GENERAL NOTES
GOVERNING CODE - ONTARIO BUILDING CODE OF CANADA, 2012 EDITION:

1. DESIGN LOADS: **(UNFACTORED)**

GROUND SNOW LOAD: Ss = 2.2 kPa
Sr = 0.4 kPa
Is = 1.0

ROOF: DEAD LOAD = 1.0 kPa
SNOW LOAD = 2.48 kPa * REFER TO DRIFT LOAD

FLOOR LOADS:
DEAD LOAD = 2.87 kPa
LIVE LOAD = 4.78 kPa (INCLUDING EXITS)

WIND LOAD: q (1/50) = 0.41 kPa
Iw = 1.0

SEISMIC: Sa (0.2)= 0.62 Sa (1.0)= 0.14 PGA= 0.31
Sa (0.5)= 0.31 Sa (2.0)= 0.046 Ie = 1.0
SITE CLASS: "C" ASSUMED

DESIGN LIVE LOADS TO INCLUDE POINT LOAD REQUIREMENTS AS PER ARTICLE 4.1.6.10 OF THE 2012 ONTARIO BUILDING CODE. FACTORED LOADS SHOWN ON DRAWINGS USE LOAD FACTORS LL = 1.5 AND DL = 1.25 PER ONTARIO BUILDING CODE.

CONCRETE:

1. DESIGN OF CONCRETE ELEMENTS SHALL CONFORM TO CSA-A23.3-14. PROVIDE CONCRETE AND PERFORM WORK TO CSA A23.3-14.

2. TEST CONCRETE IN ACCORDANCE WITH CSA-A23.3-14.

3. CONCRETE REQUIREMENTS:

LOCATION CONDITION	MIN. DESIGN STR. Mpa = TYPE (DAYS) C = COMPRESSION F= FLEXURAL	CEMENT	AIR (%)	MAX AGG. (mm)	EXP.	SLUMP
INT. SLAB ON GRADE	25C (28)	GU	5-8	20	N	40mm
EXTERIOR EXPOSED CONC.	35C (28)	GU	5-8	20	C-1	80mm +/- 30mm

- WHERE SPECIFIED STRENGTH EXCEED THOSE IMPLIED BY EXPOSURE CLASS, SPECIFIED STRENGTH GOVERNS.
- ALL CONCRETE TO BE NORMAL WEIGHT 2400 KG/CUBIC METER
- WATER CEMENT RATIOS FOR EXPOSURE CLASSES AS PER TABLES 7 - 9, CAN/CSA-A23.1-14.
- DO NOT USE ANY ADMIXTURE CONTAINING CHLORIDE FOR CONCRETE WITH S-2 EXPOSURE.
- NORMAL PORTLAND CEMENT TO BE USED FOR CONCRETE.

4. CONTROL JOINTS FOR SLAB ON GRADE: SAWCUT AT LOCATIONS SHOWN ON DRAWINGS BUT NOT EXCEEDING 15'-0" SPACING. UNLESS OTHERWISE NOTED.

5. NO COLUMN OR WALL FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 10 Mpa FOR ARCHITECTURAL CONCRETE AND 8 Mpa FOR OTHER COLUMNS OR WALLS.

6. NO SLAB FORMS OR BEAM FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 17 Mpa.

7. STRENGTH OF CONCRETE FOR STRIPPING TO BE DETERMINED BY FIELD-CURED CYLINDERS. ALTERNATE METHODS, IF ACCEPTABLE TO THE STRUCTURAL DESIGN ENGINEER, MAY BE USED.

8. RESHORING TO BE APPROVED BY THE ENGINEER PRIOR TO STRIPPING.

9. CONCRETE SLABS SHALL BE WET CURED FOR NO LESS THAN 7 DAYS, WET CURING SHALL BE COMPLETED WITH TERRAFIX 240R NON-WOVEN GEOTEXTILE BLANKETS (WHITE). SUBSTITUTIONS ARE NOT PERMITTED.

10. ALL SLABS, BEAMS, GIRDERS, ETC. TO BE SHORED UNTIL CONCRETE REACHES DESIGN STRENGTH.

11. BE RESPONSIBLE FOR THE MIX DESIGN. MIX DESIGN SHALL BE PROPORTIONED WITH DUE CONSIDERATION TO EXTREME TEMPERATURES - WINTER OR SUMMER AND CONSULT GENERAL CONTRACTOR TO DETERMINE REQUIREMENTS. ADMIXTURES AND ADDITIVES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

REINFORCING NOTES:

1. REINFORCING STEEL: NEW DEFORMED BARS TO CSA/G30.18-09 (R2014), "BILLET STEEL BARS FOR CONCRETE REINFORCEMENT", GRADE 400R, BARS TO BE WELDED CONFORM TO CAN/CSA G30.18-09, GRADE 400W. ANCHOR BOLTS TO ASTM A307. EPOXY COATED REBAR TO ASTM A775. PLACE REBAR TO CAN/CSA-A23.1-14.

2. PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS:

A) SURFACE POURED AGAINST GROUND 75 mm
B) FORMED SURFACES EXPOSED TO GROUND OR WEATHER 40 mm
C) FORMED SURFACES NOT EXPOSED TO GROUND OR WEATHER:
BEAMS (TO STIRRUPS) 40 mm
COLUMNS (TO VERTICALS) 50 mm
SLABS, WALLS 20 mm
D) PARKING SURFACES AND EXTERIOR TOP OF SLAB: 40 mm

3. REINFORCING WORK TO BE INSPECTED BY THE ENGINEER. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE. CONTRACTOR MUST ENSURE MINIMUM 95% STEEL ARE IN PLACE FOR THE INSPECTION.

4. REBAR LAP SPLICE LENGTHS (UNLESS NOTED ON DRAWINGS)

BAR SIZE	COMP. SPLICES (mm)	TENSION SPLICE "CLASS B" 25 Mpa	30 Mpa	FOR CONCRETE STRENGTHS (mm) 35 Mpa	40 Mpa
10M	330	430 (560)	380 (510)	360 (460)	330 (430)
15M	480	610 (790)	535 (790)	510 (660)	480 (610)
20M	580	740 (940)	660 (865)	610 (815)	580 (760)
25M	740	1170 (1525)	1065 (1400)	990 (1295)	940 (1220)

TOP BAR SPLICE LENGTHS ARE DENOTED IN BRACKETS AND SHOULD BE USED WHEN HORIZONTAL SPLICE BARS ARE PLACED SUCH THAT THERE IS MORE THAN 300mm OF CONCRETE POURED BELOW THE BAR.

REBAR EMBEDMENT LENGTHS (UNLESS NOTED ON DRAWINGS)

BAR SIZE	COMPRESSION EMBEDMENT FOR CONCRETE STRENGTH (mm) 20 Mpa	25 Mpa	30 Mpa	TENSION EMBEDMENT FOR CONCRETE STRENGTH (mm) 25 Mpa	30 Mpa	35 Mpa	40 Mpa
10M	250(330)	230 (280)	200 (250)	330 (430)	305 (380)	80 (360)	50 (330)
15M	360 (450)	300 (400)	275 (360)	460 (610)	430 (530)	80 (510)	360 (480)
20M	430 (535)	380 (485)	360 (450)	560 (735)	510 (660)	80 (610)	60 (585)
25M	535 (710)	485 (635)	450 (585)	915 (1170)	840 (1070)	760 (990)	10 (940)
30M	635 (840)	585 (740)	535 (685)	1070 (1400)	90 (1270)	15 (1170)	40 (1120)
35M	760 (990)	685 (900)	635 (810)	1295 (1675)	170 (1525)	090 (1420)	1015 (1320)

TOP BAR DEVELOPMENT LENGTHS ARE DENOTED IN BRACKETS AND SHOULD BE USED WHEN HORIZONTAL BARS ARE PLACED SUCH THAT THERE IS MORE THAN 300 mm OF CONCRETE POURED BELOW THE BAR.

5. MIN. REINFORCING AROUND OPENINGS LARGER THAN 300 MM: 2 - 15M EACH SIDE OF OPENING, EXTENDED 600 MM PAST CORNERS.

6. DOWELS SHALL BE PLACED BEFORE CONCRETE IS POURED. TEMPLATES SHALL BE USED TO ENSURE CORRECT PLACEMENT OF DOWELS. DOWELS TO MATCH VERTICAL BARS.

7. PROVIDE SUFFICIENT CHAIRS AND SUPPORT BARS TO MAINTAIN CONCRETE COVER AS SPECIFIED.

WOOD

1. ALL LUMBER TO BE MIN. NO. 2 SPF TO CSA 086-14 ENGINEERING DESIGN IN WOOD.

2. NAILING TO ONTARIO BUILDING CODE UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL:

1. FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA S16.1-14. SUBMIT TWO SETS OF PRINTS OF SHOP DRAWINGS SHOWING ALL DETAILS AND MATERIAL SPECS. FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS WILL NOT BE REVIEWED UNLESS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO, FOR THOSE CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR. THIS ENGINEER OR HIS REP. SHALL VISIT THE SITE TO SATISFY HIMSELF THAT THESE CONNECTIONS AND COMPONENTS SUBSTANTIALLY COMPLY WITH HIS SEALED SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE A LETTER TO THE CONSULTANT TO THIS EFFECT. THE ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS, MADE TO THIS DESIGN.

2. PROVIDE STRUCTURAL STEEL TO CSA G40.21-13 WITH THE FOLLOWING GRADES;

WIDE FLANGE BEAMS & COLUMNS	350 W
CHANNELS	350 W
HSS SECTION (CLASS H)	350 W
ANGLES, BARS & PLATES	300 W
MISCELLANEOUS STEEL	300 W
PIPE COLUMNS	ASTM A35 GR. B

3. PROVIDE ERECTION BOLTS TO ASTM A325, MINIMUM M20. DESIGN BOLTED CONNECTIONS TO ASTM A325 ASSUMING THREADS IN THE SHEAR PLANE.

4. WELD TO CASA W59-18 BY FABRICATORS CERTIFIED TO CSA W47.1-09 WELDING OF REINFORCING BARS SHALL CONFORM TO CSA W186-M1990(R2012).

5. MINIMUM WELDS FOR CONNECTIONS SHALL BE 6mm FILLET WELDS AND WHERE EXPOSED IN FINISHED BUILDING WELDS SHALL BE GROUND SMOOTH.

6. ALL STUD ANCHORS AND DEFORMED BAR ANCHORS SHALL BE FUSION WELDED TO PLATES AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

7. CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE STEEL FABRICATOR. MINIMUM BEAM SHEAR IS 80% OF THE TOTAL BEAM LOAD CAPACITY AS LISTED IN "CISC MANUAL BEAM LOADS TABLES" FOR THE GIVEN SPAN OF THE BEAM U.N.O. UNUSUAL LOADINGS SHOWN ON PLANS ARE SPECIFIED LOADS. SEE LEGEND FOR EXPLANATION OF THESE LOADS.

UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE SIMPLE CONNECTIONS. FOR BEAMS TO FACE OF HSS COLUMN CONNECTIONS PROVIDE DOUBLE ANGLE OR TEE-TYPE CONNECTIONS PER CISC HANDBOOK.

FOR CONNECTIONS NOT DESCRIBED ABOVE NOR DETAILED ON THE STRUCTURAL DRAWINGS (I.E. SMALL FRAMING MEMBERS) USE ANY TYPE OF SIMPLE CONNECTION AND DESIGN FOR THE SPECIFIED LOAD SHOWN.

SIMPLE BEAM TO COLUMN CONNECTIONS SHALL BE DESIGNED TO DELIVER SHEAR ONLY TO THE FACE OF THE COLUMN. SEISMIC AND DRAG STRUT CONNECTIONS SHALL BE DESIGNED TO DELIVER SHEAR ONLY TO THE CENTER LINE OF THE COLUMN.

UNLESS OTHERWISE NOTED, CONNECTIONS ARE TO BE WELDED OR BOLTED WITH HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS (MIN. 2 - 20 DIA. BOLTS).

BOLTED CONNECTIONS FOR DRAG STRUT LINES ARE TO BE PRE-TENSIONED. THE PRIME STRUCTURAL CONSULTANT SHALL HAVE FINAL APPROVAL ON ALL CONNECTIONS.

8. TEMPORARY BRACING DURING CONSTRUCTION TO BE DESIGNED BY CONTRACTOR (WHOEVER IS RESPONSIBLE FOR ERECTION). CONTRACTOR IS RESPONSIBLE FOR SAFETY ON SITE.

9. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS TO AVOID CONFLICT WITH STRUCTURAL ELEMENTS.

10. NO BURNING OF HOLES SHALL BE ALLOWED IN STRUCTURAL STEEL ANYWHERE.

11. FOR MISC. STEEL SUCH AS RAILINGS, AWNINGS AND NON-STRUCTURAL ARCH. STEEL NOT DETAILED ON STRUCTURAL DRAWINGS, STRUCTURAL ENGINEER SHALL CHECK SHOP DRAWINGS AND COMMENT ON THE ABILITY OF THE SHOWN MEMBERS AND CONNECTIONS TO RESIST LOADS AND OTHER EFFECTS REQUIRED BY ONTARIO BUILDING CODE 2012. OVERALL DETAILING TO COMPLY WITH ARCHITECTURAL DRAWINGS AND ARE THE SUB-CONTRACTOR'S RESPONSIBILITY. ALL RAILINGS AND STAIR SHOP DRAWINGS TO BE STAMPED BY P.ENG. OF ONTARIO.

12. ALL VISUALLY EXPOSED SURFACES OR SURFACES EXPOSED TO WEATHER AND NOT REQUIRING FIREPROOFING SHALL BE PAINTED WITH ONE COAT OF PRIMER TO CISC/CPMA 1-73A (REFER TO ARCHITECTURAL DRAWINGS). ALL SITE WELD AND WELDING CONNECTIONS TO BE TOUCHED-UP WITH ANTI-RUST PAINT.

13. PROVIDE NAIL HOLES (2 MIN.) IN MISC. STEEL CAST INTO CONC. TO FACILITATE NAILING TO FORM WORK.

14. CHECK MECHANICAL AND ARCHITECTURAL DRAWINGS FOR OPENINGS, MECHANICAL UNITS, HOLES, ETC. TO BE MADE. OPENINGS SHOWN ON STRUCTURAL DRAWINGS FOR MECHANICAL UNITS, DUCTS AND PIPES ARE APPROXIMATE ONLY IN SIZE AND LOCATION. THE MECHANICAL CONTRACTOR MUST PROVIDE CONFIRMATION OF THE LATEST INFORMATION TO THE GENERAL CONTRACTOR AT THE STRUCTURAL STEEL AND METAL DECK SHOP DRAWING APPROVAL STAGE OF THE PROJECT.

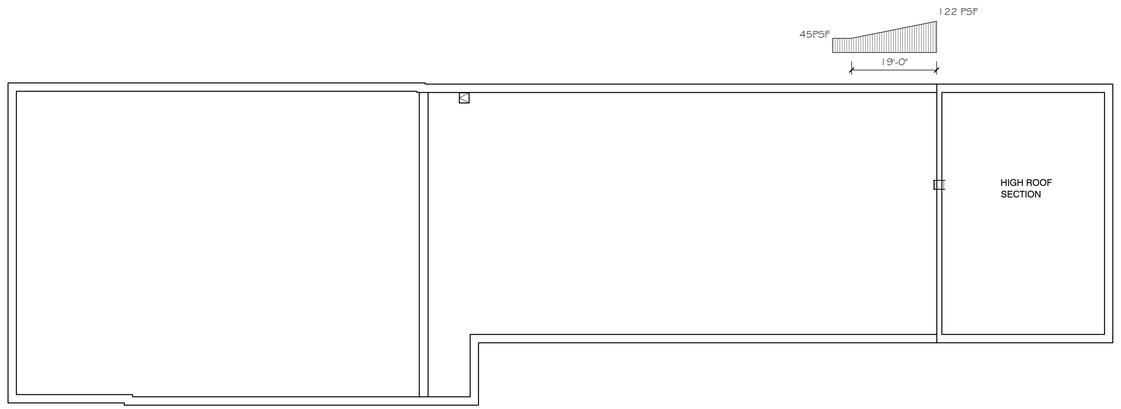
15. THE STEEL STRUCTURE IS A NON-SELF-SUPPORTING STEEL FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION THE DECK FLOORS AND ATTACHMENT TO THE WALL SYSTEM FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.

16. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATOR'S CONNECTION DESIGN. SEE SPECIFICATIONS. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE FABRICATOR'S ENGINEER WITH THE ENGINEER'S SEAL FOR THE PROVINCE WHERE THE STRUCTURE IS LOCATED. ENGINEER'S SEAL MAY BE QUALIFIED "FOR DESIGN OF CONNECTIONS ONLY".

17. REFER TO SCHEDULE ON DWG FOR NON-BEARING WALL LINTELS NOT SHOWN ON STRUCTURAL DWG. REFER TO ARCH. & MECH. DWG. FOR OPENING SIZES AND LOCATIONS.

18. PROVIDE HOLES IN STEEL MEMBER FOR ATTACHMENT OF OTHER MATERIALS EXCEPT AT CRITICAL TENSILE SECTIONS OF BEAMS.

19. NO SPLICES IN COLUMNS AND BEAMS ARE ALLOWED WITHOUT THE ENGINEER'S APPROVAL. 100% BUTT WELDS IN SPLICES ARE TO BE ULTRASONICALLY TESTED OR EQUAL AND ACCEPTED BY A WELDING INSPECTION COMPANY.



SNOW DRIFT DIAGRAM
NTS

No.	By	Date	Revisions
4	B.O'B	2023 02 26	FOR TENDER/PERMIT
3	B.O'B	2023 02 14	FINAL REVIEW
2	B.O'B	2023 01 26	FOR COORDINATION
1	B.O'B.	2023 12 12	FOR REVIEW

NORTH
PROJECT

LICENSED PROFESSIONAL ENGINEER
G. D. CAMPBELL
100172021
2024 03 07
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ONTARIO

Drawing Title:
CONSTRUCTION NOTES

Design:	Checked:	Approved:	Project No.:
BDC	BDC		11200
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2023 12 12	

Scale:
Horizontal: AS SHOWN
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Drawing No.:
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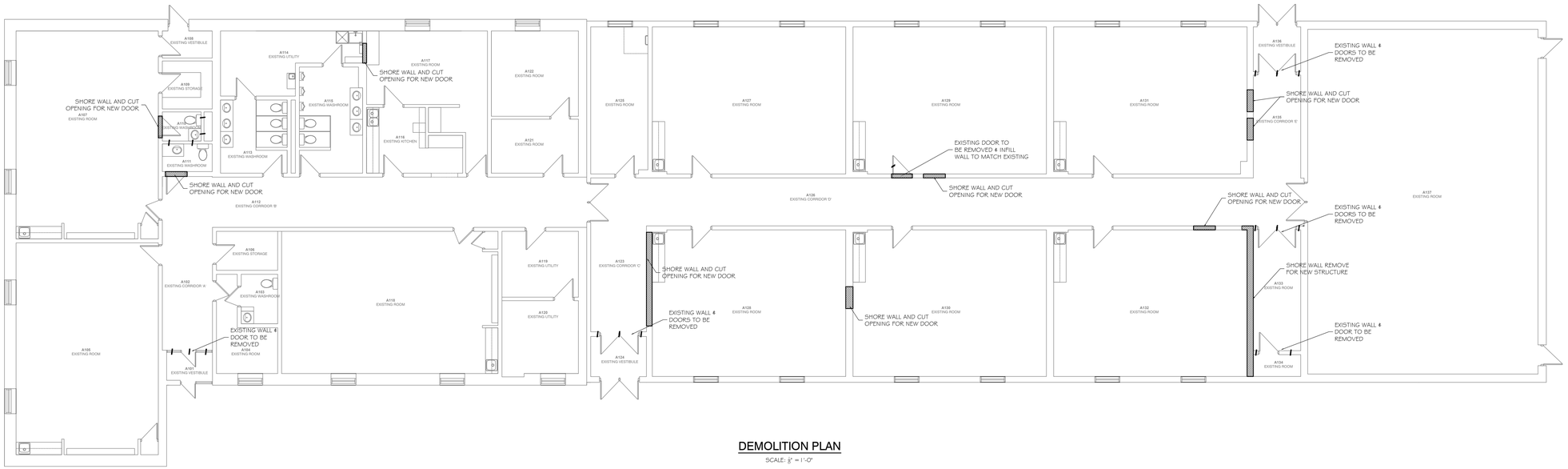
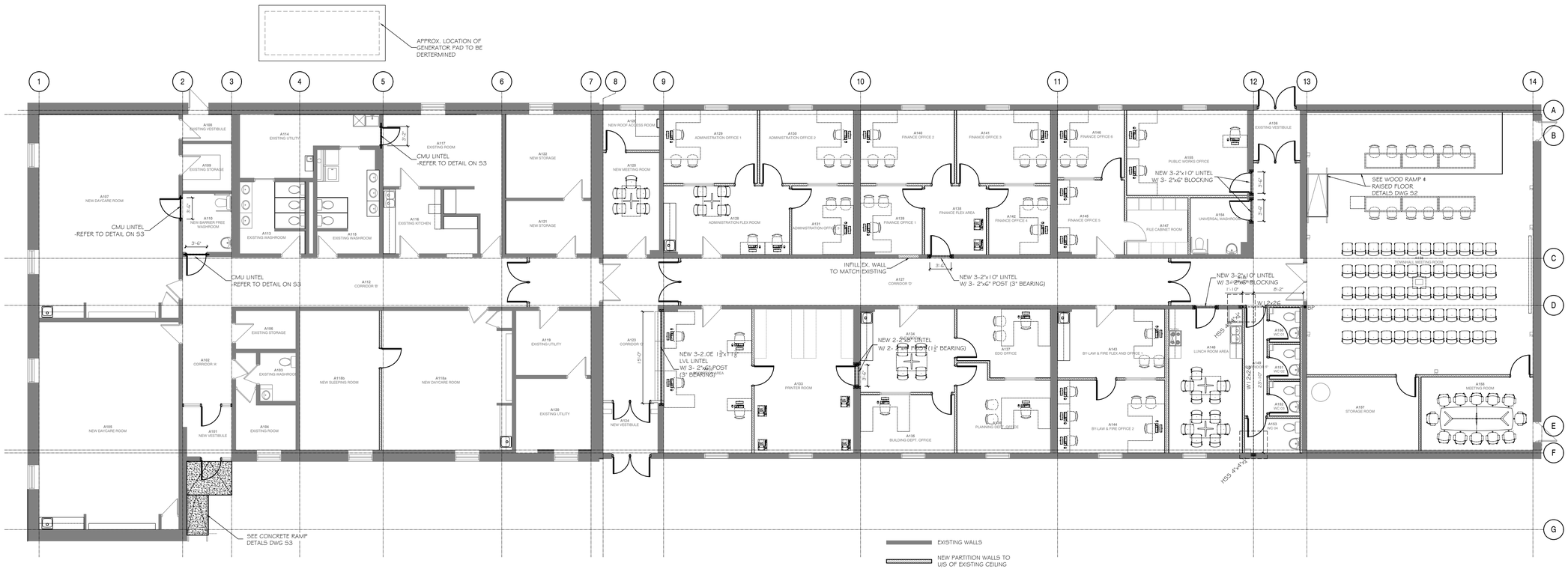
REV. DATE:5/24/2024



DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



STRUCTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

No.	By	Date	Revisions
4	B.O'B	2023 02 26	FOR TENDER/PERMIT
3	B.O'B	2023 02 14	FINAL REVIEW
2	B.O'B	2023 01 26	FOR COORDINATION
1	B.O'B.	2023 12 12	FOR REVIEW

NORTH

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
B. D. CAMPBELL
100172021
2024 03 07
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT MUNICIPAL OFFICE

57 COCKBURN STREET, BERWICK, ONTARIO

Drawing Title:

DEMOLITION PLAN PROPOSED PLAN

Design:	Checked:	Approved:	Project No.:
BDC	BDC		11200
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B.O'B.	BDC	2023 12 12	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

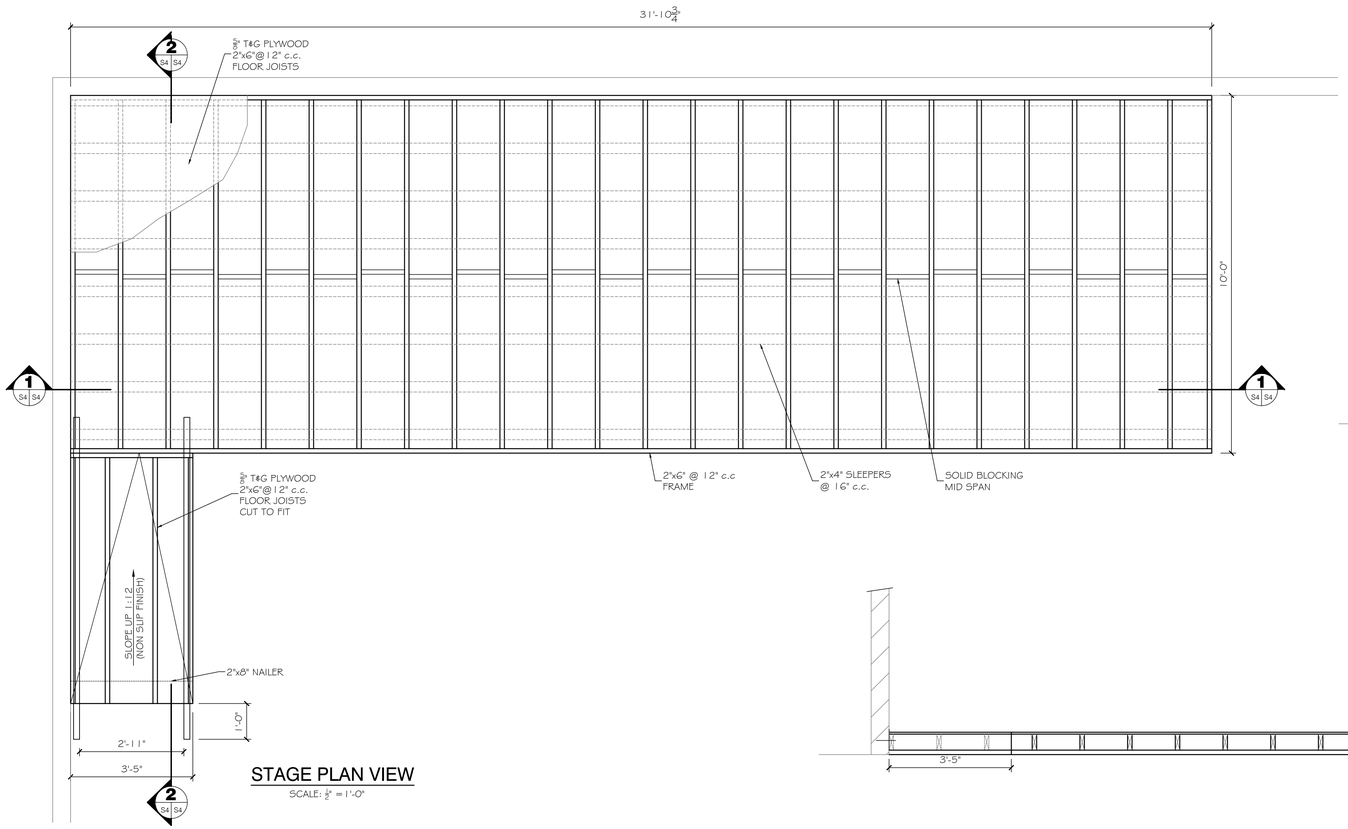
Drawing No.:

S1

REV. DATES:2/4/2024

ROOFTOP UNIT FRAMING PLAN

SCALE: $\frac{1}{8}$" = 1'-0"



STAGE PLAN VIEW

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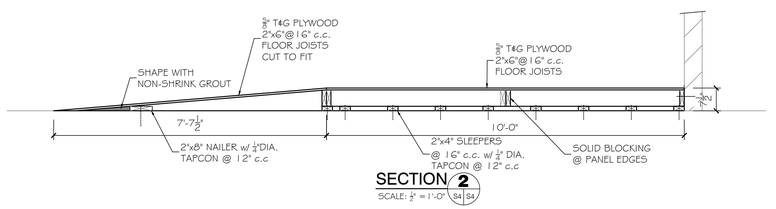

SECTION 2

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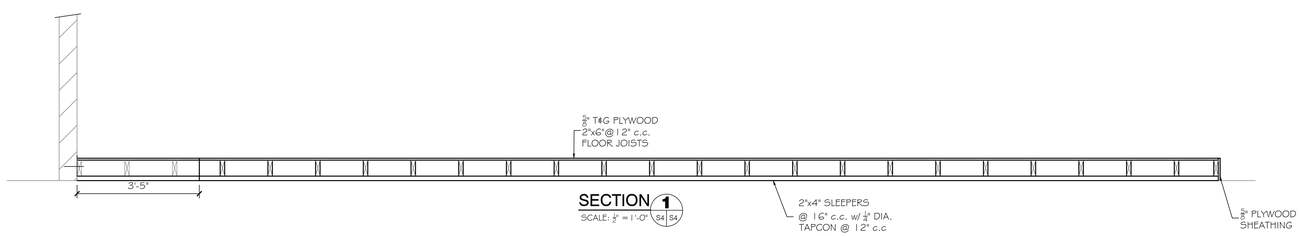


SECTION 1

SCALE: $\frac{1}{2}$" = 1'-0" (S4 S4)

4	B.O'B	2023 02 26	FOR TENDER/PERMIT
3	B.O'B	2023 02 14	FINAL REVIEW
2	B.O'B	2023 01 26	FOR COORDINATION
1	B.O'B.	2023 12 12	FOR REVIEW
No.	By	Date	Revisions

NORTH
PROJECT

LICENSED PROFESSIONAL ENGINEER
B. D. CAMPBELL
100172021
2024 03 07
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT
MUNICIPAL OFFICE

57 COCKBURN STREET,
BERWICK, ONTARIO

Drawing Title:

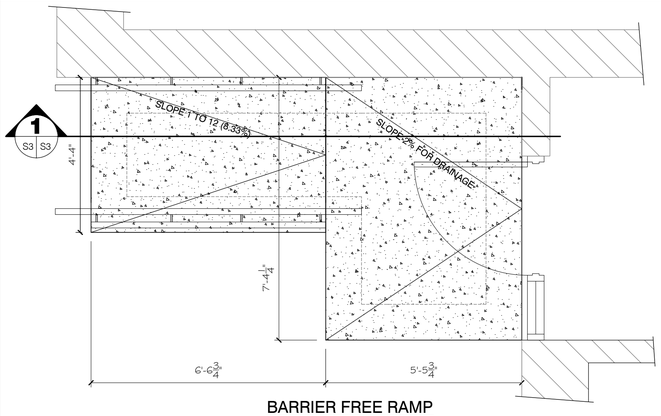
ROOF FRAMING PLAN
AND STAGE
CONSTRUCTION DETAILS

Design:	Checked:	Approved:	Project No.:
BDC	BDC		11200
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2023 12 12	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

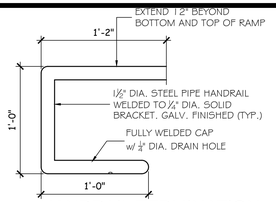
Drawing No.:
S2

REV. DATES:24/2024



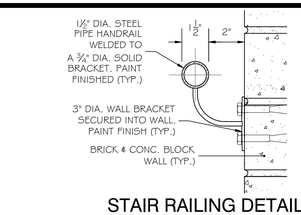
BARRIER FREE RAMP PLAN VIEW

SCALE: ¼" = 1'-0"



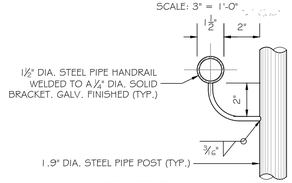
HANDRAIL TERMINATION DETAIL AT RAMP

SCALE: 1½" = 1'-0"



STAIR RAILING DETAIL

SCALE: 3" = 1'-0"



STAIR RAILING DETAIL

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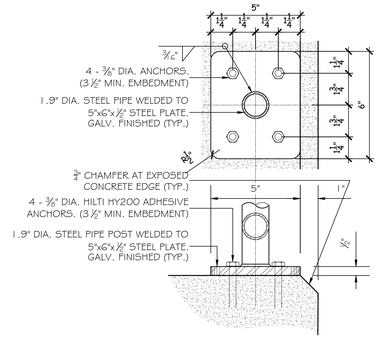

TYP. RAILING BASE PLATE DETAIL

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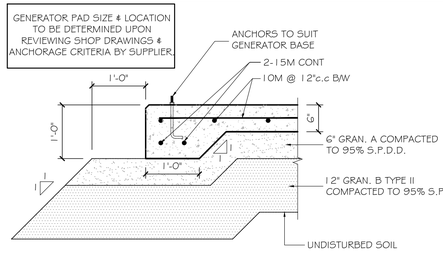
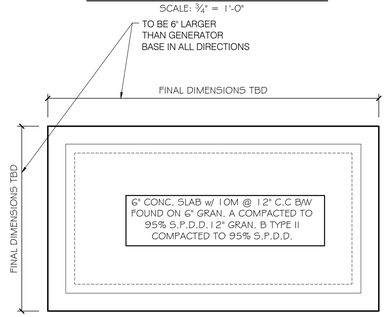


GENERATOR PAD SECTION

SCALE: ¾" = 1'-0"



GENERATOR PAD

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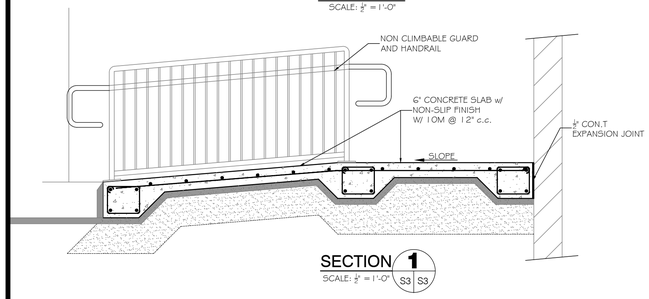

SECTION 1

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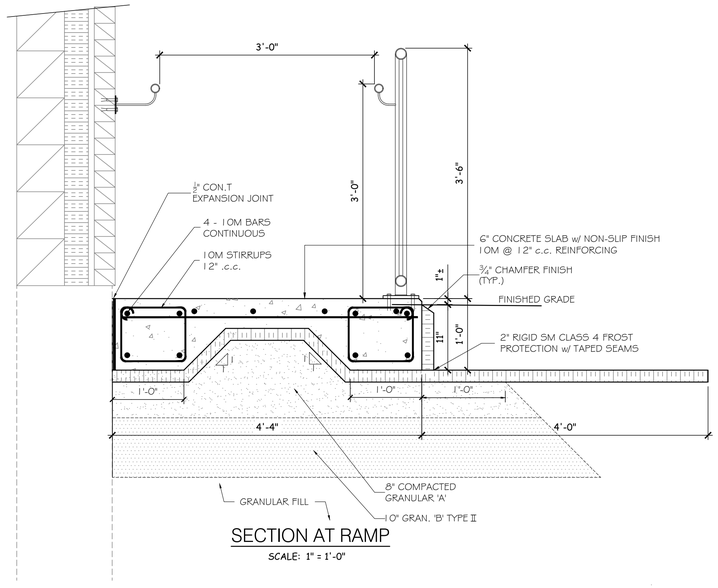
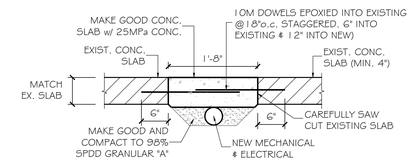


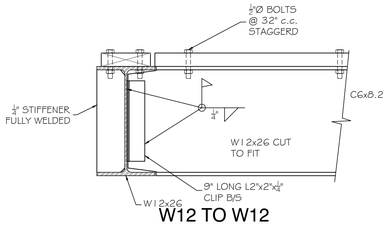
SECTION AT RAMP

SCALE: 1" = 1'-0"



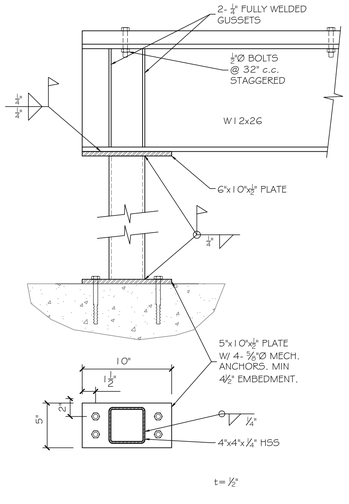
POWER & DATA TRENCH DETAIL

SCALE: ¾" = 1'-0"



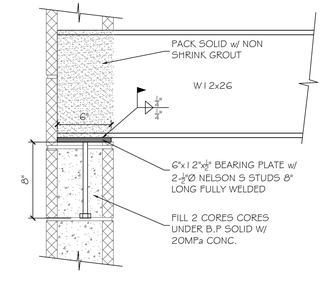
W12 TO W12 CONNECTION

SCALE: 1½" = 1'-0"



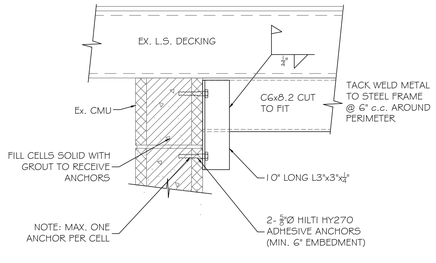
TYP. BASE PLATE

SCALE: ½" = 1'-0"



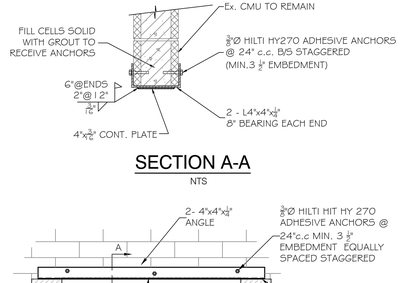
MASONRY BEAM POCKET DETAIL

SCALE: 1½" = 1'-0"



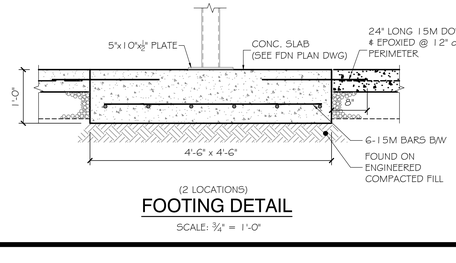
C6 TO MASONRY CONNECTION DETAIL

SCALE: 1½" = 1'-0"



SECTION A-A

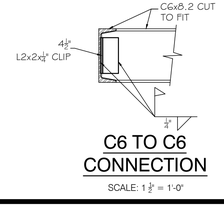
NTS



(2 LOCATIONS)

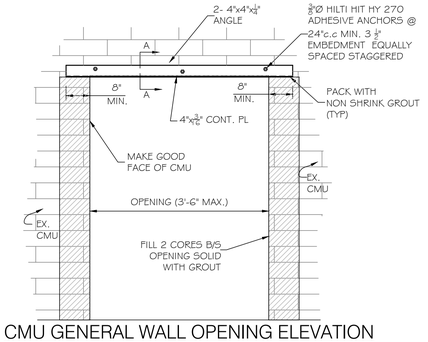
FOOTING DETAIL

SCALE: ¾" = 1'-0"



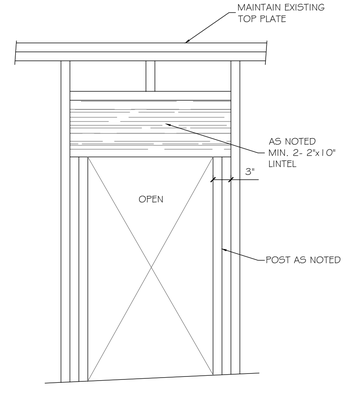
C6 TO C6 CONNECTION

SCALE: 1½" = 1'-0"



CMU GENERAL WALL OPENING ELEVATION

SCALE: ½" = 1'-0"



GENERAL WOOD WALL OPENING DETAIL

N.T.S.

No.	By	Date	Revisions
4	B.O'B	2023 02 26	FOR TENDER/PERMIT
3	B.O'B	2023 02 14	FINAL REVIEW
2	B.O'B	2023 01 26	FOR COORDINATION
1	B.O'B.	2023 12 12	FOR REVIEW

NORTH PROJECT

LICENSED PROFESSIONAL ENGINEER B. D. CAMPBELL 100172021 2024 03 07 PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT MUNICIPAL OFFICE

57 COCKBURN STREET, BERWICK, ONTARIO

Drawing Title:

CONDTRUCTION DETAILS

Design:	Checked:	Approved:	Project No.:
BDC	BDC		11200
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2023 12 12	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:

S3

REV. DATE:5/24/2024

TOWN HALL RENOVATION

TOWNSHIP OF NORTH STORMONT

1.	ISSUED FOR TENDER/ PERMIT
NO.	DESCRIPTION
REVISIONS	

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St, Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE 8226

SHEET TITLE

COVER PAGE/ ARCHITECTURAL DRAWING LIST/ MATERIAL SPECS/ OBC MATRIX

SHEET NO.	DRAWN BY	CHECKED
A000	AW	AW
	SCALE	N.T.S.

