

1 2nd Floor Removals Plan
A201 1:50

Phasing of Removals:

As with complete project, all removals shall be undertaken as a phased approach in accordance with the Sequence of Work. See Sheet A201. Multiple mobilizations are required, including for any bins, chutes, and other means and methods required for Select Demolition.

Temporary Protection for Removals and Subsequent Construction in Each Phase:

As with complete project, all work must be separated by adjacent occupied spaces in the building with sealed, dust-proof temporary enclosures, including within ceiling spaces. All HVAC serving the area under demolition or construction must be isolated from remaining portions of the building systems prior to beginning demolition operations. All IT and other system equipment and devices must be protected from damage by dust and demolition operations. The isolated isolation measures shall be reviewed and accepted by the Owner's representative prior to beginning demolition operations.

These measures are required for each of the Phase 1 and Phase 2 mobilizations as separate isolations and mobilizations.

Pay all costs for this work.

Architectural Notes to 2nd Floor Removals:

- A1. Remove existing partitions and/or tinning and dispose.
- A2. Remove existing hardware, doors and frames and dispose. Only hardware salvage for turnover to the Owner. Owner declines, dispose at no cost to Owner.
- A3. Remove existing floor finishes including base and dispose c/w all wall base. Grind floor as necessary to receive new finishes.
- A4. Remove all existing lay-in-panel ceiling system complete, and dispose. Salvage all existing suitable ceiling tiles for reuse in Phase 1 and turnover to Owner. In Phase 1 remove only those tiles as required for Phase 1 work, during after hours visit to Phase 2 area.
- A5. Existing T-bar to remain. Spot remove and replace all existing damaged or otherwise damaged ceiling tiles. Carefully remove ceiling tiles as necessary for above-ceiling work, protect and store for re-installation.
- A6. Remove all washroom accessories, and turnover to Owner.
- A7. Remove plumbing fixtures complete with all piping, and dispose.
- A8. Remove vanity c/w sink and trim, and dispose. Make good surface.
- A9. Remove milwork, and dispose. Make good surfaces.
- A10. Remove existing door and frames and salvage for turnover to the Owner. Prep for wall tilt to match existing adjacent construction and finish. Remove and salvage cast reader and electric strike, and turn over to Owner.
- A11. Provide all removals necessary for electrical within turned exterior wall assembly, to suit new electrical. Make good. See Electrical Documents.
- A12. Remove existing door and frames and salvage for turnover to the Owner.
- A13. Remove grid as necessary for layout of new full height partition and to facilitate new perimeter trim to existing grid on Phase 1 side.
- A14. Remove portion of existing partition as required for new opening. Make good framing to suit jamb and head support.
- A15. Make good any penetrations to existing Fire Separation after removals are complete. Remove all accessories and other washroom elements and dispose.

General Notes to Removals:

Perform removals and cleaning in accordance with the Specifications.

Not all removals are shown. Carefully examine existing conditions and the documents, including the reference documents. Perform all removals and alterations required to perform the Work. Perform all demolition in accordance with construction sequencing requirements.

Provide all select removals, cutting and patching required for the structural, mechanical and electrical work for this contract. Coordinate requirements and costs with Trade Contractors. All costs for this work are included in the Contract Price.

Dashed lines or notations indicate items for removal. Dispose as noted. Salvage as noted. Turn over to Owner as noted. Turn over to Owner's Tenant as noted.

Owner shall remove all loose furniture, appliances, and loose equipment prior to handover of the facility to the Contractor.

Provide all removals to suspended ceilings, within ceiling spaces, and to flooring materials to facilitate the alterations. This includes removal of existing building systems such as distribution wiring and similar where necessary to accommodate mechanical or electrical changes.

Where elements such as partitions are graphically indicated as existing, such elements may still be subject to removals of finishes, to cutting and patching, and other work necessary for the Work.

All such removals required to perform the Work are included in the Contract Price. See also Architectural Reflected Ceiling Removals Plan A201 & the Mechanical and Electrical Documents.

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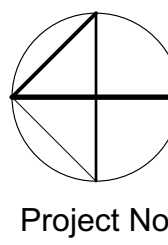
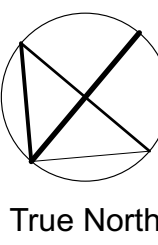
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No.	Issued for Purpose	Date	Initial
1	90% Checklist for Review	Feb. 7 '25	JHM
2	For Tender and Permit	Mar. 21 '25	JHM



General Notes:

For General Notes and OBC Matrix see Sheet A001
For Removal Plan see Sheet A201
For Plan Details see Sheet A211
For Section Details see Sheet A213
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Floor Finishes Plan see Sheet A221
For Reflected Ceiling Plan see Sheet A201
For Interior Elevations see A200 series Sheets
For Millwork Details see Sheet A211
For Openings Schedules see Sheet A301
For Room Finishes Schedules see Sheet A311
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Drawings

2nd Floor Removals Plan

Scale (for 36x48" printing) 1:50
Dwg. No. A201

John MacDonald Architect

Public Utilities Commission Building
195 King Street West, Suite 200, Kitchener, ON N2G 1B1
JohnMacDonaldArchitect.ca 1 (819) 579-1700

Notes to Second Floor Plan:

1. Provide a transfer grill. See Mechanical drawings.
2. Provide all modifications to existing interior wall assembly to suit new floor plan. Provide new steel stud wall assembly at the existing opening spaces. Make good.
3. Existing Electrical Panel should be relocated by the City. See also Elec. Docs.
4. Furniture system provider shall provide dedicate socket and outlet to this location for printer or other owner devices.

General Notes to Floor Plans:

Comply with Division One and General Requirements of the specifications, and the Conditions of the Contract, which form part of the accomplishment of the Work as it repeated here.

Perform all work in strict accordance with the Construction Sequence, and to the Construction Schedule milestones.

Provide all repairs to existing wallboard (to 082000) required following removal of existing elements, including but not limited to wall bases, existing and new openings, as may be required to ensure continuity of existing fire separations.

For Floor Finishes, see Floor Finishes Plans.

WS N.I.C. = New furniture work stations supplied and installed by owner. Contractor to provide the required power/data connections to be installed into the new workstation partition panels.

Demountable Double Glazed Partition N.I.C. = New demountable glazed partitions supplied and installed by owner.

Equipment/Storage N.I.C. = Equipment or Storage units supplied and installed by owner.

Equipment shown is for space planning purposes only, and for layout of electrical wires and devices. Contractor shall provide blocking in assemblies as necessary to suit wall-mounted equipment, and any other surface mounted equipment supplied by the Owner for installation by this Contract.

Provide all cutting and patching required for the mechanical and electrical work of this contract. Coordinate requirements and costs with trade contractors. All costs for this work are included in the Contract.

All pulling of IT cabling shall be by Owner's ITS trade Contractor.

Dimensions are clear dimensions to face of finished surface, unless noted otherwise.

BBH denotes Baseboard Heater, see Mech. & Elec. Docs.
CG denotes Corner Guards (see Finishes Plans)
CR denotes access control system Card Reader
EHD denotes Electric Hand Dryer, see also Elec. Docs.
FA denotes From Above
FB denotes From Below
FEC denotes Fire Extinguisher
FHC denotes Fire Extinguisher cabinet c/w extinguisher
FHN denotes Fire Hose Reel, see Mech. & Elec. Docs.
GB denotes Grab Bar
NSD denotes Non-Skid Surface
NFB denotes Non-Freeze Hose Bib
O/A denotes Open to Above
PB denotes Push Button
PTD denotes Paper Towel Dispensers
PTL denotes Push to Lock
SD denotes Sharp Disposal Units
SND denotes Sanitary Napkin Deposits
T/A denotes To Above
T/B denotes To Below
TPD denotes Toilet Paper Dispensers

Legend:

1. Building Elevation
See A300 series Sheets
1. Building Section
See A400 series Sheets
1. Wall Section
See A600 series Sheets
1. Foundation Wall Type, Wall Type
See A000 series Sheets
1. Floor Type, Roof Type
See A200 series Sheets
1. Partition Type
See A000 series Sheets
1. Ceiling Type
See A000 series Sheets
1. Room Numbers
See Room Finish Schedule(s)
1. Opening Numbers
See Opening Schedule(s)
1. Window Type, see A300 Sheets
for Window Schedule(s)
1. Millwork Type
See A710 series Sheets
1. Equipment Numbers
See Equipment Schedule(s)
1. Denotes Existing Assembly
1. Denotes Fire Separation
1. F.S. Denotes Fire Separation
1. F.R.R. Denotes Fire Resistance Rating
1. J.C. job check indicates dimension
which must be confirmed onsite

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For 2nd Floor Fit-Up Plan see Sheet A211
For Plan Details see Sheet A212
For Section Details see Sheet A213
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Floor Finishes Plan see Sheet A231
For Removal Reflected Ceiling Plan see Sheet A501
For Reflected Ceiling Plans see Sheet A511
For Interior Elevations see A500 series Sheets
For Opening Schedules see Sheet A600
For Room Finishes Schedules see Sheet A911
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Approved _____
Checked _____
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Drawing Title

