



Addendum	01
Date:	July 28 th , 2026
Project:	KGCC – Clubhouse 2026-01
Address:	777 Clonsilla Av. Peterborough, On

1 INTENT

- 1.1. This Addendum is issued prior to receipt of Bid to provide clarifications and revisions to the Drawings and Specifications. Following discussions from the site visit. The following additional instructions shall apply to and govern the Bid Documents.

1.2. INTRODUCTORY INFORMATION

- 2.1. Document AT_01, Table of Contents:
- 2.1.1. See Attached, Table of Contents Document AT_01: dated July 28, 2026, consisting of 3 pages and appended to this Document.
- 2.2 Please include for a \$60,000 allowance for Third Party Testing and Inspections. Please Include for the required **CAN/ULC-S1001-11** Integrated Systems Testing of Fire Protection and Life Safety Systems, as required by the OBC & NFC.
- 2.3 As per the Geotechnical report, "It is recommended that the construction carried out during the dry season. And an experienced ground water specialist contractor should be retained to design and execute the ground water control and dewatering program" - include for \$50,000 cash allowance for dewatering services
- 2.4 Please include for standard insurance requirements as per CCDC 2 (2020) and CCDC 41. Item 3 - regarding maned aircraft not applicable to project. See Revised Section 3.2 of ITT.
- 2.5 Please do Not include for any type of fireplace in foyer on drawing A6.01 at this time.
- 2.6 Revised deadline for questions and extended submission deadline date, see table below.

Issue Date of ITT	July 20 2026,
Site Visit	July 23, 2026 10 am local time
Deadline for Questions	Aug 6, 2026 3:00 pm local time
Deadline for Issuing Addenda	Aug 13, 2026
Submission Deadline	Aug 20, 2026 3:00 pm local time

3. SPECIFICATIONS

3.1 Not applicable.

4. ARCHITECTURAL DRAWINGS

4.1. DRAWING NO. A0.00 R3

4.1.1. Edited contact details for Structural Consultant.

4.2. DRAWING NO. A6.01 R2 & A5.09 R2

4.2.1 REMOVE fireplace insert from contract. ONLY.

5. STRUCTURAL

5.1. Not applicable

6. MECHANICAL

6.1. Not applicable

7. ELECTRICAL

7.1. ADD Site Lighting drawings to contract:

E1S – ELECTRICAL SITE PLAN

E2S - LIGHTING DETAILS

7.1.1 ADD Temporary power drawings to contract: E1T.

7.2 REPLACE All previously issued electrical drawings with attached latest issued electrical drawings. E1, E2, E3, E4, E5, E6, E7, E8, & E9

8. ATTACHED DOCUMENTS:

- Document AT_01, Table of Contents:
- Architectural Drawings, A0.00 R3, A5.09 R2, A6.01 R2.
- Electrical drawingS – E1S, E2S, E1T, E1, E2, E3, E4, E5, E6, E7, E8, & E9

260720_KGCC-Bid Documents

00_Drawings

ARCH

A0.00 COVER SHEET PERMIT
A0.01 OBC MATRIX & GENERAL NOTES PERMIT
A0.02 ASSEMBLIES PERMIT
A0.03 FLS, ROOM & AREA SCHEDULES PERMIT
A1.01 DEMO PLAN SHT 1 PERMIT
A2.01 FOUNDATION PLAN PERMIT
A2.02 BASEMENT PLAN PERMIT
A2.03 GROUND FLR PLAN PERMIT
A2.04 ROOF MECH AREA PERMIT
A2.05 ROOF PLAN PERMIT
A2.06 RCP - BASEMENT PERMIT
A2.07 RCP - GROUND PERMIT
A2.08 GROUND FLR - FINISHES PERMIT
A2.09 GROUND FLR - SIGNAGE PERMIT
A3.00 NORTH SOUTH ELEVATIONS PERMIT
A3.01 EAST WEST ELEVATIONS PERMIT
A4.01 SECTIONS - SHORT SECTION 1 PERMIT
A4.02 SECTIONS - SHORT SECTION 2 PERMIT
A4.03 SECTIONS - SHORT SECTION 3 PERMIT
A4.04 SECTIONS - ROOF PERMIT
A4.05 SECTIONS - TERRACE AREA PERMIT
A5.00 CONST. DETAILS - FOUNDATIONS PERMIT
A5.03 CONST. DETAILS - ROOF PERMIT
A5.05 DETAILS - EXT. STAIRS PERMIT
A5.06 DETAILS - BARRIER FREE RAMP PERMIT
A5.07 DETAILS - INTERIOR STAIR PERMIT
A5.09 DETAILS - INTERIOR DETAILS PERMIT
A5.10 DETAILS - FRR DETAILS PERMIT
A5.11 DETAILS - TYP. FIRESTOP DETAILS - HILTI PERMIT
A5.12 DETAILS - WINDOW AND DOORS PERMIT
A6.00 INT. ELEVS - BAR/ RESTAURANT AREA PERMIT
A6.01 INT. ELEVS - FOYER AREA PERMIT
A6.02 INT. ELEVS. BOARD RM PERMIT
A7.00 DETAILED LAYOUTS - WOMENS WC & CHANGING RMS PERMIT
A7.01 DETAILED LAYOUTS - SHOWER RMS PERMIT
A7.02 DETAILED LAYOUTS - UNIVERSAL WC PERMIT
A7.03 DETAILED LAYOUTS - BBQ AREA PERMIT
A7.04 TYP. MOUNTING HEIGHTS PERMIT
A7.09 DETAILED LAYOUTS - KITCHEN SHT 1 PERMIT
A7.10 DETAILED LAYOUTS - KITCHEN SHT 2 PERMIT
A8.00 WINDOW AND DOOR SCHEDULE PERMIT
A8.01 FINISHES SCHEDULE PERMIT
A9.00 MILLWORK - BAR AREA PERMIT
A9.01 MILLWORK - OFFICE PERMIT

CIVIL

COVER SHEET
100 SITE PLAN
101 GENERAL NOTES AND REFERENCES
102 DETAILS
200 REMOVALS
300 EROSION AND SEDIMENT CONTROL PLAN
400 SITE GRADING AND SERVICING PLAN

LANDSCAPE

L1.0 LANDSCAPE SITE PLAN

MEP

E1 SINGLE LINE DIAGRAM & BASEMENT POWER PLAN KGCC NEW CLUB HOUSE
E2 MAIN FLOOR POWER LAYOUT PLAN KGCC NEW CLUBHOUSE
E3 BASEMENT LIGHTING EL & FA LAYOUT PLAN KGCC NEW CLUBHOUSE
E4 MAIN FLOOR LIGHTING LAYOUT PLAN KGCC NEW CLUBHOUSE
E5 MAIN FLOOR EL & FA LAYOUT PLAN KGCC NEW CLUBHOUSE
E6 MAIN FLOOR SECURITY, COMM & AUDIO LAYOUT KGCC NEW CLUBHOUSE
E7 ROOF POWER LAYOUT PLAN, SCHEDULE & DETAILS KGCC NEW CLUBHOUSE
E8 FIRE ALARM RISER & SCHEDULE KGCC NEW CLUB HOUSE
E9 SPECIFICATIONS
M01 -
M02 -
M03 -
M04 -
M05 -
M06 -
M07 -
M08 -
M09 -
M10 -
M11 -

STRUCTURAL

F1 GROUND FLR FRAMING PLAN
F2 BASEMENT PLAN AND FOUNDATION WALL SECTIONS
F3 FOUNDATION WALL SECTIONS
F4 FOUNDATION WALL SECTIONS
F5 FOUNDATION WALL SECTIONS
F6 TYPICAL DETAILS
F7 NOTES AND SCHEDULES
S1 ROOF FRAMING PLAN
S2 FRAMING PLAN, SECTIONS & DETAILS
S3 SNOW BUILD UP DIAGRAMS AND WIND PRESSURE DIAGRAM
S4 TYPICAL DETAILS
S5 NOTES AND SCHEDULES
S6 NOTES AND SCHEDULES
S7 NOTES AND SCHEDULES

REPORTS

Functional Servicing Report - November 2023 (DM Wills)
Stormwater Management Design Brief - June 16, 2023 (DM Wills)
Geotechnical Investigation report - April 21, 2023 - Redstone Engineering
Tree Inventory & Protection Plan TIPP 01 & TIPP 02
SCOPED CULTURAL HERITAGE IMPACT ASSESSMENT - Branch Architecture Feb22, 2022
Environmental Impact Study, May 2026 (DM Wills)
STAGE 1 & 2 ARCHAEOLOGICAL ASSESSMENT (Northeastern Archaeological Associates Ltd)
DRY HYDRANT & CISTERN REPORT FOR IMPOUNDED WATER - inspection report 2023
DRY HYDRANT & CISTERN REPORT FOR IMPOUNDED WATER - Guide 2020

SPECS/ CUT SHEETS

APPENDIX.01 - MILLWORK
APPENDIX.02 - FFE
APPENDIX.03 - OFFICE FFE
APPENDIX.04 - BAR EQUIPMENT
APPENDIX.05 - BBQ EQUIPMENT
SPEC - DOOR HARDWARE
ALX SERIES GRADE 2 CYLINDRICAL LOCK
CLR OPTIONS
KGCC RIVETT
SCHLAGE_ALX SERIES CATALOG
SCHLAGE_ALX SERIES CUT SHEETS
SCHLAGE KEY SYSTEMS

	STYLE SATURN
SPEC - PRETEL EQUIPMENT	KGCC_PRETEL RCP
	Q_PRETEL
	EQUIPMENT
	COSTAL SOURCE 14.0 BOLLARD
	COSTAL SOURCE COUNTOUR SPEAKER
	DSC PIR DETECTOR
	ELAN 12 INCH TOUCH PANEL
	ELAN INTELLIGENT VIDEO DOORBELL
	ELAN IP CAMERA
	JBL CONTROL 26C & 26CT CEILING SPEAKER
	JBL Control 28-1 Indoor Outdoor Speaker
	JBL Control 67PT
	JBL Control SB2210 Compact Subwoofer
	KGCC_DATA_OCT09.2023
	Leviton PFQP3-MB Pop-up 3 Port Floor Box
	Neptune™ Outdoor TV Ceiling Mount
	Q60C Samsung QLED 4K TV's
	SyncMount Large Tilt Wall Mount
SPEC SIGNAGE	
	KGCC Signage Set PRELIM Proof v02
	KGCC_SIGNAGE PLAN_NOV16
	KM_C450i23111314320_NOV15
	Q_Signafied Estimate EST41078_NOV15
BBQ EQUIPMENT	
	0 BBQ EQUIP_KGCC_NOV15
	E.51_BBQ
	E.56 NFR055OUSS_Manual_May2019
	NAPOLEON OASIS DOCS
	OASIS-and-Built-in-Series-Brochure
	NAPOLEON_OASIS
	NAPOLEON OASIS MANUAL-SPECS
	BI-Components-Manual-July2019-(5)-v1680107680740
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SPEC_DIVERSIFIED	
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KAWARTHA GOLF AND COUNTRY CLUB
NEW CLUB HOUSE

ARCHITECTURAL SHEET LIST		
SHEET	SHEET NAME	Sheet Collection
A0.00	COVER SHEET	PERMIT
A0.01	OBC MATRIX & GENERAL NOTES	PERMIT
A0.02	ASSEMBLIES	PERMIT
A0.03	FLS, ROOM & AREA SCHEDULES	PERMIT
A1.01	DEMO PLAN SHT 1	PERMIT
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A4.04	SECTIONS - ROOF	PERMIT
A4.05	SECTIONS - TERRACE AREA	PERMIT
A5.00	CONST. DETAILS - FOUNDATIONS	PERMIT
A5.03	CONST. DETAILS - ROOF	PERMIT
A5.05	DETAILS - EXT. STAIRS	PERMIT
A5.06	DETAILS - BARRIER FREE RAMP	PERMIT
A5.07	DETAILS - INTERIOR STAIR	PERMIT
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A8.01	FINISHES SCHEDULE	PERMIT
A9.00	MILLWORK - BAR AREA	PERMIT
A9.01	MILLWORK - OFFICE	PERMIT

DRAWING SHOULD NOT BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work. This drawing shall not be used for construction purposes until stamped and signed by the consultant responsible. This drawing is an instrument of service, is provided by and is the property of CRW ARCHITECTS INC.

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DRAWING ISSUE		
Rev.	Description	Date
1	PRELIM. COORDINATION	260626
2	PRELIM. TENDER ISSUE	260720
3	REVISION ADD: AT_01	260728

CRWA

CRW ARCHITECTS INC.
705-818-0580
WHYTE@CRWARCHITECTS.CA

True North	Professional Seal
Issued for	
JUNE 2026	Date
26003	Author
Project	Drawn by

NEW CLUB HOUSE

777 CONSILLA AVE,
PETERBOROUGH, K9J 6Z6

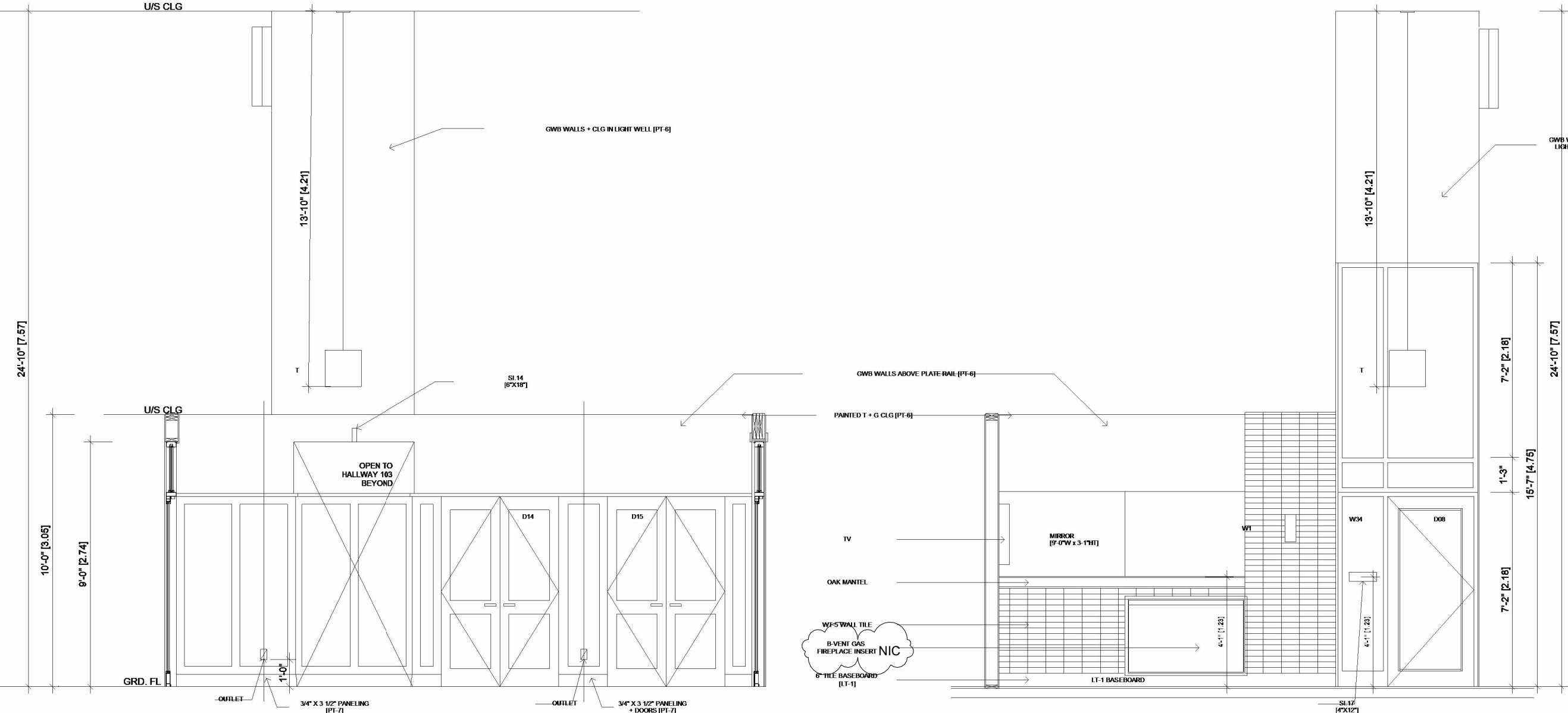
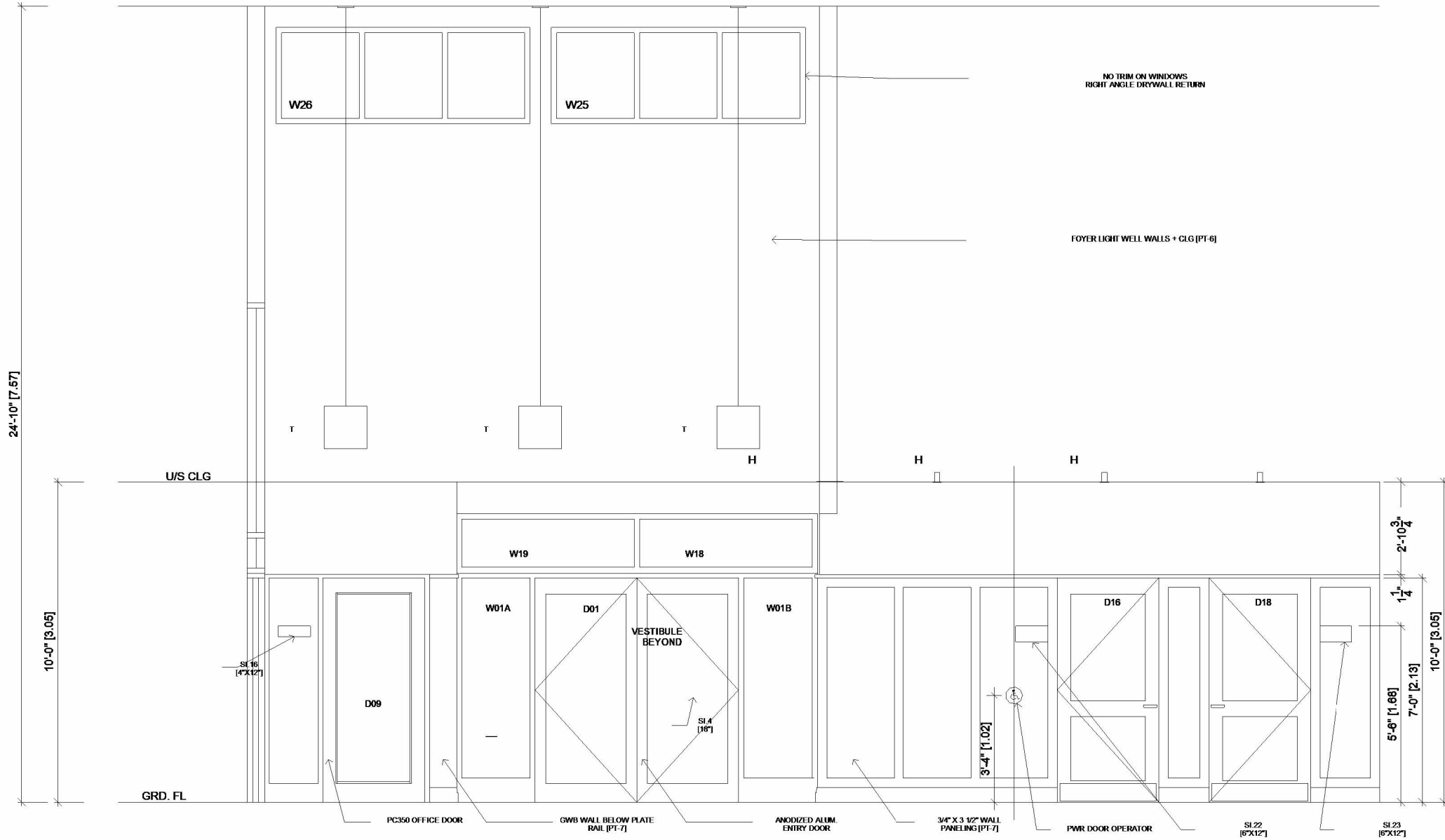
Project