Name of Practice:
ALEX WARWICK ARCHITECT
ALEX WARWICK
ALEX@WARWICKDESIGNSTUDIO.COM
(416) 697-3008

Name of Project:
TOWNHALL RENOVATIONS FOR NORTH STORMONT

Location:
57 COCKBURN ST., BERWICK ONTARIO

Item	Ontario Building Code Data Matrix Parts 3 or 9		Building Code Reference: References are to Division B unless noted [A] for Division A or [C] for Division C.		
				☒ Part 3	☐ Part 9
1	Project Description:	☐ New ☐ Addition ☒ Change of Use ☒ Alteration	11.1 to 11.4	1.1.2. [A]	1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s)	ASSEMBLY (A2), BUSINESS (D)		3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing 1365 SQ. M. New 0 SQ. M. Total 1365 SQ. M.		1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area	Existing 1365 SQ. M. New 0 SQ. M. Total 1365 SQ. M.		1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys	Above grade 1 Below grade 0		1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access	1 - EXISTING TO REMAIN		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification	3.2.2.25 GROUP A, DIVISION 2, UP TO 2 STOREYS		3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed	☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☒ not required N/A EXISTING		3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required	N/A EXISTING	☐ Yes	☐ No	3.2.9.	N/A
10	Fire Alarm required		☒ Yes	☐ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate	N/A EXISTING	☐ Yes	☐ No	3.2.5.7.	N/A
12	High Building		☐ Yes	☒ No	3.2.6.	N/A
13	Construction Restrictions	☐ Combustible permitted ☐ Non-combustible required ☒ Both			3.2.2.20.-.83	9.10.6.
	Actual Construction	☐ Combustible ☐ Non-combustible ☒ Both				
14	Mezzanine(s) Area m²	N/A EXISTING			3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on	☐ m²/person ☒ design of building			3.1.17.	9.9.1.3.
	Basement:	Occupancy N/A Load ____ persons				
	1st Floor	Occupancy A2/D Load 166 persons				
	2nd Floor	Occupancy N/A Load ____ persons				
	3rd Floor	Occupancy N/A Load ____ persons				
	(Additional floor areas continued on last page)					
16	Barrier-free Design	☒ Yes ☐ No (Explain)			3.8.	9.5.2.
17	Hazardous Substances	☐ Yes ☒ No			3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

18 Required Fire Resistance Rating (FRR)

	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)	3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9.
Floors	N/A Hours	N/A - EXISTING TO REMAIN		
Roof	3/4 Hours	N/A - EXISTING TO REMAIN		
Mezzanine	N/A Hours	N/A - EXISTING TO REMAIN		
	FRR of Supporting Members	Listed Design No. Or Description (SG-2)		
Floors	N/A Hours	N/A - EXISTING TO REMAIN		
Roof	3/4 Hours	N/A - EXISTING TO REMAIN		
Mezzanine	N/A Hours	N/A - EXISTING TO REMAIN		

19 Spatial Separation – Construction of Exterior Walls 3.2.3. 9.10.14.

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
North	N/A - EXISTING TO REMAIN									
South	N/A - EXISTING TO REMAIN									
East	N/A - EXISTING TO REMAIN									
West	N/A - EXISTING TO REMAIN									

20 Plumbing Fixture Requirements

			Building Code Reference: ☒ Part 3	☐ Part 9
Male/Female Count @ 50 %/ 50 %, except as noted otherwise	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided
Basement: Occupancy N/A				
Occupancy N/A				
1st Floor: Occupancy DAYCARE (CHILDREN)	49 (DESIGN)	3.7.4.3.I	5	5	3.7.4.3.I
Occupancy DAYCARE (STAFF)	14 (DESIGN)	3.7.4.3.A	2	2	3.7.4.3.A
Occupancy OFFICE	18 (DESIGN)	3.7.4.7	2	2	3.7.4.7
Occupancy TOWNHALL	85 (DESIGN)	3.7.4.3.A	3	3	3.7.4.3.A
(Adjust as Required for Additional Floors or Occupancies)				

21 Other (describe) _____

15 (Occupant Load - Continued)

_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons
_____Floor	Occupancy _____	Load_____ persons

ARCHITECTURAL MATERIAL SPECIFICATIONS

1) SELECTIVE DEMOLITION
A) DEMOLITION OPERATIONS: DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT INCLUDED ON SCHEDULE OF SALVAGE ITEMS TO BE RETURNED TO OWNER. STORAGE OR SALE OF ITEMS AT PROJECT SITE IS PROHIBITED.
B) UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES IN BUILDINGS TO BE DEMOLISHED. WHERE EXISTING UTILITIES ARE REQUIRING MODIFICATION FOR THE NEW WORK, CUT AND PATCH AS REQUIRED FOR THE NEW WORK AND BRING EXISTING UTILITY BACK TO EXISTING CONDITION.
C) SHORING AND BRACING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING AND BRACING.

2) FRAMING (STUDS, TRACKS, BLOCKING), SEE PLAN FOR SIZES
A) **METAL STUDS** - SSMA STUD PROFILE (OR EQUAL), C-SHAPED OR HAT CHANNEL FURRING (SEE DRAWINGS), PUNCHED FOR UTILITY ACCESS.
B) **METAL TRACKS** - SSMA STUD TRACK PROFILE (OR EQUAL), SAME GAGE AND DEPTH AS STUDS, UNPUNCHED.
C) **WOOD STUDS** - SOLID WOOD SPF "2 BY" MATERIAL AS NOTED OR REQUIRED.
D) **WOOD BLOCKING** - SUPPLY AND INSTALL WOOD BLOCKING WITHIN WALLS AS REQUIRED (¾" PLYWOOD OR SOLID WOOD BLOCKING WHERE NEEDED)
E) INSTALLATION AND FASTENERS AS PER METAL FRAMING MANUFACTURER GUIDELINES. FRAMING AS REQUIRED AROUND EXISTING BUILDING ELEMENTS FOR NEW WORK.

3) DRYWALL/ INSULATION
A) UNLESS OTHERWISE NOTED ON PLANS USE ½" STANDARD GYPSUM BOARD
B) AS INDICATED FOR ALL FIRE SEPARATIONS, USE ⅝" TYPE X GYPSUM BOARD
C) AS INDICATED FOR ALL "WET" AREAS INCLUDING BATHROOMS AND KITCHEN, USE ½" WATER RESISTANT DRYWALL (GREEN BOARD)
E) WHERE INDICATED USE ROCKWOLL "SAFE 'N' SOUND" FOR ALL BETWEEN STUD INTERIOR INSULATION (ACOUSTIC AND FIRE RATED)
TAPE/ MUD/ SAND (REPEAT AS NEEDED) ALL JOINTS AND FASTENERS HOLES TO ACHIEVE LEVEL 4 FINISH READY FOR PRIME AND PAINT.

4) FINISHES
A) **ACOUSTIC CEILING TILE CEILING SYSTEM** - SUSPENSION SYSTEM, EXPOSED "T" BAR 24"X48" GRID SYSTEM "PRELUDE" BY ARMSTRONG
COMMERCIAL CEILING PANELS - 24"X48"X⅝" BEVELED EDGE "CIRRUS" COLOUR "WHITE" BY ARMSTRONG OR APPROVED EQUAL
B) **DRYWALL CEILING SYSTEM** - SUSPENDED COLD ROLLED FRAMING (CARRIER CHANNEL, FURRING CHANNEL) BY CGC OR APPROVED EQUAL. SEE DRAWINGS FOR EXTENT.
C) **PORCELAIN FLOOR TILE** - JET BLACK, MATTE, 12"X24", REGAL SERIES, BY OLYMPIA TILE. SUPPLY AND INSTALL UNCOUPLING MEMBRANE BELOW TILE - SCHLUTER DITRA OR APPROVED EQUAL. ALL TILES TO BE INSTALLED WITH LEVELING CLIPS TO ENSURE NO "LIPPAGE" BETWEEN TILES.
D) **PORCELAIN TILE BASE** - JET BLACK, MATTE, 12"X24", REGAL SERIES, BY OLYMPIA TILE.
E) **VINYL COMPOSITE TILE (VCT)** - PATCH TO MATCH EXISTING. FOR PRICING ASSUME SELECTION FROM STANDARD EXCELON IMPERIAL TEXTURE BY ARMSTRONG FLOORING. PROVIDE SAMPLES FOR CLIENT APPROVAL PRIOR TO INSTALLATION.
F) **TERRAZZO** - CEMENT TERRAZZO PATCH TO MATCH EXISTING. GENERAL CONTRACTOR RESPONSIBLE TO VIEW SITE PRIOR TO SUBMITTING A BID TO VERIFY EXISTING TERRAZZO TO ADEQUATELY PRICE COST TO PATCH TO MATCH EXISTING FOR TENDERING PURPOSES. A SKILLED TERRAZZO COMPANY/ INSTALLER IS A REQUIREMENT UNDER THIS CONTRACT FOR THE SUPPLY AND INSTALL DURING CONSTRUCTION. PROVIDE 12" X 12" MOCK-UP FOR CLIENT APPROVAL PRIOR TO INSTALLATION.
G) **HIGH TRAFFIC CARPET TILE** - 106951 CHARCOAL, OPEN AIR 408 BY INTERFACE FULLY ADHERED TO FLOOR
H) **RUBBER BASE** - FLAGSTONE R4195 BY ARMSTRONG FLOORING, 4" HIGH X 1/8" THICK WITH TOE
I) **PAINT** - PREPARE ALL SURFACES (NEW OR EXISTING WALLS) READY FOR PAINT FINISH. REFER TO ROOM FINISH SCHEDULE FOR PAINT COLOURS
- **WALLS,** ONE COAT PRIMER - SEALER, TWO COATS SATIN FINISH
- **CEILINGS,** ONE COAT PRIMER - SEALER, TWO COATS FLAT
- **DOORS AND FRAMES,** ONE COAT SPOT PRIMER, ONE COAT ENAMEL UNDERCOAT, TWO COATS SEMI-GLOSS ENAMEL.
ALL CEILING AND WALL PAINT TO BE BENJAMIN MOORE AURA SERIES (AURA BATH AND SPA FOR ALL WASHROOMS), DOORS AND FRAMES ENAMEL BENJAMIN MOORE.
REFER TO FINISH SCHEDULE FOR PAINT COLOURS AND ACCENT COLOUR WALL LOCATIONS.

ALL FINISHES TO BE SUPPLY + INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND HANDED OVER TO OWNER IN UNBLEMISHED MANNER.

PROVIDE SAMPLES FOR CLIENT APPROVAL PRIOR TO INSTALLATION FOR ALL FINISHES.

5) DOORS AND FRAMES
A) FRAMES - **HOLLOW METAL DOORS** - STANDARD DUTY COMPLETE WITH STANDARD HARDWARE AND THOSE SPECIFIED ON DOOR SCHEDULE. ALL HARDWARE TO BE COMMERCIAL GRADE, LEVER TYPE. EXTERIOR DOORS TO BE INSULATED (RIGID EXTRUDED POLYSTYRENE), THERMALLY BROKEN
B) DOORS - **HOLLOW METAL FRAMES** - 16 GA. AND AS SHOWN ON SCHEDULE. EXTERIOR FRAMES TO BE INSULATED (RIGID EXTRUDED POLYSTYRENE), THERMALLY BROKEN
C) HARDWARE - SUPPLY AND INSTALL COMMERCIAL GRADE HARDWARE AS SPECIFIED.

PROVIDE FIRE RATED DOOR/FRAME WHERE NOTED ON SCHEDULE COMPLETE WITH FIRE RATED TAGS AND RELATED FIRE RATED HARDWARE. ALL ACOUSTIC LISTED DOORS TO HAVE ACOUSTIC SOUND STRIPPING AND HARDWARE TO STC 48 (MIN).

6) WINDOWS
A) FRAMES - **HOLLOW METAL** - 16 GA. AS SHOWN ON SCHEDULES COMPLETE WITH ALL STANDARD COMPONENTS. EXTERIOR TO BE INSULATED, THERMALLY BROKEN.
- ALUMINUM - ALUMINUM RECEPTION WINDOW FRAMING COMPLETE WITH ALL STANDARD COMPONENTS
B) WINDOW - **INTERIOR** - SINGLE PANE TEMPERED GLASS FOR ALL INTERIOR GLASS WINDOWS. CUT-OUTS AND COMPONENTS AS SHOWN ON SCHEDULES AND AS REQUIRED TO EXECUTE WORK AS SHOWN.
- EXTERIOR - DOUBLE PANE INSULATED GLAZING UNIT TEMPERED GLASS FOR ALL EXTERIOR WINDOWS. LOW "E" AND ARGON GAS FILLED. UNITS TO PROVIDE A MAX U FACTOR OF 1.42 (AI) 0.25 (IP)

7) MILLWORK
A) ALL MILLWORK TO BE COMMERCIAL GRADE, PLYWOOD CORE. SEE MILLWORK DETAILS.
B) ALL EXPOSED CABINET FINISH TO BE PRESSURE LAMINATE "BURNT STRANT" 6307 MATTE BY FORMICA
C) ALL INTERIOR CABINET FINISH (INSIDE CABINETS) TO HAVE MELAMINE FINISH.
D) ALL COUNTER-TOPS TO TO BE WHITE COLORCORE 2 LAMINATE MATTE 58 BY FORMICA. BEVEL ALL CHANGES IN SURFACE PLANE, FINISH ALL EXPOSED EDGES. PROVIDE 4" TALL BACKSPLASH (ON ALL ADJACENT WALLS) AROUND ALL SINK COUNTERS TO MATCH COUNTER SPECIFICATION.
E) DOOR PULLS TO BE BRUSHED CHROME "D" TYPE
F) ALL HINGES TO BE FULLY CONCEALED 107 DEGREE, MODULAR OPENING, SELF/ SOFT CLOSING
G) ALL DRAWER GLIDES TO BE BALL BEARING TYPE, FULL EXTENSION, SELF/ SOFT CLOSING.
H) SOLID OAK WOOD WHERE SPECIFIED TO BE SOLID WHITE OAK SANDED AND SEALED WITH ALL FINISHING NAIL/ FASTENING HOLES FILLED TO MATCH.
I) ALL SUPPORTING BRACKETS/ SUPPORTING HARDWARE TO BE BLACK UNLESS OTHERWISE NOTED AND SUITABLE FOR APPLICATION DESIGNED.

8) WASHROOM ITEMS
A) **SOAP DISPENSER** BOBRICK MODEL NO. B-2111 (STAINLESS STEEL)
B) **GRAB BARS** BOBRICK SERIES "**L**" **TYPE** B-6106.99/ **WALL MOUNT SWING DOWN TYPE** B-4998/ **BACK HORIZONTAL** B-6806
C) **TOILET PAPER DISPENSER** SUPPLY BY OWNER, INSTALLED BY CONTRACTOR
D) **WASTE RECEPTACLE** BOBRICK MODEL B-9279 (STAINLESS STEEL) (1 FOR EACH WASHROOM) - WALL MOUNTED
E) **SANITARY NAPKIN DISPOSAL** BOBRICK MODEL B-270 (STAINLESS STEEL) (1 FOR EACH GENDER NEUTRAL WASHROOM, 1 PER FEMALE STALL). CONFIRM EXACT LOCATION BESIDE TOILET WITH CLIENT PRIOR TO BOARDING UP WALL TO ENSURE ADEQUATE BLOCKING
F) **COAT HOOK** BOBRICK MODEL B6707 (SATIN)
G) **SHELF** BOBRICK MODEL B-295 X 18 (STAINLESS STEEL)
H) **PAPER TOWEL DISPENSER** BOBRICK MODEL B-722860
I) **MIRROR (GENERAL WASHROOM)** BOBRICK MODEL B-290 1836 (STAINLESS STEEL)
J) **MIRROR (UNIVERSAL WASHROOM)** BOBRICK MODEL B-293 1836 (STAINLESS STEEL) TILTED MIRROR

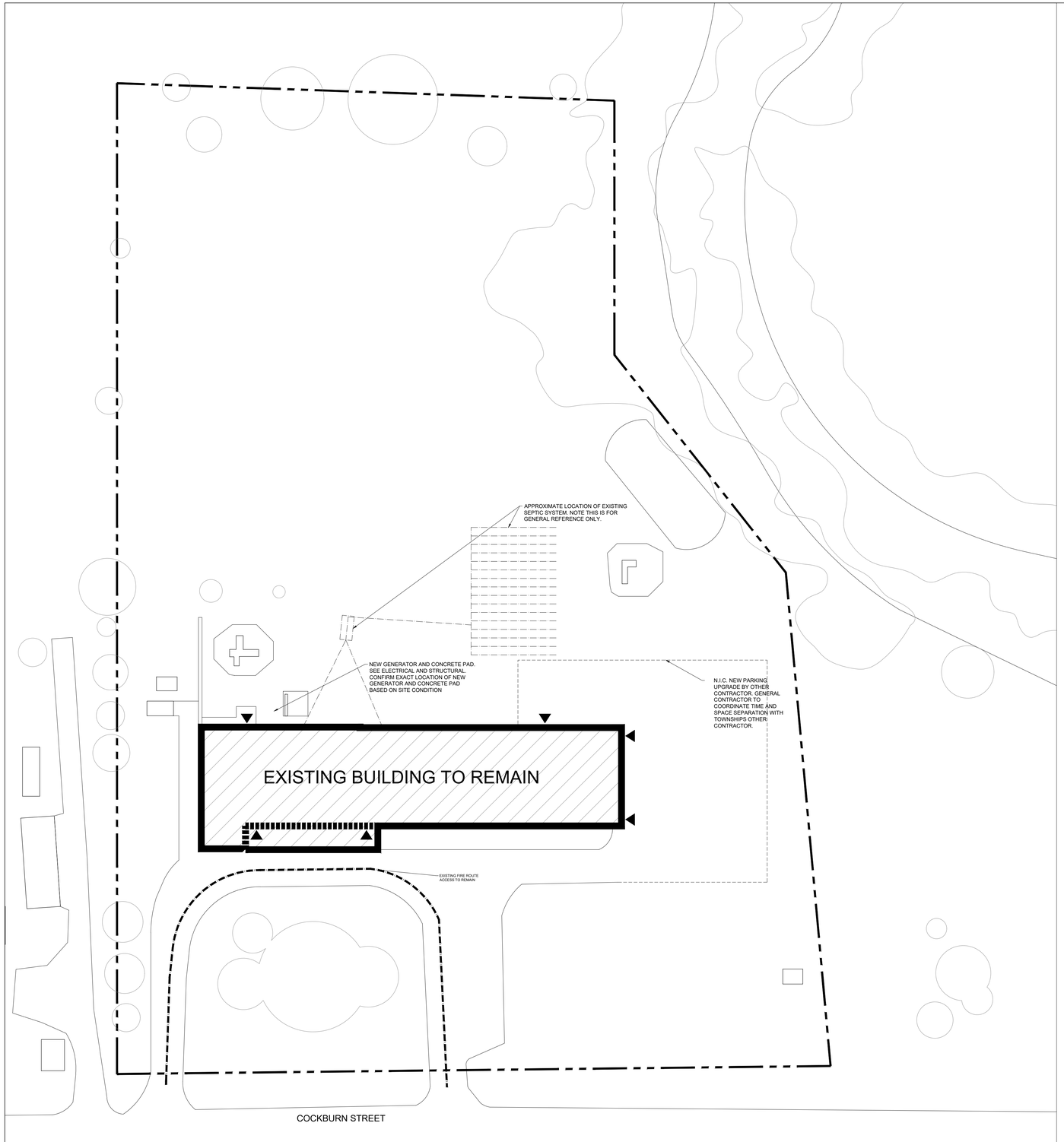
GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE WOOD BLOCKING IN EXISTING AND NEW WALLS AS REQUIRED FOR ALL WALL MOUNTED FIXTURES. COORDINATE ON SITE WITH OWNER FOR EXACT LOCATIONS PRIOR TO BOARDING UP WALLS (REFER TO INTERIOR ELEVATIONS FOR REQUIRED ONTARIO BUILDING CODE MOUNTING HEIGHTS).

9) ROOFING
A) PATCH AND REPAIR ALL EXISTING ROOF ASSEMBLIES IMPACTED BY NEW WORK AND CONSTRUCTION. SUPPLY AND INSTALL NEW ROOFING CURBS FOR ALL NEW ROOF TOP UNITS. ALL NEW ROOFING TO PROVIDE ADEQUATE SLOPE TO EXISTING DRAINS, CONTINUITY OF VAPOUR BARRIER, INSULATION, MISC. BLOCKING, ROOF STRUCTURE, AND WATER TIGHT HOT APPLIED MODIFIED BITUMEN ROOFING MEMBRANE LAPPING OVER EXISTING ROOFING AT ALL JUNCTIONS. ALL ROOFING INSTALLATION TO BE COMPLETED UNDER INDUSTRY STANDARD DUTY OF CARE.

10) MISC.
A) CAST-IN-PLACE COLOUR CONTRAST INSERT - SUPPLY AND INSTALL A COLOUR CONTRASTING INSERT CAST INTO NEW CONCRETE ALONG EDGES OF LANDINGS AND THE TOP AND BOTTOM OF RAMP. PRODUCT TO BE KINESIK ECOGLO S SERIES CAST IN PLACE INSERTS CLEAR ANODIZED ALUMINUM STANDARD BLACK NON-SLIP S1071

10) EXECUTION OF THE WORK
A) ALL OF THE WORK TO BE COMPLETED AS PER MANUFACTURER GUIDELINES AND INDUSTRY STANDARD INSTALLATION PRACTICES UNLESS OTHERWISE NOTED. SUPPLY AND INSTALL ALL REQUIRED BLOCKING, FASTENERS, ADHESIVES, TEMPORARY MEASURES, EQUIPMENT, TOOLS, LABOUR AND MATERIALS AND ALL OTHER ITEMS REQUIRED TO COMPLETE THE WORK. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE SITE SECURITY AND SAFETY FROM START OF CONSTRUCTION TO SUBSTANTIAL PERFORMANCE "HAND-OVER". DURING ANY DEFICIENCY RECTIFICATION AFTER HAND-OVER, THE GENERAL CONTRACTOR IS TO CONFIRM AND RECEIVE APPROVAL FROM OWNER THE WORK AREA LOCATION AND TIMEFRAME WHEN WORK WILL BE COMPLETED AND ENSURE SITE SPECIFIC SAFETY AND SECURITY IS ALSO BEING MAINTAINED.
B) GENERAL CONTRACTOR IS RESPONSIBLE TO SUBMIT WRITTEN QUESTION(S) DURING TIME OF TENDERING/ BIDDING IF IT IS BELIEVED THAT THERE IS/ARE MISSING INFORMATION PREVENTING A PROPER AND COMPLETE BID. IT WILL NOT BE ACCEPTABLE FOR THE GENERAL CONTRACTOR TO ADVISE THE CONSULTANT TEAM/ OWNER THAT INFORMATION WAS NOT PROVIDED DURING TIME OF TENDER/ BID THAT DURING CONSTRUCTION IS RESULTING IN AN ADDITIONAL CHANGE TO CONTRACT PRICE OR TIME.
C) GENERAL CONTRACTOR TO NOTE THE EXISTING BUILDING IS COMPOSED OF 2 DIFFERENT STRUCTURES/ BUILDINGS THAT BOTH HAVE DIFFERENT SITE CONDITIONS AS IT RELATES WITH THE NEW WORK. THE ORIGINAL BUILDING IS NOTED AS "NORTH BUILDING" AND THE LATER EXISTING ADDITION IS NOTED AS "SOUTH BUILDING". REFER TO FLOOR PLAN FOR EXTENT. SOUTH BUILDING HIGH CEILING IS 45MM FIRE RATED AND ANY WORK PENETRATING THAT HIGH CEILING MUST BE SMOKE SEALED AND FIRE STOPPED - PATCH AND REPAIR EXISTING 45MM FIRE RATED HIGH CEILING AS REQUIRED TO COMPLETE NEW WORK WITH 2 LAYERS OF ⅝" TYPE X DRYWALL.

ARCHITECTURAL DRAWING LIST



1 A001 SITE PLAN
SCALE: 1/32" = 1'-0"

LEGEND

EXISTING BUILDING TO REMAIN

EXISTING BUILDING ENTRANCE TO REMAIN

EXISTING PROPERTY LINE TO REMAIN (APPROXIMATE - FOR REFERENCE ONLY)

EXISTING FIRE ACCESS ROUTE TO REMAIN

EXISTING TREE(S) TO REMAIN

NOTES

- THIS DRAWING IS FOR GENERAL REFERENCE ONLY AND IS NOT TO BE CONFUSED WITH A SURVEY PLAN
- GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY, INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION FENCE PERIMETER AROUND ALL CONSTRUCTION WORK SITE ACTIVITIES. GENERAL CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING A BID AND ALLOW FOR CONSTRUCTION LAY-DOWN AREA/ SECURE HOARDING FENCE AREA SIZED AS THEY DEEM REQUIRED TO COMPLETE THE WORK AND CARRY ALL COSTS IN BASE BID.
- GENERAL CONTRACTOR IS RESPONSIBLE TO PATCH, REPAIR, MODIFY, REPLACE ALL EXISTING PROPERTY DAMAGED/ IMPACTED BY CONSTRUCTION AND RETURN PROPERTY BACK TO STATE PRIOR TO CONSTRUCTION STARTING.

ALL INFORMATION SHOWN ON THIS SITE PLAN IS FOR GENERAL REFERENCE ONLY AND SHOULD NOT BE CONFUSED WITH A SURVEY DRAWING.

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE
8226

NORTH

The contractor shall check and verify all dimensions and report all errors and ommissions to the architect and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

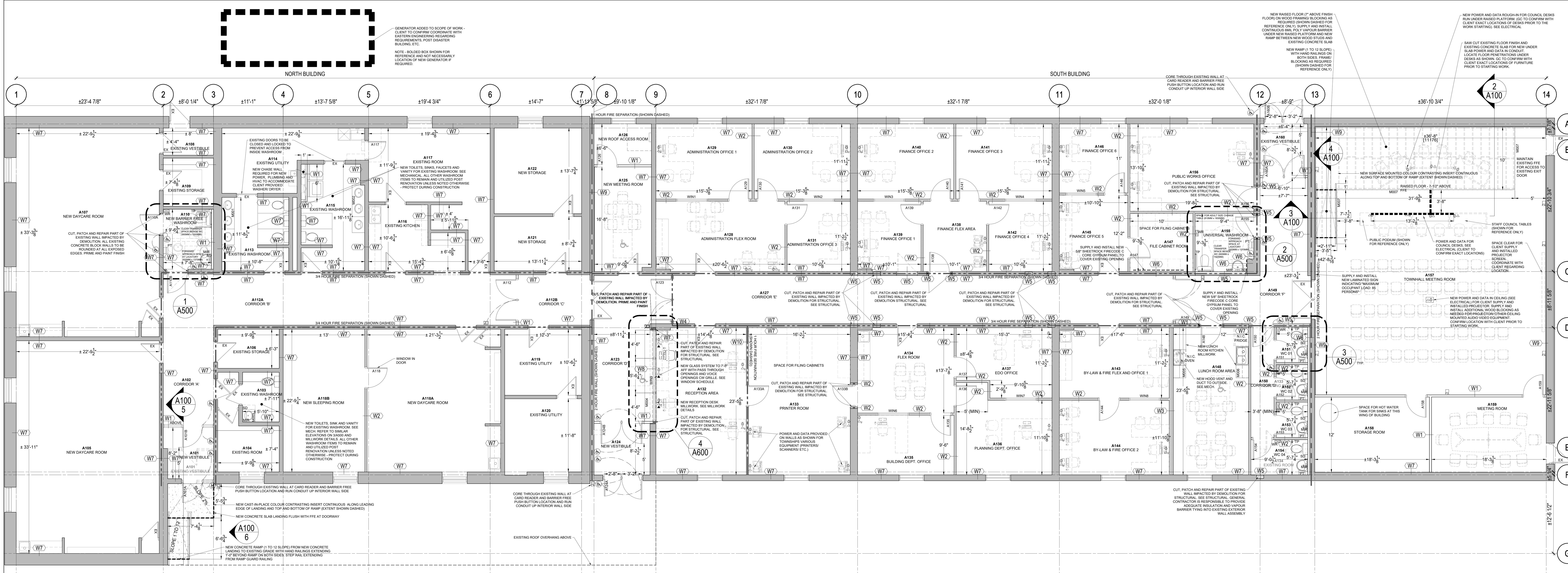
This drawing shall not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

SHEET TITLE

SITE PLAN

SHEET NO.	DRAWN BY	CHECKED
A001	AW	AW
	SCALE 1/32" = 1'-0"	



1 / A100 — OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- NEW DOOR AND FRAME. SEE DOOR TAG AND REFER TO DOOR SCHEDULE
- EXISTING DOOR AND FRAME TO REMAIN. EXISTING DOOR AND FRAMES TO BE HAVE SURFACE PREPARATION AND RECEIVE NEW PRIME AND PAINT
- EXISTING WALL TO REMAIN. PATCH AND REPAIR READY FOR NEW PRIME AND PAINT FINISH. MODIFY EXISTING WALLS AS REQUIRED TO PROVIDE WOOD BLOCKING WITHIN WALLS AS REQUIRED FOR ALL SPECIFIED WALL MOUNTED ITEMS, TYPICAL.
- WX — NEW WALL - SEE WALL TYPE SCHEDULE FOR ASSEMBLY. PROVIDE WOOD BLOCKING WITHIN WALLS AS REQUIRED FOR ALL SPECIFIED WALL MOUNTED ITEMS, TYPICAL.
- WIN6 — NEW WINDOW - PROVIDE ROUGH-OPENING BLOCKING WITHIN WALL FOR NEW WINDOW. SEE WINDOW SCHEDULE.
- C.R. — LOCATION OF NEW CARD READER TIED TO DOOR SECURITY SYSTEM - SEE ELECTRICAL
- NEW AUTOMATIC DOOR OPERATOR WITH BARRIER FREE PUSH BUTTONS. SEE ELECTRICAL
- ACCESSIBLE CLEAR SPACE
- EXISTING FURNITURE TO BE RELOCATED BY TOWNSHIP SHOWN DASHED FOR REFERENCE AND DESIGN COORDINATION.
- NEW OR EXISTING FIRE SEPARATION (SEE PLAN)
- NEW TOILET (SEE MECHANICAL). PROVIDE OBC COMPLIANT GRAB BARS AS SHOWN FOR ALL UNIVERSAL/ ACCESSIBLE WASHROOMS - SEE INTERIOR ELEVATIONS FOR LOCATIONS.
- NEW SINK (SEE MECHANICAL). PROVIDE BLOCKING/ CARRIER SYSTEM AS REQUIRED FOR SINK SPECIFIED BY MECHANICAL. PATCH AND REPAIR ANY EXISTING WALLS IMPACTED, PAINT FINISH.

M00X - NEW MILLWORK ITEM, SEE MILLWORK DETAILS
WINX - NEW WINDOW AND FRAME SYSTEM, SEE WINDOW SCHEDULE
PT - SUPPLY AND INSTALL NEW PAPER TOWEL DISPENSER. COORDINATE WITH OWNER ON MAKE AND MODEL.
SD - SUPPLY AND INSTALL NEW SOAP DISPENSER. COORDINATE WITH OWNER ON MAKE AND MODEL
MIR - SUPPLY AND INSTALL NEW MIRROR. TILTED MIRROR FOR UNIVERSAL AND ACCESSIBLE WASHROOMS
TP - SUPPLY AND INSTALL NEW TOILET PAPER DISPENSER. COORDINATE WITH OWNER ON MAKE AND MODEL.
WR - SUPPLY AND INSTALL NEW WASTE RECEPTACLE

N.I.C.- NOT IN CONTRACT

LEGEND - ELECTRICAL ITEMS SHOWN FOR INITIAL COORDINATION PURPOSES

- LOCATION OF NEW DUPLEX POWER OUTLET - SEE ELECTRICAL.

  NOTE ADDITIONAL POWER OUTLETS REQUIRED ALONG WALLS AS TYPICALLY SHOWN AND TO POWER VARIOUS EQUIPMENT. SPECIFIC LOCATION FOR WORK STATIONS AND/ OR OFFICE EQUIPMENT SHOWN ON THIS DRAWING FOR COORDINATION BUT DOES NOT REPRESENT ALL REQUIRED OUTLET LOCATIONS.
- LOCATION OF NEW DATA OUTLET - SEE ELECTRICAL
- LOCATION OF NEW DOUBLE DATA OUTLET - SEE ELECTRICAL
- LOCATION OF NEW TELEPHONE OUTLET - SEE ELECTRICAL
- C.R. — LOCATION OF NEW CARD READER TIED TO DOOR SECURITY SYSTEM - SEE ELECTRICAL
- P.A. — LOCATION OF PA SPEAKER (LOCATION ON PLAN FOR REFERENCE ONLY - FINAL LAYOUT TO BE CONFIRMED BE QUALIFIED CONSULTANT). COORDINATE WITH TOWNSHIP REGARDING UTILIZATION OF EXISTING EQUIPMENT AND ROUGH-IN REQUIREMENT - SEE ELECTRICAL

WALL TYPE SCHEDULE

W1
- ½" DRYWALL TO 6" ABOVE CEILING
- 2" x 4" STEEL STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- ½" DRYWALL TO 6" ABOVE CEILING

W2
- ½" DRYWALL TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 2" x 4" STEEL STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 3 ½" SOUND BATT INSULATION
- ½" DRYWALL TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)

NOTE - USE WATER RESISTANT DRYWALL IN ALL BATHROOM AND LUNCH ROOM AREA'S

W3
- ½" DRYWALL TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 2" x 4" STEEL STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 3 ½" SOUND BATT INSULATION
- 2" x 4" STEEL STUDS STAGGERED @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 3 ½" SOUND BATT INSULATION
- ½" DRYWALL TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)

NOTE - USE WATER RESISTANT DRYWALL IN LUNCH ROOM AREA'S

W4 — 1 HOUR FIRE RATED CONSTRUCTION - ULC DES W301 (NOTE, ¾ HR FIRE RATING REQUIRED BY CODE)
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 2" x 6" WOOD STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)

PATCH AND MAINTAIN 45MIN CEILING FIRE SEPARATION AT TOP OF SOUTH BUILDING NEW FIRE RATED WALLS

W5 — 1 HOUR FIRE RATED CONSTRUCTION - ULC DES W327 (NOTE, ¾ HR FIRE RATING REQUIRED BY CODE)
TO MATCH EXISTING
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 2" x 6" WOOD STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 3" MINERAL WOOL BATT BETWEEN STUDS
- RESILIENT CHANNEL ONE SIDE (CORRIDOR FACING SIDE) TO MATCH EXISTING CORRIDOR WALL THICKNESS
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)

PATCH AND MAINTAIN 45MIN CEILING FIRE SEPARATION AT TOP OF SOUTH BUILDING NEW FIRE RATED WALLS

W6
- EXISTING WALL TO REMAIN (SHOWN SHADED)
- NEW ½" DRYWALL ON EXISTING STUDS TO 6" ABOVE CEILING

NOTE - USE WATER RESISTANT DRYWALL IN ALL BATHROOM AND LUNCH ROOM AREA'S

W7
- EXISTING WALL TO REMAIN (SHOWN SHADED)
- PATCH EXISTING INTERIOR WALL AS REQUIRED TO ACHIEVE FLAT, UNIFORM WALL READY FOR FINISH FROM FLOOR TO NEW CEILING LOCATION

NOTE - EXISTING HOLES IN EXISTING WALL TO BE PATCHED AND REPAIRED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXTENT OF PATCHING PRIOR TO SUBMITTING BID.

THIS NOTE APPLIES TO ALL TYPES OF EXISTING WALL FINISHES IN EXISTING BUILDING - EXAMPLES; DRYWALL, PLASTER, CONCRETE BLOCK, BRICK, ETC.

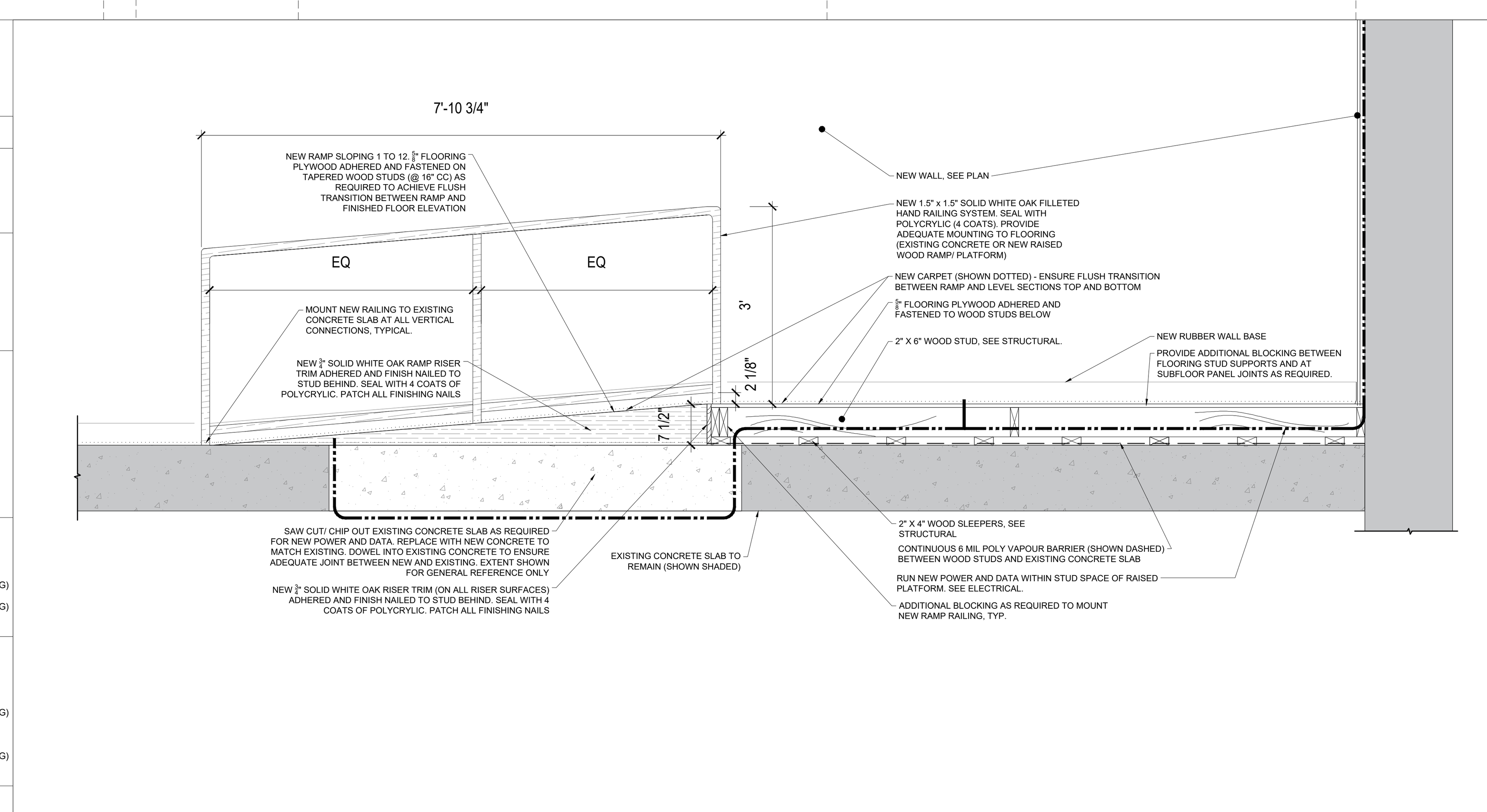
W8
- ½" DRYWALL TO 6" ABOVE NEW CEILING
- 2" x 6" STEEL STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- ½" DRYWALL TO 6" ABOVE NEW CEILING

W9
- ⅞" FURRING HAT CHANNEL @ 16" C.C. FASTENED TO EXISTING WALL
- ½" DRYWALL TO 6" ABOVE NEW CEILING

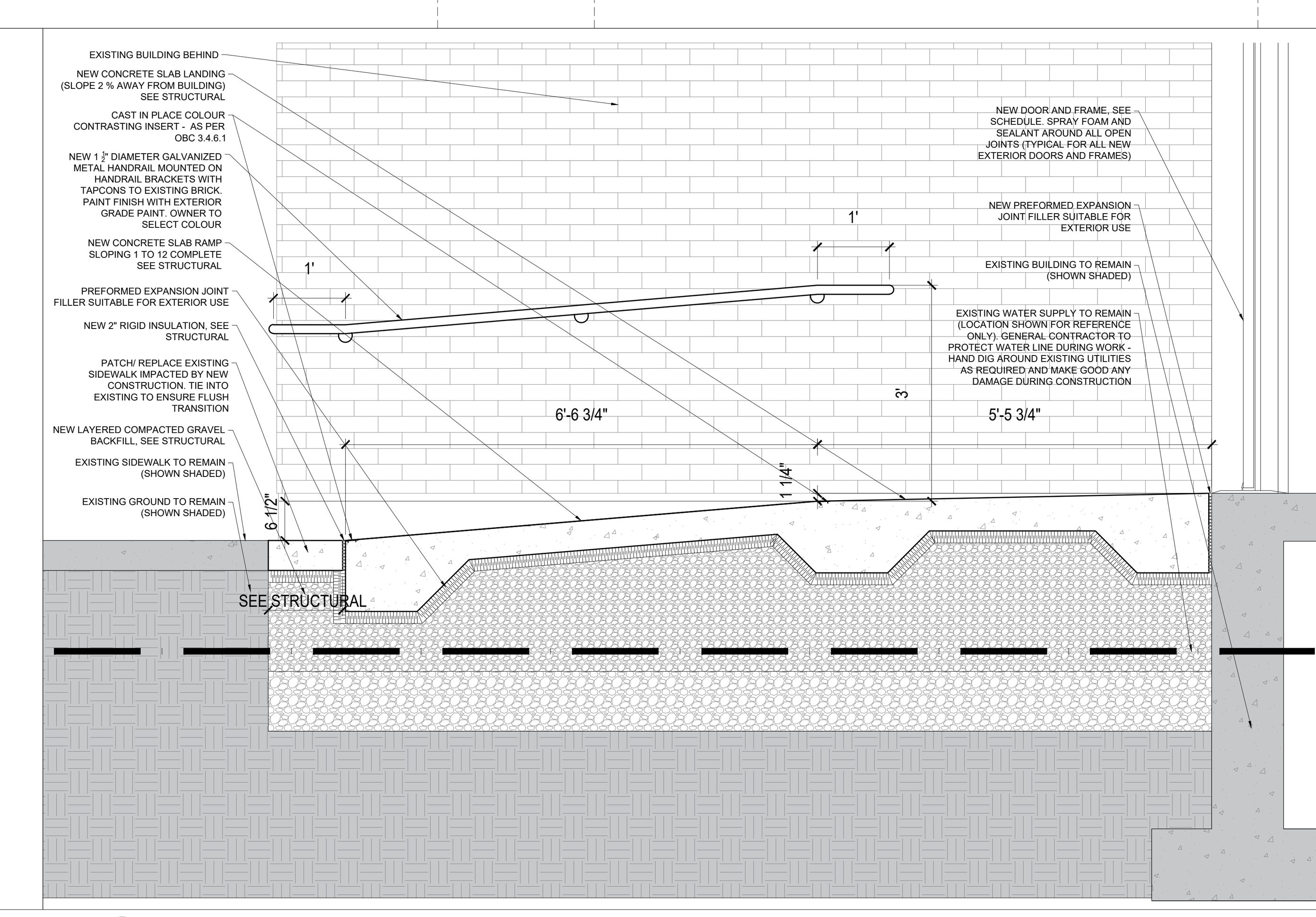
W10 — 1 HOUR FIRE RATED CONSTRUCTION - UL DES U407 (NOTE, ¾ HR FIRE RATING REQUIRED BY CODE)
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 2" x 4" STEEL STUDS @ 16" C.C. TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)
- 3" MINERAL WOOL BATT BETWEEN STUDS
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS TO UNDERSIDE OF EXISTING FIRE RATED DRYWALL HIGH CEILING (SOUTH BUILDING) OR EXISTING ROOF DECK (NORTH BUILDING)

PATCH AND MAINTAIN 45MIN CEILING FIRE SEPARATION AT TOP OF SOUTH BUILDING NEW FIRE RATED WALLS

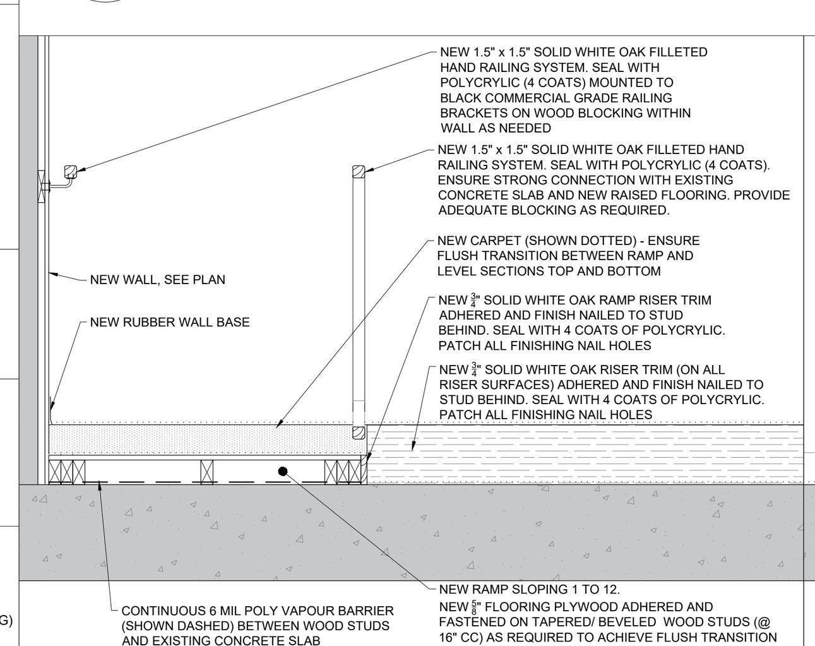
GENERAL NOTES
PATCH AND REPAIR EXISTING FIRE RATED CEILING AS REQUIRED. FRAME AROUND DUCTWORK/ OTHER BUILDING ITEMS AS REQUIRED. SEE DETAILS ON DRAWING A301.
COORDINATE WITH ENGINEERING DRAWINGS FOR ADDITIONAL DEMOLITION AND PATCHING OF EXISTING BUILDING AS REQUIRED TO COMPLETE NEW WORK.