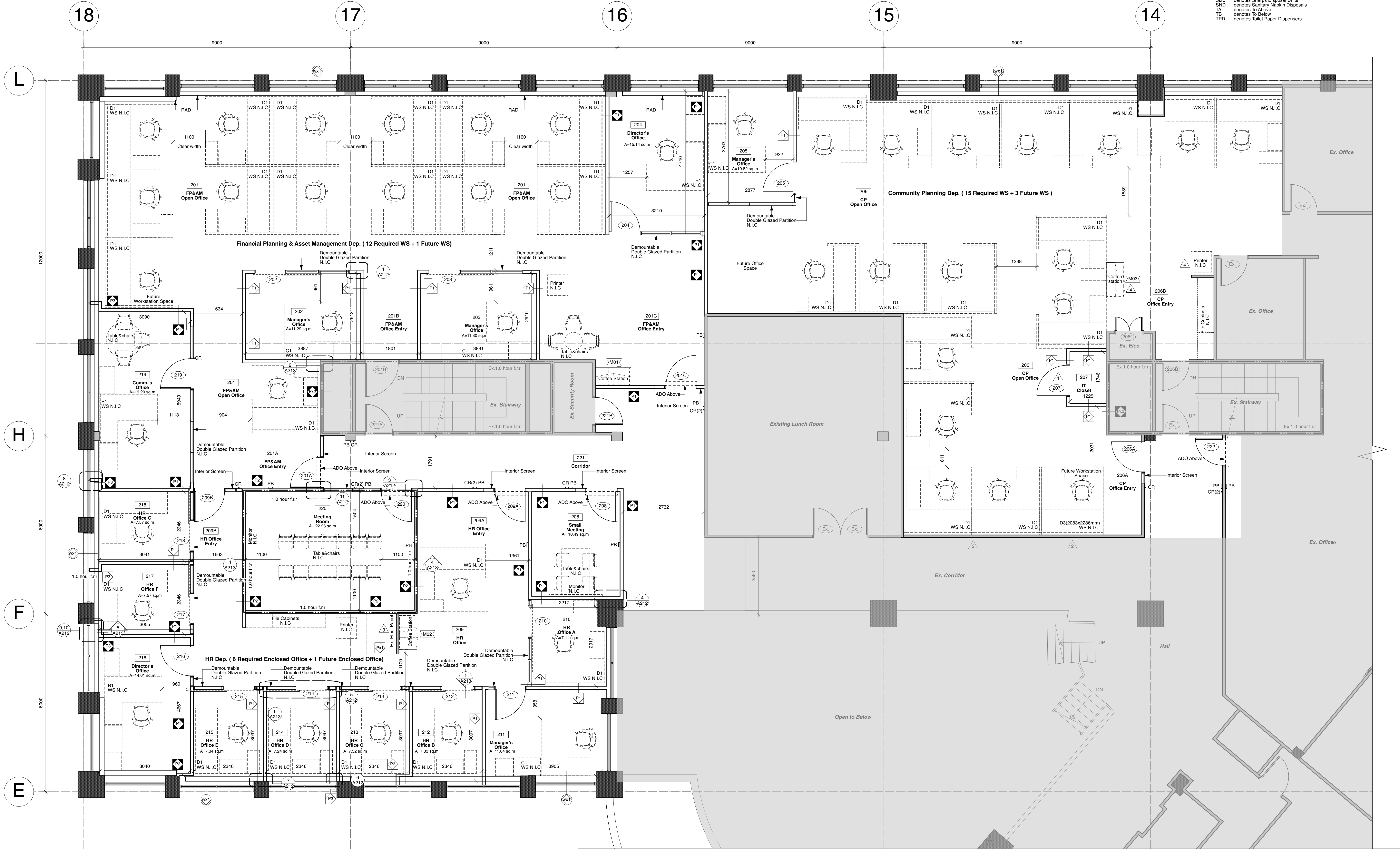
2nd Floor Fit-Up Plan

Scale (for 36x48" printing) 1:50

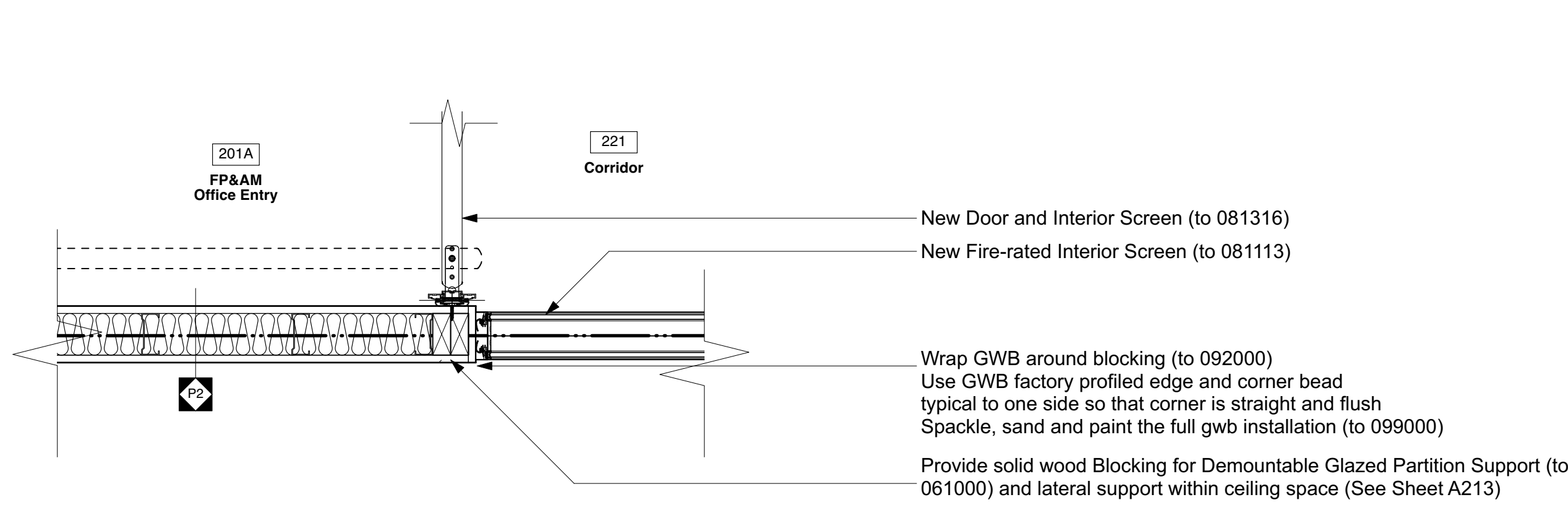
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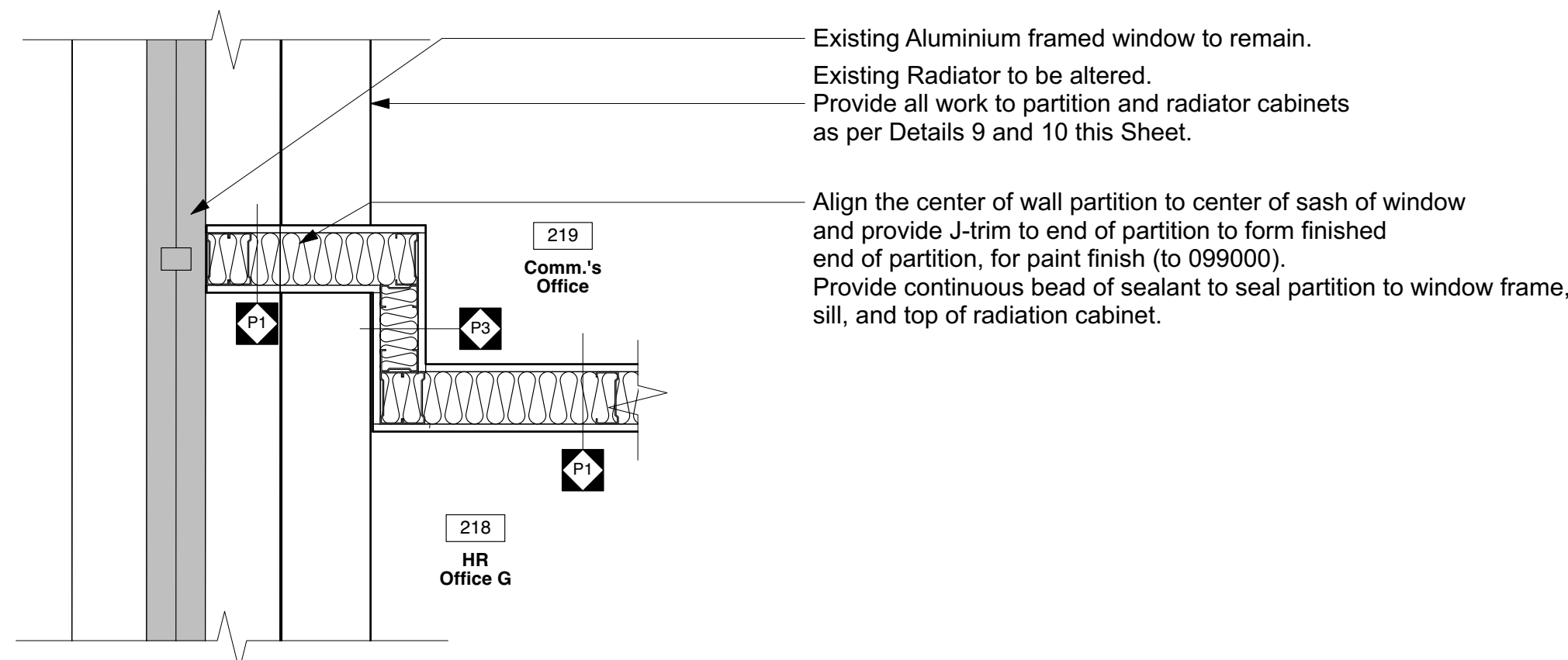
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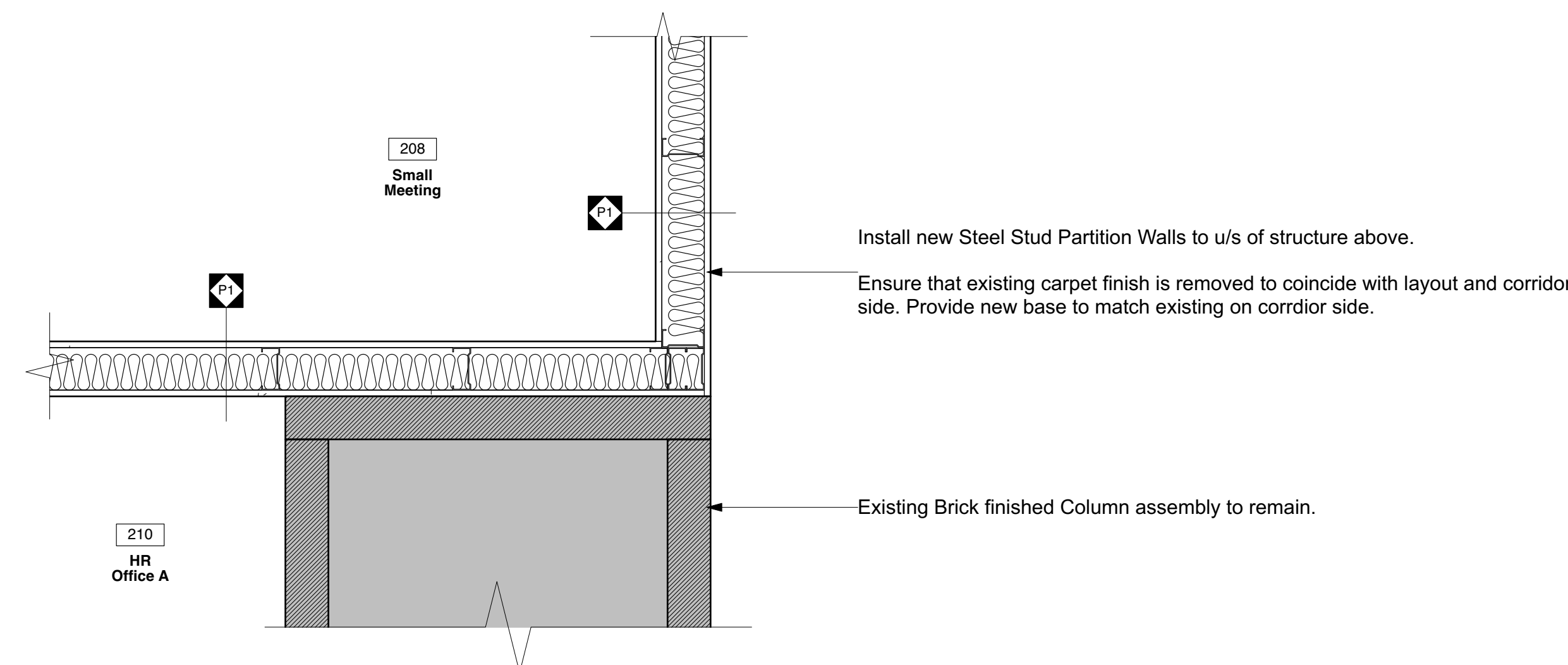
1. 2nd Floor Plan
A211 / 1:50



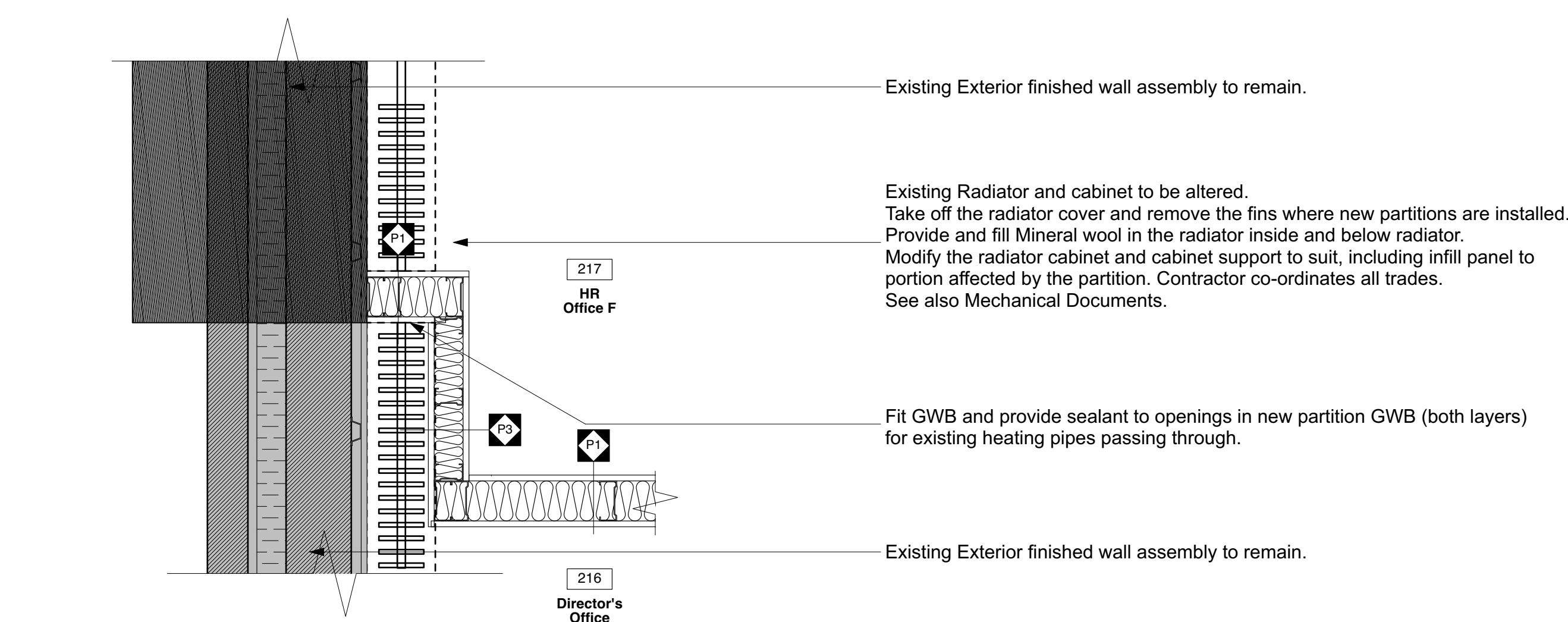
11
A212 Hinged Door @ Interior Screen
1 : 10



