

GROUND FLOOR PLAN

NO.	REVISIONS	DATE
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3.	ISSUED FOR PRICING	22-DEC-2017
2.	ISSUED FOR PHASE II PERMIT	27-OCT-2017
1.	ISSUED FOR PERMIT (CITY PERMIT NUMBER: ??)	22-DEC-17

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- SPECIFICATIONS:**
- Comply with local Codes and Bylaws, Building Code Act (BCA) and Ontario Building Code (OBC).
 - General:
 - The current Ontario Building Code is to be considered the bare minimum for construction compliance levels and where the Act or the OBC is exceeded by the requirements of this document (drawings and/or specifications), this document shall govern unless revised in writing by the Engineer. Merely "Meeting the Code" will not be accepted as an argument to avoid provision of the mechanical systems as documented and the Contractor shall bear all and any costs associated with making the necessary revisions to the satisfaction of the Engineer.
 - Bekolay & Associates retain the copyright to all drawings and specifications created for this project and said works (both hard copy and CADD files) are not to be copied or distributed without consent. Costs for assimilation and/or distribution will be established upon written application to Bekolay & Associates for further copies.
 - Obtain all permits, make arrangements for inspections and effect repairs required by Inspectors at no cost to the owner. Provide the consultant a Certificate of Approval from the inspecting authorities at completion of the work.
 - Examine the site and be aware of site conditions associated with this contract since extras related to site conditions will not be accepted.
 - Provide miscellaneous steel, cutting and patching or make arrangements with the General Contractor for such work as may be required to complete the contract. Include for marking of duct openings through existing block walls for the General Contractor to cut and reinforce based on details provided by the Structural Engineer. Cut and patch or core pipe sleeve openings as detailed on the drawings. Co-ordinate the work of this trade with the General Contractor for timely completion of each phase of construction. Do not cut structural elements without written authorization from the consultant.
 - Repair or replace, at no cost to the owner, any defect in workmanship or materials which appear within a period of one year from the date of substantial completion of the work. Pay for all damage resulting from the deficiency which occurs within the warranty period. Contractor shall not be held liable for anything attributable to acts of the owner or his agents. Co-ordinate the work of this trade with the General Contractor for timely completion of each phase of construction.
 - Include Seismic Restraints for all mechanical equipment including piping, ductwork and equipment as required by OBC Part B, article 4.1.8.17 "Elements of Structures, Non-Structural Components and Equipment". Provide suitable pre-engineered systems and include the services of a professional structural engineer (registered in Ontario) to design, sign and seal drawings for all seismic restraints.
 - Equivalents and Alternates:
 - Manufacturer's names listed in these specifications set the standard for the material and energy efficiency requirements to comply with SB-10 but are not intended to exclude other manufacturers from bidding with equivalent products.

- Products not meeting all design requirements are considered alternates and they will be rejected until the specified item or equivalents meeting the energy efficiency requirements acceptable to the Engineer are provided. However, alternate products meeting the general intent accompanied by a savings allowance (including breakdown of material and labour) may be submitted for consideration provided they do not violate the SB-10 requirements.
- Shop Drawings
 - Provide "PDF" files or 3 hard copies of shop drawings for review by the Engineer.
 - Submit product data for all specified equipment or trim including but not limited to grilles, diffusers, plumbing fixtures & trim, sprinkler heads.
- Record Drawings
 - Record all changes as work progresses and as changes occur on a set of clean prints. This shall include changes to existing mechanical systems, control systems and low voltage control wiring.
 - Use different colour waterproof ink for each service.
 - Identify each drawing in lower right hand corner in letters at least 12 mm high as follows: - "RECORD DRAWING: THIS DRAWING HAS BEEN REVISED TO SHOW MECHANICAL SYSTEMS AS INSTALLED" (Signature of Contractor) (date).
 - Make available for reference purposes and inspection at all times.
- Fire stopping
 - Provide fire stopping of all fire separations including fire dampers, retaining angles, sleeves and caulking
 - Caulking and Sealing Std: HWI
- Insulation:
 - Piping:
 - Insulate all hot and cold potable water piping as follows:

Pipe Size	Heating & DHW	DHW
NPS 1/2"	5/8"	5/8"
NPS 3/4"	2"	1-1/2"
NPS 2-1/2"	2"	1"
 - Provide white, preformed PVC jacket for all exposed insulated pipe.
 - Hangers shall be outside of jacket.
 - Identification:
 - 2" outside (or insulated) diameter: Provide all weather vinyl pipe markers and tags with arrows and tape bands to identify all piping (except sprinkler branch piping) including direction (and supply or return where applicable).
 - 1" & smaller: pre-formed, curled vinyl sleeves with coloured letters & background