COVER SHEET

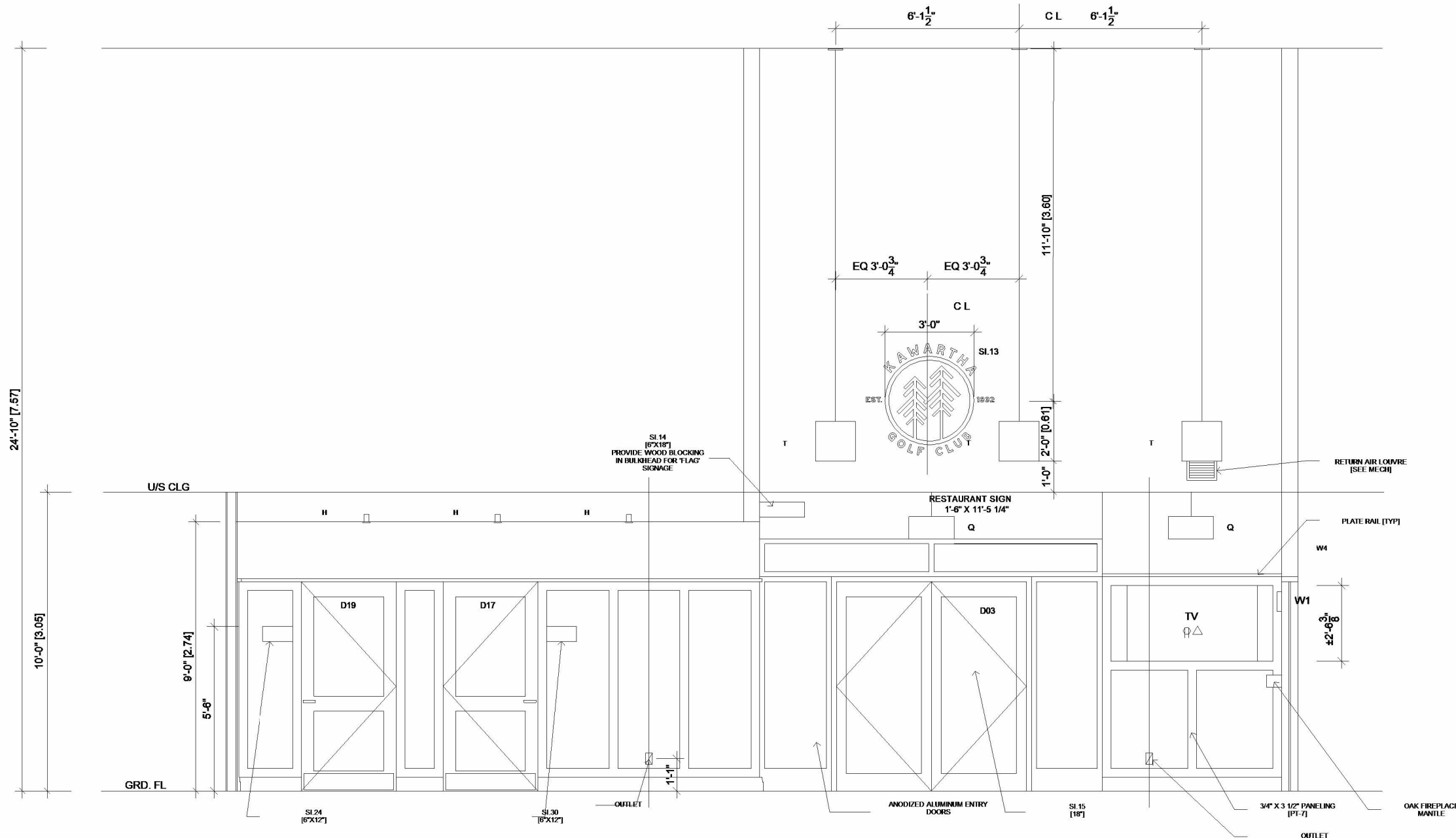
Drawing file

Sheet no.

A0.00



1 FOYER AREA - INTERNAL ELEVATIONS



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DRAWING ISSUE

Rev.	Description	Date
1	PRELIM. TENDER ISSUE	260720
2	REVISION ADD. AT_01	260728

CRWA

CRW ARCHITECTS INC.
705-818-0580
WHYTE@CRWARCHITECTS.CA

True North	Professional Seal
Issued for	1:50
JUNE 2026	Date
Drawing title	Author
26003	Drawn by
Project	Checked by

NEW CLUB HOUSE

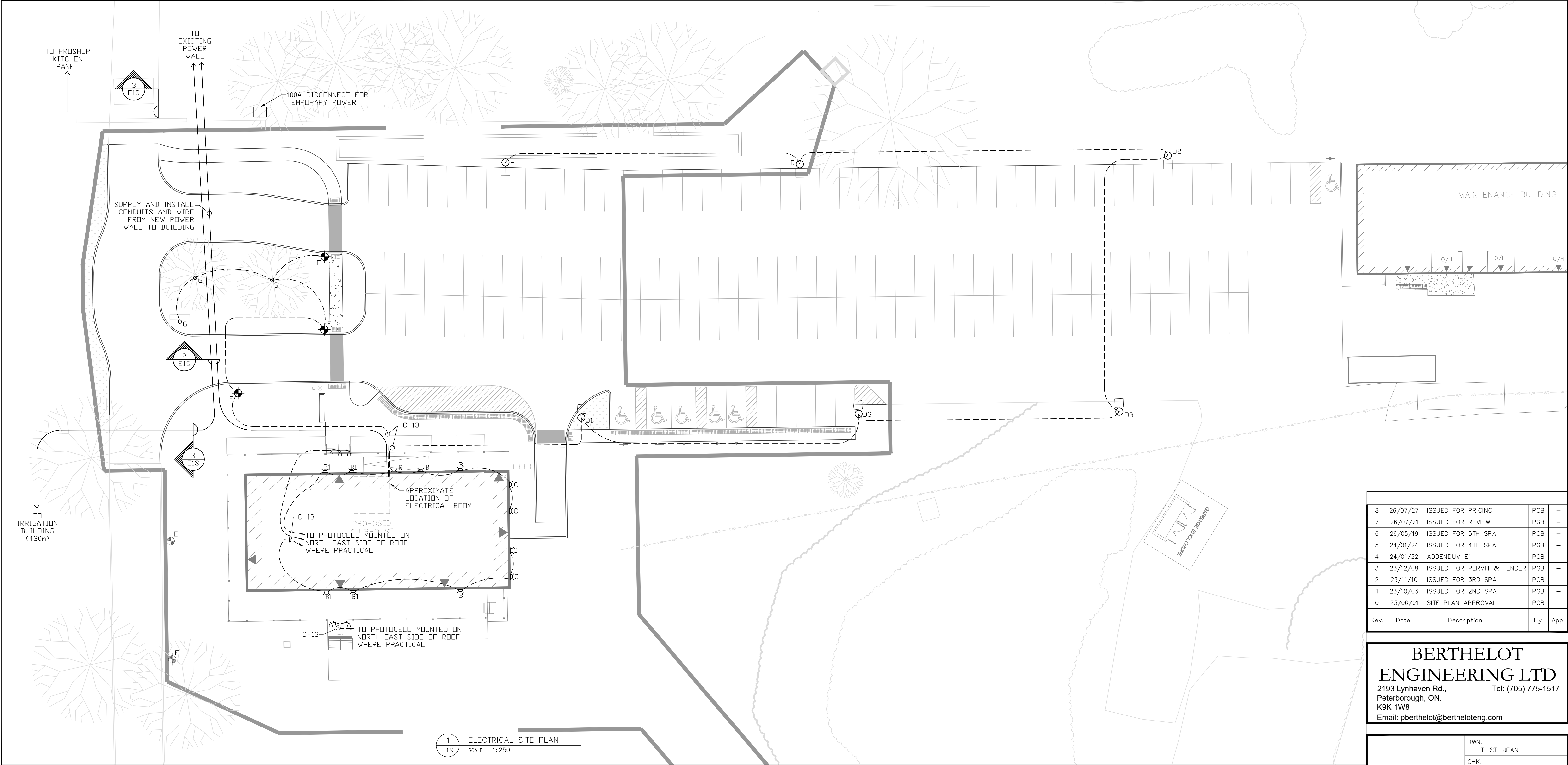
777 CONSILLA AVE,
PETERBOROUGH, K9J 6Z6

Project
INT. ELEV'S - FOYER AREA

Drawing title

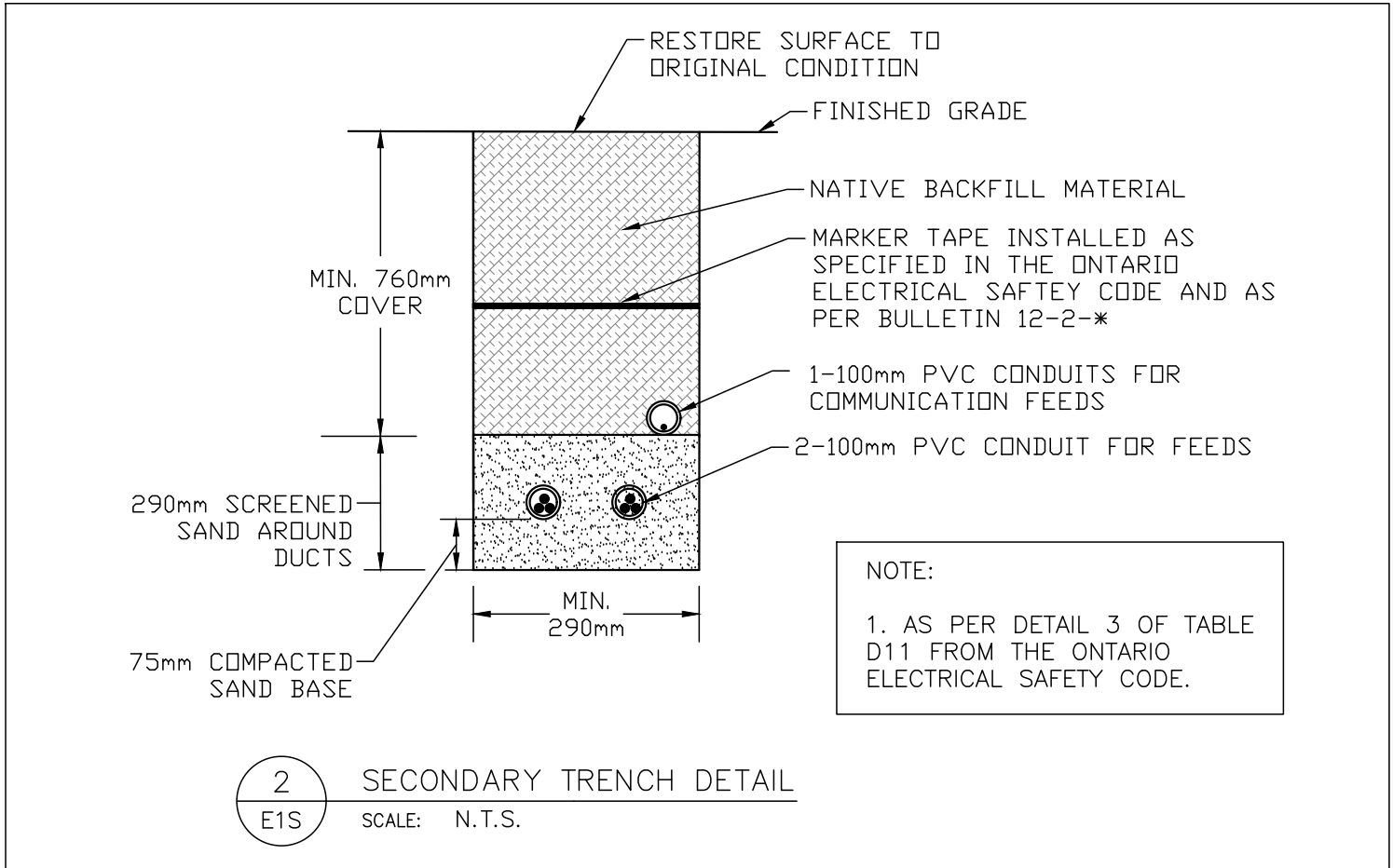
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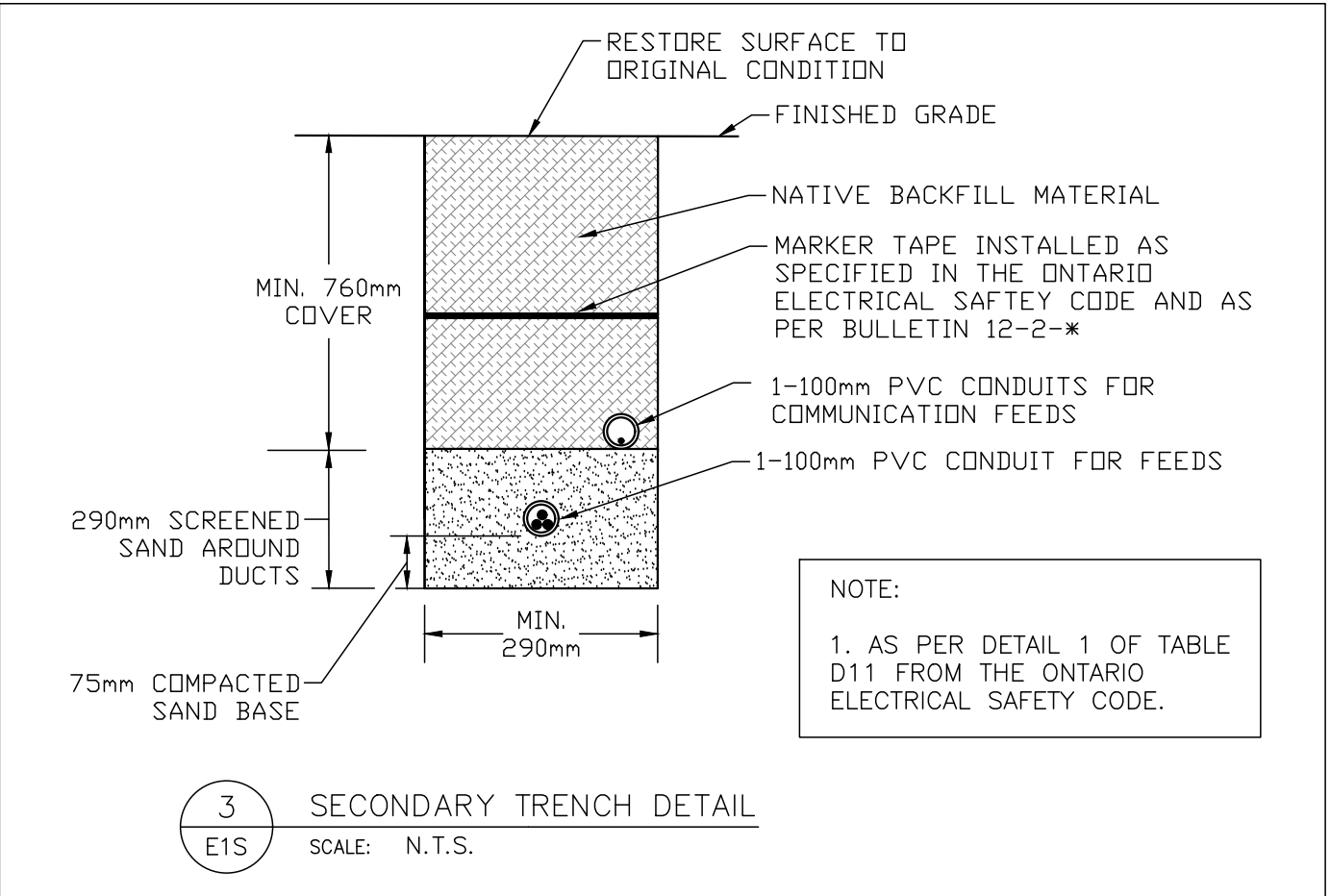


1 ELECTRICAL SITE PLAN
SCALE: 1:250

LEGEND	
○A	PROPOSED LED DOWNLIGHT
⌒ B/B1/C	PROPOSED WALL MOUNTED LED LUMINAIRE
□ D/D1/D2/D3	PROPOSED LED POLE MOUNTED LUMINAIRE
⊕ E	EXISTING LUMINAIRE TO REMAIN
⊕ F	PROPOSED DECORATIVE LED POLE MOUNTED LUMINAIRE
⊕ G	PROPOSED DECORATIVE LED POLE MOUNTED LUMINAIRE
---	LIGHTING CONDUIT
---	SECONDARY CONDUIT
SEE DRAWING E2 FOR LIGHTING SCHEDULE	



2 SECONDARY TRENCH DETAIL
SCALE: N.T.S.



3 SECONDARY TRENCH DETAIL
SCALE: N.T.S.

8	26/07/27	ISSUED FOR PRICING	PGB	-
7	26/07/21	ISSUED FOR REVIEW	PGB	-
6	26/05/19	ISSUED FOR 5TH SPA	PGB	-
5	24/01/24	ISSUED FOR 4TH SPA	PGB	-
4	24/01/22	ADDENDUM E1	PGB	-
3	23/12/08	ISSUED FOR PERMIT & TENDER	PGB	-
2	23/11/10	ISSUED FOR 3RD SPA	PGB	-
1	23/10/03	ISSUED FOR 2ND SPA	PGB	-
0	23/06/01	SITE PLAN APPROVAL	PGB	-
Rev.	Date	Description	By	App.