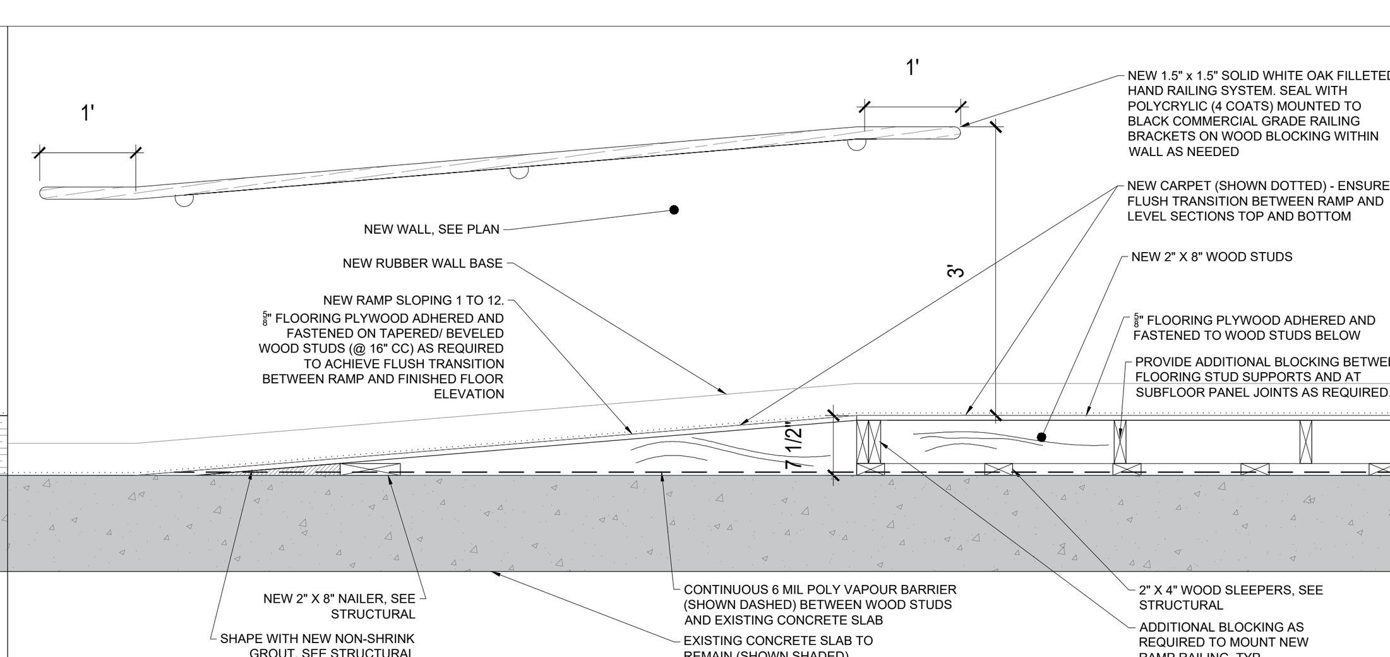
2 / A100 — RAISED PLATFORM SECTION DETAIL
SCALE: 1/2" = 1'-0"



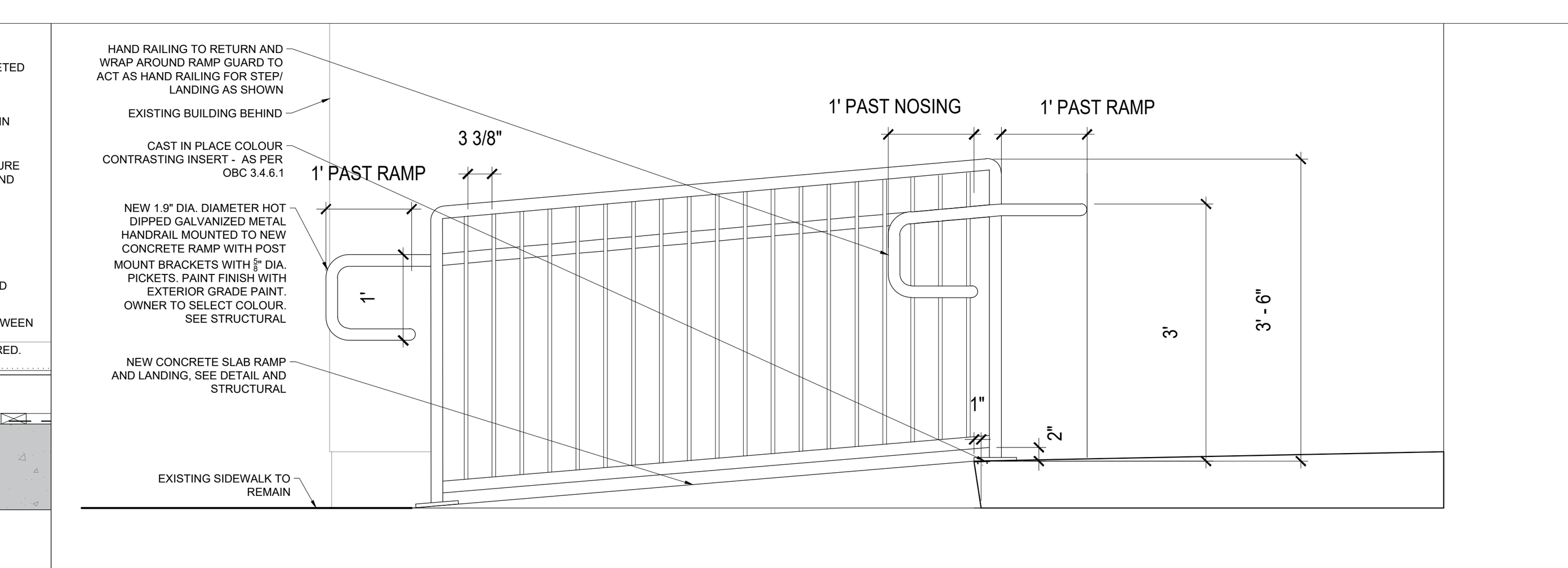
5 / A100 — EXTERIOR RAMP SECTION DETAIL
SCALE: 1/2" = 1'-0"



3 / A100 — RAMP CROSS SECTION DETAIL
SCALE: 1/2" = 1'-0"



4 / A100 — RAMP LONGITUDINAL SECTION DETAIL
SCALE: 1/2" = 1'-0"



6 / A100 — EXTERIOR RAMP RAILING ELEVATION
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	DATE
5.	ISSUED FOR TENDER/ PERMIT	2024.03.08
4.	ISSUED FOR CLIENT REVIEW	2024.01.11
3.	ISSUED FOR CLIENT REVIEW	2023.12.14
2.	ISSUED FOR CLIENT REVIEW	2023.12.08
1.	ISSUED FOR CLIENT REVIEW	2023.12.01

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS — ALEXANDER W. WARWICK — LICENCE 8226

NORTH

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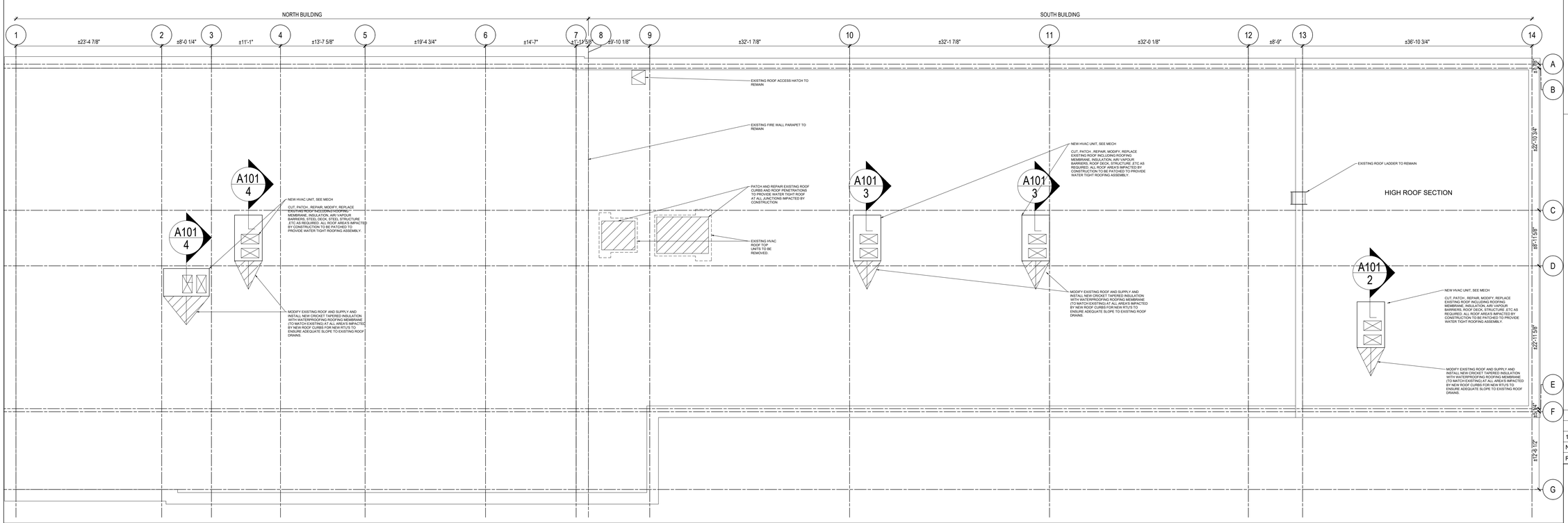
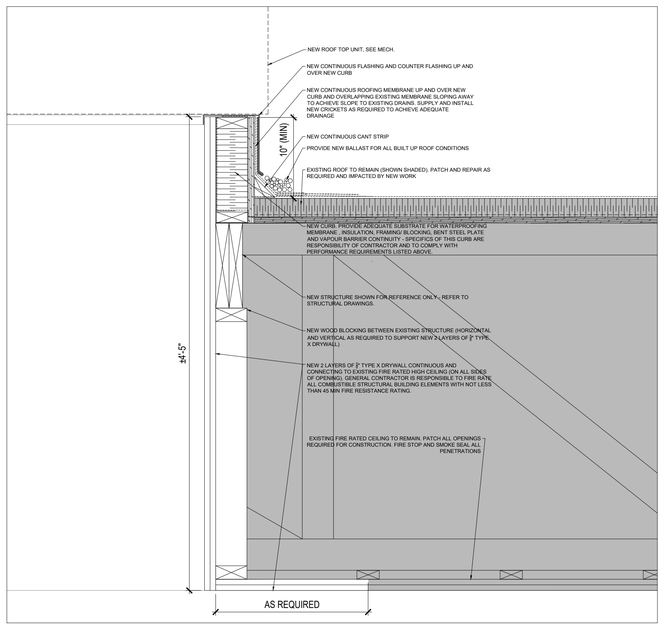
SHEET TITLE

OVERALL FLOOR PLAN AND DETAILS

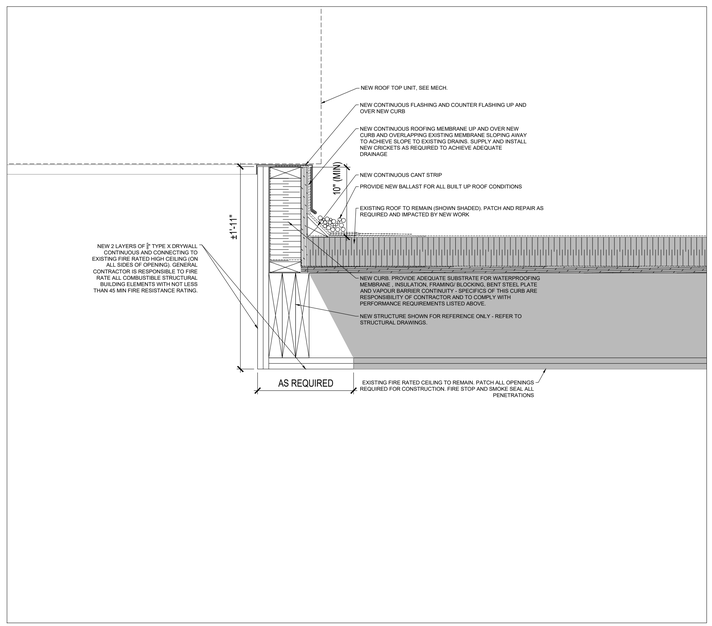
SHEET NO.	DRAWN BY	CHECKED
A100	AW	AW
	SCALE	1/8" = 1'-0"



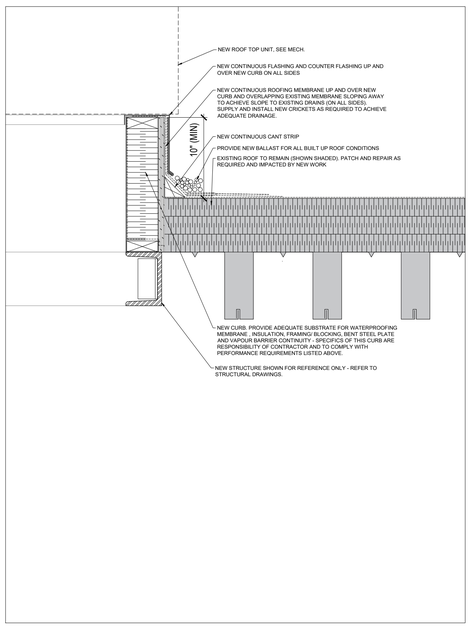
1 / A101 — ROOF PLAN - DEMO AND NEW WORK
SCALE: 1/8" = 1'-0"



2 / A101 — TYPICAL DETAIL - NEW CURB FOR NEW RTU @ SOUTH BUILDING
SCALE: 1-1/2" = 1'-0"



3 / A101 — TYPICAL DETAIL - NEW CURB FOR NEW RTU @ SOUTH BUILDING
SCALE: 1-1/2" = 1'-0"



4 / A101 — TYPICAL DETAIL - NEW CURB FOR NEW RTU @ NORTH BUILDING
SCALE: 1-1/2" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ALL EXISTING BUILDING ELEMENTS DAMAGED/ IMPACTED BY DEMOLITION TO BE REPAIRED, PATCHED AND MADE GOOD READY FOR FINISH
2. THIS DRAWING IS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS. ANY DISCREPANCIES IN THE DRAWINGS ARE TO BE REPORTED TO CONSULTANT TEAM.
3. CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY PROTECTION FOR ALL EXISTING BUILDING COMPONENTS/ EQUIPMENT FOR DURATION OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT/ REPAIR OF ANY EQUIPMENT DAMAGED DUE TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND FOR GENERAL REFERENCE.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING/ SUPPORT FOR STRUCTURAL LOAD BEARING WALLS OR NEW OPENINGS IN ROOF ASSEMBLY PRIOR TO PERMANENT STRUCTURE BEING IN PLACE.
6. DEMOLITION/ REMOVAL NOTED ON THIS DRAWING REFERS TO THE CAREFUL DEMOLITION OF IDENTIFIED BUILDING COMPONENTS AND REMOVAL FROM PROPERTY TO DESIGNATED DISPOSAL LOCATION.
7. COORDINATE EXACT LOCATION BASED ON STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ON-SITE CONDITIONS TO SUIT DESIGN INTENT. NOTIFY CONSULTANT TEAM OF ANY DISCREPANCY BETWEEN DRAWINGS AND SITE CONDITION RESULTING IN A CHANGE TO THE DESIGN INTENT.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY ROOFING MEMBRANE/ BUILDING PROTECTION DURING THE ROOF WORK AS REQUIRED TO ENSURE SECURE AND WATER TIGHT ROOF CONDITION.
9. ALL ROOF PATCHING TO MATCH EXISTING ROOF ASSEMBLY AND ENSURE WATER TIGHT ROOF ASSEMBLY SUPPLY AND INSTALLED BY QUALIFIED ROOFING CONTRACTOR.

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St, Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE
8226

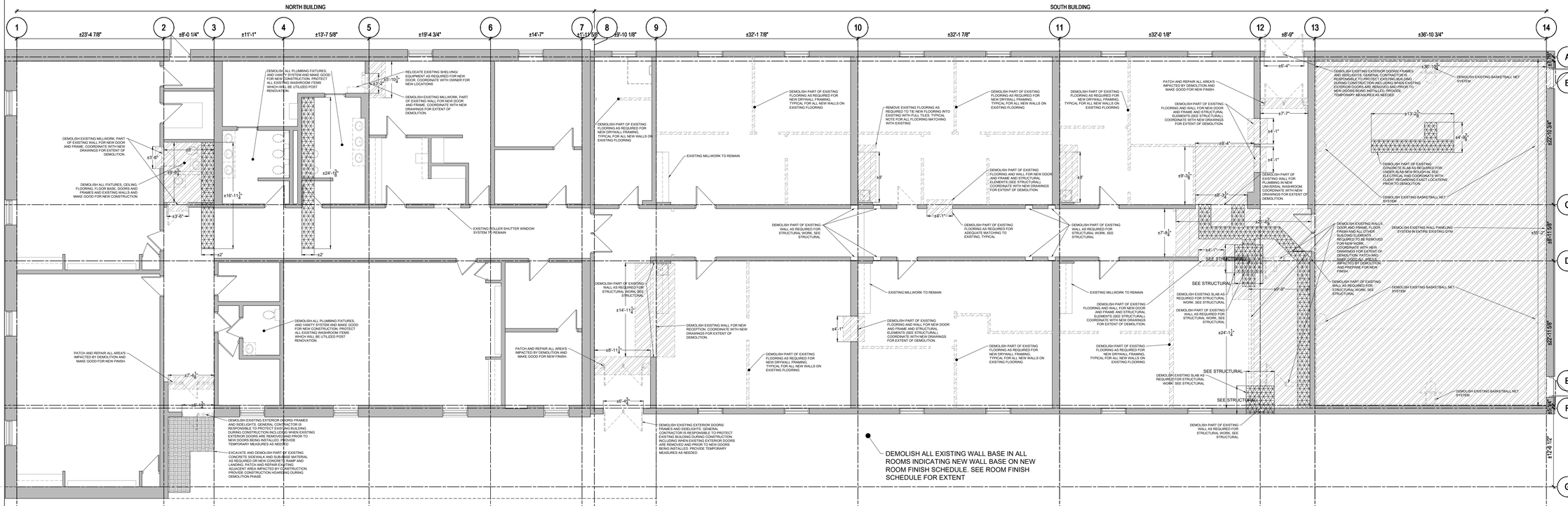
NORTH

ISSUED FOR CONSTRUCTION — DATE

SHEET TITLE

ROOF PLAN - DEMO AND NEW WORK

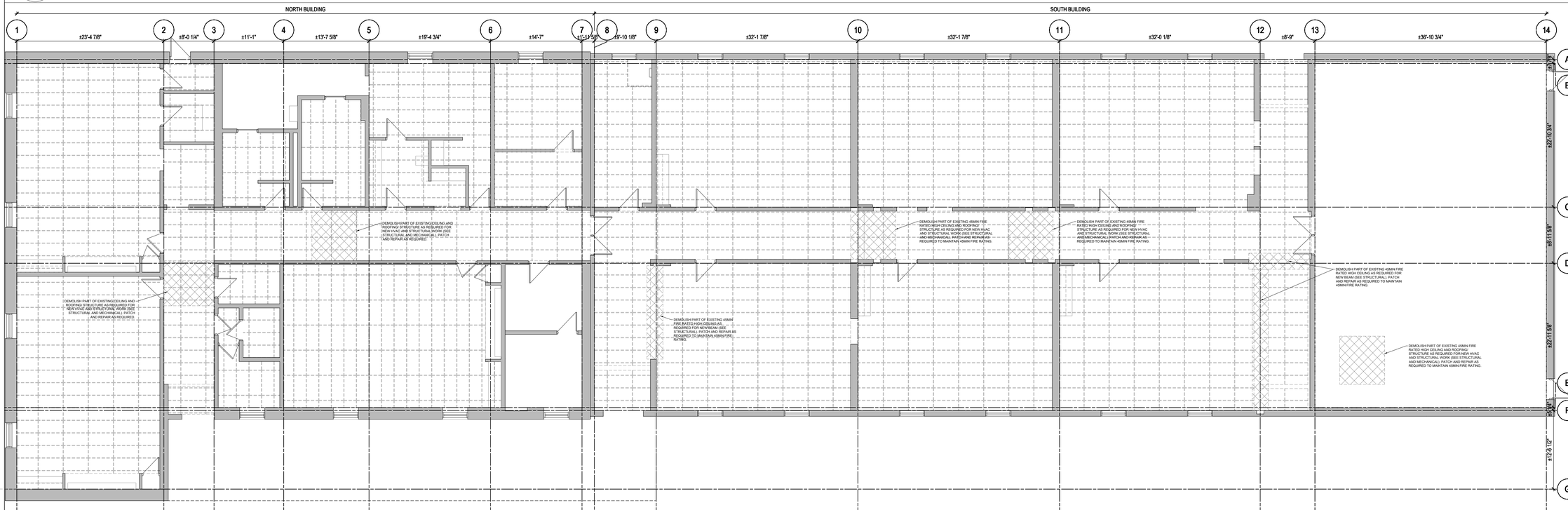
SHEET NO.	DRAWN BY	CHECKED
A101	AW	AW
	SCALE	1/8" = 1'-0"



1 A200

DEMO PLAN - GENERAL AND FLOOR

SCALE: 1/8" = 1'-0"



2 A200

DEMO PLAN - CEILING

SCALE: 1/8" = 1'-0"

GENERAL DEMO AND FLOOR DEMO LEGEND

EXISTING DOOR, DOOR FRAME, SIDELITE, WALL MILLWORK, FIXTURE, EQUIPMENT, ALL OTHER EXISTING BUILDING MATERIAL ETC TO BE DEMOLISHED AND REMOVED FROM SITE. MAKE GOOD ALL TRADES TO AFFECTED AREAS AFTER DEMOLITION IN PREPARATION OF THE NEW WORK

EXISTING FLOORING SYSTEM TO BE REMOVED AND MADE GOOD TO RECEIVE NEW FLOOR FINISH. DEMOLISH EXTENT AS REQUIRED TO TIE INTO EXISTING FLOORING WITH A FULL FLOORING TILE
SOUTH BUILDING - EXISTING VCT
NORTH BUILDING - EXISTING TERRAZZO

EXTENT OF EXISTING FLOOR FINISH AND CONCRETE SLAB TO BE CUT, REMOVED AND EXCAVATED AS REQUIRED FOR MECHANICAL AND ELECTRICAL ROUGH-IN CONNECTIONS. SEE MECHANICAL AND ELECTRICAL
SOUTH BUILDING - EXISTING 4-1/2" THICK CONCRETE SLAB AND EXISTING VCT
NORTH BUILDING - EXISTING ±7" CONCRETE SLAB AND TERRAZZO.

REPLACE WITH NEW CONCRETE TO MATCH EXISTING. MAKE GOOD READY FOR NEW FLOOR FINISH. DOWEL INTO EXISTING CONCRETE FOR ADEQUATE NEW CONCRETE SLAB JOINING TO EXISTING

EXISTING CONCRETE SIDEWALK AND SUB-BASE MATERIAL TO BE EXCAVATED AND REMOVED AS REQUIRED FOR NEW FROST SLAB AND RAMP.

GENERAL DEMO AND FLOOR DEMO NOTES

1. ALL EXISTING WALLS DAMAGED/ IMPACTED BY DEMOLITION TO BE REPAIRED, PATCHED AND MADE GOOD READY FOR FINISH.
2. THIS DRAWING IS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS. ANY DISCREPANCIES IN THE DRAWINGS ARE TO BE REPORTED TO CONSULTANT TEAM.
3. CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY PROTECTION FOR ALL EXISTING BUILDING COMPONENTS/ EQUIPMENT FOR DURATION OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT/ REPAIR OF ANY COMPONENT DAMAGED DUE TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE TO REMOVE ANY LOOSE FURNITURE/ SHELVING/ ETC. THAT IS CURRENTLY LOCATED ON SITE BUT NOT NECESSARILY SHOWN ON DRAWINGS.
5. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND FOR GENERAL REFERENCE.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING/ SUPPORT FOR STRUCTURAL LOAD BEARING WALLS/ STRUCTURAL ELEMENTS.
7. DEMOLITION/ REMOVAL NOTED ON THIS DRAWING REFERS TO THE CAREFUL DISMANTLING OF IDENTIFIED BUILDING COMPONENTS AND REMOVAL FROM PROPERTY TO DESIGNATED DISPOSAL LOCATION.
8. ALL FLOOR AREAS WHERE EXISTING FLOOR FINISH HAS BEEN REMOVED TO ACCOMMODATE NEW PLUMBING FIXTURES AND CONNECTIONS TO BE PROPERLY PREPARED FOR NEW FINISH WITH LEVELING COMPOUND, SMOOTH AND CLEAN TO RECEIVE NEW FLOORING.
9. CONTRACTOR IS RESPONSIBLE FOR X-RAY STUDY OF EXISTING CONCRETE FLOOR SLAB BEFORE CUTTING TO ENSURE STRUCTURAL INTEGRITY OF THE FLOOR SLAB AND NO EXISTING UNDERGROUND SERVICE TO BE AFFECTED
10. REFER TO FLOOR FINISH PLAN, ROOM FINISH SCHEDULE AND STRUCTURAL/ ELECTRICAL/ MECHANICAL DRAWINGS AND SPECIFICATIONS TO MAKE NECESSARY CHANGES OR DEMOLITION TO MATCH NEW DESIGN INTENT. ANY CHANGES TO STRUCTURAL/ MECHANICAL / ELECTRICAL MODIFICATIONS AND CONNECTIONS.

CEILING DEMO LEGEND

SOUTH BUILDING - EXISTING T-BAR SYSTEM AND ACOUSTIC CEILING TILES TO BE DEMOLISHED AND MADE GOOD FOR NEW CEILING SYSTEM. EXISTING UPPER DRYWALL CEILING TO REMAIN. PATCH AND REPAIR AS REQUIRED TO MAINTAIN EXISTING 45 MIN FIRE RATING.

NORTH BUILDING - EXISTING CEILING TO BE REMOVED AS REQUIRED - GENERAL CONTRACTOR CAN ABANDON EXISTING HIGH CEILING AS ALLOWED FOR NEW WORK.

EXISTING 45MIN DOUBLE LAYER TYPE X DRYWALL TO BE REMOVED FOR NEW FIRE RATED WALL. PATCH AND REPAIR EXISTING FIRE RATED HIGH CEILING AS REQUIRED TO MAINTAIN 45MIN FIRE RATING.

CEILING DEMO NOTES

1. THIS DRAWING IS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS. ANY DISCREPANCIES IN THE DRAWINGS ARE TO BE REPORTED TO CONSULTANT TEAM.
2. REFER TO REFLECTED CEILING PLAN TO MAKE NECESSARY CHANGES OR DEMOLITION TO MATCH NEW DESIGN INTENT.

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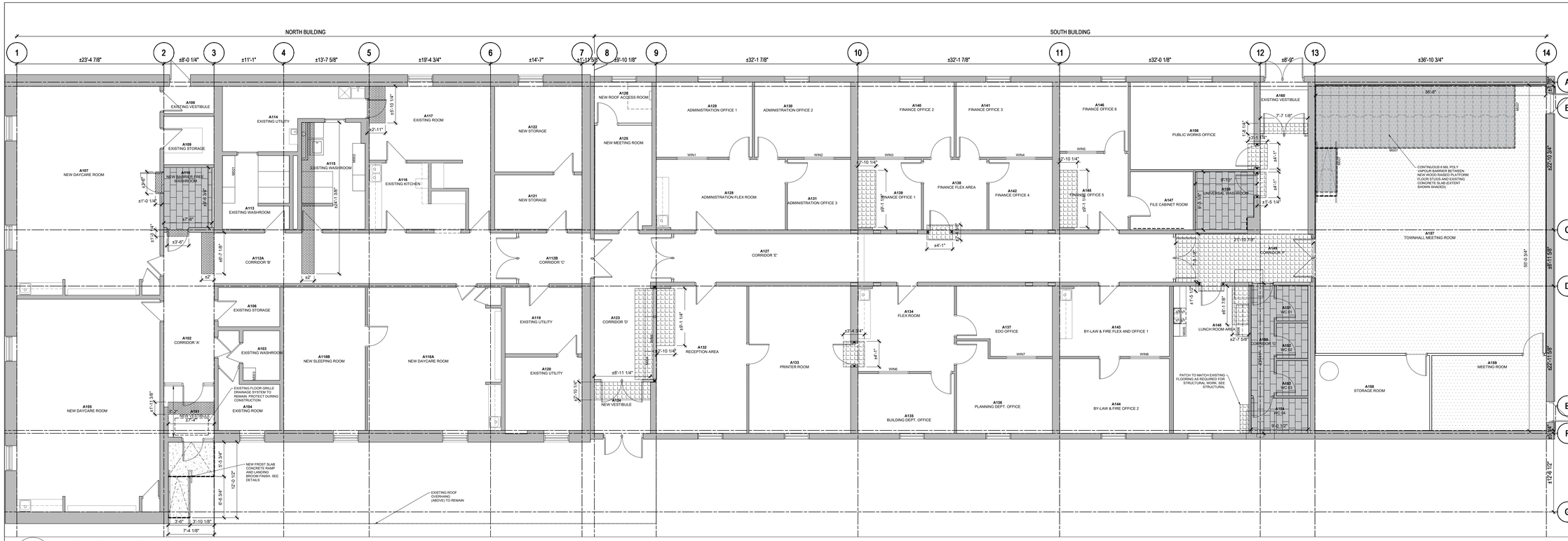
ISSUED FOR CONSTRUCTION — DATE

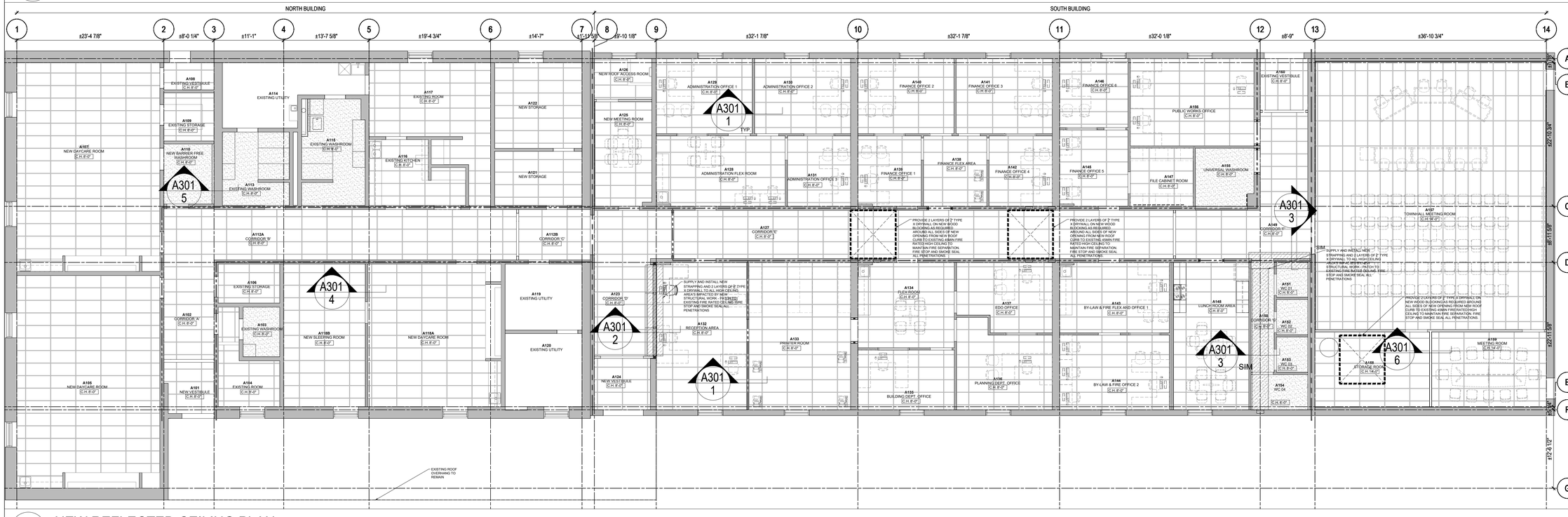
SHEET TITLE

DEMO PLANS

SHEET NO.	DRAWN BY	CHECKED
A200	AW	AW
	SCALE	1/8" = 1'-0"



1 / A300 NEW FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"



2 / A300 NEW REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FINISH LEGEND

- NEW VCT FLOORING (TO MATCH EXISTING)
- NEW HIGH TRAFFIC CARPET FLOORING
- NEW PORCELAIN TILE FLOORING
- NEW TERRAZZO FLOORING (TO MATCH EXISTING)

FLOOR FINISH NOTES

PROVIDE NEW FLOOR TRANSITION STRIPS BETWEEN ALL CHANGES IN FINISH FLOOR THICKNESS. JOINTS BETWEEN DIFFERENT FLOOR FINISHES AT DOORWAYS TO OCCUR UNDER MIDDLE OF DOOR WHEN DOOR IS CLOSED.

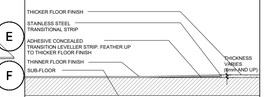
REFLECTED CEILING PLAN LEGEND

- NEW 24" X 48" ACOUSTIC CEILING TILE ON NEW T-BAR GRID SYSTEM
  SOUTH BUILDING - SUSPENDED FROM EXISTING FIRE RATED HIGH CEILING ABOVE (LOCATE AND MOUNT NEW BLOCKING TO EXISTING WOOD STRAPPING/ FRAMING).
  NORTH BUILDING - SUSPENDED FROM EXISTING ROOF DECK.
  REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF LIGHT FIXTURES, ELECTRICAL DEVICES, HVAC SYSTEM AND FIXTURES, ETC.
- NEW WATER RESISTANT DRYWALL CEILING
  SOUTH BUILDING - SUSPENDED FROM EXISTING FIRE RATED HIGH CEILING ABOVE (LOCATE AND MOUNT TO EXISTING WOOD STRAPPING/ FRAMING/ NEW BLOCKING, WITH STEEL STUD CARRIERS AND HAT CHANNEL FRAMING AS REQUIRED.
  NORTH BUILDING - SUSPENDED FROM EXISTING ROOF DECK.
  PRIME AND PAINT FINISH. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF LIGHT FIXTURES, ELECTRICAL DEVICES, HVAC SYSTEM AND FIXTURES, ETC.
- NEW 2 LAYERS OF 5/8" TYPE X DRYWALL ON NEW STRAPPING AS REQUIRED TO MAINTAIN EXISTING 45MIN FIRE RATING AT EXISTING HIGH CEILING. PATCH AND REPAIR AS NEEDED FOR NEW WORK PENETRATING EXISTING 45MIN FIRE RATED HIGH CEILING

REFLECTED CEILING PLAN NOTES

EXISTING FIRE RATED DRYWALL ATTACHED TO EXISTING WOOD STRUCTURE IN SOUTH BUILDING TO REMAIN. PATCH AND REPAIR AS REQUIRED DURING CONSTRUCTION OF NEW WORK (BUT NOT LIMITED TO): MAINTAIN 45 MIN FIRE SEPARATION, SMOKE SEAL AND FIRE STOP ALL PENETRATIONS.

