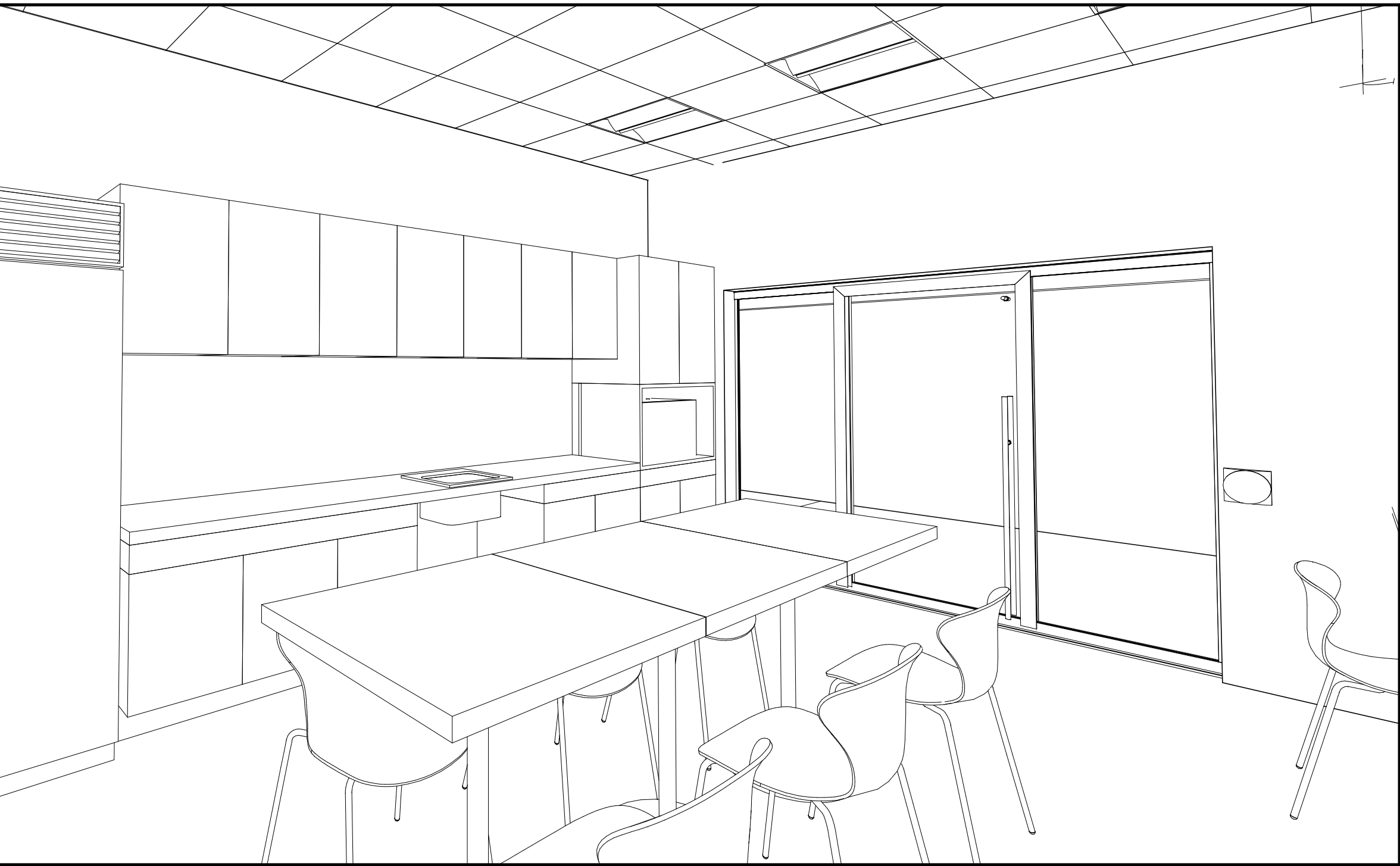


# W.G. JOHNSON CENTRE LUNCHROOM

31 Kribs St, Cambridge, ON, N3C 2L3



## LIST OF DRAWINGS:

### ARCHITECTURAL

- A000 COVER
- A001 CODE PLAN, OBC MATRIX, SITE PLAN
- A002 SCHEDULES, PROJECT NOTES, & HOARDING PLAN
- A003 ARCHITECTURAL SPECIFICATIONS
- A004 ARCHITECTURAL SPECIFICATIONS
- A005 ARCHITECTURAL SPECIFICATIONS
- A100 DEMOLITION PLANS
- A200 CONSTRUCTION PLAN & RCP
- A300 FURNITURE AND FINISHES FLOOR PLAN
- A400 INTERIOR ELEVATIONS
- A500 BUILDING SECTIONS & DETAILS
- A600 MILLWORK ELEVATIONS & DETAILS

### ELECTRICAL

- E1 ELECTRICAL LEGEND & SPECIFICATION
- E2.1 DEMOLITION ELECTRICAL PLAN
- E2.2 PROPOSED ELECTRICAL PLAN
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### MECHANICAL

- M1 MECHANICAL LEGEND
- M2 MECHANICAL SPECIFICATION
- M3 PLUMBING PLAN
- M4 HVAC PLAN

### STRUCTURAL

- S100 STRUCTURAL PLANS

## CLIENT:

CITY OF CAMBRIDGE



## CONSULTANTS:

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826 King St N Unit 20  
Waterloo, ON N2J 4G8  
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https://witzeldyce.com/

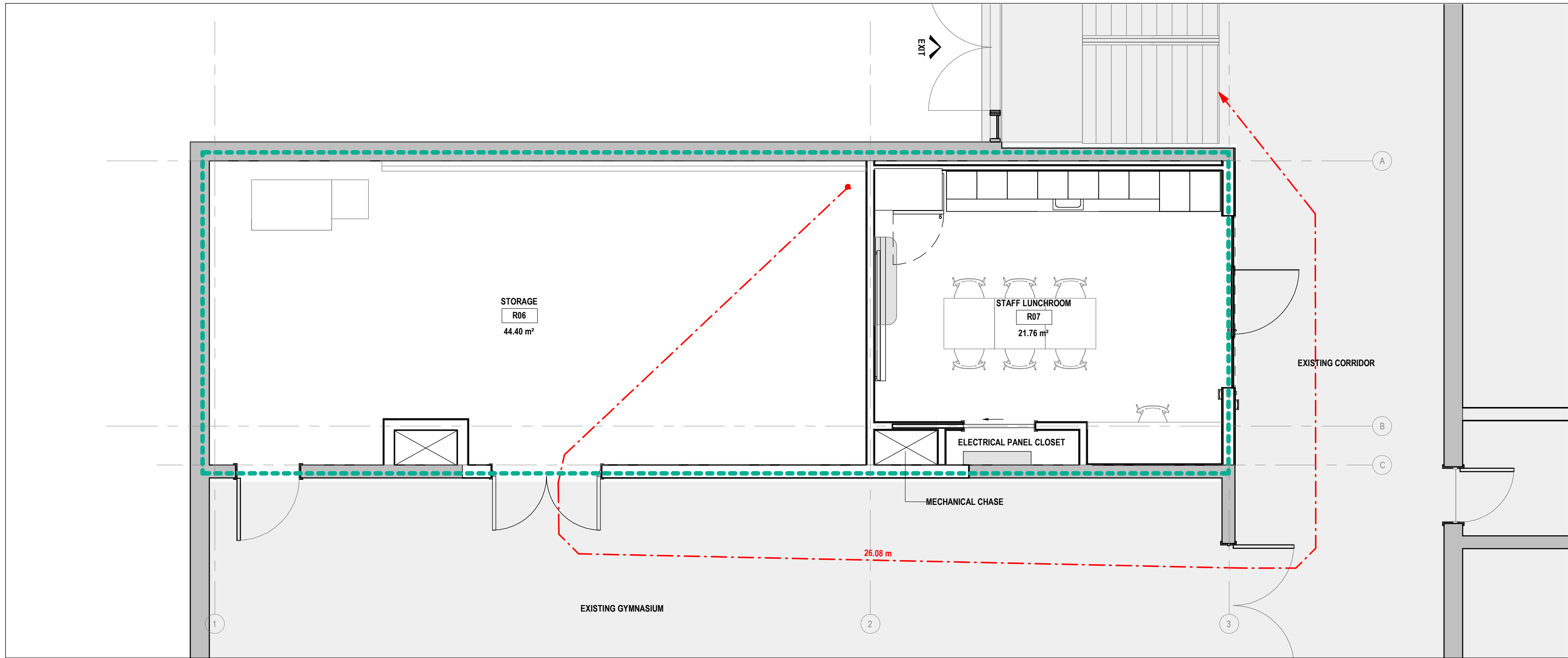
## ISSUED FOR CONSTRUCTION

2025.05.06

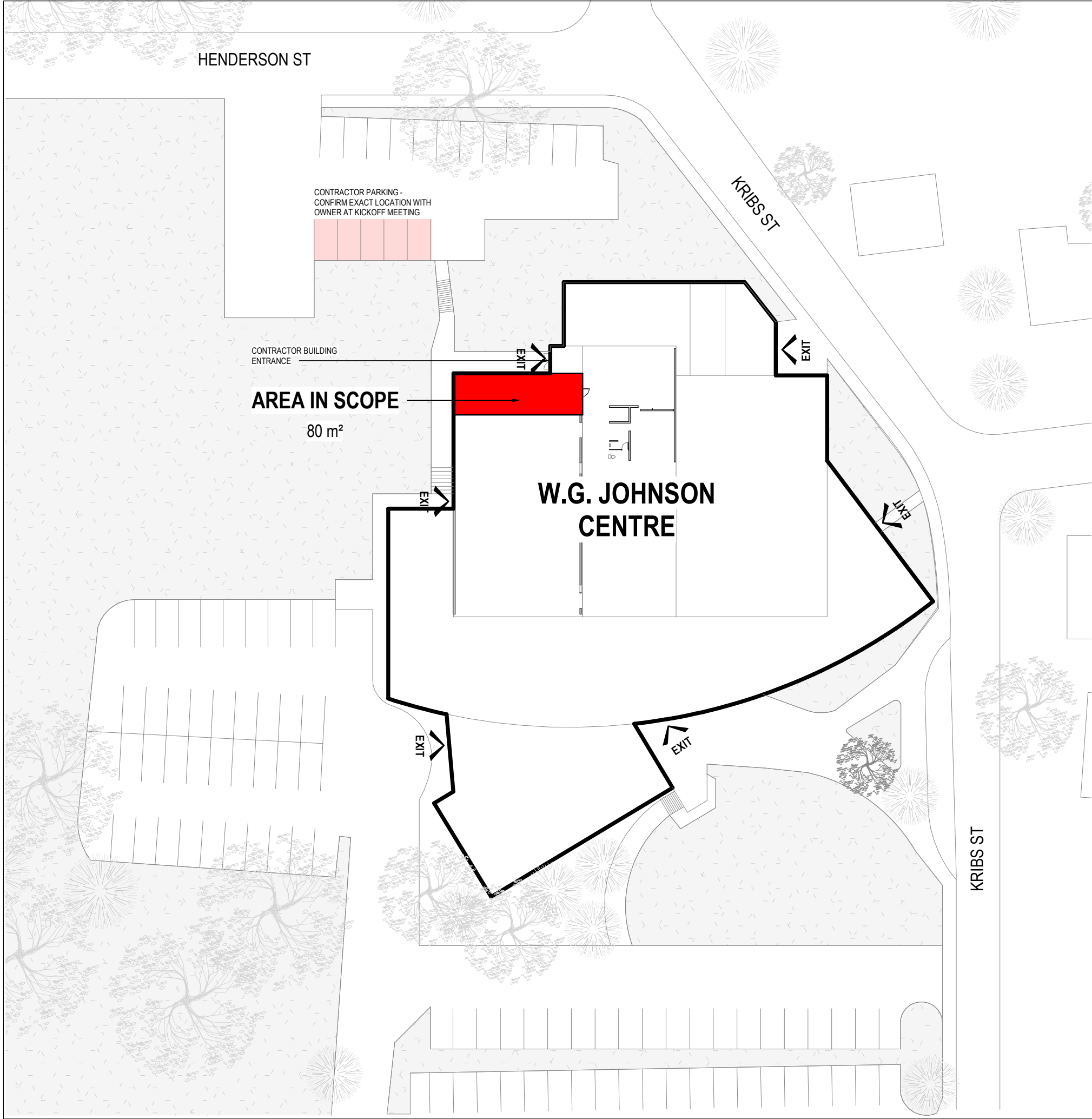
✖ Inspired design – for everyone.

PROJECT NAME <b>W.G. JOHNSON CENTRE LUNCHROOM</b>	
CLIENT <b>CITY OF CAMBRIDGE</b>	
ARCHITECT www.fabrikarchitects.ca 135 George Street North, Suite 200, Cambridge ON, N1S 5C3 T. 519-743-0608   info@fabrikarchitects.ca <b>fabrik</b> ARCHITECTS	
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SHEET TITLE <b>COVER</b>	
PROJECT No.	<b>24012</b>
SHEET SIZE	<b>22"x34"</b>
DATE ISSUED	<b>2025.05.06</b>
	SHEET No.
DATE DRAWN 2025-05-06 8:37:53 AM	<b>A000</b>





1 A001 CODE PLAN  
SCALE: 1/4" = 1'-0"



2 A001 SITE PLAN  
SCALE: 1" = 500'

#### FIRE STOPPING NOTES

- ALL SUPPORTING WALLS, COLUMNS WILL BE FIRE RATED TO MATCH FIRE RESISTANT RATINGS OF SUPPORTED FLOORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONTINUITY OF FIRE SEPARATION OF ALL WALLS AND FLOOR AND CEILING ASSEMBLY ABOVE AND BELOW. ALL SERVICE PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE PROPERLY FIRE STOPPED WITH ULC-APPROVED SYSTEMS APPROPRIATE FOR EACH ASSEMBLY BEING PENETRATED. PROVIDE COMPLETE SUBMITTAL PACKAGE FOR ALL FIRE STOP CONDITIONS FOR APPROVAL PRIOR TO INSTALLATION. PHOTO DOCUMENT ALL FIRESTOPPING FOR RECORD PURPOSES. CONTACT INSPECTOR AND ARCHITECTS FOR REVIEWS PRIOR TO ENCLOSING AND/OR FINISHING.
- MECHANICAL DUCTS PENETRATING FIRE SEPARATIONS WILL BE ENCLOSED IN FIRE RATED BULKHEADS WITH A RATING EQUAL TO THAT OF SEPARATION PENETRATED OR EQUIPPED WITH FIRE DAMPERS.
- ANY SERVICES THAT RUN THRU EXITS MUST BE PROTECTED WITH SHAFT WALL CONSTRUCTION WITH THE EXCEPTION OF SPRINKLER PIPING AND ANY ELECTRICAL THAT SERVE THE EXIT.
- WHERE INTERIOR NON-RATED PARTITIONS MEET THE FIRE RATED PARTITIONS THE RATED GYPSUM IS TO BE CONTINUOUS.
- REFER TO MANUFACTURER'S SPECIFIC SYSTEMS AND DOCUMENTATION FOR FIRE-STOPPING APPLICATIONS. THE INSTRUCTIONS BELOW ARE GIVEN AS GUIDELINES ONLY. THE CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH THE FIRE-STOPPING SYSTEMS REQUIRED FOR VARIOUS APPLICATIONS.
- FOR OPENINGS AROUND METAL PIPES AND CONDUITS THROUGH CONCRETE AND CONCRETE BLOCK WALLS:
  - FILL VOIDS FROM BOTH SIDES OF WALL WITH MINERAL WOOL FIBRE INSUL. (e.g., ROXUL) AND ENSURE 13mm (1/2) GAP BETWEEN INSUL. AND FACE OF WALL.
  - APPLY MIN. 6MM (1/4") THICK NON-SLUMPING INTUMESCENT ELASTOMERIC LATEX SEALANT (e.g., CP-25-WB+ BY 3M OR APPROVED EQUAL) FROM UNDERSIDE OF FLOOR BASED ON 3M FIRESTOP SYSTEM C-AJ-1175
- FOR OPENINGS AROUND METAL PIPES AND CONDUITS THROUGH PRECAST CONCRETE FLOORS:
  - FILL VOIDS FROM THE UNDERSIDE OF THE FLOOR WITH MINERAL WOOL FIBRE INSUL. (e.g., ROXUL) AND ENSURE 13MM (1/2 INCH) GAP BETWEEN INSUL. AND UNDERSIDE OF THE PRECAST PANELS.
  - APPLY MIN. 6MM (1/4 INCH) THICK NON-SLUMPING INTUMESCENT SILICONE SEALANT (e.g., FB-3000-WB BY 3M OR APPROVED EQUAL) FROM UNDERSIDE OF FLOOR BASED ON 3M FIRESTOP SYSTEM C-AJ-1175
- OPENINGS THROUGH GYPSUM BOARD ASSEMBLIES:
  - FILL VOIDS FROM BOTH SIDES OF WALL WITH MINERAL WOOL FIBRE INSUL. (e.g., ROXUL) AND ENSURE 13MM (1/2 INCH) GAP BETWEEN INSUL. AND FACE OF WALL.
  - APPLY MIN 6MM (1/4 INCH) THICK INTUMESCENT FIRE-RESISTIVE MOLDABLE PUTTY (e.g., FIRE BARRIER MP+ BY 3M OR APPROVED EQUAL) FROM UNDERSIDE OF FLOOR BASED ON 3M FIRESTOP SYSTEM WL-1080
- SUBMIT DOCUMENTATION FOR REVIEW FOR ANY ALTERNATE FIRE-STOPPING SYSTEMS PROPOSED
- MIN. FIRE-STOPPING F-RATINGS REQUIRED AS PER O.B.C. 3.1.9.1.(1)(a) AND 3.1.8.4:
  - 2.0-hr FIRE SEPERATION 2hr FIRE RATING
  - 1.5-hr FIRE SEPERATION 1hr FIRE RATING
  - 1.0-hr FIRE SEPERATION 45min. FIRE RATING

#### FIRE RATING LEGEND

- DENOTES FIRE SEPARATION WITH 0 hr F.R.R.
- DENOTES FIRE SEPARATION WITH 1 hr F.R.R.
- DENOTES PATH OF TRAVEL WITH TRAVEL DISTANCE

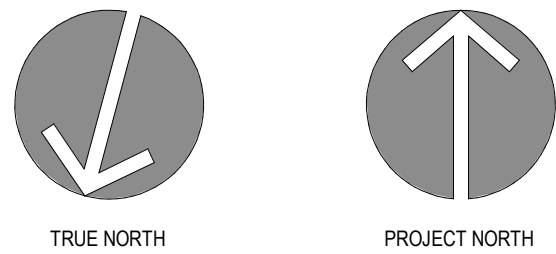
- ALL SUPPORTING WALLS, COLUMNS WILL BE FIRE RATED TO MATCH 1HR FIRE RESISTANT RATING OF ROOF.
- MECHANICAL DUCTS PENETRATING FIRE SEPARATIONS WILL BE ENCLOSED IN FIRE RATED BULKHEADS WITH A RATING EQUAL TO THAT OF SEPARATION PENETRATED OR EQUIPPED WITH FIRE DAMPERS.
- ANY SERVICES THAT RUN THRU EXITS MUST BE PROTECTED WITH SHAFT WALL CONSTRUCTION WITH THE EXCEPTION OF SPRINKLER PIPING AND ANY ELECTRICAL THAT SERVE THE EXIT.

Ontario's Building Code Data Matrix Part 11 - Renovation of Existing Buildings				Building Code Reference
11.00	Building Code Version:	O.Reg. 332/12	Last Amendment: 563/17	
11.01	Project Type:	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Addition and Renovation <input checked="" type="checkbox"/> Change of Use		[A]1.1.2.
11.02	Major Occupancy Classification:	Description: Renovation of existing Stage and Mech room into Staff Lunchroom and Storage room Occupancy: group Existing within project area: A2, F3, D Use Existing: Multi-purpose Stage, Gym Storage Room, Small Office Proposed within project area: A2, F3 Proposed: Staff Lunch Room, Gym Storage Room Existing elsewhere in building: A2, A3, D Existing elsewhere in building: Indoor Pool, Gymnasium		3.1.2.1.(1)
11.03	Superimposed Major Occupancies:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A Description:		3.2.2.7.
11.04	Building Area (m²)	Existing 2938 m²	New 0m²	Total 2938 m²
11.05	Building Height	1 Storeys Above Grade 0 Storeys Below Grade	+/- 7m (m) Above Grade	[A]1.4.1.2. & 3.2.1.1.
11.06	Number of Streets/ Firefighter access	# Street(s): 2		3.2.2.10. & 3.2.5.
11.07	Building Size	<input type="checkbox"/> Small <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Large <input type="checkbox"/> ≥ Large		T11.2.1.1 C&D
11.08	Existing Building Classification:	Construction in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (no change of major occupancy) Construction Index: 7 (existing record as 1hr roof rating) Hazard Index: Existing within project area: 6 (A2), 5(D) Proposed within project area: 6 (A2), 4 (F3) Importance Category: <input type="checkbox"/> Low <input type="checkbox"/> Normal <input checked="" type="checkbox"/> High <input type="checkbox"/> Post-Disaster		11.2.1.1. T11.2.1.1A T11.2.1.1 C, J&N 4.1.2.1.(3) & 5.2.2.1.(2)
11.09	Renovation Type:	<input checked="" type="checkbox"/> Basic Renovation <input type="checkbox"/> Extensive Renovation		11.3.3.1. & 11.3.3.2.
11.10	Occupant Load	Floor Level / Area	Occupancy Type	Based On
		Existing within project area	A2, D	3.1.17
		Proposed within project area	A2	3.1.17
		Occupant load is decreasing from existing		65 21
11.11	Plumbing Fixture Requirements	Ratio : Male/Female = 50 : 50, except as noted otherwise		9.31. & 3.7.4.
		EXISTING TO REMAIN		
11.12	Barrier-free Design:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Explanation:		11.3.3.2.(2)
11.13	Reduction in Performance level:	Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Increase in Occupant Load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Change of Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage System: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
11.14	Compensating Construction:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Increase in Occupant Load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Change of Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage System: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		11.4.3.1. 11.4.3.2. 11.4.3.3. 11.4.3.4. 11.4.3.5. 11.4.3.6. 11.4.3.7.
11.15	Compliance Alternative Proposed:	<input type="checkbox"/> No <input type="checkbox"/> Yes (list numbers and describe)		11.5.1.
11.16	Notes:			11.5.1.

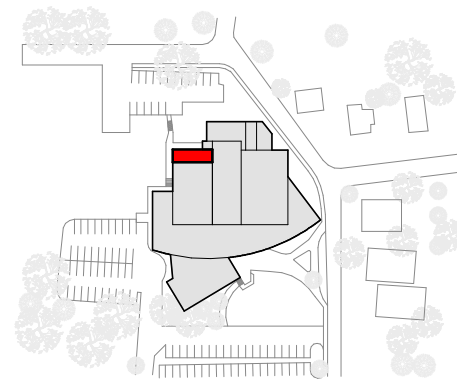
1 All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

#### SITE EXAMINATION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE SITE SURFACES, STRUCTURES AND WORK UNDERLYING OR ADJACENT TO THE WORK TO BE PERFORMED. REPORT ANY FORESEEABLE INTERFERENCE AND/OR DIFFICULTIES TO PERFORM THE WORK TO ARCHITECT.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS RELATIVE TO WORK AS REQUIRED. FABRICATE AND ERECT WORK TO SUIT FIELD DIMENSIONS AND FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.
- COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING CONDITIONS AND NO EXTRA CLAIMS BASED ON THESE CONDITIONS WILL BE PERMITTED.



#### KEY PLAN



10	
9	
8	
7	
6	
5	
4	
2025.05.06	3 ISSUED FOR CONSTRUCTION
2024.10.30	2 ISSUED FOR PERMIT & TENDER
2024.05.23	1 ISSUED FOR CLIENT REVIEW
DATE	ISSUED

#### PROJECT NAME W.G. JOHNSON CENTRE LUNCHROOM

#### CLIENT CITY OF CAMBRIDGE

ARCHITECT  
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135 George Street North, Suite 200, Cambridge ON, N1S 5C3  
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#### fabrik ARCHITECTS

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#### SHEET TITLE CODE PLAN, OBC MATRIX, SITE PLAN

PROJECT No.	24012	SCALE	As indicated
DRAWN By:	EW,SA	CHECKED By:	EN
SHEET No.		A001	
2025-05-06 8:37:57 AM			



DOOR SCHEDULE																														
Door Number	CONDITION			DOOR								FRAME								HARDWARE										Comments
	From Room	To Room	Fire Rating	Width	Height	Thickness	Type	Material	Core	Finish	Glass	Type	Material	Finish	Glass	Handle Type	No Door Viewer	No Deadbolt	No KickPlate	No Stop	No Threshold	No Sweep	No Weatherstrip	No Closer	No Panic	No ElectricStrike	No PowerDoorOp	No MagneticLock		
D4	R125	R06	(none)	5'-4"	6'-8"	2"	AA	HM	HC	(none)	(none)	DF2	HM	(none)	(none)	Invalid	No	No	No	No	No	No	No	No	No	No	No	No	DOUBLE DOOR IN STORAGE ROOM	
D5	R129	R07	(none)	3'-6"	6'-8"	1 3/4"	A	GL	(none)	(none)	(none)	DF4	AL	(none)	(none)	Invalid	No	No	No	(none)	No	No	No	No	No	No	No	No	GLASS DOOR PART OF GLASS PARTITION WALL SYSTEM	
D6	R10	R07	(none)	3'-6"	8'-0"	2"	P	WD	(none)	(none)	(none)	DF1	(none)	(none)	(none)	Invalid	No	No	No	(none)	No	No	No	No	No	No	No	No	POCKET DOOR IN ELECTRICAL ROOM. WOOD DOOR IN CROWDFRAME "C" SLIDING POCKET DOOR KIT OR OTHER AS APPROVED BY ARCHITECT.	

DOORS IN A REQUIRED BARRIER-FREE PATH OF TRAVEL SHALL BE MIN. 2'-10" (860mm) CLEAR WIDTH AND EQUIPPED WITH PUSH, PULL OR LEVER TYPE HANDLES

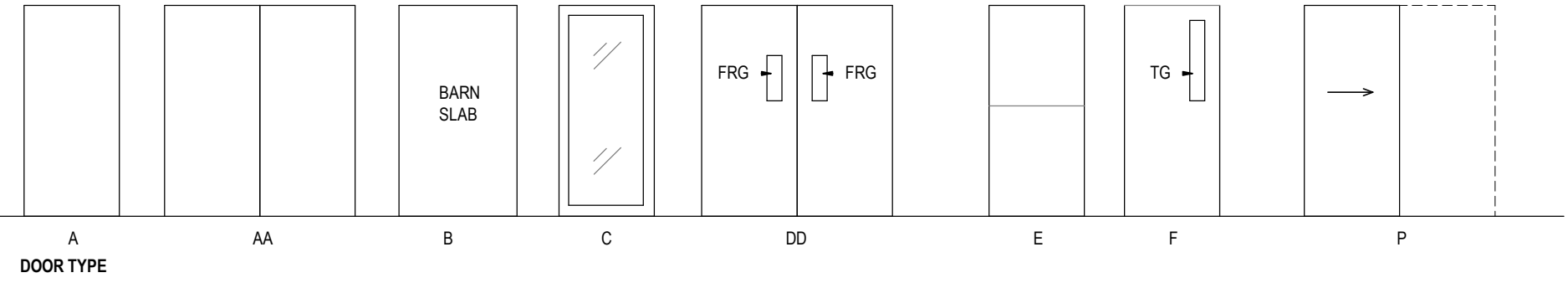
### DOOR LEGEND

MATERIAL WD - Wood AL - Aluminum HM - Hollow Metal GL - Glass MD - MDF FG - Fiber Glass FP - Fiber Plastic	CORE SC - Solid Core HC - Honeycomb Core PSC - Polystyrene Core PUC - Polyurethane Core SSC - Steel Stiffened Core MC - Mineral Core PBC - Particleboard Core SLWC - Structural Laminated Wood Core	FINISH PNT - Painted ST - Stained FF - Factory Finished GV - Galvanized
HANDLE TYPE LH - Lever LHL - Lever lock KH - Knob KHL - Knob Lock SPH - Short Pull SPHL - Short Pull Lock LPH - Long Pull LPHL - Long Pull Lock APH - Architectural Pull APHL - Architectural Pull Lock PDH - Pocket Door Hardware PDHL - Pocket Door Lock GDH - Glass Door Hardware GDHL - Glass Door Lock	GLASS TSG - Tempered Safety Glass TG - Tempered Glass FRG - Fire Rated Glass PHG - Pin Hole Glass CG - Clear Glass IG - Insulated Glass	DOOR STOP NA - None COS - Concealed Overhead Stop WS - Wall Stop FS - Floor Stop

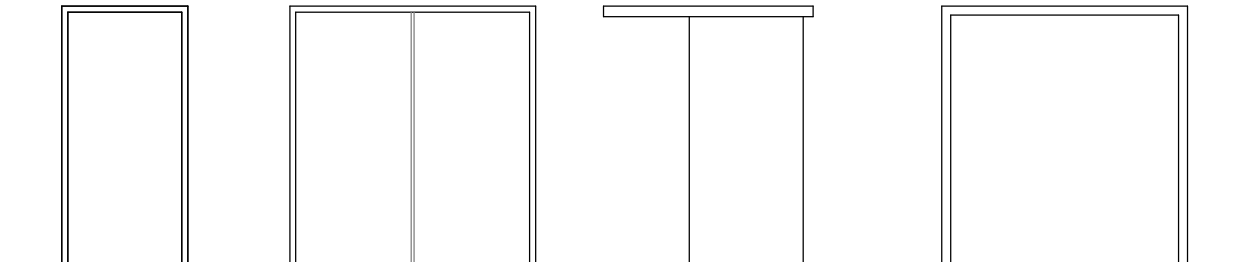
### DOOR NOTES

- EXTERIOR METAL DOORS SHALL BE INSULATED AND WEATHER STRIPPED. THE CAVITY BEHIND AND AROUND FRAMES SHALL BE FILLED WITH HIGH DENSITY EXPANDING POLY-URETHANE FOAM, PROVIDE CONTINUOUS EXTERIOR SEALANT OVER ALL JOINTS.
- ALL FIRE-RATED DOORS AND DOOR FRAMES ARE TO BE CLEARLY LABELED WITH THE APPROPRIATE FIRE PROTECTION RATING (ULC), AS DESCRIBED IN THE DOOR SCHEDULE. SUCH LABELS MUST NOT BE COVERED OR PAINTED OVER.
- ALL HOLLOW METAL AND SOLID WOOD DOORS ARE TO BE INSTALLED WITH MINIMUM 3 HEAVY DUTY HINGES.
- ALL DOORS WITHIN A BARRIER-FREE PATH OF TRAVEL (PUBLIC SPACES, BUILDING CODE, SUITE DOORS AND ACCESSIBLE SUITES) SHALL HAVE LEVER-STYLE PASSAGE AND LOCK SETS AS PER OBC 3.8.3.3.(7).
- THE CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL DOORS TO CERTIFY COMPLIANCE WITH THE ONTARIO BUILDING CODE.
- DOOR LEVER STYLES, ESCHUCHAN PLATES AND DOOR HARDWARE FINISHES TO MATCH EXISTING ADJACENT DOOR LEVERS AND HARDWARE UNLESS NOTED OTHERWISE.
- ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB12 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
  - ALUMINUM ENTRANCE DOOR - U-0.70
  - HOLLOW METAL DOOR - U-0.45
- INTERIOR SUITE DOORS BY TRIM CARPENTER, MOULDED 2 PANEL DOORS HARDWARE BY SAFELOCK WINSTON, BRUSHED CHROME LEVERS, UNLESS OTHERWISE SPECIFIED.

### DOOR PANEL & FRAME TYPE



DOOR TYPE



DOOR FRAME TYPE

### EXISTING ROOM LEGEND

Number	Name
R127	STORAGE
R128	STAGE
R130	STORAGE
R131	OFFICE
R132	VESTIBULE
R133	WOMEN'S CHANGING ROOMS
R129	CORRIDOR
R136	MEN'S CHANGING ROOMS
R138	MEN'S WASHROOM
R125	GYM

### GENERAL PROJECT NOTES

- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- ANY DISAGREEMENTS, CONFLICTS AND DISCREPANCIES BETWEEN CONSULTANT'S DOCUMENTS SHALL BE REPORTED TO FABRIK ARCHITECTS INC FOR CLARIFICATION AND INTERPRETATION PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE AND ON DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S EXPENSE.
- REQUEST ANY ADDITIONAL INFORMATION REQUIRED TO PROPERLY COMPLETE THE WORK. ALL REQUESTS FOR INFORMATION SHALL BE IN WRITING AND FORWARDED TO THE ARCHITECT.
- THE WORK DELINEATED IN THESE DRAWINGS SHALL CONFORM TO CODES, STANDARDS AND REGULATIONS THAT HAVE JURISDICTION IN THE PROVINCE OF ONTARIO AND CITY OF CAMBRIDGE.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, SHALL BE RESPONSIBLE FOR FILING FOR AND SECURING NECESSARY PERMITS AND APPROVALS FOR ALL TRADES, AND SHALL COMPLY WITH THE INSTRUCTIONS OF THE CONSTRUCTION DOCUMENTS.
- SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY ARCHITECT AND ENGINEERS. NO INFORMATION OR DETAILS ON THESE SHEETS MAY BE USED ON OTHER PROJECTS WITHOUT THE PERMISSION OF ARCHITECT.
- ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO ORDER PLACEMENT.
- IN CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE CONSTRUCTION DOCUMENTS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS, OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. THE COST OF WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
- DO NOT SCALE OFF OF DRAWINGS. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION IF REQUIRED.
- THE CONTRACTOR SHALL SUPPLY AND MAINTAIN A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS AT THE JOB SITE AT ALL TIMES.
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- SAFETY MEASURES: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY AND FOR INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- ALL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- THE TERM 'CONTRACTOR' AND 'G.C.' REFER TO THE OWNER'S GENERAL CONTRACTOR. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE DIVISION OF WORK AMONG SUB-CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS, ADDENDUMS, RFI RESPONSES, CHANGE ORDER REQUESTS, ETC. TO ALL TRADES UNDER HIS/HER JURISDICTION.
- THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. CHANGE ORDERS, DRAWINGS, SPECIFICATIONS, OR INSTRUCTIONS COVERING USCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY WILL BE TO DISTRIBUTE TO TRADES FOR PRICING. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL TRADES WITH WORK RELATED TO A CHANGE PROVIDE PRICING PRIOR TO SENDING TOTAL COST TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITHIN THEIR RESPECTIVE TRADES.
- REGARDING CONTRACTOR'S USE OF PREMISES, TIME RESTRICTIONS FOR PERFORMING WORK ARE TO BE VERIFIED WITH THE OWNER AND ALL UTILITY OUTAGES AND SHUTDOWNS SHALL BE COORDINATED WITH THE OWNER.
- COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING CONDITIONS AND NO EXTRA CLAIMS BASED ON THESE CONDITIONS WILL BE PERMITTED.
- THE CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT ON A REGULAR BASIS THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING PROFESSIONAL CLEANERS TO CLEAN THE SPACE PRIOR TO SUBSTANTIAL COMPLETION REVIEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, REECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER / MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.
- CONTRACTOR SHALL REVIEW DSS REPORT SUPPLIED BY CLIENT AND PROVIDE ABATEMENT SERVICES AS INDICATED IN DRAWINGS AND SPECIFICATIONS AS REQUIRED AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND STANDARDS.