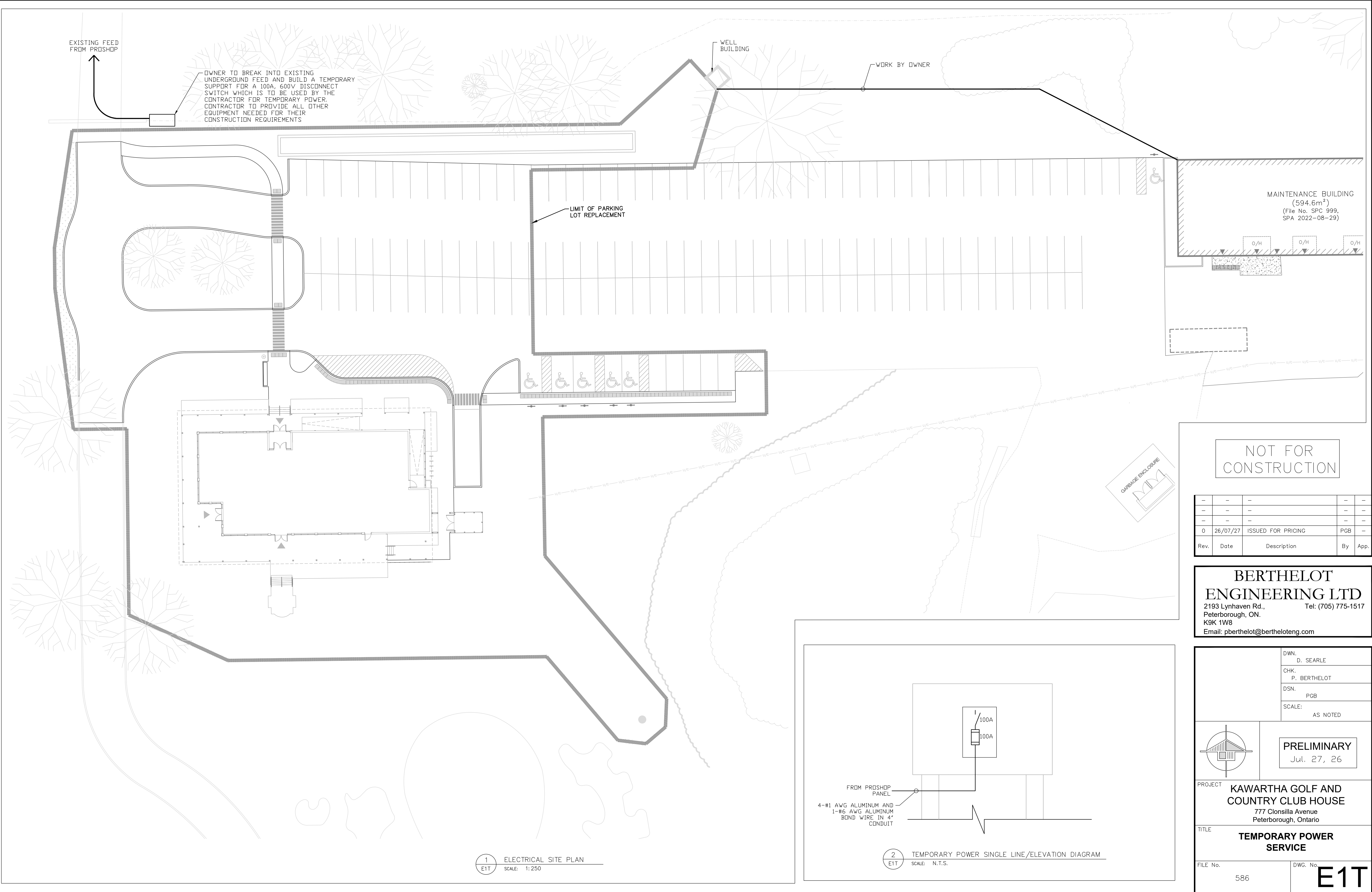
BERTHELOT ENGINEERING LTD
2193 Lynhaven Rd.,
Peterborough, ON.
K9K 1W8
Email: pberthelot@bertheloteng.com
Tel: (705) 775-1517

DWN.	T. ST. JEAN
CHK.	P. BERTHELOT
DSN.	PGB/TMS
SCALE:	AS NOTED

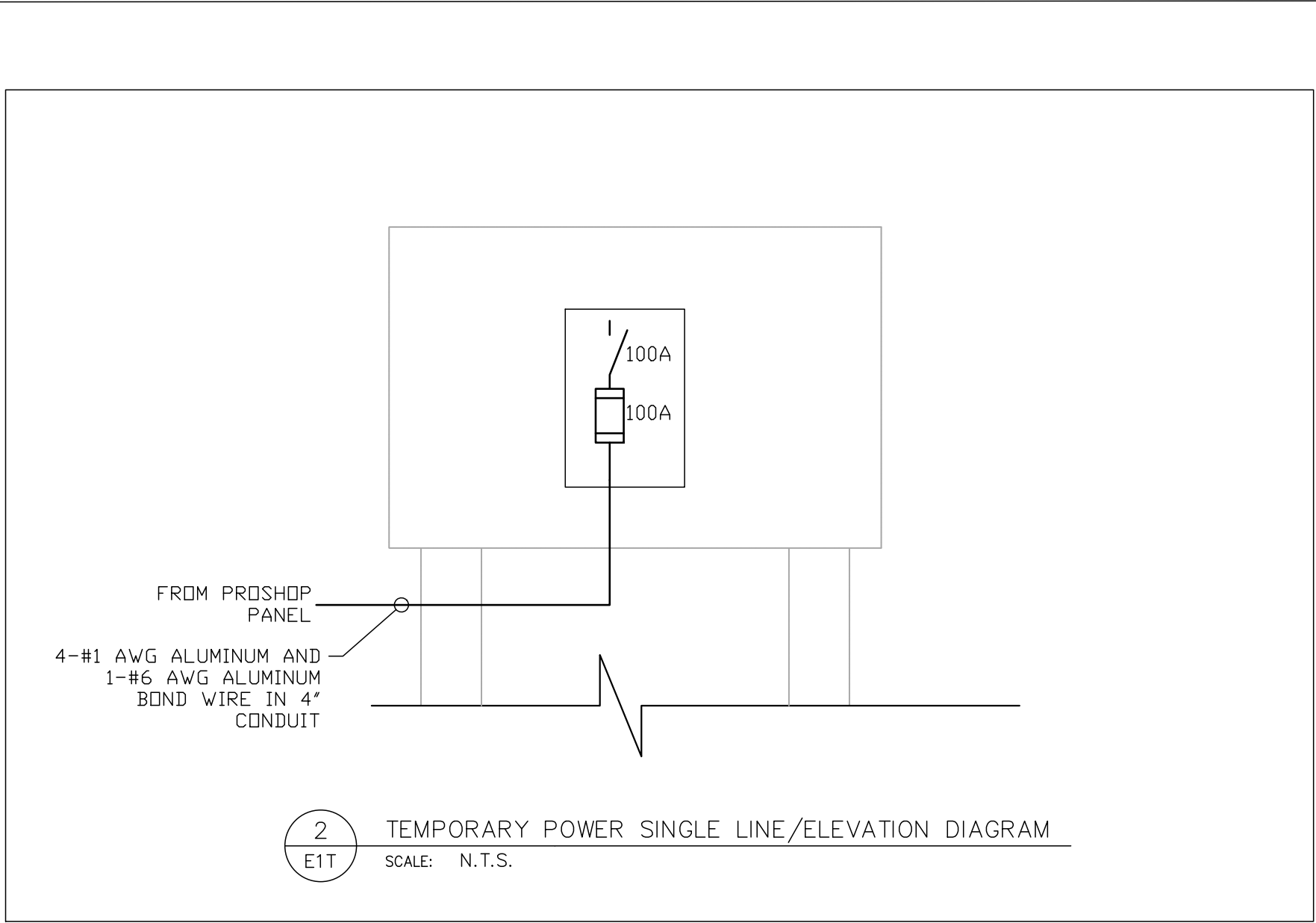
PROJECT
KAWARTHA GOLF & COUNTRY CLUB CLUBHOUSE
777 Clonsilla Avenue
Peterborough, Ontario

TITLE
ELECTRICAL SITE PLAN

FILE No. 586
DWG. No. **E1S**



1
E1T
ELECTRICAL SITE PLAN
SCALE: 1:250



2
E1T
TEMPORARY POWER SINGLE LINE/ELEVATION DIAGRAM
SCALE: N.T.S.

NOT FOR
CONSTRUCTION

-	-	-	-	-
-	-	-	-	-
0	26/07/27	ISSUED FOR PRICING	PGB	-
Rev.	Date	Description	By	App.

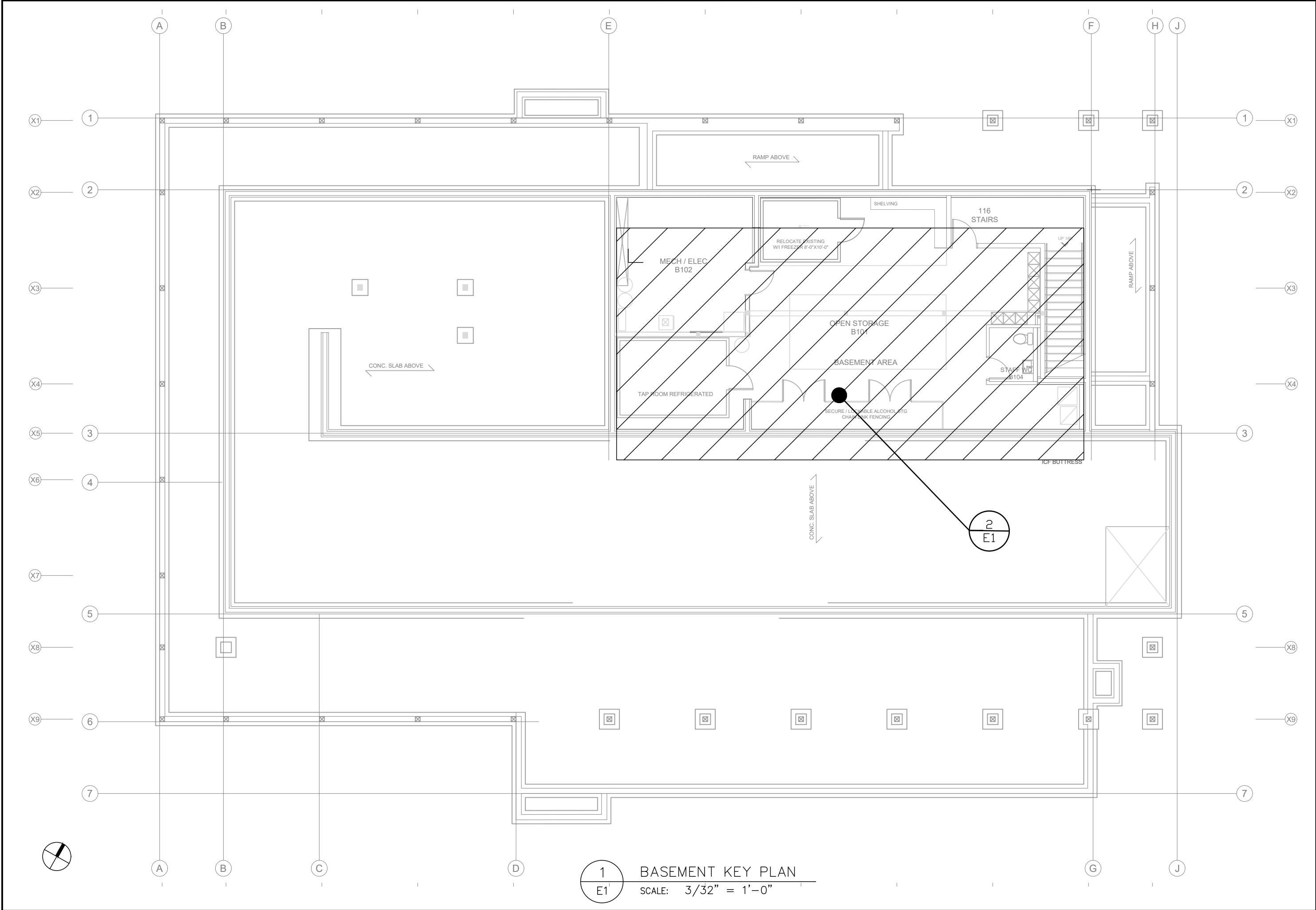
**BERTHELOT
ENGINEERING LTD**
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Tel: (705) 775-1517
Email: pberthelot@bertheloteng.com

DWN.	D. SEARLE
CHK.	P. BERTHELOT
DSN.	PGB
SCALE:	AS NOTED

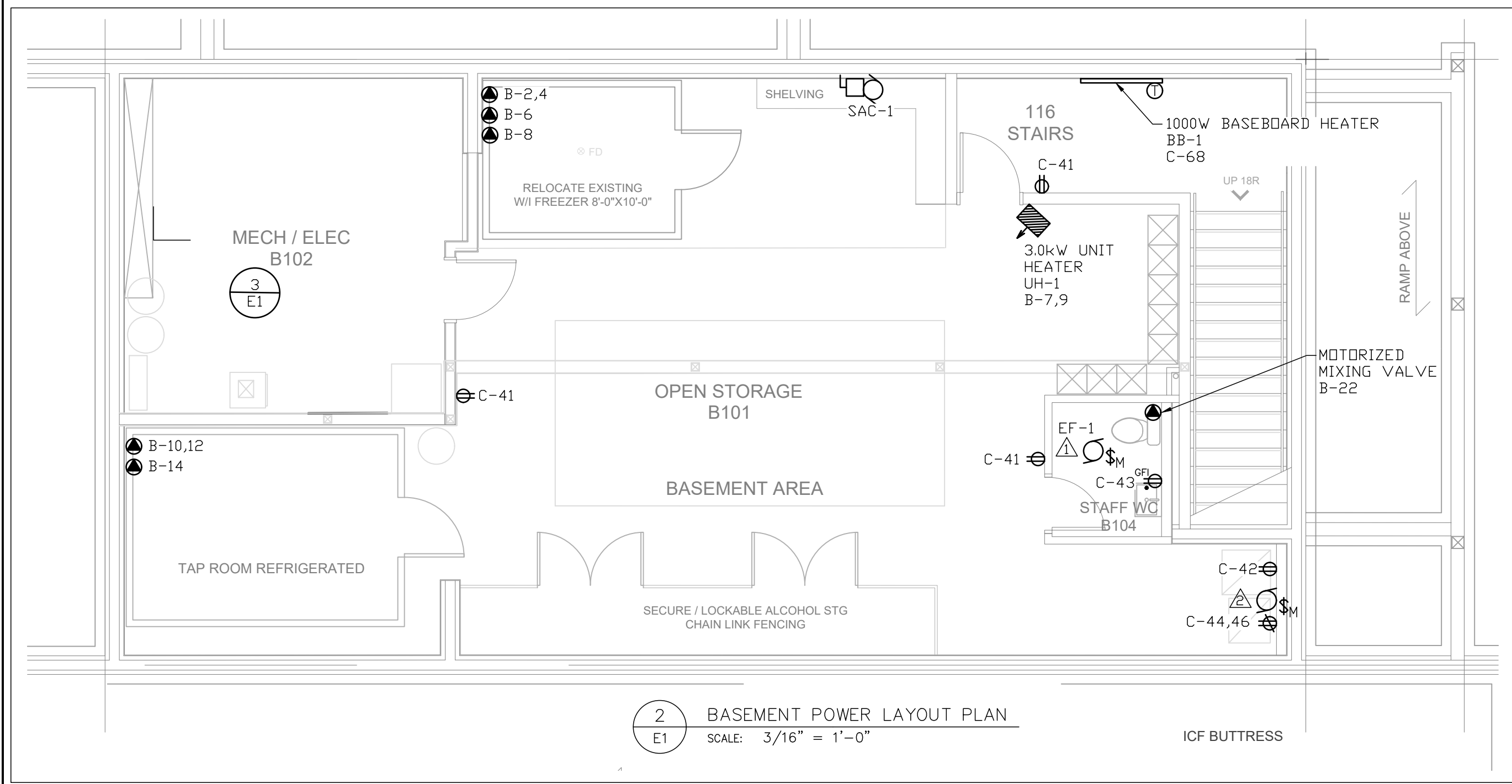


PRELIMINARY
Jul. 27, 26

PROJECT	KAWARTHA GOLF AND COUNTRY CLUB HOUSE 777 Clonsilla Avenue Peterborough, Ontario
TITLE	TEMPORARY POWER SERVICE
FILE No.	586
DWG. No.	E1T