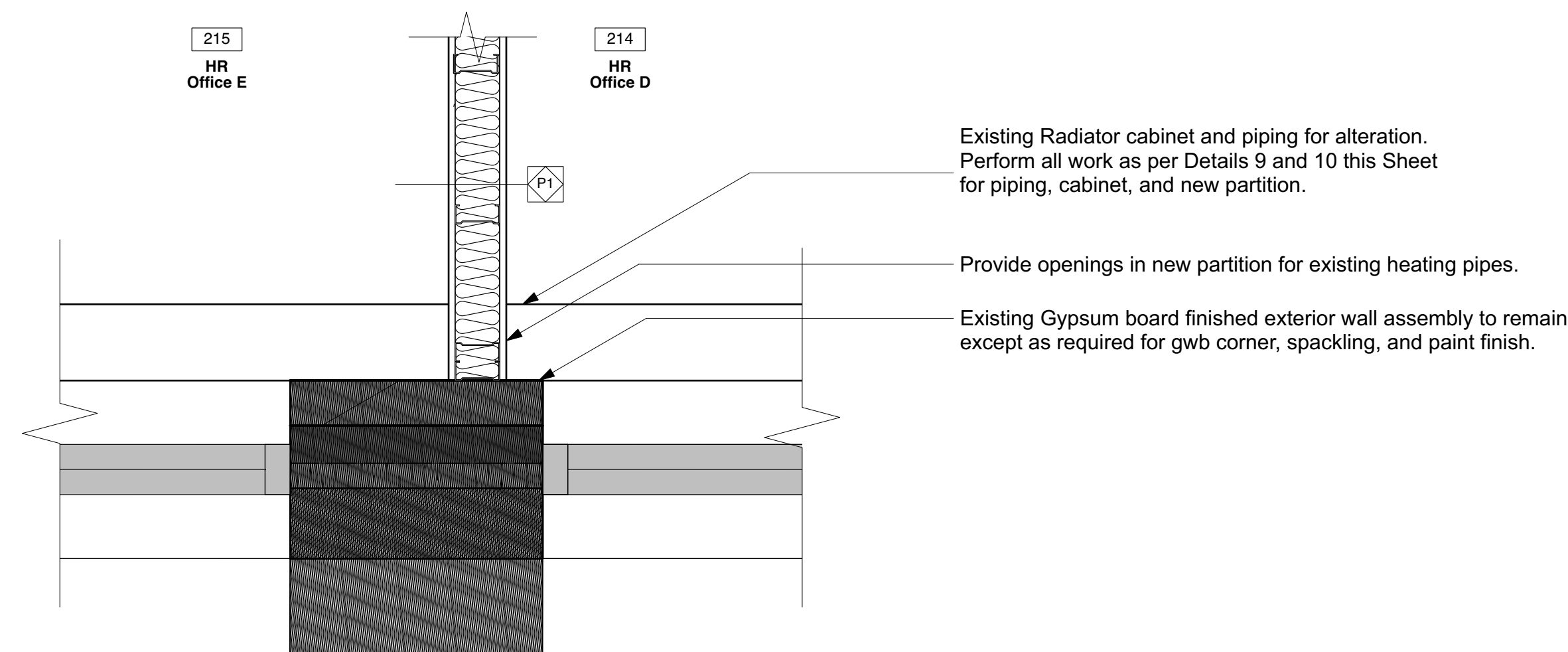
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A212 New Wall Partition @ Existing Window Sash
1 : 10



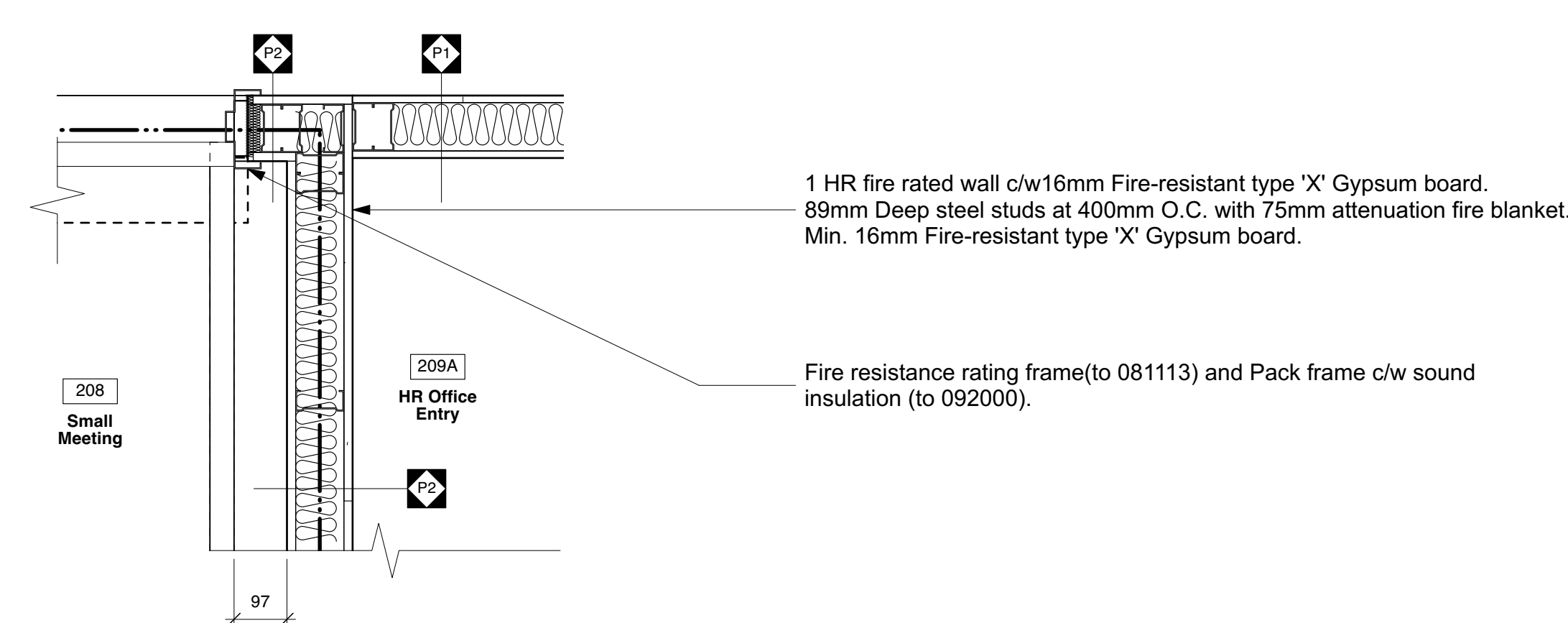
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A212 Fire rated Wall @ Existing Column
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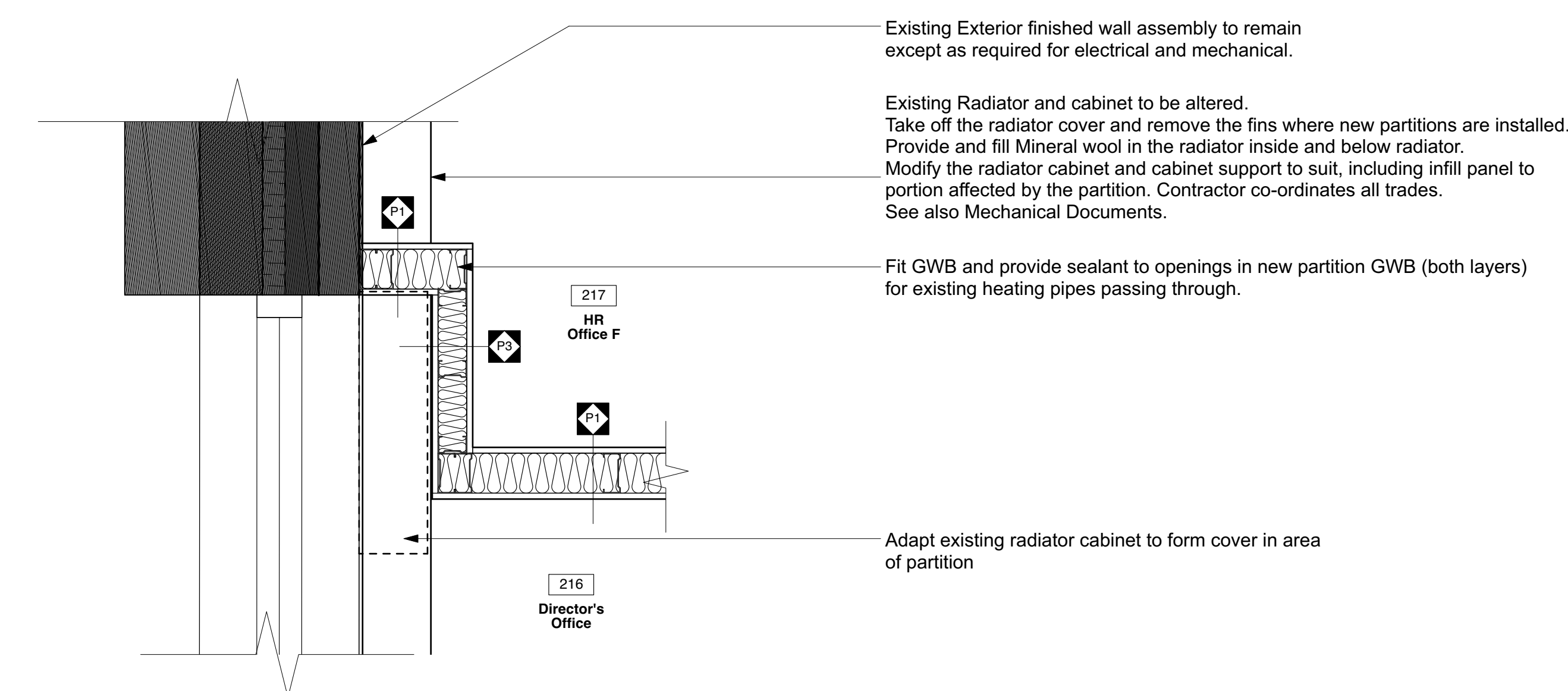
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A212 New Wall Partition @ Existing Exterior Wall (Below Window)
1 : 10



