

CYPRESS PROPERTIES LTD

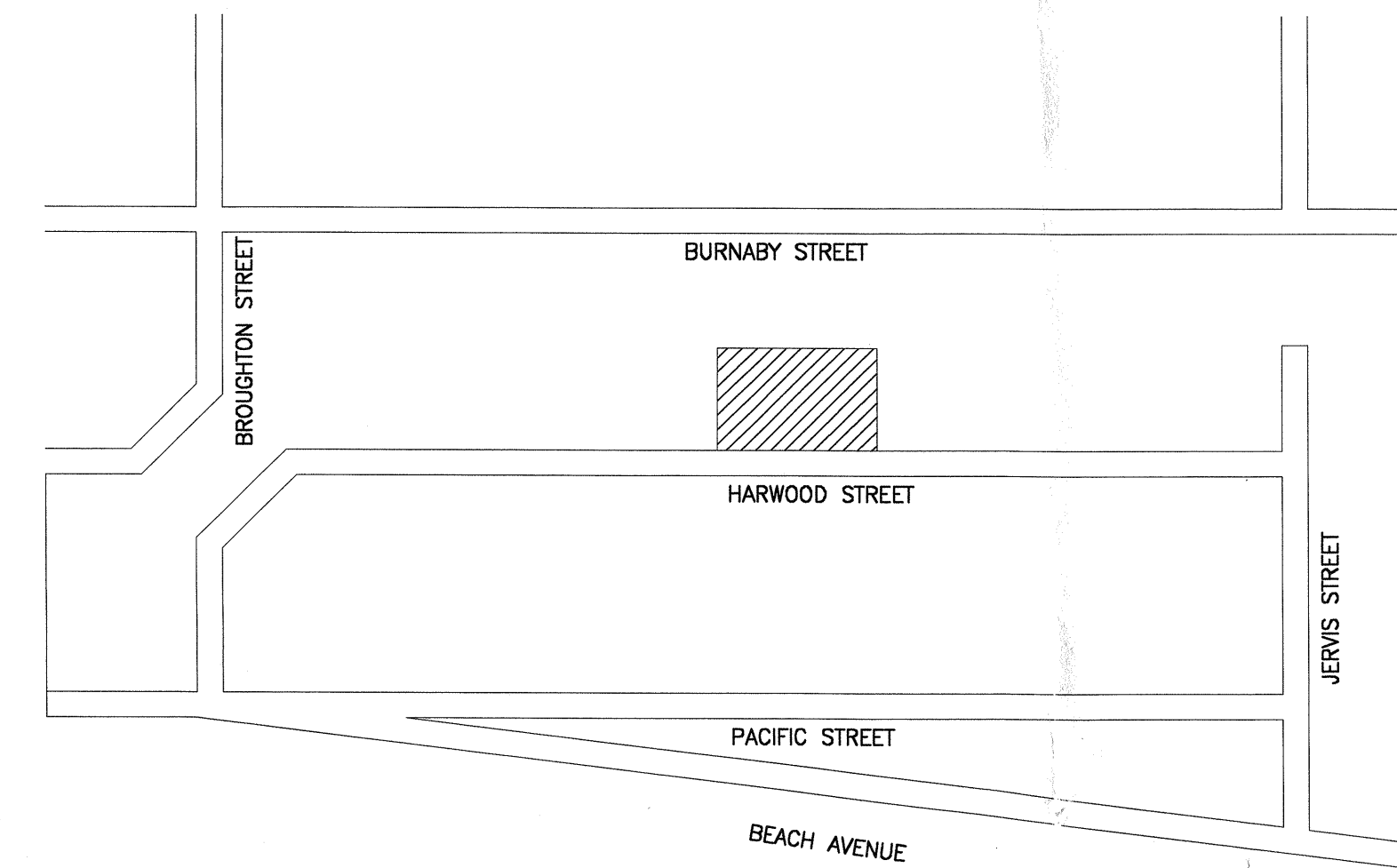
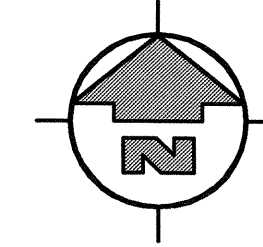
STRATA PLAN VR-255
1355 HARWOOD STREET
VANCOUVER, BC:

Domestic Water Piping Replacement



Quadra Pacific Consultants

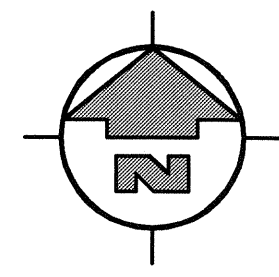
Suite 200 - 1650 Alberni Street
Vancouver, B.C.



Drawing List for:

- P-1 Lower Garage Floor Plan & Details
- P-2 First Floor Plan
- P-3 Second Floor Plan
- P-4 Typical Floor Plan (3 & 4)
- P-5 Penthouse Floor Plan
- P-6 Water Risers

