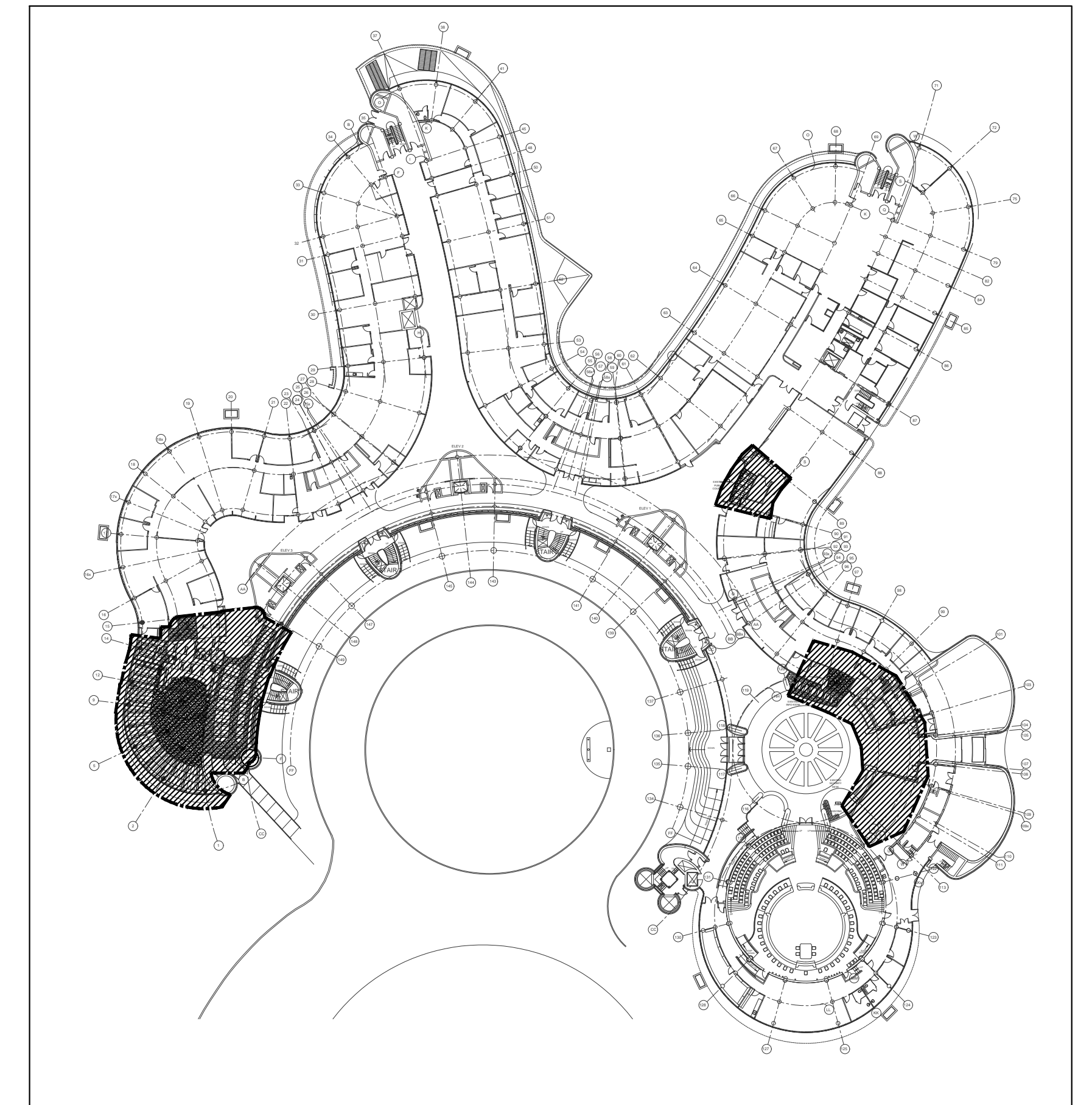




THE REGIONAL MUNICIPALITY OF YORK YORK REGION ADMINISTRATIVE CENTRE



SCOPE OF WORK - 

INTERIOR FIT-UP OF GROUND FLOOR YORK/ DECOMMISSIONING OF CAFETERIA

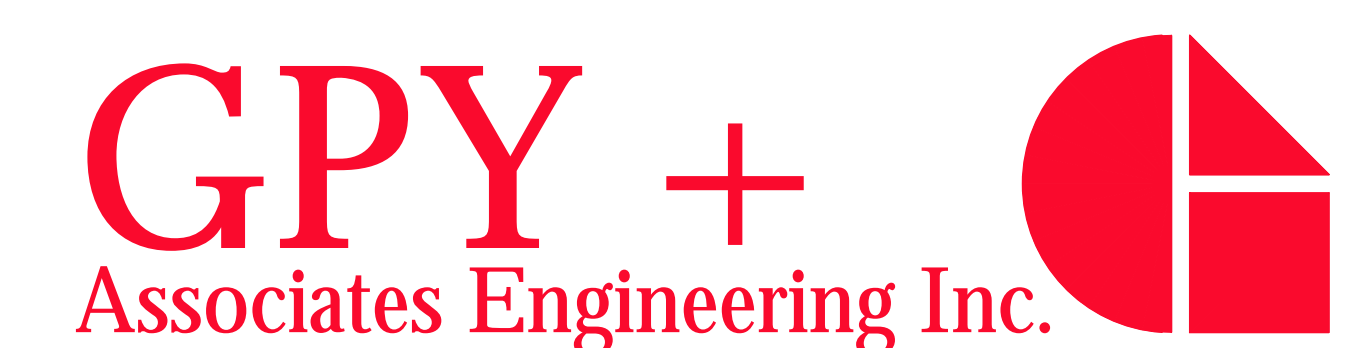
17250 YONGE STREET - GROUND FLOOR
NEWMARKET, ONTARIO L3Y 4W5

CONTENT	ISSUED FOR	DATE	FILE No.
MECHANICAL DRAWINGS	ISSUED FOR CONSTRUCTION	MARCH 14, 2024	GPY - 9919

GPY+ ASSOCIATES ENGINEERING INC.
MECHANICAL CONSULTING ENGINEERS

90C Centurian Drive, Unit #6,
Markham, Ontario, L3R 8C5
TEL: (905) 475-3138, FAX: 1(866) 853-3732

E-mail: engineering@gpyengineering.com



HORIZONTAL FAN COIL UNIT SCHEDULE																		BASIS OF DESIGN: JOHNSON CONTROLS CONTACT INFO: MC, ISAC MU OFFICE: (905) 747-3388 / MOBILE: (416) 938-9464									
TAG	MFG.	MODEL NO.	AIR FLOW (CFM) FAN SPEED HIGH MEDIUM	ESP (°C)	CHILLED WATER COIL						HOT WATER COIL (RE-HEAT)						ELECTRICAL				WEIGHT (LB)	QUANTITY					
					E.A.T. (°F)	CAPACITY (BTU/H)	E.W.T. (°F)	W.T. (°F)	FLOW (GPM)	FLUID P.D. (FTWD)	NO. ROWS	E.A.T. (°F)	L.A.T. (°F)	SENSIBLE CAPACITY (BTU/H)	E.W.T. (°F)	L.W.T. (°F)	FLOW (GPM)	FLUID P.D. (FTWD)	NO. ROWS	FAN (HP)			MCA/ MSCP	AMPS	VOLTS/PH/Hz		
FQJ-1	JOHNSON CONTROLS	FHP-006	395/H	0.50	80	67	12864	9734	47	58.9	2.2	1.54	4	70	95.9	11346	140.0	120.1	1.10	0.59	1	1/4	1.50/15.0	1.20	208/1/60	81	1
<p>FAN COIL UNITS SHALL BE PROVIDED WITH SINGLE POWER LOCATION, 18 GAUGE CABLE, 3-SPEED (LOW, MEDIUM, AND HIGH) FAN WITH RELAY AND TRANSFORMER, ECM MOTOR, INTEGRAL GALVANIZED DRAIN PAN (FOR COIL & VALUING), MANUAL AIR VENT, VIBRATION ISOLATORS, DISCONNECT, CONDENSATE OVERFLOW SWITCH, LAMACOD LABEL, REAR RETURN AIR WITH MERV-13 FILTERS, AND CONTROL BOX +/- TERMINAL STRIP CONTAINING 2 WIRE CONNECTIONS FOR POWER AND 3 CONTROL WIRE CONNECTIONS, WHICH WHEN A SIGNAL IS APPLIED TO, ONE OF THE 3 CONNECTIONS TURNS THE FAN TO HIGH (OPTIONAL ONLY), MEDIUM (OCCUPIED MODE) OR LOW SPEED (UNOCCUPIED MODE OR HIGH HUMIDITY). ALL FAN COIL UNITS SHALL BE LOW PROFILE TYPE - MAXIMUM HEIGHT SHALL BE 270mm. JCI & CONTROLS CONTRACTOR TO COORDINATE DISCONNECTION OF CONDENSATE OVERFLOW SWITCH FROM FQJ FOR LOW VOLTAGE POWER SAFETY CIRCUIT FOR CONTROLS CONTRACTOR RE-WIRING TO COOLING VALVE & BMS (SEE NOTE NO. 6 BELOW).</p>																											
NOTES (FOR MECHANICAL CONTRACTORS):																											
<p>1. MECHANICAL CONTRACTOR SHALL PROVIDE ALL ACCESSORIES AND INSTALL COMPLETE HVAC SYSTEM INCLUDING ALL CONTROL WIRING AND DEVICES: CONDENSATE OVERFLOW SWITCH, COOLING ACTUATOR INPUT, MOTOR SPEED CONTROL, ROOM AIR TEMPERATURE, AND DISCHARGE AIR TEMPERATURE. ALL FAN COIL UNITS AND SENSORS SHALL BE WIRED TO BMS.</p> <p>2. DISCONNECTS SHALL BE SUPPLIED BY OWNER (REFER TO SCHEDULES) AND INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR - COORDINATE WITH PROJECT MANAGER AND ELECTRICAL CONTRACTOR.</p> <p>3. PROVIDE 20mm CHILLED WATER SUPPLY AND RETURN PIPING WITH ISOLATION VALVES +/- MODULATING +/-MINI CONTROL VALVE AND ACTUATOR OR SUPPLY PIPING AND CIRCUIT SETTER ON CHILLED WATER RETURN PIPING - REFER TO DETAILS. NOTE: PIPING NOT SHOWN ON HVAC DRAWINGS FOR CLARITY. PROVIDE TIE-INS (HOT-TAPS) AS REQUIRED. FAN COIL CONTROL VALVE & ACTUATOR SHALL BE BEHIND AND SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR.</p> <p>4. PROVIDE 20mm HEATING WATER SUPPLY AND RETURN PIPING WITH ISOLATION VALVES +/-A MODULATING +/-MINI CONTROL VALVE (BEHIND) AND ACTUATOR OR SUPPLY PIPING AND CIRCUIT SETTER ON HEATING WATER RETURN PIPING - REFER TO DETAILS. NOTE: PIPING NOT SHOWN ON HVAC DRAWINGS FOR CLARITY. PROVIDE TIE-INS (HOT-TAPS) AS REQUIRED. FAN COIL CONTROL VALVE & ACTUATOR SHALL BE BEHIND AND SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR.</p> <p>5. PROVIDE CONDENSATE (GRIFFTS) DRAIN PIPING TO EXISTING STORM DRAIN/ CONDENSATE MAIN IN CEILING SPACE.</p> <p>6. THE BASE BUILDING CONTROLS CONTRACTOR SHALL CONNECT NEW CONDENSATE OVERFLOW SWITCH ON FAN COIL DRAIN PAN TO INTERLOCKED TO BMS, PROVIDE CONTROL WIRING AS REQUIRED. FLOAT SWITCH SHALL HAVE BMS INPUT AND COOLING VALVE CONNECTIONS. ONCE SWITCH IS ACTIVATED, AN ALARM SIGNAL WILL BE SENT TO BMS & WILL SHUT-OFF THE COOLING VALVE WHILE THE FAN COIL UNIT & CONTROLLER REMAINS OPERATIONAL.</p> <p>7. THE BASE BUILDING CONTROLS CONTRACTOR SHALL PROVIDE NEW DELTA THERMOSTATS MODEL EZW-4 +/-A HEATING CONTROL BUTTON, CO2 SENSOR, AND HUMIDITY SENSOR. THERMOSTAT SHALL MAINTAIN SPACE TEMPERATURE OF 22°C (WINTER)/23.5°C (SUMMER) AND MAXIMUM RELATIVE HUMIDITY OF 60%. IF RELATIVE HUMIDITY REACHES A SETPOINT HIGHER THAN 60%, THE FAN COIL UNIT SHALL OPERATE AT LOW SPEED UNTIL RELATIVE HUMIDITY DROPS TO 50%RH. DURING UNOCCUPIED MODE, THERMOSTAT SHALL MAINTAIN A MINIMUM OF 15°C AND A MAXIMUM OF 28.5°C. BUSINESS CENTER SHALL BE AT 23.5°C. BASE BUILDING CONTROLS CONTRACTOR TO PROVIDE ALL LOW VOLTAGE CONTROL WIRING.</p> <p>8. PROVIDE TEMPERATURE SENSOR ON DISCHARGE AIR DUCT AND WIRE READING TO BMS.</p> <p>9. PROVIDE NEW BAS CONTROLLER ALONG WITH CONTROL HUB. COORDINATE WITH BASE BUILDING CONTROLS CONTRACTOR.</p> <p>10. ENSURE THAT ALL ACCESS AND CLEARANCE REQUIREMENTS ARE PROVIDED - COORDINATE WITH PROJECT MANAGER AND ALL OTHER TRADES. EXACT LOCATION OF FAN COIL UNIT, DUCTWORK, CONDENSATE DRAINAGE, AND PIPING SHALL BE DETERMINED ON SITE WITH NEW AND EXISTING SERVICES AND EXISTING STRUCTURAL.</p> <p>11. FILTER RACK SHALL BE SECURELY MOUNTED AT RETURN AIR SIDE OF FAN COIL UNIT. FRESH AIR DUCT TO BE INDIRECTLY TERMINATED AT FILTER LOCATION.</p> <p>12. FILTER FOR FAN COIL UNIT SHALL BE LIMITED TO NOMINAL SIZES LISTED BELOW:</p> <p>13. 31" x 10.5" x 1" FOR MODEL FHP-006</p>																											