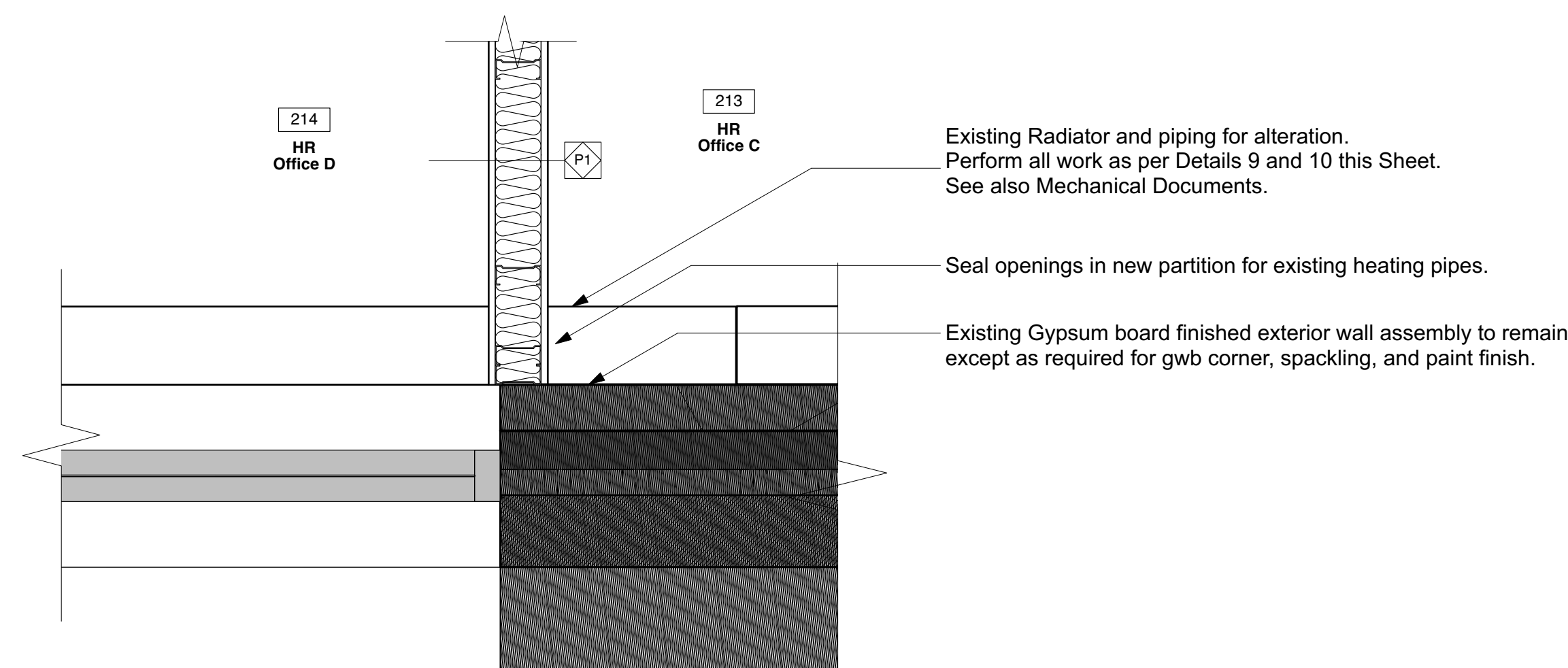
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A212 New Wall Partition @ Existing Exterior Wall
1 : 10



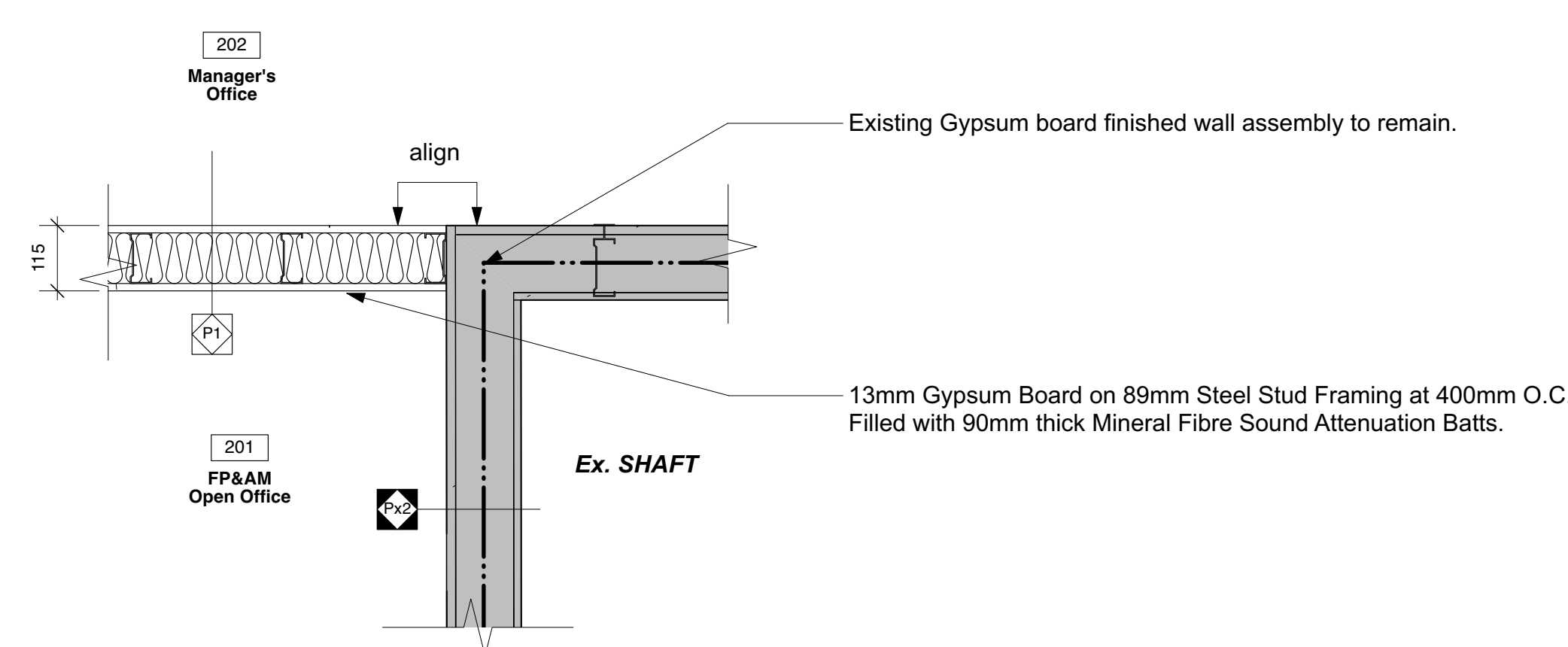
3
A212 Door Frame @ Fire resistance Wall
1 : 10



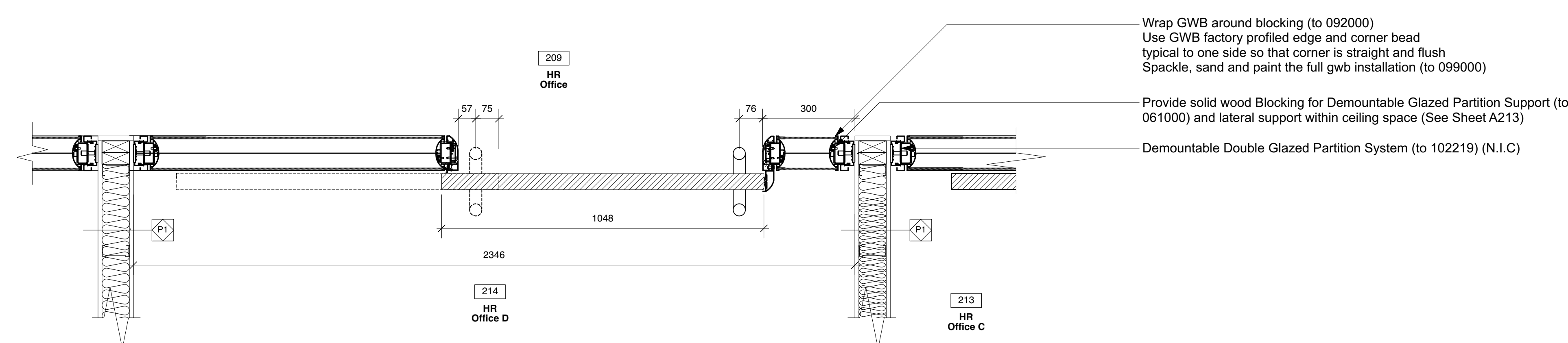
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A212 New Wall Partition @ Existing Exterior Wall (at Window)
1 : 10



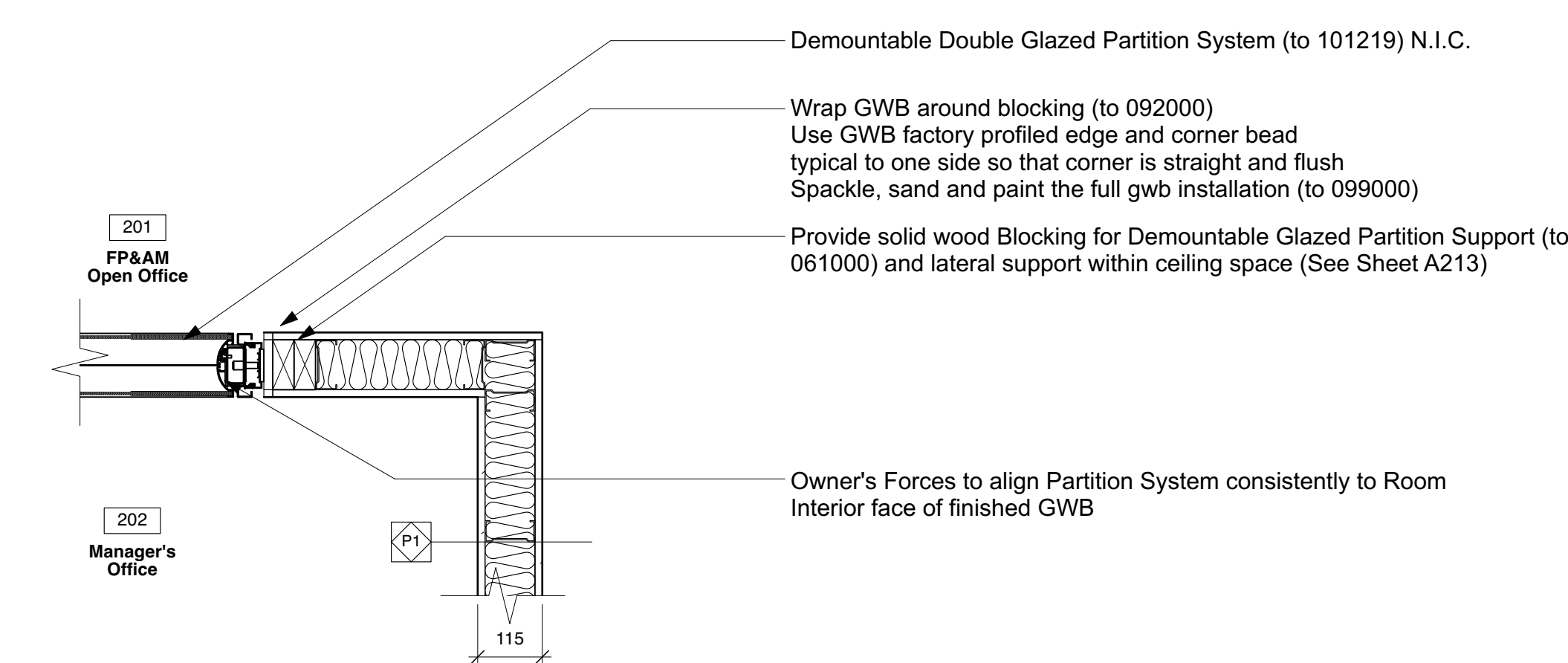
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A212 New Wall Partition @ Existing Exterior Wall
1 : 10



2
A212 New Partition @ Existing Shaft Wall
1 : 10



5
A212 Demountable Glazed Partition and Sliding door @ New Partition Wall
1 : 10



1
A212 End Condition @ Demountable Screen (Glazed Wall Partition)
1 : 10

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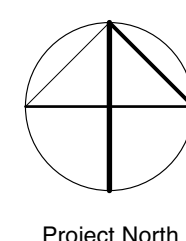
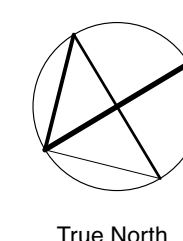
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General Notes:

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For Removal Plan see Sheet A211
For 2nd Floor Fire Up Plan see Sheet A211
For 2nd Floor Fire Up Plan see Sheet A211
For Section Details see Sheet A211
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Partition Dimension Plan see Sheet A221
For Removal Details see Sheet A211
For Interior Elevations see A202 series Sheets
For Openings Schedules see Sheet A201
For Room Finishes Schedules see Sheet A211
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