- Comply with ANSI standards for colours and identification requirements. Meet WHMIS tag requirements where applicable.
- Marker separation shall be such that any pipe can be readily identified and not exceed 25 feet between markings.
- Std: Brady, Top Tape & Label Ltd
- HVAC:
 - Duct Work:
 - Tape and seal all new supply air ductwork ductwork and comply with ASHRAE (low pressure standards), SMACNA and IGH details and recommended practices. Ductwork shall be handled and installed in accordance with SMACNA's Duct Cleanliness for New Construction Guidelines (Advanced Level).
 - All Supply, Return and Exhaust ductwork:
 - Provide radused elbows (unless turning vanes are provided) and take-offs (r/D=1 min)
 - Bull head fittings, short and zero inside radius elbows (except where turning vanes are used) are entirely unacceptable and shall be replaced at the Contractor's expense.
 - Install the ductwork free of pulsation and chatter and make any repairs required when system is commissioned. Provide exhaust fan as shown on the drawings. Provide manual balancing dampers on all new branch duct take-offs as required for balancing.
 - Flexible Connections:
 - Frame: galvanized sheet metal frame with fabric clamped by means of double locked seams.
 - Material: Fire resistant, self extinguishing, neoprene coated glass fabric, temperature rated at minus 40 C to 90 C, density of 1.3 kg/m².
 - Length of connection: 100mm with min 75 mm installed clearance between frames.
 - Flexible Ducts:
 - Factory fabricated spiral wound flexible aluminum.
 - Factory installed 12mm insulation with plastic jacket
 - Minimum working pressure 2.5 kPa.
 - Maximum length in a branch run to a diffuser not to exceed 2 meters.
 - Provide nylon tie wrap around flex at connection to branch duct and sectional elbow at ceiling diffusers.
 - Duct Insulation:
 - Acoustic Liner:
 - Increase duct dimensions to provide unobstructed sizes shown
 - Natural cotton fibre or rigid board glass fibre duct liner acoustic/thermal (R-2) duct liner with air side factory coated with black fire resistant and abrasion resistant liner over 100% of the exposed surface.
 - Microbial resistant (complying with ASTM G21 and G22) and moisture resistant (ASTM C1104) with a flame spread and smoke development rating not exceeding 25/50 respectively without emitting toxic fumes (complying with UL 181 and NFPA90A)

