

# PROPOSED COMMUNITY BUILDING JORDIE LUNN BIKE PARK

2990 IRWIN ROAD, LANGFORD, B.C.



AVALON MECHANICAL

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PLUMBING LEGEND	
—•—•—	DOMESTIC COLD WATER (DCW)
—•••—	DOMESTIC HOT WATER (DHW)
—••••—	DOMESTIC HOT WATER RECIRC. (DHWR)
-D - - -	STORM DRAIN (ABOVE GROUND / FLOOR)
-D - - - -	STORM DRAIN (UNDERGROUND / FLOOR)
-PD - - -	PERIMETER DRAIN
-S - - -	SANITARY SEWER (ABOVE GROUND / FLOOR)
-S - - - -	SANITARY SEWER (UNDERGROUND / FLOOR)
-V - - - -	SANITARY VENT
-F - - - -	FIRE SUPPRESSION
-G - - - -	GAS (G2# - 2 PSI, G5# - 5 PSI)
—	PIPE CONTINUES
—	PIPE CAP
o	PIPE RISER / PIPE ELBOW UP
c	PIPE ELBOW DOWN
⊥	PIPE TEE DOWN
•	PIPE CONNECTION
▶	PIPE FLOW DIRECTION
▶	PIPE TRANSITION (REDUCER)
SIZE @ FI	PIPE SIZE AND FIXTURE UNIT TAG
INV @ DEPTH	PIPE INVERT TAG
M	METER
⊥	ISOLATION VALVE (BALL OR GATE AS SPECIFIED)
⊥	CHECK VALVE
⊥	PUMP
⊥	DOUBLE CHECK VALVE (DCVA)
⊥	PRESSURE RELIEF VALVE
⊥	PRESSURE REDUCING VALVE
AAV	AIR ADMITTANCE VALVE
⊥	VACUUM BREAKER
o	HOSE BIBB
FD	FLOOR DRAIN
HBD	HUB DRAIN
RD	ROOF DRAIN
DD	DECK DRAIN
FCD	FLOW CONTROL DEVICE
Q	TRAP
RWL	RAIN WATER LEADER
CO	CLEAN-OUT (FLOOR)
CO	CLEAN-OUT (END OF LINE, OR IN WALL)
BT	BATH TUB
CB	CATCH BASIN
CD	CONDENSATE DRAIN
CTE	CONNECT TO EXISTING
DN	TO/FROM BELOW
DW	DISH WASHER
FD	FLOOR DRAIN
FU	FIXTURE UNIT
GI	GREASE INTERCEPTOR
HWT	HOT WATER TANK
INV	INVERT
LV	LAVATORY
PD	PAN DRAIN
SK	SINK
SH	SHOWER
ST	SAMPLING TEE
UP	TO/FROM ABOVE
VTR	VENT THROUGH ROOF
CW	CLOTHES WASHER
WC	WATER CLOSET

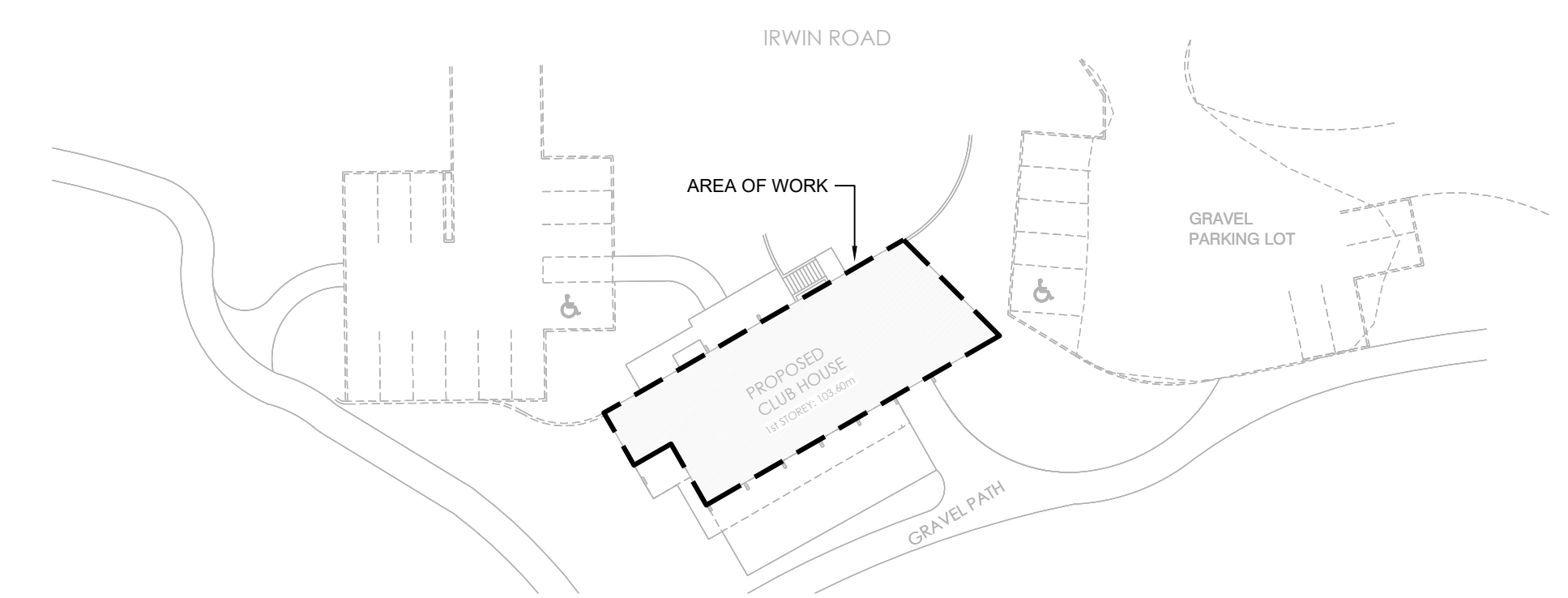
PLUMBING GENERAL NOTES	
1.	ALL 6"Ø SEWER & STORM PIPES ARE AT A MINIMUM 0.75% SLOPE, ALL 4"Ø SEWER & STORM PIPES ARE AT A MINIMUM 1% SLOPE, AND ALL 3"Ø AND UNDER ARE AT A MINIMUM 2% SLOPE UNLESS OTHERWISE INDICATED.
2.	ALL GAS LINES SCHEDULE 40 @ 2 PSIG +/- 1 PSIG AND @ 1/2"Ø UNLESS OTHERWISE INDICATED.
3.	INSTALL SHOCK ABSORBERS WHERE REQUIRED. (TOP OF RISERS, DISHWASHERS, WASHING MACHINES, ETC)
4.	INSTALL TRAP PRIMERS WHERE REQUIRED.

HVAC LEGEND	
—	RECTANGULAR DUCTWORK
—	ROUND DUCTWORK
—	ROUND DUCTWORK (SINGLE LINE)
—	ACOUSTICALLY LINED DUCTWORK
—	ACOUSTICALLY LINED DUCTWORK (SINGLE LINE)
—	INSULATED DUCTWORK
⊗	SUPPLY DUCT UP TO LEVEL/ROOF ABOVE
⊗	SUPPLY DUCT DOWN TO LEVEL BELOW
⊗	RETURN DUCT UP TO LEVEL/ROOF ABOVE
⊗	RETURN DUCT DOWN TO LEVEL BELOW
⊗	EXHAUST DUCT UP TO LEVEL/ROOF ABOVE
⊗	EXHAUST DUCT DOWN TO LEVEL BELOW
⊗	THERMOSTAT
⊗	TIME CLOCK
⊗	MANUAL SWITCH
CD	BALANCING DAMPER
CD	CONTROL DAMPER
FD	FIRE DAMPER (HORIZONTAL DUCT)
TV	TRICKLE VENT (THROUGH WALL)
UC	DOOR UNDERCUT
TAG	GRILLE/DIFFUSER/LOUVER TAG
SIZE	EQUIPMENT TAG
CONTROL WIRE	CONTROL WIRE
AD	ACCESS DOOR
CTE	CONNECT TO EXISTING
DN	TO/FROM BELOW
E/A	EXHAUST AIR
R/A	RETURN AIR
S/A	SUPPLY AIR
WC	WALL CAP
UP	TO/FROM ABOVE

HVAC GENERAL NOTES	
1.	ELECTRIC BASEBOARD HEATERS AND BASEBOARD HEATER CONTROLS ARE SHOWN FOR REFERENCE ONLY. THESE ARE TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. GENERAL CONTRACTOR TO CONFIRM THAT THIS ITEM IS INCLUDED IN THE SCOPE OF ELECTRICAL TENDERS.
2.	ALL EQUIPMENT TO BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS. MAINTAIN ALL OPERATION AND SERVICES CLEARANCES AS RECOMMENDED BY MANUFACTURER.
3.	PROVIDE SEISMIC RESTRAINT AS REQUIRED FOR ALL MECHANICAL EQUIPMENT.
4.	INSTALL AND SUPPORT DUCTWORK, GRILLES, DIFFUSERS, ETC. PER SMACNA GUIDELINES AND AS INDICATED IN THE SPECIFICATIONS.
5.	SIZE OF DUCTS CONNECTING TO DIFFUSERS TO BE THE SAME AS THE DIFFUSER NECK SIZE, UNLESS OTHERWISE INDICATED.
6.	PROVIDE VIBRATION ISOLATION BETWEEN DUCTWORK AND ALL MOTORIZED EQUIPMENT.
7.	REFER TO SPECIFICATION FOR USE OF FLEX DUCT TO HVAC TERMINALS. FLEX DUCT SHALL NOT BE USED FOR DUCT ELBOWS.
8.	PROVIDE EXTERNAL THERMAL INSULATION AND INTERNAL ACOUSTIC INSULATION WHERE INDICATED AND AS REQUIRED IN THE SPECIFICATION.
9.	ALL FRESH AIR INTAKES AND EXHAUST AIR TERMINATIONS SHALL BE COMPLETE WITH BIRD-SCREEN UNLESS OTHERWISE INDICATED.
10.	EXCEPTIONS: KITCHEN EXHAUST AND DRYER EXHAUST.
11.	REPLACE ALL EXISTING AIR FILTERS WITH NEW.
11.	ACCESS DOORS TO BE PROVIDED FOR CONCEALED BALANCING DAMPERS, DUCT HEATERS, HEATING/COOLING COILS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, AND MAINTENANCE OF MECHANICAL EQUIPMENT AS REQUIRED. WHERE ACCESS DOORS OCCUR IN FIRE SEPARATIONS, MAINTAIN REQUIRED FIRE RATING.

FIELD REVIEWS BY ENGINEER	
1.	ALL WORK MUST BE REVIEWED BY THE ENGINEER BEFORE BEING COVERED. CONTACT THE ENGINEER TO ARRANGE FOR FIELD REVIEWS FOR THE FOLLOWING STAGES:
2.	FOUNDATION DRAINAGE SYSTEMS. DRAIN ROCK AND FILTER CLOTH INSTALLATION TO BE IN PROGRESS. CLEANOUTS TO BE EXTENDED UP TO GRADE AND READY FOR BACKFILL.
3.	BELOWGROUND WORK: PIPING TO BE BEDDED AND UNDER TEST - DO NOT BACKFILL. THRUST BLOCKS MUST BE COMPLETE. DO NOT COVER UNTIL BOTH THE ENGINEER AND THE LOCAL AUTHORITY OR PLUMBING INSPECTOR, IF APPLICABLE, HAVE REVIEWED.
4.	PIPING, ABOVEGROUND: PIPING SYSTEMS TO BE UNDER TEST AND FIRESTOPPING IS TO BE COMPLETE.
5.	FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.
6.	ROOF MOUNTED EQUIPMENT: CURBS OR SLEEPERS TO BE INSTALLED AND EXPOSED. REVIEW TO BE BEFORE ROOF MEMBRANE OR INSULATION INSTALLED.

PROJECT START AND CLOSE OUT DOCUMENTS	
CONSTRUCTION START-UP	
PROJECT CLOSE-OUT	
	SUBMITTAL
	PLUMBING
X	SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS
X	SHOP DRAWINGS OF ALL PLUMBING ITEMS INDICATED IN SPECS
X	BACKFLOW PREVENTER TEST REPORTS
X	PIPE PRESSURE TEST REPORTS
X	HOT WATER HEATER START-UP REPORTS
X	TSBC GAS INSPECTION REQUEST/REPORT
	HVAC
X	SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS
X	SHOP DRAWINGS OF ALL HVAC ITEMS INDICATED IN SPECS
X	SUPPLEMENTAL SCHEDULE S-B: HVAC EQUIPMENT SEISMIC RESTRAINT
X	SUPPLEMENTAL SCHEDULE S-C: HVAC EQUIPMENT SEISMIC RESTRAINT
X	EQUIPMENT EXTENDED WARRANTIES CERTIFICATE(S)
X	AIR BALANCING REPORT
X	FIRE DAMPER TRIP TEST REPORT
X	EQUIPMENT COMMISSIONING REPORTS AND CHECKLISTS
X	MAINTENANCE PROGRAM
X	DUCT CLEANLINESS CERTIFICATE
X	GAS DETECTOR CALIBRATION REPORT
	GENERAL
X	AS-BUILT DRAWING(S)
X	O&M MANUAL(S)



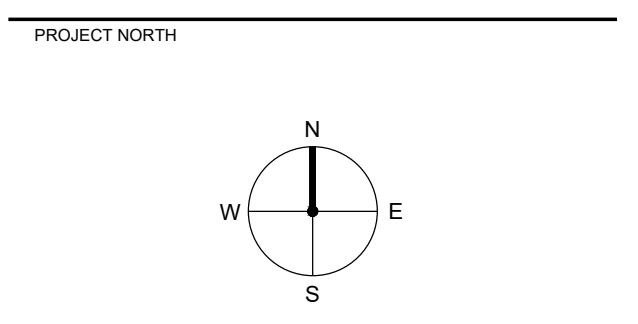
**SITE PLAN**  
SCALE: NTS

NO.	DATE	DESCRIPTION

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3	28JUN2022	ISSUED FOR BUILDING PERMIT
2	27MAY2022	ISSUED FOR TENDER
1	22APR2022	ISSUED FOR COORDINATION

**DRAWING ISSUE**



**PROPOSED COMMUNITY BUILDING  
JORDIE LUNN BIKE PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

**SHEET TITLE  
COVER SHEET**

DESIGNED JL	APPROVED KJ
AVALON PROJECT NO. 222171	SCALE AS NOTED

**SHEET NUMBER  
M-0.01**

File: S\_02\_Projects\1\_Current\CAD\222171\_Jordie Lunn Clubhouse.dwg Plot Time: 16:08, 05 Jul 2022 - Copyright 2022, Avalon Mechanical Consultants Ltd.



