



WHISTLER MUNICIPAL ALTERNATIVE SOLUTIONS

2024.07.02 ISSUED FOR IFT/IFC



PROJECT # 5330-02-1026-01

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

NOTE

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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02

ARCHITECTURAL

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ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 BUILDING SCHEDULES
- A0.02 CODE ANALYSIS
- A0.03 PHASING PLAN
- A1.01 SITE
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- A3.03 LEVEL 3 RCP
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- A5.01 BUILDING SECTIONS
- A6.01 CONSTRUCTION DETAILS
- A6.02 CONSTRUCTION DETAILS

SPRINKLER CONSULTANT



NOVOTA ENGINEERING
PHONE: 607.449.2002

SPRINKLER

- F-1 FIRE PROTECTION SPINKLER SYSTEM
- F-2 FIRE PROTECTION SPINKLER SYSTEM

MECHANICAL CONSULTANT

HENA CONSULTIN INC
PHONE: 778.970.1772

MECHANICAL

- M-1.0 GENERAL NOTES, SYMBOLS, SITE PLAN & FLOOR PLAN, & DETAILS
- M-2.0 SPECIFICATIONS

CIVIL CONSULTANT



ISL ENGINEERING AND LAND SERVICES
PHONE: 607.815.4646

CIVIL

- 01 NOTES, LEGEND & DETAILS
- 02 PLAN

CLIENT



RESORT MUNICIPALITY OF WHISTLER
4325 BLACKCOMB WAY
WHISTLER, BC, V8E 0X5
PHONE: 604.932.5535

CODE CONSULTANT



PONTEM GROUP
SUITE 309-63 W 6TH AVENUE
VANCOUVER, BC, V5Y 1K2
PHONE: 604-202-8167

SEALS

SCALE

DATE	7/2/2024 3:12:30 PM	TRUE NORTH
DRAWN BY	GP/IZ	
CHECKED BY	GP	
PROJECT NO.	5330-02-1026-01	PROJECT NORTH
DRAWING TITLE		

COVER SHEET

DRAWING NO.

A0.00

DOOR NUMBER	DOOR							FRAME			GLAZING	FIRE LABEL	HARDWARE TYPE	REMARKS
	TYPE	LEAFS	PANEL 1 WIDTH	PANEL 2 WIDTH	HEIGHT	MAT'L	FINISH	TYPE	MAT'L	FINISH				
101	A	1	915		2135	HM	PT	A	PS	PT	N/A	45min		1,2,3,4

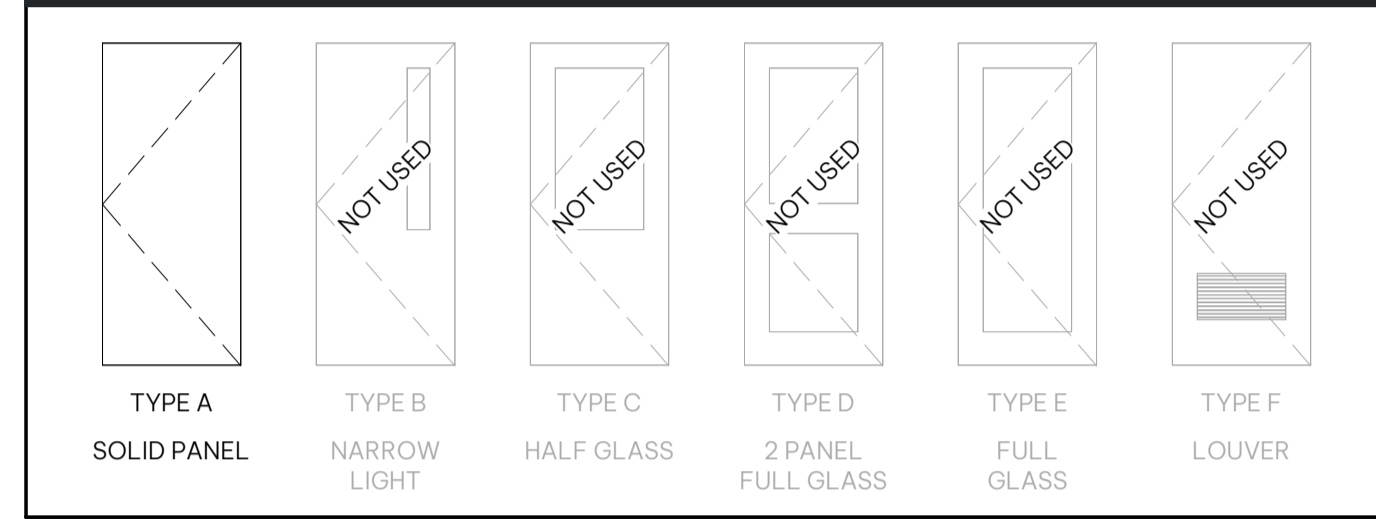
Door Material Legend

ABBREVIATION	MATERIAL	ABBREVIATION	MATERIAL	ABBREVIATION	MATERIAL
AL	ALUMINIUM	MW	METAL CLAD WOOD		
CW	WOOD CASING/ JAMB	HG	GALVANIZED HOLLOW METAL	PG	GALVANIZED PRESSED STEEL
FG	FIBERGLASS	HI	INSULATED HOLLOW METAL	PS	PRESSED STEEL
GF	FIRE GLAZING	HM	HOLLOW METAL	SW	SOLID CORE WOOD
GL	CLEAR GLAZING	HW	HOLLOW CORE WOOD	VL	VINYL
GT	TEMPERED GLAZING				

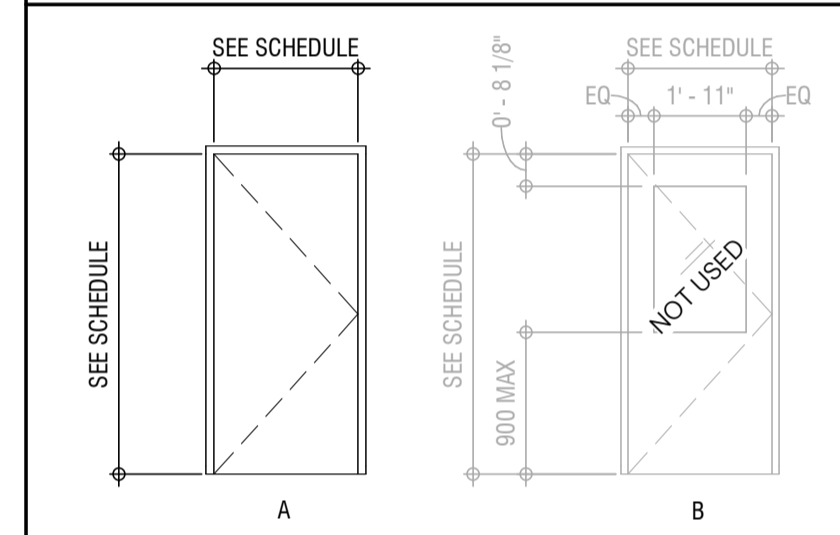
Door Schedule Notes

- DOOR COLOUR TO MATCH EXISTING
- DOOR FRAME AND PANEL TO MATCH EXISTING. GC TO CONFIRM PRIOR TO ORDERING
- DOOR HARDWARE TO BE CONFIRMED WITH CLIENT
- PAINT DOOR AND FRAME TO MATCH EXISTING

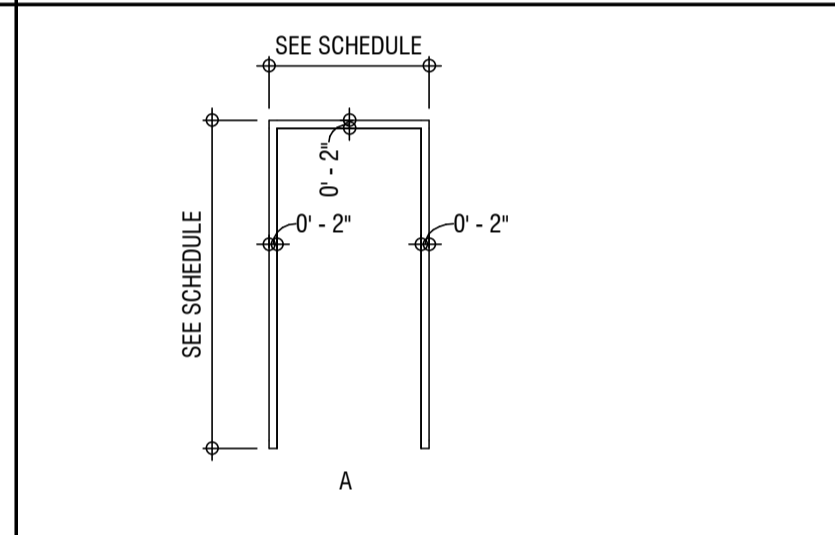
Door Type Elevations



Door Types



Frame Types



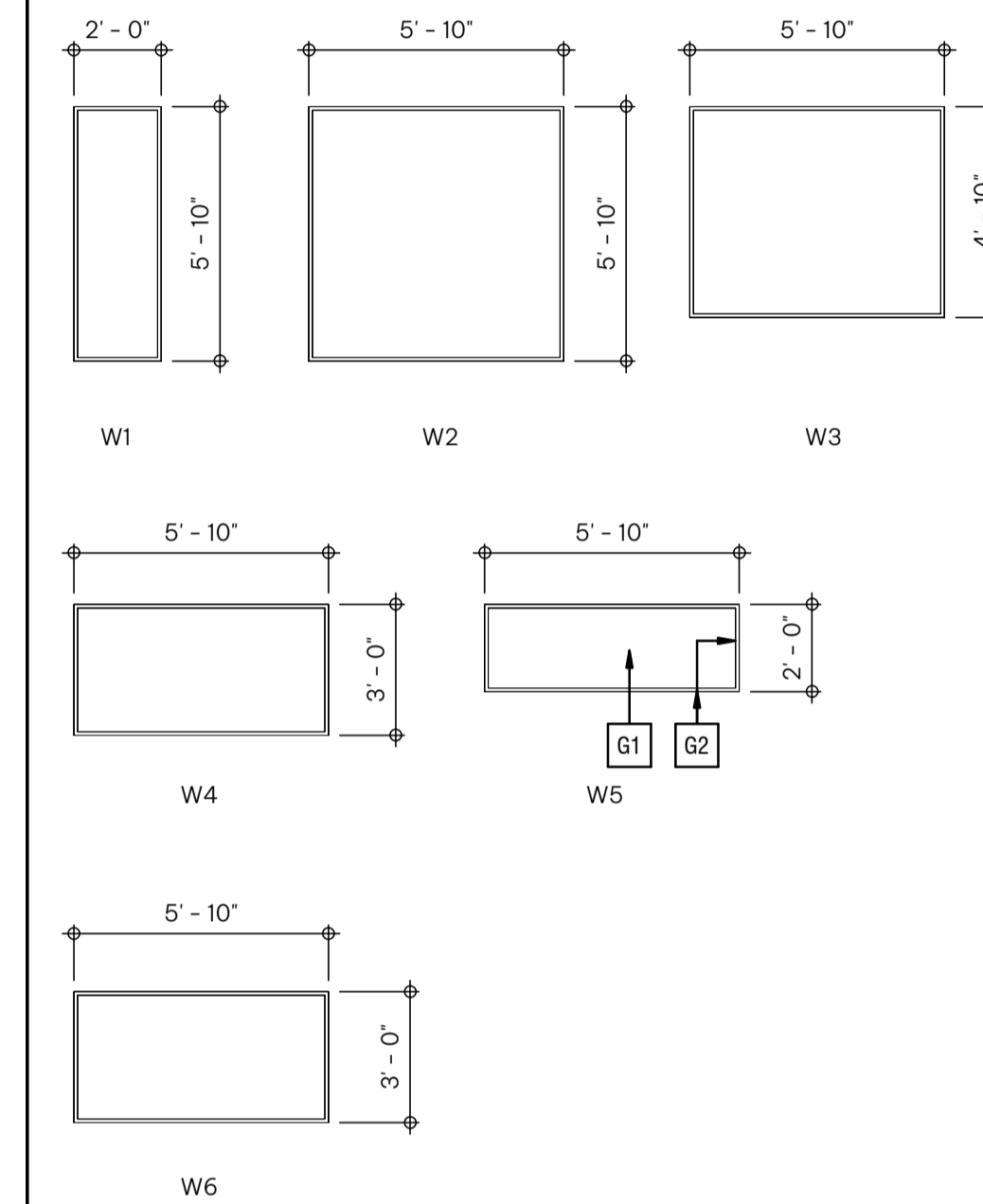
Glazing General Note

- REFER TO A4.01 & A4.02 FOR LOCATION OF EXISTING WINDOWS TO BE REMOVED AND REPLACED.
- ALL NEW WINDOWS TO BE IN ALUMINUM FRAME, DOUBLE PANE AND LOW-E U.N.O.
BASIS OF DESIGN: AA 6500 FIXED 5' WINDOW
MANUFACTURER: KAWNEER
COLOUR: DARK BRONZE. CONFIRM COLOUR ON SITE
- ENSURE ALL NEW WINDOWS ARE TO REPLICATE THE EXISTING OPERABLE CONDITIONS. GC TO COORDINATE WITH CLIENT PRIOR TO ORDERING.

Glazing Notes

- G1 45min FIRE RATED GLASS
- G2 45min RATED PRESSED STEEL FRAME. REFER TO DETAIL 7/A6.01 & 8/A6.01

Glazing Schedule



Wall & Partition - General Notes

- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM INTERIOR PARTITIONS ARE TO EXTEND TO U/S OF STRUCTURE UNLESS NOTED OTHERWISE. PROVIDE DEFLECTION JOINT
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO EXTING AND CODE REVIEW PLANS FOR REQUIRED FIRE RATING LOCATIONS

Exterior Cladding Assemblies

E# DENOTES EXTERIOR ASSEMBLY - REFER TO ASSEMBLY DESCRIPTION BELOW

- E1 - FIBRE CEMENT PANEL - REFER TO ELEVATIONS FOR COLOUR
- 1/2" WOOD STRAPPING
- 2" SEMI RIGID INSULATION
- VAPOUR PERMEABLE MOISTURE BARRIER
- EXISTING SHEATHING

Partition Assemblies

P# DENOTES PARTITION ASSEMBLY - REFER TO ASSEMBLY DESCRIPTION BELOW

- P1 - 5/8" TYPE 'X' GYPSUM BOARD
- 2 X 4 WOOD STUDS @ 16" O.C.
- 5/8" TYPE 'X' GYPSUM BOARD
- 1HR F.R.R. - ULC W301
- P2 - 15.9mm GYPSUM BOARD
- 38 x 89mm WOOD STUDS @ 400mm O.C.

References - Symbol Legend

ARCHITECTURAL GRID LINE
A ---

ROOM NAME AND NUMBER
ROOM ← INDICATES ROOM NAME
000 ← INDICATES ROOM NUMBER

CONSTRUCTION ASSEMBLY TAG
000 REFER TO CONSTRUCTION ASSEMBLY LEGENDS ON SHEET A0.XX

REFERENCE KEYNOTE CODE TAG
000 REFER TO KEYNOTE CODE LEGEND

DOOR NUMBER TAG
000 REFER TO DOOR SCHEDULE

EXTERIOR WINDOW TAG
W00 REFER TO WINDOW SCHEDULE ON SHEET A0.XX

INTERIOR GLAZING TAG
G00 REFER TO INTERIOR GLAZING SCREEN SCHEDULE ON SHEET A0.XX

FINISH MATERIAL TAG
000 REFER TO FINISH SCHEDULE, DRAWING AX.XX

DETAIL REFERENCE MARKER
0 ← INDICATES VIEW NUMBER
A0.00 ← INDICATES SHEET NUMBER WHICH DETAIL IS SHOWN

EXTERIOR ELEVATION REFERENCE MARKER
0 ← INDICATES VIEW NUMBER
A0.00 ← INDICATES SHEET NUMBER WHICH DETAIL ELEVATION IS SHOWN

INTERIOR ELEVATION REFERENCE MARKER
A101 ← INDICATES SHEET NUMBER WHICH INTERIOR ELEVATION IS SHOWN
A101 ← INDICATES VIEW NUMBER

PHOTO LOCATION REFERENCE MARKER
0 ← INDICATES VIEW NUMBER
A0.00 ← INDICATES SHEET NUMBER WHICH PHOTO IS SHOWN

BUILDING SECTION REFERENCE MARKER
0 ← INDICATES VIEW NUMBER
A0.00 ← INDICATES SHEET NUMBER WHICH SECTION IS SHOWN

WALL / PARTIAL SECTION REFERENCE MARKER
0 ← INDICATES VIEW NUMBER
A0.00 ← INDICATES SHEET NUMBER WHICH SECTION IS SHOWN

ELEVATION / LEVEL MARKER
LEVEL NAME ← LEVEL NAME
EL. ELEVATION ← ELEVATION

VIEW TITLE
0 ← INDICATES VIEW NUMBER
Title ← INDICATES VIEW TITLE
A0.00 SCALE: 1:1 ← INDICATES VIEW SCALE
A0.00 ← INDICATES SHEET NUMBER
A0.00 ← INDICATES SHEET OF ORIGIN

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

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ISSUED FOR IFT/IFC	2024.07.02

SEALS

SCALE	As indicated
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DRAWN BY	GP/IZ
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PROJECT NO.	5330-02-1026-01
DRAWING TITLE	

BUILDING SCHEDULES

DRAWING NO.

A0.01

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

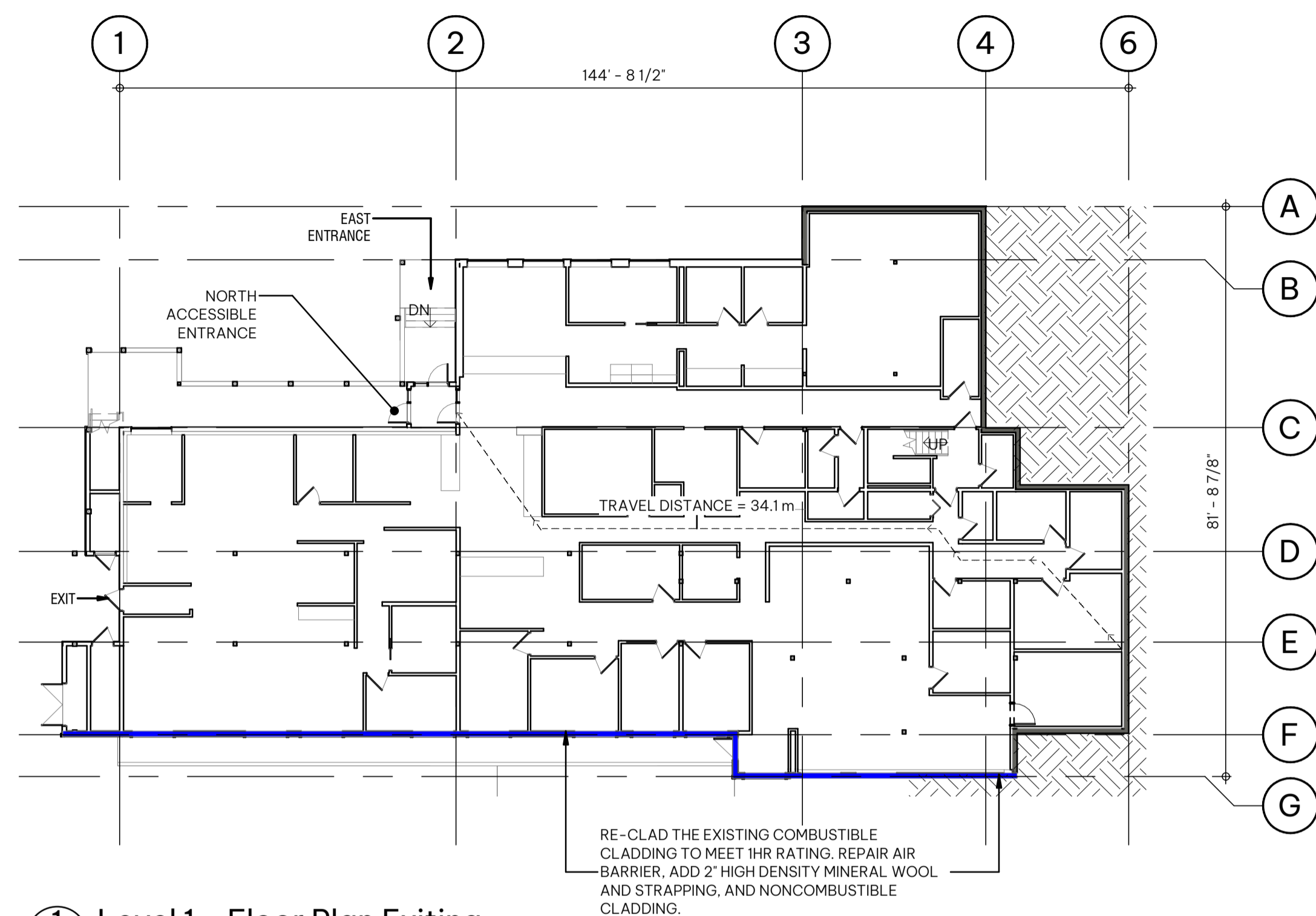
4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

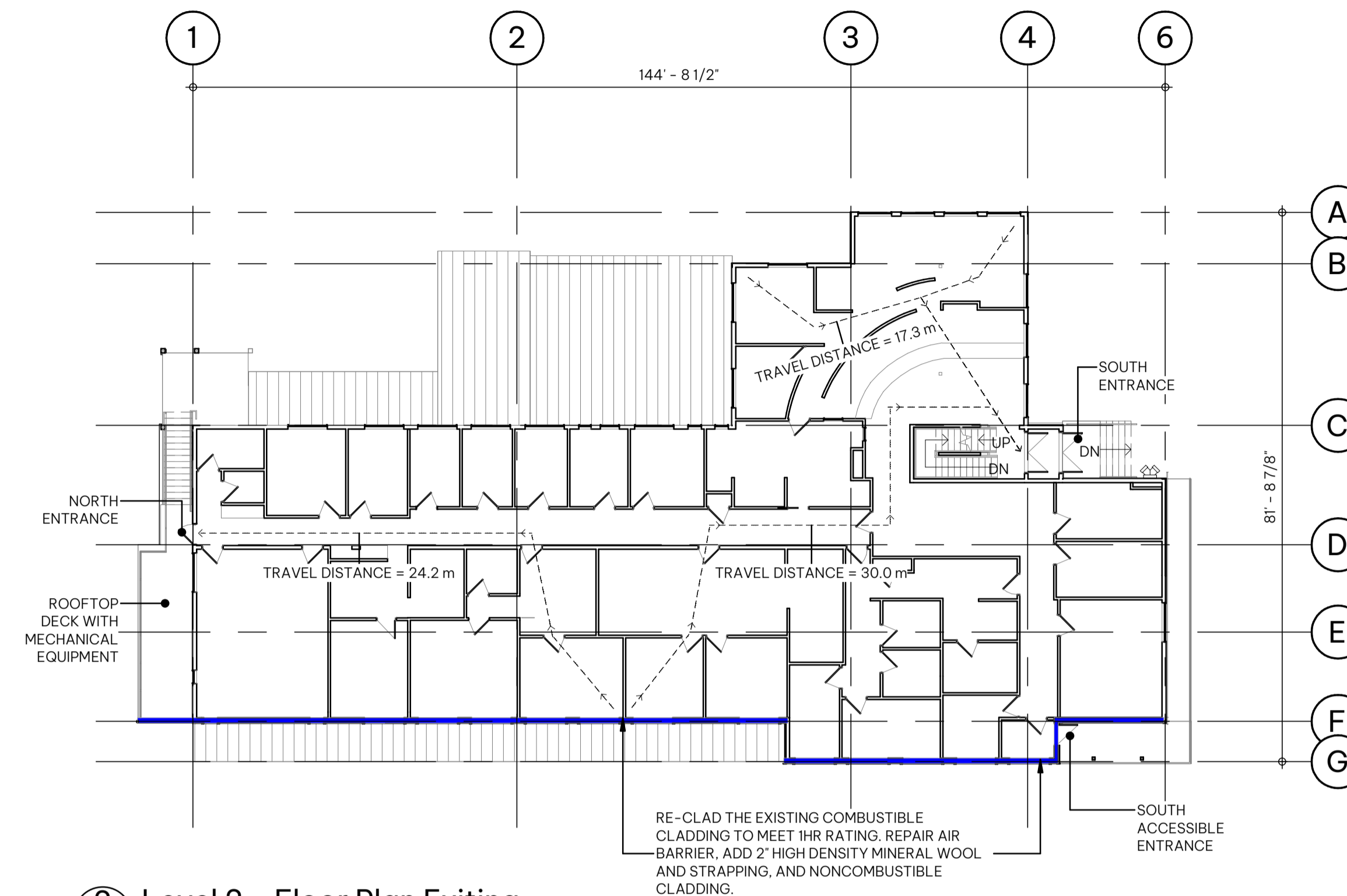
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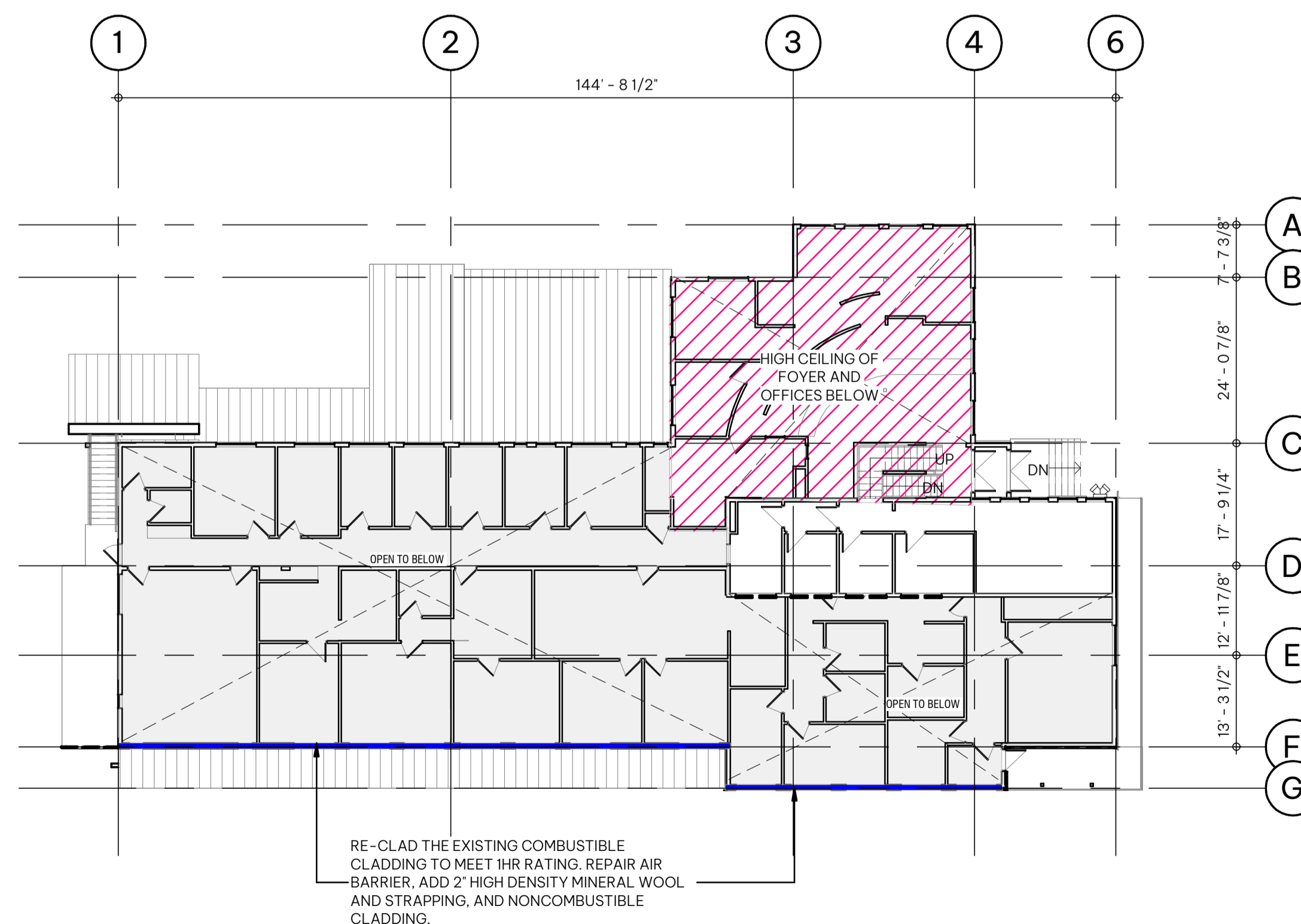
ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02



1 Level 1 - Floor Plan Exiting
A0.02 SCALE: 1: 200
A4.01



2 Level 2 - Floor Plan Exiting
A0.02 SCALE: 1: 200
A4.01

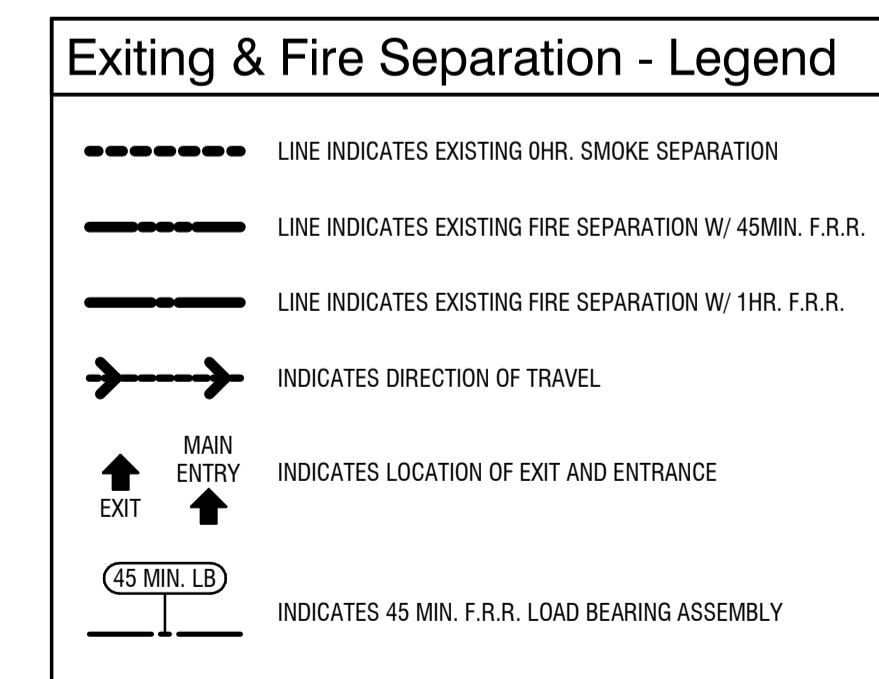


3 LEVEL 3 - Floor Plan Exiting
A0.02 SCALE: 1: 200
A4.01

BUILDING CODE CLASSIFICATION

BUILDING CODE: BCBC 2018
CLASSIFICATION: 3.2.2.60 GROUP D, UP TO 3 STOREYS, NON-SPRINKLERED, COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION (3.2.2.60)
 FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIO HAVING A FIRE-RESISTANCE RATING NOT LEDD THAN 45 MIN. (3.2.2.60.(2α))
MAX AREA: REFER TO TABLE 3.2.2.60
TRAVEL DISTANCE: 40m (3.4.2.5)

REFER TO PONTEM GROUP "ALTERNATIVE SOLUTION REPORT" DATED APRIL 25, 2024 FOR ADDITIONAL BUILDING CODE INFORMATION RELATING TO THE EXSITING MUNICIPAL HALL.



CODE ANALYSIS GENERAL NOTES

1. REFER TO "ALTERNATIVE SOLUTION REPORT" PROVIDED BY PONTEM GROUP DATED 2024.04.06 FOR COMPLETE CODE ANALYSIS ON EXISTING MUNICIPAL HALL IMPROVEMENT REQUIREMENTS

SEALS

SCALE As indicated

DATE 7/2/2024 3:12:32 PM

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CHECKED BY GP

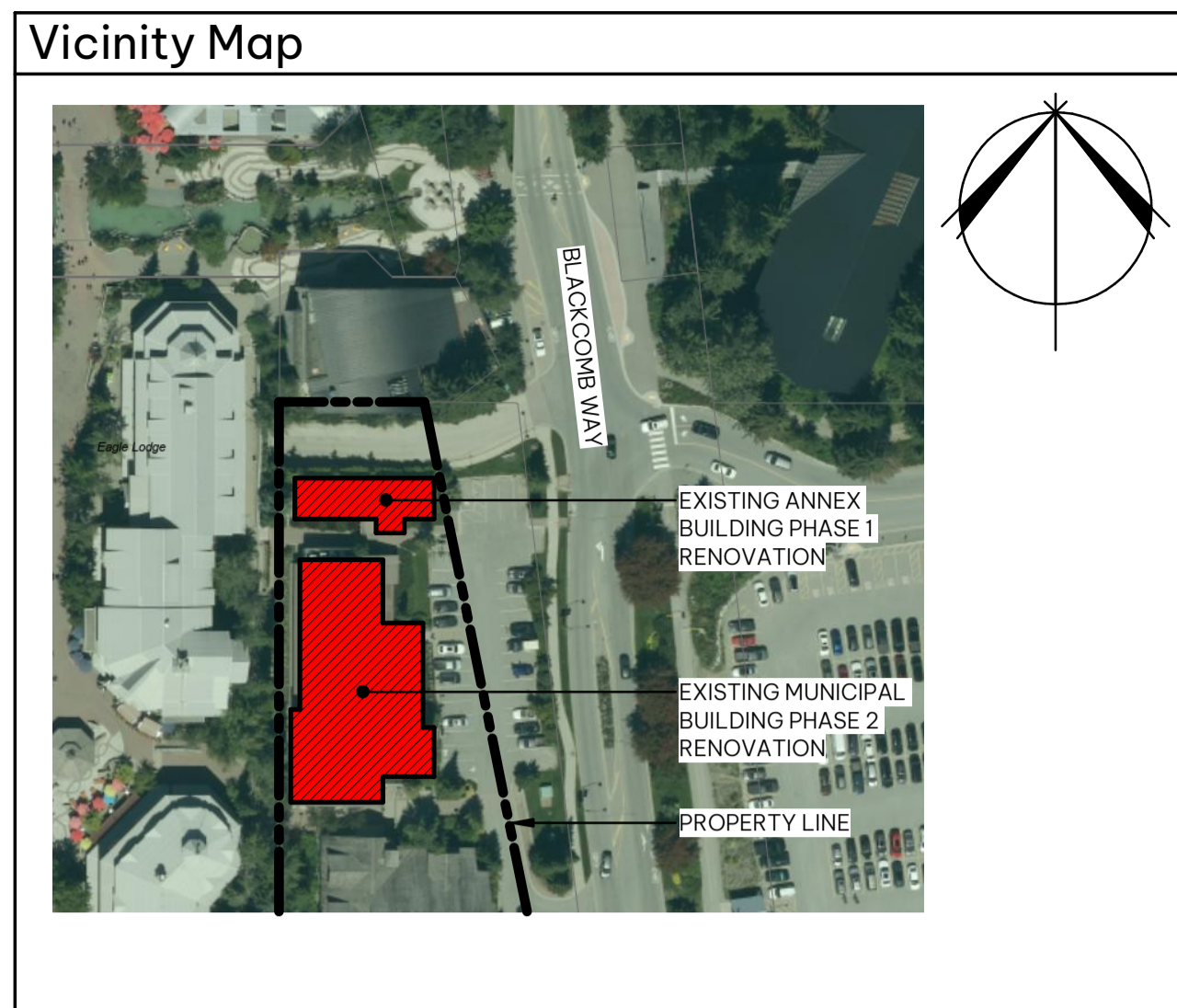
PROJECT NO. 5330-02-1026-01

DRAWING TITLE

CODE ANALYSIS

DRAWING NO.