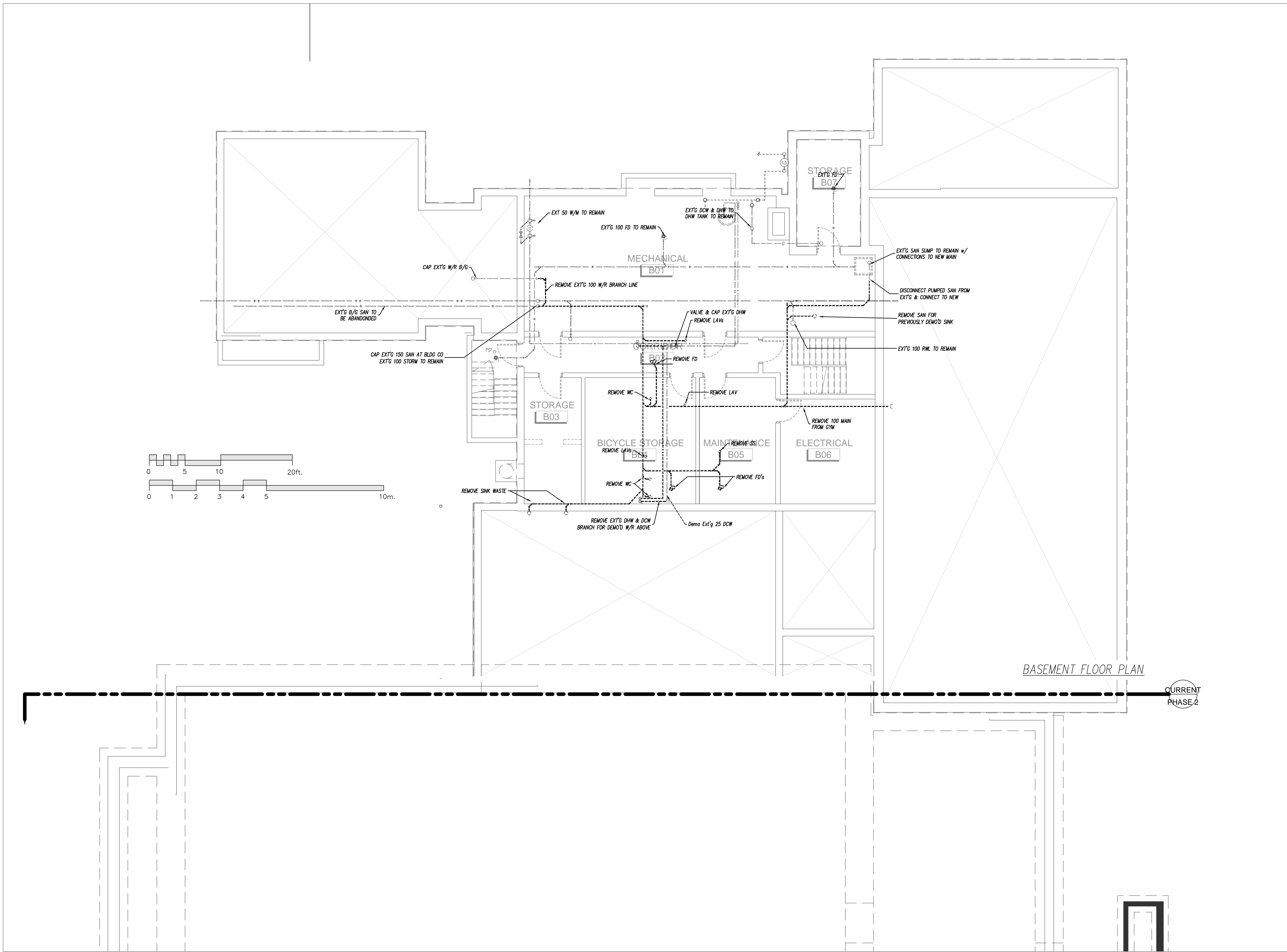
- Thickness: 25mm (1") thick insulation on interior of supply and return ducts within 3m (10 ft) of fans and as indicated.
 - Std: Titus Enviroloc, Fibreglass Canada "Line Acoustic-R"
- Thermal:
 - 38mm thick flexible fiberglass blanket insulation with all service jacket secured to round metal ductwork without sagging or soiling, taped and sealed
 - Application: all new supply ductwork except downstream of VAV boxes.
 - Std: Owens Corning Duct Wrap Type 75
- Adhesive & Sealer: to requirements of ANS/NFPA 90A with same flame spread and smoke ratings as insulation.
- Fasteners: Well or adhesive plated pins 2.0mm diameter, length to suit insulation with metal retaining clips, 32mm square.
- Joint Tape: Poly-vinyl treated open weave fibreglass membrane 50mm wide.
- Provide new diffusers as follows:
 - Type "A":
 - Four way throw steel diffuser with balancing damper to set in tee bar or drywall ceiling
 - Std: E.H.Prize SCDA
 - Type "B":
 - Similar to "A" but panel style for smaller diffusers in grid ceilings
 - Type "C":
 - Round metal grille with white powder coat and screw in core flow adjustment.
 - Std: Fantech Model MGE or Imperial Manufacturing DR
 - Type "D":
 - Aluminum grid suit tee bar ceiling or with border for drywall
 - E.H.Prize CDE
 - Type "E": Gym Return
 - 14 gauge steel, 20mm blades, zero deflection with white enamel finish designed for gyms
 - Std: E.H.Prize series 95
- Dome Exhaust Fan EF-1
 - Direct drive, spun aluminum, inverted dome, backward inclined exhaust fan c/w roof curb, backdraft damper, weatherproof disconnect and programmable time clock control
 - Capacity: 425 L/s @ 125 Pa (900 CFM @ 0.5)
 - Electrical: 1/8 HP 1140 RPM, 110V/1/60
 - Std: Greenheck G-130
- Washroom transfer Fan TF-1
 - In-line cabinet exhaust fan interlocked with light switches
 - Capacity: 330 L/s @ 90 with 375W, 110V motor
 - Std: Greenheck CSP-260

- RTU#1: Packaged, gas fired rooftop air conditioning units complete with:
 - One year warranty on entire unit, 5 year compressor warranty and 10 year heat exchanger warranty
- Electrical:
 - Service with CSA approved through the base wiring. Include weatherproof disconnect for wiring by Div. 16.
 - Voltage: 575, fused at 20 amps
- Compressors shall be direct drive, hermetic, scroll type with gear type oil pump, suction gas cooled, overload protection, vibration isolation.
- Natural gas connection with line thro' the base from below
- Pleated 50mm throwaway filters equal to Farr 30-30.
- Accessories:
 - Programmable thermostat
 - Economizer
 - Insulated roof curb
 - Condensate drain & trap
 - Concrete in-fill where indicated
 - Capacity: ARI nominal 7.5 tons
 - Std: Lennox or equivalent by Trane, Carrier or York
- Include the services of an Air Balancing Company to verify and adjust the air quantities for the equipment shown. Provide air balancing report.