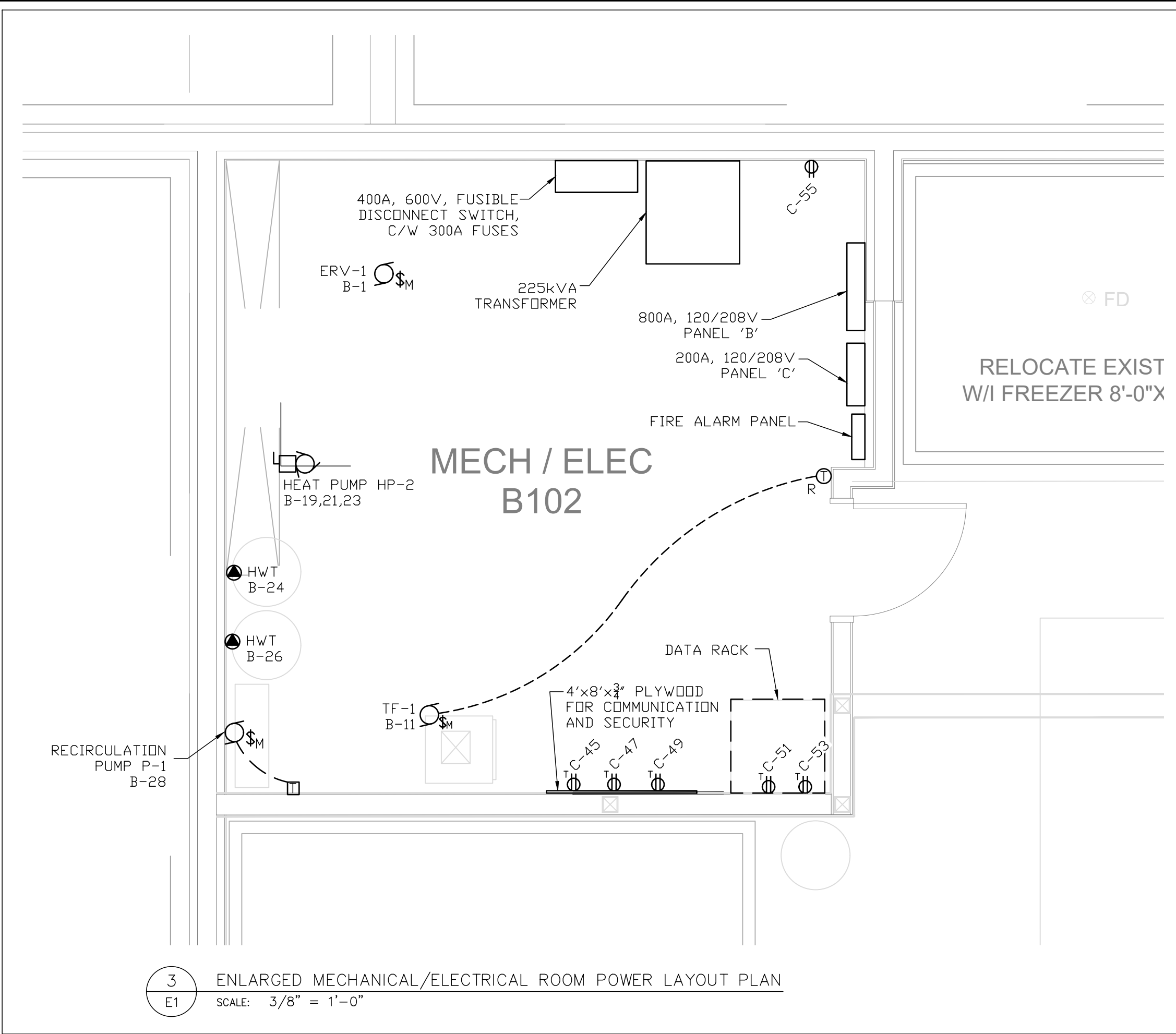


1
E1
BASEMENT KEY PLAN
SCALE: 3/32" = 1'-0"

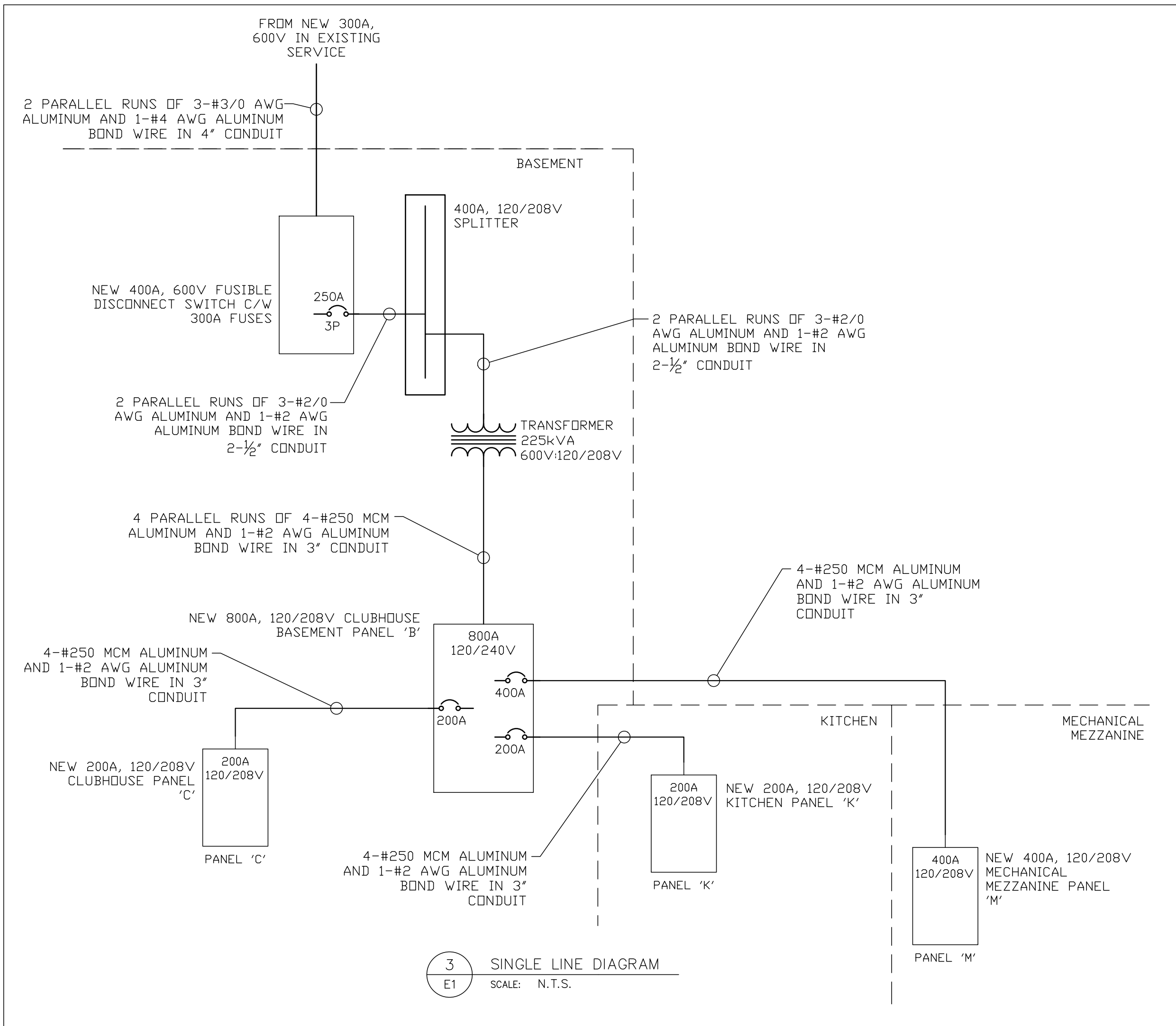


2
E1
BASEMENT POWER LAYOUT PLAN
SCALE: 3/16" = 1'-0"

ELECTRIC HEATING EQUIPMENT SCHEDULE			
SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
BB-1	ODB01002-TB6	OUELLET OR APPROVED EQUAL	1000W BASEBOARD HEATER, WHITE, 120V, C/W INTEGRAL TAMPERPROOF THERMOSTAT
BB-1	ODB00502-TB6	OUELLET OR APPROVED EQUAL	500W BASEBOARD HEATER, WHITE, 120V, C/W INTEGRAL TAMPERPROOF THERMOSTAT
FF-1	OAC04000-T	OUELLET OR APPROVED EQUAL	3kW COMMERCIAL FAN-FORCED HEATER, WHITE, 208V, C/W INTEGRAL TAMPERPROOF THERMOSTAT, RECESSED
UH-1	OAS03008AM-T	OUELLET OR APPROVED EQUAL	3kW COMMERCIAL INDUSTRIAL SUSPENDED UNIT HEATER, ALMOND, 208V, C/W INTEGRAL THERMOSTAT, WALL OR CEILING MOUNTED
UH-1	OAS03008AM-T	OUELLET OR APPROVED EQUAL	3kW COMMERCIAL INDUSTRIAL SUSPENDED UNIT HEATER, ALMOND, 208V, C/W INTEGRAL THERMOSTAT, WALL OR CEILING MOUNTED



3
E1
ENLARGED MECHANICAL/ELECTRICAL ROOM POWER LAYOUT PLAN
SCALE: 3/8" = 1'-0"



3
E1
SINGLE LINE DIAGRAM
SCALE: N.T.S.

RECEPTACLE LEGEND	
⊕	RECEPTACLE
⊕	DRYER RECEPTACLE
•	MOUNTED ABOVE COUNTER
T	20A T-SLOT
⊕	GROUND FAULT INTERRUPTED

POWER LEGEND	
▼	DATA/PHONE OUTLET
⬤	DIRECT CONNECTION
\$M	MOTOR RATED SWITCH
⊕	THREE PHASE MOTOR
⊕	SINGLE PHASE MOTOR
⊕	DISCONNECT SWITCH
⊕	STARTER
R	REVERSE ACTING THERMOSTAT
T	24H, 7-DAY TIMER

NOTES:

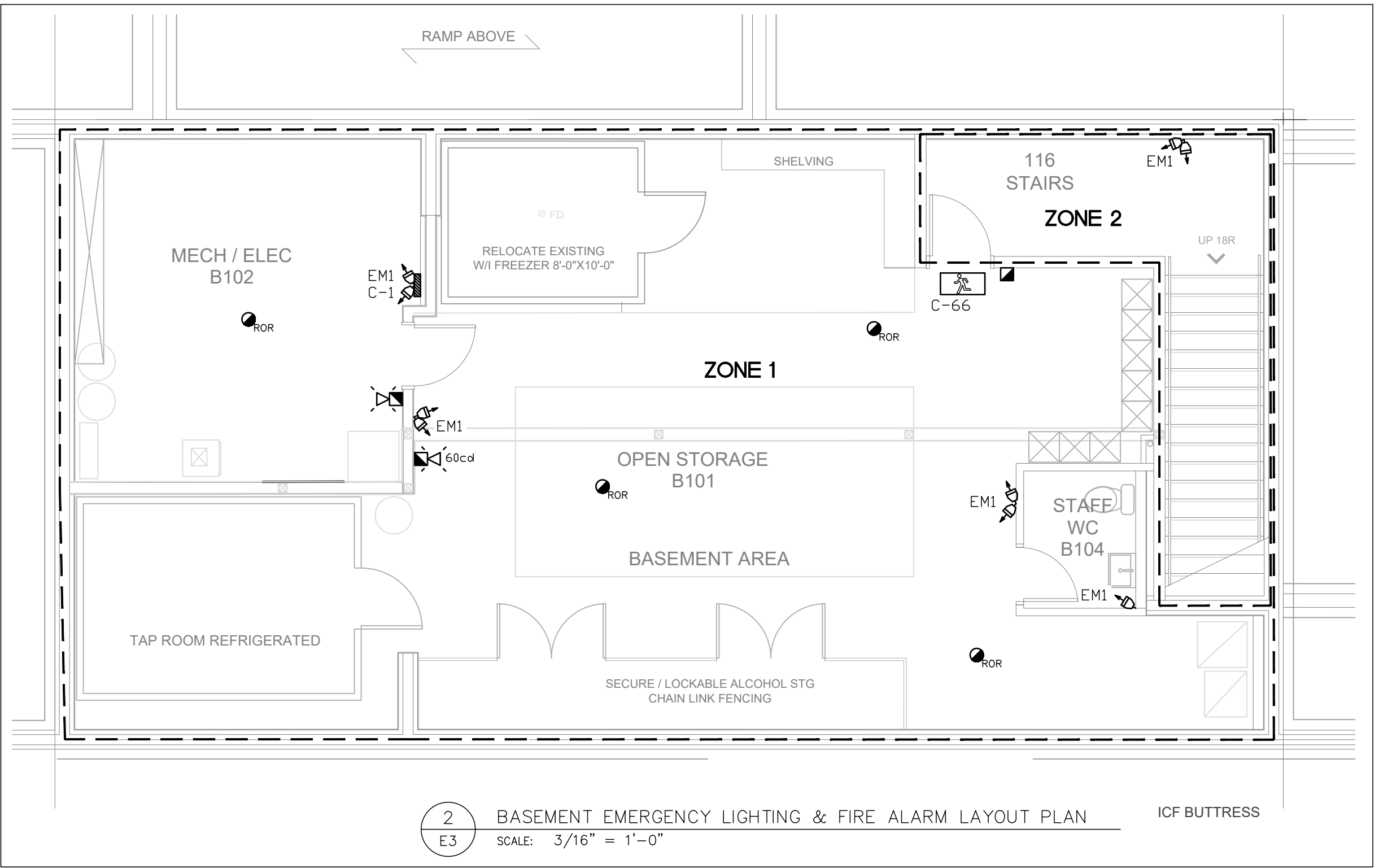
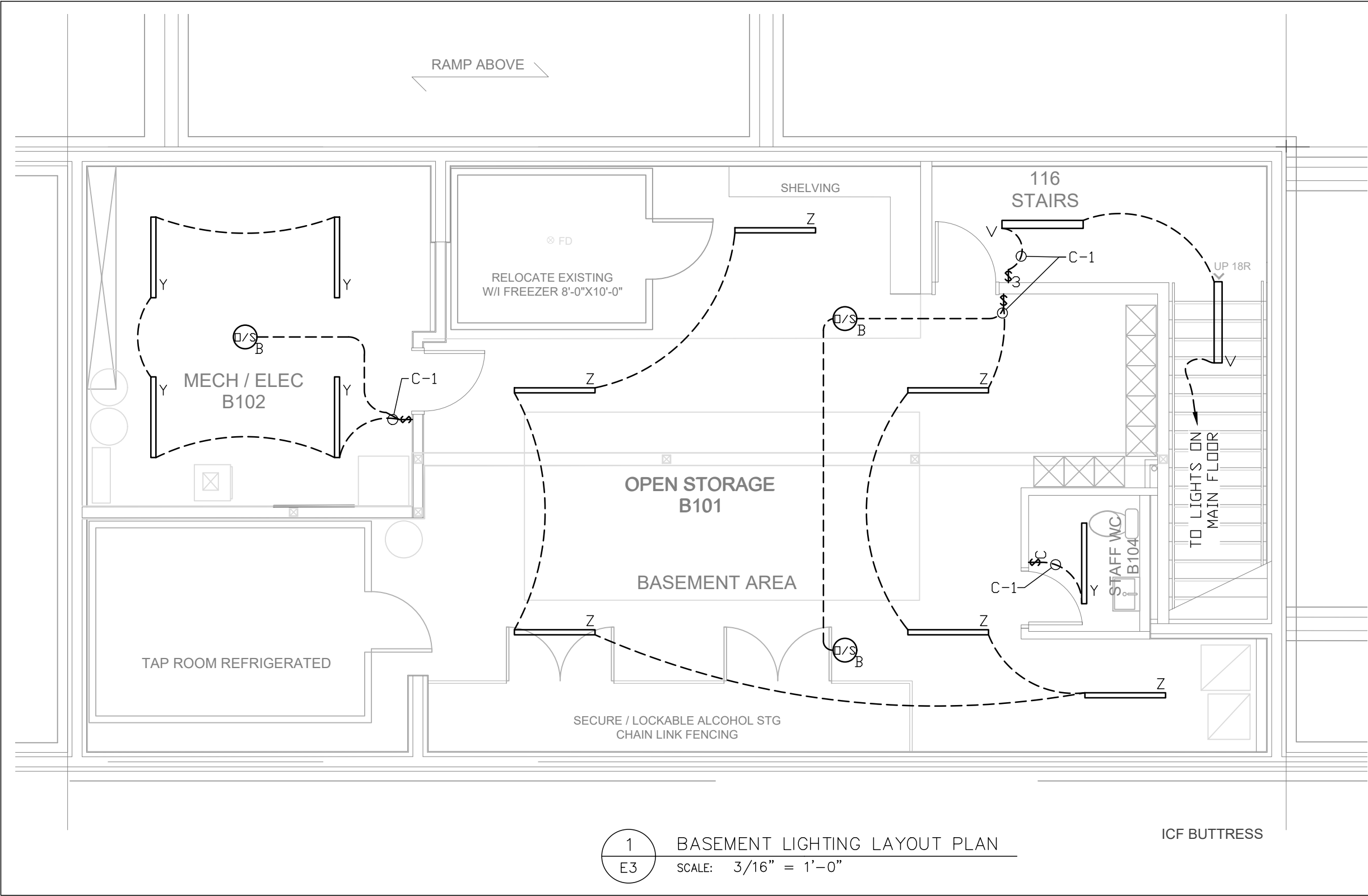
⚠ EXHAUST FAN CONTROLLED BY ROOM LIGHTING SWITCH, AND ON SAME CIRCUIT AS LIGHTING.

⚠ DRYER BOOSTER FAN CONNECTED TO DRYER. SEE INSTALLATION INSTRUCTIONS FOR WIRING SCHEMATICS.

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
0	26/07/27	ISSUED FOR PRICING	PGB	-
Rev.	Date	Description	By	App.

BERTHELOT ENGINEERING LTD
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Peterborough, ON.
K9K 1W8
Tel: (705) 775-1517
Email: pberthelot@bertheloteng.com

	DWN. T. ST. JEAN
	CHK. P. BERTHELOT
	DSN. PGB/TMS
	SCALE: AS NOTED
PROJECT KAWARTHA GOLF & COUNTRY CLUB CLUBHOUSE 777 Clonsilla Avenue Peterborough, Ontario	
TITLE BASEMENT POWER LAYOUT PLAN AND SINGLE LINE DIAGRAM	
FILE No. 709	DWG. No. E1



LIGHTING LEGEND	
\$	DECORA SWITCH
\$3	3-WAY DECORA SWITCH

FIRE ALARM LEGEND	
	PULL STATION
	SMOKE DETECTOR
	FIRE ALARM HORN/STROBE (STROBE CANDELA AS INDICATED)
	RATE OF RISE HEAT DETECTOR

LIGHTING LEGEND	
	EXIT SIGN
	WALL MOUNTED EMERGENCY LIGHTING FIXTURE
	EMERGENCY LIGHT BATTERY PACK

LIGHTING SCHEDULE			
SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
	SMD4R69SWH-SMD4TRMxx C/W 4" COMPATIBLE HOUSING	COOPER LIGHTING OR APPROVED EQUAL	4" SURFACE LED DOWNLIGHT, 90CRI, 120V, WHITE, 4000K, 600 LUMENS (9W), WET LOCATION LISTED
	WS-25612-BK	WAC LIGHTING OR APPROVED EQUAL	OUTDOOR WALL SCONCE, 3000K, ~30W (800 LED LUMENS, 1162 LUMENS), 120V, WET LOCATION LISTED, BLACK IN COLOUR, COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS
	WS-W26716-BZ	WAC LIGHTING OR APPROVED EQUAL	OUTDOOR WALL SCONCE, 3000K, 13W (366 LED LUMENS, 290 DELIVERED LUMENS), 120V, WET LOCATION LISTED, BRONZE IN COLOUR, COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS
	XTOR1B-Y-BK-PC1	COOPER LIGHTING	WALL MOUNTED LED FIXTURE, 1327 LUMENS, 12W, 120V, 3000K, BRONZE IN COLOUR C/W BUTTON TYPE PHOTOCONTROL, COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS
	RGR4-CC-SN	DALS LIGHTING OR APPROVED EQUAL	4" REGRESSED DOWNLIGHT, 1100 LUMENS (15W), 90 CRI, SET TO 4000K, SATIN NICKEL FINISH
	RGR4-CC-SN	DALS LIGHTING OR APPROVED EQUAL	4" REGRESSED DOWNLIGHT, 1100 LUMENS (15W), 90 CRI, SET TO 2700K, SATIN NICKEL FINISH
	RGR4-CC-WH	DALS LIGHTING OR APPROVED EQUAL	4" REGRESSED DOWNLIGHT, 1100 LUMENS (15W), 90 CRI, SET TO 4000K, WHITE FINISH
	4SNLED-LD5-56SL-LN-UNV-L840-CD1-U	COOPER-METALUX OR APPROVED EQUAL	4" SURFACE MOUNTED STRIP LIGHT, SEMI-FROST LENS, 5708 LUMENS (46W), 120V, 4000K, 0-10V DIMMING DRIVER
	14FP4240C C/W DF-14W-U	COOPER-METALUX OR APPROVED EQUAL	1'x4' SURFACE MOUNTED LED FLAT PANEL LUMINAIRE, 4226 LUMENS (38.3W), 120V, 4000K, C/W DRYWALL FRAME KIT
	22FP2140C	COOPER-METALUX OR APPROVED EQUAL	2'x2' LED FLAT PANEL, 2490 LUMENS (20.7W), 4000K, 120V
	22FP3240C	COOPER-METALUX OR APPROVED EQUAL	2'x2' LED FLAT PANEL, 3333 LUMENS (29.2W), 4000K, 120V
	DFL2-F-2700-HW-120-IP65	BL LIGHTING	LINE VOLTAGE, UNIFORM DIFFUSION, DOT FREE TAPE LIGHT, 120V, 2700K, 2W/FT, MOUNTED AT TOP OF LIGHT WELL, EACH LIGHT WELL IS APPROXIMATELY 45', c/w ALL REQUIRED ACCESSORIES TO MOUNT IN LIGHT WELL
	24FP6440 C/W DF-24W-U	COOPER-METALUX OR APPROVED EQUAL	2'x4' SURFACE MOUNTED LED FLAT PANEL LUMINAIRE, 6506 LUMENS 62.2W), 120V, 4000K, COMPLETE WITH DRYWALL FRAME KIT
	142-24-P1SAC-L5/827-UNV-BM-96-142-24-SHD-MAPLE	COOPER-METALUX OR APPROVED EQUAL	DECORATIVE LED PENDANT LUMINAIRE, 24", SINGLE STEM WITH AIRCRAFT CABLE, 4404 LUMENS (47W), 2700K, 120V, BRONZE METALLIC FINISH 96" OVERALL HEIGHT, C/W PAINTED WOOD MAPLE SHADE, BOTTOM OF SHADE SHALL BE MOUNTED AT 8' A.F.F.
	RGR2-CC-SN	DALS LIGHTING OR APPROVED EQUAL	2" REGRESSED DOWNLIGHT, 600 LUMENS (8W), 90 CRI, 40° BEAM ANGLE, SET TO 2700K, SATIN NICKEL FINISH
	RGR2-CC-SN	DALS LIGHTING OR APPROVED EQUAL	2" REGRESSED DOWNLIGHT, 600 LUMENS (8W), 90 CRI, 40° BEAM ANGLE, SET TO 4000K, SATIN NICKEL FINISH
	4BCLED-LD4-40SL-F-UNV-L840-CD1	COOPER-METALUX OR APPROVED EQUAL	2' LED WALL MOUNTED FIXTURE, 4000 LUMENS (42W), 4000K, FROST ACRYLIC SHIELDING, 120V
	PR LX-225-90-40K-LL6-UNV-STD C/W STBR-NL-GOLD-BR-DW	COOPER-PRENTALUX OR APPROVED EQUAL	DECORATIVE LED PENDANT LUMINAIRE, 90 CRI, 4000K, 4547 LUMENS (40W), 120V, 1% DIMMING, C/W STONE BROWN OUTER SHADE WITH NATURAL LINES TEXTURE, GOLD METALLIC INNER SHADE WITH BAFFLE REFLECTOR, AND DISK WHITE CANOPY, MOUNTING HEIGHT AS INDICATED BY ARCHITECT.
	260168	CRATE AND BARREL OR APPROVED EQUAL	HARWICH LARGE WOVEN RATTAN DOME PENDANT LIGHT BY JAKE ARNOLD, 40.5"ø x 43.9"H, STEEL WITH BURNISHED FINISH, RATTAN SHADE WITH FROSTED GLASS DIFFUSER. 120V, MAX 3-40W INCANDESCENT BULBS OR 3-4W LED BULBS (E12 SOCKET), BULB SHOULD BE 2700K TO MATCH HT & W FIXTURES MOUNTING HEIGHT AS INDICATED BY ARCHITECT
	4SWLED-LD4-40SL-LW-UNV-L840-CD1-SVPD1-U	COOPER-METALUX OR APPROVED EQUAL	4" WALL MOUNTED LED FIXTURE, 4000 LUMENS, 40.4W, 120V, 4000K C/W INTEGRATED OCCUPANCY SENSOR
	247915	CRATE AND BARREL OR APPROVED EQUAL	COQUINA BURNISHED BRASS WALL SCONCE LIGHT WITH GLASS SHADE, STEEL AND IRON BASE WITH BURNISHED BRASS FINISH, CLEAR GLASS SHADE, MAX 1-40W INCANDESCENT E12 BULB (OR 7W LED BULB), BULB SHOULD BE 4000K TO MATCH Q BULBS, 120V, MOUNTING HEIGHT AS INDICATED BY ARCHITECT
	247915	CRATE AND BARREL OR APPROVED EQUAL	COQUINA BURNISHED BRASS WALL SCONCE LIGHT WITH GLASS SHADE, STEEL AND IRON BASE WITH BURNISHED BRASS FINISH, CLEAR GLASS SHADE, MAX 1-40W INCANDESCENT E12 BULB (OR 7W LED BULB), BULB SHOULD BE 2700K TO MATCH HT & U FIXTURES, 120V, MOUNTING HEIGHT AS INDICATED BY ARCHITECT
	4SNLED-LD5-44SL-LW-UNV-L840-CD1-U	COOPER-METALUX OR APPROVED EQUAL	4" SURFACE MOUNTED STRIP LIGHT, FULL FROST LENS, 4511 LUMENS (38W), 120V, 4000K, 0-10V DIMMING DRIVER
	4SNLED-LD5-56SL-LW-UNV-L840-CD1-U	COOPER-METALUX OR APPROVED EQUAL	4" SURFACE MOUNTED STRIP LIGHT, FULL FROST LENS, 5678 LUMENS (52W), 120V, 4000K, 0-10V DIMMING DRIVER