A0.02



Site - Information

MUNICIPAL ADDRESS: 4325 BLACKCOMB WAY
WHISTLER, BC, V8E 0X5

LEGAL ADDRESS: P.I.D. 015-849-546, D.L. 4559, GP. 1, N.W.D

GROSS SITE AREA: 6,405 m²

BUILDING AREA: 816 m²

TOTAL FLOOR AREA: 1605 m²
(ABOVE GRADE)

PROJECT DESCRIPTION

THE EXISTING BUILDINGS COMPRISES OF A THREE-STORY MUNICIPAL HALL SPANNING APPROXIMATELY 816 SQUARE METERS AND A ONE-STORY ANNEX BUILDING SPANNING APPROXIMATELY 187 SQUARE METERS. CURRENTLY, THE BUILDINGS ARE CONSTRUCTED OF COMBUSTIBLE MATERIAL AND NO SPRINKLER SYSTEM IS INSTALLED.

THE PROPOSED UPGRADES TO THE EXISTING MUNICIPAL HALL AIM TO RECTIFY NONCOMPLIANT ASPECTS OF THE BUILDING, INCLUDING SPATIAL SEPARATION CONCERNS ON THE WESTERN SIDE, ENSURING THE PROTECTION OF EGRESS ROUTES ALONG ACCESSIBLE PATHWAYS, COMPLYING WITH FIRE SEPARATION REQUIREMENTS SUCH AS GLAZING, AND ACHIEVING THE NECESSARY FIRE RESISTANCE RATINGS FOR WALLS AND THE ROOF STRUCTURE.

PHASING DESCRIPTION

PHASE 1
RENOVATION AND ADDITION OF THE ANNEX BUILDING.

TEMPORARY FIRE PROTECTION OF THE NORTHEAST EXIT STAIR MUST REMAIN IN PLACE DURING CONSTRUCTION AS IT IS A REQUIRED MEANS OF EGRESS FROM LEVEL TWO OF THE EXISTING MUNICIPAL HALL.

NOTE 1
INSTALL TEMPORARY FIRE PROTECTION OVER NORTHEAST WINDOW ON LEVEL ONE TO PROVIDE THE REQUIRED PROTECTION OF THE MEANS OF EGRESS. THIS TEMPORARY PROTECTION MEASURE MUST REMAIN IN PLACE UNTIL PHASE 2 SCOPE OF WORK IS COMPLETE.

DURING THE REPLACEMENT OF NORTHEAST EXIT STAIR IN PHASE ONE, OCCUPANCY ON LEVEL TWO OF THE EXISTING MUNICIPAL HALL WILL NOT BE PERMITTED UNTIL THE NEW STAIR IS INSTALLED AND REVIEWED BY THE CONSULTANT TEAM.

PHASE 2
RENOVATION TO THE MUNICIPAL HALL TO ADDRESS THE NON-CODE COMPLIANT ITEMS IDENTIFIED IN THE ALTERNATIVE SOLUTIONS CODE REPORT BY PONTEM. REFER TO THE CODE REPORT FOR A DETAILED LIST OF ITEMS TO BE COMPLETED.

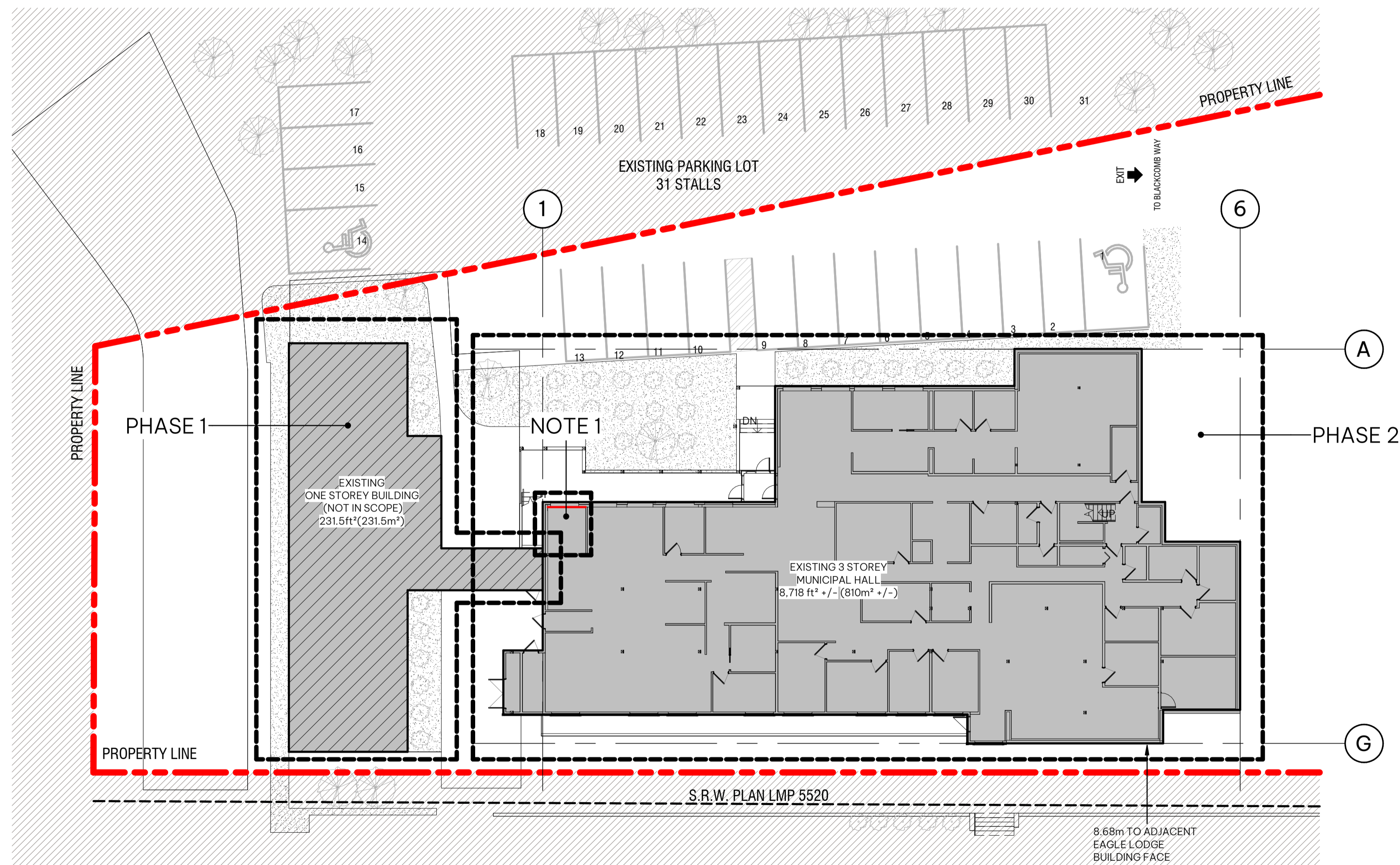
WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

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1 PHASING PLAN
A0.03 SCALE: 1:200
A4.01

SEALS

SCALE	As indicated	
DATE	7/2/2024 3:12:33 PM	TRUE NORTH
DRAWN BY	Author	
CHECKED BY	Checker	PROJECT NORTH
PROJECT NO.	5330-02-1026-01	
DRAWING TITLE	PHASING PLAN	

DRAWING NO.

A0.03

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5



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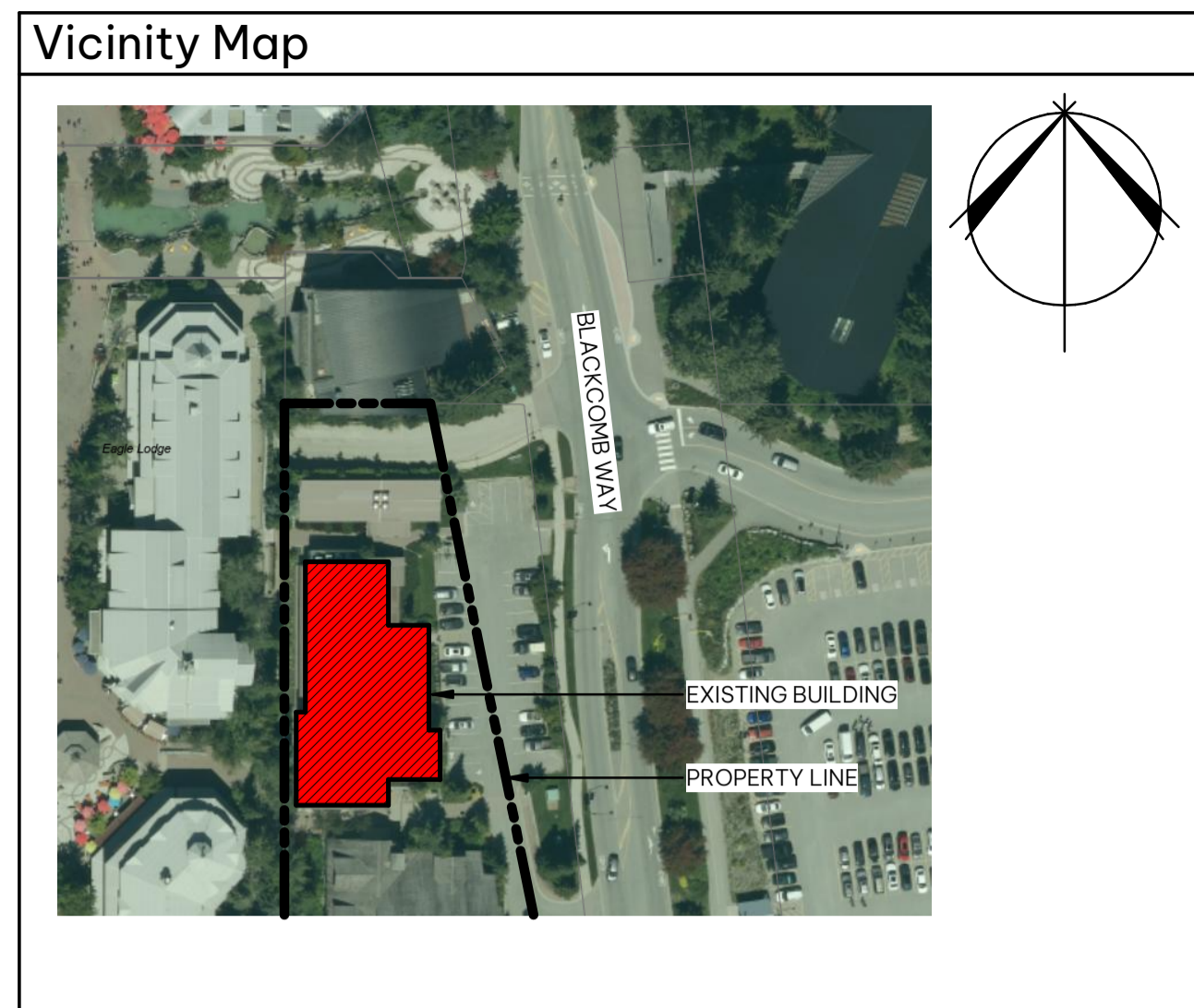
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CHECKED BY	GP	PROJECT NORTH
PROJECT NO.	5330-02-1026-01	
DRAWING TITLE	SITE	

SITE

DRAWING NO.

A1.01



Site - Information

MUNICIPAL ADDRESS: 4325 BLACKCOMB WAY
WHISTLER, BC, V8E 0X5

LEGAL ADDRESS: P.I.D. 015-849-546, D.L. 4559, GP. 1, N.W.D

GROSS SITE AREA: 6,405 m²

BUILDING AREA: 810 m²

TOTAL FLOOR AREA: 1605 m²
(ABOVE GRADE)

PROJECT DESCRIPTION

The existing structure comprises a three-story municipal building spanning approximately 810 +/- square meters. Currently, the building lacks sprinkler systems and is constructed of combustible materials.

The proposed upgrades aim to rectify noncompliant aspects of the building, including spatial separation concerns on the western side, ensuring the protection of egress routes along accessible pathways, complying with fire separation requirements such as glazing, and achieving the necessary fire resistance ratings for walls and the roof structure.



2 Site Image 1
A1.01 SCALE: 1: 1
A1.01



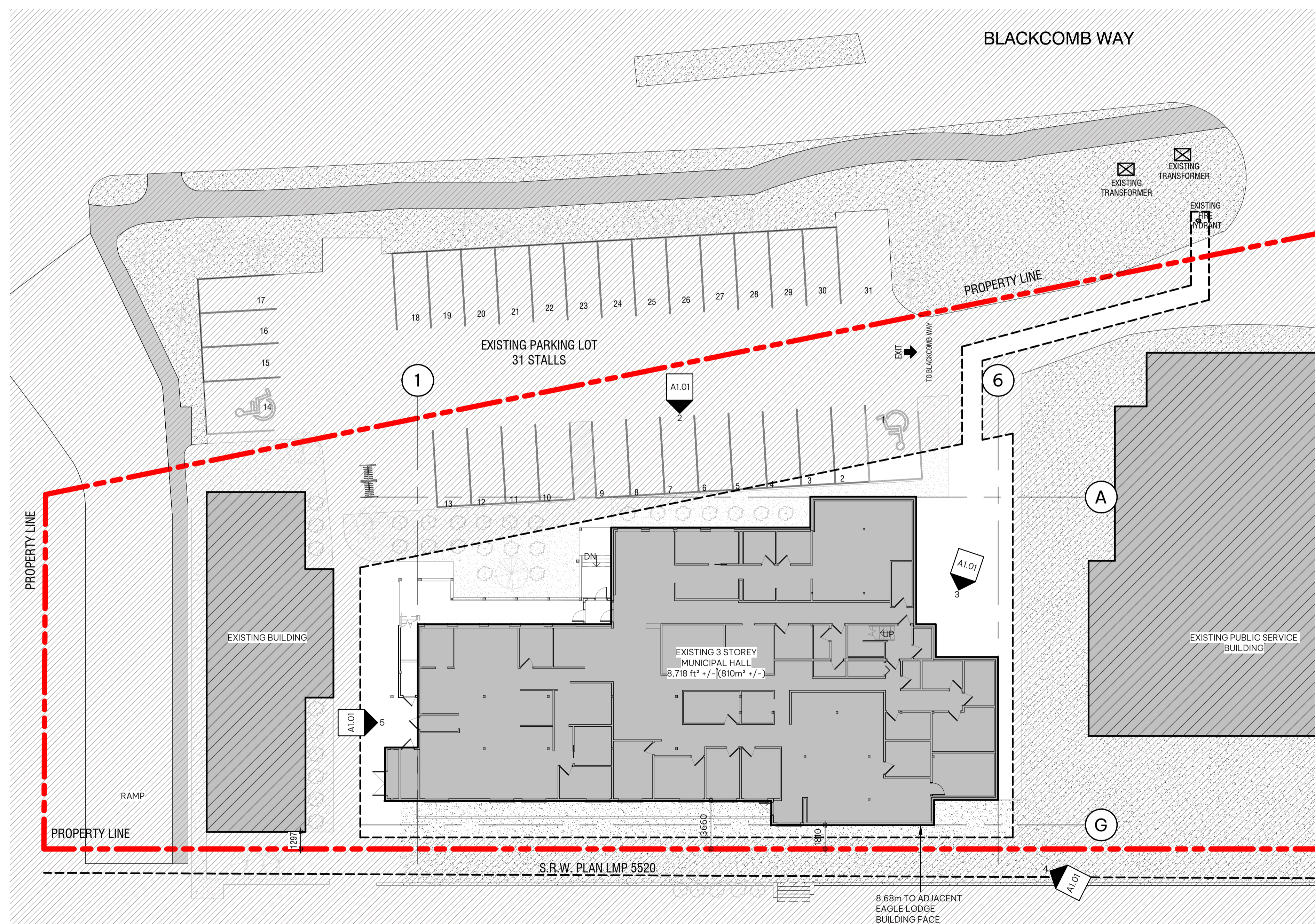
3 Site Image 2
A1.01 SCALE: 1: 1
A1.01



4 Site Image 3
A1.01 SCALE: 1: 1
A1.01



5 Site Image 4
A1.01 SCALE: 1: 1
A1.01



1 SITE PLAN
A1.01 SCALE: 1: 200

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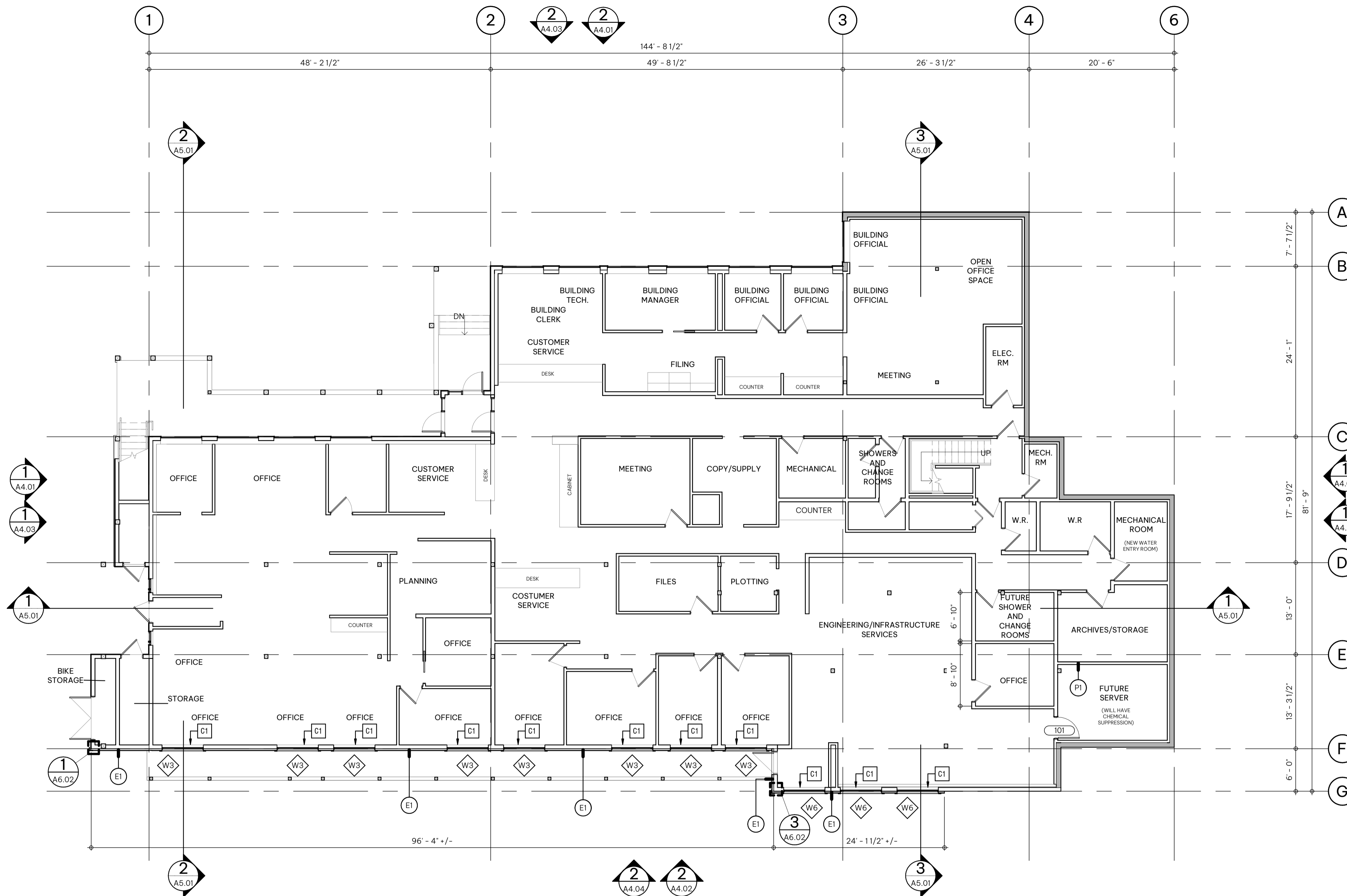
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PROJECT NO.	5330-02-1026-01	

LEVEL 1 FLOOR PLAN

DRAWING NO.

A2.01



1 LEVEL 1 CONSTRUCTION PLAN

A2.01 SCALE: 1:100
A4.01

Construction - General Notes

- WALL ASSEMBLIES SHALL BE CONSTRUCTED IN SEQUENCE AS WRITTEN INITIATED FROM THE SIDE ON WHICH WALL TAG IS LOCATED.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED.
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE OR 100mm ABOVE FIRE RATED CEILING ASSEMBLY AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT.
- AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE INTEGRITY OF THE FIRE RATED ASSEMBLY IS MAINTAINED.

Construction - Symbol Legend

- INDICATES CAST-IN PLACE CONC. WALL - REFER TO STRUCTURAL DRAWINGS
- INDICATES CONC. BLOCK WALL OR MASONRY VENEER
- INDICATES APPROXIMATE LOCATION OF TAPER CUT INSULATION BELOW ROOF INSULATION. SLOPED TO DRAIN. 2% SLOPE MIN. U.N.O.
- INDICATES DIRECTION OF ROOF SLOPE TO DRAIN
- INDICATES MECHANICAL PIPING

Construction - Keynote Legend

- REMOVE EXISTING WINDOW. PATCH AND REPAIR OPENING TO ACCEPT NEW HOLLOW METAL FRAME AND FIRE RATED GLAZING.
- FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION SPRINKLER SYSTEM
- COORDINATE SPRINKLER SUPPLY LINE FROM LEVEL 1 TO ENSURE PIPE IS INSTALLED BETWEEN EXISTING WINDOWS.

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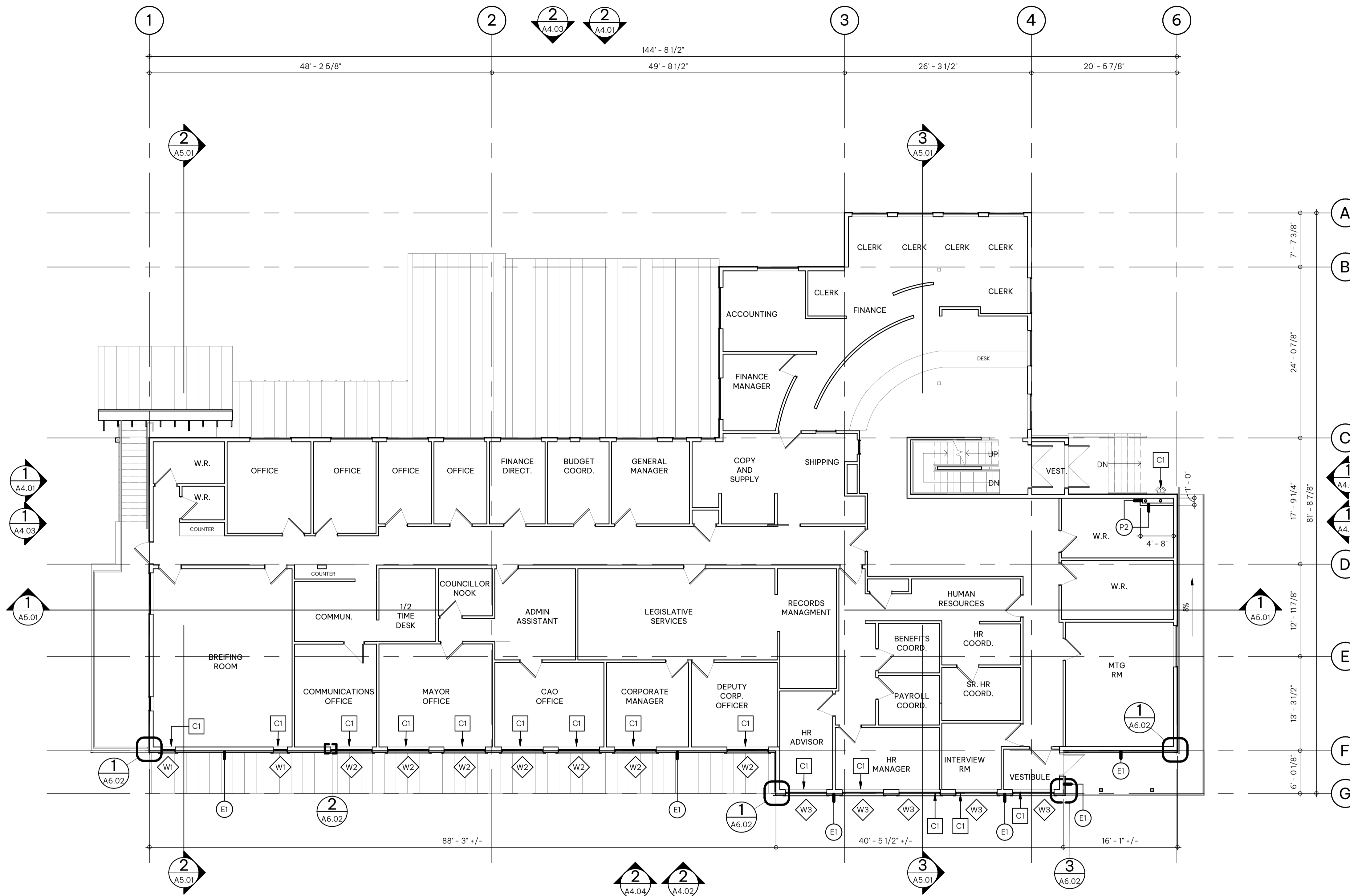
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LEVEL 2 FLOOR PLAN

DRAWING NO.

A2.02


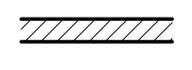





1 LEVEL 2 CONSTRUCTION PLAN
A2.02 SCALE: 1:100
A4.01




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-  INDICATES DIRECTION OF ROOF SLOPE TO DRAIN
-  INDICATES MECHANICAL PIPING

Construction - Keynote Legend

-  REMOVE EXISTING WINDOW. PATCH AND REPAIR OPENING TO ACCEPT NEW HOLLOW METAL FRAME AND FIRE RATED GLAZING.
-  FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION SPRINKLER SYSTEM
-  COORDINATE SPRINKLER SUPPLY LINE FROM LEVEL 1 TO ENSURE PIPE IS INSTALLED BETWEEN EXISTING WINDOWS.

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

NOTE

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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02

SEALS

SCALE As indicated

DATE 7/2/2024 3:12:35 PM

DRAWN BY GP/IZ

CHECKED BY GP

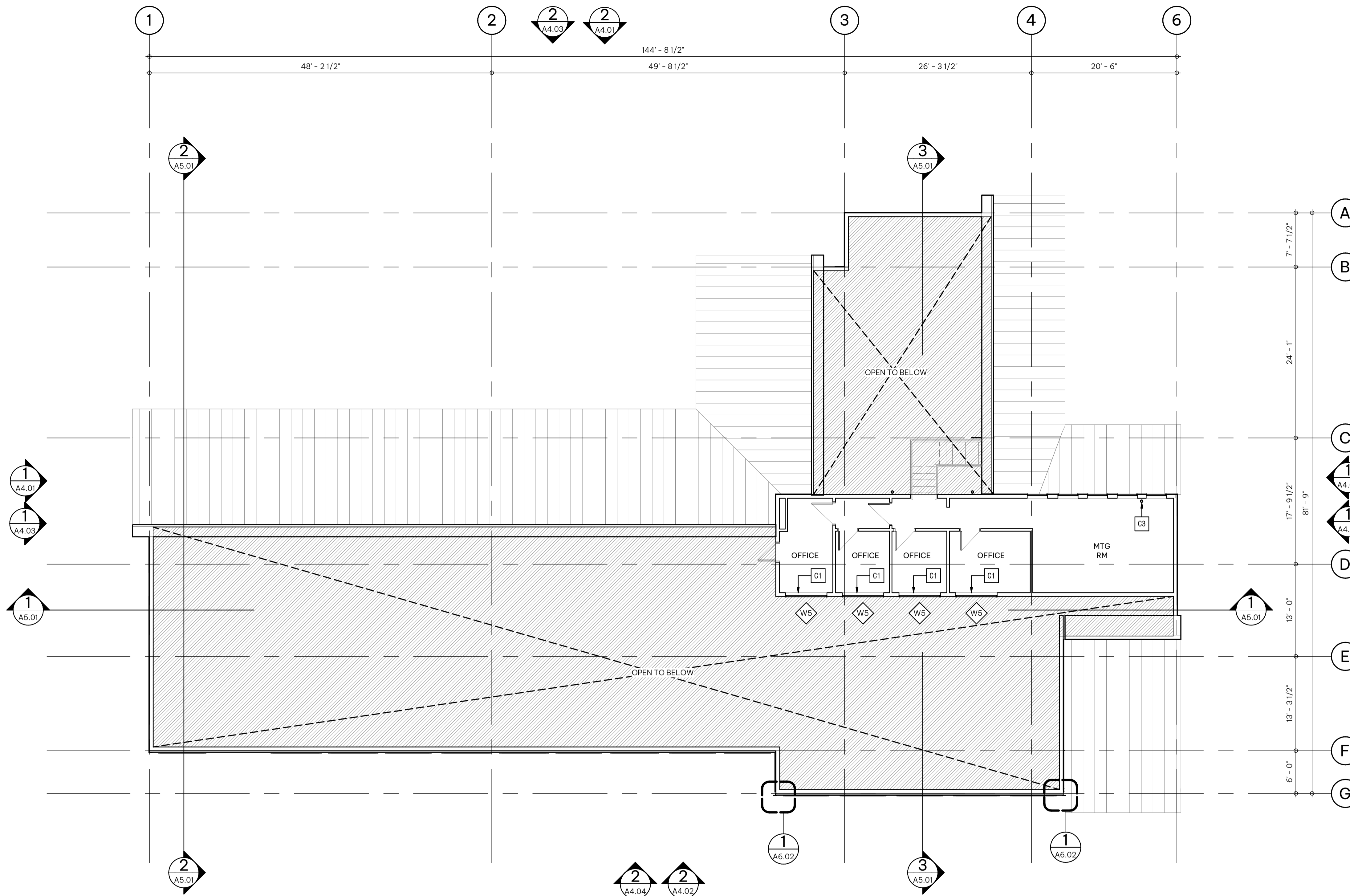
PROJECT NO. 5330-02-1026-01

DRAWING TITLE

LEVEL 3 FLOOR PLAN

DRAWING NO.

A2.03



1 LEVEL 3 CONSTRUCTION PLAN

A2.03 SCALE: 1:100
A4.01

Construction - General Notes

- WALL ASSEMBLIES SHALL BE CONSTRUCTED IN SEQUENCE AS WRITTEN INITIATED FROM THE SIDE ON WHICH WALL TAG IS LOCATED.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED.
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE OR 100mm ABOVE FIRE RATED CEILING ASSEMBLY AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT.
- AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE INTEGRITY OF THE FIRE RATED ASSEMBLY IS MAINTAINED.

Construction - Symbol Legend

- INDICATES CAST-IN PLACE CONC. WALL - REFER TO STRUCTURAL DRAWINGS
- INDICATES CONC. BLOCK WALL OR MASONRY VENEER
- INDICATES APPROXIMATE LOCATION OF TAPER CUT INSULATION BELOW ROOF INSULATION. SLOPED TO DRAIN. 2% SLOPE MIN. U.N.O.
- INDICATES DIRECTION OF ROOF SLOPE TO DRAIN
- INDICATES MECHANICAL PIPING

Construction - Keynote Legend

- C1 REMOVE EXISTING WINDOW. PATCH AND REPAIR OPENING TO ACCEPT NEW HOLLOW METAL FRAME AND FIRE RATED GLAZING.
- C2 FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION SPRINKLER SYSTEM
- C3 COORDINATE SPRINKLER SUPPLY LINE FROM LEVEL 1 TO ENSURE PIPE IS INSTALLED BETWEEN EXISTING WINDOWS.