SET #



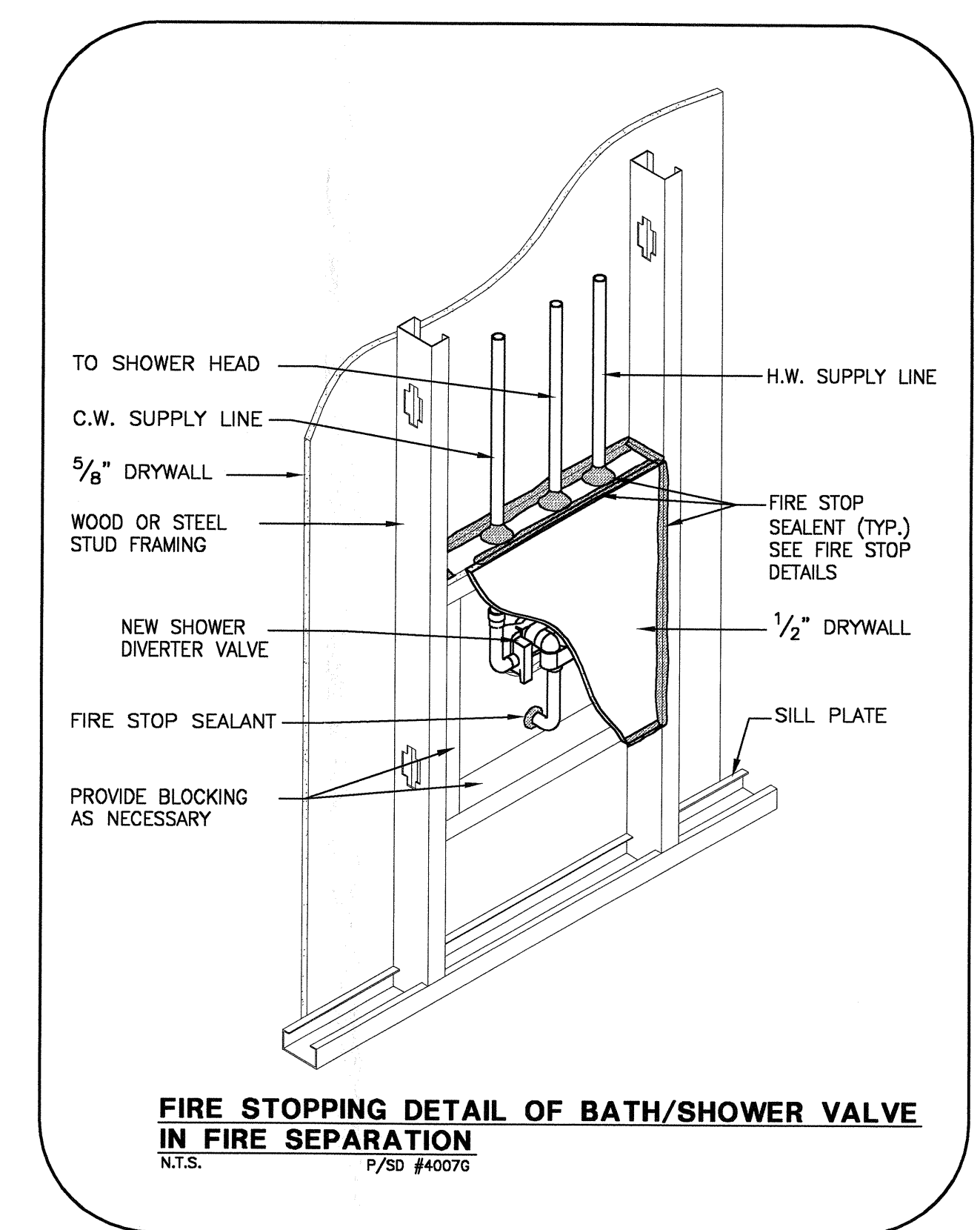
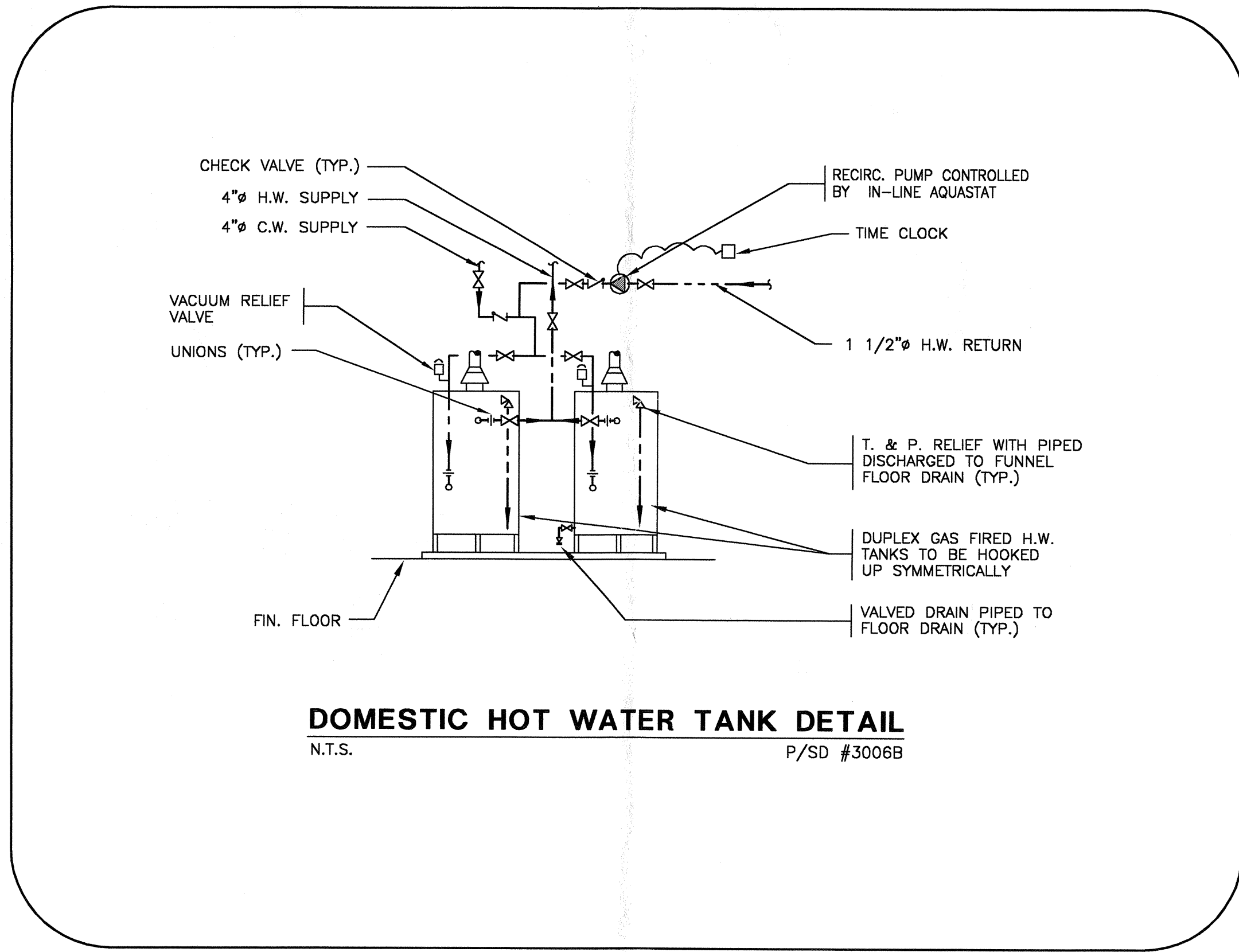
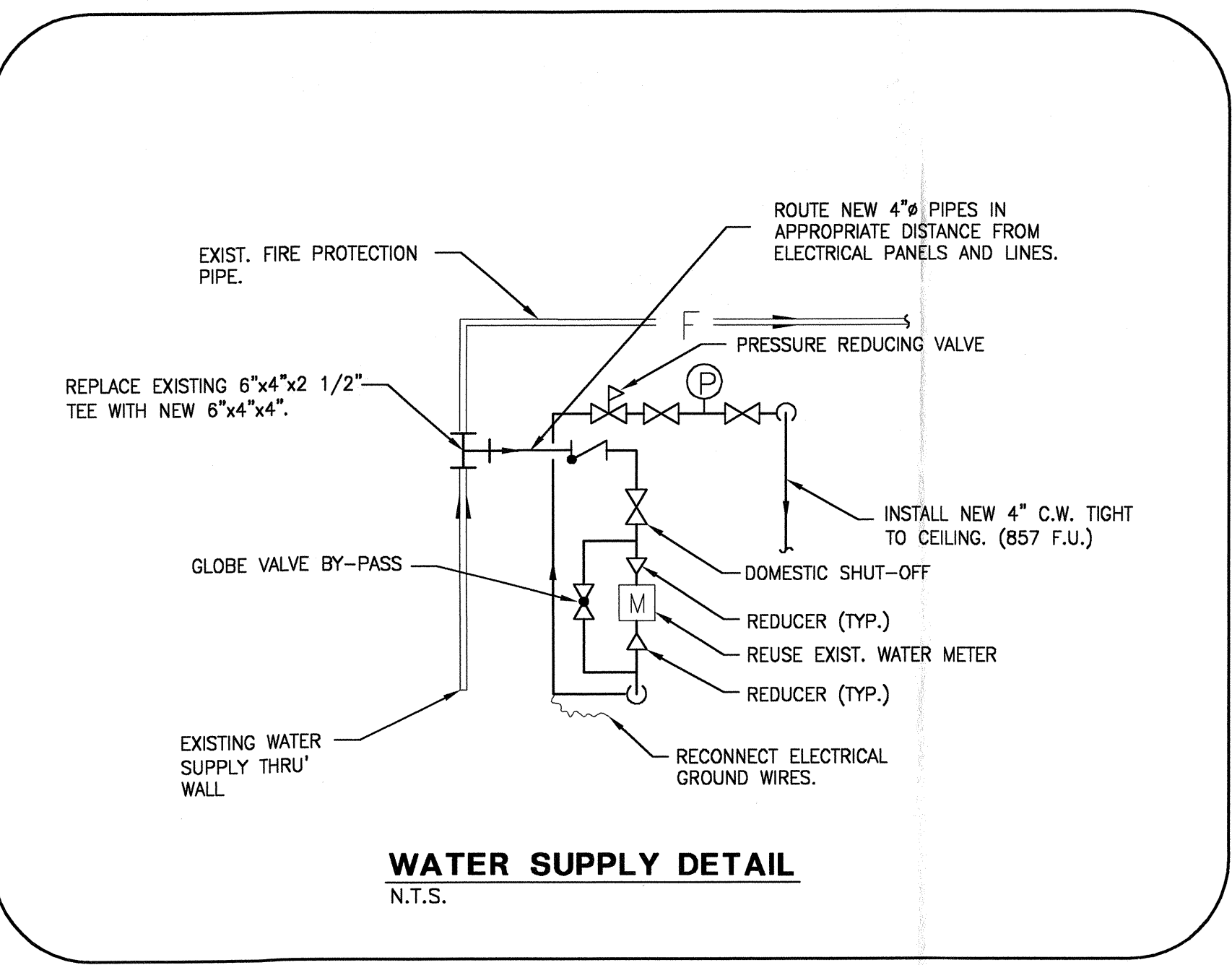
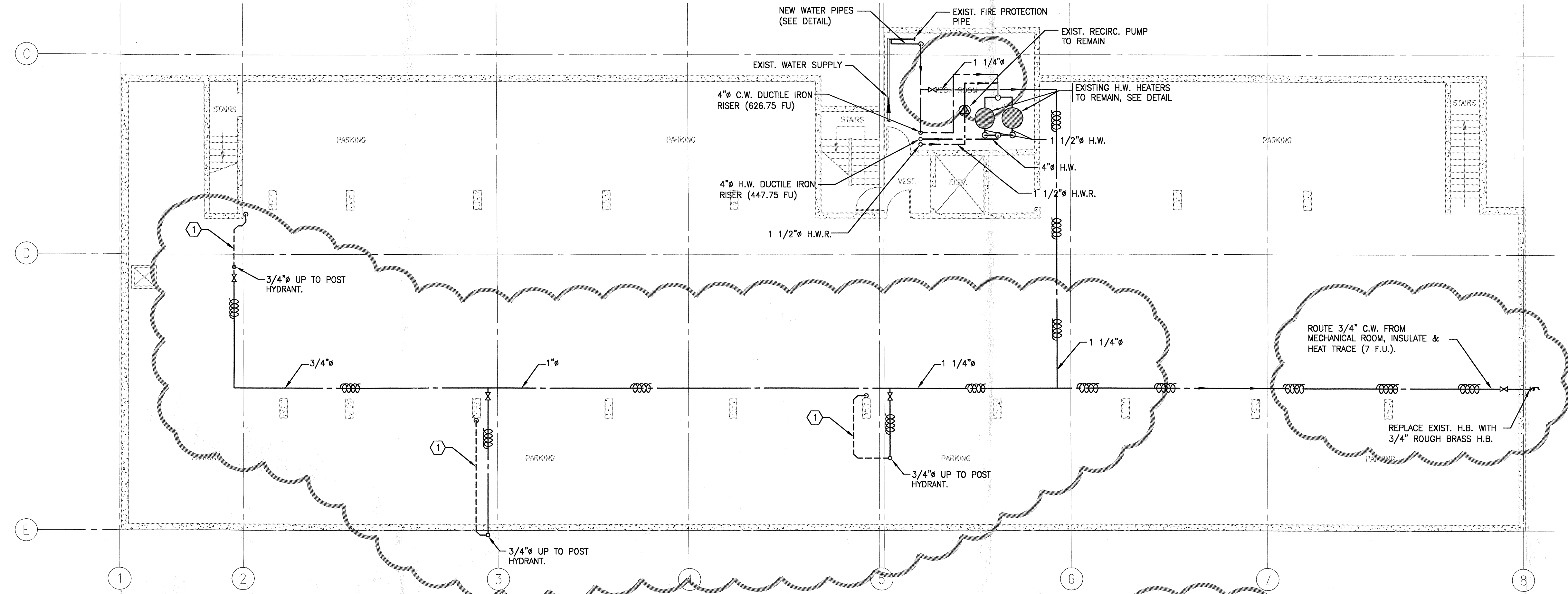
LEGEND	
SYMBOL	DESCRIPTION
---	DOMESTIC COLD WATER (CU)
---	DOMESTIC HOT WATER SUPPLY (CU)
---	DOMESTIC HOT WATER RETURN (CU)
---	EXISTING SERVICE
⊗	SHUT-OFF VALVE
⊕	CHECK VALVE
⊗	BALANCING VALVE
⊙	TYPICAL FIXTURE
⊙	TYPICAL WATER RISER
M	WATER METER
⊙	PRESSURE GAUGE

GENERAL NOTES

- ALL PIPING FROM RISER SHUT-OFF VALVES IN CORRIDORS TO SUITES & PIPING WITHIN SUITES TO BE TYPE 'K' COPPER PIPING (CU) EXCEPT 4" MAIN TO BE DUCTILE IRON.
- ALL MAIN H. & C.W. PIPING TO RISER SHUT-OFF VALVES IN CORRIDOR TO BE TYPE 'K' COPPER PIPING (CU).
- ALL COPPER PIPING (CU) SIZED FOR MAX. VELOCITY OF 5 FPS FOR COLD WATER, 4 FPS FOR HOT WATER & 3 FPS FOR HOT WATER RETURN.
- ALL RISER & SUITE SHUT-OFF VALVES SHALL BE BALL VALVES.
- ALL VALVES IN WALLS & CEILINGS SHALL BE EASILY ACCESSIBLE THROUGH ACCESS PANELS WITHOUT MOVING EQUIPMENT OR APPLIANCES.
- ALL ACCESS PANELS IN CEILINGS & WALLS SHALL BE FIRE RATED.
- ALL WALLS & CEILINGS SHALL BE REPAIRED AND PAINTED AND STIPPLED TO MATCH EXISTING. REFER TO SPECIFICATION.
- DOM. H.W. LOAD = 447.75 FU.
DOM. C.W. LOAD = 626.75 FU.
COMB. LOAD = 880 FU.
- PIPE ROUTING SHOWN DOES NOT NECESSARILY FOLLOW EXISTING PIPE ROUTING. THE COST OF PROVIDING NEW CORE DRILLING, ENLARGING OF EXISTING HOLES BY CHIPPING OR DRILLING EXISTING HOLES IS TO BE INCLUDED IN THE BASE BID.

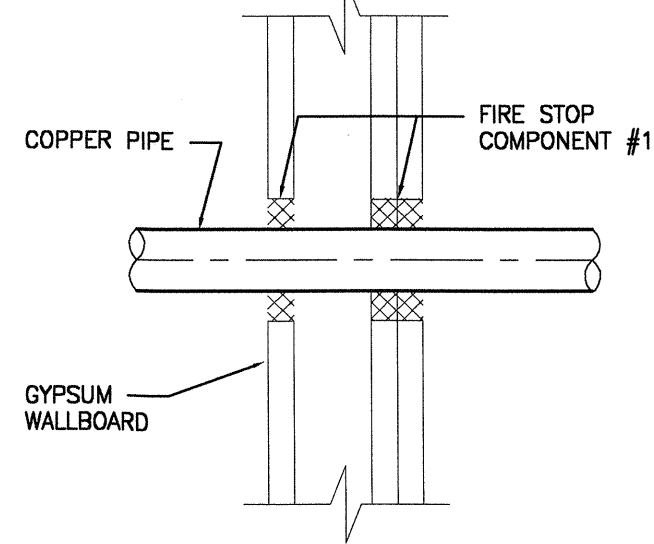
KEYNOTES:

- RUN 1/2" COPPER DRAIN @ 2% SLOPE & DISCHARGE 6" ABOVE FLOOR - DRAIN CONNECTS TO 1/4" DISCHARGE PORT ON POST HYDRANT.