### BARRIER FREE NOTES

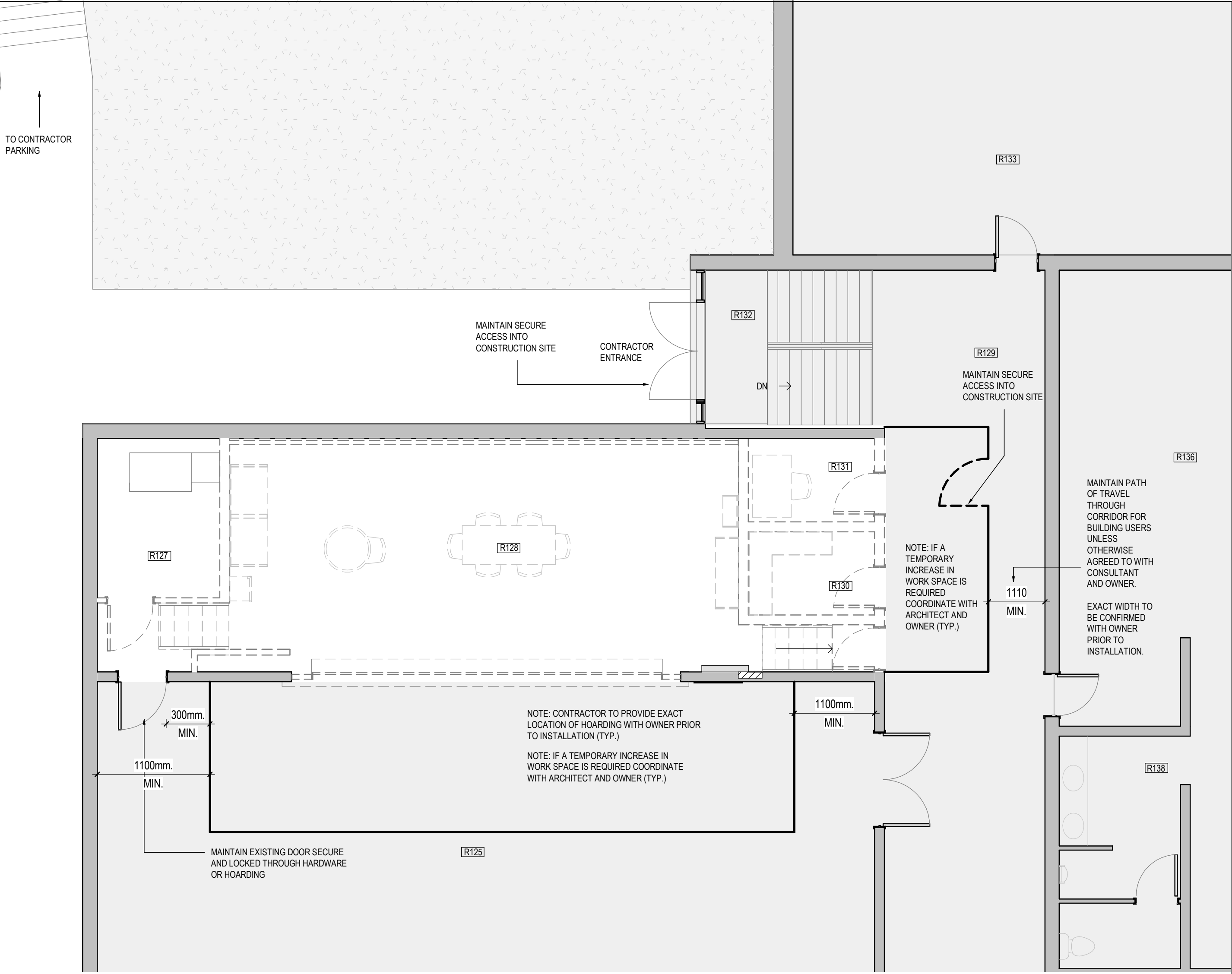
- EXTERIOR WALKWAYS SHALL HAVE A SLIP RESISTANT FINISH (e.g., HEAVY BROOM FINISH ON CONCRETE). EXTERIOR WALKS THAT ARE FLUSH WITH ADJACENT LEVELS SHALL HAVE A TEXTURED SURFACE TO DIFFERENTIATE THE WALKWAY FROM SURROUNDING AREAS. MAX. GRADE ON WALKWAYS SHALL BE NOT MORE THAN 1: 20 (5% SLOPE).
- SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED WHERE NECESSARY TO INDICATE LOCATION OF THE ENTRANCE. ACCESSIBILITY WASHROOM, PARKING AREA, MEANS OF EGRESS. SIGN IF MOUNTED SHALL BE LOCATED NOT LESS THAN 48 INCHES (1200MM) AND NOT MORE THAN 60 INCHES (1500MM) AFF. (AS PER OBC 3.8.3.1.(5))
- ALL BARRIER-FREE DOORS TO BE LOCATED 1'-0" (305mm) ON THE PUSH SIDE AND 2'-0" (610mm) ON THE LATCH SIDE FROM AN ADJACENT WALL.
- PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE GRAB BARS AT ALL SHOWERS AND W.C. AS PER OBC 9.5.2.3, 3.2.3.8.(1)(g) & 3.8.3.13.(1)(i).

### STANDARD ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE  
AHJ - AUTHORITIES HAVING JURISDICTION  
ALUM - ALUMINUM  
AV - AUDIO VISUAL  
C.M. - CONSTRUCTION MANAGER  
CONC - CONCRETE  
CR - CARD READER  
CT - CERAMIC TILE  
CPT - CARPET  
CW - COMPLETE WITH  
CL - CENTRE LINE  
EX - EXISTING  
FE - FIRE EXTINGUISHER  
FR - FIRE RATED  
FRR - FIRE RESISTANCE RATING  
G.C. - GENERAL CONTRACTOR  
GYP. BD. - GYPSUM BOARD  
HB - HOSE BIB  
HM - HOLLOW METAL  
HT - HEIGHT  
MAX. - MAXIMUM  
MIN. - MINIMUM  
MTL - METAL  
NA - NOT APPLICABLE  
N.I.C. - NOT IN CONTRACT  
NTS - NOT TO SCALE  
OBC - ONTARIO BUILDING CODE (LATEST VERSION)  
OC - ON CENTER  
PDO - PUSH DOOR OPERATOR  
PT - PRESSURE TREATED  
PTD - PAINTED  
REQD - REQUIRED  
U.O. - UNLESS NOTED OTHERWISE  
V.I.F. - VERIFY IN FIELD

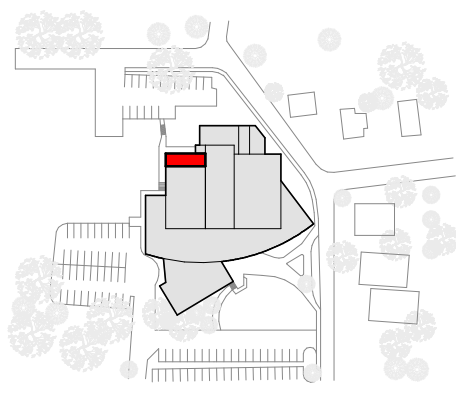
### GENERAL HOARDING NOTES

- CONTRACTOR TO COORDINATE EXACT LOCATION OF HOARDING IN FIELD BASED ON EXISTING CONDITIONS TO MAINTAIN BUILDING EGRESS AND BUILDING USER TRAVEL ADJACENT TO WORK AREA.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN DUST CONTROL BETWEEN CONSTRUCTION AREA AND ADJACENT BUILDING AREAS THROUGHOUT ENTIRETY OF PROJECT.



**1** A002 HOARDING PLAN  
SCALE: 3/16" = 1'-0"

### KEY PLAN



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2025.05.06	3	ISSUED FOR CONSTRUCTION
2024.10.30	2	ISSUED FOR PERMIT & TENDER
2024.05.23	1	ISSUED FOR CLIENT REVIEW
DATE		ISSUED

### PROJECT NAME W.G. JOHNSON CENTRE LUNCHROOM

### CLIENT CITY OF CAMBRIDGE

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### SHEET TITLE SCHEDULES, PROJECT NOTES, & HOARDING PLAN

PROJECT No.	24012	SCALE	As indicated
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SHEET No.		<b>A002</b>	
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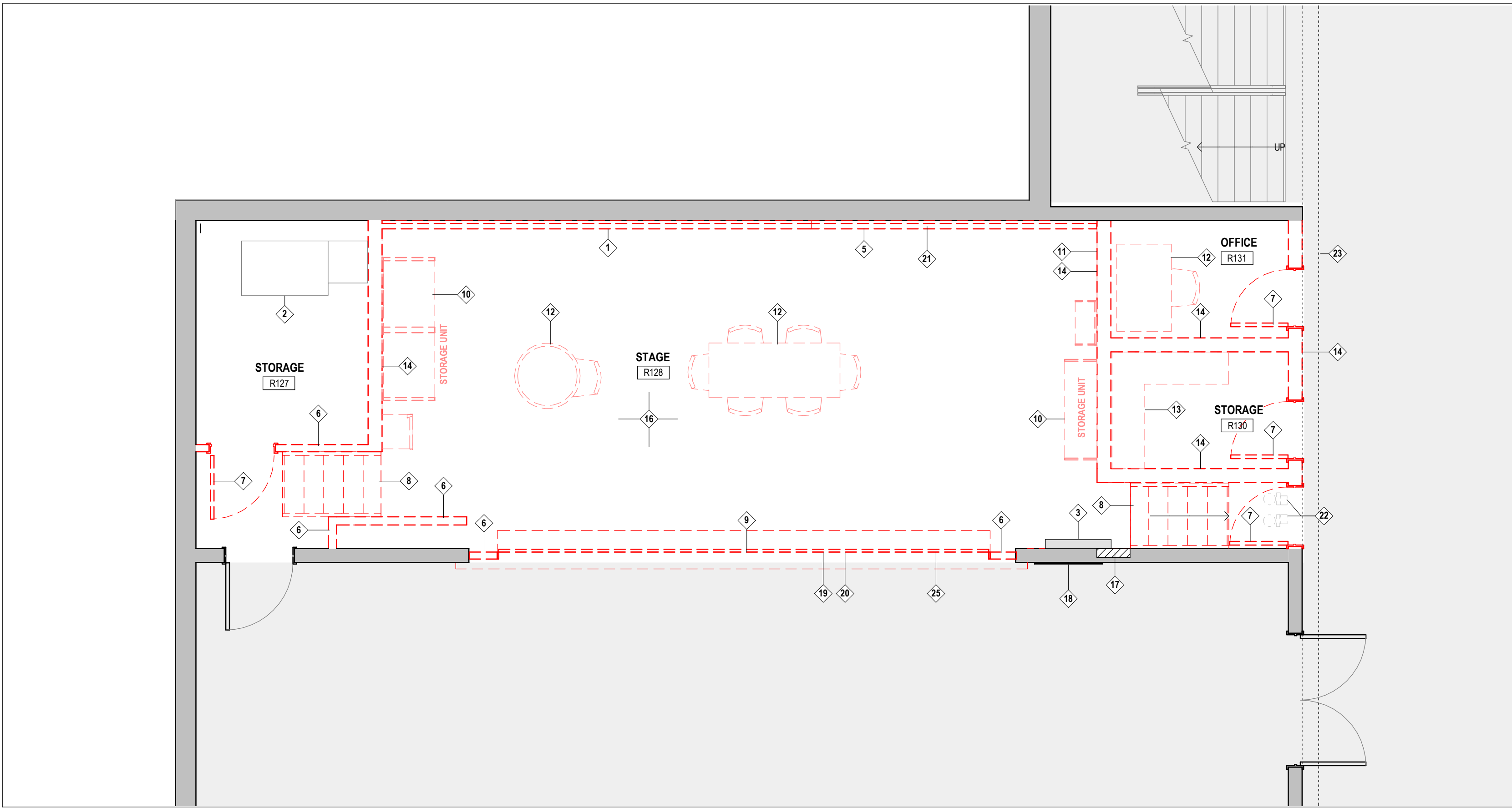




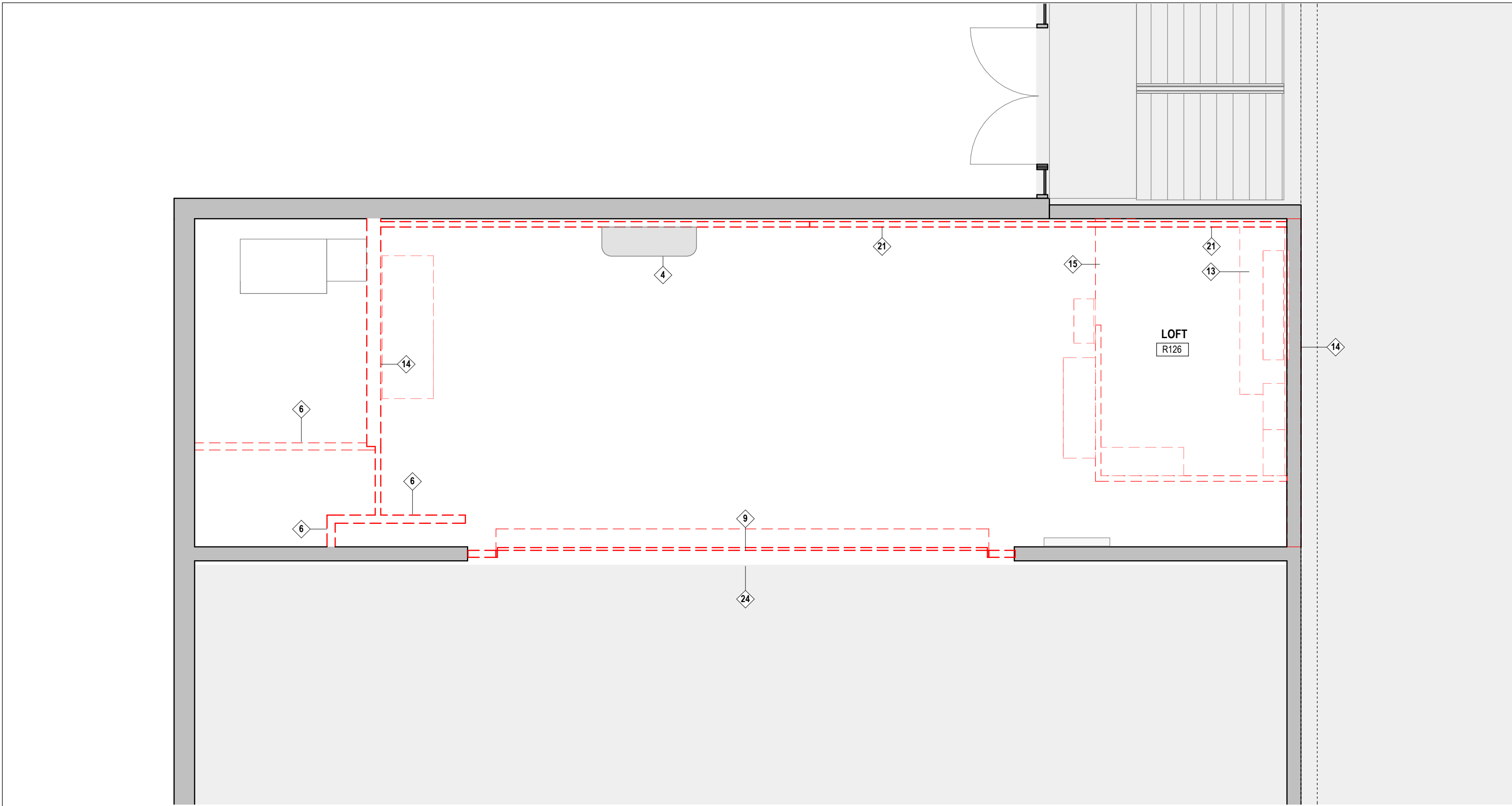








**1** A100 DEMOLITION PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



**2** A100 DEMOLITION PLAN - LOFT  
SCALE: 1/4" = 1'-0"

### GENERAL DEMOLITION NOTES

- REVIEW AND COORDINATE EXTENTS OF DEMOLITION WITH EXTENTS OF NEW WORK. CONTRACTOR TO REPORT ALL DISCREPANCIES TO CONSTRUCTION MANAGER / GENERAL CONTRACTOR FOR CONFIRMATION / CLARIFICATION PRIOR TO COMMENCEMENT OF ANY DEMOLITION SCOPE.
- CARRY OUT ALL DEMOLITION, REMOVAL AND DISPOSAL IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND PROVINCIAL REGULATIONS.
- EXECUTE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ADJACENT STRUCTURES AND FINISHES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIR / REPLACEMENT OF ANY DAMAGE TO ITEMS TO REMAIN AT NO COST TO THE OWNER.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF REMAINING STRUCTURE, INCLUDING ALL NECESSARY BRACING OR SHORING THAT IS REQUIRED. IF ANY MOVEMENT OR SETTLING TAKES PLACE, IMMEDIATELY STOP WORK AND CONTACT ARCHITECT.
- WHEN PERFORMING CONCRETE SLAB REMOVALS AND EXCAVATIONS FOR MECHANICAL / ELECTRICAL SERVICE CONNECTIONS, CONTRACTOR SHALL TAKE CARE NOT TO UNDERMINE EXISTING BLOCK WALLS OR CONCRETE SLABS. PROVIDE TEMPORARY SHORING OR LEAN CONCRETE FILL AS REQUIRED.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS, SPECIFICATIONS, AND / OR DEMOLITION NOTES FOR DETAILS OF SCOPE RELATED TO MECHANICAL AND ELECTRICAL DEMOLITIONS.
- LOCATE AND DISCONNECT, CAP AND PLUG ALL GAS, WATER, SERVER, HYDRO, TELEPHONE AND OTHER SERVICES AS REQUIRED. REMOVE BACK TO SOURCE ALL REDUCANT MECHANICAL / ELECTRICAL SERVICES OR FIXTURES IF NOT BEING REUSED IN NEW WORK. COORDINATE WITH OWNER FOR SERVICES TO REMAIN LIVE DURING CONSTRUCTION. PREARRANGE WITH CONSTRUCTION MANAGER / GENERAL CONTRACTOR AND OWNER PRIOR TO ANY SERVICE SHUTDOWNS.
- ALL ITEMS NOT IDENTIFIED IN DRAWINGS, SPECIFICATIONS OR TAGGED BY OWNER TO REMAIN ARE TO BE REMOVED AND DISPOSED OF.
- ALL WHITE BOARDS, TACK BOARDS, SHELVES, HANGERS, HOOKS, BLINDS AND OTHER SIMILAR (FITMENTS) IN EXTENTS OF DEMOLITION SCOPE TO BE REMOVED UNLESS NOTED OTHERWISE. COORDINATE WITH OWNER PRIOR TO DISPOSAL OF THESE ITEMS.

### FLOOR PLAN NOTES

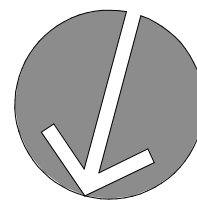
- PROVIDE SILL GASKETS BETWEEN ALL CONCRETE / WOOD LOCATIONS.
- WALL DIMENSIONS ARE TO THE FACE OF STUDS OR THE CENTERLINE OF THE WALL.
- REFER TO SCHEDULES FOR DOOR SIZES, PROVIDE MINIMUM CLEARANCES AT WALL CORNERS TO ALLOW FOR TRIM TO BE INSTALLED.
- FIRE RATED PARTITIONS**  
WHERE INTERIOR NON-RATED PARTITIONS MEET THE FIRE RATED PARTITIONS THE RATED GYPSUM IS TO BE CONTINUOUS.

### SPECIFIC DEMOLITION NOTES

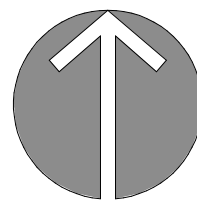
- EXISTING PORTION OF RADIATOR TO BE LOWERED TO NEW FINISHED FLOOR LEVEL. REFER TO MECHANICAL/ELECTRICAL.
- EXISTING DUCT TO REMAIN.
- EXISTING ELECTRICAL PANEL TO BE LOWERED TO NEW FINISHED FLOOR LEVEL. REFER TO ELECTRICAL.
- AC UNIT TO BE RELOCATED. COORDINATE NEW LOCATION WITH OWNER AND ARCHITECT.
- PORTION OF EXISTING RADIATOR TO BE RELOCATED. REFER TO MECHANICAL.
- REMOVE AND DISPOSE OF EXISTING PARTITION FULL HEIGHT. PATCH AND MAKE GOOD TO EXISTING ADJACENT SURFACES.
- REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. SAVE FOR REUSE OR DONATION. COORDINATE WITH OWNER.
- REMOVE AND DISPOSE OF EXISTING WOOD STAIRS.
- REMOVE EXISTING STAGE ROLL UP DOOR AND ASSOCIATED HARDWARE, TRACKS, AND FRAMES. RETURN TO OWNER. PARTITION PERPENDICULAR TO THE ROLL UP DOOR IS NOT LOAD BEARING AND CAN BE REMOVED WITH THE ROLL UP DOOR COMPLETE.
- REMOVE EXISTING STORAGE UNIT. SAVE FOR REUSE. COORDINATE WITH OWNER.
- REMOVE EXISTING LADDER IN ITS ENTIRETY. RETURN TO OWNER.
- REMOVE EXISTING FURNITURE. SAVE FOR REUSE. COORDINATE WITH OWNER.
- REMOVE EXISTING MILLWORK/SHELVING COMPLETE. SAVE FOR REUSE. COORDINATE WITH OWNER.
- REMOVE EXISTING PORTION OF INTERIOR MASONRY WALL TO L/S OF STEEL DECK. PROVIDE SHORING AS/IF REQUIRED DURING CONSTRUCTION. ASSUME WALL IS LOAD BEARING. PATCH AND MAKE GOOD TO EXISTING ADJACENT SURFACES. PREPARE OPENING FOR NEW DRYWALL AND GLASS WALL SYSTEM. COORDINATE WITH STRUCTURAL NOTES ON S100.
- REMOVE EXISTING LOFT CEILING COMPLETE. PATCH AND MAKE GOOD TO EXISTING ADJACENT SURFACES.
- REMOVE EXISTING STAGE COMPLETE. PREPARE FLOOR FOR NEW FINISH, REFER TO FINISHES SCHEDULE ON A300.
- EXISTING PANEL TO REMAIN.
- REMOVE EXISTING WALL GRILLE TO BE RELOCATED. INFILL OPENING IN BLOCK WALL.
- REMOVE DRYWALL PARTITION ABOVE COMPLETE. TO ALLOW FOR NEW STRUCTURAL BLOCK INFILL.
- VERIFY EXISTING W/IO BEAM ABOVE EXISTING FOLDING DOOR TRACK. COORDINATE REMOVAL WITH ARCHITECT AND STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED UNTIL NEW MASONRY FILL WALL IS COMPLETE. REFER TO QUESTION AND ANSWER #3 ON ADDENDUM #3 FOR MORE DETAILS.
- REMOVED AS PER ADDENDUM #3.
- EXISTING PIPING TO REMAIN. PROTECT DURING COURSE OF WORK.
- EXISTING VALANCE ABOVE TO REMAIN. STORE AND PROTECT DURING COURSE OF WORK. COORDINATE STORAGE WITH OWNER.
- EXISTING BASKETBALL NET STRUCTURE ABOVE TO BE REWORKED TO ALLOW FOR EASE OF INSTALLATION OF NEW BLOCK WALL. REVIEW WITH OWNER AND ARCHITECT IF ANY MODIFICATIONS TO THE EXISTING SUPPORT SYSTEM ARE REQUIRED.
- EXISTING FLOOR UNDER STAGE ASSUMED TO BE CONCRETE. REMOVE EXISTING PLYWOOD LAYER THAT CURRENTLY SITS ON TOP OF FLOOR UNDER STAGE. CONTACT ARCHITECT REGARDING EXISTING FLOOR MATERIAL UNDER PLYWOOD. REFER TO ADDITIONAL COMMENTS IN ADDENDUM #3 FOR IMAGE UNDER STAGE.

### EXISTING ROOM LEGEND

Number	Name
R126	LOFT
R127	STORAGE
R128	STAGE
R130	STORAGE
R131	OFFICE

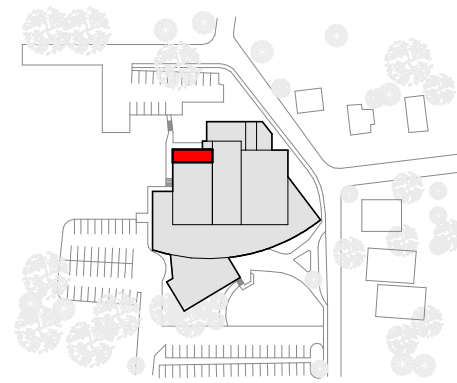


TRUE NORTH



PROJECT NORTH

### KEY PLAN



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3	ISSUED FOR CONSTRUCTION
2	ISSUED FOR PERMIT & TENDER
1	ISSUED FOR CLIENT REVIEW
DATE	ISSUED

PROJECT NAME  
**W.G. JOHNSON CENTRE LUNCHROOM**

CLIENT  
**CITY OF CAMBRIDGE**

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SHEET TITLE

**DEMOLITION PLANS**

PROJECT No. **24012** SCALE **As indicated**

DRAWN By: **EW,SA**

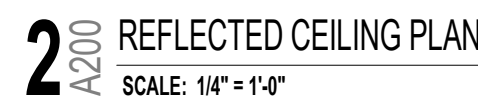
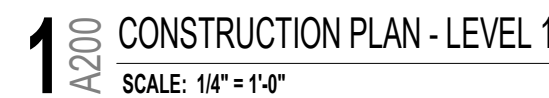
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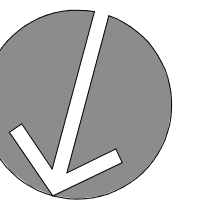
1. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012. HEREIN REFERRED TO AS O.B.C. AS WELL AS LOCAL BY-LAWS AND HEALTH & SAFETY REGULATIONS.
2. DO NOT SCALE DRAWINGS. SITE VERIFY ALL DIMENSIONS, ANY DISCREPANCIES TO BE CLARIFIED WITH THE ARCHITECT.
3. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
4. LAYOUT ALL PARTITIONS AND DOORS (CHALK LINE) PRIOR TO INSTALL. NOTIFY ARCHITECT AT ONCE SHOULD ANY PROBLEMS ARISE FROM THE SITE CONDITIONS OR OTHER CAUSES. OBTAIN ARCHITECT'S APPROVAL FOR ANY DEVIATIONS PRIOR TO CONTINUING WORK.
5. REFER TO SCHEDULES FOR DOOR SIZES. PROVIDE MINIMUM CLEARANCES AT WALL CORNERS TO ALLOW FOR TRIM TO BE INSTALLED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONTINUITY OF FIRE SEPARATION OF ALL WALLS AND FLOOR AND CEILING ASSEMBLY ABOVE AND BELOW ALL SERVICE PENETRATION THROUGH FIRE-RATED WALLS SHALL BE PROPERLY FIRE STOPPED WITH UL-APPROVED SYSTEMS APPROPRIATE FOR EACH ASSEMBLY BEING PENETRATED. PROVIDE A COMPLETE SUBMITTAL PACKAGE FOR ALL FIRE STOP CONDITIONS FOR APPROVAL PRIOR TO INSTALLATION. PHOTO DOCUMENT ALL FIRESTOPPING FOR RECORD PURPOSES. CONTACT INSPECTOR AND ARCHITECT FOR REVIEWS PRIOR TO ENCLOSING AND/OR FINISHING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONTINUITY OF ALL VAPOR AND AIR BARRIERS AT EXTERIOR PENETRATIONS, FENESTRATIONS, OPENINGS, AND ASSEMBLIES. COMPLETELY SEAL, WITH COMPATIBLE TRANSITION MEMBRANES AND SEALANTS. PHOTO DOCUMENT ALL MEMBRANES, JOINTING, AND SEALANTS PRIOR TO INSTALLATION OF WINDOWS, DOORS AND FINISHES. CONTACT ARCHITECT FOR REVIEW PRIOR TO ENCLOSING AND/OR FINISHING.
8. ALL WOOD BLOCKING WITHIN EXTERIOR WALLS TO BE PRESSURE TREATED UNLESS OTHERWISE REVIEWED AND APPROVED BY ARCHITECT.
9. PROVIDE SILL GASKETS BETWEEN ALL CONCRETE / WOOD LOCATIONS.
10. ALL EXTERIOR HORIZONTAL SURFACES INCLUDING BUT NOT LIMITED TO FLASHINGS, SIDEWALKS, FINISH GRADE ETC. SHALL BE SLOPED AWAY FROM BUILDING.
11. REFER TO FINISHES PLAN AND IDENTIFY ALL PREPARATION WORK REQUIRED. PATCH ANY HOLES, FILL CRACKS. REMOVE ANY BUMPS OR PROTRUSIONS AND SAND SMOOTH. SKIM COAT AS REQUIRED. PATCH AND MAKE GOOD ALL EXISTING WALLS / FLOORS / CEILINGS PRIOR TO APPLYING FINISH.
12. GENERAL CONTRACTOR TO PROVIDE HVAC AND ELECTRICAL SUB-TRADES, AS REQUIRED.
13. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ACCESS DOORS / PANELS FOR PLUMBING, ELECTRICAL, HVAC, ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. ACCESS DOORS / PANELS TYPE AND FINISH TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO ORDER AND INSTALL. LOCATION(S) TO BE APPROVED BY ARCHITECT.
14. ALL ELECTRICAL MECHANICAL & EMERGENCY FIXTURE WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES & REGULATIONS.
15. WHERE POWER AND COMMUNICATIONS OUTLETS HAVE BEEN REMOVED PATCH AND REPAIR WALL TO MATCH EXISTING. BLANK COVER PLATES WILL NOT BE ACCEPTED.
16. CONTRACTOR TO BE RESPONSIBLE FOR ALL CHASES AND OPENINGS AS MAY BE REQUIRED BY MECHANICAL, PLUMBING, ELECTRICAL OR CABLING TRADES. REFER TO DRAWINGS AND REVIEW THE REQUIREMENTS WITH THESE TRADES. MAKE GOOD ALL DAMAGED SURFACES RESULTING FROM WORK AND MAKE GOOD SUCH DAMAGES IN PROJECT SPACE WHERE MECHANICAL, PLUMBING, POWER, AND DATA PASS THROUGH.

ROOM LEGEND	
Number	Name
R06	STORAGE
R07	STAFF LUNCHROOM
R129	EXISTING CORRIDOR
R125	EXISTING GYMNASIUM
R10	ELECTRICAL PANEL CLOSET
R11	MECHANICAL CHASE
R129	CORRIDOR

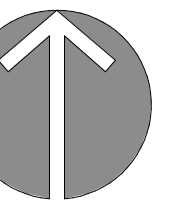
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|------------|--|
| <b>W-1</b> | EXISTING WALL TO REMAIN - SITE VERIFY ASSEMBLY - PATCH & REPAIR ALL ENDS, JUNCTIONS, AREAS AFFECTED DURING DEMO AND NEW WORK. MAKE GOOD.   |
| <b>W-2</b> | 5/8" GYPSUM WALL BOARD<br>3/8" METAL STUDS 16" O.C.<br>5/8" GYPSUM WALL BOARD  |
| <b>W-3</b> | NEW CEMENT MASONRY BLOCK WALL<br>SIZE, TEXTURE AND PROFILE TO MATCH EXISTING.<br>TOOTH BLOCKS FOR SEAMLESS FINAL FINISH<br>REVIEW PRODUCT SELECTIONS WITH ARCHITECT FOR APPROVAL.                  |
| <b>W-4</b> | TEMPERED SINGLE GLAZED IN PRE-FINISHED ALUMINUM FRAME WALL SYSTEM<br>TOTAL PROFILE THICKNESS 4 1/2"<br>-STC 36, SINGLE GLAZED 3/8" 030 LAMINATED GLASS<br>REFER TO SPECIFICATIONS FOR MANUFACTURER |
| <b>W-5</b> | 5/8" GYPSUM WALL BOARD<br>6" METAL STUDS 16" O.C.<br>5/8" GYPSUM WALL BOARD<br>FURR OUT TO MATCH EXISTING ADJACENT WALL THICKNESS.   |
| <b>W-6</b> | RESERVED.  |
| <b>W-7</b> | 5/8" GYPSUM WALL BOARD<br>6" METAL STUDS 16" O.C.  |

- EX** EXISTING CEILING TO REMAIN. REWORK AS REQUIRED FOR ELECTRICAL & MECHANICAL & FIRE SUPPRESSION WORK.  
VERIFY CEILING TYPE AND HEIGHT IN FIELD.
- C-1** NEW ACOUSTIC CEILING TILE AND T-BAR GRID CEILING SIZE 24" X 24"  
REFER TO SECTION 09 51 13 IN SPECIFICATIONS ON A005.

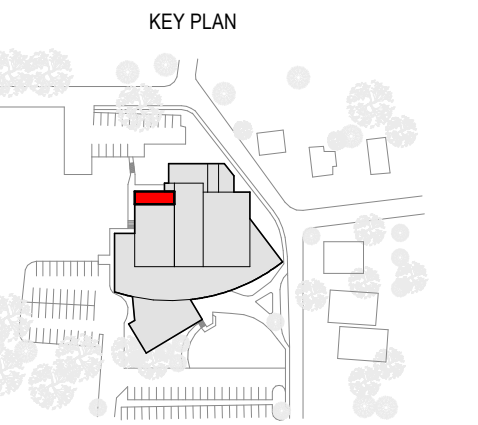
- ① PROVIDE NEW ELECTRICAL PANEL LOCATION. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECT.
- ② PROVIDE NEW VERTICAL MECHANICAL CHASE. REUSE EXISTING GYM SUPPLY.
- ③ RELOCATED AC UNIT. COORDINATE EXACT MAKE AND MODEL WITH OWNER. COORDINATE EXACT LOCATION AND HEIGHT WITH OWNER AND ARCHITECT.
- ④ RELOCATED EXISTING RADIATOR PORTION LOCATION. REFER TO ELECTRICAL. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECT.
- ⑤ PROVIDE NEW MILLWORK. REFER TO ELEVATIONS & SECTIONS ON A400 & A600
- ⑥ PROVIDE INTERIOR GLAZING WALL SYSTEM IN ALUMINUM FRAME WITH INTEGRATED GLASS SWINGS DOOR. REFER TO INTERIOR ELEVATIONS & SPECIFICATIONS.
- ⑦ EXISTING PIPING TO REMAIN. PROTECT DURING COURSE OF WORK.
- ⑧ PROVIDE NEW CONDUIT FOR FIBER CABLE STRIKE. COORDINATE WITH ELECTRICAL DRAWINGS. ENSURE STRIKE IS CLEAR OF DOOR FRAME. REVIEW LOCATION PRIOR TO INSTALLATION WITH ARCHITECT ON SITE. MOUNTING HEIGHT: 900 - 1100MM ABOVE FINISH FLOOR TO CENTER OF DEVICE. ALL HEIGHTS TO MATCH.
- ⑨ CREATE NEW WALL GRILLE OPENING. RELOCATE EXISTING WALL GRILLE. COORDINATE WITH MECHANICAL DRAWINGS.
- ⑩ PROVIDE NEW CONDUIT FOR POWER DOOR OPERATOR COORDINATE WITH ELECTRICAL DRAWINGS. ENSURE PUSH DOOR OPERATOR IS CLEAR OF DOOR FRAME. REVIEW LOCATION PRIOR TO INSTALLATION WITH ARCHITECT ON SITE. MOUNTING HEIGHT: 900 - 1100MM ABOVE FINISH FLOOR TO CENTER OF DEVICE. ALL HEIGHTS TO MATCH.
- ⑪ EXISTING VALANCE ABOVE TO REMAIN. STORE AND PROTECT DURING COURSE OF WORK. COORDINATE STORAGE WITH OWNER.
- ⑫ PROVIDE VINYL DECAL TO FULLY FROST GLAZING. CONFIRM DESIGN WITH ARCHITECT