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

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ISSUED FOR IFT/FC	2024.07.02



1 LEVEL 1 CONSTRUCTION CEILING PLAN
A3.01 SCALE: 1:100
A4.01

Reflected Ceiling Plan - General Notes

- ALL CEILING DIMENSIONS ARE TO FACE OF STUD OR BLOCK U.N.O.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING U.N.O. BRACE AS REQUIRED
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE OR 100mm ABOVE FIRE RATED CEILING ASSEMBLY AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT
- AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE INTEGRITY OF THE FIRE RATED ASSEMBLY IS MAINTAINED

Reflected Plan - Symbol Legend

- EXISTING ACOUSTIC CEILING PANELS IN T-BAR SUSPENSION SYSTEM. CEILING PATTERN TO BE CENTERED IN ROOM U.N.O.
- EXISTING GYPSUM CEILING ON FURRING AND C-CHANNEL SYSTEM
- INDICATES NO CEILING IN SPACE. OPEN TO FLOOR/ROOF JOISTS ABOVE
- INDICATES SPRINKLER HEAD LOCATIONS. CONTRACTOR TO VERIFY LOCATION PRIOR TO INSTALLATION. ANY CONFLICTS WITH EXISTING FIXTURES TO BE COORDINATED WITH CONSULTANTS AND CLIENT.
- INDICATES SPRINKLER HEAD DROP LOCATIONS FOR LEVEL 2

Reflected Ceiling Plan - Code Legend

- DASHED LINE INDICATES EXTENT OF CEILING DEMOLITION. PATCH AND REPAIR CEILING ONCE SPRINKLER INSTALLATION IS COMPLETED. PAINT TO MATCH EXISTING COLOUR
- R1 SPRINKLER LOCATIONS TO BE DROPPED INTO ROOM FROM SPACE ABOVE CEILING

SEALS

SCALE As indicated

DATE 7/2/2024 3:12:36 PM

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PROJECT NO. 5330-02-1026-01

DRAWING TITLE

LEVEL 1 RCP

DRAWING NO.

A3.01

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

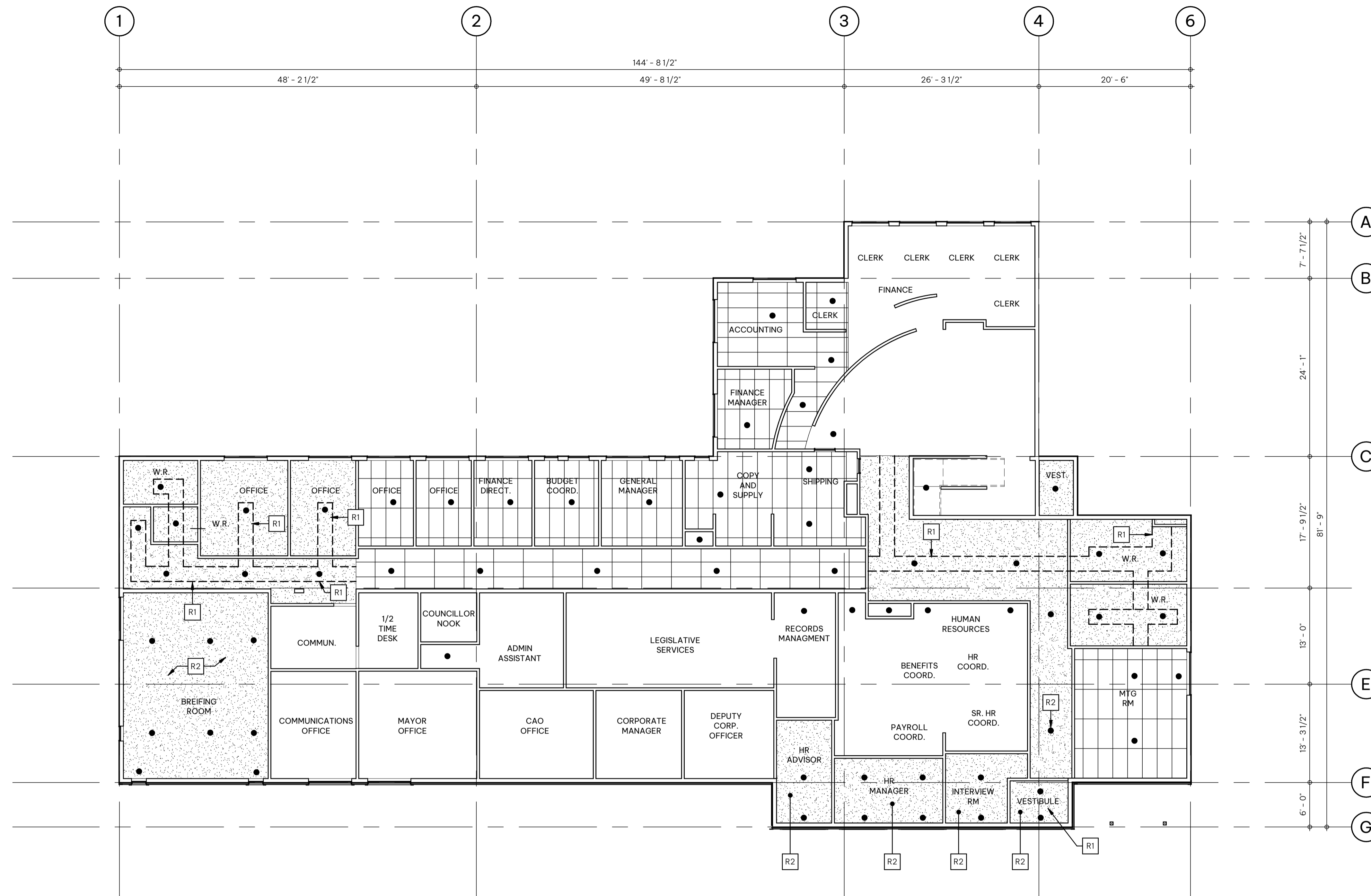
4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

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ISSUED FOR IFT/IFC	2024.07.02



1 LEVEL 2 CONSTRUCTION CEILING PLAN
A3.02 SCALE: 1:100
A4.01

Reflected Ceiling Plan - General Notes

- ALL CEILING DIMENSIONS ARE TO FACE OF STUD OR BLOCK U.N.O.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING U.N.O. BRACE AS REQUIRED
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE OR 100mm ABOVE FIRE RATED CEILING ASSEMBLY AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT
- AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE INTEGRITY OF THE FIRE RATED ASSEMBLY IS MAINTAINED

Reflected Plan - Symbol Legend

- EXISTING ACOUSTIC CEILING PANELS IN T-BAR SUSPENSION SYSTEM. CEILING PATTERN TO BE CENTERED IN ROOM U.N.O.
- EXISTING GYPSUM CEILING ON FURRING AND C-CHANNEL SYSTEM
- INDICATES NO CEILING IN SPACE. OPEN TO FLOOR/ROOF JOISTS ABOVE
- INDICATES SPRINKLER HEAD LOCATIONS. CONTRACTOR TO VERIFY LOCATION PRIOR TO INSTALLATION. ANY CONFLICTS WITH EXISTING FIXTURES TO BE COORDINATED WITH CONSULTANTS AND CLIENT.
- INDICATES SPRINKLER HEAD DROP LOCATIONS FOR LEVEL 2

Reflected Ceiling Plan - Code Legend

- DASHED LINE INDICATES EXTENT OF CEILING DEMOLITION. PATCH AND REPAIR CEILING ONCE SPRINKLER INSTALLATION IS COMPLETED. PAINT TO MATCH EXISTING COLOUR
- R1 SPRINKLER LOCATIONS TO BE DROPPED INTO ROOM FROM SPACE ABOVE CEILING

SEALS

SCALE As indicated

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PROJECT NO. 5330-02-1026-01

DRAWING TITLE

LEVEL 2 RCP

DRAWING NO.

A3.02

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

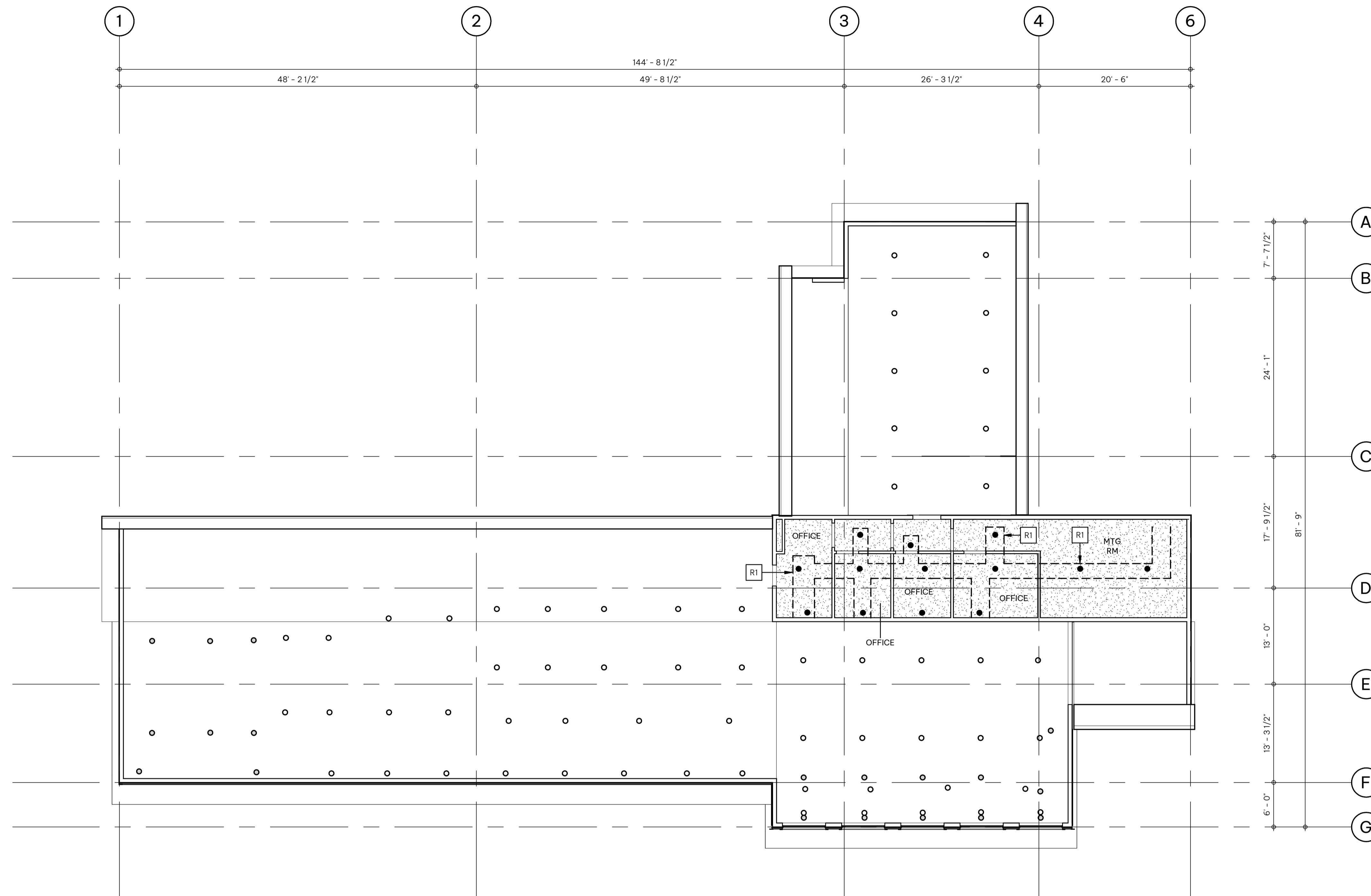
4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02



1 LEVEL 3 CONSTRUCTION CEILING PLAN
A3.03 SCALE: 1:100
A4.01

Reflected Ceiling Plan - General Notes

- ALL CEILING DIMENSIONS ARE TO FACE OF STUD OR BLOCK U.N.O.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING U.N.O. BRACE AS REQUIRED
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Reflected Plan - Symbol Legend

- EXISTING ACOUSTIC CEILING PANELS IN T-BAR SUSPENSION SYSTEM. CEILING PATTERN TO BE CENTERED IN ROOM U.N.O.
- EXISTING GYPSUM CEILING ON FURRING AND C-CHANNEL SYSTEM
- INDICATES NO CEILING IN SPACE. OPEN TO FLOOR/ROOF JOISTS ABOVE
- INDICATES SPRINKLER HEAD LOCATIONS. CONTRACTOR TO VERIFY LOCATION PRIOR TO INSTALLATION. ANY CONFLICTS WITH EXISTING FIXTURES TO BE COORDINATED WITH CONSULTANTS AND CLIENT.
- INDICATES SPRINKLER HEAD DROP LOCATIONS FOR LEVEL 2

Reflected Ceiling Plan - Code Legend

- DASHED LINE INDICATES EXTENT OF CEILING DEMOLITION. PATCH AND REPAIR CEILING ONCE SPRINKLER INSTALLATION IS COMPLETED. PAINT TO MATCH EXISTING COLOUR
- R1 SPRINKLER LOCATIONS TO BE DROPPED INTO ROOM FROM SPACE ABOVE CEILING

SEALS

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DRAWN BY	Author	PROJECT NORTH
CHECKED BY	Checker	
PROJECT NO.	5330-02-1026-01	
DRAWING TITLE	LEVEL 3 RCP	

DRAWING NO.

A3.03

Demolition - General Notes

1. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCY WITH THE CONTRACT TO THE CONSULTANTS
2. DETERMINE THE EXTENT OF DEMOLITION AND PROVIDE THE NECESSARY PROTECTION TO ADJACENT SURFACES NOT AFFECTED BY THIS CONTRACT
3. CONTRACTOR IS RESPONSIBLE TO REMOVE AND SAFELY STORE ITEMS IDENTIFIED TO BE SALVAGED FOR RE-INSTALLATION
4. CONTRACTOR TO COORDINATE ALL FLOOR SLAB REMOVAL EXTENTS WITH STRUCTURAL AND MECHANICAL DRAWINGS TO ENSURE ADEQUATE REMOVAL IS PROVIDED TO INSTALL NEW UNDER SLAB COMPONENTS
5. COORDINATE ALL DEMOLITION WITH PROPOSED NEW CONSTRUCTION IN CONSTRUCTION DOCUMENTS FOR EXTENT
6. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
7. GENERAL CONTRACTOR TO VERIFY EXTERIOR SHEATHING IS IN GOOD CONDITION PRIOR TO INSTALLTION OF NEW WALL FINISH. PATCH AND REPAIR SMALL AREAS. FOR LARGE AREAS COORDINATE WITH ARCHITECTURAL PROFESSIONAL PRIOR TO REMOVAL.

Demolition - Symbol Legend

- EXISTING EXTERIOR FINISH TO REMAIN
- INDICATES EXISTING EXTERIOR FINISH TO BE REMOVED BACK TO SHEATHING
- INDICATES EXISTING WINDOWS TO BE REMOVED

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

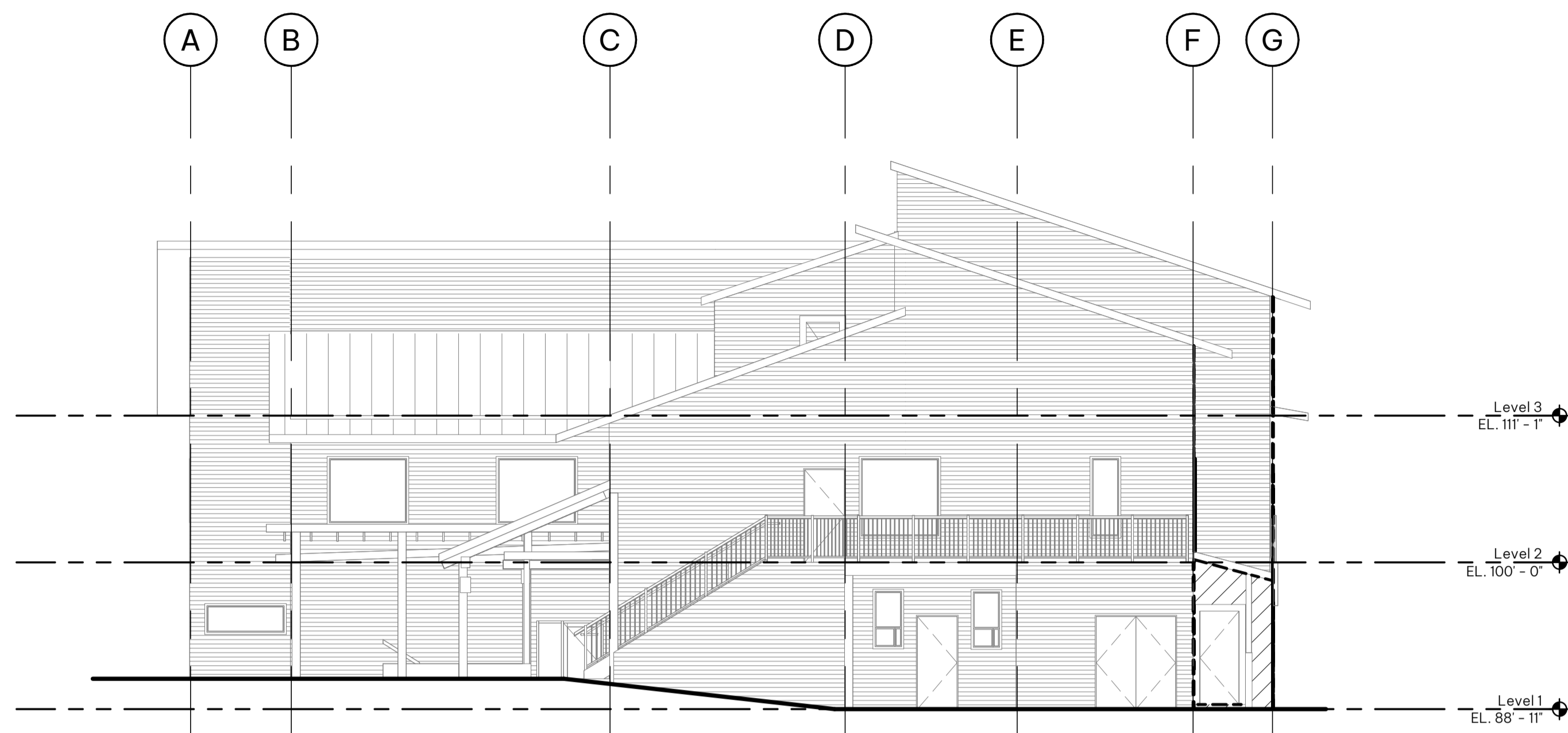
4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

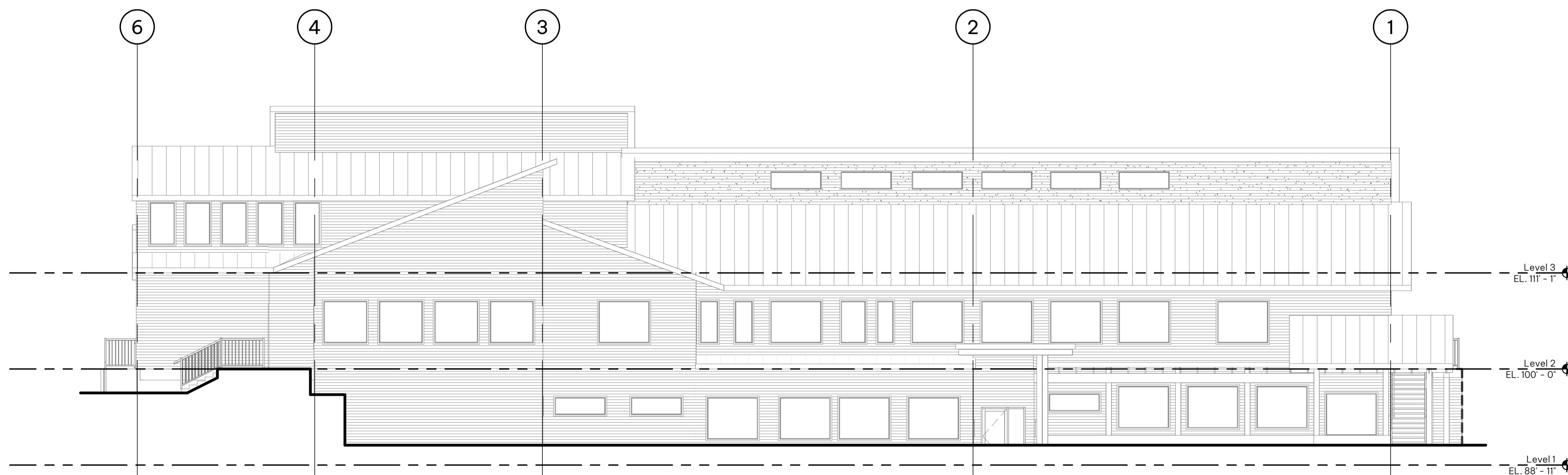
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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02



1 North Elevation Demolition
A4.01 SCALE: 1:100
A2.01



2 East Elevation Demolition
A4.01 SCALE: 1:100
A2.01

SEALS

SCALE	As indicated
DATE	7/2/2024 3:12:37 PM
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	5330-02-1026-01
DRAWING TITLE	BUILDING DEMOLITION ELEVATIONS

BUILDING DEMOLITION ELEVATIONS

DRAWING NO.

A4.01

Demolition - General Notes

1. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCY WITH THE CONTRACT TO THE CONSULTANTS
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4. CONTRACTOR TO COORDINATE ALL FLOOR SLAB REMOVAL EXTENTS WITH STRUCTURAL AND MECHANICAL DRAWINGS TO ENSURE ADEQUATE REMOVAL IS PROVIDED TO INSTALL NEW UNDER SLAB COMPONENTS
5. COORDINATE ALL DEMOLITION WITH PROPOSED NEW CONSTRUCTION IN CONSTRUCTION DOCUMENTS FOR EXTENT
6. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
7. GENERAL CONTRACTOR TO VERIFY EXTERIOR SHEATHING IS IN GOOD CONDITION PRIOR TO INSTALLATION OF NEW WALL FINISH. PATCH AND REPAIR SMALL AREAS. FOR LARGE AREAS COORDINATE WITH ARCHITECTURAL PROFESSIONAL PRIOR TO REMOVAL.

Demolition - Symbol Legend

- EXISTING EXTERIOR FINISH TO REMAIN
- INDICATES EXISTING EXTERIOR FINISH TO BE REMOVED BACK TO SHEATHING
- INDICATES EXISTING WINDOWS TO BE REMOVED

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

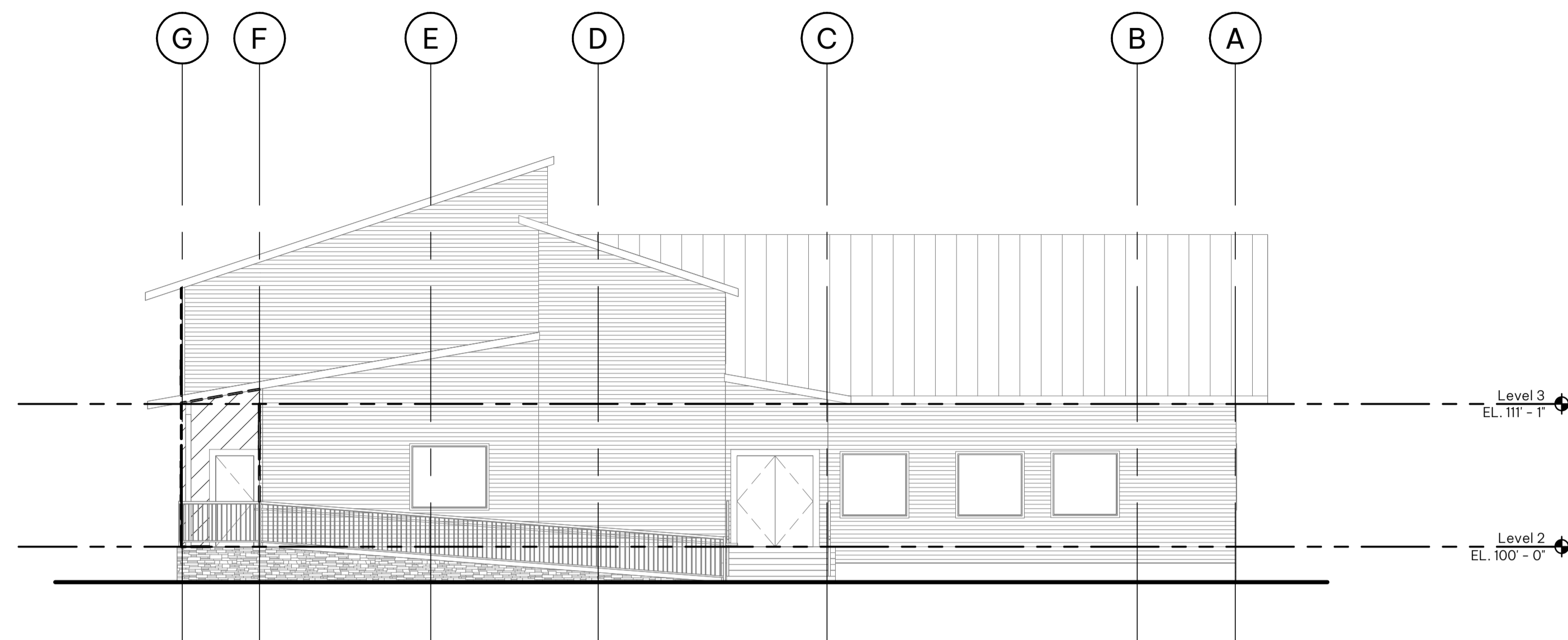
4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

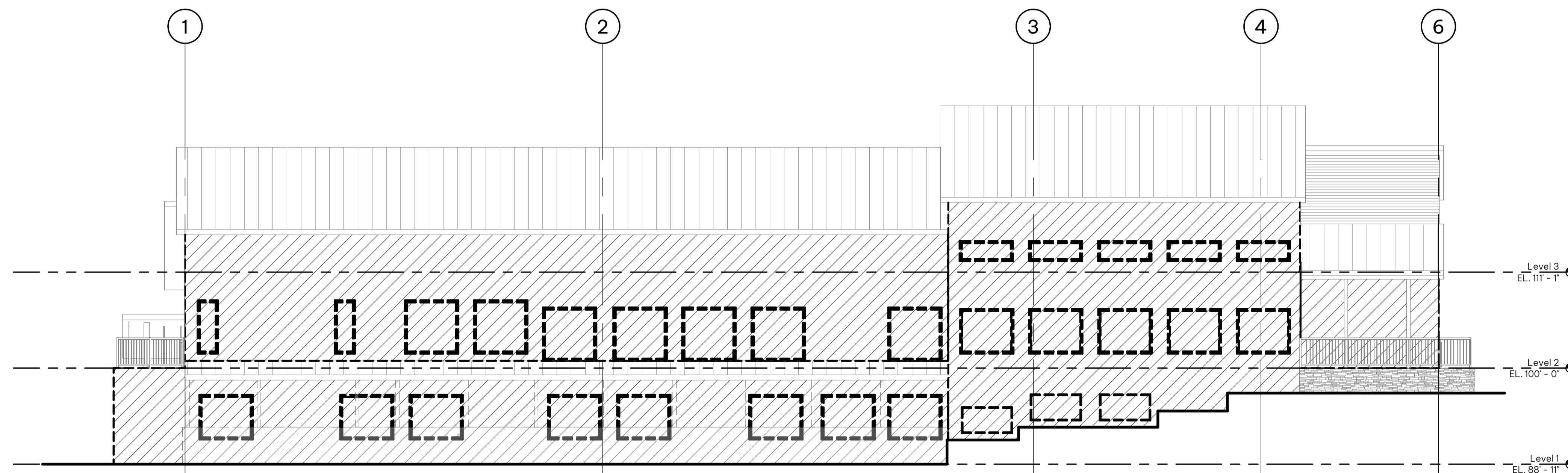
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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/FC	2024.07.02



1 South Elevation Demolition
A4.02 SCALE: 1:100
A2.01



2 West Elevation Demolition
A4.02 SCALE: 1:100
A2.01

SEALS

SCALE	As indicated
DATE	7/2/2024 3:12:38 PM
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	5330-02-1026-01
DRAWING TITLE	BUILDING DEMOLITION ELEVATIONS
DRAWING NO.	A4.02

Exterior Elevation - General Notes

1. ALL FLASHINGS/CLOSURES TO MATCH ADJACENT MATERIALS U.N.O.

Exterior Elevation - Code Legend

- E1 HORIZONTAL FIBRE CEMENT BOARD SIDING
BASIS OF DESIGN: 6" HORIZONTAL LAP SIDING
COLOUR: BEIGE (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE
- E2 CEMENT BOARD SIDING GREEN
BASIS OF DESIGN: 6" HORIZONTAL LAP SIDING
COLOUR: GREEN (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE
- E3 ALUMINUM FRAME WINDOWS SYSTEM
BASIS OF DESIGN: AA 6500 FIXED 5" WINDOW
COLOUR: DARK BRONZE (COLOUR TO MATCH EXISTING)
MANUFACTURER: KAWNEER
- E4 EXISTING CONCRETE WALL TO REMAIN
- E5 EXISTING WOOD POSTS TO REMAIN
- E6 VERTICAL FIBRE CEMENT BOARD TRIM
BASIS OF DESIGN: 4/4 RUSTIC TRIM BOARD 5 1/2" WIDE
COLOUR: COBBLE STONE (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

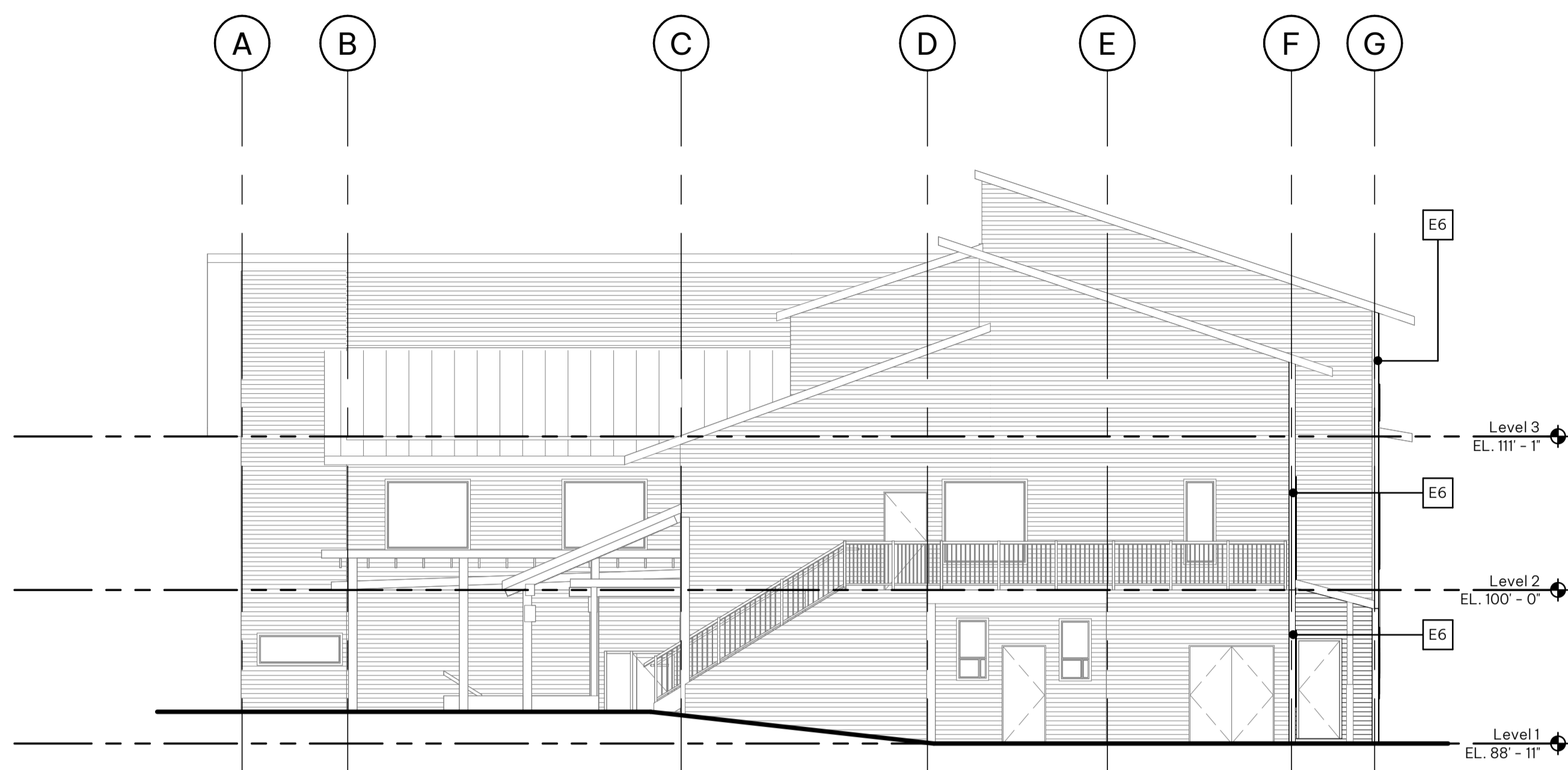
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Resort Municipality of Whistler

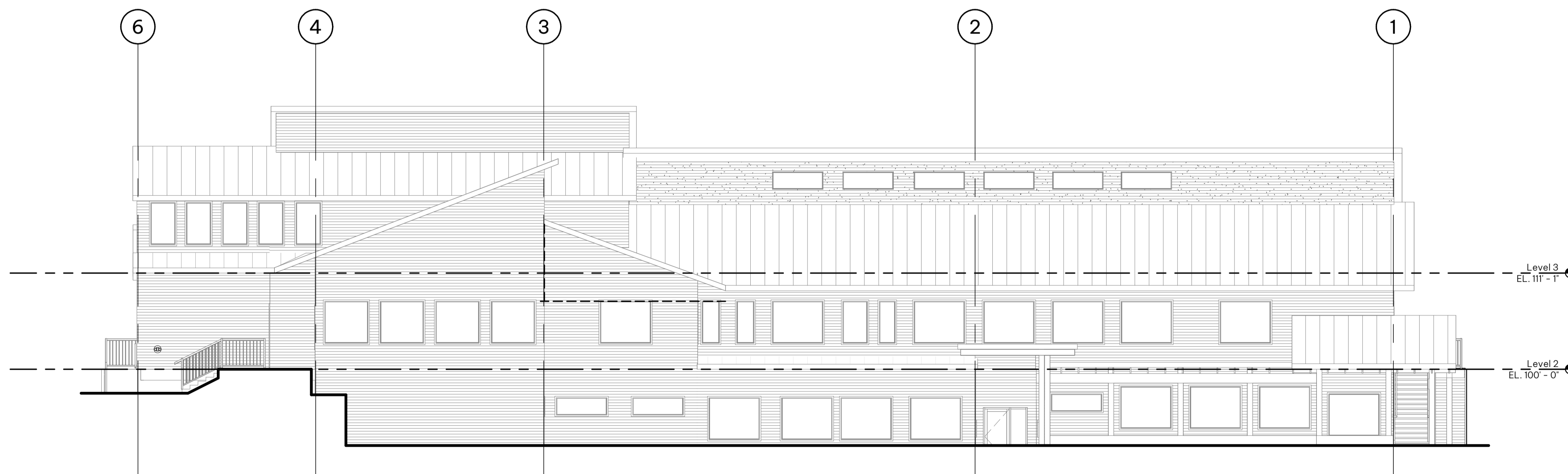
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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02



1 North Elevation
A4.03 SCALE: 1:100
A2.01



2 East Elevation
A4.03 SCALE: 1:100
A2.01

SEALS

SCALE	As indicated
DATE	7/2/2024 3:12:39 PM
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	5330-02-1026-01
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.