A	ADDENDUM # M-3	04.12.15
-	ISSUED FOR TENDER	04.11.29
No.	REVISION	DATE
Quadra Pacific Consultants Consulting Mechanical Engineers		Suite 200 1650 Alberni St. Vancouver BC V6G 1A6 tel. 604. 688.8671 fax 604. 688.9760
PROJECT		
1355 HARWOOD ST. DOMESTIC WATER PIPE REPLACEMENT		
TITLE		
LOWER GARAGE FLOOR PLAN & DETAILS		
REFERENCE No. 388-132		
DATE: 04.10.25		
SCALE: 1/8"=1'-0"		
DRWN/CHKD: S.C./G.A.		
SEAL	DRAWING No.	
	P-1	
	OF 6	
DESTROY PRINTS BEARING REVISION LETTER PREVIOUS TO --		

NOTES: -MIN 1/8", MAX. 1.5" BETWEEN OUTSIDE AND CORED HOLE EDGE.
 -CAP TO BE COMPLETELY FILLED WITH FIRE-STOP COMPONENT TO THE FULL DEPTH OF THE MEMBRANE. MAX. HOLE SIZE: 7" MAX. PIPE SIZE: 4"

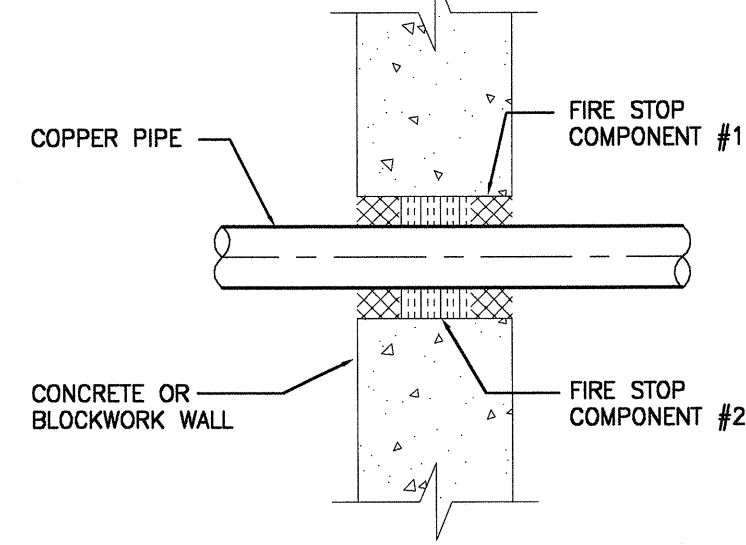


DETAIL OF GYPSUM WALL PENETRATIONS FOR COPPER PIPE CAN/ULC S101 & CAN/ULC S115 M85

ASSEMBLY TO CONFORM TO ASTM E-119 & ASTM E-814
 DESIGN FS/PHV 120-09

FIRE-STOP COMPONENT #1 = FIRESTOP SYSTEMS INC. CAT.# 4800DW OR 4100N/S.

NOTES: -MIN 1/8", MAX. 1.5" BETWEEN OUTSIDE AND CORED HOLE EDGE.
 -CAP TO BE COMPLETELY FILLED WITH FIRE-STOP MATERIAL #1 TO A MINIMUM DEPTH OF 1". MAX. HOLE SIZE: 8" MAX. PIPE SIZE: 4"

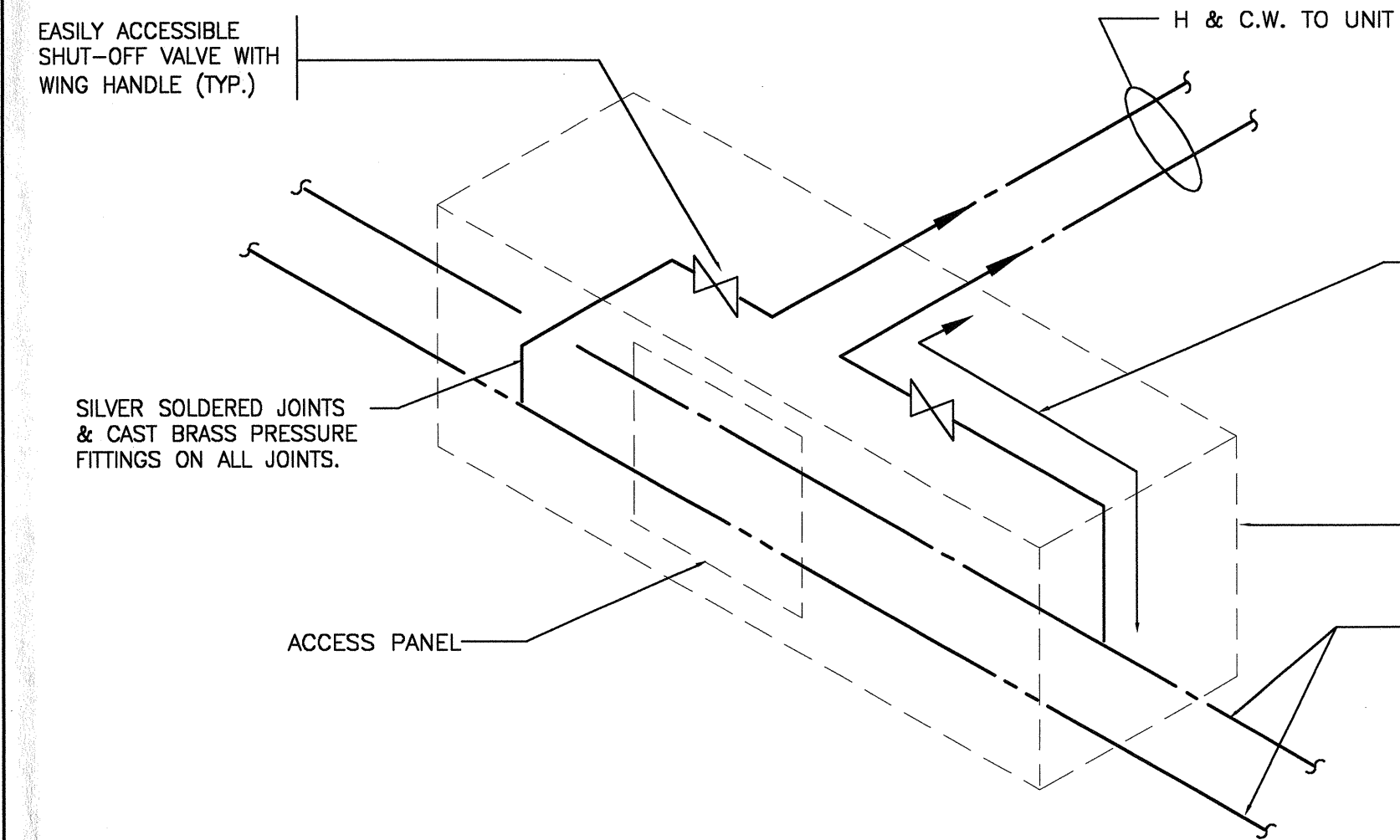


DETAIL OF CONCRETE or BLOCKWORK WALL PENETRATIONS FOR COPPER PIPE CAN/ULC S101 & CAN/ULC S115 M85

ASSEMBLY TO CONFORM TO ASTM E-119 & ASTM E-814

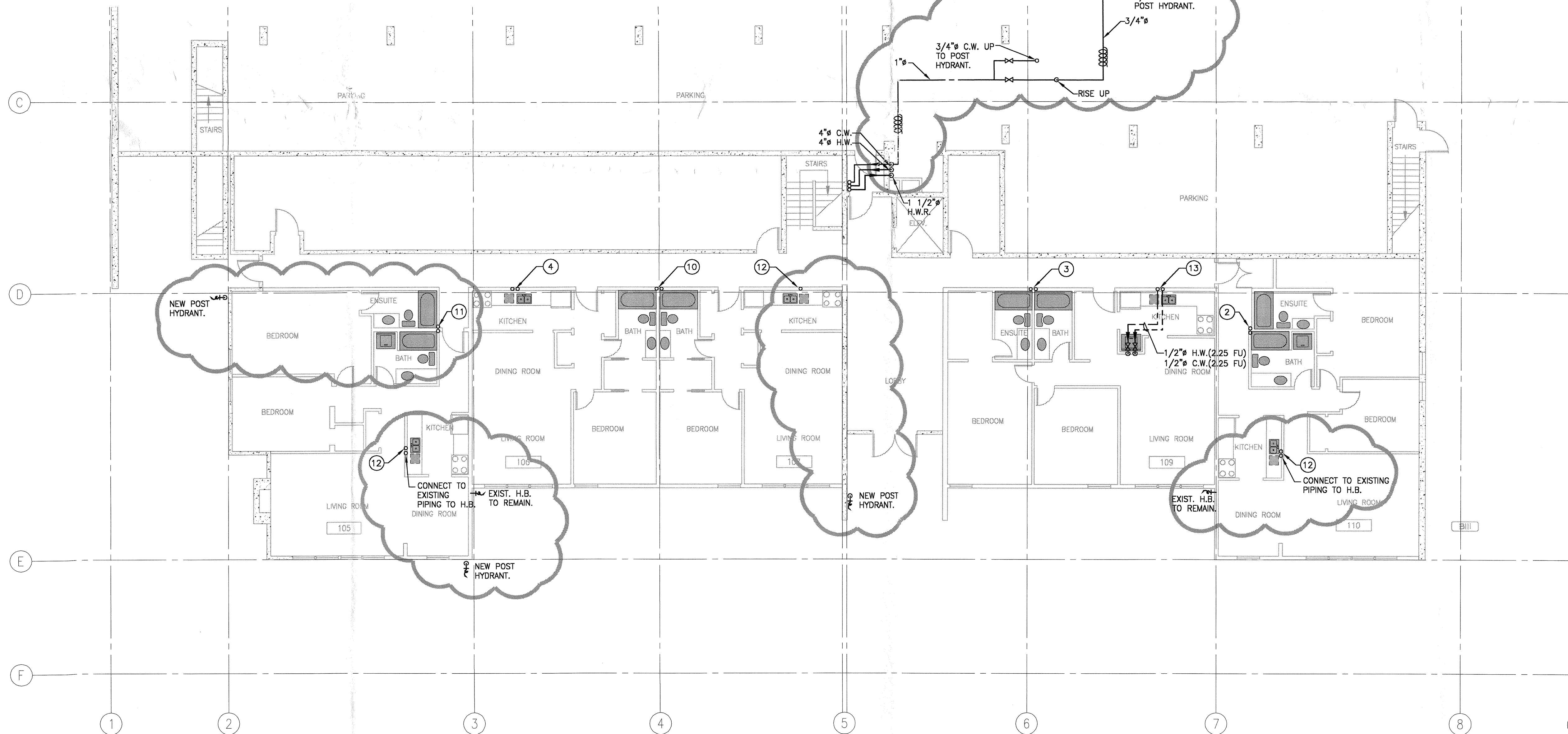
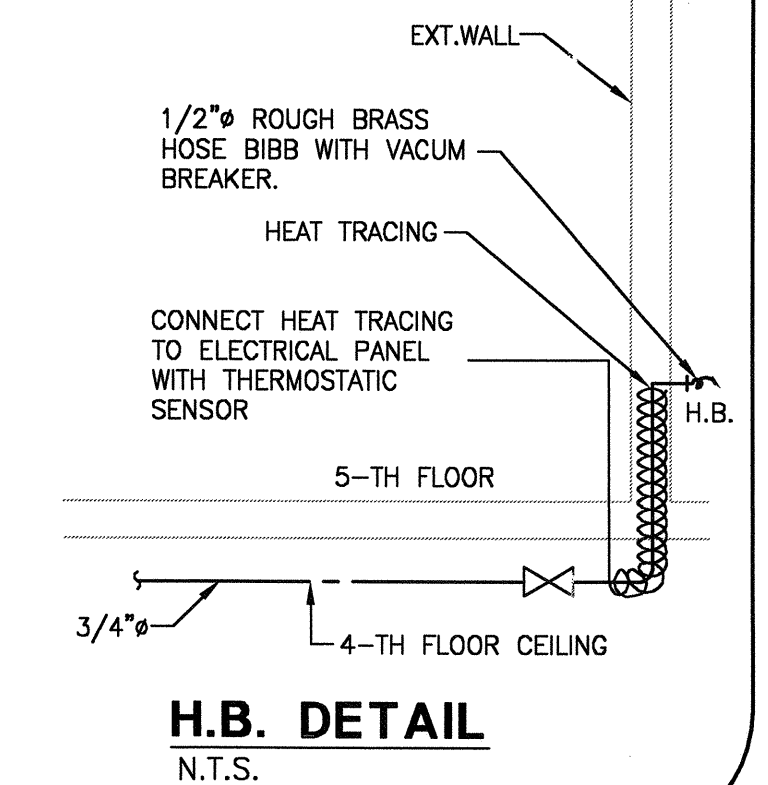
FIRE-STOP COMPONENT #1 = FIRESTOP SYSTEMS INC. CAT.# 4800DW OR 4100N/S.