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PROJECT NORTH



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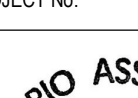
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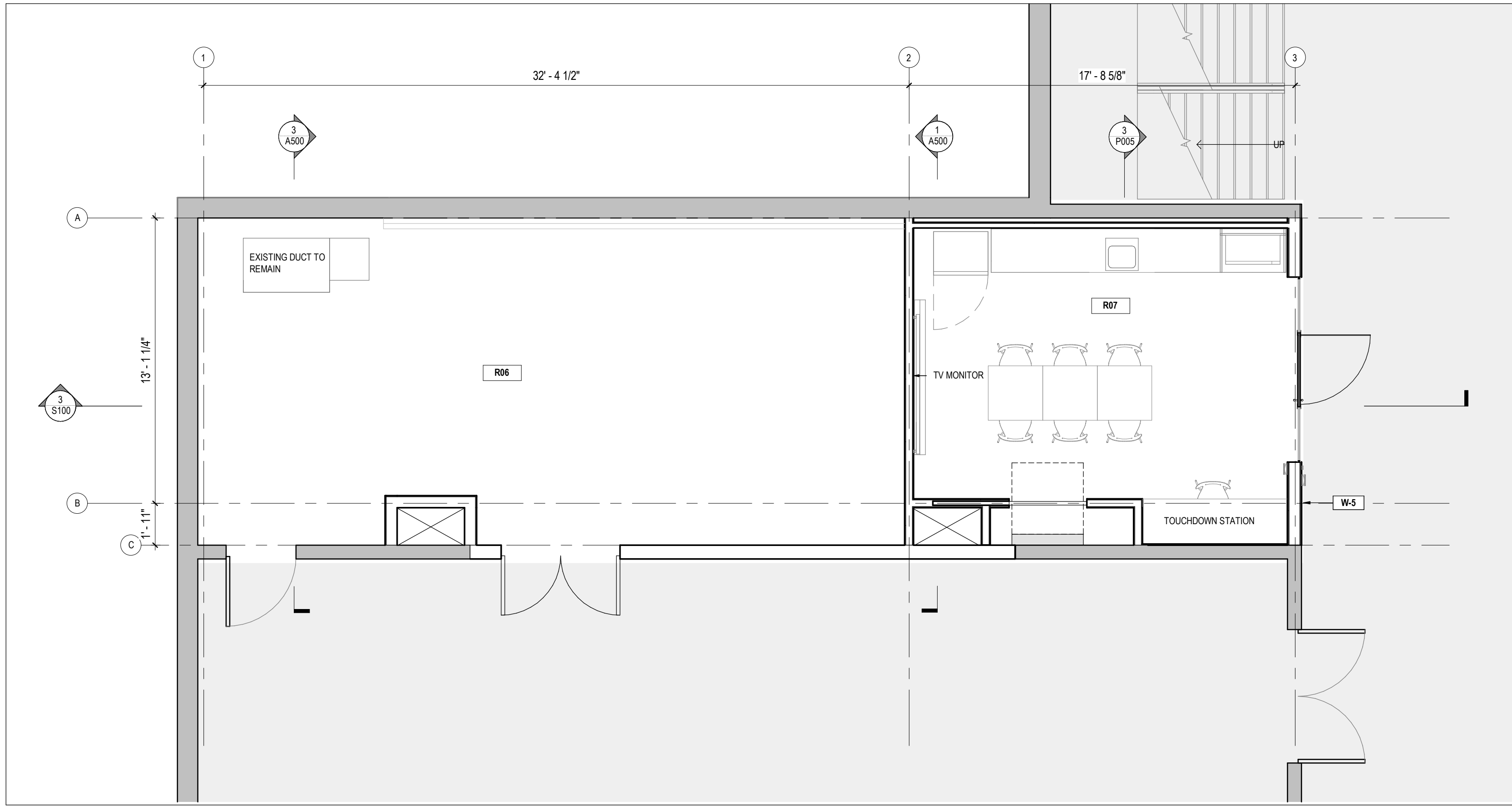
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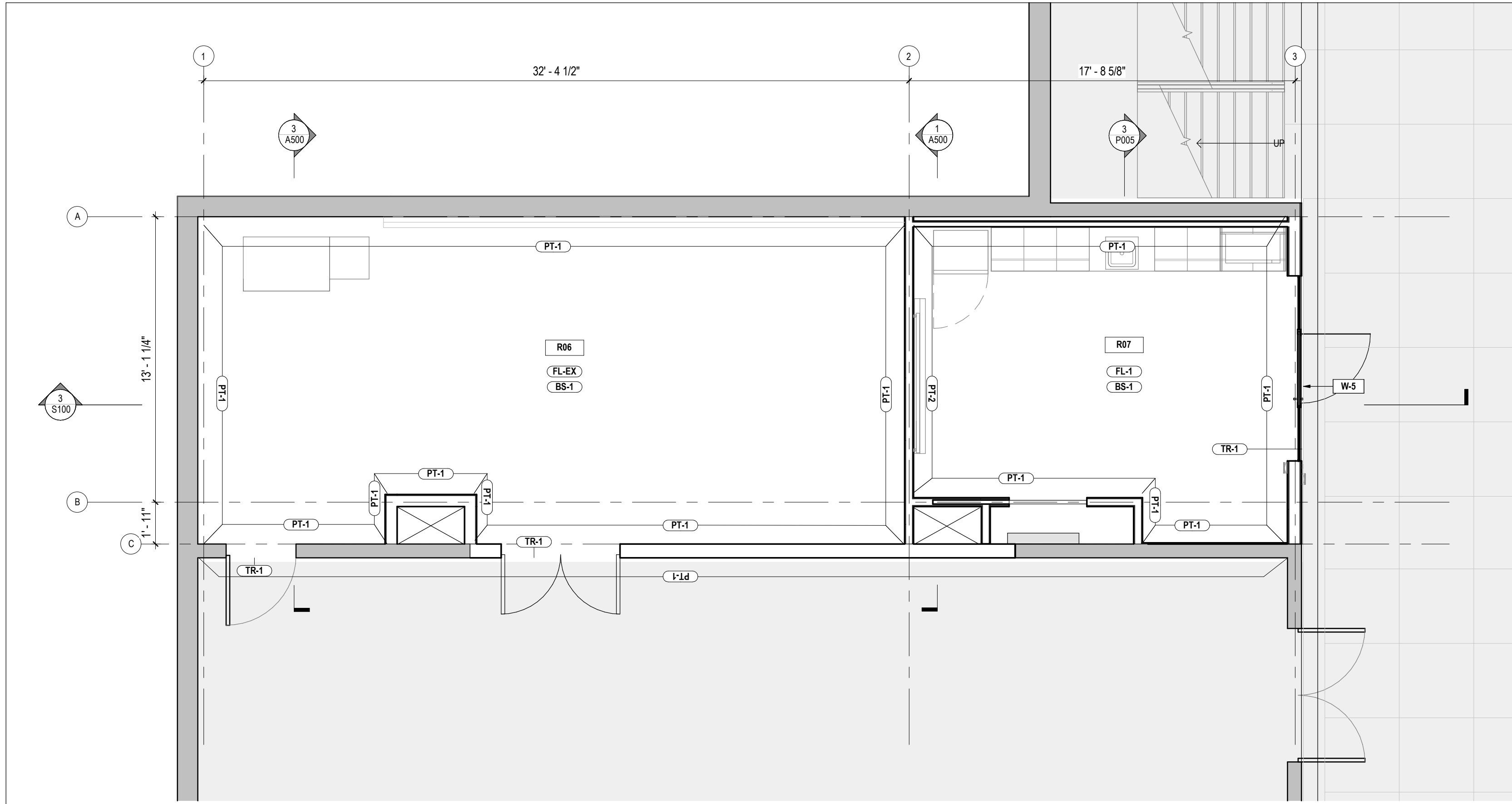
## CONSTRUCTION PLAN & RCP

PROJECT No.	24012	SCALE	As indicated
		DRAWN By:	EW,SA
		CHECKED By:	EN
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**1** A300 FURNITURE PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



**2** A300 FINISHES PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"

ROOM LEGEND	
Number	Name
R06	STORAGE
R07	STAFF LUNCHROOM
R129	EXISTING CORRIDOR
R125	EXISTING GYMNASIUM
R10	ELECTRICAL PANEL CLOSET
R11	MECHANICAL CHASE
R129	CORRIDOR

#### GENERAL FINISHING NOTES

- FIELD VERIFICATION IS REQUIRED FOR QUANTITIES OF ALL MATERIALS PRIOR TO ORDERING AND INSTALLING.
- ALL MATERIALS LISTED TO BE AS SPECIFIED OR APPROVED ALTERNATIVES, ANY PROPOSED ALTERNATIVES TO BE SUBMITTED TO ARCHITECT FOR REVIEW OF COLOUR, FINISH AND QUALITY PRIOR TO ORDERING MATERIAL. G.C. TO SUPPLY AND INSTALL ALL MATERIALS ABOVE AS LISTED AND INDICATED ON PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- PRIOR TO ORDERING, ALL FINISHES NEED TO BE CONFIRMED AND APPROVED BY CLIENT AND ARCHITECT. DO NOT ORDER WITHOUT WRITTEN CONFIRMATION; SUPPLY SAMPLES TO DESIGNER / PROJECT MANAGER FOR APPROVAL.
- ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR THE INTENDED USAGE.
- PREPARE A PACK OF SIGNIFICANT SIZE LEFTOVERS WHICH WILL REMAIN ON SITE FOR FUTURE REPAIRS AND PATCHING FOR EACH TYPE / COLOR OF ALL FINISHES. ASSUME 10% OVERAGE UNLESS OTHERWISE CONFIRMED WITH OWNER.
- REPAIR AND MAKE GOOD ALL EXISTING FINISHES TO REMAIN WHICH ARE AFFECTED BY NEW CONSTRUCTION.
- ALL DOOR FRAMES AND BASE MUST BE PROTECTED WITH APPROPRIATE MATERIAL TO AVOID DAMAGE DURING INSTALLATION OF FLOORING MATERIALS. THE PROTECTION MATERIALS AND METHODS OF ADHESION SHOULD NOT DAMAGE THE FINISH WHEN REMOVED. DAMAGE DONE TO COMPLETED WORK TO BE REPAIRED AT NO COST TO THE OWNER.
- WALL PAINT TO BE APPLIED WITH 1 COAT PRIMER AND TWO COATS PAINT. ALL GENERAL WALLS TO BE PAINTED AS PER SPECIFICATIONS AND IN CONFORMANCE WITH CURRENT ISSUE OF MASTER PAINTERS INSISTUTE ARCHITECTURAL PAINTING SPECIFICATIONS MANUAL AND MAINTENANCE REPAIRING MANUAL REGARDING MATERIALS, PREPARATION AND WORKMANSHIP. PAINT FORMULA TO BE COMMERCIAL GRADE FOR HIGH TRAFFIC AREAS WITH EASILY WASHABLE AND STAIN RESISTANT FINISH.
- REMOVE ALL SIGNS, COVER PLATES, ESCUTCHEON PLATES AND ANY LOOSE FIXTURES ON WALL PRIOR TO PAINTING / WALL COVERING. UPON COMPLETION, REINSTALL.
- MASK OFF HINGES FROM EXISTING DOORS PRIOR TO PAINTING AND / OR REMOVE COMPLETE AND REINSTALL UPON COMPLETION.
- ENSURE FLOOR IS PROPERLY PREPARED FOR INSTALLATION OF SPECIFIED FLOOR FINISH PER MANUFACTURER'S INSTRUCTIONS.
- ENSURE SURFACE FLATNESS OF SUBSTRATES IS IN CONFORMANCE WITH MATERIAL / PRODUCT ACCEPTABLE STANDARDS. IF ACCEPTABLE STANDARDS ARE NOT MET, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THESE STANDARDS BEFORE PROCEEDING WITH WORK.
- ALL FLOORING MATERIAL TO HAVE MANUFACTURERS RECOMMENDED FINISH APPLIED AFTER INSTALLATION AND PROPER CARE AND MAINTENANCE INSTRUCTIONS TO BE ISSUED TO THE OWNER.
- WHEN A CHANGE IN FLOOR FINISH OCCURS AT DOORWAY, LOCATE THE SEAM TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION, UNLESS OTHERWISE INDICATED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE FLOOR TRANSITIONS BETWEEN DISSIMILAR FLOORING MATERIAL AS REQUIRED BY THE ONTARIO BUILDING CODE. PROVIDE SUBMITTAL WITH PROFILE, MATERIAL, AND COLOR/FINISH FOR EACH TRANSITION LOCATION FOR ARCHITECT TO REVIEW PRIOR TO ORDER AND INSTALL.
- ALL FLOOR FINISHES TO BE PROTECTED FROM DAMAGE BY TRADES AFTER INSTALLATION. ANY DAMAGE TO BE REPAIRED AT NO COST TO THE CLIENT.

#### FINISHES LEGEND

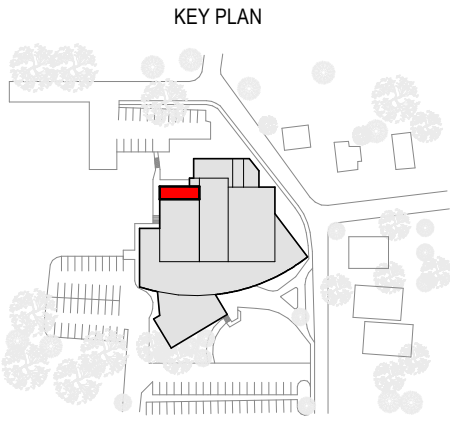
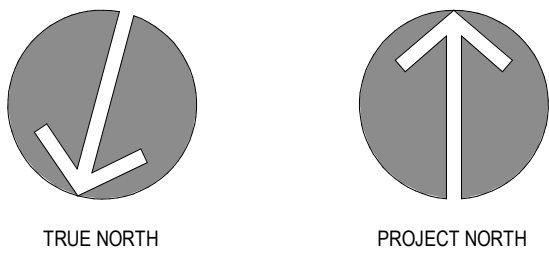
VERIFY ALL FINISH SELECTIONS WITH ARCHITECT AND OWNER BEFORE PURCHASE

VERIFY ALL MILLWORK FINISH AND SOLID SURFACE FINISH SELECTIONS WITH ARCHITECT AND OWNER BEFORE PURCHASE.

FOR PRICING PURPOSES, USE WHITE MELAMINE FOR INTERIOR FACES OF MILLWORK, WILSONART PREMIUM LAMINATE FOR ALL VISIBLE AND EXPOSED MILLWORK SURFACES, AND GRADE 1-3 CORIAN SOLID SURFACE FOR ALL COUNTERTOPS AS A BASIS OF DESIGN.

CONTRACTOR RESPONSIBLE FOR FINISH SUPPLY AND INSTALLATION COSTS.

- FL-1 CERAMIC TILE. COORDINATE SELECTION WITH ARCHITECT AND OWNER.
- FL-EX EXISTING FLOOR
- PT-1 WALL PAINT. COORDINATE SELECTION WITH ARCHITECT.
- PT-2 ACCENT WALL PAINT. COORDINATE SELECTION WITH ARCHITECT.
- BS-1 TILE BASE. COORDINATE SELECTION WITH ARCHITECT AND OWNER.
- TR-1 COORDINATE TRANSITION WITH ARCHITECT AND OWNER.



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1	ISSUED FOR CLIENT REVIEW
DATE	ISSUED

PROJECT NAME  
**W.G. JOHNSON CENTRE LUNCHROOM**

CLIENT  
**CITY OF CAMBRIDGE**

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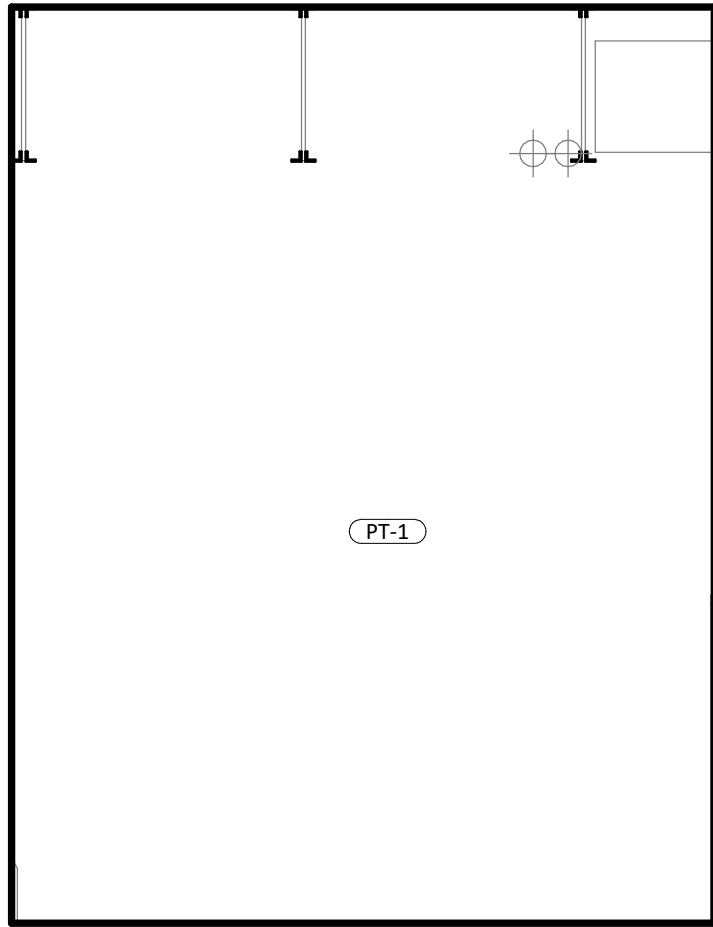
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SHEET TITLE  
**FURNITURE AND FINISHES FLOOR PLAN**

PROJECT No.	24012	SCALE	As indicated
DRAWN By:	EW,SA	CHECKED By:	EN
ONTARIO ASSOCIATION OF ARCHITECTS Elisa Neves LICENCE 6599		SHEET No. <b>A300</b> 2025-05-06 8:38:06 AM	

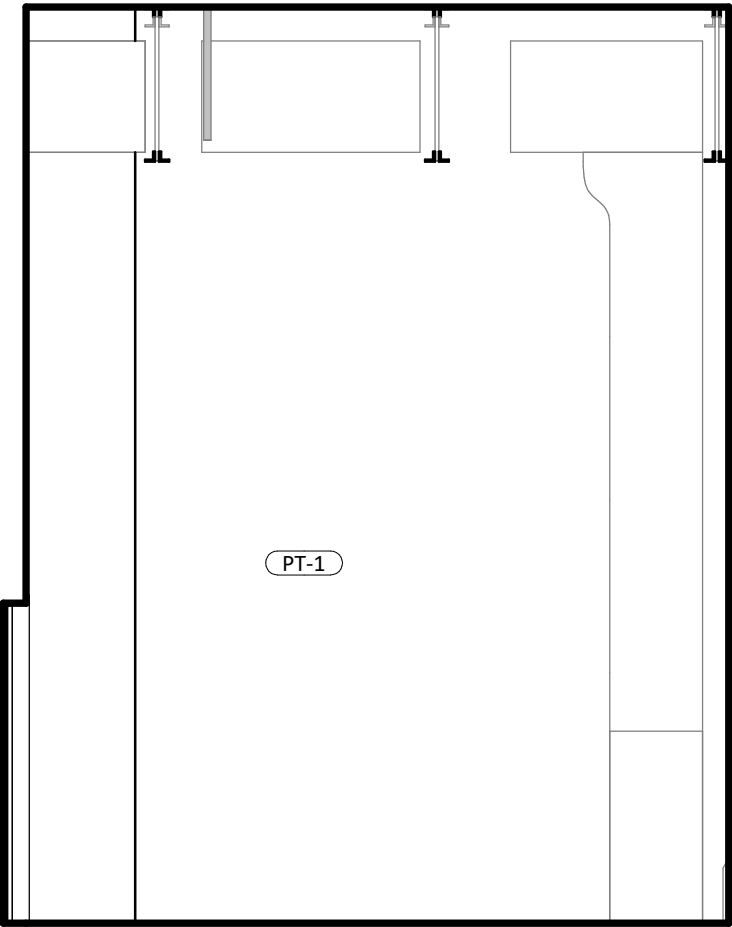




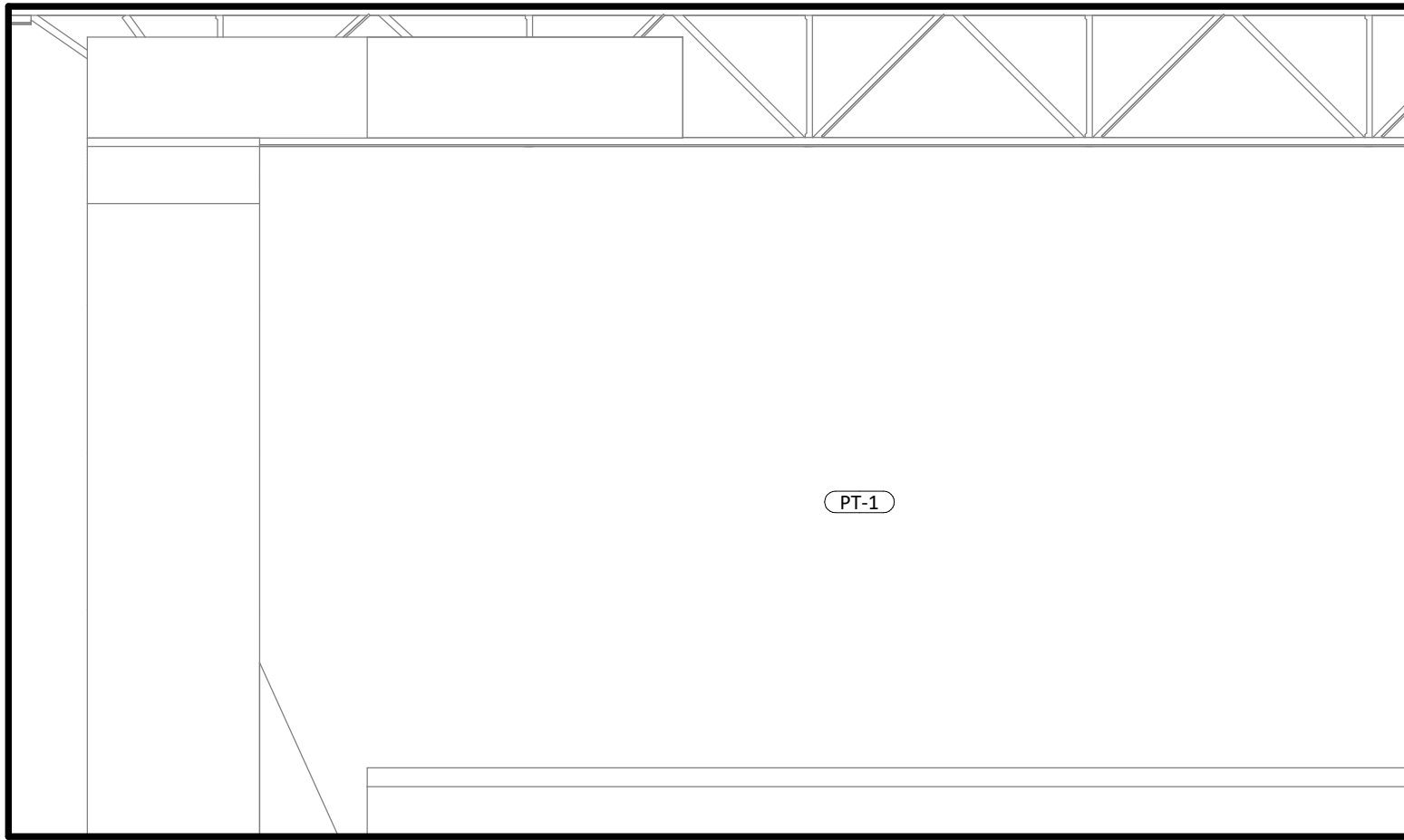
1 A400 STORAGE - EAST  
SCALE: 1/4" = 1'-0"



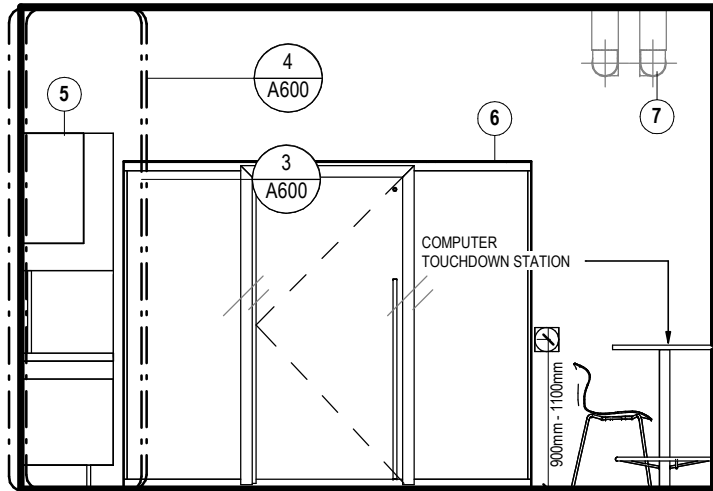
2 A400 STORAGE - SOUTH  
SCALE: 1/4" = 1'-0"



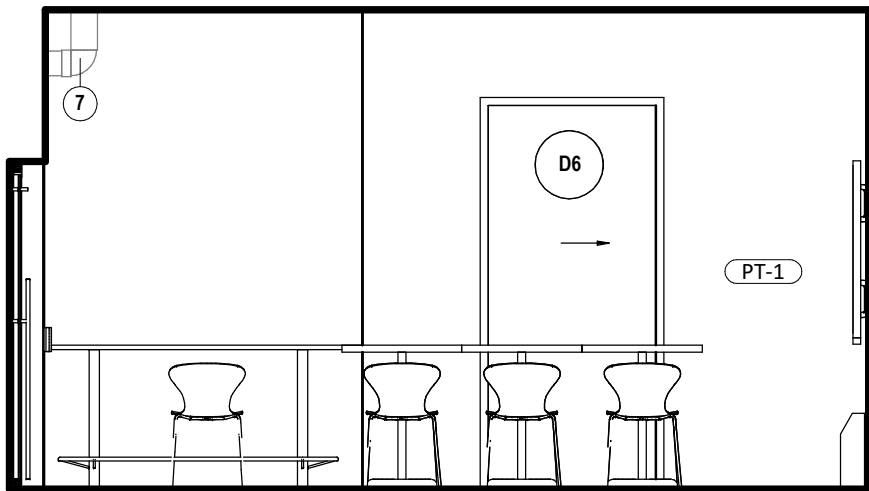
3 A400 STORAGE - WEST  
SCALE: 1/4" = 1'-0"



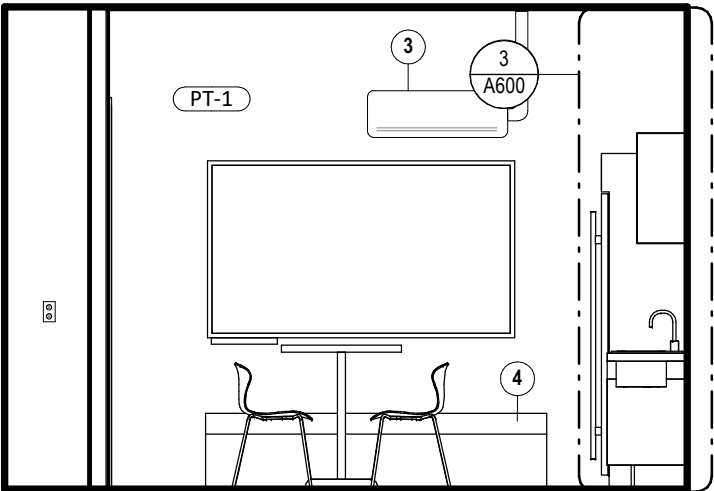
4 A400 STORAGE - NORTH  
SCALE: 1/4" = 1'-0"



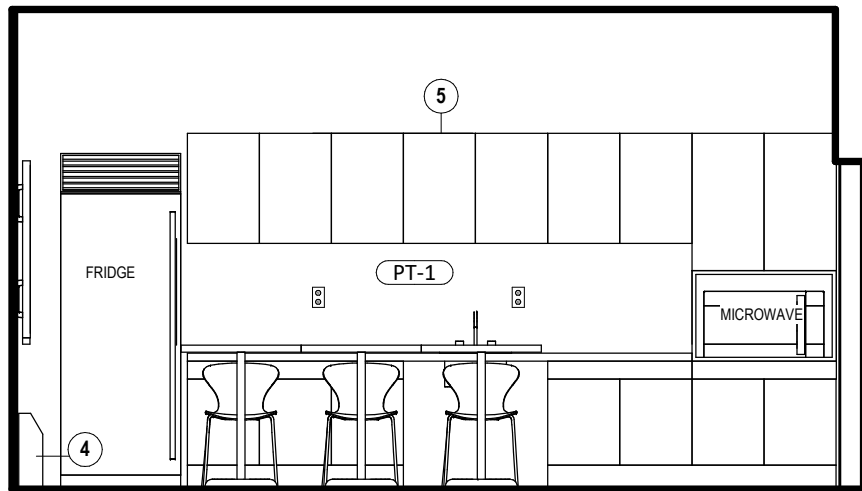
5 A400 STAFF LUNCHROOM - EAST  
SCALE: 1/4" = 1'-0"



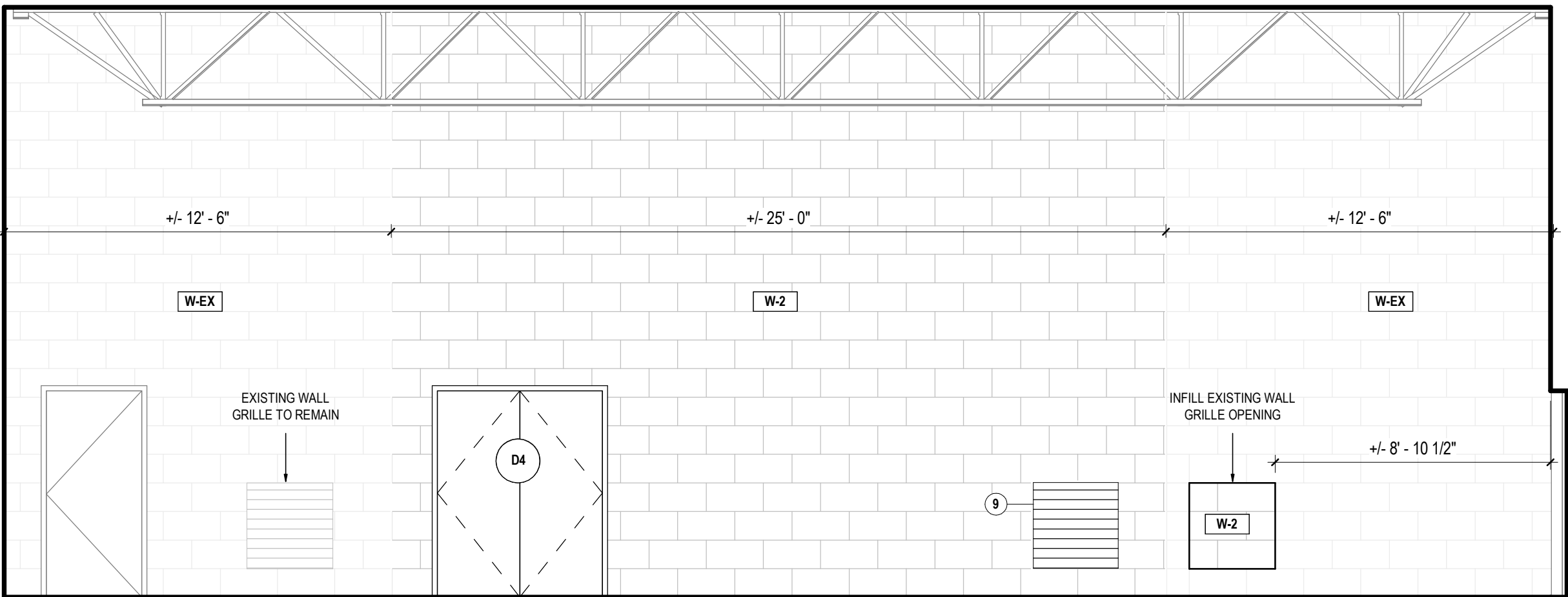
6 A400 STAFF LUNCHROOM - SOUTH  
SCALE: 1/4" = 1'-0"



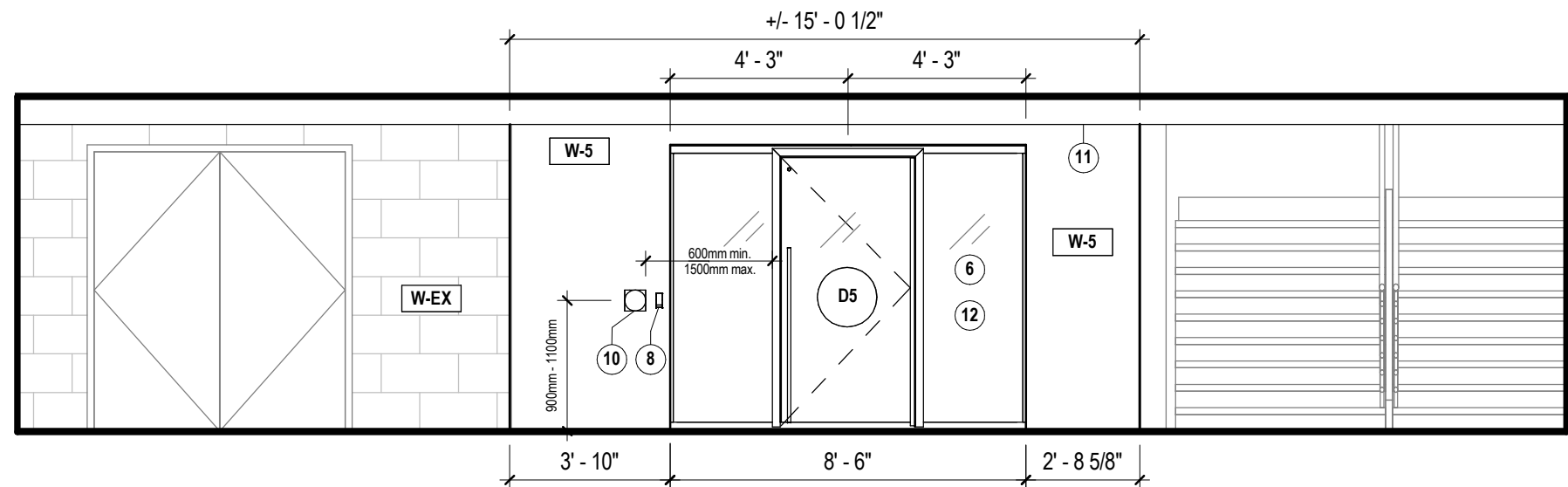
7 A400 STAFF LUNCHROOM - WEST  
SCALE: 1/4" = 1'-0"



8 A400 STAFF LUNCHROOM - NORTH  
SCALE: 1/4" = 1'-0"



9 A400 GYM - NORTH  
SCALE: 1/4" = 1'-0"



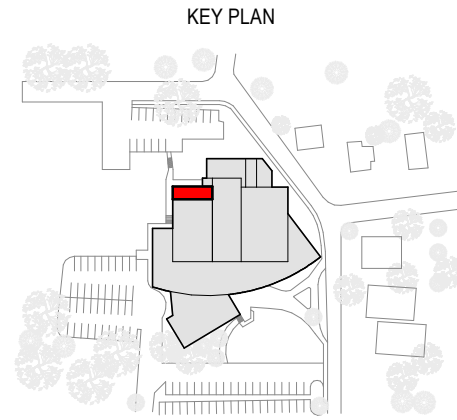
10 A400 CORRIDOR - WEST  
SCALE: 1/4" = 1'-0"

### GENERAL CONSTRUCTION NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012, HEREIN REFERRED TO AS O.B.C. AS WELL AS LOCAL BY-LAWS AND HEALTH & SAFETY REGULATIONS.
- DO NOT SCALE DRAWINGS, SITE VERIFY ALL DIMENSIONS, ANY DISCREPANCIES TO BE CLARIFIED WITH THE ARCHITECT.
- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
- LAYOUT ALL PARTITIONS AND DOORS (CHALK LINE) PRIOR TO INSTALL. NOTIFY ARCHITECT AT ONCE SHOULD ANY PROBLEMS ARISE FROM THE SITE CONDITIONS OR OTHER CAUSES. OBTAIN ARCHITECT'S APPROVAL FOR ANY DEVIATIONS PRIOR TO CONTINUING WORK.
- REFER TO SCHEDULES FOR DOOR SIZES, PROVIDE MINIMUM CLEARANCES AT WALL CORNERS TO ALLOW FOR TRIM TO BE INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONTINUITY OF FIRE SEPARATION OF ALL WALLS AND FLOOR AND CEILING ASSEMBLY ABOVE AND BELOW. ALL SERVICE PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE PROPERLY FIRE STOPPED WITH UL-C APPROVED SYSTEMS APPROPRIATE FOR EACH ASSEMBLY BEING PENETRATED. PROVIDE A COMPLETE SUBMITTAL PACKAGE FOR ALL FIRE STOP CONDITIONS FOR APPROVAL PRIOR TO INSTALLATION. PHOTO DOCUMENT ALL FIRESTOPPING FOR RECORD PURPOSES. CONTACT INSPECTOR AND ARCHITECT FOR REVIEWS PRIOR TO ENCLOSING AND/OR FINISHING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONTINUITY OF ALL VAPOR AND AIR BARRIERS AT EXTERIOR PENETRATIONS, FENESTRATIONS, OPENINGS, AND ASSEMBLIES. COMPLETELY SEAL WITH COMPATIBLE TRANSITION MEMBRANES AND SEALANTS. PHOTO DOCUMENT ALL MEMBRANES, JOINTING, AND SEALANTS PRIOR TO INSTALLATION OF WINDOWS, DOORS AND FINISHES. CONTACT ARCHITECT FOR REVIEW PRIOR TO ENCLOSING AND/OR FINISHING.
- ALL WOOD BLOCKING WITHIN EXTERIOR WALLS TO BE PRESSURE TREATED UNLESS OTHERWISE REVIEWED AND APPROVED BY ARCHITECT.
- PROVIDE SILL GASKETS BETWEEN ALL CONCRETE / WOOD LOCATIONS.
- ALL EXTERIOR HORIZONTAL SURFACES INCLUDING BUT NOT LIMITED TO FLASHINGS, SIDEWALKS, FINISH GRADE ETC. SHALL BE SLOPED AWAY FROM BUILDING.
- REFER TO FINISHES PLAN AND IDENTIFY ALL PREPARATION WORK REQUIRED. PATCH ANY HOLES, FILL CRACKS, REMOVE ANY BUMPS OR PROTRUSIONS AND SAND SMOOTH. SKIM COAT AS REQUIRED. PATCH AND MAKE GOOD ALL EXISTING WALLS / FLOORS / CEILINGS PRIOR TO APPLYING FINISH.
- GENERAL CONTRACTOR TO PROVIDE HVAC AND ELECTRICAL SUB-TRADES, AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ACCESS DOORS / PANELS FOR PLUMBING, ELECTRICAL, HVAC, ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. ACCESS DOORS / PANELS TYPE AND FINISH TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO ORDER AND INSTALL. LOCATION(S) TO BE APPROVED BY ARCHITECT.
- ALL ELECTRICAL MECHANICAL & EMERGENCY FIXTURE WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES & REGULATIONS.
- WHERE POWER AND COMMUNICATIONS OUTLETS HAVE BEEN REMOVED PATCH AND REPAIR WALL TO MATCH EXISTING. BLANK COVER PLATES WILL NOT BE ACCEPTED.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL CHASES AND OPENINGS AS MAY BE REQUIRED BY MECHANICAL, PLUMBING, ELECTRICAL OR CABLING TRADES. REFER TO DRAWINGS AND REVIEW THE REQUIREMENTS WITH THESE TRADES. MAKE GOOD ALL DAMAGED SURFACES RESULTING FROM WORK AND MAKE GOOD SUCH DAMAGES IN PROJECT SPACE WHERE MECHANICAL, PLUMBING, POWER, AND DATA PASS THROUGH.