DIFFUSER SCHEDULE			BASIS OF DESIGN: E.A.H. PRICE EQUAL IN: METALARE, NALOR, TITUS	
REF.	MODEL No.	DESCRIPTION	REMARKS	
A	SDCA	800MMX800MM SQUARE CONE DIFFUSER, STEEL CONSTRUCTION, FULLY ADJUSTABLE AIR PATTERN CONTROLLER, SUITABLE FOR 1" BAR OR DRYWALL MOUNTING, C/M VALVE DAMPER AT DIFFUSER NECK	B12 WHITE POWDER COAT FINISH	
B	530	45° DEFLECTION TRANSFER AIR GRILLE - WALL/CEILING MOUNTED, FIXED LOUVERS, 3/4" BLADE SPACING, FRONT BLADES PARALLEL TO LONG DIMENSION, SUITABLE FOR DRYWALL MOUNTING.	B12 WHITE POWDER COAT FINISH	

FAN COIL UNITS CONTROL SEQUENCES	
GENERAL 1. OFFICE SPACE TEMPERATURE SENSORS SHALL MAINTAIN TEMPERATURE SETPOINTS AND SHALL BE CONTROLLED BY THE BAS SYSTEM. THE ZONE SENSOR SHALL BE ACCURATE TO WITHIN 0.5°C. THE TEMPERATURE SENSOR SHALL BE PRODUCT OF THE BASE BUILDING CONTROLS CONTRACTOR AND DESIGNED SPECIFICALLY FOR THE ACTIVATED CONTROL. THE ZONE SENSOR SHALL HAVE THE FOLLOWING FEATURES: A. ZONE SETPOINT ADJUSTMENT B. NIGHT SETBACK TEMPERATURE OVERRIDE BUTTON TO PROVIDE OCCUPIED CONDITIONS DURING UNOCCUPIED TIMES. C. NIGHT SETBACK OVERRIDE CANCEL BUTTON TO END THE OVERRIDE CONDITION. D. HUMIDITY SENSOR. 2. ALL TEMPERATURE SETTINGS, TIME DELAYS AND PERCENTAGE VALUES USED IN THE FOLLOWING SEQUENCES ARE ADJUSTABLE BY THE SYSTEM OPERATORS. 3. TIME DELAYS ON THE DIGITAL OUTPUTS SHALL PREVENT THE EQUIPMENT FROM SHORT CYCLING. 4. ON CALL FOR HEATING, HEATING CONTROL VALVE SERVING WALL-FIN HEATER SHALL MODULATE TO MAINTAIN ROOM TEMPERATURE SETPOINT, AND CHILLED WATER CONTROL VALVE ON FAN COIL UNITS SERVING PERIMETER ZONES SHALL BE LOCKED OUT. 5. ALARMS ARE FORWARDED TO THE FRONT END PC. SYSTEM START/STOP 1. OCCUPIED AND UNOCCUPIED MODES WILL BE DEFINED BY A TIME OF DAY SCHEDULE AND OCCUPANCY STATUS. 2. DURING THE OCCUPIED MODE THE FAN COIL UNIT WILL BE ENABLED AND FAN SHALL OPERATE IN MEDIUM SPEED. THE BAS SHALL MODULATE THE CHILLED WATER CONTROL VALVE, AND PERIMETER HEATING VALVE (IF APPLICABLE) TO MAINTAIN SPACE TEMPERATURE SETPOINT. 3. DURING THE UNOCCUPIED MODE THE FAN COIL UNIT SHALL BE OFF. SHUT-OFF FAN COIL UNIT SHALL BE 5 MINUTES DELAY UNDER UNOCCUPIED MODE. 4. DURING OCCUPIED PERIODS, THE FAN COIL UNIT WILL OPERATE CONTINUOUSLY. WHEN THE SPACE TEMPERATURE IS BELOW THE UNOCCUPIED HEATING SETPOINT OR ABOVE THE UNOCCUPIED COOLING SETPOINT, THE HEATING (PERIMETER WALL-FIN) OR COOLING (FAN COIL) CONTROL VALVE WILL BE ENABLED AND THE CONTROLLER WILL SEND A REQUEST. THE CONTROL VALVE WILL OPERATE UNTIL THE SPACE TEMPERATURE HAS RISEN 2°C ABOVE THE UNOCCUPIED HEATING SETPOINT OR DROPPED 2°C BELOW THE UNOCCUPIED COOLING SETPOINT AND A 20 MINUTE MINIMUM RUN TIME HAS EXPIRED. SETPOINT AND CONTROL 1. SPACE TEMPERATURE SETPOINTS WILL BE SET TO: (i) 22°C HEATING AND 24.0°C COOLING IN THE OCCUPIED MODE. (ii) 22°C HEATING IN MORNING WAKE-UP MODE. (iii) 15°C HEATING AND 28.5°C COOLING IN THE UNOCCUPIED MODE. FAN SPEED FAN COIL UNITS SHALL BE PROVIDED WITH 3-SPEED (LOW, MEDIUM, AND HIGH) FAN WITH RELAY, TRANSFORMER AND ECM MOTOR. 1. FAN TURNS TO HIGH SPEED WHEN SPACE TEMPERATURE IS ABOVE SETPOINT AND REQUIRES DEMONSTRATION.	
2. FAN TURNS TO MEDIUM SPEED WHEN SPACE IS OCCUPIED TO MAINTAIN SETPOINT AND MAXIMUM RELATIVE HUMIDITY OF 60%RH. 3. FAN TURNS TO LOW SPEED WHEN SPACE IS UNOCCUPIED OR HIGH HUMIDITY. IF RELATIVE HUMIDITY REACHES A SETPOINT HIGHER THAN 60%, THE FAN COIL UNIT SHALL OPERATE AT LOW SPEED UNTIL RELATIVE HUMIDITY DROPS TO 50%RH. ALARMS AN ALARM SHALL BE ACTIVATED WHEN: 1. THE SPACE TEMPERATURE IS 4°C BELOW SETPOINT (10 MINUTE TIME DELAY). 2. THE SPACE TEMPERATURE IS 2°C ABOVE SETPOINT (10 MINUTE TIME DELAY). 3. THE SPACE TEMPERATURE DROPS BELOW 10°C. TRENDS THE FOLLOWING POINTS WILL BE TRENDED: 1. ALL INPUTS, OUTPUTS AND USER ADJUSTABLE SETPOINTS. PERIMETER HEATING GENERAL 1. ALL TEMPERATURE SETTING, TIME DELAYS AND PERCENTAGE VALUES USED IN THE FOLLOWING SEQUENCES ARE ADJUSTABLE BY THE SYSTEM OPERATORS. 2. HEATING REQUESTS SHALL BE SENT TO THE HEATING SYSTEM. A HEATING REQUEST WILL BE GENERATED WHEN THE HEATING VALVE IS MORE THAN BOX OPEN. 3. ALL DIGITAL OUTPUTS ARE EQUIPPED WITH ON/OFF TIME DELAYS TO PREVENT SHORT CYCLING. 4. ALL ALARMS WILL BE FORWARDED TO THE OPERATOR WORKSTATION. 5. ON CALL FOR HEATING, HEATING CONTROL VALVE SERVING WALL-FIN HEATER SHALL MODULATE TO MAINTAIN ROOM TEMPERATURE SETPOINT, AND CHILLED WATER CONTROL VALVE ON FAN COIL UNITS SERVING PERIMETER ZONES SHALL BE LOCKED OUT. ALARMS AN ALARM SHALL BE ACTIVATED WHEN: 1. ROOM TEMPERATURE DROPS 1°C BELOW SETPOINT (10 MINUTE DELAY). 2. ROOM TEMPERATURE IS ABOVE 31°C. 3. ROOM TEMPERATURE IS BELOW 10°C. TRENDS THE FOLLOWING POINTS WILL BE TRENDED: 1. ALL INPUTS, OUTPUTS AND USER ADJUSTABLE SETPOINTS. NOTE: 1. CONTROLS SHALL BE SUITABLE FOR BASE BUILDING SYSTEM AND SHALL BE COMPLETED BY OWNER'S APPROVED CONTROLS CONTRACTOR. 2. PROVIDE ALL CONTROL DEVICES AND WIRING FOR A PROPER AND FUNCTIONAL CONTROLS SYSTEM. 3. CONTROLS CONTRACTOR SHALL PROVIDE ALL LOW-VOLTAGE WIRING. 4. COORDINATE WITH PROJECT MANAGER AND ELECTRICAL CONTRACTOR.	

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY AIR DUCT UP
	SUPPLY AIR DUCT DOWN
	RETURN/EXHAUST AIR DUCT UP
	RETURN/EXHAUST AIR DUCT DOWN
	TYPE 'A' SQUARE CONE DIFFUSER NECK SIZE AIR QUANTITY (CFM)
	NEW TYPE 'C' RETURN AIR GRILLE
	NEW SLOT SUPPLY/RETURN AIR DIFFUSER TYPE 'B'
	NEW SUPPLY AIR DUCTWORK
	ACOUSTICALLY LINED DUCTWORK
	EXISTING DUCTWORK TO REMAIN
	EXISTING DUCTWORK / EQUIPMENT TO BE REMOVED
	FLEXIBLE DUCT COMPLETE WITH SPIN-ON
	CONNECT TO EXISTING
	NEW CO2 SENSOR
	EQUIPMENT DESIGNATION
	BALANCING DAMPER
	FIRE DAMPER
	EXISTING TEMPERATURE SENSOR
	NEW TEMPERATURE SENSOR
	EXISTING/NEW DOMESTIC COLD WATER
	EXISTING/NEW DOMESTIC HOT WATER
	EXISTING/NEW DOMESTIC REC. HOT WATER
	SANITARY PIPE BELOW GRADE, BURIED
	SANITARY ABOVE GRADE
	SANITARY VENT
	CONDENSATE DRAIN
	EXISTING HEATING SUPPLY/RETURN
	NEW HEATING SUPPLY/RETURN
	NEW FIRE LINE
	GATE VALVE
	DRAWING NOTES
	FLOOR DRAIN
	EXISTING DIFFUSER TO BE REMOVED
	EXISTING/NEW FIRE HOSE CABINET
	EXISTING CHILLED WATER SUPPLY/RETURN
	NEW CHILLED WATER SUPPLY/RETURN
	CLEAN OUT
	PIPE UP, PIPE DOWN
	TRAP
	FIRE EXTINGUISHER
	NEW CONCEALED SPRINKLER HEAD
	NEW SEMI-RECESSED SPRINKLER HEAD
	REMOVE EXISTING SPRINKLER HEAD
	EXISTING SPRINKLER HEAD TO REMAIN
	A-SIZE OF DIFFUSER/GRILLE/REGISTER B-AIR QUANTITY (CFM) C-TYPE OF DIFFUSER/GRILLE/REGISTER
	A-SIZE OF VAV BOX B-MIN AIR QUANTITY (CFM) C-MAX AIR QUANTITY (CFM)
	RELOCATE

DRAWING LIST		
NO.	DESCRIPTION	SCALE
M-100	MECHANICAL LEGEND, SCHEDULE & DRAWING LIST	N.T.S
M-101	SCHEMATIC DIAGRAM AND DETAILS	N.T.S.
M-200	PARTIAL GROUND FLOOR (AGORA) - HVAC PLAN	1:100
M-201	PARTIAL GROUND FLOOR (AGORA) - PLUMBING & FIRE PROTECTION PLAN	1:100
M-202	PARTIAL GROUND FLOOR (PUBLIC COUNTER & GREAT HALL) - MECHANICAL DEMOLITION LAYOUT	1:100
M-203	PARTIAL GROUND FLOOR (PUBLIC COUNTER & GREAT HALL) - MECHANICAL NEW LAYOUT	1:100

ACCESS PANEL	
MFAB MOW SERIES DRYWALL BEAD ACCESS PANEL. MOW SERIES 16 GAGE SATIN COAT STEEL DOOR AND 16 GAGE SATIN COAT STEEL FRAME. GALVANIZED DRYWALL TAPPING BEAD.	

