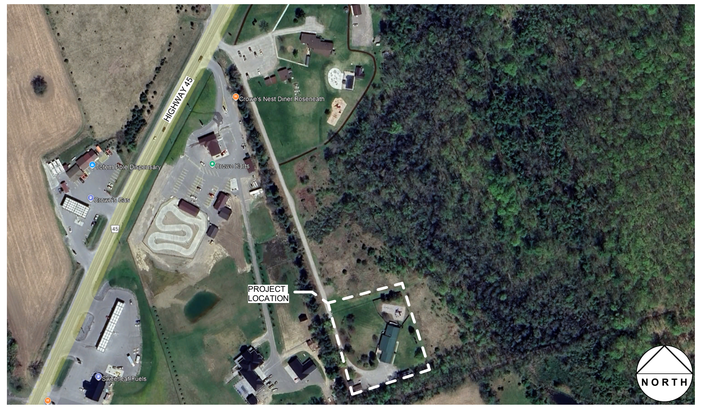
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

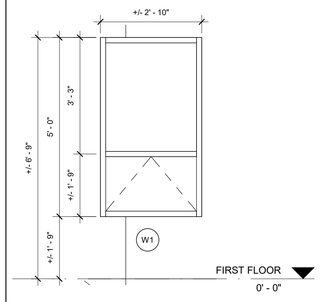
2026 03 13

PROJECT ISSUED FOR TENDER

3RDLINE.STUDIO



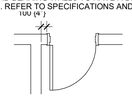
SEPARATE PRICE - WINDOW SCHEDULE:



CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE (DECK) UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNERS GUARDS AS DESCRIBED IN SPECIFICATION.
7. ALL DOORS SHALL BE LOCATED 100mm FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.
8. THE LETTER 'X' NEXT TO PARTITION TAGS INDICATE PARTITIONS THAT ONLY EXTEND TO U/S OF CEILING.
9. ALL NON-LOAD BEARING WALLS TO HAVE A DEFLECTION GAP AT UNDERSITE OF STRUCTURE. REFER TO SPECIFICATIONS AND DETAILS.



ASSEMBLY TYPE	DESCRIPTION
PARTITION ASSEMBLIES:	
P1 TYPICAL 2x4 INTERIOR PARTITION P1a TYPICAL 2x6 INTERIOR PARTITION ***ALL PARTITIONS TO BE P1 UNLESS OTHERWISE NOTED**	- 5/8" GYPSUM BOARD - 2" x 4" OR 2" x 6" WOOD STUDS @ 16" O.C. - 3 1/2" OR 5 1/2" SOUND ATTENUATION INSULATION - 5/8" GYPSUM BOARD
P2 TYPICAL 2X4 FURRED OUT PARTITION P2a TYPICAL 2X6 FURRED OUT PARTITION	- 5/8" GYPSUM BOARD - 2" x 4" OR 2" x 6" WOOD STUDS @ 16" O.C.
INFILL @ EXISTING WOOD PARTITION P3 2"x4" WOOD STUDS P3a 2"x6" WOOD STUDS	- +/- 1/2" GYPSUM BOARD - 2" x 4" OR 2" x 6" WOOD STUDS @ 16" O.C - 3 1/2" OR 5 1/2" SOUND ATTENUATION INSULATION. - +/- 1/2" GYPSUM BOARD
INFILL @ EXISTING WOOD PARTITION - 45MIN FRR ULC W302 P4 2"x4" WOOD STUDS P4a 2"x6" WOOD STUDS	- 1/2" TYPE 'C' GYPSUM BOARD - 2" x 4" OR 2" x 6" WOOD STUDS @ 16" O.C. - 3 1/2" OR 5 1/2" MINERAL WOOL INSULATION - 1/2" TYPE 'C' GYPSUM BOARD *PROVIDE FIRE CAULKING TO SEAL PARTITION AT BASE, SIDES AND TOP -REFER TO OBC DRAWINGS FOR LOCATION OF FIRE RATED PARTITIONS*
TYPICAL 1HR FIRE RATED PARTITION ULC DES. NO. W301 P5 2" x 4" WOOD STUDS P5a 2" x 6" WOOD STUDS	- 5/8" TYPE 'X' GYPSUM BOARD - 2" x 4" OR 2" x 6" WOOD STUDS @ 16" O.C. - 3 1/2" OR 5 1/2" MINERAL WOOL INSULATION - 5/8" TYPE 'X' GYPSUM BOARD *PROVIDE FIRE CAULKING TO SEAL PARTITION AT BASE, SIDES AND TOP -REFER TO OBC DRAWINGS FOR LOCATION OF FIRE RATED PARTITIONS*
FLOOR ASSEMBLIES:	
F1 NEW DECK FLOOR	- 1/16" DURADEK ULTRA PVC SHEET MEMBRANE - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS - 3/4" EXTERIOR GRADE PLYWOOD - REFER TO STRUC DWGS - 2"X8" WOOD JOISTS - REFER TO STRUC DWGS
F2 NEW BUILD UP DECK	- EXISTING +/-5/4" WOOD DECKING TO BE REINSTALLED - 2"X4" WOOD FRAMING @ 16" O/C - REFER TO STRUC DWGS - 2"X4" WOOD FRAMING @ 24" O/C - REFER TO STRUC DWGS - EXISTING 2"X8" WOOD JOISTS - REFER TO STRUC DWGS FOR REINFORCEMENT
ROOF ASSEMBLIES:	
R1 CANOPY ROOF	- ASPHALT SHINGLES - REFER TO SPECS. - ROOF UNDERLAYMENT - MEMBRANE ICE AND WATER SHIELD - REFER TO SPECS - 5/8" PLYWOOD ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS - PRE-ENGINEERED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL DRAWINGS - 1"X3" WOOD STRAPPING @ 16" O/C - VENTILATED ALUMINUM SOFFIT

LIST OF DRAWINGS

ARCHITECTURAL

A-0.1 INFORMATION SHEET
A-0.2 DOOR AND ROOM FINISH SCHEDULE
OBC-1 OBC MATRIX
OBC-2 OBC MATRIX & FIRE SEPARATION PLAN
SP-1 SITE PLAN
A-1.0 DEMOLITION PLANS
A-1.1 DEMOLITION PLANS - RCP
A-2.0 FLOOR PLANS
A-2.1 ENLARGED WASHROOM PLANS
A-3.0 REFLECTED CEILING PLANS
A-4.0 STAIR AND LIFT DETAILS
A-4.1 RAMP DETAILS
A-4.2 RAMP DETAILS
A-5.0 BUILDING ELEVATIONS
A-6.0 SECTION & PLAN DETAILS
A-6.1 SECTION DETAILS
A-7.0 MILLWORK PLANS & DETAILS

CIVIL

C103 SITE GRADING PLAN

STRUCTURAL

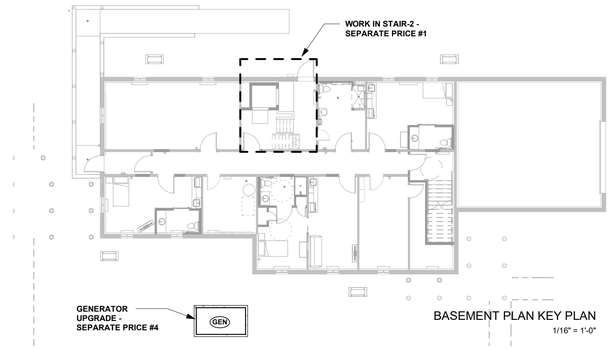
S-1.0 GENERAL NOTES
S-1.1 TYPICAL DETAILS
S-2.0 FRAMING PLANS AND NOTES
S-2.1 RAMP AND DECK FRAMING PLANS
S-3.0 SECTIONS

MECHANICAL / ELECTRICAL

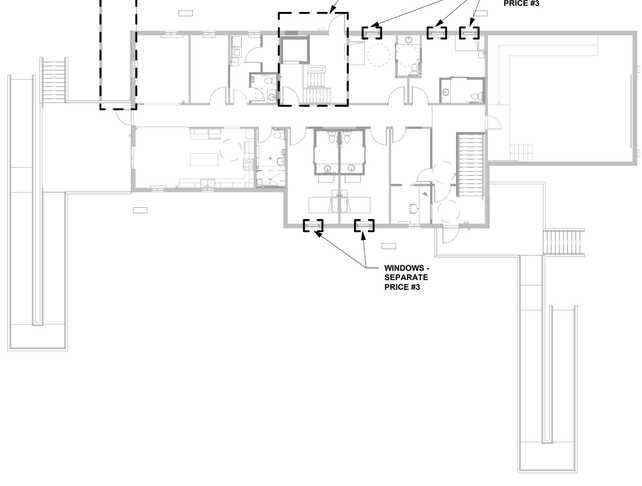
M-101 MECHANICAL PLUMBING SPECIFICATIONS, NOTES, SCHEDULES AND LEGEND
M-102 MECHANICAL PLUMBING DEMOLITION, SANITARY AND PLUMBING VENT FLOOR PLANS
M-103 MECHANICAL PLUMBING DOMESTIC WATER FLOOR PLANS
M-104 MECHANICAL PLUMBING DETAILS
M-201 MECHANICAL VENTILATION NOTES, SCHEDULES AND LEGEND
M-202 MECHANICAL VENTILATION FLOOR PLANS
M-203 MECHANICAL VENTILATION DETAILS

E-101 ELECTRICAL SPECIFICATIONS, LEGENDS & SCHEDULES
E-101 ELECTRICAL DETAILS, PANEL SCHEDULE & RISER DIAGRAMS
E-101 ELECTRICAL DEMOLITION FLOOR PLANS
E-201 ELECTRICAL POWER & SYSTEMS FLOOR PLANS
E-301 ELECTRICAL LIGHTING & FIRE ALARM FLOOR PLANS

SEPARATE PRICE KEY PLANS



BASEMENT PLAN KEY PLAN
1/16" = 1'-0"



FIRST FLOOR PLAN KEY PLAN
1/16" = 1'-0"

REFERENCE CONVENTION

SYMBOL	BLOCK NAME
VIEW NAME 1:100 (1 / A-2.0)	SECTION NUMBER, TITLE AND SCALE REFERENCE
VIEW NAME 1:100	TITLE AND SCALE REFERENCE
ROOM NAME 101	ROOM NAME AND NUMBER
FLOOR 0.0	ELEVATION REFERENCE TO LEVEL AS NOTED
R1	CONSTRUCTION ROOF ASSEMBLY REFERENCE
W1	CONSTRUCTION WALL ASSEMBLY REFERENCE TAG
F1	CONSTRUCTION FLOOR ASSEMBLY REFERENCE TAG
P1	PARTITION ASSEMBLY REFERENCE TAG
W1	WINDOW REFERENCE TAG
8'-0"	CEILING ELEVATION A.F.F. TAG
100	DOOR AND FRAME REFERENCE
1 / A-5.0	BUILDING SECTION REFERENCE
1 / A-5.0	DETAIL REFERENCE

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY AT TIME OF TENDER TO REPORT ANY DISCREPANCIES BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS. FAILURE TO DO SO MAY VOID, AT OWNERS DISCRETION ANY CLAIM FOR COMPENSATION.
2. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE REPORTED TO ARCHITECT PRIOR TO WORK PROCEEDING.
3. PRIOR TO PARTITION LAYOUT, SITE VERIFY ALL FORESEEABLE INTERFERENCES AND REPORT TO ARCHITECT.
4. FIRE SEPARATIONS. CO-ORDINATE AND VERIFY INTERFERENCES AT ALL HORIZONTAL AND VERTICAL SEPARATIONS FROM ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL.
5. +/- NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO ARCHITECT AS REQUIRED IF DESIGN INTENT CANNOT BE IMPLEMENTED.

MODULAR CO-ORDINATION NOTES

ALL WORKING DRAWING ARE DIMENSIONED BY THE MODULAR COORDINATION METHOD IN CONFORMANCE WITH THE SERIES OF STANDARDS FOR METRIC DIMENSIONAL COORDINATION IN BUILDING CAN3-A31, M-75.

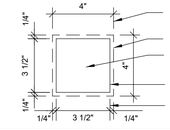
THE POSITION AND SIZE OF BUILDING COMPONENTS IN THIS DRAWING ARE CONTROLLED BY THE BASIC MODULAR GRID OF 100 mm. (4").

GRID LINES OR POINTS ON GRID LINES ARE LOCATED ON THE DIMENSION LINE BY AN ARROWHEAD.

ELEVATION, OR SECTION SHOW DEMOLITION TO GRID LINES OR TO NOMINAL SURFACE OF AN OFF-GRID COMPONENT OR TO CENTER LINE OF CONSTRUCTION ASSEMBLY.

LARGE SCALE DETAIL DRAWING SHOW DIMENSIONS FROM GRID LINES TO ACTUAL SURFACE OF A COMPONENT.

IMPERIAL



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DRAWINGS ARE NOT TO BE SCALED

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13

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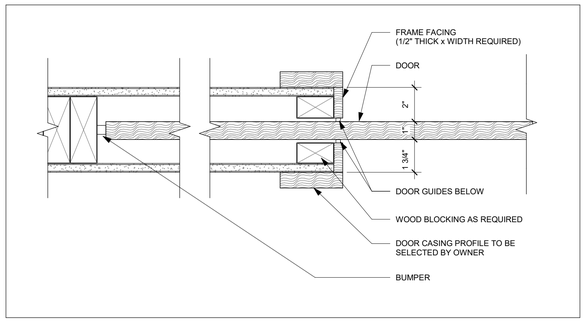
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

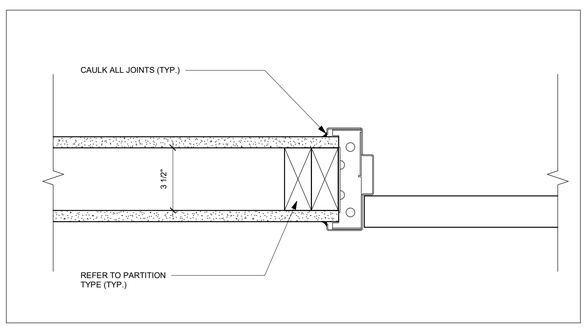
INFORMATION SHEET

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

A-0.1



TYPICAL POCKET DOOR JAMB 2
3" = 1'-0"



TYPICAL HM DOOR JAMB 1
3" = 1'-0"

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DOOR AND FRAME FINISH SCHEDULE

NUMBER	NO OF LEAFS	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	GLASS	FIRE RATING	COMMENTS
88	1	B	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	TG	-	
88X	1	B	3' - 8"	6' - 8"	IHM	PT	F1	HM	PT	GL-1	-	WEATHERSTRIPPING, OPERATOR W/ KEYPAD
89	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
89A	1	A	3' - 8"	6' - 8"	WD	PT	F3	-	-	-	-	
90	1	B	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	TG	-	
91(E)	1	A(E)	2' - 10"	6' - 8"	HM(E)	PT	F1(E)	HM(E)	PT	-	45MIN(E)	SMOKE SEAL & SWEEP
92	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	30MIN	SMOKE SEAL & SWEEP
92X	1	B	3' - 8"	6' - 8"	IHM	PT	F1	HM	PT	GL-1	-	WEATHERSTRIPPING, OPERATOR W/ KEYPAD
93	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
93A	1	A	3' - 8"	6' - 8"	WD	PT	F2	WD	PT	-	-	
93B	1	A	3' - 6"	6' - 8"	WD	PT	F3	-	-	-	-	
93C	1	A	2' - 0"	6' - 8"	WD	PT	F1	WD	PT	-	-	
93D	1	A	2' - 0"	6' - 8"	WD	PT	F1	WD	PT	-	-	
94	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-		BF PUSH BUTTON
94A(E)	1	A(E)	2' - 6"	2' - 9"	WD(E)	PT	(E)	WD(E)	PT	-	-	
95	1	B	3' - 0"	6' - 8"	HM	PT	F1	HM	PT	TG	-	
96	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0 HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
96A	1	A	3' - 8"	6' - 8"	WD	PT	F3	-	-	-	-	
98	1	A	3' - 0"	6' - 8"	HM	PT	F1	HM	PT	-	-	
99	1	B	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	FG	30MIN	SMOKE SEAL & SWEEP
100X	1	B	3' - 8"	6' - 8"	IHM	PT	F1	IHM	PT	GL-1	-	WEATHERSTRIPPING, OPERATOR W/ KEYPAD
101	1	B	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	FG	30MIN	SMOKE SEAL & SWEEP
103	1	A	3' - 0"	6' - 8"	HM	PT	F1	HM	PT	-	-	
103A	1	A	3' - 0"	6' - 8"	WD	PT	F2	WD	PT	-	-	
104	1	A	3' - 0"	6' - 8"	HM	PT	F1	HM	PT	-	-	
105	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
105A	1	A	3' - 8"	7' - 0"	WD	PT	F3	-	-	-	-	
106	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
106A	1	A	3' - 8"	7' - 0"	WD	PT	F3	-	-	-	-	
107	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
107A	1	A	3' - 8"	7' - 0"	WD	PT	F3	-	-	-	-	
108	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	ROLLER LATCH HARDWARE (TYP.), SMOKE SEAL & SWEEP, DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
108A	1	A	3' - 8"	7' - 0"	WD	PT	F3	-	-	-	-	
109	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	30MIN	SMOKE SEAL & SWEEP
110	1	A	3' - 2"	6' - 8"	HM	PT	F1	HM	PT	-	-	BF PUSH BUTTON
111	1	A	3' - 0"	6' - 8"	HM	PT	F1	HM	PT	-	-	
112(E)	1	A(E)	3' - 0"	6' - 8"	HM(E)	PT	F1(E)	HM(E)	PT(E)	-	-	
112A	1	A	3' - 6"	6' - 8"	HM	PT	F1	HM	PT	-	0HR	SMOKE SEAL & SWEEP
113X	1	B	3' - 8"	6' - 8"	IHM	PT	F1	IHM	PT	GL-1	-	WEATHERSTRIPPING, OPERATOR W/ KEYPAD
114	1	A	3' - 8"	6' - 8"	HM	PT	F1	HM	PT	-	-	ROLLER LATCH HARDWARE (TYP.), DOOR PROTECTION ON BOTH SIDES 3'-0" HIGH
G-1 O/H	1	C	16' - 0"	8' - 0"	O/H	O/H	O/H	O/H	O/H	-	-	INSULATED (MIN. R 16) - SITE VERIFY DIMENSIONS
G-1(E)	1	A(E)	3' - 0"	6' - 8"	HM(E)	PT(E)	F1(E)	HM(E)	PT(E)	-	0HR(E)	PROVIDE NEW SMOKE SEAL & SWEEP, MAINTAIN EXISTING DOOR OPERATOR

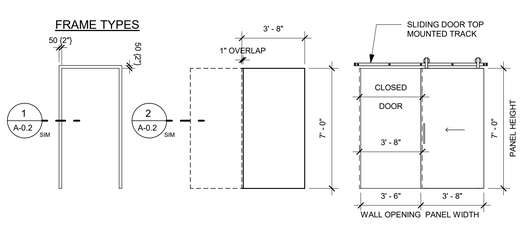
DOOR SCHEDULE GENERAL NOTES:

1. A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.
2. DOOR TYPE REFERS TO DOOR ELEVATIONS SHOWN ABOVE. THE PREFIX "2" INDICATES A PAIR OF DOORS (EG. 2A). DOOR TYPE IS INDEPENDENT OF DOOR MATERIAL (EG. A TYPE "A" DOOR MAY BE WOOD OR HOLLOW METAL). SEE ALSO DETAIL DRAWINGS.
3. GLASS IN DOORS SHALL BE TEMPERED EXCEPT THAT IN FIRE RATED DOORS IT SHALL BE FIRE RATED CERAMINC GLASS (FRG). ALL EXTERIOR DOORS SHALL BE DOUBLE GLAZED. REFER TO SCHEDULE AND SPECIFICATIONS.
4. DOOR WIDTH IS THE LEAF SIZE IN MILLIMETERS FOR SINGLE DOORS AND FOR EACH LEAF IN A PAIR OF DOORS OF EQUAL WIDTH. FOR A PAIR OF DOORS OF UNEQUAL WIDTH, BOTH LEAF SIZES ARE INDICATED.
5. FRAME TYPE REFERS TO FRAME ELEVATIONS SHOWN BELOW, AND INCLUDES GLAZED SCREENS WHERE DOORS ARE INSTALLED IN GLAZED SCREENS. SEE ALSO BUILDING ELEVATIONS, WINDOW SCHEDULE AND/OR DETAIL DRAWINGS.
6. TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTHS FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (25 MM), TYPICAL.
7. FIRE RATING INCLUDES BOTH THE FIRE PROTECTION RATING IN MINUTES OR HOURS (EG. 20 MIN, 3/4 HR, 1 HR, 1-1/2 HR) AND THE TEMPERATURE RISE LIMIT WHERE APPLICABLE. TEMPERATURE RISE LIMITS OF 250° C/450°F AFTER 30 MINUTES AND 250° C/450°F AFTER 1 HOUR (60 MIN.) ARE ABBREVIATED AS TRL30 AND TRL60 ON THE SCHEDULE. DOORS IN REQUIRED NON-RATED FIRE SEPARATIONS (SMOKE SEPARATIONS) ARE DICTATED AS "0 HR" IN THIS COLUMN FOR INFORMATION REGARDING HARDWARE REQUIREMENTS. WHERE LABELED DOORS ARE INSTALLED IN GLAZED SCREENS, THE ENTIRE SCREEN FRAME SHALL BE LABELED.
8. ALL EXTERIOR DOORS (DOORS NUMBERS ENDING IN X) AND FRAMES ARE TO BE INSULATED AND WEATHERSTRIPPED UNLESS NOTED OTHERWISE.
9. **DOORS AND FRAMES ARE BASED ON FLEMING DESIGN**

ABBREVIATIONS:

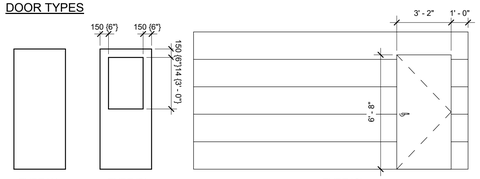
IHM	INSULATED HOLLOW METAL
HM	HOLLOW METAL
WD	WOOD DOOR
ALUM	ALUMINUM
PT	PAINT
ANOD	ANODIZED
GL-1	GLAZING TYPE 1
TG	TEMPERED GLASS
FRG	FIRE RATED GLASS
O/H	OVERHEAD GARAGE DOOR
-	NOT APPLICABLE
(E)	EXISTING

FRAME TYPES



TYPE 'F1' — TYPE 'F2' SLIDING POCKET WOOD DOOR — TYPE 'F3' SLIDING BARN STYLE DOORS

DOOR TYPES



TYPE 'A' — TYPE 'B' — TYPE 'C' OVERHEAD GARAGE DOOR W/ MANDOOR

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
88	VESTIBULE	PCT(E)	WD(E)WD	GB(E)	PT	ACT(E)	-	7'-2"	
89	UNIT 5	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-4"/7'-11"	
89A	WR	SVF	RB	GB(E)/GB	PT	GB	PT	7'-0"	
90	COMMUNAL SPACE	PCT(E)/PCT	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-11"	
91	MECH.RM	SCONC	-	GB(E)	-	GB(E)/GB	-	7'-11"	
92	STAIR-2	PCT(E)/PCT	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-11"	SEPARATE PRICE WORK
93	UNIT 6	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-4"/7'-11"	
93A	BEDROOM	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-11"	
93B	WR	SVF	RB	GB(E)/GB	PT	GB	PT	7'-4"/7'-11"	
94	UNIVERSAL WR	PCT/FT	WD(E)WD	GB(E)/GB/PCT-W	PT/-	GB(E)/GB	PT	7'-11"	
95	VISITOR ROOM	PCT(E)	WD(E)	GB(E)	PT	GB(E)/GB	PT	7'-11"	
96	UNIT 7	PCT(E)/PCT	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-11"	
96A	WR	SVF	RB	GB	PT	GB	PT	7'-11"	
97	CORRIDOR	PCT	WD	GB(E)/GB	PT	ACT	-	7'-2"	
98	STORAGE	CONC(E)	-	GB(E)/GB	PT(E)/PT	GB(E)/GB	PT	7'-11"	
99	STAIR-1	PCT	WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-10"	
100	VESTIBULE	PCT	PCT	GB(E)/GB/WP	PT	GB(E)/GB	PT	8'-0"	WALL PROTECTION @ BELOW RECEPTION DESK ONLY
101	CORRIDOR	PCT	WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
102	CORRIDOR	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	7'-5"	
103	RECEPTION	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
104	STAFF	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"/7'-6"	
105	UNIT 1	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
105A	WR	SVF	RB	GB(E)/GB	PT	GB	PT	7'-6"	
106	UNIT 2-BF	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
106A	WR-BF	SVF	RB	GB(E)/GB	PT	GB	PT	7'-6"	
107	UNIT 3	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
107A	WR	SVF	RB	GB	PT	GB	PT	7'-6"	
108	UNIT 4	PCT(E)	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
108A	WR	SVF	RB	GB	PT	GB	PT	7'-6"	
109	STAIR-2	PCT	WD(E)WD	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	SEPARATE PRICE WORK
110	BF WR	PCT/FT	WD(E)	GB(E)/GB/PCT-W	PT/-	GB(E)/GB	PT	7'-6"	
111	STAFF WR	SVF	RB	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"/7'-6"	
112	LAUNDRY	PCT(E)	WD(E)	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"/7'-0"	
112A	MECH.	CONC(E)/CONC	-	GB(E)	-	GB(E)	-	8'-0"	
113	KITCHEN	PCT(E)	WD(E)	GB(E)	PT	GB(E)/GB	PT	8'-0"/7'-8"	
114	STAFF ROOM	PCT(E)	WD(E)	GB(E)/GB	PT	GB(E)/GB	PT	8'-0"	
115	COMMUNAL	PCT(E)	WD(E)	GB(E)	PT	GB(E)/GB	PT	8'-0"	
E-1	BF LIFT	CONC(E)	-	GB	PT	GB	PT	7'-11 1/2"	SEPARATE PRICE WORK
G-1	GARAGE	CPT(E)/CONC(E)	-	GB(E)	PT(E)	GB(E)	-	VARIES	

ROOM FINISH SCHEDULE GENERAL NOTES:

1. **CONTRACTOR TO MATCH EXISTING POPCORN CEILING TEXTURE WHERE NEW MEETS EXISTING.**
2. IN ADDITION TO THE PAINT FINISHING INDICATED ON THE ROOM FINISH SCHEDULE, PAINT SHALL BE APPLIED TO OTHER MATERIALS AS DESCRIBED IN SPECIFICATION SECTION 09 90 00 AND AS NOTED ON THE DRAWINGS.
3. REFER TO DOOR SCHEDULE, SPECIFICATIONS, DRAWINGS AND DETAILS FOR SPECIAL CONDITIONS NOT INDICATED ON THIS SCHEDULE. FINISHES SHALL BE ALSO PROVIDED AS SHOWN ON THESE DOCUMENTS.
4. THE CEILING MATERIAL COLUMN ON THE SCHEDULE INDICATES THE MATERIAL AND THE FINISH ON IT, IF ANY. WHERE NO CEILING IS INDICATED, THE FINISH INDICATED IS TO BE APPLIED TO THE UNDERSIDE OF THE STRUCTURE ABOVE, INCLUDING ALL FRAMING MEMBERS AND EXPOSED MECHANICAL AND ELECTRICAL SERVICES.
5. AN ASTERISK (*) IN ANY COLUMN INDICATES A REFERENCE TO A NOTE IN THE REMARKS COLUMN TO THE RIGHT.
6. FACTORY-APPLIED FINISHES AND COLOURS FOR MANUFACTURED ITEMS AND MATERIALS SUCH AS LOUVRES, ALUMINUM WINDOW FRAMES, PREFINISHED METAL FLASHINGS, AND WASHROOM PARTITIONS AND ACCESSORIES ARE STATED IN THE RELEVANT SECTIONS OF THE SPECIFICATIONS AND IN THE COLOUR SCHEDULE. COLOURS NOT SPECIFIED WILL BE CHOSEN AT A LATER DATE BY THE CONSULTANT.
7. ALL INTERIOR AND EXTERIOR MISCELLANEOUS FERROUS METAL WORK EXPOSED TO VIEW, SUCH AS STEEL STAIRS, RAILINGS, LADDERS, OVERHEAD DOOR FRAMES, LINTELS AND SHELF ANGLES (BUT EXCLUDING, UNLESS NOTED OTHERWISE, GALVANIZED STEEL ITEMS CAST INTO CONCRETE) ARE TO BE PAINTED.
8. THE UNDERSIDES OF CONCRETE STAIRS AND LANDINGS ARE TO BE CONSIDERED "CEILINGS" AND PAINTED ACCORDINGLY. THE UNDERSIDES OF STEEL STAIRS AND LANDINGS ARE TO BE PAINTED THE SAME COLOUR AS THE REMAINDER OF THE STAIR, EXCEPT THAT WHERE GYPSUM BOARD SOFFITS ARE APPLIED TO THE UNDERSIDES OF THE STAIRS AND LANDINGS, THE SOFFITS ARE TO BE CONSIDERED "CEILINGS" AND PAINTED ACCORDINGLY.
9. CONCRETE FLOORS THAT ARE SCHEDULED TO RECEIVE FINISHES SUCH AS WATERPROOFING, RUBBER FLOORING, EPOXY, RESILIENT TILE, PAVING, OR PAINT SHALL NOT BE SEALED.
10. ALL EXTERIOR MECHANICAL UNITS, VENTILATION HOODS AND DUCTS, AND PIPING ARE TO BE PAINTED/REPAINTED, COLOUR TO BE CUSTOM COLOUR STELCO 10,000 SERIES AS SELECTED BY CONSULTANT.
11. EXPOSED CONCRETE COLUMNS IN ROOMS SCHEDULED TO RECEIVE WALL FINISHES ARE TO BE PAINTED.
12. THE LETTERS N,S,E,W IN BRACKETS DESIGNATE NORTH, SOUTH, EAST OR WEST WALLS.
13. ALL CONCRETE WALLS ARE TO BE CONSTRUCTED IN PREPARATION FOR PAINT FINISH, UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED 20 MM, AT LOCATIONS WHERE CONCRETE WALLS AND COLUMNS MEET ADJACENT WALLS OF ANOTHER MATERIAL, SUCH AS BLOCK OR GYPSUM BOARD, ENSURE JOINTS ARE STRAIGHT AND TRUE TO RECEIVE CAULKING AND FINISH.
14. REFER TO DRAWINGS FOR EXTENT OF ALL GYPSUM BOARD BULKHEADS. ALL BULKHEADS TO RECEIVE PAINT FINISH TO MATCH ADJACENT SURFACE UNLESS NOTIFIED OTHERWISE.
15. ALL CAULKING AND SEALANTS TO MATCH COLOUR OF MATERIAL ON WHICH IT OCCURS UNLESS OTHERWISE APPROVED.
16. ALL RECESSED CONVECTORS, GRILLES, ACCESS PANELS, WALL FINS, EXPOSED PIPES, HANGERS, GUARDRAILS, LADDERS, AND MISCELLANEOUS METAL OTHER THAN SPECIALTY FINISHES OR BAKED ENAMEL SHALL BE FINISHED TO MATCH SURFACE ON WHICH IT OCCURS UNLESS OTHERWISE SCHEDULED.
17. DOORS, FRAMES AND SCREENS ARE TO BE FINISHED AS PER DOOR SCHEDULE AND DRAWINGS.
18. WHERE NEW FLOOR FINISHES ARE SCHEDULED, REMOVE EXISTING FINISH MATERIALS AND PREPARE SUBSTRATE, AS REQUIRED, TO SUIT INSTALLATION OF NEW MATERIAL. MAKE GOOD EXISTING FINISHES AND MATERIALS, AS REQUIRED.
19. REFER TO ABBREVIATIONS FOR ABBREVIATIONS OF MATERIALS, FINISHES, ETC. USED IN THE ROOM FINISH AND DOOR SCHEDULES, AND TECHNICAL SECTIONS OF THE SPECIFICATION. ABBREVIATIONS MAY ALSO BE DEFINED IN THE SPECIFICATION SECTIONS WHERE THEY ARE USED.
20. ALL CLOSETS ARE TO RECEIVE FINISHES AND MATERIALS TO MATCH THE ROOM IN WHICH THEY ARE LOCATED IN.

ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILEL
BLK	CONCRETE BLOCK
CONC	CONCRETE
GB	GYPSUM BOARD
LVT	LUXURY VINYL TILE
PCT-F	PORCELAIN CERAMIC TILE
PCT-W	PORCELAIN CERAMIC WALL TILE
FT	PORCELAIN CERAMIC FLOOR TILE (SHOWERS)
PT	PAINT
RB	RUBBER BASE
RSF	RESILIENT TILE FLOORING
SCONC	SEALED CONCRETE
WP	WALL PROTECTION
-	NOT APPLICABLE
(E)	EXISTING

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

DOOR AND ROOM FINISH SCHEDULE

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

A-0.2

`1`Name of Practice	**3rdLine Studio Inc.**
Certificate of Practice Number:	**5649 – The Certificate of Practice Number of the holder is the holder's BCDN**
Address:	**289 Cedar Street Sudbury, Ontario, P3B 1M8**
Name of Project:	**Alderville FN Senior Residence Renovations**
Location:	**8465 County Road 45, Roseneath, ON**
Date of Review:	**2025 11 17**
Reviewed By:	**MZ**
Drawings Reviewed:	**AD**

ONTARIO ASSOCIATION OF ARCHITECTS
ANGELA ALISSA DMYTRUK
LICENCE
8770

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

2024 Ontario Building Code Data Matrix
Part 3 – Fire Protection, Occupant Safety and Accessibility

			Building Code Reference [1]
3.00	Building Code Version:	**O. Reg. 163/24** Last Amendment **O. Reg. 447/24**	
3.01	Project Type:	☐ New Construction ☐ Addition ☒ **Renovation** ☒ **Change of use** ☐ Addition and renovation Description: **Renovation to suit change of use from Part 9-women's shelter to Part 3 - Seniors Residence**	[A] 1.3.3.2
3.02	Major Occupancy Classification:	Occupancy **Group B** Use **Seniors Residence**	3.1.2.
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description: **N/A**	3.2.2.7.
3.04	Building Area (m²)	Description: **Seniors Residence** Existing **395 m²** Total **395 m²** New **0** **0** Total **395 m²** **395 m²**	[A] 1.4.1.2.
3.05	Gross Area (m²)	Description: **First Floor** Existing **395 m²** Total **395 m²** New **0** **0** Total **395 m²** **395 m²**	[A] 1.4.1.2.
3.06	Mezzanine Area (m²)	Description: n/a Existing **0** Total **0** New **0** **0** Total **0** **0**	3.2.1.1.
3.07	Building Height	**1** Storeys above grade **+/-7 m** (m) Above grade **1** Storeys below grade **+/- 1.1 m** (m) Below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	☒ No ☐ Yes	3.2.6.

3.09	Number of Streets/ Firefighter access	**1** street(s)	3.2.2.10. + 3.2.5.
3.10	Building Classification: (Size & Construction Relative to Occupancy)	**3.2.2.46 Group B, Division 3, One Storey, Sprinklered**	3.2.2.54
3.11	Sprinkler System	☒ Required ☐ Not Required Provided: ☒ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none Description:	3.2.1.5. & 3.2.2.18., .21., .22., .29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to .14.
3.12	Standpipe System	☒ Not required ☐ Required	3.2.5.8 -11.
3.13	Fire Alarm System	☒ Required ☐ Not required. Type Provided: ☒ Single stage ☐ Two stage ☐ None	3.2.4.
3.14	Water Service / Supply is Adequate	☐ No ☒ Yes	3.2.5.7.
3.15	Construction Type:	Restriction: ☒ Combustible permitted ☐ Non-combustible required ☐ Encapsulated mass timber Actual: ☒ Combustible ☐ Non-combustible ☐ Combination of combustible and non-combustible ☐ Encapsulated mass timber ☐ Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: ☒ No ☐ Yes	3.2.2.20.- 93. + 3.1.6 3.1.4.6., 7., 3.2.2.16.
3.16	Importance Category:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ☒ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1
3.17	Seismic Hazard Index:	Seismic Category: TBD Site Class: TBD Seismic design for Table 4.1.8.18. items 6 to 22: ☐ Required ☐ Not Required Reasons:	4.1.8.4.(1) T-4.1.8.5.-B 4.1.8.18.
3.18	Occupant Load	Floor Level/Area: **First Floor** — Occupancy Type: **Senior's Residence** — Based On: **Design** — Occupant Load (Persons): **8** — Posted Limit Required: **N/A** Floor Level/Area: **Basement** — Occupancy Type: **Senior's Residence** — Based On: **Design** — Occupant Load (Persons): **9** — Posted Limit Required: **N/A**	3.1.17.
3.19	Barrier-free Design:	☒ Yes ☐ No Explanation: Must be accessible for seniors	3.8.
	Barrier-free Entrances:	Number **2** Explanation: both required exits to be made accessible	3.8.1.2

3.20	Hazardous Substances:	☐ Yes ☒ No Explanation:	3.3.1.2.
3.21	Required Fire Resistance Ratings	Assembly / Rating / Supporting Assembly / Noncombustible in lieu of rating? Storeys below grade: **0** / **0** — ☐ No ☐Yes ☒N/A Floors over basement: **45min*** / **45min*** — ☒ No ☐Yes ☐N/A Floors: **0** / **0** — ☐ No ☒ Yes ☒ N/A Mezzanine: **0** / **0** — ☐ No ☐ Yes ☒ N/A Roof: **0** / **0** — ☐ No ☐ Yes ☒ N/A *Note: Part 11 A.C waives the rating req's due to the provision of new sprinkler system in the existing bldg. (Part 11 - A.C From Table 11.4.3.4.-A)	3.2.2.20 - 83., 3.2.1.2, 3.2.1.4., 3.2.2.16., 3.3.2.1
3.22	Fire Separation Summary	(refer to drawings for locations and extent of fire separations) *1) service (mechanical & electrical room with fuel fired equipment)* ***(1h)*** *2) janitor room* ***(n/a)*** *3) sleeping rooms* ***(0hr)*** *4) stairs* ***(45min)***	3.6.2.1 3.3.1.22(3) 3.3.3.2(4) 3.4.4.1(1)
3.23	Spatial Separation	N: Exposing Building Face n/a; L.D.(m) >9m; L/H or H/L -; Req'd FRR (H) -; % unprotected opening permitted -; % unprotected opening provided -; Construction Type -; Cladding Type - S: n/a; >9m; -; -; -; -; -; - E: n/a; >9m; -; -; -; -; -; - W: n/a; >9m; -; -; -; -; -; -	3.2.3.
3.23a	Plumbing Fixture Requirements	Main floor: Occupant Load **8**; OBC reference **0**; WCs Required **4+1 staff**; WCs provided **5+1 staff** Basement: **9** / **0** / **3** / **4** Total: **10**	3.7.4./ 3.8.2.3
3.23b	Barrier Free Plumbing Fixture Requirements	First: B.F. WCs Required **0**; B.F. WCs Provided **0**; Universal WCs Required **1**; Universal WCs provided **1** Basement: **1** / **1** / **0** / **0**	Tables 3.8.2.3.A and 3.8.2.3.B
3.24	Requirements for Exits Distance	Exits to be located so that the travel distance to at least one exit to be not more than 45**m**. OBC 3.4.2.5(c) *Exit width serving floor areas to not be less than the occupant load x 18.4mm per person. OBC 3.4.3.2(1)(a)* *Minimum width of corridors to be not less than 1100mm. OBC 3.4.3.2(8)-B* *Minimum width of ramps to be not less than 1650mm. OBC 3.4.3.2.(8)-B* *Minimum width of stairs to be not less than 1650. OBC 3.4.3.2(8)* *Minimum width of doorways to be not less than 1050mm. OBC 3.4.3.2(8), note 3.3.3.4(1) permits use of 1100mm (3'-6") door.*	

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

2024 Ontario Building Code Data Matrix
Part 11 – Renovation

			Build Code Reference [1]
11.00	Building Code Version:	**O. Reg. 163/24** Last Amendment **O. Reg. 447/24**	
11.01	Project Type:	☐ Addition ☒ Renovation ☐ Addition and renovation ☒ Change of use Description: **Renovation to suit change of use from Part 9-women's shelter to Part 3 - Seniors Residence**	[A] 1.3.3.3B
11.02	Major Occupancy Classification:	Occupancy **Group B** Use **Seniors Residence**	3.1.2.1.(1), 2.1.4.1.(1), and 11.2.1.
11.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description: **n/a**	11.2 & 3.2.2.5. to 3.2.2.8.
11.04	Building Area (m²)	Description: **First Floor** Existing **395m2** New **0m2** Total **395m2**	[A] 1.4.1.2., 11.2. & 11.3
11.05	Building Height	**1** Storeys above grade **+/-7m** (m) Above grade **1** Storeys below grade **+/-1.1** (m) Below grade	[A] 1.4.1.2., 3.2.1.1., 2.2.2.2., and 11.3.
11.06	Number of Streets/ Firefighter access	**1 street**	3.2.2.10., 3.2.5., 2.2.4.1., and 11.3.
11.07	Building Size	☒ Small ☐ Medium ☐ Large ☐ > Large	11.2.1.1., and T.11.2.1.1.B-N.

11.08 a	Existing Building Classification:	Change in Major Occupancy: ☒ Yes ☐ Not Applicable Construction Index: **5** Hazard Index of Existing Occupancy: **4** Hazard Index of New Occupancy: **4** Importance Category: ☐ Low ☒ **Normal** ☐ High ☐ Post-disaster	10.1.1.2., 11.2.1.1. T 11.2.1.1.A T 11.2.1.1.B to N 4.1.2.1.(3), 2.3.1., and 5.2.2.1.(2)
11.09	Renovation Type:	☐ Basic Renovation ☒ **Extensive Renovation**	11.3.3.1. 11.3.3.2.
11.10	Occupant Load	Floor Level/Area: **First Floor** — Occupancy Type: **Senior's Residence** — Based On: **Design** — Occupant Load (Persons): **8** Floor Level/Area: **Basement** — Occupancy Type: **Senior's Residence** — Based On: **Design** — Occupant Load (Persons): **9**	3.1.17., 2.1.2.2., 11.4.2.2.
11.11 a	Plumbing Fixture Requirements	Ratio: **M:F = 50:50 Except as otherwise noted** First Floor: Occupant Load **8**; OBC Reference 3.7.4./ 3.8.2.3; WCs req'd **4+1 staff**; WCs provided **5+1**; BF WCs req'd **0**; BF WCs provided **0**; Univ WCs req'd **1**; Univ WCs provided **1** Basement: **9**; 3.7.4./ 3.8.2.3; **3** / **4** / **1** / **1** / **0** / **0**	3.7.4., 11.3.4., 11.3.5., 11.4.2.4., and 11.4.2.5.
11.12	Barrier-free Design:	☒ Yes ☐ No Expanation: Barrier free path of travel is provided	11.3.1.2., 11.3.2., 11.3.3.2.
	Barrier-free Entrances:	Number: 2 Explanation: Barrier free entrances are provided at both required exits	
11.13	Reduction in Performance Level:	Structural: ☐ No ☒ Yes By Increase in occupant load: ☒ No ☐ Yes By change of major occupancy: ☐ No ☒ Yes Plumbing: ☐ No ☒ Yes Sewage-systems: ☒ No ☐ Yes Extension of buildings of combustible construction: ☒ No ☐ Yes	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
11.14	Compensating Construction:	☐ No ☒ Yes	11.4.3.1.
		Structural: ☐ No ☒ Yes **New structural work required shall comply with Part 3 & 4 of the OBC. Increase in occupant load has no effect on the existing floor load at the existing building.**	11.4.3.2.
		Increase in occupant load: ☒ No ☐ Yes	11.4.3.3.
		Change of major occupancy: ☐ No ☒ Yes **Hazard Index increased, building shall comply with early warning system req's**	11.4.3.4.
		Plumbing: ☐ No ☒ Yes **New Plumbing system shall comply with other parts of the code.**	11.4.3.5.
		Sewage systems: ☒ No ☐ Yes	11.4.3.6.
		Extension of buildings of combustible construction: ☒ No ☐ Yes	11.4.3.7.
11.15	Compliance Alternatives Proposed:	☒ No ☐ Yes	11.5.1.
11.16	Alternative Solutions		[A] 1.2.1.1., and [C] 2.1.
11.17	Notes:		

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

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

OBC MATRIX

Date:	2026 03 13
Scale:	
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

OBC-1

Name of Practice:
3RDLINE STUDIO INC.
289 Cedar Street Sudbury, Ontario, P3B 1M8

Certificate of Practice Number: 5649
The Certificate of Practice Number
of the holder is the holder's BCDN

Name of Project:
Alderville FN Senior Residence Renovations

Location:
8465 County Road 45, Roseneath, ON

Date: **2025 11 17**

	Ontario Building Code Data Matrix Part 10 – Change of Use		**Building Code Reference [1]**
10.00	Building Code Version:	O. Reg. 332/12 Last Amendment O. Reg. 191/14	
10.01	Project Type:	☒ Change of use – and renovations Description: Change of Major Occupancy	[A] 1.1.2.
10.02	Major Occupancy Classification:	Existing Part 9 Group C women's shelter is converting to Residential, Group B Division 3 Care occupancy. The existing structure was built for a Part 9 residential occupancy. Alderville would like to convert it to Senior residence under B3 occupancy for future residents that may require assistance to evacuate.	3.1.2.1.(1)
10.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description:	3.2.2.7.
10.04	Building Height	1 Storeys above grade +/-7 (m) Above grade 1 Storeys below grade +/- 1.1	[A] 1.4.1.2. & 3.2.1.1.
10.05	Number of Streets/ Firefighter access	1	3.2.2.10. & 3.2.5.
10.06	Building Size	☒ Small ☐ Medium ☐ Large ☐ > Large Existing Building area: 395m2 (4,251 sf) Existing HI = 3 (small building) / New HI = 3 (small building)	T.11.2.1.1.B.-N.
10.07	Existing Building Classification:	Change in Major Occupancy: ☒ Yes ☐ Not Applicable (no change of major occupancy) Construction Index: Existing construction index 1 – 0HR rating Existing Construction - Assumed: Brick Veneer House Wrap / 1" Air Space 2" x 6" wood studs w/ 6" Batts and insulated sheathing **New major Occupancy Construction Index of 4 for combustible construction in Table 11.2.1.1.A. requires the following:** - 45min Fire Resistance rating at Floors over Basement and all other Floors. - 0 Hr Fire Resistance rating at Roofs. **As per Table 11.4.3.4.A. Additional Upgrading.** **Sprinklers to be provided in all floor levels throughout the Residence.** This meets the requirement for Group B, Division 3 structure Importance Category : ☐ Low ☒ Normal ☐ High ☐ Post-disaster	11.2.1.1. T 11.2.1.1A T 11.2.1.1B to N 4.2.1.(3), 5.2.2.1.(2)
10.08	Occupant Load *Insert additional lines as needed*	Floor Level/Area — Occupancy Type — Based On # of sleeping rooms — Occupant Load (Persons) First Floor — 4 residents+4 staff — 4 sleep.rms — 8 Basement Floor — 3 residents+6 residents — 3 sleep.rms — 9	3.1.17.
10.09	Reduction in Performance Level:	Structural floor framing system: ☒ No ☐ Yes Structural roof framing system: ☐ No ☒ Yes Early warning and evacuation system: ☐ No ☒ Yes Change in use/major occupancy: ☐ No ☒ Yes Hazard Index : Construction Index: ☒ No ☐ Yes Change to Residential occupancy: ☒ No ☐ Yes Multiple occupancy fire separations: ☒ No ☐ Yes Non-compliance with 3.1.3.2. or 9.10.9.12. ☒ No ☐ Yes Change to sanitary flow/discharge ☒ No ☐ Yes Use changed to retirement home ☒ No ☐ Yes Other _____: ☒ No ☐ Yes	10.3.2.2.(1) 10.3.2.2.(1) 10.3.2.2.(3) 10.3.2.2.(4) 10.3.2.2.(5) 10.3.2.2.(7) 10.3.2.2.(9) 10.3.2.2.(10) 10.3.2.2.(11) 10.3.2.2.(12)
10.10	Compliance Alternatives Proposed:	☐ No ☒ Yes See Table 11.4.3.3. provided below for Alternative Compliances	11.5.1.
10.11	Notes: *Insert additional lines as needed*	Existing Building area: 395m2 (4,251 sf)	11.5.1.

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

Table 11.4.3.3. Early warning and evacuation to be checked against

Building System	Code Requirements	Existing	Alternative Compliance
A) access to exit widths based on occupant load 3.3.1 (3.3.1.16)	**A. 3.3.1.9** Corridors min 1100mm (3.3.3.3(5) waives 1650mm corridor width requirement if sleep.accomodation is not more than 10 people and not more than 6 occupants require evac.assistance)	**A. Existing Adequate** Existing corridors are 1495mm and 1522mm	None provided.
	B. 3.3.1.16 required width of corridors, doorways, shall be not less than 18.4mm per person.	**B. Existing adequate** OL = 17 7 residents, 1 caretaker, 3 potential staff, 6 visitors 7 x 18.4 = 312.8 mm. Existing corridors and exits are not less than 1100mm therefore existing is adequate. Access to exit from each room is 1 x 18.4mm = 184.0mm	**B34 - 3.3.1.16** Existing non-conforming capacities of access to exits are acceptable, provided that the excessive capacity is no greater than 15% and there are sprinklers, plus smoke alarms in suites.
	C. 3.3.3.3(1) A corridor used by the public or serving patients or residents shall have no dead-end portion unless the area served by the dead-end portion has a second and separate means of egress.	**C. Existing not adequate.** Basement corridor has a dead-end corridor.	Additional exit will be provided.
B) Exit widths based on occupant load in 3.4.3 (3.4.3.2)	**A. 3.4.3.2.(2)** Minimum aggregate widths of exits serving floor areas intended for care shall by determined by multiplying the occupant load of the area served by 18.4 per person. **B. 3.4.3.2 (7)** Stairs and ramps serving patients or residents shall not be less than 1650mm. Doorways serving patients or residents sleeping rooms exit not less than1050mm *(note 3.3.3.4(1) permits use of 1100mm (3'-6") door.)*	**A. Existing adequate** OL = 17 7 residents, 1 caretaker, 3 potential staff, 6 visitors 7 x 18.4 = 312.8 mm. **B. All existing doors are 914mm** for all exits and sleeping rooms. Exit doors to exterior are 914mm and corridors are 914mm. Stairs serving patients rooms are 1016mm	None provided. **B42 – 3.4.3.2.(7)** Existing acceptable provided no change in occupancy to a B2 or B3. In this case existing stairs will be rebuilt wider and doors to be widened to meet min.req's.
C) Exit signs in 3.4.5	**A. 3.4.5.1 Exit Signs** (10) an exit sign is not required within a suite Group B div3 if the following requirements are met: a. suite contains not more than 10 persons, b. and not more than 6 occupants require assistance in evacuation	**A. Existing adequate** The house will never have more then 10 sleeping rooms or persons and will never have more than 6 occupants that require assistance in evacuation.	**Exit signs not required**
D) Lighting of exits, lighting of access to exits and emergency lighting in 3.2.7	**A. 3.2.7.3** (1) Emergency Lighting shall be provided to an average level of illumination not less than 10lx at floor or tread level in (a) exits; (d) corridors serving patients or residents sleeping rooms in a Group B Div 3.	**A.** Emergency lights will be provided throughout the residence on all floors.	No alternative compliance listed therefore; Additional emergency lighting to be provided at all exits.
E) Fire alarm system in 3.2.4	**A. 3.2.4.1. (2)** A fire alarm system shall be installed in a building in which an automatic sprinkler system is installed.	**A. Existing not adequate** This building is required to be sprinklered as per OBC, therefore fire alarm system will be provided.	No alternative compliance listed.
F) Smoke alarms in 3.2.4.22	**A. 3.2.4.20 Smoke Alarms.** (1) Except as provided in Article 3.2.4.21, smoke alarms shall be installed in accordance with this Article. (2) Except as permitted by Sentence (10), smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and, except for care, care and treatment or detention occupancies required to have a fire alarm system, in each sleeping room not within a dwelling unit.	**A.** Fire alarm system will be implemented as per OBC for care occupancy, therefore smoke alarms are not required.	No alternative compliance listed.
G) Travel distance and number of exits in other parts (3.4.2.4)	**A. 3.4.2.1. Minimum Number of Exits.** (1) Except as permitted by Sentences (2) and (4) every floor area intended for occupancy shall be serve by at least two exits. (2) A floor area in a building not more than 2 storeys in building height is permitted to be served by one exit provided the occupant load served by the exit is not more than 60 (b) and, in a floor area that is sprinklered, (i) the travel distance is not more than 25m and (ii) floor area for Group B is not more than 100 square meters. **B. 3.4.2.5. Location of Exits for Two exits** If more than one exit is required the exits shall be located so that the travel distance to at least one exit shall be not more than 45 m in a floor sprinklered area.	**A. Existing adequate** On First Floor Travel Distance is 31.3m and the floor area is more than 100m2 in floor area therefore requires two exits. On Basement Level Travel Distance is 22.15m and floor area is more than 100m2 therefore requires two exits. **B. First Level is served by 3 exits, basement level is served by 2 exits** Travel distance on both levels is adequate as based on 2 exits 45metres required.	No alternative compliance listed. New exit at basement level will be added
H) Door release hardware in 3.3.1.12 and 3.4.6.16	**A. 3.3.1.12** Door in and access to exit shall be readily openable in travelling to an exit without requiring keys, special devices.	**A.** All doors are typical round handle door knobs.	**B32 – 3.3.1.12** Existing Doors acceptable

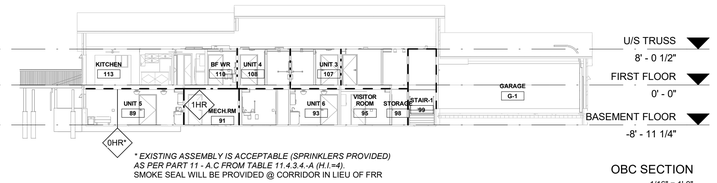
Building Sleeping accommodations
Main Level: 4 Core Members - all members are ambulatory and can self-evacuate.
Basement: 3 Core Members, all 3 are ambulatory and can self-evacuate.
Total of 7 residents.

Summary of upgrades required:
1. Sprinklers to be installed as per OBC
2. Additional exit in the basement to be installed as per OBC
3. Doors and stairs to be widened as per OBC
4. Emergency lighting to be installed as per OBC – should be at all exits. Refer to drawings.
5. Carbon monoxide detectors will be provided on every floor.