NOTE:
THIS DETAIL TO BE USED AT ALL JUNCTIONS BETWEEN VINYL COMPOSITE FLOORING OR CARPET TILE AGAINST PORCELAIN TILE OR OTHER THICKER FLOOR FINISH



TYPICAL FLOOR TRANSITION DETAIL

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE
8226

NORTH

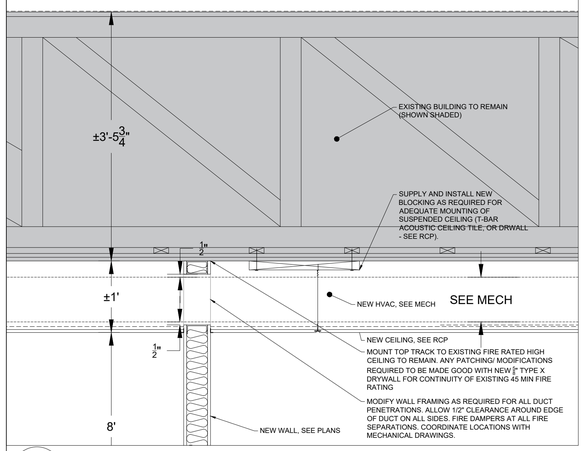
ISSUED FOR CONSTRUCTION — DATE

SHEET TITLE

NEW FLOOR FINISH PLAN + RCP

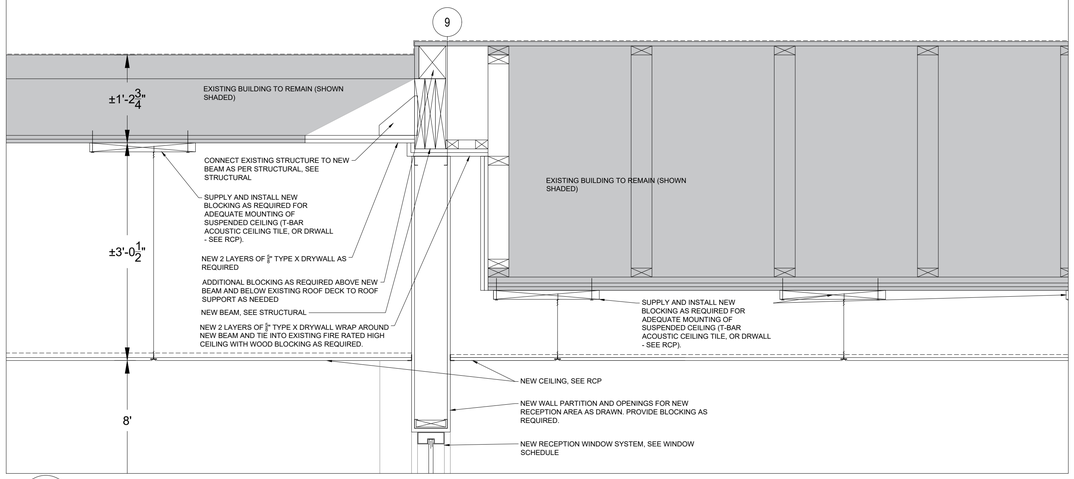
SHEET NO.	DRAWN BY	CHECKED
A300	AW	AW

SCALE 1/8" = 1'-0"



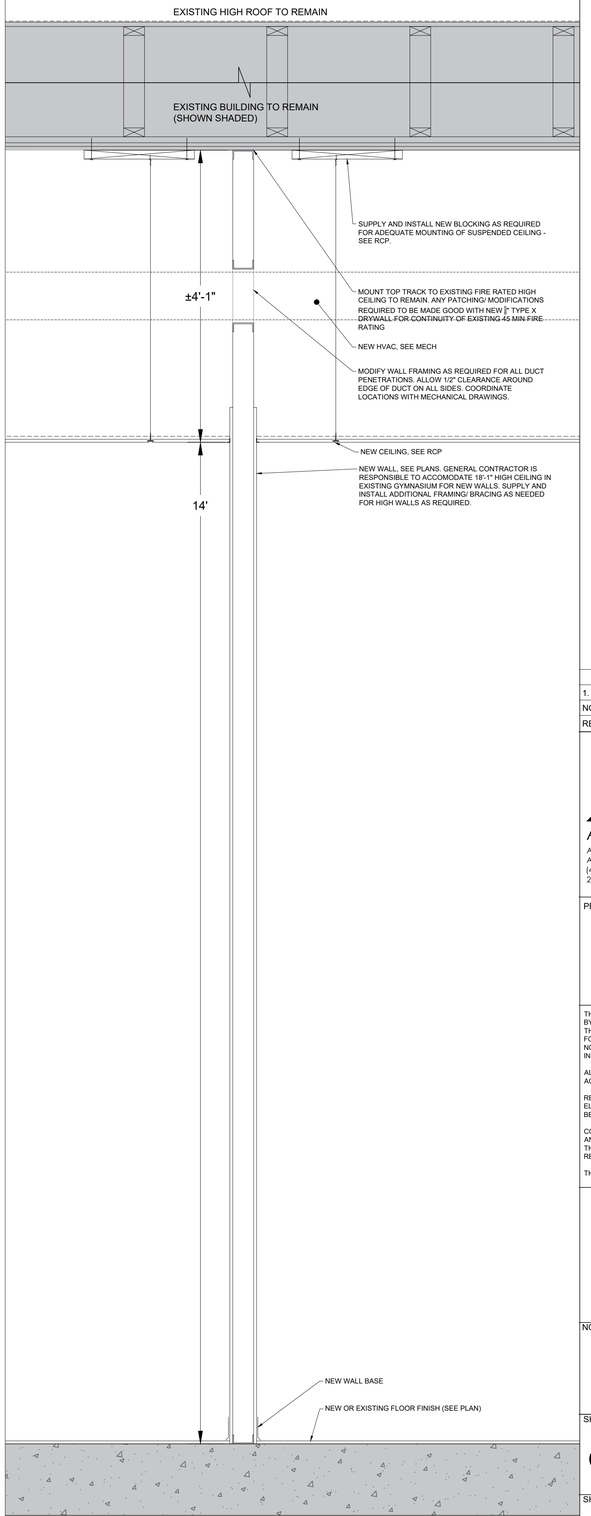
1 A301 TYP. NEW WALLS @ SOUTH BUILDING

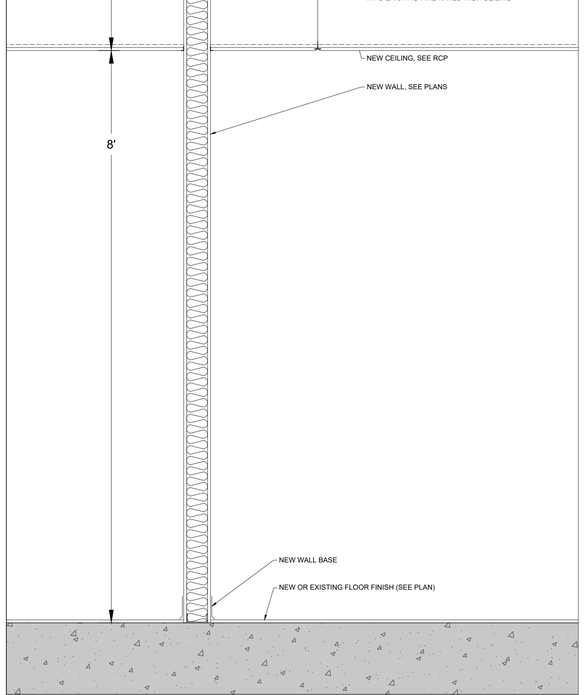
SCALE: 1" = 1'-0"



2 A301 CEILING DETAIL AT RECEPTION AREA

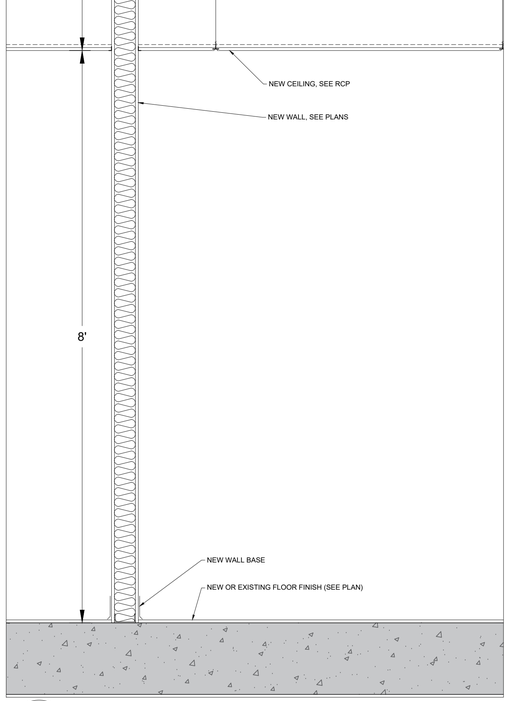
SCALE: 1" = 1'-0"





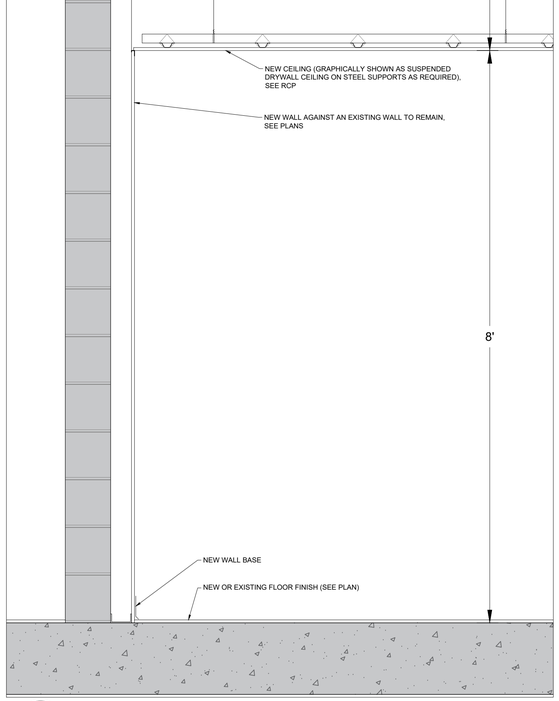
3 A301 NEW WALL AND BEAM @ SOUTH BUILDING

SCALE: 1" = 1'-0"



4 A301 TYP. NEW WALL @ NORTH BUILDING

SCALE: 1" = 1'-0"



5 A301 TYP. NEW FURRING WALL @ NORTH BUILDING

SCALE: 1" = 1'-0"

6 A301 TYP. NEW WALL @ HIGH CEILING AREA

SCALE: 1" = 1'-0"

NO.	DESCRIPTION	DATE
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Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

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TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

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ALEXANDER W. WARWICK
LICENCE
6226

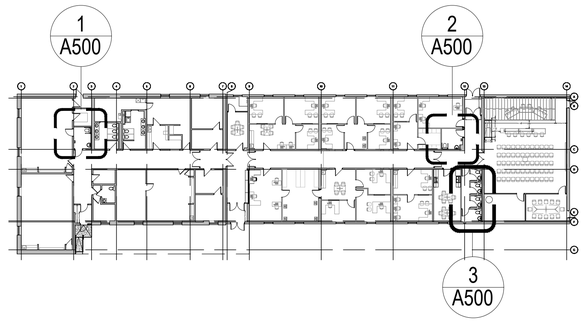
NORTH

ISSUED FOR CONSTRUCTION DATE

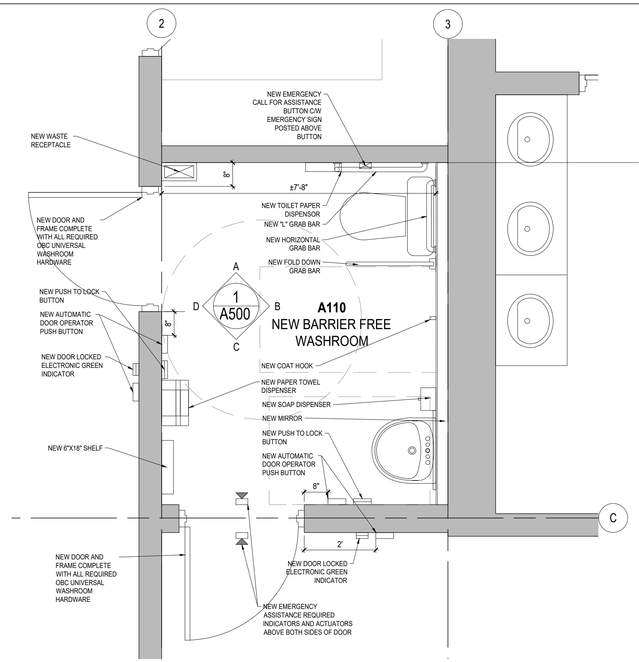
SHEET TITLE

CEILING DETAILS

SHEET NO.	DRAWN BY	CHECKED
A301	AW	AW
	SCALE	1" = 1'-0"



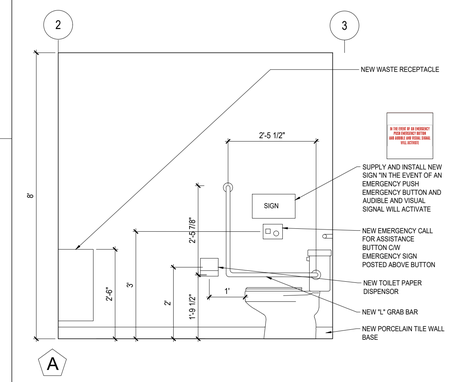
KEY PLAN

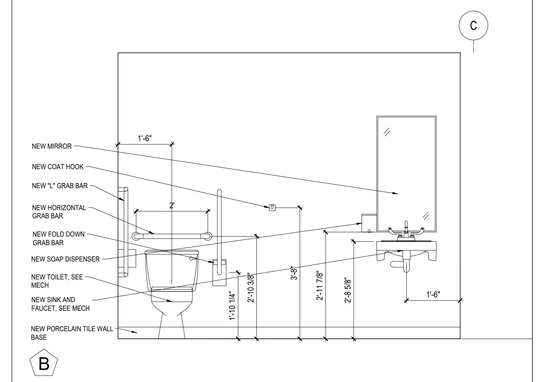


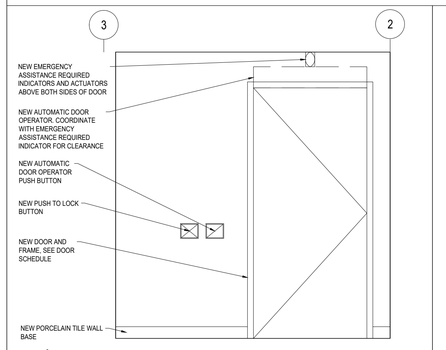
NOTE - PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ITEMS. PATCH AND REPAIR ALL EXISTING WALLS AS REQUIRED

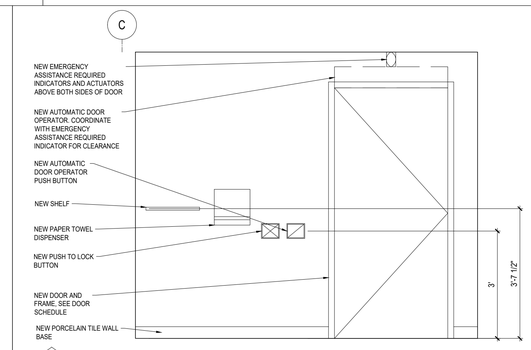
1 A500 BARRIER FREE WASHROOM (A110)

SCALE: 1/2" = 1'-0"









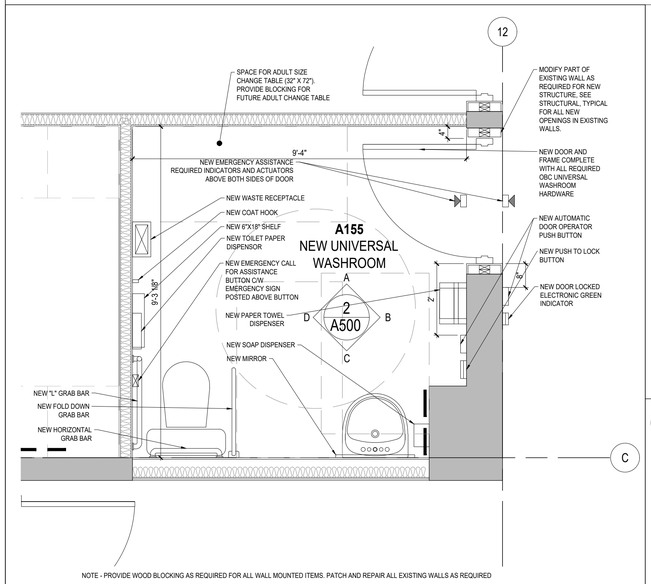
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08
NO.	DESCRIPTION	DATE

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

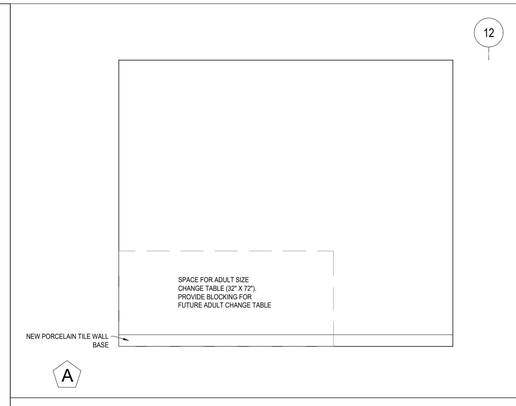
TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

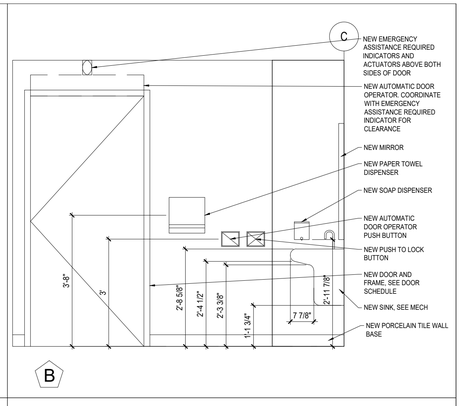


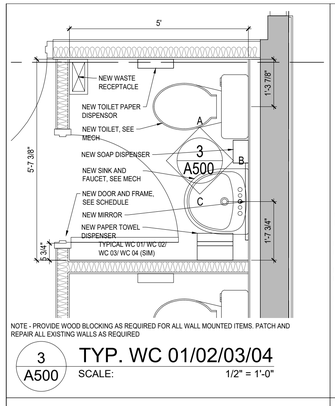
NOTE - PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ITEMS. PATCH AND REPAIR ALL EXISTING WALLS AS REQUIRED

2 A500 NEW UNIVERSAL WASHROOM (A155)

SCALE: 1/2" = 1'-0"



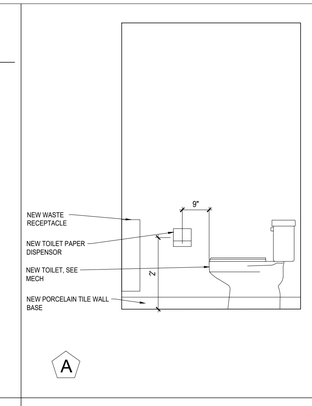


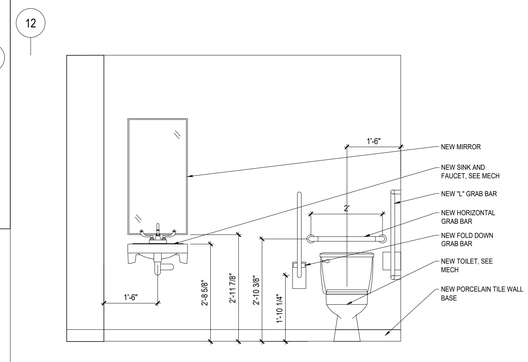


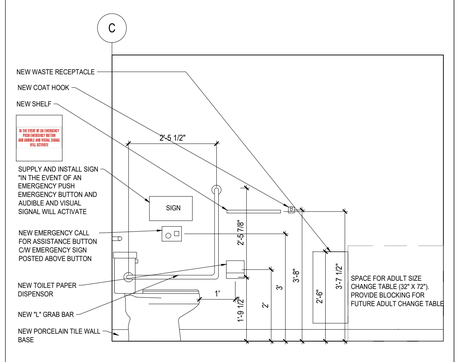
NOTE - PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ITEMS. PATCH AND REPAIR ALL EXISTING WALLS AS REQUIRED

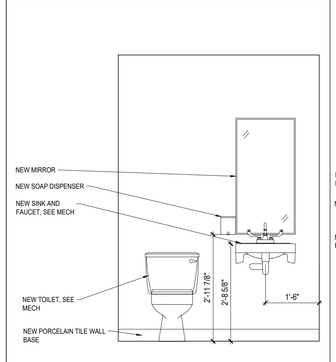
3 A500 TYP. WC 01/02/03/04

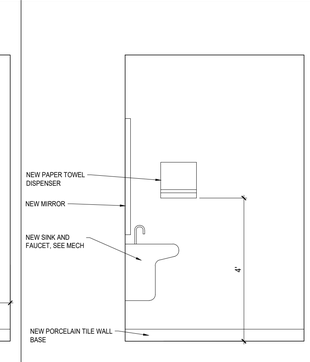
SCALE: 1/2" = 1'-0"











ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE
8226

NORTH

The contractor shall check and verify all dimensions and report all errors and ommissions to the architect and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

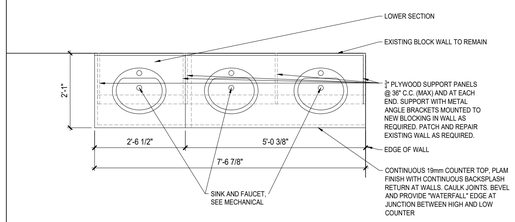
This drawing shall not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

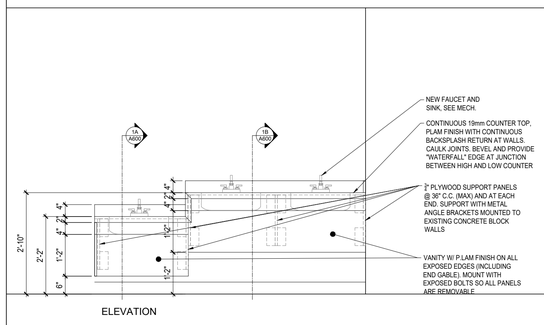
SHEET TITLE

INTERIOR ELEVATIONS

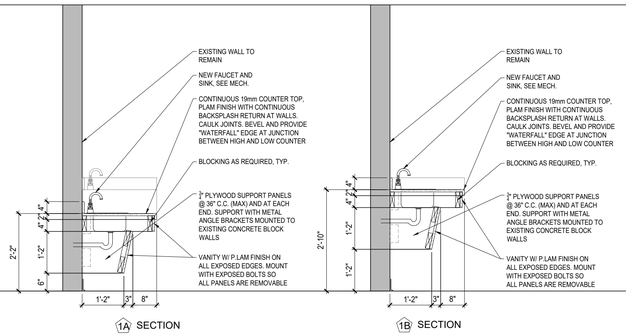
SHEET NO.	DRAWN BY	CHECKED
A500	AW	AW
	SCALE	N.T.S.



M001 PLAN



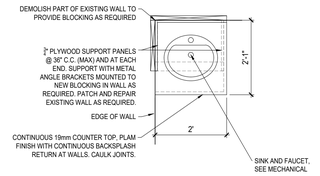
ELEVATION



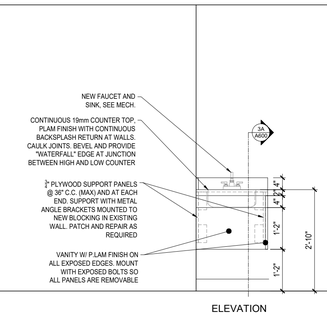
1A SECTION

1B SECTION

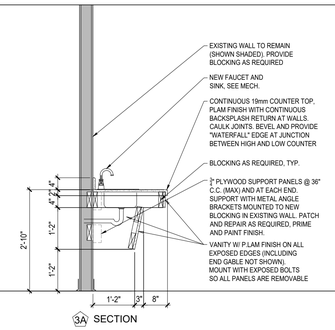
1 A600 MILLWORK UNIT M001
SCALE: 1/2" = 1'-0"



M003 PLAN

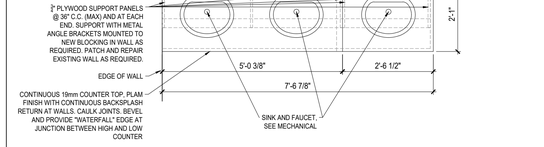


ELEVATION

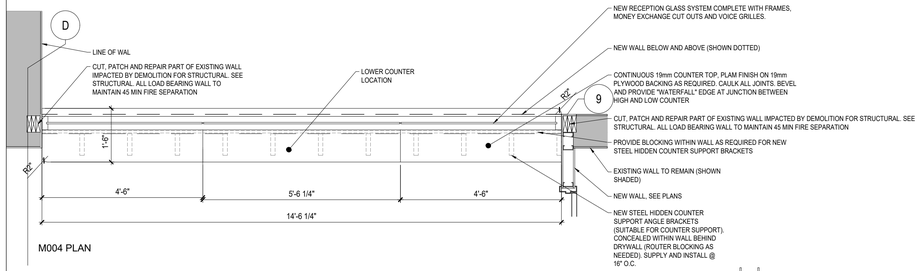


3A SECTION

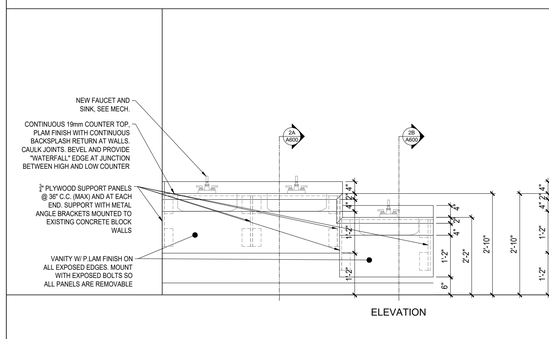
3 A600 MILLWORK UNIT M003
SCALE: 1/2" = 1'-0"



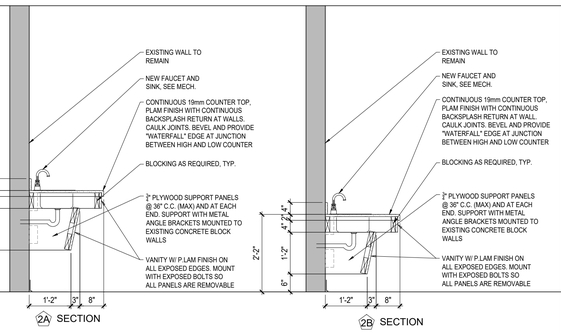
M002 PLAN



M004 PLAN



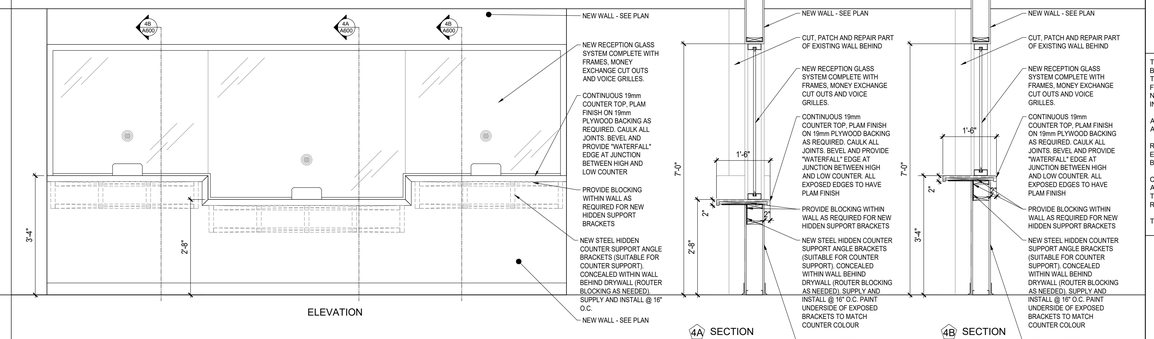
ELEVATION



2A SECTION

2B SECTION

2 A600 MILLWORK UNIT M002
SCALE: 1/2" = 1'-0"



ELEVATION

4A SECTION

4B SECTION

4 A600 MILLWORK UNIT M004
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St, Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE
8226

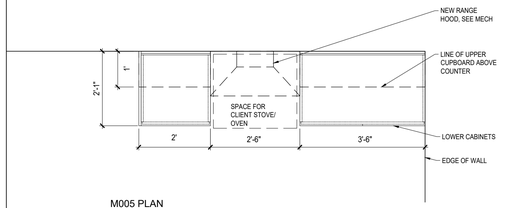
NORTH

ISSUED FOR CONSTRUCTION DATE

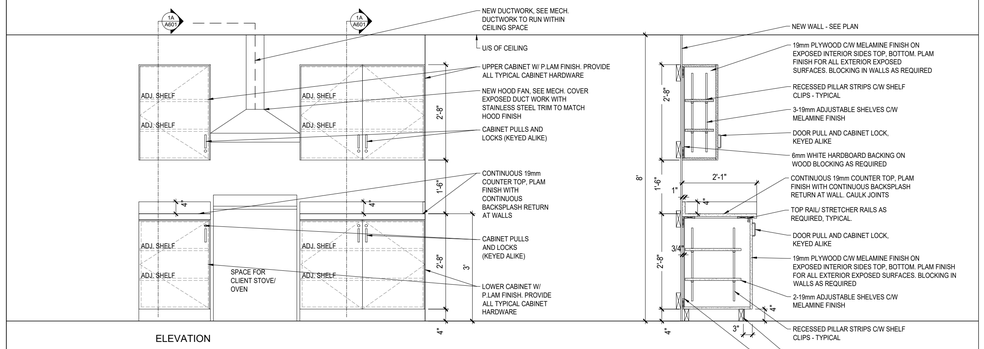
SHEET TITLE

MILLWORK DETAILS

SHEET NO.	DRAWN BY	CHECKED
A600	AW	AW
	SCALE	N.T.S.



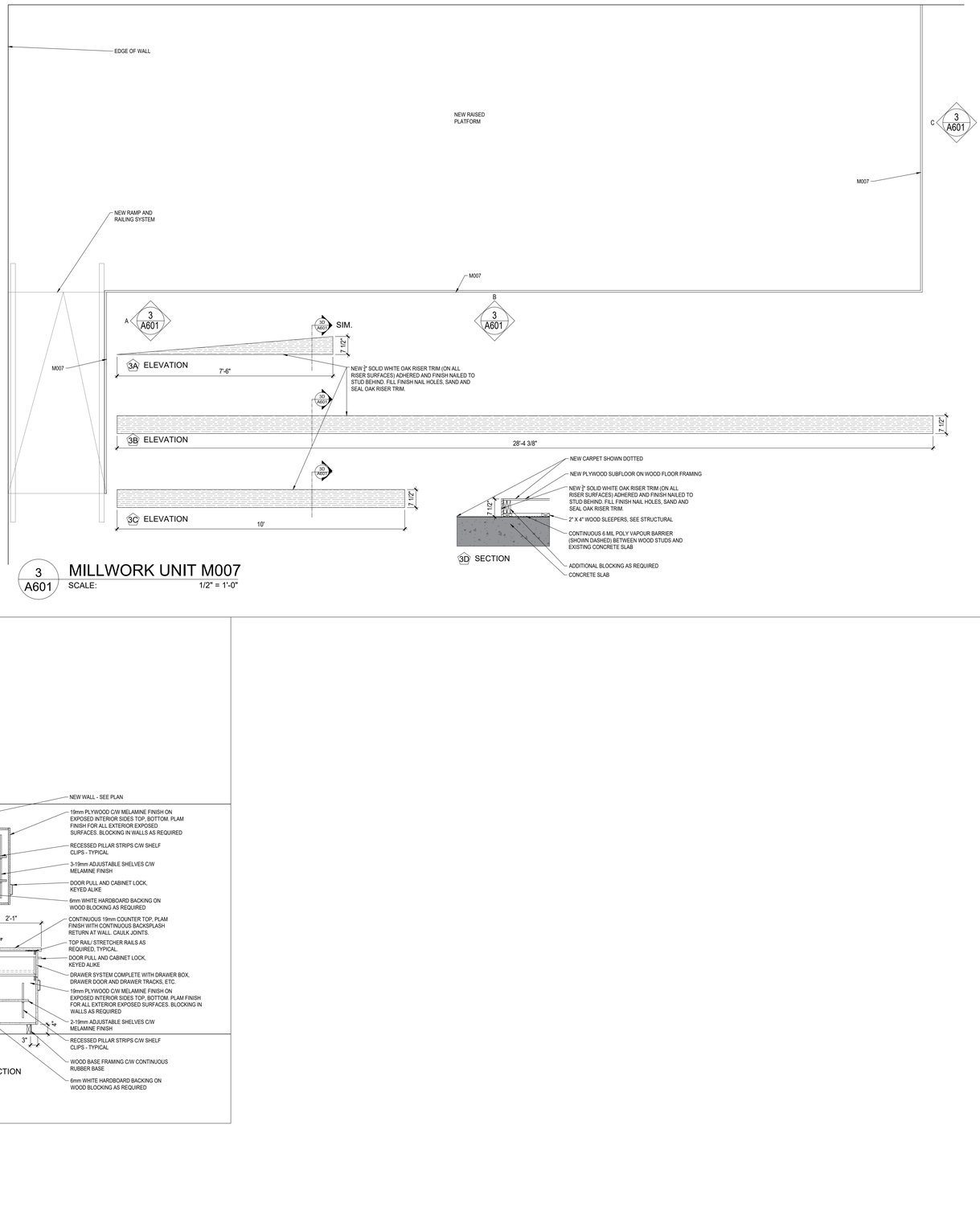
M005 PLAN



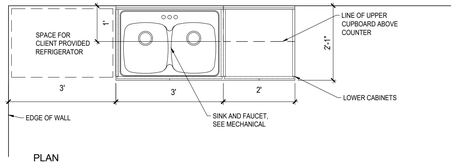
ELEVATION

1A SECTION

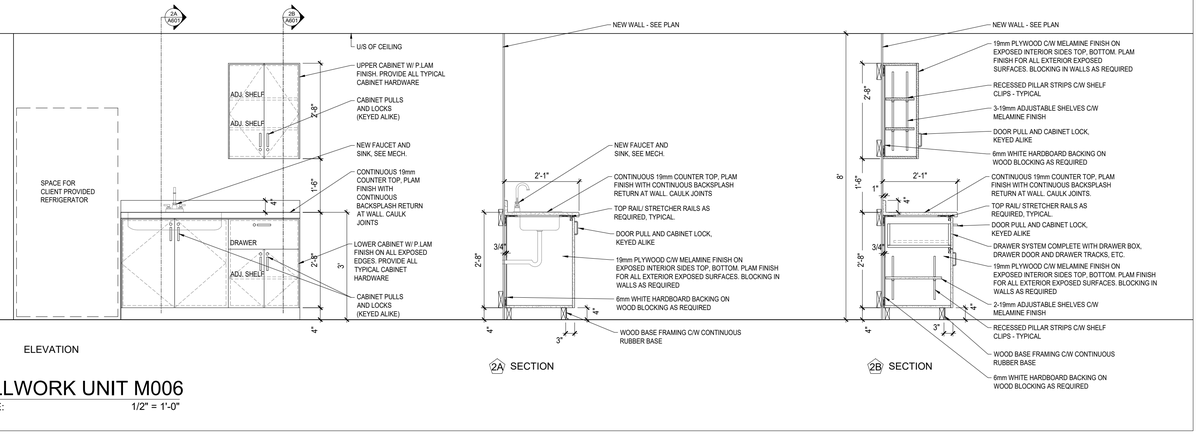
1 A601 MILLWORK UNIT M005
SCALE: 1/2" = 1'-0"



3 A601 MILLWORK UNIT M007
SCALE: 1/2" = 1'-0"



PLAN



ELEVATION

2A SECTION

2B SECTION

2 A601 MILLWORK UNIT M006
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
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PROJECT

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LICENCE
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SHEET TITLE

MILLWORK DETAILS

SHEET NO.	DRAWN BY	CHECKED
A601	AW	AW
	SCALE	N.T.S.

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR MATERIAL	DOOR FIRE RATING	DOOR FINISH	FRAMES TYPE	FRAMES MATERIAL	FRAMES FIRE RATING	FRAMES FINISH	DOOR THRESHOLD	WEATHER-STRIPPING	OBC REQUIREMENT BARRIER FREE HARWARE (AUTOMATIC DOOR OPERATOR AND PUSH BUTTONS)	OBC REQUIREMENT DOOR CLOSER	DOOR STOP (CONFIRM LOCATION ON SITE)	REMARKS
A101A	A	3' - 2"	7' - 2 ½" (EXISTING)	HM	-	PT	1	HM	-	PT	●	●	●	●	●	INSULATED, THERMALLY BROKEN. CARD READER, PANIC SET, LEVER HARDWARE
A101B	B	3' - 2"	7' - 0"	HM	-	PT	2	HM	-	PT			●	●	●	PUSH PLATE / DOOR PULL - NON-LATCHING DOOR
A110A	C	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT			●	●	●	UNIVERSAL WASHROOM HARDWARE
A110B	C	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT			●	●	●	UNIVERSAL WASHROOM HARDWARE
A112	C	2 X 3' - 2"	7' - 0"	HM	-	PT	4	HM	-	PT				●	●	CARD READER, PANIC SET, LEVER HARDWARE
A117	C	2' - 10"	7' - 0"	HM	0 HR	PT	3	HM	0 HR	PT				●	●	LOCKSET, LEVER HARDWARE, 0 HR FIRE SEPARATION (SMOKE SEAL)
A118	B	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LEVER PASSAGE HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A123	C	2 X 3' - 2"	7' - 0"	HM	20 MIN	PT	4	HM	20 MIN	PT				●	●	CARD READER, PANIC SET, LEVER HARDWARE
A124A	A	3' - 2" / 2'-8"	7' - 1 ½" (EXISTING)	HM	-	PT	5	HM	-	PT	●	●	●	●	●	INSULATED, THERMALLY BROKEN. CARD READER, PANIC SET, LEVER HARDWARE
A124B	A	2 X 3' - 2"	7' - 0 "	HM	-	PT	4	HM	-	PT			●	●	●	PUSH PLATE / DOOR PULL - NON-LATCHING DOOR
A126	C	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER HARDWARE
A129	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A130	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A131	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A133A	C	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT				●	●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A133B	C	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER HARDWARE
A135	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A136	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A137	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A138	F	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT				●	●	LOCKSET, LEVER HARDWARE
A139	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A140	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A141	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A142	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A144	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A146	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A147	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT					●	LOCKSET, LEVER HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A148	F	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT				●	●	LOCKSET, LEVER HARDWARE
A149	C	2 X 3' - 2"	7' - 0"	HM	-	PT	4	HM	-	PT				●	●	CARD READER, PANIC SET, LEVER HARDWARE
A150	F	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT			●	●	●	LOCKSET, LEVER PRIVACY HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A151	C	3' - 0"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER PRIVACY HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A152	C	3' - 0"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER PRIVACY HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A153	C	3' - 0"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER PRIVACY HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A154	C	3' - 0"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER PRIVACY HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A155	C	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT			●	●	●	UNIVERSAL WASHROOM HARDWARE, ACOUSTIC SWEEP/ SOUND STRIPPING (ALL SIDES)
A156	F	3' - 2"	7' - 0"	HM	20 MIN	PT	3	HM	20 MIN	PT				●	●	LOCKSET, LEVER HARDWARE
A158	C	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER HARDWARE
A159	D	3' - 2"	7' - 0"	HM	-	PT	3	HM	-	PT				●	●	LOCKSET, LEVER HARDWARE
A160A	A	2 X 3' - 2"	7' - 0 "	HM	-	PT	4	HM	-	PT			●	●	●	PUSH PLATE / DOOR PULL - NON-LATCHING DOOR
A160B	A	3' - 2" / 2'-8"	7' - 1 ½" (EXISTING)	HM	-	PT	5	HM	-	PT	●	●	●	●	●	INSULATED, THERMALLY BROKEN. CARD READER, PANIC SET, LEVER HARDWARE
EX	EX	EX	EX	EX	EX	PT	EX	EX	EX	PT	EX	EX	EX	EX	●	EXISTING DOOR/ FRAME/ HARDWARE TO REMAIN - SAND, PATCH, PREPARE AND MAKE GOOD TO PRIME AND PAINT DOORS AND FRAMES

DOOR SCHEDULE GENERAL NOTES

1. ALL DOORS INCLUDING FRAMES REQUIRING A FIRE PROTECTION RATING SHALL COMPLY WITH OBC SUBSECTION 3.1.8
2. ALL FIRE RATED DOORS, INCLUDING DOORS WITH 0HR RATING, TO BE SELF LATCHING AND SELF CLOSING DEVICES
3. ALL DOORS INCLUDING FRAMES REQUIRING A FIRE PROTECTION RATING SHALL BE LABELLED INDICATING FIRE RATING AND BE EQUIPPED WITH A LISTED SELF CLOSING DEVICE, A LISTED POSITIVE LATCHING MECHANISM, AND LISTED HARDWARE
4. DOORS WITH TEMPERATURE RISE RATINGS INDICATING THAT THE DOOR HAS A MAXIMUM TEMPERATURE RISE OF 250°C AFTER 1HR OF EXPOSURE [OBC TABLE 3.1.8.15] ARE TO BE PROVIDED IN DOORS TO EXIT STAIRS FROM PARKING GARAGE, DOORS LOCATED IN FIRE WALLS, AND DOORS THAT ARE LOCATED WITHIN MEASURE-N VESTIBULES
5. ALL FRAMES OF DOORS WITHIN FIRE SEPARATIONS SHALL BE FIRE STOPPED AND SEALED WITH SAME RATING AS FIRE SEPARATION
6. ALL FRAMES WITH EITHER POWER DOOR OPERATOR, OR CARD READER TO ALSO HAVE ELECTRIC STRIKE FOR PROPER USE. PROVIDE ALL APPROPRIATE HARDWARE AND MODIFICATIONS TO DOORS AND FRAMES TO SUIT PROPER OPERATION.
7. PROVIDE DOOR STOPS AS REQUIRED TO PREVENT DAMAGE TO INTEGRITY OF A WALL OR FIRE SEPARATION IF A DOOR SWING IS UNRESTRICTED [OBC 3.1.8.5 (3)]
8. ALL DOORS IN AN ACCESS TO EXIT, MEANS OF EGRESS OR EXIT SHALL COMPLY WITH OBC 3.4.6.10 TO 3.4.6.19 INCLUSIVE
9. ALL DOORS THAT OPEN INTO A CORRIDOR OR OTHER FACILITY PROVIDING ACCESS TO EXIT FROM A SUITE, OR ROOM NOT LOCATED WITHIN A SUITE SHALL COMPLY WITH ARTICLES 3.3.1.10, 3.3.1.12 AND 3.3.1.18 OF THE OBC
10. ALL EXIT DOORS FROM STAIRS AT GRADE LEVEL TO BE PROVIDED WITH EXIT DEVICES
11. ALL EXIT DOORS AT GRADE OTHER THAN FROM STAIRS SHALL BE EXIT ONLY
12. DOORS LOCATED WITHIN 2 METERS FROM EXTERIOR GRADE TO CONFORM TO OBC 3.3.4.10, 9.7.5.2 & 9.7.5.3 "RESISTANCE TO FORCED ENTRY". THIS INCLUDES SUITE ENTRANCE DOORS. DOORS TO HAVE DEADBOLT LOCK AND SOLID BLOCKING AT LOCK HEIGHT BETWEEN JAMBS FOR DOOR AND FRAMING TO RESIST SPREADING BY FORCE.
13. ALL DOORS EQUIPPED WITH A HOLD OPEN DEVICE SHALL COMPLY WITH OBC 3.1.8.12
14. ALL DOORS EQUIPPED WITH AN ELECTRIC STRIKE REQUIRED FOR SECURITY SHALL COMPLY WITH OBC 3.3.1.12
15. ALL DOORS EQUIPPED WITH AN ELECTROMAGNETIC LOCK SHALL COMPLY WITH ARTICLE OBC 3.3.1.12 & 3.4.6.16
16. ALL STEEL DOORS EQUIPPED W/AN ELECTROMAGNETIC LOCK TO BE 18 GA. STEEL AND TACK WELD AND FILL EDGES
17. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED AND TESTED TO RESIST OR ACCOMMODATE ALL ENVIRONMENTAL LOADS AND EFFECTS OF THESE LOADS DETERMINED ACCORDING TO SB-1 OF OBC.
18. ALL GLAZING WITHIN EXTERIOR DOORS TO BE DOUBLE GLAZED, INSULATED GLAZING UNITS
19. ALL GLASS IN DOORS AND SIDELITES TO BE MADE OF TEMPERED OR LAMINATED SAFETY GLASS CONFOMING TO CAN/CGSB-12.1-M, LATEST ADDITION [OBC 3.3.1.18]
20. ALL THRESHOLDS IN A BARRIER-FREE PATH OF TRAVEL TO BE MAXIMUM 13MM IN HEIGHT c/w 1:2 BEVELED SLOPE [OBC 3.8.1.3]
21. ALL THRESHOLDS TO BE ALUMINUM UNLESS OTHERWISE NOTED
22. DOOR RELEASE HARDWARE TO BE INSTALLED NOT MORE THAN 1200MM ABOVE FINISH FLOOR AND NOT LESS THAN 865MM [OBC 3.3.1.12 (5)]
23. ALL SINGLE USE PUBLIC WASHROOM/BATHROOM DOORS TO BE EQUIPPED WITH A PRIVACY LOCK
24. EXCEPT FOR GLASS DOORS, ALL EXTERIOR DOORS TO HAVE MIN THERMAL RESISTANCE OF RSI 0.7 (R4) AS PER OBC SB-10, CHAPTER 2, 1.1.1.2 (4)
25. UNIVERSAL WASHROOM HARDWARE - PRIVACY LOCK/ LEVER HARDWARE, PUSH TO LOCK, EMERGENCY CALL BUTTON SYSTEM / RELEASE/ INDICATOR ABOVE BOTH SIDES OF DOOR, DOOR LOCKED INDICATOR

ABBREVIATIONS

ALUM= ALUMINUM	KP = KICK PLATE
BR = BUZZER RELEASE	LG = LAMINATED GLASS
CMP = COMPOSITE METAL PANEL	MDH = MAGNETIC DOOR HANDLE
CR = CARD READER (OVERIDE LATCH OR LOCK)	MH = MAGNETIC HOLD
DO = POWER DOOR OPERATOR	ML = MAGNETIC LOCK
DSC = DOOR SECURITY CONTACT	PD = POWER DOOR
ES = ELECTRIC STRIKE	PFG = PATTERNED GLASS WITH VISUAL MARKERS (BIRD FRIENDLY) REFER ALSO TO ELEV.
FG = FIXED GLASS	
FLG = FIRE LITE GLASS	PG = PLATE GLASS
FRG = FROSTED GLASS	PT = PRIME AND PAINT
GWG = GEORGIAN WIRE GLASS	PS = PRESSED STEEL
HC = HOLLOW CORE	SC = SOLID CORE
HCP = HOLLOW CORE MOLDED PANEL	SCL = SOLID CORE WOOD - LAMINATE FINISH
HCW = HOLLOW CORE WOOD	SCP = SOLID CORE MOLDED PANEL
HM = HOLLOW METAL	SCW = SOLID CORE WOOD
HMF = HOLLOW METAL FRAME	SG = SHEET GLASS
HMI = HOLLOW METAL INSULATED	SS = STAINLESS STEEL
HMP = HOLLOW METAL PANEL	ST = STAINED
IDD = INTERIOR DESIGN DWGS	TG = TEMPERED GLASS
IGU = INSULATED GLAZING UNIT	VN = VINYL
IM = INSULATED METAL	WD = WOOD
IMP = INSULATED METAL PANEL	

CLOSURE FRAMING IN RATED GYPSUM FIRE SEPARATIONS

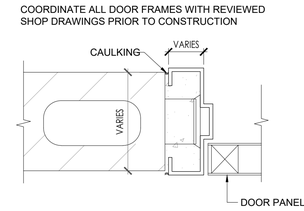
DOOR FRAMES INTENDED FOR DRYWALL INSTALLATION SHALL BE OF THE WRAP-AROUND TYPE. ANCHORS SHALL BE APPROPRIATELY SECURED TO VERTICAL WALL STUDS AND FLOOR, PROVIDE BLOCKING/ ADDITIONAL SUPPORTS AS REQUIRED

INSTALLATION OF CLOSURES

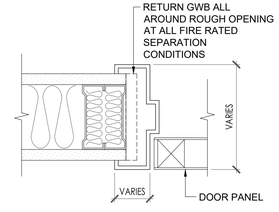
EXCEPT AS OTHERWISE SPECIFIED IN THIS PART, EVERY FIRE DOOR, WINDOW ASSEMBLY OR GLASS BLOCK USED AS A CLOSURE IN A REQUIRED FIRE SEPARATION SHALL
A) BE INSTALLED IN CONFORMANCE WITH CHAPTERS 219 OF NFPA 80, "FIRE DOORS AND WINDOWS" AND
B) WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING HAVE LABELS OR CLASSIFICATIONS MARKS TO IDENTIFY THE TESTING LABORATORY.