LIGHTING CONTROLS SCHEDULE			
SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
	LVS-M-1-PL-WH	CURRENT OR APPROVED EQUAL	MANUAL ON/OVERRIDE OFF LOW VOLTAGE MOMENTARY SWITCH, WHITE IN COLOUR
	LHMTS1	CURRENT OR APPROVED EQUAL	DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR, 120V, WHITE IN COLOUR, PROGRAMMED AUTO-ON (WALL PLATE NOT INCLUDED)
	LVSD-ML-4-WH	CURRENT OR APPROVED EQUAL	MANUAL ON/OVERRIDE OFF LOW VOLTAGE MOMENTARY/LATCHING DIMMING SWITCH, WHITE IN COLOUR
	--	--	LINE VOLTAGE DIMMER SWITCH COMPATIBLE WITH LED LIGHTING
	LHRDMMTS2-N-WH	CURRENT OR APPROVED EQUAL	DUAL TECHNOLOGY, DIMMING WALL SWITCH OCCUPANCY SENSOR, 120V, WHITE IN COLOUR, PROGRAMMED MANUAL-ON (WALL PLATE NOT INCLUDED)
	UVVP/UVPPM/MPSA	CURRENT OR APPROVED EQUAL	UNIVERSAL VOLTAGE POWER PACK/AUXILIARY PACK
	OMNIDT2000	CURRENT OR APPROVED EQUAL	DUAL TECHNOLOGY, 360° CEILING MOUNTED SENSOR, LOW VOLTAGE, WHITE IN COLOUR C/W MANUAL ON/OFF POWER PACK
	OMNIDT2000BP1277	CURRENT OR APPROVED EQUAL	DUAL TECHNOLOGY, 360° CEILING MOUNTED SENSOR, LINE VOLTAGE, WHITE IN COLOUR
	LODT	CURRENT OR APPROVED EQUAL	DUAL TECHNOLOGY ULTRASONIC AND PASSIVE INFRARED WALL MOUNTED SENSOR, LOW VOLTAGE, WHITE IN COLOUR, C/W UVPP, MOUNTED AT 3m [10'] A.F.F.
	WSP-LWO-SM-UNV C/W WSP-LWO-L360-LM-WH	CURRENT OR APPROVED EQUAL	PASSIVE INFRARED, CEILING MOUNTED SENSOR, LINE VOLTAGE, LOW-TEMP/WATERTIGHT/INDOOR/OUTDOOR ENVIRONMENT, WHITE IN COLOUR, C/W LWO, 360° AREA, LOW MOUNT, WHITE LENS

EMERGENCY LIGHTING & EXIT SCHEDULE			
SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
	12ESLxx/xxx	EMERGILITE OR APPROVED EQUAL	EMERGENCY LIGHTING UNIT, BATTERY CAPACITY AS LISTED IN TABLE ON THIS DRAWING, 12VDC, 10 YEAR BATTERY, C/W MR16 LED HEADS AS LISTED AND MOUNTING SHELF
	EF9DM-LI	EMERGILITE OR APPROVED EQUAL	DUAL REMOTE HEAD, 12VDC, 5W, MR16 LED
	EF9M-LI	EMERGILITE OR APPROVED EQUAL	SINGLE REMOTE HEAD, 12VDC, 5W, MR16 LED
	EA SERIES	EMERGILITE OR APPROVED EQUAL	SELF POWERED RUNNING EXIT SIGN, SINGLE FACE, WALL OR CEILING MOUNT AS INDICATED, ARROWS AS INDICATED, LED LAMPS FOR 120VAC, CSA-C860-11 LISTED & CERTIFIED

EMERGENCY LIGHTING BATTERY PACKS			
PACK #	SIZE	CIRCUIT	# OF 5W HEADS
EM1	72W	C-1	2
EM2	36W	M-1	2
EM3	72W	K-1	2
EM4	72W	C-5	0
EM5	72W	C-7	2
EM6	72W	C-9	2

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0	26/07/27	ISSUED FOR PRICING	PGB	-
Rev.	Date	Description	By	App.

BERTHELOT ENGINEERING LTD
2193 Lynhaven Rd.,
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Email: pberthelot@bertheloteng.com

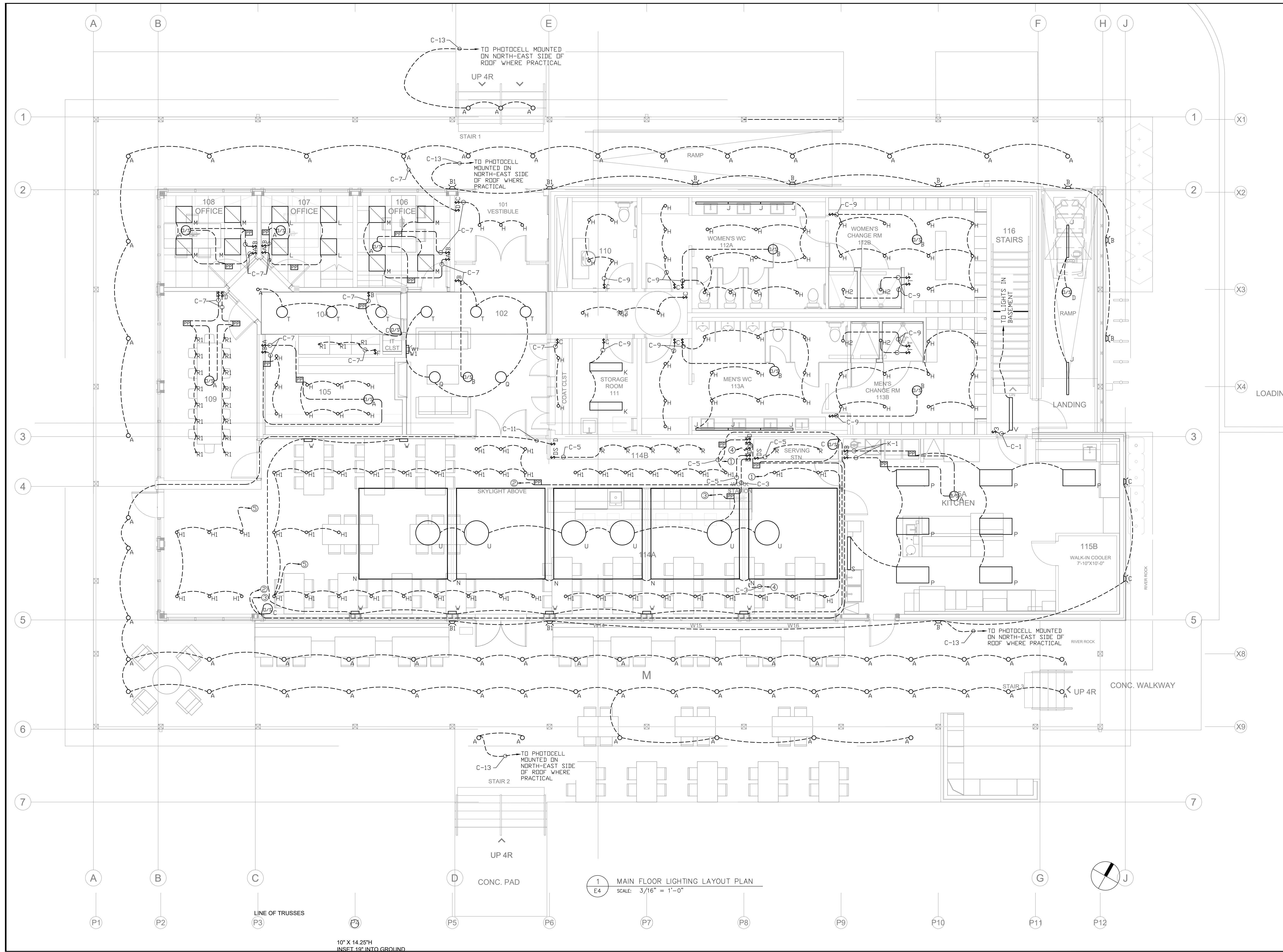
Tel: (705) 775-1517

DWN.
T. ST. JEAN
CHK.
P. BERTHELOT
DSN.
PGB/TMS
SCALE:
AS NOTED

PROJECT
KAWARTHA GOLF & COUNTRY CLUB CLUBHOUSE
777 Clonsilla Avenue
Peterborough, Ontario

TITLE
BASEMENT LIGHTING, EMERGENCY LIGHTING & FIRE ALARM LAYOUT PLAN

FILE No.
709
DWG. No.
E3



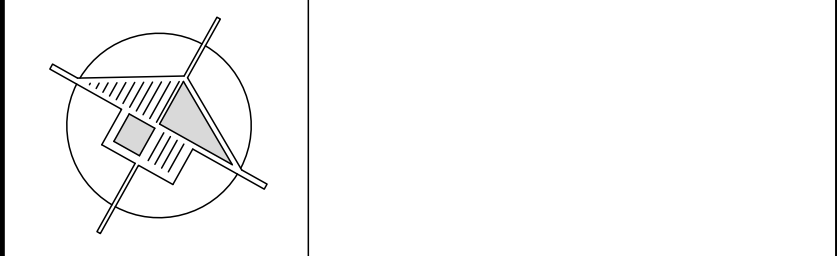
LIGHTING LEGEND	
\$	DECORA SWITCH
\$3	3-WAY DECORA SWITCH
SEE DRAWING E5 FOR LIGHTING AND CONTROLS SCHEDULE	

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Rev.	Date	Description	By	App.

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DWN.	T. ST. JEAN
CHK.	P. BERTHELOT
DSN.	PGB/TMS
SCALE:	AS NOTED



PROJECT
**KAWARTHA GOLF & COUNTRY
CLUB CLUBHOUSE**
777 Clonsilla Avenue
Peterborough, Ontario

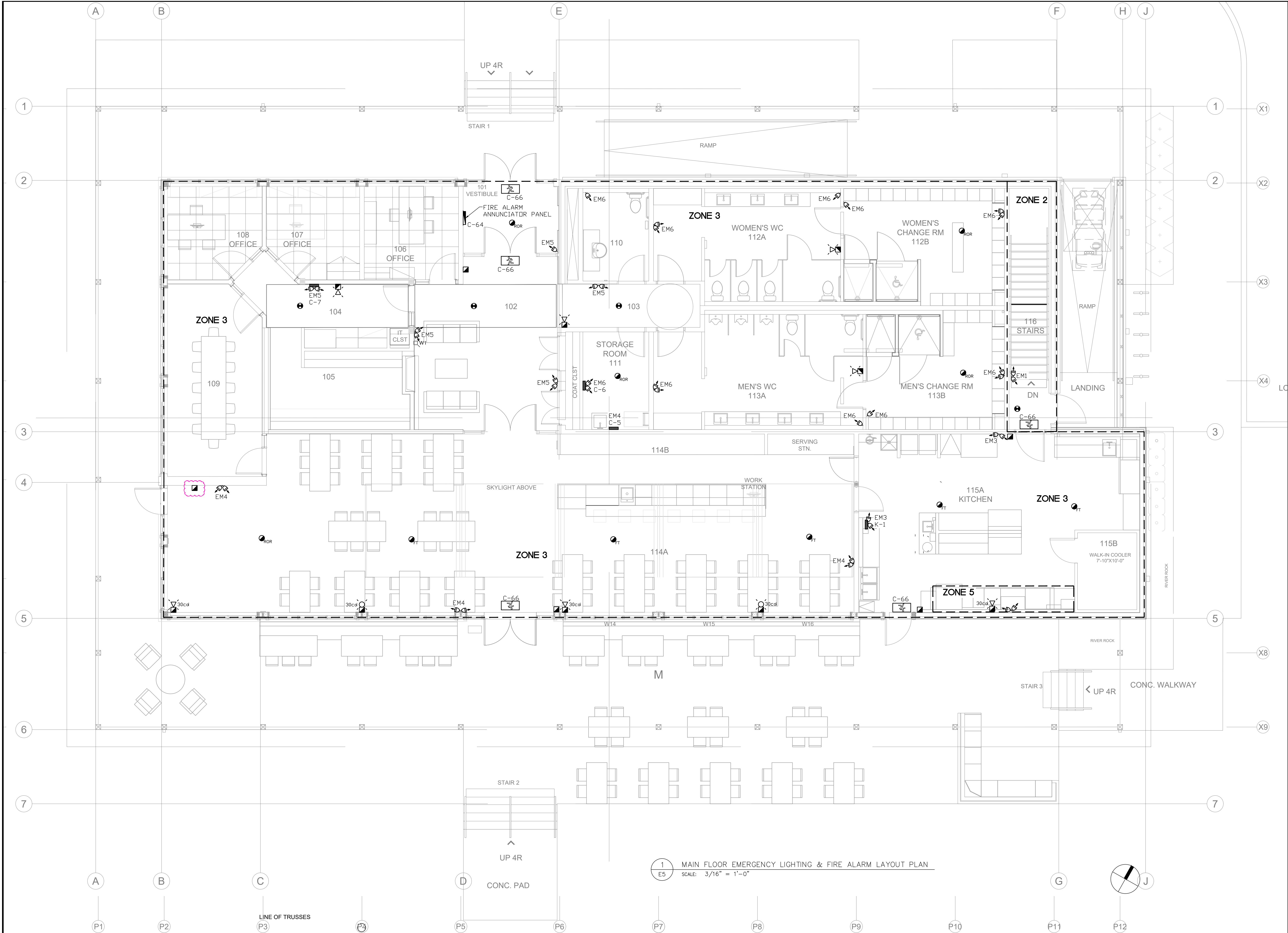
TITLE
**MAIN FLOOR LIGHTING
LAYOUT PLAN**

FILE No.
709

DWG. No.
E4

1 MAIN FLOOR LIGHTING LAYOUT PLAN
SCALE: 3/16" = 1'-0"

10" X 14.25"H
INSET 19" INTO GROUND



FIRE ALARM LEGEND	
	PULL STATION
	SMOKE DETECTOR
	FIRE ALARM HORN/STROBE (STROBE CANDELA AS INDICATED)
	FIRE ALARM STROBE (STROBE CANDELA AS INDICATED)
	RATE OF RISE HEAT DETECTOR

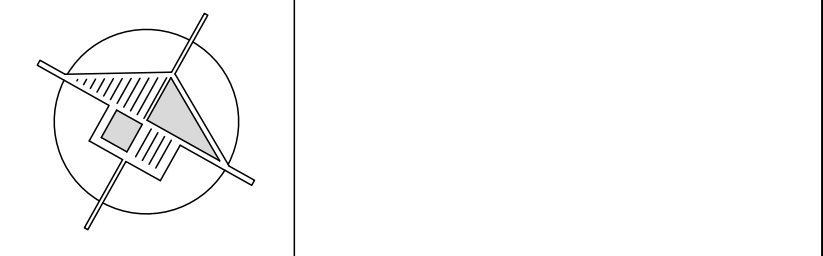
LIGHTING LEGEND	
	EXIT SIGN
	WALL MOUNTED EMERGENCY LIGHTING FIXTURE
	EMERGENCY LIGHT BATTERY PACK