LEGEND

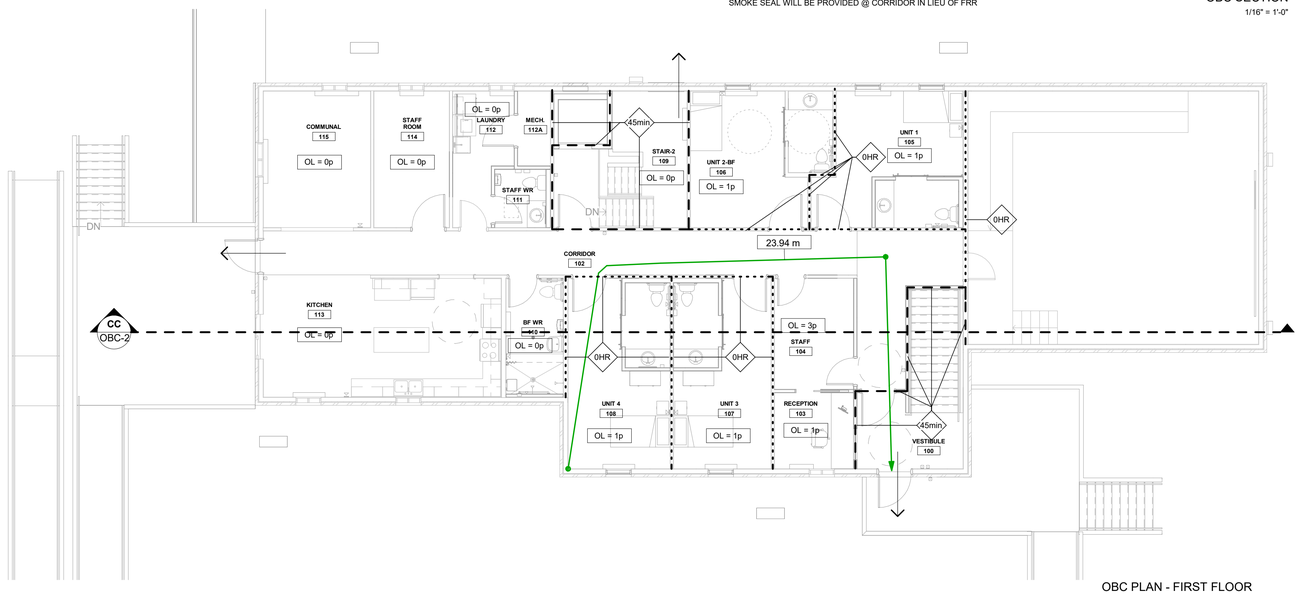
0HR — FIRE SEPARATION WITH A 0 HR FIRE RESISTANCE RATING
45min — FIRE SEPARATION WITH A 45 MIN. FIRE RESISTANCE RATING
1HR — FIRE SEPARATION WITH A 1 HR FIRE RESISTANCE RATING
OL=3p — DENOTES DESIGNED OCCUPANT LOAD INDICATING NO. OF PERSONS IN THE ROOM / SUITE.
DIRECTION OF EXIT TRAVEL
FDC — FIRE DEPARTMENT CONNECTION
ANP — DENOTES FIRE ALARM ANNUNCIATOR PANEL REFER TO ELEC.

NOTES:
1. DOORS IN FIRE SEPARATIONS ARE TO BE EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING HARDWARE, WITH THE REQUIRED FIRE-PROTECTION RATING, AND SHALL BE LISTED AND LABELLED BY AN ACCREDITED CERTIFICATION.
2. FIRE DAMPERS TO BE INSTALLED IN THE PLANE OF THE FIRE SEPARATION WHERE DUCTWORK PENETRATES WALLS AND FLOOR.

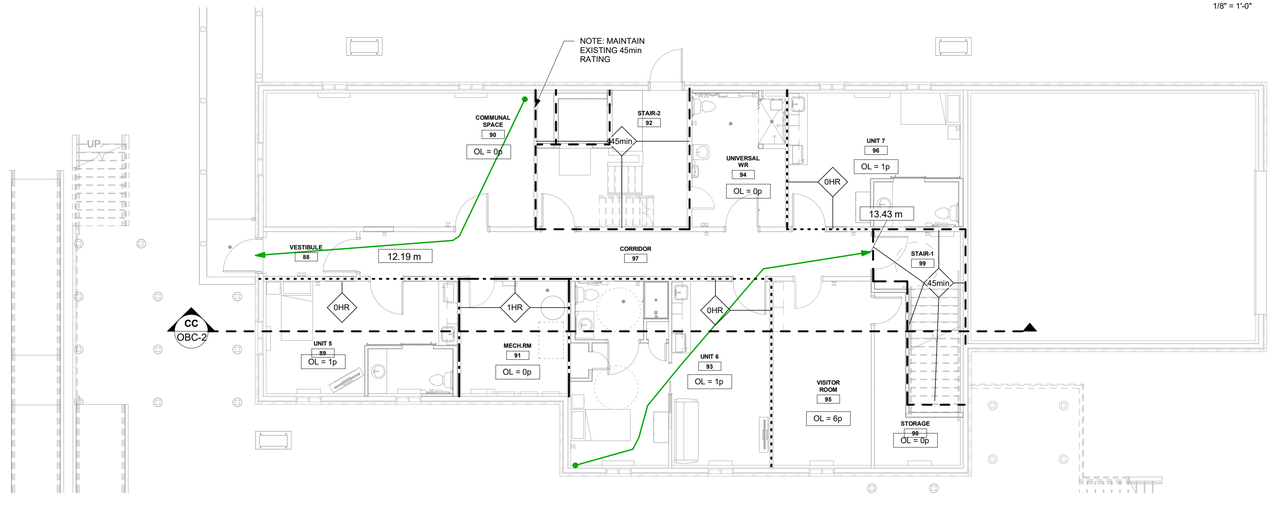


** EXISTING ASSEMBLY IS ACCEPTABLE (SPRINKLERS PROVIDED) AS PER PART 11 - A C FROM TABLE 11.4.3.4.-A (H.I.=4).*
SMOKE SEAL WILL BE PROVIDED @ CORRIDOR IN LIEU OF FRR

OBC SECTION
1/16" = 1'-0"



OBC PLAN - FIRST FLOOR
1/8" = 1'-0"



OBC PLAN - BASEMENT
1/8" = 1'-0"

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13

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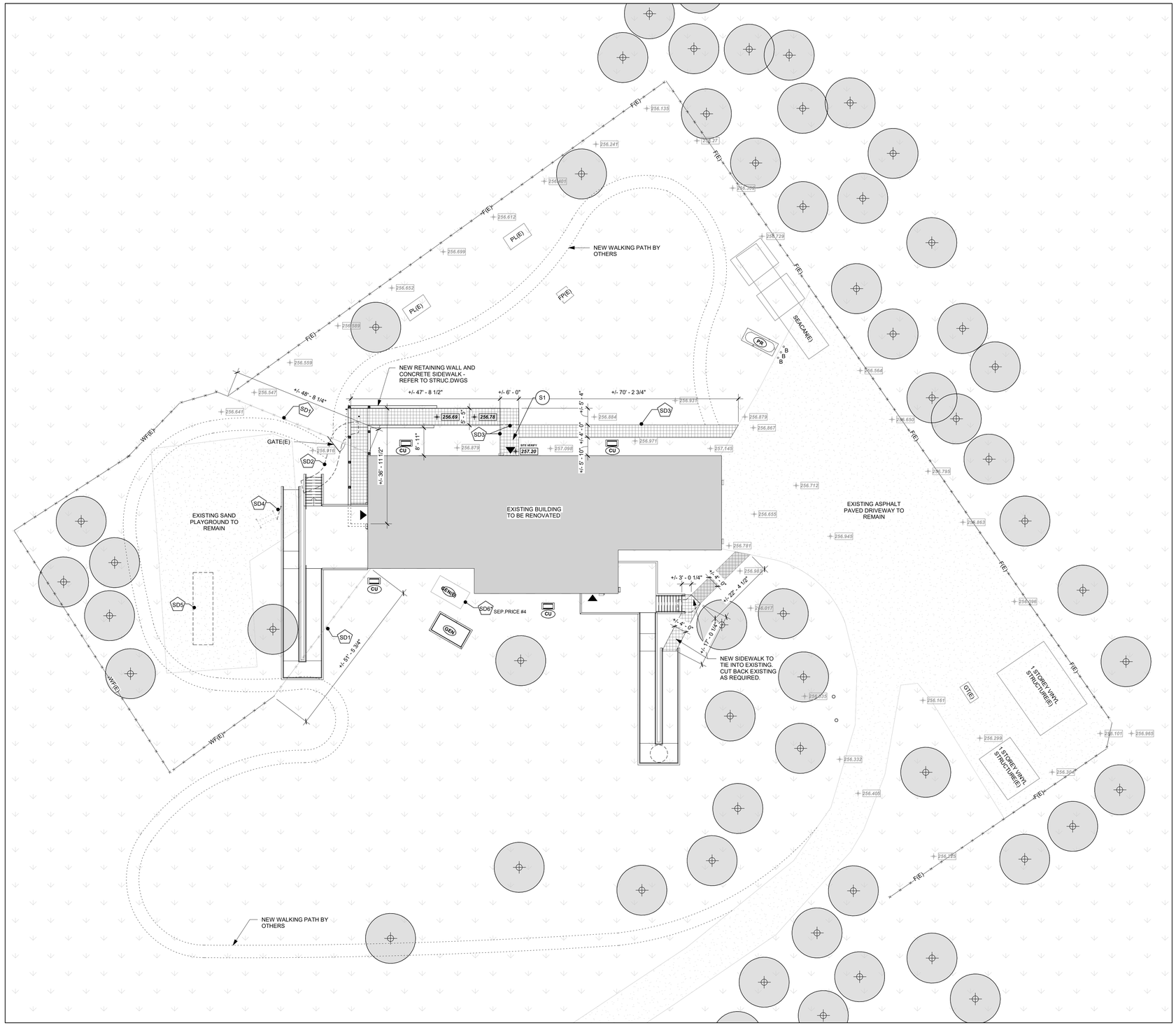
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

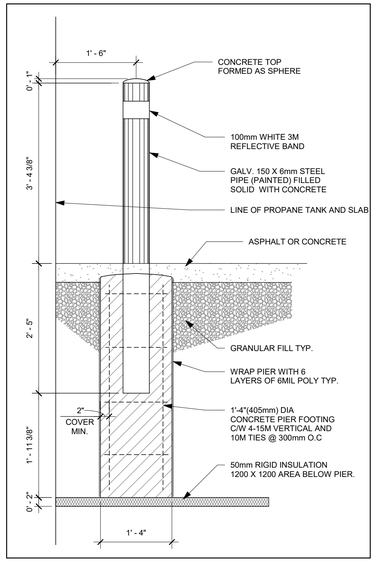
8465 COUNTY ROAD 45, ROSENEATH, ON

OBC MATRIX & FIRE SEPARATION PLAN

Date: 2026 03 13
Scale: As indicated
Drawn By: MZ Checked By: AD
Project No: 2596
Drawing No: Rev: 1

OBC-2





TYPICAL BOLLARD SECTION

3/4" = 1'-0"

SITE LEGEND

- W — DENOTES WATERLINE - REFER TO MECHANICAL AND CIVIL DRAWINGS
- SAN — DENOTES SANITARY LINE - REFER TO CIVIL AND MECHANICAL DRAWINGS
- DENOTES GRASSED AREA TO REMAIN
- DENOTES EXISTING BUILDING
- DENOTES EXTENT OF NEW CONCRETE SIDEWALK. REFER TO OPSD.310.015 + GSSD.310.010
- DENOTES EXISTING TREE TO REMAIN
- FH — DENOTES FIRE HYDRANT
- (E) — DENOTES EXISTING ITEM
- WF — DENOTES WOOD FENCE
- F — DENOTES CHAIN LINK FENCE
- DENOTES BUILDING ENTRY
- CU — DENOTES CONDENSING UNIT. CONTRACTOR TO PROVIDE STAND FOR CU ON PAVERS. EXCAVATE DOWN TO NATURAL SOIL AND PROVIDE MIN. 6" COMPACTED GRANULAR A AND MIN. 12" GRANULAR B TO MOUNT PAVERS - REFER ALSO TO MECHANICAL DRAWINGS. COORDINATE LOCATIONS WITH EXISTING BASEMENT WINDOWS.
- GEN — DENOTES NEW GENERATOR W/ A CONCRETE PAD - REFER TO ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL & STRUCTURAL DRAWINGS
- PR — PROPANE TANK AND PAD. REFER TO MECHANICAL & STRUCTURAL DRAWINGS. COORDINATE MINIMUM DISTANCE REQUIRED.
- B — DENOTES BOLLARD
- GT(E) — DENOTES GAS TANK TO REMAIN
- PL(E) — DENOTES GARDEN PLANTER TO REMAIN
- FP(E) — DENOTES FIRE PIT TO REMAIN

GENERAL NOTES:

1. REFER TO DRAWING PREPARED BY CROZIER CONSULTING ENGINEERS FOR GRADING INFORMATION. SITE VERIFY EXISTING GRADES PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE DEMOLITION NOTES:

- SD1 — REMOVE SECTION OF WOOD FENCE AND ALL RELATED ACCESSORIES AS SHOWN.
- SD2 — REMOVE EXISTING PAVED STRIP IN ITS ENTIRETY.
- SD3 — REMOVE EXISTING SIDEWALK IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- SD4 — CUT BACK AND REMOVE EXISTING PLAYGROUND EQUIPMENT AS REQUIRED TO MAKE WAY FOR NEW RAMP. THE REST OF PLAYGROUND SYSTEM TO REMAIN.
- SD5 — REMOVE EXISTING METAL SWING SET. DISPOSE OF MATERIALS.

***SEPARATE PRICE #4:**

- SD6 — REMOVE EXISTING GENERATOR AND PAD. INSTALL NEW GENERATOR AND PAD TO SUIT. REFER ALSO TO ELECTRICAL DWGS.

SITE CONSTRUCTION NOTES:

- S1 — NEW SIDEWALK TO REUSE EXISTING LOCATION AND TIE INTO NEW SLOPED SIDEWALK FROM BASEMENT. REFER TO DETAILS FOR ACCESSIBLE TRANSITIONS AT EXT.DOORS. REFER ALSO TO CIVIL DWGS.

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

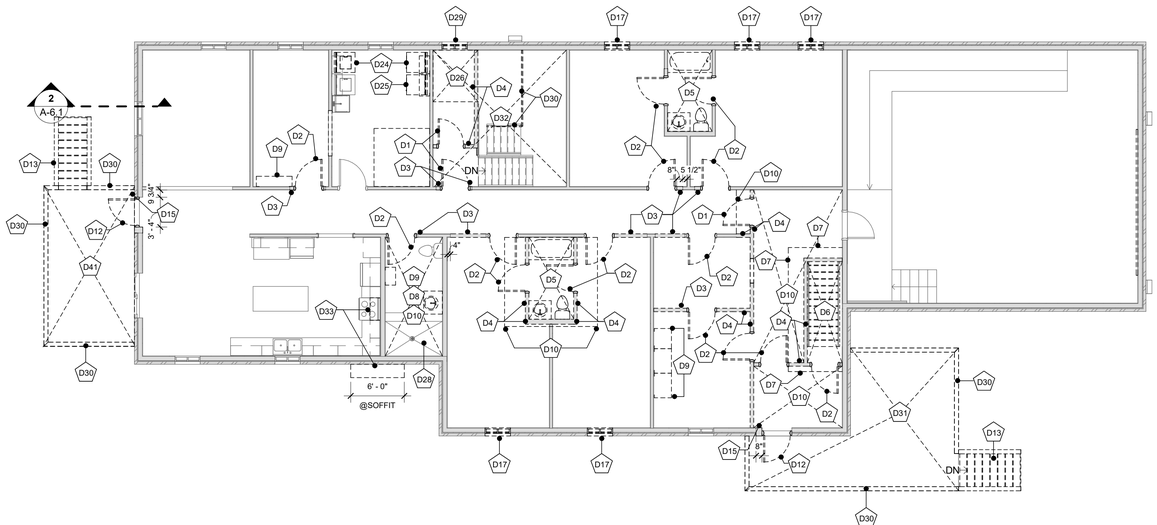
SITE PLAN

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

SP-1

DEMOLITION NOTES (GENERAL):

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
5. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
6. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
7. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK WITH SUBTRADES FOR EXTENT OF REMOVALS AND REINSTALLATION REQUIRED TO COMPLETE THE WORK. MAKE GOOD ALL FINISHES.
8. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
9. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN, PROVIDE WATERTIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.
10. **CAREFULLY REMOVE/UNINSTALL ITEMS TO REMAIN IN PREPARATION FOR PAINTING AND STORE ON SITE FOR REINSTALLATION. COORDINATE WITH OWNER.**
11. **FURNITURE TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.**



FIRST FLOOR PLAN - DEMO
1/8" = 1'-0"

BASEMENT PLAN - DEMO
1/8" = 1'-0"

DEMOLITION LEGEND

- D1 — DEMOLITION TAG - REFER TO DEMOLITION NOTES
- DENOTES EXISTING ITEMS TO REMAIN
- DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES REMOVAL OF EXISTING 4" SLAB ON GRADE. VAPOUR BARRIER AND EXISTING GRANULAR MATERIAL, AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. REFER TO ADDITIONAL DEMO NOTES FOR SLAB THICKENING AND RELATED REMOVALS. REFER ALSO TO STRUC. AND MECH.DWGS.

DEMOLITION NOTES (TAGS):

- D1 REMOVE EXISTING INTERIOR WOOD DOOR, WOOD TRIM, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES
- D2 REMOVE EXISTING INTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 REMOVE EXISTING PARTITION WALL AS REQUIRED FOR NEW OPENING. REFER TO STRUC.DWGS FOR NEW LINTEL OR BEAM SIZES. PARTITION CONSISTS OF, BUT NOT LIMITED TO:
  - -1/2" TYPE 'X' GYPSUM BOARD ON BOTH SIDES
  - - 2"X4" OR 2"X6" WOOD STUDS @ 16" O/C
- D4 REMOVE EXISTING WOOD STUD PARTITION WALL TO MAKE WAY FOR NEW CONSTRUCTION.
- D5 REMOVE EXISTING TOILET, SINK, CABINETS, COUNTERTOP, MIRROR, BATHTUB, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY. PREPARE EXISTING SUBFLOOR TO RECEIVE NEW FINISHES.
- D6 REMOVE EXISTING WOOD STAIRS, HANDRAILS, CARPET, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY IN PREPARATION FOR NEW.
- D7 REMOVE EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW STAIRS. COORDINATE WITH STAIR DRAWINGS IN THIS PACKAGE.
- D8 REMOVE EXISTING SINK, TOILET, MIRROR, GRAB BARS AND ALL RELATED ACCESSORIES.
- D9 REMOVE EXISTING UPPER CABINETRY, ALL RELATED HARDWARE AND ACCESSORIES.
- D10 REMOVE EXISTING CERAMIC FLOOR TILE IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- D11 REMOVE EXISTING TOILET, SINK, BASE CABINETS, COUNTERTOP, BATHTUB, TOWEL BARS, SHELVING, UPPER CABINETS, MIRROR, PAPER TOWEL DISPENSER AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. REFER TO MECH DWGS. REMOVE AND STORE EXISTING SOAP DISPENSER ON SITE FOR REINSTALLATION.
- D12 REMOVE EXISTING EXTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES IN PREPARATION FOR WIDENED OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- D13 REMOVE EXISTING EXTERIOR STAIRS, RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.
- D14 REMOVE EXISTING SINK, UPPER AND BASE CABINETS AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY.
- D15 CAREFULLY SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WIDER DOOR OPENING INCLUDING BUT NOT LIMITED TO:
  - - +/- 3 1/2" BRICK
  - - +/- 1" AIR SPACE
  - - BUILDING PAPER
  - - +/- 1/2" SHEATHING
  - - 2"X6" WOOD STUDS @ 16" O/C
  - - BATT INSULATION
  - - VAPOUR BARRIER
  - - +/- 1/2" GYPSUM BOARD.

  PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- D16 REMOVE SILL IN PREPARATION FOR NEW WALL INFILL.
- D17 REMOVE EXISTING VINYL WINDOW AND RELATED ACCESSORIES TO MAKE WAY FOR NEW. REMOVE EXISTING MASONRY SILL AND STORE FOR REINSTALLATION. CAREFULLY SAWTOOTH EXISTING BRICK AND SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WINDOW HEIGHT. REFER TO NEW WINDOW SCHEDULE FOR DIMENSIONS. - **PROVIDE SEPARATE PRICE FOR THE WORK RELATED TO WINDOW REPLACEMENTS AND ALTERATIONS.**
- D20 REMOVE EXISTING GYPSUM BOARD VERTICAL CHASE. COORDINATE WATER PIPING BEYOND. MAKE GOOD ALL TRADES.
- D21 REMOVE OVERHEAD GARAGE DOOR AND ALL RELATED ACCESSORIES IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- D22 REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT TO MAKE WAY FOR NEW. REFER TO MECHANICAL AND ELECTRICAL DWGS.
- D23 GRIND EXISTING FLOOR SLAB TO SLOPE TOWARDS NEW FLOOR DRAINS. REFER ALSO TO MECH DWGS. MAKE GOOD ALL TRADES.
- D24 DISCONNECT, REMOVE AND TURN TO OWNER EXISTING WASHER & DRYER AND ALL RELATED ACCESSORIES TO MAKE WAY FOR NEW CONSTRUCTION. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.
- D25 DISCONNECT EXISTING DRYER AND ALL RELATED ACCESSORIES. STORE ON SITE FOR FUTURE REINSTALLATION. COORDINATE WITH OWNER ON SITE. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.
- D26 SAWCUT EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW BF LIFT SHAFT OPENING. COORDINATE WITH BF LIFT DWGS AND REQUIREMENTS.
- D27 EXISTING +/- 18" X 6" SLAB THICKENING TO BE REMOVED AS REQUIRED AND REINSTATED U/S INTERIOR LOADBEARING WALLS. REFER TO STRUCTURAL AND MECHANICAL DWGS.
- D28 REMOVE EXISTING SHOWER FLOOR AND WALL TILE TO MAKE WAY FOR NEW. PREPARE EXISTING CONCRETE FLOOR IN PREPARATION TO RECEIVE NEW FLOOR TILE. MAKE GOOD ALL TRADES.
- D29 REMOVE EXISTING VINYL WINDOW AND ALL RELATED ACCESSORIES. MAKE GOOD ALL TRADES.
- D30 REMOVE EXISTING WOOD RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.
- D31 REMOVE EXISTING +/- 5/4" WOOD DECKING AND STORE ON SITE FOR FUTURE REINSTALLATION.
- D32 REMOVE EXISTING SHEET FLOORING AND CARPET AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. PREPARE SUBFLOOR TO RECEIVE NEW FINISHES.
- D33 REMOVE EXISTING UNDER CABINET EXHAUST FAN IN ITS ENTIRETY TO MAKE WAY FOR NEW. REMOVE ALSO EXISTING SOFFIT AS REQUIRED TO MAKE WAY FOR NEW EXHAUST FAN DUCT AND SOLID SOFFIT.
- D34 REMOVE EXISTING FLOOR TILES TO NEAT JOINT. PREPARE EXISTING SUBFLOOR/CONCRETE SLAB TO RECEIVE NEW TILE. MAKE GOOD ALL TRADES.
- D35 CAREFULLY REMOVE EXISTING LIGHTING FIXTURE AND ALL RELATED ACCESSORIES. REFER ALSO TO ELEC DWGS.
- D36 CAREFULLY REMOVE EXISTING CEILING MOUNTED EXHAUST FANS, CEILING REGISTERS AND ALL RELATED ACCESSORIES. REFER ALSO TO MECH & ELEC DWGS.
- D37 REMOVE EXISTING GYPSUM BOARD BULKHEADS THAT CONTAIN DUCTWORK TO BE TAKEN OUT IN PREPARATION FOR NEW SYSTEMS. REFER ALSO TO MECH DWGS. MAINTAIN BULKHEADS CONTAINING PIPING AND MECH.ITEMS THAT WILL REMAIN. CONTRACTOR TO COORDINATE PRIOR TO COMMENCEMENT OF WORK. MAKE GOOD ALL TRADES. REFER ALSO TO MECH DWGS.
- D38 REMOVE ACOUSTIC CEILING TILE SYSTEM AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW.
- D39 REMOVE EXISTING WALL MOUNTED LIGHTING. PATH AND REPAIR WALL IN PREPARATION TO RECEIVE NEW FINISH. REFER ALSO TO ELEC DWGS.
- D40 REMOVE GYPSUM BOARD CEILING IN ITS ENTIRETY IN PREPARATION FOR NEW.
- D41 REMOVE EXISTING WOOD DECK AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW. MAKE GOOD ALL TRADES.
- D42 REMOVE EXISTING WINDOW WELL AND ALL RELATED ACCESSORIES.

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1/8" = 1' - 0" (0, 2', 5', 10', 25')

NORTH

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

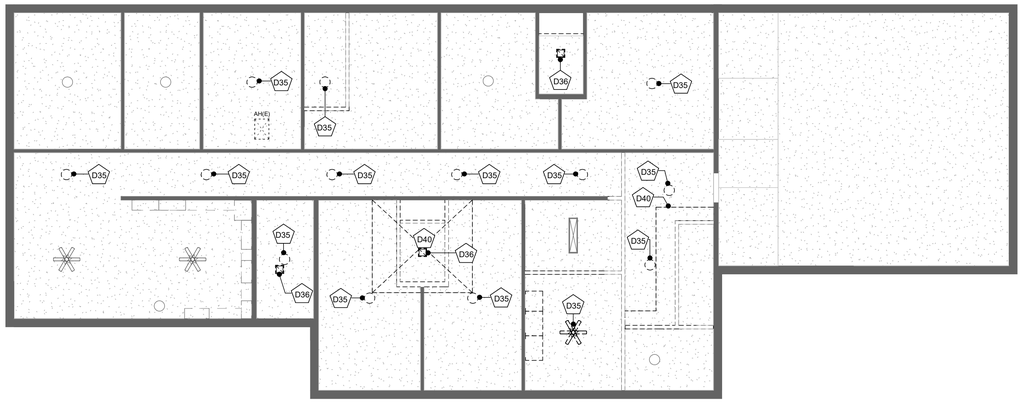
DEMOLITION PLANS

Date:	2026 03 13
Scale:	1/8" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

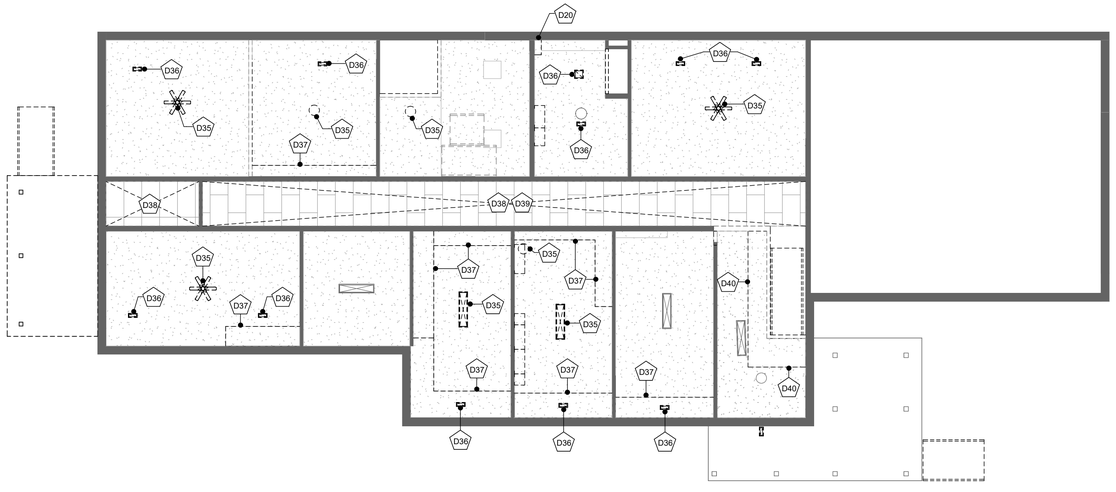
A-1.0

DEMOLITION NOTES (GENERAL):

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
5. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
6. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
7. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK WITH SUBTRADES FOR EXTENT OF REMOVALS AND REINSTALLATION REQUIRED TO COMPLETE THE WORK. MAKE GOOD ALL FINISHES.
8. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
9. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN, PROVIDE WATERTIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.
10. **CAREFULLY REMOVE/UNINSTALL ITEMS TO REMAIN IN PREPARATION FOR PAINTING AND STORE ON SITE FOR REINSTALLATION. COORDINATE WITH OWNER.**
11. **FURNITURE TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.**



FIRST FLOOR RCP - DEMO
1/8" = 1'-0"



BASEMENT RCP - DEMO
1/8" = 1'-0"

DEMOLITION LEGEND

D1 — DEMOLITION TAG - REFER TO DEMOLITION NOTES

DENOTES EXISTING ITEMS TO REMAIN

DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES

DENOTES REMOVAL OF EXISTING 4" SLAB ON GRADE, VAPOUR BARRIER AND EXISTING GRANULAR MATERIAL, AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. REFER TO ADDITIONAL DEMO NOTES FOR SLAB THICKENING AND RELATED REMOVALS. REFER ALSO TO STRUC. AND MECH.DWGS.

DEMOLITION NOTES (TAGS):

D1 REMOVE EXISTING INTERIOR WOOD DOOR, WOOD TRIM, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES

D2 REMOVE EXISTING INTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.

D3 REMOVE EXISTING PARTITION WALL AS REQUIRED FOR NEW OPENING. REFER TO STRUC.DWGS FOR NEW LINTEL OR BEAM SIZES. PARTITION CONSISTS OF, BUT NOT LIMITED TO:
-1/2" TYPE 'X' GYPSUM BOARD ON BOTH SIDES
- 2"X4" OR 2"X6" WOOD STUDS @ 16" O/C

D4 REMOVE EXISTING WOOD STUD PARTITION WALL TO MAKE WAY FOR NEW CONSTRUCTION.

D5 REMOVE EXISTING TOILET, SINK, CABINETS, COUNTERTOP, MIRROR, BATHTUB, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY. PREPARE EXISTING SUBFLOOR TO RECEIVE NEW FINISHES.

D6 REMOVE EXISTING WOOD STAIRS, HANDRAILS, CARPET, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY IN PREPARATION FOR NEW.

D7 REMOVE EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW STAIRS. COORDINATE WITH STAIR DRAWINGS IN THIS PACKAGE.

D8 REMOVE EXISTING SINK, TOILET, MIRROR, GRAB BARS AND ALL RELATED ACCESSORIES.

D9 REMOVE EXISTING UPPER CABINETRY, ALL RELATED HARDWARE AND ACCESSORIES.

D10 REMOVE EXISTING CERAMIC FLOOR TILE IN ITS ENTIRETY TO MAKE WAY FOR NEW.

D11 REMOVE EXISTING TOILET, SINK, BASE CABINETS, COUNTERTOP, BATHTUB, TOWEL BARS, SHELVING, UPPER CABINETS, MIRROR, PAPER TOWEL DISPENSER AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. REFER TO MECH DWGS.
REMOVE AND STORE EXISTING SOAP DISPENSER ON SITE FOR REINSTALLATION.

D12 REMOVE EXISTING EXTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES IN PREPARATION FOR WIDENED OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.

D13 REMOVE EXISTING EXTERIOR STAIRS, RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.

D14 REMOVE EXISTING SINK, UPPER AND BASE CABINETS AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY.

D15 CAREFULLY SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WIDER DOOR OPENING INCLUDING BUT NOT LIMITED TO:
- +/- 3 1/2" BRICK
- +/- 1" AIR SPACE
- BUILDING PAPER
- +/- 1/2" SHEATHING
- 2"X6" WOOD STUDS @ 16" O/C
- BATT INSULATION
- VAPOUR BARRIER
- +/- 1/2" GYPSUM BOARD
PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.

D16 REMOVE SILL IN PREPARATION FOR NEW WALL INFILL.

D17 REMOVE EXISTING VINYL WINDOW AND RELATED ACCESSORIES TO MAKE WAY FOR NEW. REMOVE EXISTING MASONRY SILL AND STORE FOR REINSTALLATION. CAREFULLY SAWTOOTH EXISTING BRICK AND SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WINDOW HEIGHT. REFER TO NEW WINDOW SCHEDULE FOR DIMENSIONS. - **PROVIDE SEPARATE PRICE FOR THE WORK RELATED TO WINDOW REPLACEMENTS AND ALTERATIONS.**

D20 REMOVE EXISTING GYPSUM BOARD VERTICAL CHASE. COORDINATE WATER PIPING BEYOND. MAKE GOOD ALL TRADES.

D21 REMOVE OVERHEAD GARAGE DOOR AND ALL RELATED ACCESSORIES IN ITS ENTIRETY TO MAKE WAY FOR NEW.

D22 REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT TO MAKE WAY FOR NEW. REFER TO MECHANICAL AND ELECTRICAL DWGS.

D23 GRIND EXISTING FLOOR SLAB TO SLOPE TOWARDS NEW FLOOR DRAINS. REFER ALSO TO MECH DWGS. MAKE GOOD ALL TRADES.

D24 DISCONNECT, REMOVE AND TURN TO OWNER EXISTING WASHER & DRYER AND ALL RELATED ACCESSORIES TO MAKE WAY FOR NEW CONSTRUCTION. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.

D25 DISCONNECT EXISTING DRYER AND ALL RELATED ACCESSORIES. STORE ON SITE FOR FUTURE REINSTALLATION. COORDINATE WITH OWNER ON SITE. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.

D26 SAWCUT EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW BF LIFT SHAFT OPENING. COORDINATE WITH BF LIFT DWGS AND REQUIREMENTS.

D27 EXISTING +/- 18" X 6" SLAB THICKENING TO BE REMOVED AS REQUIRED AND REINSTATED U/S INTERIOR LOADBEARING WALLS. REFER TO STRUCTURAL AND MECHANICAL DWGS.

D28 REMOVE EXISTING SHOWER FLOOR AND WALL TILE TO MAKE WAY FOR NEW. PREPARE EXISTING CONCRETE FLOOR IN PREPARATION TO RECEIVE NEW FLOOR TILE. MAKE GOOD ALL TRADES.

D29 REMOVE EXISTING VINYL WINDOW AND ALL RELATED ACCESSORIES. MAKE GOOD ALL TRADES.

D30 REMOVE EXISTING WOOD RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.

D31 REMOVE EXISTING +/- 5/4" WOOD DECKING AND STORE ON SITE FOR FUTURE REINSTALLATION.

D32 REMOVE EXISTING SHEET FLOORING AND CARPET AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. PREPARE SUBFLOOR TO RECEIVE NEW FINISHES.

D33 REMOVE EXISTING UNDER CABINET EXHAUST FAN IN ITS ENTIRETY TO MAKE WAY FOR NEW. REMOVE ALSO EXISTING SOFFIT AS REQUIRED TO MAKE WAY FOR NEW EXHAUST FAN DUCT AND SOLID SOFFIT.

D34 REMOVE EXISTING FLOOR TILES TO NEAT JOINT. PREPARE EXISTING SUBFLOOR/CONCRETE SLAB TO RECEIVE NEW TILE. MAKE GOOD ALL TRADES.

D35 CAREFULLY REMOVE EXISTING LIGHTING FIXTURE AND ALL RELATED ACCESSORIES. REFER ALSO TO ELEC DWGS.

D36 CAREFULLY REMOVE EXISTING CEILING MOUNTED EXHAUST FANS, CEILING REGISTERS AND ALL RELATED ACCESSORIES. REFER ALSO TO MECH & ELEC DWGS.

D37 REMOVE EXISTING GYPSUM BOARD BULKHEADS THAT CONTAIN DUCTWORK TO BE TAKEN OUT IN PREPARATION FOR NEW SYSTEMS. REFER ALSO TO MECH.DWGS. MAINTAIN BULKHEADS CONTAINING PIPING AND MECH.ITEMS THAT WILL REMAIN. CONTRACTOR TO COORDINATE PRIOR TO COMMENCEMENT OF WORK. MAKE GOOD ALL TRADES. REFER ALSO TO MECH DWGS.

D38 REMOVE ACOUSTIC CEILING TILE SYSTEM AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW.

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D40 REMOVE GYPSUM BOARD CEILING IN ITS ENTIRETY IN PREPARATION FOR NEW.

D41 REMOVE EXISTING WOOD DECK AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW. MAKE GOOD ALL TRADES.

D42 REMOVE EXISTING WINDOW WELL AND ALL RELATED ACCESSORIES.

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

DEMOLITION PLANS - RCP

Date:	2026 03 13
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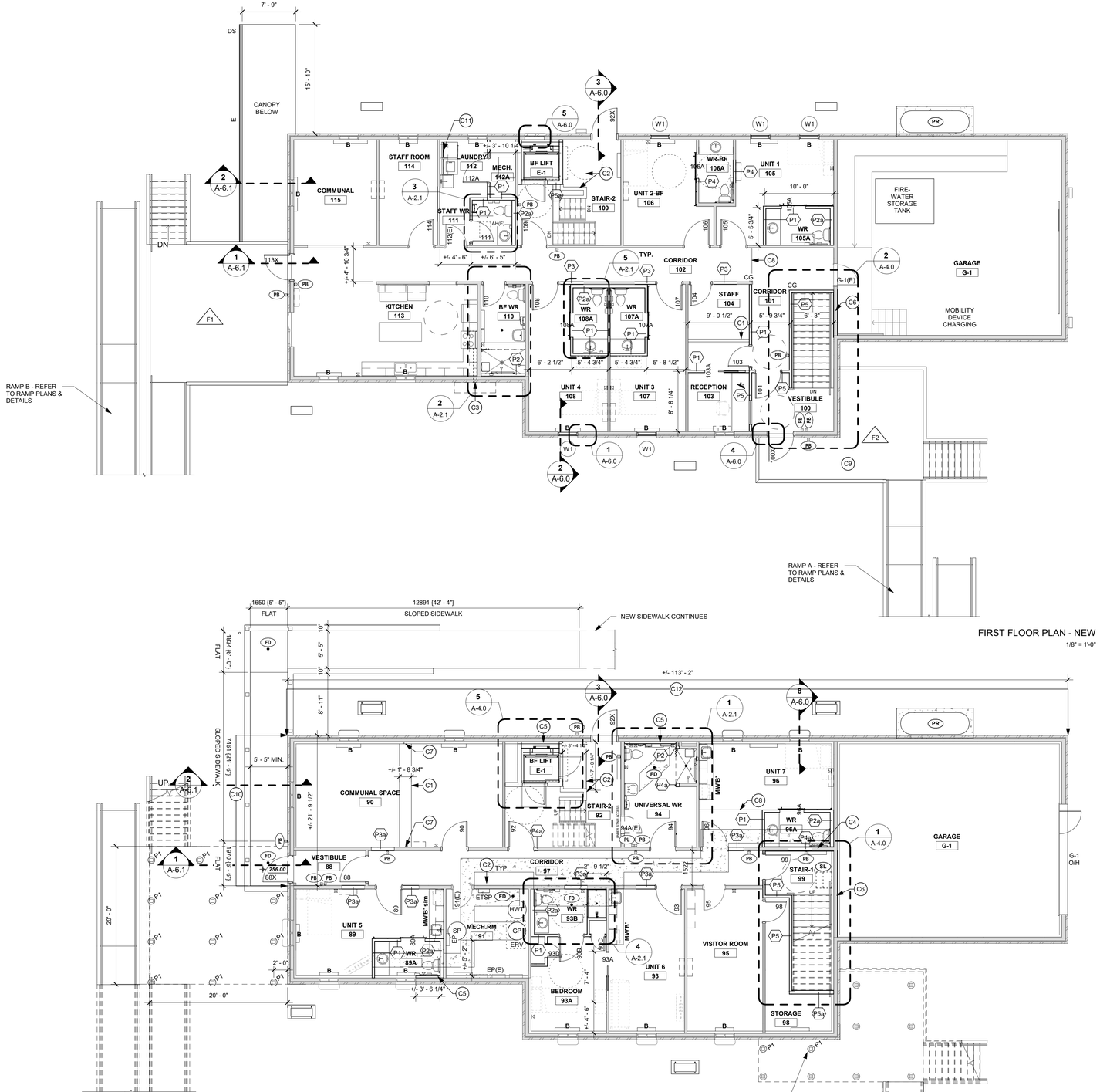
A-1.1



FIRST FLOOR PLAN - NEW
1/8" = 1'-0"

BASEMENT PLAN - NEW
1/8" = 1'-0"

FLOOR PLAN LEGEND

ROOM NAME 101	DENOTES ROOM NAME AND NUMBER REFERENCE
P1	DENOTES PARTITION ASSEMBLY TAG REFERENCE
100	DENOTES DOOR AND DOOR NUMBER
	DENOTES EXISTING EXTERIOR WALL
	DENOTES INTERIOR PARTITION - REFER TO ASSEMBLY TYPES
WT	100mm DIA. WEEPING TILE C/W FILTER FABRIC SOCK
EP	ELECTRICAL PANEL REFER TO ELECTRICAL DRAWINGS
	DENOTES AREA OF SLAB REPAIR. PATCH AND REPAIR EXISTING SLAB ON GRADE AT REMOVED AREAS AFTER PLUMBING INSTALLATION IS COMPLETE WITH 25 MPA CONCRETE. PROVIDE 10M DOWELS 12" LONG C/W 6" EMBEDMENT @ 24" O/C AND HILTI HIT HY-200 EPOXY GROUT. PROVIDE NEW REBAR OR MESH. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING - REFER TO MECHANICAL DRAWINGS
PB	DENOTES BARRIER FREE PUSH BUTTON FOR DOOR OPERATOR
SL	DENOTES NEW STAIR CHAIR LIFT SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING IN EXISTING WALL AS REQUIRED.
(E)	DENOTES EXISTING ITEM TO REMAIN
(NIC)	DENOTES ITEMS NOT IN CONTRACT
B	DENOTES NEW BLINDS - REFER TO SPECS

FLOOR PLAN GENERAL NOTES:

1. ALL PARTITIONS ARE TO EXTEND TO U/S OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALL DIMENSIONS TAKEN FROM INTERIOR FACE OF STUD. ALL INTERIOR PARTITION DIMENSIONS TAKE FROM CENTER LINE OF WOOD STUD.
3. **REMOVED/UNINSTALLED ITEMS STORED ON SITE TO BE REINSTALLED AFTER PAINTING AND OTHER CONSTRUCTION WORK IS COMPLETED. COORDINATE WITH OWNER.**

FLOOR PLAN CONSTRUCTION NOTES:

- C1 PATCH PCT FLOORING WITH NEW PCT FINISH AS SCHEDULED. ENSURE FLUSH TRANSITIONS. MAKE GOOD ALL TRADES.
- C2 INSTALL NEW WOOD FLOOR EXTENSION SUPPORTED BY 2X4" WOOD STUD WALLS TO SUIT NEW BF LIFT. ENSURE FLUSH TRANSITION AND PREPARE NEW AND EXISTING FLOOR TO RECEIVE NEW FINISH. TIE NEW WOOD GUARDRAIL TO EXISTING. MAKE GOOD ALL TRADES. REFER ALSO TO TYP. WOOD RAILING DETAILS AND STRUCTURAL DWGS.
- C3 INSTALL NEW UNDER CABINET EXHAUST FAN. NEW FAN DUCT TO RUN ABOVE UPPER CABINETS AND THROUGH EXTERIOR WALL DOWN THROUGH SOFFIT. INSTALL 6'-0" OF SOLID SOFFIT MATERIAL CENTERED ON THE DUCT. REFER TO MECH DWGS.
- C4 INSTALL NEW 5/8" TYPE 'X' GYPSUM BOARD ON BOTH SIDES OF EXISTING PARTITION WOOD STUD WALL TO ACHIEVE 45min FRR IN STAIR-1.
- C5 INFILL EXISTING WALL AT HALF HEIGHT WITH +/- 3" WOOD STUD FRAMING AND 5/8" GYPSUM BOARD TO MAKE ONE FLUSH SURFACE. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF GRAB BARS AND/OR ACCESSORIES. PAINT AS SCHEDULED.
- C6 INSTALL ALSO 5/8" TYPE 'X' GYPSUM BOARD ON THE GARAGE WALL FACE TO ACHIEVE 45min FRR IN STAIR-1.
- C7 PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT SURFACES. MAKE GOOD ALL TRADES. ENSURE FLUSH TRANSITION.
- C8 ENSURE FLUSH TRANSITION BETWEEN NEW FINISH AND EXISTING PCT FLOORING. MAKE GOOD ALL TRADES.
- C9 INSTALL NEW WOOD DECK BUILD UP MEMBERS AND REINSTALL EXISTING DECKING IN NEW DIRECTION TO SUIT. ACCOUNT FOR AND SUPPLY EXTRA DECKING MATERIAL AS REQUIRED. ENSURE FLUSH BARRIER FREE TRANSITION FROM ENTRY ONTO NEW DECK LEVEL. INSTALL NEW GUARD RAILS AS PER TYPICAL DETAILS.
- C10 REMOVE EXISTING WATERPROOFING/DAMPPROOFING AND APPLY NEW PARGING TO EXPOSED FOUNDATION WALL TO MAKE GOOD.
- C11 RELOCATE DRYER AND DRYER VENT TO NEW LOCATION. MAKE GOOD ALL SURFACES AND TRADES.
- C12 EXCAVATE SOIL AND REMOVE EXISTING WATERPROOFING/DAMPPROOFING AND INSTALL NEW WATERPROOFING, DRAINAGE BOARD AND PARGE EXPOSED FOUNDATION WALL. REINSTATE SOIL TO MAKE GOOD. MAKE GOOD ALL TRADES. PROVIDE NEW WINDOW WELLS AND NEW DRAINAGE TILE CONNECTED TO EXISTING WEEPING TILE.

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8465 COUNTY ROAD 45, ROSENEATH, ON

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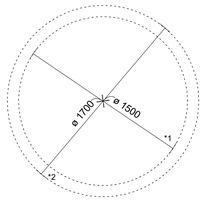
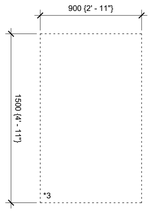
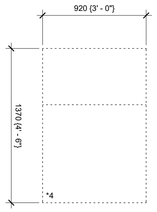
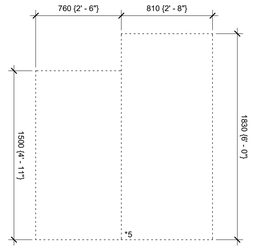
A-2.0

BARRIER FREE LEGEND









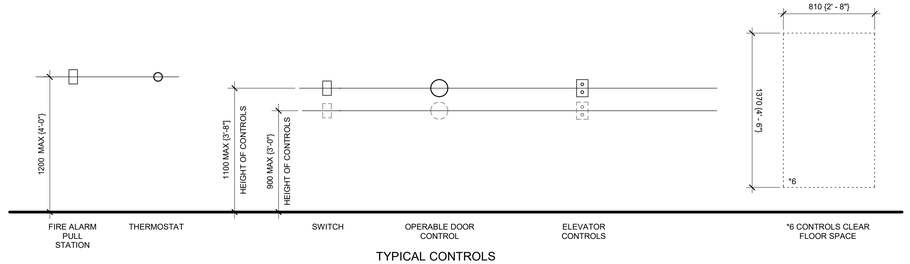
*1 1500mm TURNING DIAMETER
*2 1700mm TURNING DIAMETER

*3 TRANSFER SPACE (BESIDE WATER CLOSET)

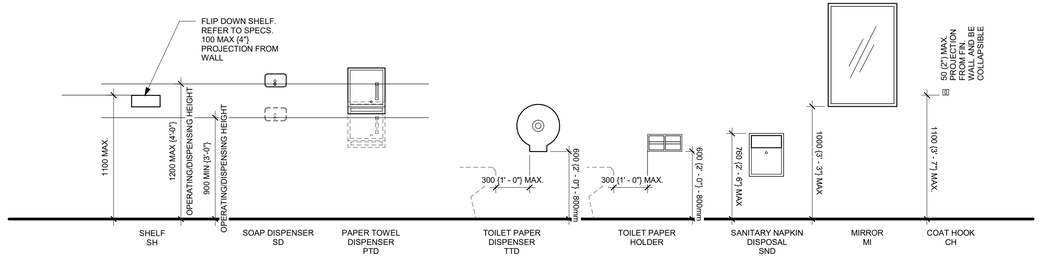
*4 FORWARD APPROACH SPACE IN FRONT OF SINK

*5 ADULT CHANGE TABLE

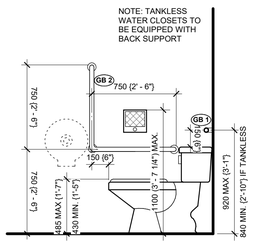
UNIVERSAL BARRIER FREE WASHROOM CLEARANCES

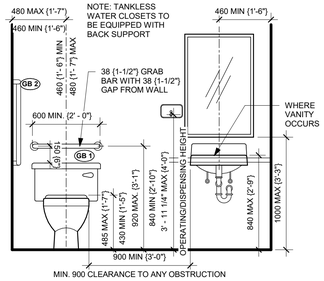


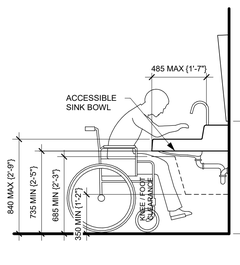
TYPICAL CONTROLS



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS





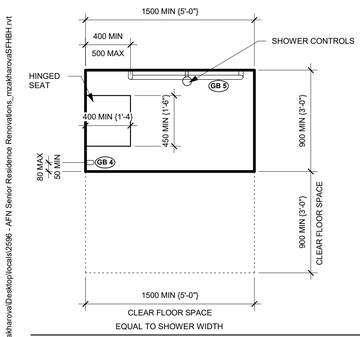


WATER CLOSET SIDE WALL

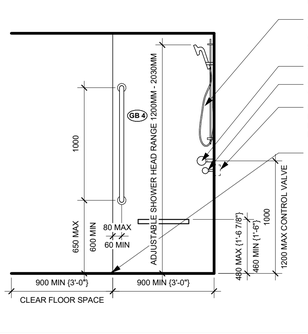
WATER CLOSET BACK WALL

LAVATORY OR VANITY SINK

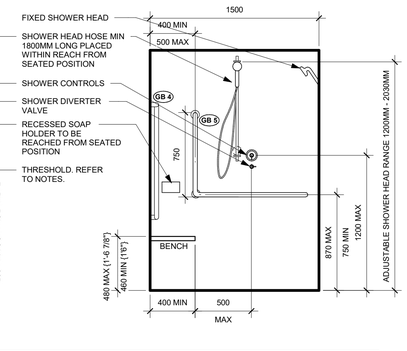
TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS



SHOWER PLAN VIEW



SHOWER SIDE WALL



SHOWER BACK WALL

TYPICAL SHOWER

BARRIER FREE LEGEND

- (PTD) DENOTES PAPER TOWEL DISPENSER
- (WR) DENOTES WASTE RECEPTACLE
- (TTD) DENOTES TOILET TISSUE DISPENSER
- (SD) DENOTES SOAP DISPENSER
- (SND) DENOTES SANITARY NAPKIN DISPOSAL
- (SH) DENOTES SHELF
- (UH) DENOTES UTILITY HOOK
- (M-1) DENOTES MIRROR TYPE 1
- (M-2) DENOTES MIRROR TYPE 2 - BARRIER FREE
- (GB-1) DENOTES GRAB BAR MOUNTED HORIZONTALLY
- (GB-2) DENOTES GRAB BAR (L SHAPED)
- (GB-3) DENOTES GRAB BAR MOUNTED VERTICALLY
- (GB-4) DENOTES GRAB BAR MOUNTED VERTICALLY
- (GB-5) DENOTES GRAB BAR (L SHAPED)
- (DL) DENOTES EMERGENCY DOME LIGHT & SOUNDER - REFER TO ELECTRICAL DWGS.
- (EA) DENOTES EMERGENCY ANNUNCIATOR (ASSISTANCE REQUESTED INDICATOR) - REFER TO ELECTRICAL DWGS.
- (EPB) DENOTES EMERGENCY ASSISTANCE PUSH BUTTON - REFER TO ELECTRICAL DRAWINGS
- (PB) DENOTES PUSH BUTTON - REFER TO ELECTRICAL DWGS.
- (PL) DENOTES PUSH LOCK BUTTON - REFER TO ELECTRICAL DWGS.
- (FD) DENOTES FLOOR DRAIN - REFER TO MECHANICAL DWGS.
- (SC) DENOTES SHOWER CURTAIN AND ROD - REFER TO SPECIFICATIONS.
- (SB) DENOTES PHENOLIC HINGED SHOWER BENCH - REFER TO SPECIFICATIONS.
- (CST) DENOTES COLLAPSIBLE SHOWER THRESHOLD WATER DAM - REFER TO SPECS
- (NC) DENOTES NURSE CALL - REFER TO ELECTRICAL DWGS
- (PCT-W) DENOTES EXTENT OF PORCELAIN/ CERAMIC WALL TILE UP TO CEILING - REFER TO SPECIFICATIONS.

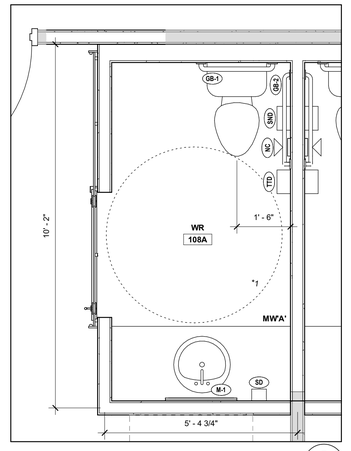
GENERAL NOTES

1. **ALL WASHROOM ACCESSORIES TO BE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.**
2. MAINTAIN FIRE SEPARATION CONTINUITY AROUND ALL RECESSED ACCESSORIES - TYPICAL.
3. COORDINATE WITH OTHER CONTRACTORS FOR LOCATIONS OF WALL MOUNTED ACCESSORIES AND/OR PLUMBING. PROVIDE AND INSTALL WOOD BLOCKING WHERE REQUIRED.
4. REINFORCE WALLS WITH MIN. 1 LAYER OF 16mm PLYWOOD TO RECEIVE FUTURE ADULT SIZE CHANGE TABLE FROM FINISHED FLOOR TO 1200mm (48") A.F.F.
5. CONTRACTOR TO INSTALL WOOD BLOCKING WHERE REQUIRED TO SUPPORT ACCESSORIES AND FIXTURES.
6. REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

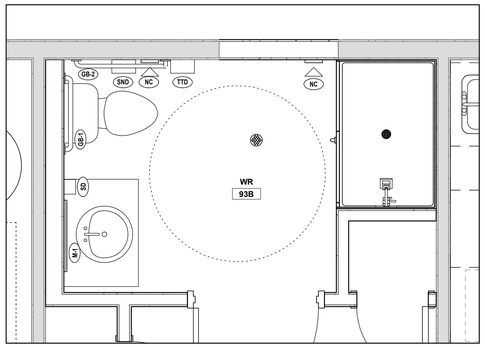
BARRIER FREE SHOWER NOTES

1. CLEAR FLOOR SPACE AT THE ENTRY TO SHOWERS TO BE NOT LESS THAN 900MM DEEP & SAME WIDTH AS SHOWER.
2. THRESHOLD TO BE LEVEL OR BEVELED NOT MORE THAN 13MM. SINGLE UNIT ACRYLIC SHOWERS TO BE RECESSED INTO CONCRETE FLOOR SLAB OR CLEAR FLOOR AREA TO BE 'FEATHERED' TO PROVIDE THE LEVEL OR BEVELED THRESHOLD, TYPICAL. CONTRACTOR TO COORDINATE ON SITE.
3. SHOWER AND CONTROL SYSTEMS TO BE INSTALLED AS PER O.B.C. 3.8.3.13 REQUIREMENTS.