FIRE-STOP COMPONENT #2 = BACKER ROD OR FIBERGLASS THERMAL INSULATION (OR SIMILAR MATERIAL) TO BE USED AS A FILLER ONLY. NO TESTABLE PROPERTIES REQUIRED.

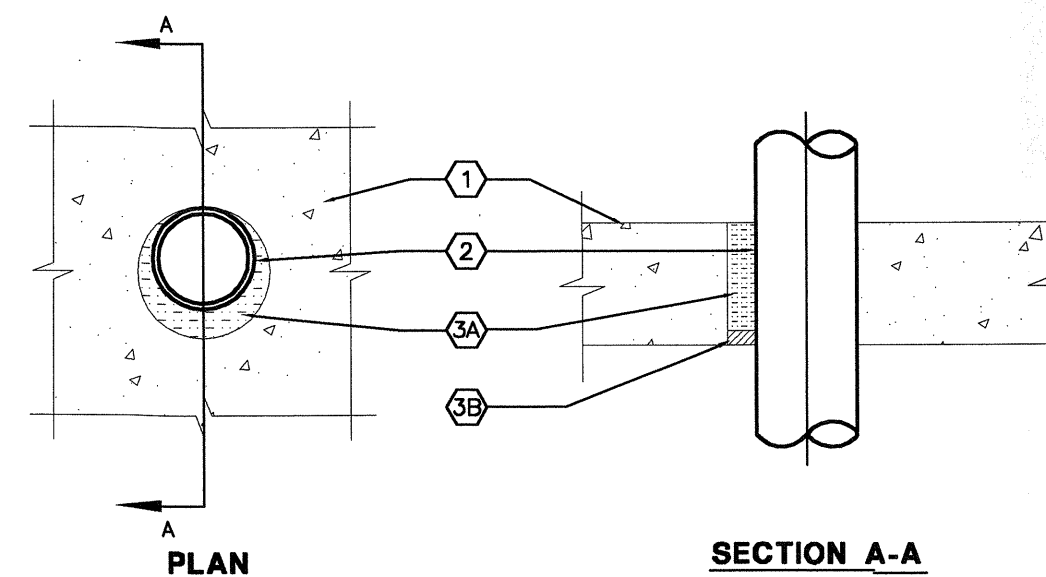


TYPICAL UNIT H & C.W. SHUT-OFFS

N.T.S. (P/SD #3026)

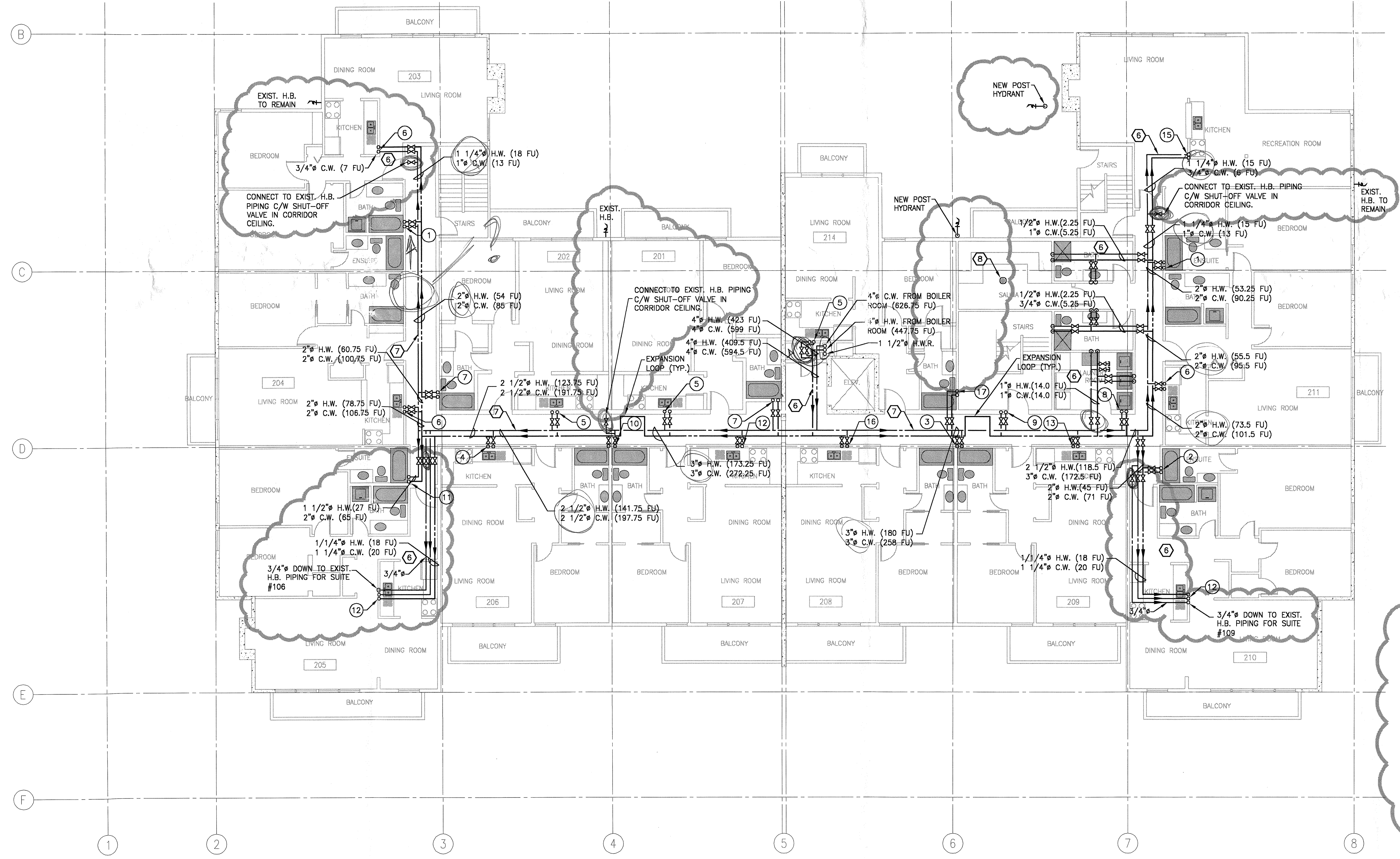
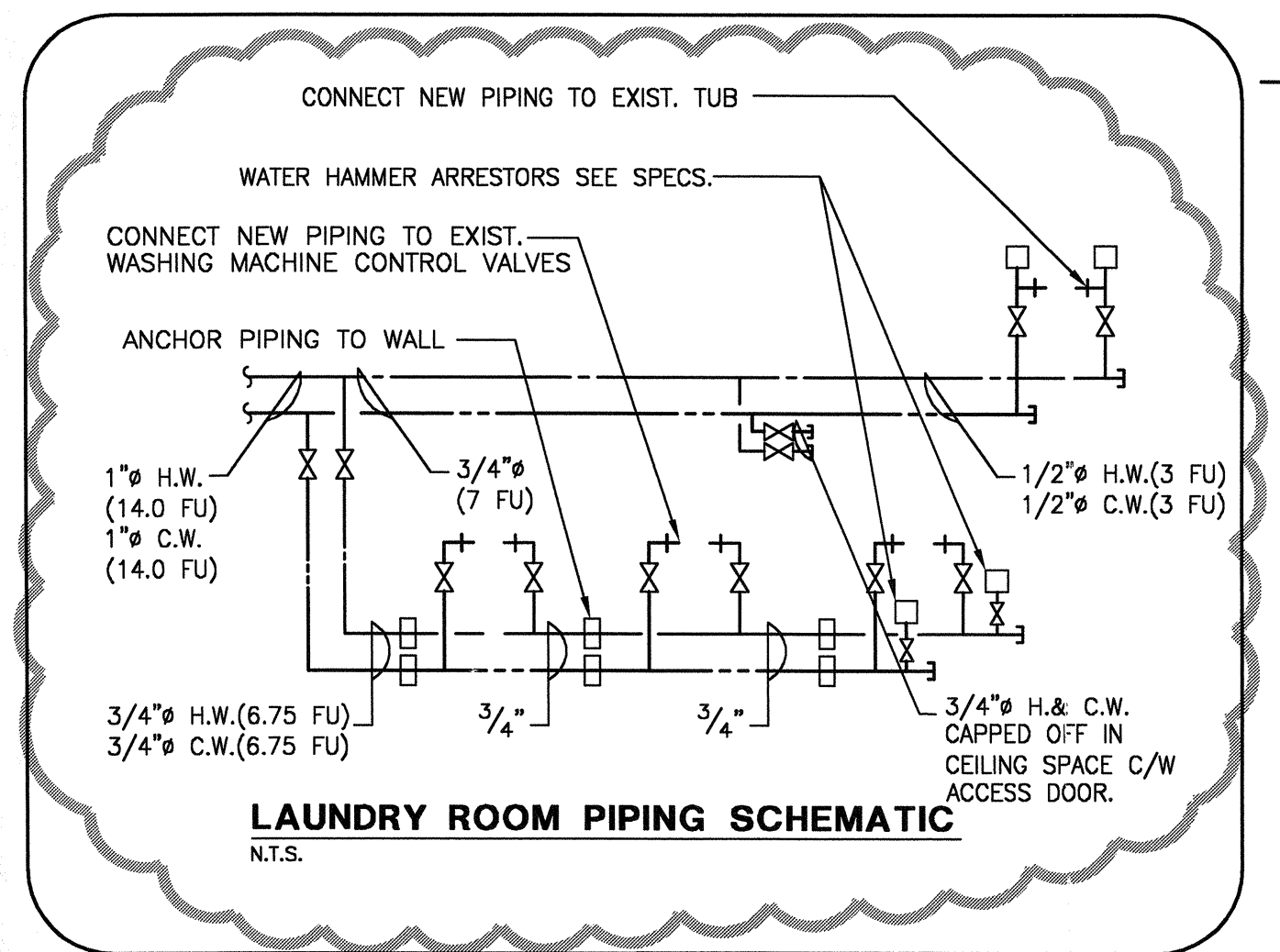