### SPECIFIC CONSTRUCTION NOTES

- PROVIDE NEW ELECTRICAL PANEL LOCATION, COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECT.
- PROVIDE NEW VERTICAL MECHANICAL CHASE. REUSE EXISTING GYM SUPPLY AIR GRILLE.
- RELOCATED AC UNIT. COORDINATE EXACT MAKE AND MODEL WITH OWNER. COORDINATE EXACT LOCATION AND HEIGHT WITH OWNER AND ARCHITECT.
- RELOCATED EXISTING RADIATOR PORTION LOCATION, REFER TO ELECTRICAL. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECT.
- PROVIDE NEW MILLWORK, REFER TO ELEVATIONS & SECTIONS ON A400 & A600.
- PROVIDE INTERIOR GLAZING WALL SYSTEM IN ALUMINUM FRAME WITH INTEGRATED GLASS SWING DOOR. REFER TO INTERIOR ELEVATIONS & SPECIFICATIONS.
- EXISTING PIPING TO REMAIN. PROTECT DURING COURSE OF WORK.
- PROVIDE NEW CONDUIT FOR FOB CARD STRIKE. COORDINATE WITH ELECTRICAL DRAWINGS. ENSURE STRIKE IS CLEAR OF DOOR FRAME. REVIEW LOCATION PRIOR TO INSTALLATION WITH ARCHITECT ON SITE. MOUNTING HEIGHT: 900 - 1100MM ABOVE FINISH FLOOR TO CENTER OF DEVICE. ALL HEIGHTS TO MATCH.
- CREATE NEW WALL GRILLE OPENING. RELOCATE EXISTING WALL GRILLE. COORDINATE WITH MECHANICAL DRAWINGS.
- PROVIDE NEW CONDUIT FOR POWER DOOR OPERATOR. COORDINATE WITH ELECTRICAL DRAWINGS. ENSURE PUSH DOOR OPERATOR IS CLEAR OF DOOR FRAME. REVIEW LOCATION PRIOR TO INSTALLATION WITH ARCHITECT ON SITE. MOUNTING HEIGHT: 900 - 1100MM ABOVE FINISH FLOOR TO CENTER OF DEVICE. ALL HEIGHTS TO MATCH.
- EXISTING VALANCE ABOVE TO REMAIN. STORE AND PROTECT DURING COURSE OF WORK. COORDINATE STORAGE WITH OWNER.
- PROVIDE VINYL DECAL TO FULLY FROST GLAZING. CONFIRM DESIGN WITH ARCHITECT.



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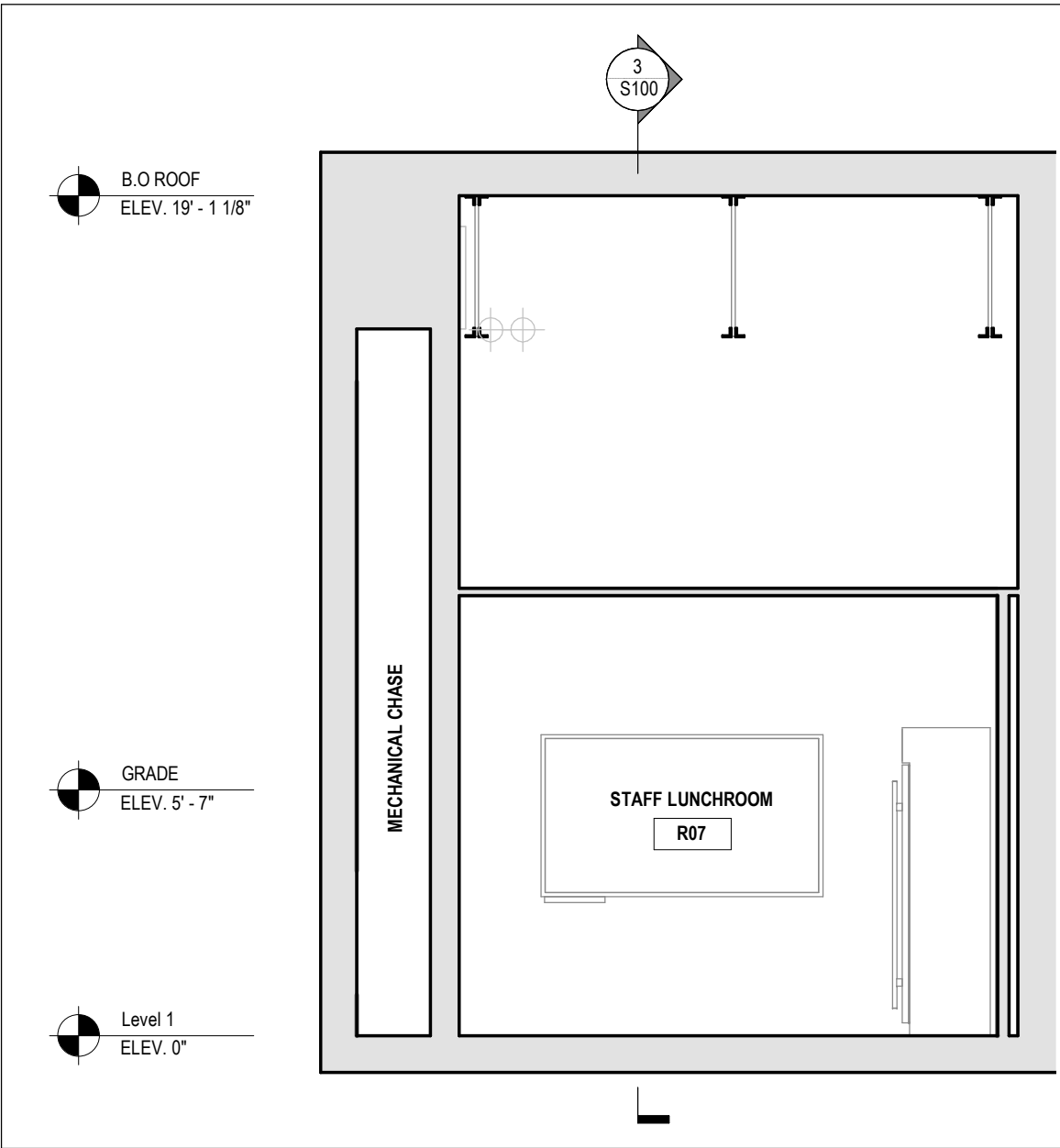
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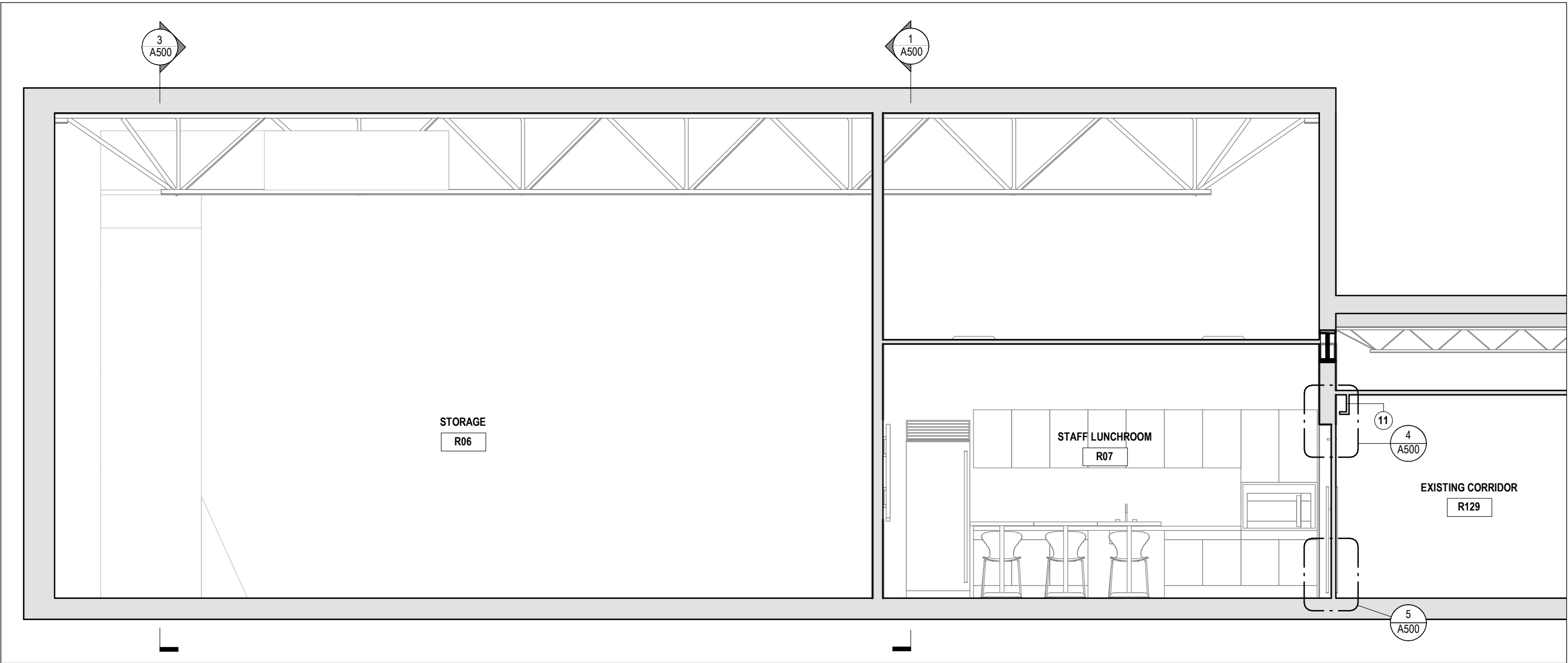
SHEET TITLE  
**INTERIOR ELEVATIONS**

PROJECT No.	24012	SCALE	As indicated
DRAWN By:	EW,SA	CHECKED By:	EN
ONTARIO ASSOCIATION OF ARCHITECTS Elisa Neves LICENCE 6599		SHEET No.	<b>A400</b> 2025-05-06 8:38:24 AM

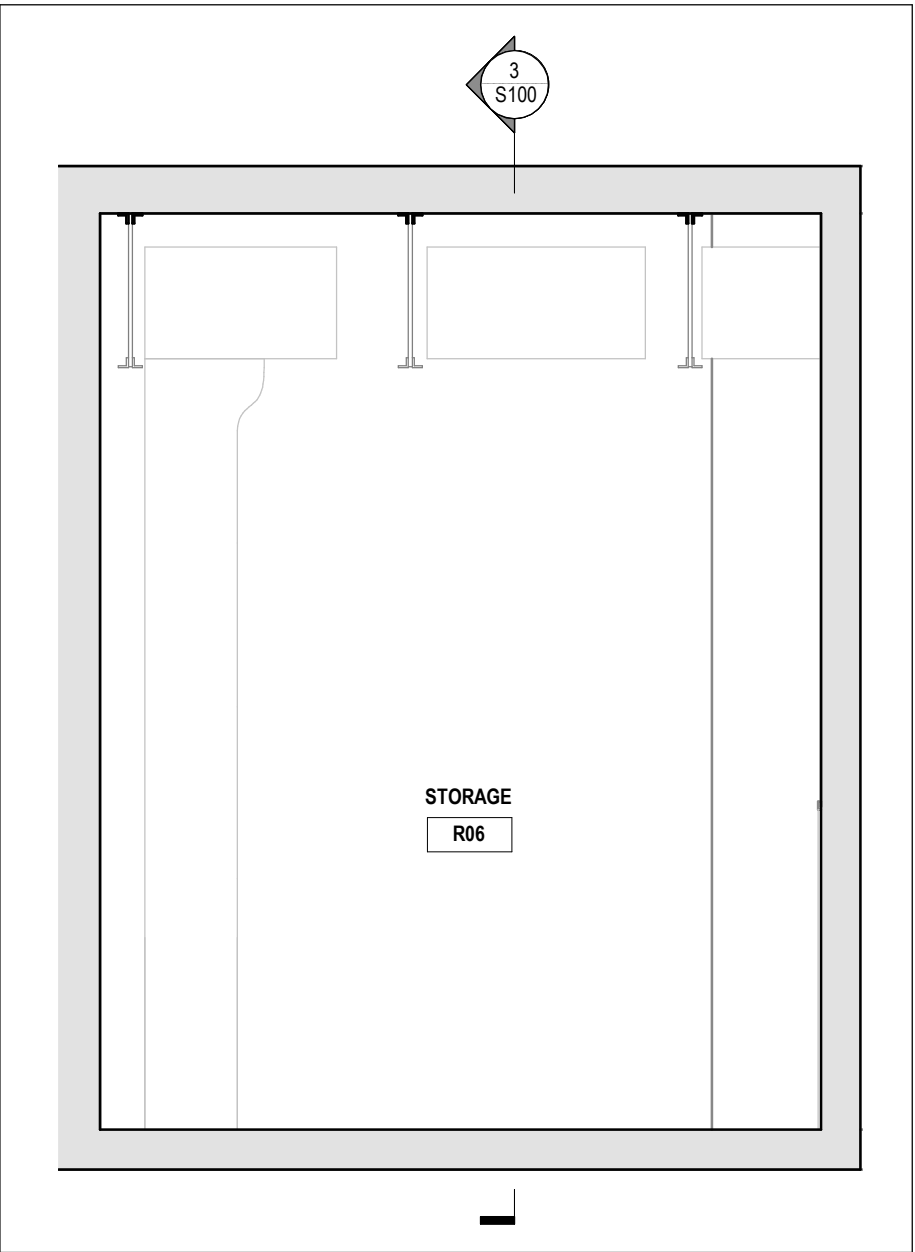




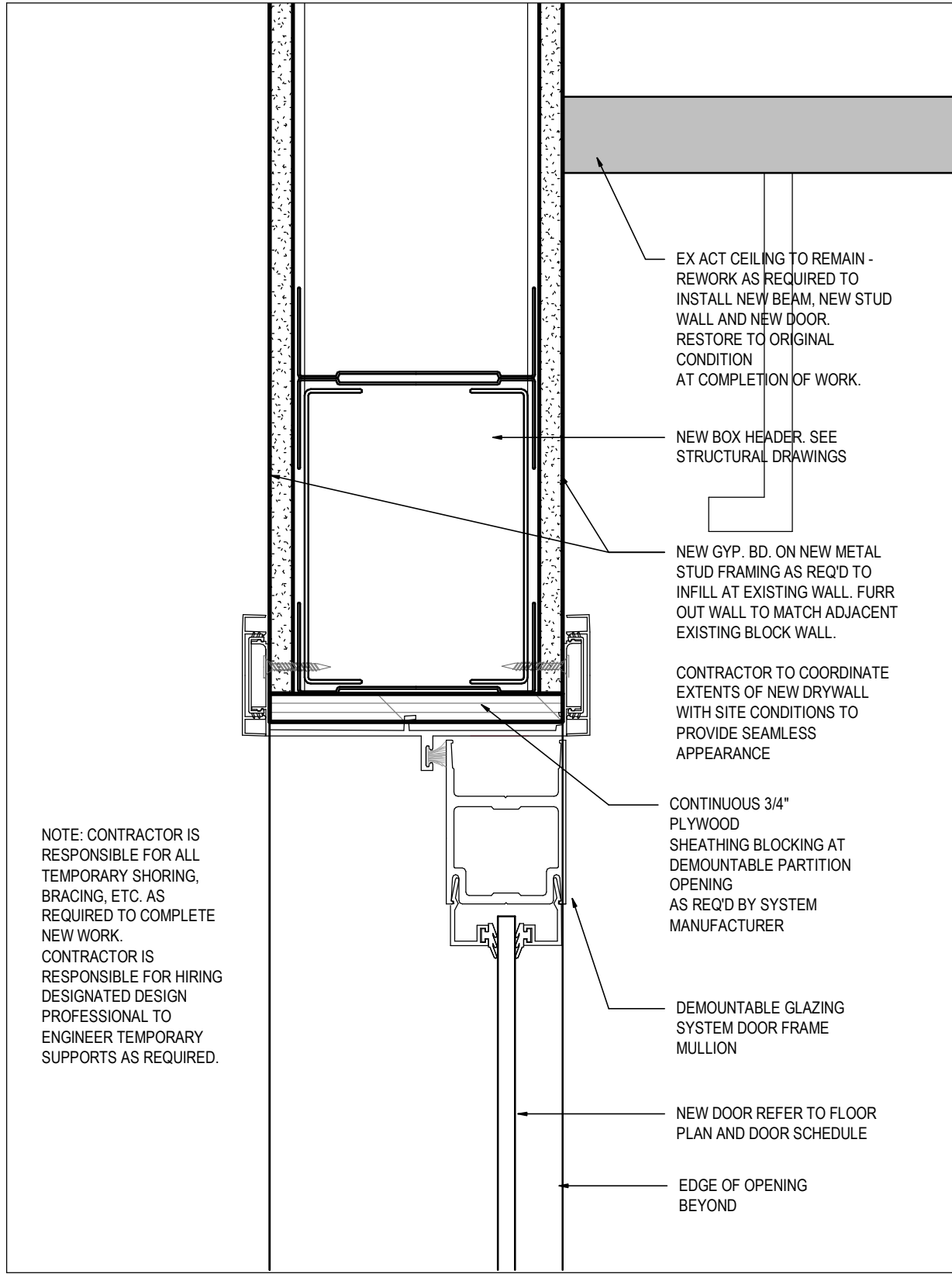
1 SECTION AA  
A500  
SCALE: 1/4" = 1'-0"



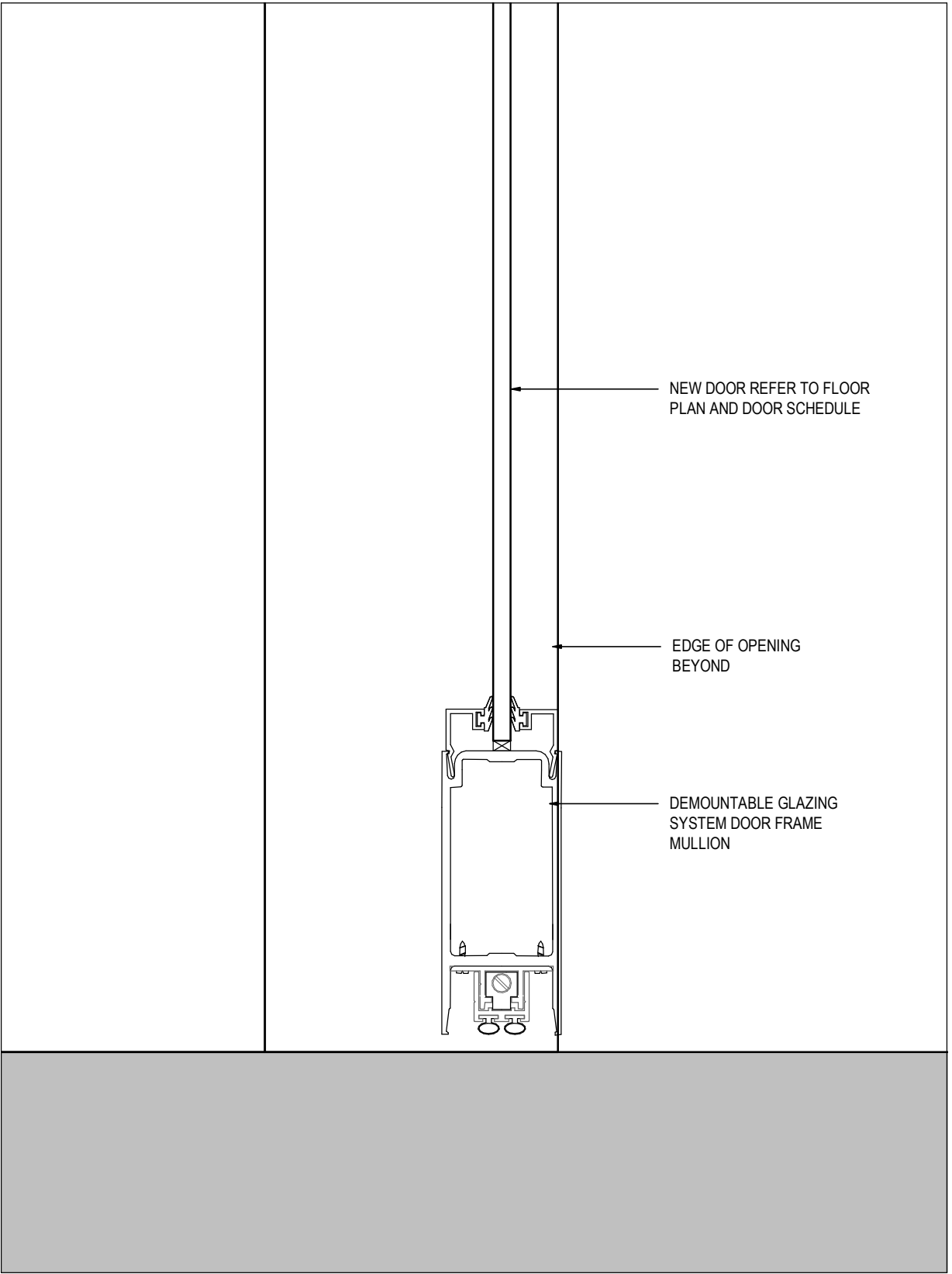
2 SECTION BB  
A500  
SCALE: 1/4" = 1'-0"



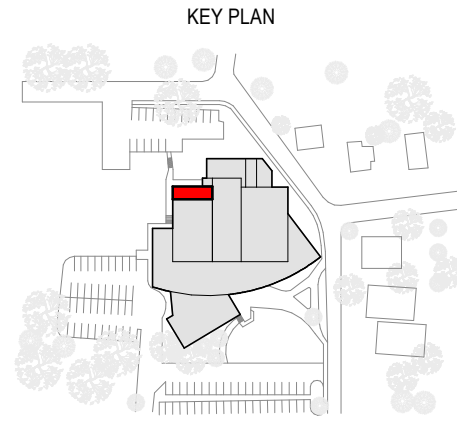
3 SECTION CC  
A500  
SCALE: 1/4" = 1'-0"



4 SECTION DETAIL - GLASS SWING DOOR HEADER  
A500  
SCALE: 3" = 1'-0"



5 SECTION DETAIL - GLASS SWING DOOR BASE  
A500  
SCALE: 3" = 1'-0"



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1	ISSUED FOR CLIENT REVIEW
DATE	ISSUED

PROJECT NAME  
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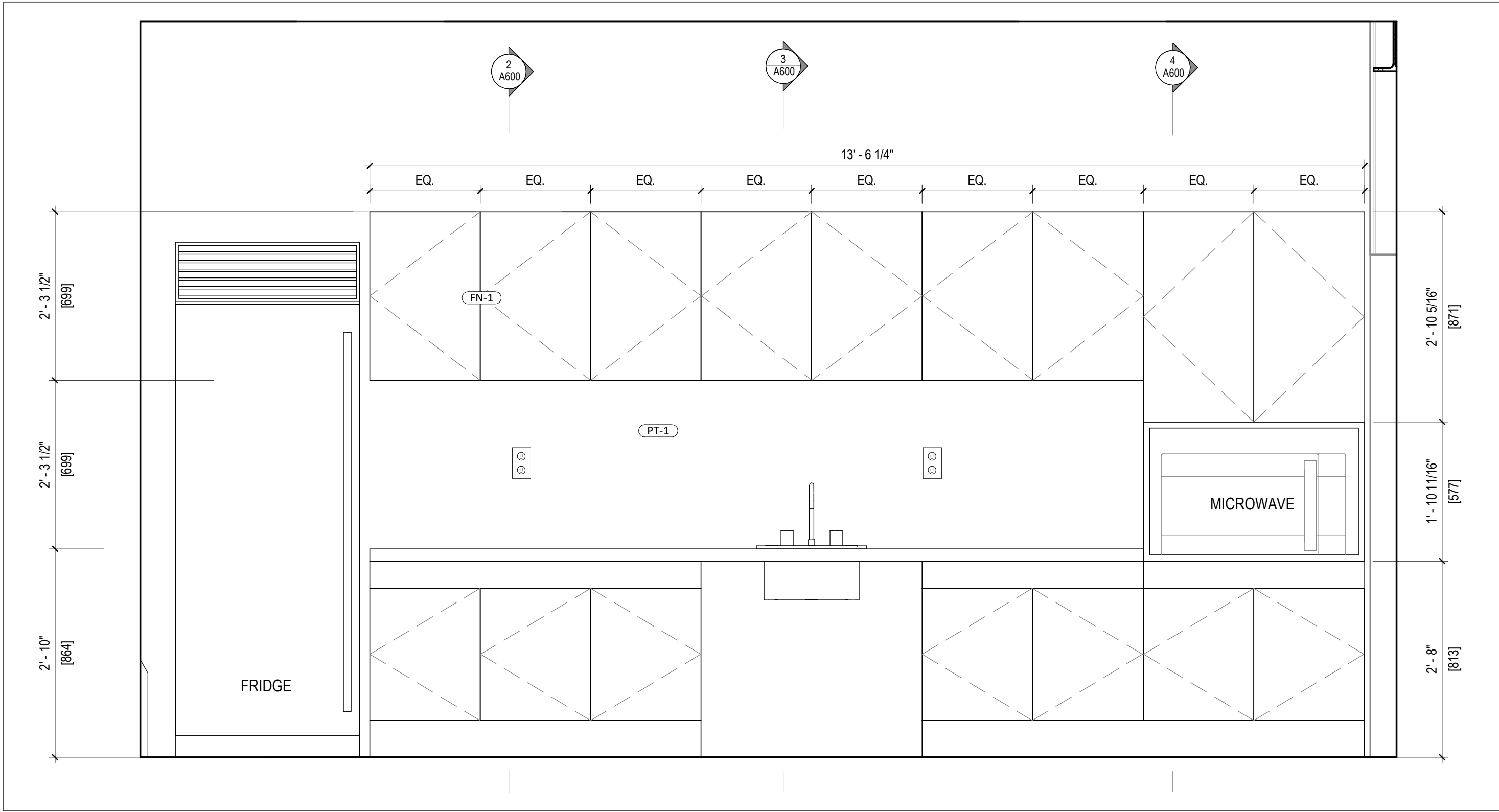
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SHEET TITLE  
**BUILDING SECTIONS & DETAILS**

PROJECT No.	24012	SCALE	As indicated
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ONTARIO ASSOCIATION OF ARCHITECTS Elisa Neves LICENCE 6599		SHEET No. <b>A500</b> 2025-05-06 8:38:26 AM	

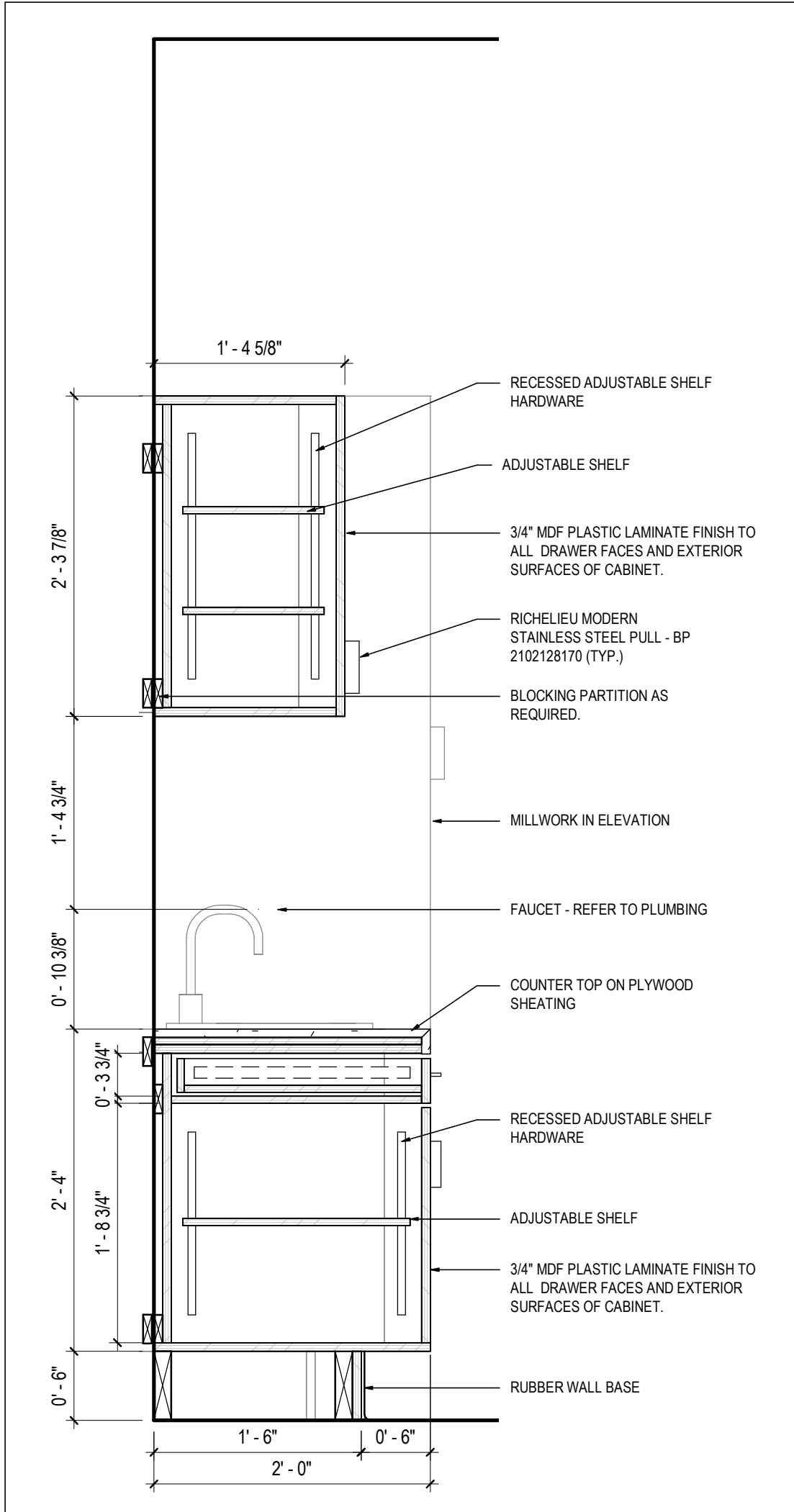




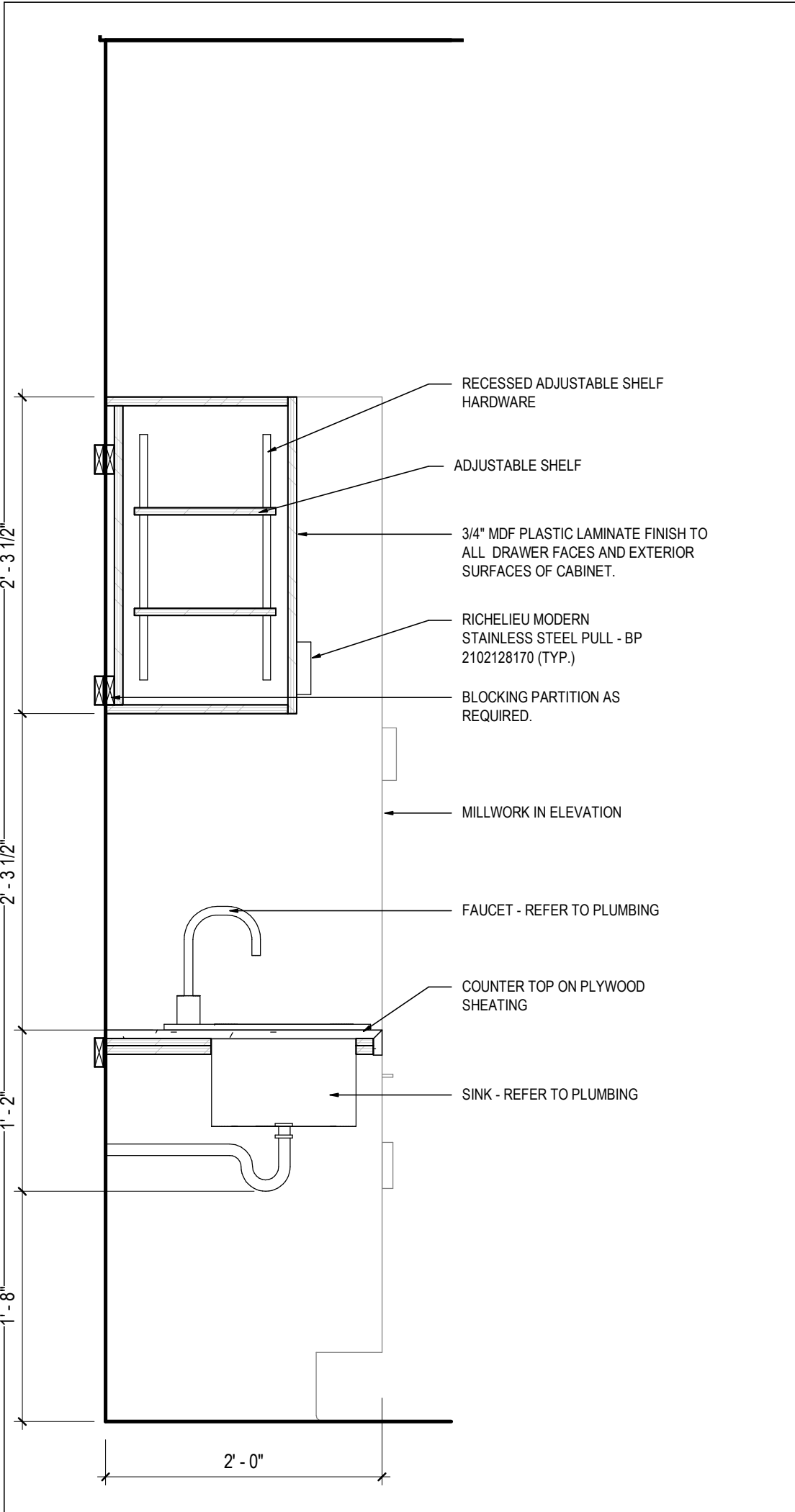
**NOTES:**  
CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED TO SUPPORT NEW MILLWORK, SHELVES, BRACKETS, ETC.

FOR ALL COUNTERTOP SUPPORTS SPACE EQUALLY. SHOW SPACING ON SHOP DRAWINGS FOR ARCHITECTURAL APPROVAL.

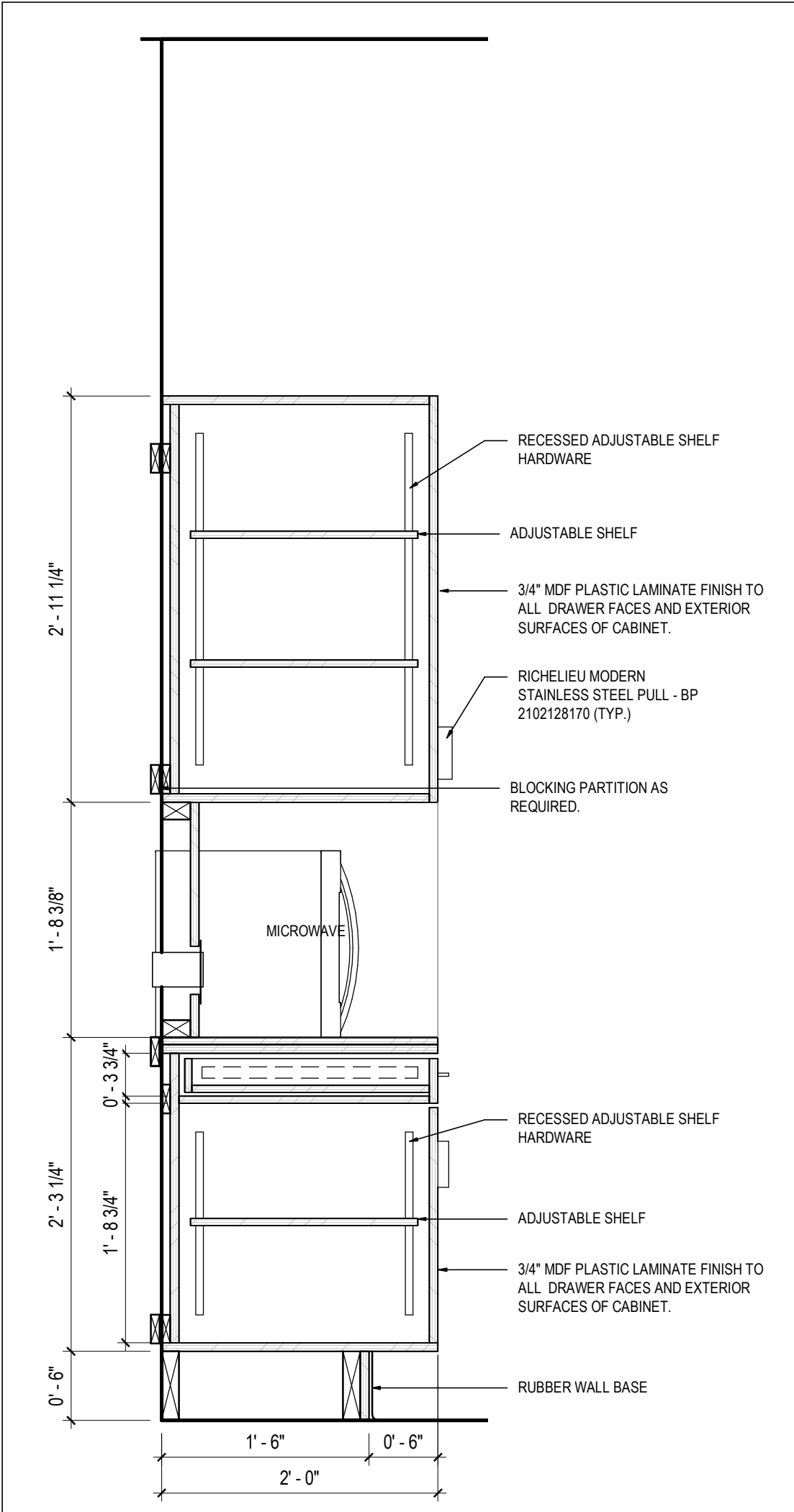
**1** A600 MILLWORK ELEVATION  
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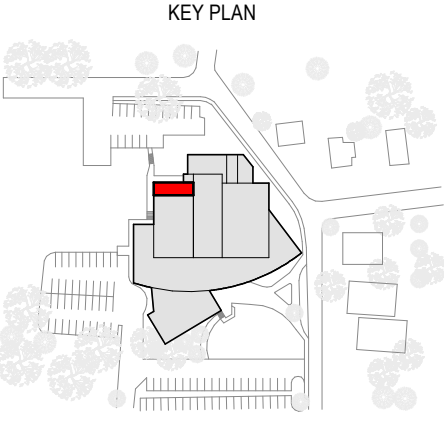
**2** A600 MILLWORK SECTION A  
SCALE: 1" = 1'-0"



**3** A600 MILLWORK SECTION B  
SCALE: 1" = 1'-0"



**4** A600 MILLWORK SECTION C  
SCALE: 1" = 1'-0"



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2024.10.30	2	ISSUED FOR PERMIT & TENDER
2024.05.23	1	ISSUED FOR CLIENT REVIEW
DATE		ISSUED

PROJECT NAME  
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SHEET TITLE  
**MILLWORK ELEVATIONS & DETAILS**

PROJECT No. **24012** SCALE **As indicated**

DRAWN By: **EW,SA**

CHECKED By: **EN**

SHEET No.