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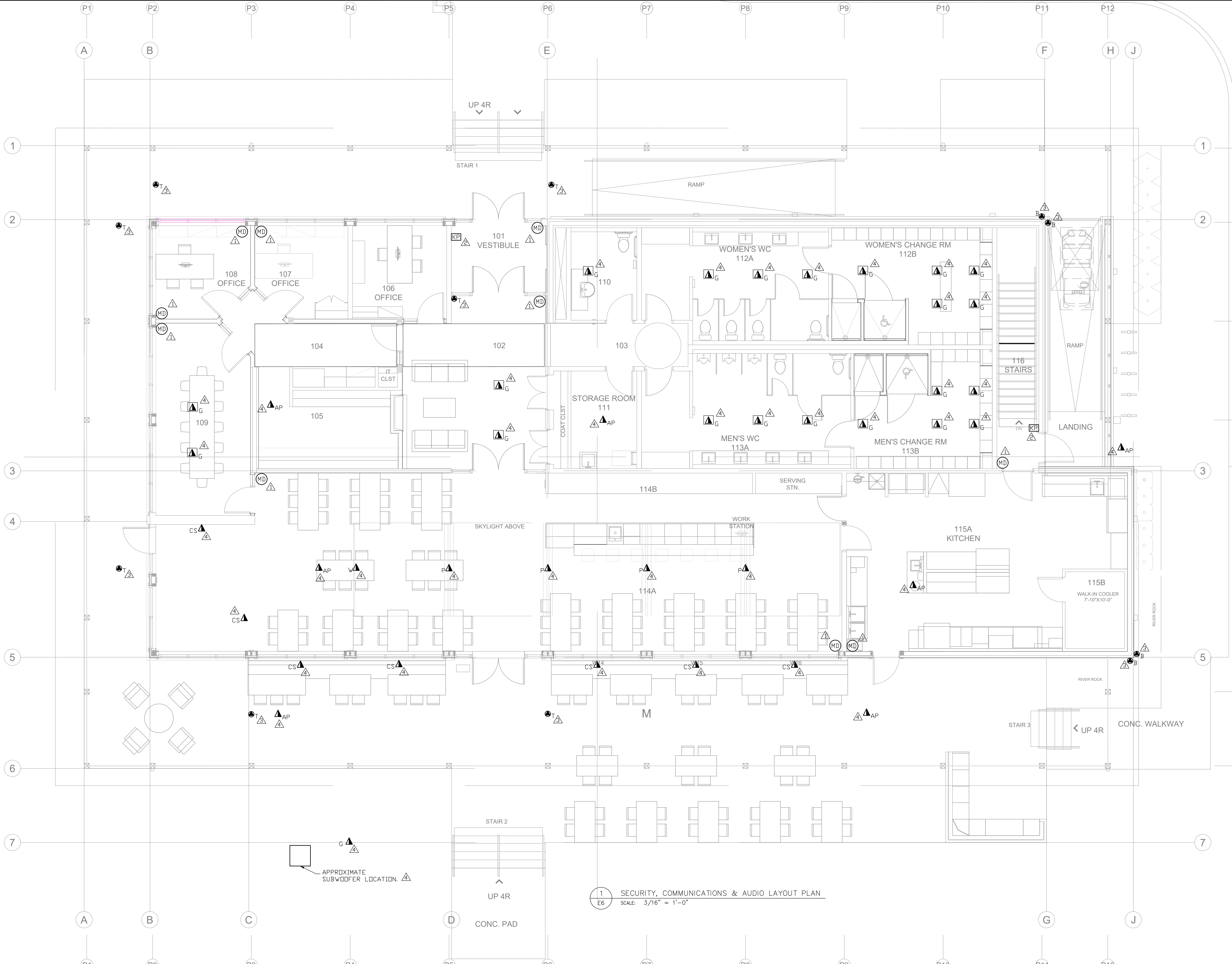
DWN.	T. ST. JEAN
CHK.	P. BERTHELOT
DSN.	PGB/TMS
SCALE:	AS NOTED



PROJECT
**KAWARTHA GOLF & COUNTRY
CLUB CLUBHOUSE**
777 Clonsilla Avenue
Peterborough, Ontario

TITLE
**MAIN FLOOR EMERGENCY
LIGHTING AND FIRE ALARM
LAYOUT PLAN**

FILE No.	DWG. No.
586	E5



NOTE: SECURITY, COMMUNICATIONS AND AUDIO LAYOUT PLAN BY OTHERS

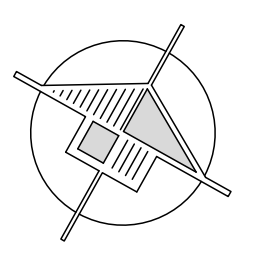
POWER LEGEND	
KP	KEYPAD
MD	MOTION DETECTOR
B	BULLET CAMERA
T	TURRET CAMERA
P	PENDANT SPEAKER
C	COSTAL SOURCE CONTOUR SPEAKER
G	COSTAL SOURCE IN-GROUND
AP	ACCESS POINTS (TO BE PROVIDED BY IT COMPANY)
W	WALL RECESS SUB WOOFER

- NOTES:
- MOTION DETECTORS BY OTHERS. PROVIDE CONDUIT AND BOXES FOR MOTION DETECTORS.
 - KEY PADS BY OTHERS. PROVIDE CONDUIT AND BOXES FOR KEY PADS.
 - CAMERAS BY OTHERS.
 - AUDIO EQUIPMENT. COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH AUDIO DESIGN DRAWINGS.
 - COORDINATE AUDIO LOCATIONS WITH POWER DRAWINGS.

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0	26/07/27	ISSUED FOR PRICING	PGB	-
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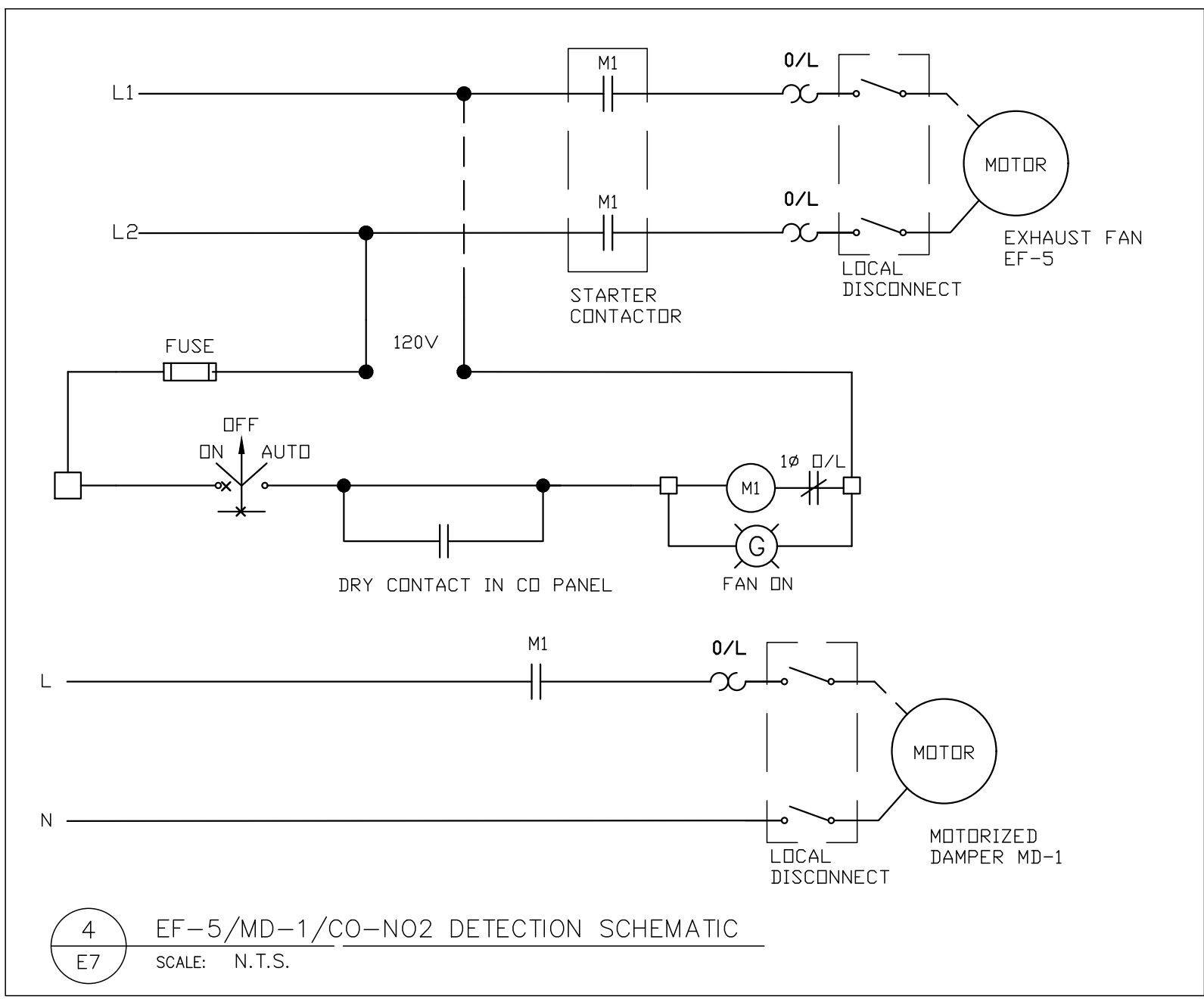
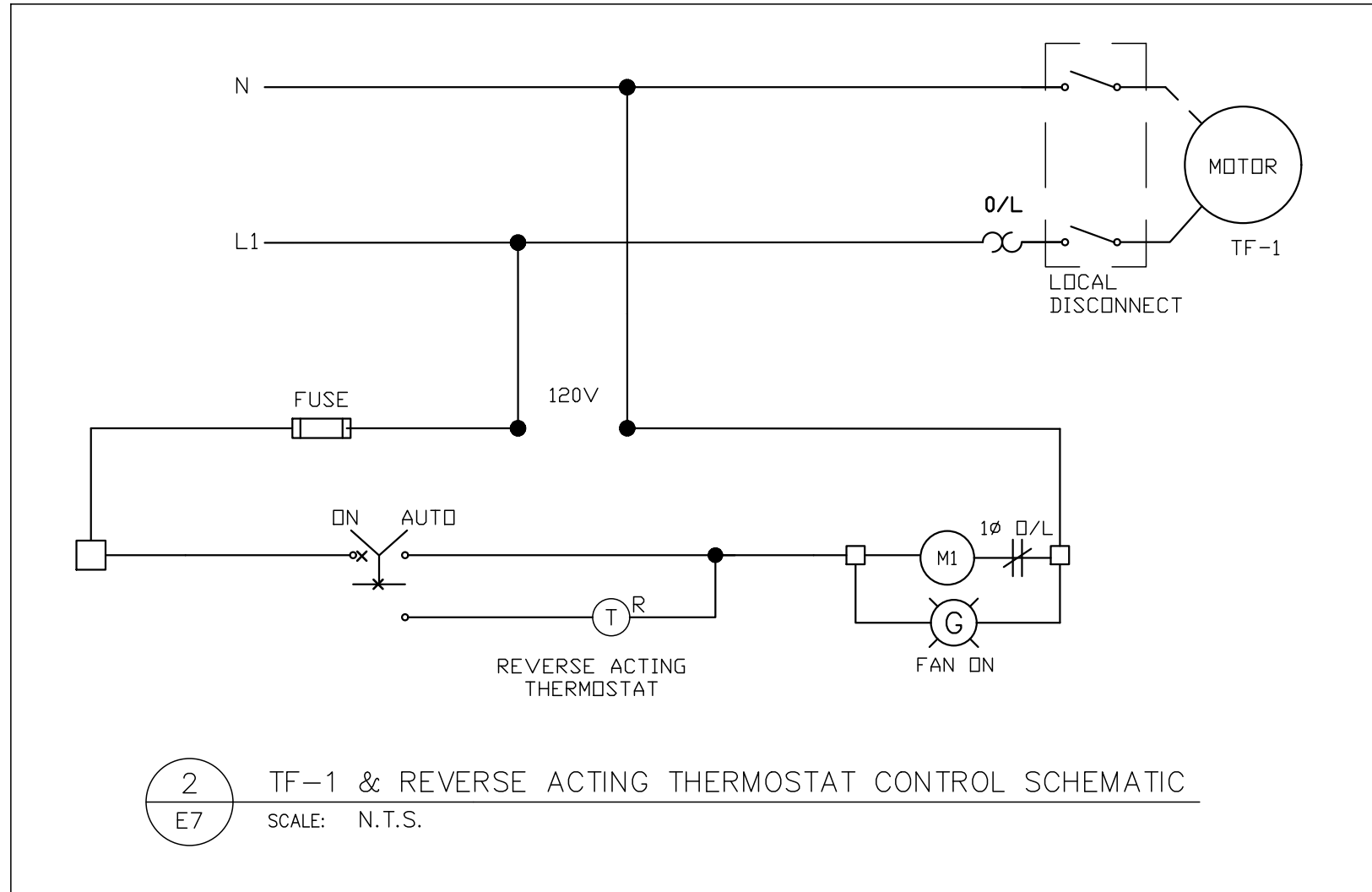
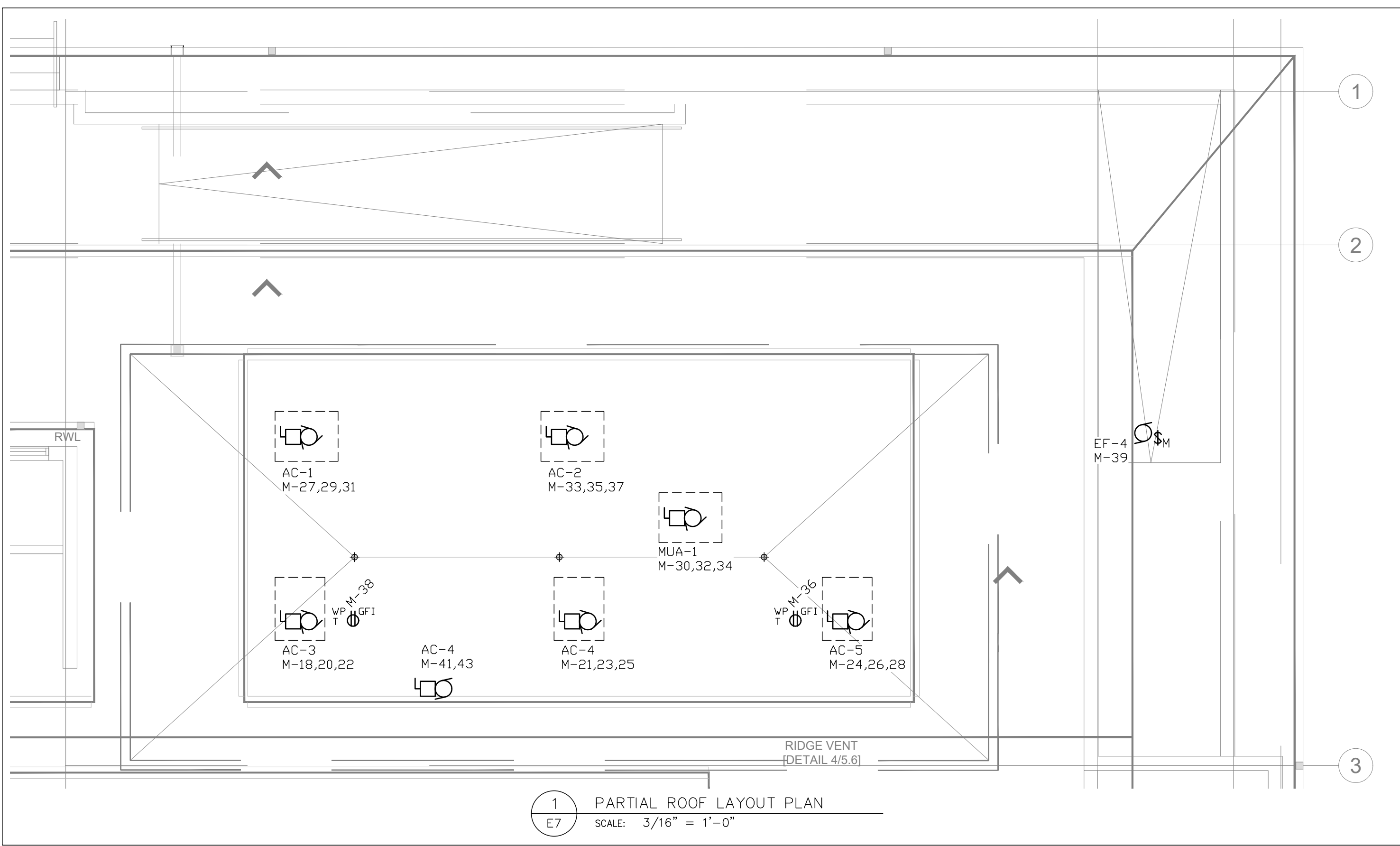


DWN.
T. ST. JEAN
CHK.
P. BERTHELOT
DSN.
PGB/TMS
SCALE:
AS NOTED

PROJECT
KAWARTHA GOLF & COUNTRY
CLUB CLUBHOUSE
777 Clonsilla Avenue
Peterborough, Ontario