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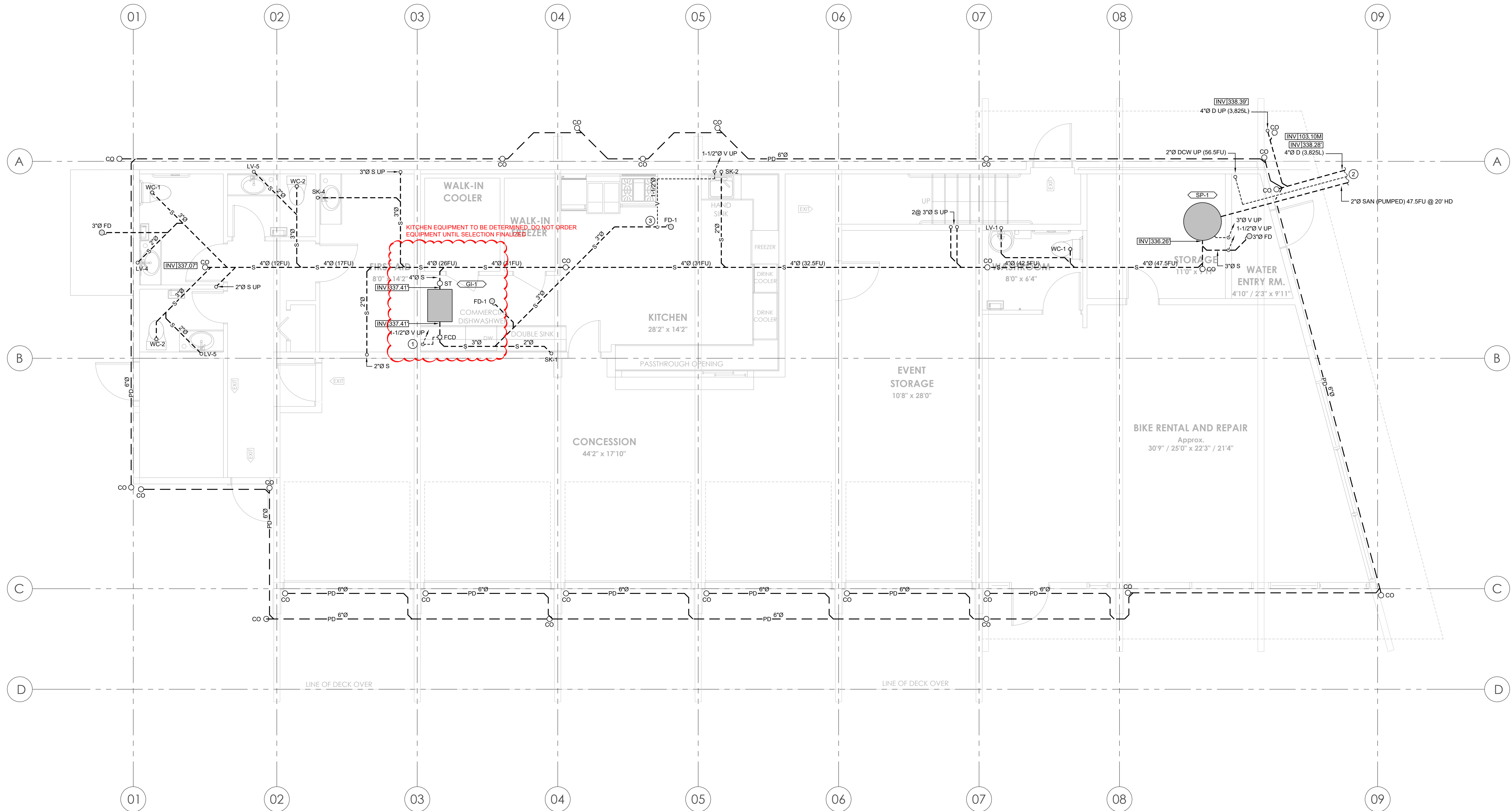
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KEYED DRAWING NOTES

- GREASE INTERCEPTOR VENT ATTACHED TO FLOW CONTROL DEVICE. VENT TO BE INSTALLED ABOVE SANITARY DRAINAGE AND ROUTED TO NEARBY WALL TO ABOVE.
- FOR CONTINUATION REFER TO SITE PLAN BY CIVIL.
- VENT ROLLS OFF THE TOP OF SANITARY DRAINAGE PIPE. VENT PIPE ROUTED TO NEARBY WALL AND TRAVELS UP. REFER TO MAIN FLOOR PLAN FOR CONTINUATION.
- 3FT DIAMETER SUMP BASIN, MINIMUM 6FT DEEP. 25FT<sup>3</sup> MINIMUM SUMP BASIN HOLDING VOLUME.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

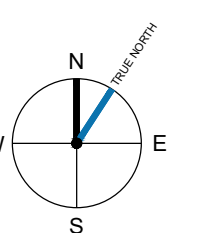
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DRAWING ISSUE



PROJECT NORTH



PROJECT  
**PROPOSED  
 COMMUNITY BUILDING  
 JORDIE LUNN BIKE  
 PARK**

2990 IRWIN ROAD  
 LANGFORD, B.C.

SHEET TITLE  
**PLUMBING**

FOUNDATION PLAN

DESIGNED JL	APPROVED KJ
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AVALON PROJECT NO. 222171	SCALE AS NOTED
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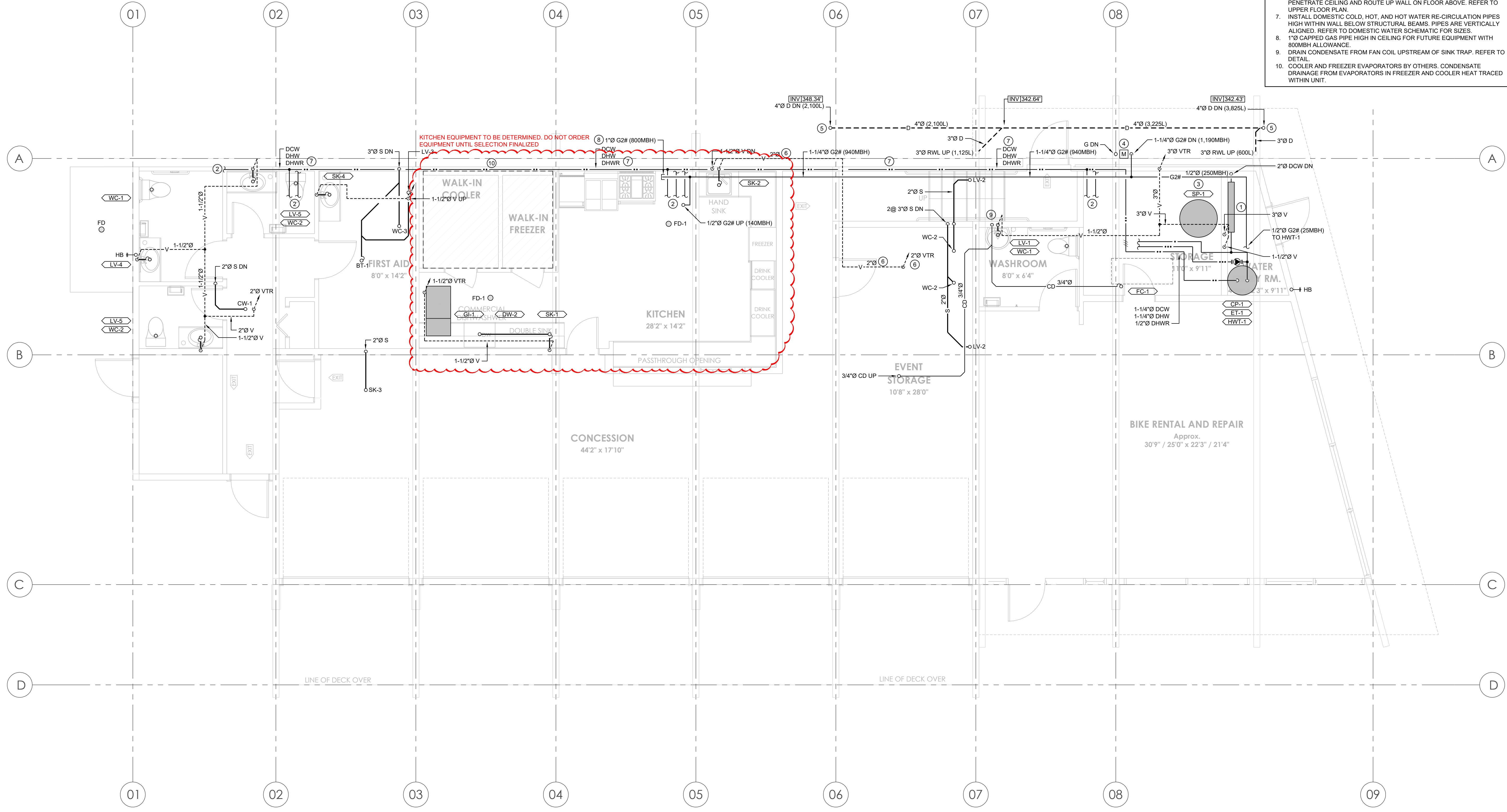
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- KEYED DRAWING NOTES**
1. DOMESTIC WATER ENTRY WITH BACKFLOW PREVENTOR INSTALLED ALONG WALL. REFER TO DOMESTIC WATER SCHEMATIC.
  2. DOMESTIC COLD, HOT, AND HOT WATER RECIRCULATION PIPES CONTINUE AND CONNECT TO PLUMBING FIXTURES THROUGHOUT THE BUILDING. REFER TO DOMESTIC WATER SCHEMATIC.
  3. SUMP INSTALLED IN FLOOR ASSEMBLY IN BIKE STORAGE. LID RATED FOR PEDESTRIAN LOADING.
  4. GAS METER LOCATION. GAS METER INSTALLED BY LOCAL AUTHORITY HAVING JURISDICTION (FORTS). METER CAPABLE OF 1.190MBH @ 250FT FOR 2PSI WITH A DROP OF 1 PSI. REFER TO CIVIL PLANS FOR CONTINUATION OF UNDERGROUND SERVICE PIPE.
  5. UNDERGROUND STORM PIPING DROPS AND RISES BASED ON WALKWAY STRUCTURE STAIRS. REFER TO ARCHITECTURAL PLANS FOR HEIGHT OF STAIRS AND FEATURES.
  6. CONCEAL VENT WITHIN WALL, AVOIDING INTERFERENCES WITH BEAMS. PENETRATE CEILING AND ROUTE UP WALL ON FLOOR ABOVE. REFER TO UPPER FLOOR PLAN.
  7. INSTALL DOMESTIC COLD, HOT, AND HOT WATER RE-CIRCULATION PIPES HIGH WITHIN WALL BELOW STRUCTURAL BEAMS. PIPES ARE VERTICALLY ALIGNED. REFER TO DOMESTIC WATER SCHEMATIC FOR SIZES.
  8. 1"Ø CAPPED GAS PIPE HIGH IN CEILING FOR FUTURE EQUIPMENT WITH 800MBH ALLOWANCE.
  9. DRAIN CONDENSATE FROM FAN COIL UPSTREAM OF SINK TRAP. REFER TO DETAIL.
  10. COOLER AND FREEZER EVAPORATORS BY OTHERS. CONDENSATE DRAINAGE FROM EVAPORATORS IN FREEZER AND COOLER HEAT TRACED WITHIN UNIT.

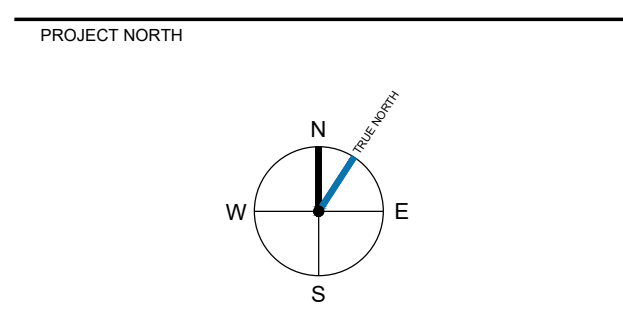


**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**DRAWING ISSUE**



PROJECT  
**PROPOSED  
COMMUNITY BUILDING  
JORDIE LUNN BIKE  
PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

SHEET TITLE  
**PLUMBING**

MAIN FLOOR PLAN

DESIGNED: JL APPROVED: KJ

AVALON PROJECT NO. 222171 SCALE AS NOTED

SHEET NUMBER

**M-1.01**

**KEYED DRAWING NOTES**

- SANITARY DRAINAGE FROM LAVATORY SINK OFFSETS OUT OF SHEAR WALL TO AVOID BEAM BELOW. VENT PIPE CONCEALED WITHIN SHEAR WALL TO ABOVE DROPPED CEILING BELOW BEAM. VENT PIPE PENETRATES OUT OF WALL AND CONNECTS TO 2" VENT THROUGH ROOF FROM FIXTURES BELOW.
- UNDERGROUND STORM DRAINAGE DROPS BELOW STAIR/EXTERIOR FEATURE. REFER TO MAIN FLOOR PLAN FOR CONTINUATION AND ARCHITECTURAL DRAWINGS FOR FEATURE DETAILS.
- STORM DRAINAGE INSTALLED TIGHT TO BUILDING WHERE DRAINING BY GRAVITY IS APPLICABLE AND ROUTED DOWN WALL.
- 3" Ø BUILDING VENT AND MAIN SUMP VENT.
- DRAIN CONDENSATE FROM FAN COIL UPSTREAM OF SINK TRAP. REFER TO DETAIL.
- GAS PIPE CONTINUES AND CONNECTS TO MAKE UP AIR UNIT MAU-1 ON ROOF ABOVE.