SUBMISSION	DATE	DESCRIPTION
4	03-14-2024	ISSUED FOR CONSTRUCTION
3	11-17-2023	ISSUED FOR TENDER
2	09-25-2023	ISSUED FOR 95% REVIEW
1	08-29-2023	ISSUED FOR 60% REVIEW

G.Bruce Stratton Architects
217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY +
Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905.475.3138
Fax: 866.853.3732
email: engineering@gpyengineering.com

York Region

PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE: JUNE 2023

PROJECT:

TENDER #

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

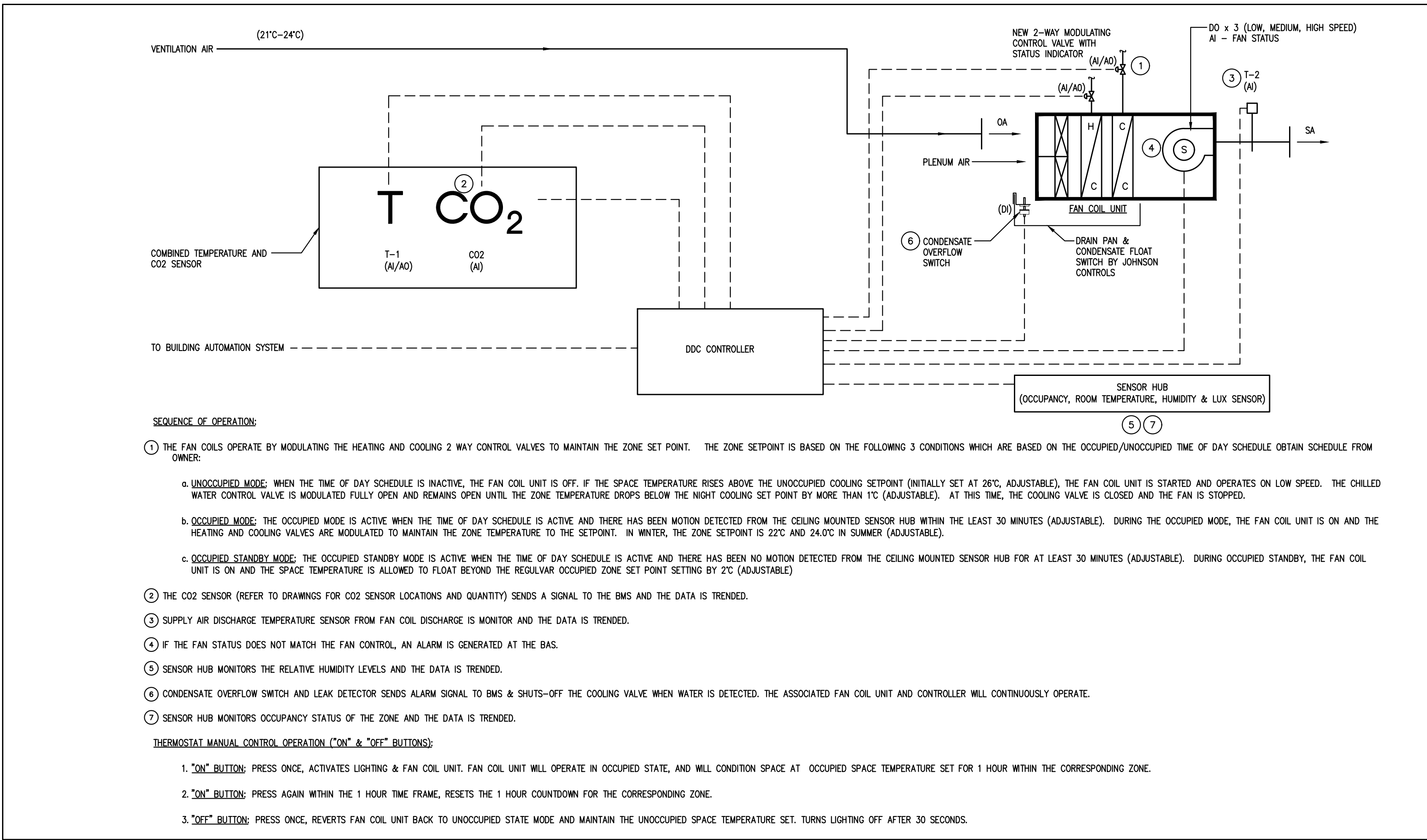
SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

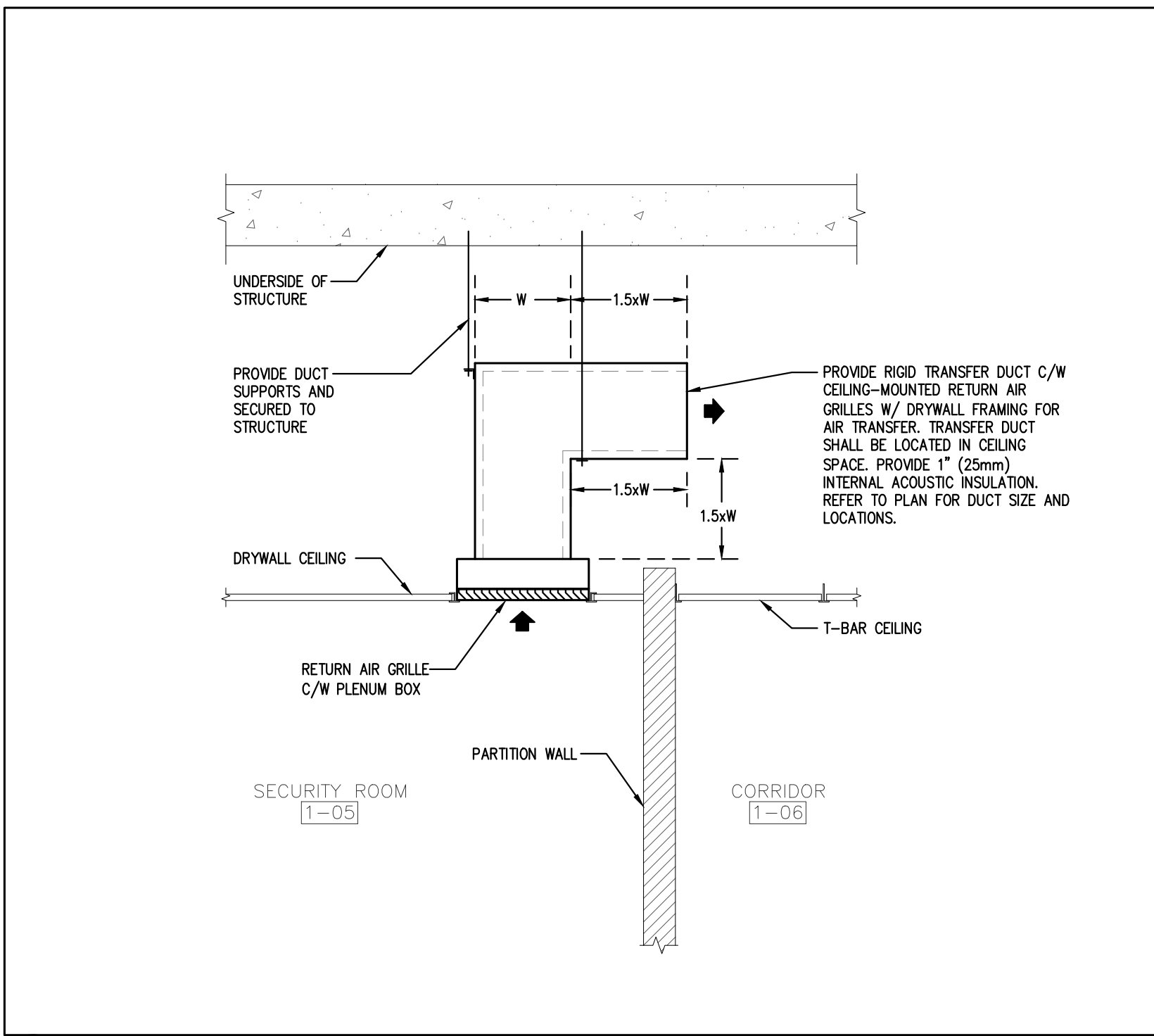
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE: MECHANICAL LEGEND, SCHEDULES AND DRAWING LIST

