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Revision	Description	Date
4	ISSUED FOR CONSTRUCTION	2020/03/06
3	ISSUED FOR 90% REVIEW	2019/06/29
2	ISSUED FOR 60% REVIEW	2019/05/09
1	ISSUED FOR 30% REVIEW	2019/03/14

Client: **PSPC**

10025 JASPER AVE  
EDMONTON, ALBERTA, T5J 1S6  
PH. 780-919-9445

Project Title: **JASPER STAFF HOUSING CONSTRUCTION**

**DUPLEX**

**720 PATRICIA STREET,  
JASPER, AB, T0E 1E0**

Designed by: **H. HUANG** / Conçu par

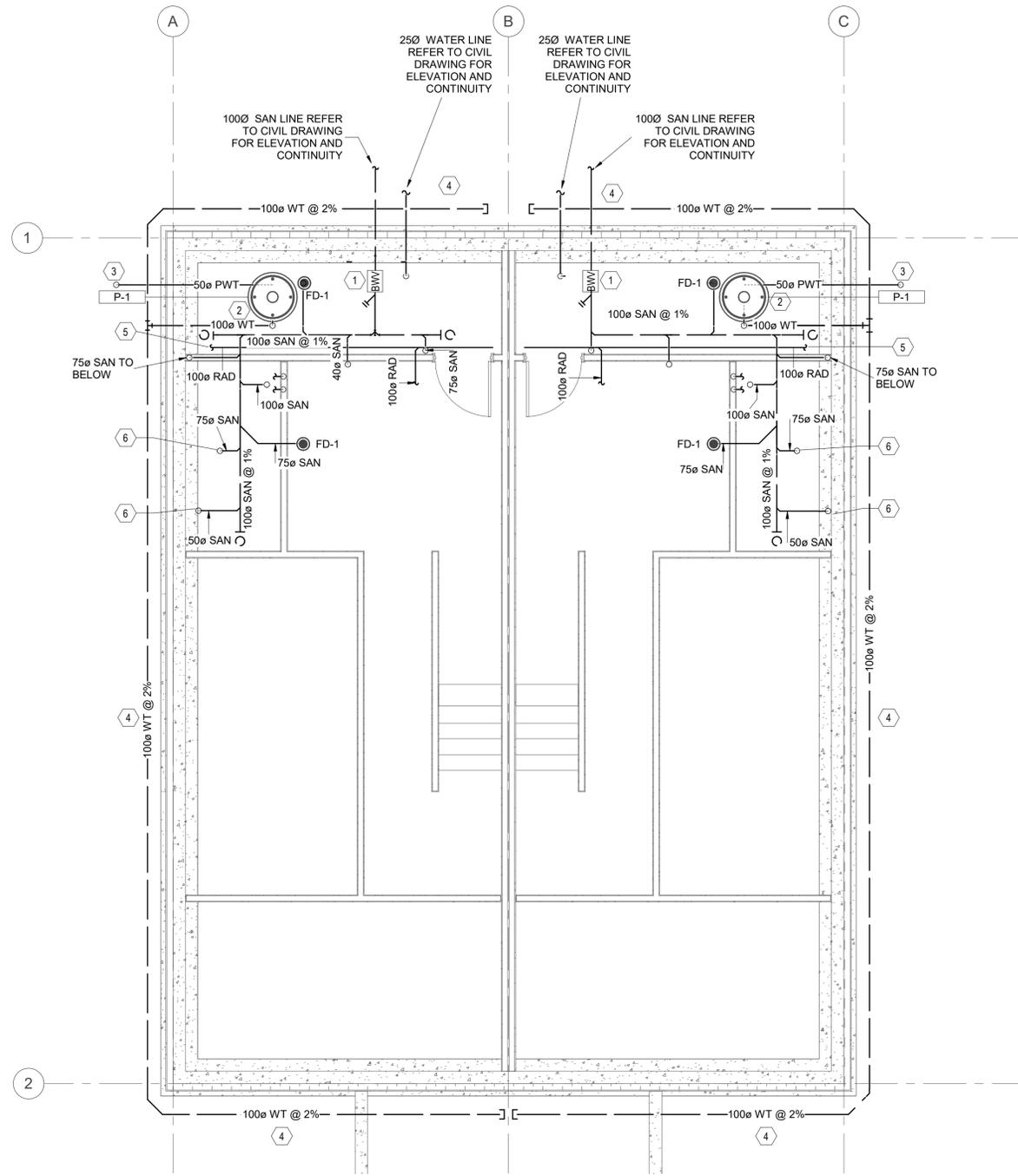
Drawn by: **D. GREGOIRE** / Dessiné par

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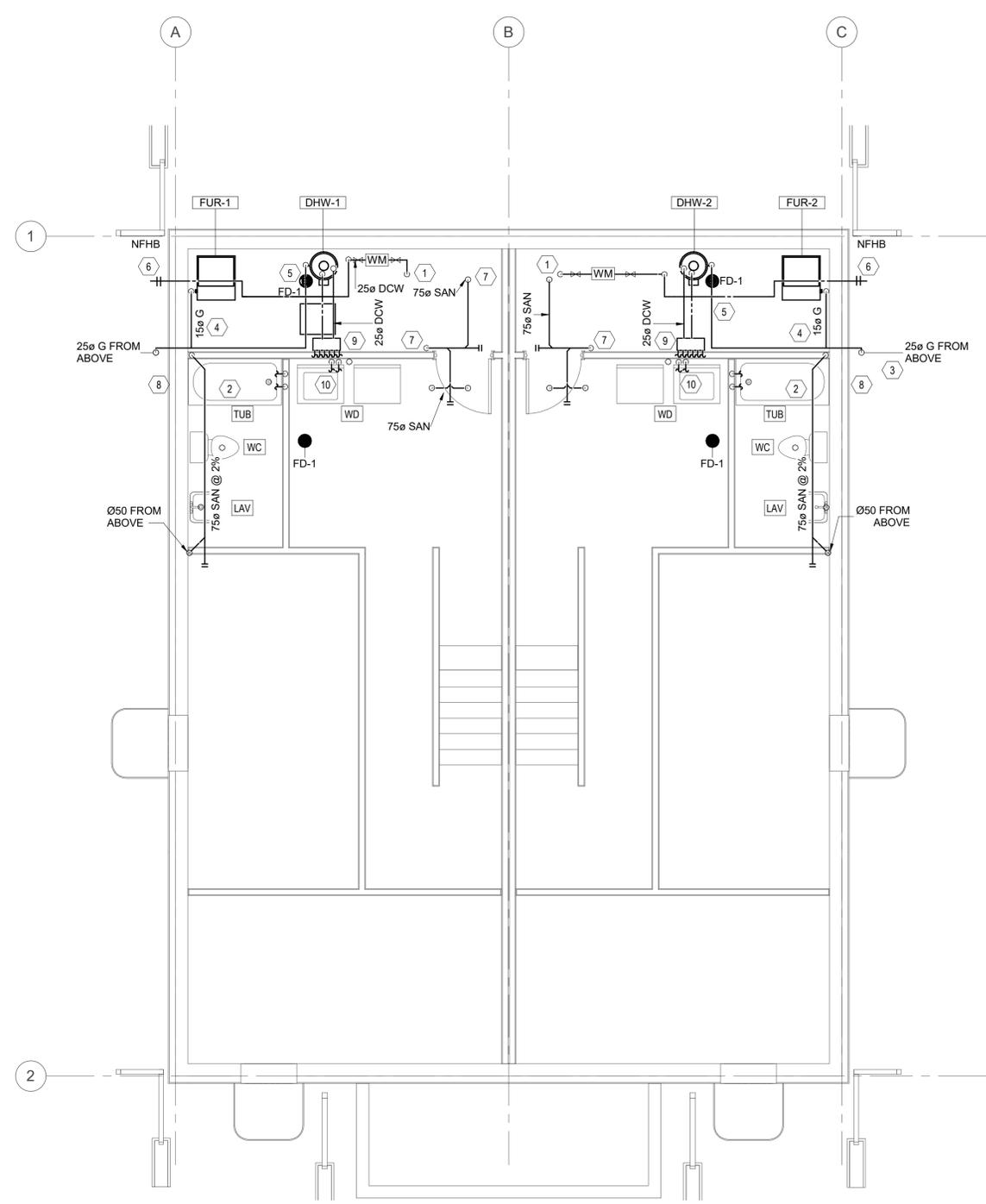
Drawing Title: **FOUNDATION PLAN AND LOWER LEVEL PLUMBING PLAN** / Titre du dessin

Project no./No. du projet: **R.100429.001** / Drawing no./No. du dessin: **M2.1** / Revision no.: **4**



**1**  
M2.1  
**MECHANICAL FOUNDATION PLAN**  
SCALE: 1 : 50

- KEYNOTES:**
- BACK WATER VALVE C/W ACCESS LID. REFER TO M1.2 DETAIL 10.
  - (600X600)X2000 DEEP RESIDENTIAL PLASTIC STORM SUMP WITH REMOVABLE COVER WITH GASKET C/W SUMP PUMP P-1. REFER TO DRAWING M1.2 DETAIL 9.
  - 50Ø PUMPED WEeping TILE, DISCHARGE TO LANDSCAPE.
  - WEeping TILE REFER TO ARCHITECTURAL DRAWINGS.
  - RADON PIPING TO RUN BELOW SLAB. REFER TO DRAWING 3.1 KEYNOTE 6 FOR CONTINUATION.
  - ROUGH IN AND CAP SANITARY DRAINS FOR FUTURE BASEMENT BATH ROOM FIXTURES.