Bekolay & Associates Ltd.
Consulting Engineers

PROJECT: **BOYS & GIRLS CLUB RENOVATION Prince of Wales**
DRAWING: **Demolition GROUND FLOOR HVAC**

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	DRAWN BY	DESIGNED BY
	Staff	JRB
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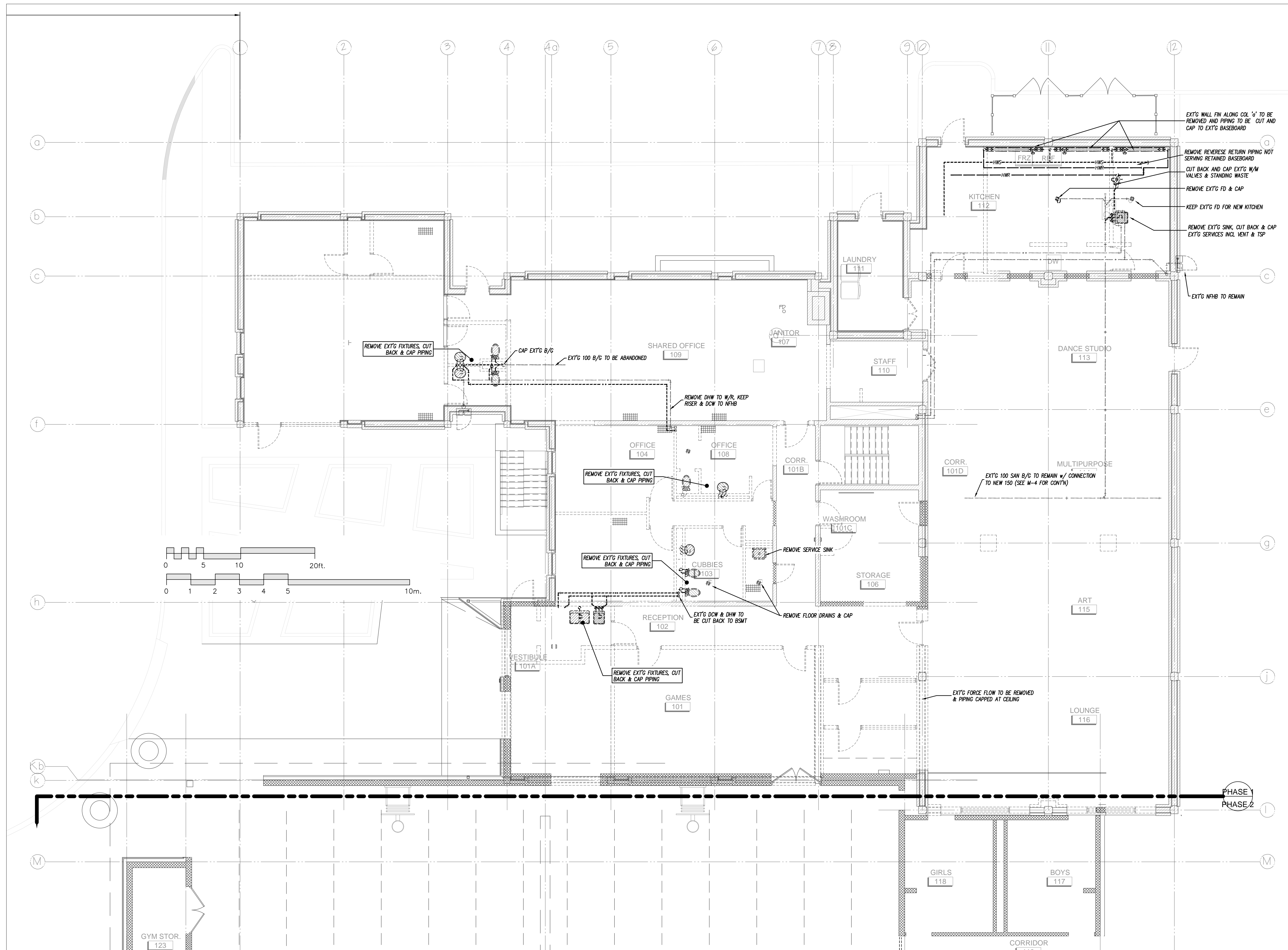
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 7-Oct-14