WHERE A DOOR IS INSTALLED SO THAT IT MAY DAMAGE THE INTEGRITY OF A SEPARATION IF ITS SWING IS UNRESTRICTED, DOOR STOPS SHALL BE INSTALLED TO PREVENT SUCH DAMAGE [OBC 3.1.8.5 (3)]

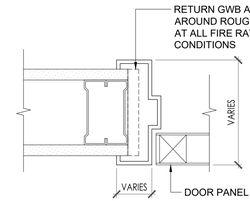
DOOR FRAME DETAILS



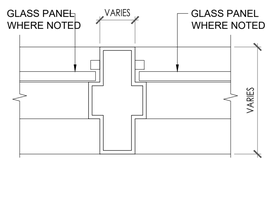
F1 TYPICAL DOOR FRAME JAMB DETAIL AT CONCRETE OR CONCRETE BLOCK PARTITION (SEE PLANS FOR LOCATIONS). EXISTING WALL ANCHORS FOR ALL EXISTING WALLS



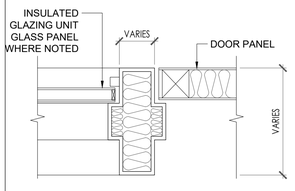
F2 TYPICAL DOOR FRAME JAMB DETAIL AT GWB INSULATED PARTITION (SEE FLOOR PLANS FOR LOCATIONS)



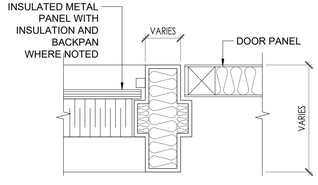
F3 TYPICAL DOOR FRAME JAMB DETAIL AT GWB PARTITION (SEE FLOOR PLANS FOR LOCATIONS)



F4 TYPICAL CENTER MULLION AT GLAZED SCREEN FRAMING SYSTEM (SEE PLANS FOR LOCATIONS)

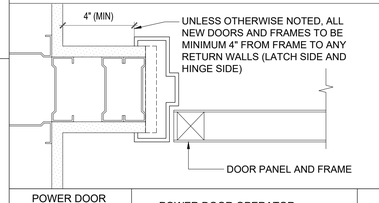


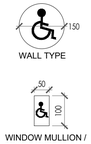
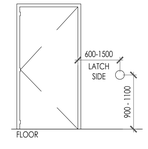
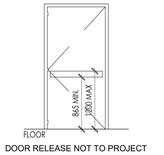
F5 TYPICAL EXTERIOR DOOR FRAME JAMB DETAIL AT GLAZED SCREEN FRAMING SYSTEM (SEE PLANS FOR LOCATIONS)

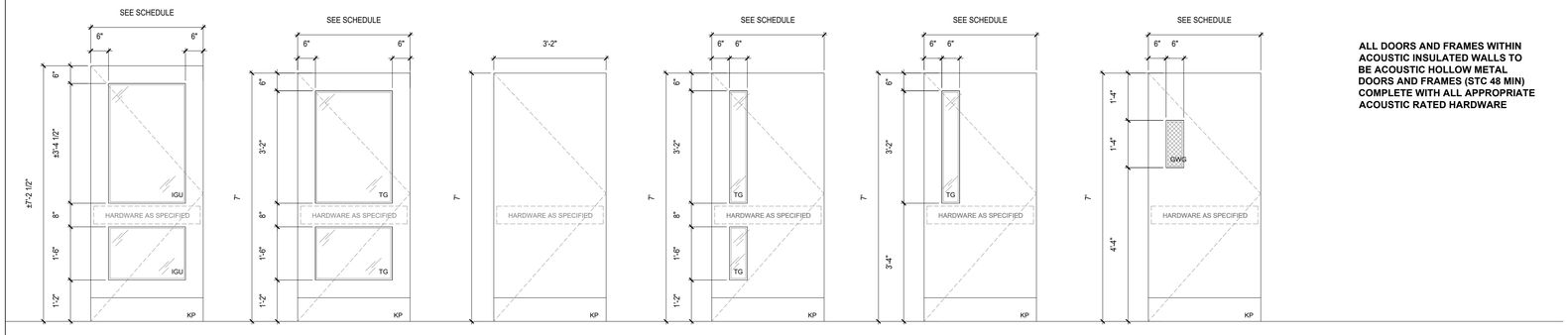


F6 TYPICAL EXTERIOR DOOR FRAME JAMB DETAIL AT INSULATED METAL PANEL FRAMING SYSTEM (SEE PLANS FOR LOCATIONS)

NEW DOORS INSTALLATION LOCATION



POWER DOOR OPERATOR MIN SIZE	POWER DOOR OPERATOR	DOOR RELEASE HARDWARE
	 SEE OBC 3.8.3.3 (17)	 DOOR RELEASE NOT TO PROJECT MORE THAN 100mm INTO CLEAR OPENING SEE OBC 3.3.1.12 (5)



ALL DOORS AND FRAMES WITHIN ACOUSTIC INSULATED WALLS TO BE ACOUSTIC HOLLOW METAL DOORS AND FRAMES (STC 48 MIN) COMPLETE WITH ALL APPROPRIATE ACOUSTIC RATED HARDWARE

FRAME TYPE A
INSULATED, THERMALLY BROKEN HOLLOW METAL SINGLE DOOR WITH INSULATED GLAZING UNITS

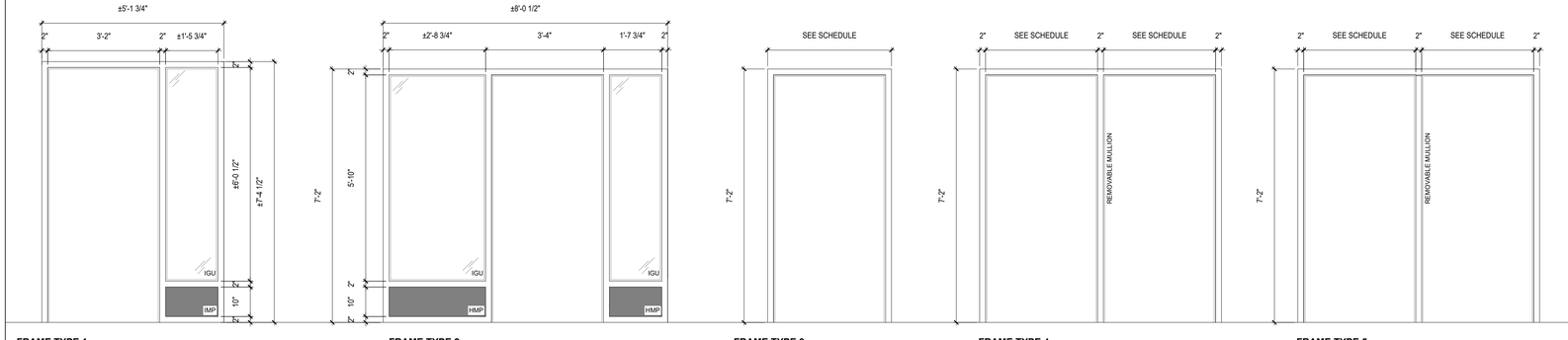
FRAME TYPE B
HOLLOW METAL SINGLE DOOR WITH GLAZING

FRAME TYPE C
HOLLOW METAL SINGLE DOOR WITH NO GLAZING. FIRE RATED WHERE NOTED ON SCHEDULE

FRAME TYPE D
HOLLOW METAL SINGLE DOOR WITH NARROW GLAZING

FRAME TYPE E
HOLLOW METAL SINGLE DOOR WITH NARROW GLAZING

FRAME TYPE F
20 MIN FIRE RATED HOLLOW METAL SINGLE DOOR WITH NARROW GEORGIAN WIRED GLAZING



FRAME TYPE 1
INSULATED, THERMALLY BROKEN HOLLOW METAL FOR SINGLE DOOR WITH SIDELITE

FRAME TYPE 2
HOLLOW METAL FOR SINGLE DOOR WITH SIDELITES

FRAME TYPE 3
HOLLOW METAL FOR SINGLE DOOR FIRE RATED FRAME WHERE SPECIFIED

FRAME TYPE 4
HOLLOW METAL FOR DOUBLE DOOR

FRAME TYPE 5
INSULATED, THERMALLY BROKEN HOLLOW METAL FOR DOUBLE DOORS WITH REMOVABLE MIDDLE MULLION

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER W. WARWICK
LICENCE 8226

NORTH

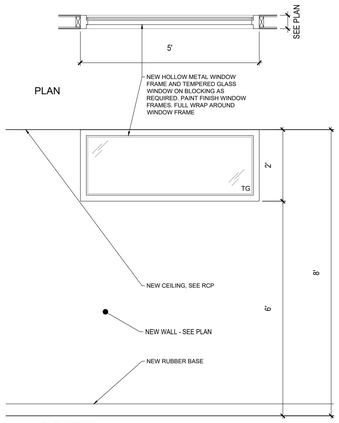
SHEET TITLE

DOOR SCHEDULE

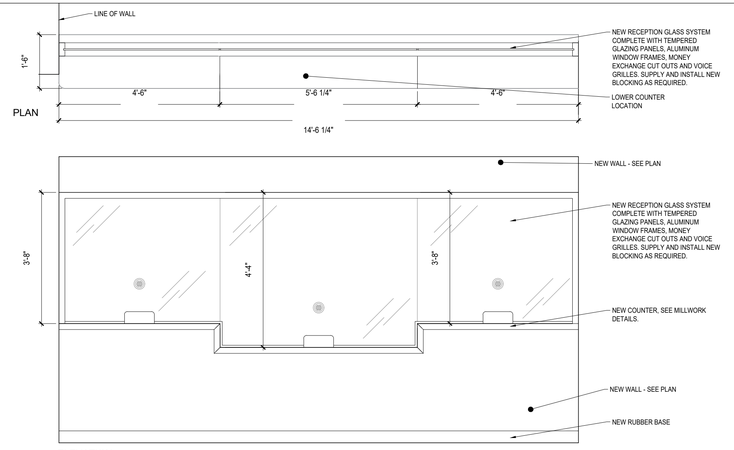
SHEET NO.	DRAWN BY	CHECKED
A700	AW	AW
	SCALE	N.T.S.

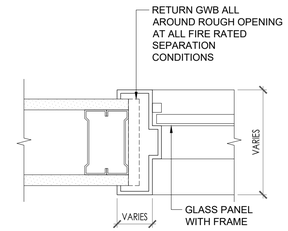
WINDOW SCHEDULE

WIN1 / WIN2 / WIN3 / WIN4 / WIN5 / WIN6 / WIN7 / WIN8



WIN9





WF1 TYPICAL WINDOW FRAME JAMB DETAIL AT GWB PARTITION (SEE FLOOR PLANS FOR LOCATIONS)

ROOM FINISH SCHEDULE NOTES

1. ALL WET AREA'S TO HAVE WATER RESISTANT DRYWALL FOR WALLS AND CEILING
2. ALL EXISTING WALLS TO HAVE ADEQUATE SURFACE PREPARATION PRIOR TO PRIME AND PAINT TO ENSURE PROPER ADHESION OF NEW PRIME AND PAINT
3. PROVIDE PAINT DRAW DOWNS, FINISH SAMPLES, ETC., FOR CLIENT REVIEW AND CONFIRMATION PRIOR TO INSTALLATION.
4. ALL EXISTING DOORS, DOOR FRAMES AND HALLOW METAL WINDOW FRAMES TO HAVE SURFACE PREPARATION AND PRIME AND PAINT (PAINT COLOUR AS SPECIFIED.)
5. REFER TO PLANS FOR GENERAL DESIGN INTENT REGARDING EXTENT OF NEW FINISHES. ALL AREA'S TO BE PATCHED TO MATCH EXISTING IS SHOWN FOR REFERENCE ONLY AND EXACT EXTENT WILL DEPEND ON SPECIFIC SITE CONDITIONS.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISH MATERIAL MANUFACTURER RECOMMENDATIONS
7. ALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS INCLUDING ALL ADHESIVES, MORTARS, GROUT, UNDERLAYMENT MEMBRANES, ETC. GENERAL CONTRACTOR TO CARRY INCLUSIVE COST FOR ALL INSTALLATION LABOUR, EQUIPMENT, AND MATERIALS TO SUPPLY AND INSTALL THE FINISHES AS SPECIFIED.
8. PROVIDE TRANSITION STRIP AT DOORWAY FOR ALL JUNCTIONS BETWEEN DIFFERENT FLOOR FINISH THICKNESS. WHERE NEEDED, PROVIDE FEATHERING UNDER FLOOR FINISH TO SLOPE THINNER FLOOR FINISH TO ALIGN WITH THICKER FLOOR FINISH.

ABBREVIATIONS

ACT -	ACOUSTIC CEILING TILE	
CBL -	CONCRETE BLOCK	
EX -	EXISTING	
DWW -	DRYWALL (WATER RESISTANT)	CERTAINTEED M2TECH (TYPE X WHERE INSTALLED IN FIRE SEPARATIONS)
DW -	DRYWALL	COMMERCIAL GRADE DRYWALL (TYPE X WHERE INSTALLED IN FIRE SEPARATIONS)
POR -	PORCELAIN TILE	JET BLACK, MATTE, 12" X 24", REGAL SERIES, BY OLYMPIA TILE. GROUT TO MATCH TILE
PORB-	PORCELAIN TILE BASE	JET BLACK, MATTE, 12" X 24", REGAL SERIES, BY OLYMPIA TILE. GROUT TO MATCH TILE
PT01 -	PAINT - COLOUR 1	MAIN WALL COLOUR - SIMPLY WHITE OC-117 BY BENJAMIN MOORE
PT02 -	PAINT - COLOUR 2	ACCENT WALL - AEGEAN TEAL 2136-40 BY BENJAMIN MOORE
PT03 -	PAINT - COLOUR 3	ACCENT WALL - VAN DEUSEN BLUE HC-156 BY BENJAMIN MOORE
PT04 -	PAINT - COLOUR 4	ACCENT WALL - WYTHE TAN CW-415 BY BENJAMIN MOORE
PT05 -	PAINT - COLOUR 5	ACCENT WALL - SAYBROOK SAGE HC-114 BY BENJAMIN MOORE
PT05 -	PAINT - COLOUR 6	ACCENT WALL - BOSTON BRICK 2092-30 BY BENJAMIN MOORE
RB -	RUBBER BASE	FLAGSTONE R41FS BY ARMSTRONG FLOORING
VCT -	VINYL COMPOSITE TILE	PATCH TO MATCH EXISTING (PROVIDE SAMPLES FOR CLIENT APPROVAL)
P.LAM-	HIGH PRESSURE LAMINATE ¾" PLYWOOD	BURNT STRAND 6307 MATT BY FORMICA (EXPOSED KITCHENETTE CABINETS)
P.LAM-	HIGH PRESSURE LAMINATE ¾" PLYWOOD	WHITE COLORCORE 2 LAMINATE MATTE 58 BY FORMICA (ALL COUNTERTOPS)
SDP -	STATIC DISSIPATIVE TILE	
TER -	TERRAZO	PATCH TO MATCH EXISTING. PROVIDE MOCK-UP FOR CLIENT APPROVAL
CPT -	HIGH TRAFFIC CARPET TILE	106951 CHARCOAL, OPEN AIR 408 BY INTERFACE
DOOR AND HM WINDOW FRAMES		FRAMES - JET BLACK 2120-10 BY BENJAMIN MOORE
DOORS		DOORS - JET BLACK 2120-10 BY BENJAMIN MOORE

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		BASE		NORTH WALL		SOUTH WALL		WEST WALL		EAST WALL		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
A101	NEW VESTIBULE	EX/TER	-	EX/RB	-	EX	PT01	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A102	CORRIDOR "A"	EX/TER	-	EX/RB	-	EX	PT01	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A103	EXISTING WASHROOM	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A104	EXISTING ROOM	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A105	NEW DAYCARE ROOM	EX	-	EX	-	EX	PT02	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A106	EXISTING STORAGE	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A107	NEW DAYCARE ROOM	EX/TER	-	EX/RB	-	EX	PT03	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A108	EXISTING VESTIBULE	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A109	EXISTING STORAGE	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A110	NEW BARRIER FREE WASHROOM	POR	-	POR	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT04	DWW	-	8'-0"	
A112A	CORRIDOR "B"	EX/TER	-	EX/RB		EX	PT01	DW	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A112B	CORRIDOR "C"	EX	-	EX	-	DW	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A113	EXISTING WASHROOM	EX	-	EX	-	EX	PT02	EX	PT01	EX	PT01	EX	PT01	DWW	-	8'-0"	
A114	EXISTING UTILITY	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	
A115	EXISTING WASHROOM	EX/ TER	-	EX/RB	-	EX	PT01	EX	PT05	EX	PT01	EX	PT01	DWW	-	8'-0"	
A116	EXISTING KITCHEN	EX	-	EX	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A117	EXISTING ROOM	EX/ TER	-	EX/RB	-	EX	PT01	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A118A	NEW DAYCARE ROOM	EX	-	EX/ RB	-	DW	PT04	EX	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A118B	NEW SLEEPING ROOM	EX	-	EX/ RB	-	EX	PT04	DW	PT01	EX	PT01	EX	PT01	ACT	-	8'-0"	
A119	EXISTING UTILITY	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	
A120	EXISTING UTILITY	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	EX	
A121	NEW STORAGE	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	ACT	-	8'-0"	
A122	NEW STORAGE	EX	-	EX	-	EX	-	EX	-	EX	-	EX	-	ACT	-	8'-0"	
A123	CORRIDOR "D"	VCT/EX	-	RB	-	EX	PT01	DW	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A124	NEW VESTIBULE	VCT/EX	-	RB	-	EX	PT01	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A125	NEW MEETING ROOM	EX	-	RB	-	DW	PT02	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A126	NEW ROOF ACCESS ROOM	EX	-	RB	-	EX	PT01	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A127	CORRIDOR "E"	VCT/EX	-	RB	-	DW	PT01	DW	PT01	EX	PT01	EX/DW	PT01	ACT	-	8'-0"	
A128	ADMINISTRATION FLEX ROOM	VCT/EX	-	RB	-	EX	PT01	DW	PT01	EX	PT01	DW	PT02	ACT	-	8'-0"	
A129	ADMINISTRATION OFFICE 1	EX	-	RB	-	EX	PT01	DW	PT02	DW	PT01	EX	PT01	ACT	-	8'-0"	
A130	ADMINISTRATION OFFICE 2	EX	-	RB	-	DW	PT02	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A131	ADMINISTRATION OFFICE 3	EX	-	RB	-	DW	PT02	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A132	RECEPTION AREA	VCT/EX	-	RB	-	EX/DW	PT01	DW	PT03	EX	PT01	DW	PT01	ACT	-	8'-0"	
A133	PRINTER ROOM	VCT/EX	-	RB	-	DW	PT01	EX	PT01	EX	PT03	EX	PT01	ACT	-	8'-0"	
A134	FLEX ROOM	VCT/EX	-	RB	-	EX	PT01	DW	PT01	DW	PT04	EX	PT01	ACT	-	8'-0"	
A135	BUILDING DEPT. OFFICE	EX	-	RB	-	EX	PT01	DW	PT04	EX	PT01	DW	PT01	ACT	-	8'-0"	
A136	PLANNING DEPT. OFFICE	EX	-	RB	-	DW	PT04	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A137	EDO OFFICE	EX	-	RB	-	DW	PT04	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A138	FINANCE FLEX AREA	VCT/EX	-	RB	-	DW	PT01	DW	PT01	EX	PT01	DW	PT05	ACT	-	8'-0"	
A139	FINANCE OFFICE 1	VCT/EX	-	RB	-	EX	PT01	DW	PT05	EX	PT01	DW	PT01	ACT	-	8'-0"	
A140	FINANCE OFFICE 2	EX	-	RB	-	EX	PT01	DW	PT05	DW	PT01	EX	PT01	ACT	-	8'-0"	
A141	FINANCE OFFICE 3	EX	-	RB	-	DW	PT05	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A142	FINANCE OFFICE 4	EX	-	RB	-	DW	PT05	EX	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A143	BY-LAW FLEX AND OFFICE 1	EX	-	RB	-	EX	PT01	DW	PT01	DW	PT02	EX	PT01	ACT	-	8'-0"	
A144	BY-LAW AND FIRE OFFICE 2	EX	-	RB	-	EX	PT02	DW	PT01	EX	PT01	DW	PT01	ACT	-	8'-0"	
A145	FINANCE OFFICE 5	VCT/EX	-	RB	-	EX	PT01	DW	PT01	EX	PT01	DW	PT05	ACT	-	8'-0"	
A146	FINANCE OFFICE 6	EX	-	RB	-	EX	PT01	DW	PT05	DW	PT01	EX	PT01	ACT	-	8'-0"	
A147	FILE CABINET ROOM	EX	-	RB	-	DW	PT01	DW	PT05	DW/EX	PT01	DW	PT01	ACT	-	8'-0"	
A148	LUNCH ROOM AREA	VCT/EX	-	RB	-	DWW	PT01	DWW	PT01	EX	PT03	EX	PT01	ACT	-	8'-0"	
A149	CORRIDOR "F"	VCT/EX	-	RB	-	DW	PT01	EX	PT01	EX/DW	PT01	EX/DW	PT01	ACT	-	8'-0"	
A150	CORRIDOR "G"	POR	-	PORB	-	DW	PT06	DW	PT01	DW	PT01	DW	PT01	DWW	-	8'-0"	
A151	WC 01	POR	-	PORB	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT06	DWW	-	8'-0"	
A152	WC 02	POR	-	PORB	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT06	DWW	-	8'-0"	
A153	WC 03	POR	-	PORB	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT06	DWW	-	8'-0"	
A154	WC 04	POR	-	PORB	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT06	DWW	-	8'-0"	
A155	UNIVERSAL WASHROOM	POR	-	PORB	-	DWW	PT01	DWW	PT01	DWW	PT01	DWW	PT06	DWW	-	8'-0"	
A156	PUBLIC WORKS OFFICE	VCT/EX	-	RB	-	DW	PT05	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	
A157	TOWNHALL MEETING ROOM	CPT	-	RB	-	DW	PT01	DW	PT01	DW	PT01	DW	PT02	ACT	-	14'-0"	
A158	STORAGE ROOM	EX	-	RB	-	EX	PT01	DW	PT01	EX	PT01	DW	PT01	ACT	-	14'-0"	
A159	MEETING ROOM	CPT	-	RB	-	DW	PT02	EX	PT01	EX	PT01	DW	PT01	ACT	-	14'-0"	
A160	EXISTING VESTIBULE	VCT/EX	-	RB	-	EX	PT01	EX	PT01	DW	PT01	EX	PT01	ACT	-	8'-0"	

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
(416) 697-3008
2118 Valley St. Moose Creek, ON.

PROJECT

TOWNSHIP OF NORTH STORMONT - NEW TOWN HALL RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER WARWICK
LICENCE
8226

NORTH

SHEET TITLE

WINDOW AND ROOM FINISH SCHEDULE

SHEET NO.	DRAWN BY	CHECKED
A701	AW	AW
	SCALE	N.T.S.

PAINT

P1
MAIN WALL COLOUR - SIMPLY WHITE OC-117 BY BENJAMIN MOORE

P2
ACCENT WALL - AEGEAN TEAL 2136-40 BY BENJAMIN MOORE

P3
ACCENT WALL - VAN DEUSEN BLUE HC-156 BY BENJAMIN MOORE

P4
ACCENT WALL - WYTHE TAN CW-415 BY BENJAMIN MOORE

P5
ACCENT WALL - SAYBROOK SAGE BY BENJAMIN MOORE

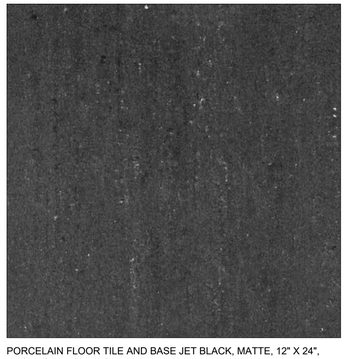
P6
ACCENT WALL - BOSTON BRICK 2092-30 BY BENJAMIN MOORE

DOORS AND FRAMES JET BLACK 2120-10 BY BENJAMIN MOORE

BUILDING MATERIAL FINISHES

RUBBER WALL BASE - FLAGSTONE R41FS BY ARMSTRONG FLOORING

CARPET TILE - 106951 CHARCOAL, OPEN AIR 408 BY INTERFACE

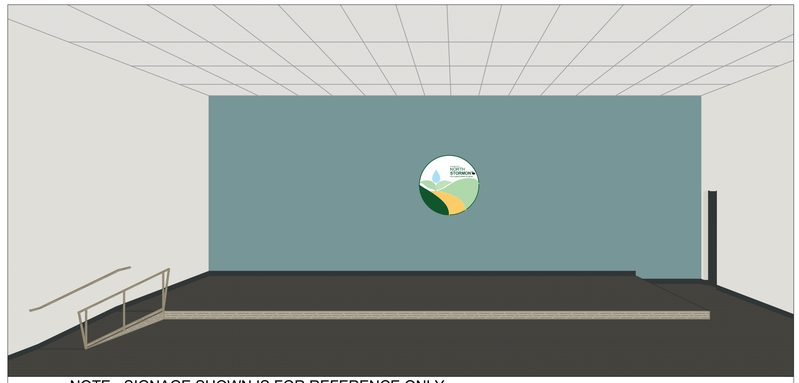


PORCELAIN FLOOR TILE AND BASE JET BLACK, MATTE, 12" X 24", REGAL SERIES, BY OLYMPIA TILE

LUNCHROOM CABINET FINISH - BURNT STRAND 6307 MATT BY FORMICA

ALL COUNTER-TOP - WHITE COLORCORE 2 LAMINATE MATT 58 BY FORMICA

WHITE OAK RISER AND RAILINGS



NOTE - SIGNAGE SHOWN IS FOR REFERENCE ONLY

NO.	DESCRIPTION	DATE
1.	ISSUED FOR TENDER/ PERMIT	2024.03.08

REVISIONS

ALEX WARWICK ARCHITECT
Alex Warwick
Alex@WarwickDesignStudio.com
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ALEXANDER W. WARWICK
LICENCE
8226

NORTH

The contractor shall check and verify all dimensions and report all errors and ommisions to the architect and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing shall not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

SHEET TITLE

MATERIAL FINISH BOARD

SHEET NO.	DRAWN BY	CHECKED
A702	AW	AW
	SCALE	N.T.S.

MECHANICAL NOTES

MECHANICAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.

1 GENERAL:

.1 CONFORM WITH APPLICABLE REQUIREMENTS OF THE MINISTRY OF LABOUR, AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

.2 DO COMPLETE INSTALLATION IN ACCORDANCE WITH THE FOLLOWING:
- .1 ONTARIO BUILDING CODE (OBC);
- .2 NATURAL GAS AND PROPANE INSTALLATION CODE (GAS CODE);
- .3 ASHRAE;
- .4 SMACNA;
- .5 NFPA;
- .6 ALL OTHER RELEVANT CODES AND STANDARDS, AS APPLICABLE.

.3 OBTAIN ALL PERMITS REQUIRED FOR THE INSTALLATION OF MECHANICAL TRADES WORK, ARRANGE FOR INSPECTIONS AND TESTS, AND PAY ALL FEES AND COSTS FOR THE PERMITS, INSPECTIONS AND FEES. OBTAIN PERMITS IMMEDIATELY AFTER NOTIFICATION OF AWARD OF CONTRACT.

.4 PROVIDE DIGITAL AND HARD COPY OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT FURNISHED UNDER THIS CONTRACT. BIND INSTRUCTIONS IN 3-RING BINDERS. INCLUDE THE FOLLOWING:
- .1 SCHEMATIC DIAGRAM OF ELECTRICAL SYSTEMS.
- .2 CONTROL SHOP DRAWINGS AND OPERATING SEQUENCE INCLUDING WIRING OF COMPONENTS.
- .3 WIRING DIAGRAM OF CONTROL PANELS.
- .4 OPERATING INSTRUCTIONS, INCLUDING START-UP AND SHUT-DOWN PROCEDURE.
- .5 MAINTENANCE INSTRUCTIONS INCLUDING PREVENTIVE MAINTENANCE INSTRUCTIONS FOR COMPONENTS OF THE EQUIPMENT.
- .6 COMPLETE PARTS LIST OF ASSEMBLIES AND THEIR COMPONENT PARTS, SHOWING MANUFACTURER'S NAME, CATALOGUE NUMBER, AND NEAREST REPLACEMENT SOURCE.
- .7 LIST OF RECOMMENDED SPARE PARTS AND QUANTITY OF EACH ITEM TO BE STOCKED.
- .8 MANUFACTURERS' WARRANTIES AND GUARANTEES.

.5 CLEAN ALL MECHANICAL SYSTEMS AT PROJECT COMPLETION.

.6 COMPLETE AS-BUILT DRAWINGS SHOWING ALL CHANGES AS WORK PROGRESSES.

2 CONTRACTOR QUALIFICATIONS:

.1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE "TRADE QUALIFICATION AND APPRENTICESHIP ACT" AND REGULATIONS, BY PERSONS WHO HOLD THE FOLLOWING CERTIFICATES OF QUALIFICATION (AS APPLICABLE):
- .1 PLUMBER;
- .2 REFRIGERATION & AIR CONDITIONING SYSTEMS MECHANIC;
- .3 SHEET METAL WORKER.

.2 ALL FUELS-RELATED WORK TO BE CARRIED OUT IN ACCORDANCE WITH TSSA REQUIREMENTS AND ONTARIO REGULATION 215/01, "FUEL INDUSTRY CERTIFICATES" BY PERSONS WHO HOLD THE APPROPRIATE CERTIFICATES FOR THE WORK BEING PERFORMED.

3 FACILITIES AND DEMOLITION:

.1 LOCATE AND PROTECT ALL EXISTING EXTERIOR SITE SERVICES.

.2 RETAIN AND PROTECT ALL EXISTING INTERIOR SERVICES AND BUILDING FABRIC. MAKE GOOD ANY AND ALL DAMAGE RESULTING FROM THIS WORK.

.3 PLUMBING:
- .1 RETAIN AND PROTECT ALL EXISTING SANITARY VENTS. RE-ROUTE AS NECESSARY TO SUIT NEW FLOOR PLAN AND CEILINGS. CONNECT NEW SANITARY VENTS TO EXISTING IN CEILING SPACE.
- .2 DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURES, AND ALL OBSOLETE PIPING.
- .3 CONCEAL AND CAP ALL OTHER PLUMBING IN WALLS, CEILINGS AND FLOORS WHICH ARE TO BE RETAINED.
- .4 DISPOSE OF ALL OBSOLETE PLUMBING FIXTURES AND EQUIPMENT.

.4 EXISTING SANITARY PIPING:
- .1 PERFORM A CAMERA INSPECTION OF THE EXISTING SANITARY SERVICE TO CONFIRM EXISTING SANITARY PIPE SIZE, LOCATION AND CONDITION. REPORT ANY PIPE BLOCKAGES, INADEQUATE SLOPES, LOW SPOTS, AND POOR CONDITION TO ENGINEER, FOR COMMENT AND DIRECTION.
- .2 FLOOR CUTTING:
  - .1 CONDUCT THERMAL IMAGING OF THE FLOOR IN ALL AREAS OF FLOOR CUTTING AND REMOVAL, TO LOCATE BURIED ELECTRICAL SERVICES (IF ANY).
  - .2 CAREFULLY SAWCUT FLOOR TO PERMIT INSTALLATION OF NEW SANITARY PIPING.
  - .3 REINSTATE FLOOR TO ORIGINAL CONDITION, FOLLOWING INSTALLATION OF NEW PLUMBING.

.5 CUTTING AND PATCHING:
- .1 EXECUTE CUTTING, FITTING AND PATCHING REQUIRED TO MAKE THE WORK FIT PROPERLY TOGETHER. CUT AND PATCH FOR PROCESS, MECHANICAL AND ELECTRICAL WORK.
- .2 COORDINATE WORK WITH OTHER TRADES SO THAT THERE IS A MINIMUM OF CUTTING, FITTING AND PATCHING.
- .3 DRILLING, CUTTING, FITTING AND PATCHING AND MAKING GOOD WHERE NECESSARY DUE TO FAILURE TO DELIVER ITEMS TO BE BUILT IN TIME OR INSTALLATION IN WRONG LOCATION, SHALL BE EXECUTED AS DIRECTED AT NO COST TO THE OWNER.
- .4 DRILLING AND CUTTING OF LOAD BEARING STRUCTURAL MEMBERS SHALL BE DONE ON PRIOR EXPRESS WRITTEN PERMISSION OF THE ENGINEER FOR EACH INSTANCE.
- .5 CUT HOLES ACCURATELY, WITH SMOOTH, TRUE, CLEAN EDGES. FIT UNITS TO TOLERANCES TO BEST STANDARD PRACTICE FOR APPLICABLE WORK.
- .6 HOLES IN BLOCK AND CONCRETE WORK SHALL BE SAWCUT OR CORE-DRILLED, AND SHALL NOT BE MADE WITH A HAMMER GUN.
- .7 PATCHED WORK SHALL BE INVISIBLE, SIZE HOLES AND OPENINGS FOR PIPES SO AS TO ALLOW FOR EXPANSION AND CONTRACTION OF SUCH PIPES.

4 FIXTURES AND EQUIPMENT:

.1 PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ALL MECHANICAL FIXTURES AND EQUIPMENT FOR APPROVAL, PRIOR TO PROCUREMENT.

.2 HVAC EQUIPMENT SHALL NOT USED FOR CONSTRUCTION HEATING.

.3 INSTALL ALL MECHANICAL FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

.4 EQUIPMENT AND MATERIAL TO BE CANADIAN GAS ASSOCIATION (CGA) CERTIFIED. WHERE THERE IS NO ALTERNATIVE TO SUPPLYING EQUIPMENT WHICH IS NOT CGA CERTIFIED, OBTAIN TSSA FIELD APPROVAL.

.5 LOCATE ALL EQUIPMENT WITH CLEARANCES, AS REQUIRED BY THE MANUFACTURER, THE FUEL CODES, AND ALL OTHER CODES AND REGULATIONS, INCLUDING THE FOLLOWING CLEARANCES:
- .1 TO PERMIT PROPER EQUIPMENT OPERATION;
- .2 TO PERMIT SUFFICIENT AIRFLOW AROUND EQUIPMENT;
- .3 FOR EQUIPMENT SERVICE;
- .4 SUFFICIENT DISTANCE FROM COMBUSTIBLE MATERIAL;
- .5 WITH SUFFICIENT VENT CLEARANCES;
- .6 SUFFICIENT DISTANCE FROM ROOF EDGES OR OTHER HAZARDS.

5 EQUIPMENT SUPPLIED BY OTHERS:

.1 GENERAL CONTRACTOR SHALL ASSUME FULL REPONSIBILITY FOR COORDINATING MECHANICAL SERVICES AND CONNECTIONS FOR ALL EQUIPMENT, SUPPLIED BY MECHANICAL OR ANY OTHER TRADES.

.2 MAKE ALL MECHANICAL SERVICE CONNECTIONS TO EQUIPMENT SUPPLIED BY OTHERS.

.3 CONFIRM ALL SERVICE CONNECTIONS WITH MANUFACTURER AND SUPPLIER, PRIOR TO INSTALLATION. THIS SHALL INCLUDE ALL CONNECTION SIZES, LOCATIONS AND DETAILS, AND SHALL TAKE INTO ACCOUNT EQUIPMENT CLEARANCES AND INSTALLATION REQUIREMENTS.

6 PIPING AND ESCUTCHEONS:

.1 PROVIDE DIELECTRIC UNIONS AT ALL PIPING LOCATIONS WHERE DISSIMILAR METALS ARE JOINED.

.2 PROVIDE ESCUTCHEONS ON ALL PIPES PASSING THROUGH WALLS, PARTITIONS, FLOORS AND CEILINGS, CHROME, NICKEL PLATED BRASS OR TYPE 302 STAINLESS STEEL.

7 ACCESS DOORS:

.1 SUPPLY ACCESS DOORS, AS REQUIRED IN DUCTWORK AND WALL/CEILING ASSEMBLIES, TO ALL CONCEALED MECHANICAL EQUIPMENT AND OPERATING DEVICES. ACCESS DOORS IN WALL/CEILING ASSEMBLIES TO BE INSTALLED BY OTHER TRADES.

.2 ACCESS DOORS SHALL BE FIRE-RATED TYPE, WHERE USED IN FIRE-RATED ASSEMBLIES, AND SHALL MATCH THE RATING OF THE ASSEMBLY.

8 PIPE INSULATION:

.1 INSTALL IN ACCORDANCE WITH THERMAL INSULATION ASSOCIATION OF CANADA (TIAC) NATIONAL STANDARDS.

.2 MAX. FLAME SPREAD RATING: 25.

.3 MAX. SMOKE DEVELOPED RATING: 50.

.4 DOMESTIC COLD WATER (DCW):
- .1 1" RIGID MOULDED MINERAL FIBRE WITH VAPOUR RETARDER JACKET.
- .2 INSULATE ALL PIPING IN FLOORS, WALLS AND CEILINGS, TO POINT OF FIXTURE CONNECTIONS.

.5 DOMESTIC HOT WATER (DHW):
- .1 1" RIGID MOULDED MINERAL FIBRE FOR PIPING UP TO 1-1/4" SIZE
- .2 1-1/2" RIGID MOULDED MINERAL FIBRE FOR PIPING 1-1/2" TO 3" SIZE.
- .3 INSULATE ALL PIPING IN FLOORS, WALLS AND CEILINGS, TO POINT OF FIXTURE CONNECTIONS.

.6 OUTER JACKET:
- .1 CONCEALED LOCATIONS: ALL SERVICE JACKET.
- .2 EXPOSED LOCATIONS: PVC JACKET.
- .3 MECHANICAL/SERVICE ROOMS: PVC JACKET.

9 WATER SERVICE AND WATER SUPPLY PIPING:

.1 INSIDE BUILDING: COPPER TUBE, HARD DRAWN, TYPE L. CAN. OR US MANUFACTURE, INCLUDING FITTINGS. LEAD-FREE SOLDER.

.2 WATER SUPPLY PIPING IS SHOWN SCHEMATICALLY. ALL PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED.

.3 INSTALL TUBING CLOSE TO BUILDING STRUCTURE TO MINIMIZE FURRING, CONSERVE HEADROOM AND SPACE. GROUP EXPOSED PIPING AND RUN PARALLEL TO WALLS.

.4 ISOLATE ALL EQUIPMENT, FIXTURES AND BRANCHES WITH VALVES.

.5 TEST WATER SYSTEM AT 1½ TIMES SYSTEM OPERATING PRESSURE OR MINIMUM 860 KPA, WHICHEVER IS GREATER. TEST PRESSURE AND TIMEFRAME SHALL BE AS REQUIRED BY OBC 7.3.7.2.

.6 FLUSH OUT, DISINFECT AND RINSE SYSTEM, PRIOR TO CONSTRUCTION COMPLETION.

10 DRAINAGE, WASTE AND VENT PIPING:

.1 APPROXIMATE SUB-FLOOR PIPING ELEVATIONS HAVE BEEN INDICATED ON THE DRAWINGS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING FINAL INVERTS BASED ON SITE CONDITIONS.

.2 BELOW GROUND/FLOOR:
- .1 PVC DWV, TYPE SDR26 SDR35.

.3 ABOVE GROUND:
- .1 PVC DWV SOLID WALL SCHEDULE 40, CERTIFIED TO CAN/CSA STANDARD B181.2, FOR NONCOMBUSTIBLE CONSTRUCTION (FLAME-SPREAD RATING NOT MORE THAN 25 PER CAN/ULC-S102.2).
- .2 PVC DWV SOLID WALL SCHEDULE 40, CERTIFIED TO CAN/CSA STANDARD B181.2, FOR NONCOMBUSTIBLE CONSTRUCTION (FLAME-SPREAD RATING NOT MORE THAN 25 AND SMOKE DEVELOPED CLASSIFICATION NOT MORE THAN 50 PER CAN/ULC-S102.2).

.4 PROVIDE CLEANOUTS AS REQUIRED BY THE ONTARIO BUILDING CODE.

.5 VENT COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

11 NATURAL GAS PIPING:

.1 COORDINATE NATURAL GAS SERVICE UPGRADE AND INSTALLATION, AS FOLLOWS:
- .1 MECHANICAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COORDINATION OF NATURAL GAS SERVICE WITH THE SUPPLY AUTHORITY;
- .2 INCLUDE DETAILED REVIEW OF EXISTING NATURAL GAS LOADS FOR SUMMATION OF BUILDING TOTAL LOAD;
- .3 COORDINATE ALL SERVICE, METER AND EQUIPMENT PRESSURES AND REGULATORS.

.2 STEEL PIPE, SCHEDULE 40, SEAMLESS, SCREWED FITTINGS.

.3 SUPPLY AND INSTALL:
- .1 EXPANSION CONTROL LOOPS ON PIPES

.4 SLOPE PIPING DOWN IN DIRECTION OF FLOW TO LOW POINTS.

.5 ALL NATURAL GAS PIPING AND FITTINGS SHALL BE:
- .1 CLEANED AFTER ASSEMBLY;
- .2 PAINTED WITH ONE BASE LAYER OF METAL PRIMER;
- .3 PAINTED WITH ONE TOP COAT OF EXTERIOR ENAMEL PAINT;
- .4 COLOUR ON EXTERIOR WALL – TO MATCH WALL
- .5 COLOUR ON ROOF AND INTERIOR OF BUILING - YELLOW.

.6 TEST SYSTEM IN ACCORDANCE WITH NATURAL GAS AND PROPANE INSTALLATION CODE.