**2**  
M2.1  
**LOWER LEVEL PLUMBING PLAN**  
SCALE: 1 : 50

- KEYNOTES:**
- 25Ø DCW UP THROUGH GROUND TO MECHANICAL ROOM. INSTALL BACKFLOW PREVENTER AT 25Ø DCW IN MECHANICAL ROOM TO SUPPLY TO EACH SUITE. REFER TO DRAWING M1.2 DETAIL 8.
  - RUN DCW, DHW, SAN PIPING IN JOIST SPACE TO/FROM PLUMBING FIXTURE.
  - GAS METER WITH PRESSURE REDUCING VALVE TO REDUCE GAS PRESSURE TO 3.5 KPA. INSTALL 25Ø GAS LINE UP AND INTO BASEMENT FLOOR CEILING SPACE. CLEAR, UNOBSTRUCTED AREA NEAR GAS METERS REQUIRE 2.2M x 0.9M CLEARANCE.
  - 15Ø GAS LINE @ 3.5KPA TO CONNECT TO FURNACE IN MECHANICAL ROOM AS PER MANUFACTURER'S RECOMMENDATIONS.
  - 15Ø GAS LINE @ 3.5KPA TO CONNECT TO DOMESTIC WATER HEATER IN MECHANICAL ROOM AS PER MANUFACTURER'S RECOMMENDATIONS.
  - 20Ø DCW FROM MECHANICAL ROOM TO NON FREEZE HOSE BIBB.
  - 25MM WATER METER INSTALLATION REFER TO DRAWING M1.2 DETAIL 8.
  - 75Ø TO BELOW.
  - DOMESTIC HOT AND COLD WATER MANIFOLD.
  - WASHER TO BE CONNECTED TO 15Ø DCW/DHW COMPLETE WITH LAUNDRY BOX INSTALLATION.

- PLUMBING GENERAL NOTES:**
- SUPPLY AND INSTALL ALL FIRE STOPPING MATERIAL AND ENSURE THAT ALL FIRE PENETRATIONS ARE PROTECTED AS REQUIRED BY THE NATIONAL BUILDING CODE AND THE LOCAL AUTHORITIES.
  - PROVIDE PLUMBING VENTING AS REQUIRED AND AS PER CODE.
  - PROVIDE P-TRAP C/W TRAP PRIMER FOR ALL FLOOR DRAINS AS REQUIRED AND AS PER CODE.
  - COORDINATE SANITARY RISERS AND VENT LINES WITH STRUCTURAL FRAMING BEFORE INSTALLATION.
  - PROVIDE SLEEVES AS REQUIRED THRU FOOTINGS, PADS AND STRUCTURAL SLABS FOR MECHANICAL.
  - COORDINATE AND SLEEVE FOR ALL PLUMBING FIXTURES.
  - PROVIDE SHUT-OFF VALVES C/W ACCESS PANELS IN ALL SUITES FOR COLD WATER, HOT WATER LINES.
  - PROVIDE CLEANOUTS ON EVERY LEADER, SOIL OR WASTE STACK AS REQUIRED AND AS PER CODE.
  - SLOPE ALL 100Ø SANITARY PIPING @ 1% AND SLOPE ALL SANITARY PIPING LESS THAN 100Ø @ 2%.
  - ENSURE ALL MECHANICAL IS INSTALLED AT A MINIMUM HEAD HEIGHT OF 2.1M.
  - OFFSET SOIL OR WASTE RISERS FROM EACH OTHER AS REQUIRED AND AS PER THE PLUMBING CODE.
  - ALL PIPING TO BE IN BULKHEAD OR PENETRATING ACROSS THE BEAM. COORDINATE HOLES LOCATION WITH STRUCTURAL PRIOR TO DRILL.
  - PROVIDE LOCAL ISOLATION VALVES AT EACH FIXTURE FOR DCW AND DHW.
  - CAST IRON SCHEDULE 40 ELBOWS SHALL ONLY BE USED FOR ALL SANITARY PIPES PENETRATING LOWER LEVEL FLOOR SLAB. NO PVC PIPE TO BE ALLOWED.