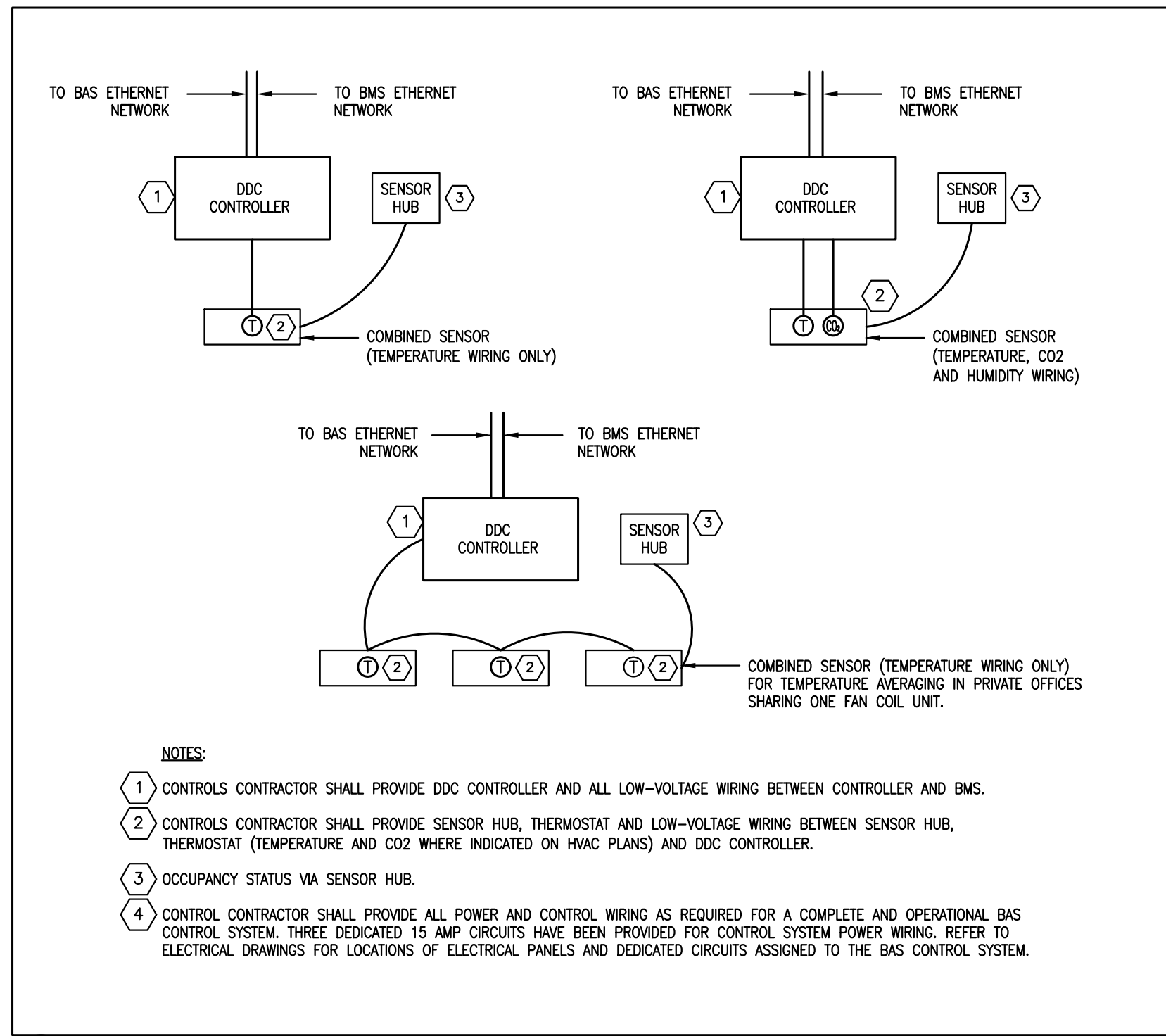
SHEET NUMBER: M100



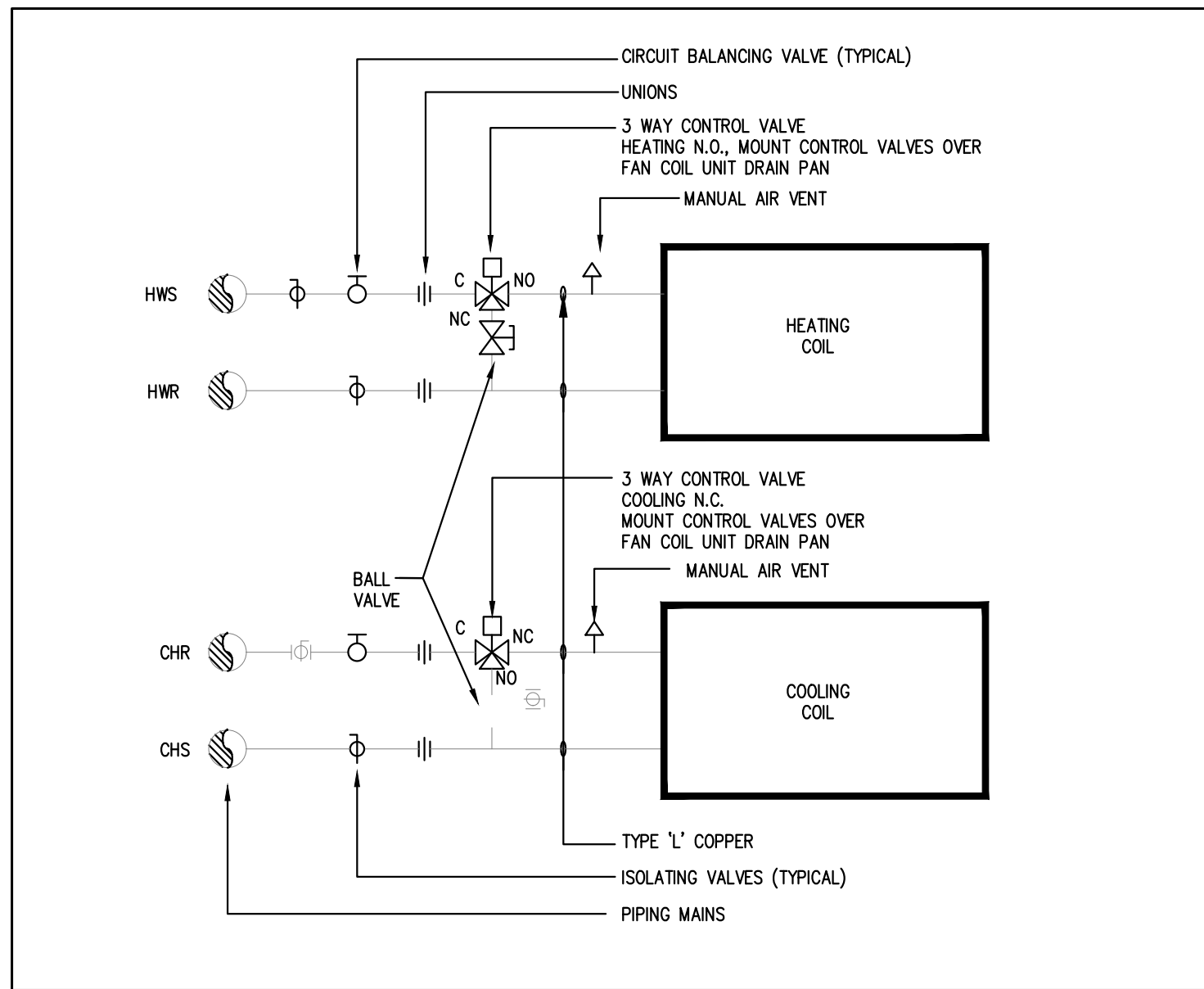
7 FAN COIL UNITS WITH COOLING/ HEATING & CO2 SENSOR (INTERIOR ZONES)
M-101 SCALE: N.T.S.



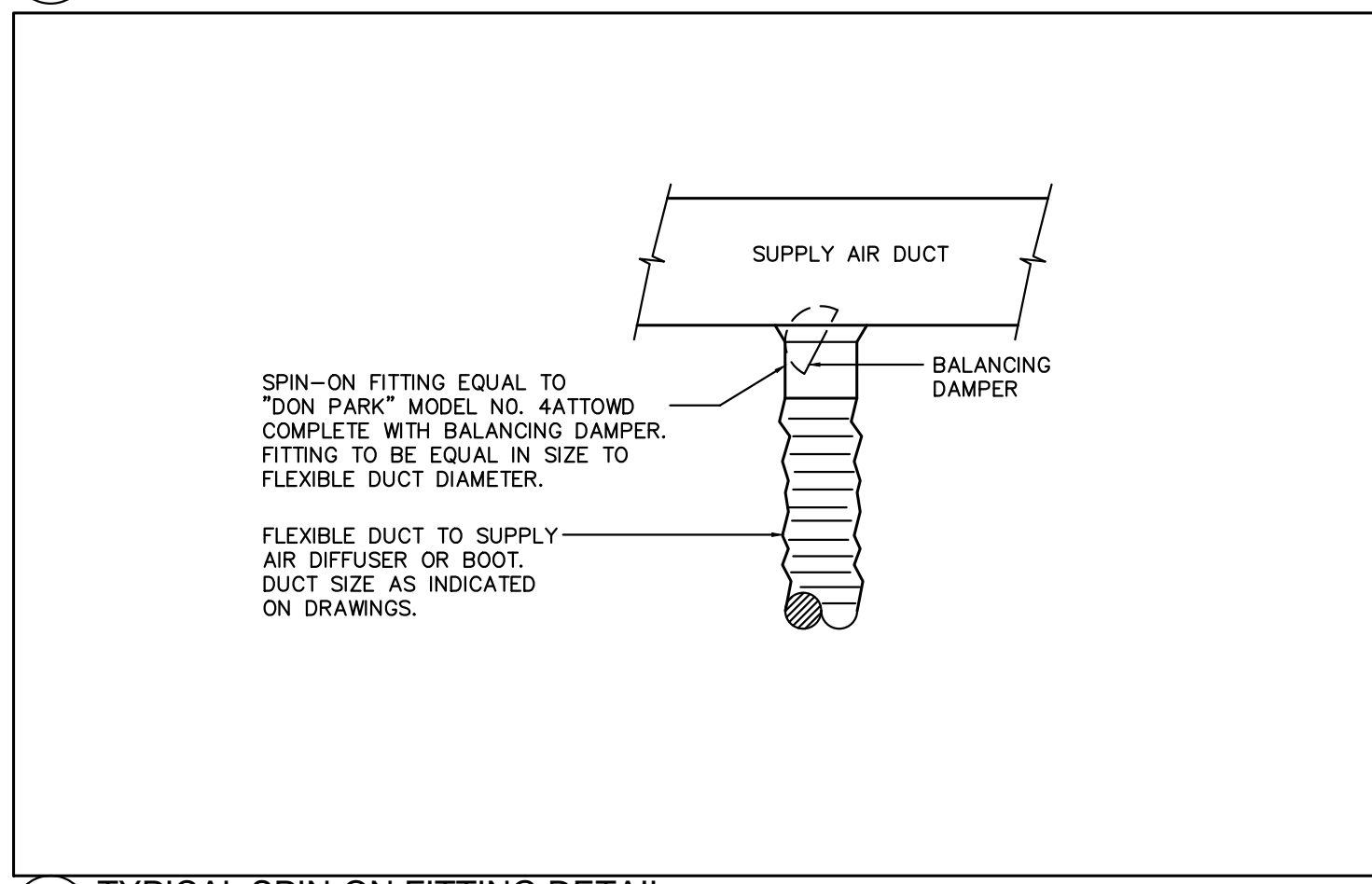
9 CEILING-MOUNTED RETURN GRILLE WITH TRANSFER AIR DUCT DETAIL
M-101 SCALE: N.T.S.



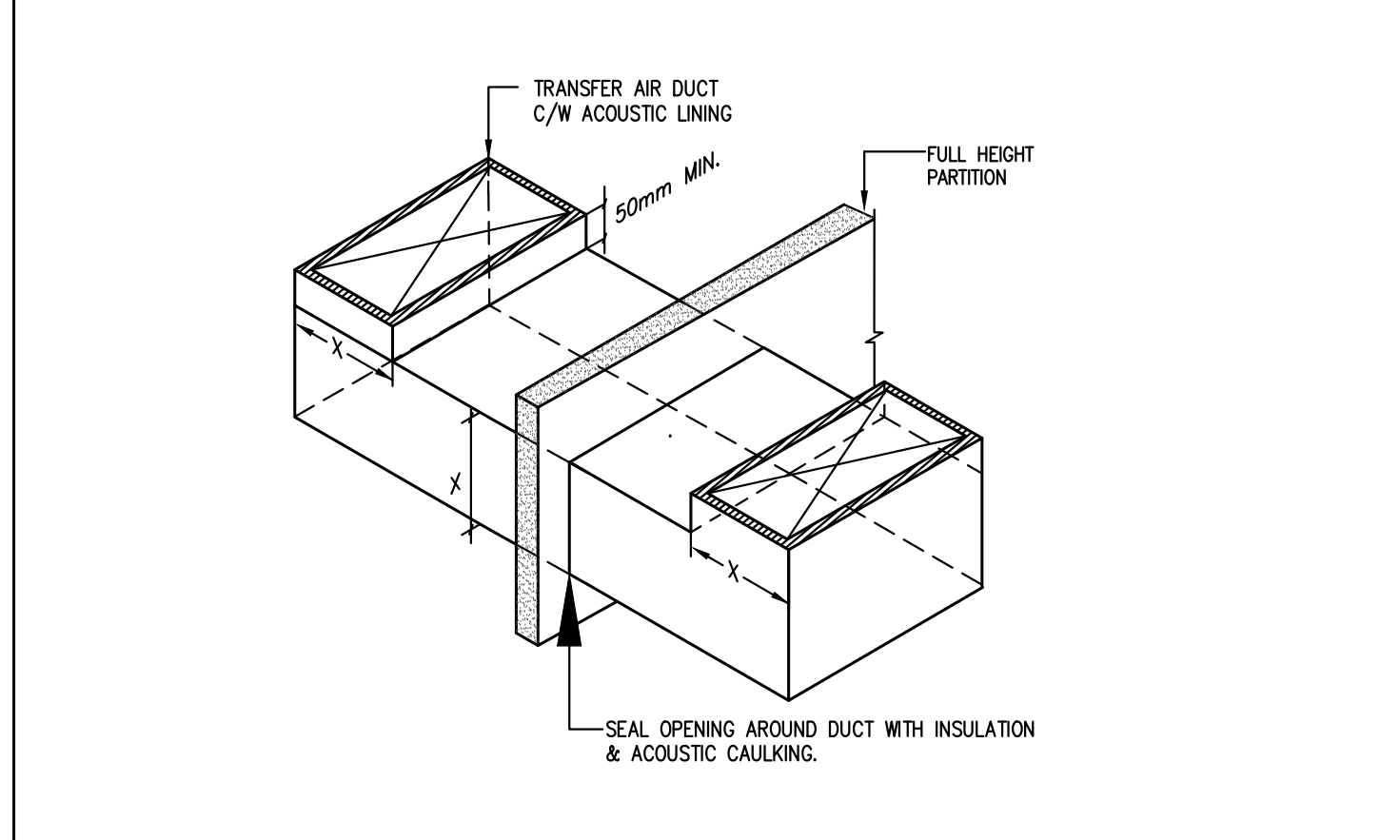
8 CONTROL (LOW VOLTAGE AND POWER) WIRING
M-101 SCALE: N.T.S.



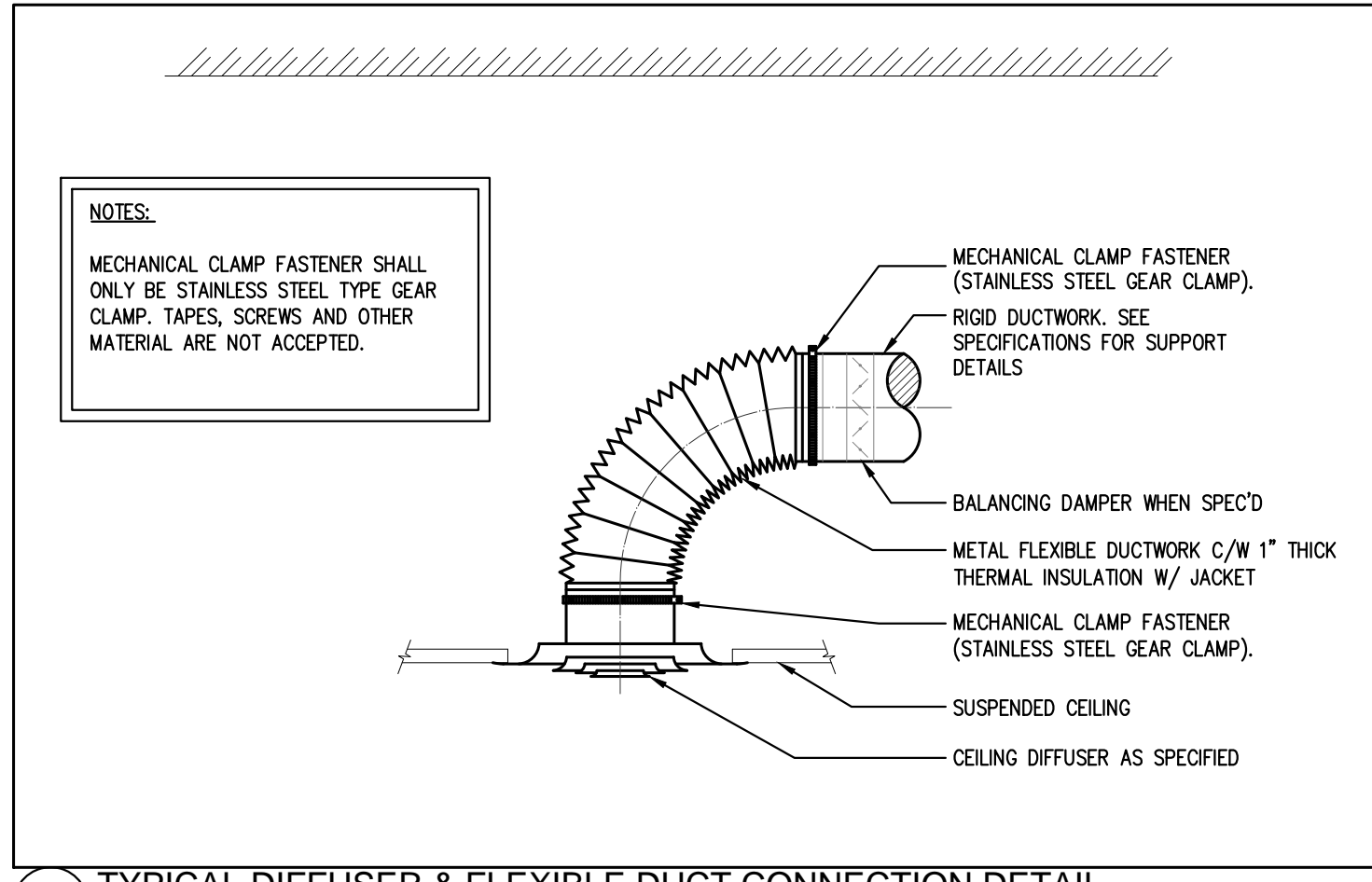
3 PIPING SCHEMATIC FOR 4 PIPE FAN COIL UNIT
M-101 SCALE: N.T.S.