A4.03

Exterior Elevation - General Notes

1. ALL FLASHINGS/CLOSURES TO MATCH ADJACENT MATERIALS U.N.O.

Exterior Elevation - Code Legend

- E1** HORIZONTAL FIBRE CEMENT BOARD SIDING
BASIS OF DESIGN: 6" HORIZONTAL LAP SIDING
COLOUR: BEIGE (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE
- E2** CEMENT BOARD SIDING GREEN
BASIS OF DESIGN: 6" HORIZONTAL LAP SIDING
COLOUR: GREEN (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE
- E3** ALUMINUM FRAME WINDOWS SYSTEM
BASIS OF DESIGN: AA 6500 FIXED 5" WINDOW
COLOUR: DARK BRONZE (COLOUR TO MATCH EXISTING)
MANUFACTURER: KAWNEER
- E4** EXISTING CONCRETE WALL TO REMAIN
- E5** EXISTING WOOD POSTS TO REMAIN
- E6** VERTICAL FIBRE CEMENT BOARD TRIM
BASIS OF DESIGN: 4/4 RUSTIC TRIM BOARD 5 1/2" WIDE
COLOUR: COBBLE STONE (COLOUR TO MATCH EXISTING)
MANUFACTURER: JAMES HARDIE

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

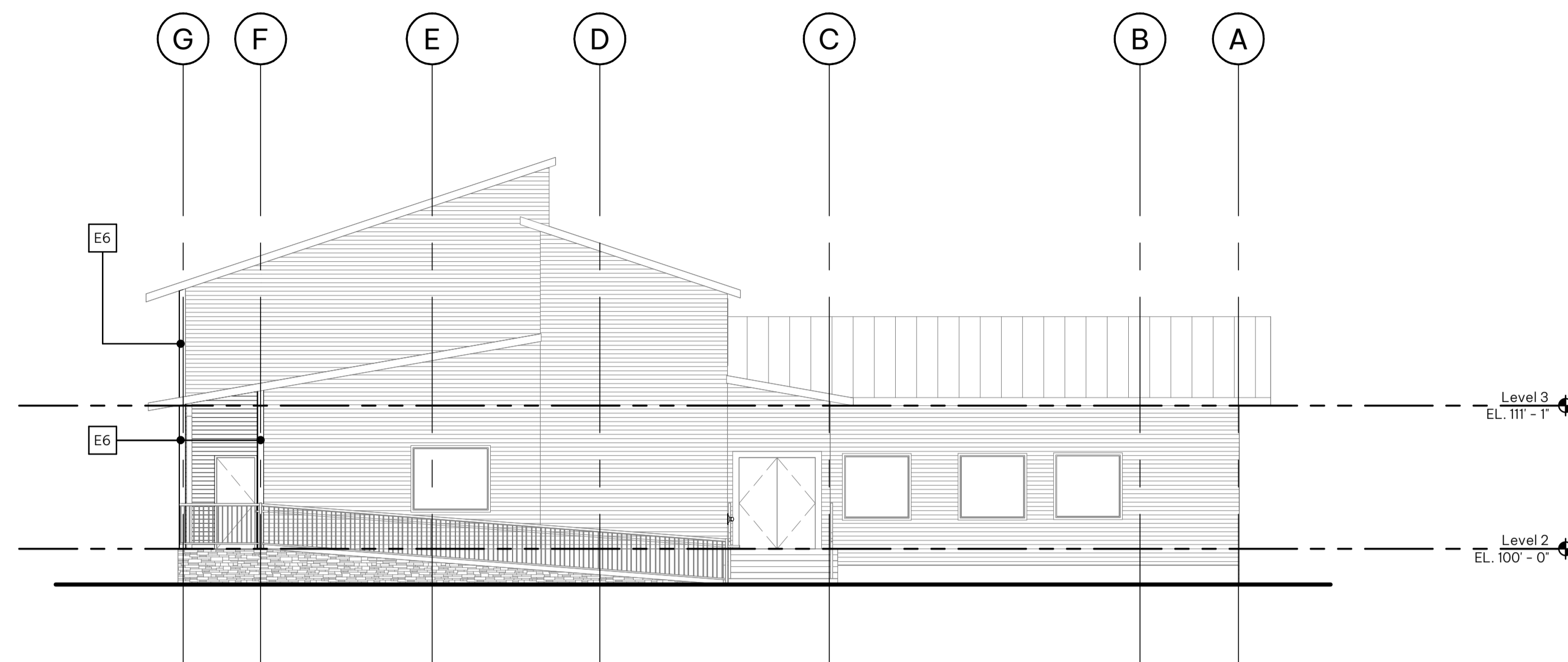
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Resort Municipality of Whistler

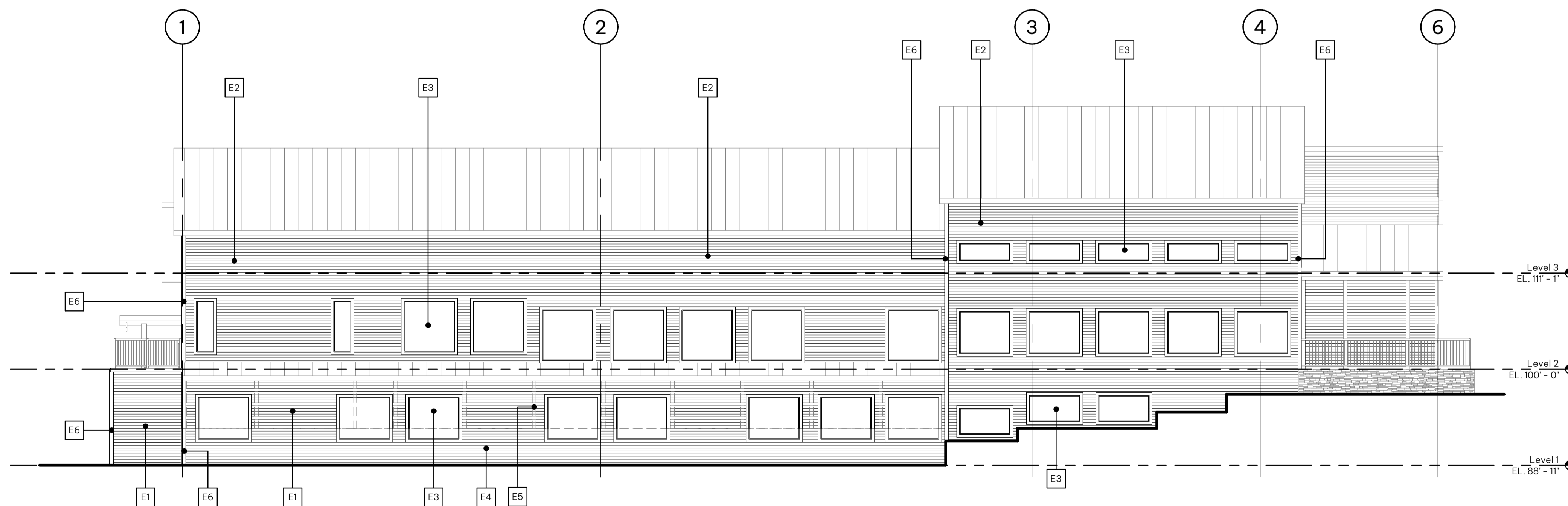
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ISSUED	DATE
ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/FC	2024.07.02



1 South Elevation
A4.04 SCALE: 1:100
A2.01



2 West Elevation
A4.04 SCALE: 1:100
A2.01

SEALS

SCALE	As indicated
DATE	7/2/2024 3:12:39 PM
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	5330-02-1026-01
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.

A4.04

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

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SEALS

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DATE 7/2/2024 3:12:40 PM

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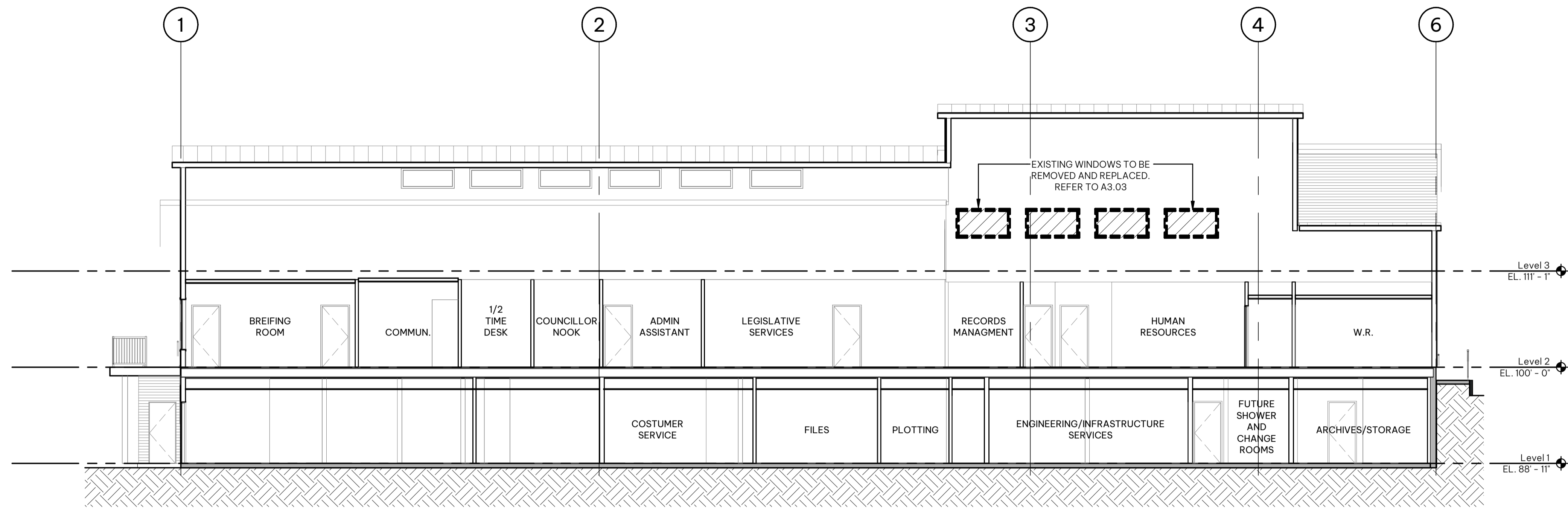
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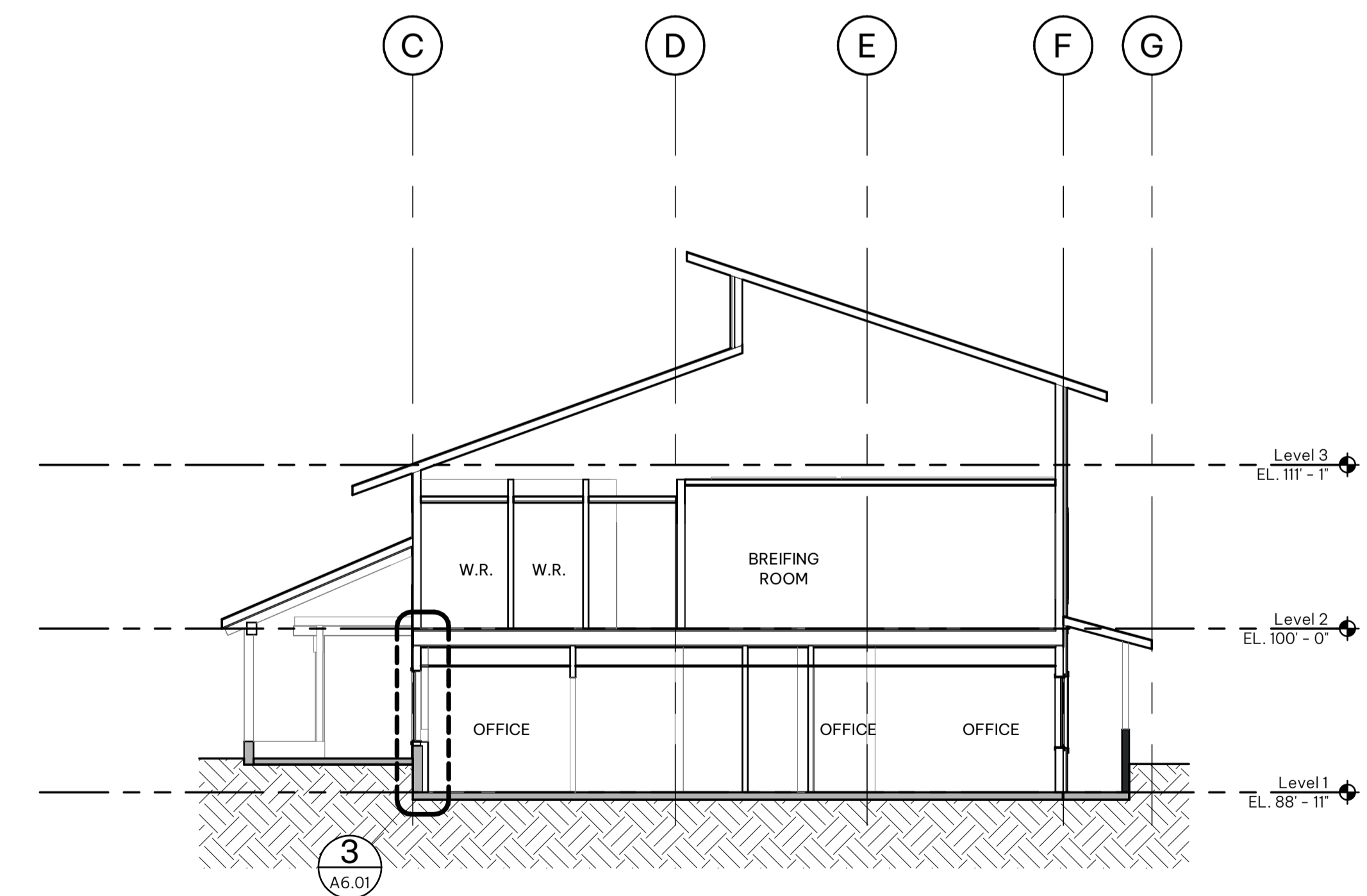
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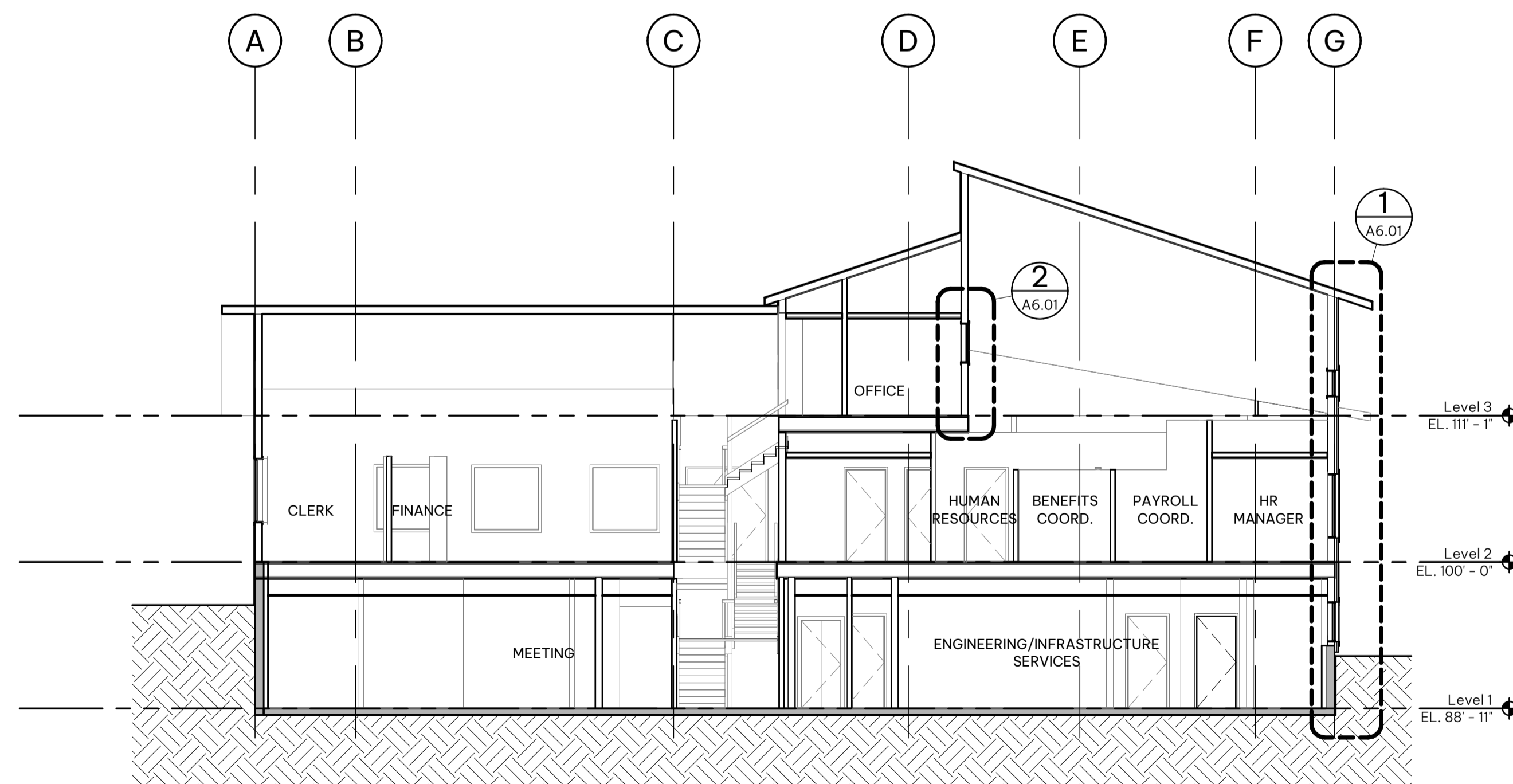
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1 Section 1
A5.01 SCALE: 1:100
A2.01



2 Section 3
A5.01 SCALE: 1:100
A2.01



3 Section 4
A5.01 SCALE: 1:100
A2.01

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
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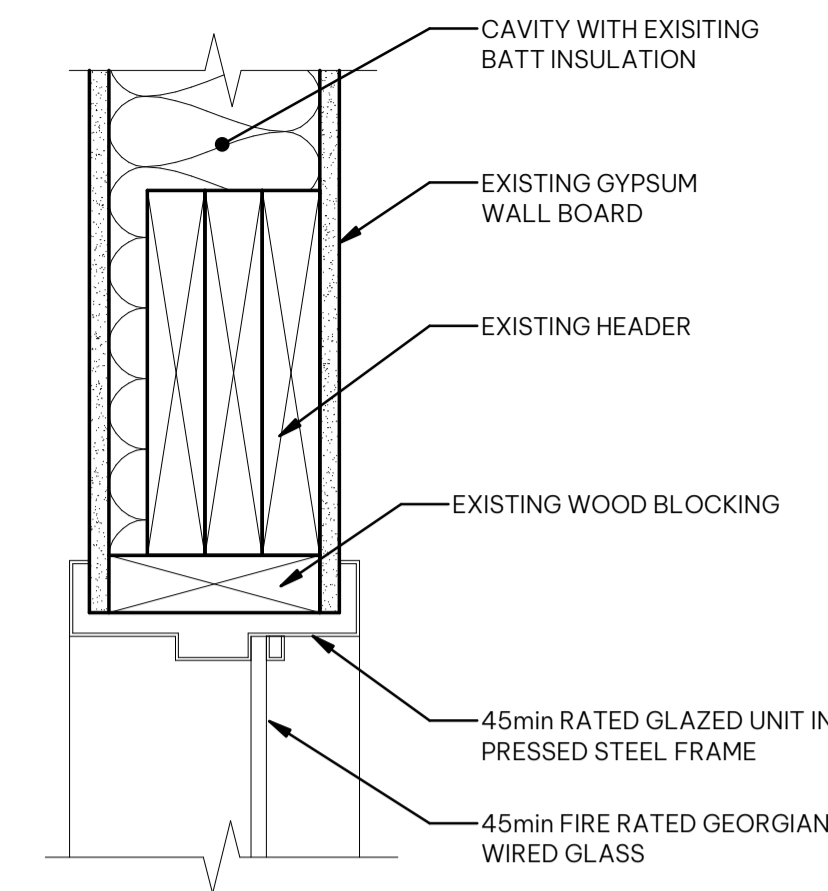
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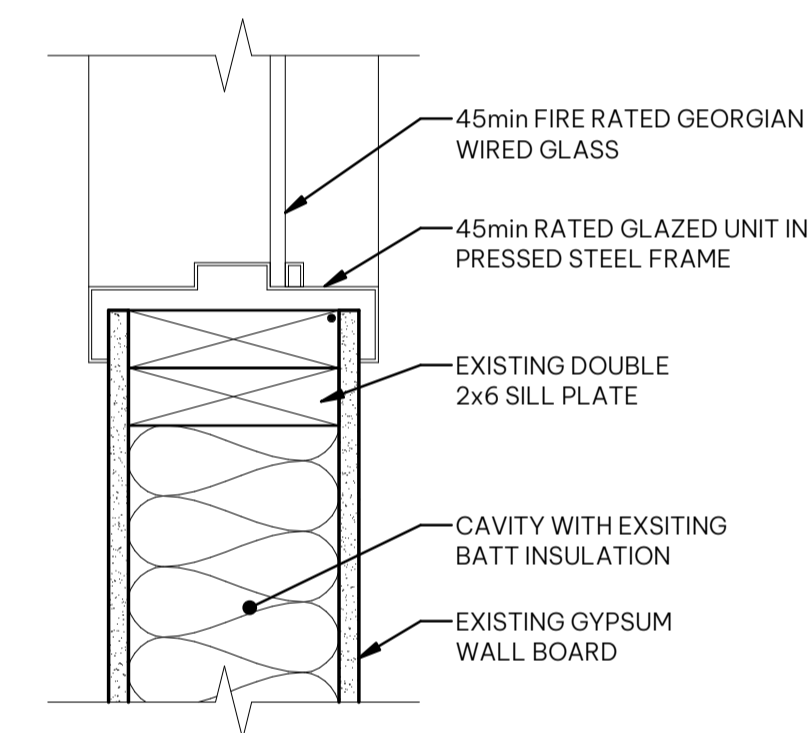
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PROJECT NO.	5330-02-1026-01
DRAWING TITLE	CONSTRUCTION DETAILS

DRAWING NO.

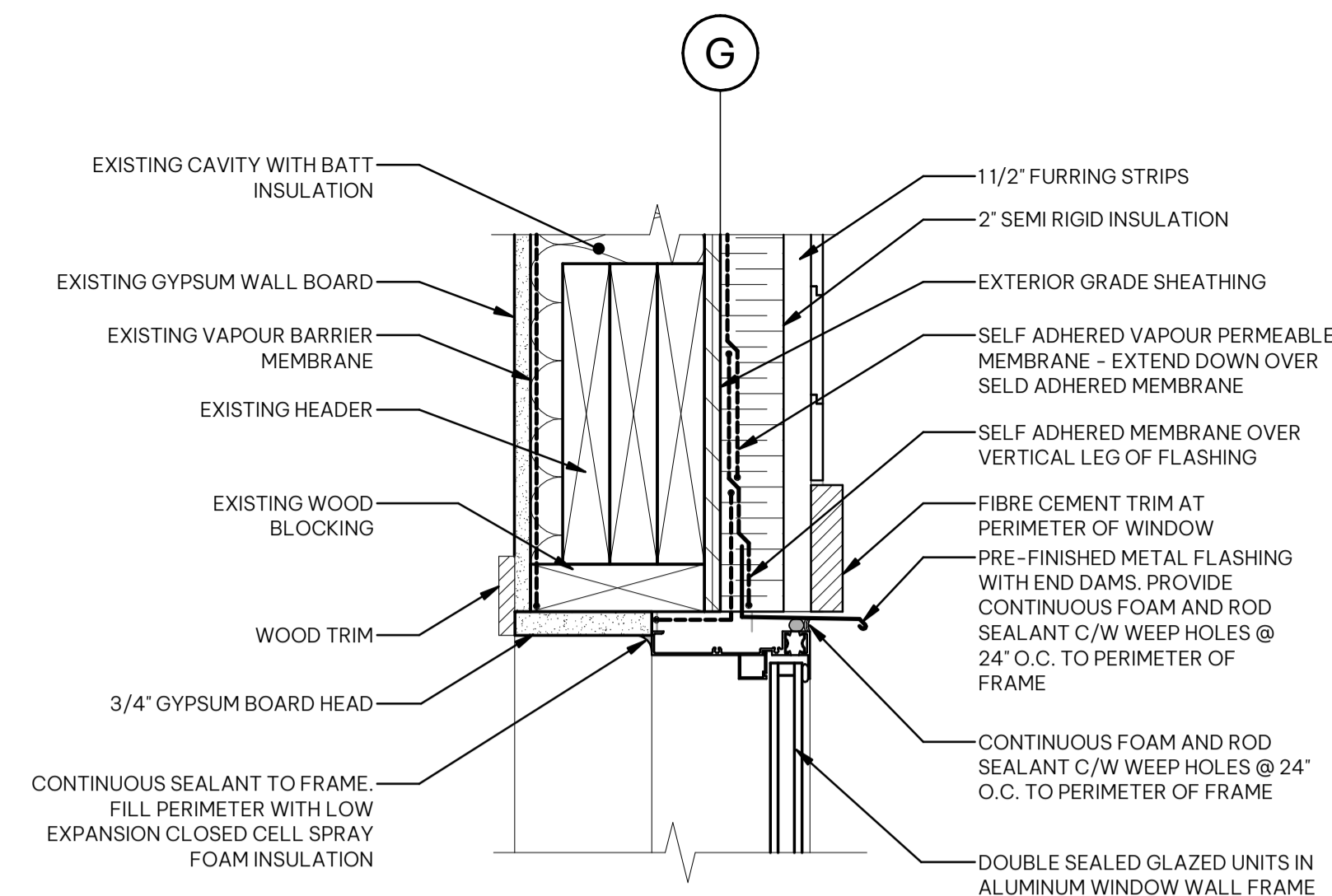
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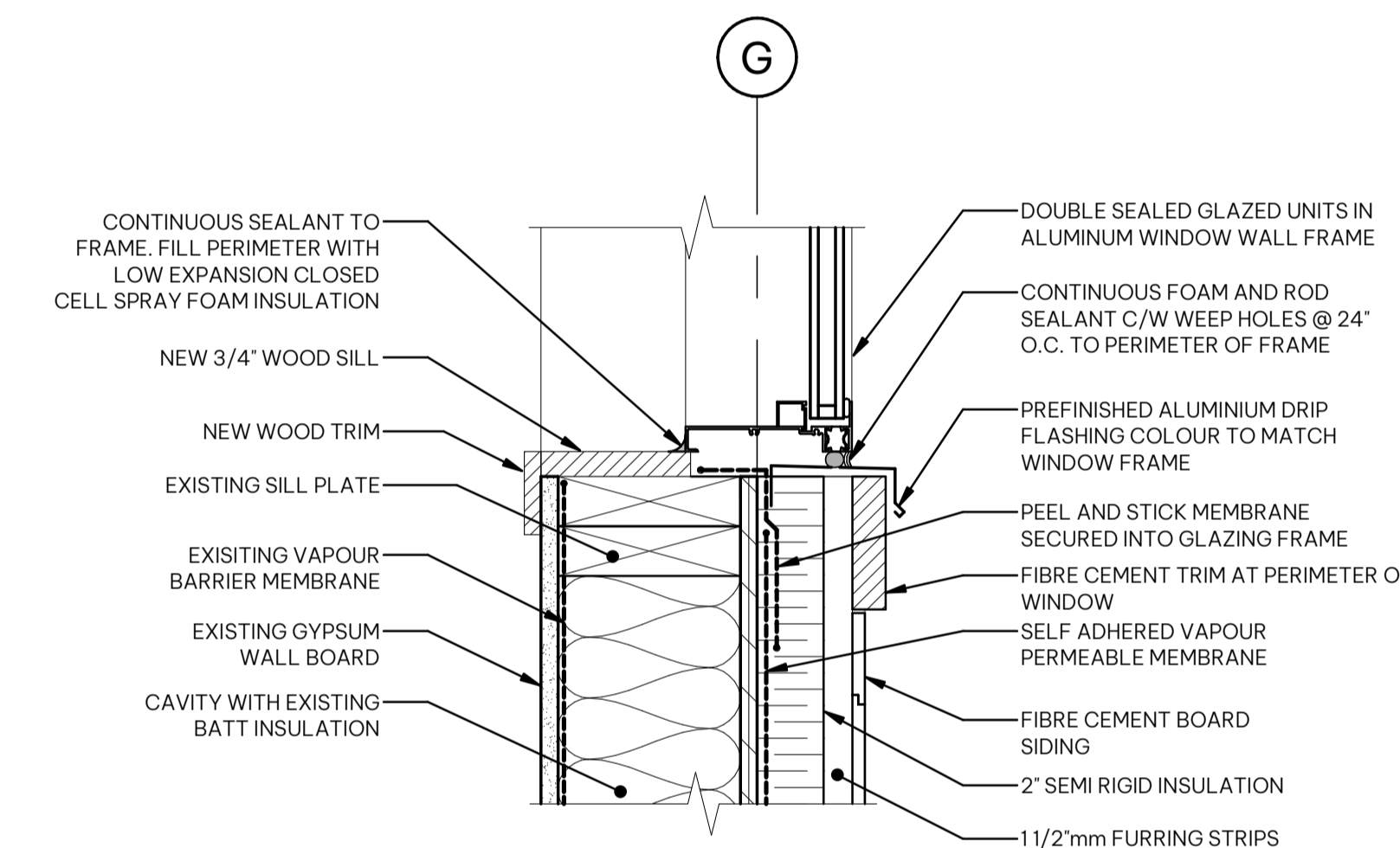
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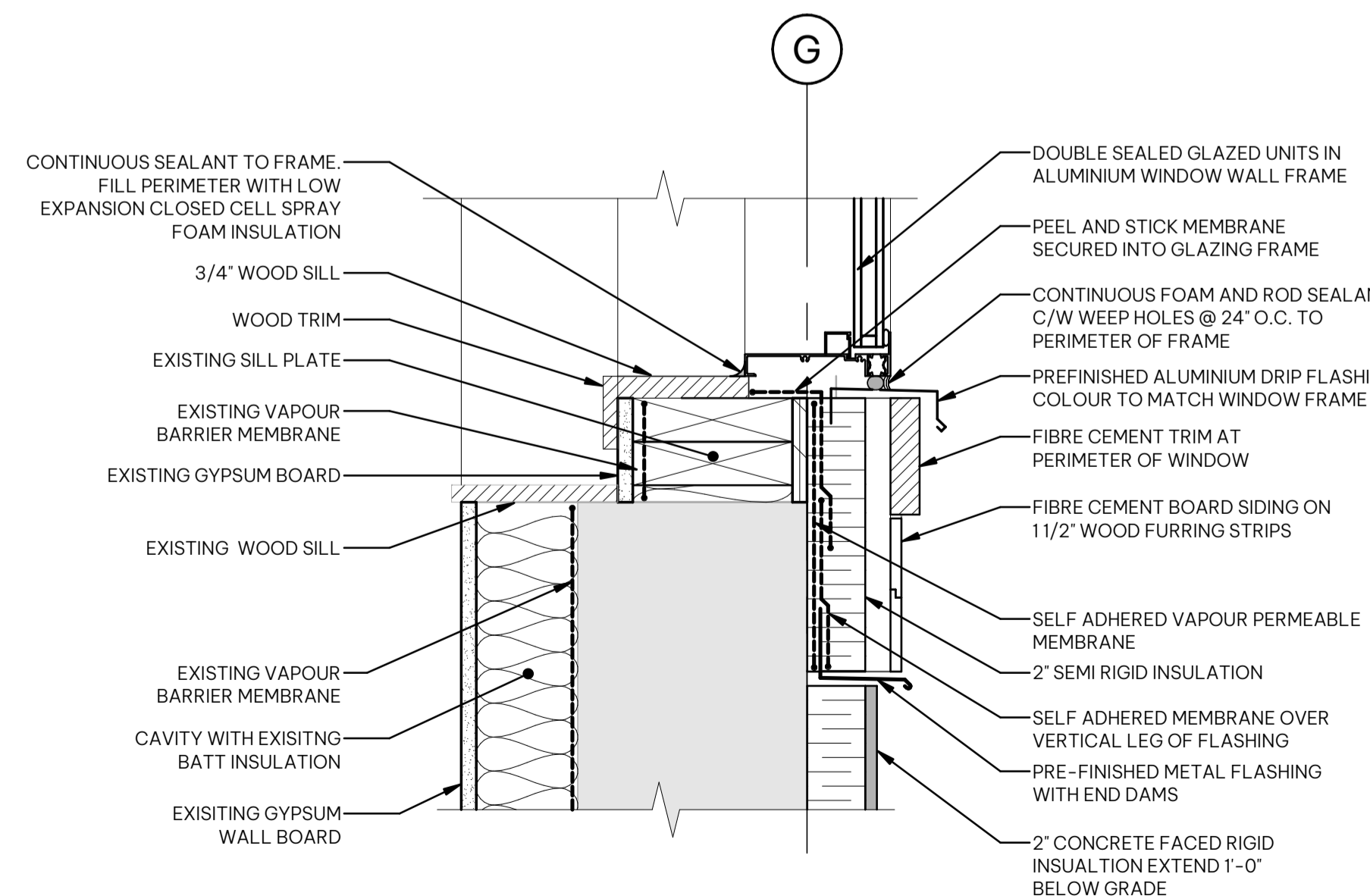
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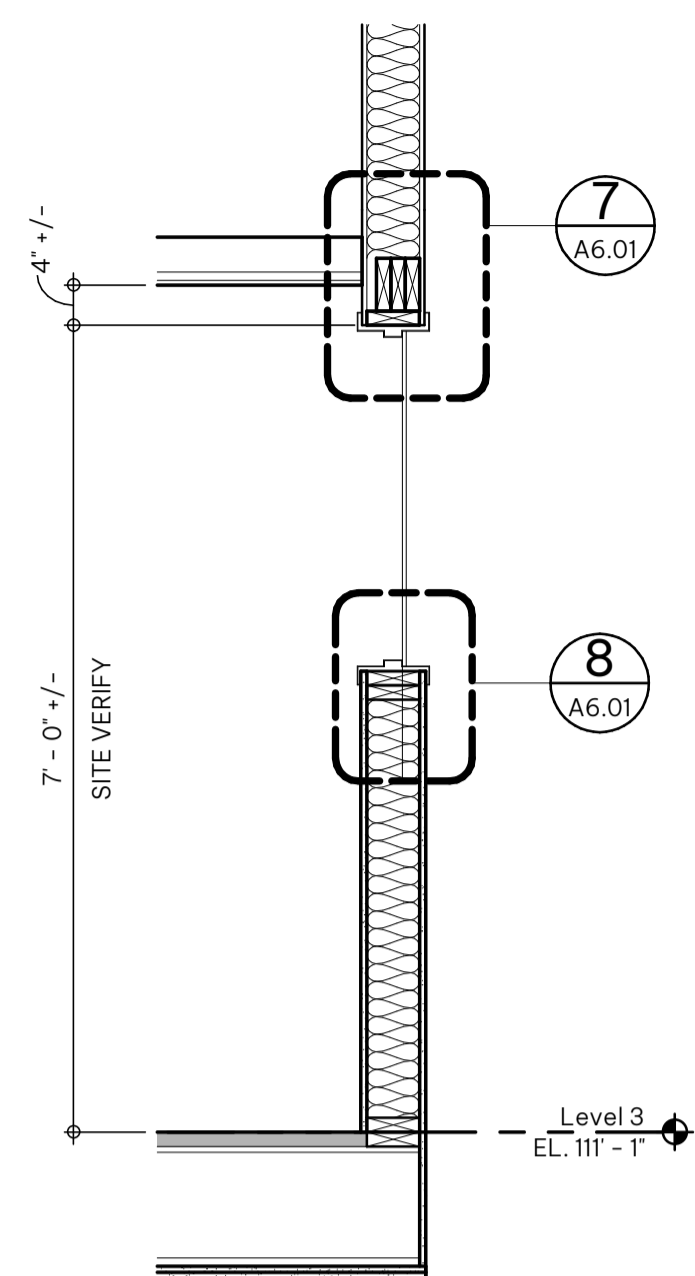
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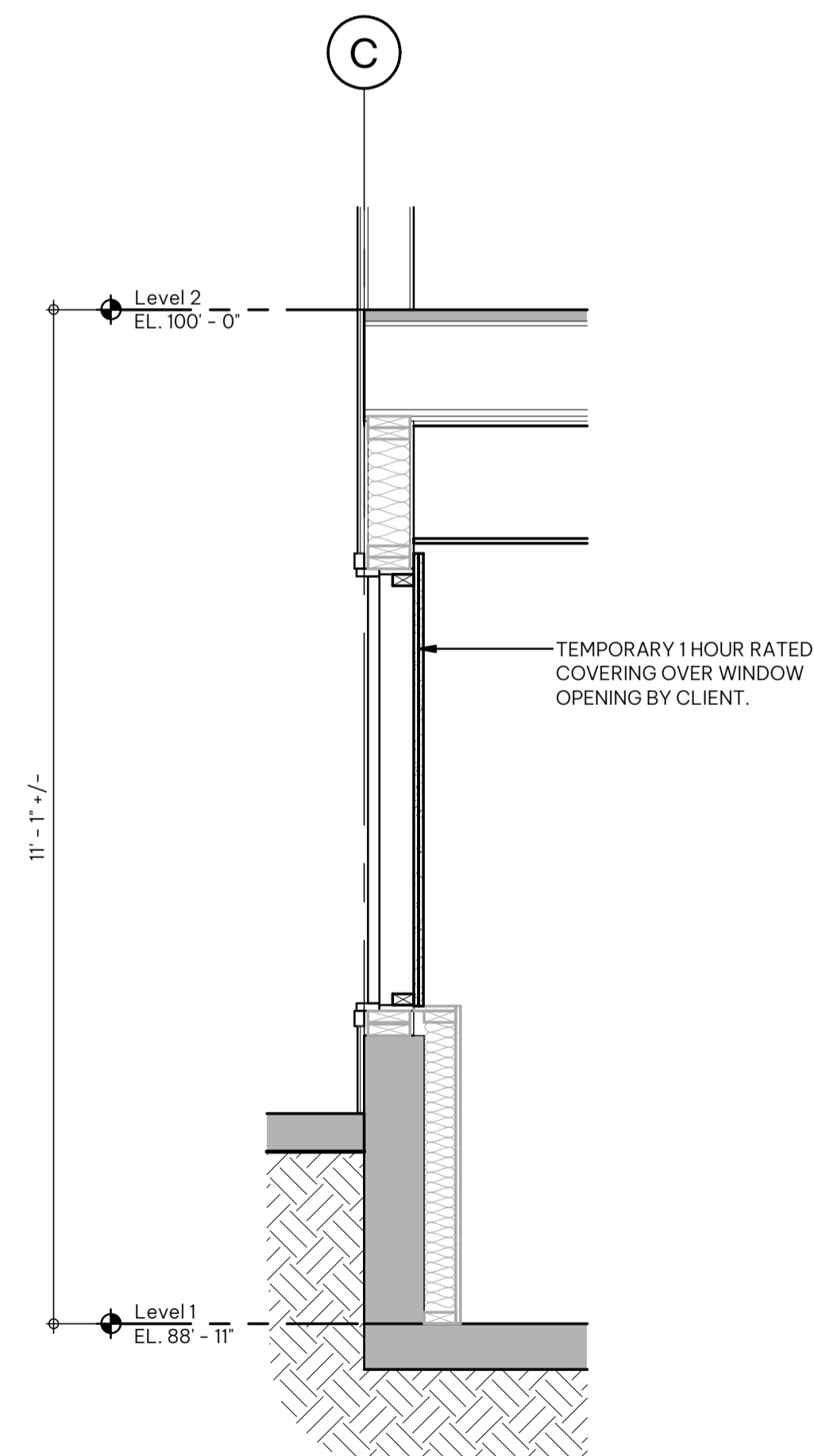
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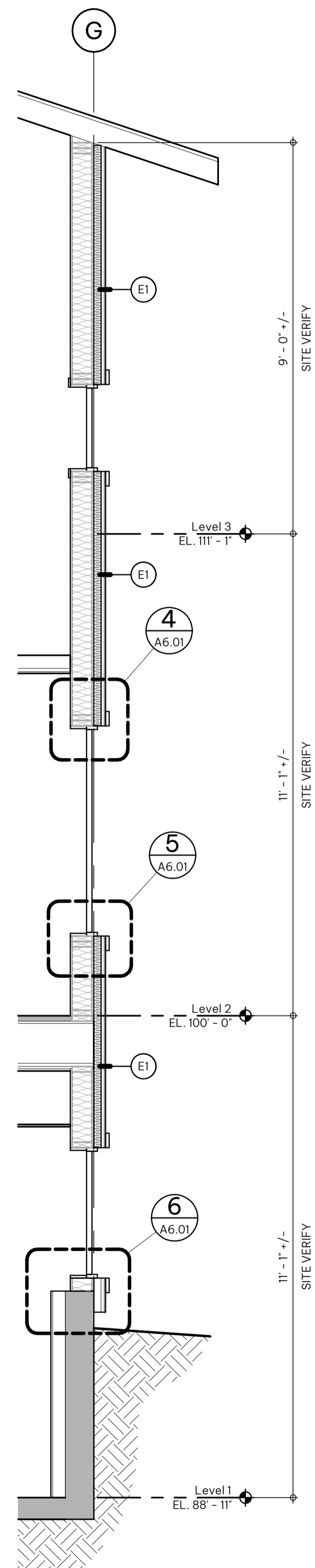
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A6.01