**A600**

2025-05-06 8:38:27 AM



ELECTRICAL SPECIFICATION

GENERAL CONDITIONS

- THE CANADIAN STANDARD FORM OF CONSTRUCTION CONTRACT AND GENERAL CONDITIONS GOVERNING THE SAME CCDC PARTS 1 TO 12 INCLUSIVE ARE HEREBY MADE PART OF THIS SPECIFICATION.
- ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 ONTARIO ELECTRICAL SAFETY CODE, ELECTRICAL SAFETY AUTHORITY (ESA), AND THE LOCAL BUILDING INSPECTION DEPARTMENT REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL INCLUDE FOR ESA INSPECTION FEES.
- THIS CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE AS REQUIRED.
- ALL WORKMANSHIP SHALL BE EXECUTED TO A STANDARD DETERMINED BY GOOD PRACTICE. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE THE EQUIPMENT & INSTALLATION FOR ONE YEAR FROM SUBSTANTIAL COMPLETION.
- THE ELECTRICAL CONTRACTOR SHALL SUBMIT ONE SET OF ELECTRONIC PDF SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS TO INCLUDE ALL ELECTRICAL EQUIPMENT, DEVICES & ULC LISTED FIRE STOPPING DETAILS. MATERIALS **SHALL NOT BE ORDERED** UNTIL REVIEW HAS BEEN COMPLETED. APPROVAL IS FOR GENERAL DESIGN COMPLIANCE ONLY.
- THE OWNERS RESERVE THE RIGHT TO ALTER THE LOCATION OF ANY ITEM UP TO TEN FEET (3m) WITHOUT INCURRING EXTRA COSTS, PROVIDED THE REQUEST IS MADE PRIOR TO INSTALLATION.
- ALL MATERIAL AND EQUIPMENT USED ON THIS PROJECT SHALL BE C.S.A. APPROVED, ESA FIELD EVALUATED, OR MUST BEAR AN ESA RECOGNIZED CERTIFICATION MARK.
- CUTTING AND PATCHING FOR ELECTRICAL WORK SHALL BE DONE BY THE GENERAL CONTRACTOR AT THE ELECTRICAL CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS AND THEN MAKE NECESSARY ALLOWANCES IN THEIR TENDER PRICE FOR REMOVAL, RELOCATION, REROUTING AND/OR RECONNECTION OF EXISTING ELECTRICAL EQUIPMENT AND WIRING, AS MAY BE NECESSARY FOR THE EXECUTION AND COMPLETION OF THIS PROJECT. EXTRA CHARGES FOR PREMIUM TIME LABOUR SHALL BE INCLUDED IN THE TENDER PRICE, ALLOWING FOR AFTER HOURS, WEEKEND AND HOLIDAY LABOUR REQUIREMENTS.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES OR CONTRADICTIONS SHALL BE BROUGHT TO THE CONSULTANT'S ATTENTION.
- THE ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT **IS TO BE CONFIRMED** WITH MECHANICAL DRAWINGS & SCHEDULES PRIOR TO RELATED WORK.
- ALL TEMPORARY LIGHTING AND POWER DURING CONSTRUCTION SHALL BE BY THE GENERAL CONTRACTOR AFTER AGREEMENT WITH THE ELECTRICAL CONTRACTOR. POWER SHALL BE PROVIDED FROM PANELS WITH REQUIRED SUPPLY AND CAPACITY.
- TENDER SHALL BE BASED UPON THE SPECIFIED EQUIPMENT AND MATERIAL. REQUESTS FOR CONSIDERATION OF ALTERNATES TO THE SPECIFIED MATERIALS SHALL BE MADE TO THE CONSULTANT ONE WEEK PRIOR TO TENDER CLOSING AND SHALL INCLUDE MANUFACTURER, MODEL, AND COST MODIFICATION. COSTS OF ANY CHANGE REQUIRED TO OTHER TRADES AS A RESULT OF USING ALTERNATE EQUIPMENT ARE TO BE INCURRED BY THE ELECTRICAL CONTRACTOR.
- ALL CLAIMS FOR EXTRA WORK NOT COVERED IN THE CONTRACT TO BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIALS AND LABOUR.
- DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS AND CONFIRMED ON SITE.
- PROVIDE FIRE STOPPING PROTECTION FOR OPENINGS THROUGH ALL FIRE RATED ASSEMBLIES. ULC LISTED ASSEMBLY NUMBERS ARE TO BE USED.
- LOW VOLTAGE CABLES (IE: NETWORK, SECURITY, CONTROL, ETC...) ROUTED WITHIN PLENUM SPACES SHALL BE FT6, CMP OR PLENUM RATED WHEN ROUTING THROUGH MECHANICAL CEILING PLENUMS.

MOUNTING HEIGHTS

- DEVICE MOUNTING HEIGHT TO CENTRE OF DEVICE IS AS FOLLOWS:
    - LIGHT SWITCHES 1200mm (or 1050mm BARRIER FREE PATH OF TRAVEL)
    - RECEPTACLE 400mm
    - DATA OUTLETS 400mm
    - THERMOSTATS 1400mm (or 1150mm BARRIER FREE PATH OF TRAVEL)
    - POWER DOOR OPERATORS 1000mm
    - OTHER BUILDING CONTROLS 1000mm
- NOTE: AUDIBLE FIRE ALARM DEVICES TO BE AT LEAST 150mm BELOW CEILING.

ELECTRICAL EQUIPMENT, DEVICES & MATERIAL

- ALL EQUIPMENT, DEVICES & MATERIAL TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
- ALL BRANCH CIRCUIT WIRING SHALL BE RUN IN ELECTRICAL METALLIC TUBING (E.M.T.) OR FLEXIBLE ARMoured CABLE (AC90) RECESSED IN WALLS OR CEILINGS EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS. ALL WIRING TO BE COPPER AND MINIMUM #12 AWG UNLESS STATED OTHERWISE.
- ALL SURFACE WIRING SHALL BE 90/RW90 COPPER IN EMT CONDUIT WHERE WIRING AND CONDUIT CANNOT BE RECESSED.
- ALL ELECTRICAL DEVICES AND LIGHTING CONTROLS, TO HAVE **TYPED CIRCUIT LABEL** ON DEVICE COVER PLATE. LABEL TO BE BLACK LETTERING ON CLEAR BACKING.
- ELECTRICAL PANELS TO HAVE BOLT ON CIRCUIT BREAKERS. ALL PANELS TO HAVE HINGED PANEL COVERS. PANELS SHALL HAVE TYPED DIRECTORIES.
- ALL NON-RESIDENTIAL EQUIPMENT (PANELS, SWITCHBOARDS, SPLITTERS, TRANSFORMERS, ETC...) TO HAVE LAMACOID LABEL INDICATING: EQUIPMENT ID, VOLTAGE, PHASE/WIRE, AND "SUPPLIED FROM: EQUIPMENT ID".
- ALL JUNCTION AND PULL BOXES ARE TO BE ACCESSIBLE AND BE PROVIDED WITH SCREWED PLATES COLOUR MATCHED TO ADJACENT WALL OR CEILING FINISHES.
- PULL BOXES SHALL BE PROVIDED EVERY 30m AND EVERY THREE 90° BENDS.
- ALL WIRING SHALL BE PARALLEL WITH ARCHITECTURAL LINES AND DESIGN.
- PROVIDE A NYLON PULL STRING IN ALL EMPTY CONDUIT.
- ALL NEW SWITCH AND RECEPTACLE DEVICES & PLATES SHALL BE WHITE. ALL DEVICES TO BE COMMERCIAL GRADE DECORA SERIES OR EQUAL UNLESS OTHERWISE STATED.
- DO NOT MOUNT WALL OUTLETS BACK TO BACK IN WALLS, STAGGER TO PREVENT SOUND TRANSFER.
- WIRING TO FIXTURES IN SUSPENDED CEILINGS IS TO CONSIST OF AC90 'DROPS' WITH A MAXIMUM LENGTH OF 4.5m (15 FT) AND T90 WIRING IN EMT CONDUIT BACK TO SOURCE PANEL.
- ALL CONDUITS TO BE SECURELY FASTENED WITH APPROVED CLIPS AND SCREWS. NAILS OR THE WIRES ARE NOT ACCEPTABLE.
- ALL ELECTRICAL EQUIPMENT, DEVICES, AND WIRING ARE TO BE INDEPENDENTLY SUPPORTED. KEEP CLEAR OF MECHANICAL PIPING WHERE POSSIBLE.
- WIRING FOR MECHANICAL EQUIPMENT SHALL BE AS DETAILED ON THE PLANS.
- PROVIDE 21mm (3/4") CONDUIT RACEWAY BETWEEN MECHANICAL EQUIPMENT AND CONTROLS AS PER MECHANICAL AND ELECTRICAL PLANS.
- PROVIDE EQUIPOTENTIAL BONDING OF NON-ELECTRICAL EQUIPMENT AS PER OESC 10-700, AND WIRE MESH/REBAR SUPPORTING ELECTRICAL RADIANT HEATING CABLES. REFER TO MECHANICAL AND ARCHITECTURAL PLANS.

COMMUNICATION SYSTEM

- PROVIDE PLYWOOD COMMUNICATION BACKBOARD WHERE SHOWN, GOOD ONE SIDE, PAINTED GRAY WITH FIRE RETARDANT INTUMESCENT PAINT. PROVIDE #6 AWG CU GROUND WIRE FROM MAIN BUILDING GROUND TO BACKBOARD.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A COMPLETE EMPTY CONDUIT SYSTEM FOR COMMUNICATION OUTLETS AS SHOWN ON THE PLANS.
- PROVIDE CONDUIT AS PER LOW-VOLTAGE DEVICE SCHEDULE. CONDUIT TO BE METALLIC CONDUIT & FIRE STOPPPED WHEN PENETRATING FIRE SEPARATIONS.
- PROVIDE NYLON PULL STRING IN ALL EMPTY CONDUITS.

LIGHTING

- SUPPLY AND INSTALL LIGHTING FIXTURES AND DEVICES AS NOTED ON THE PLANS AS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- INSTALL ALL FIXTURES PARALLEL WITH BUILDING LINES UNLESS INDICATED OTHERWISE.
- FOR RECESSED FIXTURES (LED PUCK LIGHTS EXEMPTED) WITHIN SUSPENDED CEILINGS, PROVIDE EITHER:
  - SAFETY 'JACK CHAIN' TO BUILDING STRUCTURE, OR
  - MANUFACTURER APPROVED FASTENING DEVICES OR 'EARTHQUAKE CLIPS' FASTENED TO T-BAR.
- INSTALL A SEPARATE NEUTRAL CONDUCTOR FOR EACH LIGHTING BRANCH CIRCUIT.

EXISTING CONDITIONS

- ELECTRICAL WORK AFFECTING OTHER TENANTS SHALL BE PERFORMED AFTER BUSINESS HOURS (EVENINGS AND WEEKENDS). COORDINATE WITH LANDLORD.
- SERVICE AND DISTRIBUTION SYSTEM POWER INTERRUPTIONS SHALL BE KEPT TO A MINIMUM. POWER INTERRUPTIONS MUST BE COORDINATED WITH THE OWNER AND ALL OTHER TRADES BY THIS CONTRACTOR. WRITTEN APPROVAL FOR ELECTRICAL INTERRUPTIONS MUST BE RECEIVED FROM THE OWNER INDICATING THE DATE, TIME AND ESTIMATED DURATION OF THE INTERRUPTION. APPLICATION FOR APPROVAL OF THE POWER INTERRUPTIONS MUST BE SUBMITTED TO THE OWNERS AND/OR ARCHITECTS AT LEAST TWO WEEKS PRIOR TO THE REQUESTED SHUTDOWN DATE.
- EXISTING ELECTRICAL EQUIPMENT, REMOVED AND INDICATED FOR REUSE, SHALL BE CLEANED BEFORE RE-INSTALLATION.
- WIRING LOCATED IN AREAS BEING ALTERED OR DEMOLISHED, BUT FEEDING OUTLETS OR EQUIPMENT REQUIRED TO REMAIN IN SERVICE, MUST BE REWORKED IN ORDER TO MAINTAIN THE CONTINUITY OF THE EXISTING WIRING.
- REPAIRS TO EXISTING WALLS, FLOORS, AND CEILINGS ARE TO BE PERFORMED BY THE GENERAL CONTRACTOR TO MEET THE EXISTING CONDITIONS.
- SEQUENCE OF REMOVAL AND RELOCATION OF EXISTING EQUIPMENT AND WIRING SHALL BE COORDINATED WITH THE OTHER TRADES AND SHALL CONFORM TO THE REQUIREMENTS AND CONDITIONS OUTLINED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO EXISTING WIRING AND EQUIPMENT THROUGHOUT THE PROJECT, PARTICULARLY WHERE WIRING AND ELECTRICAL EQUIPMENT HAVE BECOME EXPOSED TO MECHANICAL DAMAGE OR MOISTURE IN THE COURSE OF ALTERATIONS OR NEW CONSTRUCTION.
- NEW OUTLETS AND EQUIPMENT SHOWN IN THE SAME LOCATION AS EXISTING OUTLETS MAY BE FED THROUGH THE EXISTING CONDUITS/WIRING, PROVIDED THAT THEY ARE IN GOOD CONDITION AND ARE ACCEPTABLE TO THE ESA INSPECTION DEPARTMENT.

DEMOLITION

- ALL EXISTING ELECTRICAL EQUIPMENT, WIRING, AND ROUGH-IN DEVICES ARE TO BE REMOVED COMPLETE TO SUIT THE DEMOLITION AND RENOVATION OF THE SPACES. ALL EXISTING ELECTRICAL EQUIPMENT, NOT BEING REUSED, SHALL BECOME THE PROPERTY OF THE OWNER. ELECTRICAL CONTRACTOR SHALL PROPERLY DISPOSE OF EQUIPMENT NOT DESIRED BY OWNER .
- ALL DEVICES & EQUIPMENT MADE OBSOLETE SHALL BE REMOVED FROM THE CONSTRUCTION SITE.

GENERAL CLOSE OUT PROCEDURES

- DOCUMENTS:** ELECTRICAL CONTRACTOR TO SUBMIT:
  - ESA CERTIFICATE OF INSPECTIONS;
  - SIGNED COPY OF EMERGENCY LIGHTING TEST REPORT. EMERGENCY LIGHTING TEST REPORT TO INDICATE TOTAL RUNTIME OF EMERGENCY LIGHTING ONCE NORMAL POWER IS LOST FOR EACH BATTERY SYSTEM. (MINIMUM 30MIN AS PER OBC:3.2.7.4(1b) )
- TRAINING:** ELECTRICAL CONTRACTOR SHALL PROVIDE TRAINING SESSIONS TO THE OWNER ON ALL MAJOR ELECTRICAL SYSTEMS.
- COMMISSIONING:** ALL MAJOR SYSTEMS ARE TO BE COMMISSIONED BY THE MANUFACTURERS REPRESENTATIVE INCLUDING FIRE ALARM, LIGHTING CONTROL SYSTEMS.
- FUNCTIONAL TESTING** (AT CONTRACTORS EXPENSE):
  - LIGHTING CONTROL SYSTEM TESTING SHALL INCLUDE OCCUPANCY SENSOR PLACEMENT, SENSITIVITY, AND CONTROL SETTING CALIBRATION. PROPERLY OPERATING OCCUPANCY SENSORS ARE TO TURN OFF LIGHTS WITHIN A REASONABLE PERIOD OF TIME IN UNOCCUPIED SPACES AND SHALL NOT ALLOW LIGHTS TO TURN ON UNLESS SPACE IS OCCUPIED. CONFIRM ALL TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF. COORDINATE WITH MECHANICAL, HVAC SYSTEM TO BE ON DURING TESTING.
- RECORD DRAWINGS:** ELECTRICAL CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ACTUAL INSTALLATION TO OWNERS WITHIN 30 DAYS OF SYSTEM ACCEPTANCE. DRAWINGS ARE TO INCLUDE SINGLE LINE DIAGRAM OF DISTRIBUTION SYSTEM; FLOOR PLANS SHOWING THE LOCATION OF DISTRIBUTION EQUIPMENT AND THE AREAS SERVED BY THAT EQUIPMENT; CHANGES TO LIGHTING, LIGHTING CONTROLS & CIRCUITING.

INSPECTIONS BY CONSULTANT

- CONTRACTOR SHALL NOTIFY CONSULTANTS WHEN INSPECTIONS ARE REQUIRED. ALLOW FOR MINIMUM OF THREE BUSINESS DAYS OF NOTICE PRIOR TO INSPECTION.
- INSPECTIONS ARE REQUIRED AT THE FOLLOWING MILESTONES:
  - FINAL INSPECTION

All Sheet Notes	
#	NOTE
P1	INCLUDE FOR THREE RECEPTACLES OR HARDWIRE CONNECTION NOT SHOWN ON THE PLANS. TO BE DEMOLISHED AND DISCONNECTED.
P2	ROLE UP DOOR + CONTROLS TO BE REMOVED COMPLETE

DEVICE/EQUIPMENT OPTIONS & TAGS

	SHEET NOTE LABEL - REFER TO SHEET NOTES
CL	CEILING MOUNT
FL	FLOOR MOUNT
GFI	DEVICE WIRED TO LOAD SIDE OF GFCI RECEPTACLE/BREAKER
RP	REPLACE EXISTING DEVICE WITH NEW DEVICE IN SAME LOCATION.
REL	RELOCATED DEVICE/EQUIPMENT. REWORK WIRING AS NEEDED. IF APPLICABLE PROVIDE NEW DEVICE BOX & CONNECTORS.

- NEW DEVICE/EQUIPMENT
- TO BE REMOVED
- EXISTING TO REMAIN

TYPICAL SYMBOL LINETYPE FOR DEVICES or EQUIPMENT

1 New, Removed, Existing

- RS-2 EQUIPMENT TYPE ID (AS PER MECHANICAL EQUIPMENT SCHEDULE)
- A-4/6/8 EQUIPMENT CIRCUIT
- @1800mm AFF EQUIPMENT SPECIFIC DETAILS.
- EQUIPMENT SYMBOL (VARIES)

2 Tags - Mechanical Equipment

- 2TS DEVICE TYPE ID (AS PER LOW VOLTAGE DEVICE SCHEDULE)
- A-4 DEVICE SPECIFIC MOUNTING INSTRUCTIONS
- DEVICE SYMBOL (VARIES)

DEVICES WITH UNIQUE SYMBOL & TYPE MAY NOT HAVE A TYPE ID. DEVICES MOUNTED BESIDE COUNTER HEIGHT ELECTRICAL DEVICES ARE TO ALSO BE MOUNTED AT COUNTER HEIGHT.

3 Tags - Low Voltage Devices

- RS-2 DEVICE TYPE ID (AS PER ELECTRICAL DEVICE SCHEDULE)
- A-4 DEVICE CIRCUIT
- TV@1800mm DEVICE SPECIFIC DETAILS
- DEVICE SYMBOL (VARIES)

4 Tags - Electrical Devices

- V1 DEVICE TYPE ID (AS PER LIGHTING CONTROL DEVICE SCHEDULE)
- (Z1.1) LIGHTING CONTROL ZONE ID
- 0-10V 0-10V WIRING REQUIRED BETWEEN CONTROL DEVICE AND ALL LIGHTING FIXTURES WITHIN THE SAME CONTROL ZONE.
- A-4 CIRCUIT # USED FOR ZONE
- DEVICE SYMBOL (VARIES)

5 Tags - Lighting Devices

Electrical Sheet List	
Sheet #	Sheet Name
E1	Electrical Legend & Specification
E2.1	Demolition Electrical Plan
E2.2	Proposed Electrical Plan
E3	Details & Schedules
Total: 4	

ELECTRICAL LEGEND

SCHEDULE (x = TYPE)	EXISTING	DEMO	NEW	DESCRIPTION
LIGHTING DEVICE SCHEDULES			x	LIGHT SWITCH
			x	DIMMER SWITCH
			x	LIGHTING MOTION SENSOR
			x	LIGHTING POWER PACK
			x	LIGHTING TIME CLOCK
			x	LIGHTING CONTACTOR
			x	LIGHTING PHOTOCELL
LIGHTING FIXTURE SCHEDULES			x	EXIT SIGN, CEILING MOUNT, HATCH = SIGN, ARROW = DIRECTION
			x	EXIT SIGN, WALL MOUNT, HATCH = SIGN, ARROW=DIRECTION
			x	EXIT / EMERG COMBO, WALL MOUNT, HATCH=SIGN, ARROW=DIRECTION
			x	EMERGENCY LIGHT, BATTERY UNIT
			x	EMERGENCY LIGHT, REMOTE HEAD
			x	LIGHTING FIXTURE
			x	WALL MOUNTED LIGHTING FIXTURE
ELECTRICAL EQUIPMENT SCHEDULES			x	LIGHTING FIXTURE
				ELECTRICAL POWER PANEL
				ELECTRICAL DISCONNECT (FUSED OR UNFUSED)
MECHANICAL EQUIPMENT SCHEDULES				ELECTRICAL EQUIPMENT - MISCELLANEOUS
			x	MECHANICAL EQUIPMENT CONTROL
			x	MECHANICAL EQUIPMENT - HARDWIRE CONNECTION
ELECTRICAL DEVICE SCHEDULES			x	MECHANICAL EQUIPMENT c/w LOCAL DISCONNECT
			x	HARDWIRE CONNECTION
			x	DUPLEX RECEPTACLE 15A
			x	DUPLEX RECEPTACLE 15A - COUNTER (100mm ABOVE BACKSPASH)
			x	DUPLEX RECEPTACLE 20A
			x	DUPLEX RECEPTACLE 20A - COUNTER (100mm ABOVE BACKSPASH)
			x	SPECIAL RECEPTACLE
LOW VOLTAGE DEVICE SCHEDULES			x	QUAD RECEPTACLE 15A, 2-GANG, TWO DUPLEX 15A
			x	QUAD RECEPTACLE 20A, 2-GANG, TWO DUPLEX 20A
			x	POWER JUNCTION BOX
FIRE ALARM DEVICE SCHEDULES			x	DATA OUTLET
				PUSHBUTTON ( BOX & 16mm EMT TO ACCESSIBLE CEILING SPACE )
				UNIVERSAL WASHROOM: ASSISTANCE REQUESTED AUDIBLE VISUAL SIGNAL
				COMMUNICATION BACKBOARD - PLYWOOD GOOD ONE SIDE
				FIRE ALARM MANUAL PULL STATION
				FIRE ALARM HORN
			zz	FIRE ALARM HORN STROBE (zz = CANDELA, 15cd DEFAULT)
FIRE ALARM DEVICE SCHEDULES			zz	FIRE ALARM STROBE (zz = CANDELA, 15cd DEFAULT)
			x	FIRE ALARM SMOKE DETECTOR
				FIRE ALARM HEAT DETECTOR
			R	FIRE ALARM SMOKE DETECTOR c/w FORM 'C' RELAY SUB-BASE
			R	FIRE ALARM HEAT DETECTOR c/w FORM 'C' RELAY SUB-BASE
FIRE ALARM DEVICE SCHEDULES				FIRE ALARM BELL

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4	Issued For Construction	Apr 30, 2025
3	Issued For Permit/Tender	Oct 18, 2024
2	Issued For Review	Aug 08, 2024
1	Issued For Review	Jul 26, 2024

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

**ROOT3** Engineering

1920 YONGE ST, SUITE 200  
TORONTO, ON, M4S 3E2

PROJECT NAME

**W.G. Johnson Centre  
Lunchroom**

31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**Electrical Legend &  
Specification**

SCALE

1 : 1

SHEET SIZE

24"x36"

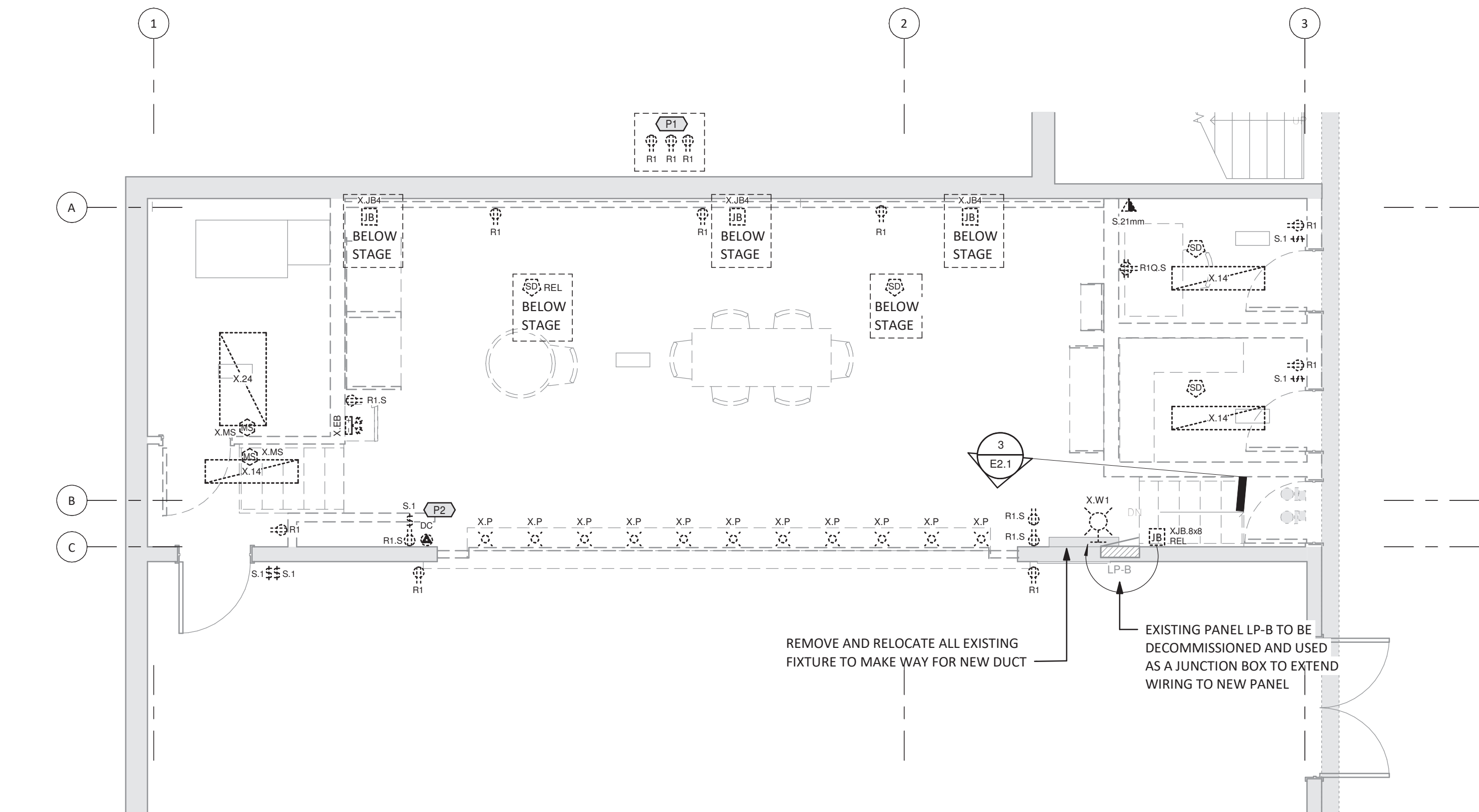
PROJECT NUMBER

24032

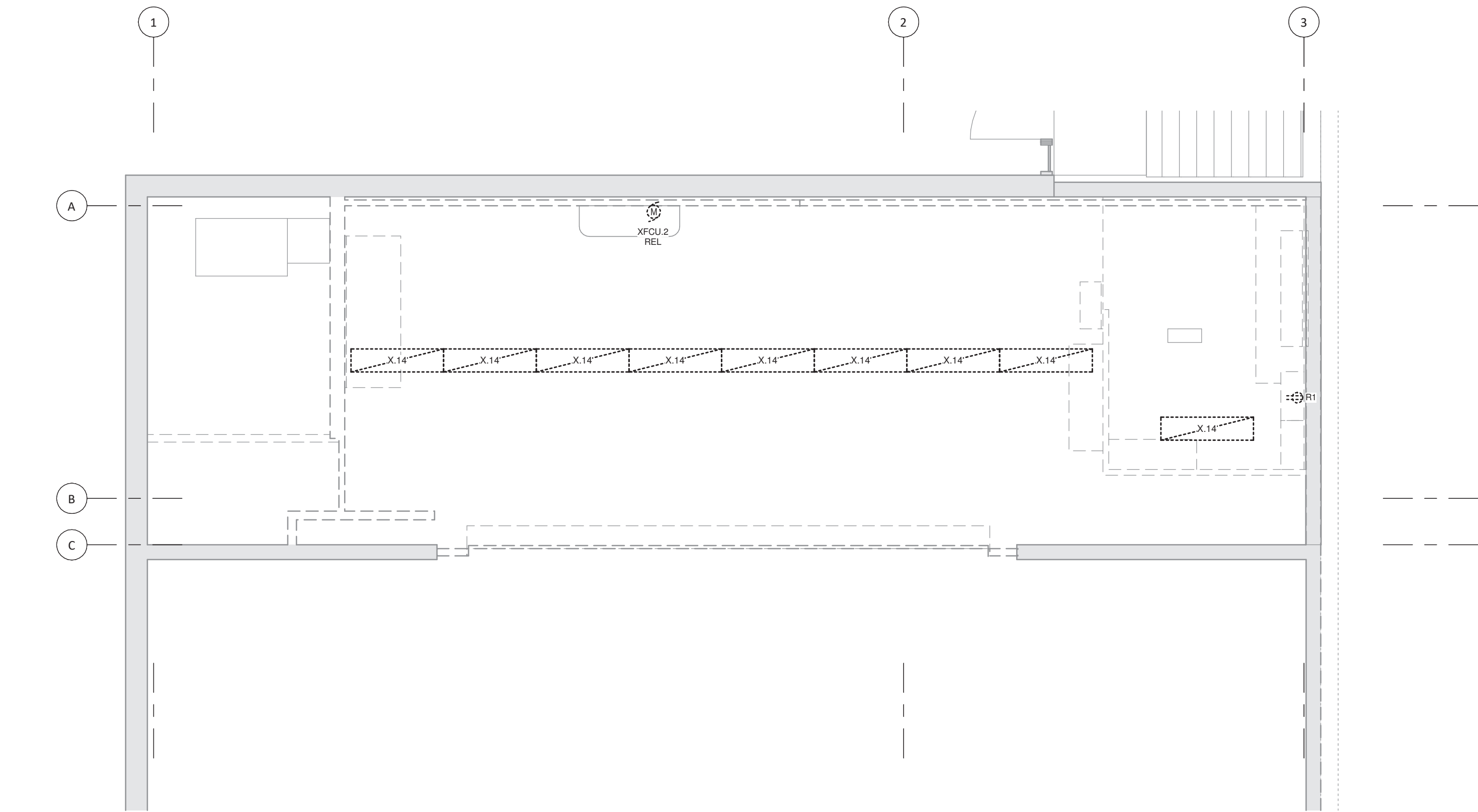
DRAWING NUMBER

**E1**





1 Demolition - Level 1 - Power & Data Plan  
1 : 50



2 Demolition - Loft - Power & Data Plan  
1 : 50

Sheet Notes	
#	NOTE
P1	INCLUDE FOR THREE RECEPTACLES OR HARDWIRE CONNECTION NOT SHOWN ON THE PLANS. TO BE DEMOLISHED AND DISCONNECTED.
P2	ROLE UP DOOR + CONTROLS TO BE REMOVED COMPLETE

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3 Panel LP-B Location



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NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

**ROOT3** Engineering

1920 YONGE ST, SUITE 200  
TORONTO, ON, M4S 3E2

PROJECT NAME

**W.G. Johnson Centre  
Lunchroom**

31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**Demolition Electrical  
Plan**

SCALE  
As indicated

SHEET SIZE  
24"x36"