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 Quadra Pacific Consultants Suite 200 1650 Alberni St. Vancouver BC V6G 1A6 Consulting Mechanical Engineers tel. 604.688.8671 fax 604.688.9760		
PROJECT 1355 HARWOOD ST. DOMESTIC WATER PIPE REPLACEMENT		
TITLE FIRST FLOOR PLAN		
REFERENCE No. 388-132 DATE: 04.10.25 SCALE: 1/8"=1'-0" DRWN/CHKD: SC/G.A.		
SEAL	DRAWING No.	
	P-2 OF 6	
DESTROY PRINTS BEARING REVISION LETTER PREVIOUS TO →		



FIRE STOPPING DETAIL - SYSTEM No. C-BJ-1042
"F" RATING - 2 HR
"T" RATING - 1 HR
 N.T.S. (P/SD #4007H)

- FLOOR ASSEMBLY**
 MIN. 5 1/2" THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK. MAX. DIA. OF OPENING IS 14 1/4". SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
- THROUGH PENETRANTS**
 ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRE STOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND EDGE OF THROUGH OPENING SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 1 1/2". PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
 A. STEEL PIPE - NOM 12" DIA. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
 B. IRON PIPE - NOM 12" DIA. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
 C. CONDUIT - NOM 6" DIA. (OR SMALLER) RIGID STEEL CONDUIT.
 D. CONDUIT - NOM 4" DIA. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING.
 E. COPPER TUBING - NOM 4" DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.
 F. COPPER PIPE - NOM 4" DIA. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
- FIRE STOP SYSTEM**
 THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
 A. PACKING MATERIAL - MIN. 5" THICKNESS OF 4 PCF MINERAL WOOL BATT MATERIAL FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM BOTTOM SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL (ITEM 3B).
 B. FILL VOID OR CAVITY MATERIAL* - SEALANT - MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED, WITHIN ANNULUS, FLUSH WITH BOTTOM SURFACE OF FLOOR OR BOTH SURFACES OF WALL. AT POINT CONTACT LOCATION BETWEEN PENETRANT AND PERIPHERY OF OPENING A MIN. 1/2" DIA. BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PENETRANT INTERFACE ON BOTTOM SURFACE OF FLOOR ASSEMBLY OR BOTH SURFACES OF WALL ASSEMBLY.
 C. PASSIVE FIRE PROTECTION PARTNERS** - 4800DW
 - CAN/ULC S115, CAN/ULC S101
 - ASTM E-814, ASTM E-119, ASTM E-84
 - UL1497, UL2079
 * BEARING THE UL CLASSIFICATION MARKING
 ** FORMERLY FIRE STOP SYSTEMS INC.



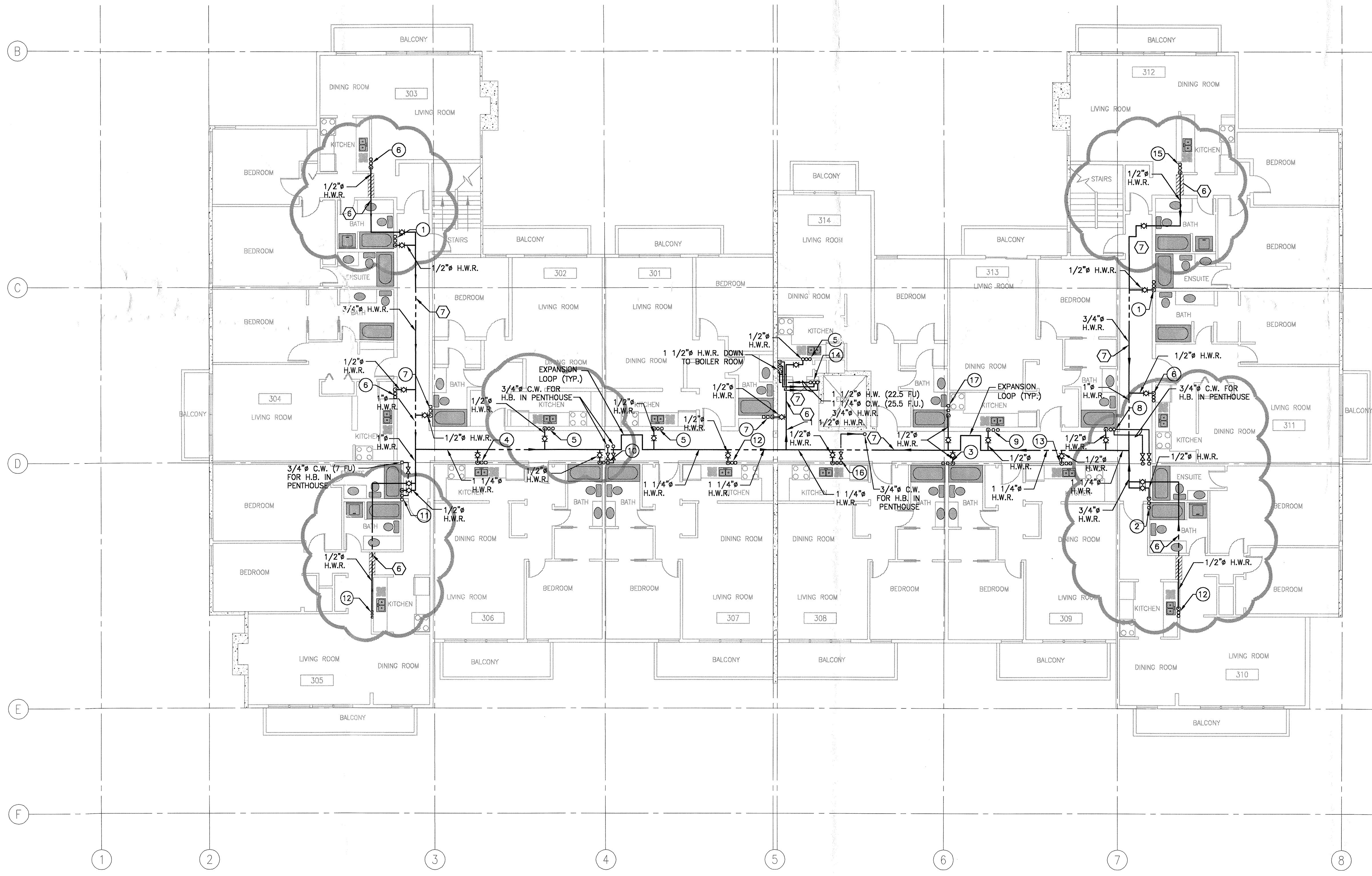
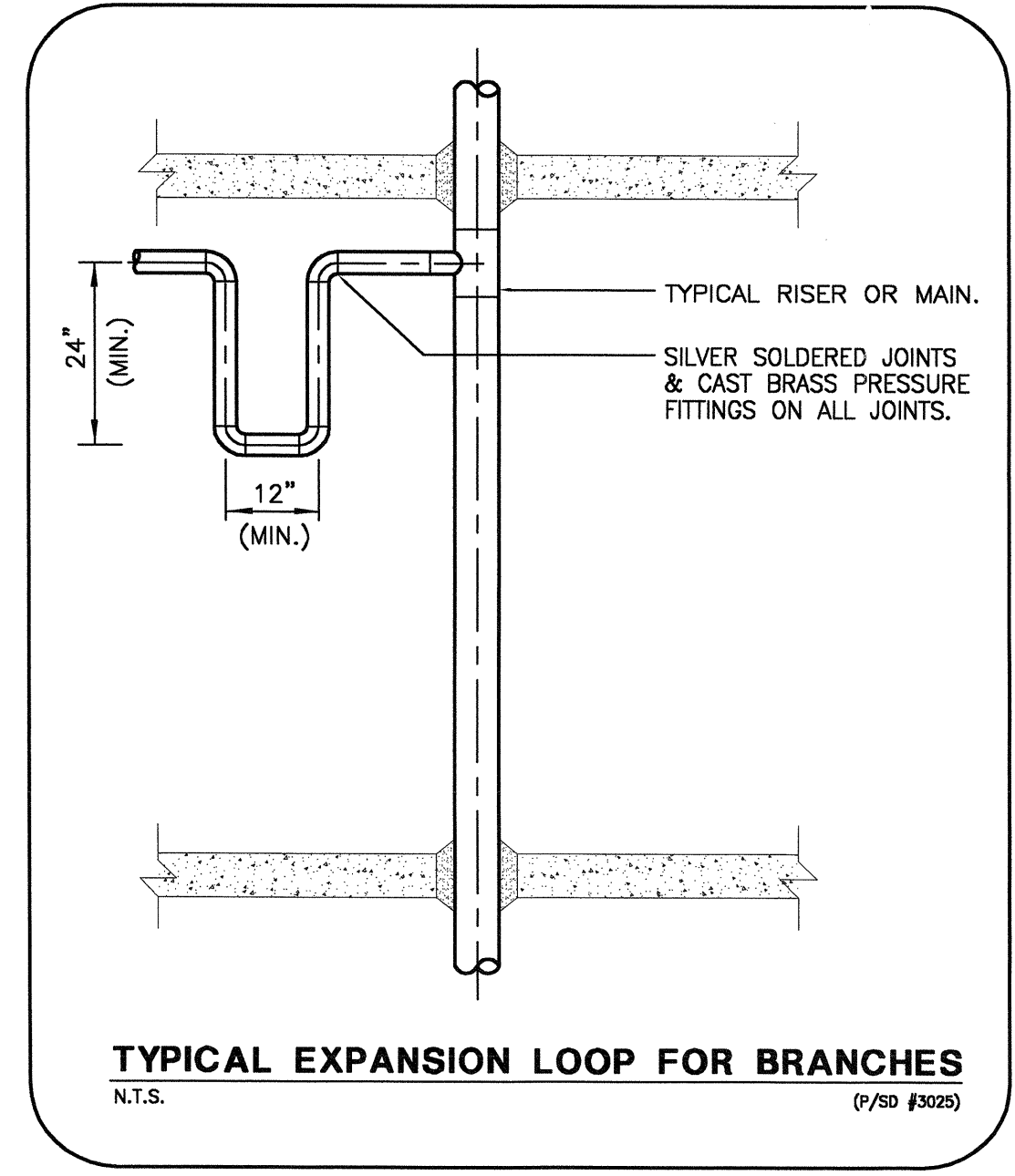
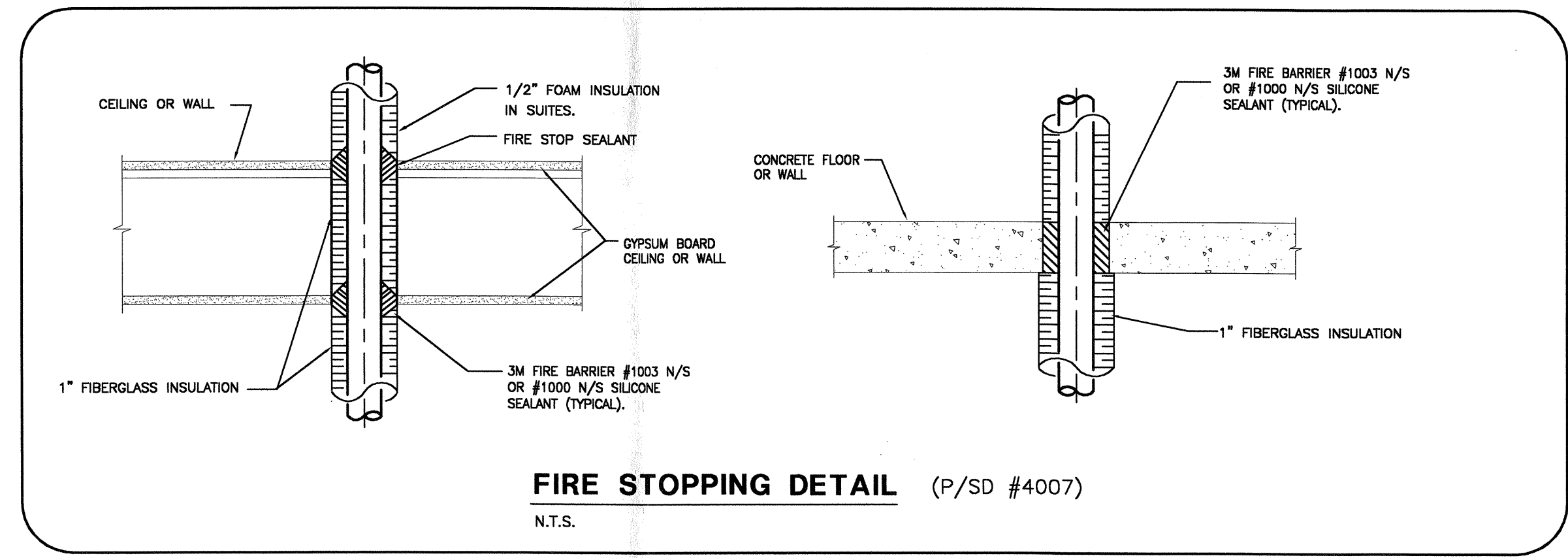
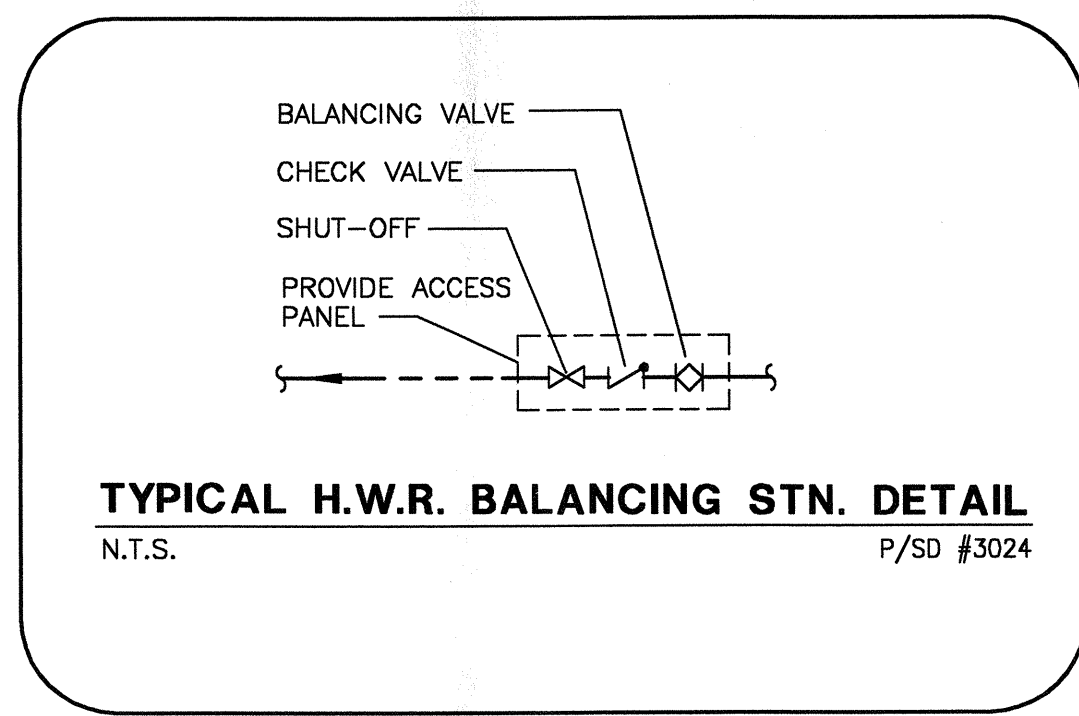
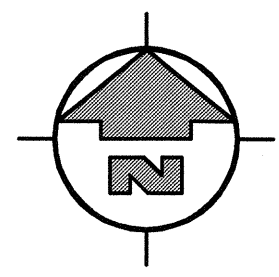
EXPANSION LOOP DIMENSIONS