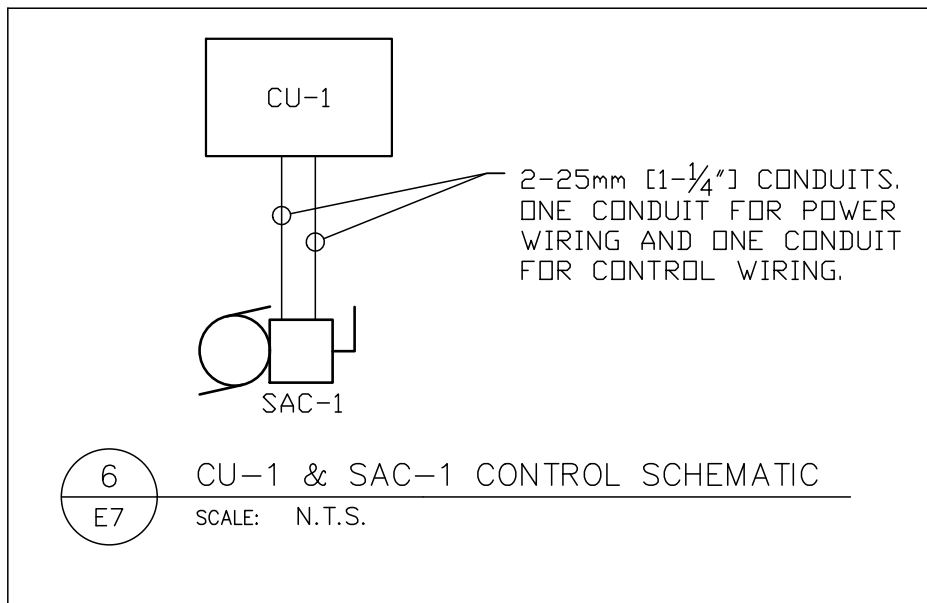
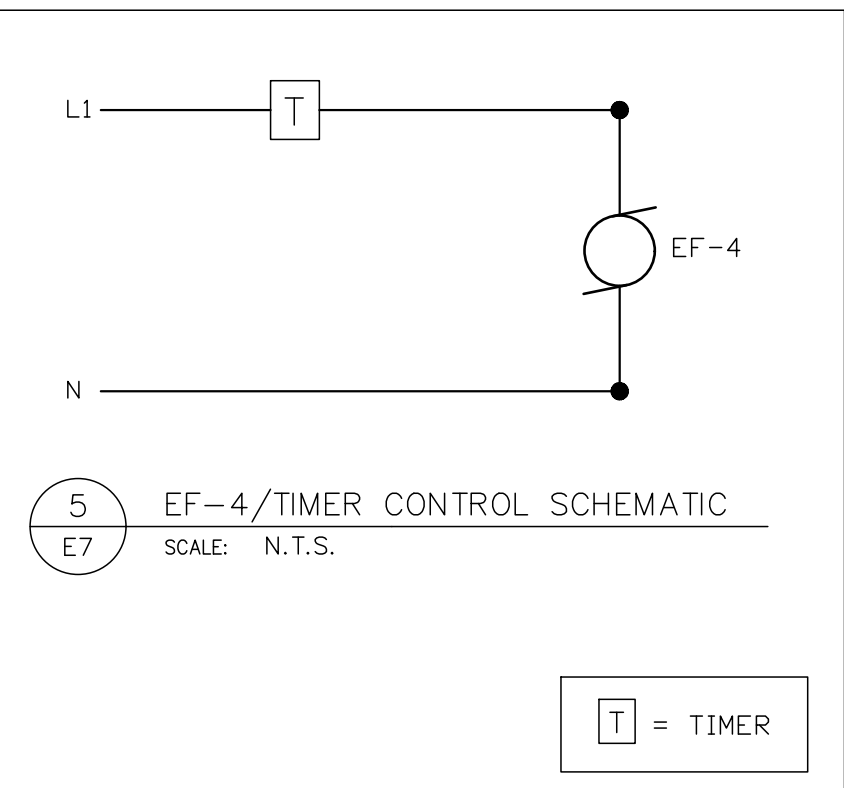
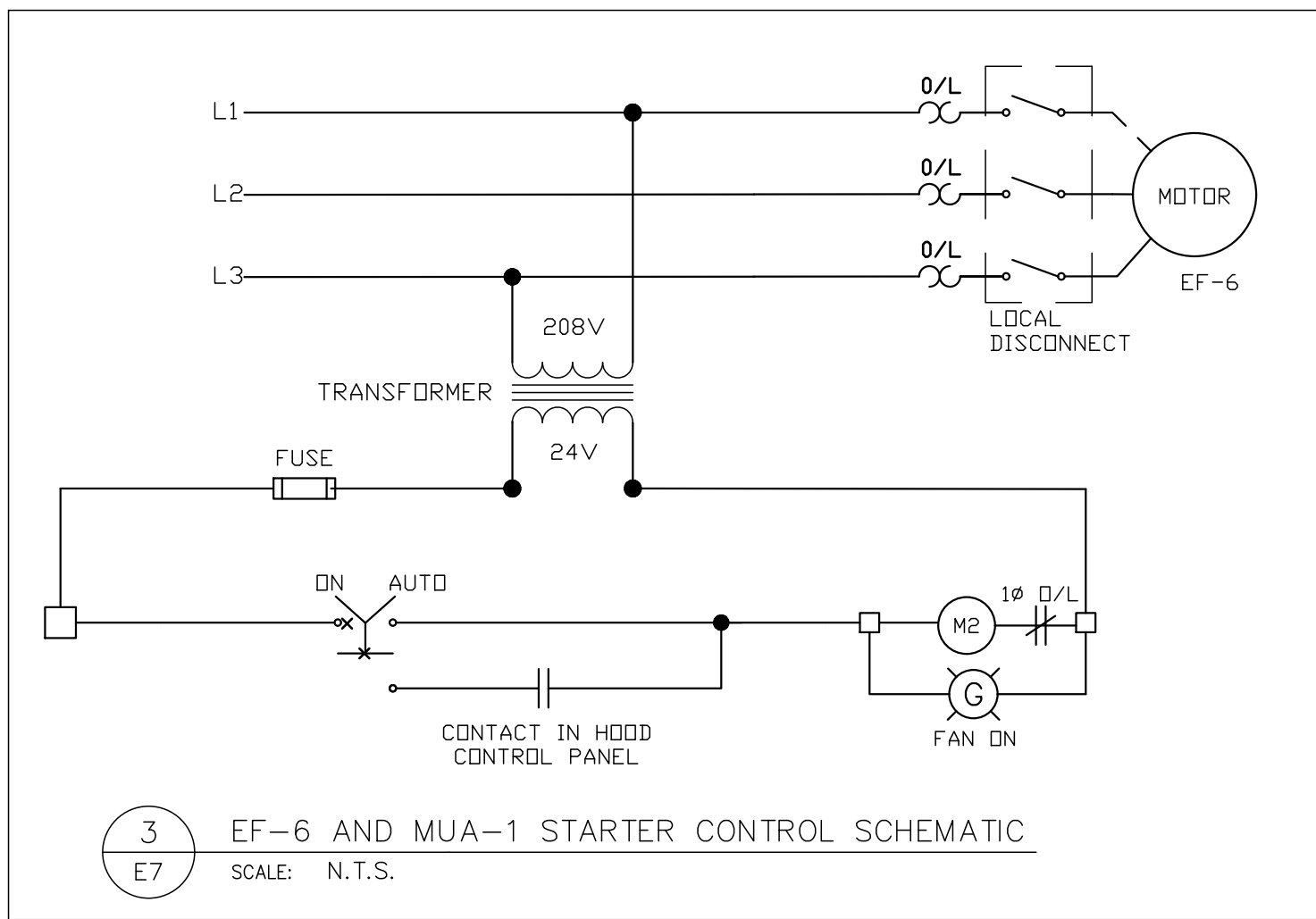
TITLE
SECURITY, COMMUNICATIONS
AND AUDIO LAYOUT PLAN

FILE No.
709
DWG. No.
E6



POWER LEGEND	
	SINGLE PHASE MOTOR
	THREE PHASE MOTOR
	DISCONNECT SWITCH

RECEPTACLE LEGEND	
	RECEPTACLE
	WEATHERPROOF
	20A T-SLOT
	GROUND FAULT INTERRUPTED



C	PANEL:	LOCATION:	ELECTRICAL ROOM	VOLTAGE:	208/120V 3P 4W	IC RATING:	10kA								
		TYPE:	SURFACE MOUNTED	MAIN BUS:	225A	CIRCUITS:	84								
		FED FROM:	PANEL 'B'	MAIN BREAKER:	NONE										
CIRCUIT DESCRIPTION								CIRCUIT DESCRIPTION							
LOAD (kVA)	CCT BKR	CCT #	PHASE	CCT #	CCT BKR	LOAD (kVA)	CIRCUIT DESCRIPTION	LOAD (kVA)	CCT BKR	CCT #	PHASE	CCT #	CCT BKR	LOAD (kVA)	CIRCUIT DESCRIPTION
x 15A	1	a	2	15A	x	OFFICE 107/108 RECEPTACLES	STAFF W.R. GFCI RECEPTACLE	x 15A	43	a	44	30A	x	DRYER RECEPTACLE	
x 15A	3	b	4	15A	x	OFFICE 106 RECEPTACLES	COMM. T-SLOT RECEPTACLE	x 20A	45	b	46	15A	x	EXTERIOR GFCI RECEPTACLES	
x 20A	5	c	6	15A	x	DOOR OPERATORS	COMM. T-SLOT RECEPTACLE	x 20A	47	c	48	15A	x	BAR T-SLOT RECEPTACLE	
x 15A	7	d	8	15A	x	VESTIBULE 101 TV/GEN. REC.	SECURITY T-SLOT RECEPTACLE	x 20A	49	a	50	20A	x	BAR T-SLOT RECEPTACLE	
x 15A	9	b	10	15A	x	LOBBY TV/HALLWAY 104 REC.	DATA T-SLOT RECEPTACLE	x 20A	51	b	52	20A	x	SODA GUN	
x 15A	11	c	12	20A	x	IT T-SLOT RECEPTACLE	DATA T-SLOT RECEPTACLE	x 20A	53	c	54	15A	x	FIREPLACE	
x 15A	13	d	14	20A	x	IT T-SLOT RECEPTACLE	MECH/ELEC RECEPTACLE	x 15A	55	a	56	15A	x	HOT WATER TOWER	
x 15A	15	b	16	20A	x	PRINTER T-SLOT REC.	COFFEE MAKER	x 40A	57	b	58	40A	x		
x 15A	17	c	18	15A	x	U.W.R. GFCI RECEPTACLE	PATIO TV RECEPTACLES	x 15A	61	a	62	x	x	x	
x 20A	19	d	20	15A	x	U.W.R. E.C. SYSTEM TX	BBQ RECEPTACLE	x 15A	63	b	64	15A	x	FIRE ALARM PANEL [1]	
x 20A	21	b	22	15A	x	U.W.R. DOOR OPERATORS	FF-1	x 15A	65	c	66	15A	x	EXIT SIGNS [1]	
x 20A	23	c	24	15A	x	TAP ROOM RECEPTACLE	FF-1	x 15A	67	a	68	15A	x	BB-1	
x 15A	25	d	26	15A	x	WOMEN'S W/C GFCI REC.	HEATER CONTROL PANEL	x 15A	69	b	70	15A	x	BB-2	
x 15A	27	b	28	15A	x	WOMEN'S W/C CHANGE RM REC.	HEATER CONTROL PANEL	x 15A	71	c	72	15A	x	GOLF CART RECEPTACLE	
x 15A	29	c	30	15A	x	MEN'S W/C CHANGE RM REC.	UH-2	x 15A	73	a	74	20A	x	SPARE	
x 15A	31	d	32	15A	x	MEN'S W/C GFCI REC.	UH-2	x 15A	75	b	76	20A	x	SPARE	
x 15A	33	a	34	15A	x	WINE RACK RECEPTACLE	SPARE	x 15A	77	c	78	20A	x	SPARE	
x 20A	35	b	36	15A	x	SODA GUN	SPARE	x 15A	79	a	80	x	x	x	
x 20A	37	c	38	15A	x	GLASSWARE DISHWASHER	SPARE	x 15A	79	b	82	x	x	x	
x 20A	39	d	40	15A	x	WASHING MACHINE REC.	SPARE	x 15A	81	c	84	x	x	x	
x 15A	41	c	42	15A	x		SPARE	x 15A	83						

[1] BREAKER SHALL BE LOCKED AND PAINTED RED

PANEL:	LOCATION:	ELECTRICAL ROOM	VOLTAGE:	208/120V 3P 4W	IC RATING:	10KA		
	TYPE:	SURFACE MOUNTED	MAIN BUS:	800A	CIRCUITS:	66		
B	FED FROM:	T1	MAIN BREAKER:	800A				
CIRCUIT DESCRIPTION	LOAD (kVA)	CCT BKR	CCT #	PHASE	CCT #	CCT BKR	LOAD (kVA)	CIRCUIT DESCRIPTION
ERV-1	x	x	1	a	2	TBD	x	WALK-IN FREEZER COOLING
x	x	x	3	b	4	TBD	x	WALK-IN FREEZER COOLING
x	x	x	5	c	6	TBD	x	WALK-IN FREEZER CONTROL
UH-1	x	20A	7	a	8	TBD	x	WALK-IN FREEZER HEAT TRACE
TF-1	x	15A	11	b	10	TBD	x	REFRIG. TAP ROOM COOLING
x	x	x	13	c	14	TBD	x	REFRIG. TAP ROOM CONTROL
x	x	x	15	b	16	15A	x	x
x	x	x	17	c	18	15A	x	x
x	x	x	19	a	20	15A	x	x
x	x	x	21	b	22	15A	x	MOTORIZED MIXING VALVE
x	x	x	23	c	24	15A	x	HOT WATER TANK
x	x	x	25	a	26	15A	x	HOT WATER TANK
x	x	x	27	b	28	15A	x	RECIRCULATION PUMP
x	x	x	29	c	30	x	x	x
x	x	x	31	a	32	x	x	x
x	x	x	33	b	34	x	x	x
x	x	x	35	c	36	x	x	x
x	x	x	37	a	38	x	x	x
x	x	x	39	b	40	x	x	x
x	x	x	41	c	42	x	x	x
x	x	x	43	a	44	x	x	x
x	x	x	45	b	46	x	x	x
x	x	x	47	c	48	x	x	x
x	x	x	49	a	50	x	x	x
x	x	x	51	b	52	x	x	x
x	x	x	53	c	54	x	x	x
x	x	x	55	a	56		x	
x	x	x	57	b	58	100A		PANEL 'K'
x	x	x	59	c	60		x	
	x		61	a	62		x	
PANEL 'M'	x	400A	63	b	64	200A	x	PANEL 'C'
	x		65	c	66		x	

PANEL:	LOCATION:	KITCHEN	VOLTAGE:	208/120V 3P 4W	IC_RATING:	10kA			
K	TYPE:	SURFACE MOUNTED	MAIN BUS:	225A	CIRCUITS:	42			
	FED FROM:	B	MAIN BREAKER:	100A					
CIRCUIT DESCRIPTION		LOAD (kVA)	CCT BKR	CCT #	PHASE	CCT #	CCT BKR	LOAD (kVA)	CIRCUIT DESCRIPTION
KITCHEN LIGHTING		x	15A	1	a	2	TBD	x	WALK-IN COOLER COOLING
ICE MACHINE		x	15A	3	b	4	TBD	x	WALK-IN COOLER COOLING
DOUBLE DOOR FREEZER		x	15A	5	c	6	TBD	x	WALK-IN COOLER CONTROL
DISHWASHER MACHINE		x	TBD	7	a	8	TBD	x	WALK-IN COOLER HEAT TRACE
		x		11	b	10	TBD	x	WARM AND HOLD
MICROWAVE REC.		x	15A	13	a	14	TBD	x	COOK-TOP STOVE
MICROWAVE REC.		x	15A	15	c	16	TBD	x	
STEAMER UNIT		x	TBD	17	c	18	15A	x	STANDUP OVEN
		x		19	a	20	15A	x	MEAT SLICER
HOOD CONTROL PANEL		x	15A	21	b	22	15A	x	SALAD PREP AREA
		x		23	c	24	15A	x	SANDWICH PREP TABLE
HEATER CONTROL		x	15A	25	a	26	x	x	x
HEATER CONTROL		x	15A	27	b	28	x	x	x
x		x	x	29	c	30	x	x	x
x		x	x	31	a	32	x	x	x
x		x	x	33	b	34	x	x	x
x		x	x	35	c	36	x	x	x
x		x	x	37	a	38	x	x	x
x		x	x	39	b	40	x	x	x
x		x	x	41	c	42	x	x	x

[1] BREAKER SHALL BE LOCKED AND PAINTED RED

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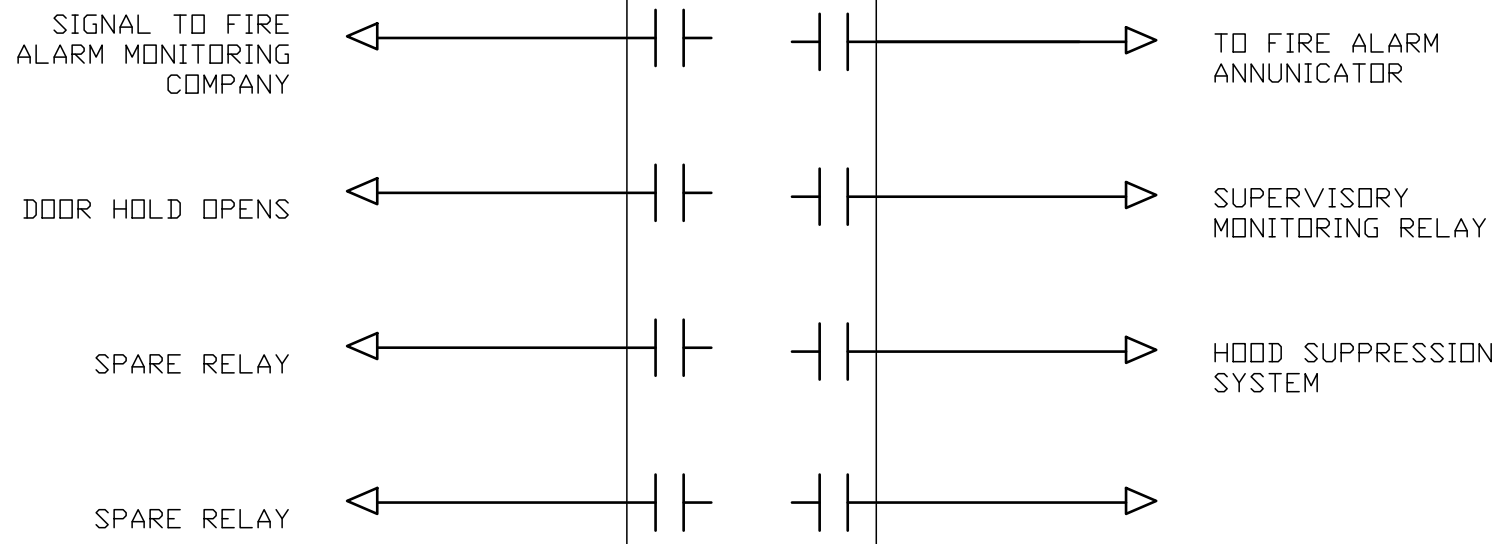
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DSN.
PGB/TMS
SCALE:
AS NOTED

PROJECT
KAWARTHA GOLF & COUNTRY CLUB CLUBHOUSE
777 Clonsilla Avenue
Peterborough, Ontario

TITLE
ROOF POWER LAYOUT PLAN, SCHEDULES AND DETAILS

FILE No.
709
DWG. No.
E7



1 FIRE ALARM RISER DIAGRAM
E8 SCALE: N.T.S.

- NOTES:
1. DEVICE COUNTS ARE SHOWN AS A GUIDE. CONTRACTOR TO CONFIRM, FROM FLOOR PLANS, EXACT NUMBER OF DEVICES PER ZONE.
 2. PROVIDE PASSIVE GRAPHIC DISPLAY ADJACENT TO ANNUNCIATOR PANEL.
 3. PROVIDE LOOP ISOLATION MODULES AS PER CODE.
 4. ALL HORN COMBINATION HORN STROBE DEVICES SHALL BE CLASS 'A' CIRCUITS.
 5. WALL MOUNTED HORNS AND HORNS/STROBES SHALL BE INSTALLED SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 2300mm AND NOT MORE THAN 2400mm A.F.F.

FIRE ALARM SYSTEM SCHEDULE			
SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
	RA-1000 SERIES	MIRCOM OR APPROVED EQUAL	F/A ANNUNCIATOR PANEL C/W FLUSH TRIM, BATTERIES, MODULES AS REQUIRED
	FA-1000 SERIES	MIRCOM OR APPROVED EQUAL	FIRE ALARM PANEL, BATTERIES, MODULES AS REQUIRED
	MS-401	MIRCOM	PULL STATION
	FHS-400-RR	MIRCOM	FIRE ALARM HORN/STROBE, 15 CANDELA, RED IN COLOUR
	FHS-400-RR	MIRCOM	FIRE ALARM HORN/STROBE, 30 CANDELA, RED IN COLOUR
	FHS-400-RR	MIRCOM	FIRE ALARM HORN/STROBE, 60 CANDELA, RED IN COLOUR
	SD-2WT	MIRCOM	PHOTOELECTRIC TYPE SMOKE DETECTOR
	TD-65-135	MIRCOM	RATE OF RISE TYPE HEAT DETECTOR
	TD 200	MIRCOM	FIXED TEMPERATURE HEAT DETECTOR 200°F
	FS-400R	MIRCOM	FIRE ALARM STROBE, 15 CANDELA, RED IN COLOUR
	FS-400R	MIRCOM	FIRE ALARM STROBE, 30 CANDELA, RED IN COLOUR

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TITLE FIRE ALARM RISER AND SCHEDULE		
FILE No. 709		DWG. No. E8

Part 1 – General

1.1. General

- 1.1.1. This section covers the general requirements for the electrical work. Read all divisions of the contract documents.
- 1.1.2. All equipment shall be CSA approved.