2 Detail 3
A6.01 SCALE: 1: 20
A5.01



3 Partial Wall Section
A6.01 SCALE: 1: 20
A5.01



1 Wall Section
A6.01 SCALE: 1: 25
A5.01

WHISTLER MUNICIPAL HALL ALTERNATIVE SOLUTIONS

4325 BLACKCOMB WAY, WHISTLER, BC, V8E 0X5

CLIENT
Resort Municipality of Whistler

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2024 S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

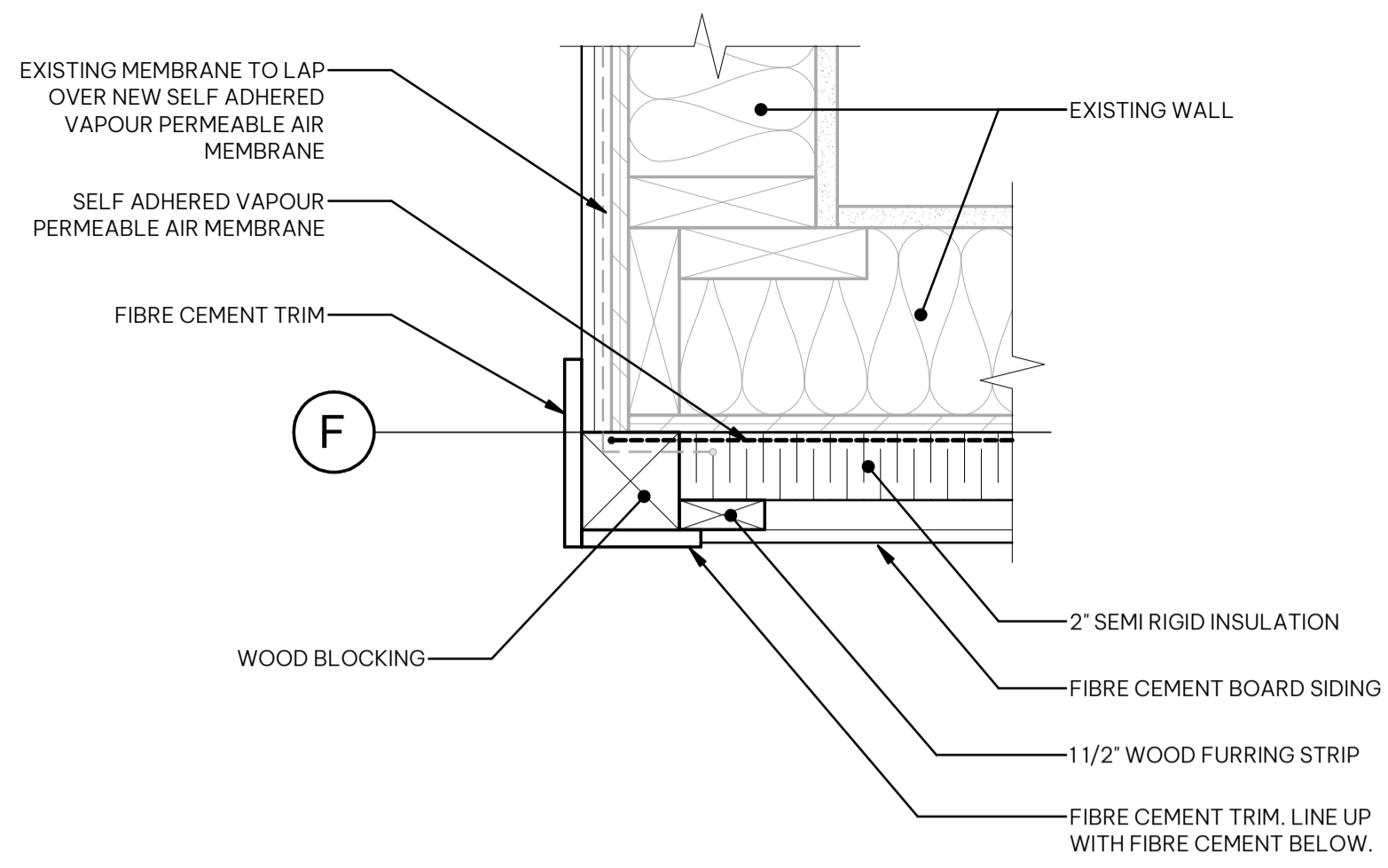
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ISSUED FOR BP	2024.05.06
ISSUED FOR IFT/IFC	2024.07.02

SEALS

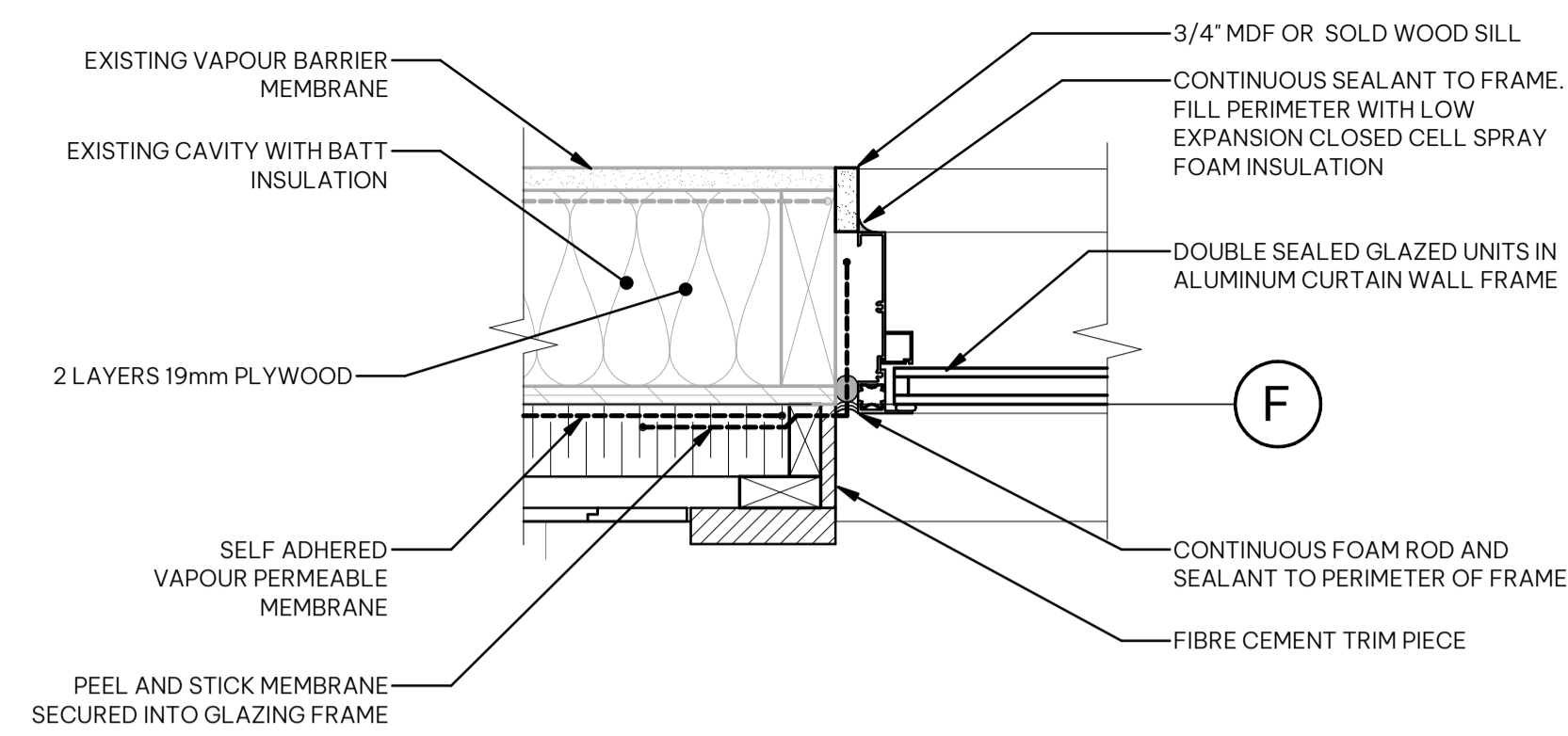
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DRAWING TITLE	CONSTRUCTION DETAILS

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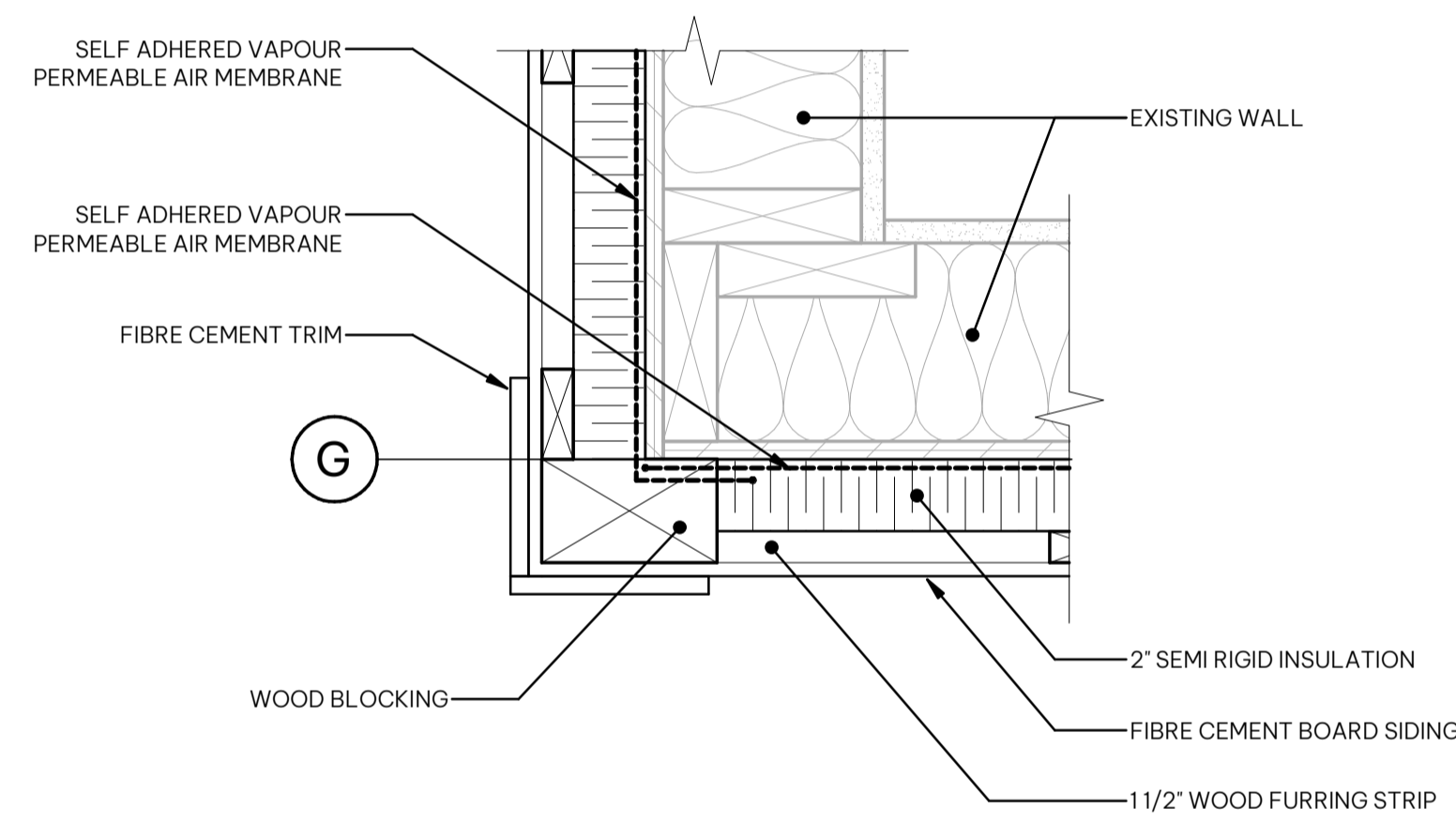
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A6.02 SCALE: 1:5
A2.01

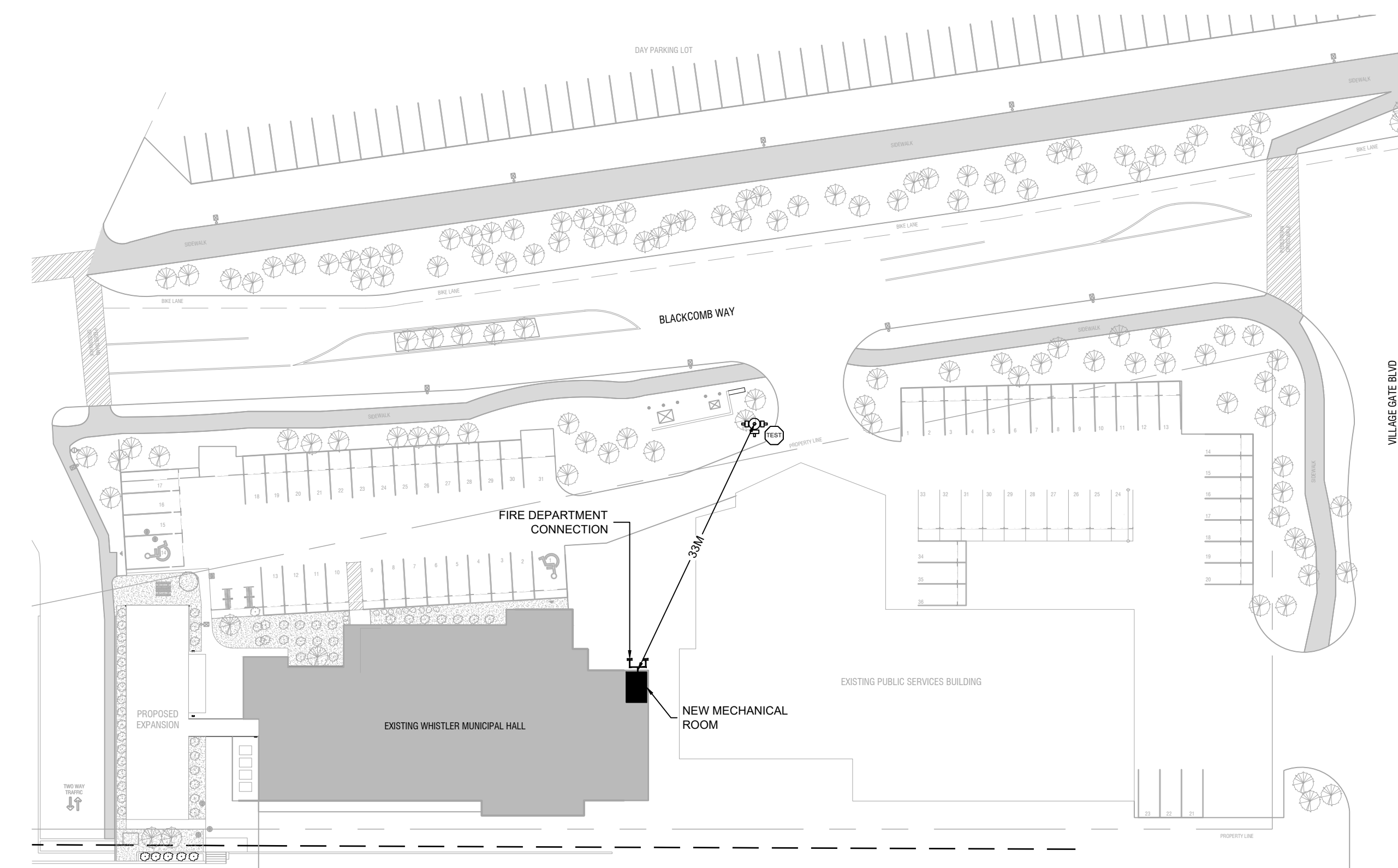
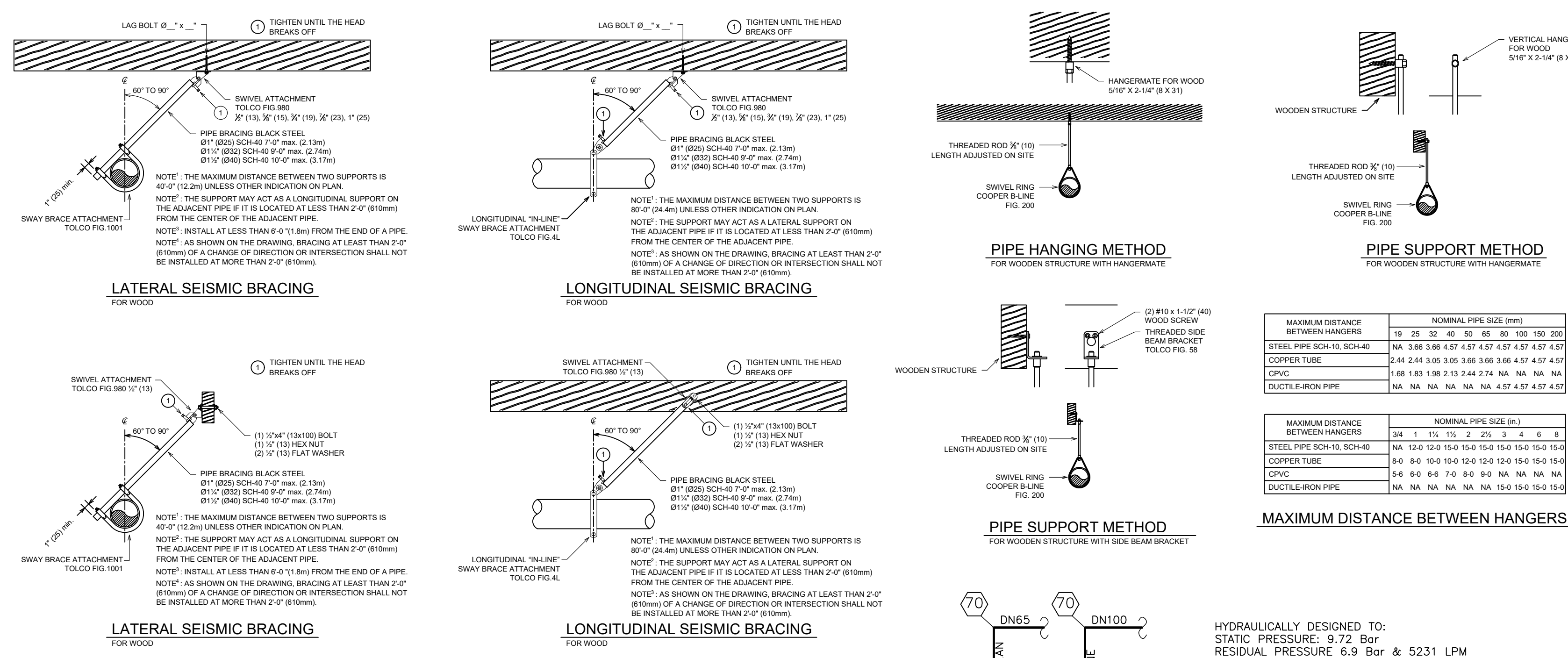


2 Plan Detail 2
A6.02 SCALE: 1:5
A2.02



3 Plan Detail 3
A6.02 SCALE: 1:5
A2.01

REV	DESCRIPTION	DATE
#1	ISSUE FOR TENDER & CONSTRUCTION	24-05-03

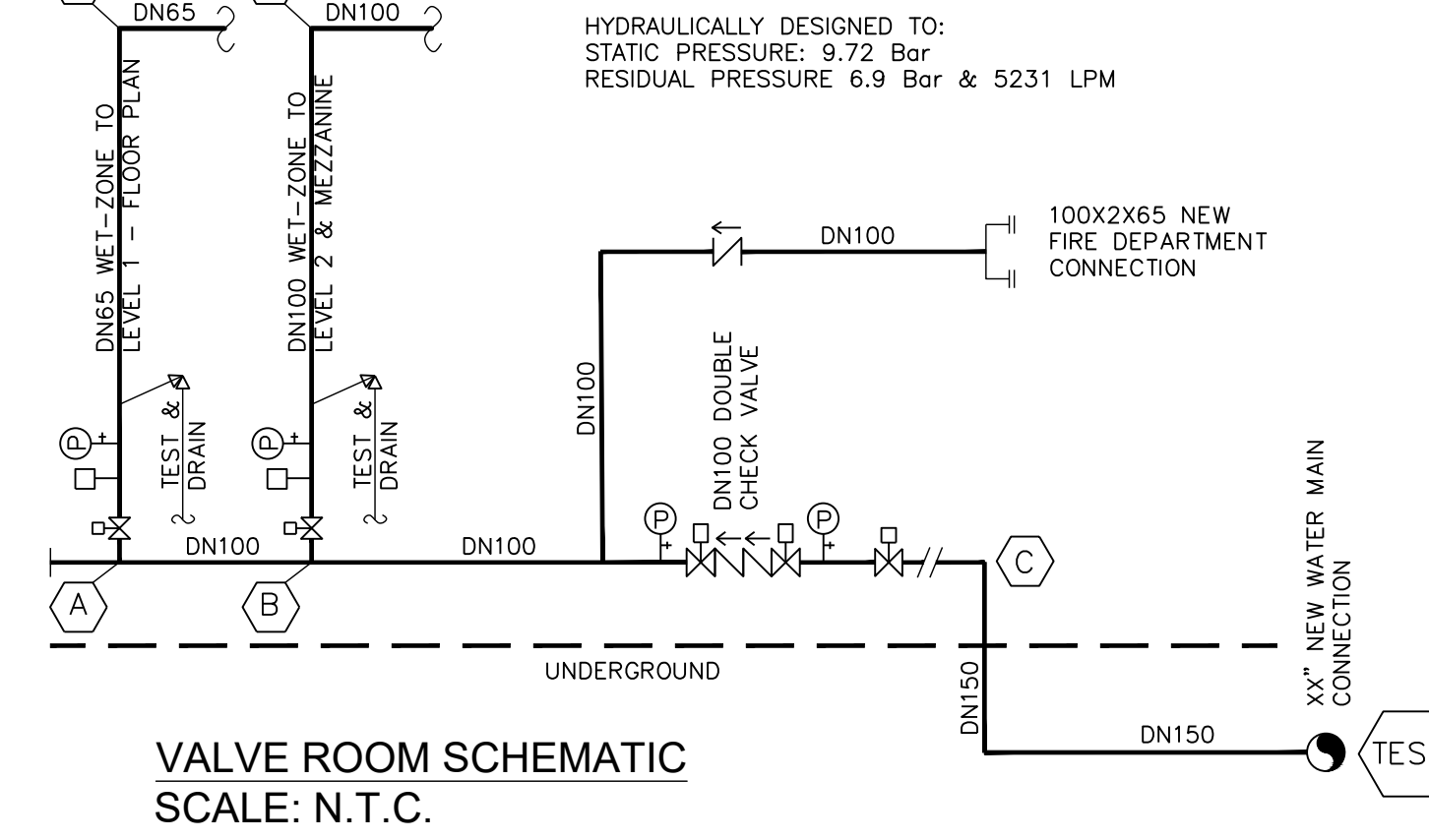


LEVEL FLOOR PLAN
SCALE: 1:500

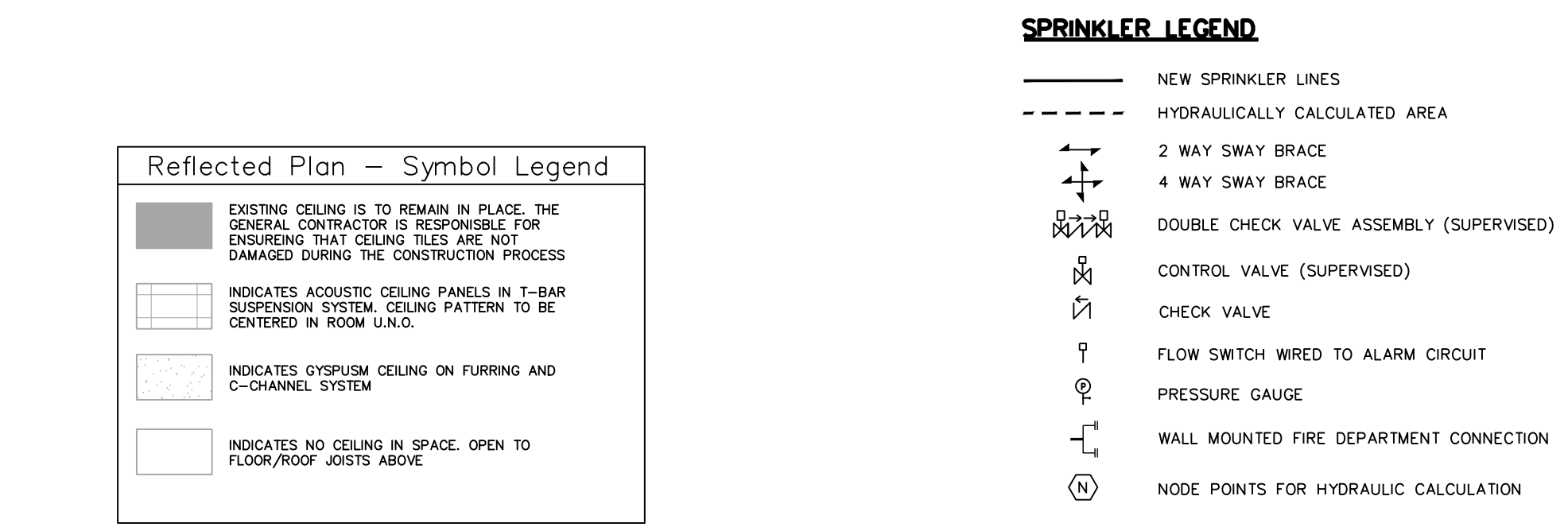
Hydraulic Information / Level 1/ Wet System

Design Basis	
Occupancy:	LIGHT HAZARD / NFPA 13
Total Sprinklers:	XX
Number Of Sprinklers Calculated:	15
K-Factor:	80.6
Design Density:	4.1
Area of Application (SqM):	93
Hose Allowance (LPM):	379
Water Supply Information At Time Of Design	
Static Pressure(Bar):	9.72
Residual Pressure(Bar):	6.89
Supply Flow(LPM):	5231
Design Calculations	
Total Demand Flow(LPM):	2043.3
(Including Hose Allowance)	
Total Demand Pressure(Bar):	8.0
(Including Hose Allowance)	

DESIGN AREA REDUCED AS PER NFPA 13 (2013) 11.2.3.2.3.1



VALVE ROOM SCHEMATIC
SCALE: N.T.C.