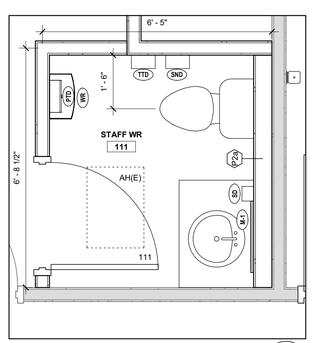
RESIDENT WR - TYPICAL AT 6 RESIDENT UNITS
REFER TO FLOOR PLANS



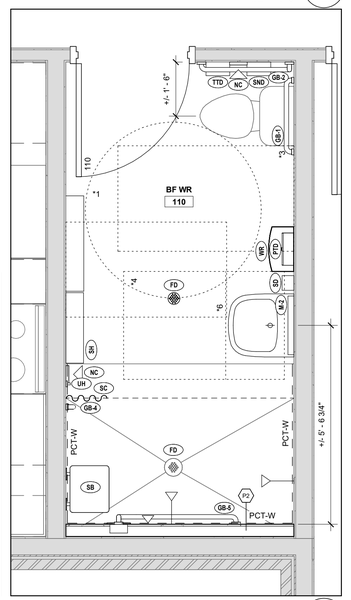
TYP.RESIDENT WR 5 1/2" = 1'-0" A-2.0



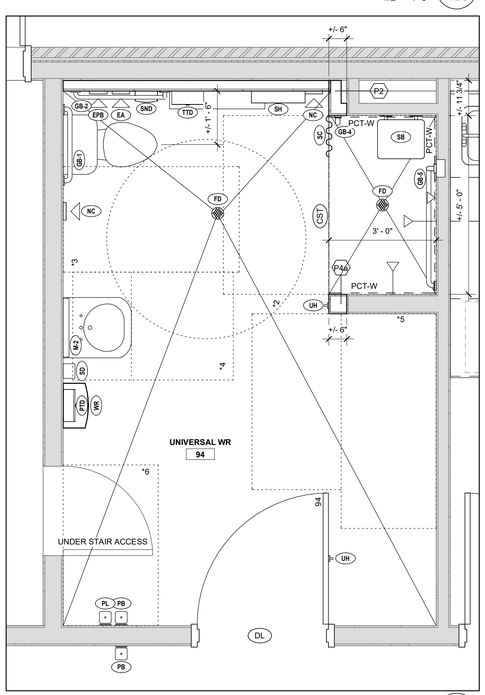
RESIDENT WR W/SHOWER 4 1/2" = 1'-0" A-2.0



STAFF WR 3 1/2" = 1'-0" A-2.0



BF WR PLAN 2 1/2" = 1'-0" A-2.0



UNIVERSAL WR PLAN 1 1/2" = 1'-0" A-2.0

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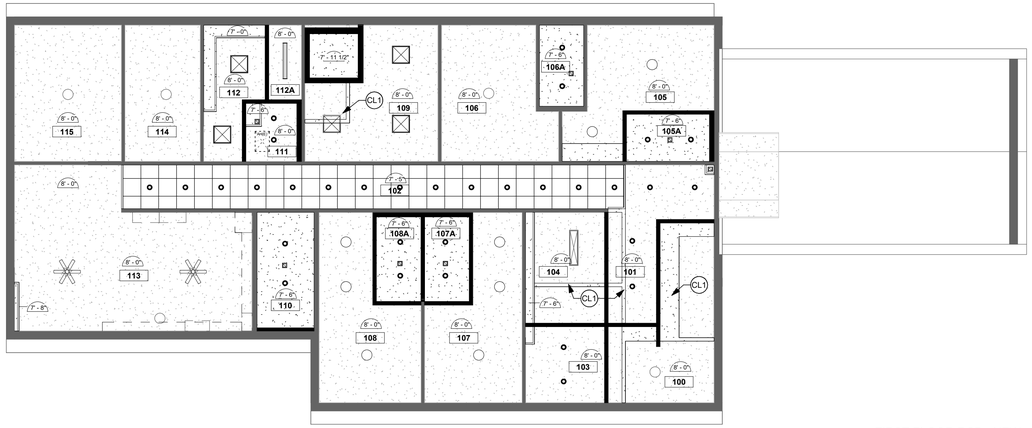
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

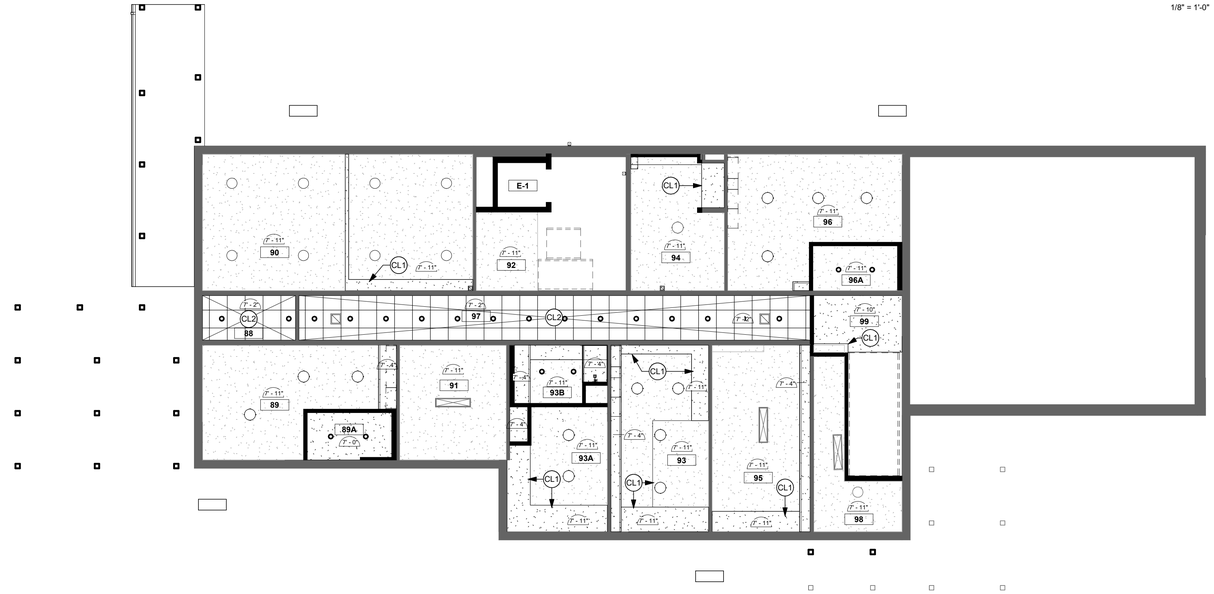
ENLARGED WASHROOM PLANS

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

A-2.1



FIRST FLOOR RCP - NEW
1/8" = 1'-0"



BASEMENT RCP - NEW
1/8" = 1'-0"

RCP LEGEND

	DENOTES ROOM NUMBER REFERENCE
2400	DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
	DENOTES SUSPENDED ACOUSTIC CEILING SYSTEM REFER TO SPEC.
	DENOTES GYPSUM BOARD CEILING - REFER TO SPEC.
	DENOTES LIGHTING FIXTURE - REFER TO ELEC. DWGS.
	DENOTES SMOKE OR HEAT DETECTOR/ALARM - REFER TO ELEC. DWGS.
	DENOTES SPEAKER - REFER TO ELEC. DWGS.
	DENOTES EMERGENCY LIGHTING - REFER TO ELEC. DWGS.
AH	DENOTES ATTIC ACCESS HATCH
	DENOTES RETURN AND SUPPLY DIFFUSERS REFER TO MECHANICAL DRAWINGS

RCP GENERAL NOTES:

1. REFER TO ROOM FINISH SCHEDULE AND TO MECH/ELEC DWGS. FOR ADDITIONAL INFORMATION.
2. **WHERE DUCTWORK RUNS IN THE FLOOR JOIST SPACE THROUGH GYPSUM BOARD THAT PROVIDES 0HR FRR SMOKE SEAL, CLAD THE INTERIOR FACE PERIMETER OF JOIST SPACE IN 5/8" TYPE 'X' GYPSUM BOARD TO ENSURE SMOKE SEAL IS MAINTAINED. CONTRACTOR TO COORDINATE PRIOR TO COMMENCEMENT OF WORK. REFER ALSO TO MECH.DWGS FOR LOCATIONS.**

RCP CONSTRUCTION NOTES:

CL1 INSTALL NEW GYPSUM BOARD CEILING AND TIE INTO EXISTING. MATCH EXISTING HEIGHT, TEXTURE FINISH AND APPEARANCE.

CL2 INSTALL NEW 1/2" GYPSUM BOARD DIRECTLY ON THE U/S EXISTING FLOOR JOISTS TO PROVIDE SMOKE SEAL AND SEAL ALL EDGES. EXCEPTIONS TO INSTALLATION APPLY WHERE DUCTWORK MUST RUN IN THE JOIST SPACE. REFER TO OTHER CONSTRUCTION NOTES FOR MORE INFO.

CL3 WRAP EXISTING FLOOR JOISTS WITH NEW 1/2" GYPSUM BOARD TO PROVIDE SMOKE SEAL. SEAL ALL EDGES AND TIE INTO GYPSUM BOARD U/S JOIST TO PROVIDE A CONTINUOUS SEAL. COORDINATE WITH MECHANICAL DWGS.

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1/8" = 1' - 0" (0, 2', 5', 10', 25')

NORTH

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

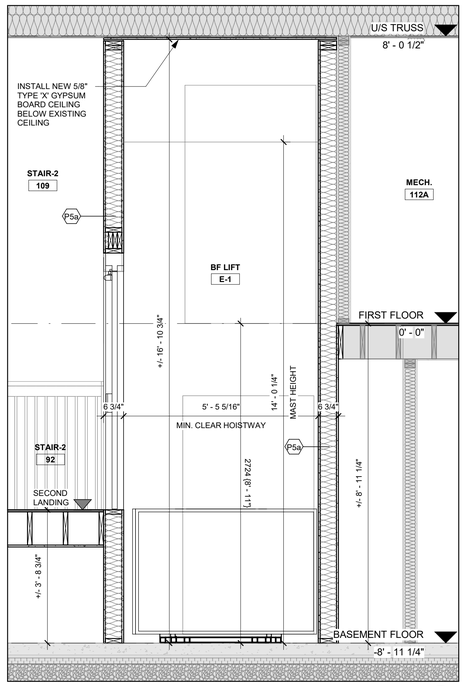
8465 COUNTY ROAD 45, ROSENEATH, ON

REFLECTED CEILING PLANS

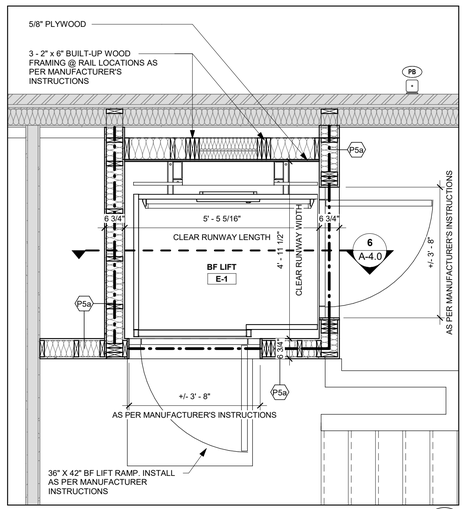
Date:	2026 03 13
Scale:	1/8" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

A-3.0

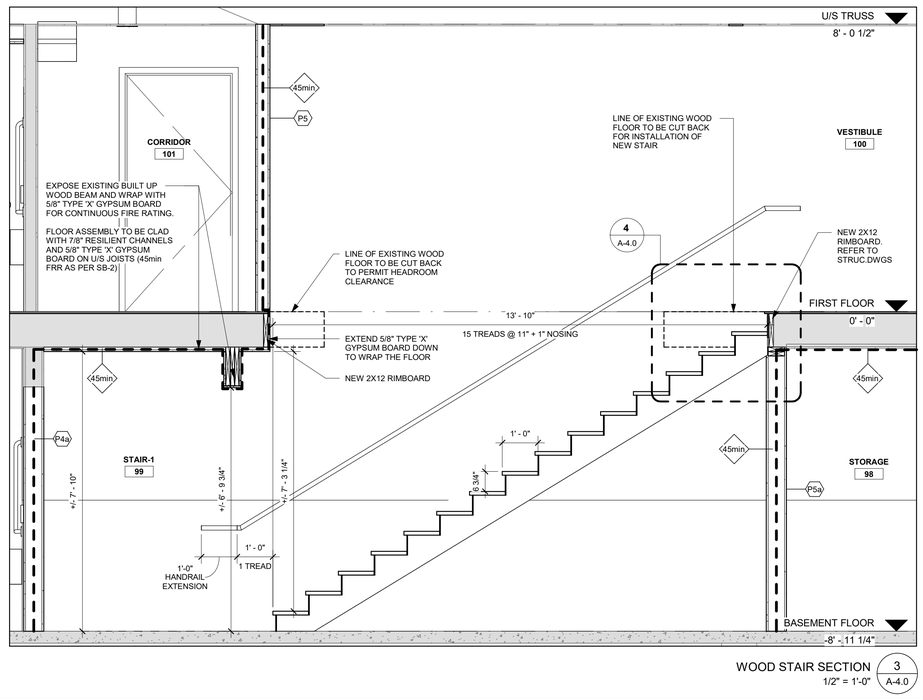
WORK FOR BF LIFT @ STAIR-2 - SEPARATE PRICE



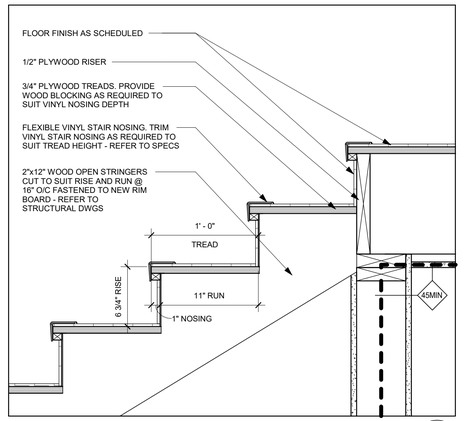
SECTION THRU BF LIFT 6 / A-4.0
1/2" = 1'-0"



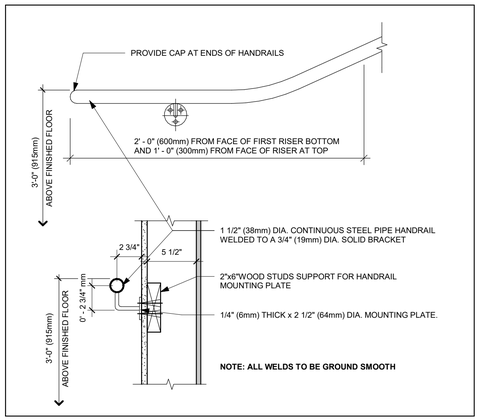
BF LIFT ENLARGED PLAN 5 / A-2.0
1/2" = 1'-0"



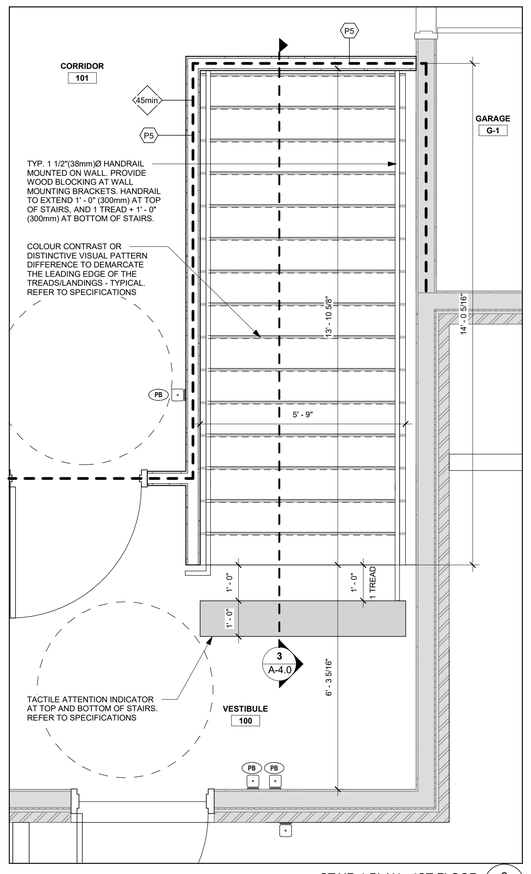
WOOD STAIR SECTION 3 / A-4.0
1/2" = 1'-0"



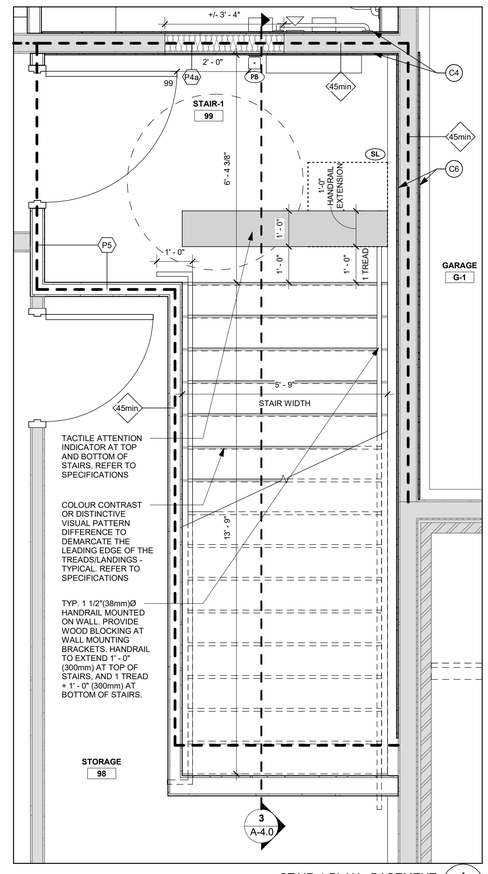
TYP.STAIR TREAD DETAIL 4 / A-4.0
1 1/2" = 1'-0"



TYPICAL HANDRAIL SECTION
1 1/2" = 1'-0"



STAIR-1 PLAN - 1ST FLOOR 2 / A-0.1
1/2" = 1'-0"



STAIR-1 PLAN - BASEMENT 1 / A-2.0
1/2" = 1'-0"

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

STAIR AND LIFT DETAILS

Date:	2026 03 13
Scale:	As indicated
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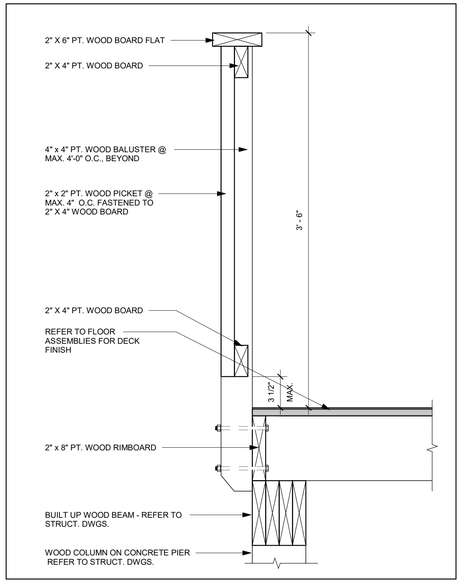
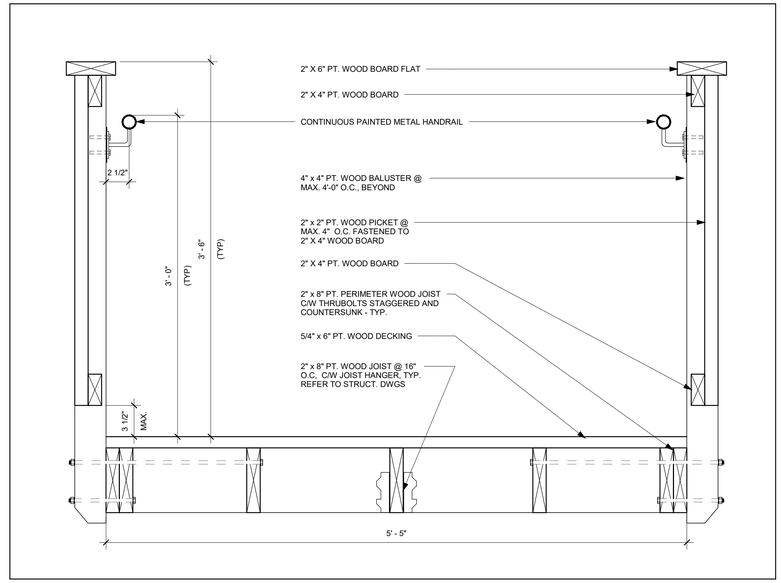
Project No:	2596
Drawing No:	Rev: 1

A-4.0



TYPICAL SECTION THRU. GUARDRAIL W/O HANDRAIL (4 / A-4.1)
1 1/2" = 1'-0"



TYP. SECTION THROUGH RAMP (3 / A-4.1)
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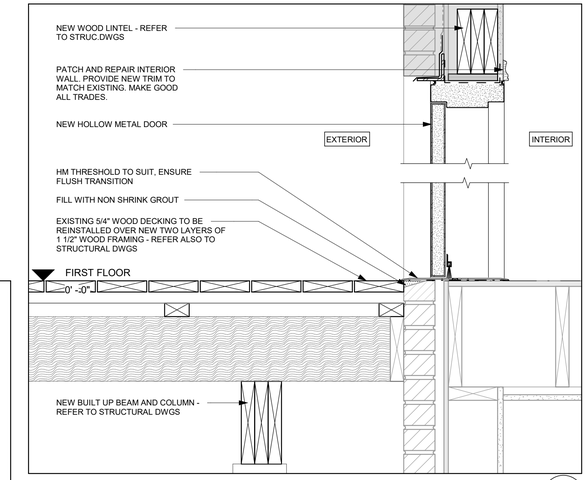
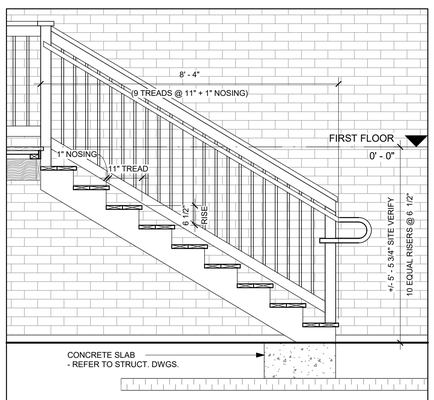
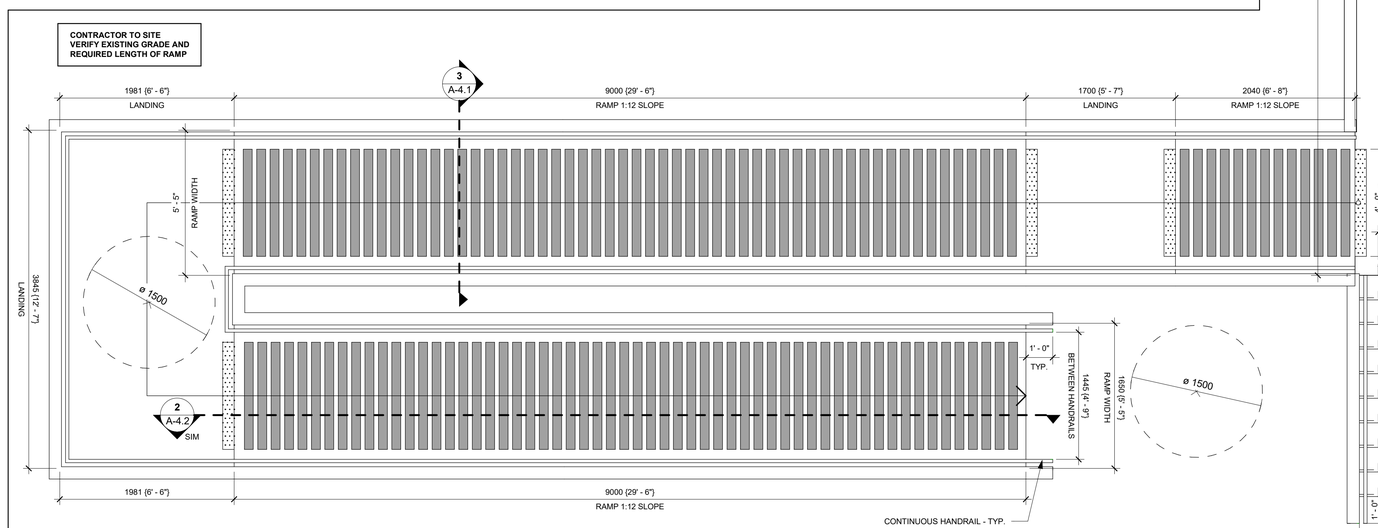
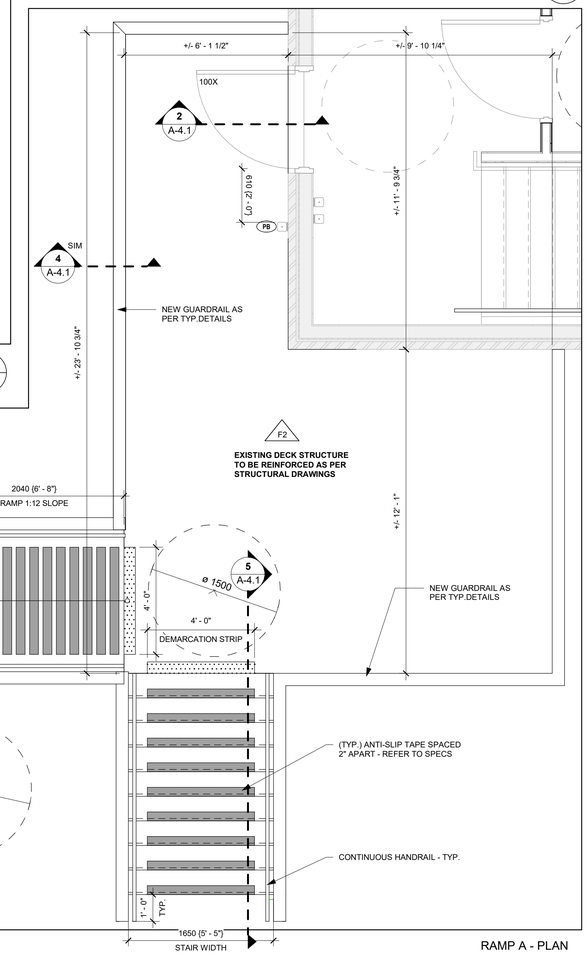


SECTION @ NEW HM DOOR AND BUILT UP DECK (2 / A-4.1)
1 1/2" = 1'-0"



TYP. WOOD STAIR SECTION (5 / A-4.1)
1/2" = 1'-0"





RAMP A - PLAN
3/8" = 1'-0"

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

RAMP DETAILS

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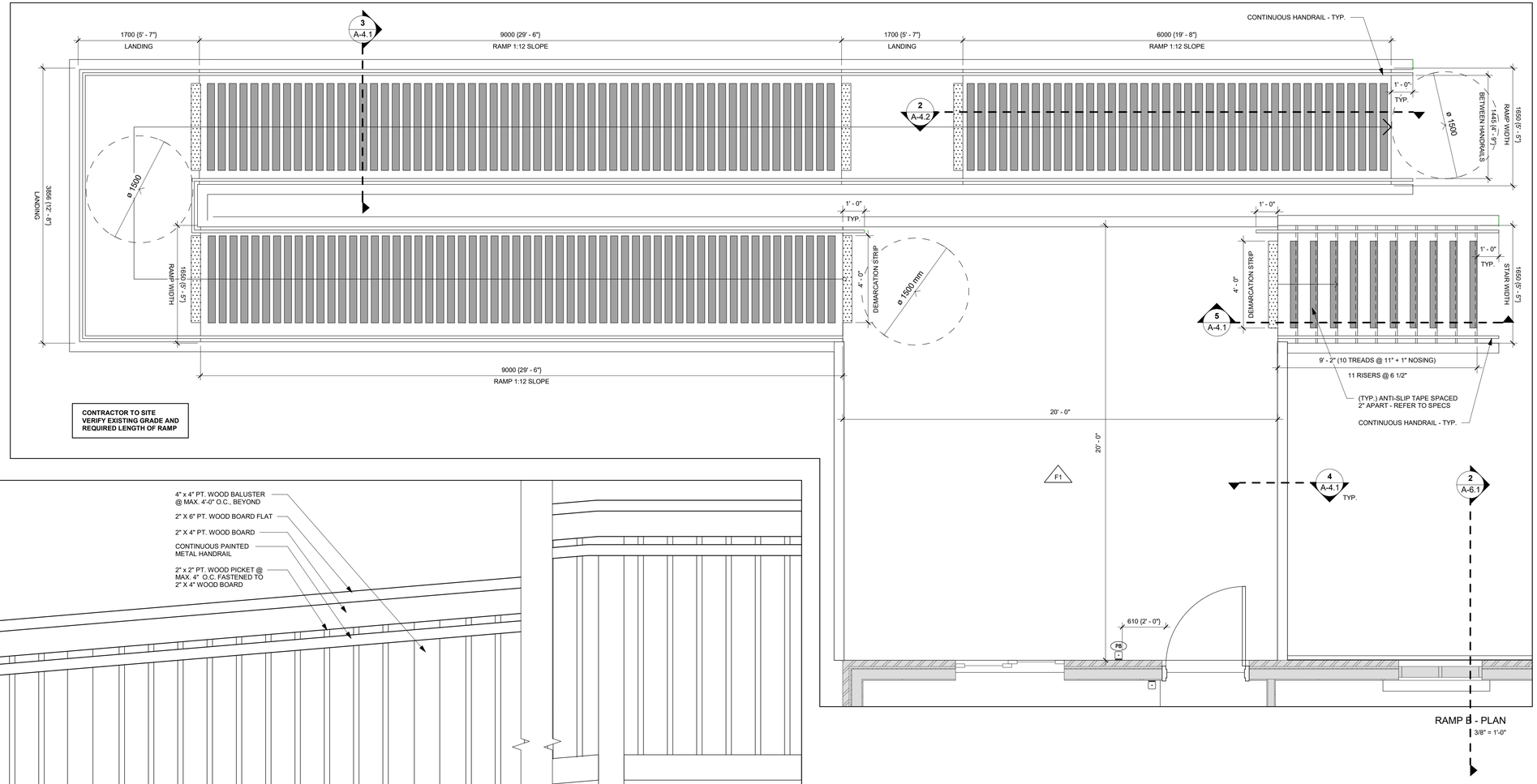
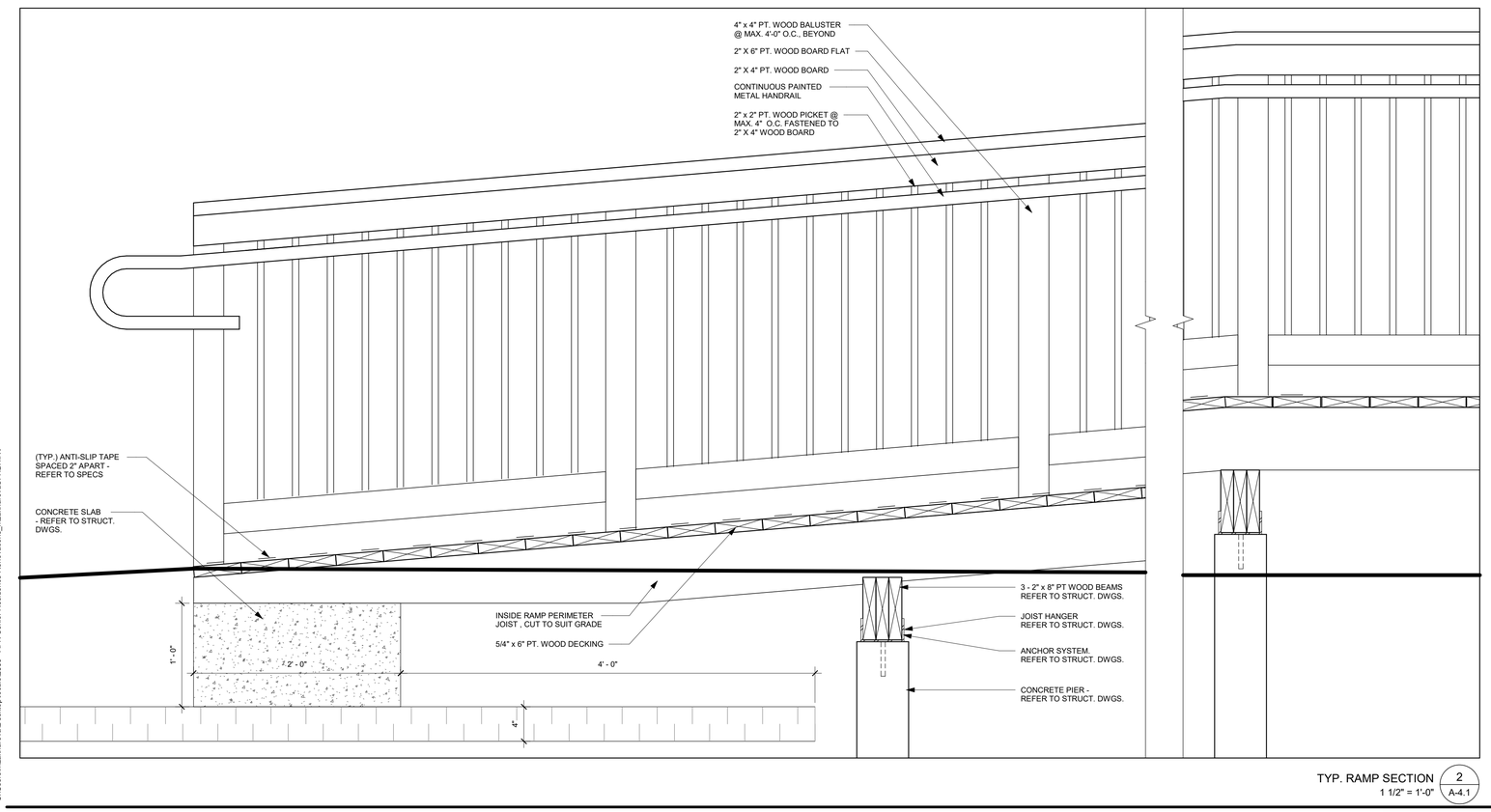
A-4.1



CONTRACTOR TO SITE VERIFY EXISTING GRADE AND REQUIRED LENGTH OF RAMP



TYP. RAMP SECTION 2 / A-4.1
1 1/2" = 1'-0"

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

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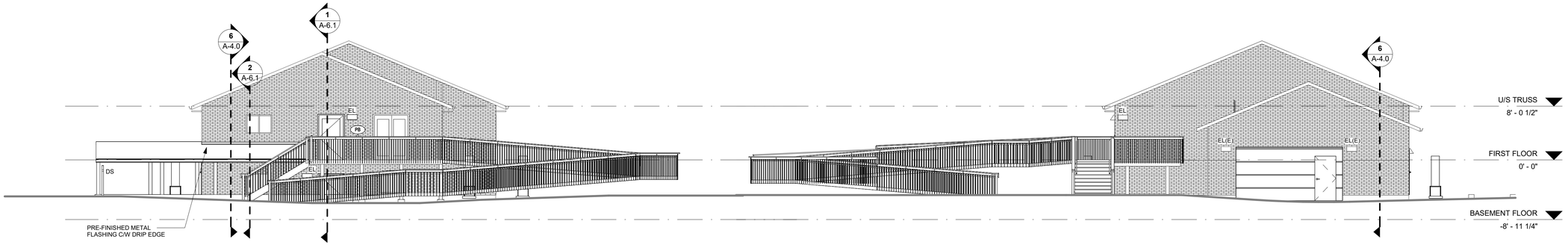
A-4.2

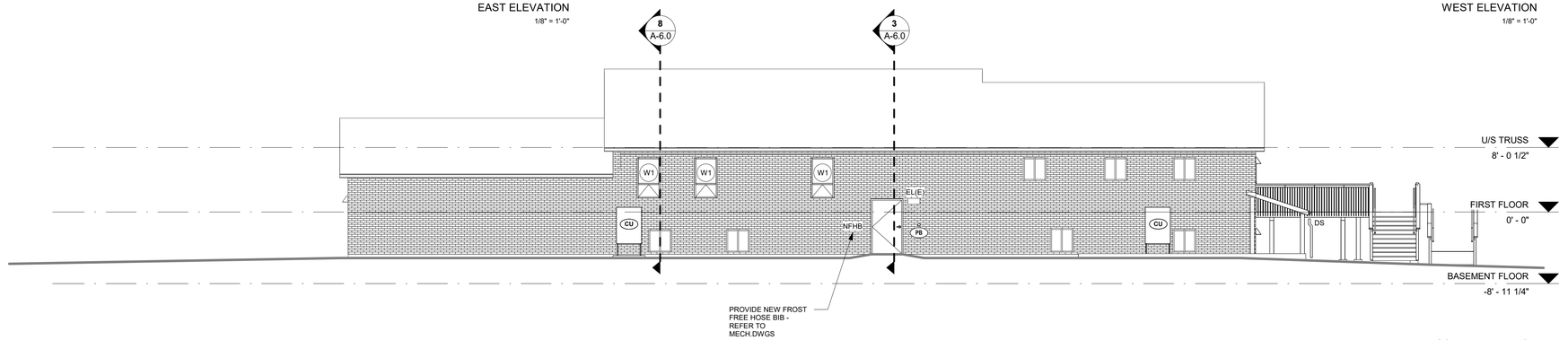
ELEVATION LEGEND

EL	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
☐ SVC	SECURITY CAMERA (CCTV) REFER TO ELEC. DWGS.
(E)	DENOTES EXISTING ITEM TO REMAIN

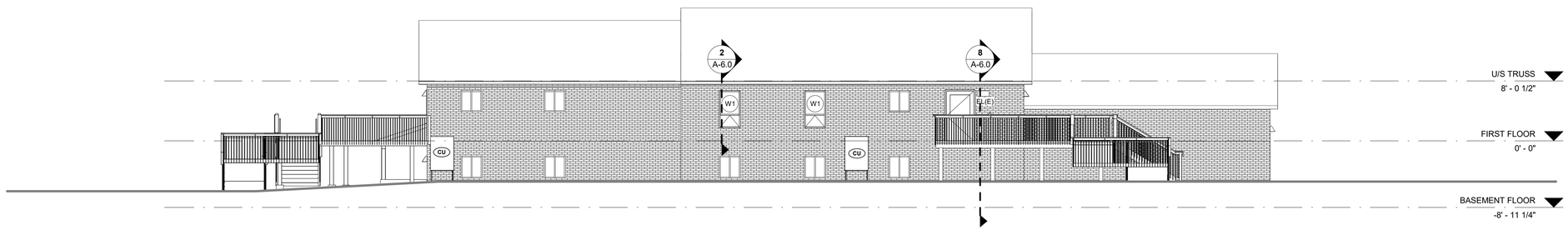


EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

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SUDBURY, ON P3B 1M8
T 705.674.2300

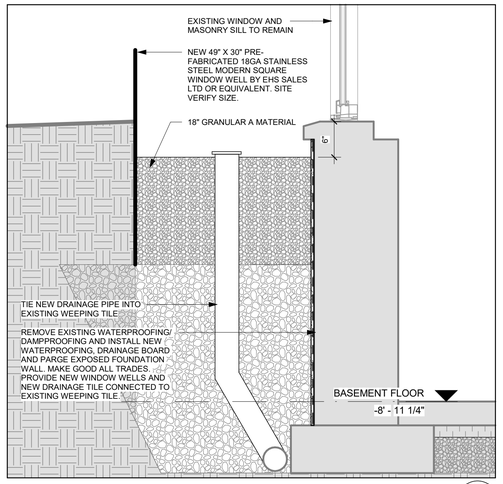
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

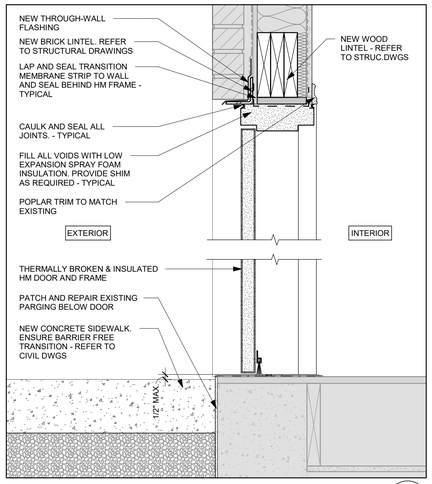
BUILDING ELEVATIONS

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

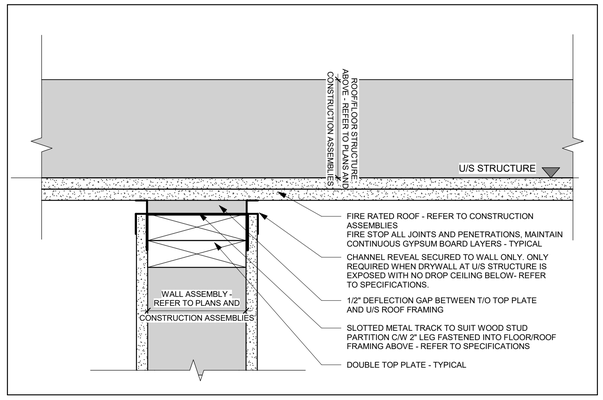
A-5.0



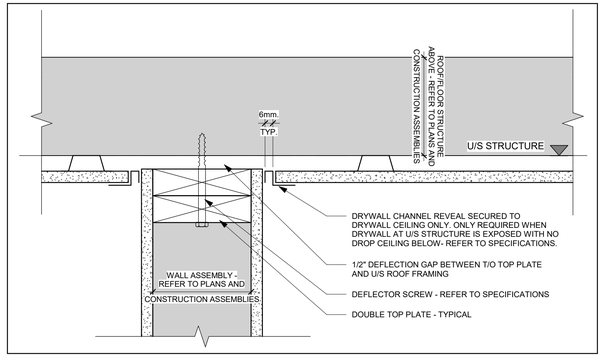
WALL SECTION @ NEW WINDOW WELL 8 / A-1.0
1" = 1'-0"



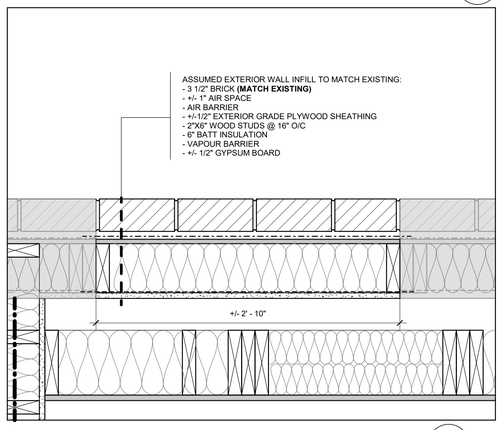
WALL SECTION @ DOOR 92X 3 / A-2.0
1 1/2" = 1'-0"



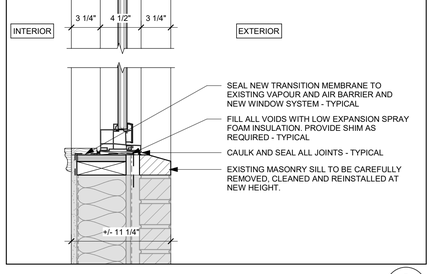
TYP. DEFLECTION TRACK @ T/O NON LOAD BEARING WOOD STUD PARTITIONS W/ FIRE SEPARATION
3" = 1'-0"



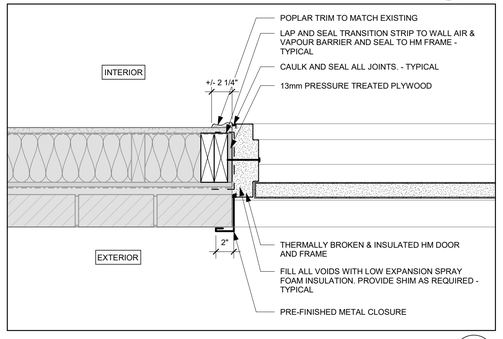
TYP. DEFLECTION TRACK @ T/O NON LOAD BEARING WOOD STUD PARTITIONS
3" = 1'-0"



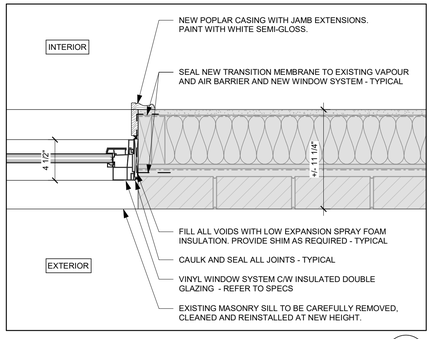
TYP. INFILL @ EXT.WALL 5 / A-2.0
1 1/2" = 1'-0"



TYP. VINYL WINDOW HEAD AND SILL @ EXISTING 2 / A-2.0
1 1/2" = 1'-0"



TYP. EXTERIOR HM JAMB @ WIDENED OPENING 4 / A-2.0
1 1/2" = 1'-0"



TYP. VINYL WINDOW JAMB @ EXISTING 1 / A-2.0
1 1/2" = 1'-0"

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13

ONTARIO ASSOCIATION OF ARCHITECTS
ANGELA MELISSA DMYTRUK
LICENCE
8770

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T 705.674.2300

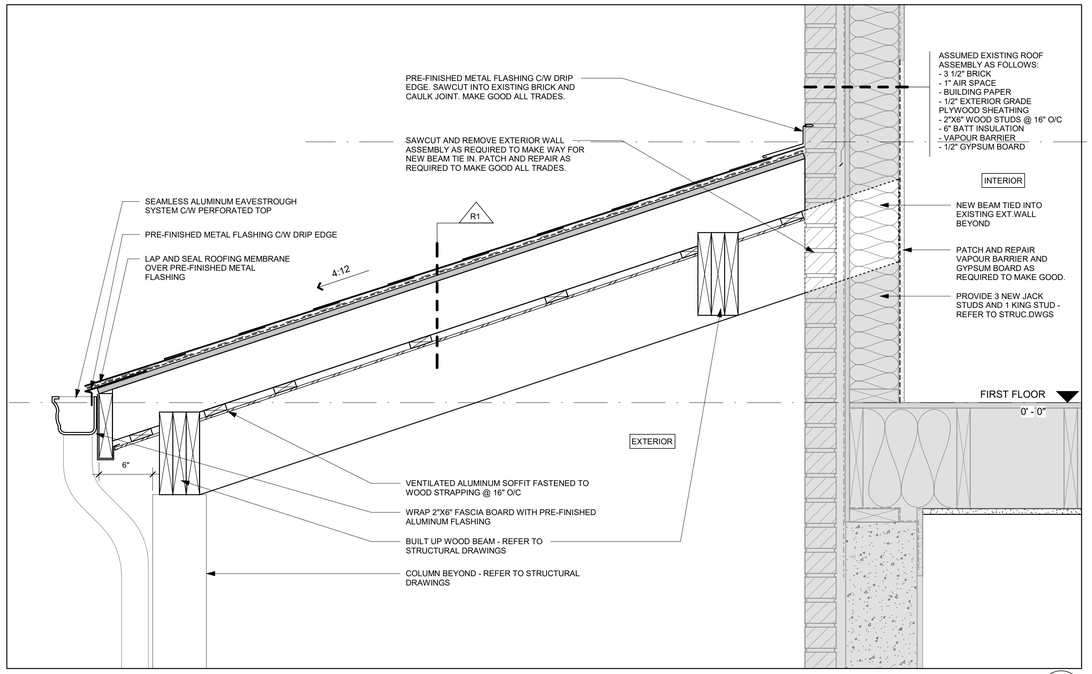
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

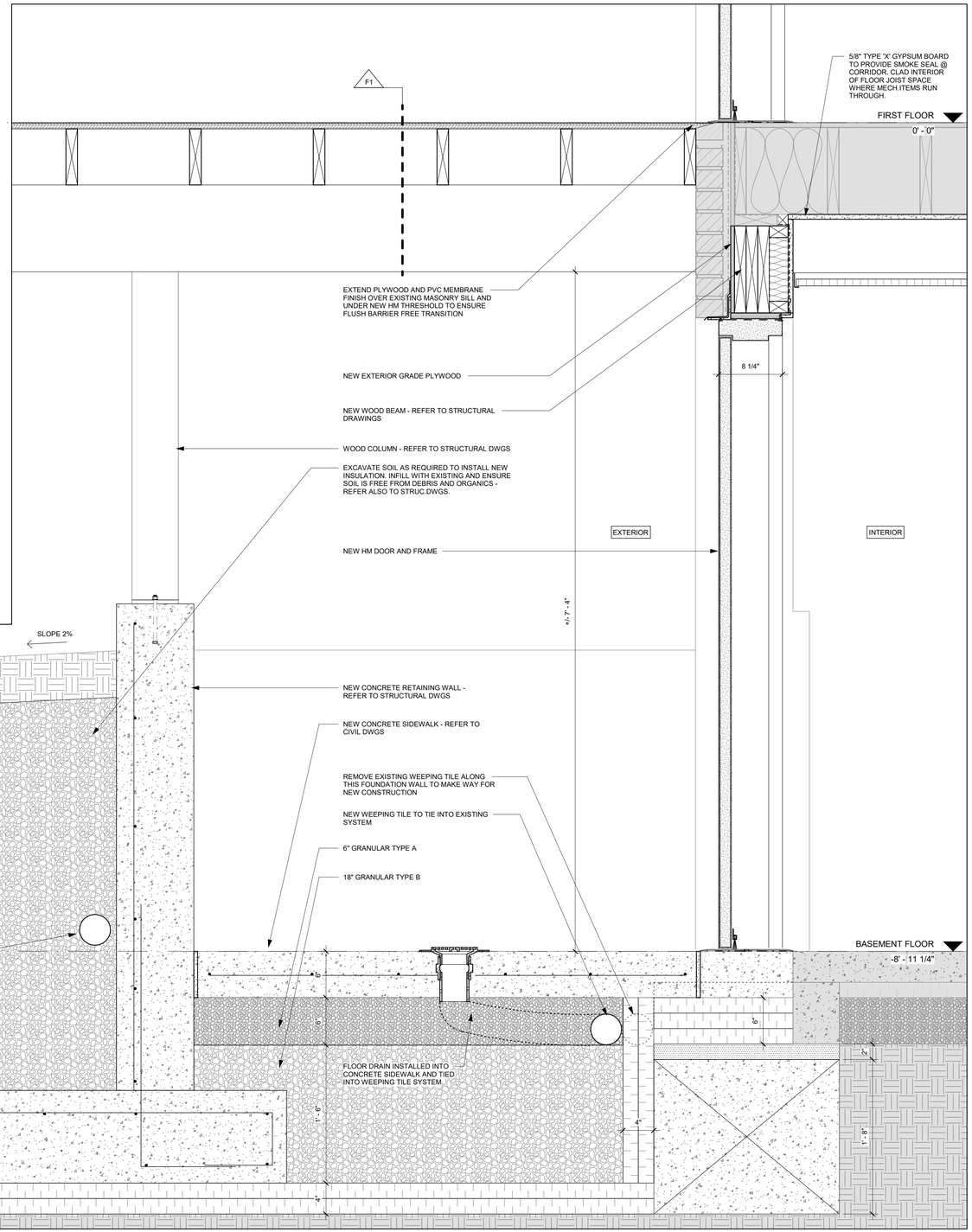
SECTION & PLAN DETAILS

Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

A-6.0



SECTION @ CANOPY TIE INTO EXISTING (2 / A-1.0)
1 1/2" = 1'-0"



SECTION @ NEW EXIT W/ RETAINING WALL & UNDERPINNING (1 / A-2.0)
1 1/2" = 1'-0"

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LICENCE 8770

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SUDBURY, ON P3B 1M8
T 705.674.2300

ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

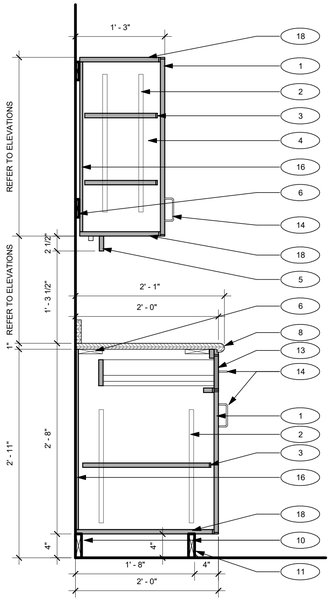
SECTION DETAILS

Date:	2026 03 13
Scale:	1 1/2" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

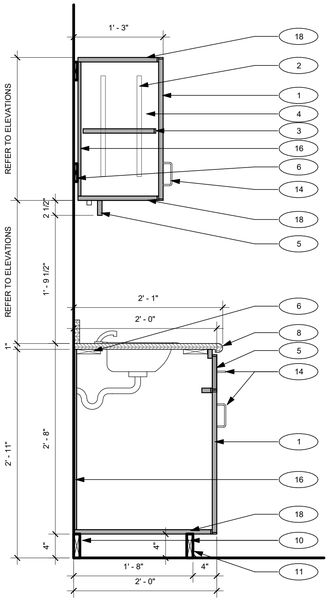
A-6.1

MILLWORK LEGEND

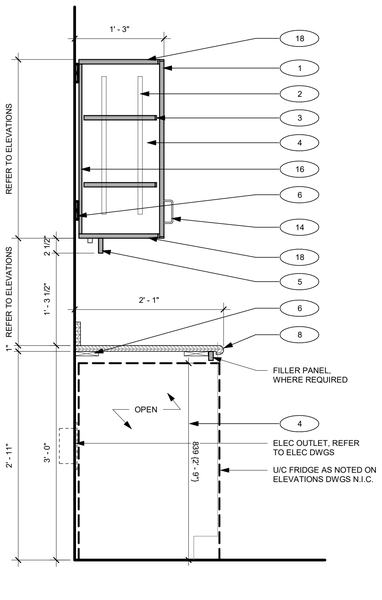
1	3/4" (19mm) WOOD VENEER PLYWOOD DOOR C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES
2	RECESSED ADJUSTABLE SHELF HARDWARE
3	3/4" (19mm) WOOD VENEER PLYWOOD ADJUSTABLE SHELVES C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES
4	3/4" (19mm) WOOD VENEER PLYWOOD GABLE C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES. AT END AND SIDES. REFER TO ELEVATION.
5	3/4" (19mm) WOOD VENEER PLYWOOD VALANCE C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES
6	CONTINUOUS WOOD CLEAT/BLOCKING AS REQUIRED
7	POSTFORMED P.LAM COUNTERTOP
8	POSTFORMED P.LAM COUNTERTOP C/W 100mm BACKSPLASH
9	SINK (REFER TO MECH. DWGS.)
10	BASE WOOD BLOCKING AS REQUIRED
11	RUBBER BASE AS SCHEDULED
12	BARRIER FREE INSULATED P-TRAP
13	DRAWERS AS PER SPECS. 3/4" (19mm) WOOD VENEER PLYWOOD FACE BOARD C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES.
14	DOOR PULLS
15	DOUBLE 3/4" (19mm) WOOD VENEER PLYWOOD AT SIDE GABLES TO ALLOW FOR SOLID WOOD CORE DOOR INSET HINGE CONNECTION. TYPICAL FOR 44mm THICK DOORS.
16	1/2" (13mm) WOOD VENEER PLYWOOD BACKING
17	3/4" (19mm) WOOD VENEER PLYWOOD VALANCE C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES
18	3/4" (19mm) WOOD VENEER PLYWOOD HOR. FIXED SHELF/BASE C/W 1/8" (3mm) SOLID WOOD EDGING ON EXPOSED EDGES
19	25mm DIA. WARDROBE RAIL MODEL# 801.12.205 AS MANUFACTURED BY HAFELE. C/W WITH 2 END RAIL SUPPORTS MODEL # 803.52.213



BASE AND UPPER CABINETS W/ 1 DRAWER 7 A-7.0
1" = 1'-0"



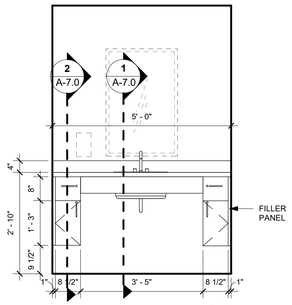
BASE AND UPPER CABINETS @ SINK 6 A-7.0
1" = 1'-0"



BASE CABINET OPEN FOR U/C FRIDGE 5 A-7.0
1" = 1'-0"