PROJECT NUMBER  
24032

DRAWING NUMBER

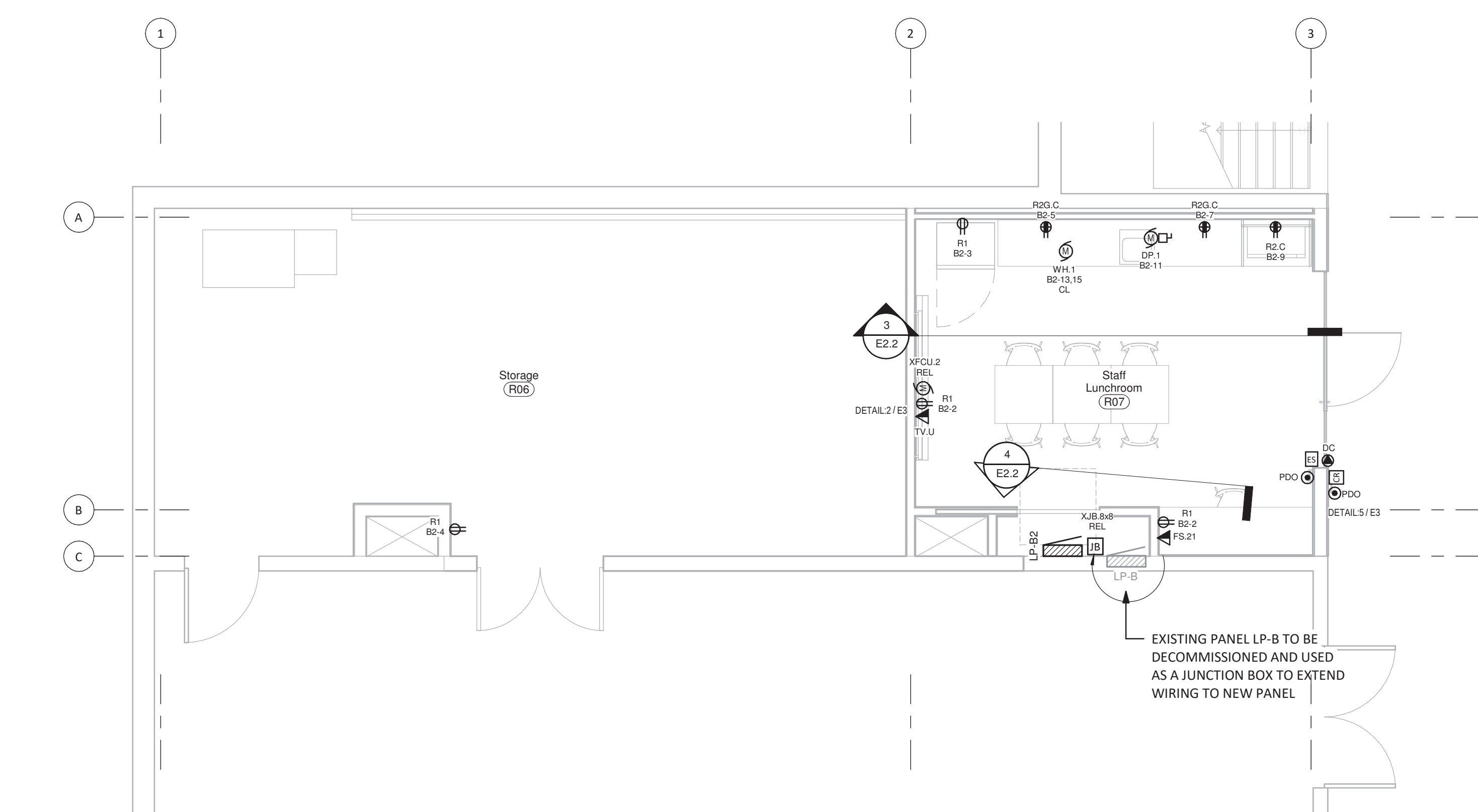
**E2.1**



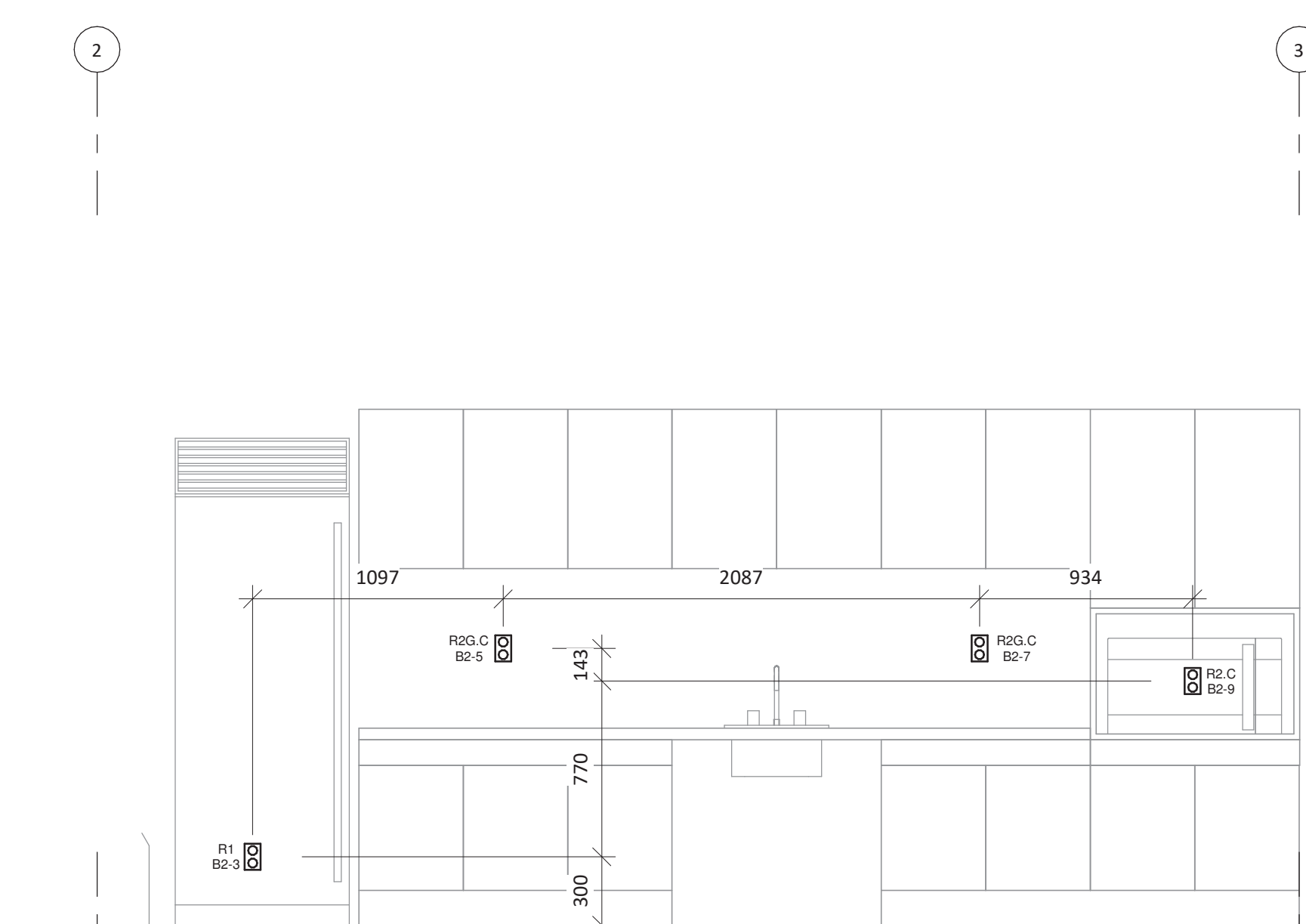
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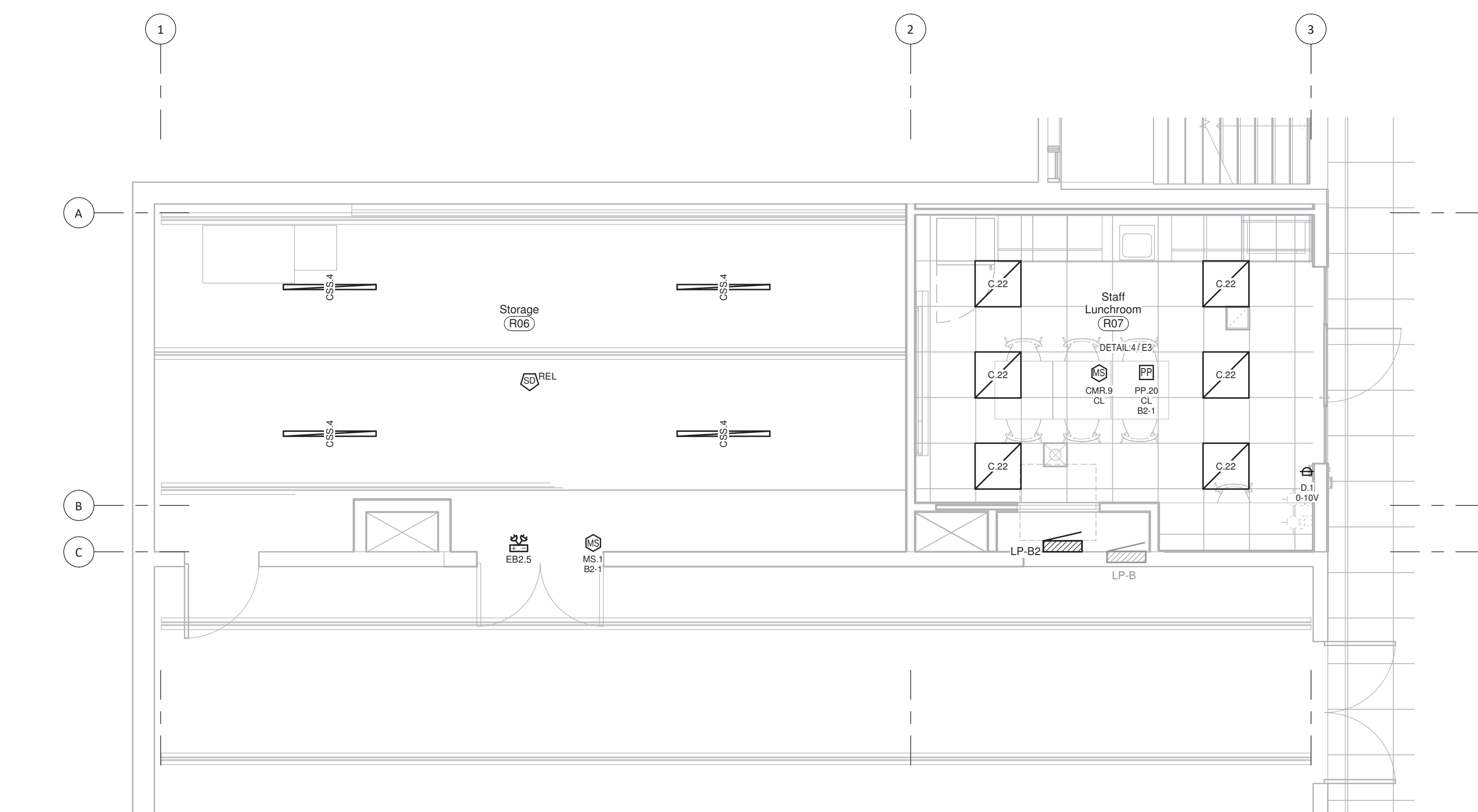
DRAWINGS ARE NOT TO BE SCALED.



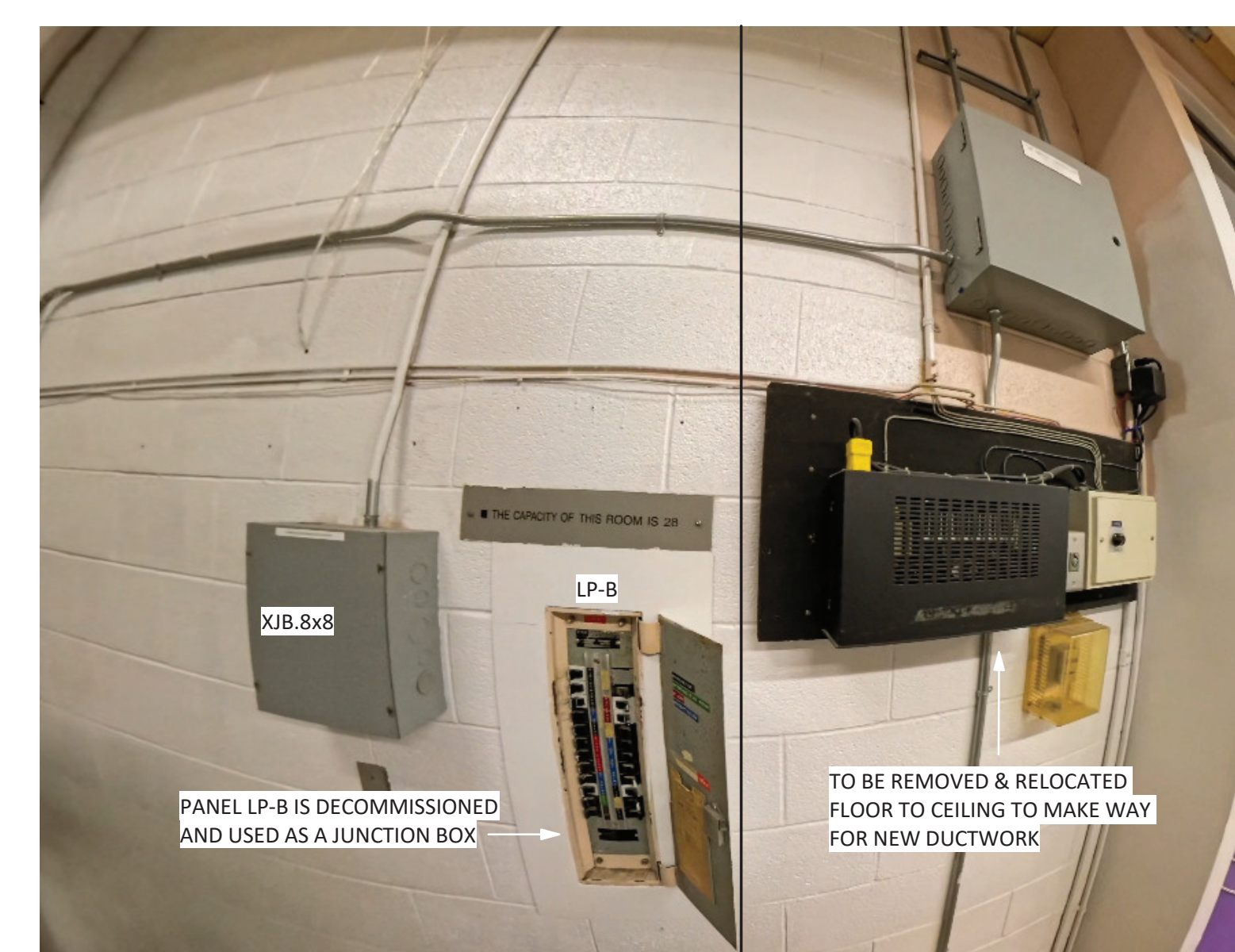
1 Proposed - Level 1 - Power & Data Plan  
1 : 50



3 Kitchenette  
1 : 25



2 Proposed - Level 1 - Lighting & Life-Safety Plan  
1 : 50



4 Panel LP-B Location



4	Issued For Construction	Apr 30, 2025
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2	Issued For Review	Aug 08, 2024
1	Issued For Review	Jul 26, 2024
NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



PROJECT NAME

**W.G. Johnson Centre Lunchroom**

31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**Proposed Electrical Plan**

SCALE	DRAWING NUMBER
As indicated	<b>E2.2</b>
SHEET SIZE	
PROJECT NUMBER	



1 - Total Removed - Low Voltage Device Schedule					
CURRENT SCHEDULE PHASE: EXISTING			SHOWING PHASE ITEMS: None		
QTY	Type	Conduit	Description	Phase Added	Phase Removed
1	5.21mm	21mm EMT	Surface Mount Device Box & Conduit to accessible ceiling; Conduit Bushing	EXISTING	Tender
Total: 1					

3 - Total Removed - Electrical Device Schedule						
CURRENT SCHEDULE PHASE: EXISTING				SHOWING PHASE ITEMS: None		
Qty	Type ID	Relocated	Description	Type Comments	Phase Added	Phase Removed
1	DC	No	Direct Hardwire Connection	Powered Door Controller; Wired to line side of local lighting circuit. Estimated ~300W non-continuous load.	EXISTING	Tender
12	R1	No	15A Duplex Receptacle	120V 5-15R; 1-Gang Box	EXISTING	Tender
4	R1.5	No	15A Duplex Receptacle	120V 5-15R; Surface mount device box.	EXISTING	Tender
1	R10.5	No	15A Quad Receptacle - Surface Mount	120V 5-15R; Two - 15A Duplex Receptacles, in 2 Gang Surface Mount Box	EXISTING	Tender
3	XJB.4	No	Junction Box	4" x 4" Junction Box	EXISTING	Tender
1	XJB.8x8	Yes	Junction Box	Existing 8"x8" Junction Box; Relocate existing junction box and 21mm EMT feed to new wall location within closet. Assume seven #12 AWG wires require extending.	EXISTING	Tender

Total: 22

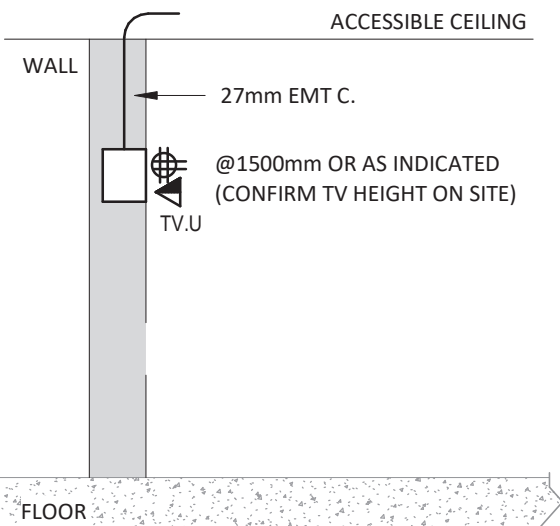
5 - Total Removed - Lighting Control Device Schedule							
CURRENT SCHEDULE PHASE: EXISTING					SHOWING PHASE ITEMS: None		
Qty	Type	Mfg.	Model	Description	Type Comments	Phase Added	Phase Removed
5	S.1	TBD	TBD	Switch, 1-Pole Architectural Decora Style	120V	EXISTING	Tender
2	X.MS	TBD	TBD	Generic Motion Sensor	120V	EXISTING	Tender
Total: 7							

7 Total Removed - Mechanical Equipment Schedule														E=Electrical, M=Mechanical	
CURRENT SCHEDULE PHASE: EXISTING														SHOWING PHASE ITEMS: None	
EQUIPMENT				ELECTRICAL				REMOTE ITEMS				Item Comments		Phase Added	Phase Removed
QTY	Type ID	Relocated	Description	VOLTAGE	PHASE	hp -A- kW	NCA	NOCIP	Interlock With	Isolation Switch By	Weather Proof				
1	XFCU.2	Yes	Fan Coil Unit	120 V	1		15 A	15 A			No			EXISTING	Tender

2 - Total New/Relocated - Electrical Equipment Schedule						
CURRENT SCHEDULE PHASE: Tender			SHOWING PHASE ITEMS: Show Previous + New			
Qty	Equip ID	Description	Type Comments	Enclosure	Mounting	Phase Added
1	LP-B2	Commercial Electrical Panel.	208/120V 3Ø4W 100A; Bolt On Breakers; c/w Hinged lockable cover	Type 1	Surface	Tender
Total: 1						

5 - Total New/Relocated - Lighting Control Device Schedule						
CURRENT SCHEDULE PHASE: Tender				SHOWING PHASE ITEMS: Show Previous + New		
Qty	Type	Mfg.	Model	Description	Type Comments	Phase Added
1	CMR.9	Sensor Switch	CMR 9	PIR Ceiling Occ Sensor, Auto On/Off, 120V	120V; Auto-On; White; 360deg small motion; Single Relay	Tender
1	D.1	Sensor Switch	SPODM D WH	SwitchPod, Auto On, 24V, 0-10V Dimming, Push Button		Tender
1	MS.1	Sensor Switch	WSX WH	PIR Wall Switch Occ Sensor, Auto On/Off	120V; Auto-On; White; Surface EMT C. & Device Box	Tender
1	PP.20	Sensor Switch	PP20	Class 1 120V, to Class 2 15V Power / Relay Pack	Plenum Rated; Power up to 14 sensors	Tender
Total: 4						

7 - Total New/Relocated - Mechanical Equipment Schedule													E=Electrical, M=Mechanical
CURRENT SCHEDULE PHASE: Tender													SHOWING PHASE ITEMS: Show Previous + New
QTY	EQUIPMENT				ELECTRICAL				REMOTE ITEMS				Phase Added
	Type ID	Relocated	Description	VOLTAGE	PHASE	hp - A - KW	MCA	MOC <sup>2</sup>	Interlock With	Isolation Switch By	Weath Proof	Wiring By:	
1	DP.1	No		120 V	1	0.4HP, 4.5A	15 A	15 A		E	No		Tender
1	WH.1	No	Water Heater	208 V	1	2250 KW	15 A	15 A					Tender
1	XFCU.2	Yes	Fan Coil Unit	120 V	1		15 A	15 A			No		Tender

[illegible]

- 16mm EMT TO DOOR HEADER, PULL STRING TO ELECTRIC STRIKE.
- PDO BUTTON OUTSIDE DOOR SWING AS SHOWN ON PLAN.
- PDO BUTTON ON DOOR SWING SIDE, BETWEEN 600mm & 1500mm FROM DOOR SWING
- PULL STRING IN ALL CONDUITS
- MOTION SENSOR MOUNTED AT 1050mm TO CENTRE



## E3



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CD.3 MARK (AS PER AIR TERMINAL SCHEDULE)  
250 CPM AIRFLOW

## 1 Tags - Air Terminals

T.1 MECHANICAL CONTROL MARK  
RTU.3 MECHANICAL EQUIPMENT MARK  
⑦ CONTROL SYMBOL (VARIES, REFER TO LEGEND)  
IF CHARACTER IS SHOWN, ITEM IS RELOCATED

## 2 Tags - Mechanical Control

### MECHANICAL ABBREVIATIONS

AC	AIR CONDITIONER
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AH	ACCESS HATCH
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS
B/W	BETWEEN
BBH	ELECTRIC BASEBOARD HEATER
BFP	BACKFLOW PREVENTER
BT	BATHTUB
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
BV	BALL VALVE
C/W	COMPLETE WITH
CO	CLEANOUT
CTE	CONNECT TO EXISTING
DB	DRY BULB TEMPERATURE
DF	DRINKING FOUNTAIN
DG	DOOR GRILLE
DIA	DIAMETER
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DTBS	DOWN TO BELOW SLAB
DTL	DETAIL
EAD	EXHAUST AIR DUCT
ECM	ELECTRICALLY COMMUTATED MOTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EEW	EMERGENCY EYE WASH
EWWS	EMERGENCY EYE WASH AND SHOWER
EL	ELEVATION
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
FFH	ELECTRIC FAN FORCED HEATER
FHC	FIRE HOSE CABINET
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HUB DRAIN
HP	HORSEPOWER
HPF	HIGH PASS FILTER
HZ	HERTZ
ID	INSIDE DIAMETER
KS	KITCHEN SINK
KW	KILOWATT
L	LAVATORY
LB	LAUNDRY BOX
LPH	LITERS PER HOUR
LPS	LITERS PER SECOND
MBH	1000 BTUS PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MERV	MINIMUM EFFICIENCY REPORTING VALUE
MFR	MANUFACTURER
NC	NORMALLY CLOSED
NFHB	NONFREEZE HOSE BIBB
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NPS	NOMINAL PIPE SIZE
NTS	NOT TO SCALE
O/H	OVERHEAD
OA	OUTSIDE AIR
OAD	OUTSIDE AIR DUCT
OBVD	OPPOSED BLADE VOLUME DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OER	OPEN ENDED RETURN
PH	PHASE
PPM	PARTS PER MILLION
PSI	POUNDS PER SQUARE INCH
RAD	RETURN AIR DUCT
RECT	RECTANGULAR
RH	ROOF HOPPER
RPM	REVOLUTIONS PER MINUTE
RV	RELIEF VENT
RWL	RAIN WATER LEADER
S	SINK
SAD	SUPPLY AIR DUCT
SH	SHOWER
SHD	SHOWER DRAIN
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION
SS	SERVICE SINK
SYMBOL	MEANING
T&P	TEMPERATURE AND PRESSURE
T/D	TRANSFER DUCT
TR	TONS OF REFRIGERATION
TYP	TYPICAL
U	UNDERCUT
U/C	UNDERWRITERS LABORATORIES
UL	UNDERWRITERS LABORATORIES CANADA
ULC	US GALLONS
USG	ULTRAVIOLET
UV	VOLTS
V	VENT THROUGH ROOF
VTR	VARIABLE VOLUME & TEMPERATURE
W/O	WITHOUT
WB	WASH BASIN
WC	WATER CLOSET
WH	WATER HEATER
WM	WATER METER
WT	WEIGHT

### MECHANICAL LEGEND - FIRE PROTECTION

SCHEDULE (x = TYPE)	EXISTING	DEMO	NEW	DESCRIPTION
FIRE PROTECTION SCHEDULES				PENDENT SPRINKLER HEAD
				UPRIGHT SPRINKLER HEAD
				CONCEALED SPRINKLER HEAD
				SPRINKLER HEAD CONVERTED TO PENDENT
				SPRINKLER HEAD CONVERTED TO UPRIGHT
				SPRINKLER HEAD CONVERTED TO CONCEALED
				FIRE HOSE CABINET
				PORTABLE FIRE EXTINGUISHER

### PLUMBING SYSTEM LEGEND

SCHEDULE (x = TYPE)	EXISTING	DEMO	NEW	DESCRIPTION
PIPE ACCESSORY SCHEDULES				GATE VALVE
				BALL VALVE
				BUTTERFLY VALVE
				CHECK VALVE
				THREE-WAY VALVE
				MOTORIZED VALVE
				MOTORIZED THREE-WAY VALVE
				PRESSURE REDUCING VALVE
				BACKFLOW PREVENTER
				COUPLING
				REDUCER
				HOSE BIBB
				STRAINER
				WATER METER
				PUMP

### MECHANICAL LEGEND

SCHEDULE (x = TYPE)	EXISTING	DEMO	NEW	DESCRIPTION
HVAC SCHEDULES				SUPPLY OR OUTDOOR AIR DUCTWORK UP
				SUPPLY OR OUTDOOR AIR DUCTWORK DOWN
				RETURN AIR DUCTWORK UP
				RETURN AIR DUCTWORK DOWN
				EXHAUST AIR DUCTWORK UP
				RETURN AIR DUCTWORK DOWN
				ROUND (DIA) OR RECT (W x H) DUCT DIMENSIONS
				DUCT WITH INSIDE LINER
				DUCT WITH INSULATION
				FLEXIBLE DUCT
				SUPPLY AIR DIFFUSER (RECT OR ROUND NECK)
				EXHAUST AIR GRILLE (RECT OR ROUND NECK)
				RETURN AIR GRILLE (RECT OR ROUND NECK)
				THERMOSTAT
				HUMIDISTAT
MECHANICAL LEGEND				TEMPERATURE SENSOR
				PRESSURE SENSOR
				CARBON MONOXIDE SENSOR
				CARBON DIOXIDE SENSOR
				SPEED CONTROLLER
				MOTORIZED DAMPER
				FIRE DAMPER
				SMOKE DAMPER
				COMBINATION FIRE & SMOKE DAMPER
				FIRE DAMPER
				SMOKE DAMPER
				COMBINATION FIRE & SMOKE DAMPER
				FIRE DAMPER
				SMOKE DAMPER
				COMBINATION FIRE & SMOKE DAMPER

### DUCTWORK THICKNESS

LARGER DUCT DIMENSION (IN)	THICKNESS (US GA #)
UP TO 12	26
13 TO 29	24
30 TO 53	22
54 TO 82	20

### COPPER & PEX/CPVC PIPE SIZE

NOMINAL PIPE SIZE (IN / MM)	COPPER PIPE TYPE "L" INSIDE DIA (IN / MM)	PEX/CPVC INSIDE DIA (IN / MM)
3/8 / 10	0.430 / 10.922	0.485 / 12.319
1/2 / 15	0.545 / 13.843	0.584 / 14.834
5/8 / 18	0.666 / 16.916	0.681 / 17.297
3/4 / 20	0.785 / 19.939	0.875 / 22.225
1 / 25	1.025 / 26.035	1.069 / 27.153
1-1/4 / 32	1.265 / 32.131	1.263 / 32.080
1-1/2 / 40	1.505 / 38.227	1.653 / 41.986
2 / 50	1.985 / 50.419	2.041 / 51.841
2-1/2 / 65	2.465 / 62.611	2.431 / 61.747
3 / 80	2.945 / 74.803	2.900 / 73.660
4 / 100	3.897 / 98.984	3.826 / 97.180
6 / 150	5.845 / 148.463	5.761 / 146.329

### MECHANICAL LEGEND - PIPING

SCHEDULE (x = TYPE)	EXISTING	NEW	DESCRIPTION
PLUMBING SCHEDULES			EXISTING PIPING TO BE DEMOLISHED
			COLD WATER SUPPLY LINE
			NONPOTABLE WATER SUPPLY LINE
			POTABLE WATER SUPPLY LINE
			SOFT WATER LINE
			HOT WATER SUPPLY LINE
			HOT WATER RETURN LINE
			SANITARY LINE
			SANITARY LINE UNDER SLAB
			SANITARY LINE IN CEILING
			VENT LINE
			DRAIN LINE
			DRAIN LINE UNDER SLAB
			DRAIN LINE IN CEILING
			STORM DRAIN LINE
MECHANICAL LEGEND - PIPING			STORM DRAIN LINE UNDER SLAB
			STORM DRAIN LINE IN CEILING
			GAS LINE
			COMPRESSED AIR LINE
			VACUUM LINE
			HEATING WATER SUPPLY LINE
			HEATING WATER RETURN LINE
			CHILLED WATER SUPPLY LINE
			CHILLED WATER RETURN LINE
			CONDENSER WATER SUPPLY LINE
			CONDENSER WATER RETURN LINE
			LOW PRESSURE CONDENSATE LINE
			LOW PRESSURE CONDENSATE LINE
			LOW PRESSURE CONDENSATE LINE
			LOW PRESSURE CONDENSATE LINE

### Mechanical Sheet List

Sheet #	Sheet Name
M1	Mechanical Legend
M2	Mechanical Specification
M3	Plumbing Plan
M4	HVAC Plan
M5	Fire Protection Plan
Total: 5	



4	Issued For Construction	Apr 30, 2025
3	Issued For Permit/Tender	Oct 19, 2024
2	90% Permit/Tender	Aug 08, 2024
1	90% Permit/Tender	Jul 26, 2024
NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



1920 YONGE ST, SUITE 200

TORONTO, ON, M4S 3E2

PROJECT NAME

**W.G. Johnson Centre  
Lunchroom**

31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**Mechanical Legend**

SCALE

1 : 1

SHEET SIZE

24"x36"

PROJECT NUMBER

24032

DRAWING NUMBER

**M1**



GENERAL MECHANICAL SPECIFICATION

GENERAL CONDITIONS

- A. THE CANADIAN STANDARD FORM OF CONSTRUCTION CONTRACT AND GENERAL CONDITIONS GOVERNING THE SAME CCDC PARTS 1 TO 12 INCLUSIVE ARE HEREBY MADE PART OF THIS SPECIFICATION.
- B. ALL MECHANICAL WORK SHALL CONFORM TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE (OBC) AND THE LATEST GOVERNING VERSION OF THE APPLICABLE STANDARDS/REGULATIONS OF THE FOLLOWING AUTHORITIES AS REFERENCED AND REQUIRED BY THE OBC:
- a. CGA - CANADIAN GAS ASSOCIATION
  - b. TSSA - TECHNICAL STANDARDS AND SAFETY AUTHORITY
  - c. NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
  - d. CSA - CANADIAN STANDARDS ASSOCIATION
  - e. OFC - ONTARIO FIRE CODE
  - f. OESC - ONTARIO ELECTRICAL SAFETY CODE
  - g. ASHRAE - AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS
  - h. AND ALL REGULATIONS OF MUNICIPALITIES, AND ANY OTHER AUTHORITIES HAVING JURISDICTION (AHJ).
- C. IN CASE OF COINCIDING GUIDELINES, THE STRICTER CRITERIA SHALL BE IMPLEMENTED, OR AS SPECIFIED OTHERWISE.
- D. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE AS REQUIRED.
- E. THIS SET OF DRAWINGS AND SPECIFICATIONS SHALL BE READ IN COORDINATION WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES OR UNCERTAINTIES SHALL BE RAISED TO ARCHITECT AND/OR ENGINEER PRIOR TO CLOSING OF TENDERS, ANY WORK, OR PRE-WORK. ANY UNCOORDINATED WORK NOT SHOWN ON PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- F. THE CONTRACTOR SHALL SUBMIT ONE SET OF ELECTRONIC PDF SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE 'OPERATION AND MAINTENANCE MANUAL' CONTAINING ALL DATA SHEETS, BROCHURES, OPERATING AND MAINTENANCE MANUAL, RECOMMENDED SPARE PARTS. MATERIALS SHALL NOT BE ORDERED UNTIL REVIEW HAS BEEN COMPLETED. APPROVAL IS FOR GENERAL DESIGN COMPLIANCE ONLY.
- G. ALL QUESTIONS REGARDING TO THE WORK, AND OR THIS SET OF DRAWINGS AND SPECIFICATIONS SHALL BE RAISED TO THE CONSULTANT THROUGH A REQUEST FOR INFORMATION (RFI) SUBMISSION. THE CONTRACTOR SHALL ALLOW FOR UP TO TWO WEEKS FOR RESPONSES AND/OR APPROVALS FROM THE ENGINEER/CONSULTANT. CLAIMS FOR DELAY WITHIN THIS PERIOD WILL NOT BE ACCEPTED.
- H. THE CONTRACTOR SHALL PERFORM SITE INSPECTION PRIOR TO BIDDING TO VERIFY ALL EXISTING CONDITIONS AND INSTALLATIONS. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY COSTS FOR ANY ADJUSTMENT OF INSTALLATIONS SHOWN ON THIS SET OF DRAWINGS AND SPECIFICATIONS AGAINST ACTUAL EXISTING CONDITIONS FOR THE COMPLETION OF WORK.
- I. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS, AND OTHER DOCUMENTS/ACTIVITIES REQUIRED BY GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION WORK AND THOSE REQUIRED AFTER SUBSTANTIAL COMPLETION OF PARTS AND SECTIONS OF THE CONTRACT. ALL APPLICABLE TAXES, AND ANY COSTS INCURRED BY RE-INSPECTION SHALL BE INCLUDED.
- J. THE CONTRACTOR SHALL CLOSELY COORDINATE WITH ALL CONCERNED TRADES IN ORDER TO CARRY OUT THE DESIGN AS INTENDED BY THIS SET OF DRAWINGS AND SPECIFICATIONS WITHIN THE APPROVED PROJECT TIMELINE.
- K. COPIES OF LATEST CONSTRUCTION DRAWINGS SHALL ALWAYS BE READILY AVAILABLE ON SITE. THE COPIES SHALL BE MARKED AND UPDATED REGULARLY TO SHOW PROGRESS OF CONSTRUCTION.
- L. THE CONTRACTOR SHALL SHOULDERS ANY COST IMPLICATIONS OF IMPLEMENTATION OF ALTERNATIVE PRODUCTS INCLUDING ALL COSTS INCURRED BY OTHER TRADES, UNLESS OTHERWISE APPROVED AND AGREED UPON UNDER A SIGNED DOCUMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- M. THE CONTRACTOR SHALL PROVIDE COMPLETE COST BREAKDOWN FOR ALL ADDITIONAL WORK OR ANY REMOVED SCOPE FROM CONTRACT.
- N. ALL WORK AFFECTING NORMAL OPERATION OF AREAS AND/OR UTILITIES OUTSIDE OF CONTRACT AND/OR OUTSIDE NORMAL WORKING HOURS SHALL BE COORDINATED WITH OWNER/LANDLORD FOR PROPER INSTRUCTION AND SCHEDULING. ALL COST IMPLICATIONS SHALL BE SHOULDERED BY THE CONTRACTOR.
- O. THE CONTRACTOR SHALL PROVIDE ACCESS DOORS OR OTHER APPROVED MEANS OF ACCESS TO MECHANICAL AND PLUMBING EQUIPMENT AND ACCESSORIES (SUCH AS VOLUME AND FIRE DAMPERS) FOR SERVICING AS SHOWN ON PLANS AND/OR AS REQUIRED IN CEILINGS AND/OR WALLS. ALL ACCESS DOORS IN FIRE RATED ASSEMBLIES SHALL BE APPROVED FOR SUCH USE IN ITS ULC LISTING.
- P. THIS SET OF PLANS INCLUDES SCHEDULES FOR MATERIAL LENGTHS AND FITTINGS. THE QUANTITIES SHOWN IN THESE SCHEDULES ARE **APPROXIMATE VALUES** OF THE REQUIREMENTS ONLY. THE CONTRACTOR SHALL VERIFY ACTUAL QUANTITY OF MATERIALS TO BE USED BASED ON EXISTING SITE CONDITIONS IN THE FIELD.
- Q. APPROPRIATE SLEEVES AND COLLARS ON BOTH SIDES SHALL BE PROVIDED FOR PIPE AND DUCT PENETRATIONS AS APPLICABLE. PROVIDE FIRESTOPPING AND/OR WEATHER-TIGHT SYSTEMS AS REQUIRED.
- R. ALL PIPING AND DUCTWORK PENETRATING THROUGH FIRE-RATED ASSEMBLIES SHALL BE NON-COMBUSTIBLE. ALL OPENINGS AND PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE PROPERLY TREATED WITH AN APPROVED FIRESTOPPING MATERIAL AND METHOD. CONTRACTOR TO SUBMIT FIRESTOPPING LISTING CERTIFICATES AND RELATED DOCUMENTS TO ENGINEER PRIOR TO ANY COVERING WORKS, INCLUDING DRYWALL. EXISTING SYSTEMS (SUCH AS DUCTWORK AND PIPING) THAT WILL PENETRATE NEW FIRE-RATED ASSEMBLIES SHOULD ALSO BE PROVIDED WITH APPROVED FIRESTOPPING MATERIAL AND METHOD THAT IS COMPATIBLE WITH EXISTING MATERIAL.
- S. APPROPRIATE SCANNING, SUCH AS USE OF GROUND PENETRATING RADAR EQUIPMENT, OF BUILDING ELEMENTS (WALLS, FLOORS, CEILINGS) IS REQUIRED PRIOR TO ANY RELATED WORK AND SHALL BE INCLUDED IN TENDER PRICE. SCANNING WORK SHALL BE COORDINATED WITH OWNER/LANDLORD. CUTTING, DRILLING, AND OTHER SIMILAR WORK ON BUILDING ELEMENTS (WALLS, FLOORS, CEILINGS) SHALL BE APPROVED BY OWNER/LANDLORD PRIOR TO RELATED WORK.
- T. ALL EQUIPMENT, PLUMBING FIXTURES, PIPES, INSULATION AND RELATED ACCESSORIES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE PROVIDED WITH APPROPRIATE SPACE FOR SERVICING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALL EQUIPMENT DRAINS SHALL BE PIPED TO FLOOR DRAINS UNLESS OTHERWISE SPECIFIED. EQUIPMENT SUPPORTS NOT SUPPLIED BY MANUFACTURER SHALL BE CONSTRUCTED USING STRUCTURAL-GRADE STEEL.
- U. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH ISOLATION VALVES AND/OR FITTINGS TO ALLOW REMOVAL OF EQUIPMENT FOR SERVICING.
- V. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH VIBRATION ISOLATORS OR OTHER SIMILAR MEANS TO ISOLATE EQUIPMENT VIBRATION FROM BUILDING STRUCTURE. ALL MECHANICAL EQUIPMENT SHALL BE CONNECTED TO PIPING AND/OR DUCTWORK BY MEANS OF A FLEXIBLE CONNECTION.