PROJECT: BOYS & GIRLS CLUB RENOVATION
 Prince of Wales
 DRAWING: BASEMENT
 PLUMBING DEMOLITION

DATE	###	SCALE	1:75
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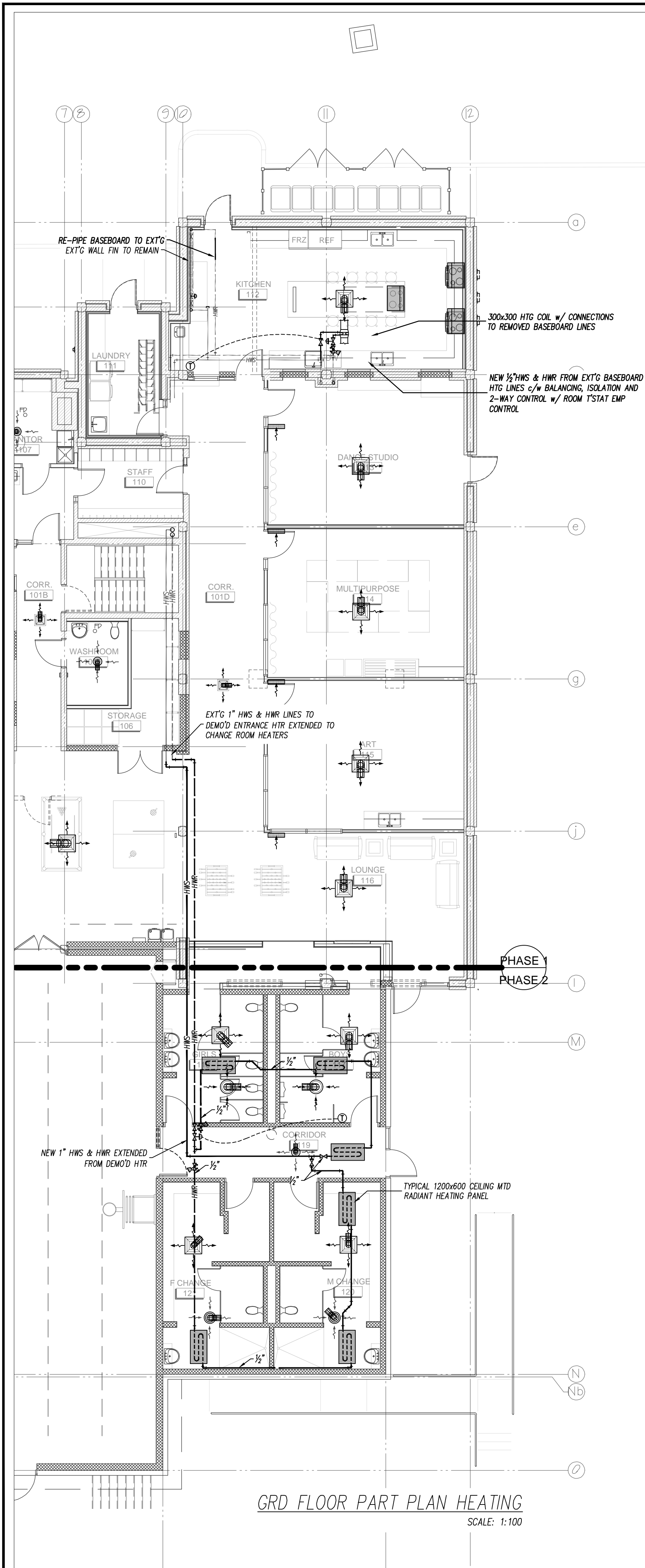
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PROJECT **BOYS & GIRLS CLUB RENOVATION**
Prince of Wales