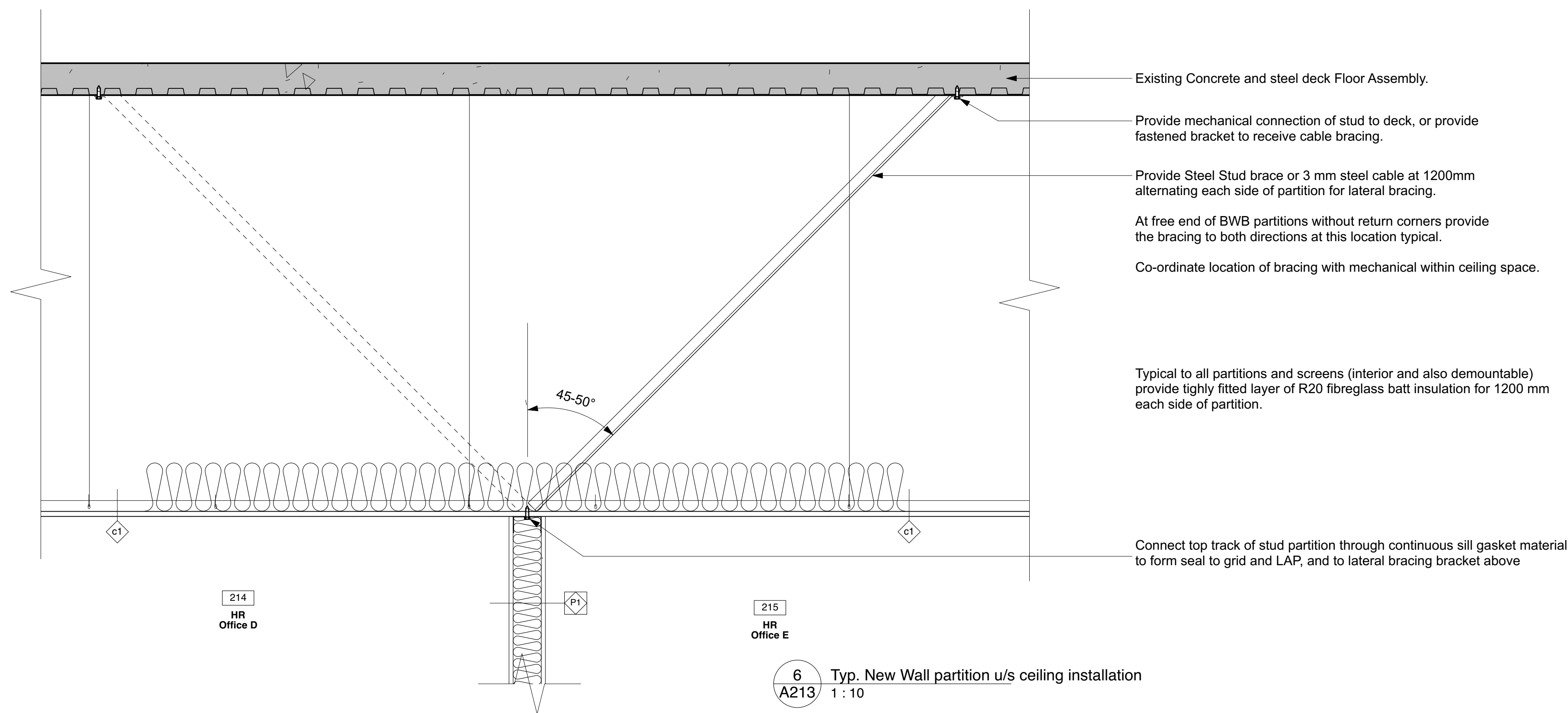
Approved	JHM
Checked	JHM
Drawn	SJ

Plan Details

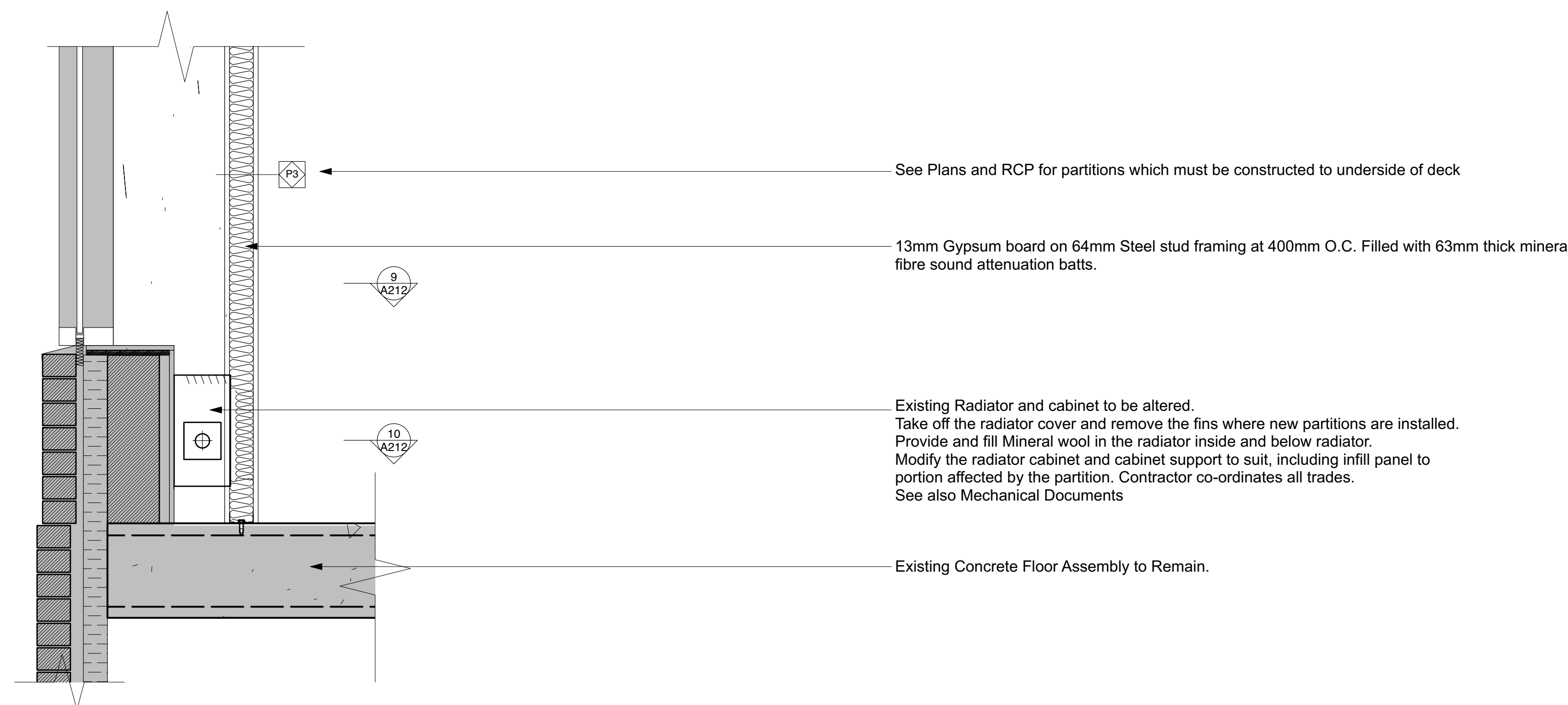
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N.T.S.	A212

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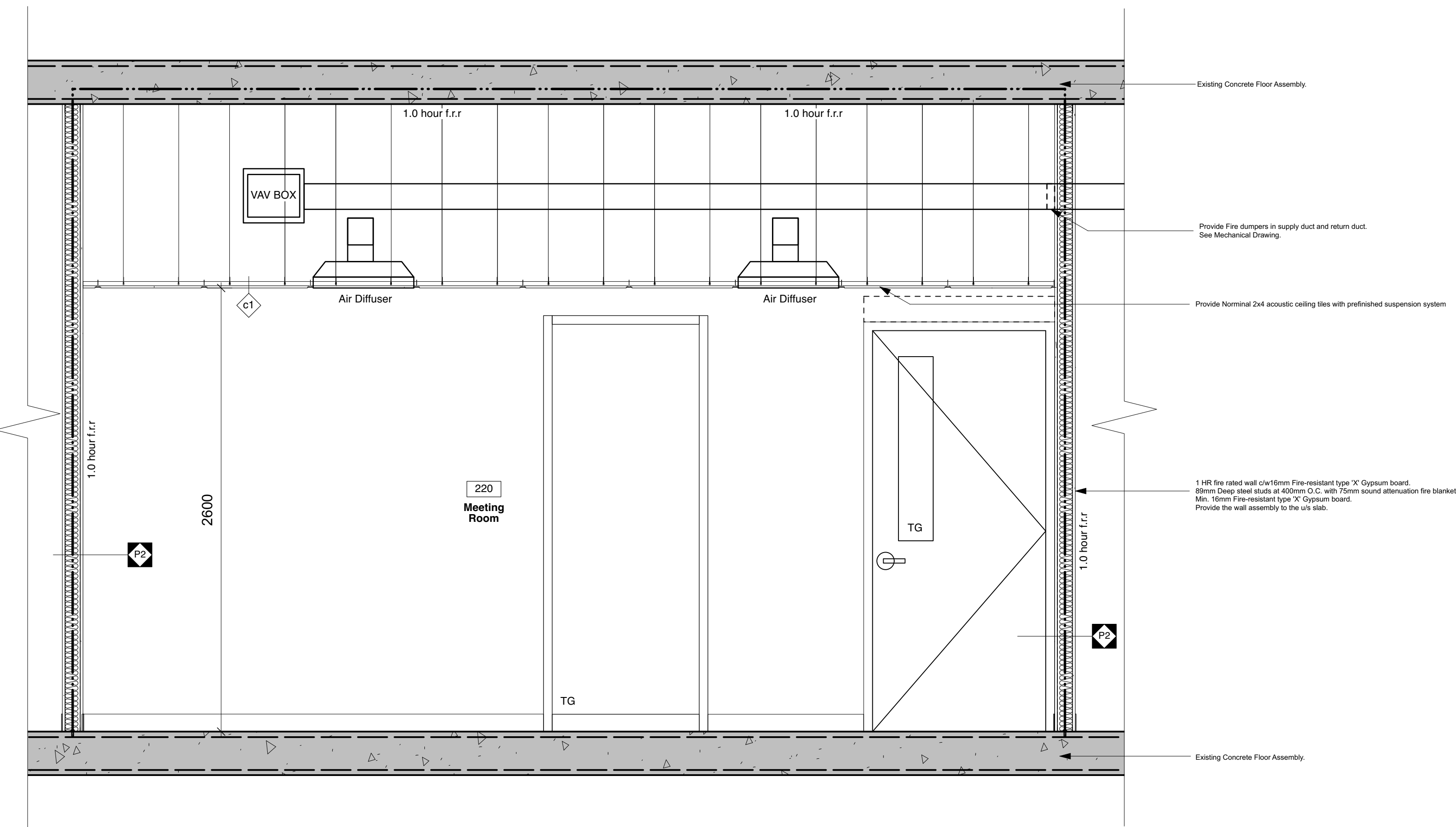
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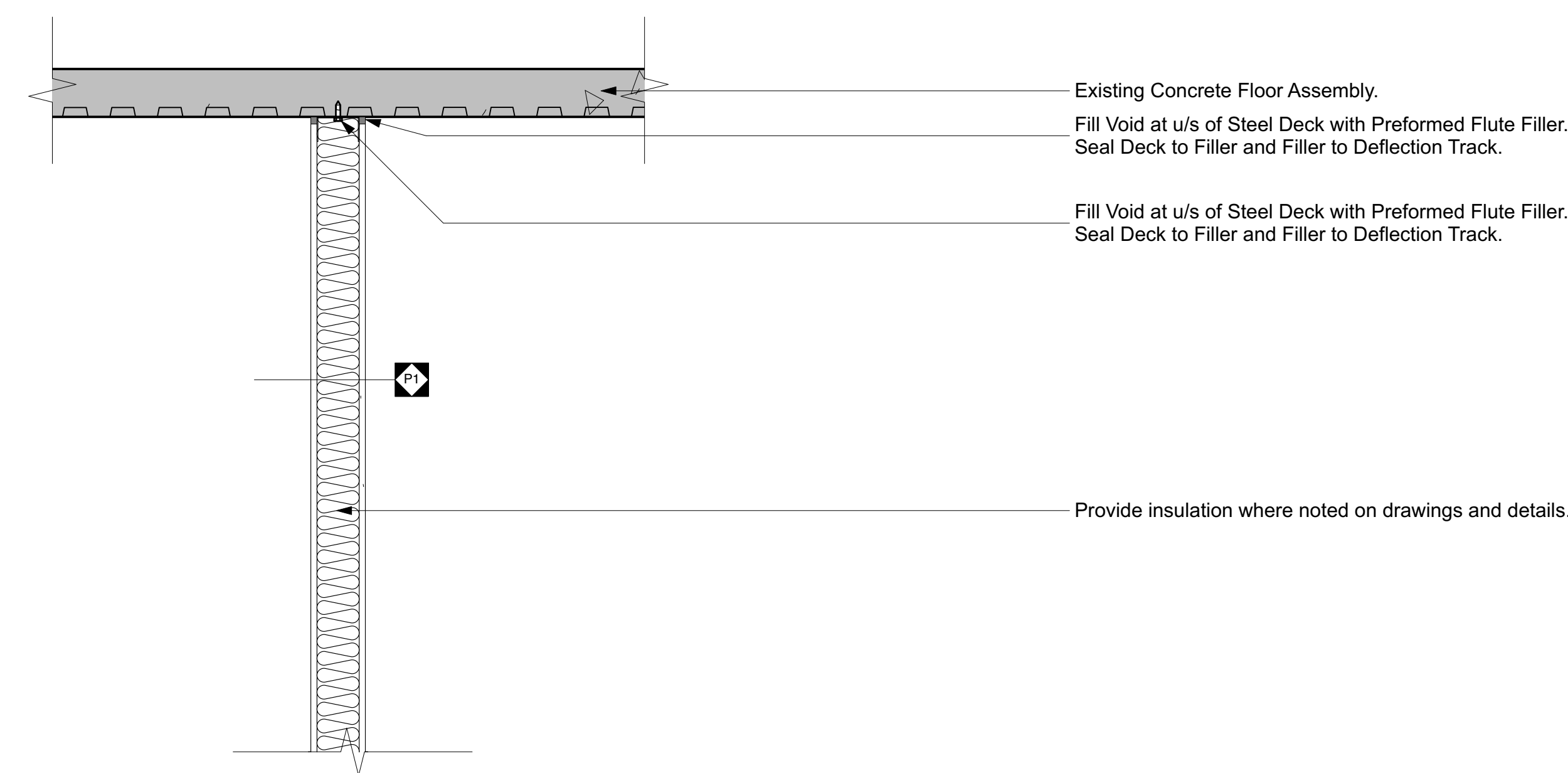
6 Typ. New Wall partition u/s ceiling installation
A213 1:10