- 1.1.3. All equipment, materials and installation methods shall conform to the best commercial standard practice, and in accordance with the Ontario Electrical Safety Code and all bulletins.

1.2. Outline Scope

- 1.2.1. The following major items of work shall be supplied and installed under the electrical contract:
- 1.2.1.1. Provide all labour, materials, equipment and services to complete the work of the electrical division as further specified and as shown on the drawings:
- a. Provide main service power to the building as detailed on the drawings.
 - b. Supply and install light fixtures as detailed on the drawings.
 - c. Supply and install distribution panels as detailed on the drawings.
 - d. Supply and install exit, emergency lights, fire alarm equipment and receptacles as detailed on drawings.
 - e. Miscellaneous removals as required.

1.3. Contract Drawings

- 1.3.1. Drawings for electrical work are performance drawings, diagrammatic, intended to convey scope of work and indicate general arrangement and approximate location of apparatus, fixtures and wiring. Drawings do not show all conduits. Those shown are diagrammatic only.
- 1.3.2. Additional money over the contract price shall not be paid unless an approved change order is issued by the architect. Claims for extras shall be submitted with a complete breakdown of material, labour, hourly rates, etc.

1.4. Shop Drawings

- 1.4.1. Submit four reproducible copies of manufacturer's detailed shop drawings, which indicate clearly the materials and/or equipment actually being supplied, all details of construction, accurate dimensions, capacity, operating characteristics and performance for each piece of manufactured equipment and for items listed under each section for review.
- 1.4.2. Shop drawings submitted for approval that are not stamped and signed in accordance with the preceding requirements will be returned for resubmittal.
- 1.4.3. Installation of any equipment shall not commence until after shop drawings have been reviewed by the consultant.
- 1.4.4. Bind one set of approved shop drawings in each operating and maintenance instruction manual.

1.5. Co-Operation with Other Trades

- 1.5.1. The contractor shall co-operate fully with other trades in such a manner as not to interfere with other work being carried out at the job site. Where other work and equipment has to be installed along with work pertaining to this division, arrange with other trades to install this work to best suit the needs for the particular condition.

1.6. Warranty

- 1.6.1. The contractor shall guarantee all work for a period of one year after the date of issue of the final certificate by the engineer and for longer periods where specified. If any defects become evident within the guarantee periods all necessary repairs and replacements to the work shall be made without cost to the owner. The contractor shall pay for making good any other work damaged through defects in the work of this section during both construction and guarantee periods.

1.7. Insurance

- 1.7.1. The contractor shall maintain all necessary insurance to protect the owner and all trades from all possible claims.

1.8. Liability

- 1.8.1. The contractor shall assume full responsibility for layout of work and for any damage caused by improper location or carrying out of work of these sections.

1.9. Cutting and Patching

- 1.9.1. The contractor shall complete all required cutting and patching to perform the work of this contract. Cuttings shall be kept to a minimum and be performed with clean cut straight edges. Patching shall be neat, clean and restore to original finish conditions using similar types of materials. Use only trades personnel skilled in the various types of work required. Cutting of structural members shall not be permitted without written approval by the owner.

1.10. Record Drawings

- 1.10.1. The contractor shall maintain accurate records of changes to the drawings on the job site. These shall include: all changes included in addenda to the tender documents; site instructions; and contract change notices. Upon project completion, the contractor shall forward to the consultant the set of drawings indicating the as-built conditions.

1.11. Existing Conditions

- 1.11.1. The contractor shall visit and examine the site and become familiar with all existing conditions affecting the work prior to submitting tender. No allowances in cost will be made by the owner for any difficulties encountered in the work arising out of conditions existing at the time of tendering.

1.12. Product Delivery, Storage and Handling

- 1.12.1. Inspect products delivered to the site and before acceptance, ensure that the product is: new; free from defects; is as specified; and is as per reviewed shop drawings, all in accordance with the contract documents. Store materials only in designated areas and protect as necessary to maintain materials in new condition.

1.13. Operations and Maintenance Instructions

- 1.13.1. Three (3) copies of complete operating and maintenance instructions for all electrical equipment and systems, bound in hard covered manuals shall be supplied.

1.14. Instructions to Owner

- 1.14.1. Instruct the owner's representative(s) in all respects of the operation and maintenance of systems and equipment. Obtain from the consultant a list of the owner's representative(s) qualified to receive instructions.

1.15. Clean-Up

- 1.15.1. At all times keep the premises free from accumulations of waste material or rubbish caused by employees or work. At the completion of the work, remove all rubbish and all tools, equipment and surplus materials from and about the work and leave the work "broom clean" or its equivalent, unless more exactly specified. All lighting fixtures, light switches, and other operable electrical devices shall be cleaned at the completion of work.

1.16. Codes and Standards

- 1.16.1. Provide equipment and materials, and do the work, in accordance with the following, and comply with relevant sections as adopted or amended by authorities having jurisdiction:
- a. Canadian electrical code (Canada)
 - b. National Fire Protection Association
 - c. CAN/ULC Standards
 - d. Ontario Electrical Safety Code, including current bulletins and amendments.
 - e. Ontario Building Code
 - f. Worker's Compensation Board Regulations
 - g. Governing Fire Codes in the Province Of Ontario

1.17. Permit, Fees and Inspection

- 1.17.1. The contractor shall apply for, obtain and pay all permits, licenses, inspections, examinations and fees required. The contractor shall arrange for inspection of all work by the authorities having jurisdiction over the work. On completion of the work, present to the owner the final unconditional certificate of approval by the inspection authorities.
- 1.17.2. Before starting any work, submit the required number of copies of drawings and specifications to the authorities for their approval and comments. Comply with any changes requested as part of the contract, but notify the owner immediately of such changes, for proper processing of these requirements.

Part 2 – Basic Materials and Methods

2.1. Conduits, Conduit Fastenings and Conduit Fittings

- 2.1.1. Conduit systems shall be electrical metallic tubing, intermediate metal conduit, galvanized rigid steel conduit, or polyvinyl chloride. Minimum size shall be 1/2". Use EMT above-grade for indoor construction except where rigid conduit is required. Where galvanized rigid steel conduit is required, provide lock-nuts and bushing at terminations.
- 2.1.2. Type BX –90 flexible armoured cable may be used only for final connections to lighting fixtures. Use flexible conduit for final connections to motors and sensors. Lengths should not exceed 18". Use liquid tight PVC jacketed flexible conduit for connections to equipment outdoors or in damp locations.
- 2.1.3. Conduits shall be of sufficient size to permit easy removal of the conductors at any time. Use one hole steel straps to secure surface conduits 2" and smaller, and two hole steel straps for conduits larger than 2". Use beam clamps to secure conduits to expose steel work. Install fittings manufactured for use with the conduit supplied. Watertight connectors and couplings are required for EMT. Set screws are not acceptable.
- 2.1.4. Install conduits to conserve headroom in exposed locations and cause minimum interference in spaces through which they pass. Conduits shall be run exposed in service areas, but shall be concealed in finished rooms. Exposed conduits shall be installed parallel and perpendicular to walls and ceilings. Wherever conduits cross building expansion joints, approved means, such as conduit expansion joints or flexible conduit loops shall be provided as necessary to take care of the movement. Conduit shall not be run horizontally in partitions.
- 2.1.5. All conduits shall be properly supported with spacing not to exceed C.E.C. requirements. Approved electrical hardware, hangers, structural shapes, etc. Shall be used. Perforated strap handlers shall not be permitted. Where run exposed on concrete or masonry walls, conduits shall be supported using conduit clamps and lead anchors or approved preset concrete inserts and where run on building steel, beam clamps shall be used. Conduit clamps shall be heavy duty galvanized malleable iron. Factory "ells" shall be used where 90° bends are required for 1" or larger conduits. Make bends and offsets with a hickey or power bender without flattening or denting the conduits. Bend conduit cold. Replace conduit if kinked or flattened more than 1/10th of its original diameter. Connect conduit lengths with only approved couplings or conduit unions.
- 2.1.6. Install conduits so that there is no interference with access openings in ceilings or access to equipment in the ceiling space. Install conduit to avoid proximity to water or heating pipes. Do not run within 6" of such pipes. Where crossings are unavoidable, maintain a minimum distance of 1" from the pipe covering.
- 2.1.7. Square-cut all conduit ends, ream and file to remove all burrs before installation and properly clean and cap all empty conduits. Install fish cord in empty conduits.

2.2. Wires and Cables

- 2.2.1. All conductors shall be copper, unless otherwise noted. Conductors shall be stranded for #8AWG and larger with 1000v insulation of chemically cross-linked thermos setting polyethylene. 600v insulation can be used for conductors smaller than #8AWG. Base the 600 volt RW 90 conductor ampacities on published CEC 90°C Rating. Cables shall be loaded to not more than 75% (70% to 80%) of this rating. Minimum #12AWG wiring shall be used.
- 2.2.2. Neutrals of power systems, although connected to a common ground at the source, shall be electrically separated and isolated from each other beyond this point of origination. Feeders to two or more switches or panels and the tapoffs to same shall all be run using the same size conductors throughout.
- 2.2.3. All wires shall be carried full size from source to the load. Neutral wires shall be the same size as phase wires. Equipment Ground wires shall be one size smaller than phase wire, except that the conductor shall not be larger than a 4/0 and shall be no. 10 for 30 amp circuits and no. 12 for circuits less than 30 amps. Insulation shall be type RW 90. Multi-circuit branch circuits in same conduit require only one equipment ground wire.

2.3. Junction and Pullboxes

- 2.3.1. Junction and pullboxes should be of welded steel construction with screw-on flat covers for surface mounting. Install pullboxes in inconspicuous but accessible locations. Install junction and pullboxes so as not to exceed 30m of conduit run between pullboxes. All junction and pullboxes should be labelled to identify equipment or circuit numbers.

2.4. Outlet, Conduit Boxes and Fittings

- 2.4.1. Size boxes in accordance with CSA C22.1. 100 mm square or larger outlet boxes as required for special devices. Gang boxes where wiring devices are grouped. Provide blank cover plates for boxes without wiring devices. Support boxes independently of connecting conduits. Conduit boxes shall be cast FS boxes with factory threaded hubs and mounting feet for surface wiring. Provide correct size of opening in boxes for conduit and cables. Reducing washers are not allowed.
- 2.4.2. Install receptacles in gang type outlet box when more than one switch is required in one location.
- 2.5.3. Provide 20A, 125V single pole specification grade light switches as shown on the contract drawings.
- 2.5.4. Install receptacles in gang type outlet box when more than one receptacle is required in one location. Combination boxes with barriers shall be used where outlets for more than one system are grouped.
- 2.5.5. Provide 15A, 120V specification grade duplex convenience outlets as shown on the contract drawings.
- 2.5.6. Do not install outlets back to back in wall. Allow a minimum 150 mm horizontal clearance between boxes. Change location of outlets at no extra cost or credit, providing distance does not exceed 3000 mm and information is given before installation.

Telephone/Cable T.V./Computer Raceway System, (etc.)

- 2.5.7. Empty conduit systems shall be provided for telephone from outlet box to accessible ceiling space, or as shown on the drawings.
- 2.5.8. Contractor is responsible for providing and/or coordinating the size, type and location of the incoming telephone conduit with the telephone company or the building owner.
- 2.5.9. All interior building raceways shall be EMT.
- 2.5.10.2. long radius 90 degree bends shall be the maximum allowed between pull boxes.
- 2.5.11. Pole cords shall be provided in each conduit for future pulling of wires.
- 2.5.12. Contractor shall provide necessary boxes and associated cover plates as required for the above systems.

Mounting Heights

- 2.5.13. Mounting heights for wiring devices shall be as follows unless otherwise indicated and shall be from centre line of outlet box to finished floor:
- 2.5.13.1. Duplex receptacles shall be mounted 300mm above finished floor or 150mm above counter top.
- 2.5.13.2. Light switches shall be mounted at no less than 900mm and no more than 1100mm above finished floor.
- 2.5.13.3. Disconnect switches shall be mounted 1200mm above finished floor.
- 2.5.13.4. Exit lights shall be mounted 300mm above door trim.
- 2.5.13.5. Emergency lights shall be mounted 2100mm above finished floor.
- 2.5.13.6. Panelboards shall be mounted 1200mm above finished floor.

Cover Plates

- 2.5.14. Cover plates from one manufacturer shall be used throughout the project and supplied for all wiring devices and any pullboxes.

Equipment Nameplates

- 2.5.15. Nameplates shall be provided for all pieces of electrical equipment including panelboards, junction boxes, pull boxes, splitters, control panels, disconnect switches and motor starters. Nameplates shall be black laminated rigid plastic with 0.25 inch high white engraved letters. Nameplates shall be fastened to equipment in a conspicuous location on equipment. A list of the exact engraving of nameplates shall be submitted for approval prior to fabrication. Nameplates for disconnect switches shall indicate name of equipment being controlled and circuit and panel from which they are fed.

Part 3 – Distribution

3.1. Disconnect Switches

- 3.1.1. Disconnect switches shall be horsepower rated, quick-make, quick break, with handle interlocked so that switch door cannot be opened unless switch is in de-energized position. Disconnect Switches shall be fusible and nonfusible as indicated on the drawings. Switches shall be heavy duty having visible blade construction, positive pressure fuse clips, and silverplated current carrying parts. Provision shall be made for padlocking switch in "OFF" position. Switches shall have on-off switch position indication on switch enclosure cover.

3.2. Panelboards

- 3.2.1. Use panelboards of one manufacturer throughout the project. The supplier shall install circuit breakers in panelboards before shipment. Sequence phase bussing shall have odd numbered breakers on left and even on right with each breaker identified by permanent number identification as to circuit number. All panelboards shall have a copper bus. Single phase lighting and distribution panelboards shall have a solid neutral of same ampere rating as mains. Mains shall be suitable for bolt-on breakers. Enclosures shall be EEMAC type 1 surface mounted with trim and floor finish grey.

- 3.2.2. Complete circuit directory with typewritten legend showing location and load of each circuit. The directory shall be updated from the contract drawings to include all addenda, site instructions, contract change orders and any other circuit changes. Supply two keys for each panelboard and key panelboards alike.

- 3.2.3. Main breaker shall be separately mounted on top or bottom of panel to suit cable entry. When mounted vertically, down position should open breaker. Lock on devices for certain breakers shall be provided for items such as exit, emergency and night light circuits.

- 3.2.4. Locate panelboards as indicated and mount securely, plumb, true and square to adjoining surfaces. Install surface mounted panelboards on steel angle or channel framing or on fire rated painted plywood backboards.

Part 4 – Lighting Equipment

Luminaires

- 4.1. Locate and install luminaires as indicated on contract drawings and connect luminaires to lighting circuits.

Lighting Control

- 4.2. Locate and install lighting control devices as indicated on the contract drawings, and in accordance with ASHRAE Standard 90.1–2010, Section 9, Lighting.
- 4.3. Contractor shall provide functional testing of the lighting control system as per Section 9.4.4. (Functional Testing), of ASHRAE Standard 90.1–2010.
- 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.
- 4.3.2. When occupant sensors, time switches, programmable schedule controls, or photosensors are installed, at a minimum, the following procedures shall be performed:
- a. Confirm that the placement, sensitivity, and time-out adjustments for occupancy sensors yield acceptable performance, lights turn off only after space is vacated and do not turn on unless space is occupied.
 - b. Confirm that the time switches and programmable schedule controls are programmed to turn the lights off.
 - c. Confirm that photosensor controls reduce electric light levels based on the amount of usable daylight in the space as specified.
- 4.3.3. The party responsible for the functional testing shall not be directly involved in either the design or construction of the project and shall provide documentation certifying that the installed lighting controls meet or exceed all documented performance criteria. Certification shall be specific enough to verify conformance.

Emergency Lighting

- 4.4. Install unit equipment and remote mounted fixtures as indicated.
- 4.5. Emergency lighting 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.
- 4.6. Emergency lighting shall have a supply voltage of 120VAC, and an output voltage of 12VDC, and be able to assume the electrical load automatically for a minimum of 30 minutes.

Exit signs

- 4.7. Install exit signs as per the contract drawings.
- 4.8. Exit signs shall consist of a green pictogram and white graphic symbol meeting the visibility specifications referred to in ISO 3864–1.
- 4.9. Exit signs shall be continuously illuminated.

PART 5 – FIRE ALARM SYSTEM

- 5.1. Contractor shall provide all material, equipment, and labour as required for the complete and adequate installation of the fire alarm system, as shown on the contract drawings, and as described below. Where an existing fire alarm system is present, all new devices shall match the existing system.
- 5.2. Contractor is responsible for the submittal of shop drawings for the complete system. At a minimum, the following shall be submitted:
- 5.2.1. Layout of equipment;
 - 5.2.2. Zoning;
 - 5.2.3. Wiring diagrams for connections and devices;
 - 5.2.4. Methods of operation;
 - 5.2.5. Fire alarm device make, model number, and type.
- 5.3. All components of the system, its installation and the system as a whole shall be ULC listed and labeled and shall meet the requirements of all authorities having jurisdiction of the application. The entire installation shall be carried out in accordance with CAN/ ULC S524 and shall be verified in accordance with CAN/ ULC S537.
- 5.4. Fire alarm control and booster panel breakers shall be of the lockable type, and shall be painted red.
- 5.5. Separate circuits from the control panel to each zone of initiating devices shall be provided.
- 5.6. Fire alarm system shall be single stage operation.
- 5.2.1. Single stage fire alarm system shall, upon the operation of any manual pull station or fire detector, cause an alarm signal to sound on all audible signal devices in the system.
- 5.7. The sound pattern of an alarm signal shall conform to the temporal pattern defined in Clause 4.2. of ISO 8201.
- 5.8. Fire alarm device zones to be clearly indicated on control panel.
- 5.9. Power supply is 120VAC, 60hz input, 24VDC output from rectifier to operate alarm and signal circuits with standby power gell cell batteries. Minimum expected life of four years, sized in accordance with NBC.
- 5.10. Fire alarm system riser diagram shall be provided in fire alarm control panel.

- 5.11. Arrange and pay for on-site lecture and demonstration by fire alarm equipment manufacturer to train operational personnel in use and maintenance of fire alarm system.

- 5.12. Synchronization modules for strobe lights shall be coordinated as necessary with fire alarm system manufacturer.

- 5.13. Sufficient output modules shall be provided in fire alarm control panel.

- 5.14. Output modules shall be provided in the fire alarm control panel as needed.

- 5.15. All fire alarm junction boxes shall be painted red.

Part 6 – Heating Equipment

- 6.1. Electrical heaters will be supplied and installed by division 15. Division 16 will be responsible for providing power connections to heating equipment.

Part 7 – Mechanical Equipment

- 7.1. Provide power and connections to all mechanical equipment as detailed on the drawings.
- 7.2. Ensure all equipment is properly protected with disconnect switches.
- 7.3. Confirm with mechanical trade for exact locations of equipment and connection points.
- 7.4. Verify all motor connections for proper phase rotation.

Part 8 – Removals

- 8.1. Contractor shall disconnect and remove all existing electrical devices and equipment, as per the contract documents.

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