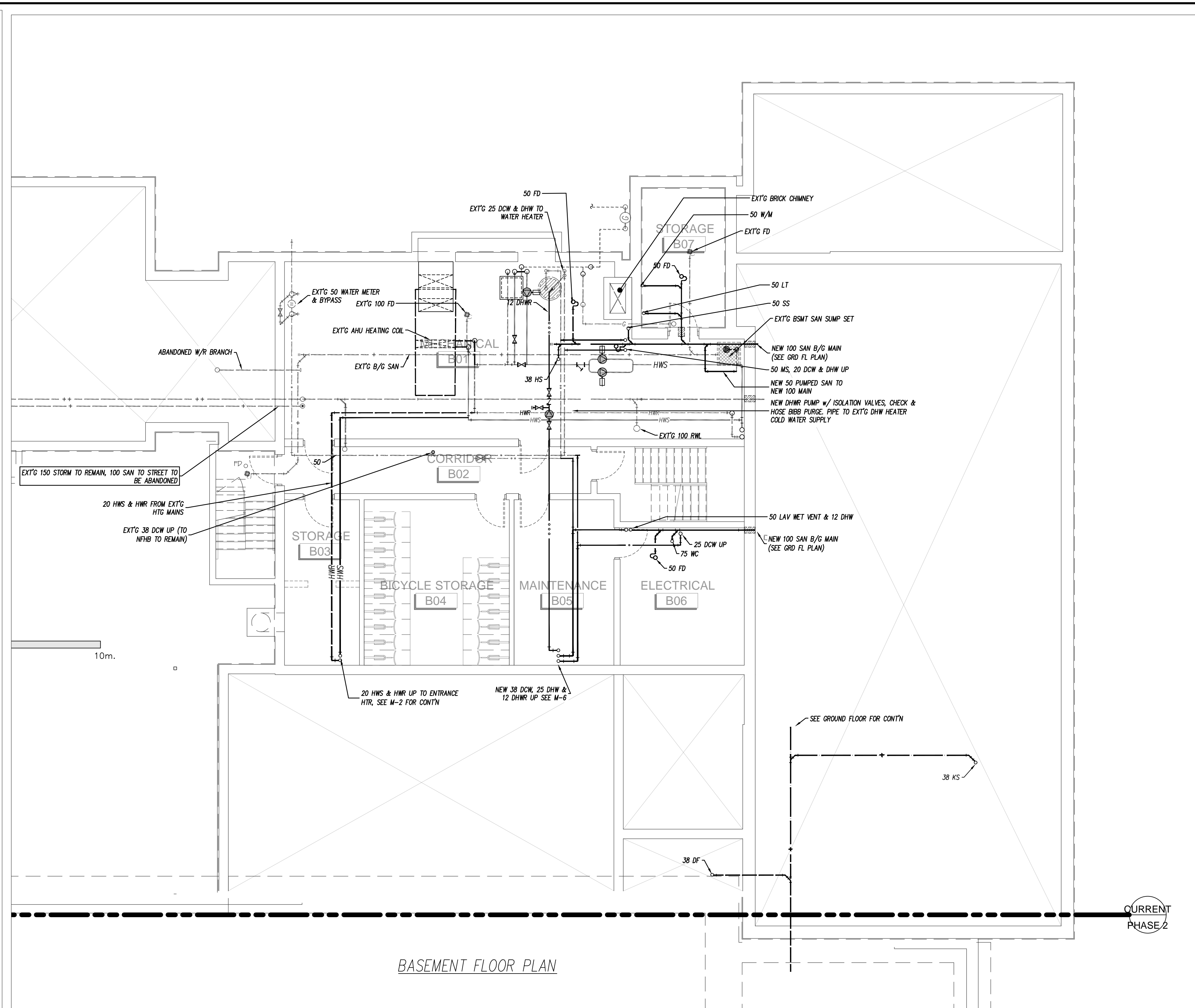
DRAWING **GROUND PLUMBING DEMOLITION**

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GRD FLOOR PART PLAN HEATING
SCALE: 1:100



BASEMENT FLOOR PLAN

SPECIFICATIONS CONT'd.

Plumbing & Piping:

19. Water Piping:
 - .1 Potable water piping shall be type 'M' copper with 95-5 lead free solder joints and fittings.
 - .2 Isolating valves: equal to Crane 1324, 438 (gate) or 9322 (ball).
 - .3 Rigidly fasten water supplies to the internal wall structure and secure with wing back elbow. Extend with chrome plated nipple protruding through wall finish and terminate with chrome plated straight or angle ball valve complete with chrome escutcheon. Extend to fixture with braided stainless steel supplies. Copper pipe roughing at this location is not acceptable.
20. Plumbing Piping
 - .1 Plumbing and vent piping above grade:
 - (a) NPS 1-1/2" and smaller DWV copper with solder joints
 - NPS 2" and larger shall be cast iron with MJ neoprene couplings
 - Or
 - (b) System 15-50 PVC DWV solvent weld pipe and fittings with suitable fire stopping. Note regular PVC is not acceptable and shall not be installed.
 - (c) Extend vent piping from all plumbing fixtures to vent stacks through roof complete with weatherproof flashing to comply with OBC.
 - (d) Provide plumbing and vent connections to all fixtures with chrome plate traps with cleanouts. Brass or plastic not acceptable. Provide trap insulation for barrier free sinks.
 - (e) Floor drain trap seal primer: all brass with integral vacuum breaker, NPS 12mm continuous soft copper line drip line connection with tapping on drain body
 - .2 Plumbing and vent piping below grade
 - (a) PVC or ABS with solvent weld joints or
 - (b) SRD with ringtite joints
 - (c) Provide 150mm of compacted sand bedding in the bottom of all trenches. After inspection by the Engineer cover and compact at least 150mm of sand over piping. Granular fill in contact with the piping is not acceptable
 - .3 Vent Storm Collar:
 - (a) Spun aluminum collar to be set and caulked at pipe for flashed into the roof by GC.
 - (b) Std: Platinum Technologies series Vent Stack or Storm Collar

21. Washing Machine wall box:
 - (a) Single lever, brass shut-off for hot and cold water hose bibb connections
 - (b) Plastic wall box with finishing cover, stud support and 38mm brass sanitary drain pan and connection.
 - (c) Be advised, hose bibbs in a box will be rejected.
 - (d) Std: Symmons 'Laundry Mate' or Watts DuoClazure DWB with 2-M2 Shutoff valve
22. Hangers:
 - .1 Uninsulated Copper Pipe (Any system):
 - (a) Split Ring metal support ring with integral rod connection and EPDM corrugated pipe ring.
 - (b) Clevis hangers and tape are not acceptable.
 - (c) Std: Shall be Caddy Superfix Series 454
 - (d) 32mm and smaller
 - .i Swivel loop hanger with electro-zinc plated band with hanger rod nut
 - .ii Std: Caddy Series 100
 - (e) 38mm and larger
 - .i epoxy coated split black iron clevis
 - .ii Std: Caddy Series 401, 427 or 420

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PROJECT: **BOYS & GIRLS CLUB RENOVATION**
Prince of Wales
DRAWING: **GROUND FLOOR HEATING & BASEMENT PLUMBING**