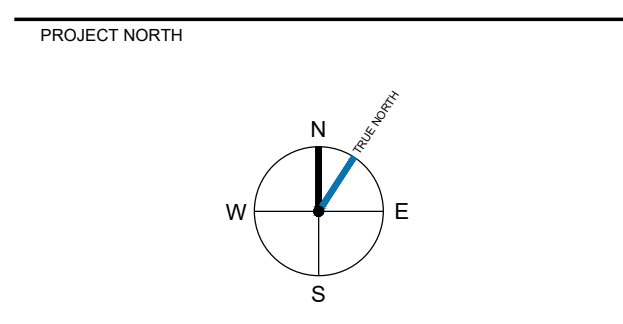
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**DRAWING ISSUE**



**PROPOSED COMMUNITY BUILDING JORDIE LUNN BIKE PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

**PLUMBING**

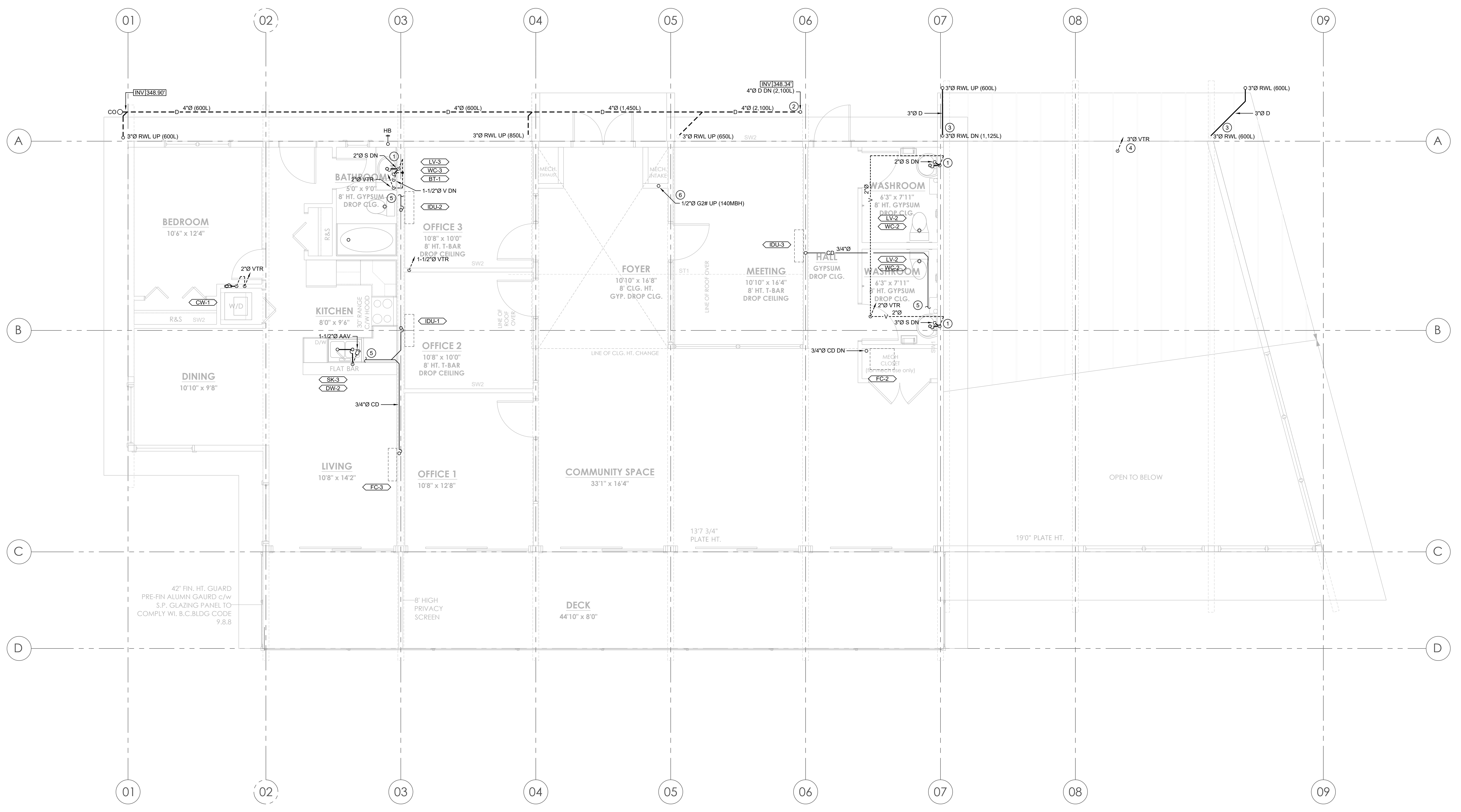
**SECOND FLOOR PLAN**

DESIGNED: JL APPROVED: KJ

AVALON PROJECT NO. 222171 SCALE: AS NOTED

SHEET NUMBER

**M-1.02**



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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- KEYED DRAWING NOTES**
1. BOTTOM OF DUCT 12" ABOVE FINISHED FLOOR.
  2. 12"x4" SUPPLY AIR DUCT UP TO FLOOR GRILLE ON FLOOR ABOVE. FIRE DAMPER TO BE INSTALLED IN FLOOR ASSEMBLY. REFER TO DETAIL AND FLOOR PLAN ABOVE.
  3. CONCEAL DUCTWORK WITHIN BULKHEAD. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON BULKHEAD.
  4. DUCTWORK SLOPES DOWN AND UP, OFFSETTING AROUND STRUCTURAL BEAM THROUGH SHEAR WALL.
  5. ATTACH ACOUSTICALLY LINED UPTURNED DUCTWORK TO RETURN AIR INLET OF ECONOMIZER MIXING BOX.
  6. CLEARANCE REDUCTION PANELS INSTALLED ON CEILING, BEAMS, AND WALL. REFER TO KITCHEN HOOD SUPPRESSION PLAN.
  7. UPTURN ACOUSTICALLY LINED DUCTWORK AND LEAVE OPEN ENDED.
  8. INSTALL COMBUSTION AIR INTAKE AND GAS VENT IN ACCORDANCE CSA-B149.1 AND MANUFACTURER'S GUIDELINES.

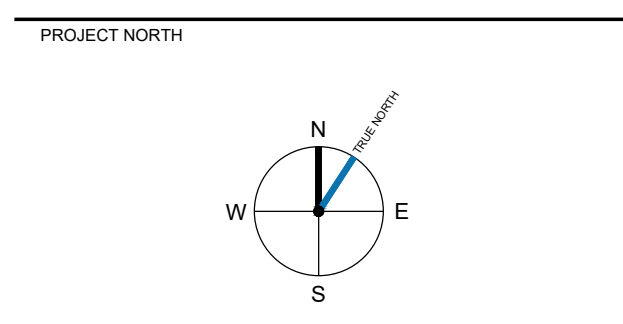
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1	22APR2022	ISSUED FOR COORDINATION

NO.	DATE	DESCRIPTION
1	22APR2022	ISSUED FOR COORDINATION
2	27MAY2022	ISSUED FOR TENDER
3	28JUN2022	ISSUED FOR BUILDING PERMIT

**DRAWING ISSUE**



PROJECT  
**PROPOSED COMMUNITY BUILDING JORDIE LUNN BIKE PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

SHEET TITLE  
**HVAC**

MAIN FLOOR PLAN

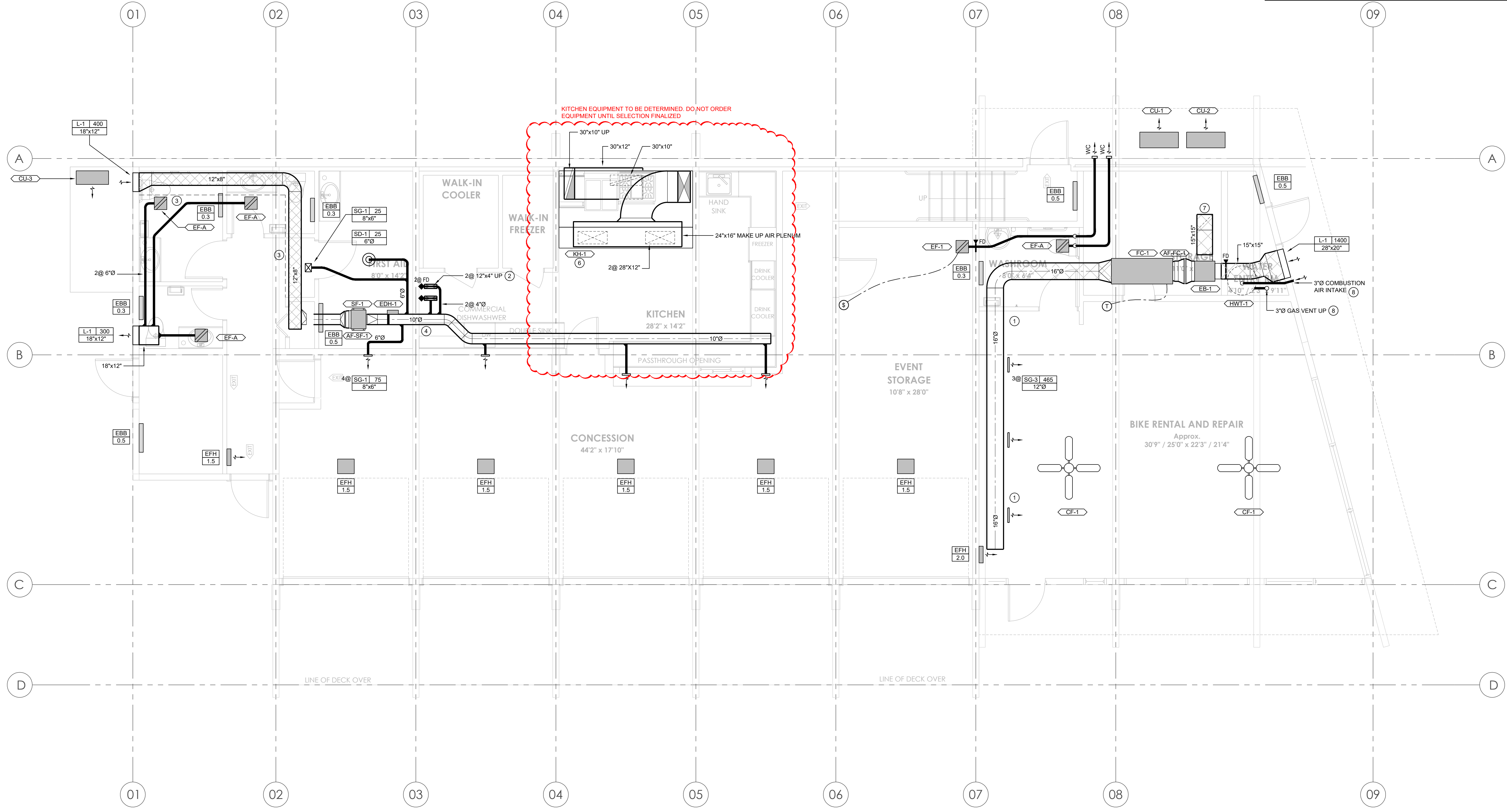
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AVALON PROJECT NO. 222171 SCALE AS NOTED

SHEET NUMBER

**M-2.01**

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**MAIN FLOOR PLAN - HVAC**  
SCALE: 1/4"=1'-0"

**KEYED DRAWING NOTES**

1. INSTALL 12"x4" FLOOR GRILLES. REFER TO GRILLE SCHEDULE.
2. ATTACH ACOUSTICALLY LINED DUCTWORK TO BACK END OF GRILLE AND TRANSFER THROUGH WALL. REFER TO TRANSFER AIR SOUND TRAP DETAIL.
3. ENERGY RECOVERY VENTILATOR INSTALLED ABOVE WASHROOM DROPPED CEILING. ACCESS DOOR REQUIRED IN CEILING.
4. INSTALL MULTI-POSITION HEAT PUMP IN VERTICAL POSITION. TRANSITION OFF OF OUTLET TO 16"Ø ACOUSTICALLY LINED SUPPLY MAIN. BOTTOM OF DUCT TO BE INSTALLED 8" ABOVE FINISHED FLOOR OR HIGHER.
5. ANGLE LOUVER AS PER ROOF ORIENTATION. REFER TO ARCHITECTURAL PLANS FOR ANGLE.
6. ACOUSTICALLY LINE ALL DUCTWORK WITHIN MECHANICAL CLOSET.
7. RETURN GRILLE INSTALLED ABOVE MECHANICAL CLOSET DOORS. ATTACH ACOUSTICALLY LINED PLENUM BOX ON BACK END OF GRILLE.
8. INSTALL AIR FILTER AT RETURN AIR INLET TO FAN COIL.

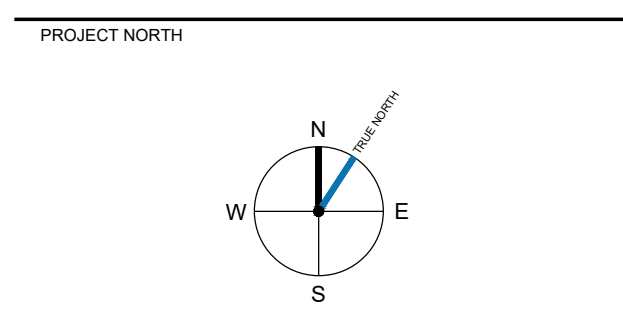
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SHEET TITLE  
**HVAC**