NOTES:

THIS FIRE SPRINKLER SYSTEM HAS BEEN DESIGNED WITH COMPLIANCE PONTEN GROUP ALTERNATIVE SOLUTION REPORT DATED 2024-04-05 FOR WHISTLER MUNICIPAL HALL FIRE LIFE SAFETY UPGRADE PROJECT. THE PROTECTED AREAS ARE IDENTIFIED IN THE ALTERNATIVE SOLUTION REPORT.

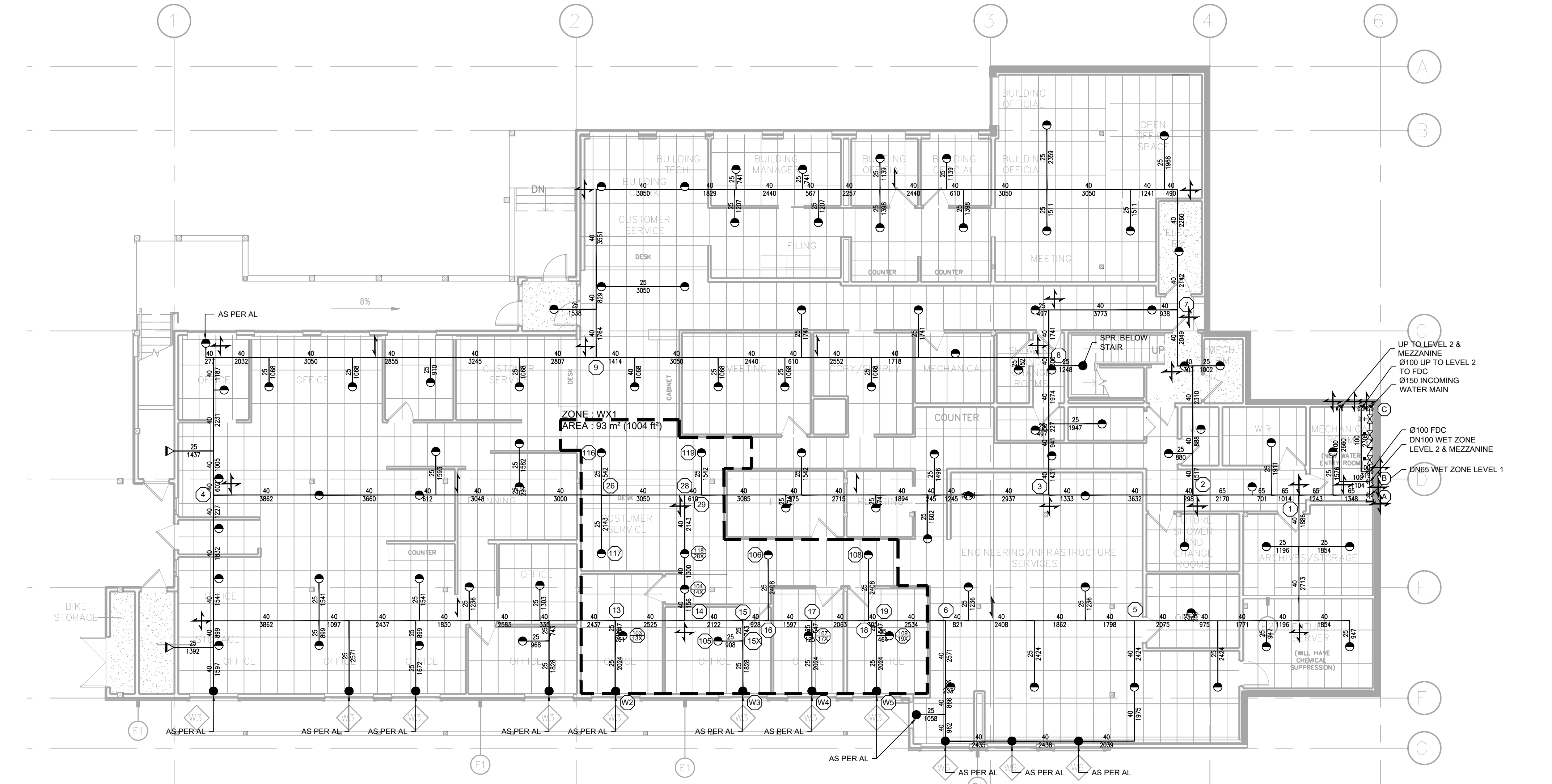
THE SPRINKLERS ARE OMITTED FROM ATTIC AND COMBUSTIBLE OVERHANGS. THE PROTECTED AREAS ARE IDENTIFIED IN THE ALTERNATIVE SOLUTION REPORT.

THE AREAS WITH PROVIDED COVERAGE ARE DESIGNED TO NFPA 13 (2013) STANDARD.

- DESIGN NOTES:**
- SCOPE OF WORK IS TO INSTALL SPRINKLERS IN EXISTING BUILDING TO MEET NFPA 13 (2013), BCBC (2012) AND AUTHORITY HAVING JURISDICTION'S REQUIREMENTS.
 - DESIGN CRITERIA:
ORDINARY HAZARD FOR ALL STORAGE, LIGHT HAZARD FOR OFFICE AREA, CLASSROOMS, COMMON AREAS.
 - WATER INFORMATION:
RECEIVED FROM VIKING 2024-04-19
HYDRANT LOCATION: LFD116 (IN FRONT OF PUBLIC SERVICES BUILDING ON BLACKCOMB WAY)
STATIC PRESSURE: 9.72 BAR
RESIDUAL PRESSURE: 6.9 BAR AT 5231 L/MIN FLOW
 - ALL SPRINKLERS AND EQUIPMENTS WILL BE ULC LISTED.
 - SEISMIC SWAY BRACES WILL BE INSTALLED IN ACCORDANCE WITH NFPA 13.
 - PIPE HANGERS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 13.
 - MATERIAL
- PIPES DN25:
- BLACK STEEL, SCHEDULE 40, THREADED
- PIPES DN32 AND OVER:
- BLACK STEEL, SCHEDULE 10, GROOVED
 - CONTRACTOR TO COORDINATE SPRINKLERS LOCATION WITH ON SITE CONDITIONS OF THE CEILING LAYOUT

Level 1 - Sprinkler Legend

Symbol	Manufacturer	SIN/Model	Quantity	K-Factor	Type	Response	Orifice	Note	Temperature
○	-	-	00	5.6	UPRIGHT	Quick	15mm (1/2")	-	93°C/200°F
●	-	-	91	5.6	UPRIGHT & CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◐	-	-	13	5.6	CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◑	-	-	00	5.6	HSW	Quick	15mm (1/2")	-	93°C/200°F
◒	-	-	02	5.6	DRY HSW	Quick	15mm (1/2")	-	68°C/155°F
Total=106									

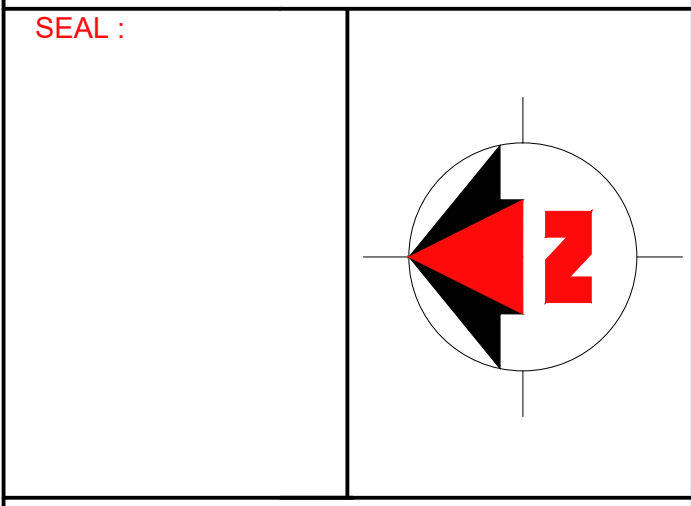


LEVEL 1 - SPRINKLER LAYOUT
SCALE: 1:100



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NOVOTA ENGINEERING
EGBC Permit to practice No. 1000520

23351 117B Ave
Maple Ridge, BC V2X 0B9

TEL: (604) 767 8709
www.novotaengineering.com
e-mail: info@novotaengineering.com

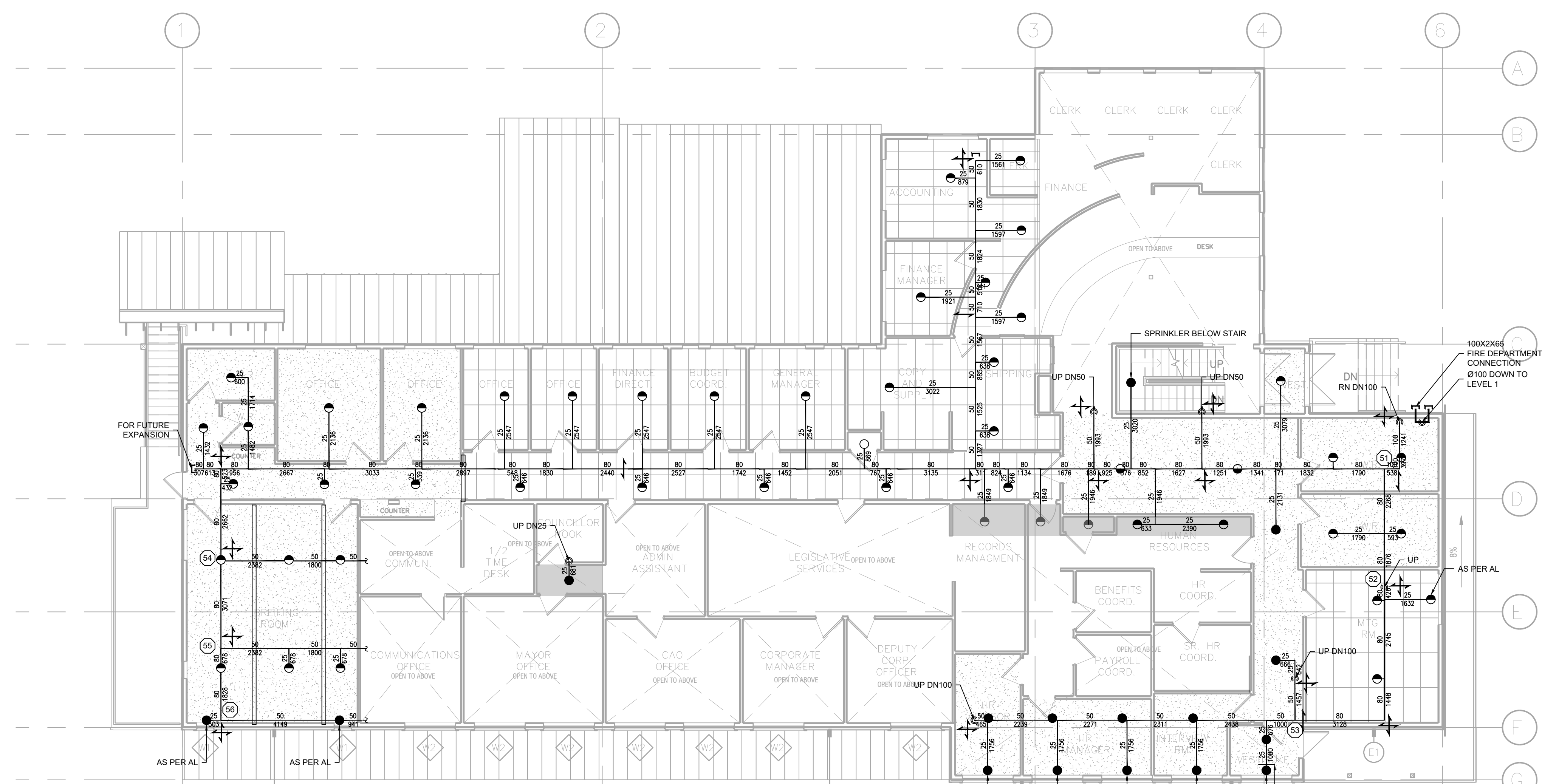
Whistler Municipal Hall

4325 Blackcomb Way,
Whistler, BC V8E 0X5

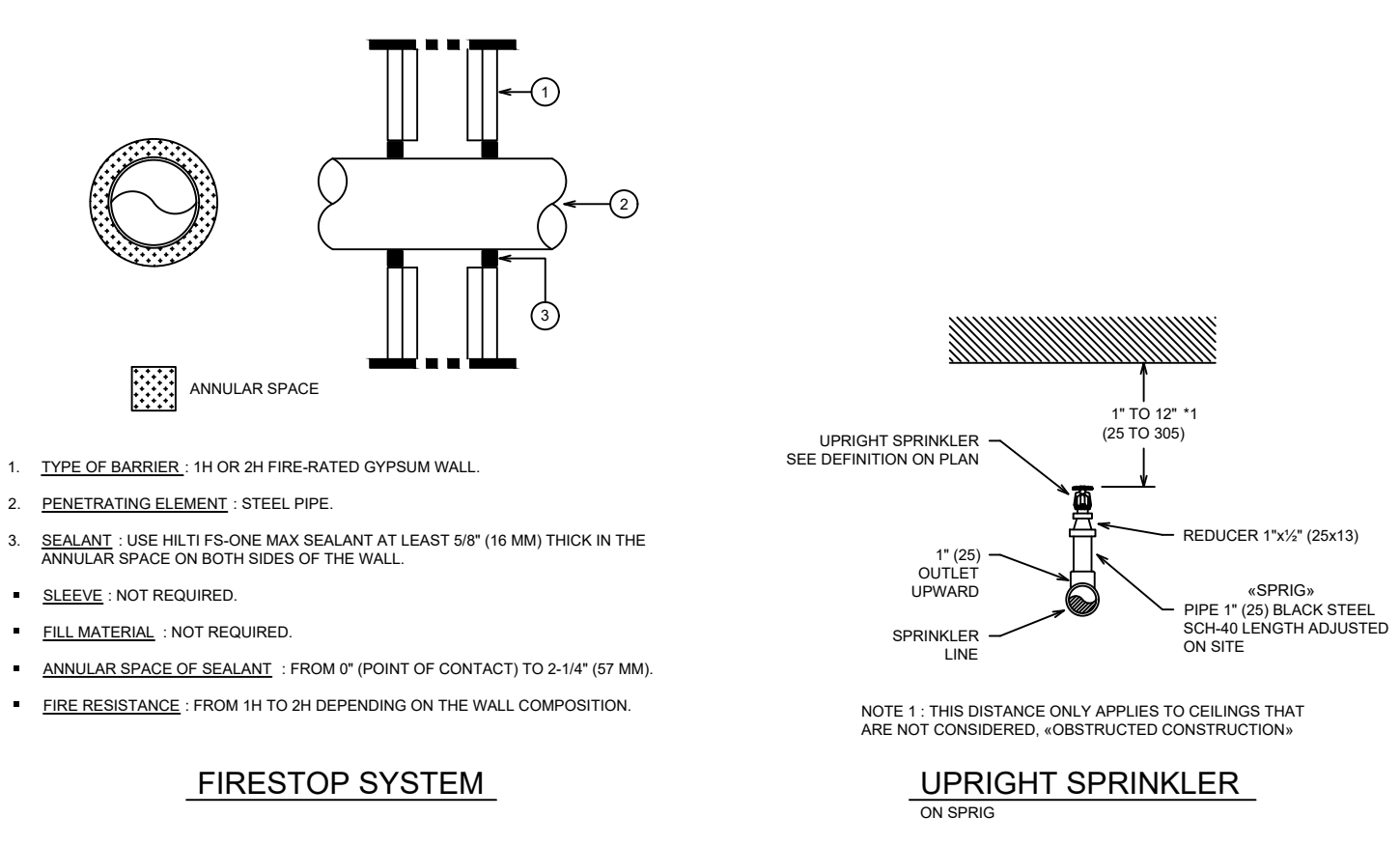
FIRE PROTECTION SPRINKLER SYSTEM

DRAWN BY :	DP
CHECKED BY :	JN
SCALE :	1:100
DATE :	24/04/06
DRAWING :	F-1 OF F-2

REV	DESCRIPTION	DATE
#1	ISSUE FOR TENDER & CONSTRUCTION	24-05-03



LEVEL 2 - SPRINKLER LAYOUT
SCALE: 1:100

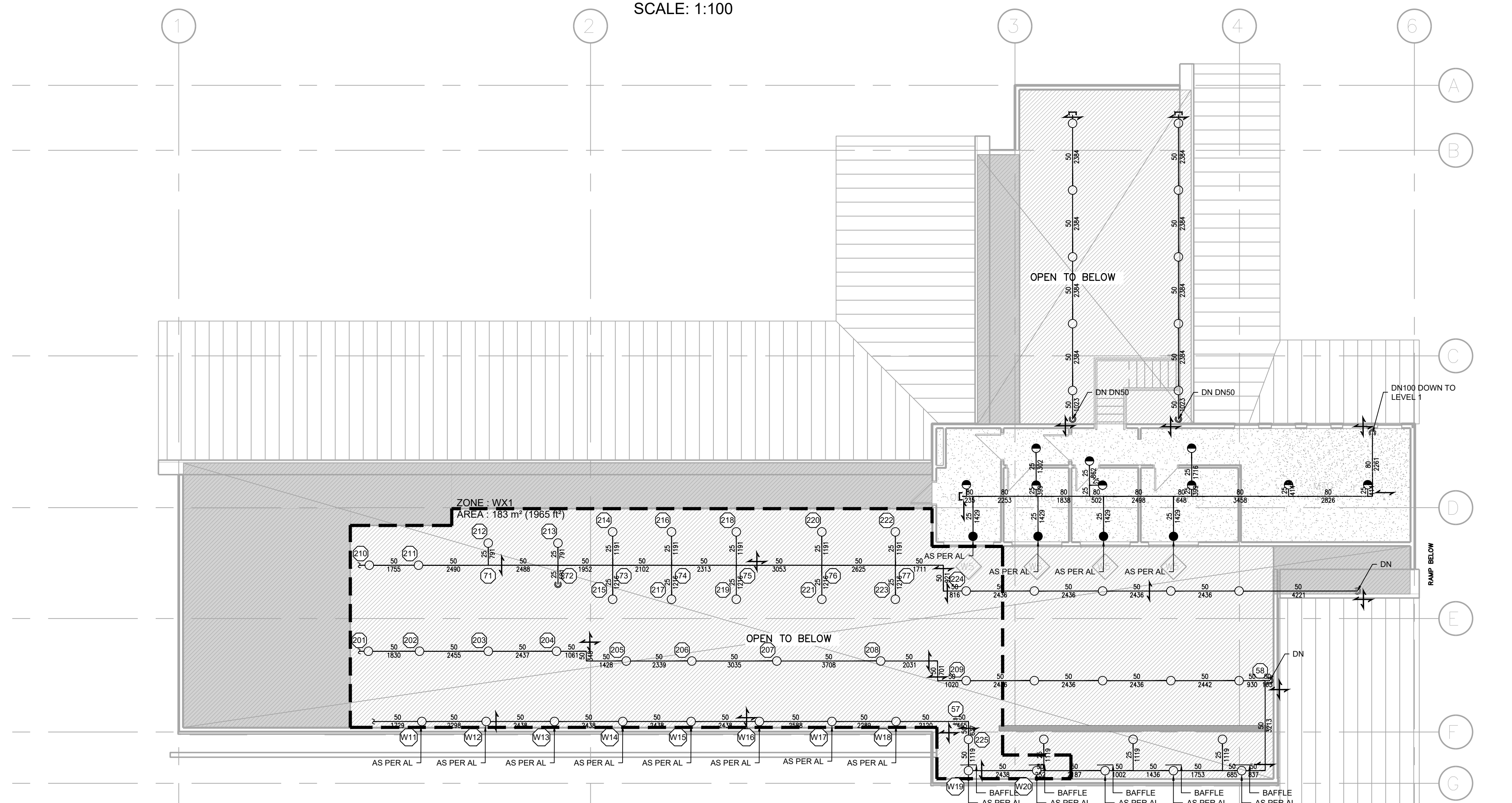


Reflected Plan - Symbol Legend

[Symbol]	EXISTING CEILING IS TO REMAIN IN PLACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CEILING TILES ARE NOT DAMAGED DURING THE CONSTRUCTION PROCESS.
[Symbol]	INDICATES ACOUSTIC CEILING PANELS IN T-BAR SUSPENSION SYSTEM. CEILING PATTERN TO BE CENTERED IN ROOM U.N.O.
[Symbol]	INDICATES GYPSUM CEILING ON FURRING AND C-CHANNEL SYSTEM
[Symbol]	INDICATES NO CEILING IN SPACE. OPEN TO FLOOR/ROOF JOISTS ABOVE.

Level 2 - Sprinkler Legend

Symbol	Manufacturer	SIN/Model	Quantity	K-Factor	Type	Response	Orifice	Note	Temperature
○	-	-	01	5.6	UPRIGHT	Quick	15mm (1/2")	-	93°C/200°F
●	-	-	48	5.6	UPRIGHT & CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◐	-	-	16	5.6	CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◑	-	-	00	5.6	HSW	Quick	15mm (1/2")	-	93°C/200°F
			Total=	65					



LEVEL MEZZINE - SPRINKLER LAYOUT
SCALE: 1:100

Hydraulic Information / Level 2/ Wet System

Design Basis	
Occupancy:	LIGHT HAZARD / NFPA 13
Total Sprinklers:	XX
Number Of Sprinklers Calculated:	35
K-Factor:	60.6
Design Density:	4.1
Area of Application (SqM):	183
Hose Allowance (LPM):	379
Water Supply Information At Time Of Design	
Static Pressure(Bar):	9.72
Residual Pressure(Bar):	6.89
Supply Flow(LPM):	5231
Design Calculations	
Total Demand Flow(LPM):	3737.2
(Including Hose Allowance)	
Total Demand Pressure(Bar):	7.15
(Including Hose Allowance)	

Mezzanine & Height Ceiling - Sprinkler Legend

Symbol	Manufacturer	SIN/Model	Quantity	K-Factor	Type	Response	Orifice	Note	Temperature
○	-	-	59	5.6	UPRIGHT	Quick	15mm (1/2")	-	93°C/200°F
●	-	-	09	5.6	UPRIGHT & CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◐	-	-	04	5.6	CONCEALED PENDENT	Quick	15mm (1/2")	-	93°C/200°F
◑	-	-	00	5.6	HSW	Quick	15mm (1/2")	-	93°C/200°F
			Total=	72					



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Whistler Municipal Hall
4325 Blackcomb Way,
Whistler, BC V8E 0X5

FIRE PROTECTION SPRINKLER SYSTEM

DRAWN BY : DP
CHECKED BY : JN
SCALE : 1:100
DATE : 24/04/06
DRAWING : F-2 OF F-2

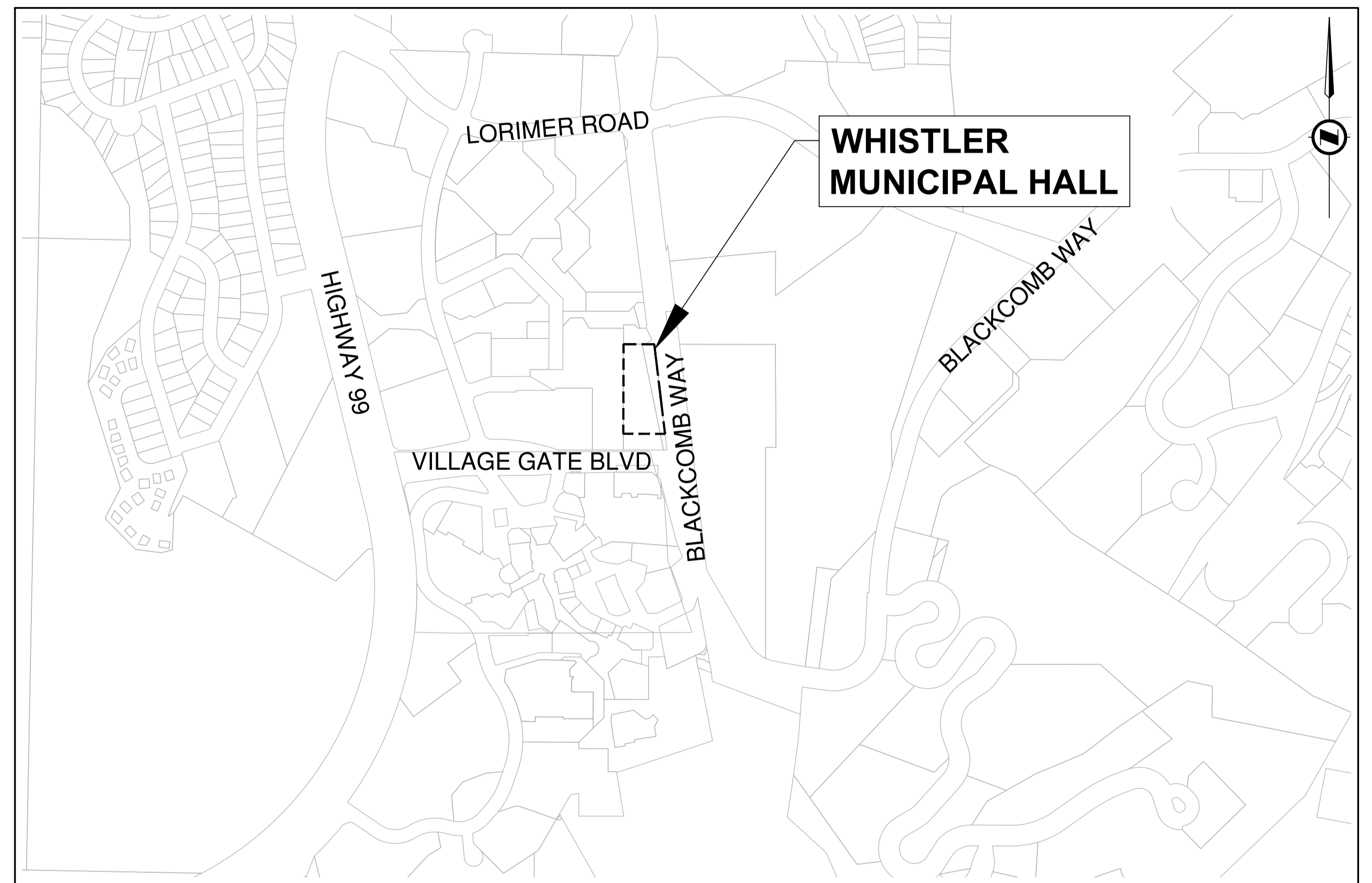
RESORT MUNICIPALITY OF WHISTLER

MUNICIPAL HALL WATER SERVICE

ISSUED FOR BUILDING PERMIT
May 2024

PLOT DATE: May 3, 2024

DRAWING INDEX	
SHEET	TITLE
00	COVER SHEET
01	NOTES, LEGEND & DETAILS
02	PLAN



LOCATION PLAN



File: G:\Projects\33861\RMW_Municipal_Hall_Water_Service\02_Drawing\02_Production\33861_SHEETS.dwg



#101 - 38026 Second Avenue Squamish, BC V8B 0C3
T: (604)815-4646 F: (604)815-4647