PIPE SIZE	LENGTH 'A'	LENGTH 'B'
13mm - 20mm (1/2" - 3/4")	>80mm (2'-0")	380mm (1'-3")
25mm - 32mm (1" - 1 1/4")	900mm (3'-0")	450mm (1'-6")
40mm - 65mm (1 1/2" - 2 1/2")	1200mm (4'-0")	600mm (2'-0")
75mm - 100mm (3" - 4")	1500mm (5'-0")	750mm (2'-6")
150mm (6")	2000mm (6'-6")	1000mm (3'-3")

EXPANSION LOOP - COPPER TUBE DOMESTIC HOT WATER SUPPLY & RETURN PIPING
 N.T.S. (P/SD #3001)


- KEYNOTES:**
- 6 INSTALL NEW PIPES IN CEILING SPACE. PATCH AND PAINT OPENINGS TO MATCH EXISTING CEILING AND WALLS. INSTALL NEW VALANCES WHERE REQUIRED.
 - 7 INSTALL NEW T-BAR CEILING IN CORRIDOR. REPOSITION LIGHTS, EXIT SIGNS, ETC. TO SUIT NEW CEILING LEVEL & GRID.
 - 8 INSTALL A 3" FLOOR DRAIN, ZURN # 2XN-211-H, MAKE WATERTIGHT SEAL AT THE FLOOR. INSTALL A TRAP PRIMER ON THE C.W. SUPPLY AT THE NEAREST VANITY & RUN 1/2" PIPING IN THE PARKADE, CONNECT ABOVE TRAP. CONNECT 3" SANIT. @ 2% TO NEAREST DRAINAGE & INSTALL AN 1 1/2" SANIT. VENT THROUGH THE FLOOR & CONNECT TO EXISTING VENT PIPING IN THE WASHROOM CEILING.