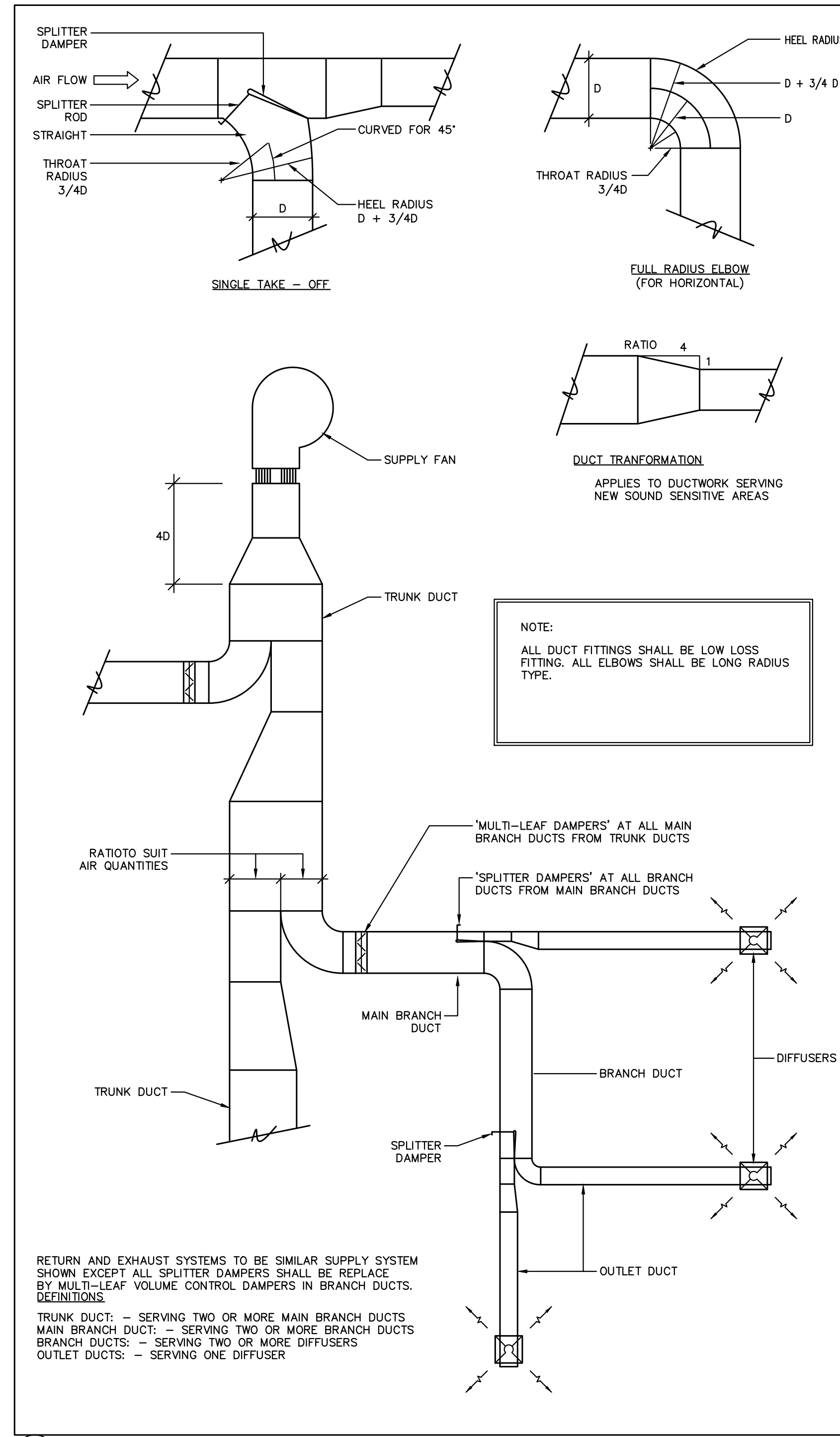
4 TYPICAL SPIN-ON FITTING DETAIL
M-101 SCALE: N.T.S.



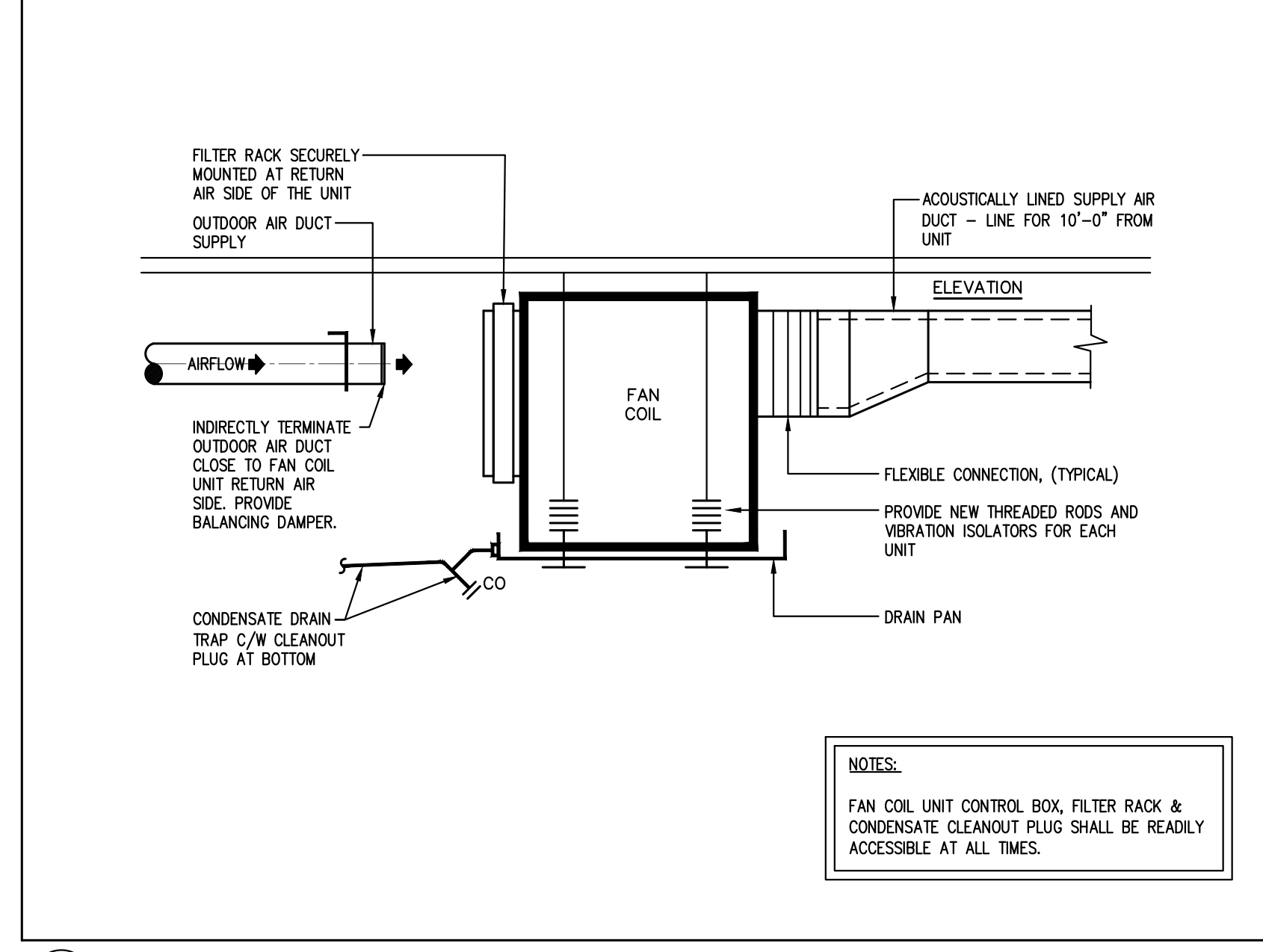
5 ACOUSTIC TRANSFER AIR DUCT INSTALLATION DETAIL
M-101 SCALE: N.T.S.



6 TYPICAL DIFFUSER & FLEXIBLE DUCT CONNECTION DETAIL
M-101 SCALE: N.T.S.



1 DUCTWORK FITTINGS AND BALANCING DAMPER DETAILS
M-101 SCALE: N.T.S.



2 HORIZONTAL FAN COIL UNIT DETAIL
M-101 SCALE: N.T.S.

SUBMISSION	DATE	DESCRIPTION
4	03-14-2024	ISSUED FOR CONSTRUCTION
3	11-17-2023	ISSUED FOR TENDER
2	09-25-2023	ISSUED FOR 95% REVIEW
1	08-29-2023	ISSUED FOR 60% REVIEW

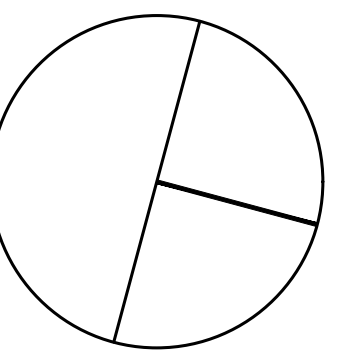
G. Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY +
Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905 475 3138
Fax: 866 853 3732
email: engineering@gpyengineering.com



York Region PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE: JUNE 2023

PROJECT:

TENDER #

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

SCHEMATIC DIAGRAM AND
DETAILS

SHEET NUMBER:

M101



1. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF THE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REFERRED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
3. CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING MECHANICAL AND ELECTRICAL SERVICES.
4. WHERE DUCTWORK, PIPING AND EQUIPMENT IS IDENTIFIED TO BE REMOVED, REMOVE ALL ASSOCIATED DUCT/PIPE HANDRAILS, VALVES, PUMPS, ETC.
5. PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DUCTWORK (LEGATE TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORK).
6. ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIREMENT MAINTENANCE IS ACCESSIBLE, REMOVE ANY OBSTRUCTIONS TO THE PROJECT MANAGER AND ENGINEER, PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
7. ALL REDUNDANT AND OBSOLETE EQUIPMENT IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
8. COORDINATE WITH CONTROLS CONTRACTOR FOR SAFETY AND CAREFULLY REMOVING MOTORS, CONTROLS, AND FAN BELT DRIVERS. REMOVE ALL EXISTING CONTROLS, MOTORS, CONTROLS, AND FAN BELT DRIVERS. COORDINATE WITH CONTROLS CONTRACTOR TO TURN OVER CONTROLS, AND FAN SPEED CONTROLLER TO OWNER FOR SPARE PARTS.