WHISTLER

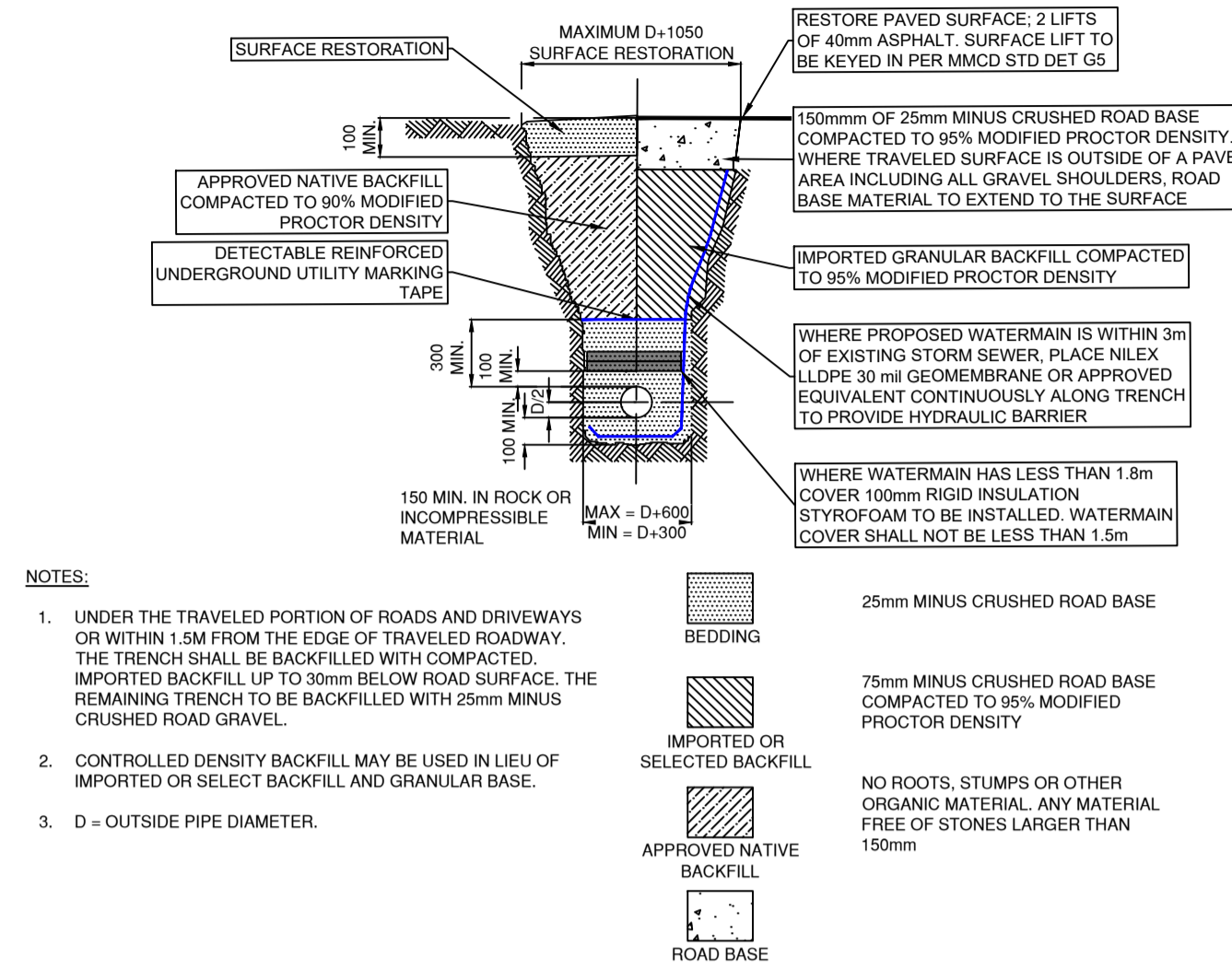


33861

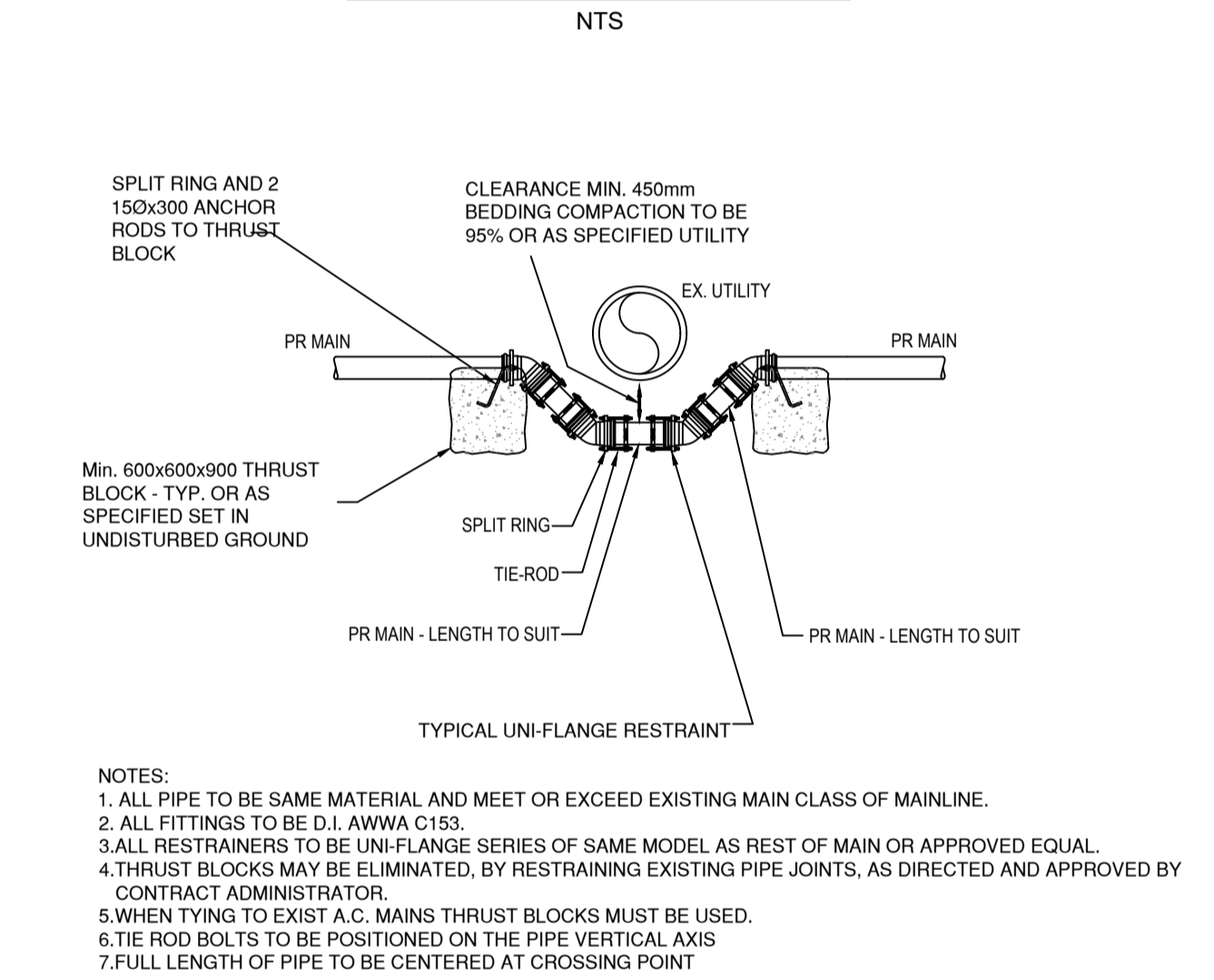
REV. 2

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH:
 - THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT AND STANDARD DETAIL DRAWINGS (MMCD 2009), (PLATINUM EDITION) AND RESORT MUNICIPALITY OF WHISTLER DETAILED DRAWINGS UNLESS OTHERWISE NOTED;
 - CONSTRUCTION PLANS, ACCEPTED AND SIGNED BY THE RESORT MUNICIPALITY OF WHISTLER;
 - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN;
 - WORKSAFE BC, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL SUB CONTRACTORS ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THE DOCUMENTS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING STREETS, SERVICES, SIGNS, FENCES, LANDSCAPING, BOULEVARDS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAY LETDOWNS, PRIVATE LANDSCAPING, OR PRIVATE IMPROVEMENTS THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION. REPAIRS TO EXISTING RMOW SERVICES SUCH AS WATER, SANITARY SEWER, STORM SEWER, AND STREET OR TRAFFIC LIGHTING SHALL BE MADE AT COST TO THE CONTRACTOR. REPAIRS TO EXISTING SURFACE WORKS TO BE DONE BY THE CONTRACTOR AT THE DISCRETION OF THE CONTRACT ADMINISTRATOR.
- THE LOCATION OF EXISTING UTILITIES IS COMPILED FROM OWNER AND UTILITY SUPPLIED RECORD DRAWINGS AND ARE CONSIDERED APPROXIMATE ONLY. THE EXACT LOCATION AND EXTENT OF UTILITIES SHOULD BE DETERMINED BY CONSULTING THE LOCAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT ELEVATION BY HAND EXCAVATION BEFORE CONSTRUCTION OF UTILITY CROSSINGS AND SHALL BE RESPONSIBLE FOR RESTORATION OF ANY DAMAGE TO EXISTING UTILITIES. ANY COSTS ASSOCIATED WITH UTILITY CONFLICTS THAT WERE NOT PRELOCATED WILL BE THE CONTRACTORS RESPONSIBILITY.
- REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION TO ENSURE THAT THE LINE AND GRADE OF THE PROPOSED WATERMAIN CAN BE ADJUSTED TO SUIT FIELD CONDITIONS AS REQUIRED.
- RESTORATION OF EXISTING DRIVEWAYS, CURBS AND WALKWAYS TO CONFORM TO THE RMOW SPECIFICATIONS AND TO BE INCIDENTAL TO THE UNIT PRICES IN THE CONTRACT FOR MAINLINE AND SERVICE CONNECTIONS.
- EVERY EFFORT IS TO BE MADE TO SAVE EXISTING LANDSCAPING WITHIN THE ROAD R.O.W. LANDSCAPING IS TO BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION. IN THE EVENT OF LANDSCAPING REMOVAL THE PROPERTY OWNER SHALL BE ADVISED OF THE REMOVAL AND THE LANDSCAPING PLACED IN OWNERS PROPERTY UPON THEIR REQUEST.
- ALL SURVEY MONUMENTS WITHIN THE PROJECT BOUNDARIES SHALL BE PROTECTED DURING THE COURSE OF THE WORK. SHOULD ANY SURVEY MONUMENT REQUIRE RAISING OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE RMOW AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK.
- SURVEY PINS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL ELEVATIONS ARE GEODETIC AND REFERENCED TO INTEGRATED SURVEY MONUMENT ELEVATIONS LOCATED ON ROAD RIGHT-OF-WAYS.
- ALL PUBLIC ROADWAYS AFFECTED BY THE WORKS SHALL BE KEPT IN A CLEAN STATE AT ALL TIMES AND FREE OF EQUIPMENT AND MATERIALS AT ALL TIMES WHEN CONSTRUCTION ACTIVITY IS NOT UNDERWAY. DUST CONTROL MEASURES SHALL ALSO BE EMPLOYED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THERE IS NO DISRUPTION TO SERVICE, AND IF DISRUPTION IS ANTICIPATED, TO NOTIFY THE ENGINEER A MINIMUM OF 72 HOURS PRIOR, AND OBTAIN APPROVAL FOR THE DISRUPTION.
- ALL DISTURBED AND GRASS AREAS TO BE REINSTATED WITH 150mm TOPSOIL AND HYDROSEEDED TO EXISTING OR BETTER CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR A 1 YEAR MAINTENANCE PERIOD INCLUDING MOWING AND IRRIGATION.
- THE CONTRACTOR SHALL FIELD LAYOUT THE NEW SERVICES FOR CONFIRMATION BY ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR NOT TO OPEN OR CLOSE ANY VALVES ON RMOW WATER SYSTEM. ALL VALVE OPERATIONS BY RMOW.
- CONTRACTOR IS REQUIRED TO OBTAIN HYDRANT USE PERMIT FROM RMOW FOR ALL HYDRANT USE.
- CALL RMOW IMMEDIATELY IN CASE OF EMERGENCY OR BROKEN SERVICES ON WATERMAIN, CONTACT ENVIRONMENTAL OPERATIONS 604-935-8300
- THE CONTRACTOR IS TO CARRY OUT THE BEST MANAGEMENT PRACTICES FOR SEDIMENT CONTROL DURING THE CONSTRUCTION OF THE WORK. AT NO TIME MAY CONSTRUCTION DEBRIS BE ALLOWED TO ENTER THE DITCHES ALONG THE CONSTRUCTION ZONE AS THESE ARE FISH BEARING DITCHES. CONTRACTOR IS TO INSTALL SILT FENCING AS REQUIRED OR AS DIRECTED BY ENGINEER WHEN TRENCH LINE IS WITHIN 1M OF TOP OF DITCH.



UTILITIES TRENCH WITH HYDRAULIC BARRIER
NTS



UTILITY CROSSING DETAIL
NTS

WATERMAIN NOTES:

- ALL NEW WATERMANS SHALL BE PVC C900 DR18 AND INSTALLED WITH 1.8m MINIMUM COVER UNLESS OTHERWISE NOTED. ALL WATERMANS NOT MEETING THE REQUIRED 1.8m MINIMUM COVER SHALL BE INSTALLED WITH 100mm STYROFOAM SM.
- ALL FITTINGS ARE TO BE STANDARD DUCTILE IRON FITTINGS TO AWWA C153 CEMENT MORTAR LINED AS PER MMCD SPECIFICATIONS AND FULLY PROTECTED WITH DENSO PRIMER, MASTIC AND TAPE PER MANUFACTURER'S SPECIFICATIONS.
- MECHANICALLY RESTRAIN FULL LENGTH UNIFLANGE 1300/1390 SERIES c/w PIPE ANCHOR BLOCKS PER RMOW STD DWG G8 WHERE PIPE GRADE IS 10% OR MORE. ALL RESTRAINERS, TIE-RODS, BOLTS AND NUTS ARE TO BE FULLY PROTECTED WITH DENSO PRIMER, MASTIC AND TAPE PER MANUFACTURER'S SPECIFICATIONS.
- NO CHANGES TO BE MADE TO PIPE FITTINGS OR ALIGNMENTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR IS TO EXPOSE EXISTING WATERMANS AND WATER SERVICES AT TIE-IN LOCATION AND ALL EXISTING UTILITIES IN BETWEEN. UTILITY DEPTHS ARE TO BE RECORDED AND FORWARDED TO THE CONTRACT ADMINISTRATOR FOR REVIEW PRIOR TO CONSTRUCTION.
- ASSURANCE OF PROTECTION OF THE WATERMAIN AS PER VANCOUVER COASTAL HEALTH

PARALLEL LINES: WATERMANS SHOULD BE LAID AT LEAST 3m HORIZONTALLY FROM ANY SANITARY OR STORM SEWER. WHERE THIS HORIZONTAL SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATERMAIN SHOULD BE AT LEAST 450mm ABOVE THE TOP OF THE SEWER AND SUFFICIENTLY TO ONE SIDE OF THE SEWER TO ALLOW FOR SEWER REPAIRS WITHOUT DISTURBING THE WATERMAIN. IF THIS VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER SHOULD BE OF THE SAME SERVICE CAPABILITY AS THE WATERMAIN, WITH PRESSURE CLASS JOINTS DESIGNED TO REMAIN WATERTIGHT IF THE GROUNDWATER TABLE PERIODICALLY RISES ABOVE THE SEWER, AND ARE TO BE PRESSURE TESTED BEFORE BACKFILLING. OTHER PRECAUTIONS, SUCH AS A WATERMAIN WITH IMPROVED JOINTS AND HIGHER STRENGTH MAY BE NEEDED. WHERE A WATERMAIN IS LAID WITHIN 3m OF EXISTING SANITARY OR STORM SEWER, A NILEX LLDPE 30 mil GEOMEMBRANE OR SIMILAR APPROVED MUST BE PLACED CONTINUOUSLY ALONG TRENCH TO PROVIDE A HYDRAULIC BARRIER.

CROSSINGS: WHERE A WATERMAIN CROSSES A SANITARY OR STORM SEWER, THE LINES SHOULD BE LAID WITH THE WATERMAIN CROSSING OVER THE SEWER AND WITH THE MIDDLE OF PIPE LENGTHS LOCATED AT THE CROSSING POINT. TO MAXIMIZE THE SEPARATION BETWEEN JOINTS, WHERE A MINIMUM 3m JOINT SEPARATION AND/OR 450mm CLEAR VERTICAL SEPARATION IS NOT POSSIBLE AT THE CROSSING, PRECAUTIONS TO IMPROVE WATER TIGHTNESS OF THE SEWER JOINTS AND STRUCTURAL IMPROVEMENTS SUCH AS HIGHER STRENGTH WATERMAIN AND/OR SEWER AT THE CROSSING AREA MAY BE NEEDED. SLEEVING, PIPE BRIDGING OR OTHER SUITABLE MEASURES MAY BE CONSIDERED. ALL JOINTS WITHIN 3m OF THE CROSSING SHOULD BE WRAPPED WITH T.C. ENVIROTAPE (50mm), MANUFACTURED BY TAPECOAT CANADA INC. TRENTON TEC-TAPE OR APPROVED EQUIVALENT, OR WATERMAIN SHOULD BE CONSTRUCTED USING A JOINLESS PIPE TO REMOVE ANY JOINTS WITHIN 3m OF THE CROSSING. BOTTOM OF THE WATERMAIN MUST HAVE MINIMUM 150MM CLEARANCE FROM TOP OF THE SANITARY OR STORM SEWER BEING CROSSED. WHERE A WATERMAIN IS LAID BELOW A SANITARY OR STORM SEWER, PIPEWORK WITHIN 3m OF THE CROSSING POINT MUST BE PROVIDED WITH A NILEX LLDPE 30 mil GEOMEMBRANE OR SIMILAR APPROVED FOR FULL WIDTH OF THE TRENCH AS A HYDRAULIC BARRIER IN ADDITION TO WRAPPING JOINTS OR USING A JOINLESS PIPE FOR BOTH WATERMAIN AND SEWER. TOP OF THE WATERMAIN MUST HAVE MINIMUM 150MM CLEARANCE FROM BOTTOM OF THE SANITARY OR STORM SEWER BEING CROSSED.

ALL JOINTS WITHIN 3M OF THE CROSSING OR WITHIN 3M OF A SANITARY SEWER, STORM SEWER OR DRAINAGE DITCH SHOULD BE WRAPPED WITH HEAT SHRINK PLASTIC OR PACKED WITH INERT PETROLATUM COMPOUND AND WRAPPED WITH TAPE BASED ON THE FOLLOWING STANDARDS: ANSIIAWWA C214 (FACTORY APPLIED), ANSIIAWWA C209 (FIELD APPLIED), ANSIIAWWA C217-90 (PETROLATUM TAPE). ALL MATERIALS USED ARE TO HAVE ZERO HEALTH HAZARD RATING.

- FOR SERVICE CONNECTIONS, WHEREVER POSSIBLE, THE ABOVE CONSTRUCTION PRACTICES SHOULD ALSO BE APPLIED.
- THE CONTRACTOR SHALL TRANSFER ALL WATER SERVICES AT PROPERTY LINE AFTER TESTING AND ACCEPTANCES OF THE NEW MAIN UNLESS OTHERWISE NOTED.
- ALL NEW WATER SERVICE CONNECTIONS SHALL BE 19mm DIAMETER GOLD STRIPE PE SERIES 160 MUNICIPAL SERVICE TUBING UNLESS OTHERWISE NOTED OR LOCATED IN FIELD. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF EXISTING SERVICE PRIOR TO INSTALLATION OF NEW SERVICE.
- ALL SERVICE CURB STOPS ARE TO BE INSTALLED AS PER SUPPLEMENTAL STANDARD DETAIL DRAWING W2-BS & SHALL BE AT A DEPTH OF 1.8m WITH THE TRANSITION TO THE EXISTING SERVICE ELEVATION AFTERWARDS.
- FOR ALL WATER SERVICES TO BE TRANSFERRED AT THE PROPOSED WATERMAIN, THE CONTRACTOR IS TO INSTALL THE APPROPRIATE SIZED CORPORATION STOP AT THE SAME OFFSET AS THE EXISTING WATER SERVICE.
- THRUST BLOCKS AND JOINT RESTRAINTS ARE TO BE PROVIDED AT ALL FITTINGS AND CHANGES IN DIRECTION.
- MAXIMUM JOINT DEFLECTION SHOULD NOT EXCEED ONE-HALF OF THE MANUFACTURER'S RECOMMENDED SPECIFICATION.
- NEW SERVICE CONNECTIONS RANGING IN SIZED FROM 19mm TO 50mm SHALL BE AS PER RMOW STANDARD DETAIL DRAWINGS W2-A AND W2-B AND CONNECTED TO EXISTING BY THE CONTRACTOR AT THE EXISTING PROPERTY SHUT-OFF LOCATION.
- ALL PROPOSED HYDRANTS SHALL BE TERMINAL CITY UNLESS OTHERWISE PREVIOUSLY APPROVED IN WRITING AND INSTALLED PER RMOW STANDARD DETAIL W4. FIRE HYDRANT GATE VALVES TO BE OUTSIDE OF ROAD LANE AND WITHIN ROAD SHOULDER AND PLACED AS REQUIRED. ISOLATION VALVES TO BE FLANGED TO THE TEE ON MAIN. TRACER WIRE TO EXTEND TO THE HYDRANT ASSEMBLY C/W COBRA ACCESS POINT AND GROUNDING ROD AS NOTED ON THE DRAWINGS.
- ALL VALVES TO BE WITHIN A MINIMUM 1.0m ASPHALT OR CONCRETE (50mm) SURROUND UNLESS OTHERWISE SPECIFIED.
- TRACER WIRE TO BE INSTALLED OVER ALL WATERMANS & SERVICES PER MANUFACTURER SPECIFICATIONS AND TO BE #12 AWG AS PER MANUFACTURERS SPECIFICATIONS c/w TRACER BOXES AS NOTED ON SHEET DRAWINGS.

LEGEND

LINETYPES		
PROPOSED	EXISTING	
---	---	RIGHT OF WAY
---	---	CENTER LINE
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	STORM MAIN
---	---	STORM SERVICE
---	---	CB / DRAINAGE LEAD
---	---	STREAM / CREEK / DITCH
---	---	SANITARY SEWER MAIN
---	---	SANITARY SERVICE
---	---	ELECTRICAL
---	---	CABLE
---	---	NATURAL GAS
---	---	CHAINLINK FENCE
---	---	RETAINING WALL
---	---	EDGE OF GRAVEL ROAD
---	---	BOTTOM OF BANK
---	---	TOP OF BANK
---	---	EDGE OF PAVEMENT

SYMBOLS		
PROPOSED	EXISTING	DESCRIPTION
●	○	WATER VALVE AIR
✕	✕	WATER VALVE
└┐	└┐	WATER BEND
┌┐	┌┐	WATER TEE
┌┐┌┐	┌┐┌┐	WATER CROSS
●	○	WATER HYDRANT
→	→	WATER REDUCER
■	■	WATER ROBAR
▼	▼	WATER THRUST BLOCK
●W	○W	WATER SERVICE
✕	✕	WATER BLOWOFF
ε	ε	WATER CAP
■	■	WATER METER
		WATER HUB FLANGE
▣	▣	STORM CATCHBASIN DOUBLE
▣	▣	STORM CATCHBASIN
┌┐┌┐	┌┐┌┐	STORM CULVERT / HEADWALL
○	○	STORM LAWN DRAIN
○D01	○D01	STORM MANHOLE
○S01	○S01	SANITARY MANHOLE
→	→	GUY WIRE
▣	▣	TELUS MANHOLE
○	○	POLE
■	■	SIGN
○	○	STREETLIGHT
○	○	TREE
▣	▣	JUNCTION BOX
▣	▣	ELECTRICAL BOX

REV NO.	REVISION DESCRIPTION	DATE	DRAWN	APPRD
1	ISSUED FOR REVIEW	2024/05/02	BB	GS
2	ISSUED FOR BUILDING PERMIT	2024/05/03	BB	GS

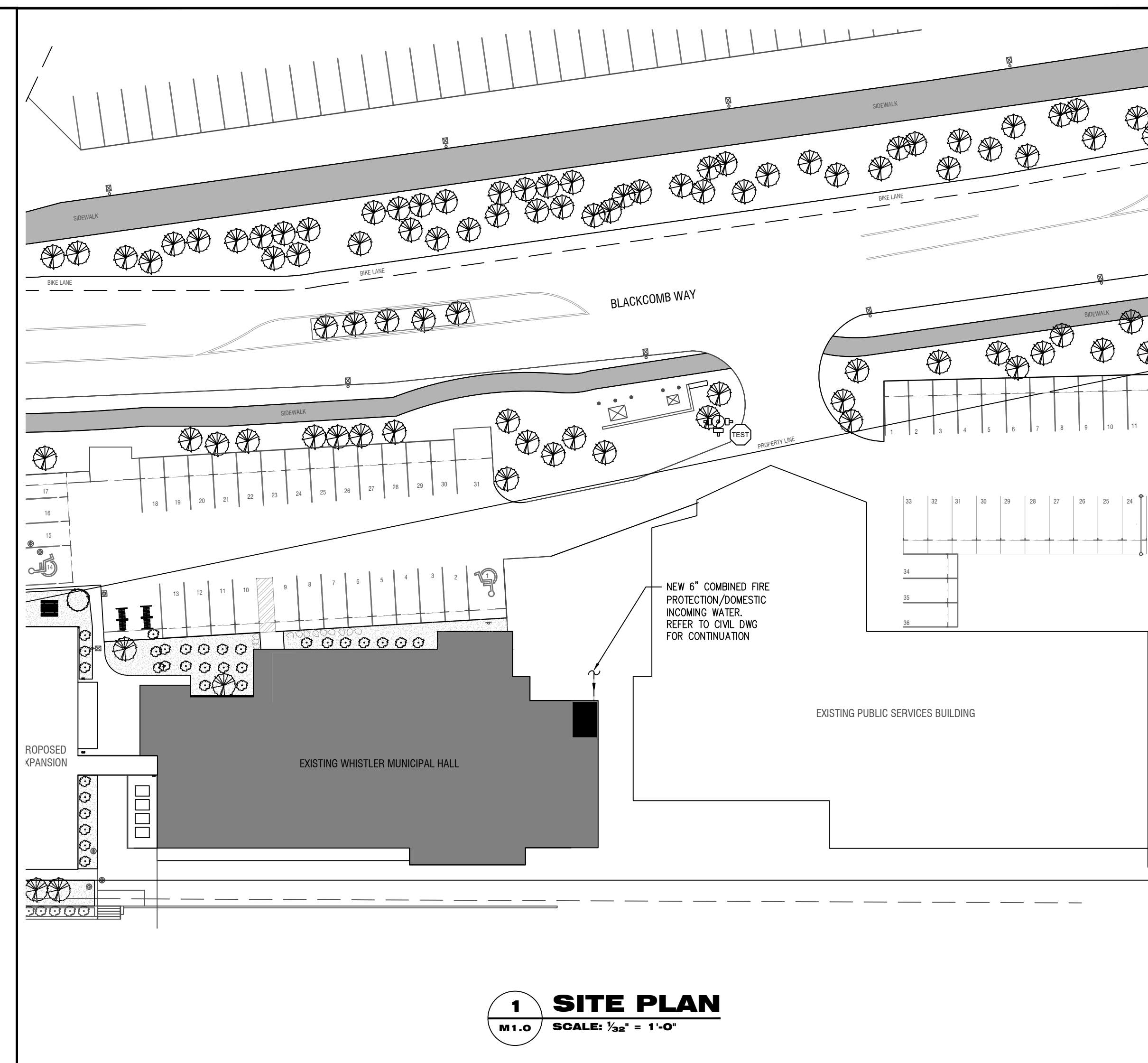
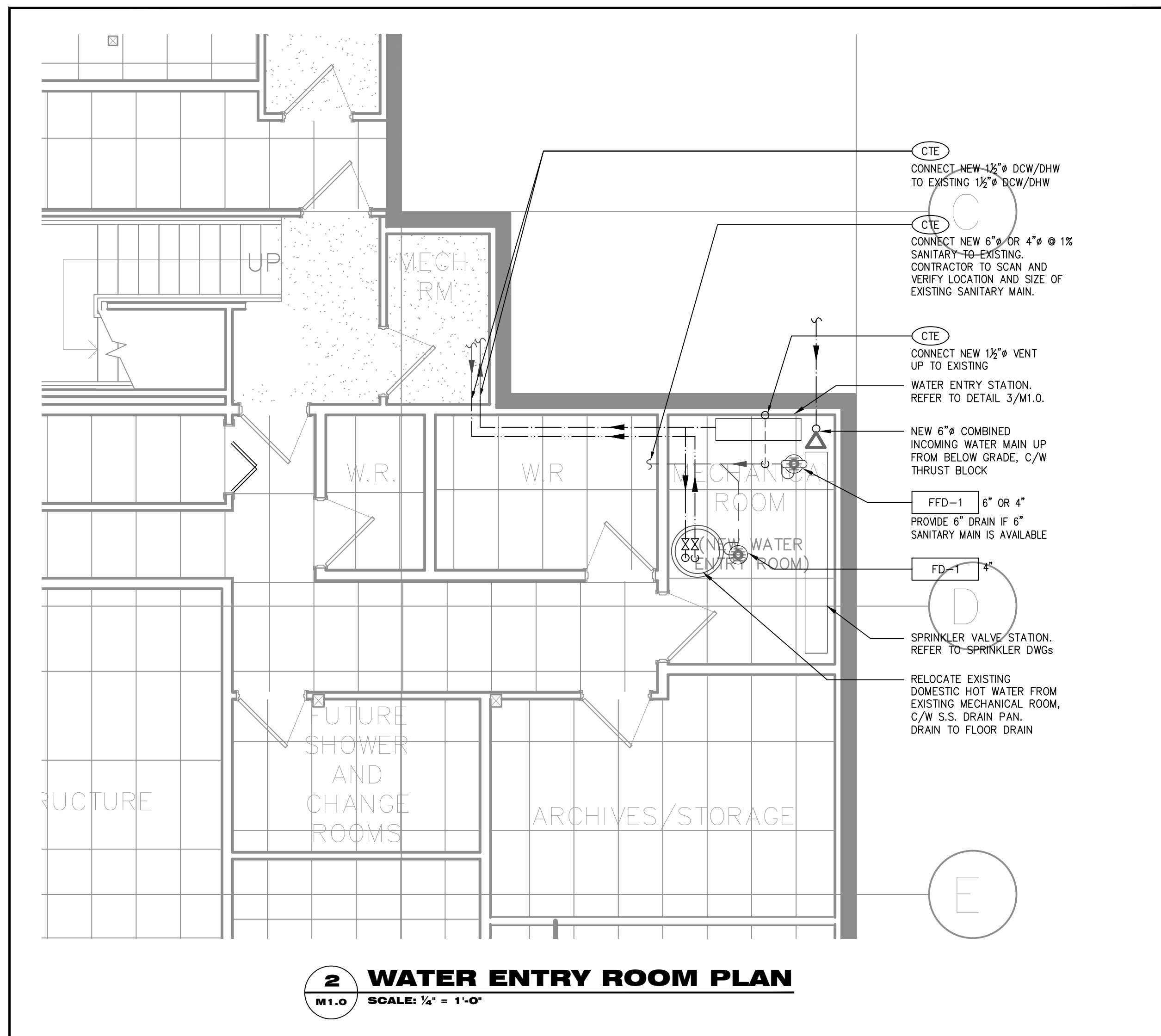
BLACKCOMB WAY
NOTES, LEGEND & DETAILS

ISSUED FOR BUILDING PERMIT DESIGN NO. **33861**

SCALE	AS SHOWN	CREATION DATE	2024/05/02	DWG. NO.	01
DRAWN BY	BB	DESIGN BY	GS	OF	02
CHECKED BY	GS	APPROVED BY	GS	REV.	2
PLOT DATE	May 3, 2024				

PROFESSIONAL ENGINEER
ISL
#101 - 38028 Second Avenue Squamish, BC V8B 0C3
T: (604)815-4648 F: (604)815-4647

File: G:\Projects\33861\33861\33861_RMW_Municipal_Hall_Water_Service\02_CADD\20_Drawing\20_Production\33861_SHEETS.dwg



LEGAL DESCRIPTION

-

CIVIC ADDRESS

41950 GOVERNMENT ROAD, SQUAMISH BC

DRAWING LIST

DWG #	DRAWING NAME	SCALE
M-1.0	GENERAL NOTES, SYMBOLS, LEGENDS & SITE PLAN	AS SHOWN

SYMBOL SCHEDULES

EQUIPMENT DESIGNATION
EQUIPMENT NUMBER

AC-1

CTE

DRAWING NOTE

CONNECT TO EXISTING

DOMESTIC COLD WATER (DCW)

DOMESTIC HOT WATER (DHW)

DOMESTIC HOT WATER REIRC. (DHW R)

SANITARY VENT

SANITARY SEWER ABOVE GRADE

SANITARY SEWER BELOW GRADE

PIPE CLEAN-OUT

PIPE CLEAN-OUT TO GRADE

DIRECTION OF FLOW

SLOPE PIPE OR DUCT

PIPE DROP

PIPE RISE

PIPE TEE DOWN

ISOLATION VALVE (REFER TO SPEC.)

CHECK VALVE

P.R.V. PRESSURE REDUCING VALVE

PRESSURE GAUGE

FLOOR DRAIN

FUNNEL FLOOR DRAIN

ABBREVIATIONS

DCW	DOMESTIC COLD WATER	FLR	FLOOR
DHW	DOMESTIC HOT WATER	F/A	FROM ABOVE
DN	DOWN	F/B	FROM BELOW
DHWT	DOMESTIC HOT WATER TANK	SAN	SANITARY
		V	VENT

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNERS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND UNLESS THE REPRODUCTION CARRIES THEIR NAME. ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR THE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNERS.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB AND THE DESIGNERS SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

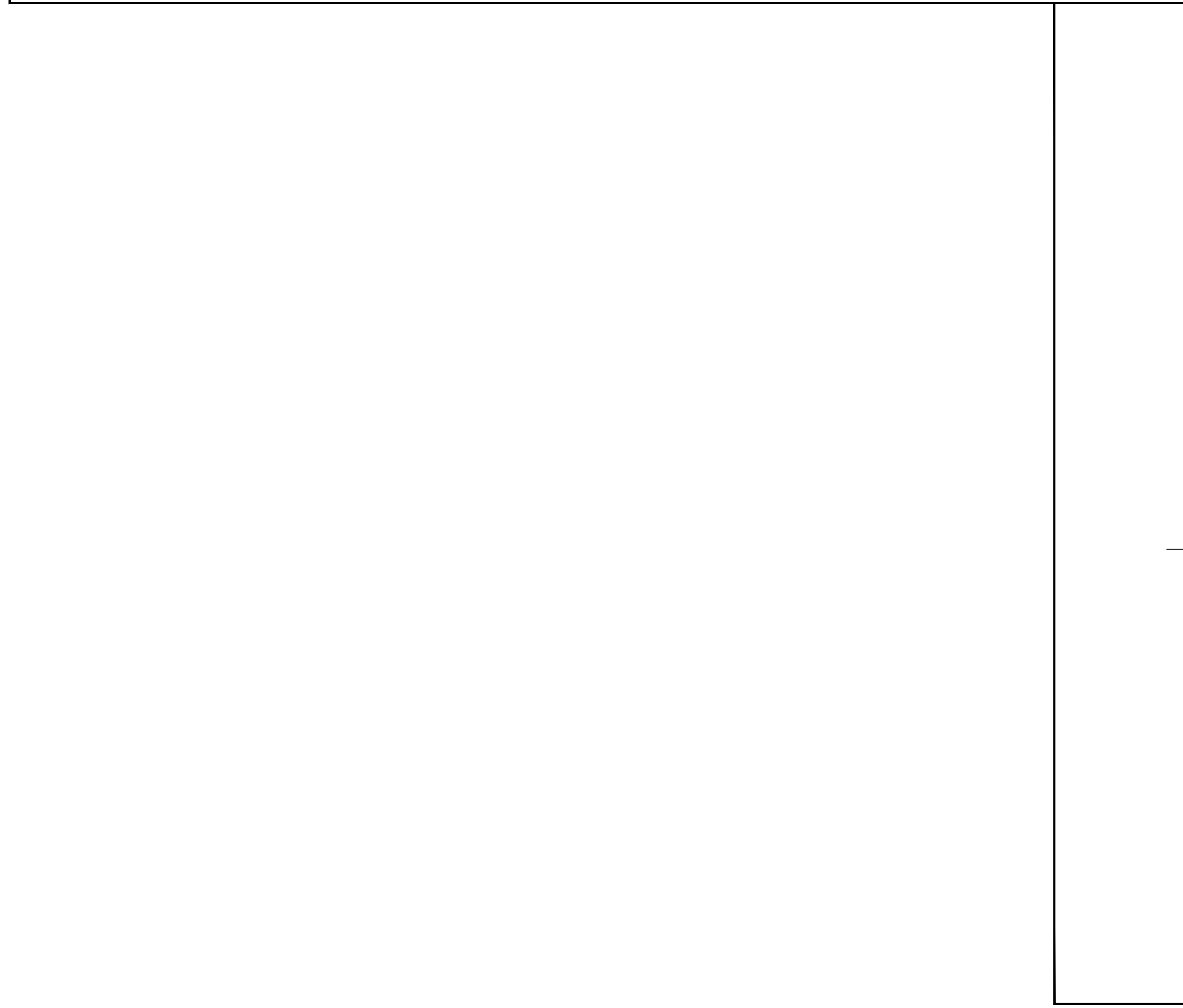
HENA CONSULTING INC

MECHANICAL ENGINEERING

T: 1.778.970.1772
E: Info@HenaConsulting.ca

Project#: HC24BC018

Permit to Practice # 1001609



LEGEND

- 1 1/2" (38MM) BRASS BALL VALVE
- REMOVABLE PLUG, BALL VALVE
- UNION
- STRAINER
- 1 1/2" (38MM) PRESSURE REDUCING VALVE (PRV), WATTS, LF25AUB
- 1 1/2" (38MM) WATTS DOUBLE CHECK VALVE ASSEMBLY (DCVA), WATTS, 007012
- 1 1/2" (38MM) BRASS ELECTRIC MASTER VALVE, TORO 220-26-06, 1 1/2" INLET/OUTLET GLOBE REMOTE CONTROL
- 1 1/2" (38MM) BRASS FLOW SENSOR, DATA INDUSTRIAL, IR

GENERAL NOTES:

- PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND WATER DISTRIBUTION) AND ALL ASSOCIATED EQUIPMENT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE BRITISH COLUMBIA PLUMBING CODE 2024 AND THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL MATERIAL SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER VERIFYING IT IS ADEQUATE FOR INSTALLATION PER THE SPECIFICATIONS AND DRAWING. VERIFY DIMENSIONS AND CLEARANCES AT BUILDING BEFORE COMMENCING WORK.
- PIPING SHOWN IS FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE AND VERIFY INVERT ELEVATION AND EXACT LOCATION OF PIPE CONNECTION, DIRECTION OF FLOW AND DISTANCE WITH CIVIL DRAWINGS AND WITH THE LOCAL UTILITY PROVIDER PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.
- VERIFY THE EXACT LOCATION AND ROUTING OF THE PIPING AND OFFSET/REROUTE ANY PIPING THAT MAY BE IN CONFLICT WITH THE BUILDING LAYOUT.
- MAKE OFFSETS AND TRANSITIONS TO COORDINATE WITH OTHER TRADES WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- ALL SANITARY VENTING SHALL CONFIRM WITH THE LOCAL PLUMBING CODE AND REGULATIONS. ALL WORK SHALL CONFIRM TO BASE BUILDING STANDARDS AND SPECIFICATIONS.
- TRAP PRIMER REQUIRED AT ALL FLOOR DRAINS AND HUB DRAINS.
- ALL PENETRATIONS OF FIRE RATED STRUCTURES SHALL BE FIRE STOPPED TO MATCH RATING.