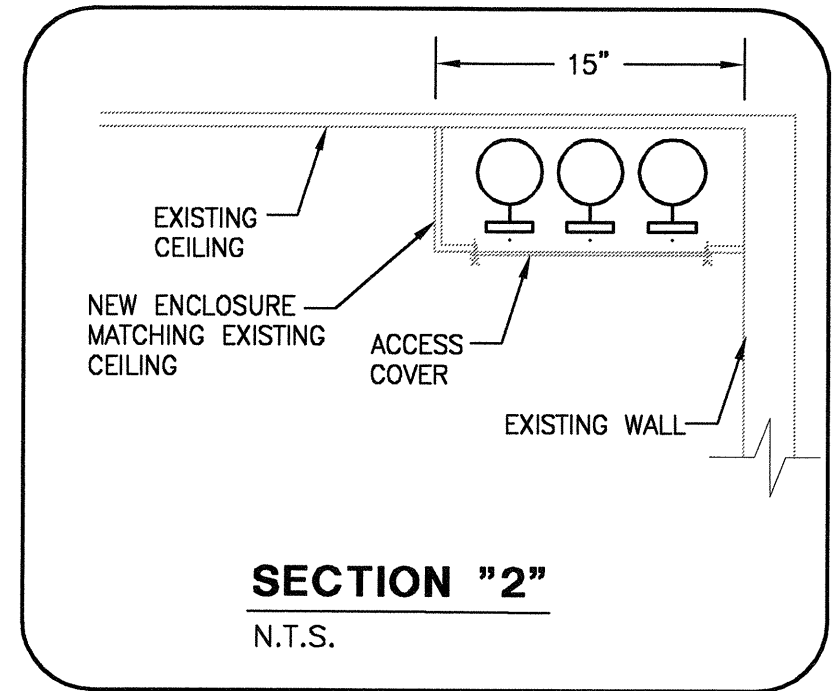
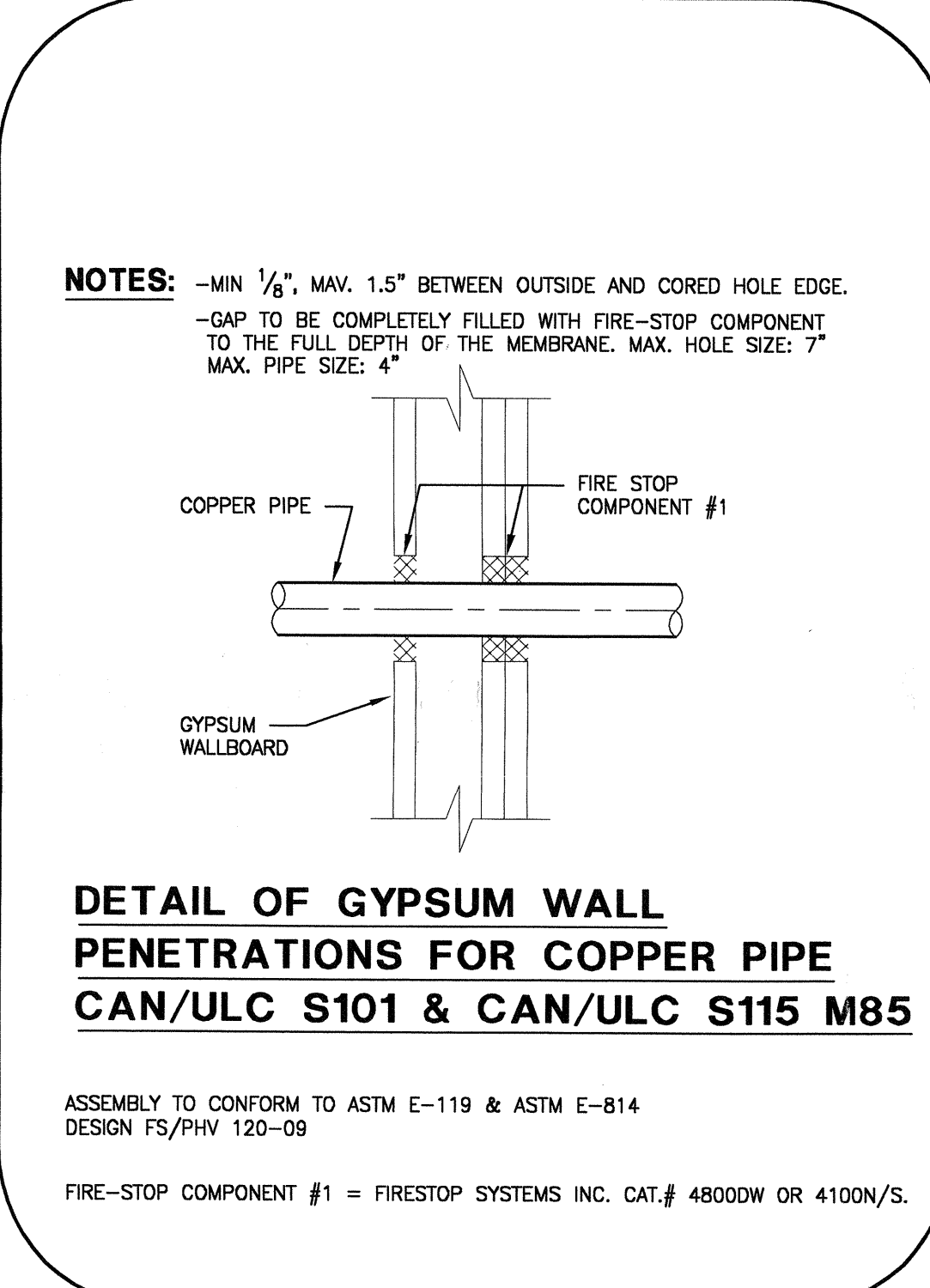
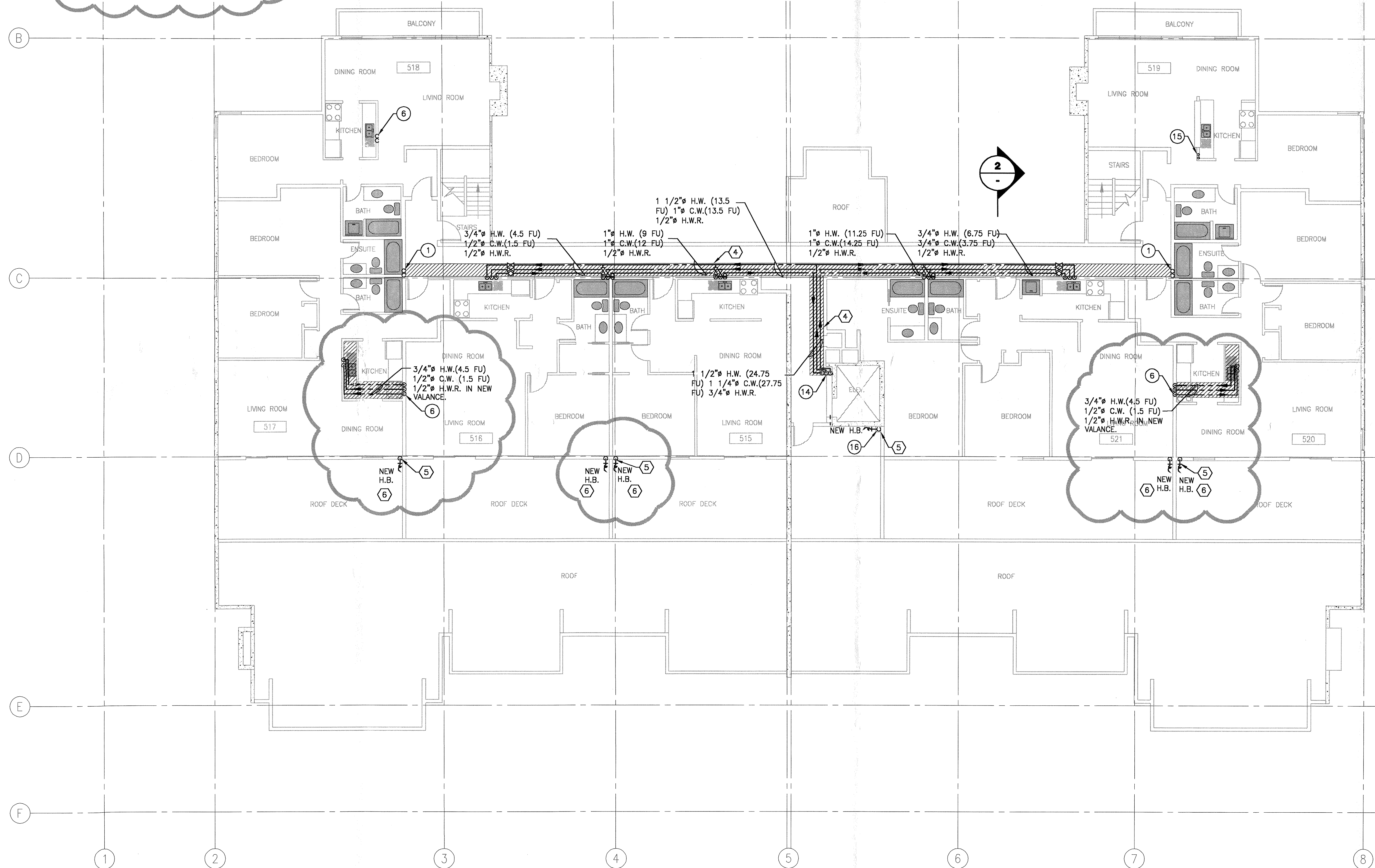
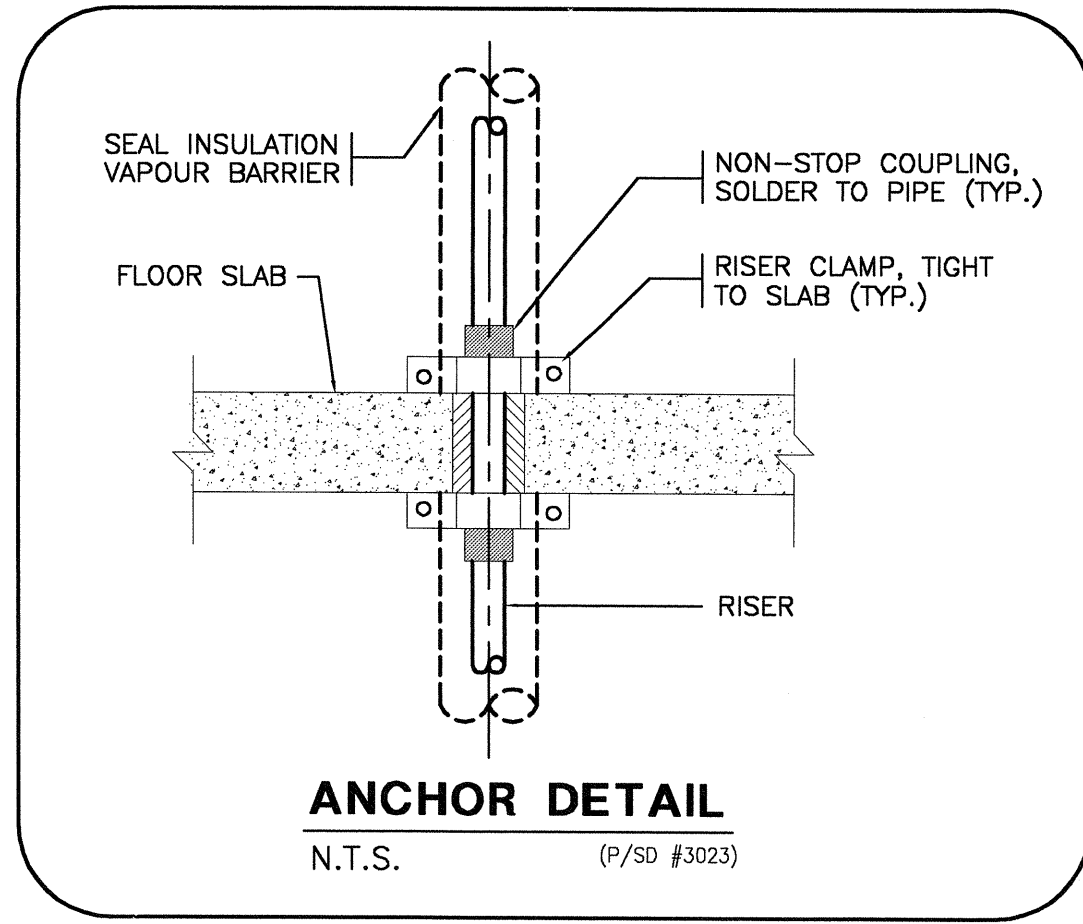
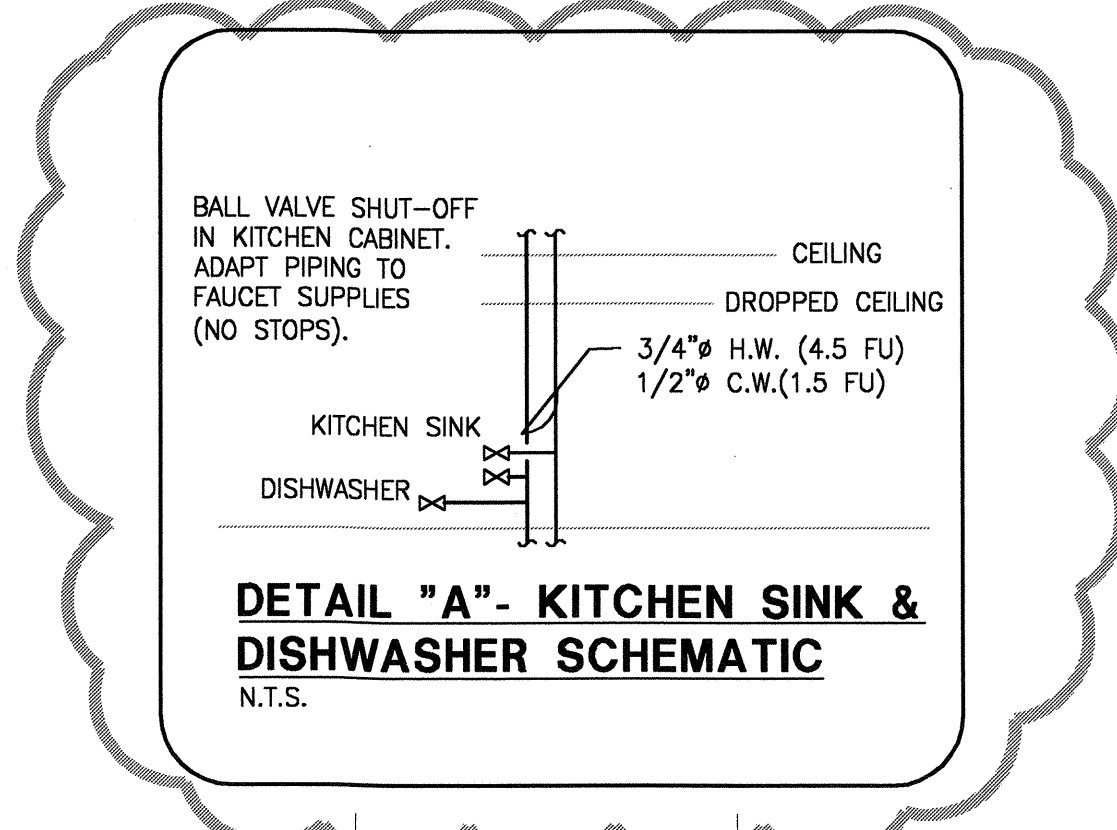
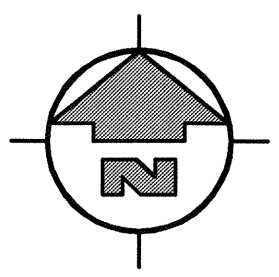
A	ADDENDUM # M-3	04.12.15
-	ISSUED FOR TENDER	04.11.29
No.	REVISION	DATE
		Suite 200 1650 Alberni St. Vancouver BC V6G 1A6 tel. 604.688.671 fax 604.688.9760
PROJECT 1355 HARWOOD ST. DOMESTIC WATER PIPE REPLACEMENT		
TITLE SECOND FLOOR PLAN		
REFERENCE No. 388-132 DATE: 04.10.25 SCALE: 1/8"=1'-0" DRWN/CHKD: S.C./G.A.		
SEAL	DRAWING No.	
	P-3	OF 6
DESTROY PRINTS BEARING REVISION LETTER PREVIOUS TO		