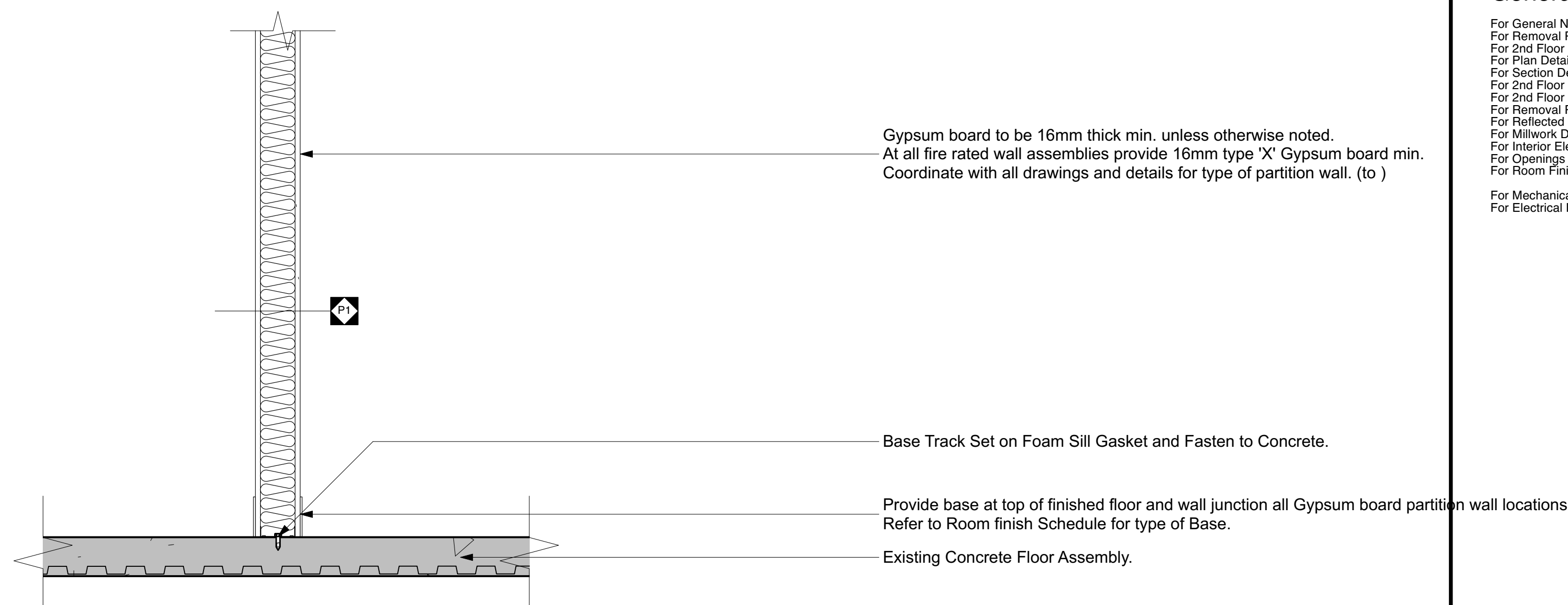
5 Typ. New Partition @ Existing Radiator
A213 1:10



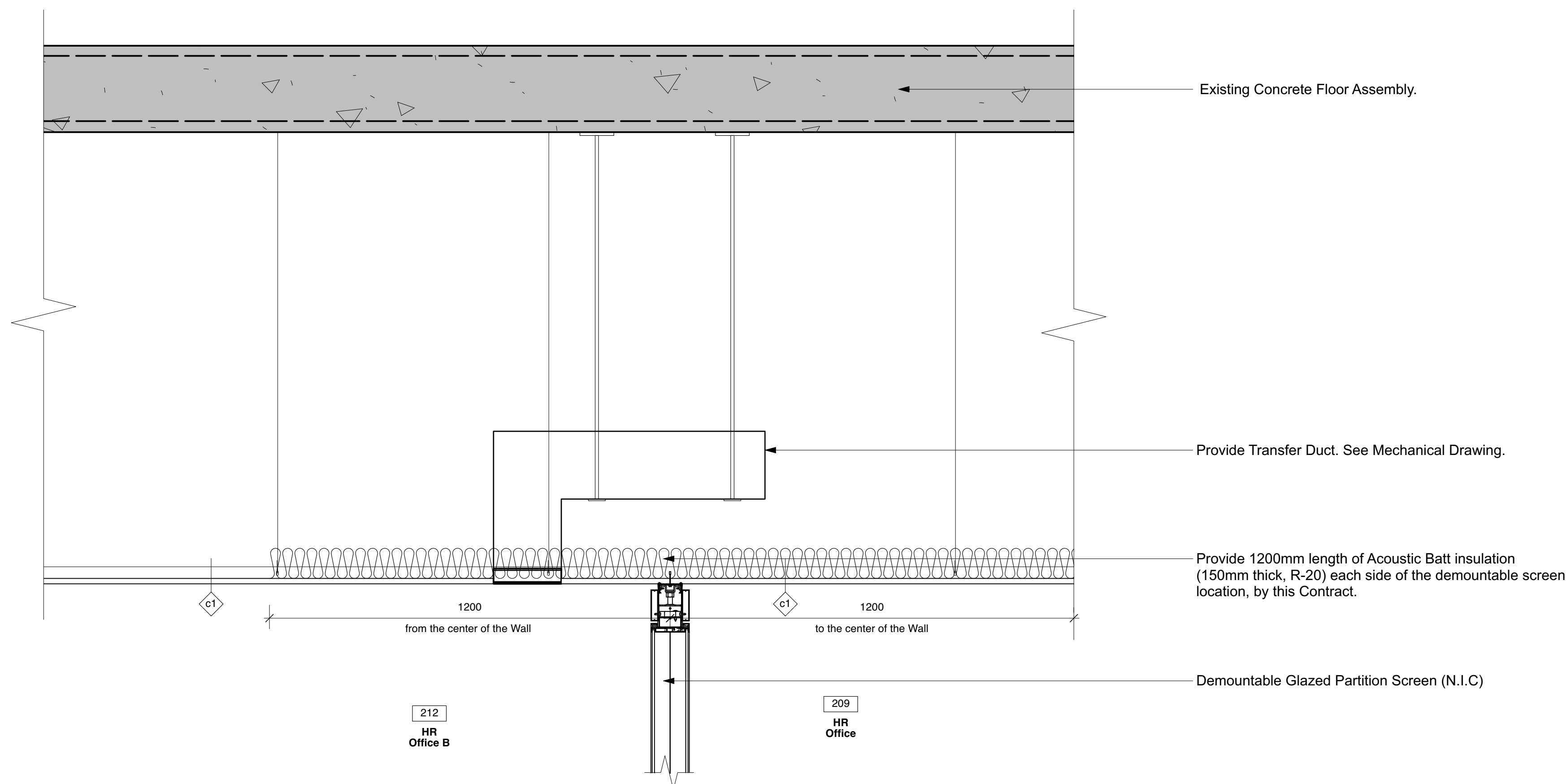
4 Meeting Room #220
A213 1:20



3 Typ. Full Height GWB Partition at u/s Deck
A213 1:10



2 Typ. GWB partition @ Floor
A213 1:10



1 Transfer Duct Grill @ Typ. Office
A213 1:10

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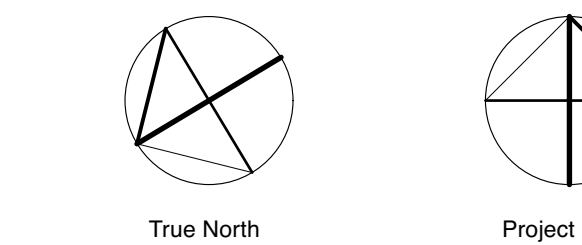
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For 2nd Floor Fit-Up Plan see Sheet A211
For Plan Details see Sheet A212
For Section Details see Sheet A213
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Floor Finish Plan see Sheet A221
For Removal Reflected Ceiling Plan see Sheet A301
For Reflected Ceiling Plan see Sheet A311
For Mitework Details see Sheet A711
For Interior Elevations see A300 series Sheets
For Openings Schedules see Sheet A301
For Room Finishes Schedules see Sheet A311
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial
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Project
City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Approved	JHM
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Section Details

Scale (for 384x60 printings)	Dwg. No.
N.T.S.	A213

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Public Utilities Commission Building
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Notes to Second Floor Finishes Plan:

- △ Coordinate base with mitework. See also mitework drawings.

General Notes to Floor Finishes Plan:

Obtain consultant acceptance of all seam/joint layouts with submission of seam layout plan shop drawing.

Wall bases are identified for clarification purposes only. Wall base is required to base of all walls/partitions, regardless of whether shown or not.

Where new floor finishes are indicated to be installed, existing grout, mastics and adhesives are to be removed from the existing concrete floor and concrete floor slab is to be cleaned and made good in preparation for the installation of new floor finishes. Grout the existing concrete floor in its entirety as required to remove all adhesives.

Provide resilient transition strips between old and new carpet flooring finishes. Refer to specifications for type.

All existing radiators, heating units, recessed convectors, grills, pipes, access panels, hangers and miscellaneous exposed metal work (other than stainless steel, anodized aluminum and baked enamel) to be painted to match the surfaces on which they occur, unless otherwise directed by consultant. Paint all existing wall mounted heater enclosures.

Not all drain devices are shown. Refer also to Mechanical Documents.

Notwithstanding, all drains to be coordinated with the floor finish in which they are found, for type.