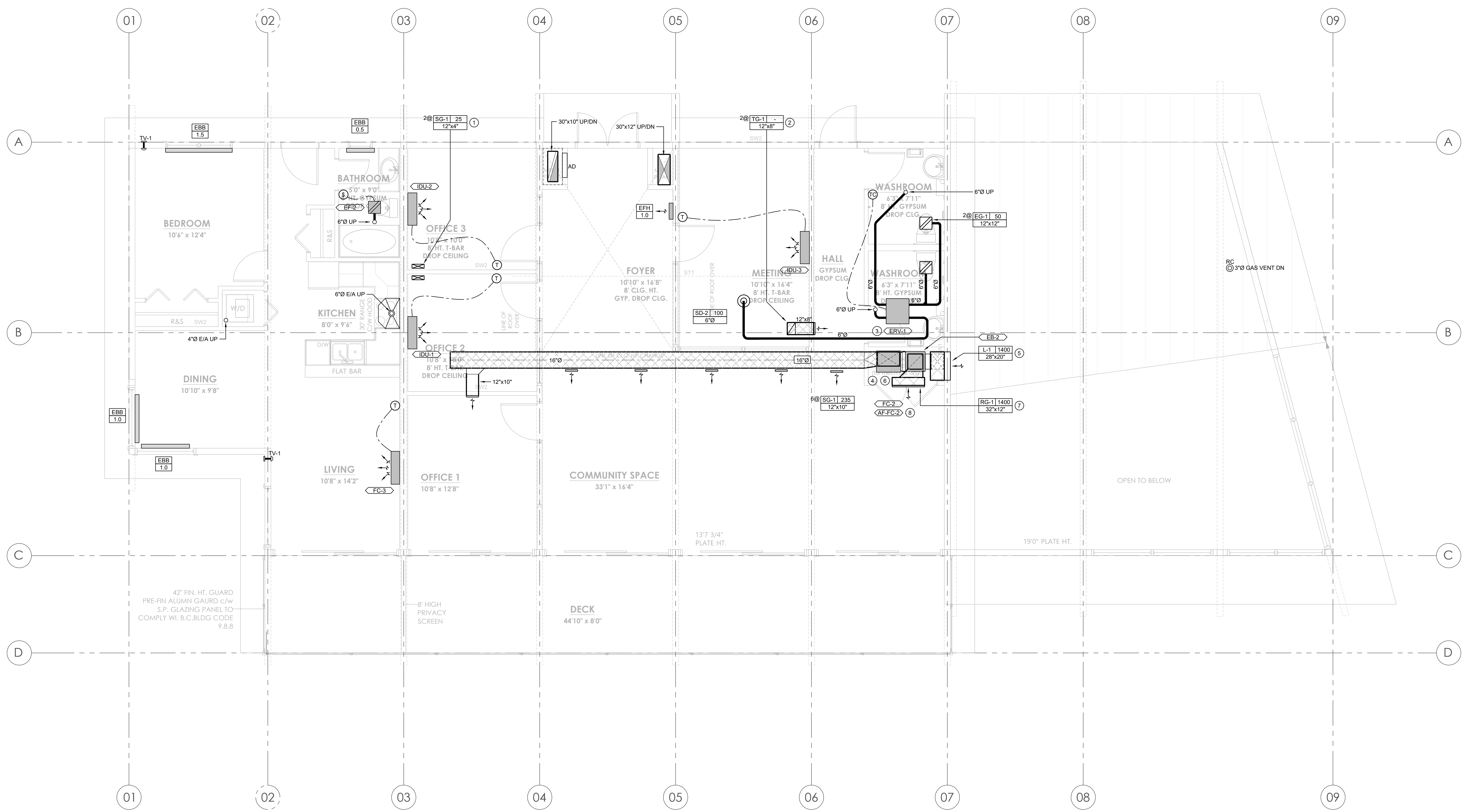
**SECOND FLOOR PLAN**

DESIGNED: JL APPROVED: KJ

AVALON PROJECT NO. 222171 SCALE AS NOTED

SHEET NUMBER

**M-2.02**



**SECOND FLOOR PLAN - HVAC**  
SCALE: 1/4"=1'-0"

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**KEYED DRAWING NOTES**

1. ZERO CLEARANCE INSULATION AROUND DUCTWORK. REFER TO SPECIFICATION FOR ACCEPTABLE PRODUCT.

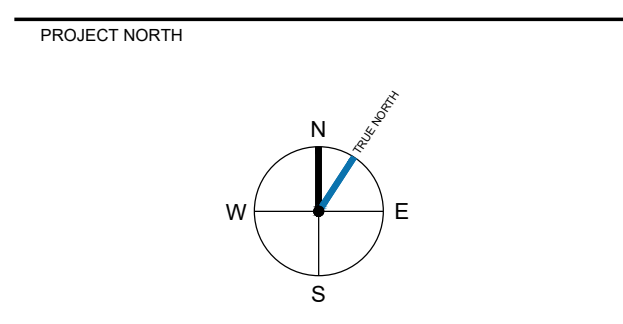
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 JORDIE LUNN BIKE  
 PARK**

2990 IRWIN ROAD  
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SHEET TITLE  
**PLUMBING / HVAC**

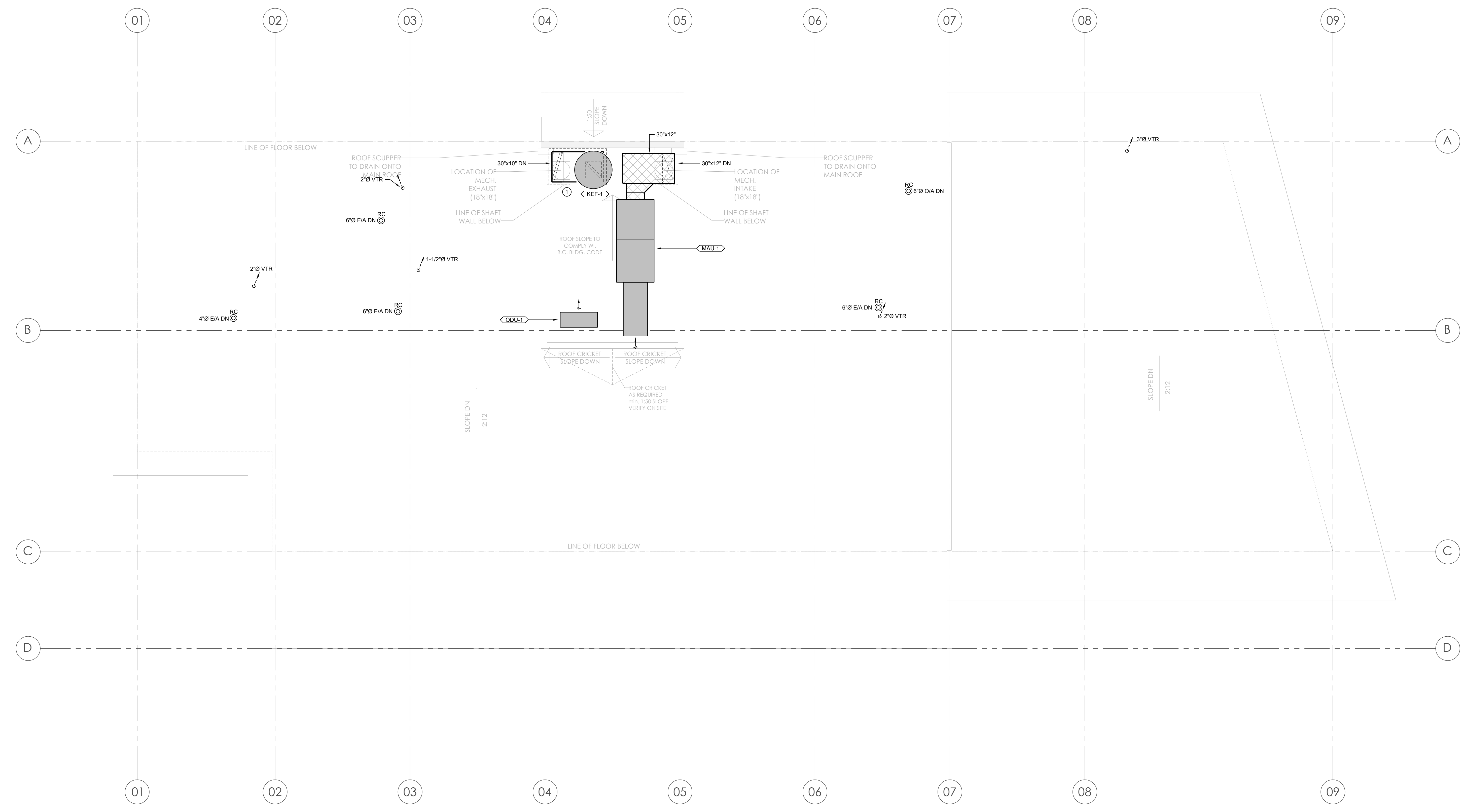
**ROOF PLAN**

DESIGNED: JL APPROVED: KJ

AVALON PROJECT NO. 222171 SCALE AS NOTED

SHEET NUMBER

**M-2.03**



**ROOF PLAN - PLUMBING / HVAC**  
 SCALE: 1/4"=1'-0"

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- KEYED DRAWING NOTES**
1. DETACHED FIRE CABINET SERVES FIRE SUPPRESSION SYSTEM IN KITCHEN HOOD. MANIFOLD COMPLETE WITH ANSUL EQUIPMENT. 3@1B, 3, 3@5, 9B, 10, AND 11. REFER TO FIRE CABINET ANSUL SYSTEM LEGEND FOR EQUIPMENT DETAILS.
  2. CLASS K FIRE EXTINGUISHER STRAPPED TO WALL. REFER TO SPECIFICATION FOR EXTINGUISHER SIZE.
  3. REMOTE SUPPRESSION SYSTEM ACTIVATION CONTROL HEAD.
  4. CLEARANCE REDUCTION PANELS INSTALLED ON CEILING, BEAMS, AND WALLS.

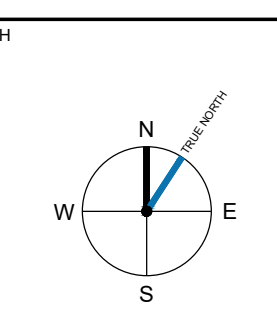
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NO.	DATE	DESCRIPTION
REVISIONS		

3	28JUN2022	ISSUED FOR BUILDING PERMIT
2	27MAY2022	ISSUED FOR TENDER
1	22APR2022	ISSUED FOR COORDINATION

**DRAWING ISSUE**



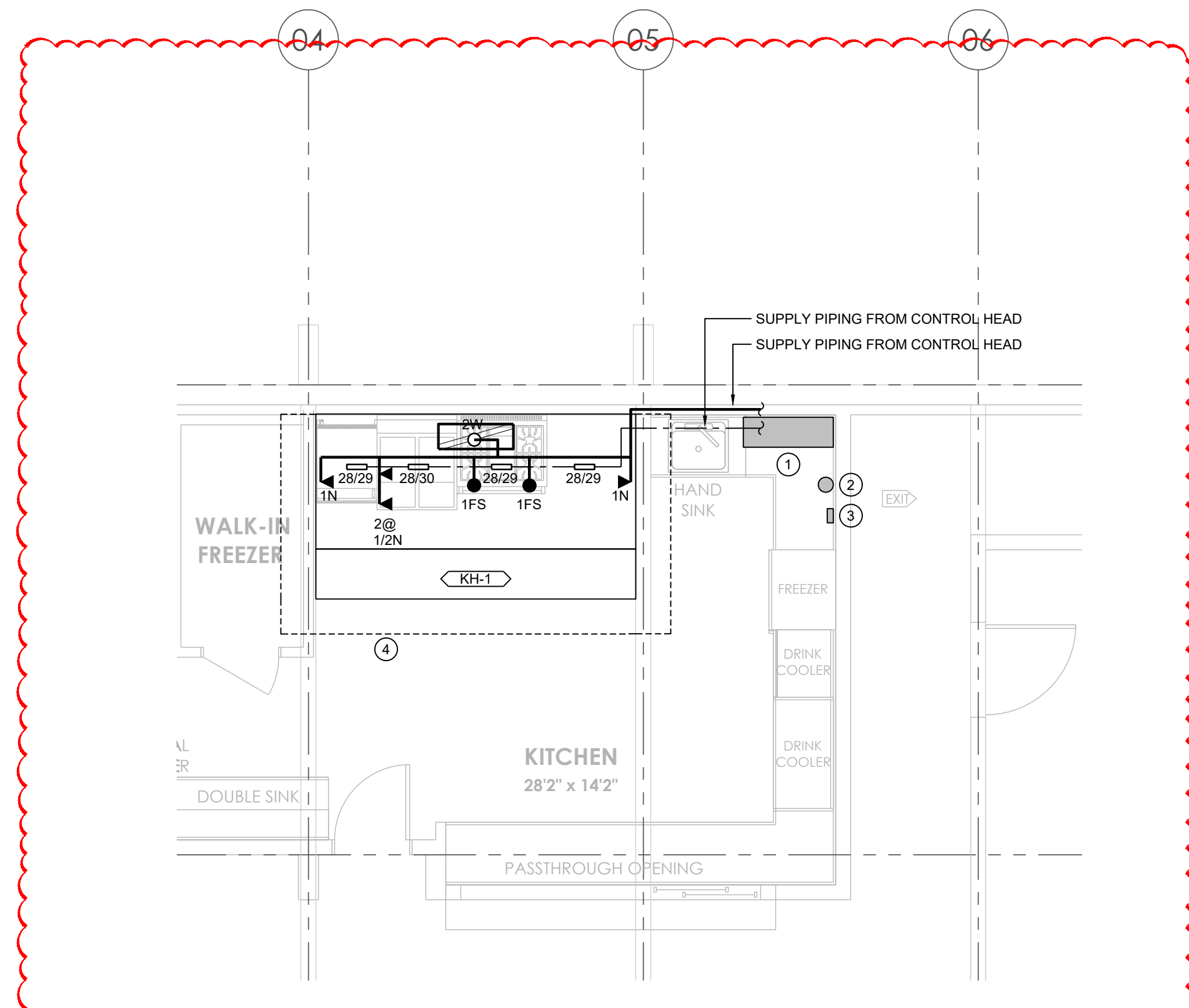
**PROPOSED COMMUNITY BUILDING JORDIE LUNN BIKE PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

**PARTIAL MAIN FLOOR PLAN - KITCHEN**

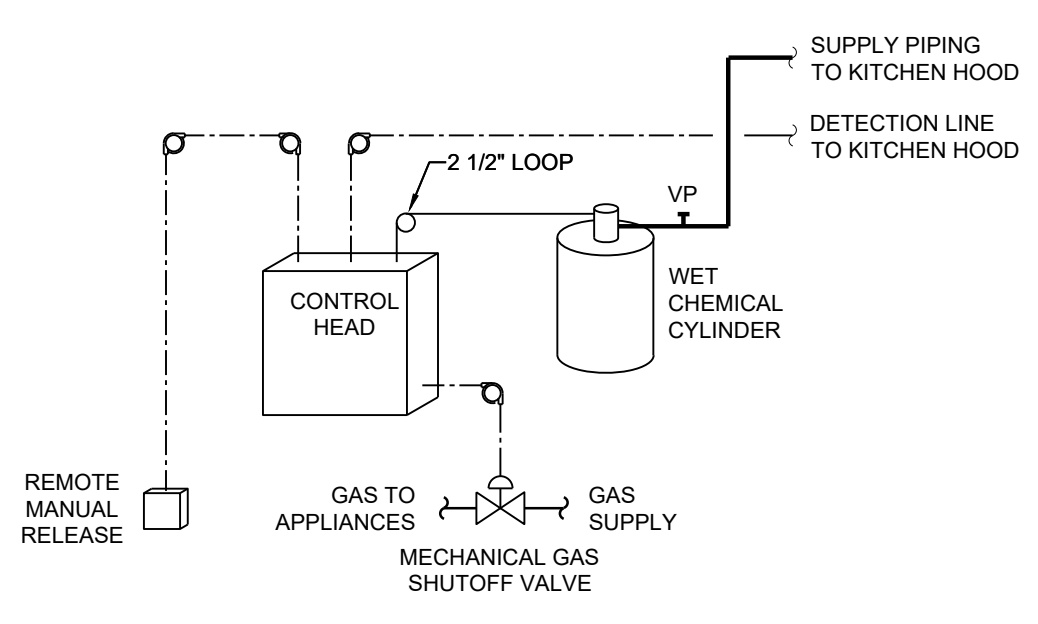
DESIGNED	APPROVED
JL	KJ
AVALON PROJECT NO. 222171	SCALE AS NOTED

**M-2.04**



**PARTIAL MAIN FLOOR PLAN - KITCHEN PLAN**  
SCALE: 1/4"=1'-0"

KITCHEN EQUIPMENT TO BE DETERMINED. DO NOT ORDER EQUIPMENT UNTIL SELECTION FINALIZED



**SYSTEM SCHEMATIC**  
NTS

TAG	DESCRIPTION
1A	1.5 GALLON TANK
1B	3 GALLON TANK
2	OEM AUTOMAN RELEASE
3	OEM REGULATED RELEASE
4	OEM REGULATED ACTUATOR
5	ANSULEX LIQUID AGENT (3 GAL.)
6	ANSULEX LIQUID AGENT (1.5 GAL.)
7	CARTRIDGE (101-20)
8	CARTRIDGE (101-10)
9	CARTRIDGE (101-30)
9A	CARTRIDGE (LT-A-101-30)
9B	DOUBLE TANK CARTRIDGE
10	TEST LINK
11	DOUBLE MICROSWITCH
12	HOSE ASSEMBLY
1100	DUCT NOZZLE (430913)
2W	DUCT NOZZLE (419337)
1W	NOZZLE ASSEMBLY (419336)
1F	NOZZLE ASSEMBLY (419333)
1N	NOZZLE ASSEMBLY (419335)
1/2N	NOZZLE ASSEMBLY (419334)
3N	NOZZLE ASSEMBLY (419338)
245	NOZZLE ASSEMBLY (419340)
230	NOZZLE ASSEMBLY (419339)
2120	NOZZLE ASSEMBLY (419343)
290	NOZZLE ASSEMBLY (419342)
260	NOZZLE ASSEMBLY (419341)
28	DETECTOR BRACKET
29	LOW TEMP FUSIBLE LINK
30	HIGH TEMP FUSIBLE LINK
MGV	MECHANICAL GAS VALVE
EGV	ELECTRICAL GAS VALVE
34	REMOTE MANUAL PULL STATION
S	SWIVEL ADAPTOR