TYPICAL RESIDENT WR - MW'A'

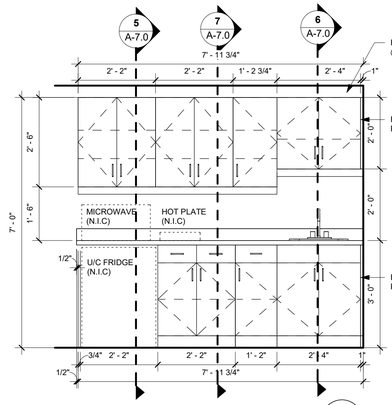
TYPICAL AT 7 LOCATIONS



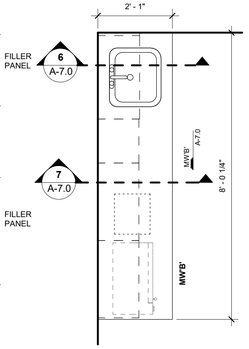
MW 'A' - ELEVATION MW'A' A-7.0
1/2" = 1'-0"

TYPICAL RESIDENT KITCHEN - MW'B'

TYPICAL AT 2 LOCATIONS - UNIT 6 & 7
SIMILAR AT 1 LOCATION - UNIT 5



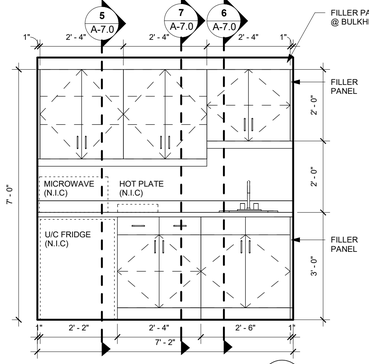
MW 'B' - ELEVATION MW'B' A-7.0
1/2" = 1'-0"



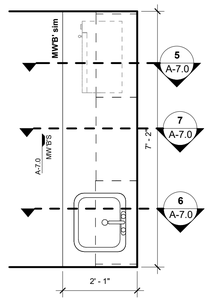
MW 'B' - PLAN
1/2" = 1'-0"

RESIDENT KITCHEN - MW'B' SIM

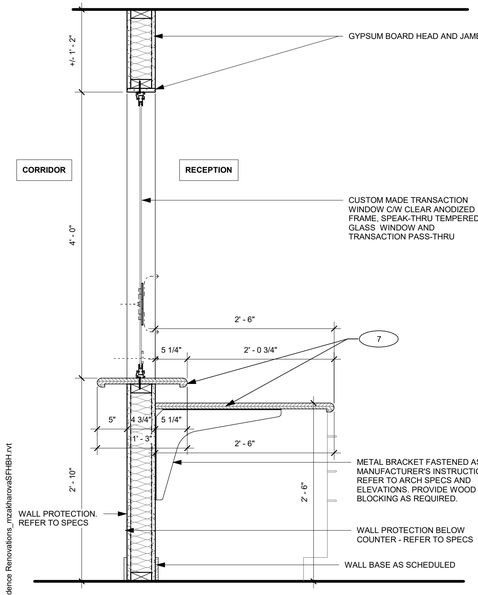
1 LOCATION - UNIT 5



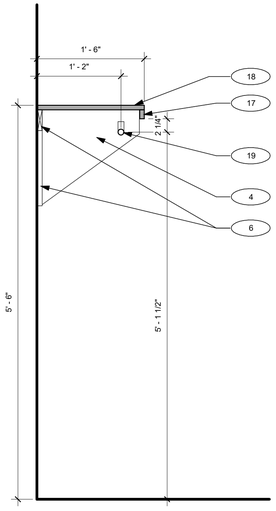
MW 'B' SIM - ELEVATION MW'B'S A-7.0
1/2" = 1'-0"



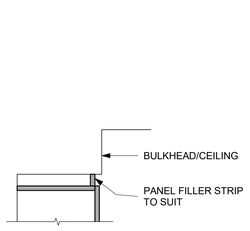
MW 'B' SIM - PLAN
1/2" = 1'-0"



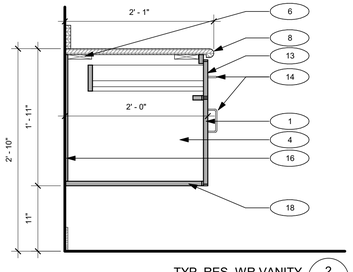
RECEPTION DESK WITH TRANSACTION WINDOW 4 A-7.0
1" = 1'-0"



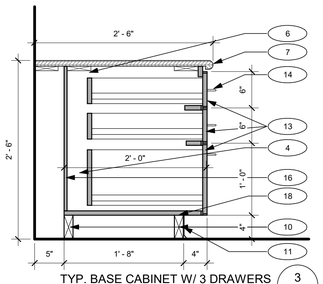
UNIT 6 - TYP. CLOSET SHELF AND ROD
1" = 1'-0"



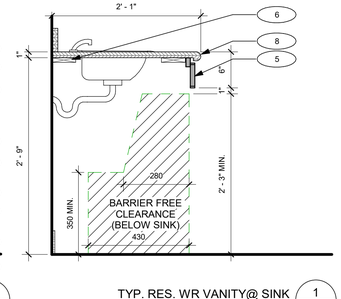
TYPICAL UPPER CABINET FILLER PANEL
1" = 1'-0"



TYP. RES. WR VANITY 2 A-7.0
1" = 1'-0"

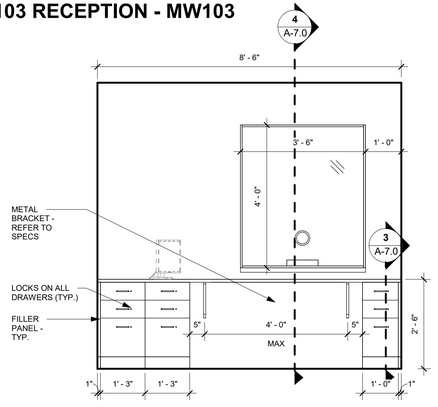


TYP. BASE CABINET W/ 3 DRAWERS 3 A-7.0
1" = 1'-0"

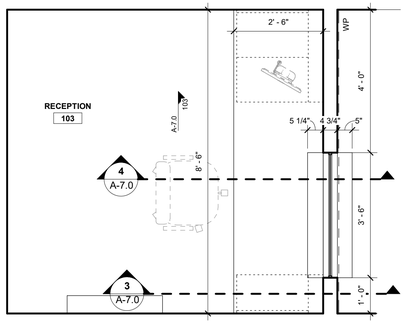


TYP. RES. WR VANITY@ SINK 1 A-7.0
1" = 1'-0"

RM103 RECEPTION - MW103



MW103 - ELEVATION 103 A-7.0
1/2" = 1'-0"



MW103 - PLAN
1/2" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 8770

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SUDBURY, ON P3B 1M8
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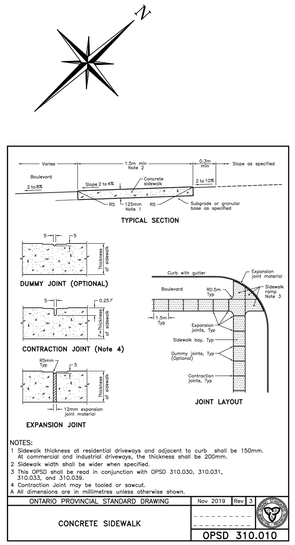
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

MILLWORK PLANS & DETAILS

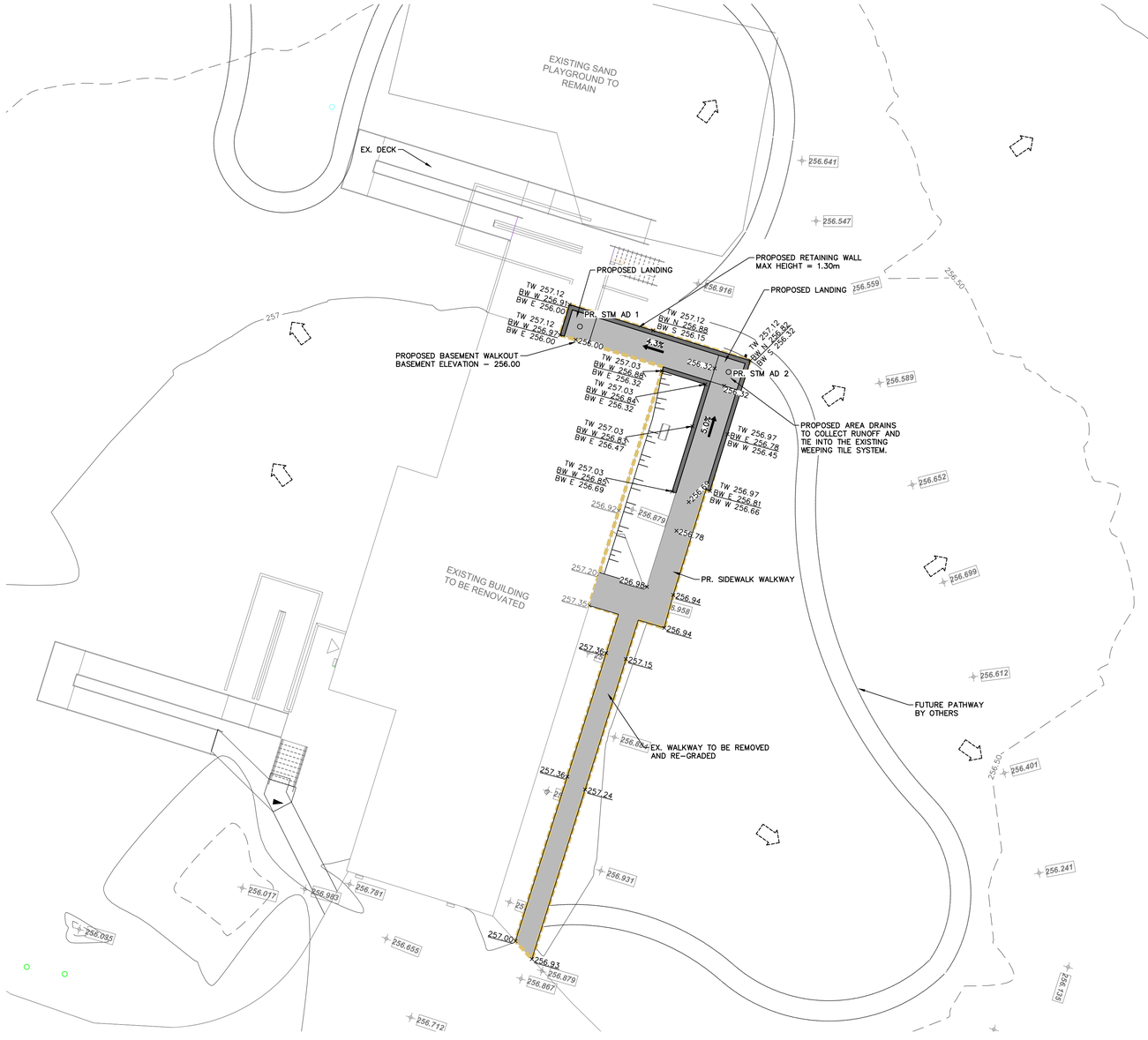
Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 1

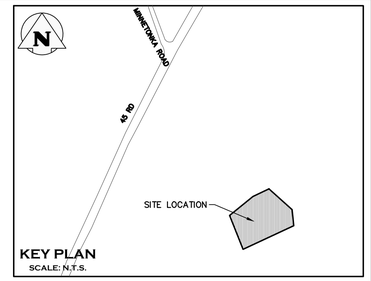
A-7.0



NOTES:
1 Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm. At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
4 Contraction joint may be tooled or sawcut.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3
CONCRETE SIDEWALK		OPSD 310.010





LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING FENCE
- 256.559 EXISTING GRADE
- ×215.00 PROPOSED GRADE
- ×215.00 PROPOSED GRADE (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- PROPOSED SLOPE (3:1 MAX.)
- PROPOSED MAJOR OVERLAND FLOW DIRECTION
- EXISTING MAJOR OVERLAND FLOW DIRECTION
- LIMIT OF GRADING
- PROPOSED AREA DRAIN
- PROPOSED RETAINING WALL

GENERAL NOTES

1. THE EXISTING DRAINAGE PATTERN WILL BE GENERALLY MAINTAINED EXCEPT WHERE NOTED.
2. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO START OF CONSTRUCTION.
3. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
4. UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS AND AREA DRAINS PRIOR TO EXCAVATION TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED FOR THE WEEPING TILE DRAINS.
6. CONTRACTOR TO ENSURE WATER TIGHT CONNECTION OF WEEPING TILE DRAINS INTO EXISTING BUILDINGS WEEPING TILE.

5 0m 5 10
SCALE: 1:150

No.	ISSUE / REVISION	YYYY/MMM/DD
1	ISSUED FOR TENDER	2026/MAR/13

ELEVATION NOTE:

ELEVATIONS REFERENCED TO ONTARO BENCHMARK 00819728423, WITH A PUBLISHED ELEVATION OF 257.628 CGVD2013. COORDINATE SYSTEM: NAD83(CSRS)/MTM ZONE 9.

SURVEY NOTES:

SKETCH FOR ENGINEER'S USE COMPLETED BY ART ENGINEERING INC. ON THE 24TH DAY OF JUNE, 2024.
JOB No. 7306

SITE PLAN NOTES:

DESIGN ELEMENTS SHOWN ARE BASED ON SITE PLAN PREPARED BY 3RD LINE STUDIO. PROJECT NUMBER: 2596 (2026/JAN/26)

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THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.

ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project
ALDERVILLE FIRST NATION SENIOR RESIDENCE ALDERVILLE

Drawing
SITE GRADING PLAN

Engineer

LICENSED PROFESSIONAL ENGINEER
P.SMUCZAK
100519964
2737-7580
2026/03/13
PROVINCE OF ONTARIO

Engineer

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.
P.S./M.J.B.	P.S./M.J.B.	2737-7580
Check: P.S.	Check: P.S.	Scale: 1:150
		Dwg. C103

STRUCTURAL WORK SPECIFICATION

1. GENERAL

1.1. COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

1.1.1. A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL WORKS UNLESS OTHERWISE NOTED BY THE CHIEF BUILDING OFFICIAL OR AUTHORITY HAVING JURISDICTION.

1.2. PROVIDE ALL MATERIAL AND LABOUR REQUIRED FOR THE COMPLETION OF THE WORK. BREAKDOWN OF WORK BY TRADE IS FOR GUIDANCE ONLY AND IS NOT NECESSARILY COMPLETE.

1.3. REVIEW STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE CONTRACT DOCUMENTS PREPARED BY ALL CONSULTANTS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

1.4. DO NOT SCALE THESE DRAWINGS.

1.5. THE STRUCTURAL DRAWINGS SHOW BEARING ELEMENTS BELOW. ELEMENTS ABOVE ARE SHOWN WITH CONTINUOUS LINES AND ARE HATCHED.

1.6. COORDINATE ALL OPENINGS, SLEEVES AND EMBEDDED ITEMS IN STRUCTURE WITH THE CONTRACT DOCUMENTS PREPARED BY ALL CONSULTANTS. REPORT ANY CONFLICTS BEFORE PROCEEDING WITH THE WORK.

1.7. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL CONSULTANT UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.

1.8. TYPICAL DETAILS SHOW STRUCTURAL INTENT RATHER THAN ACTUAL CONDITIONS FOR THIS PROJECT.

1.9. DRAWING UNITS (UNLESS OTHERWISE NOTED):

LENGTH ---------- IN	MASS ---------- LBS
PRESSURE ---------- PSF	FORCE ---------- KIP
LINEAR FORCE ---------- LBS/FT	MOMENT / TORSION --- KIP.FT

2. SUBMITTALS

2.1. SUBMIT FOR REVIEW BEFORE THE START OF THE WORK SUBMIT SHOP DRAWINGS IN UNLOCKED, PDF DOCUMENT FORMAT FOR:

2.1.1. CONCRETE MIX DESIGNS

2.1.2. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS IN CONCRETE ELEMENTS

2.1.3. CONCRETE REINFORCING STEEL

2.2. SUBMIT SHOP DRAWINGS IN GENERAL CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION.

2.3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT. SHOP DRAWINGS THAT DO NOT BEAR THE REVIEW STAMP OF THE CONTRACTOR WILL BE MARKED "RESUBMIT" AND RETURNED WITHOUT BEING REVIEWED.

2.4. REVIEW OF SHOP DRAWINGS IS PERFORMED ON A RATIONAL SAMPLING BASIS FOR GENERAL CONFORMANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS PREPARED BY THE STRUCTURAL CONSULTANT. OUR REVIEW DOES NOT INCLUDE DETAILED CHECKING OF DIMENSIONS OR EXTENSIVE CHECKING OF CALCULATIONS FOR ELEMENTS ENGINEERED BY OTHERS AND DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2.5. REVIEW OF SHOP DRAWINGS DOES NOT IMPLY ANY CHANGE IN ANY OTHER CONSULTANTS' OR PROFESSIONALS' RESPONSIBILITIES RELATED TO DESIGN OF SPECIFIC ITEMS AS OUTLINED BY THE SPECIFICATIONS.

2.6. REVIEW OF A SPECIFIC COMPONENT ON NON-STRUCTURAL SHOP DRAWINGS (COMPONENTS ENGINEERED BY OTHERS) DOES NOT INCLUDE REVIEW OF THE ASSEMBLY OF WHICH THE ITEM MAY BE A COMPONENT.

2.7. IF REQUIRED, CAD FILES OF THE FULL SET OF STRUCTURAL DRAWINGS ARE AVAILABLE "AS-IS", AT A COST OF $100 PER SHEET (MINIMUM $500), EXCLUDING TAXES, FOR USE IN THE PREPARATION OF SHOP DRAWINGS. IN USING OUR CAD FILES, THE CONTRACTOR IS AGREEING THAT THE OWNER AND THEIR CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE DRAWINGS. CAD DRAWINGS ARE NOT TO BE SCALED.

2.8. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW OF EACH SUBMISSION OF SHOP DRAWINGS. ALLOW MORE TIME WHEN LARGE QUANTITIES OF SHOP DRAWINGS ARE SUBMITTED.

2.9. MAKE CORRECTIONS REQUIRED BY PREVIOUS REVIEW BEFORE RESUBMITTING DRAWINGS. CLEARLY INDICATE ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMISSION. DO NOT ADD NEW DETAILS TO DRAWINGS THAT HAVE BEEN STAMPED AS REVIEWED OR NOTED.

2.10. DO NOT COMMENCE FABRICATION UNTIL RETURNED SHOP DRAWINGS HAVE BEEN EXAMINED.

2.11. PROVIDE FINAL RECORD DRAWINGS AFTER ALL CORRECTIONS ARE MADE.

2.12. THE CONTRACTOR IS TO DEVELOP AND MAINTAIN A DETAILED QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK. PROVIDE A COPY OF THE QUALITY CONTROL PLAN TO THE CONSULTANT WHEN REQUESTED. THE QUALITY CONTROL PLAN SHALL INCLUDE, BUT IS NOT LIMITED TO:

2.12.1. PROCEDURES FOR COLD AND HOT WEATHER CONSTRUCTION.

2.12.2. COMPLIANCE WITH THE CONTRACT DOCUMENTS.

2.12.3. COMPLIANCE OF SUB-TRADE QUALIFICATIONS.

2.12.4. PROCEDURES FOR THIRD-PARTY / INDEPENDENT INSPECTION AND TESTING.

3. TEMPORARY WORKS

3.1. STRUCTURAL DRAWINGS SHOW THE INTENT OF THE COMPLETED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SCOPE, DESIGN AND ERECTION OF ALL TEMPORARY WORKS THAT ARE NECESSARY TO COMPLETE THE WORK. TEMPORARY WORKS MAY BE REQUIRED THAT ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

3.2. CONSTRUCTION LOADS ON THE STRUCTURE SHALL NOT EXCEED DESIGN LOADS INDICATED ON DRAWINGS.

3.3. DESIGN AND GENERAL REVIEW OF ALL TEMPORARY WORKS TO BE CARRIED OUT BY A PROFESSIONAL ENGINEER (LICENSED AND INSURED TO PRACTICE IN ONTARIO) RETAINED BY THE CONTRACTOR.

3.4. MAKE GOOD ALL EXISTING WORK DISTURBED BY TEMPORARY CONSTRUCTION OPERATIONS.

4. EXISTING STRUCTURES

4.1. VERIFY EXISTING DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.

4.2. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING STRUCTURES DURING CONSTRUCTION.

4.3. INSTALL AND AFTERWARDS REMOVE ALL TEMPORARY SHORING AND BRACING REQUIRED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION. SHORING INDICATED ON THE STRUCTURAL DRAWINGS DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING WHERE SHORING WILL BE REQUIRED. INSTALL ALL MEMBERS AS REQUIRED, INCLUDING NEEDLING AND BRACING.

4.4. ALL SHORING TO BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR, LICENSED IN ONTARIO. PREPARE SHORING DRAWINGS SIGNED AND SEALED BY THAT ENGINEER.

4.5. ASSESS CONSTRUCTION LOADS APPLIED TO EXISTING STRUCTURES. PROVIDE ADEQUATE SHORING IF THEY EXCEED THE EXISTING BUILDING DESIGN LOADS.

4.6. UNDERPIN ANY EXISTING FOUNDATIONS WHERE NECESSARY. DESIGN AND PROVIDE ALL TEMPORARY WORKS REQUIRED TO SUPPORT AND PROTECT ADJACENT SOIL AND STRUCTURES. SUBMIT ENGINEERED DESIGN, INCLUDING PROCEDURES FOR REVIEW.

4.7. EXISTING CONDITIONS ARE ASSUMED. REPORT ANY VARIATIONS TO THE STRUCTURAL CONSULTANT BEFORE PROCEEDING WITH THE WORK.

5. INSPECTION AND TESTING

5.1. COOPERATE WITH CONSULTANTS DOING GENERAL REVIEW AND ALL INSPECTION AND TESTING AGENCIES. PROVIDE SAFE ACCESS TO WORK AREAS AS REQUIRED AND ASSIST IN THEIR WORK. PROVIDE REASONABLE NOTICE (NOT LESS THAN 48 HOURS) PRIOR TO CONCEALING ANY WORK THAT REQUIRES INSPECTION, REVIEW, OR TESTING. SCHEDULE THIS WORK TO OCCUR DURING NORMAL BUSINESS HOURS. ENSURE THAT THE WORK TO BE REVIEWED IS SUBSTANTIALLY COMPLETE IN TIME FOR THE REVIEW.

5.2. THE STRUCTURAL CONSULTANT WILL PROVIDE GENERAL REVIEW OF THE WORK DESIGNED BY THE CONSULTANT ON A RATIONAL SAMPLING BASIS IN ACCORDANCE WITH THE GUIDELINE: "PROFESSIONAL ENGINEERS PROVIDING GENERAL REVIEW OF CONSTRUCTION AS REQUIRED BY THE ONTARIO BUILDING CODE" AS PREPARED BY PROFESSIONAL ENGINEERS ONTARIO. THESE REVIEWS DO NOT ALLEVIATE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITH AN APPROPRIATE QUALITY CONTROL PROGRAM.

5.3. ENSURE THAT GENERAL REVIEW IS PROVIDED FOR ALL STRUCTURAL WORK DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR. GENERAL REVIEW TO BE BY THE ENGINEER RESPONSIBLE FOR THE DESIGN OR BY ANOTHER PROFESSIONAL ENGINEER LICENSED AND INSURED IN ONTARIO. SUBMIT GENERAL REVIEW REPORTS FOR REVIEW.

5.4. WORK DEEMED NON-COMPLIANT BY THE INSPECTOR OR CONSULTANT IS TO BE REMEDIATED AND RE-INSPECTED. ALL COSTS ASSOCIATED WITH ADDITIONAL INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

5.5. RETAIN QUALIFIED, INDEPENDENT INSPECTION AND TESTING AGENCIES TO UNDERTAKE CONCRETE TESTING, MASONRY TESTING, AND TO INSPECT STRUCTURAL STEEL WORK (AS APPLICABLE) ON SITE.

5.5.1. MAKE ONE STANDARD TEST FOR EACH 100 CUBIC METRES OF CONCRETE (OR PART THEREOF), BUT NOT LESS THAN ONE TEST EACH DAY FOR EACH CLASS. PROVIDE A GROUP OF THREE CONCRETE CYLINDERS FOR EACH STANDARD CONCRETE TEST. BREAK ONE TEST AT 7 DAYS. TEST METHODS AND RESULTS SHALL CONFORM TO CSA A23.2.

5.6. RETAIN A GEOTECHNICAL CONSULTANT TO REVIEW ALL FOUNDATION BEARING SURFACES AND TO PERFORM FULL TIME INSPECTION DURING THE PLACEMENT OF ENGINEERED FILLS AND DEEP FOUNDATION ELEMENTS (AS APPLICABLE).

6. CONCRETE

6.1. CONFORM TO CSA A23.1: "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".

6.2. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CAN/SCA-A23.1, TABLE 5. THE CONTRACTOR AND THE CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION, AND QUALITY CONTROL REQUIREMENTS.

6.3. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE READY-MIXED CONCRETE ASSOCIATION OF ONTARIO.

6.4. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNERS' PERFORMANCE REQUIREMENTS.

6.5. CEMENT TO BE PORTLAND CEMENT TYPE GU UNLESS NOTED OTHERWISE OR REQUIRED BY EXPOSURE CLASS.

6.6. CONCRETE TO BE NORMAL DENSITY UNLESS NOTED OTHERWISE.

6.7. NOMINAL SIZE OF COURSE AGGREGATE TO BE 20 mm (3/4") UNLESS NOTED OTHERWISE.

6.8. CURING UNLESS OTHERWISE RECOMMENDED BY THE CONCRETE SUPPLIER TO SUIT SCM CONTENT:

6.8.1. BASIC: 3 DAYS AT 10°C MIN OR 40% SPECIFIED STRENGTH

6.8.2. ADDITIONAL: 7 DAYS AT 10°C MIN AND 70% SPECIFIED STRENGTH

6.8.3. EXTENDED: 7 DAYS WET CURING AT 10°C MIN AND 70% OF SPECIFIED STRENGTH

6.9. CONCRETE PROPERTIES:

ELEMENT	EXP CLASS	f'c (MPa)	ENT AIR	MAX W/C	CURING TYPE
FOOTINGS AND PIERS	F-2	25	4-7%	0.55	BASIC
RETAINING WALLS AND EXTERIOR SLABS	C-1	35	5-8%	0.40	ADDITIONAL
SLABS-ON-GRADE	N-CF	25			BASIC
NON-STRUCTURAL TOPPINGS, HOUSEKEEPING PADS	N	25			BASIC
LEAN CONCRETE, MUDSLABS (PLACE BELOW FROST)	N	10			BASIC
SIDEWALKS AND EXTERIOR CURBS	C-2	32	5-8%	0.45	ADDITIONAL

6.10. PREMIXED GROUT TO BE NON-SHRINK, 40 MPa MINIMUM AT 28 DAYS. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

6.11. PLACE CONCRETE AS CLOSE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE.

6.12. PROTECT CONCRETE FROM FREEZING. DO NOT PLACE CONCRETE AGAINST FROZEN GROUND. USE COLD WEATHER CONCRETING METHODS IN ACCORDANCE WITH CAN/CSA-A23.1.

6.13. PROTECT CONCRETE FROM EXCESSIVE HEAT AND DRYING. USE HOT WEATHER CONCRETING METHODS IN ACCORDANCE WITH CAN/CSA-A23.1.

6.14. HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE WALLS ARE NOT PERMITTED, EXCEPT WHERE SHOWN ON THE STRUCTURAL DRAWINGS. CONSTRUCTION JOINTS ARE PERMITTED AT THE UNDERSIDE OF SLABS ABOVE.

6.15. DO NOT PLACE RECESSED BOXES IN CONCRETE COLUMNS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL CONSULTANT.

6.16. MAXIMUM ALLOWABLE SIZE OF CONDUIT EMBEDDED IN CONCRETE COLUMNS NOT TO EXCEED 3% OF COLUMN CROSS SECTIONAL AREA. DO NOT LOCATE CONDUIT WITHIN 38mm (1 ½") OF VERTICAL COLUMN REINFORCING.

6.17. SLABS:

6.17.1. DO NOT HARD TROWEL (I.E. DENSIFY) AIR-ENTRAINED CONCRETE. EXCESSIVE FINISHING CAN DAMAGE THE SURFACE OF THE SLAB FOR WHICH THE CONTRACTOR WILL BE RESPONSIBLE.

6.18. FORMWORK, FALSEWORK AND RE-SHORING:

6.18.1. FORM THE SIDES OF ALL STRUCTURAL CONCRETE MEMBERS.

6.18.2. DO NOT PLACE EARTH AGAINST RETAINING OR BASEMENT WALLS UNTIL THE CONCRETE HAS REACHED THE SPECIFIED 28 DAY STRENGTH.

6.19. FOR SLABS-ON-GRADE OR UNBONDED CONCRETE TOPPINGS, LOCATE ALL CONDUITS, PIPES, OR HEATING CABLES EMBEDDED IN CONCRETE CLEAR OF THE TOP ONE THIRD OF THE SLAB THICKNESS TO AVOID DAMAGE DURING SAWCUTTING.

6.20. PROVIDE 10 (3/8") THICK ASPHALT-IMPREGNATED FIBREBOARD ISOLATION JOINT FILLER WHERE SLAB-ON-GRADE TERMINATES AGAINST VERTICAL CONCRETE OR MASONRY ELEMENTS (UNLESS DOWELED TO OR CHASED IN THE VERTICAL STRUCTURE). DEPTH OF JOINT FILLER TO MATCH SLAB THICKNESS.

6.21. UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS, FINISHES ARE TO BE AS FOLLOWS:

6.21.1. INTERIOR SLABS: POWERED STEEL TROWEL

6.21.2. INTERIOR EXPOSED SLABS: POWERED STEEL TROWEL MINIMUM TWICE

6.21.3. EXTERIOR SLABS: BROOM

7. REINFORCING STEEL

7.1. REINFORCEMENT TO CONFORM TO:

7.1.1. DEFORMED BARS: CAN/CSA G30.18, GRADE 400R.

7.1.2. WELDED WIRE FABRIC: ASTM A185/A185M.

7.1.3. ZINC-COATING (GALVANIZED): ASTM A767/A767M

7.2. BARS MARKED CONTINUOUS TO BE TERMINATED IN STANDARD HOOKS AT ENDS AND SPLICED USING CLASS B LAPS.

7.3. ALL REBAR HOOKS TO BE STANDARD LENGTH 90° OR 180° HOOKS. REBAR LENGTHS LISTED ON DRAWINGS DO NOT INCLUDE THE HOOK LENGTH. DO NOT SHORTEN HOOKS TO ACCOMMODATE MEMBER DIMENSIONS, BUT RATHER ROTATE THE HOOK TO ENSURE PROPER CONCRETE COVERAGE.

7.4. WHERE TWO BARS OF DIFFERENT SIZE ARE LAPPED IN TENSION, SPLICE LENGTH TO BE EQUAL TO THE SMALLER BAR'S TENSION LAP SPLICE, OR TO THE LARGER BAR'S TENSION DEVELOPMENT LENGTH, WHICHEVER IS LONGER.

7.5. PROVIDE ADDITIONAL SUPPORT BARS AS REQUIRED TO ADEQUATELY SUPPORT AND SECURE ALL REINFORCEMENT AND PREVENT MOVEMENT WHEN PLACING CONCRETE.

7.6. PROVIDE SUFFICIENT CHAIRS TO REINFORCING TO MAINTAIN SPECIFIED CONCRETE COVER.

7.6.1. CHAIRS PLACED ON INSULATION OR VOID FORM TO HAVE SAND PLATE BASES OR SIMILAR.

7.7. ALL REINFORCING TO BE CLEAN, FREE OF LOOSE SCALE, OIL, DIRT, RUST, AND ANY OTHER FOREIGN COATING THAT AFFECT BONDING CAPACITY.

7.8. PROVIDE COATED TIE-WIRES AND PLASTIC CHAIRS FOR ALL EPOXY-COATED OR GALVANIZED REINFORCEMENT. TOUCH-UP ALL DAMAGED EPOXY-COATING AND GALVANIZING PRIOR TO PLACING CONCRETE.

7.9. CLEAR CONCRETE COVER TO REINFORCEMENT:

	CONCRETE EXPOSURE CLASS		
CONCRETE EXPOSURE	N, N-CF	F-1, F-2, S-1, S-2	C-XL, C-1, C-3
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	N/A	75 (3")	75 (3")
CAST AGAINST VAPOUR BARRIER OR RIGID INSULATION	50 (2")	50 (2")	60 (2 1/4")
EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR 10M AND 15M	N/A	40 (1 1/2")	60 (2 1/4")
EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR 20M OR LARGER	N/A	50 (2")	60 (2 1/4")

8. STRUCTURAL STEEL

8.1. CONFORM TO CAN/CSA S16: "LIMIT STATES DESIGN OF STEEL STRUCTURES"

8.2. FABRICATOR SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU UNDER REQUIREMENTS OF CSA W47.1, DIVISION 1 OR 2.

8.3. MATERIALS:

8.3.1. ANGLES: CAN/CSA G40.21, 300W

8.3.2. BOLTS: ASTM A325M, UNLESS NOTED

8.3.3. WELDING: CAN/CSA W59

8.4. DO NOT CUT HOLES OR OTHERWISE MODIFY STRUCTURAL MEMBERS ON SITE.

8.5. SHOP PAINTING

8.5.1. HOT-DIP GALVANIZE ALL STEELWORK TO CSA G164 WHERE EXPOSED TO THE ELEMENTS UNLESS OTHERWISE NOTED. REFER TO THE ARCHITECTURAL DRAWINGS. PREPARE SURFACES TO SSPC-SP-7. APPLY TWO COATS OF ZINC-RICH TOUCH-UP PAINT TO ANY GALVANIZED SURFACE THAT HAS BEEN DAMAGED OR FIELD WELDED.

8.5.2. TOUCH-UP PAINT AFTER ERECTION.

8.6. PLACE VERTICAL LEGS TOGETHER AND WELD MULTIPLE ANGLE LINTELS UNLESS OTHERWISE NOTED.

9. STRUCTURAL WOOD

9.1. CONFORM TO CSA O86: "ENGINEERING DESIGN IN WOOD"

9.2. MATERIALS:

9.2.1. LUMBER CONFORMING TO CSA O141.

9.2.1.1. SPRUCE-PINE-FIR (SPF) NO.1/NO.2 MINIMUM. STUD GRADE IS NOT PERMITTED IN STRUCTURAL WORKS.

9.2.1.2. KILN DRIED WITH MAXIMUM MOISTURE CONTENT OF 19%.

9.2.2. LAMINATED VENEER LUMBER (LVL) CONFORMING TO ASTM D 5456.

9.2.2.1. 2600Fb - 2.0E MINIMUM.

9.2.3. SHEATHING:

9.2.3.1. PLYWOOD TO BE CANADIAN SOFTWOOD PLYWOOD (CSP) CONFORMING TO CSA O151.

9.2.3.2. ORIENTED STRANDBOARD (OSB) TO BE TYPE O-1 MINIMUM CONFORMING TO CSA O437.

9.2.4. NAILS TO BE COMMON ROUND OR SPIRAL STEEL WIRE CONFORMING TO CSA B111 OR ASTM F1667. DO NOT SUBSTITUTE WITH BOX NAILS.

LENGTH	PENNY WEIGHT	MIN. DIAMETER COMMON WIRE	MIN. DIAMETER COMMON SPIRAL	MIN. DIAMETER PNEUMATIC
51 (2")	6d	2.84 (0.112")	NOT PERMITTED	2.87 (0.113")
60 (2 3/8")	N/A	N/A	N/A	2.87 (0.113")
64 (2 1/2")	8d	3.25 (0.128")	NOT PERMITTED	3.33 (0.131")
76 (3")	10d	3.66 (0.144")	3.10 (0.122")	3.05 (0.120")
82 (3 1/4")	12d	3.66 (0.144")	3.10 (0.122")	3.05 (0.120")
89 (3 1/2")	16d	4.06 (0.160")	NOT PERMITTED	4.11 (0.162")
102 (4")	20d	4.88 (0.192")	NOT PERMITTED	NOT PERMITTED
114 (4 1/2")	30d	5.38 (0.212")	NOT PERMITTED	NOT PERMITTED
127 (5")	40d	5.89 (0.232")	NOT PERMITTED	NOT PERMITTED

9.2.5. STRUCTURAL WOOD SCREWS AND LAG SCREWS: ASME B18.6.1

9.2.6. ALL CONNECTORS BY SIMPSON STRONG-TIE OR EQUIVALENT APPROVED BY THE CONSULTANT PRIOR TO CONSTRUCTION. FASTEN TO STRUCTURE PER THE MANUFACTURERS REQUIREMENTS. DO NOT SUBSTITUTE FASTENERS OR USE PNEUMATIC NAILS.

9.3. STORAGE AND HANDLING

9.3.1. ALL WOOD MEMBERS ARE TO BE STORED ON SITE, RAISED OFF THE GROUND AND UNDER COVER OR LOOSELY-FITTED TARPS.

9.3.2. STACK PROPRIETARY WOOD PRODUCTS WITH WOOD SPACERS UNLESS OTHERWISE NOTED BY THE MANUFACTURER.

9.3.3. HANDLE ALL PROPRIETARY WOOD PRODUCTS AS RECOMMENDED BY THE MANUFACTURER.

9.4. CONNECT BUILT-UP MEMBERS AS PER THE TYPICAL DETAILS OR AS RECOMMENDED BY THE SUPPLIER (FOR STRUCTURAL COMPOSITE LUMBER) UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS. SPLICES ARE NOT PERMITTED IN BUILT-UP MEMBERS.

9.5. PROVIDE PRESSURE-TREATED WOOD OR FOAM GASKET BETWEEN WOOD IN CONTACT WITH MASONRY OR CONCRETE.

9.6. DO NOT NOTCH STRUCTURAL WOOD MEMBERS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND/OR CONSULTANT.

9.7. DO NOT DRILL HOLES IN BEAMS, COLUMNS OR PROPRIETARY WOOD MEMBERS (UNLESS APPROVED IN WRITING BY THE DESIGNER). HOLES DRILLED IN STUDS, TOP/BOTTOM PLATES AND JOISTS ARE NOT TO EXCEED 25% OF THE MEMBER DEPTH AND SHALL NOT BE CLOSER THAN 50 (2") TO ANY EDGE OF THE MEMBER. SPACE ADJACENT HOLES NO CLOSER THAN 4x THE LARGER HOLE DIAMETER.

10. POST-INSTALLED ANCHORS AND DOWELS

10.1. USE DRILLING AND INSTALLATION TOOLS AND PROCEDURES PER MANUFACTURERS' RECOMMENDATIONS. HOLE DIAMETERS ARE NOT TO EXCEED THOSE REQUIRED BY MANUFACTURER. NOTIFY THE CONSULTANT IMMEDIATELY OF ANY DEVIATIONS.

10.2. SUBMIT ALL PROPOSED SUBSTITUTIONS FOR REVIEW AT THE BEGINNING OF THE WORK.

10.3. DO NOT INSTALL ANCHORS UNTIL THE SUBSTRATE HAS CURED FOR A MINIMUM OF 7 DAYS, OR AS DIRECTED BY THE MANUFACTURER, WHICHEVER IS LONGER.

10.4. DO NOT LOAD ANCHORS UNTIL THE SUBSTRATE HAS REACHED THE SPECIFIED 28 DAYS STRENGTH.

10.5. ADHESIVE:

10.5.1. ANCHORS AND REINFORCING BAR DOWELS EMBEDDED INTO CONCRETE ARE TO BE WITH HILTI HIT-HY 200 ADHESIVE.

10.5.2. ANCHORS EMBEDDED INTO MASONRY ARE TO BE WITH HILTI HIT-HY 270 ADHESIVE. SOLID GROUT MASONRY CORES TO ACCEPT ANCHORS AS REQUIRED.

10.5.3. DO NOT LOAD ANCHORS UNTIL THE ADHESIVE HAS CURED FOR A MINIMUM OF 24 HOURS.

10.5.4. REFER TO MANUFACTURER'S REQUIREMENTS FOR ACCEPTABLE CURING TEMPERATURES AND CONDITIONS.

10.6. GALVANIZED ANCHORS ARE TO BE HOT DIPPED GALVANIZED, NOT ZINC PLATED.

10.7. DO NOT CUT REINFORCEMENT TO ACCOMMODATE DRILLED ANCHORS AND DOWELS. SCAN THE STRUCTURE TO LOCATE REINFORCEMENT PRIOR TO FABRICATING STRUCTURAL STEEL FASTENED BY DRILLED ANCHORS.

10.8. WHEN OBSTRUCTIONS PREVENT DRILLING HOLES IN SPECIFIED LOCATIONS TO THE REQUIRED DEPTH, RELOCATE AT NO EXTRA COST TO THE CONTRACT. OBTAIN CONSULTANT'S APPROVAL OF NEW LOCATIONS BEFORE DRILLING HOLES. FILL ALL ABANDONED HOLES WITH MIN. 30MPa GROUT. DO NOT TIGHTEN ANCHORS UNTIL GROUT IN ADJACENT ABANDONED HOLES REACHES 75% fc.

10.9. DO NOT BEND POST INSTALLED DOWELS AFTER INSTALLATION.

11. FOUNDATIONS

11.1. STRUCTURAL DESIGN IS BASED ON THE SOILS REPORT PREPARED BY: CAMBIUM, REPORT NUMBER: 02512173.000, DATED: FEBRUARY 13, 2026.

11.2. REFER TO SOILS REPORT FOR INFORMATION ON GEOTECHNICAL CONDITIONS, FOUNDATION RECOMMENDATIONS, AND FOR ALL EARTHWORK INCLUDING EXCAVATION, BACKFILL, AND SUBGRADE PREPARATION. ALSO REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

11.3. CONSTRUCT ALL FOOTINGS ON STRATA CAPABLE OF SUPPORTING THE FOLLOWING DESIGN BEARING PRESSURES:

11.3.1. ULTIMATE LIMIT STATE: 120 kPa

11.3.2. SERVICEABILITY LIMIT STATE: 75 kPa

11.4. INSULATION BELOW FOUNDATIONS TO BE STYROFOAM HIGHLOAD BY DUPONT OR APPROVED EQUIVALENT CONFIRMED PRIOR TO CONSTRUCTION. REFER TO PLANS AND DETAILS FOR MINIMUM COMPRESSIVE STRENGTH AT 5% DEFORMATION.

11.5. BEARING ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE ANTICIPATED MINIMUM DEPTHS. FINAL BEARING ELEVATIONS AND CAPACITY MUST BE REVIEWED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTING FOOTINGS. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS TO BE REVIEWED WITH THE STRUCTURAL CONSULTANT PRIOR TO PLACING FORMWORK.

11.6. LOCATE ALL EXISTING UNDERGROUND SERVICES PRIOR TO EXCAVATION.

11.7. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL CONSULTANT, THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS FOR FOOTINGS OR TRENCHES SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.

11.8. KEEP EXCAVATION DRAINED AND FREE OF WATER AT ALL TIMES. REFER TO GEOTECHNICAL REPORT FOR REQUIRED DEWATERING PROCEDURES.

11.9. PROTECT FOOTINGS, WALLS, SLABS-ON-GRADE AND ADJACENT SOIL AGAINST FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION. DO NOT PLACE CONCRETE AGAINST FROZEN EARTH.

11.10. DO NOT BACKFILL AGAINST WALLS RETAINING EARTH UNTIL ELEMENTS PROVIDING LATERAL SUPPORT, INCLUDING SLABS ON GRADE AND SUSPENDED LEVELS, ARE COMPLETED.

11.11. FOR ELEMENTS THAT ARE TO BE BACKFILLED ON BOTH SIDES, PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES SUCH THAT HEIGHTS DO NOT VARY BY MORE THAN 300 MM (1'-0") FROM ONE SIDE TO THE OTHER.

12. DESIGN DATA

12.1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 SUPPLEMENTED BY THE USER'S GUIDE - NBC 2020 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B).

12.2. CLIMATIC LOCATION: XXX, ONTARIO

12.3. IMPORTANCE CATEGORY: N/A (EXISTING BUILDING)

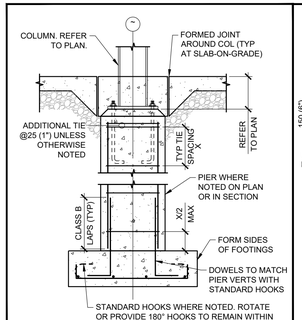
12.4. UNLESS OTHERWISE NOTED, DESIGN LOADS SHOWN ARE SPECIFIED (UNFACTORED). FOR POINT LOADS, IF ONLY ONE LOAD IS GIVEN, CONSIDER IT LIVE LOAD.

12.5. SNOW LOADS

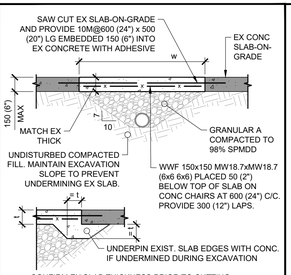
12.5.1. SPECIFIED SNOW LOAD = Is [Ss (Cb Cw Cs Ca) + Sr] = (XX) [(XX) (0.8)(XX)(1.0)(1.0) + XX] = XX

ABBREVIATIONS

Af	FACTORED AXIAL LOAD +/- (TENSION / COMPRESSION)	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LSH	LONG SIDE HORIZONTAL
ARCH	ARCHITECTURAL CONTRACT DOCUMENTS	LSV	LONG SIDE VERTICAL
B, BOT	BOTTOM	LW	SPANNING LONG WAY
BEW	BOTTOM EACH WAY	Mf	FACTORED MOMENT
BLL	BOTTOM LOWER LAYER	▶ XX	MOMENT CONNECTION WITH FACTORED DESIGN MOMENT NOTED
BM	BEAM	MAX	MAXIMUM
BOF	BOTTOM OF FOOTING	MECH	MECHANICAL CONTRACT DOCUMENTS
BUL	BOTTOM UPPER LAYER	MID	MIDDLE
CA	COLUMN ABOVE	MIN	MINIMUM
CB	COLUMN BELOW	MJ	MOVEMENT JOINT
C/C, O/C	CENTRE-TO-CENTRE, ON CENTRE	MTI	FACTORED TORSIONAL MOMENT
CANT	CANTILEVER	NIC	NOT IN CONTRACT
CJ	CONTRACTION JOINT	NTS	NOT TO SCALE
CL	CENTRE LINE	OPP	OPPOSITE
CLR	CLEAR	OWSJ	OPEN WEB STEEL JOIST
CMU	CONCRETE MASONRY UNIT	PL	PLATE
CNT	STEEL DECK CORE NOMINAL THICKNESS	PT	PRESSURE-TREATED
COL	COLUMN	REINF	REINFORCED / REINFORCEMENT
CONC	CONCRETE	S	SERVICE SNOW LOAD
CONT	CONTINUOUS	SDL	SERVICE SUPER-IMPOSED DEAD LOAD
C/W	COMPLETE WITH	SIM	SIMILAR
D	SERVICE DEAD LOAD	SLS	SERVICE LIMIT STATE
DAA	DRILLED ADHESIVE ANCHOR	SOG	SLAB ON GRADE
DO	DO OVER	SPEC	SPECIFICATIONS
DMA	DRILLED MECHANICAL ANCHOR	STAG	STAGGERED
DP	DEEP	STL	STEEL
DWG	DRAWING	SW	SPANNING SHORT W



TYPICAL DETAIL TDC01 — **CONCRETE PIERS AND FOOTINGS**



- CONFIRM EX SLAB THICKNESS PRIOR TO CUTTING.
- INFILL WITH 25 MPa CONCRETE. MAX W/C RATIO = 0.45 UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
- PROVIDE CONTRACTION JOINTS IN NEW CONCRETE WHEN w > 2400 (8'-0")

TYPICAL DETAIL TDC23 — **TRENCHING IN EXISTING CONCRETE SLAB-ON-GRADE**

STEEL LINTELS IN MASONRY PARTITION WALLS		
MASONRY UNIT	WIDTH OF OPENING	STEEL MEMBERS
90 (4") AND BRICK	0 - 1200 (4'-0") 1200 (4'-0") - 1800 (6'-0") 1800 (6'-0") - 2400 (8'-0") 2400 (8'-0") - 3000 (10'-0")	L89x89x6.4 L127x89x6.4 (LLV) L127x89x6.4 (LLV) L152x89x9.5 (LLV)
140 (6")	0 - 1200 (4'-0") 1200 (4'-0") - 1800 (6'-0") 1800 (6'-0") - 2400 (8'-0")	2-L64x64x6.4 2-L89x64x6.4 (LLV) 2-L89x64x7.9 (LLV) +100x10 (4"x3/8") PLATE @ U/S
190 (8")	0 - 1200 (4'-0") 1200 (4'-0") - 1800 (6'-0") 1800 (6'-0") - 2400 (8'-0") 2400 (8'-0") - 3000 (10'-0")	2-L89x89x6.4 2-L89x89x6.4 2-L102x89x7.9 (LLV) 2-L152x89x7.9 (LLV)
240 (10")	0 - 1200 (4'-0") 1200 (4'-0") - 1800 (6'-0") 1800 (6'-0") - 2400 (8'-0") 2400 (8'-0") - 3000 (10'-0")	2-L102x102x6.4 2-L102x102x6.4 2-L152x102x7.9 (LLV) 2-L152x102x7.9 (LLV)
290 (12")	0 - 1200 (4'-0") 1200 (4'-0") - 1800 (6'-0") 1800 (6'-0") - 2400 (8'-0") 2400 (8'-0") - 3000 (10'-0")	3-L89x89x6.4 3-L89x89x6.4 3-L102x89x7.9 (LLV) 3-L127x89x7.9 (LLV)

- OPENINGS IN NON-LOAD BEARING MASONRY WALLS ARE NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS.
- CONNECT MULTIPLE ANGLES TOGETHER WITH 6 (1/4") WELDS x 50 (2") LONG @ 400 (16") C/C TOP AND BOTTOM.
- BEAR EACH END OF LINTEL ON 150 (6") SOLID GROUTED MASONRY. SOLID GROUT PIERS LESS THAN 600 (24") WIDE FULL HEIGHT.
- CONNECT LINTELS TO STEEL COLUMNS OR CONCRETE WALLS/COLUMNS WHERE END OF LINTEL IS LESS THAN 400mm (16"). CONNECTION DETAIL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- LLV = LONG LEG VERTICAL
- INSTALL THE VERTICAL LEG OF BRICK LINTELS ON THE INSIDE FACE OF THE VENEER.

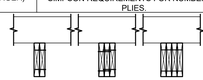
TYPICAL DETAIL TDM03 — **STEEL LINTELS IN NON-LOAD BEARING MASONRY PARTITIONS**

CONDITION	FASTENERS
RIM BOARD TO TOP PLATE	76 (3") NAILS @305 (12") C/C
RIM BOARD TO JOISTS	2 - 76 (3") NAILS
BRIDGING TO JOISTS	2 - 76 (3") TOE-NAILS
JOIST TO PLATE	3 - 76 (3") TOE-NAILS
WOOD TRUSS TO PLATE	4 - 76 (3") TOE-NAILS
STUD TO TOP AND BOTTOM PLATE (EA END)	4 - 76 (3") TOE-NAILS OR END-NAILS
BLOCKING TO STUDS	2 - 76 (3") TOE-NAILS
TOP AND BOTTOM PLATES	2 - 76 (3") NAILS @406 (16") C/C
TOP AND BOTTOM PLATE SPLICE	REFER TO TYPICAL DETAIL
LINTEL OR BEAM TO KING STUD	2 - 76 (3") TOE-NAILS

- FASTENERS ARE IN ADDITION TO CONNECTORS NOTED ELSEWHERE ON THE STRUCTURAL DRAWINGS.

TYPICAL DETAIL TDW01 — **WOOD FRAMING CONNECTIONS**

CONNECTION SCHEDULE	
# OF PLIES	FASTENERS AND DETAILS
2	76 (3") LONG NAILS IN 2 ROWS @ 305 (12") C/C MAX
3	82 (3 1/4") LONG NAILS IN 2 ROWS @ 305 (12") C/C MAX FROM EA SIDE
4 / 5 (2x6)	CONNECT FIRST 3 PLIES AS ABOVE CONNECT REMAINING PLY(S) WITH 82 (3 1/4") LONG NAILS IN 2 ROWS @ 305 (12") C/C MAX
4 / 5 (2x8 AND LARGER)	2 ROWS OF SIMPSON SDW SCREWS @ 610 (24") CENTRES. LENGTH OF SCREW AS PER SIMPSON REQUIREMENTS FOR NUMBER OF PLIES.



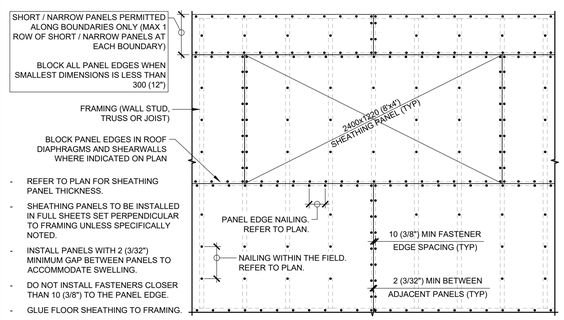
- LOCATE FIRST ROW OF FASTENERS 152 (6") FROM EACH END.
- LOCATE NAILS 51 (2") FROM EDGE AND SCREWS 38 (1 1/2") FROM EDGE.
- ADD ADDITIONAL ROW OF NAILS/SCREWS FOR BEAMS DEEPER THAN 305 (12"), AND TWO ROWS FOR BEAMS DEEPER THAN 508 (20").

TYPICAL DETAIL TDW04 — **CONNECTIONS FOR TOP-LOADED BUILT-UP WOOD BEAMS**

CONNECTION SCHEDULE	
# OF PLIES	CONNECTORS AND DETAILS
2	76 (3") LONG SIMPSON SDW SCREWS IN 2 ROWS @ 406 (16") C/C MAX
3	117 (4 5/8") LONG SIMPSON SDW SCREWS IN 2 ROWS @ 305 (12") C/C MAX
4	152 (6") LONG SIMPSON SDW SCREWS IN 2 ROWS @ 305 (12") C/C MAX

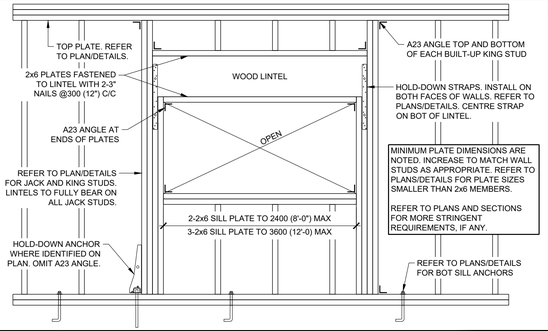
- STAGGER SCREWS ON EACH FACE OF BEAM.
- LOCATE FIRST ROW OF SCREWS 152 (6") FROM EACH END.
- LOCATE SCREWS 38 (1 1/2") FROM EDGE.
- ADD ADDITIONAL ROW OF SCREWS FOR BEAMS DEEPER THAN 229 (9").