BHM denotes Baseboard Heater, see also Mech. Docs.
CD denotes Clean Out
FA denotes From Above
FB denotes From Below
FD denotes Floor Drain
FDD denotes Furnnel Floor Drain
FRL denotes Rainwater Leader
TA denotes To Above
TB denotes To Below

Legend:

- Building Elevation
See A300 series Sheets
- Building Section
See A400 series Sheets
- Wall Section
See A400 series Sheets
- Foundation Wall Type, Wall Type
See A000 series Sheets
- Floor Type, Roof Type
See A000 series Sheets
- Partition Type
See A000 series Sheets
- Ceiling Type
See A000 series Sheets
- Room Numbers
See Room Finish Schedule(s)
- Opening Numbers
See Opening Schedule(s)
- Window Type, see A300 Sheets
for Window Schedule(s)
- Mitework Type
See A710 series Sheets
- Equipment Numbers
See Equipment Schedule(s)
- Denotes Existing Assembly
- Denotes Fire Separation
- F.S. Denotes Fire Separation
- F.R.R. Denotes Fire Resistance Rating
- J.C. job check indicates dimension which must be confirmed onsite

Legend of Related Finish Abbreviations:

- A.F.F. - above finished floor
ALUM - aluminum
CB - concrete block
CG - corner guard
CJ - control joint
CLD - ceiling
CMU - concrete masonry unit
CO - clean out
CNC - concrete
CPT - carpet tile
CPTT - carpet tile
CT - ceramic tile
EJ - expansion joint
EXP - existing
EXIST - existing
F.O.F. - floor finish
F.F. - finished floor
F.R.R. - fire resistance rating
FS - fire separation
GL - gypsum wall board
HWD - hardwood
LAM - laminate
LAP - lay-in panel or lay-in acoustic tile
LBC - leaded base cove
LND - linoleum
LSP - latex and plaster
LVP - luxury vinyl tile
MUK - masonry
MT - mastic tile
N/A - not applicable
NIC - not in contact
OWSU - open-web steel joist
PCC - precast concrete
PCL - porcelain ceramic tile
PLAM - plastic laminate
PLY - plywood
PT - paint
QTY - quarry tile
RBC - rubber base cove
RSV - resilient sheet vinyl
SEAL - sealed concrete
SV - sheet vinyl
TER - terrazzo
TH - threshold (door)
UP - underlaid (door)
VBC - vinyl base cove
VCT - vinyl composite tile
VWC - vinyl wall covering
WG - wall guard

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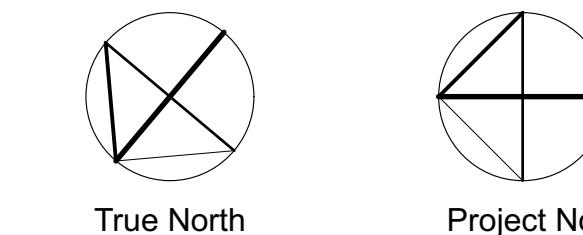
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For Reflected Ceiling Plans see Sheet A511
For Opening Schedules see Sheet A601
For Interior Elevations see A600 series Sheets
For Opening Schedules see Sheet A601
For Room Finishes Schedules see Sheet A611
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Approved: JHM
Checked: JHM
Drawing Title: Drawn: SJ

2nd Floor Partition Dimension Plan

Scale: 1:50 (for 36x48" printing)
Dwg. No.: A221

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1 A221 2nd Floor Partition Dimension Plan
1:50

Notes to Second Floor Finishes Plan:

- △ Coordinate base with mitework. See also mitework drawings.

General Notes to Floor Finishes Plan:

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Provide resilient transition strips between old and new carpet flooring finishes. Refer to specifications for type.

All existing radiators, heating units, recessed convectors, grills, pipes, access panels, hangers and miscellaneous exposed metal work (other than stainless steel, anodized aluminum and baked enamel) to be painted to match the surfaces on which they occur, unless otherwise directed by consultant. Paint all existing wall mounted heater enclosures.

Not all drain devices are shown. Refer also to Mechanical Documents. Notwithstanding, all drains to be coordinated with the floor finish in which they are found, for type.

BM denotes Benchmark Healer, see also Mech. Docs.
CD denotes Clean Out
FA denotes From Above
FB denotes From Below
FD denotes Floor Drain
FDD denotes Furnish Floor Drain
FRL denotes Rainwater Leader
TA denotes To Above
TB denotes To Below

Floor Finishes Legend:

- Floor Finish Type and/or Wall Base Type
See also Room Finish Schedule
- Room Numbers
See Room Finish Schedule(s)
- Carpet/Tile Flooring (CPTT1 Field colour) (to 056800)
- Carpet/Tile Flooring (CPTT2 Accent colour) (to 056800)
- CONG Existing concrete, sealed (to 033500)
- Control Joint (CJ) or Expansion (EJ)
- Seam Joint (not necessarily shown) (to 105000)
- └ Corner Guard shown thus (to 105000)
- j.c. job check indicates dimension which must be confirmed onsite
- hold hold indicates critical dimension which must be held
- +/- plus or minus indicates a dimension which is permitted to vary to suit in situ conditions
- align align indicates critical alignment of materials and/or finishes
- For Doors & Frames, see also Openings Schedule(s).
- For coordination of floor finishes with Architectural Woodwork (a.k.a. Millwork), see Millwork Drawings

Legend:

- 1 Building Elevation
See A300 series Sheets
- 1 Building Section
See A400 series Sheets
- 1 Wall Section
See A000 series Sheets
- Foundation Wall Type, Wall Type
See A000 series Sheets
- 1 Floor Type, Roof Type
See A000 series Sheets
- 1 Partition Type
See A000 series Sheets
- 1 Ceiling Type
See A000 series Sheets
- 1 Room Numbers
See Room Finish Schedule(s)
- 1 Opening Numbers
See Opening Schedule(s)
- 1 Window Type, see A300 Sheets for Window Schedule(s)
- 1 Millwork Type
See A710 series Sheets
- 1 Equipment Numbers
See Equipment Schedule(s)
- Denotes Existing Assembly
- Denotes Fire Separation
- F.S. Denotes Fire Separation
- F.R.R. Denotes Fire Resistance Rating
- j.c. job check indicates dimension which must be confirmed onsite

Legend of Related Finish Abbreviations:

- A.F.F. above finished floor
- ALUM aluminum
- CB concrete block
- CG corner guard
- CJ control joint
- CLD ceiling
- CMU concrete masonry unit
- CO clean out
- CONC concrete
- CPTT carpet
- CPTT carpet tile
- CT ceramic tile
- EJ expansion joint
- EX existing
- EXP exposed structure
- EXIST existing
- F.O.F.S. floor finish
- F.F. finished floor
- F.R.R. fire resistance rating
- FS fire separation
- GL glass
- GWB gypsum wall board
- HWD hardwood
- LAM laminate
- LAP lay-in panel or lay-in acoustic tile
- LBC linoleum base cove
- LNO linoleum
- LSP lath and plaster
- LV luxury vinyl tile
- MW millwork
- MBT mastic tile
- MT mastic tile
- N/A not applicable
- NIC not in contact
- OWSU open-web steel joist
- PCC precast concrete
- PC ceramic tile
- PLAM plastic laminate
- PLY plywood
- PT paint
- QTY quarry tile
- RT resilient flooring
- RBC rubber base cove
- RSV resilient sheet vinyl
- SEAL sealed concrete
- SV sheet vinyl
- TER terrazzo
- TH threshold (door)
- UD underlaid (door)
- UP unfinished
- VBC vinyl base cove
- VCT vinyl composite tile
- YWC vinyl wall covering
- WG wall guard

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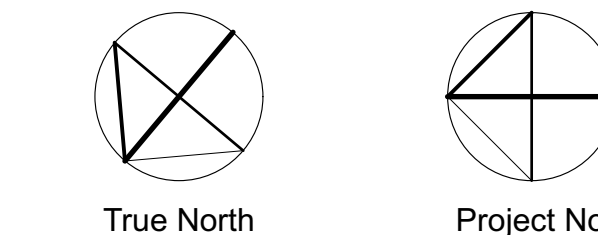
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No.	Issued for Purpose	Date	Initial
1	90% Checklist for Review	Feb. 7 '25	JHM
2	For Tender and Permit	Mar. 21 '25	JHM



General Notes:

For General Notes and OBC Matrix see Sheet A001

For Removal Plan see Sheet A201

For Plan Details see Sheet A211

For Section Details see Sheet A213

For 2nd Floor Partition Dimension Plan see Sheet A221

For 2nd Floor Floor Finishes Plan see Sheet A231

For Removal Reflected Ceiling Plan see Sheet A501

For Reflected Ceiling Plans see Sheet A511

For Millwork Details see Sheet A711

For Openings Schedules see Sheet A801

For Room Finishes Schedules see Sheet A911

For Mechanical Drawings see M series Sheets

For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial
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Project

City of Waterloo

2nd Floor Renovations

100 Regina St South

Waterloo, ON N2J 4P9

Approved JHM

Checked JHM

Drawn SJ

2nd Floor Floor Finishes Plan

Scale (for 36x48" printing) 1:50

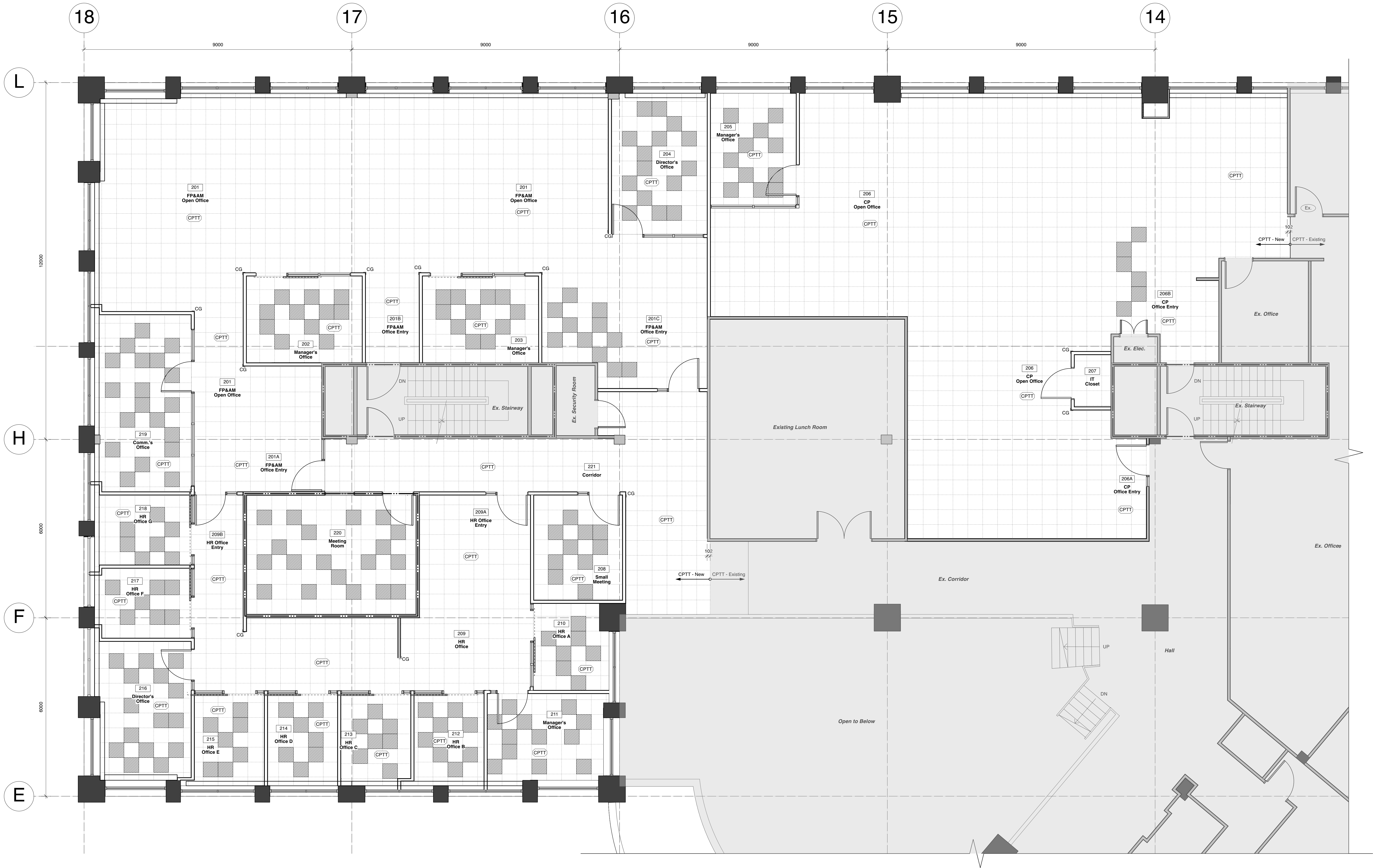
Dwg. No. A231

John MacDonald Architect

Public Utilities Commission Building

195 King Street West, Suite 200, Kitchener, ON, N2G 1B1

JohnMacDonaldArchitect.ca | (519) 579-1700



1 Floor Finishes Plan

A231 1:50

General Notes to Removals:

Perform removals and cleaning in accordance with the Specifications.