**INSTALLATION NOTES**

- GENERAL:**
1. ALL COMPONENTS TO BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE NFPA STANDARDS, INCLUDING NFPA 13-2013 AND NFPA 17A.
  2. THE APPLIANCE AND SYSTEM LAYOUTS PROVIDED ARE APPROXIMATE AND ARE TO BE CONFIRMED WITH THE SITE CONDITIONS.
  3. IF THE APPLIANCE OR HOOD LAYOUT IS DIFFERENT THAN IS DESCRIBED BY THIS PLAN, NOTIFY AVALON MECHANICAL CONSULTANTS PRIOR TO PROCEEDING WITH THE INSTALLATION.
  4. SYSTEM INSTALLATION IS TO BE COMPLETED BY FACTORY TRAINED AND AUTHORIZED PERSONNEL, IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS. SYSTEM DESIGN BASED ON THE BADGER - RANGE GUARD WET CHEMICAL FIRE SUPPRESSION SYSTEM.

- PIPING:**
1. ALL PIPE SHALL BE SCHEDULE 40 BLACK STEEL.
  2. PIPE MAY BE CHROME PLATED.
  3. GALVANIZED PIPE SHALL NOT BE USED.
  4. ALL PIPE AND FITTINGS MUST BE MADE TIGHT WITHOUT PIPE DOPE OR THREAD SEALANT.
  5. REVERSE PIPING AS NECESSARY TO MAINTAIN THE MINIMUM PIPE LENGTH BETWEEN THE CYLINDER AND CLOSEST COOKING APPLIANCE NOZZLE USED TO PROTECT A LIQUID HAZARD.

- FITTINGS:**
1. ALL PIPE FITTINGS SHALL BE STANDARD WEIGHT STEEL, CAST IRON, MALLEABLE IRON OR DUCTILE IRON.
  2. GALVANIZED FITTINGS SHALL NOT BE USED.

- EXHAUST HOOD:**
1. ALL SEAMS, JOINTS AND PENETRATIONS THROUGH THE EXHAUST HOOD ENCLOSURE ARE TO BE LIQUID TIGHT

- FUSIBLE LINKS:**
1. INSTALL ONE FUSIBLE LINK DETECTOR BELOW EACH DUCT OPENING
  2. INSTALL ONE FUSIBLE LINK DETECTOR ABOVE EACH APPLIANCE
  3. A SINGLE FUSIBLE LINK INSTALLED UNDER A DUCT CAN ALSO SERVE AN APPLIANCE LOCATED DIRECTLY BELOW THE DUCT

- GAS SHUTOFF VALVE:**
1. INSTALL MECHANICAL GAS SHUTOFF VALVE IN EASILY ACCESSIBLE LOCATION
  2. INSTALL GAS VALVE CLEAR OF EXHAUST HOOD PER CSA B149

- REMOTE MANUAL RELEASE:**
1. INSTALL REMOTE MANUAL RELEASE 4'-0" ABOVE FINISHED FLOOR
  2. LOCATE REMOTE MANUAL RELEASE IN A CLEAR LOCATION BETWEEN THE COOKING AREA AND AN EXIT
  3. INSTALL WALL MOUNTED K CLASS FIRE EXTINGUISHER NEAR REMOTE MANUAL RELEASE

- VENT PLUG:**
1. INSTALL POINTING UP OR HORIZONTALLY, NOT FACING DOWN, TO ASSURE THAT IT WILL REMAIN OPEN DURING DISCHARGE

**OPERATION NOTES**

1. FIRE ALARM TO BE ACTIVATED UPON SYSTEM ACTIVATION
2. HOOD EXHAUST FAN TO REMAIN OPERATIONAL OR BE ACTIVATED UPON SYSTEM ACTIVATION
3. MAKE-UP AIR SYSTEM TO BE SHUT OFF UPON SYSTEM ACTIVATION
4. GAS SUPPLY TO APPLIANCES TO BE SHUT OFF UPON SYSTEM ACTIVATION
5. ELECTRICAL OUTLETS UNDER THE HOOD, OR SUPPLYING EQUIPMENT UNDER THE HOOD ARE TO BE DEACTIVATED UPON SYSTEM ACTIVATION.

**SPECIFICATIONS**

1. CIVIC ADDRESS: 2990 IRWIN ROAD, VICTORIA BC
2. KH-1: ANSUL R102 SYSTEM
  - SYSTEM SIZE: ANSUL-3.0/3.0-MANIFOLD-WC
3. CONTROL HEAD:
  - RANGE GUARD UNIVERSAL CONTROL HEAD (OR EQUIVALENT)
  - COMPLETE WITH MICRO SWITCHES (WIRED BY DIV 16) FOR FIRE ALARM, MAKE-UP AIR SUPPLY, AND ELECTRICAL OUTLETS BELOW HOOD
  - SYSTEM TO COMPLY WITH ULC 1254.6
3. WET CHEMICAL CYLINDER
  - RANGE GUARD RG-2.5G (MAXIMUM 8 FLOW POINTS)
  - INCREASE CYLINDER SIZE TO MEET DISCHARGE LINE VOLUME LIMITATIONS IF NECESSARY.
4. ALARMS:
  - SYSTEM TO BE CONNECTED TO BUILDING CENTRAL FIRE ALARM SYSTEM
  - IF THERE IS NO CENTRAL ALARM SYSTEM A SEPARATE ALARM BELL IS TO BE INSTALLED AND WIRED.
  - A SINGLE BLUE STROBE LIGHT IS TO BE INSTALLED AT THE EXTERIOR OF THE BUILDING OR TENANT SPACE (VICTORIA).
5. FIRE EXTINGUISHER
  - CLASS 'K' FIRE EXTINGUISHER, 2.5 GAL [6 L]





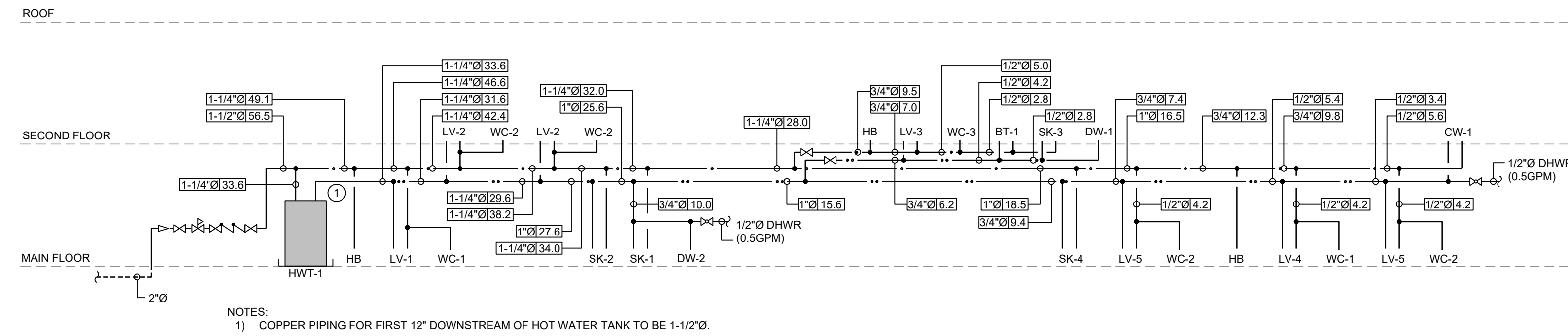
AVALON MECHANICAL

300-1245 Esquimalt Road Victoria, BC V8A 3P2 250-384-4128 103-5220 Dublin Way Nanaimo, BC V9T 2K8 250-585-2180

info@avalonmechanical.com

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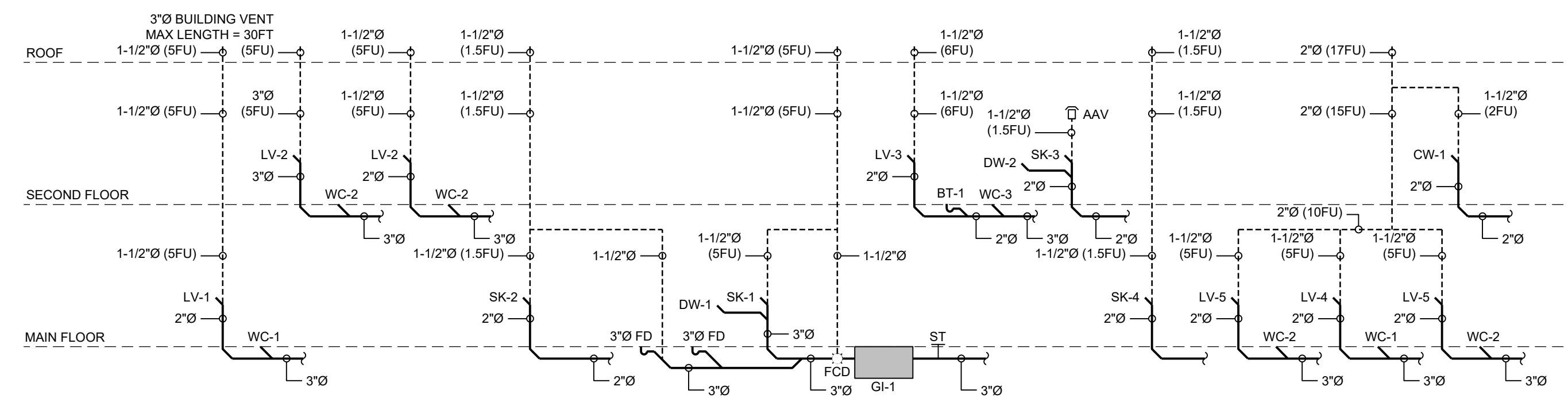
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NOTES:  
1) COPPER PIPING FOR FIRST 12" DOWNSTREAM OF HOT WATER TANK TO BE 1-1/2".

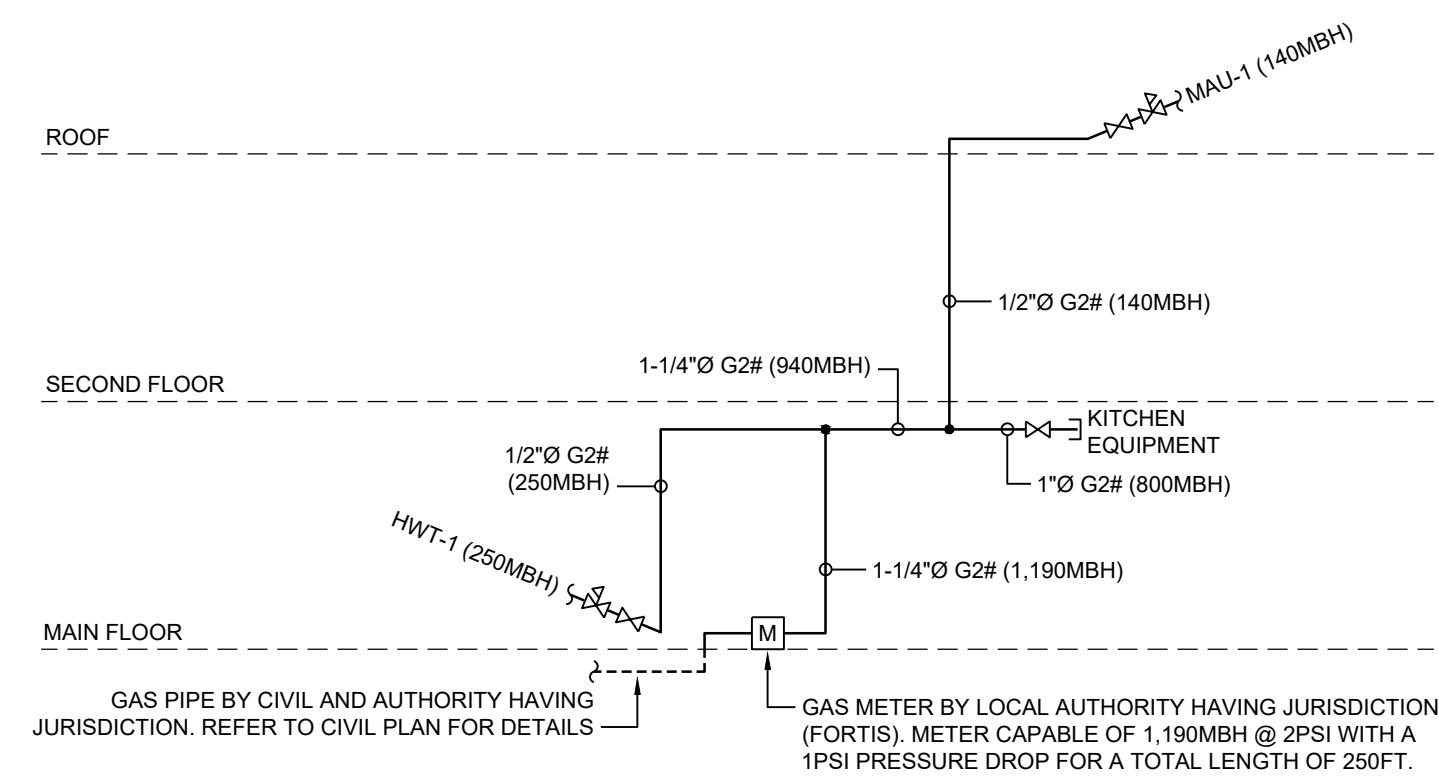
### DOMESTIC WATER SCHEMATIC

NTS



### SANITARY SCHEMATIC

NTS



### GAS SCHEMATIC

NTS

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1	22APR2022	ISSUED FOR COORDINATION