TYPICAL DETAIL TDW05 — **CONNECTIONS FOR SIDE-LOADED BUILT-UP WOOD (DIMENSIONAL LUMBER) BEAMS**

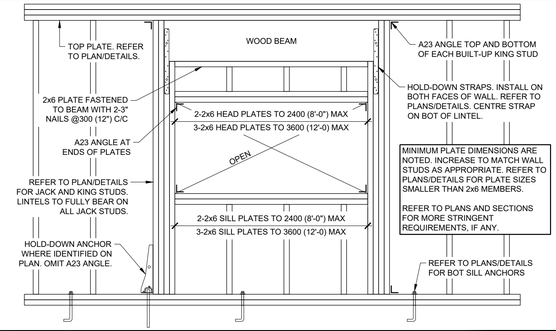


- REFER TO PLAN FOR SHEATHING PANEL THICKNESS.
- SHEATHING PANELS TO BE INSTALLED IN FULL SHEETS SET PERPENDICULAR TO FRAMING UNLESS SPECIFICALLY NOTED.
- INSTALL PANELS WITH 2 (3/32") MINIMUM GAP BETWEEN PANELS TO ACCOMMODATE SWELLING.
- DO NOT INSTALL FASTENERS CLOSER THAN 10 (3/8") TO THE PANEL EDGE.
- GLUE FLOOR SHEATHING TO FRAMING.

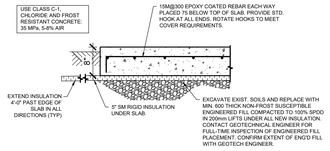
TYPICAL DETAIL TDW08 — **WOOD SHEATHING**



TYPICAL DETAIL TDW09 — **OPENING IN WOOD STUD WALL - WOOD LINTEL**



TYPICAL DETAIL TDW10 — **OPENING IN WOOD STUD WALL - WOOD BEAM**



TYPICAL SLAB UNDER NEW GENERATOR AND PROPANE TANK

- REFER TO MECH DRAWINGS FOR NEW GENERATOR LOCATION AND SIZE OF SLAB

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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

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No.	Revision / Version:	Date:
1.	Issued for Tender	2026-03-13

LICENSED PROFESSIONAL ENGINEER
2026.03.11
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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

TYPICAL DETAILS

Date: 2026-03-13
Scale:
Drawn By: AJD Checked By: SWC
Project No: 25143A
Drawing No: Rev:

S-1.1

FOUNDATION AND BASEMENT FLOOR PLAN NOTES

1. SEE GENERAL REQUIREMENTS AND TYPICAL DETAILS ON DRAWINGS S-1.0 AND S-1.1.
2. BASEMENT FLOOR DATUM ELEVATION IS LEVEL WITH EXISTING (ASSUMED -8'-11 1/4")
3. TOP OF SLAB IS ±0 FROM DATUM ELEVATION EXCEPT AS CROSSED AND NOTED +/-X ON PLAN.
4. AT NEW DECK AND RAMP B AREA, SET BOTTOM OF COLUMN AND WALL FOOTINGS (BOF) AT -2'-6" FROM BASEMENT DATUM.
5. AT EXISTING ENTRY DECK AND RAMP A, SET BOTTOM OF COLUMN FOOTINGS (BOF) TO MATCH EXISTING FOOTINGS (ASSUMED -12" FROM DATUM OR -5'-0" BELOW GRADE). DO NOT UNDERMINE EXISTING FOOTINGS. IF GRADE IS CLOSER THAN 5'-0" TO UNDERSIDE OF FOOTING, LOWER FOOTING TO MAINTAIN MINIMUM FROST COVER.
6. GROUT BEARING PLATES PRIOR TO PLACING LOADS ON THE STRUCTURE.
7. CONCRETE SLABS-ON-GRADE:
   - 7.1. MAINTAIN SLAB-ON-GRADE THICKNESS AND SLOPE TO DRAINS. REFER TO ARCHITECTURAL AND/OR MECHANICAL DRAWINGS FOR LOCATIONS. ALL LOCATIONS ARE NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS.
   - 7.2. WHERE EXISTING SLAB IS REMOVED FOR NEW SERVICES, REPLACE WITH NEW 100 (4") THICK CONCRETE SLAB-ON-GRADE REINFORCED WITH 152x152 MW18.7/MW18.7 (6x6 6/6) WELDED WIRE FABRIC (W.W.F) PLACED 50 (2") BELOW TOP OF SLAB ON CONCRETE CHAIRS SPACED AT 600 (24") CENTRES. PROVIDE 150 (6") LAPS PLUS OVERHANGS FOR ALL REINFORCEMENT.
   - 7.3. LOCATE ALL TRENCHES BELOW EXISTING DOORWAYS. INSTALL TEMPORARY SHORING AS NECESSARY WHERE DEPTH OF EXCAVATION MAY TEMPORARILY UNDERMINE SLAB THICKENINGS. UNDERPIN EDGES WHEN REPLACING CONCRETE SIMILAR TO TYPICAL DETAIL.
8. WOOD COLUMNS:
   - 8.1. "WC1" ON PLAN DENOTES 6x6 PRESSURE TREATED (PT) WOOD POST. PROVIDE SIMPSON CPT66Z CONCEALED POST TIE AT BASE INTO CONCRETE PIER OR WALL.
9. CONCRETE PIERS:
   - 9.1. "P1" ON PLAN DENOTES 12"Ø CONCRETE PIER REINFORCED WITH 4 - 15M VERTICALS + 10M TIES AT 10" CENTERS.
   - 9.2. SET TOP OF PIER AT 6" ABOVE GRADE.
10. CONCRETE FOOTINGS:
    - 10.1. "F1" ON PLAN DENOTES BIGFOOT FOOTING MODEL BF28 CONNECTED TO UNDERSIDE OF PIER. PLACE CONCRETE INTEGRALLY WITH PIERS.

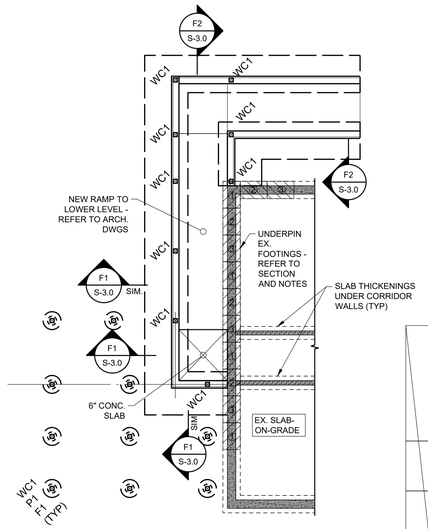
UNDERPINNING OF EXISTING STRUCTURE

1. CONCRETE UNDERPINNING SECTIONS ARE SHOWN ON PLAN THUS:

2. INSTALL ALL NO. 1 SECTIONS FIRST, AND THEN FOLLOW WITH ALL NO. 2 SECTIONS, ETC.
3. RAM-PACK 2" OF DRY PACK GROUT BETWEEN EXISTING FOUNDATION AND TOP OF UNDERPINNING, NO SOONER THAN 24 HOURS AFTER UNDERPINNING IS PLACED.
4. ALLOW 12 HOURS AFTER GROUTING BEFORE INSTALLATION OF FOLLOWING SECTIONS.
5. UNDERPINNING SHOWN IS FOR ASSUMED EXISTING CONDITIONS. REPORT ANY VARIATIONS TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. INSTALL AND AFTERWARDS REMOVE ALL TEMPORARY SHORING FOR THE SIDES OF THE EXCAVATION THAT IS REQUIRED TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE AND THE EXCAVATION.
7. INSTALL AND AFTERWARDS REMOVE ALL TEMPORARY SHORING AND BRACING FOR THE EXISTING STRUCTURE THAT IS REQUIRED TO ENSURE THE SAFETY OF THE STRUCTURE DURING THE INSTALLATION OF THE UNDERPINNING. THIS INCLUDES SHORING REQUIRED TO RESIST UNBALANCED SOIL PRESSURE CAUSED BY EXCAVATION AT ONE SIDE OF FOUNDATION WALL.
8. ALL SHORING AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR. PREPARE SHORING DRAWINGS SIGNED AND SEALED BY THE ENGINEER.
9. PREVENT LOSS OF MATERIAL FROM UNDERNEATH EXISTING STRUCTURE.
10. MAKE GOOD ALL EXISTING WORK DISTURBED BY THE UNDERPINNING OPERATIONS.

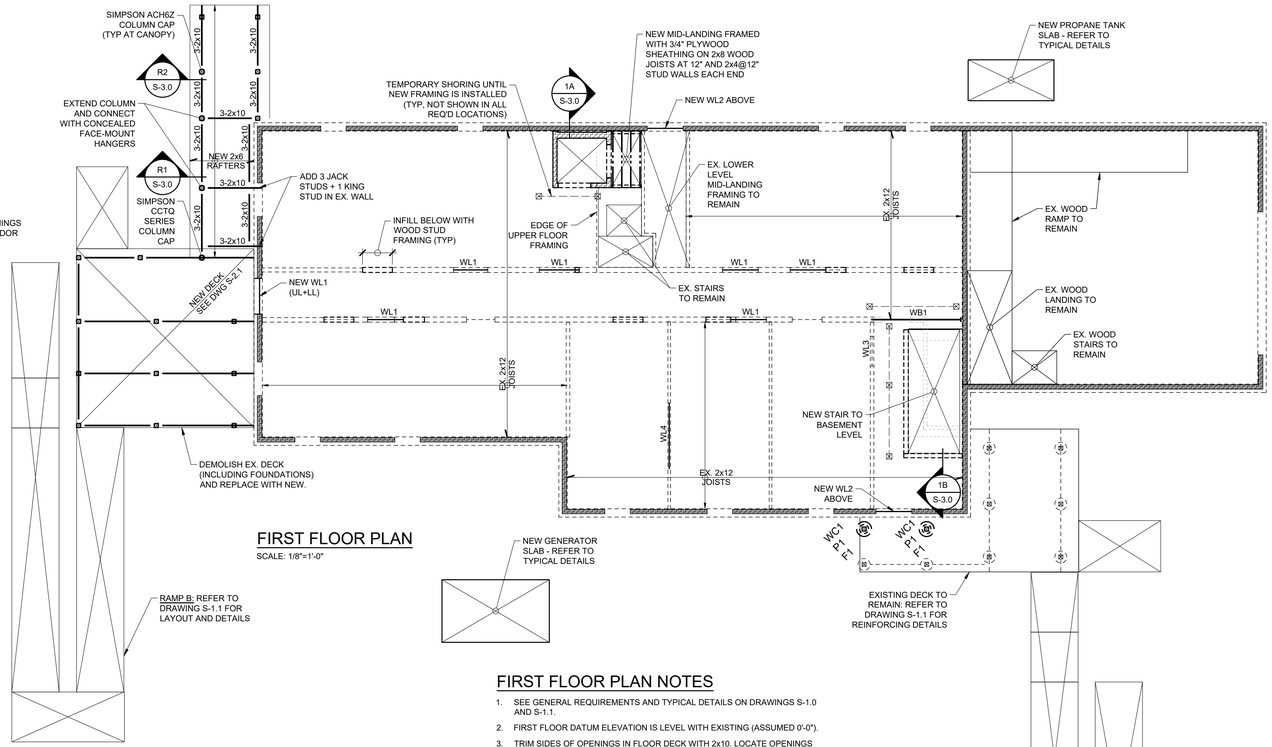
LOAD-BEARING WOOD WALL NOTES

1. REFER TO TYPICAL WOOD DETAILS FOR ADDITIONAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR NON LOAD-BEARING WALL DETAILS, INCLUDING DEFLECTION GAP DETAILS AT UNDERSIDE OF ROOF STRUCTURE.
3. TYPICAL WOOD WALLS:
   - 3.1. STUDS:
     - 3.1.1. 2x6@400 (16") CENTRES. REVISE TO 2x8 CONSTRUCTION AT LIFT RAIL WALL.
     - 3.1.2. PROVIDE 2x6 BLOCKING AT PANEL EDGES.
   - 3.2. TOP PLATE:
     - 3.2.1. 2-2x6 CONTINUOUS.
   - 3.3. BOTTOM PLATE:
     - 3.3.1. 2x6 PRESSURE TREATED OR ON FOAM GASKET.
   - 3.4. BOTTOM PLATE ANCHORS:
     - 3.4.1. 1/4"Ø CONCRETE SCREWS x 1 3/4" EMBEDMENT AT 12" CENTERS STAGGERED.
     - 3.4.2. ADD ADDITIONAL ANCHORS WITHIN 150 (6") OF ALL WINDOW / DOOR OPENINGS AND PLATE SPLICES UNLESS OTHERWISE NOTED.
   - 3.5. SHEATHING:
     - 3.5.1. 1/2" THICK CSP OR 15/32" OSB FASTENED TO WOOD FRAMING WITH 2 3/8" NAILS AT 150 (6") CENTRES AROUND PANEL EDGES AND 300 (12") CENTRES WITHIN THE FIELD. PROVIDE ADDITIONAL NAILING AT SHEAR WALLS AS INDICATED. COORDINATE SIDE OF WALL TO BE SHEATHED WITH ARCHITECTURAL DRAWINGS.
     - 3.5.2. INSTALL SHEATHING HORIZONTALLY WITH STAGGERED JOINTS EQUAL TO HALF A PANEL. ALL PANELS TO BE 1220 x 2440 (4'-0" x 8'-0") MINIMUM, EXCEPT THAT SMALLER PANEL SIZES MAY BE UTILIZED NEAR BOUNDARIES AND CHANGES IN FRAMING.



PARTIAL FOUNDATION AND BASEMENT FLOOR PLAN

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



FIRST FLOOR PLAN

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

FIRST FLOOR PLAN NOTES

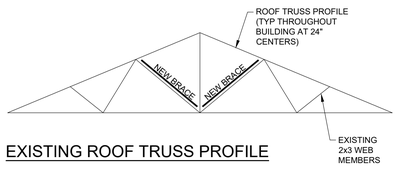
1. SEE GENERAL REQUIREMENTS AND TYPICAL DETAILS ON DRAWINGS S-1.0 AND S-1.1.
2. FIRST FLOOR DATUM ELEVATION IS LEVEL WITH EXISTING (ASSUMED 0'-0").
3. TRIM SIDES OF OPENINGS IN FLOOR DECK WITH 2x10. LOCATE OPENINGS BETWEEN EXISTING JOISTS.
4. DESIGN LOADS:
   - 4.1. DEAD LOAD (kPa / PSF):

PARTITIONS -	0.5 / 10
FLOORING -	0.1 / 2
STRUCTURE -	0.3 / 6
MECHANICAL -	0.15 / 3
CEILING + ELEC. -	0.15 / 3
	1.2 kPa / 24 PSF

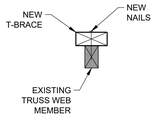
   - 4.2. LIVE LOAD (kPa / PSF):

RESIDENTIAL AREAS -	1.9 / 40
OFFICE AREAS -	2.4 / 50
CORRIDORS AND STAIRS -	4.8 / 100
DECKS AND RAMPS -	4.8 / 100

5. FLOOR SHEATHING:
   - 5.1. PROVIDE 19 (3/4") TONGUE AND GROOVE WOOD SHEATHING GLUED AND FASTENED WITH 2 3/8" NAILS AT 6" CENTRES AROUND PANEL EDGES AND 300 (12") CENTRES WITHIN THE FIELD.
6. WOOD LINTELS:
   - 6.1. "WL1" ON PLAN DENOTES 3 - 2x6 VERTICAL WOOD LINTEL ABOVE NEW OPENING. PROVIDE 1 - 2x6 JACK STUD + 1 - 2x6 KING STUD EACH SIDE OF NEW OPENING.
   - 6.2. "WL2" ON PLAN DENOTES 3 - 2x8 VERTICAL WOOD LINTEL ABOVE NEW OPENING. PROVIDE 2 - 2x6 JACK STUDS + 1 - 2x6 KING STUD EACH SIDE OF NEW OPENING.
   - 6.3. "WL3" ON PLAN DENOTES 2 - 2x8 VERTICAL WOOD LINTEL ABOVE NEW OPENING. PROVIDE 2 - 2x4 JACK STUDS + 1 - 2x4 KING STUD EACH SIDE OF NEW OPENING
   - 6.4. "WL4" ON PLAN DENOTES 2 - 2x8 LVL VERTICAL WOOD LINTEL ABOVE NEW OPENING. PROVIDE 3 - 2x4 JACK STUDS + 1 - 2x4 KING STUD EACH SIDE OF NEW OPENING
   - 6.5. REMOVE EXISTING LINTEL FRAMING ENTIRELY WHERE NEW LINTELS OVERLAP WITH WALL INFILLS.
   - 6.6. PROVIDE WL1 OVER ANY DUCT OPENINGS THROUGH LOAD-BEARING WALLS. COORDINATE LOCATIONS WITH MECH. DWGS.
7. WOOD BEAMS:
   - 7.1. "WB1" ON PLAN DENOTES 3 - 2x10 WOOD BEAM INSTALLED TIGHT TO UNDERSIDE OF FLOOR JOISTS. PROVIDE 1 - 2x6 JACK STUD + 1 - 2x6 KING STUD ON ONE END, AND CONNECT TO MASONRY WALL WITH SIMPSON HU210-3 MASONRY FACE MOUNT HANGERS.



EXISTING ROOF TRUSS PROFILE



ROOF TRUSS BRACING NOTES

1. INSTALL NEW BRACING ON ALL EXISTING WOOD ROOF TRUSSES THROUGHOUT THE BUILDING ON THE EXISTING WEB MEMBERS AS INDICATED ON DIAGRAM ABOVE.
2. BRACING MUST BE T-BRACING. DO NOT REPLACE WITH CONTINUOUS LINES OF WEB BRACING.
3. T-BRACING TO CONSIST OF 2x4 WOOD NAILED TO TRUSS WEB MEMBER WITH 3 1/4" LONG NAILS AT 6" CENTERS.
4. T-BRACE MUST BE AT LEAST 90% OF THE LENGTH OF THE EXISTING TRUSS WEB MEMBER.

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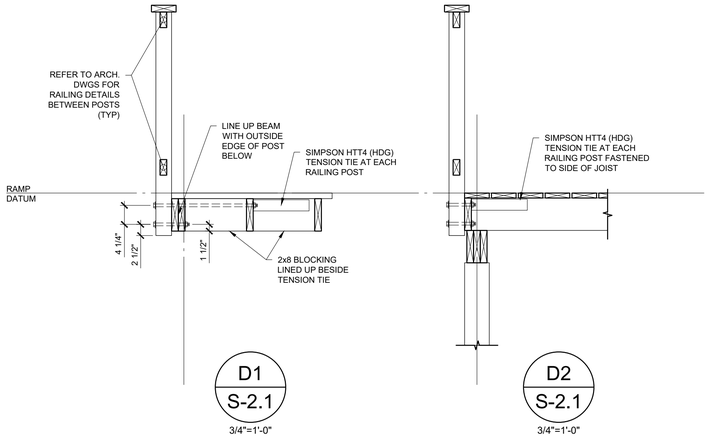
ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

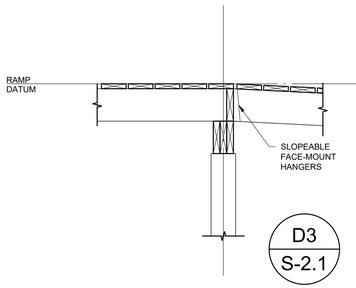
8465 COUNTY ROAD 45, ROSENEATH, ON

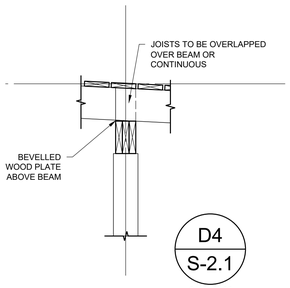
FRAMING PLANS AND NOTES

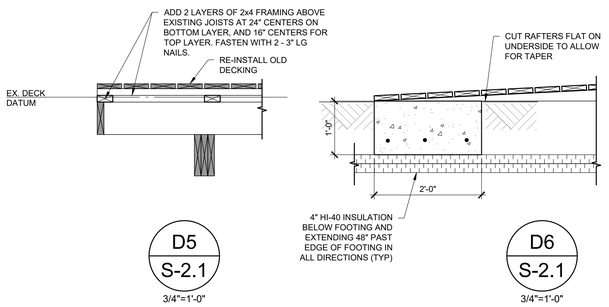
Date:	2026-03-13
Scale:	
Drawn By: AJD	Checked By: SWC
Project No:	25143A
Drawing No:	Rev:

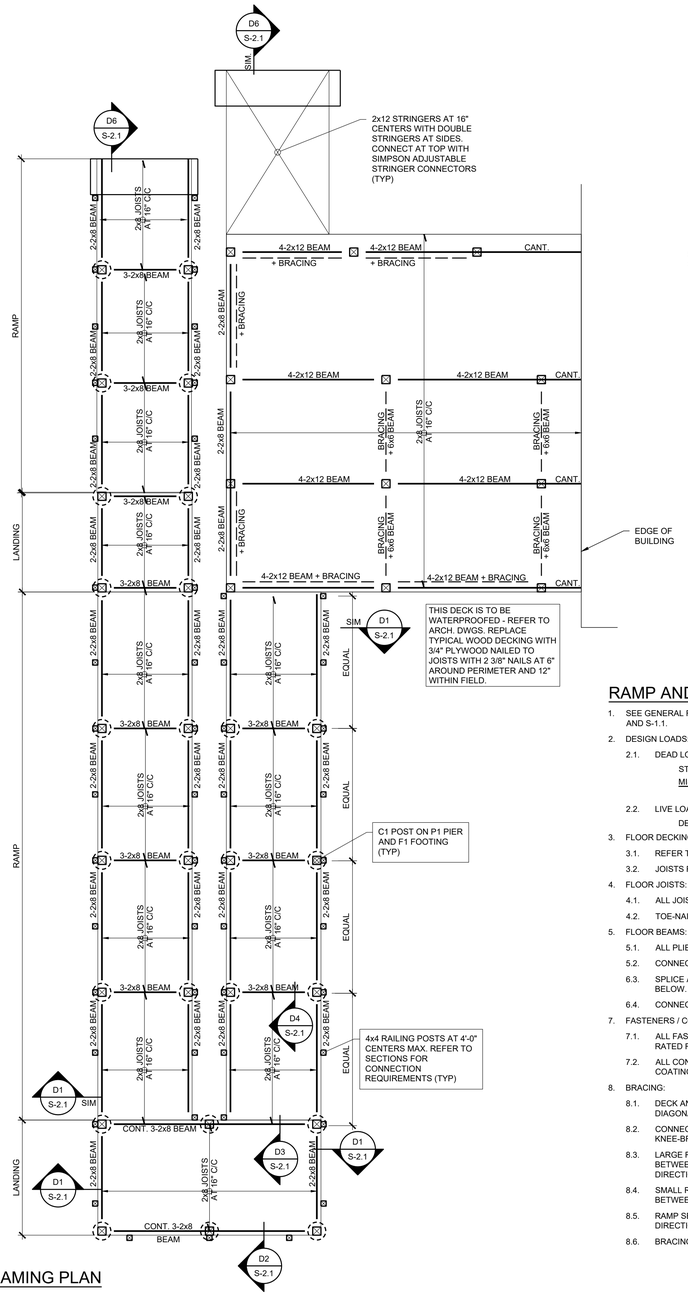
S-2.0









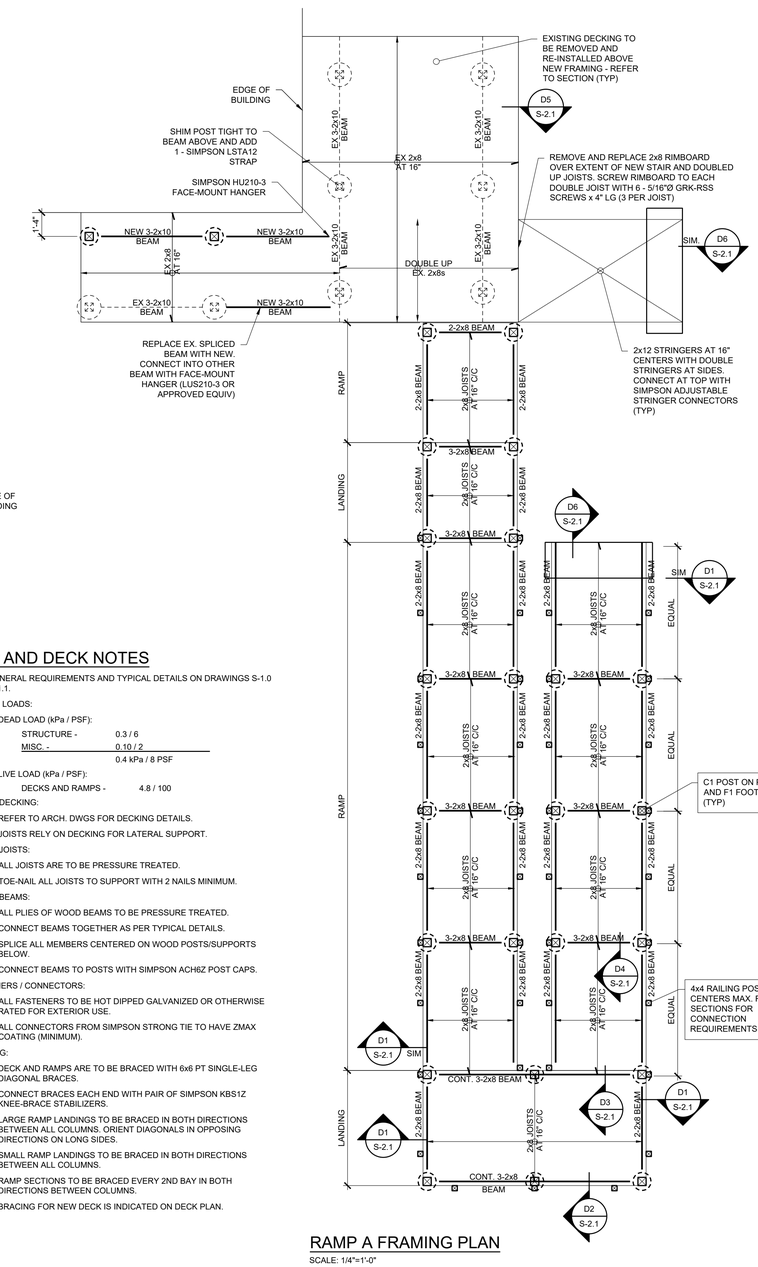


RAMP B FRAMING PLAN

SCALE: 1/4"=1'-0"

RAMP AND DECK NOTES

1. SEE GENERAL REQUIREMENTS AND TYPICAL DETAILS ON DRAWINGS S-1.0 AND S-1.1.
2. DESIGN LOADS:
   - 2.1. DEAD LOAD (kPa / PSF):
     - STRUCTURE - 0.3 / 6
     - MISC. - 0.10 / 2
     - 0.4 kPa / 8 PSF
   - 2.2. LIVE LOAD (kPa / PSF):
     - DECKS AND RAMPS - 4.8 / 100
3. FLOOR DECKING:
   - 3.1. REFER TO ARCH. DWGS FOR DECKING DETAILS.
   - 3.2. JOISTS RELY ON DECKING FOR LATERAL SUPPORT.
4. FLOOR JOISTS:
   - 4.1. ALL JOISTS ARE TO BE PRESSURE TREATED.
   - 4.2. TOE-NAIL ALL JOISTS TO SUPPORT WITH 2 NAILS MINIMUM.
5. FLOOR BEAMS:
   - 5.1. ALL PLIES OF WOOD BEAMS TO BE PRESSURE TREATED.
   - 5.2. CONNECT BEAMS TOGETHER AS PER TYPICAL DETAILS.
   - 6.3. SPLICE ALL MEMBERS CENTERED ON WOOD POSTS/SUPPORTS BELOW.
   - 6.4. CONNECT BEAMS TO POSTS WITH SIMPSON ACH6Z POST CAPS.
7. FASTENERS / CONNECTORS:
   - 7.1. ALL FASTENERS TO BE HOT DIPPED GALVANIZED OR OTHERWISE RATED FOR EXTERIOR USE.
   - 7.2. ALL CONNECTORS FROM SIMPSON STRONG TIE TO HAVE ZMAX COATING (MINIMUM).
8. BRACING:
   - 8.1. DECK AND RAMPS ARE TO BE BRACED WITH 6x6 PT SINGLE-LEG DIAGONAL BRACES.
   - 8.2. CONNECT BRACES EACH END WITH PAIR OF SIMPSON KBS1Z KNEE-BRACE STABILIZERS.
   - 8.3. LARGE RAMP LANDINGS TO BE BRACED IN BOTH DIRECTIONS BETWEEN ALL COLUMNS. ORIENT DIAGONALS IN OPPOSING DIRECTIONS ON LONG SIDES.
   - 8.4. SMALL RAMP LANDINGS TO BE BRACED IN BOTH DIRECTIONS BETWEEN ALL COLUMNS.
   - 8.5. RAMP SECTIONS TO BE BRACED EVERY 2ND BAY IN BOTH DIRECTIONS BETWEEN COLUMNS.
   - 8.6. BRACING FOR NEW DECK IS INDICATED ON DECK PLAN.



RAMP A FRAMING PLAN

SCALE: 1/4"=1'-0"

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DRAWINGS ARE NOT TO BE SCALED

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2026.03.11
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PROVINCE OF ONTARIO

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8465 COUNTY ROAD 45, ROSENEATH, ON

RAMP AND DECK FRAMING PLANS

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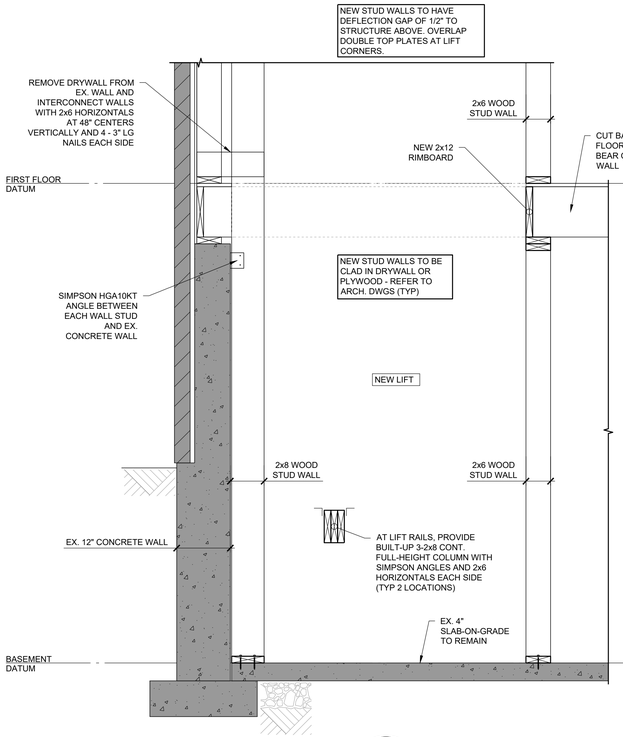
S-2.1



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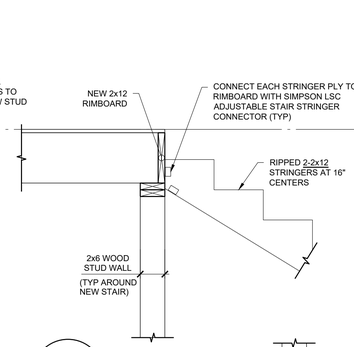

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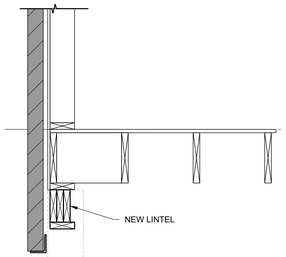

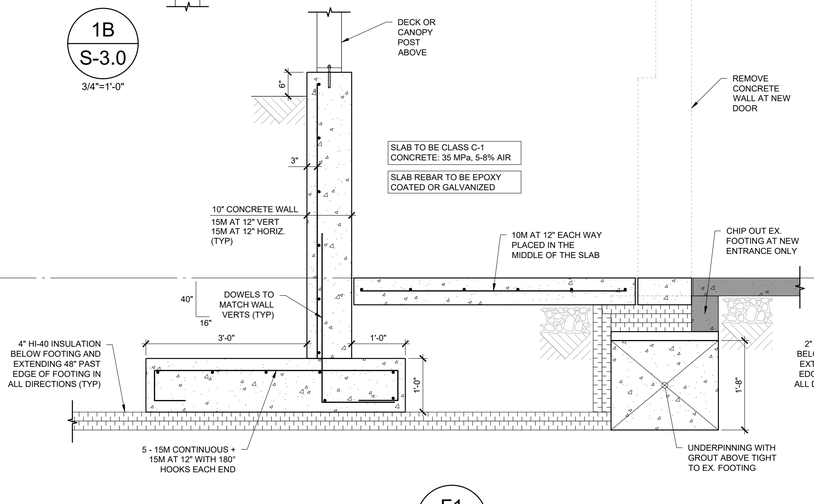

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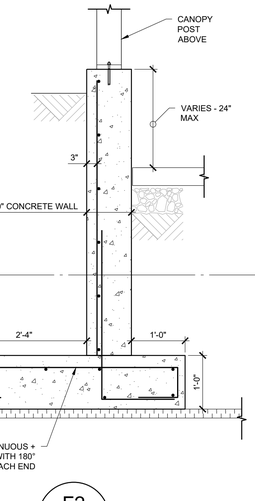

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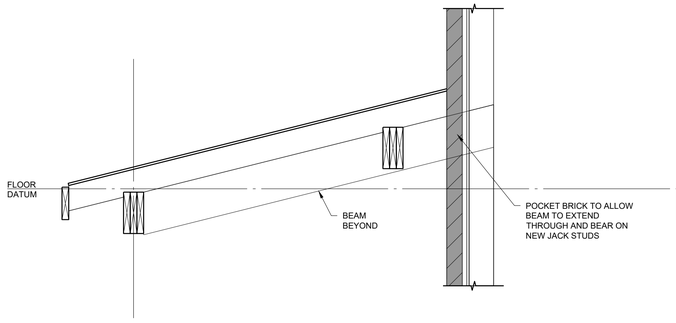

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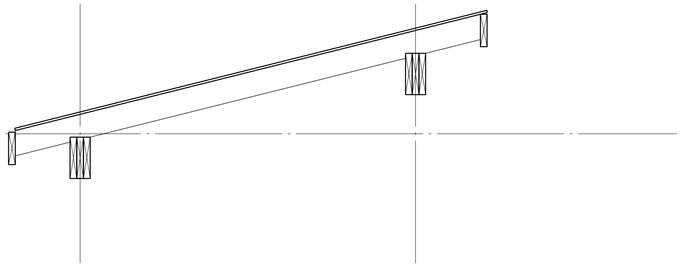

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

SECTIONS

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S-3.0

Part 1 MECHANICAL GENERAL CONDITIONS

.1 THE MECHANICAL CONTRACTOR SHALL FURNISH ALL LABOUR, MATERIALS, TOOLS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
.2 THE WORK SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
.3 THE CONTRACTOR SHALL PROVIDE ANY SMALL ITEMS OF WORK NOT SPECIFICALLY CALLED FOR BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATION.
.4 ONLY COMMERCIAL GRADE EQUIPMENT AND MATERIALS SHALL BE INSTALLED.
.5 THE ENGINEER RESERVES THE RIGHT TO APPROVE THE QUALITY OF MATERIAL AND WORKMANSHIP, AND TO CALL FOR ANY TEST WHICH HE/SHE DEEMS NECESSARY DURING THE PROCESS OF THE WORK AND A COMPLETE TEST OF EACH SYSTEM AT COMPLETION OF THE WORK. THE COSTS OF SUCH TESTS SHALL BE INCLUDED IN THE TENDER PRICE.

Part 2 PERMITS AND INSPECTION

.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES, ETC. REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK AND SHALL PAY FOR SAME.
.2 COSTS FOR PERMITS, INSPECTIONS, ETC. SHALL BE INCLUDED IN THE TENDER PRICE.
.3 ALL PERMITS SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE AS SOON AS THEY BECOME AVAILABLE.

Part 3 SCOPE OF WORK

.1 THE WORK SHALL CONSIST OF BUT NOT LIMITED TO PLUMBING AND VENTILATION MODIFICATIONS IN CONJUNCTION WITH THE MINOR INTERIOR RENOVATION.

Part 4 AS-BUILT DRAWINGS

.1 CONTRACTOR SHALL KEEP A SEPARATE SET OF REDLINE DRAWINGS ON SITE AND NOTE ALL CHANGE AND DEVIATIONS FROM THE ORIGINAL DESIGN.
.2 TWO SETS OF THESE PLANS SHOWING ALL AS BUILT CONDITIONS SHALL BE FORWARDED TO THE OWNER AT THE COMPLETION OF THE CONTRACT AND BEFORE APPLYING FOR FINAL PAYMENT.

Part 5 SHOP DRAWINGS

.1 SUBMIT ELECTRONIC COPIES OF MANUFACTURER'S SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO PLACING ORDER FOR ALL EQUIPMENT AND MATERIAL RELATED TO THIS CONTRACT.
.2 SHOP DRAWINGS TO INCLUDE PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA, PHYSICAL SIZE, FINISH, AND LIMITATIONS.

Part 6 EXAMINATION OF THE SITE

.1 THE CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK.
.2 ANY DEVIATION AND/OR CONFLICTS ON SITE SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING THE TENDER.
.3 ALL DIMENSIONS, CONFIGURATIONS, EQUIPMENT LOCATIONS, ETC. TO BE CHECKED AND VERIFIED ON SITE.

Part 7 CONSTRUCTION SCHEDULE

.1 MECHANICAL CONTRACTOR SHALL SCHEDULE AND PERFORM HIS/HER WORK TO MEET THE COMPLETION SCHEDULE AS SET OUT BY THE OWNERS. ANY OVERTIME WORK SHALL BE INCLUDED IN HIS TENDER.
.2 CONTRACTOR SHALL ADVISE OF ANY SHUTDOWNS OR DISRUPTIONS OF SERVICES WITH A MINIMUM OF 48 HOURS NOTICE.

Part 8 CHANGE CONTROL

.1 NO ADDITIONAL MONEY OVER THE CONTRACT PRICE SHALL BE PAID UNLESS AN APPROVED CHANGE ORDER HAS BEEN ISSUED BY THE ENGINEER.
.2 CLAIMS FOR EXTRAS SHALL BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIAL, LABOUR, HOURLY RATES, ETC.

Part 9 CLEAN-UP

.1 CONTRACTOR SHALL BE RESPONSIBLE TO PERIODICALLY REMOVE ALL DEBRIS AND TO KEEP THIS AREA CLEAN AT ALL TIMES.

Part 10 EQUIPMENT AND MATERIAL

.1 ALL MATERIALS USED ON THIS PROJECT SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT.
.2 ALL MATERIAL AND EQUIPMENT SHALL BE OF THE TYPE SUBJECT TO FACTORY MUTUAL, UNDERWRITER'S LABORATORIES OF CANADA OR CANADIAN STANDARDS ASSOCIATION, INSPECTION AND APPROVAL AND SHALL BEAR ULC OR CSA LABELS.

Part 11 TESTING

.1 PERFORM TESTS ON EACH SYSTEM TO THE SATISFACTION OF THE ENGINEER AND SUBMIT TEST RESULTS FOR APPROVAL PRIOR TO THE FINAL ACCEPTANCE OF WORK AND IN CONFORMANCE WITH THE AUTHORITY HAVING LOCAL JURISDICTION.

Part 12 DEMONSTRATION OF SYSTEM

.1 CONTRACTOR TO DEMONSTRATE THE FUNCTION AND OPERATION OF EACH SYSTEM TO THE MAINTENANCE STAFF OR THE OWNER'S REPRESENTATIVE.

Part 13 IDENTIFICATION

.1 ALL PIPING AND DUCTWORK TO BE LABELED AND PAINTED IN CONFORMANCE WITH CGSB 24-GP-3A.
.2 ALL LABELING TO BE INSTALLED ON LONG STRAIGHT RUNS CLEARLY VISIBLE AND UNOBSTRUCTED.

Part 14 COORDINATION

.1 CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF EQUIPMENT, DUCTWORK, PIPING, DIFFUSERS, GRILLES, ETC. WITH ALL OTHER TRADES PRIOR TO ROUGH-IN AND INSTALLATION.

Part 15 ACCESSIBILITY

.1 ALL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIRS.
.2 MANUFACTURERS INSTALLATION REQUIREMENTS TO BE REVIEWED - PROVIDE ALL REQUIRED SERVICE SPACE ALLOCATIONS FOR ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT.

Part 16 RESPONSIBILITY

.1 THIS TRADE SHALL BE RESPONSIBLE FOR HIS/HER WORK UNTIL COMPLETION AND FINAL ACCEPTANCE, AND FOR REPLACING ANY ITEM THAT MAY BE DEFECTIVE, DAMAGED, LOST OR STOLEN WITHOUT ANY ADDITIONAL COST TO THE OWNER OR DELAY TO THE COMPLETION OF THE PROJECT.

Part 17 WARRANTY

.1 CONTRACTOR SHALL WARRANT ALL WORK AND APPARATUS INSTALLED UNDER THIS CONTRACT AGAINST DEFECTS OR WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE ENGINEER AND THE OWNER.

Part 18 FIREPROOFING

.1 ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH APPROVED FIRE STOP SYSTEM TO SUIT FIRE RATED ASSEMBLY.
.2 INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
.3 SUBMIT FIRE STOP SYSTEM SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO COMPLETING WORK.

Part 19 CUTTING, PATCHING, AND PAINTING

.1 ALL CUTTING, PATCHING, AND PAINTING FOR MECHANICAL WORK SHALL BE DONE BY THE MECHANICAL CONTRACTOR.
.2 OBTAIN ANY/ALL APPROVALS PRIOR TO CUTTING STRUCTURAL MEMBERS.
.3 UPON REMOVAL OF PIPING, DUCTWORK, THERMOSTATS, CONTROL WIRING, ETC. PATCH ALL HOLES CREATED FROM REMOVALS AND MATCH EXISTING FINISHES.
.4 PROVIDE STEEL PIPE SLEEVES WHERE PIPING PASSES THROUGH MASONRY OR CONCRETE.
.5 PROVIDE FIRE STOP SYSTEM CAULKING AS PER MANUFACTURER'S RECOMMENDATIONS FOR ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
.6 ALL PENETRATIONS THROUGH EXTERIOR WALL ASSEMBLIES TO BE INSULATED AND SEALED TO MAKE WEATHER TIGHT. SEAL WITH NON-HARDENING MASTIC.

Part 20 ACCESS DOORS

.1 PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES, EQUIPMENT, CONTROLS, ETC.
.2 LOCATE ACCESS DOORS TO ALLOW FOR PROPER OPERATION, INSPECTION, ADJUSTMENT AND SERVICING.
.3 ACCESS DOORS TO BE FLUSH MOUNTED. PROVIDE MINIMUM 24"X24" WHERE FULL BODY ACCESS IS REQUIRED, AND MINIMUM 12"X12" WHERE HAND ENTRY IS REQUIRED.
.4 COORDINATE FINISH WITH ENGINEER. PRIMED AND PAINTABLE STEEL ACCESS DOORS TO BE PROVIDED IN ALL AREAS.

Part 21 OPERATIONAL AND MAINTENANCE MANUALS

.1 MECHANICAL CONTRACTOR SHALL PROVIDE TO THE OWNER THREE (3) COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT SUPPLIED UNDER THIS CONTRACT.

Part 22 INSULATION AND JACKETING

.1 INSULATION AND JACKETING TO HAVE MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPMENT RATING OF 50 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.
.2 INSULATE PIPING WITH RIGID MINERAL FIBRE SLEEVING WITH FOILCRAFT LAMINATE PACKET WITH OPEN MESH FIBRE SCRIM REINFORCING. INSULATION THICKNESS AS PER ASHRAE 90.1-2013 TABLES 6.8.3-1 AND 6.8.3-2.
.3 EXPOSED PIPING TO BE PVC JACKETED AND LABELED.
.4 FRESH AIR INTAKES, FIRST 10' OF EXHAUST DUCTWORK, AND HRV INTAKE AND EXHAUST (FULL LENGTH) TO BE INSULATED WITH 1" THICK THERMAL INSULATION AND ALUMINUM FOIL JACKET -INSULATION TO BE FLEXIBLE FOR ROUND DUCTWORK, RIGID FOR RECTANGULAR DUCTWORK.
.5 EXPOSED DUCTWORK IN MECHANICAL ROOMS TO BE CANVAS WRAPPED.

Part 23 METAL DUCTS - LOW PRESSURE TO 500 PA

.1 GALVANIZED INDOOR AIR QUALITY AS PER ASHRAE STANDARDS.
.2 LOCK FORMING QUALITY: TO ASTM A 653/A653M, Z90 ZINC COATING.
.3 THICKNESS, FABRICATION AND REINFORCEMENT: TO ASHRAE AND SMACNA.
.4 JOINTS: TO ASHRAE AND SMACNA OR PROPRIETARY MANUFACTURED DUCT JOINT. PROPRIETARY MANUFACTURED FLANGED DUCT JOINT TO BE CONSIDERED TO BE A CLASS A SEAL.
.5 HANGERS: GALVANIZED STEEL ANGLE WITH GALVANIZED STEEL RODS TO ASHRAE AND SMACNA.

Part 24 FLOOR DRAINS

.1 FINISHED AREAS:
.1 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND STANDARD HEAVY DUTY 5" DIAMETER, POLISHED STAINLESS STEEL STRAINER. EQUAL TO MIFAB SERIES F1000-5-3 FOR MEMBRANE FLOORS - EQUAL TO MIFAB F1000-C-5-3.

.2 TILED AREAS:
.1 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND STANDARD HEAVY DUTY SQUARE POLISHED STAINLESS STEEL STRAINER. EQUAL TO MIFAB SERIES F1100-5-(*)-3 (* STRAINER SIZE) FOR MEMBRANE FLOORS - EQUAL TO F1100-5-(*)-3-C (* STRAINER SIZE)

.3 NON-FINISHED AREAS:
.1 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND STANDARD HEAVY DUTY 5" DIAMETER, DUCTILE IRON STRAINER. EQUAL TO MIFAB SERIES F1100-5-4 FOR MEMBRANE FLOORS EQUAL TO MIFAB F1100-C-5- 4

.4 FLOOR DRAIN WITH SURFACE MEMBRANE CLAMP:
.1 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND "FC" 7" DIAMETER HEAVY DUTY POLISHED STAINLESS STEEL STRAINER WITH SURFACE MEMBRANE CLAMP. EQUAL TO MIFAB SERIES F1100-FC7-3 FOR MEMBRANE FLOORS EQUAL TO MIFAB F1100-C-FC7-3

.5 FLOOR DRAIN WITH FUNNEL:
.1 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND STANDARD 4" X 9" (102 X 229) OVAL SATIN FINISHED NICKEL BRONZE OPEN THROAT FUNNEL. EQUAL TO MIFAB SERIES F1100-EG FOR MEMBRANE FLOORS EQUAL TO MIFAB F1100-C-EG SERIES

.2 LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES AND STANDARD 4" (102) ROUND SATIN FINISHED NICKEL BRONZE FUNNEL ASSEMBLY. EQUAL TO MIFAB SERIES F1100-EF FOR MEMBRANE FLOORS EQUAL TO MIFAB F1100-C-EF SERIES

.3 UNFINISHED AREA FLOOR DRAIN WITH 9" ROUND ADJUSTABLE TRACTOR GRATE LACQUERED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, CAST IRON CLAMP RING WITH PRIMARY AND SECONDARY WEEPHOLES FOR WATERPROOFING MEMBRANE, AND STANDARD 1" (25) THICK, 9" (225) DIAMETER, DUCTILE IRON TRACTOR GRATE. EQUAL TO MIFAB SERIES F1320-C-4 FOR NON MEMBRANE FLOORS EQUAL TO MIFAB F1320 SERIES

Part 25 CLEANOUTS

.1 FLOOR CLEANOUTS:

.1 CLEANOUTS SHALL HAVE LACQUERED CAST IRON BODIES WITH ANCHOR FLANGE, SECONDARY "O" RING TEST SEAL AND ADJUSTABLE COMBINED ACCESS COVER AND PLUG TOP ASSEMBLY WITH PRIMARY GASKET SEAL.

.2 CLEANOUTS IN FINISHED FLOOR TO BE ROUND TOP OR C1000-S-3 SQUARE TOP WITH HEAVY DUTY POLISHED STAINLESS STEEL FINISH AND MAXIMUM LOAD RATING OF 7,499 LBS. EQUAL TO MIFAB C1000-R-3

.3 CLEANOUTS IN UNFINISHED AREAS TO BE ROUND TOP WITH DUCTILE IRON COVER WITH MAXIMUM LOAD RATING OF 7,499 LBS. EQUAL TO MIFAB C1100-XR-4

.4 CLEANOUTS IN LINOTILE AREAS TO BE (ROUND TOP) OR C1100-TS-3 (SQUARE TOP) WITH A HEAVY DUTY LOAD RATED POLISHED STAINLESS STEEL TOP. EQUAL TO MIFAB C1100T-3

.5 CLEANOUTS IN CARPETED AREAS TO BE WITH A HEAVY DUTY LOAD RATED POLISHED STAINLESS STEEL TOP AND STAINLESS STEEL CARPET MARKER. EQUAL TO MIFAB C1100-RC-3

.6 SURFACE MEMBRANE CLAMP FOR PLENAM FLOORS TO BE LACQUERED CAST IRON CLEANOUT WITH ANCHOR FLANGE, WEEPHOLES, AND "RFC" 7" DIAMETER REINFORCED COMBINED STAINLESS STEEL COVER WITH PLUG AND SURFACE MEMBRANE CLAMP. EQUAL TO MIFAB SERIES C1100-RFC7-3-34

.2 WALL CLEANOUTS:

.1 CAST IRON LINE CLEANOUT TO BE LACQUERED CAST IRON CLEANOUT FERRULE WITH 1/2" (13) THICK DUCTILE IRON COMBINED COVER AND PLUG. EQUAL TO MIFAB SERIES C1450

.2 CAST IRON STACK CLEANOUT TO BE LACQUERED CAST IRON CLEANOUT WITH LARGE ACCESS AREA AND THREADED PLUG. EQUAL TO MIFAB SERIES C1460

.3 EXPANDABLE LINE CLEANOUT TO BE CLEANOUT PLUG WITH EXPANDABLE CLEANOUT. LINE CLEANOUT TO BE SUPPLIED IN CONJUNCTION WITH THE APPROPRIATE SIZE STAINLESS STEEL COVER AND VANDAL PROOF SCREW. EQUAL TO MIFAB SERIES C1440-RD

Part 26 DRAINAGE WASTE AND VENT PIPING - PLASTIC, CAST IRON AND COPPER

.1 DRAINAGE AND VENT LINES INSIDE BUILDING TO BE CAST IRON OR COPPER BELOW 2".
.2 PVC PIPING MAY BE USED IN LIEU OF CAST OR COPPER.
.3 ALL PIPING IN PLENUM SPACES TO BE RATED FOR SUCH DUTY - PLASTIC PIPING IN PLENUM SPACES TO BE SYSTEM XFR PVC.

Part 27 DOMESTIC WATER PIPING - COPPER

.1 ABOVE GROUND: COPPER TUBE, HARD DRAWN, TYPE L: TO ASTM B 88M.
.2 BURIED OR EMBEDDED: COPPER TUBE, SOFT ANNEALED, TYPE K: TO ASTM B 88M, IN LONG LENGTHS AND WITH NO BURIED JOINTS.

Part 28 BALL VALVES

.1 NPS 2 AND UNDER, SOLDERED:
.2 TO ANSI/ASME B16.18, CLASS 150.
.3 BRONZE BODY, CHROME PLATED BRASS BALL, PTFE ADJUSTABLE PACKING, BRASS GLAND AND PTFE SEAT, STEEL LEVER HANDLE, WITH NPT TO COPPER ADAPTORS AS SPECIFIED SECTION 23 05 23.01 - VALVES - BRONZE.

Part 29 PLUMBING FIXTURES

.1 PLUMBING FIXTURES SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR.

WC#1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE

AMERICAN STANDARD CADET PRO ELONGATED #215CA.154.020 TOILET, 3517C.101, 418BA.154, 381 MM HIGH, VITREOUS CHINA WITH EVERCLEAN ANTIMICROBIAL SURFACE WHICH INHIBITS THE GROWTH OF STAIN AND ODOR CAUSING BACTERIA MOLD AND MILDEW, ELONGATED BOWL, WHITE FINISH, FLOOR MOUNTED, CADET FLUSHING SYSTEM WITH POWERWASH RIM SIPHON FLUSHING SYSTEM WHICH SCRUBS BOWL WITH EVERY FLUSH, 4.8 L (1.28 US GAL) PER FLUSH, RAISED SANITARY BAR AND FOUR (4) POINTS TANK STABILIZATION, 229 MM X 203 MM (9" X 8") WATER SURFACE, TWO (2) PIECE, 'SPEED CONNECT' TANK ASSEMBLY, CADET FLUSHING SYSTEM WITH POWERWASH RIM SIPHON FLUSHING SYSTEM WHICH SCRUBS BOWL WITH EVERY FLUSH, RAISED SANITARY BAR AND FOUR (4) POINTS TANK STABILIZATION, LINED TANK, LEFT HAND TRIPLEVER, OVERSIZED 76 MM (3") FLUSH VALVE WITH FLAPPER, METAL SHANK FILL VALVE, 305 MM (12") ROUGH-IN, ELONGATED BOWL, 54 MM (2-1/8") FULLY GLAZED INTERNAL TRAPWAY, FLOOR OUTLET, BOLT CAPS, TOILET SEAT NOT INCLUDED. CENTOCO #5005TSCC.001 TOILET SEAT, HEAVY DUTY, FOR ELONGATED BOWL, OPEN FRONT, SOLID PLASTIC, LESS COVER, STAINLESS STEEL CHECK HINGES, METAL FLAT WASHERS STAINLESS STEEL POSTS AND NUTS. MCGUIRE #LFH172BVRB TOILET SUPPLY, CHROME PLATED FINISH POLISHED BRASS, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS, 13 MM (1/2") I.D. INLET X 127 MM (5") LONG RIGID HORIZONTAL INTEGRAL COPPER SWEAT TUBE NIPPLES, COMBINATION V.P. LOOSE KEY HANDLES, ESCUTCHEON AND STAINLESS STEEL BRAIDED FLEXIBLE RISERS. MANUFACTURED DRAIN, (SAME MATERIAL AS THE CONNECTING PIPE DRAIN), WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.

CL#1 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET

AMERICAN STANDARD CADET UNIVERSAL ACCESS #9494.001.020 BASIN, 3 HOLES, 4" (102 MM) CENTER, 533 MM X 445 MM X 175 MM (21" X 17-1/2" X 6-7/8") HIGH, OVAL, VITREOUS CHINA, WHITE FINISH, SELF-RIMMING / DROP-IN, SIDE REAR OVERFLOW, FAUCET LEDGE. PROVIDE BASIN RIM SEALANT. AMERICAN STANDARD COLONY SOFT #2175565.002 SINGLE HANDLE FAUCET, POLISHED CHROME FINISH, METAL BODY AND COLOR MATCHED UNDERBODY, AERATOR OUTLET, 107 MM (4-3/16") PROJECTION REACH, POP-UP LIFT ROD, HOLE AND KNOB, SUPPLIED WITH PLUG BUTTON. MCGUIRE #155A OPEN GRID DRAIN, CAST BRASS ONE PIECE TOP, 17 GA. (1.5 MM) TUBULAR 32 MM (1-1/4") TAILPIECE. MCGUIRE #LFH170BVRB FAUCET SUPPLIES, CHROME PLATED FINISH POLISHED BRASS, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS, 13 MM (1/2") I.D. INLET X 127 MM (5") HORIZONTAL EXTENSION TUBES, CONVERTIBLE 1/4 TURN/LOOSE KEY HANDLES, ESCUTCHEON AND STAINLESS STEEL BRAIDED FLEXIBLE RISERS. MCGUIRE #8872C P-TRAP, HEAVY CAST BRASS ADJUSTABLE BODY, WITH SLIP NUT, 32 MM (1-1/4") SIZE, SHALLOW WALL FLANGE AND SEAMLESS TUBULAR WALL BEND.