CUTTING, PATCHING & REFINISHING

- A. ALL CUTTING, PATCHING, AND REFINISHING WORKS ON ARCHITECTURAL AND STRUCTURAL ASSEMBLIES NECESSARY TO CARRY OUT THE DESIGN INTENDED BY THIS SET OF DRAWINGS AND SPECIFICATIONS SHALL BE DONE BY THE GENERAL CONTRACTOR AT THIS CONTRACTOR'S EXPENSE.
- B. PATCHING SHALL BE CARRIED OUT WHILE MAINTAINING THE INTEGRITY OF ANY FIRE-RATED MEMBRANES, NOISE MITIGATION SYSTEMS, VAPOR RETARDANT LAYERS, THERMAL INSULATION, AND ALL OTHER SYSTEMS AFFECTED BY THE WORK.

TESTING, ADJUSTING & BALANCING

- A. ALL DUCTED AIR AND ALL WATER SYSTEMS SHALL HAVE ALL OF THEIR APPLICABLE COMPONENTS AND SUBSYSTEMS BALANCED AS SCHEDULED AND SHOWN ON PLANS. AIR AND/OR WATER BALANCING SHALL BE CARRIED OUT BY A CERTIFIED THIRD-PARTY CONTRACTOR. AIR AND/OR WATER BALANCING SHALL BE CARRIED OUT BY A CERTIFIED THIRD-PARTY CONTRACTOR. AIR AND/OR WATER BALANCING REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. TESTING CERTIFICATIONS SHALL BE INCLUDED IN THE CLOSE-OUT DOCUMENTS.
- B. ALL EXISTING AIR TERMINALS AFFECTED BY RENOVATION WORK AND IN SYSTEMS INVOLVING PARTIAL RENOVATION SHALL HAVE THEIR AIRFLOW SETTINGS RECORDED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT AIRFLOW AT ALL AIR TERMINALS BE MAINTAINED AS RECORDED OR OTHERWISE AS DESCRIBED IN THIS SET OF PLANS. TEST AND BALANCE AS NEEDED. AFTER CONSTRUCTION, AIRFLOW SETTINGS SHALL BE RECORDED AGAIN FOR COMPARISON. REPORT SHALL BE SUBMITTED TO ENGINEER.

RENOVATION

- A. THE CONTRACTOR SHALL PERFORM SITE INSPECTION PRIOR TO BIDDING TO VERIFY ALL EXISTING CONDITIONS AND INSTALLATIONS. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY COSTS FOR ANY ADJUSTMENT OF EXISTING UTILITIES AND EQUIPMENT ON SITE, AND FOR ANY ADJUSTMENT OF INSTALLATIONS SHOWN ON THIS SET OF DRAWINGS AND SPECIFICATIONS AGAINST ACTUAL EXISTING CONDITIONS FOR THE COMPLETION OF WORK.
- B. ALL ALTERATION AND DEMOLITION WORK OF EXISTING EQUIPMENT AND SERVICES SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE SYSTEM INTERRUPTIONS AND OPERATIONAL SETBACKS.
- C. ALL REMOVED AND DEMOLISHED EXISTING EQUIPMENT AND MATERIALS SHALL BE THE OWNER'S PROPERTY. ALL ITEMS TAGGED AS 'FOR DISPOSAL' BY THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CLOSE-OUT REQUIREMENTS

- A. DOCUMENTS:
- a. TESTING, BALANCING, AND COMMISSIONING CERTIFICATES AND REPORTS (SIGNED AND IN CONTRACTOR'S COMPANY LETTERHEAD) OF ALL APPLICABLE MECHANICAL AND PLUMBING SYSTEMS UNDER CONTRACT APPROVED BY THE ENGINEER AND ALL GOVERNING AUTHORITIES INCLUDING BUT NOT LIMITED TO:
    - PIPE TEST REPORT AT THE ROUGH-IN STAGE STATING THAT UNDERGROUND PIPES ARE SLOPED PER OBC 7.4.8.1 AND TESTED AS PER OBC 7.3.6.4 OR 7.3.6.5 PRIOR TO CONCRETE POURING.
    - PRESSURE TEST REPORT USING AIR/WATER AT THE ROUGH-IN STAGE IN ACCORDANCE WITH OBC 7.3.6.1.(1) FOR DRAINS AND VENTS.
    - AIR BALANCING REPORT
    - FINAL TEST REPORT USING SMOKE OR AIR PRESSURE AFTER THE INSTALLATION OF ALL FIXTURES, IN ACCORDANCE WITH OBC 7.3.6.1.(2) FOR DRAINS AND VENTS
    - PRESSURE TEST REPORT USING AIR/WATER ON THE COMPLETE SYSTEM AFTER THE INSTALLATION OF ALL FIXTURES, IN ACCORDANCE WITH OBC 7.3.7.1.(1) FOR POTABLE WATER SYSTEMS
  - b. TESTING REPORT OF SMOKE, FIRE, AND/OR COMBINATION FIRE/SMOKE DAMPERS INDICATING THAT THE DAMPER(S) CLOSED DURING ALARM TESTS SIGNED BY CONTRACTOR ON COMPANY LETTERHEAD.
  - c. WRITTEN DOCUMENT AS WARRANTY FOR ALL INSTALLATIONS IN THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM AN AGREED UPON DATE BY THE OWNER OR THE OWNER'S REPRESENTATIVE IN ACCEPTANCE OF CONSTRUCTION CONTRACT COMPLETION.
  - d. THREE (3) SETS OF HARD-BOUND 'OPERATION AND MAINTENANCE MANUAL' CONTAINING ALL DATA SHEETS, BROCHURES, OPERATING AND MAINTENANCE MANUAL, RECOMMENDED SPARE PARTS, COMPLETE APPROVED SHOP DRAWINGS, AND OTHER RELEVANT DOCUMENTS, LABELED ACCORDINGLY, AND WITH MARKERS/DIVIDERS/INSERTS FOR LOGICAL ORGANIZATION, AND AN ELECTRONIC COPY (IN PDF) SAVED IN A USB FLASH DRIVE. A PRELIMINARY SET (IN PDF) SHALL BE SUBMITTED TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO REPRODUCTION. REVISE AND RESUBMIT AS REQUIRED UPON REVIEW.
- B. TRAINING: THE CONTRACTOR SHALL CONDUCT ORIENTATION AND TRAINING SESSIONS TO THE OWNER AND/OR OWNER'S MAJOR PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF ALL INSTALLED MECHANICAL AND PLUMBING EQUIPMENT UNDER CONTRACT. THE TRAINING SHALL BE OUTLINED AND CARRIED OUT REFERENCING THE 'OPERATION AND MAINTENANCE MANUAL' PROVIDED AS PART OF CLOSE-OUT DOCUMENTS.
- C. RECORD DRAWINGS:
- a. WITHIN THIRTY (30) DAYS OF COMPLETION OF CONTRACT WORK, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR ALL COMPLETED DISCIPLINES UNDER SCOPE. THE AS-BUILT DRAWINGS SHALL REFLECT ALL ACTUAL CONSTRUCTION WORK, INCLUDING ALL DEVIATIONS FROM CONSTRUCTION DRAWINGS AND ALL APPROVED ALTERNATES IMPLEMENTED ON SITE. PROVIDE ONE (1) SET OF THE FINAL AS-BUILT DRAWINGS, CERTIFIED AND SIGNED, TO ENGINEER FOR REVIEW. THE ENGINEER'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY OF THE ACCURACY OF REFLECTED INFORMATION ON THE AS-BUILT DRAWINGS.
  - b. IN THE EVENT OF ANY DISCREPANCIES AND ANOMALIES IN THE REFLECTED INFORMATION ON THE AS-BUILT DRAWINGS AND THE ACTUAL CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SHOULDERS ALL COST IMPLICATIONS OF RECTIFICATION OF ALL DEFICIENCIES AND PROBLEMS DISCOVERED WITHIN A PERIOD OF ONE (1) YEAR FROM AN AGREED UPON DATE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

INSPECTIONS BY CONSULTANT

- A. CONTRACTOR SHALL NOTIFY CONSULTANTS WHEN INSPECTIONS ARE REQUIRED. ALLOW MINIMUM OF THREE (3) BUSINESS DAYS OF NOTICE PRIOR TO ACTUAL DATE OF INSPECTION.
- B. THE CONTRACTOR SHALL ENSURE THAT ALL UPDATED DRAWINGS AND OTHER RELEVANT DOCUMENTS REQUIRED FOR PROPER ANALYSIS AND/OR RESOLUTION ARE PROVIDED ON THE DAY OF INSPECTION.
- C. INSPECTIONS ARE REQUIRED AT THE FOLLOWING MILESTONES:
- a. MECHANICAL AND PLUMBING SYSTEM INSTALLATIONS PRIOR TO ENCLOSURE INCLUDING ROUGHINS PRIOR TO DRYWALL AND CONCRETE COVERING.
  - b. FINAL INSPECTION.

MISCELLANEOUS

- A. ALL MATERIALS WITHIN A FLOOR, CEILING, OR ROOF ASSEMBLY USED AS A RETURN AIR PLENUM SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED CLASSIFICATION OF NOT MORE THAN 50. EXPOSED WOOD AND WOOD FRAMING IS NOT PERMITTED WITHIN A RETURN AIR PLENUM.
- B. SEPARATION BETWEEN DISSIMILAR METALS SHALL BE PROVIDED THROUGH GASKETS OR SHIMS OF APPROVED MATERIAL TO PREVENT ELECTROLYTIC ACTION. DIELECTRIC UNIONS OR FLANGES SHALL BE PROVIDED WHERE PIPING OF DISSIMILAR METALS ARE CONNECTED. IN CASE OF CONNECTIONS BETWEEN COPPER AND STEEL PIPING, A BRASS FITTING OR VALVE MAY BE USED. COPPER PIPING AND CONCRETE OR MASONRY CONSTRUCTION SHALL NOT BE PERMITTED TO HAVE DIRECT CONTACT.

MOUNTING HEIGHTS

- A. ALL CONTROL DEVICES OF MECHANICAL SYSTEMS LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL BE MOUNTED TO CENTRE OF DEVICE AT
- a. 1200MM AFF, IN CASE OF THERMOSTATS
  - b. BETWEEN 900MM TO 1100MM AFF LEVEL FOR ALL OTHER CONTROLS
- B. ALL CONTROL DEVICES OF MECHANICAL SYSTEMS NOT LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL BE MOUNTED TO CENTRE OF DEVICE AT 1400MM AFF, OR OTHERWISE AS NOTED IN THIS SET OF PLANS AND AS RECOMMENDED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- C. ALL CONTROL DEVICES SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF LIGHT SWITCHES IN THE ROOM/SPACE AS APPLICABLE OR AS OTHERWISE NOTED IN THIS SET OF PLANS.
- D. THE FOLLOWING SHALL BE MOUNTED TO BOTTOM OF EQUIPMENT AS FOLLOWS:
- a. BASEBOARD HEATER 100MM AFF (OR ABOVE BASEBOARD TRIM, IF ANY)

THERMAL INSULATION

GENERAL CONDITIONS

- A. ALL INSULATION SHALL CONFORM TO THE THERMAL INSULATION ASSOCIATION OF CANADA (TIAC) NATIONAL INSULATION STANDARDS MANUAL, THE MANUFACTURER'S PUBLISHED INSTRUCTION AND REQUIREMENT REFERENCES, AND THESE SPECIFICATIONS.
- B. ALL ITEMS TO BE COVERED SHALL BE TESTED AGAINST LEAKAGE BEFORE COVERING APPLICATION.
- C. INSULATION OVER EQUIPMENT WHICH MAY REQUIRE SERVICING, MAINTENANCE, OR REPLACEMENT SHALL BE INSTALLED IN A MANNER THAT ALLOWS EASY REMOVAL OR REPLACEMENT WITHOUT DAMAGE TO ADJACENT INSULATION (ONLY PREFABRICATED TYPE INSULATION SHALL BE USED).
- D. ALL VALVES, UNIONS, AND OTHER FITTINGS WHICH ARE 25MM AND SMALLER IN POTABLE AND NON-POTABLE WATER SYSTEMS SHALL NOT BE REQUIRED TO BE INSULATED.
- E. ALL EXISTING SYSTEMS REQUIRING INSULATION WITHIN AREA OF WORK WITH DILAPIDATED OR MISSING INSULATION SHALL BE REPAIRED AND/OR PROVIDED WITH APPROPRIATE INSULATION.

PIPE INSULATION

- A. ALL DOMESTIC WATER AND HYDRONIC PIPING SHALL BE PROVIDED WITH PRE-FORMED SECTIONAL FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER JACKET .
- B. INSULATION THICKNESS SHALL BE AS FOLLOWS:
- a. 15MM FOR METAL POTABLE AND NON-POTABLE COLD WATER.
  - b. FOR PLASTIC POTABLE AND NON-POTABLE COLD WATER, NO INSULATION SHALL BE REQUIRED EXCEPT FOR METAL PARTS IN COLD WATER PIPING SHALL BE PROVIDED WITH 15MM INSULATION.
  - c. HOT WATER PIPING 32MM OR SMALLER SHALL BE PROVIDED WITH 25MM INSULATION.
  - d. HOT WATER PIPING 38MM OR LARGER SHALL BE PROVIDED WITH 38MM INSULATION.
  - e. 25MM FOR ABOVE GROUND PLASTIC AND METAL HORIZONTAL STORM WATER, AND 25MM FOR UNDERSIDE OF ROOF DRAIN ASSEMBLIES.
- C. ALL FITTINGS, VALVES, AND ACCESSORIES CONNECTED TO HOT AND COLD WATER PIPING SYSTEMS SHALL BE PROVIDED WITH INSULATION CEMENT WITH THICKNESS AS OUTLINED ABOVE. COLD WATER FITTING INSULATION SHALL BE SEALED WITH VAPOUR BARRIER ADHESIVE, SHALL BE REINFORCED WITH GLASS OPEN WEAVE FIBRE TAPE AND SHALL BE SMOOTH FINISHED WITH A COAT OF MASTIC.
- D. ULC-LABELLED SELF-ADHESIVE ALUMINUM TAPE SHALL BE USED. INSULATION AND VAPOR BARRIER SHALL BE SEALED WITH SUITABLE LAP CEMENT.
- E. ALL INTERIOR EXPOSED PIPE INSULATION SHALL BE PROVIDED WITH PVC JACKETING AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS.

DUCT INSULATION

- A. 15MM THICK ACOUSTIC LINING SHALL BE PROVIDED AS SHOWN ON PLANS AND ON THE FIRST 3 METERS OF SUPPLY AND RETURN DUCTWORK. WHERE ACOUSTIC LINING IS INSTALLED, SIZE OF DUCTWORK SHOWN SHALL BE THE ACTUAL INSIDE DUCT DIMENSION INCLUDING ACOUSTIC LINING THICKNESS.
- B. DUCT INSULATION WITH VAPOR BARRIER SHALL BE PROVIDED FOR ALL DUCTWORK RUNNING IN UNCONDITIONED SPACE.
- C. INSULATION THICKNESS FOR ALL DUCTWORK SHALL BE AS FOLLOWS:
- a. INDOOR SUPPLY AIR DUCTS FROM HEATING/COOLING SOURCES SHALL BE AT LEAST 15MM THICK AND VAPOR TIGHT.
  - b. INDOOR OUTSIDE AIR INTAKE AND EXHAUST DUCTS SHALL BE AT LEAST 50MM THICK AND VAPOR TIGHT.
- D. THE FIRST 3000MM DUCT RUN FROM A FAN OR FROM AN OUTSIDE AIR INTAKE TERMINAL, AND 2000MM EXHAUST DUCT RUN TO TERMINATION SHALL BE PROVIDED WITH DUCT INSULATION.
- E. EXPOSED DUCTWORK INSTALLED WITHIN THE SPACE IT SERVES SHALL NOT REQUIRE INSULATION.

ELECTRICAL

GENERAL CONDITIONS

- A. ALL POWER AND CONTROL WIRING OVER 50V SHALL BE BY ELECTRICAL CONTRACTOR. CONTROL CONDUIT & WIRING BELOW 50V BY MECHANICAL/CONTROLS CONTRACTOR.
- B. ALL CONTROL DEVICES, CONDUIT & LOW VOLTAGE CONTROL WIRING (LESS THAN 50V), AND NECESSARY APPURTENANCES FOR COMPLETE AND OPERATIONAL SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR.
- C. THE CONTRACTOR SHALL COORDINATE EQUIPMENT ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR PRIOR TO ACQUISITION OF ANY EQUIPMENT.
- D. ALL CONTROL WIRING AND TRANSFORMERS SHALL BE OF CLASS 1 OR 2 AS REQUIRED BY THE OESC FOR SYSTEM OPERATING VOLTAGES AND CURRENTS.
- E. LOW VOLTAGE WIRING WITHIN FIRE RATED ASSEMBLIES SHALL BE RUN WITHIN METALLIC CONDUIT & METALLIC DEVICE BOXES. LOW VOLTAGE WIRING PENETRATING FIRE SEPARATIONS SHALL BE RUN WITHIN METAL CONDUIT AT THE PENETRATION.
- F. CONTROL WIRING SIZES AND CONTROL TRANSFORMER CAPACITIES SHALL BE SIZED FOR ALL CONTROL EQUIPMENT SERVED.

PLUMBING

GENERAL CONDITIONS

- A. PIPING SHOWN ON PLANS ARE SCHEMATIC AND ARE SHOWN TO EMPHASIZE CONNECTIONS TO FIXTURES AND EQUIPMENT. ALL ACTUAL PIPING, HANGERS, AND OTHER RELATED WORK SHALL BE CARRIED OUT IN THE BEST WORKMANSHIP AND MANNER IN ACCORDANCE TO THE BEST PRACTICES OF THE INDUSTRY.
- B. ALL SANITARY, STORM AND WATER PIPING SHALL BE KEPT CLEAR OF OUTSIDE WALLS. THE RESPONSIBILITY OF ENSURING THAT FREEZING CONDITIONS WITHIN THE PLUMBING PIPING INSTALLED IS PREVENTED SHALL BE SHOULDERED BY THE CONTRACTOR.
- C. ALL PIPING AND ITS COMPONENTS INSTALLED IN A BUILDING OF NONCOMBUSTIBLE CLASSIFICATION SHALL HAVE FLAME SPREAD RATINGS OF 25 OR LESS. REFER TO MANUFACTURER'S DOCUMENTATION FOR APPLICABILITY.
- D. AT PENETRATIONS THROUGH FIRE SEPARATIONS: PROVIDE NON-COMBUSTIBLE PIPING OR FIRE STOP COLLAR WITH F-RATING EQUAL OR GREATER THAN THAT OF THE FIRE SEPARATION FOR 40mm PIPE OR LARGER. PROVIDE NON-COMBUSTIBLE PIPING THROUGH ALL FIRE SEPARATIONS FOR 32MM PIPE OR LESS.

DOMESTIC WATER

- A. ALL DOMESTIC WATER PIPING SHALL BE TYPE 'L' COPPER WITH CAST BRASS OR WROUGHT COPPER FITTINGS, PEX OR CPVC CONFORMING TO THE ONTARIO BUILDING CODE. WATER PIPE SIZING SHOWN ON THIS PLAN IS BASED ON COPPER PIPING. FOR PEX OR CPVC, SIZES MUST BE ADJUSTED TO MEET REQUIRED MINIMUM INSIDE DIAMETER, REFERRING TO MANUFACTURER'S DATA AS NECESSARY. EXPANSION LOOPS FOR CPVC HOT WATER AND HOT WATER RECIRCULATION MAINS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
- B. PROVIDE ISOLATING VALVES ON MAIN AND/OR BRANCHES, AND FOR ALL EQUIPMENT SERVICED BY HOT AND COLD WATER LINES. ALL VALVES SHALL BE RATED FOR USE UNDER THE OPERATING PRESSURE OF THE SYSTEM IN WHICH THEY ARE INSTALLED.

SANITARY DRAIN & VENT

- A. INSTALL PLUMBING VENT LINES IN COMPLIANCE WITH OBC PART 7. DISTRIBUTION AND SIZING SHALL BE BY PLUMBING CONTRACTOR.
- B. FOR BELOW GROUND PIPING:
- a. FOR ALL SIZES INSIDE THE BUILDING: ABS DWV OR PVC SDR-35 PIPE WITH INJECTION-MOLDED SOCKET FITTINGS, OR
  - b. FOR PIPES 50MM OR SMALLER: TYPE "L" HARD COPPER WITH CAST BRASS OR WROUGHT COPPER FITTINGS, OR
  - c. FOR PIPES LARGER THAN 50MM: CAST IRON WITH "MJ" FITTINGS, OR
  - d. FOR PIPES OUTSIDE THE BUILDING: PVC SDR-28 FOR PIPES 150MM OR SMALLER, COMPLETE WITH INJECTION-MOLDED GASKETED FITTINGS.
- C. FOR ABOVE GROUND PIPING:
- a. FOR PIPES 50MM OR SMALLER: TYPE DWV HARD DRAWN COPPER TUBE WITH CAST BRASS ALLOY DRAINAGE FITTINGS, OR
  - b. FOR PIPES LARGER THAN 50MM: CAST IRON PIPE WITH "MJ" FITTINGS OR DWV COPPER TUBING WITH CAST ALLOY DRAINAGE FITTINGS, OR
  - c. FOR ALL SIZES: PVC DWV WITH INJECTION-MOLDED SOCKET FITTINGS. PIPE SHALL BE SUITABLE FOR USE IN NON-COMBUSTIBLE BUILDING CONSTRUCTION (PIPE SYSTEMS OR APPROVED EQUAL). FOR PIPING RUNNING THROUGH RETURN AIR CEILING PLENUMS, PIPING SHALL HAVE MAXIMUM SMOKE DEVELOPMENT RATING OF 50 (IPEX SYSTEM XFR 15-50 OR APPROVED EQUAL).
- D. DISCONNECT AND TERMINATE ALL EXISTING DRAIN PIPES NOT USED IN THIS SET OF DRAWINGS AND SPECIFICATIONS AT CEILING, FLOOR, OR WALL. DEMOLISH ALL REDUNDANT PIPING TO THE FIRST TAKE OFF POINT.
- E. TRAPS SHALL BE PROVIDED FOR ALL FIXTURE DRAINS. NO FIXTURE SHALL BE DOUBLE TRAPPED.
- F. TRAPS COMPLETE WITH TRAP SEAL PRIMING SYSTEM SHALL BE PROVIDED FOR ALL FLOOR DRAINS AND HUB DRAINS SHOWN IN THIS SET OF DRAWINGS ACCORDING TO THE REQUIREMENTS OF THE OBC.
- G. ALL EQUIPMENT PRIMARY DRAIN LINES AND DRAIN PANS SHALL INDIRECTLY TERMINATE TO THE DRAINAGE SYSTEM.

TESTING & INSPECTION

- A. ALL PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED FOR THE ACCEPTANCE OF ALL GOVERNING AUTHORITIES.
- B. DRAINAGE, VENT, AND DOMESTIC WATER PIPING SHALL BE TESTED TO PLUMBING CODE REQUIREMENTS. ALL LEAKS AND OTHER DEFICIENCIES SHALL BE REPAIRED TO THE SATISFACTION OF THE INSPECTING AUTHORITY AND/OR THE CONSULTANT. TESTING REPORT SHALL BE PROVIDED PRIOR TO COVERING, SUCH AS INSULATION, DRYWALL, AND/OR BURYING, OF PIPE SECTIONS.
- C. ALL EQUIPMENT/DEVICES PRONE TO DAMAGE FROM TEST PRESSURES SHALL BE ISOLATED DURING TESTING PROCEDURES.
- D. AFTER COMPLETION OF PRESSURE TESTS, ALL PIPING SYSTEMS SHALL BE CLEANED AND FLUSHED PRIOR TO START-UP AND COMMISSIONING. CLEANING AND FLUSHING SHALL COMPLY WITH OBC REQUIREMENTS.

HEATING, VENTILATING & AIR CONDITIONING

GENERAL CONDITIONS

- A. ALL DUCTWORK, HANGERS, AND OTHER RELATED WORK SHALL BE CARRIED OUT AND FABRICATED IN ACCORDANCE WITH THE LATEST ASHRAE AND SMACNA REGULATIONS. ALL WORK SHALL BE CARRIED OUT IN THE BEST WORKMANSHIP AND MANNER IN ACCORDANCE TO THE BEST PRACTICES OF THE INDUSTRY.
- B. RECTIFY ALL EXISTING INSULATION AS NEEDED AT ALL CONNECTION POINTS TO EXISTING UTILITIES.

DUCTWORK

- A. ALL DUCTWORK SHALL BE G-60 GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED, IN ACCORDANCE WITH ASTM A-653 AND A-294. THICKNESS AND FABRICATION SHALL BE IN ACCORDANCE TO ASHRAE AND SMACNA STANDARDS.
- B. EXPOSED DUCTWORK SHALL BE MADE WATERPROOF. ALL SEAMS, JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT WITH SEALING COMPOUND.
- C. ALL FINISHES OF AIR TERMINALS SHALL BE COORDINATED WITH AND APPROVED BY THE ARCHITECT.
- D. VOLUME DAMPERS, OR VOLUME CONTROL DEVICES SHALL BE PROVIDED AS SHOWN ON PLANS.
- E. PROVIDE COMBINATION SMOKE & FIRE DAMPERS, FIRE DAMPERS, AND/OR SMOKE DAMPERS, COMPLETE WITH APPROVED ACCESS DOORS, AS SHOWN ON PLANS. FIRE DAMPERS SHALL BE ULC APPROVED, LABELED, AND INSTALLED IN DUCT SLEEVE IN ACCORDANCE WITH NFPA 90A AND GOVERNING AUTHORITIES.
- F. PROVIDE BALANCING DAMPERS, COMPLETE WITH APPROVED MEANS OF ACCESS, AS SHOWN ON PLANS.
- G. ALL AIR TERMINALS SHALL BE EQUIPPED WITH CLOSE-OFF DAMPERS AND ADJUSTABLE DEFLECTION VANES WHERE INDICATED ON PLANS.
- H. ALL DUCT SIZES SHOWN ON PLANS MAY BE MODIFIED TO ADAPT TO SITE CONDITIONS, AS LONG AS THE INSIDE CROSS-SECTIONAL FREE AREA IS MAINTAINED AND DUCT ASPECT RATIO DOES NOT EXCEED 4:1.

CONDENSATE DRAIN PIPING

- A. CONDENSATE DRAIN LINE SHALL BE PROVIDED FOR EACH EQUIPMENT REQUIRING IT, ACCORDING TO EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. DRAINS SHALL BE COPPER OR NON-KINKING PLASTIC, INSULATED IF FROM COOLING-TYPE EQUIPMENT, AND PUMPED OR GRAVITY DRAINED. TRAPS SHALL BE PROVIDED FOR CONDENSATE LINES. DRAINS SHALL RUN AT MINIMUM OF 1:80 SLOPE. PIPING SHALL BE SUITABLY SIZED FOR EQUIPMENT ACCORDING TO MANUFACTURER'S RECOMMENDATION AND SHALL NOT BE LESS THAN 20MM, AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE TERMINATION. THE CONDENSATE DRAIN SHALL BE INDIRECTLY CONNECTED TO THE SANITARY DRAIN BY MEANS OF AN AIR GAP.
- B. AFTER CONSTRUCTION, ALL INSTALLED CONDENSATE DRAINAGE PIPING SYSTEMS SHALL BE INSPECTED UNDER NORMAL OPERATING CONDITIONS FOR ANY WATER STAGNATION OR WATER DAMAGE POTENTIAL.

RENOVATION

- A. ALL AFFECTED EXISTING SPRINKLER HEADS AND PIPING SHALL BE RELOCATED AND/OR ADJUSTED TO ACCOMMODATE NEW PARTITIONING AND CEILINGS. NEW MATERIALS SHALL BE PROVIDED AS NECESSARY.
- B. CONTRACTOR SHALL PROVIDE CERTIFIED AND STAMPED DRAWINGS AND SPECIFICATIONS, INCLUDING CALCULATIONS AND OTHER REPRESENTATION AS REQUIRED BY GOVERNING AUTHORITIES FOR ACCEPTANCE.
- C. CONTRACTOR SHALL REVIEW AND PROVIDE INVENTORY OF ALL EXISTING FIRE EXTINGUISHERS ON SITE. ALL EXTINGUISHERS WITH MANUFACTURING DATE PRIOR TO OCTOBER 1984 SHALL BE REPLACED WITH APPROVED OR EQUAL MODEL, MANUFACTURED POST OCTOBER 1984. PROPOSED REPLACEMENT UNIT SUBMITTALS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER FOR REVIEW.
- D. CONTRACTOR SHALL PROVIDE NEW AND/OR ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY CHANGE OF OCCUPANCY OR NEW PARTITIONING AND BY ALL GOVERNING AUTHORITIES.

HYDRONIC SPACE HEATING

GENERAL REQUIREMENTS

- A. SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS INCLUDING INSTALLATION DETAIL AND RECOMMENDED PIPING SYSTEM ARRANGEMENT.
- B. PIPING SHALL BE:
- a. ABOVE GROUND HEATING MAINS: SHALL BE TYPE L COPPER WITHIN MECHANICAL ROOM. PIPING MAY BE EQUAL TOP UPONOR HEPEXA CROSS LINKED POLYETHYLENE C/W OXYGEN BARRIER AFTER ZONE PUMPS, VALVES SERVING INDIVIDUAL RUN OUTS TO EQUIPMENT OR MANIFOLDS. THE TRANSITION FROM COPPER TO HEPEXA SHALL OCCUR AT MINIMUM 12" AFTER ZONE PUMPS AND VALVES.
  - b. AFTER MANIFOLDS: SHALL BE EQUAL TO UPONOR HEPEXA CROSS LINKED POLYETHYLENE C/W OXYGEN BARRIER.

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DRAWINGS ARE NOT TO BE SCALED.



4	Issued For Construction	Apr 30, 2025
3	Issued for Permit/Tender	Oct 19, 2024
2	90% Permit/Tender	Aug 08, 2024
1	90% Permit/Tender	Jul 26, 2024

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

**ROOT3**Engineering

1920 YONGE ST, SUITE 200  
TORONTO, ON, M4S 3E2

PROJECT NAME

**W.G. Johnson Centre  
Lunchroom**

31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**Mechanical  
Specification**

SCALE

1 : 1

SHEET SIZE

24"x36"

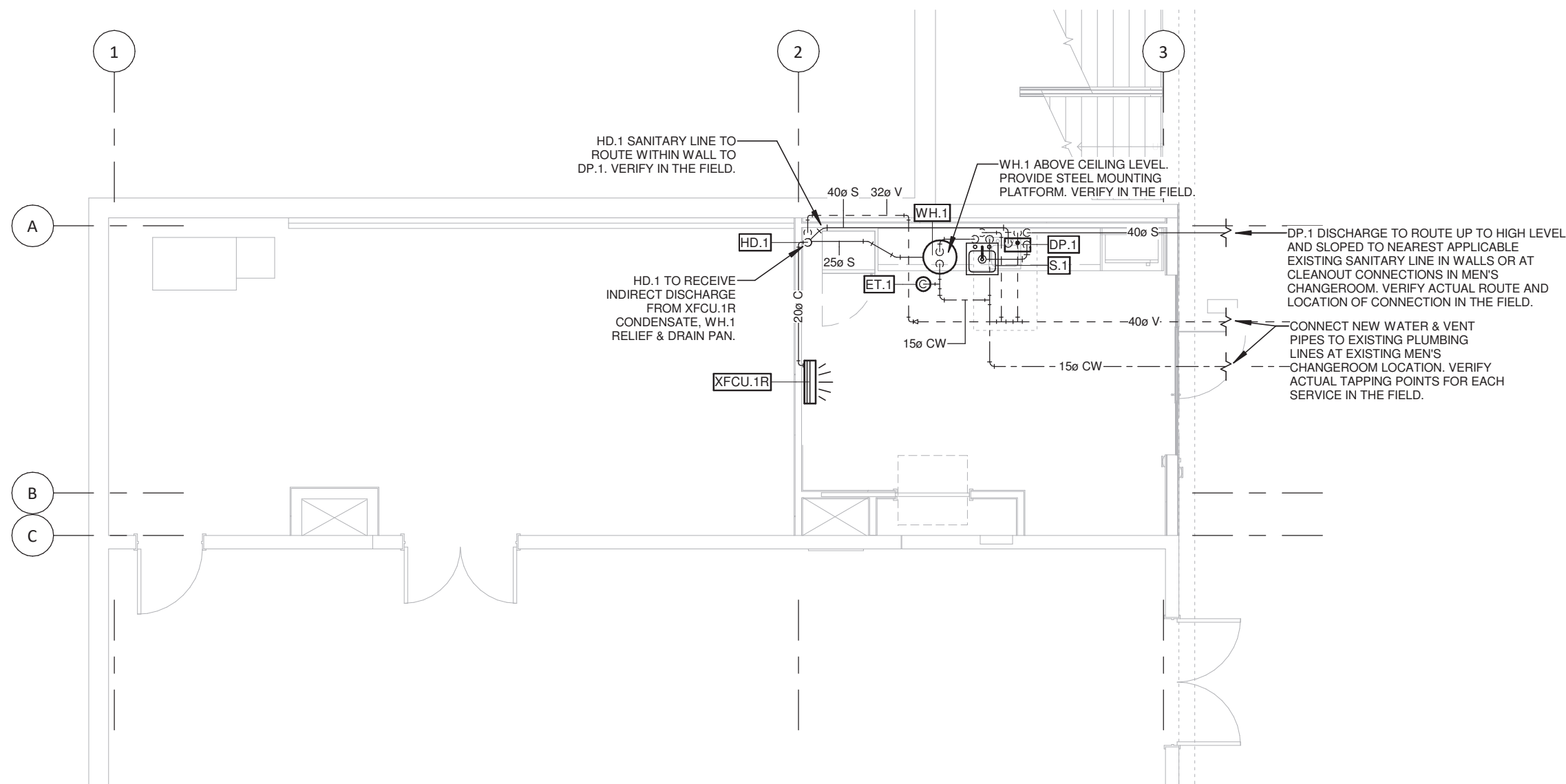
PROJECT NUMBER

24032

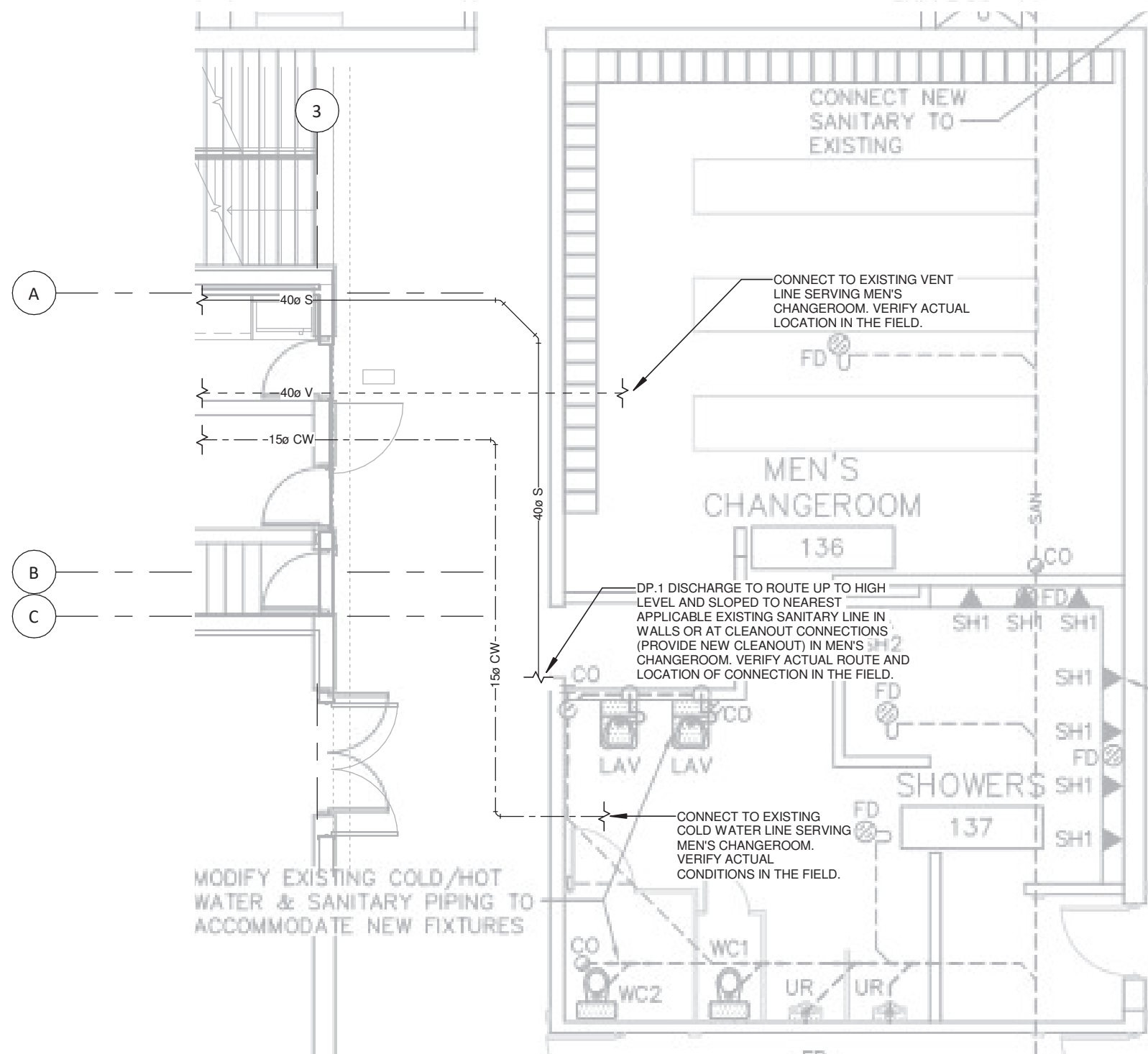
DRAWING NUMBER

**M2**





1 Proposed - Plumbing Plan  
1 : 75



2 Proposed - Expanded Plumbing Plan on As-Built Drawings  
1 : 75

New Plumbing Fixture Schedule							
CURRENT PHASE: Tender				CURRENT ITEMS: Show New Only			
Mark	QTY	Description	Connections (mm)				Phase Added
			CW	HW	D	V	
HD.1	1	HUB DRAIN Model: Zum Z1870	0	0	40	32	Tender
S.1	1	SINGLE COMPARTMENT SINK Sink: Franke Commercial LB56808P-1/3 Single compartment, 18 gauge stainless steel with ledge Faucet: Delta Commercial 100LF-HDF Chrome	15	15	40	40	Tender