#	Description	Date
4	ISSUED FOR TENDER & CONSTRUCTION	2024-06-17
3	ISSUED FOR BUILDING PERMIT	2023-05-30
2	ISSUED FOR REVIEW	2023-05-28
1	ISSUED FOR REVIEW	2023-05-27

Engineer's seal:

WHISTLER MUNICIPAL HALL - WATER UPGRADE

4325 BLACKCOMB WAY, WHISTLER, BC

Project:

GENERAL NOTES, SYMBOLS, SITE PLAN & FLOOR PLAN, & DETAILS

Drawn By: WJ
Checked By: YM
Scale: N.T.S.

Drawing No: M-1.0

15010 **General Mechanical Provisions**

1.1 **Conformance**
Conform to terms and conditions of the General Contract Document.

1.2 **Scope**
1. Provide complete, fully tested and operational mechanical systems to meet the requirements described herein and in complete accordance with applicable codes and ordinances.
2. Contract documents of this division and drawings are diagrammatic and approximately to scale unless detailed otherwise. They establish scope, material and installation quality and are not detailed installation instructions.
3. Follow manufacturer's recommended installation details and procedures for equipment, supplemented by requirements of contract documents.
4. Install equipment generally in locations and routes shown close to building structure with minimum interference with other services or free space. Remove and replace improperly installed equipment to satisfaction of the consultant at no extra cost.
5. The drawings indicate the general location and route to be followed by the piping and ductwork. Where details are not shown on the drawings or only shown diagrammatically, the pipes and ductwork shall be installed in such a way as to conserve head room and interfere as little as possible with the free use of space through which they pass. Service lines shall run parallel to building lines. All duct and pipes of ceiling shall be kept as light as possible to beams or other limiting members of high end. All pipes and ducts shall be coordinated in elevation to ensure that they are concealed in the ceiling space provided unless detailed and dimensioned otherwise on drawings and permitted otherwise by the consultant.
6. Connect to equipment specified in other sections and to equipment supplied and installed by other contractors or by the owner. Unrattle equipment, move in place and install complete; start-up and pad test.
7. Connect into existing systems with minimum disruption to the existing systems.
8. Provide seismic restraints for all equipment, piping and ductwork when required by code.
9. Field verify all building and site dimensions prior to any fabrication and installation of equipment or materials. No additional charge shall be entertained for failure to verify these dimensions on site.
10. Identify all opening and holes required for the passage of mechanical services through structures and dividing walls to the general contractor. Such identification shall be via marked up drawings showing opening locations, sizes, and levels. If required, the contractor is to clearly mark on site the intended openings for review by the structural engineer.
11. The work shall include but not limit to the following:
1. Complete plumbing installation
2. Commissioning and balancing.

1.3 **Materials**
1. Materials and equipment installed shall be new, full weight and of quality specified. Use some brand or manufacturer for each specified application.
2. Each major component of equipment shall bear manufacturer's name, address, catalog and serial number.

1.4 **Cutting and Patching**
1. Provide holes and sleeves, cutting and fitting required for mechanical work. Relocate improperly located holes and sleeves.
2. Drill for expansion bolts, hanger rods, brackets, and supports.
3. Obtain written approval from structural consultant before cutting or burning structural members. This work shall be carried out by the specialist trade only. General Contractor to x-ray slab/beam/header or other concrete structural items before boring.
4. Provide openings and holes required in pre-cast members for mechanical work. Cast holes larger than 4"ø (100mm) in diameter tight to columns shall not exceed 8"ø (200mm) in diameter. Cast or field cut holes smaller than 4"ø (100mm).

5. Repair building where damaged from the equipment installation, improperly located holes, etc., by this section of the work. This repair work shall be carried out by the specialist trade at the expense of this section of work. Use matching materials as specified in the respective sections.

1.5 **Shop Drawings**
1. Provide shop drawings as indicated in accordance with the MCA-BC standards for shop drawings.
2. Identify materials and equipment by manufacturer, trade name and model number. Include copies of applicable brochure or catalog material.
3. Clearly mark submittal material using arrows, underlining or circling to show differences from specified, eg. Ratings, capabilities and options being proposed. Cross out non-applicable material. Specifically note on the submittal specified features such as special tank linings, pumps, seals, material, or painting.
4. Include dimensional and technical data sufficient to check if equipment meets requirements. Include wiring, piping, and service connection data and motor sizes.
5. Installed materials and equipment shall meet specified requirements regardless of whether or not shop drawings are reviewed by the consultant.
6. Do not order equipment or material until the consultant has reviewed and returned approved shop drawings.
7. Submit weights of all major equipment for review such that the loads can be reviewed by the appropriate consultant.
8. Submit list of all electrical motors and power requirements to Electrical Contractor if required.

1.6 **Standards of Materials, Equipment and Installation**
1. Equipment used shall not exceed space limitations in any dimension. Replace any equipment or apparatus which does not meet this specification at no cost. Assume full responsibility for the expense of redesign and adjustment to other parts of the building when proposing the use of approved equal or alternate equipment.
2. Provide equipment from the specified manufacturers. All mechanical equipment shall have the approved manufacturers name permanently affixed to it.
3. Equipment on alternate & approved manufacturers list must be equal in quality and performance to the model specified. Equipment which is not equal will be replaced with the specified equipment at no cost to the owner.
4. The equipment manufacturer shall ensure that the strength and anchorage of the internal components of the equipment exceeds the force level used to restrain and anchor the unit itself to the supporting structure.

1.8 **Operating and Maintenance Data**
1. Instruct the building operators in the operation and preventative maintenance of each piece of equipment and system supplied and installed. Complete and turn over documentation prior to substantial performance.
2. Submit 2 sets O & M manuals in 3-ring binders, to include the following:
• Name of engineer and mechanical contractor and phone number.
• Description of operation of all mechanical systems.
• Shop drawing of all equipment.
• List of tagged valves.
• Extended warranties.
• Maintenance and operation instructions.
• List of manufacturers' source and trade names.
• Balance report of air & water systems.
• Copy of record drawing.
• List of inspection and test certificates.
3. Binders are to be provided with permanent labels affixed to the spine and cover. These labels are to have the project name, project date, manual title, and owner, architect, and consultant names.

1.9 **Record drawings**
1. Submit record drawings identifying location of all fire dampers, major control lines, access doors, tagged valves and actual room names.
2. The contractor shall be responsible for and keep one set of white prints, including revision drawings, in job site office. Backfilling will not be allowed until underground service dimensions are marked on plans. Set of white prints shall be maintained in constant up-to-date condition by each trade (as-built conditions marked in red pencil). The 1 white set of prints will be provided to the contractor by the consultant at the contractor's cost.
3. The "record drawings" shall include, but not be limited to, the following changes and shall be recorded daily:
4. Size, location, arrangement, route and extent of piping, conduit, terminal units, equipment, fixtures, cleanouts, valves, rough-in, etc., Above and below grade inside the building, including locations of buried piping.
5. Sanitary sewers: all sanitary sewers. Invert elevations and locations to be given at each clean-out.
6. Storm drains & sewers: all storm drains and sewers. Invert elevations to be given at each manhole, clean out, change of direction, junction, and at every 100 feet (30 m) run.
7. Location, tagging and numbering of all valves except individual plumbing fixtures or equipment isolation valves.
8. The as-built daily marked-up prints shall conform to the standards of the contract drawings and shall include all details from revision drawings, supplementary drawings, change orders, addenda and site revisions, etc.
9. At the end of construction, all of the above changes shall be transferred by the consultant, at the contractors cost, to a set of "AutoCad" disks. The cadd files shall be used to produce 1- set of original "AS-BUILTS" that will be turned over to the owner. The contractor shall allow \$450.00 / drawing.

1.13 **Connection and interruption to existing systems**
1. Coordinate interruption of existing building systems with the owner.
2. Include premium time for connection to existing system so that normal use of the existing system will not be affected.

1.14 **Site utility services**
1. Co-ordinate and maintain liaison with the Owner and/or Consultant to interrupt, re-route or connect to water, sewer, storm, heating or gas systems, with minimum interruption of service. Contact respective utility companies prior to starting work.

1.17 **Access of equipment**
1. Make all arrangements to ensure that adequate access is available for all mechanical equipment. Do all hoisting and rigging into place of all specified equipment and be responsible for any damages incurred therefrom.

2. Contractor to demonstrate reasonable access to all equipment service locations.
1.18 **Liability**
1. Assume full responsibility for laying out the work and for any damage caused to the owner or other trades by improper location, or carrying out of the work.
2. Be responsible for prompt installation of his work in advance of concrete pouring or similar work. Provide and set sleeves where required. Should any cutting or repairing of either unfinished or finished work be required, this contractor shall direct the particular sub-contractor whose work is involved to do such cutting and repairing without expense to the owner. Before being undertaken, such work shall be laid out for the consultant's review.
3. Examine the site and the local conditions affecting work under this contract. Examine carefully the mechanical, electrical, structural and architectural drawings and confirm that the work under this contract can be satisfactorily carried out without changes to the building as shown on these plans. Before commencing the work, examine the work of the other trades and report at once any defect of interference affecting the work of this section, of the guarantee of same. No extras will be subsequently allowed to cover any such error, omission or oversight on the thorough inspection of the grounds, building, conditions, etc.
4. Arrange work in co-operation with other trades in the building in such a manner as not to interfere with other work being carried on in the building and places where other pipes and equipment be installed along with the pipes and ducts pertaining to this trade. Co-operate with the other trades to get all the pipes, ducts, conduit, etc., installed to the best advantage. When open web structural joists are used, must obtain structural shop drawings to ensure space available for installation of pipes and ductwork.
5. Where any pipes, ducts and equipment must be built into the work of other trades such as masonry, structural, or plastering, be responsible for supplying the equipment to be built in or measurements to allow the necessary openings to be left. All pipes and ducts which are to be concealed shall be installed neatly and closely to the building structure so that the necessary furring can be kept as small as possible. Any pipes, ducts, or other work which are not, in the opinion of the consultant, installed as they should be, shall be taken out and replaced without cost to the owner.
6. Protect finished and unfinished work from damage due to the carrying out of his work, giving special attention to the protection of building vapour barriers, waterproof membranes, etc. Cover floors and other parts of the building with tarpaulins, etc., And repair all damage to the satisfaction of the owner and the consultant. During freezing weather, protect all his materials in such a manner that no harm can be done to the installation already made and/or to materials and equipment on the job.
7. Be responsible for the condition of all materials and equipment supplied and shall provide all necessary protection for same.
8. Be responsible for the protection and maintenance of the work of this section until the building has been completed and accepted by the owner, and be responsible for the sorting of his material inside and out of the way, and to clean up all refuse caused by his work to meet consultant's review.
9. On completion of the work, all tools and surplus and waste materials shall be removed and the work left in a clean and perfect condition.
1.19 **Liability Insurance**
1. This contractor shall maintain such insurance as will fully protect both the owner and himself from any and all claims, all as noted within the general conditions and supplementary general conditions. When requested the contractor shall provide and show proof of, at his expense, comprehensive general liability insurance of not less than \$5,000,000.00 including non-owned car coverage, contractual liability and containing a cross liability clause. Coverage shall include loss or damage the contractor may cause to any work, building, equipment, structural, on the owner's property. The insurance may contain a deductible clause not to exceed \$500.00.
2. The contractor shall carry full employee's liability insurance for the whole of the work in accordance with the workers' compensation act.
1.20 **Guarantee Warranty**
1. This contractor shall furnish a written warranty stating that all work executed under this division will be free from defects of material and workmanship for a period of one (1) year from the date of substantial performance, which shall include one (1) complete summer and one (1) complete winter of uninterrupted operation. Warranty shall include any part of equipment, units or structures furnished hereunder that show defects in the works under normal operating conditions and/or for the purpose of which they were intended.
2. The contractor shall at his own expense promptly investigate any mechanical or control malfunction, and repair or replace all such defective work and all other damages thereby which becomes defective during the time of the guaranty-warranty.

1.22 **Pipe chases and duct shafts**
1. Unless otherwise indicated, conceal piping and ductwork in the construction of the walls and ceilings, and in pipe chases, duct shafts and furring. If it is necessary, move the location of pipes and ducts from those indicated and provided. Consult the consultant for review before installation of this work.
1.23 **Inspection**
1. The consultant or his representative may choose to inspect all work prior to it being concealed.
2. The contractor shall notify the consultant in writing for the following minimum, but not limited to, inspections: (Required to provide a Schedule 'C' for occupancy):
• Below grade piping prior to backfill.
• All HVAC and plumbing rough-in prior to wall and ceiling finish installation.
• Fire stopping of all openings.
• Drop test all fire dampers and demonstrate access.
• Trip test the fire detection system.
• Pre-occupancy inspection.
• Final occupancy inspection and verification of all equipment being fully operational.
3. All work shall be approved by any other regulatory body having jurisdiction where required.
4. The contractor is to provide copies of all permits, inspection reports and certificates for insertion into the maintenance manual.
5. The contractor is to provide the consultant reasonable notice prior to calling an inspection.
6. After the pre-occupancy inspection for substantial performance all deficiencies shall be completed for the final inspection. The contractor will be permitted one additional final inspection to finish all remaining deficiencies. This and any other additional inspection will be at the contractor's cost, at \$450.00 per site visit. This cost will be deducted by the owner from the contractor's holdback and paid by the owner directly to the consultant.

1.24 **Substantial performance inspection**
1. Prior to the contractor requesting an inspection for substantial performance all the following items must be provided to permit beneficial use by the owner.
1. Comply with requirements in general contract conditions.
2. Maintenance and operating manuals to be submitted.
3. As-built drawings submitted.
4. Balancing reports (air and water). If required.
5. All systems shall be certified in writing by the contractor as complete and fully operational.
6. Instructions to the owner's operating personnel shall be provided in accordance with the specifications.
7. A complete list of all items which the contractor has not finished, or are deficient shall be provided. If, in the opinion of the consultant, this list indicates the project is excessively incomplete, a substantial completion inspection will not be performed.
8. The contractor shall be fully responsible to accumulate all necessary data from his sub-trades and suppliers and present same in the specified format for the approval by the consultant.
9. All life/safety items such as sprinkler systems, fire stopping, fire dampers, plumbing fixtures and ventilation systems must be operational.
1.25 **Laws, Notices, Permits and Fees**
1. Give all necessary notices, obtain all necessary permits and pay all fees in order that the work specified may be carried out, and furnish any certificates necessary as evidence that the work installed conforms with the law and regulations of all authorities having jurisdiction.
2. All work shall be in accordance with the regulations of the following authoritative bodies, the codes in effect at the time of tender, and any others having jurisdiction:
• Fire Marshall
• Canadian Electrical Code
• BRITISH COLUMBIA BUILDING CODE 2024
• BRITISH COLUMBIA PLUMBING CODE 2024
• Worker's Compensation Board
• Canadian Standards Association
• National Building Code of Canada
• National Fire Protection Association
• Underwriters' Laboratories of Canada
• ASHRAE 90.1 (2016)
• American Society of Mechanical Engineers (ASME), B31.1 – Power Piping; B31.3 – Process Piping; B31.9 – Building Service Piping

15042 **Testing:**
1. Perform all testing required by the authority having jurisdiction.
2. Obtain test certificates for all tests performed and include in operating manuals.
3. Perform the following test: (where applicable):
• Sanitary & storm hydraulic test.
• Domestic water test to 1 1/2 times max water pressure or 200psi (13 Bar).
• Fill tests shall be held for a minimum of 8 hours and pressures for minimum of 4 hours.
• All tests shall be documented and witnessed by the consultant or general contractor.
• CONTRACTOR SHALL SUBMIT WRITTEN TEST REPORT TO THE ENGINEER ON COMPANY LETTERHEAD, DETAILING TEST TYPE, DURATION, AND DATE.

15060 **Pipe & Pipe Fittings**
1. Ensure all pipe materials and fittings are acceptable to the authority having jurisdiction.
2. All type "K" copper must be certified to ASTM B88. Provide written guarantee that lead free solder was used on all domestic water systems.
3. Approved pipe & pipe fittings: Refer to Table 1:
4. Contractor to provide drains at all low points in the piping system.

15090 **Support, Anchors & Seals**
1. Provide all necessary supports, and hangers to secure mechanical systems and equipment, including piping and ductwork. Support piping as required by the BC Plumbing Code or by the piping manufacturer, whichever is more stringent. Support sheet metal ductwork as required by SMACNA.
2. Provide firestopping at all duct and piping penetrations through rated floors/walls and shafts.
3. Provide oversize hangers on all cold pipes to fit over pipe insulation where required.
4. Provide isolation and prevent contact with dissimilar metals.
5. All steels for mechanical piping to extend 1" (25mm) above the floor in all mechanical room, shafts and wet areas.
6. All exposed piping penetrations shall be provided with escutcheons at the penetration point.

15100 **Valves**
1. Scope
1. Provide valves for heating water, domestic water, gas and refrigeration systems.
2. Provide gate, globe, ball, butterfly, drain and check valves.
3. Provide all necessary valves suitable for the fluid and piping system.
4. All valves must be suitable for a working pressure 1380 kPa at 121°C.
2. Install all valves in upright or horizontal position.
3. Provide drain valves at all low points in the piping system.
4. Provide isolation valve at each plumbing fixture.
5. Valves permitted: Refer to Table 2:
6. Valves up to 2" (50mm) diameter can be sweated or screwed connection. Valves larger than 2" (50mm) diameter must be sweated, flanged or mechanically coupled to piping system.

15160 **Vibration Isolation**
1. Scope
1. Provide vibration isolation for all motor driven equipment. To maintain noise criteria levels at or below ASHRAE recommended levels.
2. Provide spring isolator for all motor driven equipment larger than 1/2 H.P. For equipment 1/2 H.P. and less Neoprene isolators may be used.
3. All isolators provided shall incorporate seismic restraints. Isolators for base mounted equipment shall be seismic isolators.
4. Provide horizontal limit springs on all fans (except vertical discharge) in excess of 0.3" (75 Pa) static pressure.
5. All floor mounted non-isolated equipment (ie. boilers, tanks, air handling units) shall be bolted to structure and be designed for a 2g applied horizontal force.
6. Submit shop drawings of isolators which are not supplied by the equipment manufacturer.
7. All electrical connections to equipment are to be provided with flexible connectors and cable with a minimum 30ø bend or flexible conduit.
8. Provide flexible ductwork and piping connections to all equipment which incorporates vibration isolations.

15200 **Seismic requirements**
1. Scope
1. Seismic restraints for all equipment, ductwork, and piping covered by division 15. Attachment to structural members.
2. Reference standards. Seismic requirements shall be in accordance with the following:
• 2024 Building Code Division B Part 4
• N.F.P.A. 13
• N.F.P.A. 20
• SMACNA "Guidelines for seismic restraints of mechanical systems and plumbing piping systems".
3. Contractor to provide professional certification and schedules from specialist seismic engineer. Contractor to provide a schedule S-B prior to beginning construction and Schedule S-C prior to report for completion or occupancy inspection, whichever is the earlier. Alternatively, if the seismic engineer determines that seismic restraint is not required, he may issue a sealed letter certifying that seismic restraint is not required. The seismic engineer must be in good standing and licensed to practice in the province where the work is to be carried out. No extras will be entertained for modifications required by the seismic engineer.
4. Seismic requirements
1. Provide and install seismic restraints for all equipment, ductwork and piping installed by this division in accordance with all current applicable building codes.
2. The installation of seismic restrains shall not compromise vibration isolation capabilities.
3. Prior to construction commencement, contractor shall organize a meeting with the general contractor, mechanical contractor, structural consultants and other appropriate parties. At that meeting, the contractor shall present in general the approaches/details used to provide seismic bracing for equipment, ductwork and piping highlighting attachments to structure and trade coordination.
4. Contractor to provide professional certification for all items installed by this division.

15250 **Insulation**
1. Installation shall conform to the B.C.I.C.A. Quality Standards Manual for mechanical insulation.
2. Piping insulation
1. Provide vapour barrier for all cold pipes and accessories.
2. Exposed rain water leaders to be insulated in all heated spaces.
3. INSULATION SHALL BE PROVIDED FOR ALL DOMESTIC HOT AND COLD AND RE-CIRCULATION PIPING. USE OF PLASTIC PIPING MATERIAL DOES NOT SUBTRACT FRO OR ELIMINATE THE INSULATION REQUIREMENTS.
4. Insulate all plumbing traps in non-heated areas with removable insulated cap.
5. All exposed piping to be complete with PF-3 economy finish. No finish required on concealed piping.
6. Provide insulation thickness and type as per Table 3.
7. Insulate all exposed traps under handicapped sinks with factory made insulation kit.

15400 **Plumbing General**
1. To comply with BC Plumbing Code 2024 and local municipality requirements.
2. Fire stop all penetrations through rated separations. Provide necessary thermal insulation and vapour barrier at penetrations. Contractor to provide professional certification from specialist fire-stopping trade prior to report for completion or occupancy inspection, whichever is the earlier.
3. Supply and install cleanouts on all drains, changes in direction, at base of riser and on main sanitary and storm leaving building in addition to the B.C. Plumbing Code.
4. Where drains are located over an occupied area, membrane clamp is to be provided with drain for a waterproof installation.
5. Prior to commencing the underground plumbing installation excavate and verify:
1. The location, elevation and size of storm and sanitary service connections.
2. The sanitary and storm lines can be routed and sufficiently sloped with adequate cover for freezing protection to meet the service connections.
3. Inform the engineer immediately if any changes are required.
6. General requirements:
1. All floor drains shall have a trap primer connection.
2. Water distribution pipe to be 3/4" (20mm) minimum.
3. Provide installation of plumbing fixtures when supplied by others.
4. Maintain minimum headroom clearance in the basement areas of 7' (2.1m). Keep higher if possible.
5. Lead free solder to be used for all potable water systems. Contractor to issue a letter of guarantee and include in the maintenance manuals.
7. Provide unions to all equipment and valve connections for 2-1/2" (65mm) and below. Flanged connections for 3" (75mm) and over.
8. Provide necessary thrust blocks, anchor, etc. to underground water piping at all changes of direction, all tees and at the end of all mains and branches.
9. Provide stainless steel bellows type water hammer arrestors on water lines connected to clothes washer and dish washer and at top of risers. Provide accessible isolation valve and access to arrestors for servicing.
10. Where sewer, water or storm pipes pass under a grade beam or footing the trench around the piping up to and in contact with the footing, provide a 450 kg concrete grouting so as to seal the outside trenching from normal storm run off and backflow of rain water through the trenching and into the crawl space and/or under the basement floor.
11. Where sewer, water or storm pipes pass through exterior walls below grade, the General Contractor shall install corbels on the exterior walls and run bridging for corbel to undisturbed soil for the support of the pipes. One inch thick waterproof mastic shall be applied around the pipes which pass through the wall.
12. Provide chrome escutcheon plates for all plumbing rough-in.
13. Gas piping shall comply with National Standard of Canada CAN1-B149.1 M80 and the BC Gas Safety Branch Bulletins. Installation code of natural gas burning appliances and equipment. Provide necessary pressure regulator to suit. Yellow jacket buried gas line, prime coat and paint lines exposed to outdoors.
14. Provide lead sheet flashing and sheet metal counter flashing for pipe passing through roof deck structure.
15. Provide non-conducting type connection for joining or supporting. Provide separation between dissimilar metals.
16. Provide stop valve to all equipment and plumbing fixture connection. Provide stop valve to base of water risers. Provide isolation valves for all fixture trim unless complete with integral stops.
17. Provide piping expansion joints as required by the piping manufacturer's requirements, whichever is more stringent.

15450 **Plumbing Fixtures & Trim**
1. Plumbing schedules:
FD-1 DRAINS- FINISHED AREAS
MIFAB series F1000-1-3 lacquered cast iron floor drain with anchor flange, weepholes, and standard heavy duty, polished stainless steel strainer. (For membrane floors, add "C" to series number) provide trap primer connection.

FD-2 AREA DRAIN
MIFAB Series 1440-4, 6: x 6" (150 x 150) lacquered cast iron deep sump floor drain with anchor flange. Weep holes and adjustable cover with standard 1" (25mm) thick hinged square ductile iron tractor grate.

FD-1 FLOOR DRAINS WITH COMBINATION FUNNEL- MECHANICAL ROOMS & UNFINISHED AREAS
MIFAB series F1100-EG-1 lacquered cast iron floor drain with anchor flange, weepholes, and standard 4" x 9" (100 x 225) cut satin finished nickel bronze open throat funnel. (For membrane floors, use MIFAB F1100-C-EG series). provide trap primer connection.

FLOOR CLEANOUTS
In unfinished areas and outside areas, MIFAB C1100 Series adjustable floor cleanout with lacquered cast iron body and anchor flange, secondary "O" ring Test Seal, 4in diameter cleanout opening and scaricated combined cover and plug top assembly (specify material type) with stainless steel vandal proof alien key screws and primary gasket seal. (For membrane floors add suffix -C for the membrane clamp).
In tiled areas, MIFAB series C1000-S adjustable floor cleanout with lacquered cast iron body and anchor flange, secondary "O" ring Test Seal, 4"Ø (100mm) cleanout opening and square scaricated combined cover and plug top assembly (specify material type) with stainless steel vandal proof alien key screws and primary gasket seal. (For membrane floors, add Suffix -C for the membrane clamp).
In carpeted areas, MIFAB Series C1100-RC adjustable floor cleanout with lacquered cast iron body and anchor flange, secondary "O" ring Test Seal, 4in diameter cleanout opening and round nickel bronze scaricated combined cover and plug top assembly with stainless steel vandal proof alien key screws, and primary gasket seal and 1-1/2" (32mm) round stainless steel carpet marker. (For membrane floors add Suffix -C for the membrane clamp).

For heavy traffic finished areas, MIFAB Series C1000 (specify top assembly design) adjustable floor cleanout with lacquered cast iron body and anchor flange, secondary "O" ring Test Seal, 4in diameter cleanout opening and heavy duty cast stainless steel scaricated combined cover and plug top assembly with stainless steel vandal proof alien key screws and primary gasket seal. (For membrane floors, add "C" to series number).

WATER HAMMER ARRESTORS
Water Hammer Arrestor MIFAB CL series piston operated water hammer arrester with hard drawn seamless "K" copper body RYTON PPS piston with double o-rings (PARCO # 5778-20) and CDA 360 brass M.P.T. connection. Certified to the A.S.S.E. 1010-1996 and ANSI A112.26.1M Standards. Provide Water Hammer Arrestors on hot and cold water supplies to all cold valves, solenoids, and plumbing fixtures, and locate in an upright position between the last two fixtures on a line, or horizontally at the end of line closest to supply source.

UNIVERSAL ACCESS DOOR FOR WALLS AND CEILING
Material - UA series is 14 gauge satin coat steel door and 16 gauge satin coat steel frame. The UA-SS stainless steel Series is 16 gauge #304 stainless steel door and frame. Aluminum doors are available as an option up to the 24" x 24" (610 x 610) size. The door and frame is 14 gauge, type 5052-32 aluminum. Finish - Satin coat steel doors have a primed white finish. Stainless steel doors have a #4 brush satin finish. Door - Flush to frame. Turned back around edges for extra rigidity. Frame - The frame has pre-punched mounting holes for simple installation. Hinge - Concealed pivot pins. Latch - Standard - Flush mounted, screwdriver operated cam. Optional - Allen key, cylinder key, or vandal resistant latch.
TRAP SEAL PRIMER SERVING 1 TO 4 DRAINS
MIFAB model MR-500 pressure drop activated brass trap seal primer, with inlet opening of 1/2" (13) male N.P.T. and outlet opening of female 1/2" (13) N.P.T. Complete with four view holes and removable filter screen. Serves up to 6 floor drain traps and requires no adjustments and no air pre-charge.

TANK DRAIN PAN (HOT WATER)
For all domestic water heater tanks, provide a rugged galvanized steel with built-in drip pan PVC Drain (pipe to nearest hot drain).
15475 **Cleaning & Chemical Treatment**
1. Provide for cleaning and disinfection of all domestic hot & cold water systems.
2. For hot water heating systems perform a boil out and provide Dearborn - 545 or equivalent chemical treatment.
3. During system flushing ensure that all control valves and other system valves are in the full open position.
4. All domestic water piping shall be thoroughly flush so that it is free from all scale, sediment etc.
5. PROVIDE THE ENGINEER CHLORINATION CERTIFICATION WITHIN 48 HOURS AFTER COMPLETION.

1.28 **FIRE STOP SYSTEMS**
1. GENERAL PURPOSE FIRE STOPPING SEALANT.
2. APPROVED MANUFACTURERS: DOW/CORNING, HILTI FIRESTOP SYSTEMS.
3. WATER BASED, NONSLUMPING, PREMIXED SEALANT WITH INTUMESCENT PROPERTIES, RATED TO MATCH FIRE RATING OF WALL/FLOOR PER ASTM E814 AND UL 1479.
4. FOR ACID RESISTANT PLASTIC PIPING SYSTEMS: AT FIRE SEPARATIONS FIRE STOP WITH A SYSTEM IN ACCORDANCE WITH CAN4-S115-M OR ULC-S115-95, INCLUDING A 50 PA PRESSURE DIFFERENCE.

END OF MECHANICAL SPECIFICATION

TABLE 1: PIPE & FITTINGS (NON-COMBUSTIBLE CONSTRUCTION)

SERVICE	PIPE		FITTINGS	
	PIPE	SOLDER	COUPLING	JOINT
1. SANITARY ABOVE GRADE	DWV COPPER	WROUGHT COPPER OR CAST BRASS 95-5 SOLDER	GASKET WITH STAINLESS STEEL COUPLING	SOLVENT JOINT
	CAST IRON			
2. SANITARY BELOW GRADE	CAST IRON		GASKET WITH STAINLESS STEEL COUPLING	SOLVENT JOINT
	IPEX SYSTEM 15 (PVC-DWV)*			
	IPEX SYSTEM XFR (PVC-DWV)			
3. STORM DRAINAGE ABOVE	CAST IRON		GASKET WITH STAINLESS STEEL COUPLING	SOLVENT JOINT
	COPPER	COPPER OR BRASS WITH 95-5 SOLDER		
	IPEX SYSTEM 15 (PVC-DWV)*			
4. STORM DRAINAGE BELOW	CAST IRON		GASKET WITH STAINLESS STEEL COUPLING	SOLVENT JOINT
	IPEX SYSTEM XFR (PVC-DWV)			
	P.V.C./D.W.V.			
6. DOMESTIC WATER ABOVE	TYPE "L" HARD COPPER	WROUGHT COPPER OR BRASS WITH 95.5% SOLDER		
	(UNLESS NOTED, OTHERWISE ON DRAWINGS) PEX (IF NOTED ON DRAWINGS)	(LEAD FREE)		
7. DOMESTIC WATER BURIED	P.V.C. RINGTIGHT	GROOVED MECHANICAL JOINTS		
	CEMENT LINED DUCTILE IRON	GROOVED MECHANICAL JOINTS		
	TYPE "K" & "L" SOFT COPPER	WROUGHT COPPER OR BRASS 95-5 SOLDER		
NOT PERMITTED WHERE CEILING SPACE IS TO BE USED AS A RETURN PLENUM				

TABLE 2: VALVES PERMITTED:

DOMESTIC HOT & COLD	LESS THAN 2" (50MM) DIAMETER (GATE OR BALL)	GREATER THAN 2" (50MM) DIAMETER (GATE, BALL OR BUTTERFLY)
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TABLE 3: PIPE INSULATION

SERVICE	SIZE	INSULATION THICKNESS	TYPE
DOMESTIC HOT & COLD	UP TO 1" (25MM)	1" (25MM)	MINERAL FIBRE, FLEXIBLE FOAMED ELASTOMER (FOR PEX ONLY)
DOMESTIC HOT & COLD	1-1/2" & UP (40MM)	1-1/2" (38MM)	MINERAL FIBRE, FLEXIBLE FOAMED ELASTOMER (FOR PEX ONLY)
PLUMBING TRAPS	ALL	1" (25MM)	MINERAL FIBRE (REMOVABLE CAP)
STORM R.W.L.	ALL	1" (25MM)	MINERAL FIBRE
CONDENSATE DRAIN	ALL	1/2" (12MM)	MINERAL FIBRE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNERS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND UNLESS THE REPRODUCTION CARRIES THEIR NAME. ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR THE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNERS.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB AND THE DESIGNERS SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

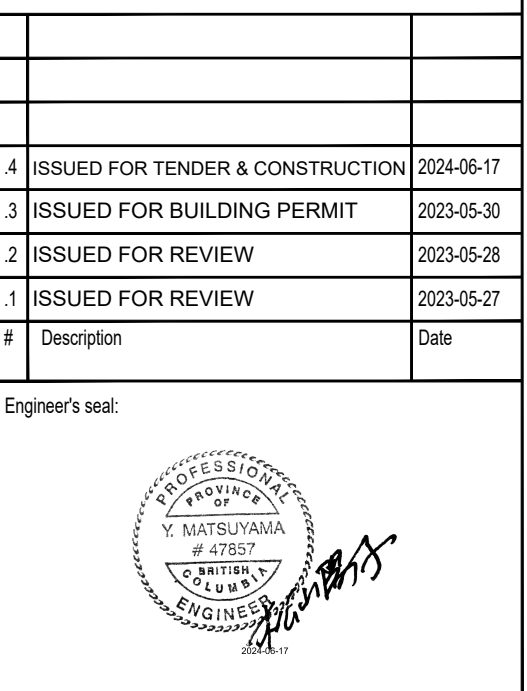


MECHANICAL ENGINEERING

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Permit to Practice # 1001609



Project:
WHISTLER MUNICIPAL HALL - WATER UPGRADE
4325 BLACKCOMB WAY,
WHISTLER, BC

Drawing Title:
SPECIFICATIONS

Drawn By: WJ
Checked By: YM
Scale: N.T.S.
Drawing No: M-2.0