L#1 - WALL HUNG BASIN - TWO HANDLES FAUCET

AMERICAN STANDARD MURRO WITH EVERCLEAN #0954.004EC.020/0062.000EC.020 BASIN, 3 HOLES, 4" (102 MM) CENTER, 540 MM X 520 MM X 165 MM (21-1/4" X 20-1/2" X 6-1/2") HIGH, VITREOUS CHINA, WHITE FINISH, FOR CARRIER WITH CONCEALED ARMS, REAR OVERFLOW, RECESSED SELF-DRAINING FAUCET LEDGE, SEMI-PEDESTAL P-TRAP COVER. AMERICAN STANDARD MONTERREY #7500170V15.002 TWO HANDLES FAUCET, POLISHED CHROME FINISH, BRASS, RIGID/LIMITED SWING GOOSENECK SPOUT, 127 MM (5") PROJECTION REACH, WITH VANDAL RESISTANT PRESSURE COMPENSATING 5.7 LPM (1.5 GPM), AERATOR OUTLET, 4" (102 MM) LONG VANDAL RESISTANT RED AND BLUE INDEXED WRIST BLADE HANDLES. MCGUIRE #155A OPEN GRID DRAIN, CAST BRASS ONE PIECE TOP, 17 GA. (1.5 MM) TUBULAR 32 MM (1-1/4") TAILPIECE. MCGUIRE #LFH170BVRB FAUCET SUPPLIES, CHROME PLATED FINISH POLISHED BRASS, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS, 13 MM (1/2") I.D. INLET X 127 MM (5") HORIZONTAL EXTENSION TUBES, CONVERTIBLE 1/4 TURN/LOOSE KEY HANDLES, ESCUTCHEON AND STAINLESS STEEL BRAIDED FLEXIBLE RISERS. MCGUIRE #8872C P-TRAP, HEAVY CAST BRASS ADJUSTABLE BODY, WITH SLIP NUT, 32 MM (1-1/4") SIZE, SHALLOW WALL FLANGE AND SEAMLESS TUBULAR WALL BEND. WATTS #WCA-411 BASIN CARRIER, CONCEALED ARMS, WALL FLANGES TO ATTACH TO BACKING PLATE SECURED IN WALL WITH LOCKING DEVICE AND LEVELLING SCREWS, HEAVY GAUGE STEEL UPRIGHTS WITH INTEGRAL WELDED FEET. FOR ONE UNIT: 102 MM (4") FOR TWO TO SIX UNITS IN A ROW: 152 MM (6") FINISHED METAL STUD WALL TO BACK OF PIPE SPACE.

CS#1 - COUNTERTOP MOUNT SINK - TWO HANDLES FAUCET

FRANKE COMMERCIAL #LBS6808-1/3 SINGLE BOWL COUNTERTOP MOUNT SINK, 3 HOLES, 8" (203 MM) CENTER, 508 MM (20") WIDE X 521 MM (20-1/2") LONG X 203 MM (8") HIGH DEEP, COUNTER MOUNTED, BACKLEDGE, GRADE 18-10 20 GA. (0.9 MM) TYPE 302 STAINLESS STEEL, SELF-RIMMING, SATIN FINISH RIM AND BOWLS, MOUNTING KIT PROVIDED, FULLY UNDERCOATED TO REDUCE CONDENSATION AND RESONANCE, FACTORY APPLIED RIM SEAL, 3-1/2" (89 MM) CRUMB CUP WASTE ASSEMBLY WITH 1-1/2" (38 MM) TAILPIECE. AMERICAN STANDARD MONTERREY #6409170.002 TWO HANDLES FAUCET, POLISHED CHROME FINISH, BRASS, 5.7 LPM (1.5 GPM) PRESSURE COMPENSATING AERATOR OUTLET, RIGID/SWING GOOSENECK SPOUT, 203 MM (8") PROJECTION REACH, 4" (102 MM) LONG VANDAL RESISTANT RED AND BLUE INDEXED WRIST BLADE HANDLES. MCGUIRE #LFH170BVRB FAUCET SUPPLIES, CHROME PLATED FINISH POLISHED BRASS, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS, 13 MM (1/2") I.D. INLET X 127 MM (5") HORIZONTAL EXTENSION TUBES, CONVERTIBLE 1/4 TURN/LOOSE KEY HANDLES, ESCUTCHEON AND STAINLESS STEEL BRAIDED FLEXIBLE RISERS. MCGUIRE #8912CB P-TRAP, HEAVY CAST BRASS ADJUSTABLE BODY, WITH SLIP NUT, 38 MM (1-1/2") SIZE, BOX FLANGE AND SEAMLESS TUBULAR WALL BEND.

SH#1 1.5 GPM HAND SHOWER, FIXED SHOWER HEAD AND VALVE TRIM FOR FLASH ROUGH VALVE WITH SLIDE-GRAB BAR

AMERICAN STANDARD TU662SG213.002 COMPLETE SHOWER TRIM - POLISHED CHROME FINISH, HAND SHOWER, SHOWERHEAD AND VALVE TRIM, 5.7 LPM (1.5 GPM) SHOWERHEAD FLOWRATE, FLOWISE SHOWERHEAD, 3-FUNCTION HAND SHOWER WITH NON-POSITIVE SHUT OFF (1660.766), 5.7 LPM (1.5 GPM) HANDSHOWER FLOWRATE, 59" (1500 MM) SHOWER HOSE (8888.035), METAL LEVER HANDLE, PRESSURE BALANCE VALVE, ADJUSTABLE HIGH TEMPERATURE LIMIT STOP, VALVE TRIM WITH METAL HANDLE AND ESCUTCHEON, 914 MM (36") SLIDE GRAB BAR (1662.236), 2-WAY DIVERTER (R422), COMBINATION OF CERAMIC DISC MIXING VALVE AND A CERAMIC BALANCING SPOOL IN A ONE-PIECE CARTRIDGE, WASHERLESS CERAMIC DISCS PROVIDE SMOOTH HANDLE MOVEMENT AND ARE UNAFFECTED BY HARSH WATER CONDITIONS, CERAMIC BALANCING SPOOL MAINTAINS CONSTANT OUTPUT TEMPERATURE IN RESPONSE TO CHANGES IN RELATIVE HOT AND COLD SUPPLY PRESSURE, WATERSENSE® CERTIFIED, ADA, ASSE 1016, ASME A112.18.1016, CSA B125.16, ASME A112.18.1, CSA B125.1.

AMERICAN STANDARD 1660766.002 HAND SHOWER - HAND SHOWER, POLISHED CHROME, 3-FUNCTION HAND SHOWER WITH PAUSE FEATURE, PROVIDES CONSISTENT FLOW OVER A WIDE PRESSURE RANGE, 1.5 GPM/5.7 L/MIN, 3-FUNCTION HAND SHOWER ADJUSTS FROM FULL SPRAY TO A COMBINATION TO A MASSAGE, INCLUDES CHECK VALVE, ASME A112.18.1, CSA B125.1, ANSI A117.1.

AMERICAN STANDARD 1662236.002 SLIDE BAR - CONCEALED SCREW MOUNTING SYSTEM, COMMERCIAL, COMMERCIAL SHOWER SYSTEMS, SLIDE/GRAB BAR, POLISHED CHROME FINISH, 38 MM (1-1/2") DIAMETER STAINLESS STEEL BAR, 914 MM (36") STAINLESS BAR, CHROME-PLATED HAND SHOWER HOLDER, CHROME-PLATED ADJUSTABLE SLIDE MECHANISM, MEETS ANSI STANDARD 250 LB PULL TEST.MEETS AMERICAN DISABILITIES ACT (ADA) , INCLUDES MOUNTING SCREWS AND ANCHORS.

AMERICAN STANDARD 8888037.002 WALL SUPPLY - WALL SUPPLY, POLISHED CHROME FINISH, INCLUDES CHECK VALVE, 1/2" NPT FEMALE THREAD, 1/2" NPSM MALE HOSE THREAD.

AMERICAN STANDARD 8888036.002 HAND SHOWER HOLDER - FIXTURE WALL BRACKET, POLISHED CHROME FINISH.

AMERICAN STANDARD 1660400.002 VACUUM BREAKER - VACUUM BREAKER, POLISHED CHROME FINISH FOR INLINE, WITH 13 MM (1/2") SIZE, ATTACHES BETWEEN SUPPLY OUTLET AND PERSONAL SHOWER HOSE.

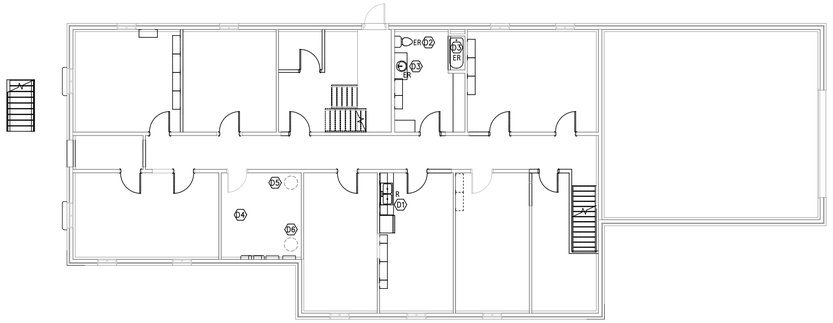
AMERICAN STANDARD T342430.002 DIVERTER VALVE TRIM - HERITAGE, IN-WALL DIVERTER VALVE, SOLID BRASS CONSTRUCTION, STAMPED BRASS ESCUTCHEON, LESS VALVE, VALVE TRIM ONLY, 1/2" NPT CONNECTIONS ON MIXED WATER INLET AND TWO (R422/R4225) OR THREE (R433/R4335) OUTLETS, LEVER HANDLE, CANNOT BE USED AS A SHUT-OFF VALVE.

AMERICAN STANDARD R422 DIVERTER VALVES - SOLID BRASS CONSTRUCTION, 2 DISCRETE FUNCTIONS, ROUGH VALVES, ROTATIONAL CONTROL ALTERNATES WATER FLOW BETWEEN TWO DIFFERENT SHOWER OUTLETS (I.E. SHOWERHEAD, HANDSPRAY, BODY SIDE SPRAY OR TUB SPOUT), FORGED BRASS VALVE BODY. MIXED WATER INLET AND TWO OUTLETS ARE MARKED ON BACK OF VALVE BODY, 13 MM (1/2") NPT INLETS/OUTLETS, TWO-WAY IN-WALL DIVERTER, TUB PORT WITH INCREASED WATER FLOW, LESS HANDLE, STAMPED BRASS ESCUTCHEON, PERMITS CHECKING OF VALVE INSTALLATION PRIOR TO INSTALLING TRIM PARTS, MEETS THE AMERICAN DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR THE PHYSICALLY CHALLENGED., ASME A112.18.1, CSA B125.1, DURABLE, IDEAL MATERIAL FOR PROLONGED CONTACT WITH WATER, ROUGH AND TRIM MUST BE ORDERED SEPARATELY.

SH#2 - 3-PIECE SHOWER

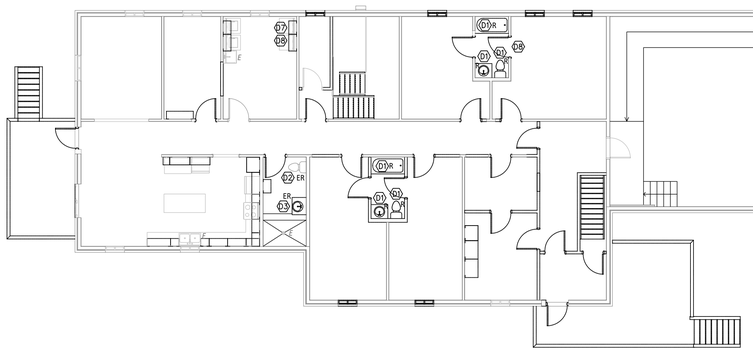
EQUAL TO MIROLIN MADISON 4 SERIES SH43LS VACUUM FORMED ACRYLIC REINFORCED WITH FIBERGLASS, SCRATCH, STAIN AND FADE RESISTANT HIGH GLOSS FINISH, 4 SHELVES, STAINLESS STEEL GRAB BAR 1 ¼" DIA. POWDER COATED WHITE, FACTORY INSTALLED WITH CONCEALED MOUNTING. F02 CHROME DRAIN TO BE INCLUDED WITH BUILT IN 1" TILE FLANGE ON ALL THREE SIDES AND PATTERNED BOTTOM. PROVIDE MANUFACTURER SUPPLIED CURTAIN ROD. AMERICAN STANDARD TU075507.002 COMPLETE SHOWER TRIM - WATER-SAVING PRESSURE BALANCE BATH/SHOWER TRIM WITH DOUBLE CERAMIC PRESSURE BALANCE CARTRIDGE, POLISHED CHROME FINISH, SHOWER TRIM KIT WITH WATER-SAVING SHOWERHEAD WITH A MAXIMUM 1.75 GPM (6.6 LPM) FLOWRATE, LESS VALVE BODY, 1.75 GPM (6.6 LPM) MAXIMUM FLOWRATE WHEN SELECTED AS BATH/SHOWER TRIM KIT OR SHOWER TRIM KIT), METAL WALL VALVE TRIM WITH RED/BLUE INDICATOR RING, METAL LEVER HANDLE, PRESSURE BALANCE, INCLUDES INTEGRATED CHECK VALVES, DIVERTING TUB SPOUT, FOR USE WITH FLASH™ ROUGH VALVE BODIES, CYCLES FROM IN OFF" TO IN COLD" TO IN HOT", DOUBLE CERAMIC PRESSURE BALANCE CARTRIDGE, WASHERLESS CERAMIC DISCS PROVIDE SMOOTH HANDLE MOVEMENT AND ARE UNAFFECTED BY HARSH WATER CONDITIONS, CERAMIC BALANCING SPOOL MAINTAINS CONSTANT OUTPUT TEMPERATURE IN RESPONSE TO CHANGES IN RELATIVE HOT AND COLD SUPPLY PRESSURE, HOT LIMIT SAFETY STOP, ASSE 1016, ASME A112.18.1016, CSA B125.16, ASME A112.18.1, CSA B125.1.

AMERICAN STANDARD RU1015SS SHOWER VALVE - FLASH™, WITH SCREWDRIVER STOPS, CAST BRASS CONSTRUCTION, SHOWER VALVE, PRESSURE BALANCE ROUGH VALVE BODY ONLY, LESS TRIM, ONE-HALF" INLETS AND OUTLETS, UNIVERSAL INLETS/OUTLETS, WITH A PRE-INSTALLED TEST CAP WITH STAINLESS STEEL RETAINING RING WITH FLATS, FEATURES BACK-TO-BACK CAPABILITY, FLAT BACK TO ALLOWS VALVE TO BE MOUNTED FLUSH AGAINST CROSS BRACE FOR EASY AND SOLID INSTALLATION, ROUGH-IN PLASTER GUARD DESIGNED AS ROUGH-IN GUIDE AND FOR USE AS THIN WALL MOUNTING SUPPORT., ASSE 1016, ASME A112.18.1016, CSA B125.16, ASME A112.18.1, CSA B125.1, TO AVOID SHOWER RISE OR OTHER RELATED ISSUES, DO NO



1 PLUMBING DEMOLITION - BASEMENT FLOOR PLAN

SCALE: 3/32"=1'-0"



2 PLUMBING DEMOLITION - FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

PLUMBING DEMOLITION NOTES:

(D1) EXISTING PLUMBING FIXTURE TO BE REMOVED. CAP UNUSED HOT, COLD WATER PIPING AND PLUMBING VENT PIPING AT MAIN. CAP SANITARY PIPING, PATCH AND REPAIR FLOOR AS REQUIRED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.

(D2) EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW PRODUCT AS NOTED. CONNECT TO EXISTING PLUMBING SERVICES. MODIFY COLD WATER PIPING AS REQUIRED TO SUIT NEW WATER CLOSET. PROVIDE NEW SEAL AND PROVIDE NEW FLANGE AS REQUIRED. SITE VERIFY ALL REQUIREMENTS.

(D3) EXISTING LAVATORY/SHOWER TO BE REMOVED AND REPLACED WITH NEW PRODUCT AS NOTED. CONNECT TO EXISTING PLUMBING SERVICES. MODIFY HOT, COLD, VENT AND SANITARY PIPING AS REQUIRED TO SUIT NEW LAVATORY. SITE VERIFY ALL REQUIREMENTS.

(D4) CONTRACTOR SHALL REMOVE ASSOCIATED HOT AND COLD WATER LINES NOT BEING RE-USED (SEE DRAWING M103 FOR DETAILS ON WHAT PIPING IS REMAINING).

(D5) EXISTING DHWT TO BE REMOVED AND REPLACED WITH NEW

(D6) EXISTING SANITARY LIFT STATION TO BE REMOVED AND SANITARY LINE TO BE RE-ROUTING AS PER 3/M102. EXISTING WEEPERS TO TIE INTO NEW SUMP PUMP.

(D7) REMOVE PLUMBING SERVING EXISTING WASHER TO BE REMOVEVD.

(D8) REMOVE EXHAUST FANS, VENTS, WALL/ROOF CAPS, ETC., AND PATCH AND PAINT TO MATCH EXISTING.

PLUMBING DRAWING NOTES:

(P1) MAINTAIN PLUMBING SERVICES TO EXISTING PLUMBING FIXTURES TO REMAIN/BE REPLACED. SITE VERIFY EXISTING CONDITIONS AND CONNECT NEW PLUMBING PIPING SERVICES AS REQUIRED, EXTEND/MODIFY PIPING TO SUIT.

(P2) PROVIDE ELECTRONIC TRAP SEAL PRIMER C/W 4 PORT DISTRIBUTION. MOUNTING HEIGHT AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LONGEST PRIMER LENGTH.
EQUAL TO PPP #MP-500

(P3) SANITARY RISER TO BE ENCLOSED IN CONCEALED PIPE CHASE. COORDINATE REQUIREMENTS ON SITE.

(P4) COORDINATE PLUMBING ROUTING FOR BARRIER FREE SHOWER AS PER ARCHITECTURAL DRAWINGS.

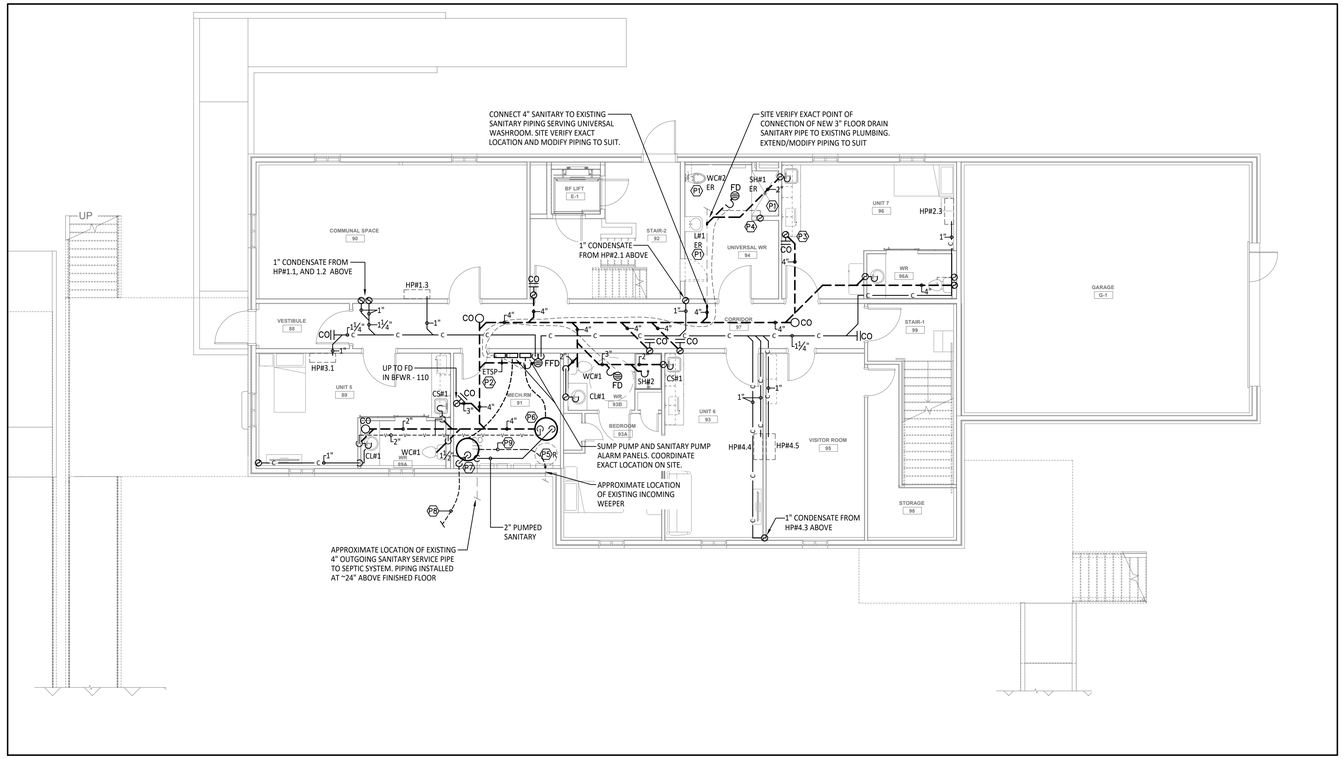
(P5) EXISTING GRINDER PUMP TO BE REMOVED. INFILL OPENING AND PATCH FLOOR. REFER TO ARCHITECTURAL FOR DETAILS

(P6) NEW LOCATION FOR SANITARY LIFT STATION AS PER DETAIL 5/M104

(P7) PROVIDE NEW SUMP PUMP AND TIE-IN TO EXISTING WEEPERS IN EXISTING LOCATIONS. NEW SUMP PUMP SHALL BE LIBERTY SPAC 30-257 SERIES. C/W ALM 2 HIGH WATER ALARM. CONFIRM EXACT MOUNTING LOCATION OF ALARM PANEL IN MECHANICAL ROOM ON SITE. REFER TO DETAIL 7/M104

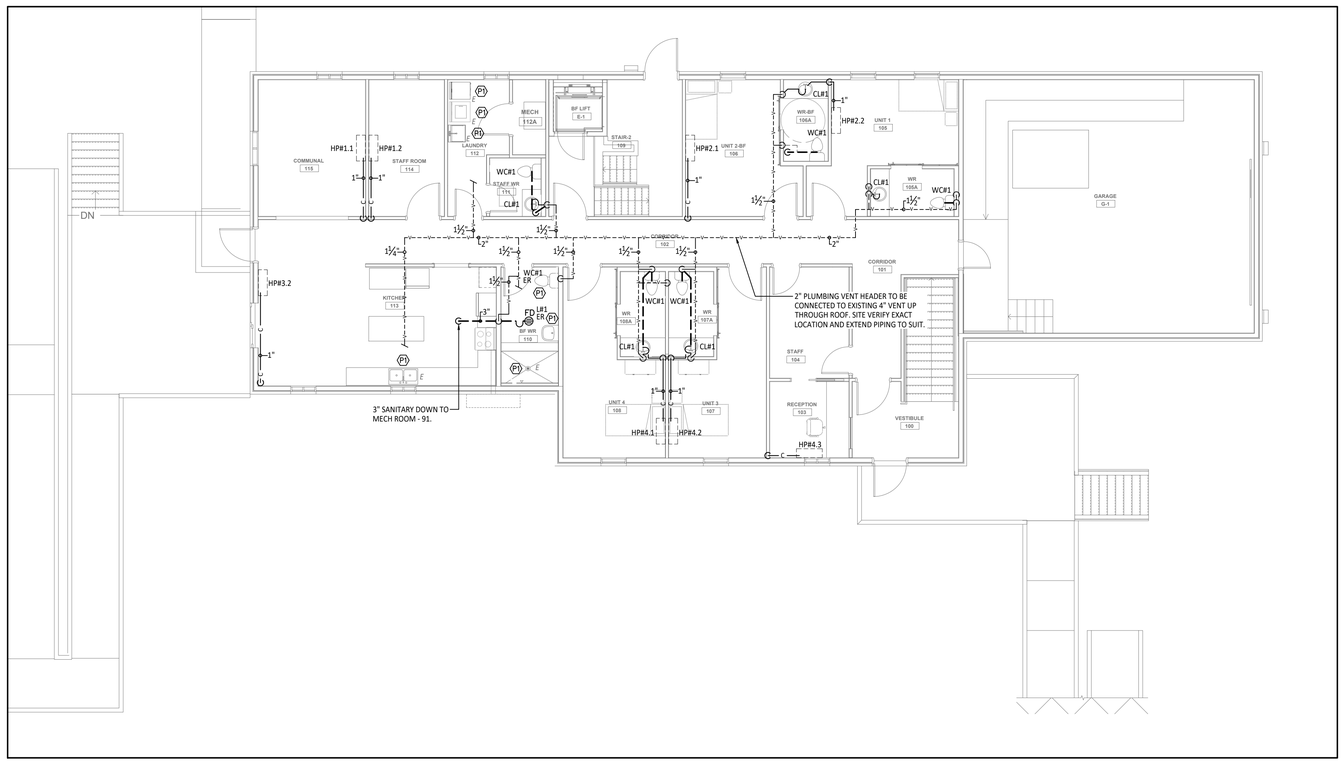
(P8) TERMINATE 1-1/2" SUMP PUMP DISCHARGE INTO BURIED 4" FLEXIBLE PVC PIPE AND DAY LIGHT 20' FROM BUILDING C/W RODENT SCREEN AND LARGE STONES TO PREVENT BLOCKAGES. SITE CONFIRM ALL REQUIREMENTS

(P9) 4" WEEPER CONNECTION TO EXISTING WEEPER AT EXISTING SUMP PUMP REMOVAL. CONFIRM EXACT LOCATION AND EXTEND AS REQUIRED.



3 SANITARY AND PLUMBING VENT - BASEMENT FLOOR PLAN

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



4 SANITARY AND PLUMBING VENT - FIRST FLOOR PLAN

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

TRUE NORTH | PROJECT NORTH

GENERAL NOTES:
1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO SUPPA ENGINEERING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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3. ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS.
5. DO NOT SCALE THE DRAWINGS.

REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026

Project Status: ISSUED FOR TENDER

Seal:

LICENSED PROFESSIONAL ENGINEER
26-163
March 06, 2026
B.R. WENDOVER
100149707
PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project: ALDERVILLE SENIORS RESIDENCE RENOVATION

Address: 8400 Country Road 45, Roseneath, ON

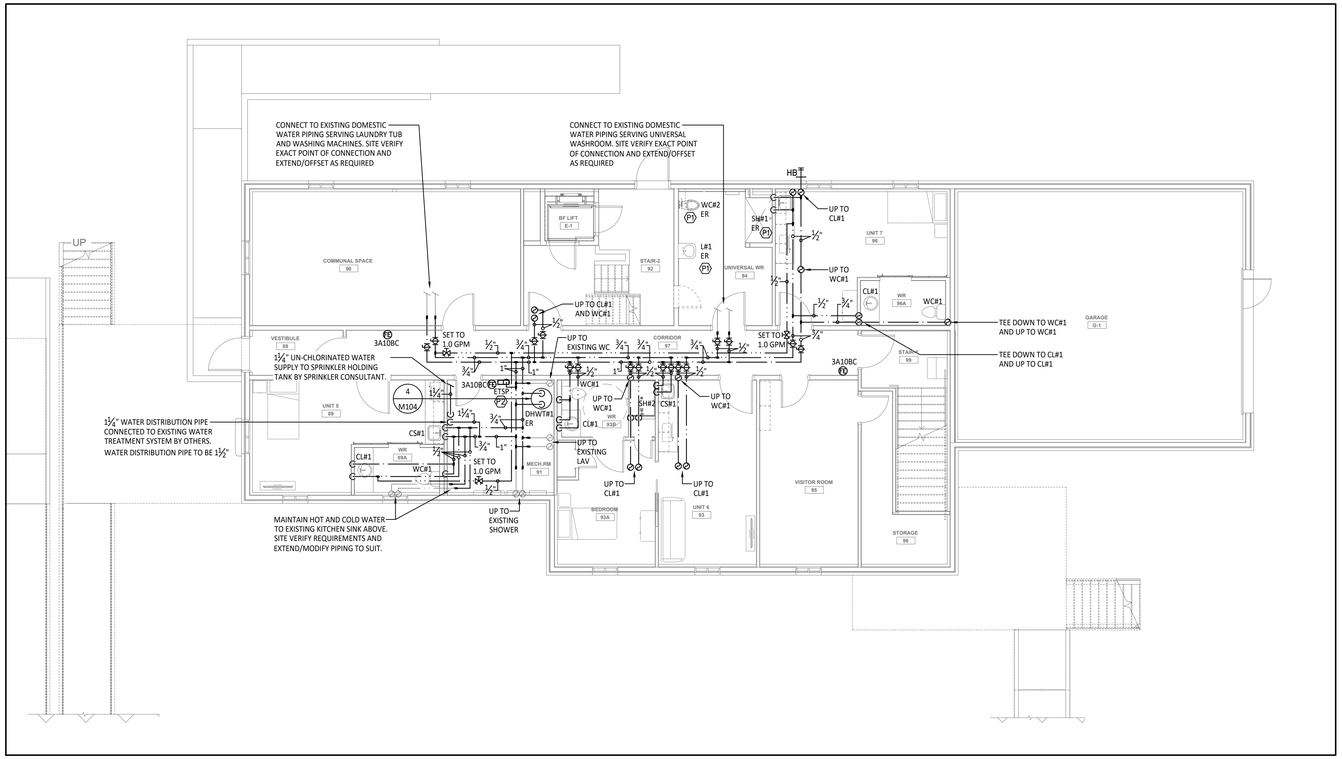
Drawing Title: MECHANICAL PLUMBING DEMOLITION, SANITARY AND PLUMBING VENT FLOOR PLANS

Project No: 25-088

Drawn By: MBM | Date: Mar. 6, 26

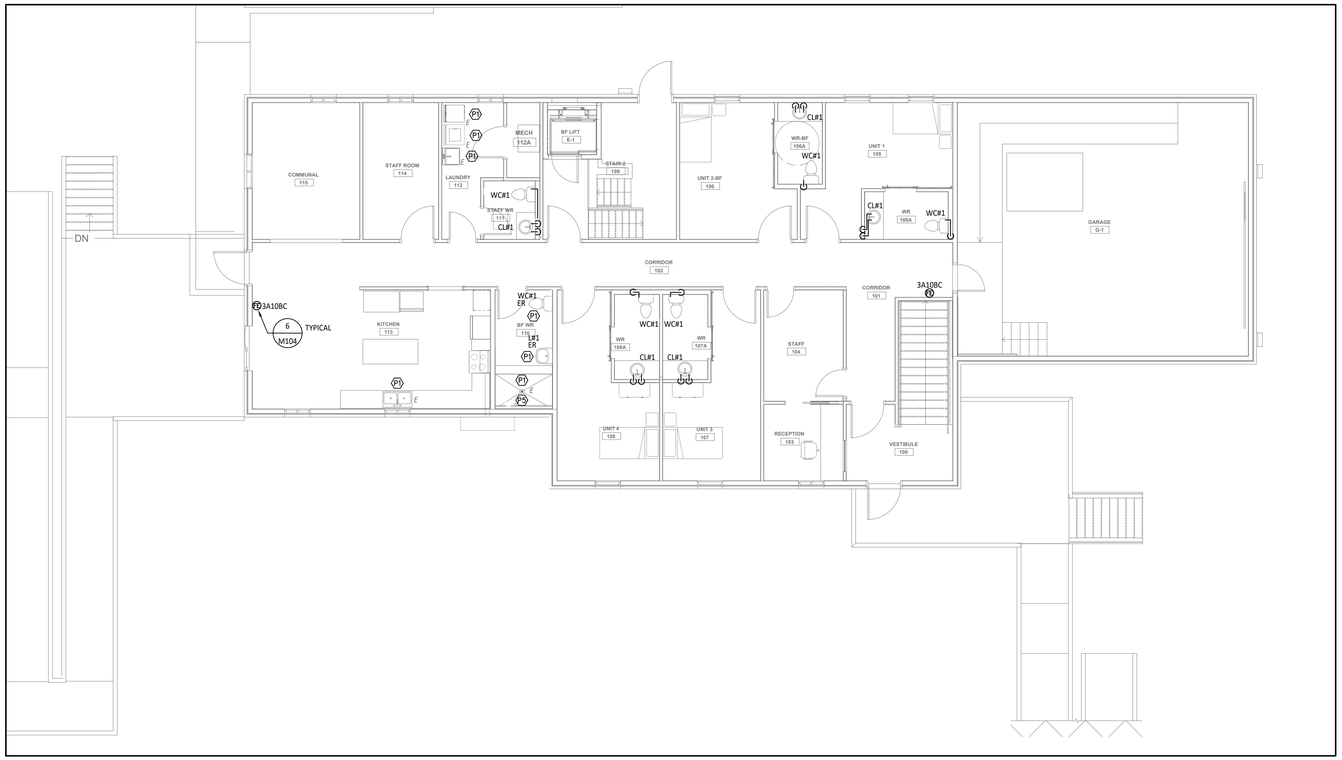
Checked By: BW | Scale: AS NOTED

Drawing No: M102 | Revision: 0



1 DOMESTIC WATER - BASEMENT FLOOR PLAN

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



2 DOMESTIC WATER - FIRST FLOOR PLAN

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

PLUMBING DRAWING NOTES:

P1 MAINTAIN PLUMBING SERVICES TO EXISTING PLUMBING FIXTURES TO REMAIN/BE REPLACED. SITE VERIFY EXISTING CONDITIONS AND CONNECT NEW PLUMBING PIPING SERVICES AS REQUIRED, EXTEND/MODIFY PIPING TO SUIT.

P2 PROVIDE ELECTRONIC TRAP SEAL PRIMER C/W 4 PORT DISTRIBUTION. MOUNTING HEIGHT AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LONGEST PRIMER LENGTH.
EQUAL TO PPP #MP-500

P3 SANITARY RISER TO BE ENCLOSED IN CONCEALED PIPE CHASE. COORDINATE REQUIREMENTS ON SITE.

P4 COORDINATE PLUMBING ROUTING FOR BARRIER FREE SHOWER AS PER ARCHITECTURAL DRAWINGS.

P5 EXISTING GRINDER PUMP TO BE REMOVED. INFILL OPENING AND PATCH FLOOR. REFER TO ARCHITECTURAL FOR DETAILS

P6 NEW LOCATION FOR SANITARY LIFT STATION AS PER DETAIL 5/M104

P7 PROVIDE NEW SUMP PUMP AND TIE-IN TO EXISTING WEEPERS IN EXISTING LOCATIONS. NEW SUMP PUMP SHALL BE LIBERTY SPAC 30-257 SERIES. C/W ALM 2 HIGH WATER ALARM. CONFIRM EXACT MOUNTING LOCATION OF ALARM PANEL IN MECHANICAL ROOM ON SITE. REFER TO DETAIL 7/M104

P8 TERMINATE 1-1/2" SUMP PUMP DISCHARGE INTO BURIED 4" FLEXIBLE PVC PIPE AND DAY LIGHT 20' FROM BUILDING C/W RODENT SCREEN AND LARGE STONES TO PREVENT BLOCKAGES. SITE CONFIRM ALL REQUIREMENTS

P9 4" WEEPER CONNECTION TO EXISTING WEEPER AT EXISTING SUMP PUMP REMOVAL. CONFIRM EXACT LOCATION AND EXTEND AS REQUIRED.

TRUE NORTH | PROJECT NORTH

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Project: ALDERVILLE SENIORS RESIDENCE RENOVATION

Address: 8465 Country Road 45, Roseneath, ON

Drawing Title: MECHANICAL PLUMBING DOMESTIC WATER FLOOR PLANS

Project No: 25-088

Drawn By: MBM | Date: Mar. 6, 26
Checked By: BW | Scale: AS NOTED

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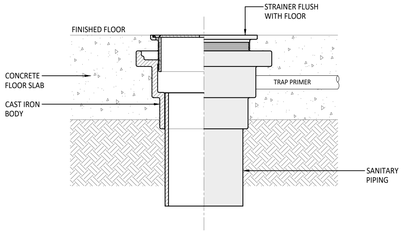
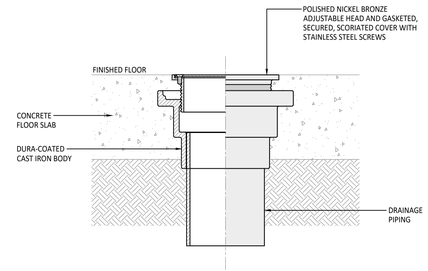


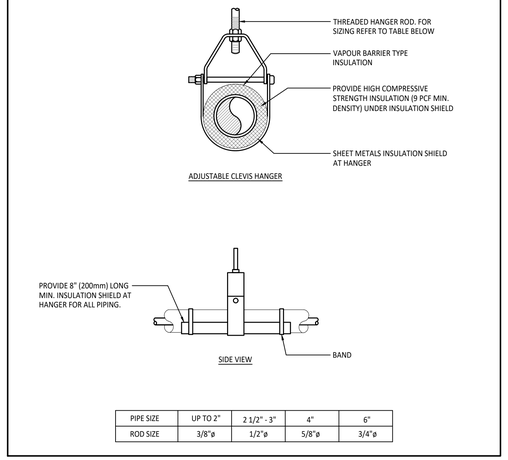
1 FLOOR DRAIN INSTALLATION DETAIL

SCALE: N.T.S.



2 FLOOR CLEANOUT DETAIL

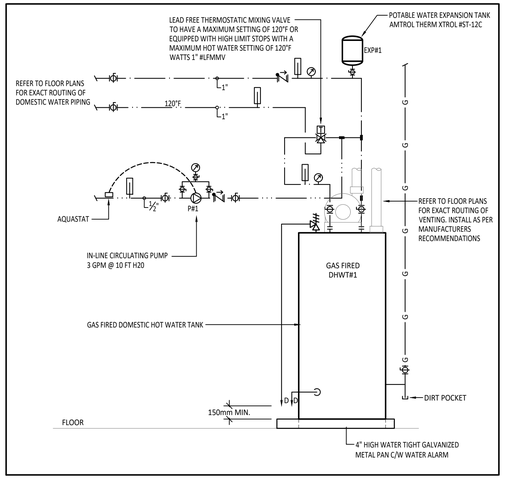
SCALE: N.T.S.



PIPE SIZE	UP TO 2"	2 1/2" - 3"	4"	6"
ROD SIZE	3/8"ø	1/2"ø	5/8"ø	3/4"ø

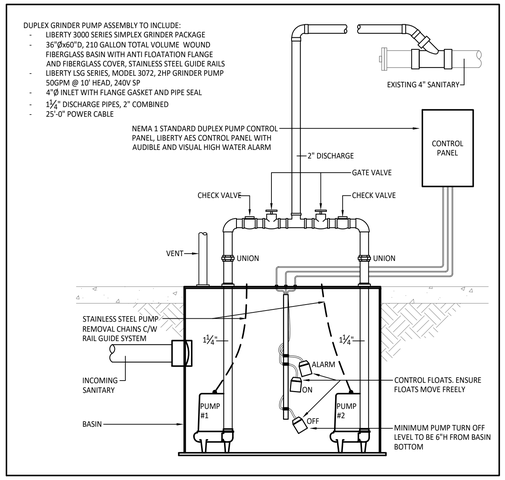
3 TYPICAL PIPE HANGER SUPPORT DETAIL

SCALE: N.T.S.



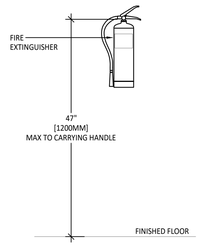
4 DOMESTIC HOT WATER TANK INSTALLATION DETAIL

SCALE: N.T.S.



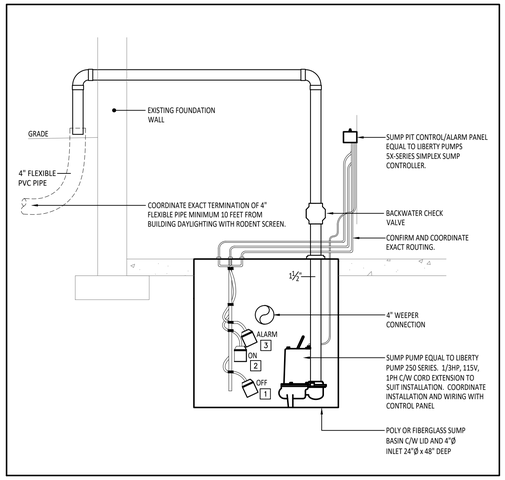
5 DUPLEX GRINDER PUMP INSTALLATION DETAIL

SCALE: N.T.S.



6 WALL MOUNTED FIRE EXTINGUISHER DETAIL

SCALE: N.T.S.



7 SUMP PIT DETAIL

SCALE: N.T.S.

TRUE NORTH | PROJECT NORTH

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5. DO NOT SCALE THE DRAWINGS.

REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026

Project Status:
ISSUED FOR TENDER

Seal:
LICENSED PROFESSIONAL ENGINEER
26-163
March 06, 2026
B.R. WENDOVER
100149707
PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project:
ALDERVILLE SENIORS RESIDENCE RENOVATION

Address:
8460 Country Road 45, Roseneath, ON

Drawing Title:
MECHANICAL PLUMBING DETAILS

Project No:
25-088

Drawn By: MBM | Date: Mar. 6, 26
Checked By: BW | Scale: AS NOTED

Drawing No: M104 | Revision: 0

HEAT PUMP SCHEDULE

TAG	MANUFACTURER	MODEL	AIRFLOW (CFM)	COOLING CAPACITY	HEATING CAPACITY	CU/HP TAG	MODEL	COOLING CAPACITY	HEATING CAPACITY	EER2	SEER2	MOTOR /POWER REQUIREMENTS (V/WATTS/Ph)	UNIT WEIGHT	NOTES	ACCESSORIES
HP#1.1	HITACHI	HIWM012C23S	494	SENS: 8.8 MBH TOTAL: 11.6 MBH	12.3 MBH	CU#1	HVAHP036C23S	36.0 MBH	40.0 MBH	14.1	20.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 24 LBS OUT: 267 LBS	1,2	A,B,C
HP#1.2	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1,2	A,B,C
HP#1.3	HITACHI	HIWM012C23S	494	SENS: 9.1 MBH TOTAL: 11.9 MBH	13.4 MBH								IN: 24 LBS	1,2	A,B,C
HP#2.1	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH	CU#2	HVAHP036C23S	36.0 MBH	40.0 MBH	14.1	20.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 22 LBS OUT: 267 LBS	1,2	A,B,C
HP#2.2	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1,2	A,B,C
HP#2.3	HITACHI	HIWM006C23S	300	SENS: 5.0 MBH TOTAL: 5.9 MBH	6.7 MBH								IN: 22 LBS	1,2	A,B,C
HP#3.1	HITACHI	HIWM006C23S	300	SENS: 5.0 MBH TOTAL: 5.9 MBH	6.7 MBH	CU#3	HVAHP036C23S	36.0 MBH	40.0 MBH	14.1	20.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 22 LBS OUT: 267 LBS	1,2	A,B,C
HP#3.2	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1,2	A,B,C
HP#4.1	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH	CU#4	HVAHP048C23S	48.0 MBH	54.0 MBH	13.0	19.6	230V / 60HZ / SP MCA: 30A MOCP: 40A	IN: 22 LBS OUT: 267 LBS	1,2	A,B,C
HP#4.2	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1,2	A,B,C
HP#4.3	HITACHI	HIWM006C23S	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1,2	A,B,C
HP#4.4	HITACHI	HIWM012C23S	494	SENS: 9.1 MBH TOTAL: 11.9 MBH	13.4 MBH								IN: 24 LBS	1,2	A,B,C
HP#4.5	HITACHI	HIWM006C23S	300	SENS: 5.0 MBH TOTAL: 5.9 MBH	6.7 MBH								IN: 22 LBS	1,2	A,B,C

Notes:
1. Extend 1" condensate drain line to nearest sanitary line c/w 1" air gap
2. Manufacturer to size all refrigerant lines

Accessories:
A: Disconnect switch
B: Provide programmable controller and all required control wiring. Wall controller to have auxiliary relay for baseboard heating enable c/w auto change over.
C: Drain pan condensate pump

DIFFUSER AND GRILLE SCHEDULE

TAG	MANUFACTURER	DESCRIPTION	MODEL	OVERALL SIZE	NECK SIZE	NOTES	ACCESSORIES
1	NAILOR	ALUMINUM DOUBLE DEFLECTION SUPPLY AIR GRILLE	51DH	8"x4"		1	A
2	NAILOR	ALUMINUM DOUBLE DEFLECTION SUPPLY AIR GRILLE	51DH	16"x4"		1	A
3	NAILOR	ALUMINUM FIXED 45° SINGLE DEFLECTION RETURN AIR GRILLE	5145H	8"x4"		1	A
4	NAILOR	ALUMINUM FIXED 45° SINGLE DEFLECTION RETURN AIR GRILLE	5145H	12"x4"		1	A
5	NAILOR	ALUMINUM FRAME EGGCRATE EXHAUST/RETURN AIR GRILLE	51EC	6"x6"	TO MATCH DUCT SIZE	1	A,B
6	NAILOR	ALUMINUM FRAME EGGCRATE EXHAUST/RETURN AIR GRILLE	51EC	12"x12"	TO MATCH DUCT SIZE	1	A,B

Notes:
1. Coordinate connection to duct trunks on site. Confirm and coordinate all requirements.

Accessories:
A: Opposed blade damper
B: Plenum box

ENERGY RECOVERY VENTILATOR SCHEDULE

TAG	MANUFACTURER	MODEL	E.S.P. in W.C.	SUPPLY AIRFLOW (CFM)	RETURN AIRFLOW (CFM)	MOTOR /POWER REQUIREMENTS	NOTES	ACCESSORIES
ERV#1	LIFEBREATH	530ERV-ECM	0.5	530	530	120V, SP, 1/3HP MCA: 9.5A MOP: 15A	1,2	A,B,C
ERV#2	LIFEBREATH	330ERV-ECM	0.5	330	330	120V, SP, 1/3HP MCA: 9.5A MOP: 15A	1,2	A,B,C,D

Notes:
1. Fresh air and exhaust air ductwork to be insulated to unit.
2. Provide flexible duct connections on all duct connections to the unit.

Accessories:
A: Back draft damper on exhaust port
B: Disconnect switch
C: 24/7 programmable controller
D: Exterior wall terminations equal to Jenco Fan 613 complete with back draft and bird screen

UNIT HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	HEATING CAPACITY INPUT/OUTPUT	ELECTRICAL INFORMATION	UNIT SIZE LxWxH	WEIGHT	NOTES	ACCESSORIES
UH#1	MODINE	HDS-30	30.0 / 24.9 MBH	120V / SP / 60 Hz MOCP: 15A	27" x 22" x 12"	55 LBS	1,2,3	A,B,C,D

Notes:
1. Combustion air and flue venting as per drawing
2. Controlling thermostat to be set to 50°F, user adjustable
3. Provide seismic restraints on all ceiling hung equipment. Contractor shall confirm and coordinate mounting height based on manufacturer's installation instructions.

Accessories:
A. Programmable thermostat
B: Hanger kit
C: Disconnect switch
D: Horizontal concentric vent kit

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL	AIRFLOW (CFM)	E.S.P. in W.C.	SONES	MOTOR AND ELECTRICAL INFORMATION	NOTES	ACCESSORIES
EF#1	BROAN	BXT130SS	130	0.25	7.0	1.3A, 120V SP	1	A,B

Notes:
1. Terminate in wall cap equal to Broan fan 641.
2. Contractor to confirm and coordinate colour with architect and owner.

Accessories:
A: Speed controller mounted on fan for balancing purposes
B: Spring loaded back draft damper, disconnect switch, vibration isolators

PRE-HEAT/RE-HEAT COIL SCHEDULE

TAG	MANUFACTURER	MODEL	HEATING CAPACITY	MOTOR /POWER REQUIREMENTS (V/WATTS/Ph)	NOTES	ACCESSORIES
PHC#1	NEPTRONIC	DFCF00H	6.5kW	120 / 100 / SP	1,2,4	A
PHC#2	NEPTRONIC	DFCF00H	4.0kW	120 / 100 / SP	1,3,4	A
RHC#1	NEPTRONIC	DFCF00H	3.5kW	120 / 100 / SP	1,2,4	A
RHC#2	NEPTRONIC	DFCF00H	2.0kW	120 / 100 / SP	1,3,4	A

Notes:
1. Discharge air temperature set point: 69°F for reheat coils, 34°F for pre-heat coils.
2. Serving ERV#1
3. Serving ERV#2
4. Equivalent manufacturers include ...

Accessories:
A: Provide modulating SCR controller, automatic thermal cut-out, magnetic contactor, disconnect switch, airflow sensor, control box, all associated accessories to suit.

VENTILATION NOTES:

(V1) CONTRACTOR SHALL CONFIRM AND COORDINATE DUCT RISE AND DROP THROUGH JOIST SPACE TO AVOID ADJACENT SUPPLY/RETURN AIR DUCT MAIN. CONTRACTOR SHALL CONFIRM AND COORDINATE ENCAPSULATION OF JOISTS WITH GYPSUM DRYWALL TO MAINTAIN FIRE RATING ON SITE WITH GENERAL CONTRACTOR AND ARCHITECTURAL DRAWINGS.

(V2) CONTRACTOR SHALL CONFIRM AND COORDINATE ROUTING OF RETURN DUCT IN RATED BULKHEAD. CONFIRM BULKHEAD CONSTRUCTION REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

(V3) CONTRACTOR SHALL CONFIRM AND COORDINATE ERV#1 RETURN DUCT MAIN RISE INTO ATTIC SPACE. ALL DUCTWORK SHALL BE INSULATED WITH A MINIMUM OF 2" FOIL BACKED INSULATION. ALL PENETRATIONS THROUGH CEILINGS TO BE COMPLETE WITH SMOKE DAMPERS WHERE NOTED, AND VAPOR BARRIER TO BE SEALED. CONFIRM ALL ROUTING ON SITE THROUGH TRUSS SPACE. ALL REQUIREMENTS SHALL BE CONFIRMED WITH EXISTING CONDITIONS ON SITE.

(V4) ERV#1 PREHEAT COIL AND REHEAT COIL TO BE PLACED ON VERTICAL RISER SECTIONS OF DUCTWORK. ERV#1 TO BE MOUNTED ON FLOOR.

(V5) CONTRACTOR SHALL CONFIRM AND COORDINATE EXACT OUTLET HEIGHT OF ERV FRESH AIR AND EXHAUST AIR WITH THE GRADE LEVEL. IF BELOW GRADE, PROVIDE WINDOW WELL WITH CRUSHED STONE AND DRAIN CONNECTION TO EXISTING WEEPERS. ALL REQUIREMENTS TO BE CONFIRMED ON SITE WITH EXISTING CONDITIONS

(V6) DHWH COMBUSTION AIR AND FLUE VENTS TO TERMINATE THROUGH WALL ADJACENT TO ERV FRESH AIR INTAKE AND EXHAUST, RESPECTIVELY. CONTRACTOR TO ENSURE ALL REQUIRED CLEARANCES ARE MAINTAINED.