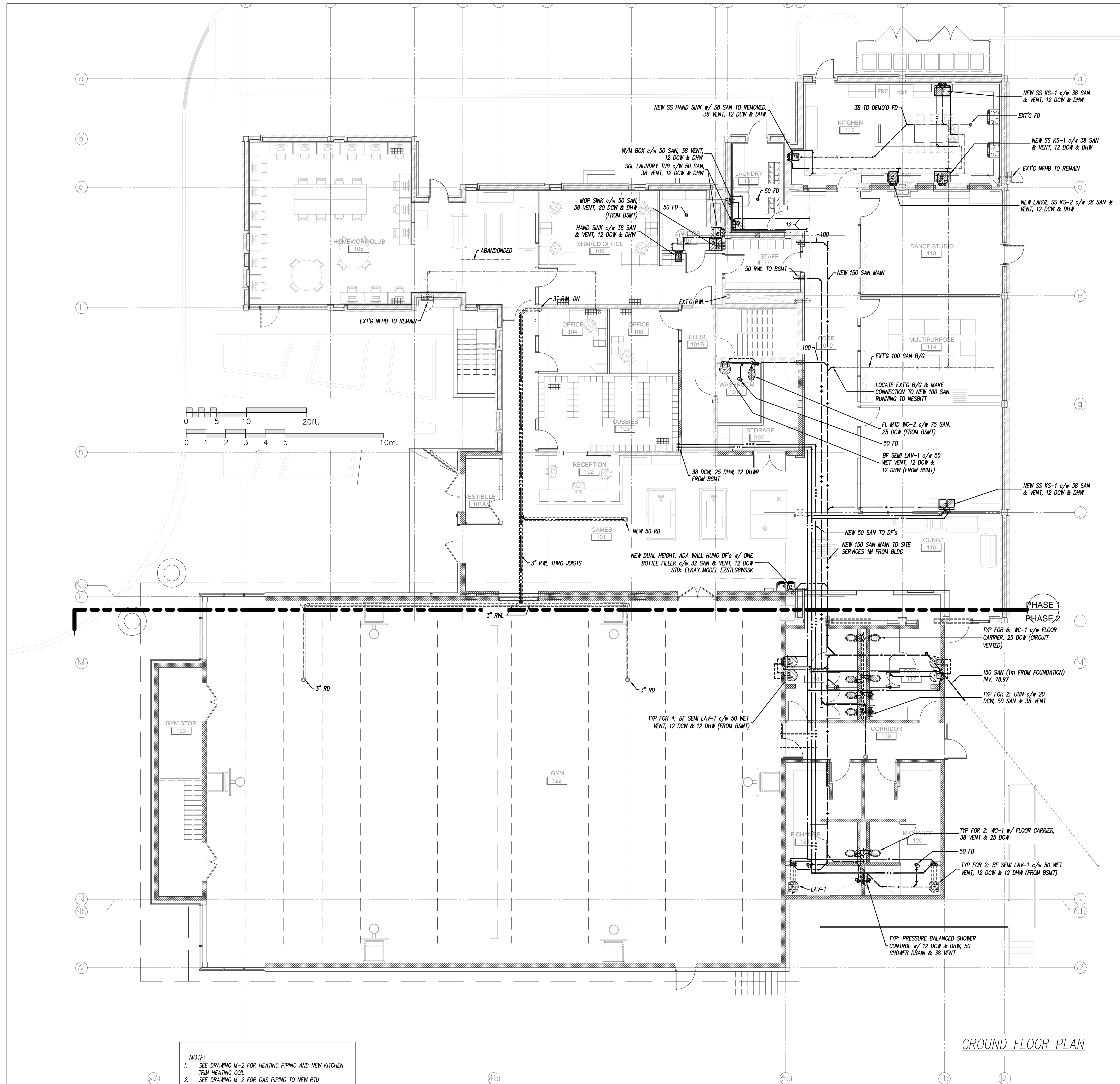
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SPECIFICATIONS CONT'D.

Plumbing & Piping:

23. Plumbing Fixtures:
1. Lavatories L-1:
- (a) Semi-counter vitreous china, universal design, wall-hung sink meeting the requirements for barrier free design c/w insulated trap or knee guard.
 - i Std: American Std. Mezzo
 - (b) Trim: 1.9 L/min chrome plated, battery operated electronic faucet, single faucet, adjustable sensor set point, 90 second max run time and aerator. Provide chrome plated waste strainer, trap with cleanout.
 - i Std: Delta Model HDF commercial DEMD 111F Series or Wallec Moen equivalents
2. SS Sinks
- (a) KS-1
 - i Double bowl 18-8 stainless steel, 840x560x180mm (33"x22.4"x7"), ledge back, kitchen sink with overflow partition, 380x430 (15x17) bowls, basket strainers, rim seal, brass trap with cleanout
 - ii Std: Kindred, Steel Queen EDL2233
 - (b) KS-2
 - i Single bowl, 400x350x180mm (16"x14"x7") stainless steel, ledge back, kitchen sinks with strainer, trap and single lever kitchen faucet
 - ii Std: Kindred, Steel Queen LBS4607
 - (c) Hand Sink:
 - i Single bowl (bar sink) 285x235x152mm (11.625x9.25"x6") stainless steel, ledge back, kitchen sinks complete with strainer, trap
 - ii Std: Kindred, Steel Queen LBS9106 with Chicago Faucet 2300-8 Trim
 - (d) Trim: Single lever (barrier free compliant), stainless steel and brass construction chrome finish, pressure balanced replaceable cartridge with integral pull out spray head, high arching spout equal to Delta model 472
3. Water closets
- (a) Seat: white, open front, molded plastic (with slow close cover for handicapped) and stainless steel check hinge and insert post. Centoco 500 (or 820) or equivalent.
 - (b) 1/2" Chrome plated angle ball valve with chrome nipple & wall escutcheon, braided stainless steel flexible supply.
 - (c) WC-1:
 - i ADA compliant wall hung vitreous china elongated bowl with 4.2 Lpf, with floor carrier
 - ii Std: American Std: AFWall "Flowise"
 - (d) WC-2
 - i ADA compliant floor mounted vitreous china elongated bowl with 4.2 Lpf
 - ii Std: American Std.
 - (e) Flush Valve:
 - i 4.2 Lpf hard wired A/C powered dual flush with hands free sensor & electronics and manual flush c/w 120 V transformer, wall flange, angle stop w/ BFP, vandal resistant covers, chrome finish
 - ii Std: American Std: Selectronic Flowise Exposed
4. Service Sink:
- (a) Crane 6-296 enamelled steel single compartment Laundry Tub
 - (b) Baked enamel stand
 - (c) C-5040 rough brass trim and trap
5. Mop Sink:
- (a) Molded stone, 550x450x300mm deep complete with cast brass outlet strainer, stainless steel rim guard, continuous on three sides, balled to the rim
 - (b) Std: American Std. AB-7692-0230, Crane 7-525, Fiat TSB-100
 - (c) Trim:
 - i Built-in elevated vacuum breaker, cast brass spout, 400mm long rubber hose, indexed cross handles, escutcheons, union inlets, heavy cast brass spout with pall hook, broed to the wall, integral stop valves
 - ii Std: Cambridge Brass S314333, Crane CH-8560, Emco 390 XBE, Fiat 830 AA, Chicago Faucet
6. Floor drains:
- (a) General duty, round cast iron body, adjustable head and nickel bronze strainer.
 - (b) Std: Ancon FD-100 or equal
24. DHW Re-Circulation Pump
- 1. Stainless steel body, cartridge type pump with, built in check
 - 2. Capacity: 5 GPM @ 20ft
 - 3. Electrical: 120V/60 w/ 24 hour timer/aquastat combination, and plug in cord.
 - 4. Std: Taco 009-IFC w/ Timer Aquastat.
25. Natural Gas Piping
- 1. Provide natural gas piping from Enbridge meter to building gas fired equipment.
 - 2. Conform to Ontario gas Utilization Code B149. (current version) including installation and testing.
3. Piping:
- (a) Schedule 40 black iron
 - i complete with lubricated isolating valves and malleable iron fittings for exposed installation and welded fittings for ceiling or concealed installation.
 - ii Painting: Clean and epoxy prime paint bare piping followed by two coats of enamel.
4. Roof pipe supports:
- (a) UV resistant injection moulded polypropylene impact copolymer shell and type 3 extruded polystyrene non-marring base pipe supports.
 - (b) Clear gravel below support and securely fasten pipe with non ferrous hardware.
 - (c) Std: E-2 Sleeper/Quick Block
26. Heating:
- 1. Piping: Sch. 40 black with M screwed fittings
 - 2. Coil:
 - (a) 2 row copper tube, aluminum fin
 - (b) Cap. EAT = 75F, LAT = 125 F, APD = 0.15" Wg
20 MBH, EWT = 175F, LWT = 155F
 - 3. Control: low voltage wall mounted 1stat with 2-way control valve
27. Fire Extinguishers
- 1. Recessed, prime coated steel cabinet with 25mm return, glass window in the latched door at each fire exit.
 - 2. Extinguisher ABC-5
 - 3. Std: National Fire Equipment Ltd. Model 102



NOTE:
 1. SEE DRAWING M-2 FOR HEATING PIPING AND NEW KITCHEN TRIM HEATING COIL
 2. SEE DRAWING M-2 FOR GAS PIPING TO NEW RTU

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7-Oct-14
 PROJECT: **BOYS & GIRLS CLUB RENOVATION Prince of Wales**
 DRAWING: **GROUND PLUMBING MODIFICATIONS**

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