12 DUCTWORK:

.1 RECTANGULAR DUCT:
- .1 RIGID GALVANIZED STEEL, LOCK FORMING QUALITY TO ASTM A653/A653M
- .2 THICKNESS, FABRICATION, REINFORCEMENT AND SUPPORT/ATTACHMENT TO ASHRAE OR SMACNA.

.2 ROUND DUCT:
- .1 RIGID GALVANIZED STEEL, LOCK FORMING QUALITY TO ASTM A653/A653M
- .2 THICKNESS, FABRICATION, REINFORCEMENT AND SUPPORT/ATTACHMENT TO ASHRAE OR SMACNA.
- .3 FLEXIBLE BRANCH DUCT (PERMITTED WITHIN 1m/3ft FROM OUTLET):
  - .1 ALL METAL TYPE: TRIPLE LOCK, ALUMINUM CORRUGATED DUCT, MANUFACTURED USING AN ALUMINUM STRIP, WHICH IS SPIRALLY WOUND AND MECHANICALLY JOINED TOGETHER FORMING AN AIR TIGHT AND LEAKPROOF SEAM.

.3 SEAL CLASSIFICATION:
- .1 CLASS A: LONGITUDINAL SEAMS, TRANSVERSE JOINTS, DUCT WALL PENETRATIONS AND CONNECTIONS MADE AIRTIGHT WITH SEALANT AND TAPE.

.4 FITTINGS
- .1 FABRICATION: TO SMACNA.
- .2 RADIUSED ELBOWS.
  - .1 RECTANGULAR: STANDARD WITH CENTRELINE RADIUS 1.5 TIMES DUCT DIMENSION, WITH SINGLE THICKNESS TURNING VANES.
  - .2 ROUND: FIVE PIECE WITH CENTRELINE RADIUS 1.5 TIMES DIAMETER.
- .3 MITRED ELBOWS, RECTANGULAR: WITH DOUBLE THICKNESS TURNING VANES.

.5 BRANCHES:
- .1 RECTANGULAR MAIN AND BRANCH: WITH RADIUS ON BRANCH 1.5 TIMES WIDTH OF DUCT 45 DEGREES ENTRY ON BRANCH.
- .2 ROUND MAIN AND BRANCH: ENTER MAIN DUCT AT 45 DEGREES WITH CONICAL CONNECTION.
- .3 PROVIDE VOLUME CONTROL DAMPER IN BRANCH DUCT NEAR CONNECTION TO MAIN DUCT.
- .4 MAIN DUCT BRANCHES: WITH SPLITTER DAMPER.

.6 TRANSITIONS:
- .1 DIVERGING: 20 DEGREES MAXIMUM INCLUDED ANGLE.
- .2 CONVERGING: 30 DEGREES MAXIMUM INCLUDED ANGLE.

.7 FIRE STOPPING
- .1 RETAINING ANGLES AROUND DUCT, ON BOTH SIDES OF FIRE SEPARATION IN ACCORDANCE WITH SECTION.
- .2 FIRE STOPPING MATERIAL AND INSTALLATION MUST NOT DISTORT DUCT.

.8 DAMPERS:
- .1 MANUFACTURE TO SMACNA STANDARDS.
- .2 SINGLE BLADE DAMPERS:
  - .1 FABRICATE FROM SAME MATERIAL AS DUCT, BUT ONE SHEET METAL THICKNESS HEAVIER. V-GROOVE STIFFENED.
  - .2 SIZE AND CONFIGURATION TO RECOMMENDATIONS OF SMACNA.
  - .3 LOCKING QUADRANT (WITH SHAFT EXTENSION TO ACCOMMODATE INSULATION THICKNESS, IF REQUIRED).
  - .4 INSIDE AND OUTSIDE NYLON END BEARINGS.
  - .5 CHANNEL FRAME OF SAME MATERIAL AS ADJACENT DUCT, COMPLETE WITH ANGLE STOP.

.9 DUCT LEAKAGE: IN ACCORDANCE WITH SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL.

.10 ALL DUCT AND SEAL MATERIALS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED CLASSIFICATION OF LESS THAN 50.

.11 PROVIDE FLEXIBLE CONNECTIONS AT ALL EQUIPMENT DUCT CONNECTION POINTS.

13 DUCT INSULATION:

.1 REFER TO DRAWING FOR DUCT THAT IS IDENTIFIED TO BE INSULATED.

.2 INSTALL IN ACCORDANCE WITH THERMAL INSULATION ASSOCIATION OF CANADA (TIAC) NATIONAL STANDARDS.

.3 MAX. FLAME SPREAD RATING: 25.

.4 MAX. SMOKE DEVELOPED RATING: 50.

.5 THERMAL INSULATION - RECTANGULAR DUCT:
- .1 1" (R4.3) RIGID MINERAL FIBRE BOARD WITH VAPOUR RETARDER JACKET.
- .2 ALUMINUM JACKET WITH MOISTURE BARRIER.

.6 THERMAL INSULATION - ROUND DUCT:
- .1 1" (R3.1) MINERAL FIBRE BLANKET WITH VAPOUR RETARDER JACKET.
- .2 ALUMINUM JACKET WITH MOISTURE BARRIER.

14 MECHANICAL FIRE PROTECTION:

.1 MECHANICAL CONTRACTOR RESPONSIBILITY:
- .1 REFER TO ARCHITECTURAL DRAWINGS, TO VERIFY LOCATION OF ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.
- .2 PROVIDE DRAWINGS FROM HILTI AND/OR 3M FOR FIRE PROTECTION OF ALL PIPING, DUCT AND MECHANICAL ITEMS PENETRATING OR PASSING THROUGH A FIRE SEPARATION OR FIRE-RATED ASSEMBLY, FOR REVIEW BY ARCHITECT AND ENGINEER,
- .3 ALL PIPING, DUCT AND MECHANICAL ITEMS SHALL BE TIGHTLY FITTED AND SEALED WITH FIRESTOPPING MATERIAL AT ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.

.2 ALL PIPING SHALL BE TIGHTLY FITTED AND SEALED WITH FIRESTOPPING MATERIAL AT ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.

.3 FIRE DAMPERS:
- .1 FIRE DAMPERS SHALL BE CAN/ULC-S112 (STANDARD METHOD OF FIRE TEST OF FIRE DAMPER ASSEMBLIES) LISTED AND LABELLED.
- .2 FIRE DAMPERS SHALL BE NFPA 80 (STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES), NFPA 90A (STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS), AND NFPA 101 (LIFE SAFETY CODE) COMPLIANT.
- .3 DUCTWORK SHALL BE FITTED WITH FIRE DAMPERS AT ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.
- .4 SUPPLY AND INSTALL ACCESS DOORS IN ARCHITECTURAL FINISH (WALL, CEILING OR FLOOR) TO ACCESS DUCT, IN COMMON AREA WHERE POSSIBLE.
- .5 SUPPLY AND INSTALL TIGHTLY-FITTED ACCESS DOOR IN DUCT TO ACCESS, INSPECT AND RESET FIRE DAMPER.
- .6 TYPES: DYNAMIC - FOR USE IN AIR HANDLING SYSTEMS THAT DO NOT SHUTDOWN UPON FIRE ALARM.
- .7 RATING: 1-1/2 HR (30MIN TO 2HR FIRE RESISTANCE RATING).

.4 FIRE DAMPER AND DUCT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, AND SHALL BE SEALED WITH FIRESTOPPING MATERIAL.

.5 ALL MECHANICAL MATERIALS USED WITHIN CEILING RETURN AIR PLENUMS SHALL FLAME-SPREAD RATING NOT MORE THAN 25 AND SMOKE DEVELOPED CLASSIFICATION NOT MORE THAN 50 PER CAN/ULC-S102.2.

.6 MOCK-UPS:
- .1 PREPARE MOCK-UPS OF TYPICAL FIRESTOP INSTALLATION OF THE FOLLOWING, FOR REVIEW AND APPROVAL BY THE OWNER, ENGINEER AND MUNICIPAL BUILDING INSPECTOR:
  - .1 SANITARY PIPING – WALL AND CEILING/FLOOR FIRE SEPARATION;
  - .2 DCW AND DHW PIPING – WALL AND CEILING/FLOOR FIRE SEPARATION;
  - .3 FIRE DAMPER INSTALLATION – WALL AND CEILING/FLOOR FIRE SEPARATION.
- .2 ALL FIRESTOP INSTALLATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROPRIATE PRODUCT INSTALLATION INSTRUCTIONS, AND THE REFERENCED UL/ULC LISTING AND/OR TEST STANDARD.
- .3 SUPPLY A COPY OF THE PRODUCT INSTALLATION INSTRUCTIONS WITH ULC LISTING AND/OR TEST STANDARD REFERENCE, FOR EACH INSTALLATION.
- .4 MOCK-UP MAY REMAIN AS PART OF WORK.

15 MECHANICAL IDENTIFICATION:

.1 IDENTIFY MECHANICAL EQUIPMENT WITH LABEL STATING – NUMBER AND NAME.

.2 LABEL ALL PIPING AT LEAST ONCE IN EVERY ROOM, AND AT NO MORE THAN 25 FT CENTERS.

16 EARTHQUAKE LOAD:

.1 ALL MECHANICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE EARTHQUAKE LOAD AND EFFECTS REQUIRED BY THE ONTARIO BUILDING CODE.

.2 MECHANICAL ELEMENTS AND COMPONENTS (EQUIPMENT, PIPES, DUCTS, ETC.), AND THEIR CONNECTIONS TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SMACNA/ANSI SEISMIC RESTRAINT MANUAL OR OTHER GUIDELINE REFERENCED IN THE ONTARIO BUILDING CODE.

.3 FOLLOWING PROJECT COMPLETION, SEISMIC ENGINEER SHALL PROVIDE A LETTER OF FINAL SITE REVIEW.

.4 CONTRACTOR SHALL CARRY THE COST OF THE SEISMIC ENGINEERING, INCLUDING SITE REVIEWS, DESIGN AND SHOP DRAWING PREPARATION.

17 EQUIPMENT AND MATERIALS SUPPORT:

.1 ALL MECHANICAL EQUIPMENT, PIPING, DUCTWORK, AND RELATED ITEMS SHALL BE SECURELY SUPPORTED, ATTACHED AND FASTENED TO BUILDING STRUCTURE, AND SHALL NOT BE FASTENED TO THE ROOF DECK.

.2 PIPE HANGERS AND SUPPORTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MSS STANDARD SP-58, PIPE HANGERS AND SUPPORTS – MATERIALS, DESIGN, MANUFACTURE, SELECTION, APPLICATION, AND INSTALLATION.

.3 PLATFORMS SHALL BE FABRICATED FROM STRUCTURAL GRADE STEEL MEETING THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING CSA STANDARD W59 WELDED STEEL CONSTRUCTION, AND THE REQUIREMENTS OF THE CANADIAN WELDING BUREAU.

18 COORDINATION:

.1 INFORMATION INVOLVING ACCURATE DIMENSIONING OF THE BUILDING SHALL BE TAKEN FROM SITE BY CONTRACTOR.

.2 DRAWINGS ARE IN DIAGRAMMATIC FORM, INTENDED TO CONVEY THE SCOPE OF WORK AND GENERAL ARRANGEMENT FOR EQUIPMENT. COORDINATE PHYSICAL LOCATION OF ALL EQUIPMENT WITH OTHER TRADES AND ALLOW FOR ANY ADDITIONAL PIPING, DUCTING, FITTINGS, SUPPORTS, ETC., IN ORDER TO AVOID INTERFERENCE AND FACILITATE THE WORK.

.3 CONTRACTOR TO MAKE ANY NECESSARY MODIFICATIONS OR ADDITIONS, WITHOUT CHARGE, TO ACCOMMODATE SITE CONDITIONS AND COORDINATION.

.4 COORDINATE ALL MECHANICAL EQUIPMENT WIRING, INCLUDING LOW VOLTAGE CONTROL WIRING, WITH ELECTRICAL TRADES.

19 START-UP, COMMISSIONING AND TRAINING:

.1 COMMISSIONING:
- .1 START-UP AND COMMISSION THE FOLLOWING SYSTEMS:
  - .1 PLUMBING FIXTURES;
  - .2 HVAC.
- .2 PERFORM SYSTEMATIC TESTS, PROCEDURES AND CHECKS ON SYSTEMS, AS FOLLOWS:
  - .1 TO VERIFY OPERATION IN ACCORDANCE WITH CONTRACT DOCUMENTS, DESIGN CRITERIA AND INTENT, AND MANUFACTURER'S REQUIREMENTS;
  - .2 TO ENSURE APPROPRIATE DOCUMENTATION IS PROVIDED;
  - .3 TO EFFECTIVELY TRAIN BUILDING OPERATIONAL STAFF.
- .3 SYSTEMS ARE TO BE OPERATED AT FULL CAPACITY, WITH CORRECTION OF ALL DEFICIENCIES AND ADJUSTMENTS TO MEET OPTIMUM PERFORMANCE.
- .4 PROVIDE WRITTEN REPORT AT END OF COMMISSIONING OUTLINING EQUIPMENT OPERATIONAL CONDITIONS AND PARAMETERS.

.2 TESTING, ADJUSTING AND BALANCING:
- .1 TEST, ADJUST AND BALANCE (TAB) ALL PLUMBING AND HVAC EQUIPMENT AND SYSTEMS; INCLUDING THE FOLLOWING:
  - .1 ROOFTOP HVAC UNITS.
- .2 TAB PROCEDURE SHALL BE COMPLETED IN ACCORDANCE WITH ASHRAE STANDARD 111, MEASUREMENT, TESTING, ADJUSTING AND BALANCING OF BUILDING HVAC SYSTEMS.
- .3 EXTERNAL STATIC PRESSURES SHALL BE MEASURED AFTER FILTER ON RETURN AIR AND BEFORE AC COIL AND SUPPLY AIR.
- .4 PROVIDE DETAILED REPORT AT END OF TAB, IN ACCORDANCE WITH THE REPORTING PROCEDURES OF ASHRAE STANDARD 111.

.3 DEMONSTRATION AND TRAINING:
- .1 DEMONSTRATE OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEMS TO OWNER'S PERSONNEL ONE WEEK PRIOR TO DATE OF FINAL INSPECTION
- .2 PRIOR TO DEMONSTRATION AND TRAINING, ENSURE THAT EQUIPMENT HAS BEEN INSPECTED AND PUT INTO OPERATION, INCLUDING COMPLETION OF COMMISSIONING AND TESTING, ADJUSTING, AND BALANCING.
- .3 DEMONSTRATE START-UP, OPERATION, CONTROL, ADJUSTMENT, TROUBLE-SHOOTING, SERVICING, AND MAINTENANCE OF EACH ITEM OF EQUIPMENT.
- .4 INSTRUCT PERSONNEL IN PHASES OF OPERATION AND MAINTENANCE USING OPERATION AND MAINTENANCE MANUALS AS BASIS OF INSTRUCTION. REVIEW CONTENTS OF MANUAL IN DETAIL TO EXPLAIN ASPECTS OF OPERATION AND MAINTENANCE.

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
2024-5-22
M. A. MORRIS
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:
NORTH STORMONT
MUNICIPAL OFFICE

57 COCKBURN STREET,
BERWICK, ON

Drawing Title:
MECHANICAL
NOTES
& LEGENDS

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:
M001

REV DATE: 5/24/2024

PLUMBING FIXTURE SCHEDULE

UNIT	DESCRIPTION	PIPE SIZE TRAP (in)(mm)	WASTE (in)(mm)	VENT (in)(mm)	DCW (in)(mm)	DHW (in)(mm)	ACCEPTABLE PRODUCT	NOTES
WC-1	WATER CLOSET - TANK	INT	3" 75	2" 50	1/2" 13	- -	WATERCLOSET - AMERICAN STANDARD #2462 (CADET) SEAT - CENTOCO #820STS OR APPROVED EQUAL	PRESSURE ASSISTED, ELONGATED WHITE HEAVY DUTY, OPEN FRONT SEAT & COVER, SS HINGE MAX. WATER CONSUMPTION - 6.0 Lpf, 1.6 gpf DIM L x W x H - 768 x 521 x 743 mm, 30.25 x 20.5 x 29.25 in RIM HEIGHT - 381 mm, 15 in FLOOR FLANGE, FLANGE BOLTS & GASKET ISOLATING VALVE - BRASS W CHROME FINISH, WALL-MOUNTED, SCREWDRIVER STOP
WC-2	WATERCLOSET - TANK BARRIER FREE	INT	3" 75	2" 50	1/2" 13	- -	WATERCLOSET - AMERICAN STANDARD #2467 016 (CADET) SEAT - CENTOCO #820STS OR APPROVED EQUAL	PRESSURE ASSISTED, ELONGATED WHITE HEAVY DUTY, OPEN FRONT SEAT & COVER, SS HINGE MAX. WATER CONSUMPTION - 6.0 Lpf, 1.6 gpf DIM L x W x H - 768 x 521 x 781 mm, 30.25 x 20.5 x 30.75 in RIM HEIGHT - 419 mm, 16.5 in SEAT HEIGHT - 430 to 485 mm, 17 to 19 in (OBC 3.8.3.9) FLOOR FLANGE, FLANGE BOLTS & GASKET ISOLATING VALVE - BRASS W CHROME FINISH, WALL-MOUNTED, SCREWDRIVER STOP
LA-1	LAVATORY COUNTERTOP	1-1/2 38	1-1/2" 38	1-1/4" 32	1/2" 13	1/2" 13	AMERICAN STANDARD #9494 LAVATORY #7385 SINGLE LEVER FAUCET OR APPROVED EQUAL	WHITE, POP-UP DRAIN OVERALL DIM - W x FTB x D - 533 x 445 x 165mm, 21 x 17.5 x 6.5 in BOWL DIM - W x FTB x D - 441 x 279 x 133mm, 17.375 x 11 x 5.25 in MAX. WATER CONSUMPTION - 8.35 Lpm, 2.2 gpm INSULATE AND COVER ALL SAN, DCW & DHW PIPE
LA-2	LAVATORY WALL HUNG	1-1/2" 38	1-1/2" 38	1-1/4" 32	1/2" 13	1/2" 13	AMERICAN STANDARD #0954 (MURRO) LAVATORY W EVERCLEAN #7385 SINGLE LEVER FAUCET WATTS #CA-411 FLOOR-MOUNTED, CONCEALED ARM LAVATORY CARRIER P-TRAP - 1-1/4 (32) TRAP, CHROME PLATED BRASS ISOLATING VALVE - BRASS W CHROME FINISH, WALL-MOUNTED, SCREWDRIVER STOP PORCELAIN SHROUD/KNEE CONTACT GUARD OR APPROVED EQUAL	WHITE, POP-UP DRAIN OVERALL DIM - W x FTB x D - 540 x 520 x 406mm, 21.25 x 20.5 x 16 in BOWL DIM - W x FTB x D - 394 x 343 x 127mm, 15.5 x 13.5 x 5 in MAX. WATER CONSUMPTION - TO OBC INSTALLATION DIMENSIONS - TO OBC & ARCH DWGS
LA-3	LAVATORY WALL HUNG BARRIER FREE	1-1/2" 38	1-1/2" 38	1-1/4" 32	1/2" 13	1/2" 13	AMERICAN STANDARD #0954 (MURRO) LAVATORY W EVERCLEAN #7385 SINGLE LEVER FAUCET WATTS #CA-411 FLOOR-MOUNTED, CONCEALED ARM LAVATORY CARRIER P-TRAP - 1-1/4 (32) TRAP, CHROME PLATED BRASS ISOLATING VALVE - BRASS W CHROME FINISH, WALL-MOUNTED, SCREWDRIVER STOP PORCELAIN SHROUD/KNEE CONTACT GUARD OR APPROVED EQUAL	WHITE, POP-UP DRAIN OVERALL DIM - W x FTB x D - 540 x 520 x 406mm, 21.25 x 20.5 x 16 in BOWL DIM - W x FTB x D - 394 x 343 x 127mm, 15.5 x 13.5 x 5 in MAX. WATER CONSUMPTION - TO OBC INSTALLATION DIMENSIONS - TO OBC & ARCH DWGS
SK-1	KITCHEN SINK SINGLE BOWL WITH LEDGE	1-1/2" 38	1-1/2" 38	1-1/4" 32	1/2" 13	1/2" 13	FRANKE KINDRED #LB6407 SINK AMERICAN STANDARD #6270 FAUCET OR APPROVED EQUAL	STAINLESS STEEL, LEVER HANDLES OVERALL DIM - W x FTB x D - 794 x 520 x 178mm, 31.25 x 20.5 x 7 in BOWL DIM - W x FTB x D - 355 x 406 x 178mm, 14 x 16 x 7 in MAX. WATER CONSUMPTION - 8.35 Lpm, 2.2 gpm
SK-2	KITCHEN SINK DOUBLE BOWL WITH LEDGE	1-1/2" 38	1-1/2" 38	1-1/4" 32	1/2" 13	1/2" 13	FRANKE KINDRED #LBD6407 SINK AMERICAN STANDARD #6270 FAUCET OR APPROVED EQUAL	STAINLESS STEEL, LEVER HANDLES OVERALL DIM - W x FTB x D - 794 x 520 x 178mm, 31.25 x 20.5 x 7 in BOWL DIM - W x FTB x D - 355 x 406 x 178mm, 14 x 16 x 7 in MAX. WATER CONSUMPTION - 8.35 Lpm, 2.2 gpm
CW	CLOTHESWASHER FIRE-RATED	2" 50	2" 50	1-1/2" 38	1/2" 13	1/2" 13	OATEY OR EQUAL	PROVIDE RECESSED WALL BOX FOR SAN., DCW, DHW
FCO	FLOOR CLEANOUT ROUND	-	SIZE PER PIPE	-	-	-	WATTS CO-200 ZURN OR APPROVED EQUAL	SUIT FLOOR FINISH CAST IRON BODY NICKEL BRONZE TOP, GASKET BRASS CLEANOUT PLUG, GASKET
WCO	WALL CLEANOUT ROUND	-	SIZE PER PIPE	-	-	-	WATTS CO-380 ZURN OR APPROVED EQUAL	SUIT WALL FINISH CAST IRON FERRULE BRASS PLUG STAINLESS STEEL COVER

ROOFTOP HVAC UNIT SCHEDULE

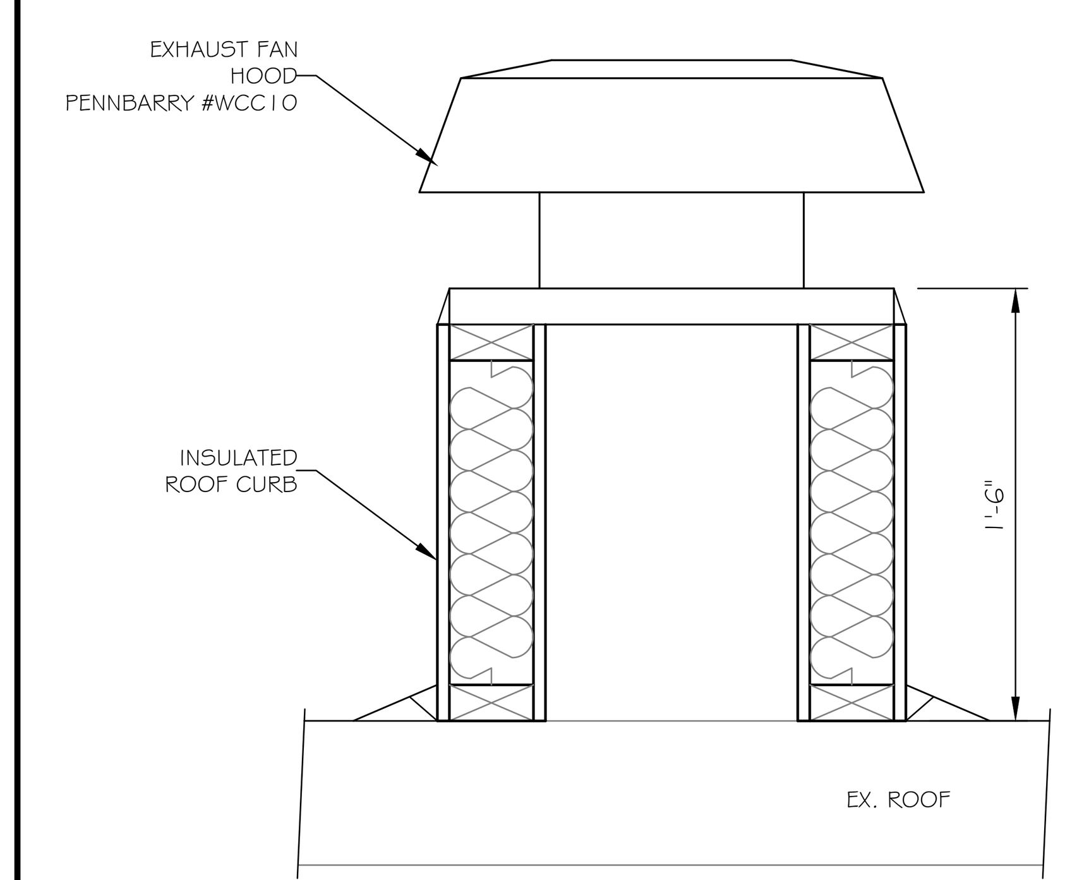
UNIT	DESCRIPTION	SUPPLY AIR (cfm)	(ESP)	OUTDR AIR (cfm)	EFF. (SEER)	COOLING TEMP (deg.F)	TC (Mbtu/hr)	HEATING INPUT (Mbtu/hr)	OUTPUT (Mbtu/hr)	GAS (in)	ELECTRICAL VOLT	PHASE	MCA	MOCP	ACCEPTABLE PRODUCT	NOTES
RTU-1 RTU-2 RTU-3 RTU-4 RTU-5	PACKAGED ROOFTOP HVAC UNIT ELECTRIC COOLING NATURAL GAS HEATING	2200	0.6	300	14	80 DB 67 WB 95 AMB	60	115	93	1/2	208	3	29	40	CARRIER LENNOX TRANE	BASE UNIT: SEISMIC ROOF CURB HOT GAS REHEAT DEHUMIDIFICATION POWER EXHAUST FAN W BAROMETRIC RELIEF COIL/HAIL GUARDS CORROSION PROTECTION COOLING SYSTEM: HIGH EFFICIENCY TWO-STAGE LOW AMBIENT OPERATION THROUGH ECONOMIZER CONDENSATE DRAIN TRAP (PVC) HEATING SYSTEM: TWO-STAGE STANDARD HEAT EXCHANGER COMBUSTION AIR INTAKE EXTENSION BLOWER: ECM MOTOR W ELECTRONIC SPEED CONTROL SOFT START ADJUSTABLE SP BLOWER PROVING SWITCH INDOOR AIR QUALITY: HIGH PERFORMANCE ECONOMIZER W OUTDOOR AIR HOOD MERV 8 FILTERS CO2 SENSOR ELECTRICAL: THROUGH BASE WITH WEATHERPROOF DISC. SWITCH NEW WEATHERPROOF DISCONNECT SWITCH GFCI SERVICE OUTLET WITH WEATHERPROOF COVER PHASE/VOLTAGE PROTECTION CONTROLS: DEMAND CONTROL VENTILATION WITH CO2 SENSOR 7-DAY DIGITAL PROGRAMMABLE THERMOSTAT TO MEET ASHRAE 90.1: - 7 DAY SCHEDULE - 10 HR POWER LOSS - 2 HR MANUAL OVERRIDE - SETBACK TO 55F (13C) - SETUP TO 90F (32C) REMOTE TSTAT WITH ROOM SENSORS MICROPROCESSOR CONTROLS BACnet COMMUNICATIONS INTERFACE

EXHAUST FAN (CABINET) SCHEDULE

UNIT	DESCRIPTION	FAN FLOW	ESP	DRIVE	SONES	DUCT CONN	ELECTRICAL VOLT (V)	PHASE	POWER (W)	ACCEPTABLE PRODUCT	NOTES
EF-1	EXHAUST FAN	39 L/s 83 CFM	3 mm 0.125 in	DIRECT	2.3	254 x 83 mm 10 x 3.25 in	120	1	39	PENN BARRY #Z3 GREENHECK OR APPROVED EQUAL	DIM - L x W x D - 318 x 232 x 232 mm, 12.5 x 9.125 x 9.125 in GRILLE - 280 x 337 mm, 11 x 13.25 in CONTROL - WALL SWITCH GRILLE - POLYMER LINED HOUSING, BACKDRAFT DAMPER

REGISTER, GRILLE & DIFFUSER SCHEDULE

UNIT	DESCRIPTION	CONSTRUCTION	CONFIGURATION PATTERN	BLADE SPACING	DEFLECTION (deg)	FRAME	FINISH	ACCEPTABLE PRODUCT	NOTES
S1	SA DIFFUSER CEILING SQUARE CONE	STEEL	4 CONE FIXED AIR PATTERN	-	-	LAY-IN INVERTED T DRYWALL FLANGE	WHITE	EH PRICE #SCD STEEL OR APPROVED EQUAL	
S2	LOUVRED SA GRILLE WALL	STEEL	SINGLE DEFLECTION ADJUSTABLE	19mm, 3/4 in PARALLEL TO LONG DIM	ADJUSTABLE	STANDARD 32mm, 1.25in	WHITE	EH PRICE #510 STEEL SINGLE OR APPROVED EQUAL	
R1	EGG CRATE RA CEILING	ALUMINUM	FIXED GRID	12x12x25mm 1/2x1/2x1in	0	LAY-IN INVERTED T DRYWALL FLANGE	WHITE	EH PRICE #81 OR APPROVED EQUAL	
R2	LOUVRED RA GRILLE CEILING/WALL	STEEL	SINGLE DEFLECTION ADJUSTABLE	19mm, 3/4 in PARALLEL TO LONG DIM	0	STANDARD 32mm, 1.25in	ALUMINUM	EH PRICE #530 STEEL SINGLE OR APPROVED EQUAL	



EXHAUST FAN
HOOD DETAIL
SCALE: 1 1/2" = 1'-0"

HVAC LEGEND

SYMBOL	DESCRIPTION
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTDOOR AIR
12x8	DUCT SIZE, RECTANGULAR, FIRST FIGURE IS SIDE SHOWN
8"Ø	DUCT SIZE, ROUND
	DUCT SECTION, SUPPLY
	DUCT SECTION, RETURN OR EXHAUST
12x8	ACOUSTICAL INSULATION LINING
	ACOUSTICAL INSULATION LINING
	FLEXIBLE CONNECTION
	ELBOW, RECTANGULAR(r= 1.5W)
	ELBOW, WITH VANES, RECTANGULAR(r= 1.5W)
	ELBOW, WITH VANES, RECTANGULAR
	TRANSITIONS FOT - FLAT ON TOP, FOB - FLAT ON BOTTOM
	TEE, RECTANGULAR MAIN AND TAP
	TEE, RECTANGULAR MAIN AND TAP, WITH DAMPER
	TEE RECTANGULAR
	WYE, RECTANGULAR
VD	VOLUME DAMPER
FD	FIRE DAMPER
	WALL SUPPLY GRILLE OR REGISTER
	WALL EXHAUST/RETURN GRILLE OF REGISTER
	FLOOR OR CEILING SUPPLY GRILLE OR REGISTER
	FLOOR OR CEILING EXHAUST/RETURN GRILLE OR REGISTER
	CEILING SUPPLY DIFFUSER
	CEILING RETURN GRILLE
24"x24" 'S1' 100	CEILING OR REGISTER DESIGNATION - SIZE - CFM - TYPE
T	THERMOSTAT
S	THERMOSTAT REMOTE SENSOR

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	SAN	SANITARY DRAIN ABOVE FLOOR/GRADE
SS	SAN	SANITARY DRAIN BELOW FLOOR/GRADE
	VENT	SANITARY VENT
	STM	STORM DRAIN ABOVE FLOOR/GRADE
SD	STM	STORM DRAIN BELOW FLOOR/GRADE
	WCO	WALL CLEANOUT
	FCO	FLOOR CLEANOUT
SS	LCO	LINE CLEANOUT
	GCO	GRADE CLEANOUT
	DCW	DOMESTIC COLD WATER
	DHW	DOMESTIC HOT WATER
	DHWR	DOMESTIC HOT WATER RETURN
OO OO	-	STANDPIPE
GAS	GAS	NATURAL GAS

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

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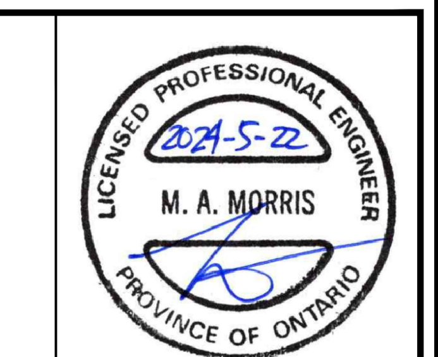
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

The contractor must check and verify all dimensions on the job prior to start of construction.

DRAWINGS ARE NOT TO BE SCALED



EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ON

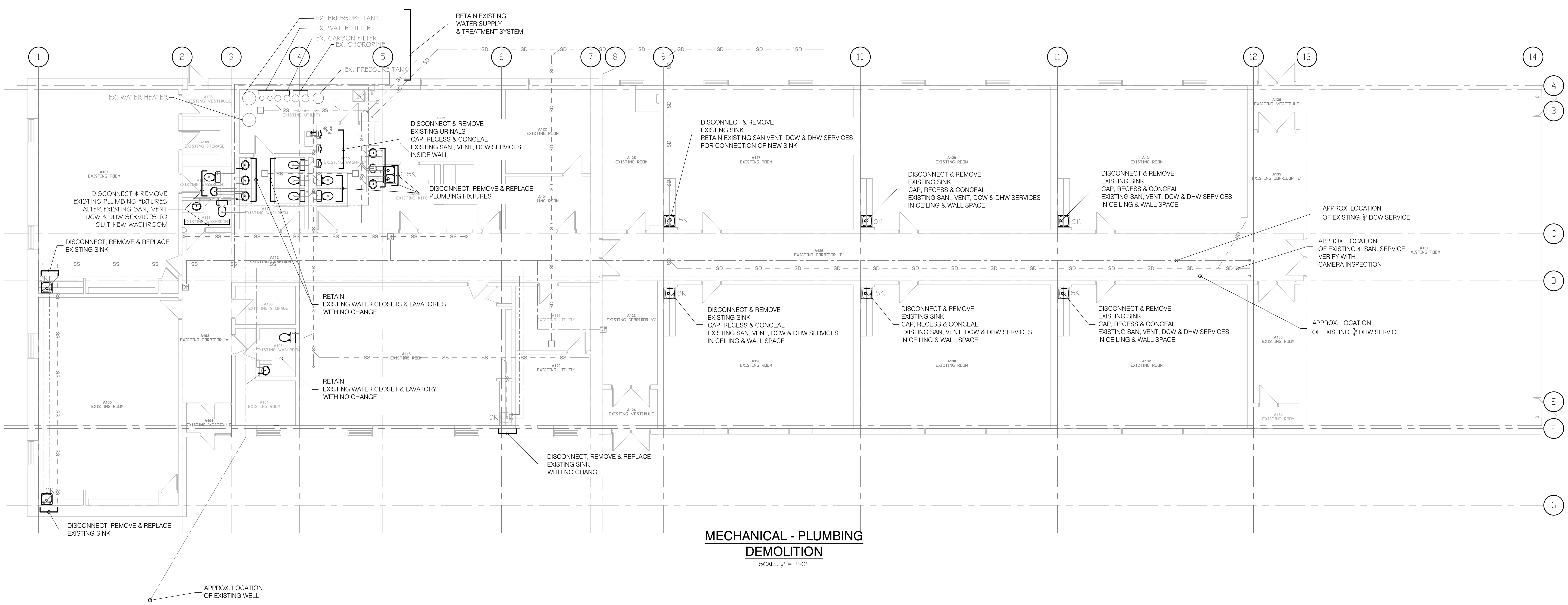
Drawing Title:
MECHANICAL SCHEDULES & DETAILS

Design: MM	Checked: MM	Approved:	Project No.: 11200-M&E
Drawn: B.O'B.	Checked: MM	Date: 2023 11 30	Contract No.:

Scale: 0 10'-0" 20'-0" Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0" Vertical: 1/16" = 1'-0"

Drawing No.: M002

REV DATE: 5/24/2024



MECHANICAL - PLUMBING DEMOLITION

SCALE: 1/8" = 1'-0"

MORRIS Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B	2024 04 01	ADDENDUM 1
1	B.O'B	2024 03 19	FOR PERMIT & TENDER
0	B.O'B	2024 02 01	FOR REVIEW

The contractor must check and verify all dimensions on the job prior to start of construction.

DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
2024-5-22
M. A. MORRIS
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ON

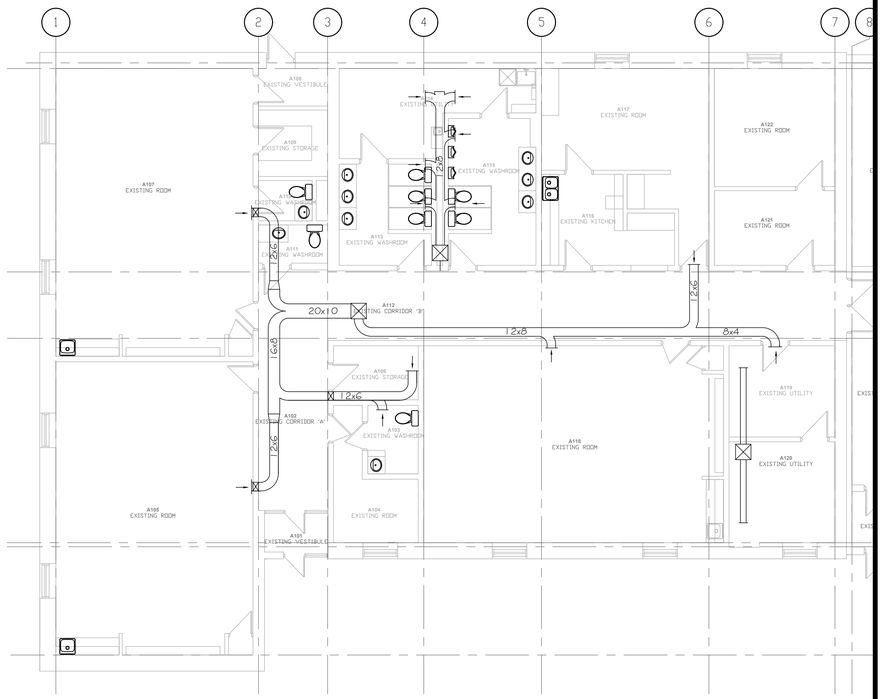
Drawing Title:
MECHANICAL PLUMBING DEMOLITION

Design: MM	Checked: MM	Approved:	Project No.: 11200-M&E
Drawn: B.O'B.	Checked: MM	Date: 2023 11 30	Contract No.:

Scale: Horizontal: 1/16" = 1'-0"; Vertical: 1/16" = 1'-0"

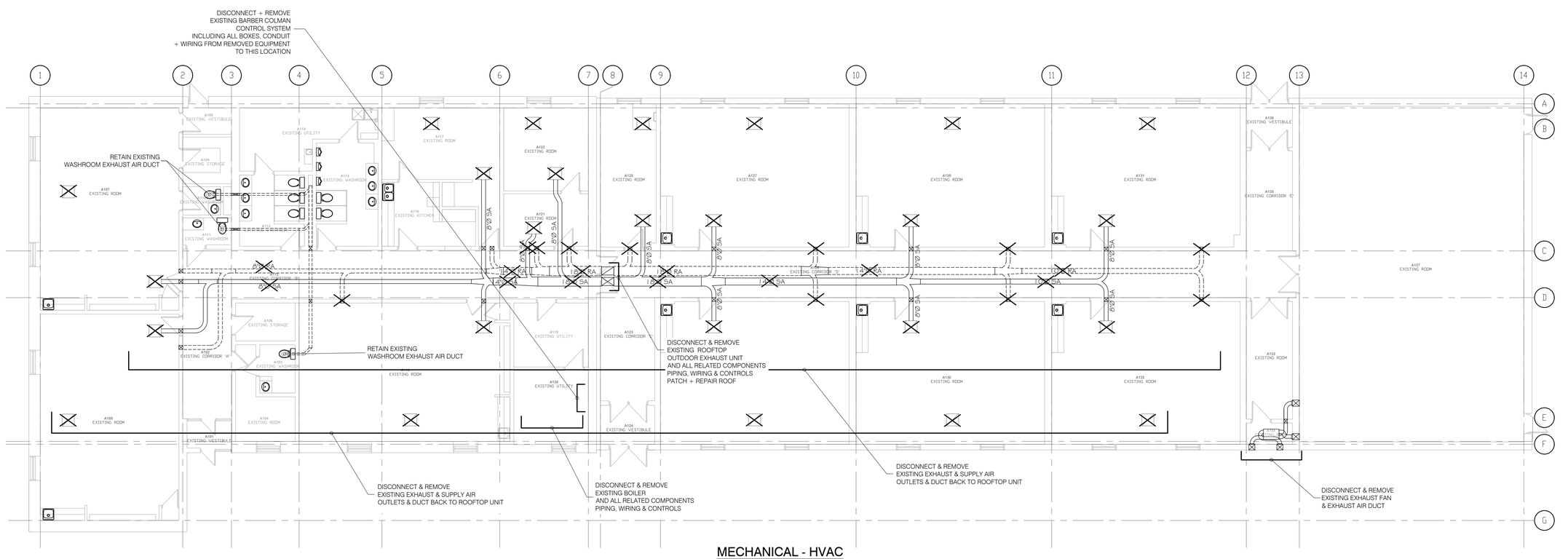
Drawing No.: M100

REV DATE: 5/24/2024



VENTILATION LAYOUT

SCALE: 1/8" = 1'-0"



MECHANICAL - HVAC DEMOLITION

SCALE: 1/8" = 1'-0"

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
M. A. MORRIS
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT
MUNICIPAL OFFICE

57 COCKBURN STREET,
BERWICK, ON

Drawing Title:

MECHANICAL
HVAC DEMOLITION

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

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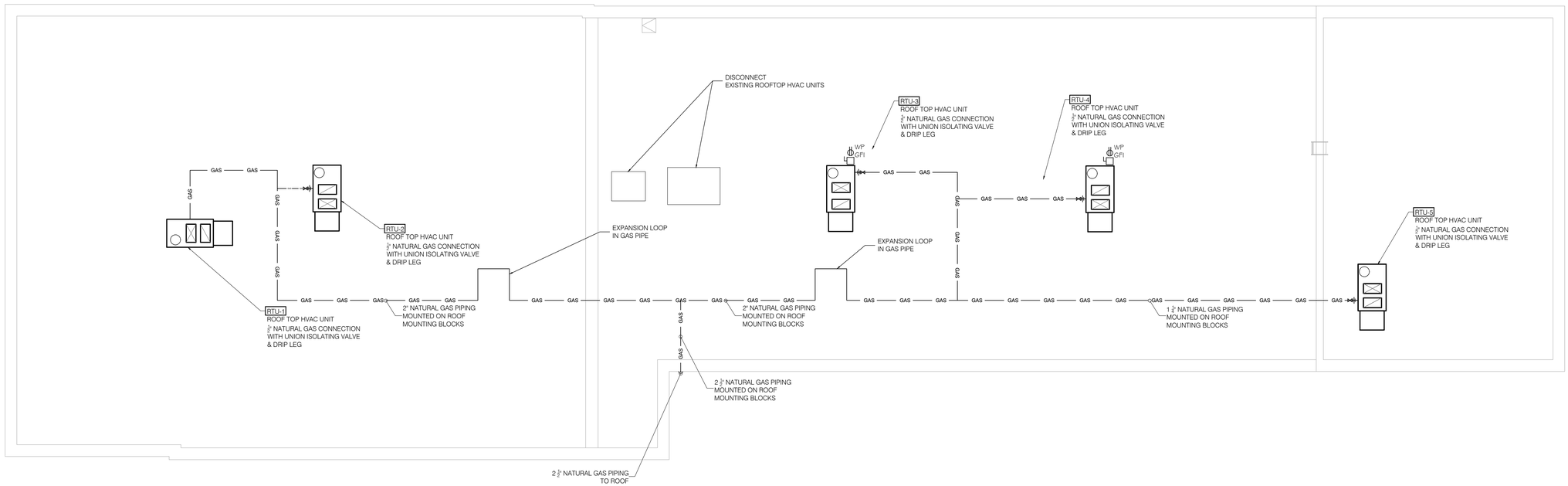
Vertical: 1/16" = 1'-0"

Drawing No.:

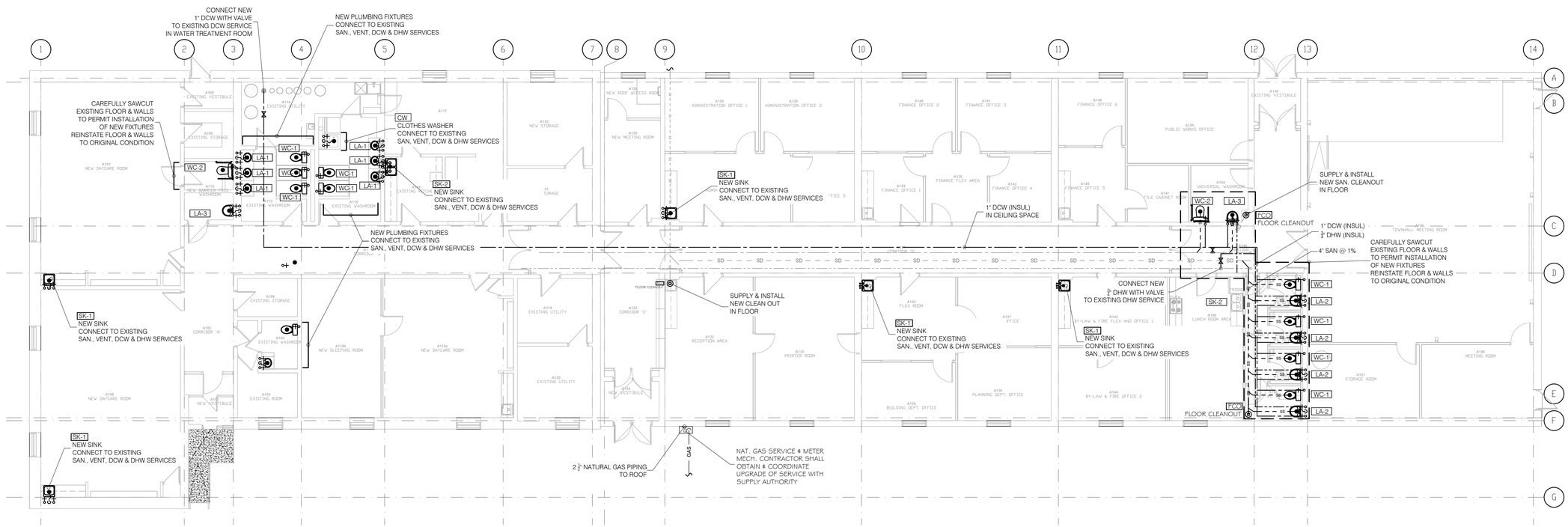
M101

REV DATE: 5/24/2024



MECHANICAL - ROOF PLAN

SCALE: 1/8" = 1'-0"



MECHANICAL - PLUMBING

SCALE: 1/8" = 1'-0"

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
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1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
2024-5-22
M. A. MORRIS
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
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Telephone: (613) 345-0400
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Project Title:

NORTH STORMONT
MUNICIPAL OFFICE

57 COCKBURN STREET,
BERWICK, ON

Drawing Title:

MECHANICAL
PLUMBING

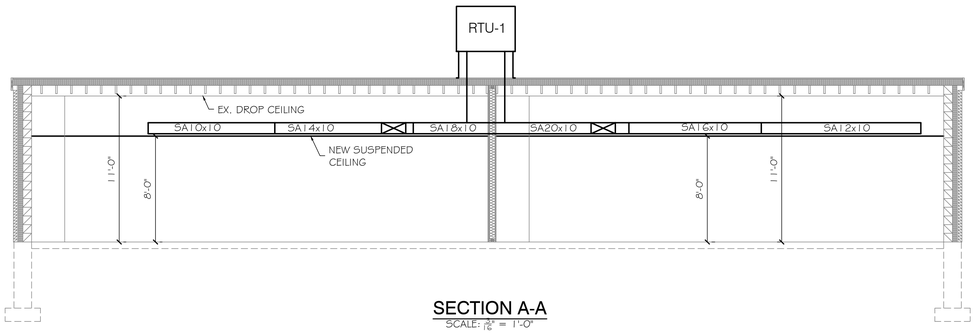
Design: MM	Checked: MM	Approved:	Project No.: 11200-M&E
Drawn: B.O'B.	Checked: MM	Date: 2023 11 30	Contract No.:

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:

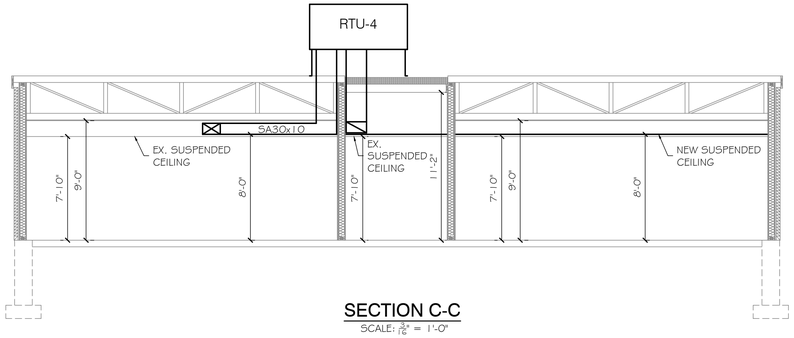
M201

REV DATE: 5/24/2024



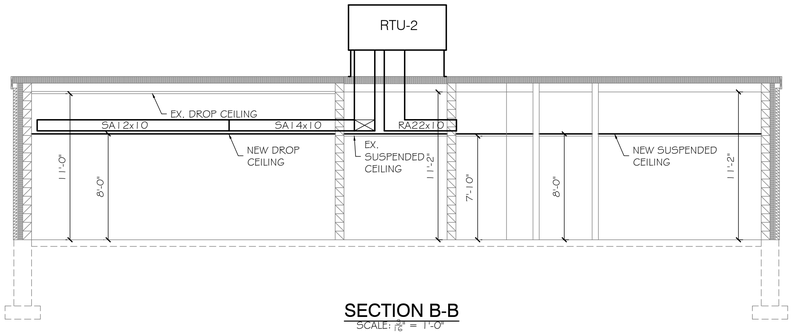
SECTION A-A

SCALE: 3/16" = 1'-0"



SECTION C-C

SCALE: 3/16" = 1'-0"



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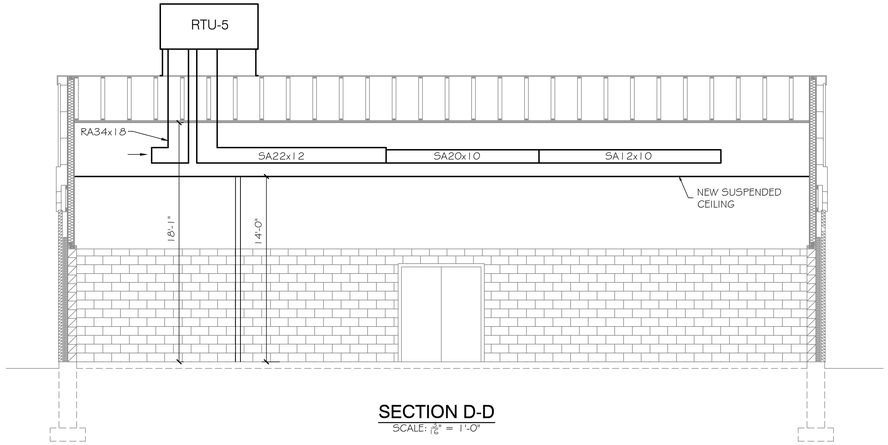
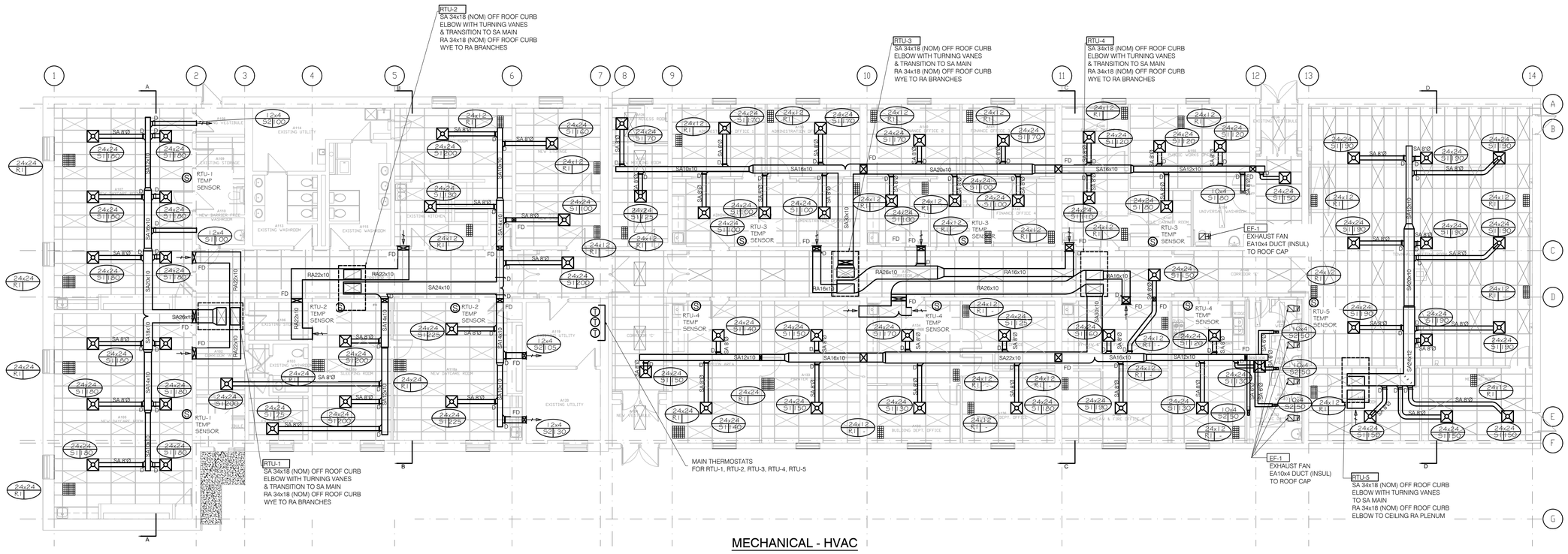
SCALE: 3/16" = 1'-0"



SECTION D-D

SCALE: 3/16" = 1'-0"



MECHANICAL - HVAC

SCALE: 1/8" = 1'-0"

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
M. A. MORRIS
PROVINCE OF ONTARIO
2024-5-22

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
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Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ON

Drawing Title:
MECHANICAL HVAC

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:
M202
REV DATE: 5/24/2024

ELECTRICAL NOTES

ELECTRICAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.

1 GENERAL:

.1 CONFORM WITH APPLICABLE REQUIREMENTS OF THE MINISTRY OF LABOUR, AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

.2 DO COMPLETE INSTALLATION IN ACCORDANCE WITH THE FOLLOWING:
- .1 ONTARIO ELECTRICAL SAFETY CODE;
- .2 ELECTRICAL SAFETY AUTHORITY;
- .3 ELECTRICAL SUPPLY AUTHORITY.

.3 SUBMIT TO ELECTRICAL SAFETY AUTHORITY AND SUPPLY AUTHORITY NECESSARY NUMBER OF DRAWINGS AND SPECIFICATIONS FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

.4 GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COORDINATING AND OBTAINING ELECTRICAL SERVICE LAYOUT FROM THE SUPPLY AUTHORITY.

.5 PAY ALL ELECTRICAL PERMIT AND INSPECTION FEES.

.6 GROUND COMPLETE SYSTEM IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE AND ELECTRICAL SAFETY AUTHORITY.

.7 IDENTIFICATION AND LABELLING:
- .1 IDENTIFY ELECTRICAL EQUIPMENT WITH LAMICOID NAMEPLATES, INCLUDING AMPERAGE, VOLTAGE, PHASE AND POWER SOURCE.
- .2 PROVIDE TYPEWRITTEN PANEL DIRECTORIES.
- .3 PROVIDE ADHESIVE LABEL ON ALL SWITCH, RECEPTACLE AND DEVICE COVER PLATES INDICATING SUPPLY CIRCUIT DESIGNATION.

.8 PROVIDE DIGITAL AND HARD COPY OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT FURNISHED UNDER THIS CONTRACT. BIND INSTRUCTIONS IN 3-RING BINDERS. INCLUDE THE FOLLOWING:
- .1 SCHEMATIC DIAGRAM OF ELECTRICAL SYSTEMS.
- .2 CONTROL SHOP DRAWINGS AND OPERATING SEQUENCE INCLUDING WIRING OF COMPONENTS.
- .3 WIRING DIAGRAM OF CONTROL PANELS.
- .4 OPERATING INSTRUCTIONS, INCLUDING START-UP AND SHUT-DOWN PROCEDURE.
- .5 MAINTENANCE INSTRUCTIONS INCLUDING PREVENTIVE MAINTENANCE INSTRUCTIONS FOR COMPONENTS OF THE EQUIPMENT.
- .6 COMPLETE PARTS LIST OF ASSEMBLIES AND THEIR COMPONENT PARTS, SHOWING MANUFACTURER'S NAME, CATALOGUE NUMBER, AND NEAREST REPLACEMENT SOURCE.
- .7 LIST OF RECOMMENDED SPARE PARTS AND QUANTITY OF EACH ITEM TO BE STOCKED.
- .8 MANUFACTURERS' WARRANTIES AND GUARANTEES.

.9 CLEAN ALL ELECTRICAL SYSTEMS AT PROJECT COMPLETION.

.10 COMPLETE AS-BUILT DRAWINGS SHOWING ALL CHANGES AS WORK PROGRESSES.

2 CONTRACTOR QUALIFICATIONS:

.1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE "TRADES QUALIFICATION AND APPRENTICESHIP ACT" AND REGULATIONS, BY PERSONS WHO HOLD THE FOLLOWING CERTIFICATES OF QUALIFICATION (AS APPLICABLE):
- .1 ELECTRICIAN: CONSTRUCTION & MAINTENANCE.

3 FACILITIES AND DEMOLITION:

.1 LOCATE AND PROTECT ALL EXISTING EXTERIOR SITE SERVICES.

.2 RETAIN AND PROTECT ALL EXISTING INTERIOR SERVICES AND BUILDING FABRIC. MAKE GOOD ANY AND ALL DAMAGE RESULTING FROM THIS WORK.

.3 CUTTING AND PATCHING:
- .1 EXECUTE CUTTING, FITTING AND PATCHING REQUIRED TO MAKE THE WORK FIT PROPERLY TOGETHER. CUT AND PATCH FOR PROCESS, MECHANICAL AND ELECTRICAL WORK.
- .2 COORDINATE WORK WITH OTHER TRADES SO THAT THERE IS A MINIMUM OF CUTTING, FITTING AND PATCHING.
- .3 DRILLING, CUTTING, FITTING AND PATCHING AND MAKING GOOD WHERE NECESSARY DUE TO FAILURE TO DELIVER ITEMS TO BE BUILT IN TIME OR INSTALLATION IN WRONG LOCATION, SHALL BE EXECUTED AS DIRECTED AT NO COST TO THE OWNER.
- .4 DRILLING AND CUTTING OF LOAD BEARING STRUCTURAL MEMBERS SHALL BE DONE ON PRIOR EXPRESS WRITTEN PERMISSION OF THE ENGINEER FOR EACH INSTANCE.
- .5 CUT HOLES ACCURATELY, WITH SMOOTH, TRUE, CLEAN EDGES. FIT UNITS TO TOLERANCES TO BEST STANDARD PRACTICE FOR APPLICABLE WORK.
- .6 HOLES IN BLOCK AND CONCRETE WORK SHALL BE SAWCUT OR CORE-DRILLED, AND SHALL NOT BE MADE WITH A HAMMER GUN.
- .7 PATCHED WORK SHALL BE INVISIBLE, SIZE HOLES AND OPENINGS FOR PIPES SO AS TO ALLOW FOR EXPANSION AND CONTRACTION OF SUCH PIPES.

4 FIXTURES AND EQUIPMENT:

.1 PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ALL ELECTRICAL FIXTURES AND EQUIPMENT FOR APPROVAL, PRIOR TO PROCUREMENT.

.2 INSTALL ALL ELECTRICAL FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

.3 EQUIPMENT AND MATERIAL TO BE CSA CERTIFIED. WHERE THERE IS NO ALTERNATIVE TO SUPPLYING EQUIPMENT WHICH IS NOT CSA CERTIFIED, OBTAIN SPECIAL APPROVAL FROM ELECTRICAL SAFETY AUTHORITY.

5 EQUIPMENT SUPPLIED BY OTHERS:

.1 GENERAL CONTRACTOR SHALL ASSUME FULL REPONSIBILITY FOR COORDINATING ELECTRICAL SERVICES AND CONNECTIONS FOR ALL EQUIPMENT, INCLUDING EQUIPMENT SUPPLIED BY TRADES OTHER THAN ELECTRICAL.

.2 ELECTRICAL CONTRACTOR SHALL TAKE FULL REPONSIBILITY FOR MAKING ALL ELECTRICAL SERVICE CONNECTIONS TO EQUIPMENT SUPPLIED BY OTHERS, INCLUDING:
- .1 REVIEW OF ALL SHOP DRAWINGS FOR EQUIPMENT SUPPLIED BY OTHERS, WHICH REQUIRE ELECTRICAL CONNECTIONS.
- .2 VERIFY AND CONFIRM ALL SERVICE CONNECTIONS WITH MANUFACTURER, SUPPLIER AND OTHER TRADES, PRIOR TO PROCUREMENT OF ELECTRICAL PANELS, BREAKERS, WIRE/CABLE, DISCONNECT SWITCHES, MOTOR STARTERS, RECEPTACLES AND RELATED EQUIPMENT.
- .3 REVIEW OF EQUIPMENT SUPPLIED BY OTHERS, SHALL INCLUDE ALL CONNECTION SIZES, LOCATIONS AND DETAILS, AND SHALL TAKE INTO ACCOUNT EQUIPMENT CLEARANCES AND INSTALLATION REQUIREMENTS.

6 CONDUITS:

.1 RIGID GALVANIZED STEEL, WITH THREADED FITTINGS, WHERE SUBJECT TO MECHANICAL INJURY, IN SERVICE AREAS ONLY.

.2 ELECTRICAL METALLIC TUBING (EMT), HOT DIPPED GALVANIZED STEEL, WITH THREADED CONNECTORS AND COUPLINGS, WHERE NOT SUBJECT TO MECHANICAL INJURY, IN SERVICE AREAS ONLY.

.3 RIGID PVC CONDUIT BELOW FLOOR AND IN CORROSIVE AREAS.

7 WIRES AND CABLE:

.1 VOLTAGE DROP:
- .1 FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2% AT DESIGN LOAD.
- .2 BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% AT DESIGN LOAD.

.2 BUILDING WIRES:
- .1 COMMERCIAL PROJECTS - IN CONDUIT SYSTEMS TO BE STRANDED COPPER CONDUCTORS FOR 10 AWG AND LARGER, MINIMUM SIZE 12 AWG, TYPE RW90.

.3 BUILDING WIRES IN CONCEALED LOCATIONS TO BE COPPER, MINIMUM SIZE 12 AWG, TYPE AS FOLLOWS:
- .1 WOOD FRAMED STRUCTURES – TYPE NMD90;
- .2 STEEL STUD OR STEEL FRAMED STRUCTURES – TYPE AC90;
- .3 CEILING RETURN AIR PLENUMS – TYPE AC90.

.4 ALL WIRING, CABINETS AND BOXES SHALL BE CONCEALED IN WALLS AND CEILINGS, UNLESS OTHERWISE NOTED OR APPROVED. SURFACE-MOUNTED WIRING IS NOT PERMITTED.

8 SERVICE EQUIPMENT:

.1 ELECTRICAL SERVICE EQUIPMENT, PANELBOARDS AND DISCONNECT SWITCHES SHALL BE PRODUCT OF ONE MANUFACTURER THROUGHOUT PROJECT.

.2 CIRCUIT BREAKERS:
- .1 SUPPLY AND INSTALL GROUND FAULT & ARC-FAULT CIRCUIT PROTECTION, AS REQUIRED BY THE OESC.

.3 WORKING SPACE ABOUT ELECTRICAL EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE, INCLUDING THE FOLLOWING:
- .1 WORKING SPACE OF 3'4" (1m) WITH SECURE FOOTING;
- .2 MINIMUM HEADROOM OF 7'3" (2.2m).

9 WIRING DEVICES:

.1 WIRING DEVICES OF ONE MANUFACTURER THROUGHOUT PROJECT – HUBBELL OR LEVITON:
- .1 OUTLET BOXES:
  - .1 GANG BOXES WHERE WIRING DEVICES ARE GROUPED.
  - .2 BLANK COVER PLATES FOR BOXES WITHOUT WIRING DEVICES.
- .2 SWITCHES:
  - .1 HEAVY DUTY, 20A/120V;
  - .2 SINGLE POLE, AND THREE-WAY, AS APPLICABLE;
  - .3 COLOUR: SELECTED BY OWNER/ARCHITECT.
- .3 DUPLEX RECEPTACLES:
  - .1 EXTRA HARD USE, CSA TYPE 5-15 R, 15A/125V;
  - .2 GFI (GROUND FAULT CIRCUIT INTERRUPTER) WITH DETECT AND TRIP ON GROUND FAULT, STATUS INDICATOR LIGHT AND TEST SWITCH;
  - .3 TAMPER-RESISTANT WHERE REQUIRED BY CODE;
  - .4 COLOUR: SELECTED BY OWNER/ARCHITECT.
- .4 COVER PLATES:
  - .1 STAINLESS STEEL.

10 LIGHTING:

.1 GENERAL LIGHTING:
- .1 SUPPORT ALL LIGHTING IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE AND BULLETINS.
- .2 LIGHT FIXTURES SUPPORTED BY SUSPENDED CEILING SYSTEMS SHALL HAVE ADDITIONAL SUPPORT TO BUILDING STRUCTURE IN ACCORDANCE WITH ONTARIO ELECTRICAL SAFETY CODE BULLETIN #30-4-11.

.2 FUNCTIONAL TESTING OF LIGHTING CONTROL, IN ACCORDANCE WITH ASHRAE 90.1 (9.4.3):
- .1 LIGHTING CONTROL DEVICES AND CONTROL SYSTEMS SHALL BE TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED, AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

.3 EXIT AND EMERGENCY LIGHTING:
- .1 CONNECT DC CIRCUIT FROM EMERGENCY LIGHT BATTERY PACK TO ALL EXIT AND EMERGENCY LIGHTS.
- .2 SIZE EMERGENCY LIGHTING POWER PACK TO PROVIDE FULL LOAD POWER FOR 1 HR PERIOD.
- .3 EMERGENCY LIGHT BATTERY PACKS (UNIT EQUIPMENT) SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL BE AUTOMATICALLY ACTUATED UPON FAILURE OF THE POWER SUPPLY TO THE NORMAL LIGHTING IN THE AREA COVERED BY THAT UNIT EQUIPMENT PER OESC 46-304(4).

11 FIRE PROTECTION:

.1 ELECTRICAL CONTRACTOR RESPONSIBILITY:
- .1 REFER TO ARCHITECTURAL DRAWINGS, TO VERIFY LOCATION OF ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.
- .2 PROVIDE DRAWINGS FROM HILTI AND/OR 3M FOR FIRE PROTECTION OF ALL ELECTRICAL MATERIALS, INCLUDING PANELS, BOXES, CABLE, WIRE, CONDUIT AND OUTLETS PENETRATING OR PASSING THROUGH A FIRE SEPARATION OR FIRE-RATED ASSEMBLY, FOR REVIEW BY ARCHITECT AND ENGINEER,
- .3 ALL ELECTRICAL MATERIALS, INCLUDING PANELS, BOXES, CABLE, WIRE, CONDUIT AND OUTLETS SHALL BE TIGHTLY FITTED AND SEALED WITH FIRESTOPPING MATERIAL AT ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.

.2 ALL CABLING AND CONDUIT SHALL BE TIGHTLY FITTED AND SEALED WITH FIRESTOPPING MATERIAL AT ALL FIRE SEPARATIONS AND FIRE-RATED MEMBRANES.

.3 THE FOLLOWING CONDUCTORS SHALL BE PROTECTED IN ACCORDANCE WITH OBC 3.2.7.10(2), AND SHALL CONFORM TO ULC-S139 "FIRE TEST EVALUATION OF INTEGRITY OF ELECTRICAL CABLES", TO PROVIDE A CIRCUIT INTEGRITY RATING OF NOT LESS THAN 1 HOUR (2 HOUR FOR TALL BUILDINGS OR CONTAINED USE AREAS OR INTERCONNECTED FLOOR SPACES):
- .1 ELECTRICAL FEEDER CONDUCTORS WHICH SERVE THE COMMERCIAL ELECTRICAL PANELS;
- .2 BRANCH CIRCUIT CONDUCTORS WHICH SERVE EXIT AND EMERGENCY LIGHTING.

.4 PLENUMS (OBC 3.6.4.3):
- .1 ALL MATERIALS WITHIN THE PLENUM SHALL A FLAME-SPREAD RATING NOT MORE THAN 25 AND A SMOKE DEVELOPED CLASSIFICATION NOT MORE THAN 50.
- .2 WIRE AND CABLE WITH AN FT6 RATING TO CSA C22.2 NO. 0.3, TEST METHODS FOR ELECTRICAL WIRES AND CABLES.
- .3 NON-METALLIC RACEWAYS WITH AN FT6 RATING TO CAN/ULC- S102.4, FIRE AND SMOKE CHARACTERISTICS OF ELECTRICAL WIRING AND CABLES.

.5 MOCK-UPS:
- .1 PREPARE MOCK-UPS OF TYPICAL FIRESTOP INSTALLATION OF THE FOLLOWING, FOR REVIEW AND APPROVAL BY THE OWNER, ENGINEER AND MUNICIPAL BUILDING INSPECTOR:
  - .1 ELECTRICAL PANELS, BOXES AND OUTLETS – FIRE-RATED WALL;
  - .2 CONDUIT AND CABLING – WALL AND CEILING/FLOOR FIRE SEPARATION.
- .2 ALL FIRESTOP INSTALLATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROPRIATE PRODUCT INSTALLATION INSTRUCTIONS, AND THE REFERENCED UL/ULC LISTING AND/OR TEST STANDARD.
- .3 SUPPLY A COPY OF THE PRODUCT INSTALLATION INSTRUCTIONS WITH ULC LISTING AND/OR TEST STANDARD REFERENCE, FOR EACH INSTALLATION.
- .4 MOCK-UP MAY REMAIN AS PART OF WORK.

12 EARTHQUAKE LOAD:

.1 ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE EARTHQUAKE LOAD AND EFFECTS REQUIRED BY THE ONTARIO BUILDING CODE.

.2 ELECTRICAL ELEMENTS AND COMPONENTS (FIXTURES, EQUIPMENT, CONDUIT, ETC.), AND THEIR CONNECTIONS TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SMACNA/ANSI SEISMIC RESTRAINT MANUAL OR OTHER GUIDELINE REFERENCED IN THE ONTARIO BUILDING CODE AND ONTARIO ELECTRICAL SAFETY CODE.

.3 FOLLOWING PROJECT COMPLETION, SEISMIC ENGINEER SHALL PROVIDE A LETTER OF FINAL SITE REVIEW.

.4 CONTRACTOR SHALL CARRY THE COST OF THE SEISMIC ENGINEERING, INCLUDING SITE REVIEWS, DESIGN AND SHOP DRAWING PREPARATION.

13 EQUIPMENT SUPPORT:

.1 ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING, LIGHTING, DEVICES, AND RELATED ITEMS SHALL BE SECURELY SUPPORTED, ATTACHED AND FASTENED TO BUILDING STRUCTURE.

.2 HANGERS AND SUPPORTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE AND CSA C22.2, AS APPLICABLE.

.3 PLATFORMS SHALL BE FABRICATED FROM STRUCTURAL GRADE STEEL MEETING THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING CSA STANDARD W59 WELDED STEEL CONSTRUCTION, AND THE REQUIREMENTS OF THE CANADIAN WELDING BUREAU.

14 COORDINATION:

.1 INFORMATION INVOLVING ACCURATE DIMENSIONING OF THE BUILDING SHALL BE TAKEN FROM SITE BY CONTRACTOR.

.2 DRAWINGS ARE IN DIAGRAMMATIC FORM, INTENDED TO CONVEY THE SCOPE OF WORK AND GENERAL ARRANGEMENT FOR EQUIPMENT. COORDINATE PHYSICAL LOCATION OF ALL EQUIPMENT WITH OTHER TRADES AND ALLOW FOR ANY ADDITIONAL CONDUIT, WIRING, FITTINGS, SUPPORTS, ETC., IN ORDER TO AVOID INTERFERENCE AND FACILITATE THE WORK.

.3 CONTRACTOR TO MAKE ANY NECESSARY MODIFICATIONS OR ADDITIONS, WITHOUT CHARGE, TO ACCOMMODATE SITE CONDITIONS AND COORDINATION.

.4 COORDINATE AND VERIFY ALL ELECTRICAL BRANCH CIRCUIT REQUIREMENTS FOR EQUIPMENT SUPPLIED BY OTHERS, PRIOR TO MATERIAL PROCUREMENT OR INSTALLATION.

.5 PROVIDE ALL WIRING TO ALL MECHANICAL EQUIPMENT, INCLUDING WIRING BELOW 50V. COORDINATE ALL MECHANICAL EQUIPMENT WIRING WITH MECHANICAL TRADES.

.6 ALL DEVICE AND OUTLET LOCATIONS SHALL BE CAREFULLY COORDINATED WITH THE GENERAL CONTRACTOR OR OWNER, TO ACCOMMODATE ALL FEATURES, INCLUDING PLUMBING FIXTURES, EQUIPMENT AND MILLWORK.

15 START-UP, COMMISSIONING AND TRAINING:

.1 START-UP AND COMMISSION THE FOLLOWING SYSTEMS:
- .1 MAIN ELECTRICAL SERVICE EQUIPMENT;
- .2 GENERAL LIGHTING;
- .3 EXIT AND EMERGENCY LIGHTING.

.2 PERFORM SYSTEMATIC TESTS, PROCEDURES AND CHECKS ON SYSTEMS, AS FOLLOWS:
- .1 TO VERIFY OPERATION IN ACCORDANCE WITH CONTRACT DOCUMENTS, DESIGN CRITERIA AND INTENT, AND MANUFACTURER'S REQUIREMENTS;
- .2 TO ENSURE APPROPRIATE DOCUMENTATION IS PROVIDED;
- .3 TO EFFECTIVELY TRAIN BUILDING OPERATIONAL STAFF.

.3 SYSTEMS ARE TO BE OPERATED AT FULL CAPACITY, WITH CORRECTION OF ALL DEFICIENCIES AND ADJUSTMENTS TO MEET OPTIMUM PERFORMANCE.

.4 PROVIDE WRITTEN REPORT AT END OF COMMISSIONING OUTLINING EQUIPMENT OPERATIONAL CONDITIONS AND PARAMETERS.

COMMUNICATIONS SYSTEMS NOTES:

1 GENERAL:

.1 IT IS THE RESPONSIBILITY OF THE **GENERAL CONTRACTOR** TO ENSURE THAT ALL COMMUNICATION SYSTEMS HAVE ALL EQUIPMENT, WIRING AND CONNECTIONS REQUIRED TO FURNISH AND INSTALL A FULLY OPERATIONAL SYSTEM.

.2 ALL COMMUNICATIONS SYSTEMS SHALL INCLUDE ALL EQUIPMENT/DEVICES, WIRING (INCLUDING ELECTRICAL POWER WIRING, CONDUIT AND TRANSFORMERS TO ALL DEVICES) AND APPURTENANCES FOR FULLY OPERATIONAL AND COMPLETE SYSTEMS, SEAMLESSLY CONNECTED TO THE EXISTING BUILDING SYSTEMS (WHERE APPLICABLE).

.3 INSTALLATION – GENERAL:
- .1 CONTRACTOR TO PROVIDE BOXES, CABLE, CONDUITS FROM DEVICE UP INSIDE WALL TO CORRIDOR CEILING SPACE, ETC. FOR COMPLETE SYSTEM.
- .2 ALL SYSTEMS CABLES SHALL BE LABELLED AT BOTH ENDS AND RUN FROM EACH OUTLET/DEVICE TO THE MAIN EQUIPMENT LOCATION.
- .3 NO EXPOSED CABLES ARE TO BE RUN ACROSS CEILINGS OR WALLS. ALL CONDUIT TO BE PAINTED TO MATCH AND ROUTING TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- .4 WHERE CABLES ARE RUN ABOVE SUSPENDED CEILINGS OR CEILING WITH ACCESS ABOVE THEM, J HOOKS MUST BE UTILIZED. CADDY CAT CM PRODUCT LINE OR EQUIVALENT SPACED NO MORE THAN 5' APART. J HOOKS TO BE UTILIZED ON ALL RUNS IN CEILING ACCESS SPACES. SUPPORT OFF BOTTOM OF TRUSS WITH J HOOK.
- .5 IN WIRING CLOSETS ALL CABLES MUST BE GROUPED TOGETHER USING VELCRO STRAPS TO ORGANIZE CABLING AT RACKS. NO ZIP TIES ARE ALLOWED.

2 COMMUNICATIONS SERVICE LOCATION:

.1 SUPPLY AND INSTALL 3/4"x 4' x 4' BACKBOARD, FIRE-RATED PLYWOOD OVER DRYWALL.

.2 ROUTE ALL COMMUNICATIONS CABLES TO THIS LOCATION.

3 TELEPHONE:

.1 GENERAL:
- .1 SUPPLY AND INSTALL CONTINUOUS CABLING (NO SPLICES) FROM TELEPHONE SWITCH/RACK TO EACH TELEPHONE LOCATION, AS FOLLOWS:
  - .1 1m EXCESS CABLE AT SWITCH;
  - .2 JACKET COLOUR - WHITE.
- .2 MAKE ALL CONNECTIONS AND TERMINATIONS AT TELEPHONE SWITCH/RACK AND AT OUTLETS.
- .3 SUPPLY AND INSTALL TELEPHONE RUNS WHERE INDICATED.

.2 EQUIPMENT:
- .1 ALL PART NUMBERS ARE FOR REFERENCE ONLY AND NEED TO BE CONFIRMED PRIOR TO ORDER TO MAKE SURE A COMPLETE END-TO-END CAT6 SOLUTION IS PROVIDED.
- .2 TELEPHONE RACK:
  - .1 RACK ENCLOSURE:
    - .1 TRIPP LITE 6U WALL MOUNT RACK ENCLOSURE SERVER CABINET, 16.5" DEEP, SWITCH-DEPTH (SRW6U), BLACK.
  - .2 SWITCH:
    - .1 HP2510 HP PART # J9019B. 24 PORT DATA SWITCH.
    - .2 WITH FIBER CONNECTION.
  - .3 CAT 6 JACKS (PART NUMBER NK688MBU)
  - .4 CAT 6 PATCH CABLES, WHITE.
- .4 NETWORK CABLING:
  - .1 ALL NETWORK CABLING TO BE CAT6, APPROVED CABLE SUPPLIERS AND P/N'S BELOW (ALL PART NUMBERS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING):
    - .1 PANDUIT HIGH PERFORMANCE CATEGORY 6 - CMP/FT6 PART # PUP6004BU-Y (REEL BOX).
    - .2 BERK-TEK LANMARK-1000 CATEGORY 6 ENHANCED - CMP/FT6 PART # 10032094 (PACKAGING PULL BOX).
    - .3 SUPERIOR ESSEX DATAGAIN® CATEGORY 6+ - CMP/FT6 PART # 66-246-2B.
    - .4 JACKET COLOUR – BLUE.
  - .5 CAT 6 JACKS, APPROVED CABLE SUPPLIERS AND P/N'S BELOW: LEVITON PART # 61110-RL6 (BLUE) OR (PANDUIT #NK688MBU)
  - .6 CAT 6 FACEPLATES, APPROVED CABLE SUPPLIERS AND P/N'S BELOW: LEVITON 42080-2WS OR PANDUIT CFPE2IWYWH
  - .7 CAT 6 PATCH PANELS: LEVITON PART # (24 PORT 1 RACK UNIT) 49255-H24 (PANDUIT NKFP24Y)
  - .8 CAT 6 PATCH CABLES: LEVITON PART NUMBER 6D460-XXL (XX = LENGTH IN FEET: 03,05,07,10,15,20) (PANDUIT NK6PC*YBU)
  - .9 ALL CABLING TO BE CERTIFIED AND TESTED IN ACCORDANCE WITH TIA568. TEST RESULTS SHALL BE PROVIDED TO OWNER UPON COMPLETION OF THE JOB.

4 DATA:

.1 GENERAL:
- .1 SUPPLY AND INSTALL CONTINUOUS CABLING (NO SPLICES) FROM DATA SWITCH/RACK TO EACH DATA LOCATION, AS FOLLOWS:
  - .1 1m EXCESS CABLE AT SWITCH;
  - .2 3m EXCESS CABLE AT WIFI/WAP;
  - .3 3m EXCESS CABLE WHERE INDICATED;
  - .4 JACKET COLOUR – BLUE.
- .2 MAKE ALL CONNECTIONS AND TERMINATIONS AT DATA SWITCH/RACK AND AT OUTLETS.
- .3 SUPPLY AND INSTALL DATA RUNS AND WIRELESS WAP WHERE INDICATED.

.2 EQUIPMENT:
- .1 ALL PART NUMBERS ARE FOR REFERENCE ONLY AND NEED TO BE CONFIRMED PRIOR TO ORDER TO MAKE SURE A COMPLETE END-TO-END CAT6 SOLUTION IS PROVIDED.
- .2 DATA RACK:
  - .1 RACK ENCLOSURE:
    - .1 TRIPP LITE 6U WALL MOUNT RACK ENCLOSURE SERVER CABINET, 16.5" DEEP, SWITCH-DEPTH (SRW6U), BLACK.
  - .2 SWITCH:
    - .1 HP2510 HP PART # J9019B. 24 PORT DATA SWITCH.
    - .2 WITH FIBER CONNECTION.
  - .3 CAT 6 JACKS (PART NUMBER NK688MBU)
  - .4 CAT 6 PATCH CABLES (BLUE).
- .3 WIFI WIRELESS ACCESS POINTS (WAP) UNITS:
  - .1 MERAKI MR46E.
  - .2 PHYSICALLY LOCATE BELOW CEILING TILE WITH "TWIST LOCK" INTO CEILING T-BAR.
- .4 NETWORK CABLING:
  - .1 ALL NETWORK CABLING TO BE CAT6, APPROVED CABLE SUPPLIERS AND P/N'S BELOW (ALL PART NUMBERS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING):
    - .1 PANDUIT HIGH PERFORMANCE CATEGORY 6 - CMP/FT6 PART # PUP6004BU-Y (REEL BOX).
    - .2 BERK-TEK LANMARK-1000 CATEGORY 6 ENHANCED - CMP/FT6 PART # 10032094 (PACKAGING PULL BOX).
    - .3 SUPERIOR ESSEX DATAGAIN® CATEGORY 6+ - CMP/FT6 PART # 66-246-2B.
    - .4 JACKET COLOUR – BLUE.
  - .5 CAT 6 JACKS, APPROVED CABLE SUPPLIERS AND P/N'S BELOW: LEVITON PART # 61110-RL6 (BLUE) OR (PANDUIT #NK688MBU)
  - .6 CAT 6 FACEPLATES, APPROVED CABLE SUPPLIERS AND P/N'S BELOW: LEVITON 42080-2WS OR PANDUIT CFPE2IWYWH
  - .7 CAT 6 PATCH PANELS: LEVITON PART # (24 PORT 1 RACK UNIT) 49255-H24 (PANDUIT NKFP24Y)
  - .8 CAT 6 PATCH CABLES: LEVITON PART NUMBER 6D460-XXL (XX = LENGTH IN FEET: 03,05,07,10,15,20) (PANDUIT NK6PC*YBU)
  - .9 ALL CABLING TO BE CERTIFIED CAT 6 AND TESTED IN ACCORDANCE WITH TIA568. TEST RESULTS SHALL BE PROVIDED TO OWNER UPON COMPLETION OF THE JOB.

5 HDMI:

.1 HDMI - GENERAL:
- .1 SUPPLY AND INSTALL CONTINUOUS CABLING (NO SPLICES) FROM HDMI SWITCH TO EACH HDMI LOCATION, AS FOLLOWS:
  - .1 1m EXCESS CABLE AT SWITCH.
  - .2 3m EXCESS CABLE AT HDMI SWITCH.
- .2 MAKE ALL CONNECTIONS AND TERMINATIONS AT HDMI SWITCH AND AT OUTLETS.
- .3 SUPPLY AND INSTALL HDMI RUNS WHERE INDICATED.