VENTILATION LEGEND

- RS — RS — REFRIGERANT SUCTION
- RL — RL — REFRIGERANT LIQUID
- G — G — NATURAL GAS PIPING
- PG — PG — PROPANE GAS PIPING
- 12"x12" — DUCT WITH DIMENSIONS, FIRST DIMENSION IS SIDE SHOWN
- 12"x12" — EXISTING DUCT TO REMAIN
- R — EXISTING DUCT TO BE REMOVED
- DUCT C/W INSULATION
- DUCT C/W ACOUSTIC INSULATION
- UP — DUCT WITH CHANGE OF ELEVATION
- DUCT TRANSITION, CONCENTRIC
- DUCT TRANSITION, ECCENTRIC
- DUCT TRANSITION, SQUARE TO ROUND
- DUCT C/W TURNING VANES
- POSITIVE PRESSURE DUCT
- NEGATIVE PRESSURE DUCT
- DUCT SECTION UP
- DUCT SECTION DOWN
- BDL — BRANCH TAKE-OFF - C/W BALANCING DAMPER
- BDL — BRANCH TAKE-OFF - SQUARE TO ROUND
- FLEX DUCT
- FLEXIBLE DUCT CONNECTION
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE
- WALL REGISTER - SUPPLY
- WALL REGISTER - RETURN
- FF — DIFFUSER WITH FIRE FLAP AND FIRE BLANKET
- BD — MANUAL BALANCING DAMPER
- MD — MOTORIZED DAMPER
- FD — FIRE DAMPER C/W ACCESS DOOR
- SD — SMOKE DAMPER C/W ACCESS DOOR
- FSD — FIRE AND SMOKE DAMPER C/W ACCESS DOOR
- BDD — BACK DRAFT DAMPER
- SA — SOUND ATTENUATOR
- HC# — IN DUCT HEATING COIL
- DOOR GRILLE
- A/D — ACCESS DOOR
- A / B — DIFFUSER / GRILLE TYPE AND AIRFLOW A = TYPE (EX = EXISTING), B = AIR FLOW
- G — GAS METER
- T — THERMOSTAT
- H — HUMIDISTAT
- $ — TIMER
- HRV — HRV CONTROLLER
- PB — PUSH BUTTON AS NOTED
- CO2 — CO2 SENSOR
- P — PRESSURE SENSOR
- W/G — WITH GUARD
- E — EXISTING TO REMAIN
- R — EXISTING TO BE REMOVED
- RL — EXISTING TO BE RELOCATED
- ER — EXISTING TO BE REPLACED

TRUE NORTH | PROJECT NORTH

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REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR 100% REVIEW	FEB. 03, 2026
1	ISSUED FOR TENDER	MAR. 06, 2026

Project Status:
ISSUED FOR TENDER

Seal:
LICENSED PROFESSIONAL ENGINEER
26-163
Mar. 6th, 2026
B.R. WENDOVER
100149707
PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project:
ALDERVILLE SENIORS RESIDENCE RENOVATION

Address:
8405 Country Road 45, Roseneath, ON

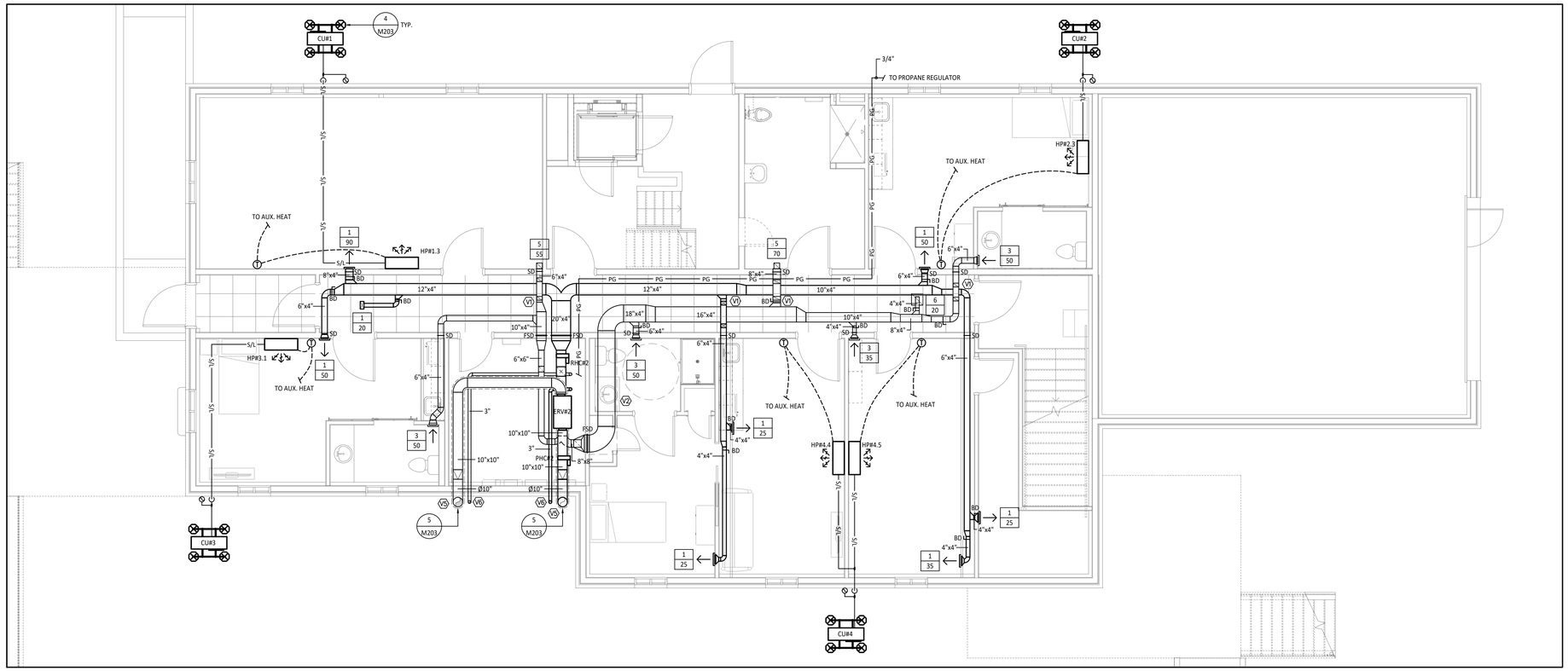
Drawing Title:
MECHANICAL VENTILATION NOTES, SCHEDULES & LEGEND

Project No:
25-088

Drawn By: AA | Date: Mar. 6, 26
Checked By: BW | Scale: AS NOTED

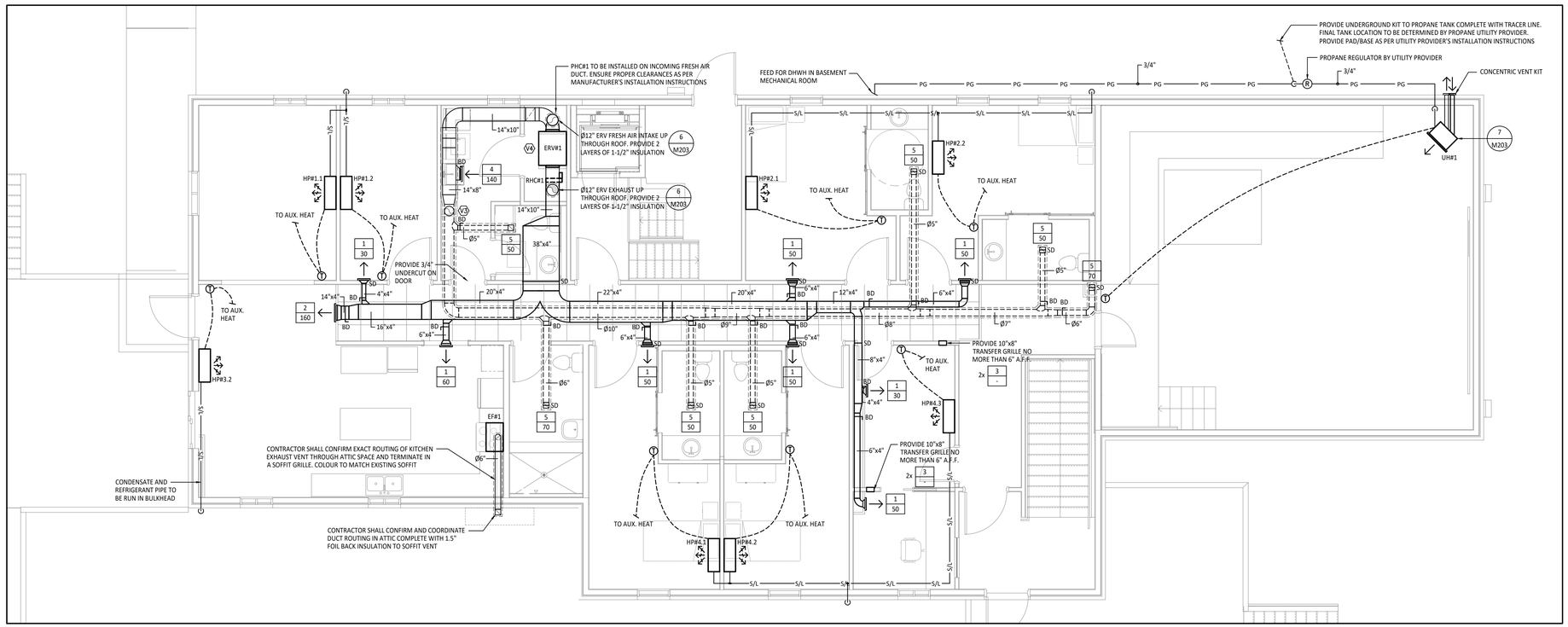
Drawing No:
M201

Revision:
1



1 VENTILATION - BASEMENT FLOOR PLAN

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



2 VENTILATION - FIRST FLOOR PLAN

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

VENTILATION NOTES:

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REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR 100% REVIEW	FEB. 03, 2026
1	ISSUED FOR TENDER	MAR. 06, 2026

Project Status: ISSUED FOR TENDER

Seal: LICENSED PROFESSIONAL ENGINEER — 26-163 — Mar. 6th, 2026 — B.R. WENDOVER — 100149707 — PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project: ALDERVILLE SENIORS RESIDENCE RENOVATION

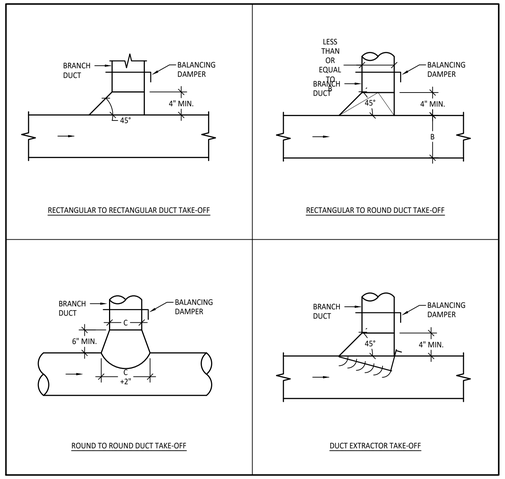
Address: 8405 Country Road 45, Roseneath, ON

Drawing Title: MECHANICAL VENTILATION FLOOR PLANS

Project No: 25-088

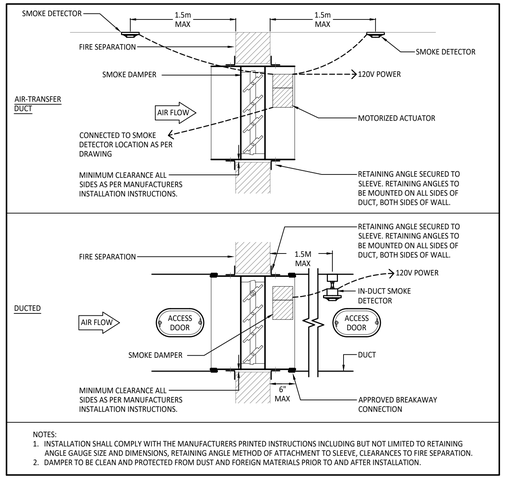
Drawn By: AA | Date: Mar. 6, 26
Checked By: BW | Scale: AS NOTED

Drawing No: M202 | Revision: 1



1 DUCT TAKE-OFF INSTALLATION DETAIL

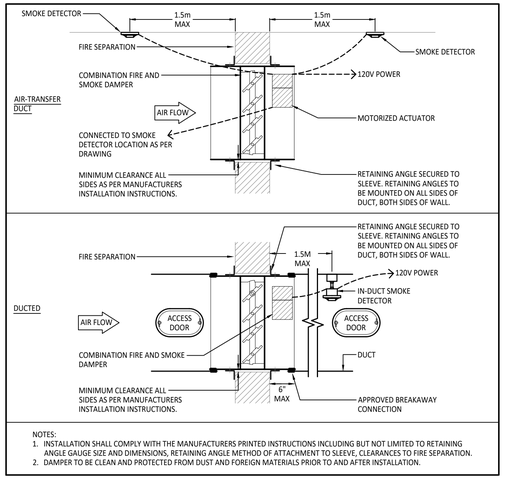
SCALE: N.T.S.



NOTES:
1. INSTALLATION SHALL COMPLY WITH THE MANUFACTURERS PRINTED INSTRUCTIONS INCLUDING BUT NOT LIMITED TO RETAINING ANGLE GAUGE SIZE AND DIMENSIONS, RETAINING ANGLE METHOD OF ATTACHMENT TO SLEEVE, CLEARANCES TO FIRE SEPARATION.
2. DAMPER TO BE CLEAN AND PROTECTED FROM DUST AND FOREIGN MATERIALS PRIOR TO AND AFTER INSTALLATION.

2 SMOKE DAMPER - INSTALLATION DETAIL

SCALE: N.T.S.



NOTES:
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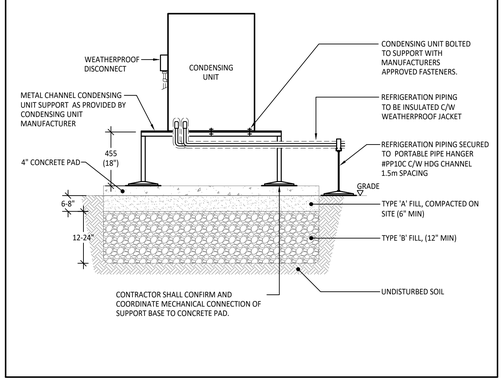
2. DAMPER TO BE CLEAN AND PROTECTED FROM DUST AND FOREIGN MATERIALS PRIOR TO AND AFTER INSTALLATION.

3 COMBINATION FIRE AND SMOKE DAMPER - INSTALLATION DETAIL

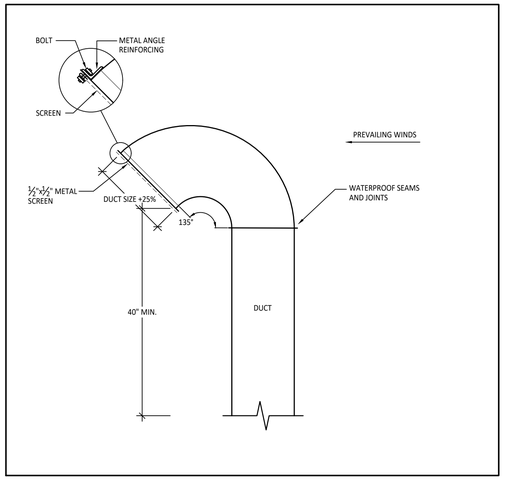
SCALE: N.T.S.

NOTES:
1. SUPPORT DIMENSIONS TO BE CONFIRMED WITH UNIT MANUFACTURER.
2. PROVIDE MANUFACTURER'S SHOP DRAWINGS AND DETAILS FOR SUPPORT.



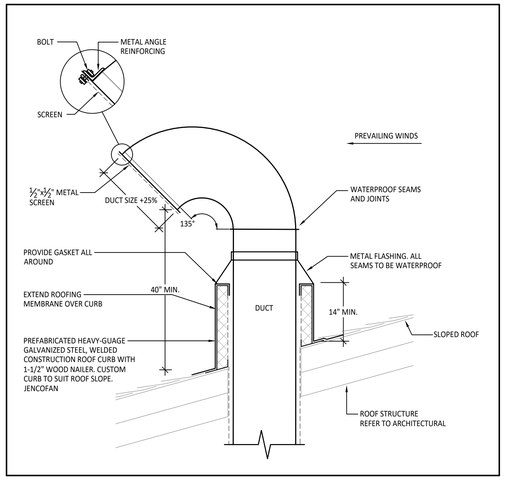
4 STAND MOUNTED CONDENSING UNIT INSTALLATION DETAIL

SCALE: N.T.S.



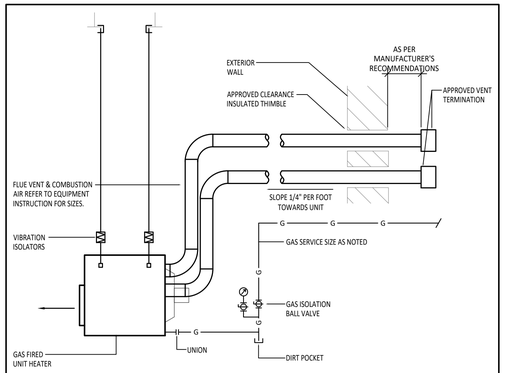
5 GOOSENECK INSTALLATION DETAIL

SCALE: N.T.S.



6 GOOSENECK INSTALLATION DETAIL - SLOPED ROOF

SCALE: N.T.S.



NOTE:
1. ALL CONNECTIONS AND TERMINATIONS FROM UNIT TO BE AS PER MANUFACTURERS INSTRUCTIONS. CONFIRM AND COORDINATE ALL REQUIREMENTS. COORDINATE FLUE AND INTAKE TERMINATIONS, CLEARANCES, ETC. WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. PROVIDE SEISMIC RESTRAINT FOR ALL MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK, INCLUDING DIFFUSERS, GRILLES, ETC., AS PER THE REQUIREMENTS OF THE CURRENT EDITION OF ALL LOCAL CODES AND STANDARDS, REFER TO SPECIFICATION FOR DETAILS

7 GAS FIRED UNIT HEATER INSTALLATION DETAIL - SIDEWALL

SCALE: N.T.S.

NOTE:
1. FOR 2 1/2" AND SMALLER GAS LINES
2. HOT DIP GALVANIZED ALL THREADED RODS, NUTS AND WASHERS

SPACING OF SUPPORTS FOR PIPING OR TUBING	
NPS	MAXIMUM SPACING OF SUPPORTS ft (m)
1/2" OR LESS - HORIZONTAL	4 (1.2)
3/4" - 1" HORIZONTAL	8 (2.5)
1 1/4" - 2 1/2" - HORIZONTAL	10 (3)
3" - 4" - HORIZONTAL	15 (5)
5" - 8" - HORIZONTAL	20 (6)
10" OR LARGER - HORIZONTAL	25 (8)
1 1/4" OR LARGER - VERTICAL	EVERY FLOOR BUT NOT LESS THAN 125% OF HORIZONTAL SPACING.

** IN ADDITION, PROVIDE SUPPORTS AT EACH JOINT, BEND, ETC. AS PER LATEST NATURAL GAS INSTALLATION CODE.

8 GAS PIPING HANGING SUPPORT INSTALLATION DETAIL

SCALE: N.T.S.

TRUE NORTH | PROJECT NORTH

GENERAL NOTES:
1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO SUPPA ENGINEERING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS.
5. DO NOT SCALE THE DRAWINGS.

REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR 100% REVIEW	FEB. 03, 2026
1	ISSUED FOR TENDER	MAR. 06, 2026

Project Status:
ISSUED FOR TENDER

Seal:

LICENSED PROFESSIONAL ENGINEER
26-163
Mar. 6th, 2026
B.R. WENDOVER
100149707
PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project:
ALDERVILLE SENIORS RESIDENCE RENOVATION

Address:
8465 Country Road 45, Roseneath, ON

Drawing Title:
MECHANICAL VENTILATION DETAILS

Project No:
25-088

Drawn By: AA | Date: Mar. 6, 26
Checked By: BW | Scale: AS NOTED

Drawing No: M203 | Revision: 1

PROJECT DESCRIPTION:

THE PROJECT IS BASED ON ARCHITECTURAL SUPPLIED TO GRIDLINE DESIGN INC. ON NOVEMBER 11TH, 2025
THE PROJECT IS DESIGNED TO THE 2024 ONTARIO BUILDING CODE (OBC). THE BUILDING HAS THE FOLLOWING CHARACTERISTICS, BASED ON INFORMATION FROM THE BUILDING CODE MATRIX ON THE ARCHITECTURAL DRAWINGS:

- MAJOR OCCUPANCY: B3 (SENIOR'S RESIDENCE),
- COMBUSTIBLE CONSTRUCTION,
- REQUIRED TO BE SPRINKLERED,
- NOT REQUIRED TO BE EQUIPPED WITH A STANDPIPE SYSTEM,
- REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM (BY OTHERS),
- DOES NOT REQUIRE SEISMIC BRACING PER O.B.C. 4.1.8.7(1)(a) (Fa = 1.5, Ie = 1.0, Sa(0.2) = 0.154).
- THIS IS AN EXISTING BUILDING.

GENERAL NOTES:

1. SCOPE OF WORK IS TO DESIGN A NEW SPRINKLER SYSTEM BASED ON THE SUPPLIED ARCHITECTURAL DRAWINGS FOR A RENOVATED CARE RESIDENCE.
2. FIRE PROTECTION SYSTEMS ARE TO BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE 2024 ONTARIO BUILDING CODE (OBC).
3. THE SPRINKLER SYSTEM TO BE DESIGNED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13R "Installation of Sprinkler Systems in Low-Rise Residential Occupancies" 2019 EDITION.
4. THE FIRE PUMP TO BE DESIGNED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 20 "Installation of Stationary Fire Pumps for Fire Protection" 2016 EDITION.
5. THE FIRE PUMP IS TO BE CONNECTED TO EMERGENCY POWER SUPPLIED BY OTHERS PER SECTION 3.2.7.9.(1)(b) OF THE OBC.
6. ALL WORK, EQUIPMENT AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NFPA STANDARDS UNLESS NOTED OTHERWISE (U.N.O).
7. ALL NEW EQUIPMENT TO BE UNDERWRITER'S LABORATORY OF CANADA (ULC) LISTED OR EQUAL AS APPROVED IN WRITING BY THE DESIGN ENGINEER.
8. ALL DRAWING UNITS ARE IMPERIAL. HYDRAULIC CALCULATIONS ARE IN UNITED STATES CUSTOMARY UNITS U.N.O.
9. ALL PLAN AND SECTION ELEVATIONS AND DIMENSIONS ARE TO THE CENTER OF PIPE U.N.O.
10. ALL CPVC PIPE TO BE LISTED FOR USE WHERE INSTALLED.
11. ALL PIPE 1" AND SMALLER TO BE THREADED SCHEDULE 40 BLACK WITH CAST IRON (C.I.) FITTINGS.
12. ALL PIPE 1¼" AND LARGER TO BE GROOVED SCHEDULE 10 BLACK WITH GROOVED FITTINGS U.N.O..
13. SPRINKLER HEAD COUNT IS FOR REFERENCE ONLY AND DOES NOT ACCOUNT FOR ANY ADDITIONS DUE TO SITE CONDITIONS.
14. CO-ORDINATE FIRE PROTECTION PIPING WITH DUCTS AND PLUMBING SERVICES AND/OR OFFSET AS REQUIRED TO ACCOMMODATE DUCTWORK AND PLUMBING SERVICES. CO-ORDINATE LOCATION WITH H.V.A.C. EQUIPMENT, LIGHTING AND POWER SERVICES AND ADJUST AS REQUIRED.
15. USE INTERMEDIATE OR HIGH TEMPERATURE SPRINKLERS AS REQUIRED BY NFPA 13R IN LOCATIONS WHERE HIGHER TEMPERATURES MAY BE EXPECTED.
16. LOCATE SPRINKLER HEADS IN ACCORDANCE WITH LISTING AND ENSURE NFPA 13R OBSTRUCTION CRITERIA IS MAINTAINED.
17. PIPE PENETRATIONS THROUGH FIRE SEPARATIONS TO BE FIRE STOPPED WITH APPROPRIATE FIRE STOP MATERIAL BASED ON ASSEMBLY PENETRATED AND PIPING USED.
18. INSULATION, HEAT TRACING OR THERMOSTATICALLY CONTROLLED HEAT ABOVE 40°F IS TO BE PROVIDED BY OWNER THROUGHOUT AREAS WITH WET FIRE PROTECTION PIPE TO PREVENT IT FROM BEING EXPOSED TO FREEZING TEMPERATURES.
19. THE FIRE WATER TANK IS TO BE MANUALLY CHLORINATED BY THE OWNER.
20. ALL UNDERGROUND WORK TO BE BY OTHERS.
21. ALL CEILINGS ARE 8'-0" A.F.F. U.N.O.
22. TANK REFILL RATE TO BE CONFIRMED PRIOR TO INSTALLATION.

INSTALLATION NOTES:

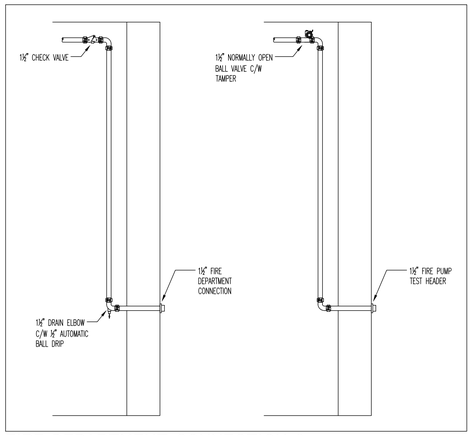
1. STANDARD COVERAGE UPRIGHT AND PENDANT SPRINKLERS TO BE SPACED TO A MINIMUM OF 6' APART AND A MAXIMUM OF 225 SQ.FT. IN LIGHT HAZARD AREAS AND 130 SQ.FT. IN ORDINARY HAZARD AREAS WITH DEFLECTORS LOCATED BETWEEN 1" AND 12" BELOW THE CEILING.
2. STANDARD COVERAGE SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 6' APART AND A MAXIMUM OF 14'x14' IN LIGHT HAZARD AREAS AND 10'x10' IN ORDINARY HAZARD AREAS WITH DEFLECTORS LOCATED BETWEEN 4" AND 12" BELOW THE CEILING.
3. EXTENDED COVERAGE SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' IN LIGHT HAZARD AREAS.
4. RESIDENTIAL PENDANT SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' WITH DEFLECTORS LOCATED BETWEEN 1" TO 4" BELOW THE CEILING.
5. RESIDENTIAL SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' WITH DEFLECTORS LOCATED BETWEEN 4" TO 12" BELOW THE CEILING.
6. STANDARD SPRINKLERS TO BE INTERMEDIATE TEMPERATURE WHEN LOCATED LESS THAN 1'-0" FROM DIFFUSERS.
7. RESIDENTIAL SPRINKLERS TO BE LOCATED 1'-0" OR MORE FROM DIFFUSERS, AND ARE TO BE INTERMEDIATE TEMPERATURE WHEN LOCATED LESS THAN 2'-0" FROM DIFFUSERS.

SPECIFIC NOTES:

1. SYSTEMS DESIGNED FLOWING 0.05 GPM/SQ.FT. OVER UP TO THE FOUR MOST HYDRAULICALLY DEMANDING SPRINKLERS.

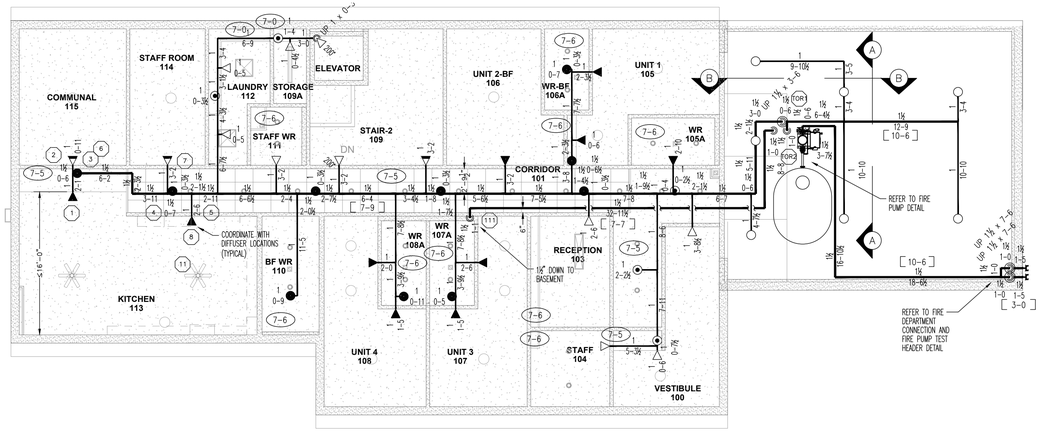
ACCEPTANCE DOCUMENTATION AND NOTES:

1. AT COMPLETION OF PROJECT, PROVIDE "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND PIPING" CERTIFICATE. ALL NEW PIPING TO BE HYDROSTATICALLY TESTED WITH WATER AT 200 PSI FOR 2 HOURS
2. DHE/GDI. MUST CONDUCT PERIODIC SITE REVIEWS AS ARRANGED BY THE CONTRACTOR. A FINAL SITE REVIEW IS NEEDED PRIOR TO SYSTEM ACCEPTANCE.
3. ACCEPTANCE OF THE SYSTEM BY THE AUTHORITIES DOES NOT WAIVE THE RESPONSIBILITY TO INFORM DESIGNER/ENGINEER OF RECORD OF PROJECT COMPLETION.
4. IF CONTRACTOR FAILS TO CONTACT DESIGNER/ENGINEER OF RECORD IN WRITING OF PROJECT COMPLETION, THE PROJECT IS DEEMED INCOMPLETE AND SHOULD NOT BE OCCUPIED.
5. THE CONTRACTOR WAIVES ANY CLAIMS AGAINST DHE/GDI SHOULD OCCUPANCY TAKE PLACE PRIOR TO THE FINAL SITE REVIEW.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DHE/GDI UPON COMPLETION OF THE PROJECT.



FIRE DEPARTMENT CONNECTION & FIRE PUMP TEST HEADER DETAIL

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



FIRST FLOOR FIRE PROTECTION PLAN

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

REMOTE AREA *** CALC 1

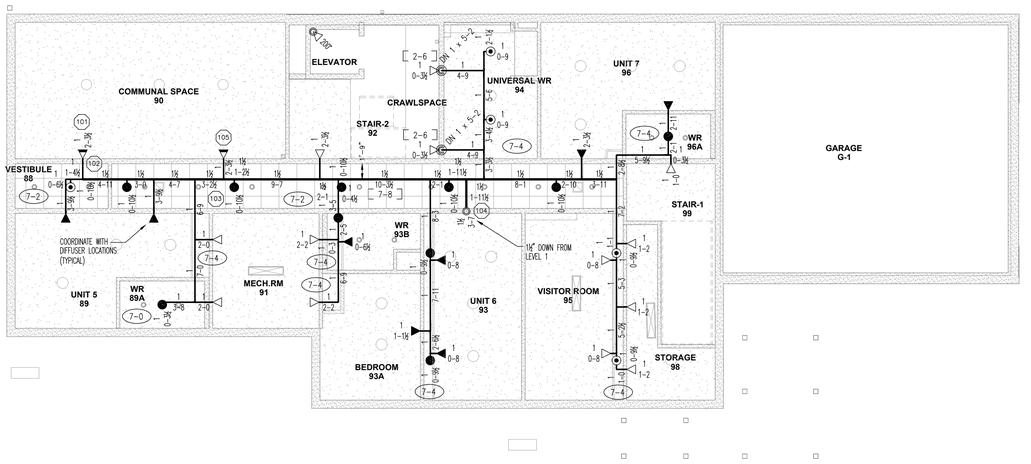
4 SPRINKLERS OPERATING AT A MINIMUM DEMAND OF 14.0 GPM @ 10.1 PSI W/ A 4.4 K FACTOR AND A MAXIMUM SPACING 14'x14' REQUIRES
72.709 GPM AT 46.972 PSI AT THE FIRE PUMP
[DATA FILE: AFN SENIORS RESIDENCE CALC 1.WXF

11.20 PSI SAFETY FACTOR

REMOTE AREA *** CALC 2

2 SPRINKLERS OPERATING AT A MINIMUM DEMAND OF 26.0 GPM @ 21.6 PSI W/ A 4.4 K FACTOR AND A MAXIMUM SPACING 16'x16' REQUIRES
52.218 GPM AT 40.089 PSI AT THE FIRE PUMP
[DATA FILE: AFN SENIORS RESIDENCE CALC 2.WXF

42.88 PSI SAFETY FACTOR



BASEMENT FIRE PROTECTION PLAN

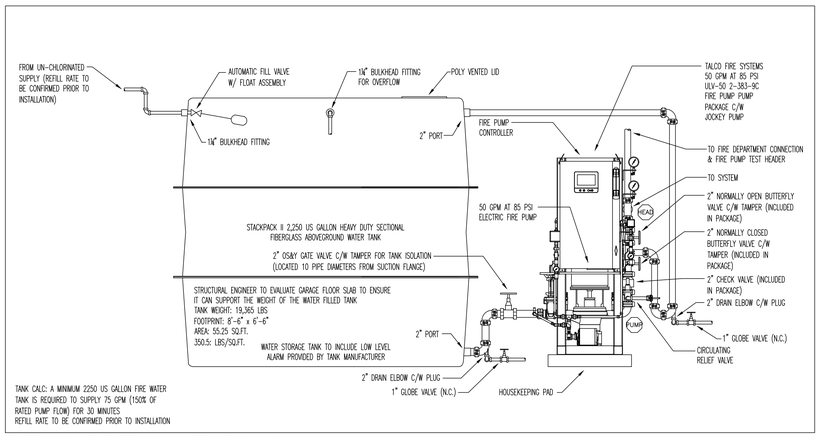
SCALE: 1/8" = 1'-0"

1. Valve
2. Nipple
3. Cap or Plug

(at least one shall be brass)

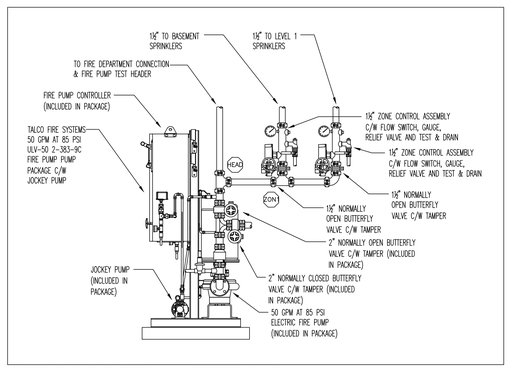
DRY UNDER 5 GAL: 1"
WET OVER 50 GAL: 1"
WET OVER 5 GAL: ¾"
WET UNDER 5 GAL: ½"

Auxiliary Drain



FIRE PUMP DETAIL - SECTION A

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

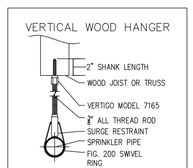


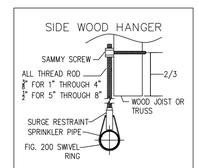
FIRE PUMP DETAIL - SECTION B

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

BUILDING & SYSTEM LEGEND

Sym.	Description
⬡	Hydraulic Reference Points
1 / 1'-0"	Top: Pipe Size Bottom: Center to Center Length
[9'-2]	Center of Pipe Elevation Above Finished Floor
[350 mm]	Center of Pipe Elevation Below Top of Steel Framing
8'-0"	Ceiling Height Above Finished Floor
10'-0"	Bottom of Deck Height





SPRINKLER HEAD LEGEND

SYMBOL	DESCRIPTION	ORIFICE	K	TEMP.	FINISH	COUNT
○	TYCO TY-FRB, QR, TY3131 UPRIGHT	1/2"	5.6	155°	BRASS	7
⦿	TYCO TY-FRB, QR, TY3231 SEMI-RECESSED PENDANT	1/2"	5.6	155°	CHROME	22
◁	TYCO TY-FRB, QR, TY3331 SEMI-RECESSED HSW	1/2"	5.6	155°	CHROME	12
◁	TYCO TY-FRB, QR, TY3332 EC SEMI-RECESSED HSW	1/2"	5.6	155°	CHROME	6
●	TYCO LFII, FR, TY2236 SEMI-RECESSED PENDANT	1/2"	4.9	155°	CHROME	21
◀	TYCO LFII, FR, TY2334 SEMI-RECESSED HSW	1/2"	4.4	155°	CHROME	12
◀ 175°	TYCO LFII, FR, TY2334 SEMI-RECESSED HSW	1/2"	4.4	175°	CHROME	1

TOTAL SPRINKLER THIS SHEET = 81

03/06/26	ISSUED FOR PERMIT	
01/22/26	100% REVIEW	
Date	Revision	

Do not scale from this drawing. The Constructor shall verify all actual on site dimensions and report any discrepancies to the Consultant prior to proceeding with the work.

LICENSED PROFESSIONAL ENGINEER
D. J. HINE
05/06/26
PROVINCE OF ONTARIO

DAVID HINE ENGINEERING INC.
21 McGlashan Court
Toronto, Ontario
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416 486 9400

GRIDLINE DESIGN INC.
217 MAIN STREET WEST
HAMILTON, ON L8P 1H3
905-741-8888

Project:
ALDERVILLE SENIORS RESIDENCE RENOVATION
8485 COUNTY ROAD 45,
ROSENEATH, ON

Drawing Title:
FIRE PROTECTION

Drawn By: R.R.	Checked By: D.A.
Scale: AS NOTED	Project No: 26-1580
Date Plotted: 01/22/26	
Date Revised:	

Drawing No:
FP1

ELECTRICAL SPECIFICATIONS

GENERAL CONDITIONS

THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOUR,

A. ELECTRICAL MATERIAL, TOOLS, EQUIPMENT ETC., REQUIRED TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. THE WORK SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF ALL AUTHORITIES HAVING LEGAL JURISDICTION OVER THE WORK. THIS CONTRACTOR SHALL PROVIDE ANY SMALL ITEMS OF WORK NOT SPECIFICALLY CALLED FOR BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATION.
B. THE ENGINEER RESERVES THE RIGHT TO APPROVE THE QUALITY OF MATERIAL AND WORKMANSHIP, ALSO TO CALL FOR ANY TEST WHICH HE/SHE DEEMS NECESSARY DURING THE PROGRESS OF THE WORK AND A COMPLETE TEST OF EACH SYSTEM AT THE COMPLETION OF THE WORK. THE COST OF SUCH TESTS ARE NOT TO BE CONSIDERED AS EXTRAS.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND THE ONTARIO ELECTRICAL SAFETY CODE.

SCOPE OF WORK

THE WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO THE FOLLOWING:
A. SUPPLY AND INSTALLATION OF ALL ELECTRICAL WORK, INCLUDING ELECTRICAL PANELS, LIGHTING FIXTURES, SWITCHES, EXIT AND EMERGENCY BATTERY LIGHT UNITS, TELEPHONE, DATA AND TELEVISION OUTLETS, SECURITY SYSTEM AND RECEPTACLES.
B. ALL NECESSARY CONDUIT WIRING AND CONNECTIONS FOR A COMPLETE INSTALLATION.

CODES, PERMIT AND INSPECTION

A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL OBTAIN ALL PERMITS, INSPECTIONS, ETC. AS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK AND SHALL PAY FOR THE AFOREMENTIONED. THESE COSTS SHALL BE INCLUDED IN THE TENDER PRICE.
B. ALL PERMITS SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE AS SOON AS THEY BECOME AVAILABLE.

AS-BUILT DRAWINGS

A. CONTRACTOR SHALL KEEP A SEPARATE SET OF REDLINE DRAWINGS ON SITE AND NOTE ALL CHANGE AND DEVIATIONS FROM THE ORIGINAL DESIGN.
B. TWO SETS OF THESE PLANS SHOWING ALL AS BUILT CONDITIONS SHALL BE FORWARDED TO THE ENGINEER AT THE COMPLETION OF THE CONTRACT AND BEFORE APPLYING FOR FINAL PAYMENT.

SHOP DRAWINGS

A. SUBMIT ELECTRONIC COPIES OF MANUFACTURER'S SHOP DRAWINGS FOR REVIEW BY THE ENGINEER OF RECORD. THESE SHOP DRAWINGS SHALL CONSIST OF DISTRIBUTION EQUIPMENT, LIGHTING FIXTURES, EMERGENCY BATTERY UNITS, FIRE STOPPING AND OTHER SPECIAL EQUIPMENT.

EXAMINATION OF SITE

A. THIS CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND FAMILIARIZE HIM/HERSELF.
B. ANY DEVIATION AND/OR CONFLICTS ON SITE ESPECIALLY CONCERNING THE DISTRIBUTION DIAGRAM(S) AS SHOWN ON THE PLANS, SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING TENDER.
C. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE.

CONSTRUCTION SCHEDULE

A. THIS CONTRACTOR SHALL SCHEDULE AND PERFORM THEIR WORK TO MEET THE COMPLETION SCHEDULE AS SET OUT BY THE OWNERS'. ANY OVERTIME WORK SHALL BE INCLUDED IN TENDER.
B. CONTRACTOR SHALL ADVISE OF ANY SHUTDOWNS OR DISRUPTIONS OF SERVICE WITH A MINIMUM OF 10 WORKING DAYS NOTICE.

REVISIONS AND EXTRAS

A. NO ADDITIONAL MONEY OVER THE CONTRACT PRICE SHALL BE PAID UNLESS AN APPROVED CHANGE ORDER IS ISSUED BY THE ENGINEER. CLAIMS FOR EXTRAS SHALL BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIAL, LABOUR, HOURLY RATES, ETC.
B. DETAILED DISTRIBUTOR QUOTES TO BE SUPPLIED BY CONTRACTOR IF REQUESTED.

CLEAN UP

A. THIS CONTRACTOR SHALL BE RESPONSIBLE TO PERIODICALLY REMOVE ALL DEBRIS AND TO KEEP WORK AREA CLEAN AT ALL TIMES.

EQUIPMENT AND MATERIAL

A. ALL EQUIPMENT AND MATERIAL UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL MATERIAL AND EQUIPMENT SHALL BE OF THE TYPE SUBJECT TO FACTORY MUTUAL, UNDERWRITER'S LABORATORIES OF CANADA OR CANADIAN STANDARDS ASSOCIATION INSPECTION AND APPROVAL AND SHALL BEAR U.L.C. OR C.S.A. LABELS.

TESTING

A. PERFORM TEST ON EACH SYSTEM TO THE SATISFACTION OF THE ENGINEER AND SUBMIT TEST RESULTS FOR APPROVAL PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.
B. PANELS SHALL BE BALANCED TO WITHIN 5% OF LOAD PER PHASE. GROUNDING SHALL BE AS REQUIRED BY ELECTRICAL CODE.
C. TEST ALL SYSTEM GROUNDING CONDUCTORS FOR PHASE TO GROUND LOADS, METERS SHALL READ LESS THAN ONE AMPERE. SUBMIT TESTS PRIOR TO COMPLETION.

DEMONSTRATION OF THE SYSTEM

A. DEMONSTRATE THE FUNCTION AND OPERATION OF EACH SYSTEM TO THE MAINTENANCE STAFF AND THE OWNER'S REPRESENTATIVE.

IDENTIFICATION

A. PROVIDE LAMACOID IDENTIFICATION NAMEPLATES ON ALL ELECTRICAL EQUIPMENT. THESE SHALL BE WHITE WITH BLACK ENGRAVED LETTERS AND SHALL BE INSTALLED WITH SCREWS, LAMACOID TO IDENTIFY EQUIPMENT NAME AND LOAD SERVED.
B. EACH ELECTRICAL PANEL SHALL HAVE A TYPEWRITTEN DIRECTORY, SHOWING LIGHTS OR EQUIPMENT CONNECTED TO EACH CIRCUIT. DIRECTORIES SHALL BE MOUNTED ON THE INSIDE OF THE PANEL DOOR WITH A TRANSPARENT PLASTIC COVER.
C. LABEL THE ASSOCIATED CIRCUIT ON EACH RECEPTACLE AND LINE VOLTAGE LIGHT SWITCH WITH 1/2" CLEAR TAPE LABEL.

COORDINATION

A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF EQUIPMENT, CONDUIT WORKS, LIGHTING FIXTURES, ETC. WITH OTHER TRADES PRIOR TO THE ACTUAL INSTALLATION.

ACCESSIBILITY

A. ALL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIRS.
B. A MINIMUM WORKING SPACE OF 1 METER WITH SECURE FOOTING SHALL BE PROVIDED AND MAINTAINED ABOUT ELECTRICAL EQUIPMENT. THE MINIMUM HEAD ROOM OF WORKING SPACES SHALL BE 2.2 METERS.

RESPONSIBILITY

A. THIS TRADE SHALL BE RESPONSIBLE FOR HIS/HER WORK UNTIL THE COMPLETION AND FINAL ACCEPTANCE. FOR REPLACING ANY ITEM THAT MAY BE DEFECTIVE, DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY TO THE COMPLETION OF THE PROJECT.

WARRANTY

A. THIS CONTRACTOR SHALL WARRANT ANY WORK AND APPARATUS INSTALLED UNDER THIS CONTRACT AGAINST ALL DEFECTS OR WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.

OPERATIONAL AND MAINTENANCE MANUALS

A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TO OWNER 3 COPIES OF OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR ALL ELECTRICAL EQUIPMENT INCLUDING GUARANTEES.

FIRE PROOFING

A. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO BE FIRE STOPPED WITH AN APPROVED FIRE RATING SYSTEM TO SUIT THE FIRE RATED ASSEMBLY. EXISTING FIRE RATED ASSEMBLIES TO BE CONFIRMED ON SITE. REFER TO ARCHITECTURAL DRAWINGS FOR ANY NEW FIRE RATED ASSEMBLIES OR ADDITION DETAILS INSTALL AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO COMPLETING WORK.

CUTTING, PATCHING, AND PAINT

A. ALL CUTTING, PATCHING AND PAINTING FOR ELECTRICAL WORK SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. OBTAIN APPROVAL PRIOR TO CUTTING STRUCTURAL MEMBERS, AND UPON REMOVAL OF CONDUITS, WIRING EQUIPMENT, LIGHTING, OR WIRING DEVICES. PATCH ALL HOLES AND MATCH EXISTING FINISHES.
B. ALL CEILING TILES DAMAGED DURING CONSTRUCTION TO BE REPLACED WITH MATCHING TILES.

CONDUIT AND WIRING

A. CONDUIT SIZES SHALL BE AS INDICATED ON THE PLANS AND SHALL NOT BE REDUCED IN SIZE WITHOUT AUTHORIZATION, CONDUIT IN FINISHED AREAS SHALL BE CONCEALED, ALL CONDUIT SHALL BE INSTALLED PARALLEL TO BUILDING LINES.
B. UNLESS OTHERWISE NOTED, CONDUIT FOR PANELS AND BRANCH CIRCUIT WIRING SHALL BE THIN WALL EMT.
C. CONDUITS SHALL BE INSTALLED AT MINIMUM OF 6" (150mm) FROM UN-INSULATED HEATING PIPES.
D. ALL WIRING TO BE COPPER RW90 UNLESS NOTED OTHERWISE. BRANCH WIRING SHALL BE NO.12 AWG UP TO 70 FT. (21.4M) AND NO.10 AWG FROM 71 FT. (21.4M) TO 120FT. (36.6M). FOR DISTANCES LONGER THAN 120 FT, THE VOLTAGE DROP SHALL BE CALCULATED AT 3%.
E. INSTALL ALL WIRING CONCEALED IN CONDUIT. USE BX CABLE IN PARTITION WALLS AND IN CEILING SPACE. BX MAY BE USED IN EXPOSED AREAS FOR MAX 3FT LENGTH AND ONLY TO DEAD END FEED SUSPENDED LIGHTING FIXTURES CABLE TIED OFF TO HANGER RODS.
F. NO CONDUITS SHALL BE RUN IN FLOOR SLAB UNLESS NOTED OTHERWISE. UNDER SLAB RACEWAYS SHALL BE RUN ABOVE PLUMBING BUT MIN. 150mm BELOW UNDERSIDE OF CONCRETE SLAB C/W SAFETY RIBBON FULL LENGTH.
G. CONDUIT INSTALLED OUTDOORS OR IN DAMP LOCATIONS SHALL BE RIGID PVC AND SHALL BE PROVIDED WITH SEALING FITTING WHERE CONDUIT PASSES THROUGH OUTSIDE WALL AND/OR ROOF.
H. PROVIDE GROUND WIRE, SIZED IN ACCORDANCE WITH OESC TABLE 16. METALLIC RACEWAY AS A MEANS OF GROUNDING/BONDING WILL NOT BE ACCEPTED

RACEWAYS

A. HORIZONTAL RACEWAYS MAY BE RUN UNDER SLAB WITH PERMISSION FROM ENGINEER. SCHEDULE 40 PVC HEAVY WALL RACEWAY TO BE USED. RUN SEPARATE GROUND CONDUCTOR IN ALL PVC RACEWAYS.

SLEEVES

A. INSTALL CONDUITS OR SLEEVES PRIOR TO POURING CONCRETE.
B. PROVIDE PIPE SLEEVES WHERE CONDUITS PASS THROUGH MASONRY OR CONCRETE.
C. PROVIDE STEEL PIPE SLEEVES FOR PENETRATIONS THROUGH FOUNDATION WALLS AND FIRE RATED ASSEMBLIES.
D. ALL OTHER SLEEVES TO BE A MINIMUM OF 20 GA. GALVANIZED SHEET STEEL.
E. PROVIDE FIRE CAULKING, AS PER MANUFACTURERS RECOMMENDATIONS FOR ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
F. CAULK ALL OTHER SLEEVES WITH WATER-PROOF, FIRE RETARDANT, NON-HARDENING MASTIC.
G. TEMPORARILY PLUG ALL OPENINGS DURING CONSTRUCTION.

SAFETY SWITCHES

A. SAFETY SWITCHES: SHALL BE HEAVY DUTY, FUSIBLE, QUICK MAKE, QUICK BREAK, VOIDABLE COVER INTERLOCK, LOCKABLE IN "OFF" POSITION WITH NEUTRAL BAR WHERE REQUIRED.
B. FUSE HOLDERS SHALL BE AS REQUIRED TO SUIT RATING AND TYPE FUSES SPECIFIED.
C. SHALL WITHSTAND RATINGS SIX TIMES CONTINUOUS CURRENT BREAK AT RATED VOLTAGE.
D. ENCLOSURE SHALL BE NEMA 1 EXCEPT WHERE WEATHER- PROOF SWITCHES ARE REQUIRED, THESE SHALL BE NEMA 3R.
E. ALL SWITCHES SHALL BE OF THE SAME MANUFACTURER AND SHALL BE EATON, SQUARE "D", OR SIEMENS.

BRANCH PANELS

A. THE BRANCH PANELS SHALL BE OF THE VOLTAGE INDICATED ON THE DRAWINGS AND SHALL BE COMPLETE WITH BOLT-ON MINI BREAKERS AS SHOWN OR IMPLIED ON THE PLAN. MAIN BREAKERS TO BE PROVIDED WHERE INDICATED.
B. FLUSH OR SURFACE MOUNTED AS INDICATED COMPLETE WITH DOOR LOCK, LATCH, AND TYPEWRITTEN DIRECTORY.
C. CIRCUIT BREAKERS SHALL HAVE THERMAL MAGNETIC TRIP PROTECTION WITH BIMETALLIC ELEMENTS FOR THE DELAY OVERLOAD PROTECTION. TWO AND THREE POLE BREAKERS SHALL BE BOLT-IN FIELD INTERCHANGEABLE.
D. ALL PANELS SHALL BE OF THE SAME MANUFACTURING AND SHALL BE CUTLER HAMMER, SQUARE "D", OR SIEMENS.
E. ALL BRANCH CIRCUIT BREAKERS SHALL BE RATED FOR "SWITCHING DUTY", MINIMUM 10 KIAC RATED.

MECHANICAL EQUIPMENT

A. FOR MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL TRADE, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING UNLESS OTHERWISE SHOWN ON PLAN:
   1. THE NECESSARY POWER DISTRIBUTION EQUIPMENT AT THE ELECTRICAL ROOM.
   2. THE NECESSARY CONDUIT AND WIRE TO THE MECHANICAL EQUIPMENT LOCATION.
   3. A TERMINATING DISCONNECT SWITCH.
   4. ANY MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
   5. TO COORDINATE EXACT LOCATIONS WITH THE MECHANICAL TRADE AND RELATED DRAWINGS.
   6. ALL CONDUIT, WIRING, AND LABOUR FROM THE TERMINATING DISCONNECT SWITCH TO THE MECHANICAL EQUIPMENT INCLUDING STARTERS AND LOW VOLTAGE CONTROLS SHALL BE PROVIDED BY THE MECHANICAL TRADE.
   7. UNLESS OTHERWISE INDICATED, ALL SPECIFIED ELECTRICAL HEATING EQUIPMENT TOGETHER WITH THE CONTROL THERMOSTATS, CONDUIT, WIRE, ETC. SHALL BE PROVIDED BY THE ELECTRICAL TRADE.
   8. THE ELECTRICAL TRADE SHALL VERIFY ALL MOTOR CONNECTIONS FOR PROPER PHASE ROTATION, WHERE APPLICABLE.

WIRING DEVICES

A. DUPLEX RECEPTACLES SHALL BE WHITE, GROUNDING TYPE RATED FOR 15A,125V PASS AND SEYMOUR MODEL /CR15- W1 UNLESS OTHERWISE SPECIFIED ON PLANS. THESE SHALL HAVE BREAK-OFF LINE TO ALLOW FOR SPLIT WIRING OR 2 CIRCUITS. EQUIVALENT MANUFACTURER OF RECEPTACLES ARE AS FOLLOWS: ARROW HART - SPECIFICATION GRADE HUBBELL - SPECIFICATION GRADE.
B. SINGLE RECEPTACLES SHALL BE OF THE SPECIFICATION GRADE TYPE.
C. LIGHT SWITCHES S.P. 3-WAY, AND 4-WAY SHALL BE SPECIFICATION GRADE EQUAL TO PASS AND SEYMOUR MODEL 663SWG. EQUIVALENT MANUFACTURER OF SWITCHES ARE AS FOLLOWS: ARROW HART - SPECIFICATION GRADE. HUBBELL - SPECIFICATION GRADE.
D. COVER PLATES IN FINISHED AREAS SHALL BE PASS AND SEYMOUR MODEL #. SL1 AND SL8 STAINLESS STEEL. NUMBER OF GANG AS REQUIRED.
E. THE OWNER OR ENGINEER HAS THE RIGHT TO RELOCATE OUTLETS UP TO 10 FT.(3.3M) IN ANY DIRECTION PRIOR TO INSTALLATION WITHOUT EXTRA CHARGE.
F. DO NOT INSTALL WIRING DEVICES BACK-TO-BACK IN WALL.
G. PROVIDE A MINIMUM OF 150mm HORIZONTAL CLEARANCE BETWEEN BACK OF BOXES.
H. DEVICE BOXES FROM DIFFERENT SUITES SHALL NOT SHARE THE SAME STUD SPACE IN FIRE RATED WALLS.
I. LOCATE LIGHT SWITCHES ON LATCH SIDE OF DOOR.
J. PROVIDE T-BAR GRID SUPPORT BRACKETS FOR ALL DEVICES INSTALLED IN T-BAR CEILINGS

LOW VOLTAGE

A. FUSE SIZES AND TYPES SHALL BE AS INDICATED ON THE PLANS AND DESCRIBED IN THIS SECTION. EQUIPMENT HOLDING THE FUSES SHALL BE AS SPECIFIED, OTHERWISE ANY CHANGES NEEDED TO CONVERT THE EQUIPMENT TO HOLD THE SPECIFIED FUSES SHALL BE AT THE CONTRACTORS EXPENSE. EQUIPMENT SHALL BE PROVIDED TO HOLD THE SPECIFIED FUSES.
B. FUSES SHALL BE C.S.A. APPROVED HCR. TYPE, VOLTAGE AS REQUIRED, FORM 1 CLASS "J" NON-RENEWABLE, DUAL ELEMENT AEROFLEX, 2 SPARES OF EACH TYPE TO BE SUPPLIED.

LIGHTING FIXTURES AND LAMPS

A. PROVIDE FIXTURES AND LAMPS AS INDICATED ON THE FIXTURE SCHEDULE AND/OR AS SPECIFIED UNDER THIS SECTION. THESE MUST AND SHALL BE COMPLETE WITH ALL NECESSARY HANGERS, LAMPS, SUPPORTS, ETC.
B. CONTRACTOR SHALL INCLUDE IN HIS/HER TENDER THE FIXTURE(S) THAT ARE BEING SPECIFIED. IF AN ALTERNATE MANUFACTURER IS NAMED, IT IS MANDATORY THAT THE FIXTURE BE EQUIVALENT IN ALL RESPECTS, I.E. SAME LENS, EQUIVALENT FRAME, PERFORMANCE, FINISH, CONSTRUCTION QUALITY, ETC. ALTERNATE MANUFACTURES OF ALTERNATE FIXTURE TYPES MUST BE OFFERED AS AN ALTERNATE ONLY TO THE BASE BID,WITH SEPARATE PRICE STATED IN TENDER. LOW BIDDER WILL BE DETERMINED ON THE BASIS OF THE SPECIFIED ITEM NOT ON "ALTERNATED SAVINGS".
C. COORDINATE THE MOUNTING AND LOCATION OF LUMINAIRES WITH OTHER TRADES TO AVOID CONFLICTS.
D. LIGHTING FIXTURES IN MECHANICAL AND ELECTRICAL ROOMS SHALL BE INSTALLED AFTER ALL EQUIPMENT IS IN PLACE.

VOICE/DATA CABLING SYSTEM

A. PROVIDE A COMPLETE CAT 6 VOICE / DATA HORIZONTAL CABLING SYSTEM, COMPLETE WITH ALL CABLES, TERMINATIONS, RJ45 JACKS, COVERPLATES AND PATCH PANELS TO SUIT THE VOICE / DATA LAYOUT AS SHOWN ON THE PLANS.
B. ALL CABLING AND EQUIPMENT TO BE INSTALLED AND TERMINATED FROM UN-INSULATED HEATING PIPES.
C. WHERE INSTALLED IN RETURN AIR PLENUMS, CAT 6 CABLING TO BE FT6 RATED.
D. PROVIDE FINAL TESTING RESULTS, CERTIFICATION AND MANUFACTURER'S WARRANTY UPON COMPLETION.
E. EACH CABLE TO BE PERMANENTLY LABELED AT EACH END,CORDINATE LABEL WORDING WITH ENGINEER AND OWNER PRIOR TO INSTALLATION.
F. ALL DATA JACKS TO BE LABELED AT EACH END, COORDINATE LABEL WORDING WITH ENGINEER AND OWNER PRIOR TO INSTALLATION.CONTRACTOR TO PROVIDE ONE 6FT AND ONE 4FT PATCH CORD FOR EACH VOICE / DATA JACK. PATCH CORD TO BE USED TO PATCH NETWORK EQUIPMENT AT PATCH PANELS AND WORKSTATION EQUIPMENT AT JACKS.
G. ENSURE ADEQUATE CLEARANCE BETWEEN CABLES AND H. ELECTRICAL AND MECHANICAL EQUIPMENT IS MAINTAINED AND AS PER MANUFACTURER'S REQUIREMENTS.