#### DRAWING ISSUE



PROJECT NORTH

PROPOSED  
COMMUNITY BUILDING  
JORDIE LUNN BIKE  
PARK

2990 IRWIN ROAD  
LANGFORD, B.C.

SHEET TITLE  
PLUMBING  
SCHEMATICS

DESIGNED JL	APPROVED KJ
AVALON PROJECT NO. 222171	SCALE AS NOTED
SHEET NUMBER	

# M-3.01



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**DRAWING ISSUE**



PROJECT NORTH

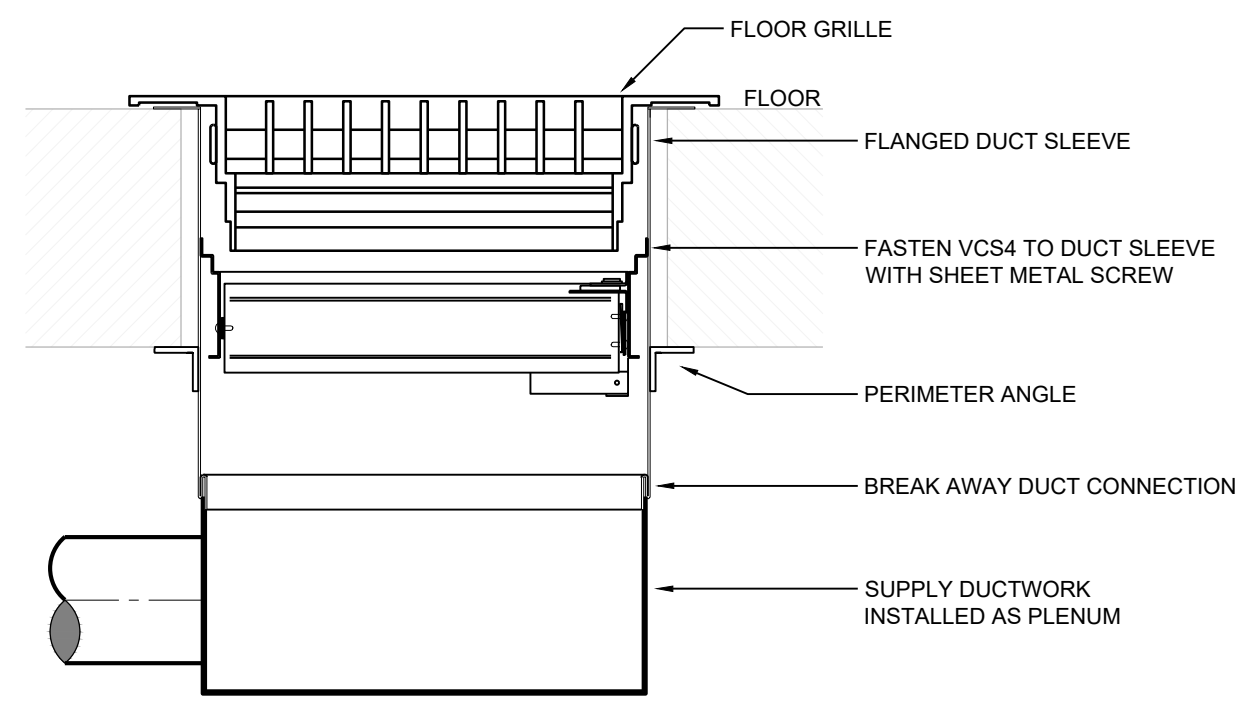
**PROPOSED COMMUNITY BUILDING JORDIE LUNN BIKE PARK**

2990 IRWIN ROAD  
LANGFORD, B.C.

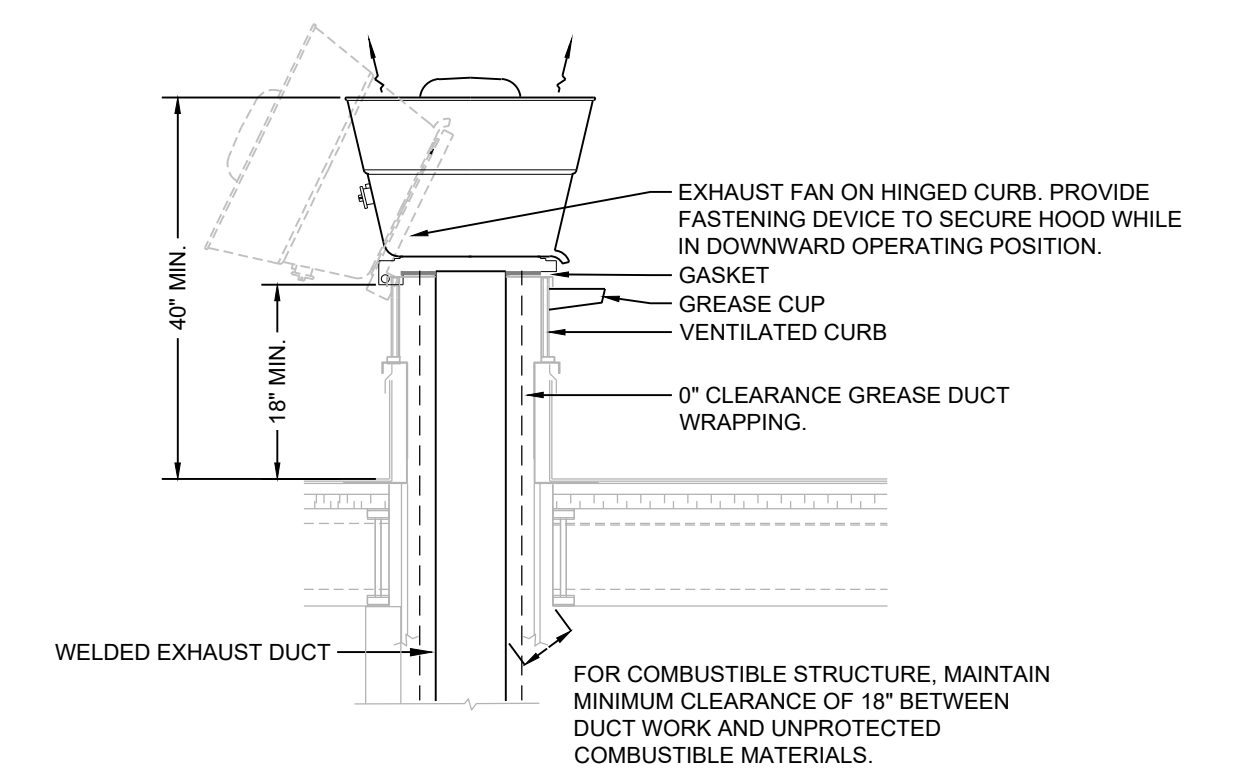
**MECHANICAL DETAILS**

DESIGNED JL	APPROVED KJ
AVALON PROJECT NO. 222171	SCALE AS NOTED
SHEET NUMBER	

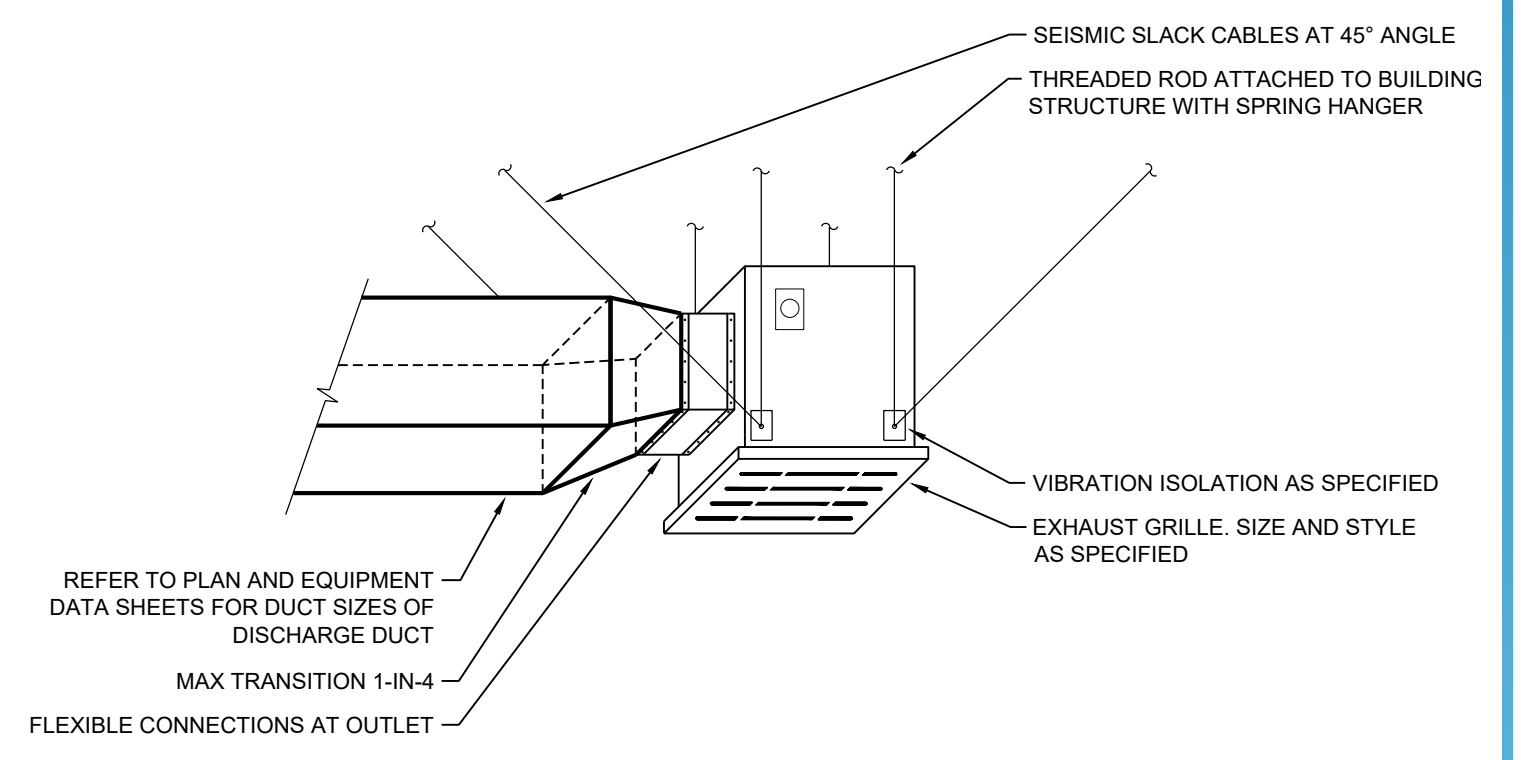
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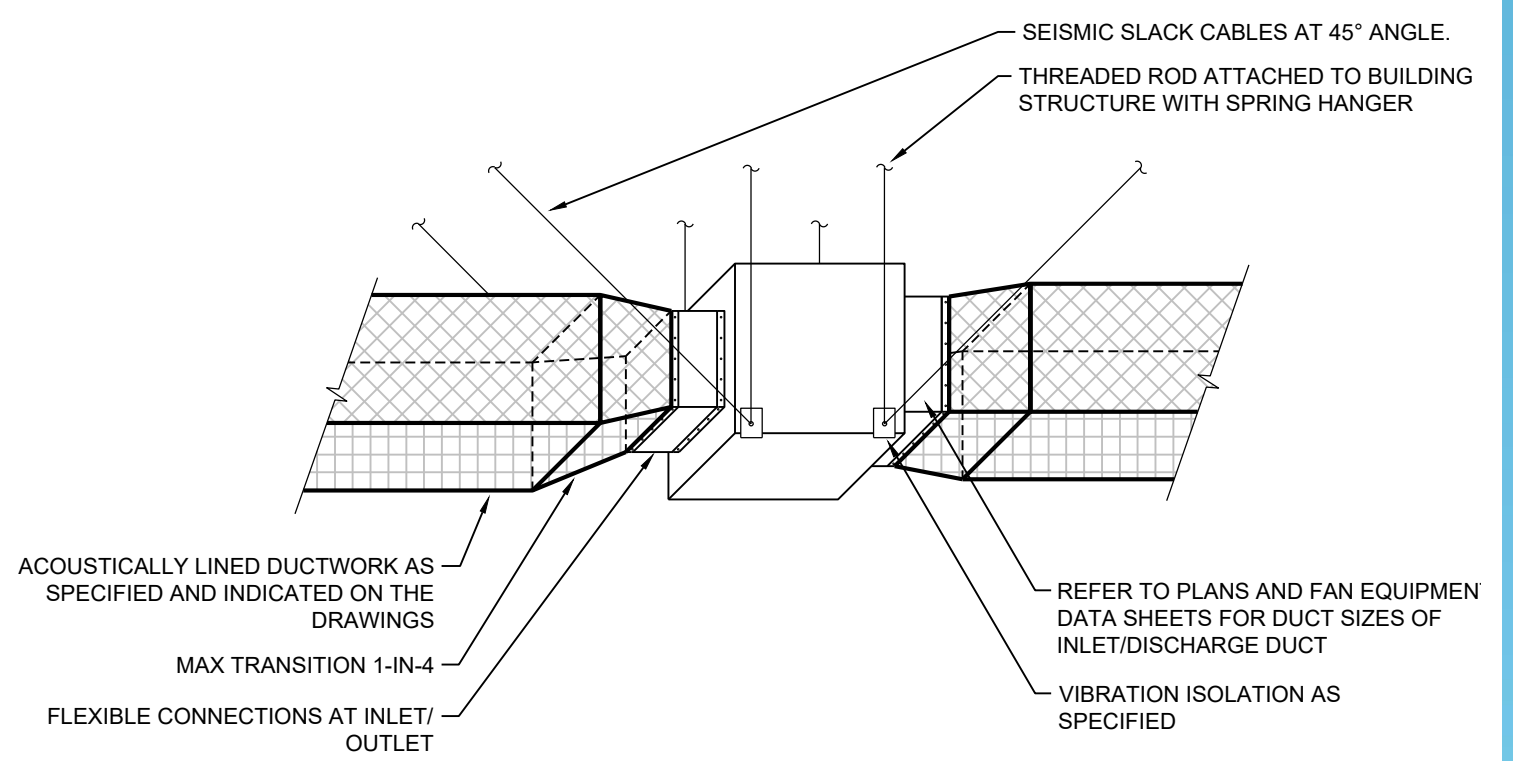
**FLOOR GRILLE FIRE DAMPER ASSEMBLY**  
NTS