.2 EQUIPMENT:
- .1 HDMI SWITCH:
  - .1 4 HDMI IN, 4 HDMI OUT.
  - .2 4K AT 60Hz, 18 Gbps.
- .2 CABLING:
  - .1 4K HDMI CABLE, HIGH SPEED, 4K, 60Hz, 18 Gbps.
  - .2 WITH BUILT-IN SIGNAL BOOSTER FOR LONG RUNS.
  - .3 ALL CABLING TO BE TESTED, WITH TEST RESULTS SHALL BE PROVIDED TO OWNER UPON COMPLETION OF THE JOB.

MORRIS Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

LICENSED PROFESSIONAL ENGINEER — M. A. MORRIS — 2024-5-22 — PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT MUNICIPAL OFFICE

57 COCKBURN STREET, BERWICK, ON

Drawing Title:

ELECTRICAL NOTES & LEGEND

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:

E001

REV DATE: 5/24/2024

ELECTRICAL LOAD CALCULATION

OTHER TYPES OF OCCUPANCY (OESC 8-210)								
	BASIC LOAD		AREA (sq.ft.)	AREA (sq.m)	BASIC LOAD (W/sq.m.)		DEMAND FACTOR	LOAD (W)
	OFFICE BUILDING		8700	808	50		0.90	36372
	DAYCARE		7560	702	25		1.00	17559
	ADDITIONAL LOAD	**QTY**	**LOAD (W)**	**LOAD (Amp)**	**VOLTAGE (V)**	**PHASE FACTOR**	**DEMAND FACTOR**	**LOAD (W)**
	WATER HEATER	1	3000				1.00	3000
	AIR CONDITIONING:							
	- Library	5		29	208	1.73	1.00	52177
TOTAL LOAD								
	TOTAL LOAD	**VOLTAGE (V)**	**PHASE FACTOR**				**(W)**	**109108**
	AMPERAGE	**600**	**1.73**				**(A)**	**105**
	MAIN SERVICE SIZE (DE-RATED TO 80%)						**(A)**	**131**

NOTES:
1. ELECTRICAL LOAD CALCULATION IS BASED ON THE CALCULATION PROCEDURES FOR MINIMUM CIRCUIT AMPACITY OF THE SERVICE, AS OUTLINED IN THE ONTARIO ELECTRICAL SAFETY CODE, SECTION 8, SERVICE AND FEEDERS.

LIGHT FIXTURE SCHEDULE

UNIT	DESCRIPTION	NOM. DIM'N (in)	LAMP	COLOUR TEMP (K)	WATTS	MEAN LUMENS	VOLTAGE	ACCEPTABLE PRODUCT	NOTES
F1	LED LINEAR STRIP FIXTURE	W - 3.2 L - 32 (NOM 4FT)	LED	4000	24	3000	120	BJ TAKE #BLSP STANPRO OR APPROVED EQUAL	DIMMABLE
F24	LED RECESSED	W - 24 L - 48	LED	4000	36	4000	120	BJ TAKE #BLR STANPRO OR APPROVED EQUAL	DIMMABLE FLANGE FOR DRYWALL

LIGHTING CONTROL SCHEDULE

UNIT	DESCRIPTION	ELECTRICAL	ACCEPTABLE PRODUCT	NOTES
	WALL SWITCH MOTION SENSOR	120V	LEVITON #OSSMT-MAW	PASSIVE INFRARED (PIR) AND ULTRASONIC (U/S)
	WALL SWITCH MOTION SENSOR AND DIMMER	120V	LEVITON #AW SENSOR SWITCH #WSX-D OR APPROVED EQUAL	
	MOTION SENSOR CEILING MOUNTED		LEVITON #OSC05-M0W (500 SF) #OSC10-M0W (1,000 SF) #OSC20-M0W (2,000 SF)	PASSIVE INFRARED (PIR) AND ULTRASONIC (U/S) 24 VDC INFRARED SENSITIVITY, ULTRASONIC SENSITIVITY AND TIME DELAY CONTROL POWER PACK AS REQUIRED

ELECTRIC HEATER SCHEDULE

UNIT	DESCRIPTION	FAN CFM	DIM'N	ELECTRICAL WATTS	ELECTRICAL VOLT	ELECTRICAL PHASE	ACCEPTABLE PRODUCT	NOTES
EUH-1	FAN FORCED HEATER COMMERCIAL GRADE	160	16.75W 21.5H	1125	208	1	DIMPLEX #RFI STELPRO OR APPROVED EQUAL	WHITE CONTROL: - BUILT-IN TSTAT RECESSED

EXIT & EMERGENCY LIGHT FIXTURE SCHEDULE

UNIT	DESCRIPTION	LAMP	HOUSING	VOLTAGE	ACCEPTABLE PRODUCT	NOTES
E1	EXIT LIGHT SINGLE FACE SELF-POWERED	LED	ALUMINUM WHITE	120VAC 12 VDC	EMERGI-LITE #EA STANPRO OR APPROVED EQUAL	EXTRUDED ALUMINUM HOUSING AND FACE PLATE GREEN PICTOGRAM DIRECTION ARROW (WHERE REQUIRED) END OR CEILING MOUNTED
E2	EXIT AND EMERGENCY LIGHT COMBINATION UNIT BATTERY PACK 2 LAMPHEADS SELF-POWERED	2x6W LED	ALUMINUM WHITE	120VAC IN 12VDC OUT	EMERGI-LITE #EAC STANPRO OR APPROVED EQUAL	LONG LIFE SEALED LEAD LED EXIT PUSH TO TEST SWITCH AC "ON" PILOT LIGHT GREEN PICTOGRAM EXIT SIGN DIRECTION ARROW (WHERE REQUIRED)
EL1	EMERGENCY LIGHT BATTERY PACK WITH WITH 2 LAMPHEADS	2x6W LED	OFF-WHITE STEEL	120VAC IN 12VDC OUT	EMERGI-LITE #ESL STANPRO OR APPROVED EQUAL	LONG LIFE SEALED LEAD AC LINE CORD PUSH TO TEST SWITCH AC "ON" PILOT LIGHT
EL2	EMERGENCY LIGHT DOUBLE REMOTE HEAD	2x6W LED	OFF-WHITE	12VDC	EMERGI-LITE #EF9D STANPRO OR APPROVED EQUAL	
EL3	EMERGENCY LIGHT SINGLE REMOTE HEAD	1x6W LED	OFF-WHITE	12VDC	EMERGI-LITE #EF9 STANPRO OR APPROVED EQUAL	

ELECTRICAL LEGEND

NOTE: HEIGHT IS FROM FINISHED FLOOR TOP TO LINE OF EQUIPMENT, UNLESS OTHERWISE NOTED — HEIGHT

DESIGNATIONS

GFCI	GROUND FAULT CIRCUIT INTERRUPTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
WP	WEATHERPROOF

DISTRIBUTION

	DISTRIBUTION PANEL	72"/1825mm (TOP)
$	SINGLE POLE TOGGLE SWITCH - 20A/120V	35.5" / 900mm
$3	3-WAY TOGGLE SWITCH - 20A/120V	TO
$MS	MOTION SENSOR CONTROL - (SWITCH)	43.3 / 1100mm
MS	MOTION SENSOR CONTROL - (CEILING)	
MS	MOTION SENSOR & DAYLIGHT PHOTOCELL CONTROL - (CEILING)	
	DUPLEX RECEPTACLE (WALL) - 15A/120V	12"/300mm
	DUPLEX RECEPTACLE (SPLIT) - 15A/120V	12"/300mm
	NON-STANDARD RECEPTACLE	AS NOTED
	DIRECT EQUIPMENT CONNECTION	AS NOTED
	NON-FUSED DISCONNECT SWITCH	54"/1370mm
	FUSED DISCONNECT SWITCH	54"/1370mm
	BRANCH CIRCUIT	
	BRANCH CIRCUIT, SWITCHED	
P=1	BRANCH CIRCUIT, HOMERUNS TO PANEL	

LIGHTING

F	FLUORESCENT LIGHT FIXTURE - RECESSED
F	FLUORESCENT LIGHT FIXTURE - SURFACE
	LIGHT FIXTURE F - FLUORESCENT H - HIGH INTENSITY DISCHARGE L - INCANDESCENT

DATA COMMUNICATIONS

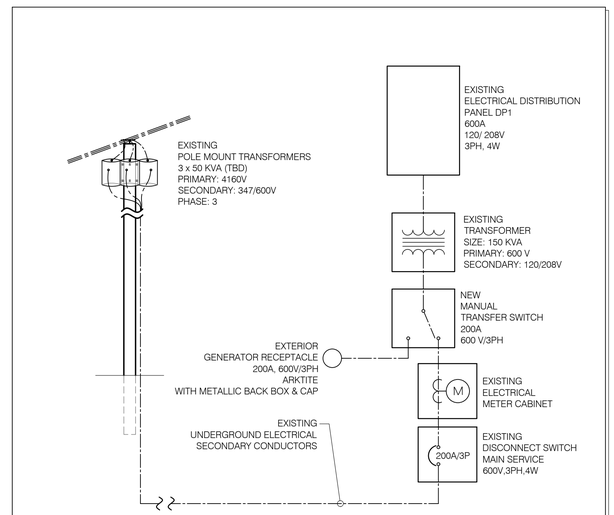
	TELEPHONE OUTLET (WALL)	12"/300mm
	TELEPHONE OUTLET (FLOOR)	PROVIDE 3/4" CONDUIT FROM BACK BOX TO SUSPENDED CEILING SPACE ROUGH-IN ONLY
	DATA OUTLET (WALL)	12"/300mm
	DATA OUTLET (FLOOR)	
	DATA & TELEPHONE OUTLET (WALL)	12"/300mm
	TELEVISION OUTLET (WALL)	12"/300mm
	TELEVISION OUTLET (FLOOR)	
	SPEAKER (WALL / CEILING)	
	WIRELESS TRANSMITTER / RECEVER	

EXIT & EMERGENCY LIGHTING

E	EXIT LIGHT, SURFACE MOUNTED, SINGLE FACE	90"/2300mm
E	EXIT LIGHT, END OR CEILING MOUNTED, SINGLE FACE	90"/2300mm
E	EXIT LIGHT, END OR CEILING MOUNTED, DOUBLE FACE	90"/2300mm
E EL1	EXIT LIGHT, SURFACE MOUNTED, SINGLE FACE	
EL2	EMERGENCY LIGHT, BATTERY PACK	90"/2300mm
EL3	EMERGENCY LIGHT, DOUBLE REMOTE	90"/2300mm
EL4	EMERGENCY LIGHT, SINGLE REMOTE	90"/2300mm

FIRE ALARM

	FIRE ALARM HORN / STROBE	ALL FIRE ALARM DEVICES SHALL BE MOUNTED AND LOCATED IN ACCORDANCE WITH CAN/ULC - S524
S/ FI5cd	FIRE ALARM HORN / BELL WITH STROBE LIGHT	
	FIRE ALARM PULL STATION - (47" / 1200mm)	
	FIRE ALARM HEAT DETECTOR	
	FIRE ALARM SMOKE DETECTOR	



ELECTRICAL SINGLE LINE DIAGRAM

MORRIS Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
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www.EastEng.com

Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ON

Drawing Title:
ELECTRICAL SCHEDULES

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
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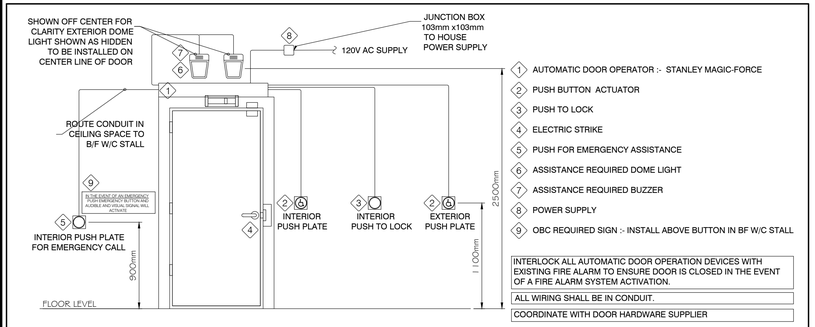
Drawing No.: E002

REV DATE: 5/24/2024



NOTES:-

1. POWER SUPPLY TO BE MOUNTED IN THE CEILING.
2. ALL WALL MOUNTED MATERIAL IS TO HAVE WIRING BROUGHT BACK TO THE POWER SUPPLY BOX.
3. LOW VOLTAGE AND HIGH VOLTAGE WIRING ARE NOT TO BE RUN TOGETHER.
4. ONE 15A CIRCUIT IS NEEDED FOR THE POWER SUPPLY BOX.
5. BUTTON LOCATIONS ARE TO BE CENTERED 1100mm FROM FINISHED FLOOR LEVEL.
6. DOME LIGHT AND BUZZER ARE TO BE CENTERED 2500mm FROM FINISHED FLOOR LEVEL.
7. PRIOR TO INSTALLATION CONFIRM LOCATIONS WITH OWNER.
8. DOME LIGHT STANDARD OF ACCEPTANCE:- DUKANE 18A524 (TWO LAMP) CORRIDOR LIGHT WITH ONE LAVATORY CALL LIGHT, FAST FLASHING RED (60ppm) FOR USE AS INSIDE AND OUTSIDE LIGHT, OR APPROVED EQUIVALENT.
   BUZZER STANDARD OF ACCEPTANCE:- MALLORY SONALERT SC628A C/W 103mm x130mm (4"x4") SURFACE MOUNT BACK BOX OR APPROVE EQUIVALENT.
   POWER SUPPLY STANDARD OF ACCEPTANCE:- LAB-PS241F 12-24V DC / 1A POWER SUPPLY C/W BUILT IN GEL CELL BATTERY CHARGER, AUTOMATIC SWITCHOVER TO STANDBY BATTERY IN CASE OF AC POWER FAILURE & JUNCTION BOX, OR APPROVED EQUIVALENT.
   TRANSFORMER STANDARD OF ACCEPTANCE:- TP4016 PLUG-IN TRANSFORMER 120/16V AC 40Va, OR APPROVED EQUIVALENT.
9. BACKBOXES, CONDUITS AND 120V CIRCUIT BY ELECTRICIAN.

	EMERGENCY CALL ASSIST SYSTEM	
	SCALE: NTS	

ELECTRICAL DISTRIBUTION PANEL 'DP1' (EXISTING)

Location:	ELECTRICAL ROOM	Mounting:	SURFACE
Rated Amp:	600A	Mains Amp:	-
Voltage:	120/208V	Phase, Wire:	3 PH, 4W
Manufacturer:	Square D I-Line	Bus:	-
Cabinet:	-	Breakers:	-
TVSS:	-	Isolated Ground:	-

Load		Description	Breaker			Breaker			Description	Load	
Watts	Description		Amp	Pole	No.	No.	Pole	Amp		Description	Watts
					1	2	3	200	ELECTRICAL PNL P2	NEW	
					3	4				ELEC PNL	
					5	6				P2	
51000	NEW	DISCONNECT BOILER	200	3	7	8	3	60			
	ELEC PNL	CONNECT TO ELEC PNL P1			9	10					
	P1				11	12					
		DISCONNECT	40	3	13	14	3	200	ELECTRICAL PANEL		
		GYM WEST HEAT			15	16			HP-2		
		MARK SPARE			17	18					
		DISCONNECT	40	3	19	20	3	125	ELECTRICAL PANEL		
		GYM EAST HEAT			21	22			LP-2		
		MARK SPARE			23	24					
		ELECTRICAL PANEL	200	3	25	26	3	100	ELECTRICAL PANEL		
		HP-1			27	28			LP-1		
					29	30					
51	kW	CONNECTED LOAD							CONNECTED LOAD	kW	0
									TOTAL CONNECTED LOAD	kW	51

ELECTRICAL PANEL 'P1' (NEW)

Location:	ELEC RM	Mounting:	SURFACE
Rated Amp:	200A	Mains Amp:	-
Voltage:	120/208V	Phase, Wire:	3PH, 4W
Manufacturer:	Square D	Bus:	Aluminum
Cabinet:	Trim, Lockable Door	Breakers:	Bolt-On
TVSS:	-	Isolated Ground:	-

Load		Description	Breaker			Breaker			Description	Load	
Watts	Description		Amp	Pole	No.	No.	Pole	Amp		Description	Watts
400	2REC	RECEP - ROOF	15	1	1	2	1	15	RECEP - ROOF	3REC	600
					3	4					
					5	6					
					7	8					
					9	10					
					11	12					
					13	14					
					15	16					
					17	18					
					19	20					
					21	22					
					23	24					
10000	RTU-1	ROOFTOP HVAC UNIT	40	3	25	26					
					27	28					
					29	30					
10000	RTU-2	ROOFTOP HVAC UNIT	40	3	31	32	3	40	ROOFTOP HVAC UNIT	RTU-4	10000
					33	34					
					35	36					
10000	RTU-3	ROOFTOP HVAC UNIT	40	3	37	38	3	40	ROOFTOP HVAC UNIT	RTU-5	10000
					39	40					
					41	42					
30.4	kW	CONNECTED LOAD							CONNECTED LOAD	kW	20.6
									TOTAL CONNECTED LOAD	kW	51

ELECTRICAL PANEL 'P2' (NEW)

Location:	LUNCH ROOM	Mounting:	RECESSED
Rated Amp:	200A	Mains Amp:	200 A MAIN BREAKER
Voltage:	120/208V	Phase, Wire:	3PH, 4W
Manufacturer:	Square D	Bus:	Aluminum
Cabinet:	Trim, Lockable Door	Breakers:	Bolt-On
TVSS:	-	Isolated Ground:	-

Load		Description	Breaker			Breaker			Description	Load	
Watts	Description		Amp	Pole	No.	No.	Pole	Amp		Description	Watts
560	F1, 13F24	LIGHTS - 123,124,125,126,127	15	1	1	2	1	15	LIGHTS - 128,129,130,131	12F24	480
480	12F24	LIGHTS - 132,133	15	1	3	4	1	15	LIGHTS - 134,135,136,137	12F24	480
480	12F24	LIGHTS - 138,139,140,141,142	15	1	5	6	1	15	LIGHTS - 143,144,148	11F24	440
400	F1,9F24	LIGHTS - 145,146,147,154,155	15	1	7	8	1	15	LIGHTS - 136,149,150,151,152,153	6F1,5F24	440
800	20F24	LIGHTS - 156	20	1	9	10	1	15	LIGHTS - 157,158	8F24	320
		SPARE	15	1	11	12					
1200	6REC	RECEP - 123,124	15	1	13	14	1	15	RECEP - 125,126	5REC	1000
800	4REC	RECEP - 128	15	1	15	16	1	15	RECEP - 129	5REC	1000
400	REC	RECEP - 128 COUNTER	15	1	17	18	1	15	RECEP - 130	5REC	1000
800	4REC	RECEP - 131	15	1	19	20	1	15	RECEP - 133 PRINTER	REC	600
600	3REC	RECEP - 132	15	1	21	22	1	15	RECEP - 133 PRINTER	REC	600
600	3REC	RECEP - 132	15	1	23	24	1	15	RECEP - 133 PRINTER	REC	600
400	2REC	RECEP - 134	15	1	25	26	1	15	RECEP - 133 PRINTER	REC	600
400	REC	RECEP - 134 COUNTER	15	1	27	28	1	15	RECEP - 133	2REC	400
800	4REC	RECEP - 135	15	1	29	30	1	15	RECEP - 136	4REC	800
800	4REC	RECEP - 137	15	1	31	32	1	15	RECEP - 138	REC	200
800	4REC	RECEP - 139	15	1	33	34	1	15	RECEP - 138 PRINTER	REC	200
800	4REC	RECEP - 140	15	1	35	36	1	15	RECEP - 138 PRINTER	REC	200
800	4REC	RECEP - 141	15	1	37	38	1	15	RECEP - 142	4REC	800
800	4REC	RECEP - 143	15	1	39	40	1	15	RECEP - 144	3REC	600
400	REC	RECEP - 143 COUNTER	15	1	41	42	1	15	RECEP - 144	3REC	600
600	3REC	RECEP - 148	15	1	43	44	1	15	RECEP - 149,150,151,152,153	5REC	1000
400	3REC	RECEP - 148 COUNTER	15	1	45	46	1	15	RECEP - 145	4REC	800
400	3REC	RECEP - 148 COUNTER	15	1	47	48	1	15	RECEP - 146	4REC	800
400	3REC	RECEP - 148 COUNTER	15	1	49	50	1	15	RECEP - 147,154	2REC	400
500	REC	RECEP - 148 REFRIG	15	1	51	52	1	15	RECEP - 155	3REC	600
200	RH	RANGE HOOD	15	1	53	54	1	15	RECEP - 155	2REC	400
6000	REC	RANGE	40	2	55	56	1	15	RECEP - CORRIDOR	3REC	600
					57	58	1	15	RECEP - 156 WALL	4REC	800
800	4REC	RECEP - 157	15	1	59	60	1	15	RECEP - 156 WALL	4REC	800
800	4REC	RECEP - 158	15	1	61	62	1	15	RECEP - 156 FLOOR BOX	2REC	400
					63	64	1	15	RECEP - 156 FLOOR BOX	2REC	400
					65	66					
					67	68					
					69	70	1	15	WASHROOM - EMERG CALL		200
					71	72	1	15	WASHROOM - AUTO DOOR		200
23.22	kW	CONNECTED LOAD							CONNECTED LOAD	kW	18.76
									TOTAL CONNECTED LOAD	kW	41.98

ELECTRICAL PANEL NOTES

1.0 DEVICES:
- DEVCE QUANTITIES ARE APPROXIMATE
- DEVCES SHOWN ON FLOOR PLANS SHALL SUPERSEDE.

2.0 IDENTIFICATION:
- PERMANENT PANEL LABEL INDICATING NAME, AMP, VOLT, PHASE, WIRE
- TYPEWRITTEN CIRCUITING DIRECTORY

3.0 EQUIPMENT SUPPLIED BY OTHERS:
- ELECTRICAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR SERVICING REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY OTHERS
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING WITH OTHER TRADES.
- **ELECTRICAL CONTRACTOR SHALL VERIFY AND CONFIRM ALL CIRCUITING, AND SHALL PROVIDE A NEW CIRCUITING LEGEND**
- **FOR APPROVAL BY OWNER AND ENGINEER, PRIOR TO PROCEEDING WITH WIRING OF PANEL.**
- **THIS CIRCUITING STUDY SHALL INCLUDE ALL NEW CIRCUITS.**

NOTATIONS:
- WP — WEATHERPROOF
- TBD — TO BE DETERMINED AND VERIFIED WITH OTHER TRADES

MORRIS Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

LICENSED PROFESSIONAL ENGINEER — M. A. MORRIS — 2024-5-22 — PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:
NORTH STORMONT MUNICIPAL OFFICE
57 COCKBURN STREET, BERWICK, ON

Drawing Title:
ELECTRICAL DETAILS

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale: 0 10'-0" 20'-0" Horizontal: 1/16" = 1'-0"; 0 10'-0" 20'-0" Vertical: 1/16" = 1'-0"

Drawing No.: E003

REV DATE: 5/24/2024

DEMOLITION NOTES – ELECTRICAL

ALL OUTLETS THAT WERE VISIBLE DURING SITE REVIEW HAVE BEEN INDICATED.

ALL OUTLETS IN FLOORS, WALLS & CEILINGS THAT ARE TO BE REMOVED SHALL BE DISCONNECTED & REMOVED, INCLUDING BOX CONDUIT & WIRING, BACK TO SOURCE.

C COMMUNICATIONS SYSTEM:

- C1 RETAIN EXISTING SPEAKER
- C2 DISCONNECT AND REMOVE EXISTING SPEAKER OR SCHOOL BELL INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE INFILL AND REPAIR WALL OR CEILING

D DATA AND TELEPHONE:

- D1 RETAIN EXISTING DATA OR TELEPHONE OUTLET
- D2 DISCONNECT AND REMOVE EXISTING ELECTRICAL DATA OR TELEPHONE OUTLET INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE INFILL AND REPAIR WALL

F FIRE ALARM DEVICES:

- F1 RETAIN EXISTING FIRE ALARM DEVICE
- F2 DISCONNECT, REMOVE AND RELOCATE EXISTING FIRE ALARM DEVICE TO NEW WALL/CEILING
- F3 DISCONNECT AND REMOVE EXISTING FIRE ALARM DEVICE INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE INFILL AND REPAIR WALL WHERE APPLICABLE

H ELECTRIC HEATER:

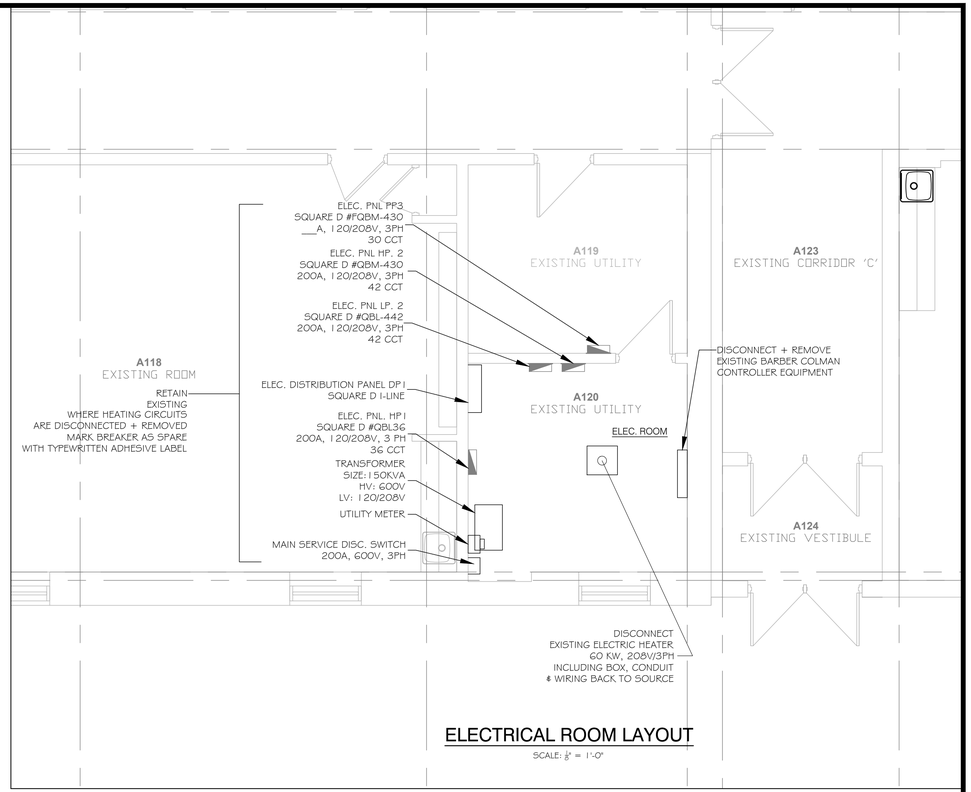
- H1 RETAIN EXISTING ELECTRIC HEATER
- H2 DISCONNECT, REMOVE AND REPLACE EXISTING ELECTRIC HEATER
- H3 DISCONNECT AND REMOVE EXISTING ELECTRIC HEATER INCLUDING ELECTRICAL BOX, CONDUIT AND WIRING BACK TO SOURCE AND CONTROL WIRING BOXES, CONDUIT + WIRING BACK TO SOURCE. INFILL AND REPAIR WALL WHERE APPLICABLE

L LIGHT FIXTURES & SWITCHES:

- L1 RETAIN EXISTING LIGHT FIXTURE
- L2 DISCONNECT, REMOVE AND REPLACE EXISTING LIGHT FIXTURE
- L3 DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE
- L4 RETAIN EXISTING LIGHT SWITCH LOCATION SUPPLY AND INSTALL A NEW SWITCH AND COVER PLATE
- L5 DISCONNECT, REMOVE AND RELOCATE EXISTING LIGHT SWITCH ALTER BRANCH CIRCUIT WIRING AND SWITCHING TO SUIT OR AS SHOWN
- L6 DISCONNECT AND REMOVE EXISTING LIGHT SWITCH INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE INFILL AND REPAIR WALL

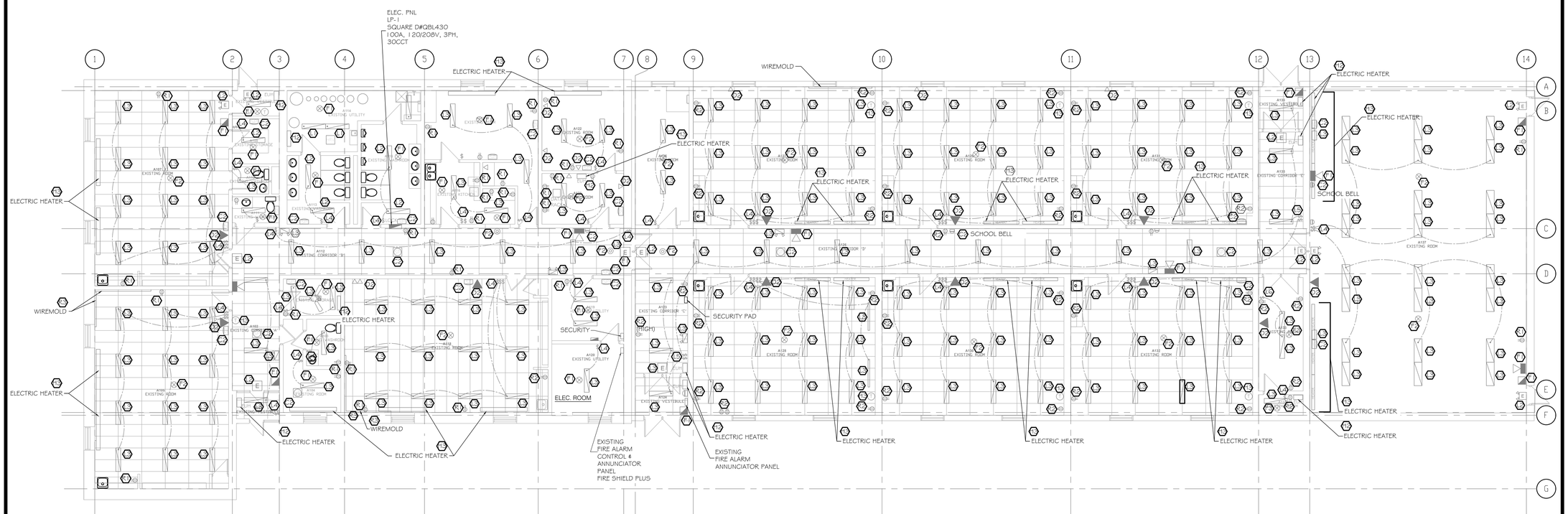
R RECEPTACLES:

- R1 RETAIN EXISTING ELECTRICAL RECEPTACLE SUPPLY AND INSTALL NEW DUPLEX RECEPTACLE AND COVER PLATE
- R2 DISCONNECT, REMOVE AND RELOCATE EXISTING ELECTRICAL RECEPTACLE ALTER BRANCH CIRCUIT WIRING TO RETAIN SERVICE TO RELOCATED RECEPTACLE
- R3 DISCONNECT AND REMOVE EXISTING ELECTRICAL RECEPTACLE INCLUDING BOX, CONDUIT AND WIRING BACK TO SOURCE INFILL AND REPAIR WALL



ELECTRICAL ROOM LAYOUT

SCALE: 3/8" = 1'-0"



ELECTRICAL-DEMOLITION

SCALE: 3/8" = 1'-0"

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

PROJECT NORTH

LICENSED PROFESSIONAL ENGINEER
2024-5-22
M. A. MORRIS
PROVINCE OF ONTARIO

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

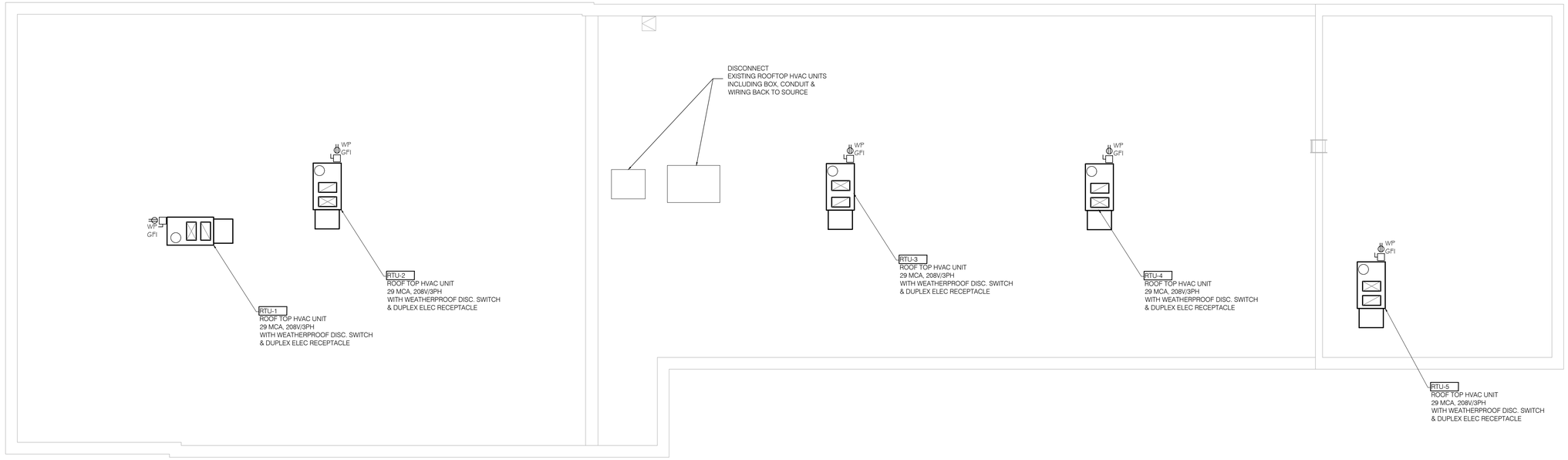
Project Title:
NORTH STORMONT
MUNICIPAL OFFICE
57 COCKBURN STREET,
BERWICK, ON

Drawing Title:
ELECTRICAL
MAIN FLOOR PLAN
DEMOLITION

Design:	Checked:	Approved:	Project No.:
MM			11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

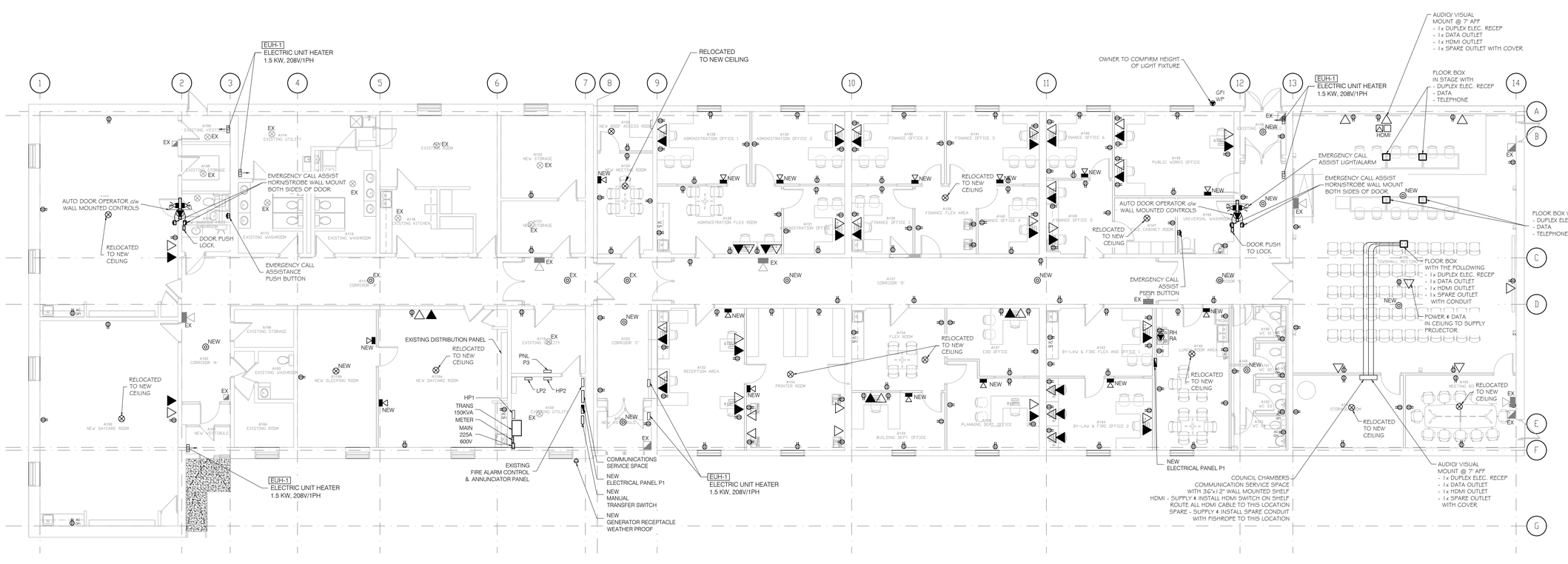
Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:
E100
REV DATE: 5/24/2024



ELECTRICAL - ROOF PLAN

SCALE: 1/8" = 1'-0"



ELECTRICAL - POWER & SYSTEMS

SCALE: 1/8" = 1'-0"

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
2	B.O'B.	2024 04 01	ADDENDUM 1
1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
M. A. MORRIS
PROVINCE OF ONTARIO
24-5-22

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS
Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9
Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

NORTH STORMONT MUNICIPAL OFFICE

57 COCKBURN STREET, BERWICK, ON

Drawing Title:

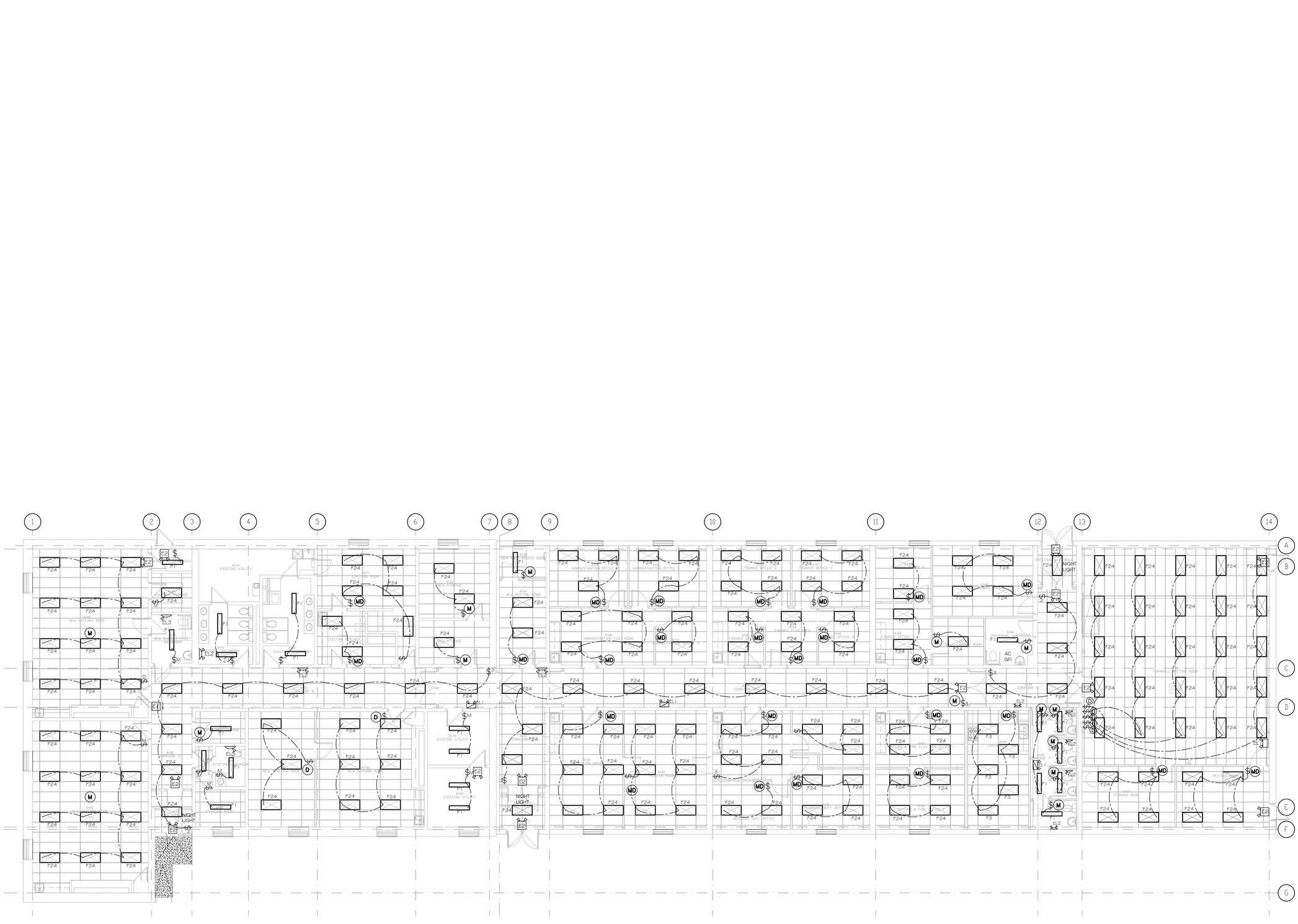
ELECTRICAL POWER & SYSTEMS ROOF PLAN

Design:	Checked:	Approved:	Project No.:
MM	MM		11200-M&E
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	MM	2023 11 30	

Scale: 0 10'-0" 20'-0" Horizontal: 1/16" = 1'-0"; 0 10'-0" 20'-0" Vertical: 1/16" = 1'-0"

Drawing No.: **E101**

REV DATE: 5/24/2024



ELECTRICAL - LIGHTING

SCALE: 1/8" = 1'-0"

MORRIS
Engineering Ltd.
Brockville, Ontario 613-349-0555

No.	By	Date	Revisions
3	Z.B.	2024 05 22	FOR RE-TENDER
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1	B.O'B.	2024 03 19	FOR PERMIT & TENDER
0	B.O'B.	2024 02 01	FOR REVIEW

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The contractor must check and verify all dimensions on the job prior to start of construction.

DRAWINGS ARE NOT TO BE SCALED

2024-5-22
M. A. MORRIS

EASTERN
ENGINEERING GROUP INC.
CONSULTING ENGINEERS

Apex Building
207 - 100 Strowger Blvd.
Brockville, Ont. K6V 5J9

Telephone: (613) 345-0400
Facsimile: (613) 345-0008
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Project Title:

NORTH STORMONT
MUNICIPAL OFFICE

57 COCKBURN STREET,
BERWICK, ON

Drawing Title:

ELECTRICAL
LIGHTING

Design: MM	Checked: MM	Approved:	Project No.: 11200-M&E
Drawn: B.O'B.	Checked: MM	Date: 2023 11 30	Contract No.:

Scale:
0 10'-0" 20'-0"
Horizontal: 1/16" = 1'-0"
0 10'-0" 20'-0"
Vertical: 1/16" = 1'-0"

Drawing No.:
E102

REV DATE: 5/24/2024