New Plumbing Equipment Schedule							
CURRENT PHASE: Tender				CURRENT ITEMS: Show New Only			
Mark	QTY	Description	Remarks				Phase Added
WH.1	1	WATER HEATER - ELECTRIC Model: John Woods SS19LSEB1 Capacity: 19 USG Elec Data: 208V/1Ph/60Hz, 2255W Element	C/W ET.1 expansion tank, TMV.1 thermostatic mixing valve, steel platform mounting assembly and accessories, unions, shutoff valves, check valves, drain pan. Route relief valve and drain pan discharge separately to hub drain and terminate indirectly. Install according to manufacturer's instructions. Set heater at minimum 140 deg F (60 deg C).				Tender
DP.1	1	DRAIN PUMP - PACKAGED UNDERCOUNTER Model: Saniflo Sanivite Drain pump Capacity: 18 GPM @ 16' Lift, 150' max horizontal delivery Elec: 120V, 4.5A, 0.4HP, Plug-in cord	C/W 1-1/2" inlet, tank, pump, auto switch, internal piping check valves, gas tight cover. Install according to manufacturer's instructions and complying with OBC requirements. Verify actual location on site.				Tender
ET.1	1	POTABLE WATER EXPANSION TANK Model: AMTROL ST-5 THERM-X-TROL Capacity: 2.0 USG					Tender

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NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



1920 YONGE ST, SUITE 200  
TORONTO, ON, M4S 3E2

PROJECT NAME  
**W.G. Johnson Centre  
Lunchroom**  
31 Krebs Street,  
Cambridge, ON

DRAWING TITLE  
**Plumbing Plan**

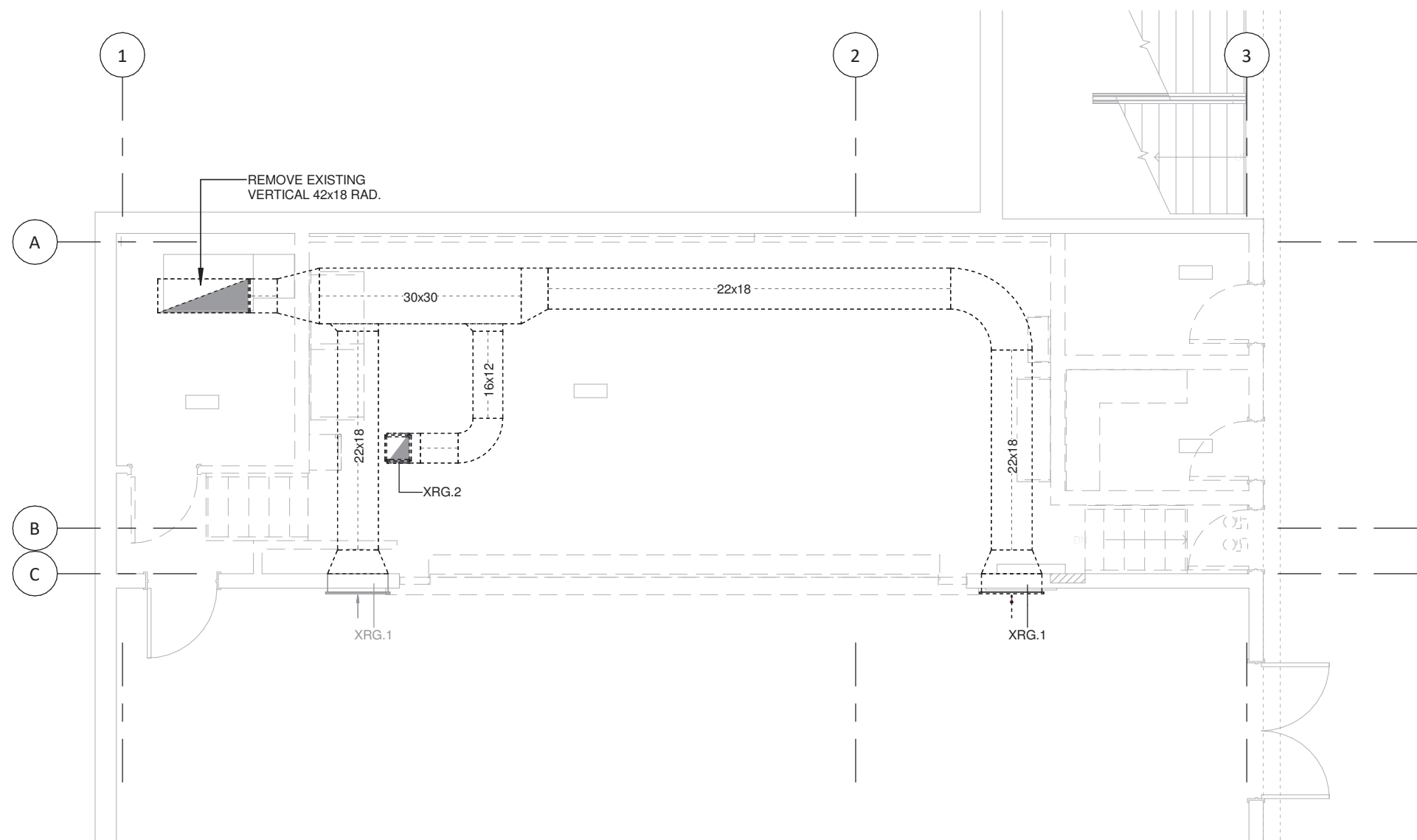
SCALE 1 : 75	DRAWING NUMBER <b>M3</b>
SHEET SIZE 24"x36"	
PROJECT NUMBER 24032	



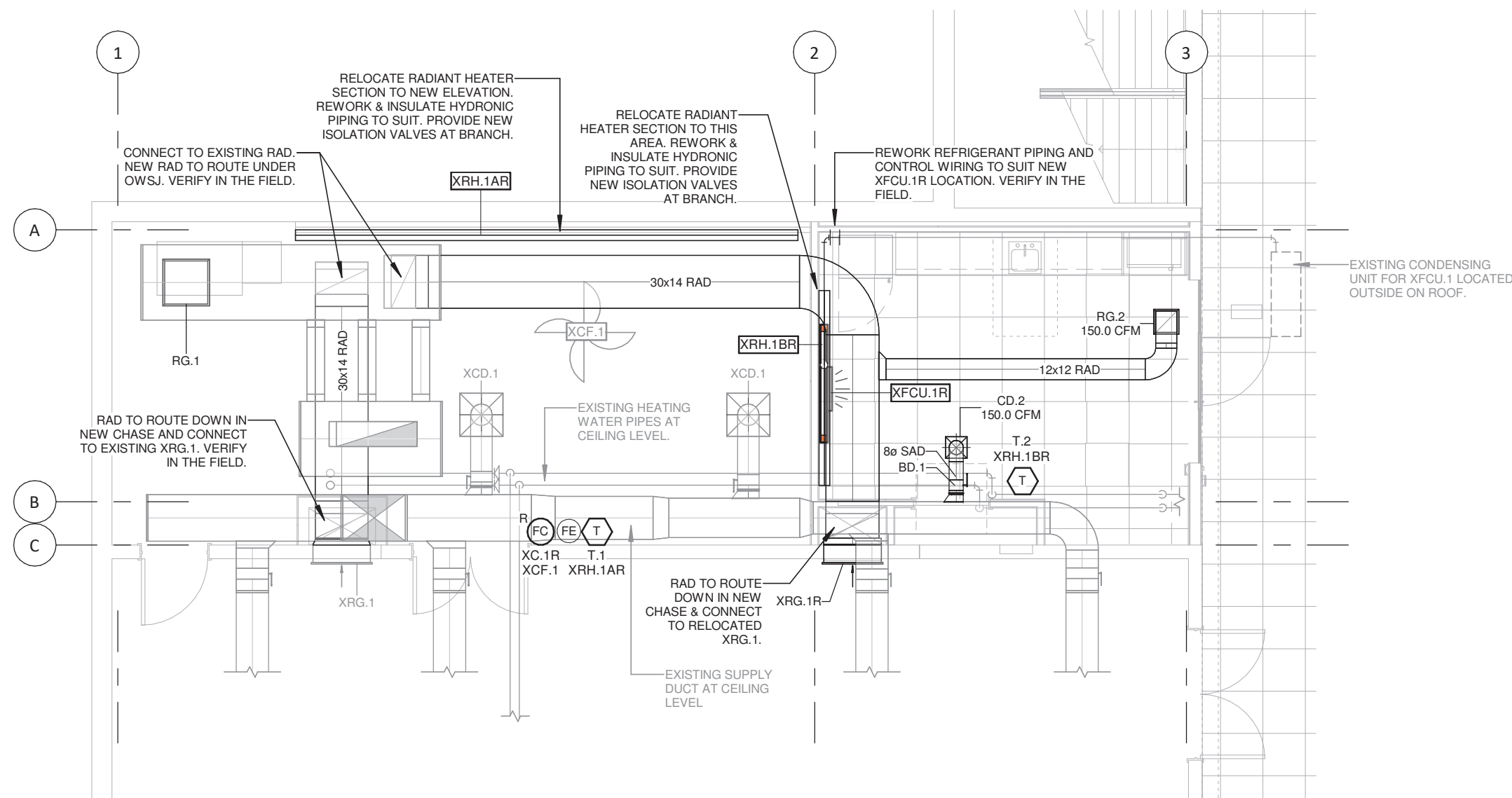
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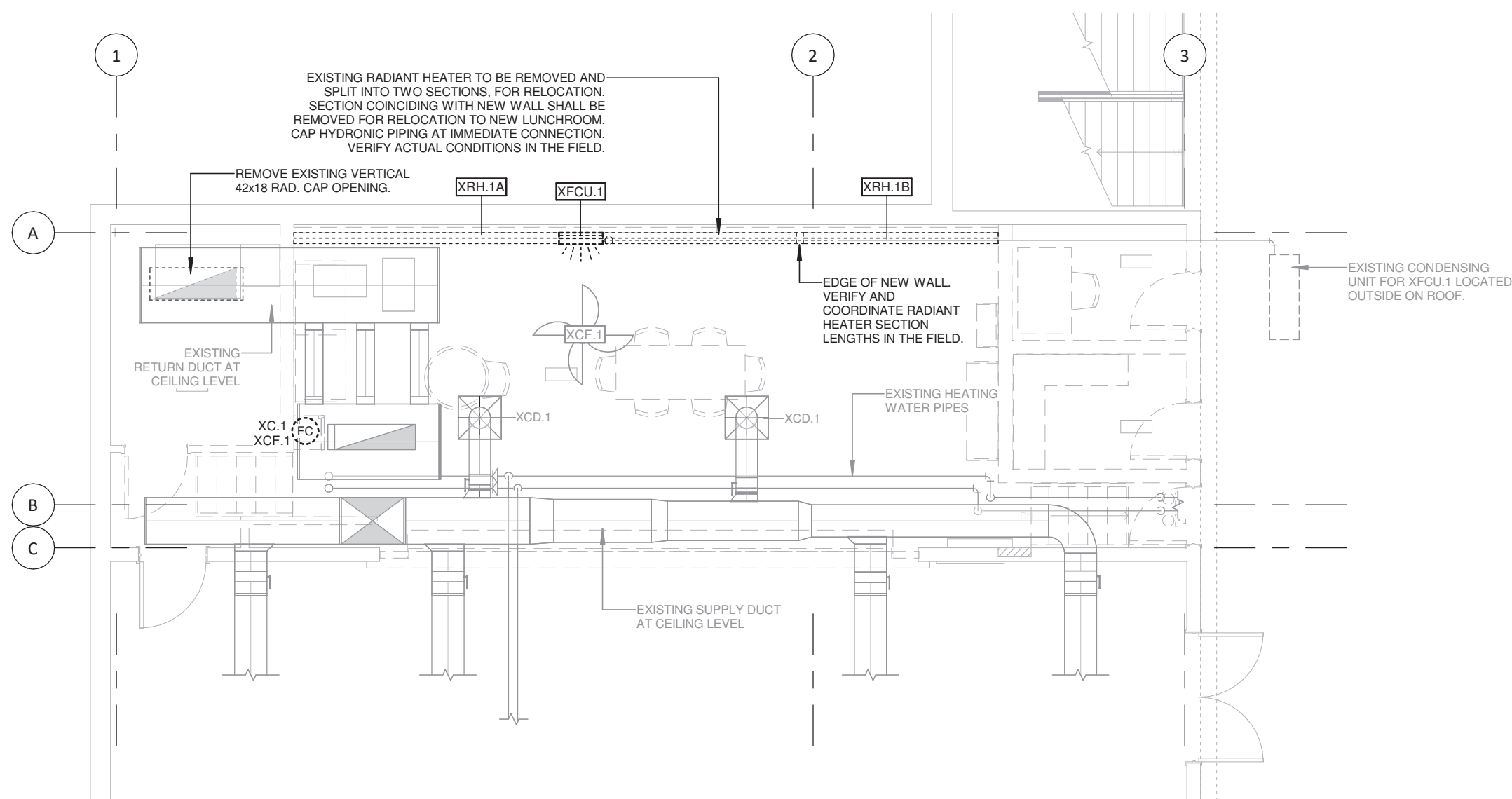
DRAWINGS ARE NOT TO BE SCALED.



1 Demolition - Under Stage - HVAC Plan  
1 : 75



3 Proposed - Level 1 - HVAC Plan  
1 : 75 | MSI#1



2 Demolition - Level 1 - HVAC Plan  
1 : 75

Removed Mechanical Equipment Schedule					
CURRENT PHASE: Tender			CURRENT ITEMS: Show Demo Only		
Mark	QTY	Description	Remarks	Phase Added	Phase Removed
XFCU.1	1	FAN COIL UNIT - WALL CASSETTE	To be removed and relocated as shown on plans. Disconnect from existing services.	EXISTING	Tender
XRH.1A	1	HYDRONIC RADIANT HEATER SECTION	To be removed and relocated to new elevation. Disconnect from hydronic piping and existing services. Verify in the field.	EXISTING	Tender
XRH.1B	1	HYDRONIC RADIANT HEATER SECTION	To be removed and relocated as shown. Disconnect from hydronic piping and existing services. Verify in the field.	EXISTING	Tender

Removed Mechanical Control Schedule					
CURRENT PHASE: Tender			CURRENT ITEMS: Show Demo Only		
Mark	QTY	Description	Remarks	Phase Added	Phase Demolished
XC.1	1	WALL-MOUNTED FAN CONTROL	To be removed and relocated as shown. Disconnect from existing control wiring.	EXISTING	Tender

Removed Air Terminal Schedule						
CURRENT PHASE: Tender				CURRENT ITEMS: Show Demo Only		
Mark	QTY	Type	Model	Face	Remarks	Phase Demolished
XRG.1	1	Return Wall Grille	TBD	34"x26"	To be removed and relocated as shown.	EXISTING Tender
XRG.2	1	Return Floor Grille	TBD	14"x14"		EXISTING Tender

Existing Air Terminal Schedule						
CURRENT PHASE: Tender				CURRENT ITEMS: Show Previous Phase		
Mark	QTY	Type	Model	Face	Neck	Remarks
XCD.1	2	Ceiling Supply Square Diffuser	TBD	24"x24"	12 in. dia	Determine total airflow and record for balancing purposes. Rebalance to provide airflow to new CD.1 in lunchroom. Verify in the field.
XRG.1	1	Return Wall Grille	TBD	34"x26"	22"x18"	

Relocated Mechanical Equipment Schedule						
CURRENT PHASE: Tender			CURRENT ITEMS: Show New Only			
Mark	QTY	Description	Remarks			Phase Added
XFCU.1R	1	FAN COIL UNIT - WALL CASSETTE	Relocate as shown. Rework refrigerant piping, power and control wiring to suit. Provide new condensate drain line to hub drain. Verify in the field.			Tender
XRH.1AR	1	HYDRONIC RADIANT HEATER SECTION	Relocate to new elevation. Rework and insulate hydronic piping to suit. Provide new materials to ensure that system is able to function separately from the other section, including but not limited to, hydronic piping, isolation valves, thermostat, new custom metal end housing finished with high temperature resistant paint to match existing. Assume 1" hydronic supply and return piping. Verify in the field.			Tender
XRH.1BR	1	HYDRONIC RADIANT HEATER SECTION	Relocate to new elevation and as shown. Rework and insulate hydronic piping to suit. Provide new materials to ensure that system is able to function separately from the other section, including but not limited to, hydronic piping, isolation valves, thermostat, new custom metal end housing finished with high temperature resistant paint to match existing. Assume 1" hydronic supply and return piping. Verify in the field.			Tender

Relocated Mechanical Control Schedule						
CURRENT PHASE: Tender			CURRENT ITEMS: Show New Only			
Mark	QTY	Description	Remarks			Phase Added
XC.1R	1	WALL-MOUNTED FAN CONTROL	Relocate as shown. Rework control wiring to suit. Verify in the field.			Tender

Relocated/Reinstalled Air Terminal Schedule						
CURRENT PHASE: Tender				CURRENT ITEMS: Show New Only		
Mark	QTY	Type	Model	Face	Neck	Remarks
XRG.1R	1	Return Wall Grille	TBD	34"x26"	22"x18"	Relocate as shown. Refurbish as necessary. Verify and coordinate finish with Architect.

New Mechanical Control Schedule						
CURRENT PHASE: Tender			CURRENT ITEMS: Show New Only			
Mark	QTY	Description	Remarks			Phase Added
T.1	1	WALL-MOUNTED THERMOSTAT	Provide compatible 24/7 programmable thermostat for individual control of corresponding hydronic heater section. Verify actual heater requirements.			Tender
T.2	1	WALL-MOUNTED THERMOSTAT	Provide compatible 24/7 programmable thermostat for individual control of corresponding hydronic heater section. Verify actual heater requirements.			Tender

New Air Terminal Schedule						
CURRENT PHASE: MSI#1				CURRENT ITEMS: Show All		
Mark	QTY	Type	Model	Face	Neck	Remarks
CD.2	1	Ceiling Supply Square Diffuser	Price SCD	12"x12"	4 in. dia	White. Order to mount to T-bar ceiling. Balance existing XCD.1 to provide airflow to this diffuser.
RG.1	1	Ceiling Return Grille	Price 80	24"x24"	22"x22"	White, C/W balancing damper. Balance to new XCD.1 total value in storage room. Verify in the field.
RG.2	1	Ceiling Return Grille	Price 80	14"x14"	12"x12"	White, C/W balancing damper. Order to mount to T-bar ceiling.

New Duct Accessory Schedule						
CURRENT PHASE: Tender			CURRENT ITEMS: Show New Only			
Mark	QTY	Type	Size	Remarks		Phase Added
BD.1	1	Balancing Damper - Round	8#-8#			Tender

Fire Extinguisher Schedule			
CURRENT PHASE: Tender			
Type	Count	Phase Created	Phase Removed
3A-10BC, SLBS	1	Tender	None



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NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



1920 YONGE ST, SUITE 200

TORONTO, ON, M4S 3E2

PROJECT NAME

**W.G. Johnson Centre  
Lunchroom**

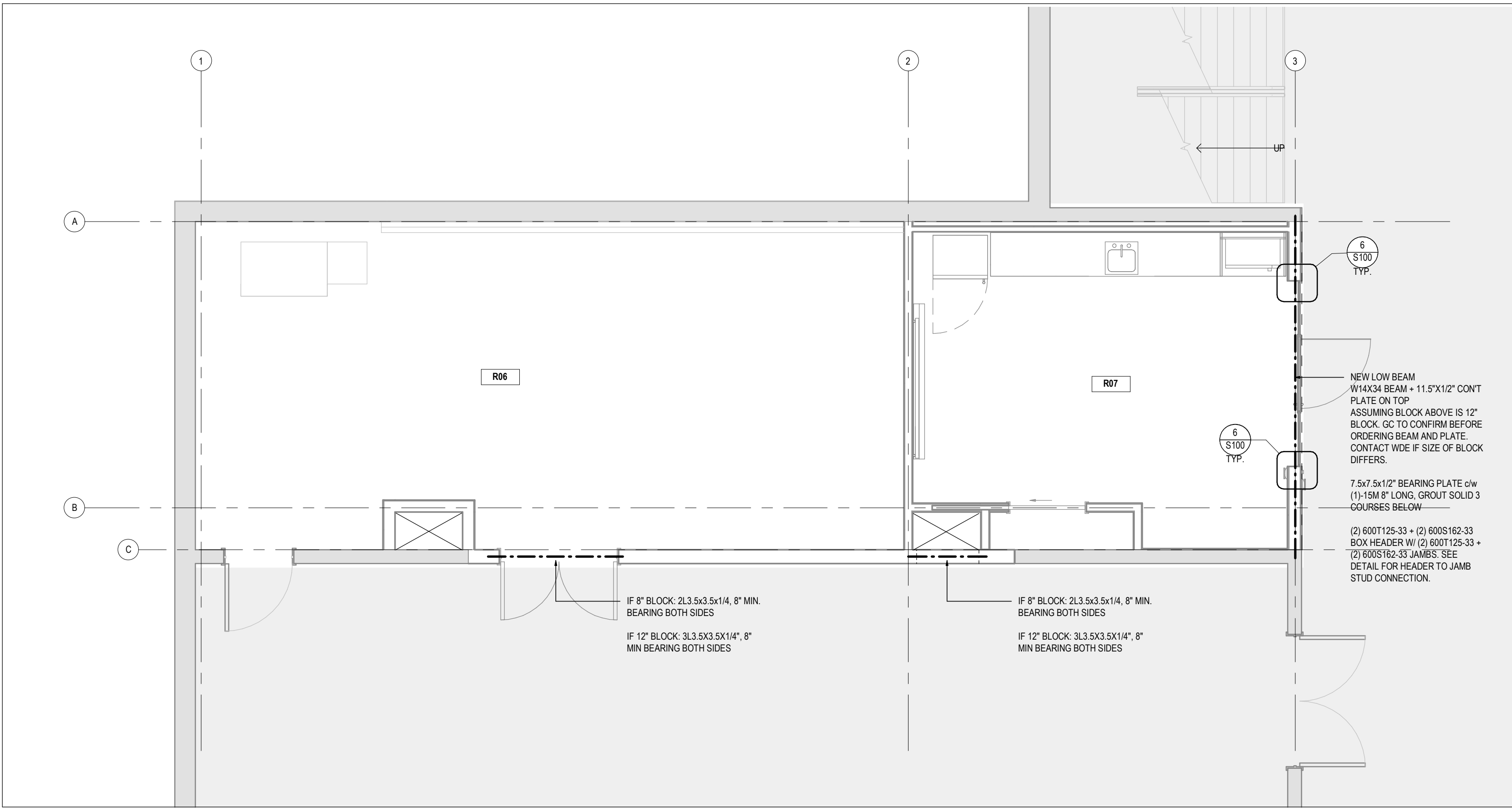
31 Krebs Street,  
Cambridge, ON

DRAWING TITLE

**HVAC Plan**

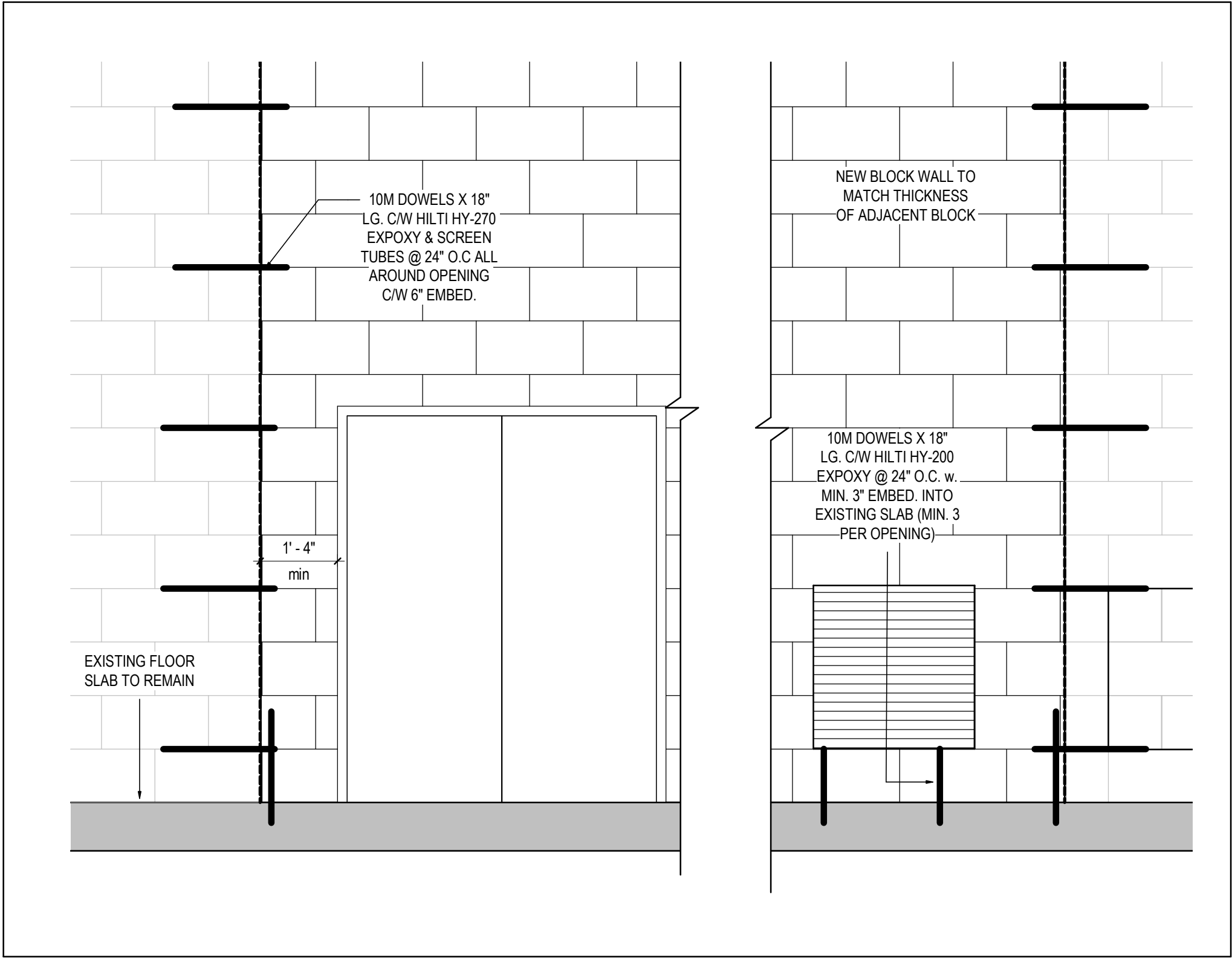
SCALE	DRAWING NUMBER
1 : 75	<b>M4</b>
SHEET SIZE 24"x36"	
PROJECT NUMBER 24032	



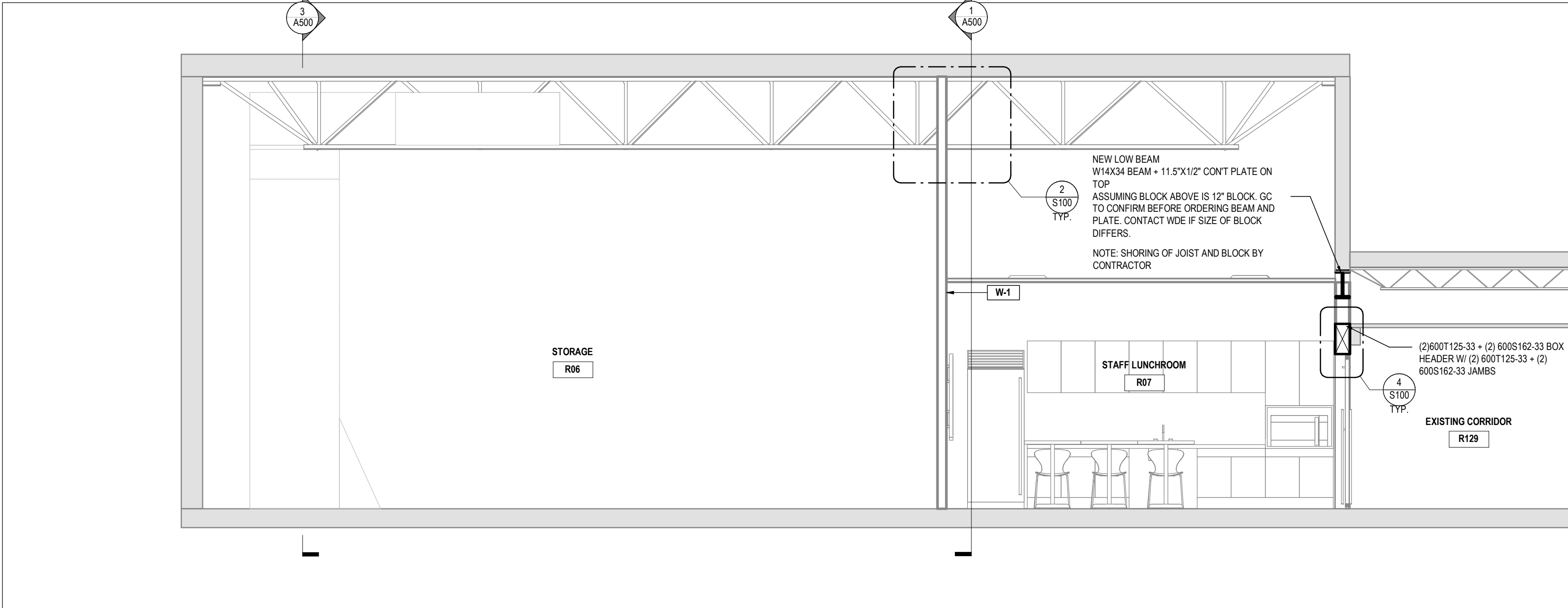


100 STRUCTURAL PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"

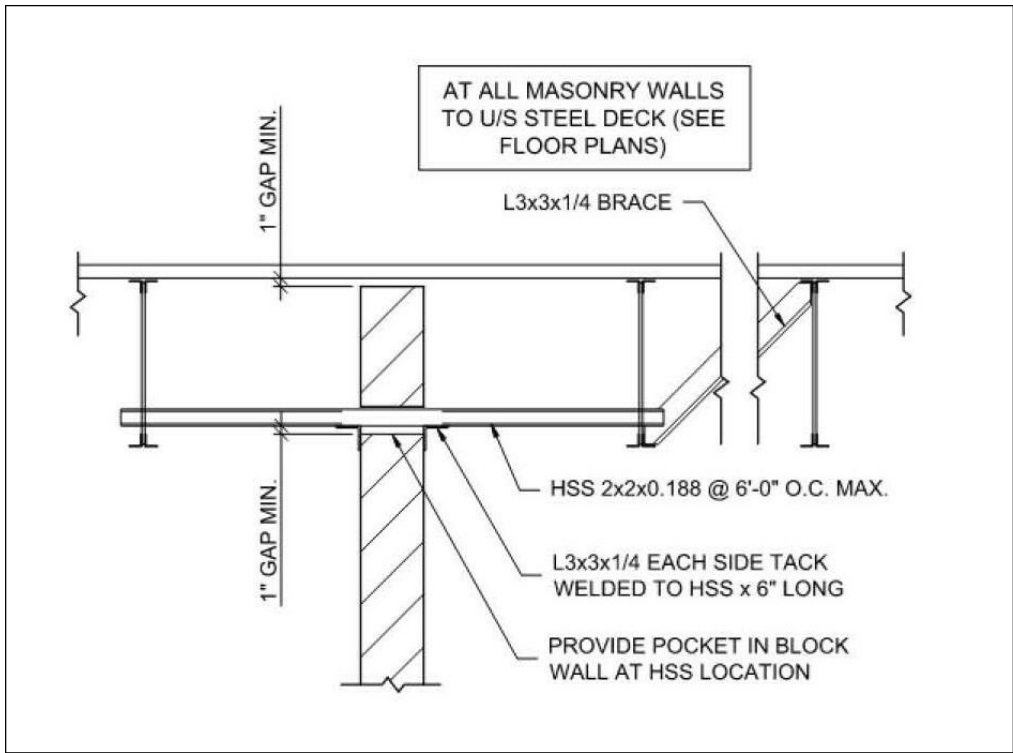
NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING, ETC. AS REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS RESPONSIBLE FOR HIRING DESIGNATED DESIGN PROFESSIONAL TO ENGINEER TEMPORARY SUPPORTS AS REQUIRED.



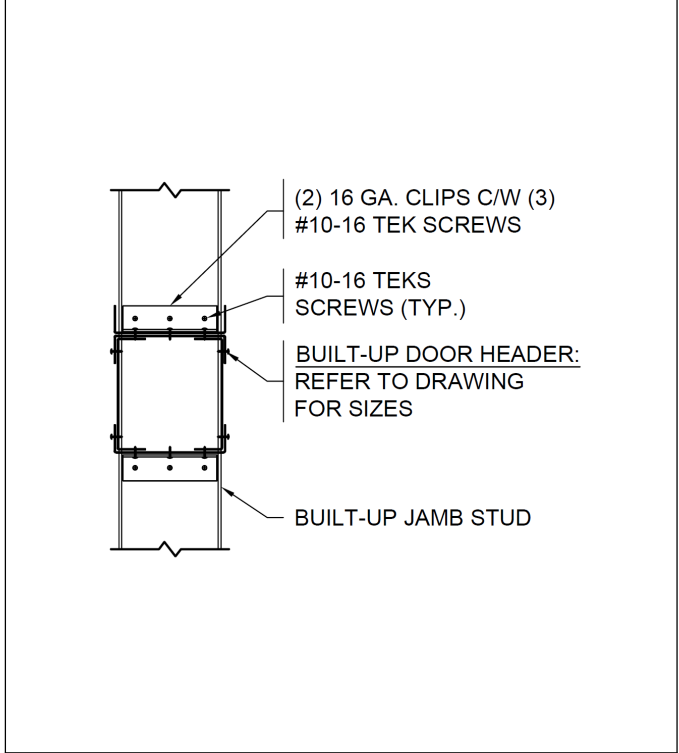
500 TYPICAL BLOCK WALL INFILL  
SCALE: 1/2" = 1'-0"



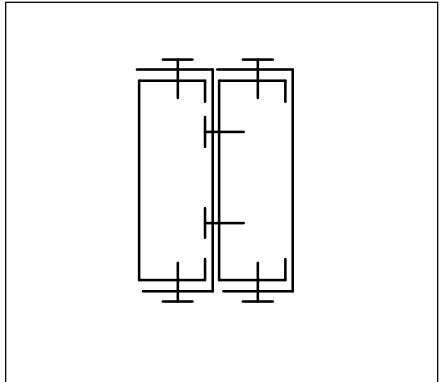
300 STRUCTURAL SECTION BB  
SCALE: 1/4" = 1'-0"



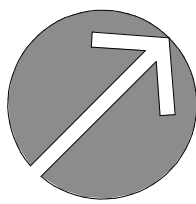
200 TYPICAL WALL BRACING DETAIL - OWSG PARALLEL TO WALL  
SCALE: 1/2" = 1'-0"



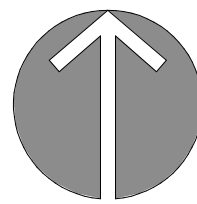
400 HEADER TO JAMB STUD CONNECTION  
SCALE: 1" = 1'-0"



600 BUILT-UP JAMB DETAIL  
SCALE: 1 1/2" = 1'-0"



TRUE NORTH



PROJECT NORTH

KEY PLAN

10	
9	
8	
7	
6	
5	
4	
3	ISSUED FOR CONSTRUCTION
2	ISSUED FOR PERMIT & TENDER
1	ISSUED FOR CLIENT REVIEW
DATE	ISSUED

PROJECT NAME  
**W.G. JOHNSON CENTRE LUNCHROOM**

CLIENT  
**CITY OF CAMBRIDGE**


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**fabrik**  
ARCHITECTS

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SHEET TITLE  
**STRUCTURAL PLANS & DETAILS**

PROJECT No.	24012	SCALE	As indicated
DRAWN By:	EW,SA	CHECKED By:	EN
		SHEET No.	
		<b>S100</b>	
		2025-05-06 8:38:30 AM	