KEYNOTES:

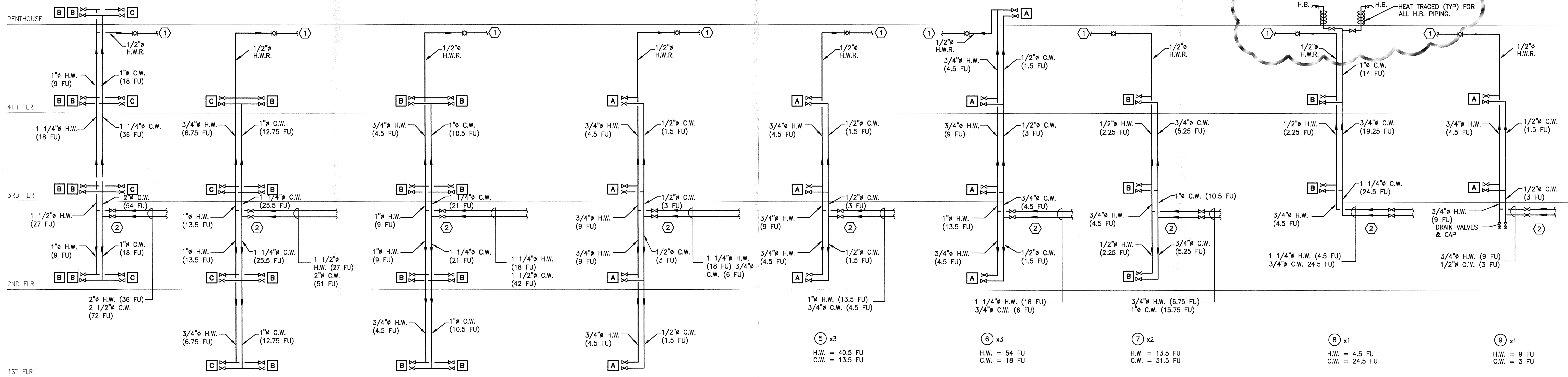
- 6 INSTALL NEW PIPES IN CEILING SPACE. PATCH AND PAINT OPENINGS TO MATCH EXISTING CEILING AND WALLS. INSTALL NEW VALANCES WHERE REQUIRED.
- 7 INSTALL NEW T-BAR CEILING IN CORRIDOR. REPOSITION LIGHTS, EXIT SIGNS, ETC. TO SUIT NEW CEILING LEVEL & GRID.

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PROJECT 1355 HARWOOD ST. DOMESTIC WATER PIPE REPLACEMENT		
TITLE TYPICAL FLOOR PLAN (3-RD AND 4-TH)		
REFERENCE No. 388-132 DATE: 04.10.25 SCALE: 1/8"=1'-0" DRWN/CHKD: S.C./G.A.		
SEAL	DRWING No.	
	P-4	
	OF 6	
DESTROY PRINTS BEARING REVISION LETTER PREVIOUS TO →		



- KEYNOTES:**
- ④ INSTALL ENCLOSURE FOR NEW PIPES UNDER EXIST. CEILING (SEE SECTION "2" FOR DETAILS)
 - ⑤ SEE DETAIL ON P-2.
 - ⑥ REFER TO ALTERNATE PRICES IN ADD.#3.

A	ADDENDUM # M-3	04.12.15
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No.	REVISION	DATE
Quadra Pacific Consultants Suite 200 1650 Alberni st. Vancouver BC V6G 1A6 Consulting Mechanical Engineers tel. 604. 688.8671 fax 604. 688.9780		
PROJECT 1355 HARWOOD ST. DOMESTIC WATER PIPE REPLACEMENT		
TITLE PENTHOUSE FLOOR PLAN		
REFERENCE No. 388-132 DATE: 04.10.22 SCALE: 1/8"=1'-0" DRWN/CHK'D: S.C./G.A.		
SEAL	DRAWING No.	
	P-5	
	OF 6	
DESTROY PRINTS BEARING REVISION LETTER PREVIOUS TO →		



① x2
H.W. = 72 FU
C.W. = 144 FU

② x1
H.W. = 27 FU
C.W. = 51 FU

③ x1
H.W. = 18 FU
C.W. = 42 FU

④ x1
H.W. = 18 FU
C.W. = 6 FU

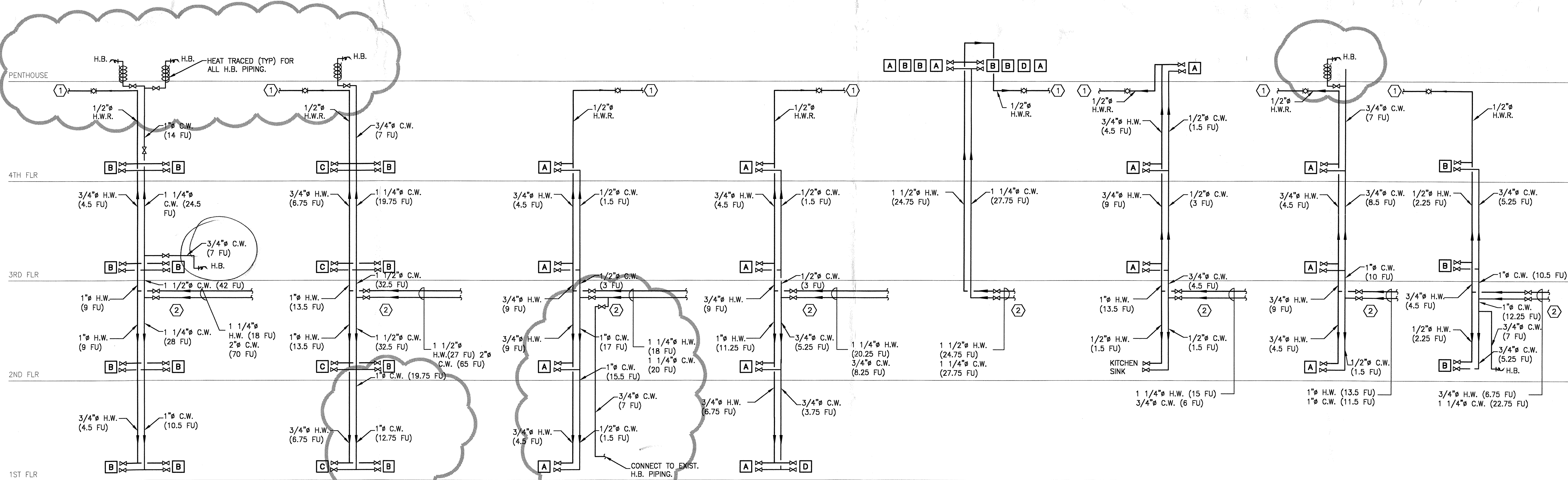
⑤ x3
H.W. = 40.5 FU
C.W. = 13.5 FU

⑥ x3
H.W. = 54 FU
C.W. = 18 FU

⑦ x2
H.W. = 13.5 FU
C.W. = 31.5 FU

⑧ x1
H.W. = 4.5 FU
C.W. = 24.5 FU

⑨ x1
H.W. = 9 FU
C.W. = 3 FU



⑩ x1
H.W. = 18 FU
C.W. = 70 FU

⑪ x1
H.W. = 27 FU
C.W. = 65 FU

⑫ x3
H.W. = 54 FU
C.W. = 60 FU

⑬ x1
H.W. = 20.25 FU
C.W. = 8.25 FU

⑭ x1
H.W. = 22.5 FU
C.W. = 25.5 FU

⑮ x1
H.W. = 15 FU
C.W. = 6 FU

⑯ x1
H.W. = 13.5 FU
C.W. = 11.5 FU

⑰ x1
H.W. = 6.75 FU
C.W. = 22.75 FU

KEYNOTES:

- ① INSTALL CONTROL BOX WITH VALVES ACCESSIBLE FROM CORRIDOR - SEE DETAILS ON P-1
- ② LOCATE ALL SHUT OFF VALVES FOR WATER RISERS ACCESSIBLE FROM CORRIDOR

LEGEND

- A KITCHEN SINK & DISHWASHER
H.W.=4.5 FU, C.W.=1.5 FU
(SEE DETAIL ON P-5)
- B BATHROOM GROUP (WC, BT & WB)
H.W.=2.25 FU, C.W.=5.25 FU
- C BATHROOM GROUP (W.C., B.T. & W.B.) AND CLOTHES WASHER
H.W.=4.5 FU, C.W.=7.5 FU
- D CLOTHES WASHER H.W.=2.25 FU, C.W.=2.25 FU

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Vancouver BC
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Consulting Mechanical Engineers
tel. 604. 688.8671
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PROJECT
1355 HARWOOD ST.
DOMESTIC WATER
PIPE REPLACEMENT

TITLE
WATER RISERS

REFERENCE No. 388-132
DATE: 04.10.22
SCALE: N.T.S.
DRWN/CHKD: S.C./G.A.

SEAL
DRAWING No.
P-6
OF 6