- ① EXISTING FLOOR-WOUND WATER COIL UNIT TO REMAIN. (TYPICAL)
- ② EXISTING TEMPERATURE SENSOR C/W ASSOCIATED CONTROL WIRING TO REMAIN. (TYPICAL)
- ③ EXISTING DELTA BAS CONTROLLER IN CEILING SPACE TO REMAIN. (TYPICAL)
- ④ EXISTING MAIN CHILLED WATER SUPPLY & RETURN PIPING AND MAIN HEATING WATER SUPPLY & RETURN PIPING IN CEILING SPACE OF THE FLOOR TO REMAIN. (TYPICAL)
- ⑤ EXISTING OUTDOOR AIR SUPPLY DUCTWORK FOR SECOND FLOOR FLOOR-WOUND WATER COIL UNITS TO REMAIN.
- ⑥ EXISTING SUPPLY AIR DIFFUSER TO BE REMOVED. CUT BACK EXISTING DUCTWORK CONNECTION IN CEILING SPACE AND CAP. ALLOW FOR PATCHING AND MAKE GOOD OF EXISTING DRYWALL CEILING. (TYPICAL)
- ⑦ EXISTING EXHAUST AIR DUCTWORK C/W GRILLES TO REMAIN.
- ⑧ EXISTING MAKE-UP AIR DUCTWORK TO BE REMAIN.
- ⑨ EXISTING SANITARY EXHAUST DUCTWORK TO REMAIN. (TYPICAL)
- ⑩ EXISTING KITCHEN EXHAUST HOOD C/W ASSOCIATED DUCTWORK TO REMAIN.
- ⑪ EXISTING WALL MOUNTED A/H UNIT C/W ASSOCIATED REFRIGERANT LINES AND OUTDOOR CONDENSING UNIT TO REMAIN.
- ⑫ EXISTING SUPPLY AIR DIFFUSER TO REMAIN. (TYPICAL)
- ⑬ REMOVE AND RELOCATE EXISTING TEMPERATURE SENSORS AS SHOWN. MODIFY / EXTEND ASSOCIATED CONTROL WIRING AS REQUIRED. PROVIDE NEW MOLDO OVER CONTROL WIRING TO CONCEAL WIRING FROM CEILING PREGRETSATION TO SENSOR LOCATION. ALLOW FOR PATCHING AND MAKE GOOD OF EXISTING DRYWALL CEILING. (TYPICAL)

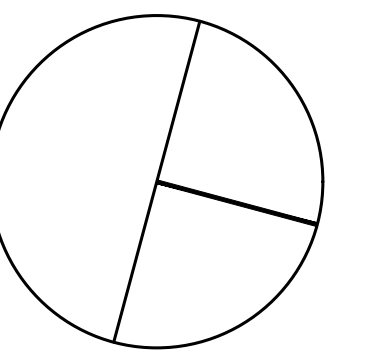
SUBMISSION	DATE	DESCRIPTION
4	03-14-2024	ISSUED FOR CONSTRUCTION
3	11-17-2023	ISSUED FOR TENDER
2	09-25-2023	ISSUED FOR 95% REVIEW
1	08-29-2023	ISSUED FOR 60% REVIEW

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY +
Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905 475 3138
Fax: 866 853 3732
email: engineering@gpyengineering.com



York Region
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE:	JUNE 2023
------------	-----------

PROJECT:

TENDER #

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

PARTIAL GROUND FLOOR
(AGORA) – HVAC PLAN

SHEET NUMBER:

M200



GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF THE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REFERRED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
3. CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING & NEW MECHANICAL, STRUCTURAL AND ELECTRICAL SERVICES.
4. CONTRACTOR IS RESPONSIBLE TO MAKE SITE MEASUREMENTS AND TO ENSURE THAT ALL CLEARANCES AND ACCESS NECESSARY ARE PROVIDED.
5. MECHANICAL CONTRACTOR SHALL ARRANGE WORK IN SUCH WAY THAT OTHER SERVICES ARE NOT DISRUPTED.
6. PROVIDE ALL NECESSARY SYSTEM SHUTDOWN, DRAIN DOWN OR LOCAL PIPE FREEZING AS REQUIRED.
7. SPRINKLER CONTRACTOR SHALL DRAIN DOWN AND FILL-UP THE SPRINKLER SYSTEM WITHIN THE HOURS OF 7:00AM TO 3:00PM ONLY. YORK REGION OPERATOR TEAM MUST BE PRESENT DURING THE DRAINING DOWN AND FILLING-UP OF THE SPRINKLER SYSTEM WITHIN THE AREA OF WORK.
8. PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DRYWALL CEILING TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORKS.
9. ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIRING MAINTENANCE IS ACCESSIBLE. REPORT ANY OBSTRUCTIONS TO THE PROJECT MANAGER AND ENGINEER, PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
10. ALL REDUNDANT AND OBSOLETE OPENINGS IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
11. MECHANICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
12. ALL SPRINKLER WORK SHALL BE DONE AS PER NFPA 13.

DRAWING NOTES

- ① EXISTING SPRINKLER HEAD TO REMAIN. (TYPICAL)
- ② EXISTING FIRE HOSE CABINET C/W 22 METER LONG FIRE HOSE TO REMAIN. (TYPICAL)
- ③ EXISTING SPRINKLER HEAD TO BE REMOVED. CAP ASSOCIATED SPRINKLER FEED PIPE AS REQUIRED. (TYPICAL)
- ④ EXISTING SINK C/W ASSOCIATED FAUCET, PLUMBING LINES & SANITARY VENT PIPING TO REMAIN. (TYPICAL)
- ⑤ EXISTING GREASE INTERCEPTOR C/W ASSOCIATED PIPING TO REMAIN.
- ⑥ EXISTING JANITOR'S SINK C/W ASSOCIATED FAUCET, PLUMBING LINES & SANITARY VENT PIPING TO REMAIN.
- ⑦ REMOVE EXISTING FLOOR DRAIN C/W FLOOR FLANGE. CUT BACK ASSOCIATED SANITARY DRAIN PIPING AND CAP AT CORE ON FLOOR BELOW. PROVIDE AN ALLOWANCE FOR PATCHING AND MAKE GOOD OF EXISTING FLOOR OPENING AS REQUIRED. (TYPICAL).
- ⑧ EXISTING DOMESTIC HOT & COLD WATER, HOT WATER RE-CIRC & SANITARY VENT PIPING IN CEILING SPACE TO REMAIN. (TYPICAL)
- ⑨ EXISTING SANITARY DRAIN PIPING ON FLOOR BELOW TO REMAIN. (TYPICAL).
- ⑩ REMOVE EXISTING PLUMBING SERVICES SERVING FIXTURE. CUT PIPES BACK IN CEILING SPACE AND CAP AT MAIN CONNECTION. (TYPICAL).
- ⑪ EXISTING DOMESTIC HOT & COLD WATER, HOT WATER RE-CIRC & SANITARY VENT PIPING RISERS TO REMAIN.
- ⑫ EXISTING SANITARY DRAIN PIPING RISER TO REMAIN.

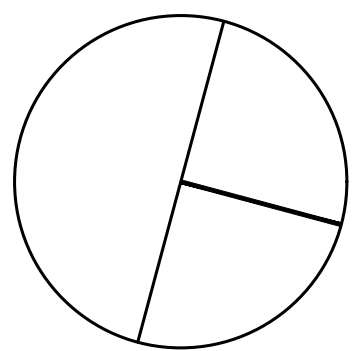
G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY +
Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905 475 3138
Fax: 866 853 3732
email: engineering
@gpyengineering.com



PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE: JUNE 2023

PROJECT:

TENDER #

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

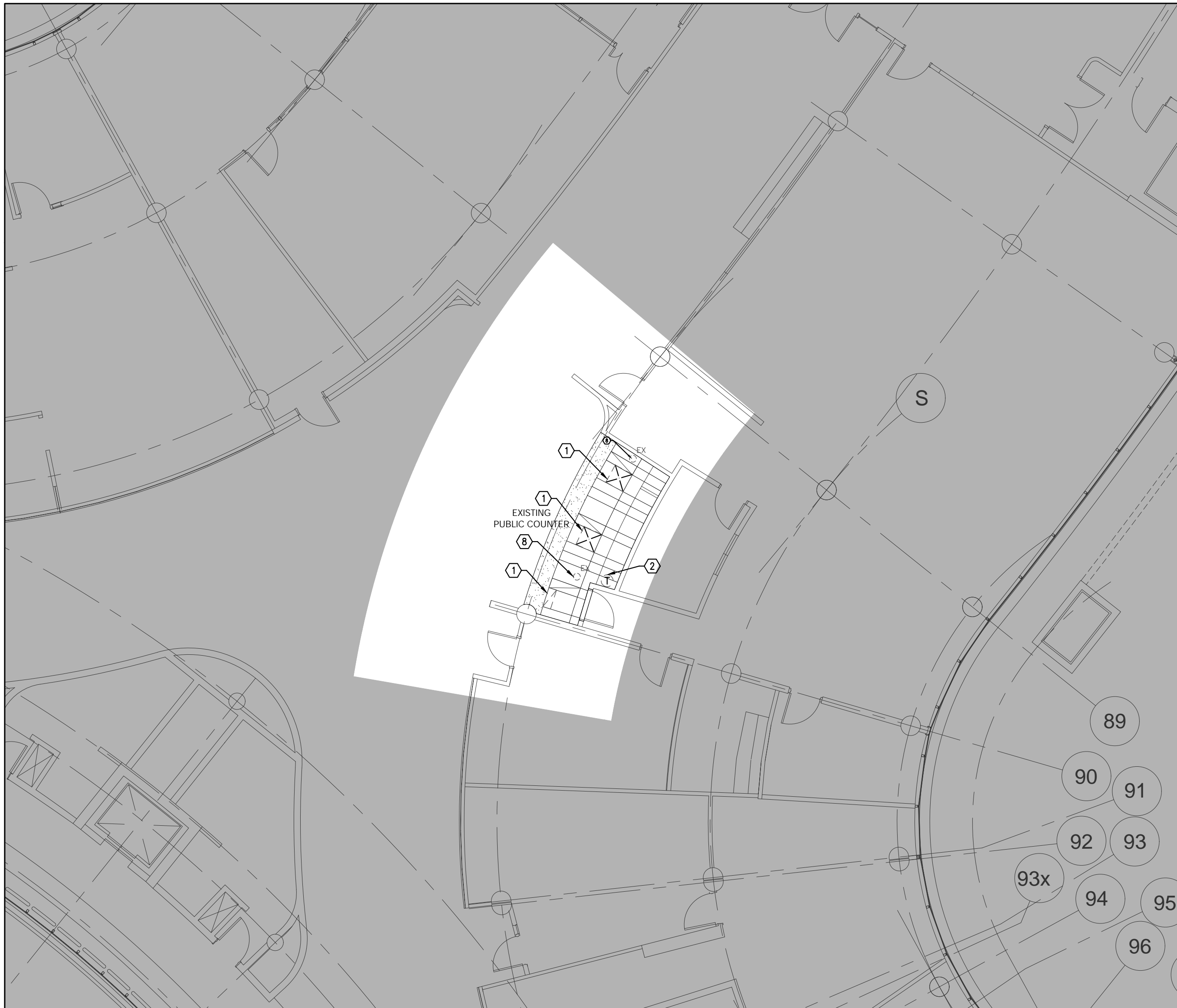
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

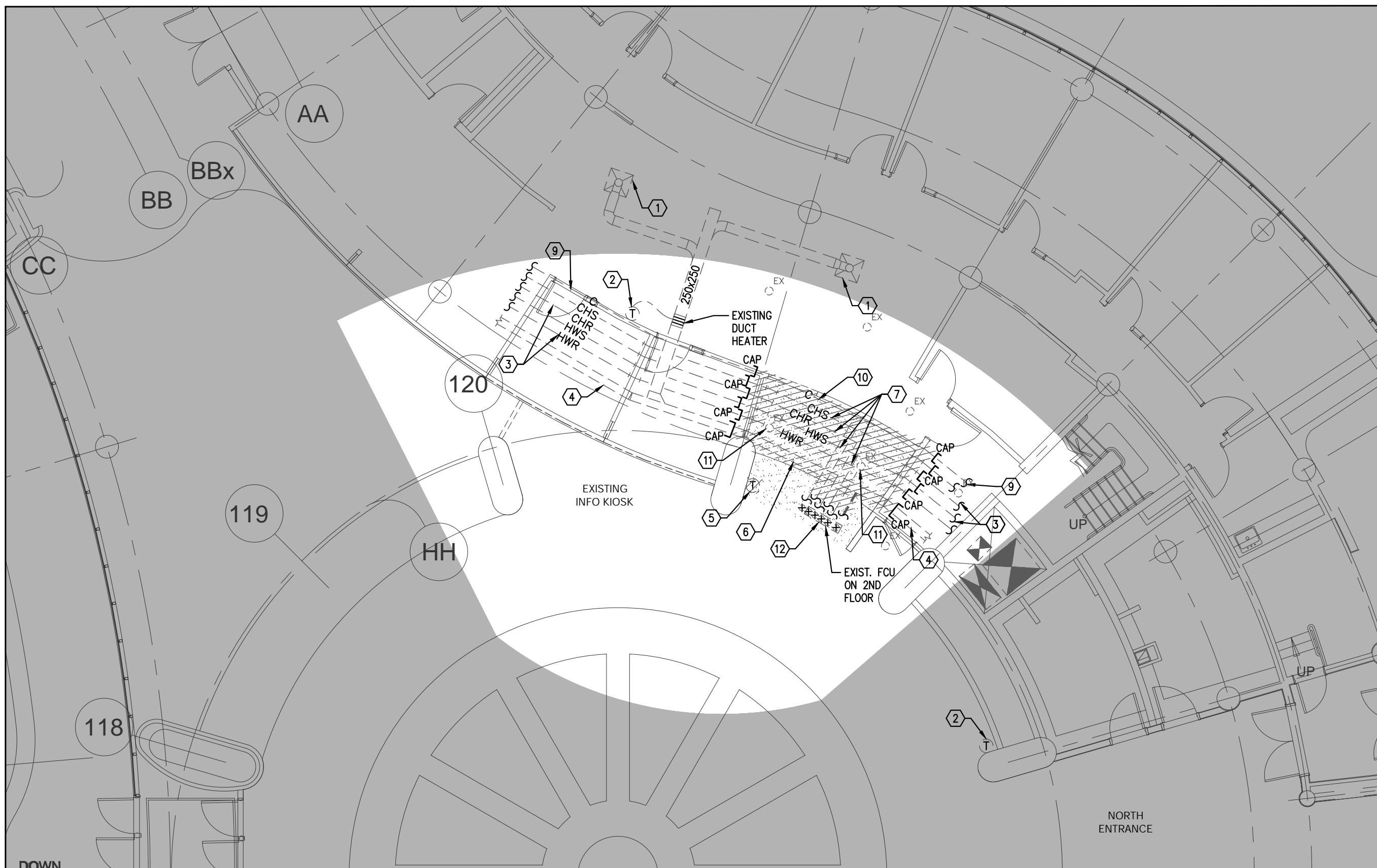
PARTIAL GROUND FLOOR
(AGORA) – PLUMBING & FIRE
PROTECTION PLAN

SHEET NUMBER:

M201



1 PARTIAL GROUND FLOOR 'PUBLIC COUNTER' - MECHANICAL DEMOLITION PLAN
SCALE: 1:100



2 PARTIAL GROUND FLOOR 'GREAT HALL' - MECHANICAL DEMOLITION PLAN
SCALE: 1:100

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF THE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REFERRED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
3. CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING MECHANICAL AND ELECTRICAL SERVICES.
4. WHERE DUCTWORK, PIPING AND EQUIPMENT IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED DUCT/PIPE HANGERS, VALVES, DAMPERS, ETC.
5. CONTRACTOR IS RESPONSIBLE TO MAKE SITE MEASUREMENTS AND TO ENSURE THAT ALL CLEARANCES AND ACCESS NECESSARY ARE PROVIDED.
6. MECHANICAL CONTRACTOR SHALL ARRANGE WORK IN SUCH WAY THAT OTHER SERVICES ARE NOT DISRUPTED.
7. PROVIDE ALL NECESSARY SYSTEM SHUTDOWN, DRAIN DOWN OR LOCAL PIPE FREEZING AS REQUIRED.
8. SPRINKLER CONTRACTOR SHALL DRAIN DOWN AND FILL-UP THE SPRINKLER SYSTEM WITHIN THE HOURS OF 7:00AM TO 3:00PM ONLY. YORK REGION OPERATOR TEAM MUST BE PRESENT DURING THE DRAINING DOWN AND FILLING-UP OF THE SPRINKLER SYSTEM WITHIN THE AREA OF WORK.
9. PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DRYWALL CEILING TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORKS.
10. ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIRING MAINTENANCE IS ACCESSIBLE. REPORT ANY OBSTRUCTIONS TO THE PROJECT MANAGER AND ENGINEER, PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
11. ALL REDUNDANT AND OBSOLETE OPENINGS IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
12. CONTROLS CONTRACTOR SHALL SAFELY AND CAREFULLY REMOVE EXISTING SPACE TEMPERATURE SENSORS AND RETURN TO OWNER FOR SPACE PARTS. REMOVAL OF SPACE TEMPERATURE SENSORS SHALL BE DONE BY CONTROLS CONTRACTOR ONLY, NOT BY ANY OTHER TRADERS. ALL OTHER EXISTING CONTROLS (CONTROLLERS, CONTROL VALVES, ETC) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
13. INSTALLATION HEIGHT OF TEMPERATURE SENSORS SHALL BE 4'-0". EXACT LOCATION TO BE COORDINATED ON SITE WITH THE ARCHITECT. (TYPICAL FOR ALL)
14. MECHANICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
15. ALL SPRINKLER WORK SHALL BE DONE AS PER NFPA 13.
16. ALL SPRINKLER HEAD CONNECTIONS SHALL BE HARD PIPED. FLEXIBLE PIPING CONNECTION IS NOT ACCEPTABLE.

DRAWING NOTES

1. EXISTING SUPPLY AIR DIFFUSER/ RETURN AIR GRILLES TO REMAIN. (TYPICAL)
2. EXISTING TEMPERATURE SENSOR TO REMAIN. (TYPICAL)
3. EXISTING CHILLED WATER SUPPLY/ RETURN & HEATING WATER SUPPLY/ RETURN IN CEILING SPACE TO REMAIN. (TYPICAL)
4. EXISTING FRESH AIR DUCTWORK IN CEILING SPACE TO REMAIN. (TYPICAL)
5. CONTRACTOR TO CHECK/ VERIFY IF EXISTING TEMPERATURE SENSOR IS OPERATIONAL, RELOCATE SENSOR TO NEW LOCATION AS SHOWN ON THE NEW LAYOUT (NOTE NO. 5/ M-202). IF NOT IN USE, REMOVE SENSOR & W/ CONTROL WIRING. PROVIDE AND ALLOWANCE FOR PATCHING/ REPAIR AND MAKE GOOD OF EXISTING WALL DUE TO REMOVAL OF EXISTING SENSOR.
6. MODIFY AND RE-ROUTE EXISTING FRESH AIR DUCTWORK IN CEILING SPACE TO ACCOMMODATE INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. REFER TO NEW LAYOUT FOR NEW ROUTING.
7. MODIFY & RE-ROUTE EXISTING CHILLED WATER SUPPLY/ RETURN & HEATING WATER SUPPLY/ RETURN IN CEILING SPACE TO ACCOMMODATE INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. REFER TO NEW LAYOUT FOR NEW ROUTING.
8. EXISTING SPRINKLER HEAD TO REMAIN. (TYPICAL)
9. EXISTING CONDENSATE DRAIN PIPING TO REMAIN. (TYPICAL)
10. MODIFY & RE-ROUTE EXISTING CONDENSATE DRAIN PIPING IN CEILING SPACE TO ACCOMMODATE INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. REFER TO NEW LAYOUT FOR NEW ROUTING.
11. EXISTING SPRINKLER HEAD TO REMAIN. PROVIDE AN ALLOWANCE FOR ALTERATION OF EXISTING SPRINKLER HEAD FEED PIPE TO SUIT INSTALLATION OF NEW FAN COIL UNIT. (TYPICAL OF 2)
12. EXISTING FLOOR-MOUNTED FAN COIL UNIT ON SECOND FLOOR TO REMAIN. DISCONNECT & MODIFY EXISTING FRESH AIR DUCT, CHILLED WATER SUPPLY/ RETURN LINES, HEATING WATER SUPPLY/ RETURN LINES & CONDENSATE DRAIN LINE SERVING EXISTING FAN COIL UNIT TO ACCOMMODATE INSTALLATION OF NEW FAN COIL UNIT IN CEILING SPACE. CONNECT EXISTING FAN COIL TO NEW SERVICES AS SHOWN ON NEW LAYOUT.

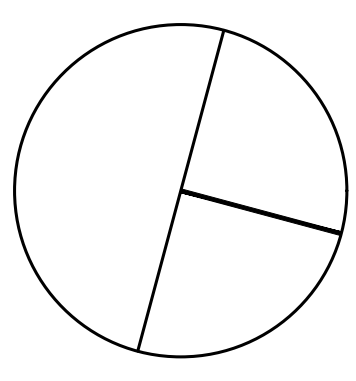
G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY + Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905.475.3138
Fax: 866.853.3732
email: engineering@gpyengineering.com



York Region PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE: JUNE 2023

PROJECT:

TENDER #

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

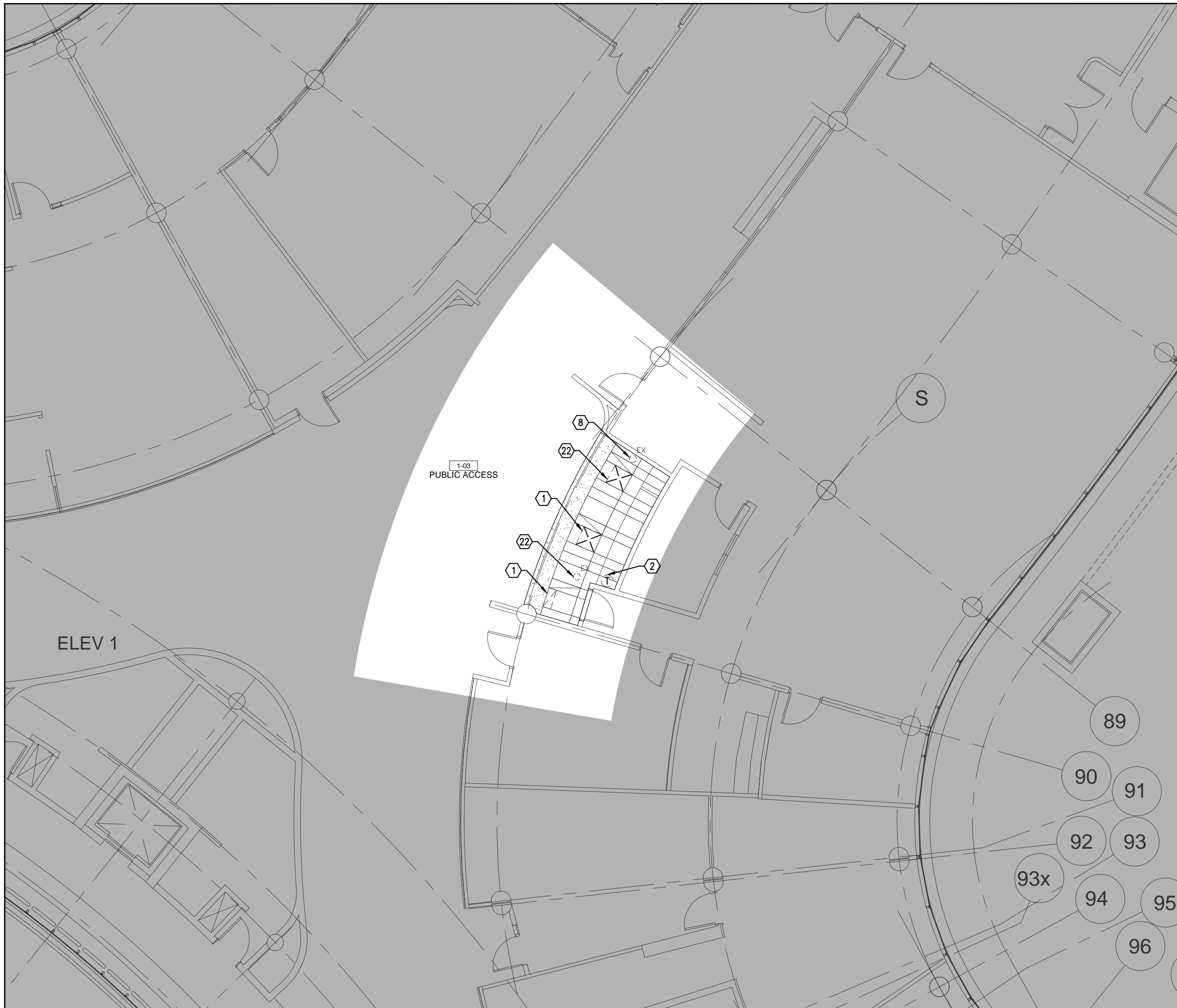
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

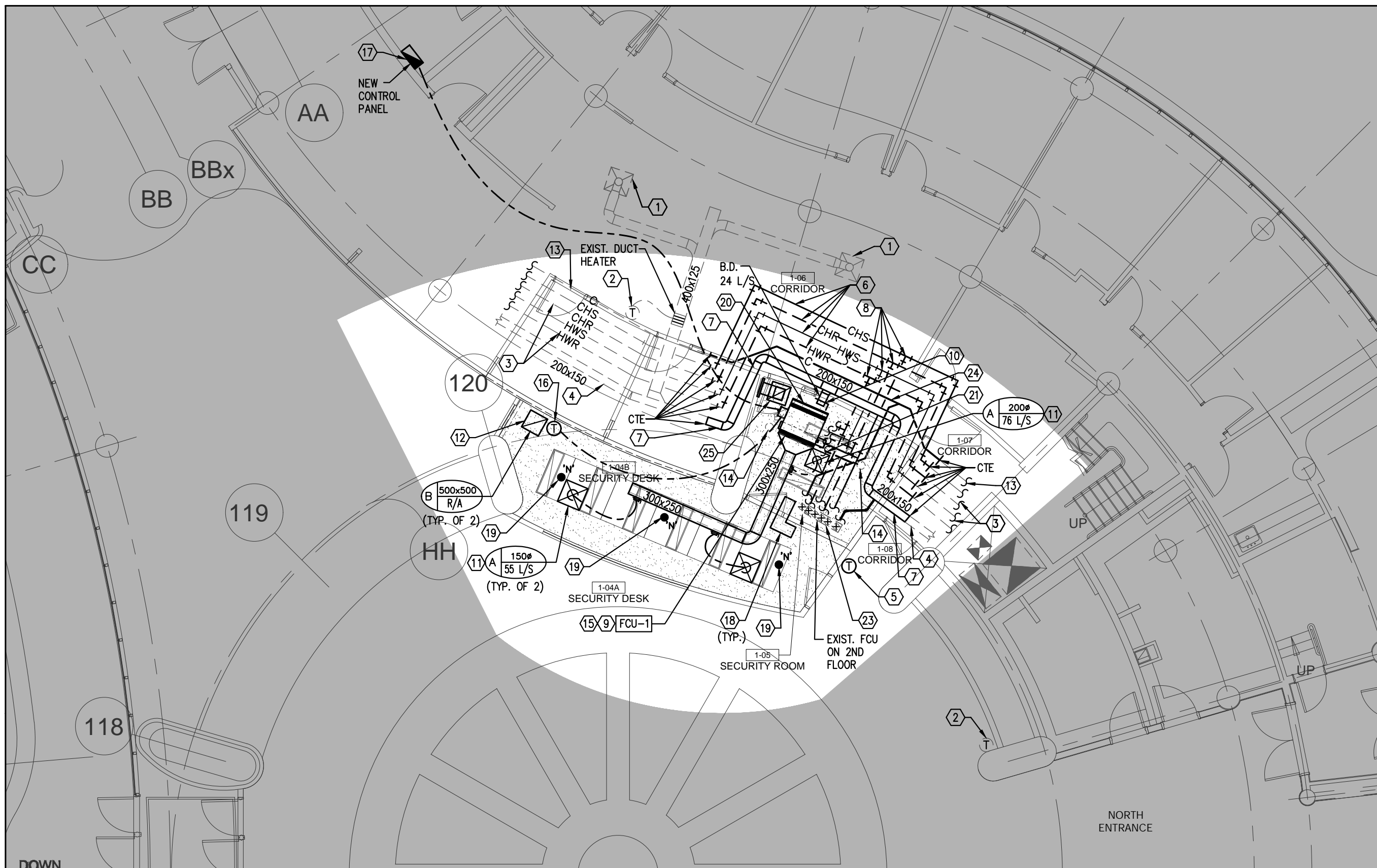
PARTIAL GROUND FLOOR
(PUBLIC COUNTER & GREAT
HALL)-MECHANICAL
DEMOLITION PLAN

SHEET NUMBER:

M202



1 PARTIAL GROUND FLOOR 'PUBLIC COUNTER' - MECHANICAL NEW LAYOUT
SCALE: 1:100



2 PARTIAL GROUND FLOOR 'GREAT HALL' - MECHANICAL NEW LAYOUT
SCALE: 1:100

GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF THE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REPORTED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
- CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING MECHANICAL AND ELECTRICAL SERVICES.
- WHERE DUCTWORK, PIPING AND EQUIPMENT IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED DUCT/PIPE HANGERS, VALVES, DAMPERS, ETC.
- CONTRACTOR IS RESPONSIBLE TO MAKE SITE MEASUREMENTS AND TO ENSURE THAT ALL CLEARANCES AND ACCESS NECESSARY ARE PROVIDED.
- MECHANICAL CONTRACTOR SHALL ARRANGE WORK IN SUCH WAY THAT OTHER SERVICES ARE NOT DISRUPTED.
- PROVIDE ALL NECESSARY SYSTEM SHUTDOWN, DRAIN DOWN OR LOCAL PIPE FREEZING AS REQUIRED.
- SPRINKLER CONTRACTOR SHALL DRAIN DOWN AND FILL-UP THE SPRINKLER SYSTEM WITHIN THE HOURS OF 7:00AM TO 3:00PM ONLY. YORK REGION OPERATOR TEAM MUST BE PRESENT DURING THE DRAINING DOWN AND FILLING-UP OF THE SPRINKLER SYSTEM WITHIN THE AREA OF WORK.
- PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DRYWALL CEILING TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORKS.
- ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIRING MAINTENANCE IS ACCESSIBLE. REPORT ANY OBSTRUCTIONS TO THE PROJECT MANAGER AND ENGINEER. PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
- ALL REDUNDANT AND OBSOLETE OPENINGS IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
- CONTROLS CONTRACTOR SHALL SAFELY AND CAREFULLY REMOVE EXISTING SPACE TEMPERATURE SENSORS AND RETURN TO OWNER FOR SPACE TEMPERATURE SENSORS. REMOVAL OF SPACE TEMPERATURE SENSORS SHALL BE DONE BY CONTROLS CONTRACTOR ONLY, NOT BY ANY OTHER TRADERS. ALL OTHER EXISTING CONTROLS (CONTROLLERS, CONTROL VALVES, ETC) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
- INSTALLATION HEIGHT OF TEMPERATURE SENSORS SHALL BE 4'-0", EXACT LOCATION TO BE COORDINATED ON SITE WITH THE ARCHITECT. (TYPICAL FOR ALL)
- MECHANICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
- ALL SPRINKLER WORK SHALL BE DONE AS PER NFPA 13.
- ALL SPRINKLER HEAD CONNECTIONS SHALL BE HARD PIPED. FLEXIBLE PIPING CONNECTION IS NOT ACCEPTABLE.

DRAWING NOTES

- EXISTING SUPPLY AIR DIFFUSER/ RETURN AIR GRILLES TO REMAIN. (TYPICAL)
- EXISTING TEMPERATURE SENSOR TO REMAIN. (TYPICAL)
- EXISTING CHILLED WATER SUPPLY/ RETURN & HEATING WATER SUPPLY/ RETURN IN CEILING SPACE TO REMAIN. (TYPICAL)
- EXISTING FRESH AIR DUCTWORK IN CEILING SPACE TO REMAIN. (TYPICAL)
- IF TEMPERATURE SENSOR IS OPERATIONAL, CONTRACTOR TO RELOCATE SENSOR AT THIS APPROXIMATE LOCATION. EXTEND NEW CONTROL WIRING AS REQUIRED. COORDINATE EXACT LOCATION ON SITE WITH THE ARCHITECT.
- MODIFY/ RE-ROUTE EXISTING CHILLED WATER SUPPLY/ RETURN & HEATING WATER SUPPLY/ RETURN IN CEILING SPACE TO SUIT INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. PROVIDE OFFSETS AS REQUIRED. SIZE PIPE SAME AS EXISTING. EXACT ROUTING TO BE CONFIRMED ON SITE.
- MODIFY/ RE-ROUTE EXISTING FRESH AIR DUCTWORK IN CEILING SPACE AS SHOWN TO SUIT INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. PROVIDE OFFSETS AS REQUIRED. SIZE OF DUCTWORK SAME AS EXISTING. EXACT ROUTING TO BE CONFIRMED ON SITE.
- PROVIDE NEW 25# CHILLED WATER SUPPLY/ RETURN & 20# HEATING WATER SUPPLY/ RETURN AND CONNECT FROM EXISTING SERVICES IN CEILING SPACE TO SERVE NEW FAN COIL UNIT T5-T1.
- PROVIDE NEW FAN COIL UNIT IN CEILING SPACE C/W ASSOCIATED CONTROLS, HANGERS, SUPPORTS, ISOLATORS AND SUPPLY AIR DUCTWORK. REFER TO M-100 SERIES FOR SPECIFICATIONS & DETAILS. INSTALL UNIT TIGHT TO CEILING SLAB AS HIGH AS POSSIBLE. DO NOT INSTALL UNIT BELOW BEAMS. SUPPORT FAN COIL FROM STRUCTURE ABOVE.
- EXTEND NEW 100# OPEN-ENDED OUTDOOR AIR SUPPLY DUCT C/W BALANCING DAMPER. DUCT SHALL BE INDIRECTLY TERMINATED CLOSE TO RETURN AIR SIDE OF FAN COIL UNIT. BALANCE TO AIR QUANTITY AS INDICATED. ALL FRESH AIR DUCT SHALL BE ROUND DUCT. BALANCING DAMPER SHALL BE LOCATED ABOVE 1-BANK CEILING.
- PROVIDE NEW TYPE 'A' SQUARE SUPPLY AIR DIFFUSER AND BALANCE TO NEW AIR QUANTITY AS INDICATED.
- PROVIDE NEW TYPE 'B' RETURN AIR GRILLES C/W DRYWALL FRAME. GRILLES TO BE MOUNTED FLUSH WITH CEILING. COORDINATE EXACT LOCATION ON SITE WITH THE ARCHITECT.
- EXISTING CONDENSATE DRAIN PIPING TO REMAIN. (TYPICAL)
- EXISTING SPRINKLER HEAD TO REMAIN. PROVIDE AN ALLOWANCE FOR ALTERATION OF EXISTING SPRINKLER HEAD FEED PIPE TO SUIT INSTALLATION OF NEW FAN COIL UNIT. PROVIDE NEW ASSOCIATED FEED PIPE TO SPRINKLER HEAD AS REQUIRED. (TYPICAL OF 2)
- NEW FAN COIL UNIT. PROVIDE NEW BAS CONTROLLER IN CEILING SPACE. PROVIDE CONTROL WIRING AND TRANSFORMER AS REQUIRED. CONTROLLER SHALL BE INSTALLED INSIDE FAN COIL UNIT. COORDINATE WORK WITH FAN COIL UNIT MANUFACTURER. CONTROLLER TO BE CONNECTED TO NEW CONTROL PANEL IN ELECTRICAL ROOM AND INTERLOCKED WITH BAS. (TYPICAL)
- NEW TEMPERATURE SENSOR WITH CO₂ SENSOR. PROVIDE CONTROL WIRING. EXACT LOCATION TO BE CONFIRMED ON SITE WITH THE ARCHITECT. (TYPICAL)
- PROVIDE NEW CONTROLS PANEL IN ELECTRICAL ROOM BY CONTROLS CONTRACTOR. POWER BY DIV. 16. EXACT LOCATION TO BE COORDINATED ON SITE.
- PROVIDE NEW 300x250mm ACOUSTICALLY-LINED TRANSFER AIR DUCT. SIZE DUCT AS INDICATED.
- PROVIDE NEW PENDENT SPRINKLER HEAD C/W ASSOCIATED FEED PIPE. EXTEND NEW SPRINKLER BRANCH PIPING TO SERVE NEW HEADS IN THE SECURITY DESK AREA. PROVIDE AN ALLOWANCE FOR FREEZING AND/OR DRAINING DOWN & FILLING OF EXISTING SPRINKLER SYSTEM AS REQUIRED.
- PROVIDE NEW HINGED ACCESS HATCH ON DRYWALL CEILING FOR NEW FAN COIL UNIT MAINTENANCE & SERVICING.
- PROVIDE NEW 20# CONDENSATE DRAIN C/W P-TRAP TO SERVE NEW FAN COIL UNIT AND EXTEND AS SHOWN. SIZE PIPE AS INDICATED. (TYPICAL)
- EXISTING SPRINKLER HEAD TO REMAIN. (TYPICAL)
- EXISTING FLOOR-MOUNTED FAN COIL UNIT ON SECOND FLOOR TO REMAIN. MODIFY/ EXTEND NEW FRESH AIR DUCT, CHILLED WATER SUPPLY/ RETURN LINES, HEATING WATER SUPPLY/ RETURN LINES & CONDENSATE DRAIN LINE TO EXISTING FAN COIL UNIT AS SHOWN. NEW CONNECTION & ROUTING TO SUIT INSTALLATION OF NEW FAN COIL UNIT IN CEILING SPACE. SIZE OF DUCTWORK & PIPES TO MATCH EXISTING. PROVIDE P-TRAP FOR CONDENSATE LINE.
- MODIFY/ RE-ROUTE EXISTING CONDENSATE DRAIN LINE IN CEILING SPACE TO SUIT INSTALLATION OF NEW FAN COIL UNIT & NEW DUCTWORK. PROVIDE OFFSETS AS REQUIRED. SIZE PIPE SAME AS EXISTING. EXACT ROUTING TO BE CONFIRMED ON SITE.
- PROVIDE NEW TYPE 'B' CEILING-MOUNTED RETURN AIR GRILLES C/W 500x500x100 HIGH PLENUM BOX AND 300x250mm TRANSFER AIR DUCT IN CEILING PLENUM. EXACT LOCATION OF GRILLE TO BE COORDINATED ON SITE. REFER TO DETAIL NO. 9/A-101.

FAN COIL UNIT NOTES

- PRIOR TO FAN COIL UNIT INSTALLATION, CONTRACTOR TO PROVIDE A MOCK-UP OF THE HORIZONTAL FAN COIL UNIT FOR YORK REGION'S PM & CONSULTANT'S REVIEW AND COMMENTS. INSTALLATION OF FAN COIL UNIT SHALL NOT PROCEED WITHOUT APPROVAL FROM YORK REGION'S PM & CONSULTANTS.
- CONTRACTOR TO ENSURE NEW FAN COIL UNIT FILTER RACK IS SECURELY ATTACHED AT THE RETURN AIR SIDE OF THE UNIT. FILTER RACK SHALL BE READILY ACCESSIBLE AT ALL TIMES FOR FILTER CHANGE. OPEN-ENDED OUTDOOR AIR SUPPLY DUCT SHALL BE INDIRECTLY TERMINATED CLOSE TO RETURN AIR SIDE OF FAN COIL UNIT. REFER TO DETAIL NO. 9/A-101.
- FILTER RACK SHALL BE SIZE TO ACCEPT FILTER SIZES AS PER JOHNSON'S CONTROLS FILTER SIZE GUIDE BELOW:
3.1 FHP-006 (1 TON) FILTER SIZE: 31"x10.5"x1"

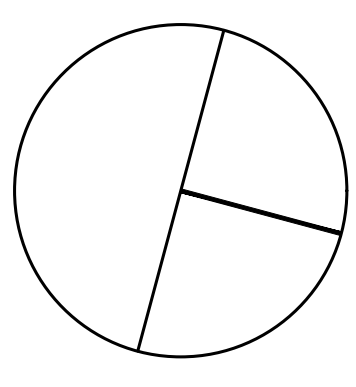
G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146

GPY + Associates Engineering Inc.

90C Centurian Drive
Unit 6
Markham, Ontario
L3R 8C5

Tel: 905.475.3138
Fax: 866.853.3732
email: engineering@gpyengineering.com



York Region PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND FLOOR

BASE DATE: JUNE 2023

PROJECT:

TENDER

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: K.J./G.P.Y

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

PARTIAL GROUND FLOOR
(PUBLIC COUNTER & GREAT
HALL)-MECHANICAL NEW
LAYOUT

SHEET NUMBER:

M203