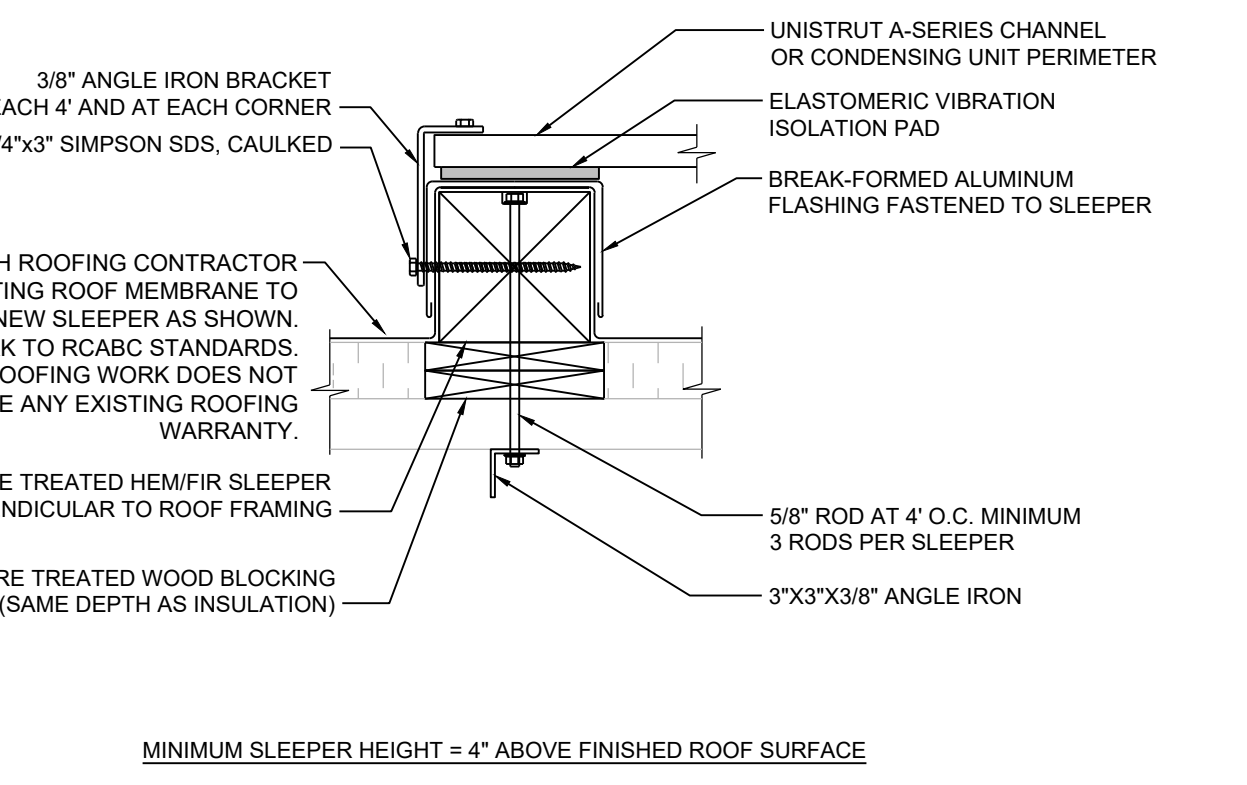
**NFFPA 96 - ROOFTOP EXHAUST (NO SHAFT)**  
NTS



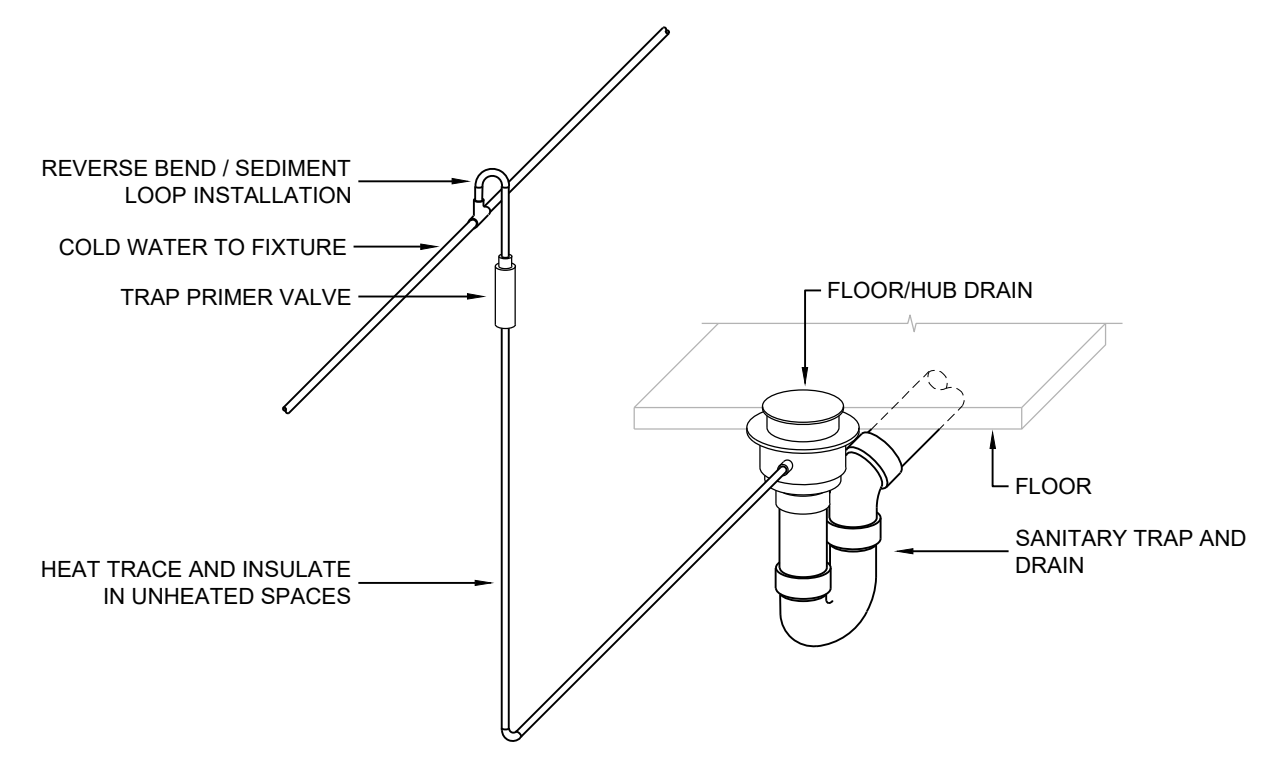
**TYPICAL SMALL FAN DETAIL**  
NTS



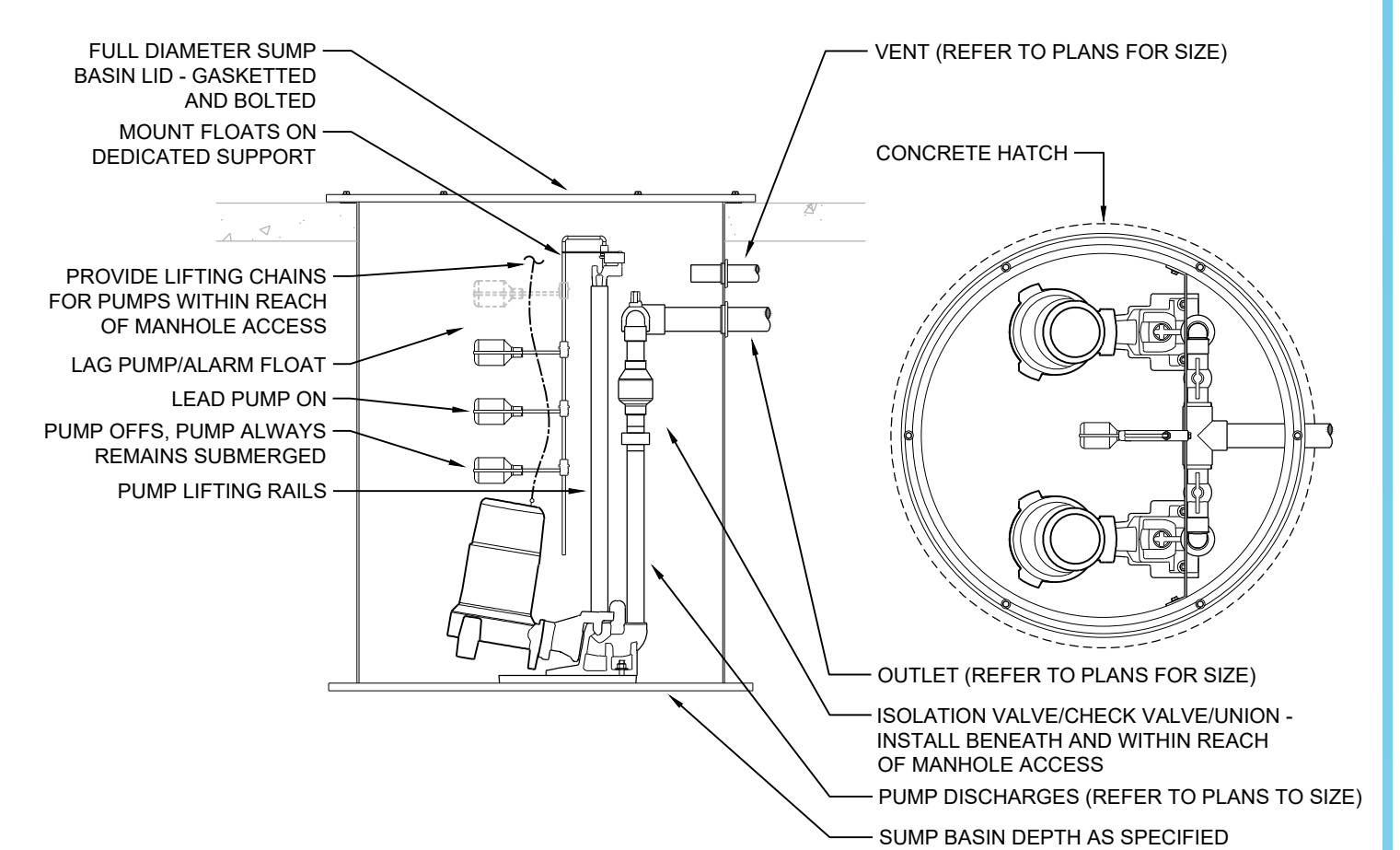
**TYPICAL INLINE FAN DETAIL**  
NTS



**CONDENSING UNIT SLEEPER DETAIL**  
NTS



**TRAP PRIMER DETAIL**  
NTS



**DUPLIX SANITARY SUMP DETAIL**  
NTS

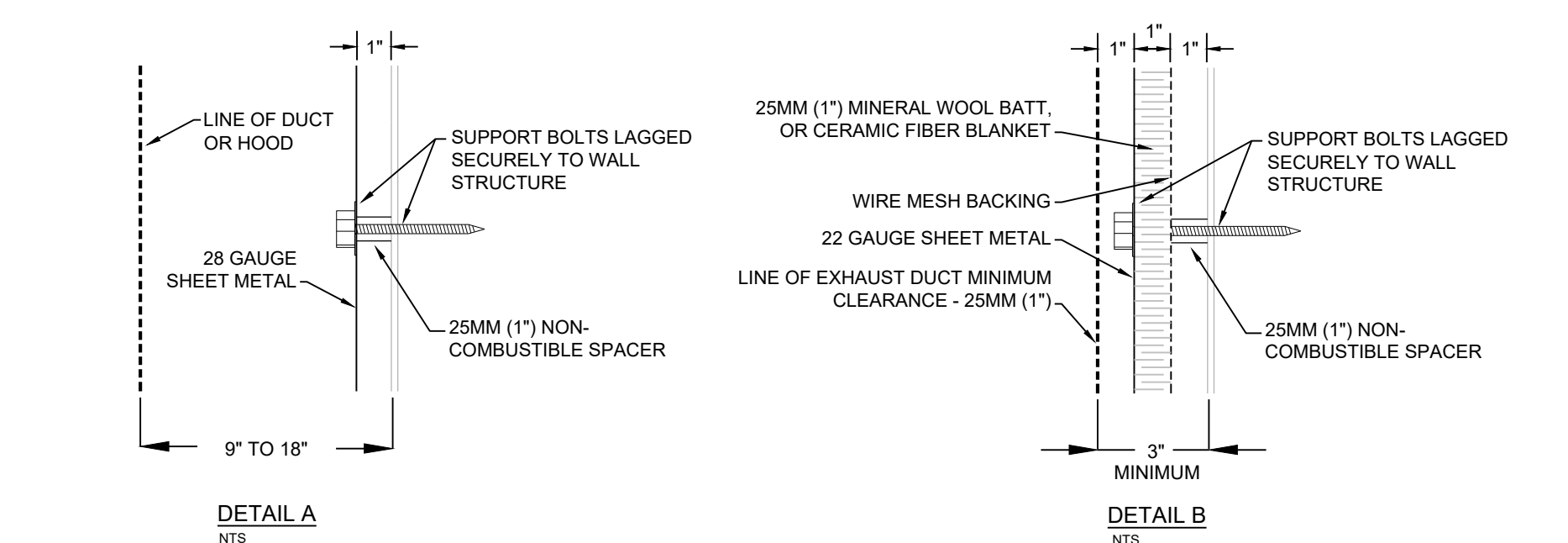
**CLEARANCE REQUIREMENTS**

WHERE ENCLOSURES ARE NOT REQUIRED ALL HOODS, GREASE REMOVAL DEVICES, EXHAUST FANS, AND DUCTS SHALL HAVE A MINIMUM CLEARANCE OF 18" FROM ANY COMBUSTIBLE MATERIAL, AND 0" TO NONCOMBUSTIBLE MATERIAL. CLEARANCE REQUIREMENTS TO COMBUSTIBLE MATERIAL MAY BE REDUCED IF ONE OF THE FOLLOWING "CLEARANCE REDUCTION SYSTEMS" IS USED.

NOTE: "COMBUSTIBLE ASSEMBLIES" INCLUDE (BUT NOT LIMITED TO) ANY WOOD FRAME STRUCTURE COVERED WITH DRYWALL AND PLASTIC PIPES.