VOICE/DATA CONDUIT SYSTEM

A. PROVIDE SYSTEMS AS SHOWN ON THE PLANS AND RISER.
B. THIS CONTRACTOR SHALL PROVIDE AND/OR COORDINATE THE SIZE, TYPE, AND LOCATION OF THE INCOMING TELEPHONE CONDUIT WITH THE TELEPHONE COMPANY.
C. CONDUIT (OTHER THAN INCOMING) SHALL BE EMT (THINWALL) AND COMPLETE WITH BUSHING TO PROTECT CABLE. CONDUIT IN CEILING SPACE SHALL BE FT6 FLAME SPREAD RATED. MINIMUM SIZE FOR VOICE/DATA IS 27mm (REFER TO CONDUIT SECTION OF THE SPECIFICATION)
D. A MAXIMUM OF 2 LONG RADIUS 90 DEGREE BENDS SHALL BE PROVIDED BETWEEN PULL BOXES.
E. PULL STRING SHALL BE PULLED AND LEFT IN EACH CONDUIT TO FACILITATE THE FUTURE PULLING OF PULL ROPE THEN CONDUCTORS.

ACCESS DOORS

A. PROVIDE ACCESS DOOR FOR ALL CONCEALED ELECTRICAL EQUIPMENT AND CONNECTIONS.
B. LOCATE ACCESS DOORS TO ALLOW FOR PROPER OPERATION, INSPECTION, ADJUSTMENT, AND SERVICING.
C. ACCESS DOORS TO BE FLUSH MOUNTED. PROVIDE MINIMUM 600mmX600mm WHERE BODY ENTRY IS REQUIRED. PROVIDE MINIMUM 300mmX300mm WHERE HAND ENTRY IS REQUIRED.
D. COORDINATE FINISH WITH ENGINEER. PRIMED AND PAINTABLE STEEL ACCESS DOORS TO BE PROVIDED IN ALL AREAS.
E. ALL ACCESS DOORS SHALL BE OF SAME MANUFACTURER AND SHALL BE NAILOR OR APPROVED EQUIVALENT.

EMERGENCY LIGHTING AND EXIT SIGNS

A. MINIMUM WIRE SIZE FROM BATTERY UNIT TO DC REMOTE HEAD (S) SHALL BE NO.10 AWG.

MOUNTING HEIGHTS

A. MOUNTING HEIGHT OF EQUIPMENT IS FROM FINISHED FLOOR TO CENTRELINE OF EQUIPMENT UNLESS SPECIFIED OR INDICATED OTHERWISE.
B. INSTALL ELECTRICAL AT THE FOLLOWING HEIGHTS UNLESS INDICATED OTHERWISE.
   1. LOCAL SWITCHES: 1050mm
   2. WALL RECEPTACLES: - GENERAL: 450mm
      - ABOVE TOP OF CONTINUOUS BASEBOARD HEATER: 200mm
      - ABOVE TOP OF COUNTERS OR COUNTER SPLASH BACKS: 150mm
      - IN MECHANICAL ROOMS: 1400mm
   3. TELEPHONE AND COMMUNICATION OUTLETS: 450mm
   4. PANELBOARDS AS REQUIRED BY CODE OR AS INDICATED
   5. WALL MOUNTED TELEPHONE AND COMMUNICATION OUTLETS: 1100mm TO HIGHEST OPERABLE CONTROL
   6. FIRE ALARM STATIONS: 1100mm
   7. FIRE ALARM HORNS: 2400mm
   8. TELEVISION OUTLETS: 450mm
   9. EXIT LIGHTS: 2400mm
   10. EMERGENCY LIGHT HEADS: 2400mm

FIRE ALARM SYSTEM

DESCRIPTION

A. THIS CONTRACTOR TO SUPPLY AND INSTALL A NEW FIRE ALARM SYSTEM AS FOLLOWS:
   1. ELECTRICALLY SUPERVISED
   2. SINGLE STAGE
   3. CLOSED CIRCUIT
   4. NON-CODED
   5. ZONE ANNUNCIATED
   6. ADDRESSABLE
   7. CLASS A WIRING

B. THE NEW CONTROL PANEL TO CARRY OUT FIRE ALARM AND PROTECTION FUNCTIONS INCLUDING RECEIVING ALARM SIGNALS, SIGNALING A GENERAL ALARM, SUPERVISING SYSTEM CONTINUOUSLY, ACTUATING ZONE ANNUNCIATORS, AND INDICATING SUPERVISORY AND TROUBLE SIGNALS.
C. PROVIDE ONE CONTROL PANEL AND ALL DETECTION DEVICES.
D. THE SYSTEM SHALL OPERATE SO THAT OPERATION OF ANY ALARM INITIATING DEVICE SHALL:
   1. CAUSE AN ALARM SIGNAL TO SOUND
   2. TRANSMIT SIGNAL TO REMOTE MONITORING AGENCY
   3. DISPLAY ZONE OF ALARM DEVICE ON CONTROL PANEL
E. THE SYSTEM SHALL OPERATE SO THAT OPERATION OF ANY SUPERVISORY INITIATING DEVICE SHALL:
   1. CAUSE A VISUAL AND AUDIBLE TROUBLE ALERT SIGNAL AT THE CONTROL PANEL
F. FIRE ALARM SYSTEM TO OPERATE ON 120V TWO (2) WIRE OPERATION
G. UPON AC FAILURE, CONTROL PANEL TO SWITCH AUTOMATICALLY OVER TO BATTERY BACKUP, WHEN AC IS RESTORED, THE BATTERIES ARE TO RECHARGE THEMSELVES AUTOMATICALLY.

FIRE ALARM TESTING

A. THE COMPLETE SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. INSTALLATION SHALL BE IN ACCORDANCE WITH CAN/ULC-S524 STANDARD FOR THE INSTALLATION OF FIRE ALARMS. FINAL TESTING OF THE COMPLETE INSTALLATION SHALL BE CARRIED OUT BY THE SYSTEM MANUFACTURER WITH ASSISTANCE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH CAN/ULC-S537 "VERIFICATION FOR FIRE ALARM SYSTEM INSTALLATIONS". FINAL FIRE ALARM VERIFICATION REPORT TO BE SUBMITTED TO ENGINEER FOR REVIEW. A COPY TO BE INSERTED INTO OPERATION AND MAINTENANCE MANUALS.
B. WHEN AN EXISTING FIRE ALARM SYSTEM (FAS) IN THE BUILDING IS SUBJECTED TO AN ADDITION OR ALTERATION (REPLACEMENT OF COMPONENTS, ADDITION, MODIFICATION, REPAIR, ADJUSTMENTS TO SYSTEM HARDWARE, OR ANY CHANGES TO SOFTWARE), THEN THE EXTENT OF THE FAS RE-VERIFICATION MUST BE PROVIDED AS FOLLOWS:
   1. WHEN CONTROL UNIT, CACF OR AN ANNUNCIATOR HAS BEEN REPLACED, REPAIRED OR MODIFIED ON THE EXISTING FAS THE ENTIRE FAS MUST BE RE-VERIFIED.
   2. WHEN A COMPONENT OR COMPONENTS OF THE EXISTING SINGLE ZONE FIRE ALARM SYSTEM HAVE BEEN SUBJECTED TO AN ADDITION OR MODIFICATION THE ENTIRE FAS MUST BE RE-VERIFIED.
   3. WHEN FIRE ALARM INITIATING DEVICES HAVE BEEN ADDED TO OR MODIFIED IN THE FIRE ALARM INITIATING ZONE (A MANUAL STATION, A SMOKE DETECTOR, A FLOW SWITCH OR A HEAT DETECTOR), THEN THE ENTIRE FIRE ALARM INITIATING ZONE SHALL BE RE-VERIFIED.
   4. WHEN AUDIBLE SIGNAL DEVICES HAVE BEEN ADDED OR MODIFIED IN THE FIRE ALARM SIGNALING ZONE (SPEAKERS, BELLS, VIBRATING GONGS, ETC.) THEN THAT ENTIRE FIRE ALARM SIGNALING ZONE SHALL BE RE-VERIFIED.
   5. WHEN AN EXISTING FIRE ALARM SYSTEM COMPONENT (A FIELD DEVICE, VOICE COMMUNICATION MODULE, A CONTROL UNIT, ANNUNCIATOR, ETC.) HAS BEEN MODIFIED OR REPLACED WITH A COMPONENT FROM A DIFFERENT MANUFACTURER, ALL EXISTING AND NEW/MODIFIED DEVICES MUST BE COMPATIBLE. THE REQUIREMENT OF CLAUSE 3.1.4 OF THE STANDARD ULC S524-01 STATES THAT "ALL DEVICES INCORPORATED IN A FIRE ALARM SYSTEM SHALL BE COMPATIBLE". THUS, SUCH COMPATIBILITY MUST BE INDICATED ON APPENDIX C FORM DEMONSTRATED BY THE VERIFICATION ORGANIZATION BY PROVIDING A COMPATIBILITY TEST REPORT FROM THE ULC. THE REFERENCED TEST REPORT MUST ACCOMPANY EACH COMPLETED APPENDIX C FORM SUBMITTED IN THE ACCORDANCE WITH THIS BULLETIN.

SEISMIC

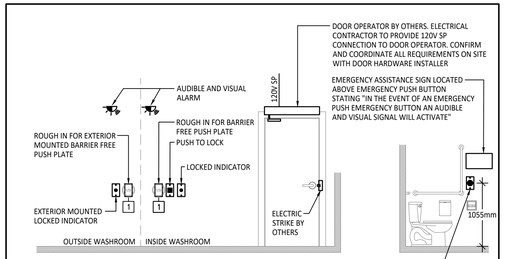
A. PROVIDE SEISMIC ANCHORAGE OF NON-STRUCTURAL ELECTRICAL COMPONENTS TO THE SATISFACTION OF THE ONTARIO BUILDING CODE.
B. PROVIDE SEALED SHOP DRAWINGS OF SEISMIC ANCHORAGE TO BE PROVIDED.

ELECTRICAL GENERATOR NOTES:

BACKUP / EMERGENCY GENERATOR

PROVIDE A FACTORY-ASSEMBLED, GAS-ENGINE-DRIVEN STANDBY GENERATOR SET COMPLETE WITH ENGINE, ALTERNATOR, CONTROLS, PROTECTION DEVICES, ACCESSORIES, AND OUTDOOR ENCLOSURE. GENERATOR SHALL BE SUITABLE FOR AUTOMATIC OPERATION AND CAPABLE OF SUPPLYING BACK-UP POWER TO ALL LOADS AS INDICATED ON THE DRAWINGS. THE GENERATOR SET SHALL BE SUPPLIED BY A SINGLE MANUFACTURER RESPONSIBLE FOR THE COORDINATION, TESTING, AND PERFORMANCE OF THE COMPLETE SYSTEM.

1. GENERATOR RATING AND ELECTRICAL CHARACTERISTICS
   A. STANDBY-RATED GENERATOR SET WITH MINIMUM OUTPUT AS NOTED ON DRAWINGS.
   B. ELECTRICAL OUTPUT:
      - VOLTAGE: 120/240 V
      - FREQUENCY: 60 HZ
      - PHASE: SINGLE-PHASE, THREE-WIRE, WYE
      - POWER FACTOR: 0.8 LAGGING
   C. GENERATOR SHALL BE SUITABLE FOR OPERATION WITH NONLINEAR AND SENSITIVE ELECTRONIC LOADS.
   D. VOLTAGE REGULATION: ±1% FROM NO LOAD TO FULL LOAD.
   E. FREQUENCY REGULATION: ±0.25% FROM NO LOAD TO FULL LOAD.
   F. GENERATOR SHALL BE CAPABLE OF SUSTAINING SHORT-CIRCUIT CURRENT SUFFICIENT FOR COORDINATION WITH DOWNSTREAM PROTECTIVE DEVICES WITHOUT DAMAGE.
2. CODES, STANDARDS, AND PERFORMANCE
   A. GENERATOR SYSTEM SHALL COMPLY WITH THE FOLLOWING, AS APPLICABLE:
      - CSA
      - NFPA 37
      - NFPA 70
      - ISO 8528
      - ALL LOCAL AUTHORITIES HAVING JURISDICTION
   B. ENGINE EXHAUST EMISSIONS SHALL COMPLY WITH APPLICABLE FEDERAL, PROVINCIAL, AND LOCAL REGULATIONS.
   C. SOUND LEVELS SHALL NOT EXCEED 72 DBA AT 7 M (23 FT) WHEN OPERATING AT FULL LOAD WITHIN THE FACTORY SOUND-ATTENUATED ENCLOSURE.
3. ENGINE AND MECHANICAL SYSTEMS
   A. THE GENERATOR SHALL BE DRIVEN BY A HEAVY-DUTY, WATER-COOLED LIQUID PROPANE ENGINE DESIGNED FOR STANDBY SERVICE.
   B. ENGINE SPEED: 1800 RPM.
   C. FUEL TYPE: LIQUID PROPANE (LP), VAPOR WITHDRAWAL FROM STORAGE TANK.
   D. ENGINE SYSTEMS TO INCLUDE:
      - ENGINE-MOUNTED LUBRICATION SYSTEM
      - FULL-FLOW OIL FILTRATION
      - DRY-TYPE AIR INTAKE FILTER WITH RESTRICTION INDICATOR
      - ELECTRIC JACKET COOLANT HEATER
   E. COOLING SYSTEM:
      - CLOSED-LOOP, LIQUID-COOLED SYSTEM
      - ENGINE-MOUNTED RADIATOR WITH ENGINE-DRIVEN FAN
      - 50/50 ETHYLENE GLYCOL ANTIFREEZE SOLUTION
   F. EXHAUST SYSTEM:
      - CRITICAL OR RESIDENTIAL-GRADE MUFFLER AS RECOMMENDED BY MANUFACTURER
      - FLEXIBLE EXHAUST CONNECTOR
      - EXHAUST SYSTEM ARRANGED TO MEET MANUFACTURER BACK-PRESSURE LIMITS
   G. STARTING SYSTEMS:
      - 12 V ELECTRIC START
      - LEAD-ACID BATTERIES SIZED FOR GENERATOR DUTY
      - AUTOMATIC BATTERY CHARGER, FACTORY SUPPLIED
      - BATTERY HEATER
4. FUEL SYSTEM
   A. FUEL SYSTEM SHALL COMPLY WITH CSA B149.
   B. PROVIDE COMPLETE FACTORY-INTEGRATED GAS TRAIN



OPERATION
-DOOR NORMALLY CLOSED AND UNLOCKED.
- THE DOOR CAN BE MANUALLY OPENED OR AUTOMATICALLY OPENED VIA THE EXTERIOR HANDICAP ACTUATOR.
-ONCE A USER HAS ENTERED THE WASHROOM THEY CAN LOCK THE DOOR VIA THE "PUSH TO LOCK" BUTTON WHICH WILL LOCK THE ELECTRIC STRIKE, DISABLE THE OUTSIDE HANDICAP ACTUATOR, AND PREVENT AUTOMATIC DOOR OPERATOR FROM OPENING DOOR. THE "LOCKED" INDICATOR NEXT TO "PUSH TO LOCK" BUTTON AND EXTERIOR "OCCUPIED" INDICATOR WILL BE ON.
- EXIT IS ALWAYS FREE BY INSIDE HANDICAP ACTUATOR OR BY OPENING DOOR MANUALLY. "LOCKED" AND "OCCUPIED" INDICATOR WILL TURN OFF.
- IN CASE OF EMERGENCY THE USER CAN PUSH THE EMERGENCY ASSIST BUTTON WHICH WILL ACTIVATE VISUAL AND AUDIBLE SIGNALS INSIDE AND OUTSIDE OF THE WASHROOM. ALARM IS RESET AT THE EMERGENCY ASSIST BUTTON.
- EMERGENCY ACCESS INTO WASHROOM BY USING KEY IN OUTSIDE LEVER HANDLE.

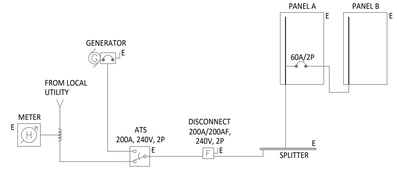
NOTES:

1. USE UNIVERSAL ACCESSIBLE WASHROOM ELECTRIC LOCKING SYSTEM KIT EQUAL TO K.M. THOMAS MODEL: TAUW0BC-KIT
2. FOR EXACT LOCATION OF DEVICES REFER TO FLOOR PLANS
3. FOR ALL ADDITIONAL REQUIREMENTS REFER TO FLOOR PLANS

[1] BARRIER FREE PUSH PLATE PROVIDED BY OTHERS. ELECTRICAL CONTRACTOR TO PROVIDE 21mmCONDUIT, PULL STRING AND BACK BOX. WIRING BY DOOR HARDWARE INSTALLER. COORDINATE EXACT LOCATION OF BACK BOX AND ALL REQUIREMENTS ON SITE WITH DOOR HARDWARE INSTALLER.

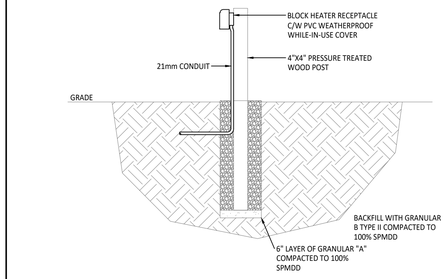
1 TYPICAL UNIVERSAL WASHROOM DETAIL

SCALE: N.T.S.



4 EXISTING ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

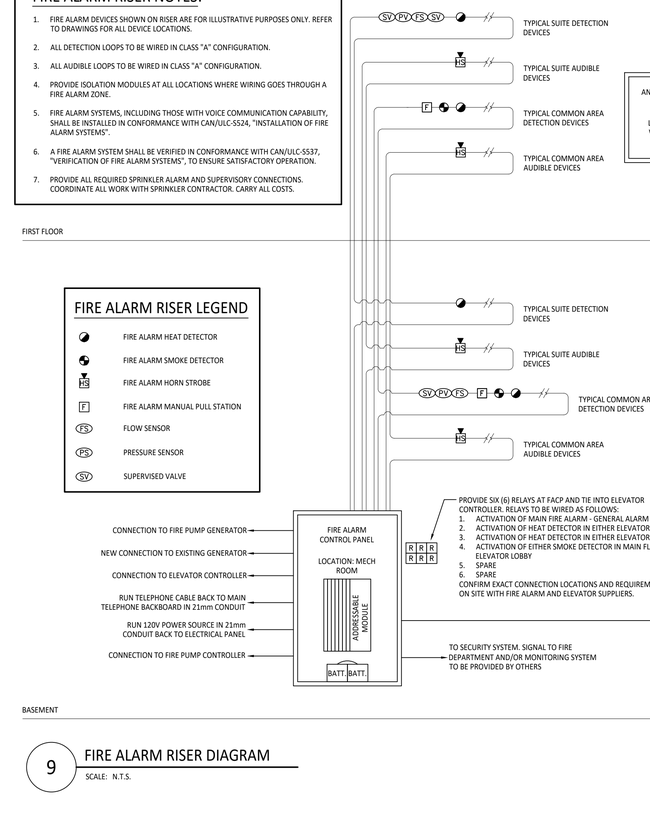


7 VEHICLE BLOCK HEATER RECEPTACLE DETAIL

SCALE: N.T.S.

FIRE ALARM RISER NOTES:

1. FIRE ALARM DEVICES SHOWN ON RISER ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DRAWINGS FOR ALL DEVICE LOCATIONS.
2. ALL DETECTION LOOPS TO BE WIRED IN CLASS "A" CONFIGURATION.
3. ALL AUDIBLE LOOPS TO BE WIRED IN CLASS "A" CONFIGURATION.
4. PROVIDE ISOLATION MODULES AT ALL LOCATIONS WHERE WIRING GOES THROUGH A FIRE ALARM ZONE.
5. FIRE ALARM SYSTEMS, INCLUDING THOSE WITH VOICE COMMUNICATION CAPABILITY, SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S524, "INSTALLATION OF FIRE ALARM SYSTEMS".
6. A FIRE ALARM SYSTEM SHALL BE VERIFIED IN CONFORMANCE WITH CAN/ULC-S537, "VERIFICATION OF FIRE ALARM SYSTEMS", TO ENSURE SATISFACTORY OPERATION.
7. PROVIDE ALL REQUIRED SPRINKLER ALARM AND SUPERVISORY CONNECTIONS. COORDINATE ALL WORK WITH SPRINKLER CONTRACTOR. CARRY ALL COSTS.

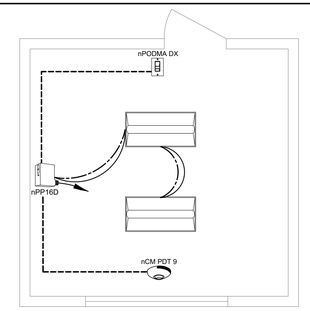


FIRE ALARM RISER LEGEND

	FIRE ALARM HEAT DETECTOR
	FIRE ALARM SMOKE DETECTOR
HS	FIRE ALARM HORN STROBE
F	FIRE ALARM MANUAL PULL STATION
FS	FLOW SENSOR
PS	PRESSURE SENSOR
SV	SUPERVISED VALVE

9 FIRE ALARM RISER DIAGRAM

SCALE: N.T.S.



SEQUENCE OF OPERATION:

LIGHT FIXTURES:
- ALL FIXTURES ARE DIMMABLE
- REFER TO LAYOUTS FOR CONTROL ZONES
- MAXIMUM LEVEL CAN BE TASK TUNED TO ANY PERCENTAGE VIA PROGRAMMING

OCCUPANCY CONTROL:
- FIXTURES MUST BE TURNED ON MANUALLY (OR OPTIONALLY CAN BE CONFIGURED TO COME ON AUTOMATICALLY TO 50%)
- FIXTURES TURN OFF AUTOMATICALLY WHEN ROOM BECOMES VACANT

MANUAL CONTROL:
- ON/OFF & RAISE/LOWER CONTROL OF FIXTURES

DIAGRAM LEGEND

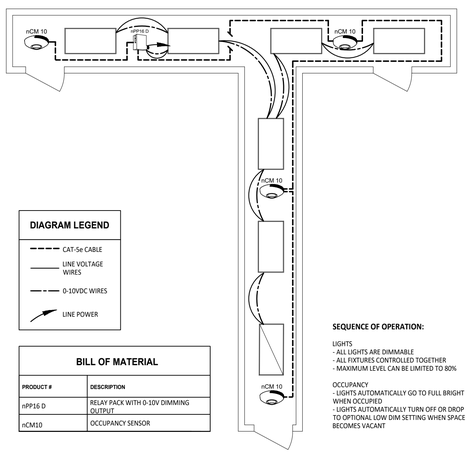
- CAT-5e CABLE
- LINE VOLTAGE WIRES
- 0-10VDC WIRES
- LINE POWER

BILL OF MATERIAL

PRODUCT #	DESCRIPTION
nPP16 D	RELAY PACK WITH 0-10V DIMMING OUTPUT
nPODMA DX	ON/OFF & RAISE/LOWER WALL POD
nCM PDT 9	OCCUPANCY SENSOR

2 LV CEILING & WALL SENSOR LIGHTING CONTROL

SCALE: N.T.S.



SEQUENCE OF OPERATION:

LIGHTS
- ALL LIGHTS ARE DIMMABLE
- ALL FIXTURES CONTROLLED TOGETHER
- MAXIMUM LEVEL CAN BE LIMITED TO 80%

OCCUPANCY
- LIGHTS AUTOMATICALLY GO TO FULL BRIGHT WHEN OCCUPIED
- LIGHTS AUTOMATICALLY TURN OFF OR DROP TO OPTIONAL LOW DIM SETTING WHEN SPACE BECOMES VACANT

DIAGRAM LEGEND

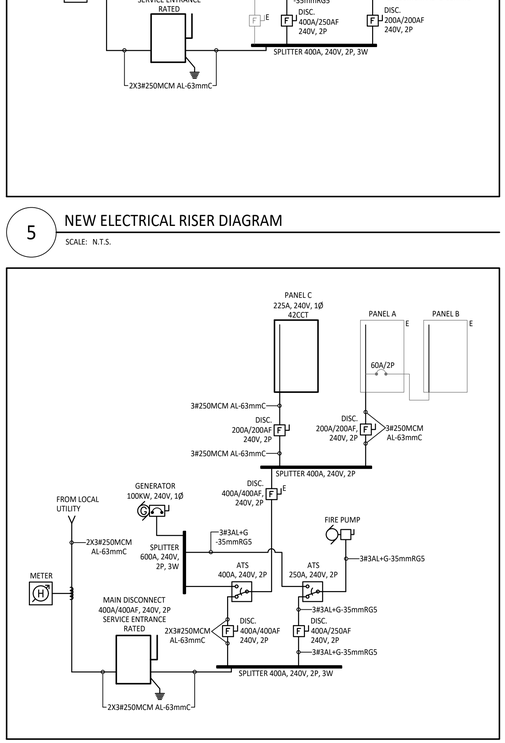
- CAT-5e CABLE
- LINE VOLTAGE WIRES
- 0-10VDC WIRES
- LINE POWER

BILL OF MATERIAL

PRODUCT #	DESCRIPTION
nPP16 D	RELAY PACK WITH 0-10V DIMMING OUTPUT
nCM10	OCCUPANCY SENSOR

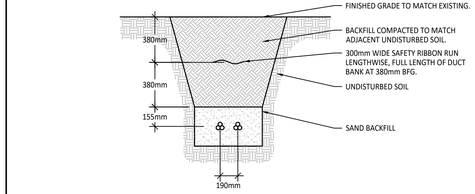
3 CORRIDOR 0-10V DIMMABLE LIGHTING CONTROL

SCALE: N.T.S.



5 NEW ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.



8 UNDERGROUND DIRECT BURIED - 2 CABLES PER PHASE

SCALE: N.T.S.

NOTES:
1. CABLE INSTALLATION TO BE AS PER OESC DIAGRAM D10 DETAIL 2
2. CONTRACTOR TO RETURN ALL FINISHED GRADE TO MATCH EXISTING AFTER INSTALLATION.

HYDRO SCOPE OF WORK

1. PROVIDE UNDERGROUND FEED TO HYDRO POLE. INCLUDE FOR 35M OF UNDERGROUND FEED AND 3M COIL AT POLE.
2. PROVIDE METER BASE TO SUIT.
3. INCLUDE ALL HYDRO COORDINATION.

6 ALTERNATE PRICE ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

PANEL NAME: PANEL C

WIRE SIZE	CIRCUIT DESCRIPTION	TYPE	BREAKER SIZE	LOAD	CIRCUIT #	PHASE	CIRCUIT #	LOAD	BREAKER SIZE	TYPE	CIRCUIT DESCRIPTION	WIRE SIZE
2#12-21mmC	BASEBOARD HEATERS		15A/2P	2850	1	A	2	2800	15A/2P		BASEBOARD HEATERS	2#12-21mmC
					3	B	4					
2#12-21mmC	BASEBOARD HEATERS		15A/2P	1800	5	A	6	2000	15A/2P		FAN HEATER	2#12-21mmC
					7	B	8					
3#8-21mmC	CUH1		40A/2P	5760	9	A	10	5760	40A/2P		CUH2	3#8-21mmC
					11	B	12					
3#8-21mmC	CUH2		40A/2P	5760	13	A	14	5760	40A/2P		CUH4	3#8-21mmC
					15	B	16					
2#12-21mmC	HPH1.1, 1.2, 1.3		15A/2P		17	A	18		15A/2P		HPH2.1, 2.2, 2.3	2#12-21mmC
					19	B	20					
2#12-21mmC	HPH3.1, 3.2		15A/2P		21	A	22		15A/2P		HPH4.1, 4.2, 4.3, 4.4, 4.5	2#12-21mmC
					23	B	24					
2#12-21mmC	ERVH1		15A	912	25	A	26	2000	15A/2P		FAN HEATER	2#12-21mmC
2#12-21mmC	ERVH2		15A	912	27	B	28					
2#12-21mmC	ETSP		15A	100	29	A	30		15A		GRINDER PUMP	2#12-21mmC
2#12-21mmC	RHCH2		15A/2P	2000	31	B	32		15A		PUMP PW1	2#12-21mmC
					33	A	34		15A		FIRE SMOKE DAMPERS	2#12-21mmC
2#10-21mmC	PHCH2		25A/2P	4000	35	B	36	3050	20A/2P		BASEBOARD HEATERS	2#12-21mmC
					37	A	38					
2#12-21mmC	BASEBOARD HEATERS		20A/2P	3000	39	B	40	3600	20A/2P		BASEBOARD HEATERS	2#12-21mmC
					41	A	42					
2#12-21mmC	GARAGE UNIT HEATER		15A		43	B	44		20A		BLOCK HEATER	2#12-21mmC
2#12-21mmC	SUMP PUMP		15A		45	A	46		20A		BLOCK HEATER	2#12-21mmC
					47	B	48		20A		BLOCK HEATER	2#12-21mmC
2#10-21mmC	DHWH#1		25A/2P	4500	49	A	50					
					51	B	52					
					53	A	54					
					55	B	56					
					57	A	58					
					59	B	60					
			TOTAL LOAD						TOTAL LOAD			

LOCATION:
MOUNTING: SURFACE
VOLTAGE: 120/240V
PHASE: 1ø
WIRES: 3W
K.A.I.C. RATINGS:
MAINS TYPE: MAIN BUS
MIN. MAINS RATING: 225A
MCB RATING:

TYPE: GFI - GROUND FAULT PROTECTED
AFI - ARC FAULT PROTECTED

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GENERAL NOTES:
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4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS.
5. DO NOT SCALE THE DRAWINGS.

REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026

Project Status:
ISSUED FOR TENDER

Seal:

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project:
ALDERVILLE SENIORS RESIDENCE RENOVATION

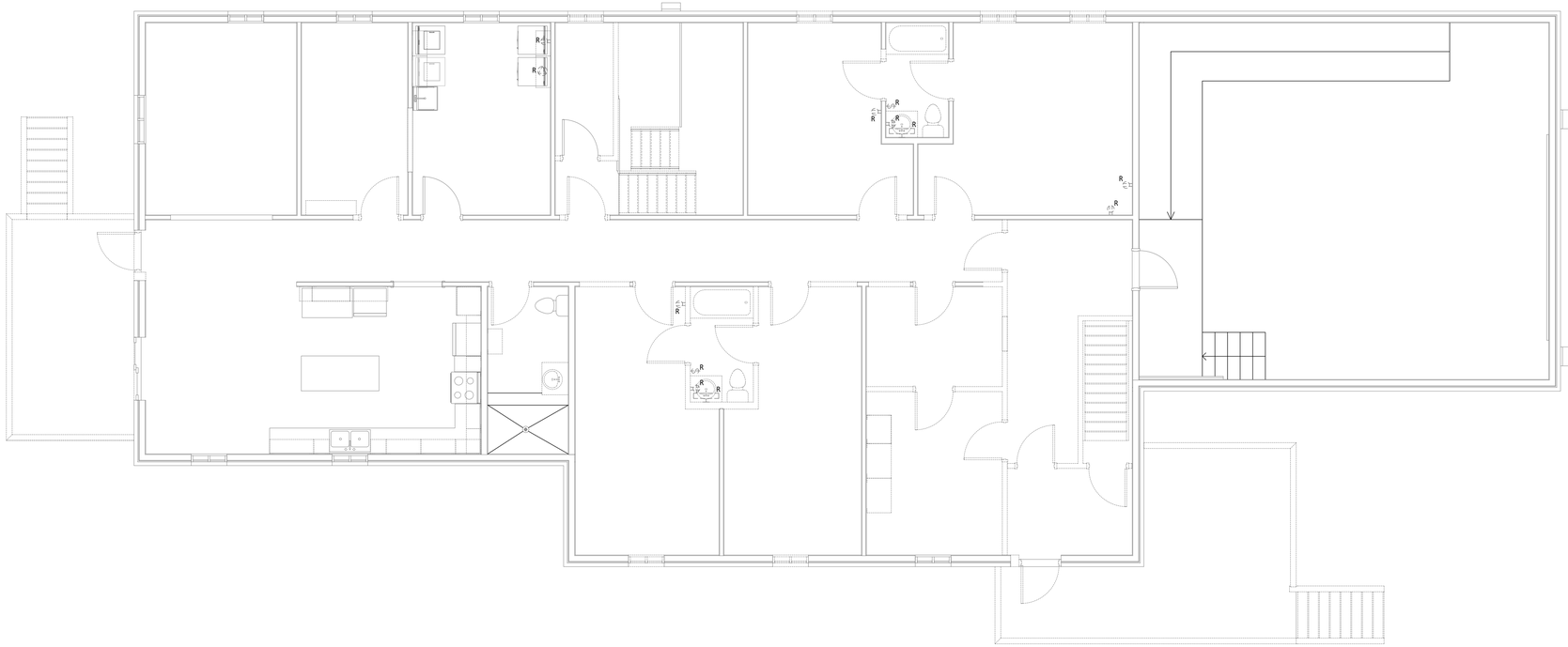
Address:
8465 Country Road 45, Roseneath, ON

Drawing Title:
ELECTRICAL DETAILS, PANEL SCHEDULE & RISER DIAGRAMS

Project No:
25-088

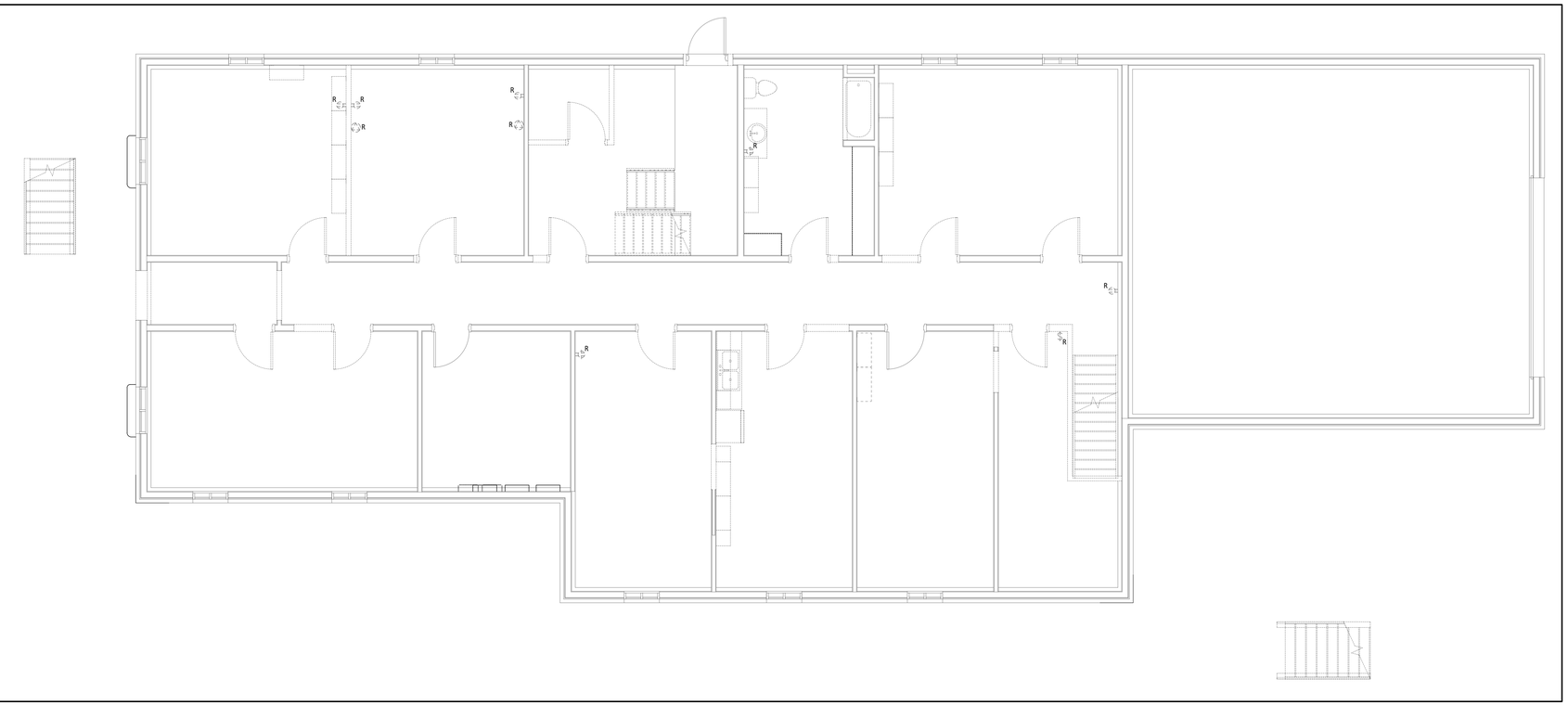
Drawn By: BR | Date: Mar. 6, 26
Checked By: SB | Scale: N.T.S.

Drawing No: E102
Revision: 0



1 DEMOLITION - FIRST FLOOR PLAN

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



2 DEMOLITION - BASEMENT FLOOR PLAN

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

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No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026

Project Status:

ISSUED FOR TENDER

Seal:

LICENSED PROFESSIONAL ENGINEER
S. E. BUSCH
100109104
26-162
MARCH 06, 2026
PROVINCE OF ONTARIO

SUPPA ENGINEERING

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Tel: 705-707-2121
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Project:

ALDERVILLE SENIORS RESIDENCE RENOVATION

Address:
8465 Country Road 45, Roseneath, ON

Drawing Title:

ELECTRICAL DEMOLITION FLOOR PLANS

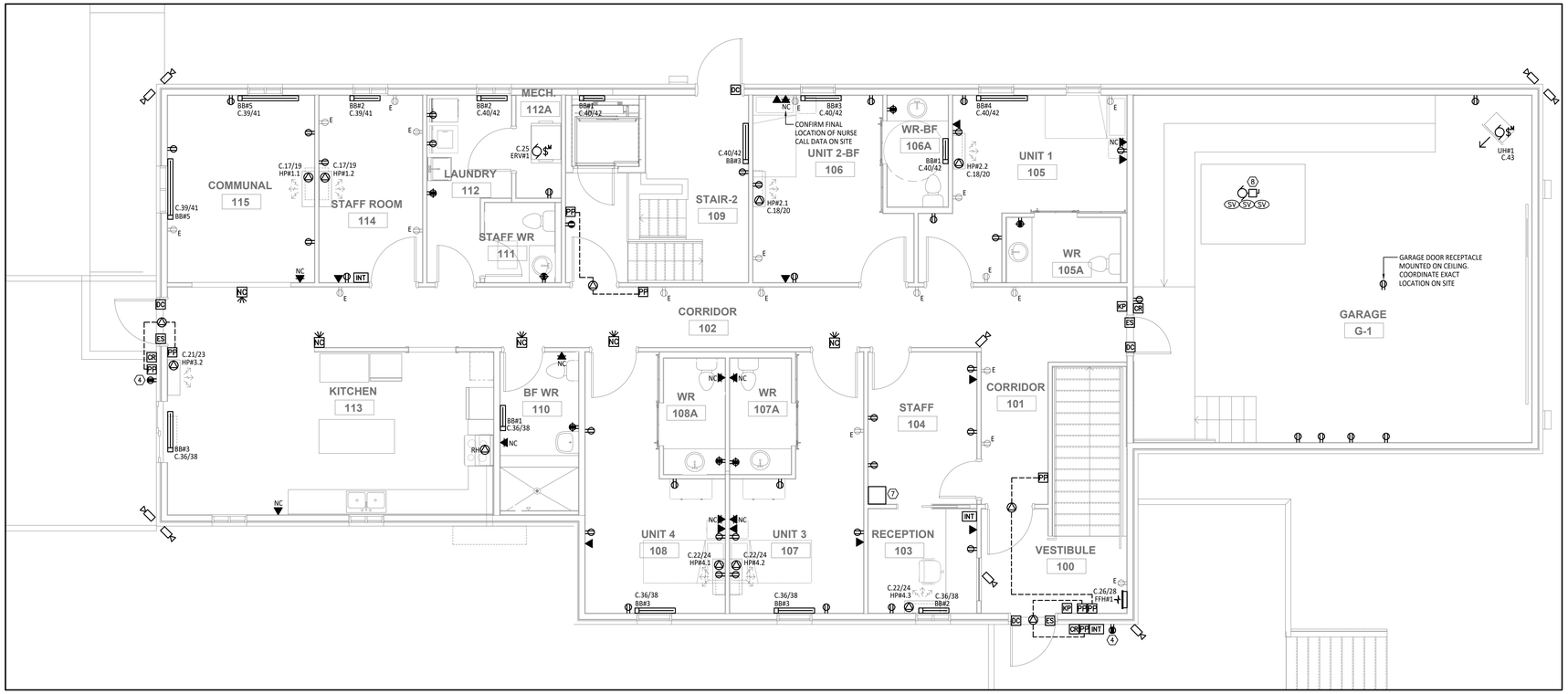
Project No:

25-088

Drawn By: BR	Date: Mar. 6, 26
Checked By: SB	Scale: AS NOTED

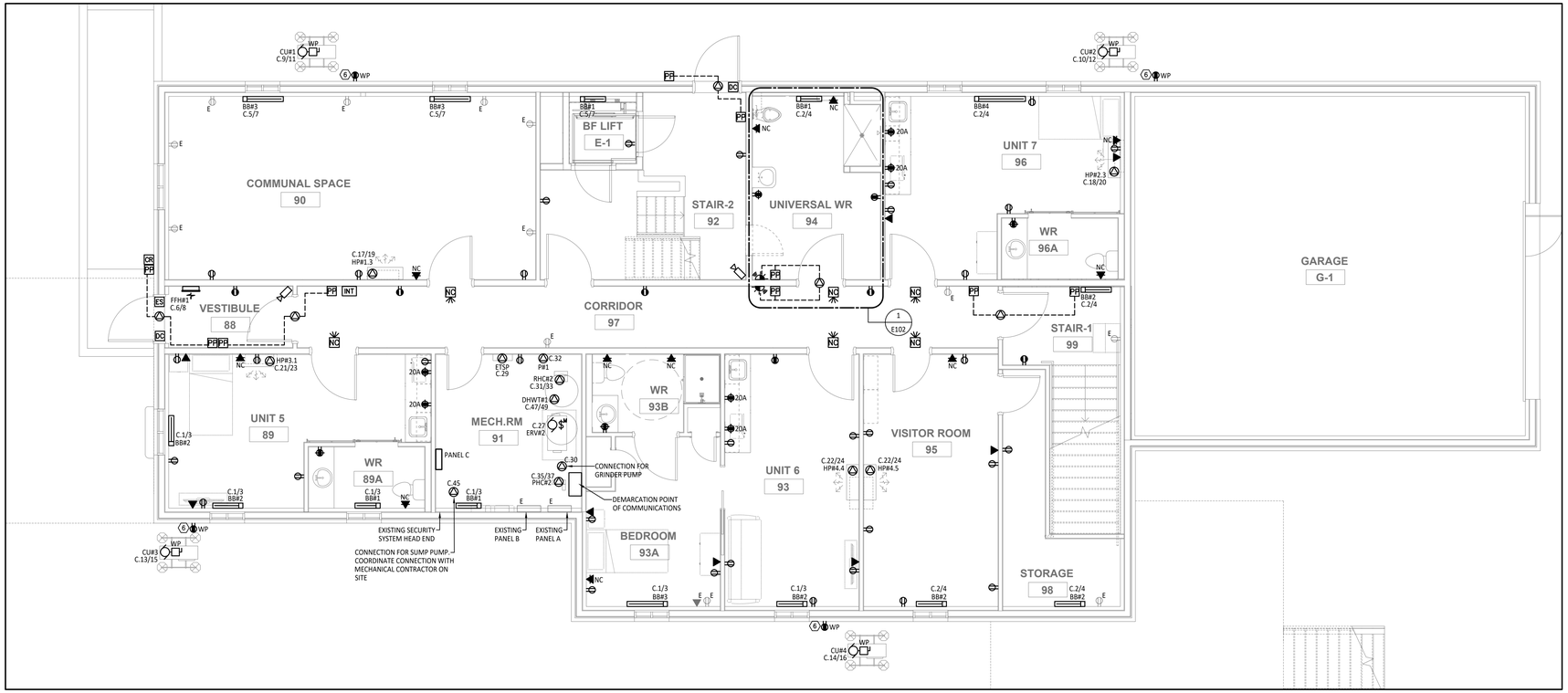
Drawing No: E103

Revision: 0



1 POWER & SYSTEMS - FIRST FLOOR PLAN

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



2 POWER & SYSTEMS - BASEMENT FLOOR PLAN

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

ELECTRICAL GENERAL NOTES

1. NOT ALL DEVICES ARE SHOWN. EXISTING DEVICES UNLESS NOTED OTHERWISE ARE TO REMAIN. MAINTAIN OR REWORK EXISTING CIRCUITS AS NEEDED.
2. ROUTE ALL DATA CABLING BACK TO DEMARCATION POINT.
3. ALLOW FOR 3X DUPLEX RECEPTACLES FOR BLOCK HEATERS. FED FROM DEDICATED 20A CIRCUIT IN PANEL C. REFER TO MOUNTING DETAIL. FINAL LOCATION BY OWNER.
4. REMOVE POPCORN TEXTURE WHERE IT INTERFERES WITH SURFACE MOUNT FIXTURES.

NURSE CALL GENERAL NOTES

1. PROVIDE BACKBOX AND CAT6 CABLE INCLUDING TERMINATION FOR NURSE CALL SYSTEM.
2. PROVIDE 24 PORT PATCH PANEL WALL MOUNTED AS SHOWN ON LAYOUTS. TERMINATE NURSE CALL ON PATCH PANEL. WALL MOUNT RACK TO BE MINIMUM 7U TO ALLOW FOR PANEL AND POE SWITCHES.
3. DEVICES, SOFTWARE AND HEAD END TO BE PROVIDED THROUGH CASH ALLOWANCE.

ELECTRICAL DRAWING NOTES

1. SMOKE ALARMS ARE TO BE INTERCONNECTED SO THAT IN THE EVENT OF ACTIVATION OF ONE SMOKE ALARM WITHIN A SUITE ALL SMOKE ALARMS WITHIN THE SUITE ACTIVATE.
2. PROVIDE PERMANENT LAMACOID ADJACENT TO EACH PULL STATION, INDICATING "CALL 911 IN THE EVENT OF A FIRE"
3. PROVIDE FIRE ALARM INITIATING AND SUPERVISORY CONNECTIONS TO SPRINKLER SYSTEM. COORDINATE ALL REQUIREMENTS WITH SPRINKLER SHOP DRAWINGS.
4. RECEPTACLES TO BE EQUIPPED WITH A WET LOCATION, WHILE IN USE COVER PLATE EQUAL TO HUBBELL RW57300.
5. WHERE EXISTING FIXTURES ARE TO REMAIN, CLEAN & RELAMP.
6. RECEPTACLES TO BE EQUIPPED WITH A WET LOCATION, WHILE IN USE COVER PLATE EQUAL TO HUBBELL RW57300.
7. NURSE CALL HEAD END.
8. FIRE PUMP SUPPLIED BY OTHERS. WIRED BY ELECTRICAL TRADE. REFER TO FIRE PROTECTION DRAWINGS AND ELECTRICAL SINGLE LINE FOR DETAILS.
9. REPLACE EXISTING FIRE ALARM PANEL WITH NEW. REMOVE EXISTING DEVICES AND REPLACE WITH NEW AS SHOWN.

TRUE NORTH | PROJECT NORTH

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No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026

Project Status: ISSUED FOR TENDER

Seal:

LICENSED PROFESSIONAL ENGINEER
S. E. BUSCH
100109104
26-162
MARCH 06, 2026
PROVINCE OF ONTARIO

SUPPA ENGINEERING

Suppa Engineering
North Bay - Orillia - Sudbury
Head Office: 48 Exeter, North Bay, ON P1B 8G5
Tel: 705-707-2121
suppaengineering.ca

Project: ALDERVILLE SENIORS RESIDENCE RENOVATION

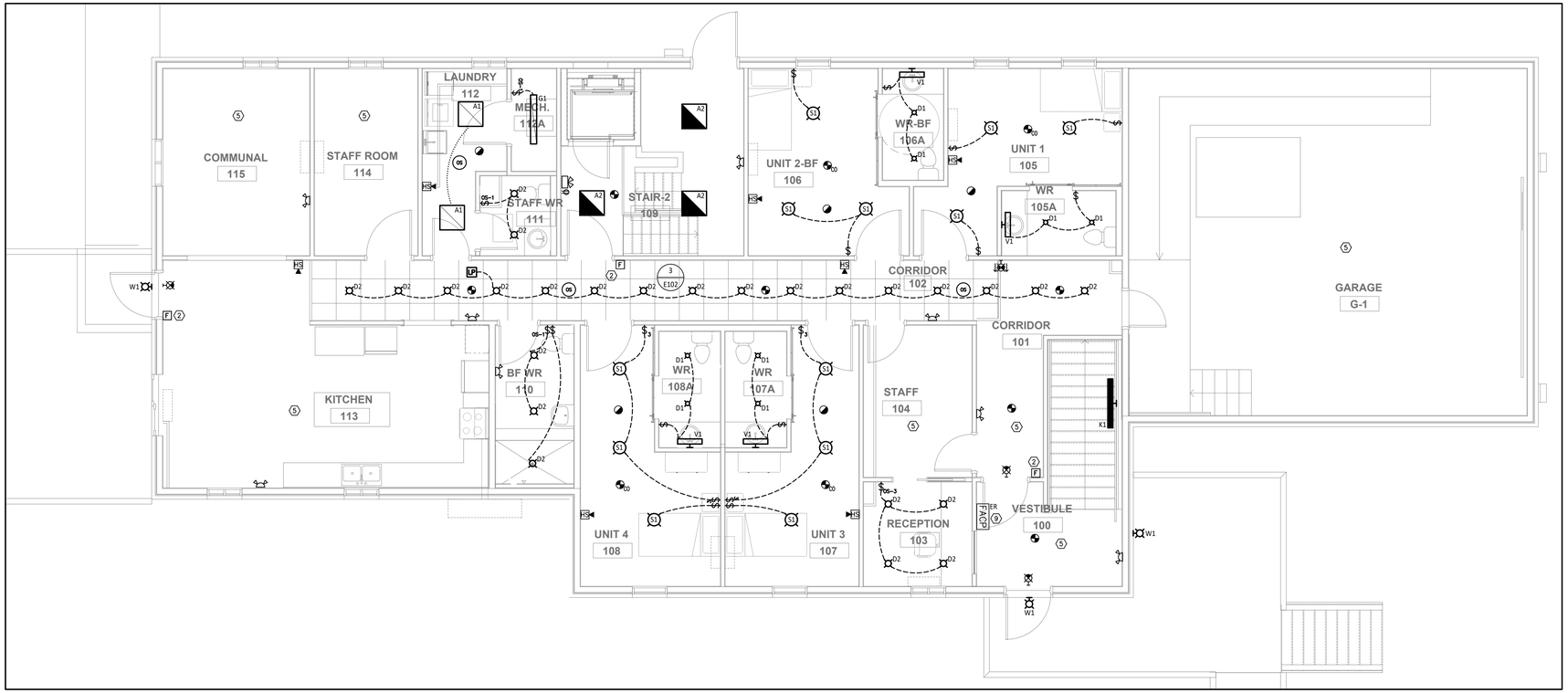
Address: 8465 Country Road 45, Roseneath, ON

Drawing Title: ELECTRICAL POWER & SYSTEMS FLOOR PLANS

Project No: 25-088

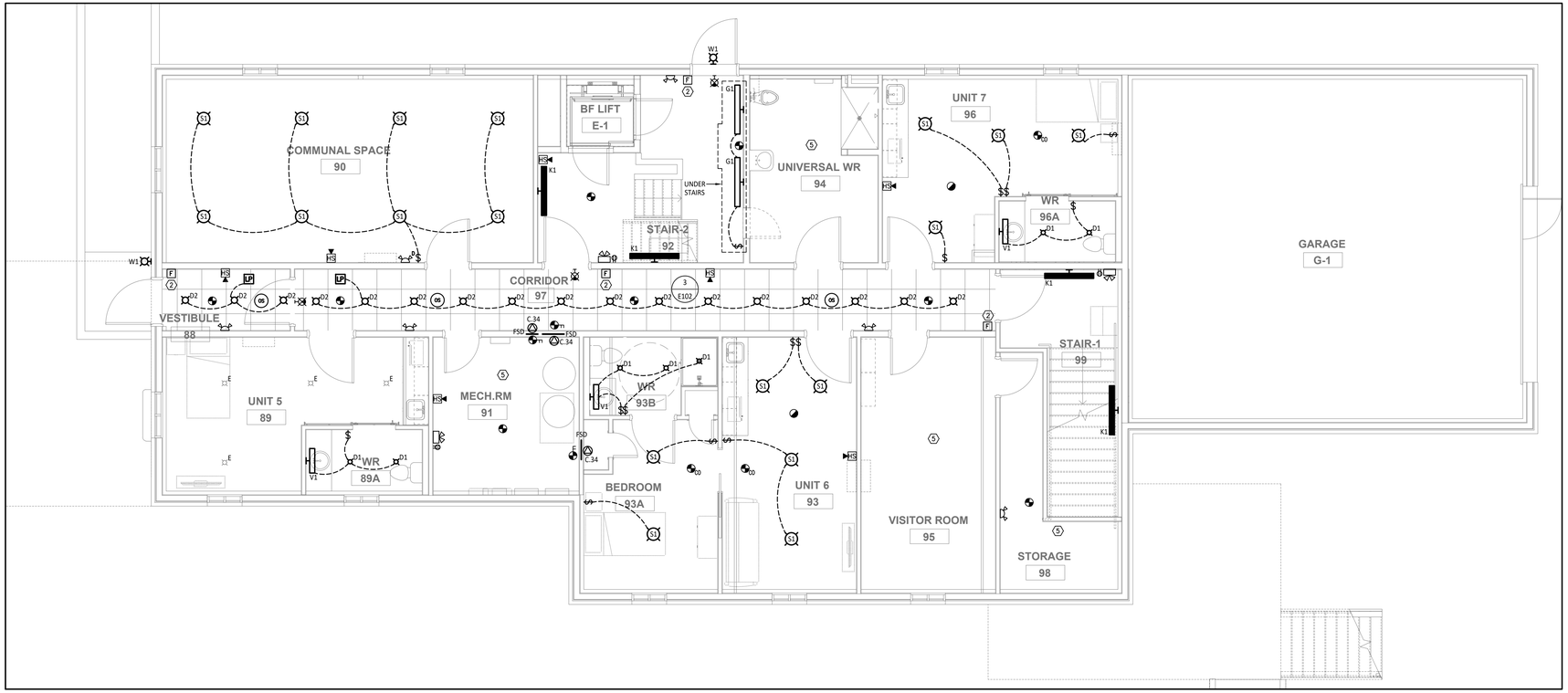
Drawn By: BR | Date: Mar. 6, 26
Checked By: SB | Scale: AS NOTED

Drawing No: E201 | Revision: 0



1 LIGHTING & FIRE ALARM - FIRST FLOOR PLAN

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



2 LIGHTING & FIRE ALARM - BASEMENT FLOOR PLAN

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

ELECTRICAL GENERAL NOTES

1. NOT ALL DEVICES ARE SHOWN. EXISTING DEVICES UNLESS NOTED OTHERWISE ARE TO REMAIN. MAINTAIN OR REWORK EXISTING CIRCUITS AS NEEDED.
2. ROUTE ALL DATA CABLING BACK TO DEMARCATION POINT.
3. ALLOW FOR 3X DUPLEX RECEPTACLES FOR BLOCK HEATERS. FED FROM DEDICATED 20A CIRCUIT IN PANEL C. REFER TO MOUNTING DETAIL. FINAL LOCATION BY OWNER.
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NURSE CALL GENERAL NOTES

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Project Status: ISSUED FOR TENDER

Seal:

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Project: ALDERVILLE SENIORS RESIDENCE RENOVATION

Address: 8465 Country Road 45, Roseneath, ON

Drawing Title: ELECTRICAL LIGHTING & FIRE ALARM FLOOR PLANS

Project No: 25-088

Drawn By: BR | Date: Mar. 6, 26
Checked By: SB | Scale: AS NOTED

Drawing No: E301 | Revision: 0