NOTE: "LIMITED COMBUSTIBLE ASSEMBLIES" INCLUDE (BUT NOT LIMITED TO) ANY STEEL STUD STRUCTURE COVERED WITH DRYWALL AND T-BAR CEILINGS.

THESE DETAILS ARE FOR INFORMATION PURPOSES ONLY. WHERE CONFLICTS ARISE BETWEEN THESE DETAILS AND NFFPA 96, NFFPA 96 SHALL APPLY.



**CLEARANCE REDUCTION SYSTEM "A" (NFFPA 96 - 4.2.3.1)**

WHERE CLEARANCES ARE LESS THAN 18" BUT GREATER THAN 9" PROVIDE A 28 GAUGE (MIN) SHEET METAL SHIELD SECURED TO BUILDING SURFACE ON 1" NON-COMBUSTIBLE SPACERS.

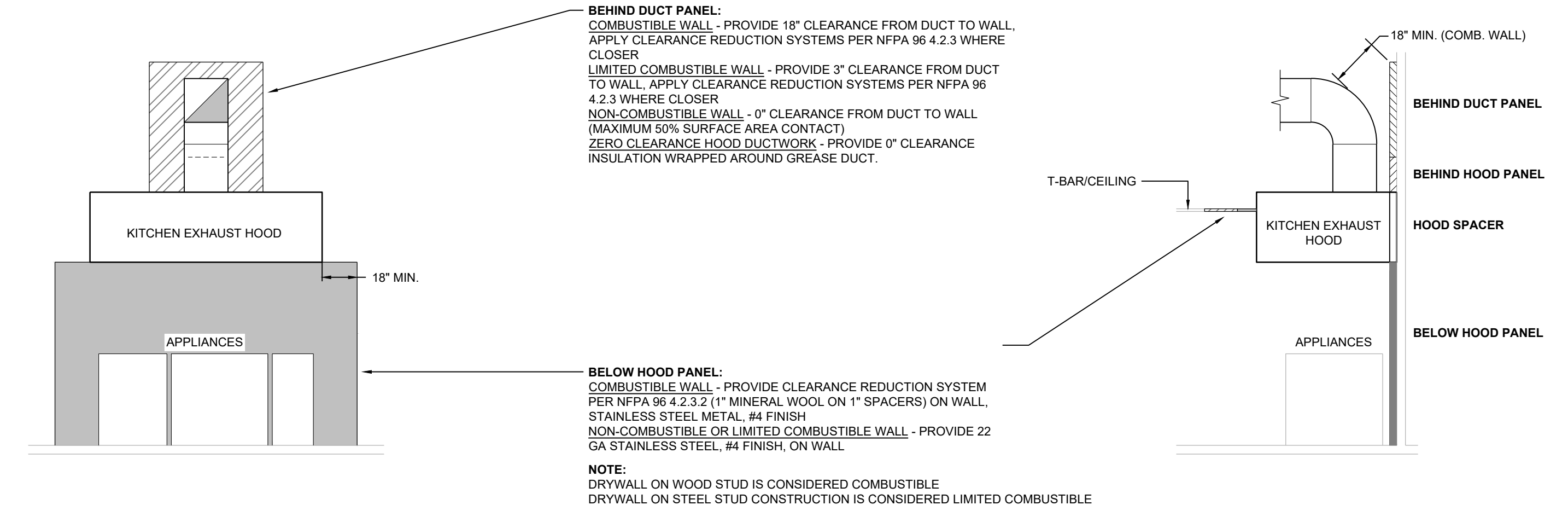
NOTE: METAL SHIELD SHALL NOT BE SECURED TO EXHAUST DUCTING OR HOOD.

**CLEARANCE REDUCTION SYSTEM "B" (NFFPA 96 - 4.2.3.2)**

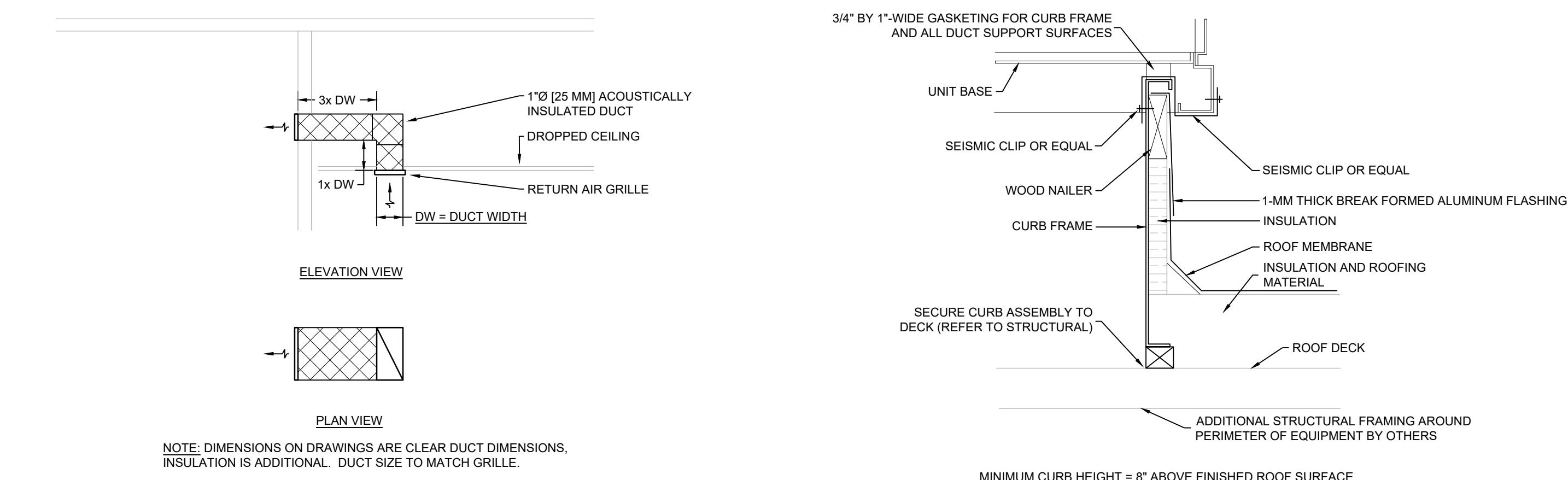
WHERE CLEARANCES ARE LESS THAN 9" PROVIDE A 3" LAYER (SANDWICHED) CLEARANCE REDUCTION SHIELD ASSEMBLY AS SHOWN ON DETAIL-B. SHIELD SECURED TO BUILDING SURFACE ON 1" NON-COMBUSTIBLE SPACERS.

NOTE: METAL SHIELD SHALL NOT BE SECURED TO EXHAUST DUCTING OR HOOD.

**NFFPA 96 - CLEARANCE REDUCTION SYSTEMS**  
NTS

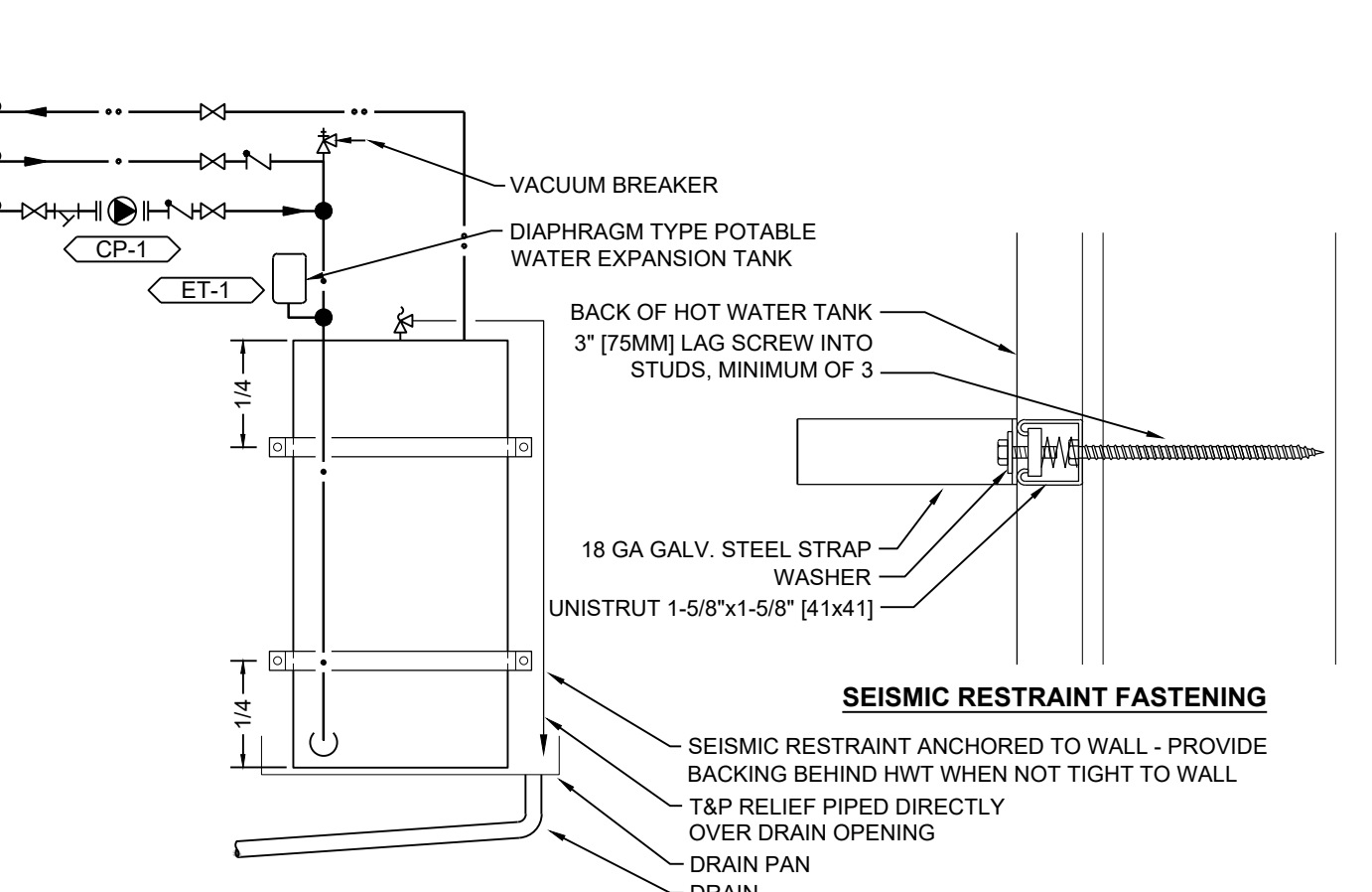


**NFFPA 96 - KITCHEN HOOD CLEARANCES AND REDUCTIONS**  
NTS

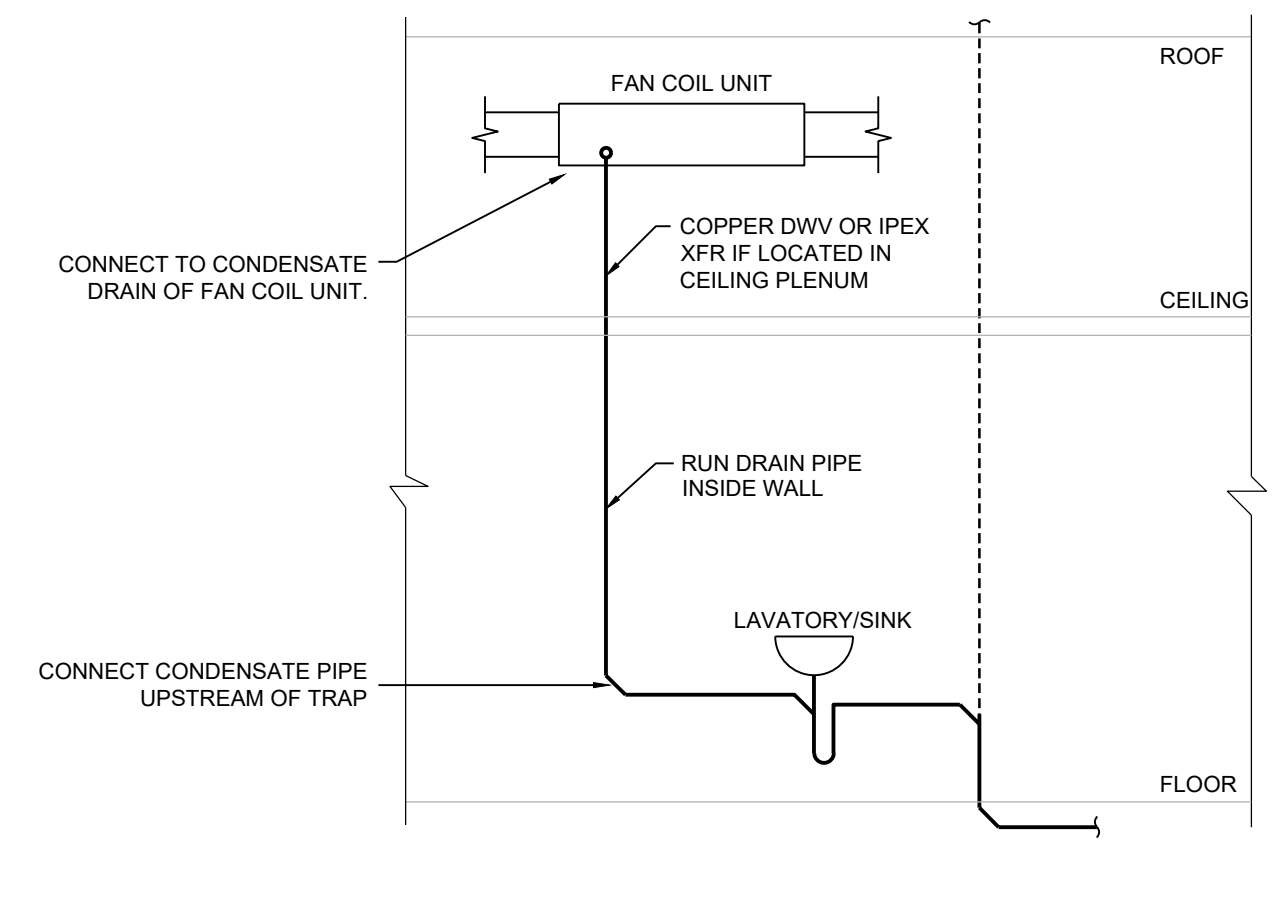


**ROOF CURB DETAIL**  
SCALE: NTS

**RETURN AIR SOUND TRAP DETAIL**  
NTS



**HOT WATER HEATER DETAIL HWT-1**  
NTS



**FAN COIL CONDENSATE DRAIN DETAIL**  
NTS

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