Not all removals are shown. Carefully examine existing conditions and the documents, including the reference documents. Perform all removals and alterations required to perform the Work. Perform all demolition in accordance with construction sequencing requirements.

Provide all select removals, cutting and patching required for the structural, mechanical and electrical work for this contract. Coordinate requirements and costs with Trade Contractors. All costs for this work are included in the Contract Price.

Dashed lines indicate items for removal. Dispose as noted. Salvage as noted. Turn over to Owner as noted. Turn over to Owner's Tenant as noted.

No removals affect structural components. Do not cut any member or item that has structural purpose.

For Mechanical removals and connections to existing, see also Mechanical Documents.

For Electrical removals and connections to existing, see also Electrical Documents.

Owner shall remove all loose items prior to handover of the facility to the Contractor.

Contractor shall provide temporary construction lighting and power at its own expense.

Not all existing floor slab removals may be shown. All such removals are included in the Contract. See also Mechanical and Electrical Documents for extent of below slab plumbing and conduit requirements.

Not all existing ceiling system removals are shown. All such removals required to perform the Work are included in the Contract Price.

See also Architectural Removals Plan A201, as well as Mechanical and Electrical Documents.

Sprinkler Notes to Removal RCP

Note that heads for removal are NOT shown dashed. Provide removals as indicated in notes.

Existing sprinkler head remain unchanged. Provide protection to existing sprinkler heads during demolition.

Existing sprinkler heads throughout all Phase 2 Area to be relocated typical, refer to AS11 for new locations.

See also Arch RCP drawings for further required alterations and removals.

Provide all demolition work to suit new sprinkler coverage, including changes to piping layout where required.

All heads must be relocated and provided to centrelines and quarterpoints of tiles.

All existing piping within ceilings shall be co-ordinated with new and relocated mechanical ductwork such that piping is altered to suit. Co-ordinate with HVAC trade and pay all costs.

Electrical Notes to Removal RCP

Relocate existing light fixtures to Phase 1 area to suit new layout. See also Electrical drawing sheets.

Remove existing light fixtures, and electrical devices u.n.o., complete to Phase 2 area. Salvage and turn over to Owner.

Remove existing ext signs and salvage for relocation.

See also Electrical drawings for further required alterations and removals.

Provide all demolition work to suit new Electrical.

Mechanical Notes to Removal RCP

Existing diffusers to be relocated to new position, typical to all Phase 1 Area. Refer to Mech. drawing for locations.

Existing diffuser to be removed and replaced new, typical for all Phase 2 Area. Refer to Mech. drawing for locations.

Provide all removals to suit plumbing alterations, including any floor slab patching and removals below slab in Ground Floor ceiling where required to suit.

See also Mechanical Drawings for further required alterations and removals.

Provide all demolition work to suit new Mechanical.

Architectural Notes to Removal RCP

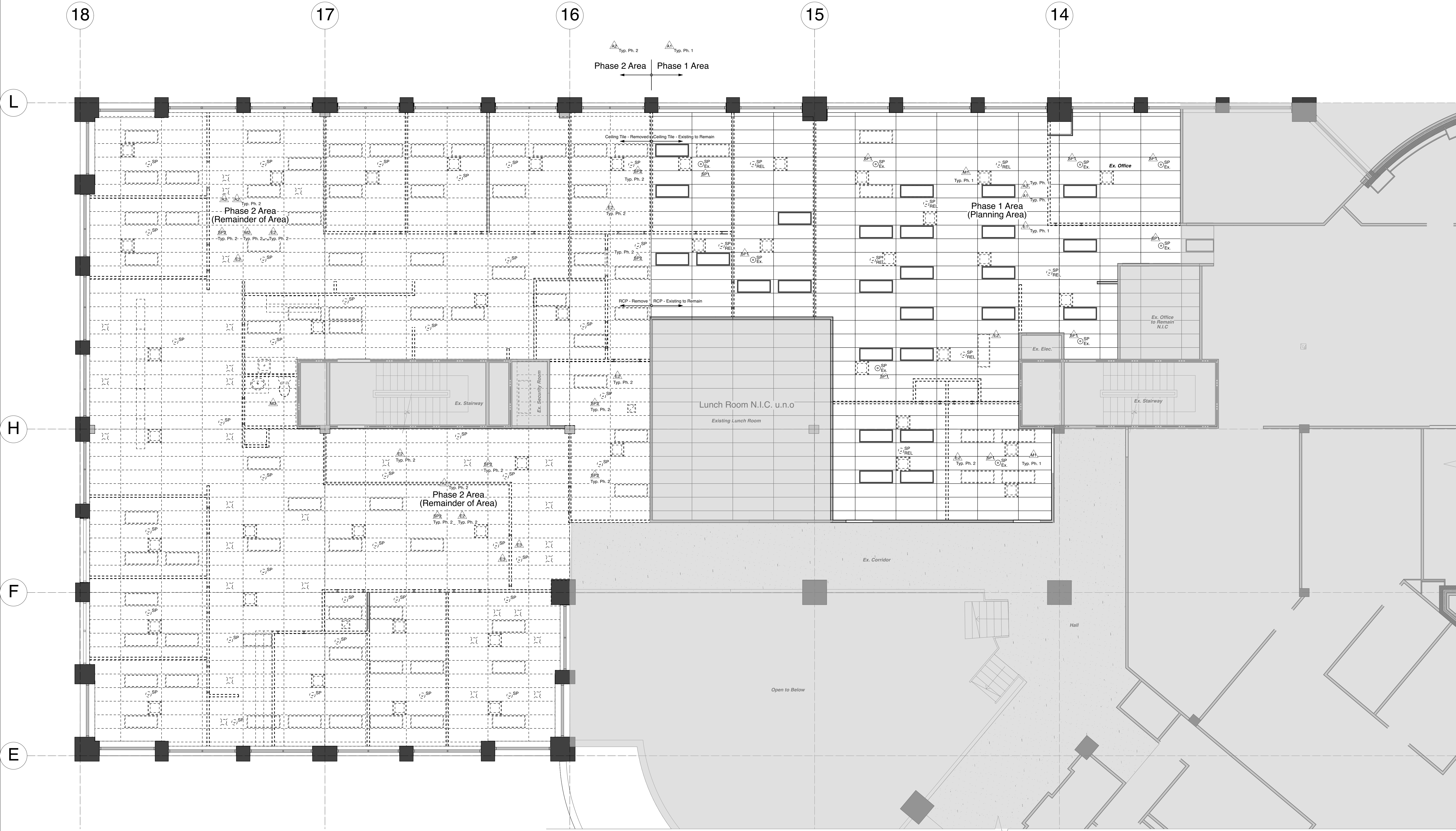
Existing suspended acoustic ceiling tiles and associated framing assembly to remain. Stained or damaged ceiling tiles to be replaced with suitable salvaged tiles from Phase 2 Area.

Carefully remove existing suspended acoustic ceiling tiles and demolish associated suspended ceiling framing assembly in its entirety. Dispose of existing framing assembly and hand over all acoustic ceiling tiles to the Owner in shrink-wrapped protected packaging.

Provide all removals, temporary alterations, and work required to create ceiling access for new mechanical work the Phase 1 Area including replacements of aging piping. See also mechanical drawings.

See also specification and removal plan A201 for select demolition, and General Notes this Sheet.

RCP Legend:			
	Mechanical supply diffuser, see also mechanical documents		Light fixture
	Mechanical return grille, see also mechanical documents		Light fixture (hidden)
	Mechanical exhaust fan, see also mechanical documents		Light fixture (Night)
	Suspended light fixture		Occupancy Sensor
	Pot light fixture		Emergency light, battery unit w/ heads (2)
	Wall sconce light fixture		Emergency light, remote head (2)
	Track light fixture w/ heads		Emergency light, remote head (1)
			Exit sign
			Heat detector
			Smoke detector
			Fire alarm horn
			Fire alarm bell
			Sprinkler head, pendant type
			Sprinkler head, wall type
			Wallboard ceilings (to 092500)
			Suspended lay-in-panel (LAP) ceilings



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Fire Protection Legend:

- SP Sprinkler head, pendant type
- Ex. Existing to remain
- DEL. Disconnected and remove
- REL. Relocate existing to location shown
- P/E Fire Extinguisher
- F.E.C. Semi-recessed Fire Extinguisher & Cabinet

Fire Protection Notes:

Sprinkler Contractor to rework existing sprinkler heads and piping as required to accommodate new partitioning and ceiling. Provide new materials to suit. Sprinkler Contractor to submit stamped engineered drawings, calculations, etc. as required by local building department.

All sprinkler work shown on this drawing are approximate. Proposed locations of sprinkler heads and branch pipes are to be field verified measurements on site by mechanical trade contractor.

Install in accordance with the requirements of NFPA 13, Building Code and to the satisfaction of local authorities having jurisdiction. Coordinate on site. Occupancy is out of phase. Sprinkler Contractor shall coordinate locations of new sprinkler heads with architectural reflected ceiling plans and lighting plan.

Sprinkler heads shall be located within minimum 4'-7.5" maximum distance from all walls. This can be increased to 6' in light hazard, small rooms.

Space sprinkler head centres minimum 8' - maximum 18' apart. All sprinkler heads must be correct on this and/or quarterpointed. No exceptions.

To Phase 2 Area, relocate all sprinkler heads to suit new imperial grid layout and provide new sprinkler heads to suit layout. To Phase 1 Area, relocate existing sprinkler heads where required to suit new layout.

Contractor to review all existing fire extinguishers on site and replace any extinguishers with a manufacturers date prior to October 1984. Unit to be replaced with like model manufactured post October 1984. Provide submittal of replacement unit for review. Where a change in occupancy is proposed coordinate with Owner and Authority Having Jurisdiction to provide extinguishers to suit new proposed occupancy.

General Fire Extinguisher Requirements:

Fire Extinguishers: portable fire extinguishers must conform to NFPA 10 and shall be listed and labelled and meet or exceed all of the requirements of CANULC-S508, standard for rating and testing of fire extinguishers.

Install in accordance with Ontario Building Code and NFPA requirements, and to the satisfaction of the Fire Prevention Officer.

Fire Extinguisher Equipment Schedule*
Type 1: Badger Advantage model ADV-550, or equivalent
nominal capacity: 5 lb
ULC fire rating: 3.A-40-B-C
Agent type: ABC

Install fire extinguisher in visible and accessible location, in normal path of travel, at 5.0 ft above finished floor from top of extinguisher. Secure on hanger intended for fire extinguisher, listed bracket, cabinet, or wall recess. Locate operating instructions on front of the extinguisher. Maximum travel distance to extinguisher 75 feet.

General Notes to Ceilings:

See Reflected Ceiling Plan for ceiling heights above datum.

Notes to Ceiling (C) Types:

Label	Description
1	Indicates ceiling type, all partitions to u/s deck including boardwork unless denoted otherwise on Floor Plan. See Floor Plans. For all partition, wall, and ceiling assemblies see Sheet A201.

General Notes to RCPs:

Where discrepancy exists between the RCPs and the Mechanical and/or Electrical documents, the most stringent and/or onerous condition shall apply.

Layout of all new piping runs parallel and perpendicular to existing building elements. Submit layout to Consultant for acceptance of Consultant and Owner.

Mount exit signs and emergency lighting to an elevation that will ensure they are visible. Do not install exit signs so that they are obstructed by hanging light fixtures or ductwork. Typical all exit sign locations.

a.f. denotes Above Finished Floor
P.A. denotes From Above
P.B. denotes From Below
T.B. denotes To Below

Legend:

- Building Elevation See A300 series Sheets
- Building Section See A400 series Sheets
- Wall Section See A500 series Sheets
- Foundation Wall Type, Wall Type See A600 series Sheets
- Floor Type, Roof Type See A700 series Sheets
- Partition Type See A800 series Sheets
- Ceiling Type See A900 series Sheets
- Room Numbers See Room Finish Schedule(s)
- Opening Numbers See Opening Schedule(s)
- Window Type: see A300 Series for Window Schedule(s)
- Millwork Type See A710 series Sheets
- Equipment Numbers See Equipment Schedule(s)
- Denotes Existing Assembly
- Denotes Fire Separation
- F.S. Denotes Fire Separation
- F.R.R. Denotes Fire Resistance Rating
- J.C. Job check indicates dimension which must be confirmed onsite

RCP Legend:

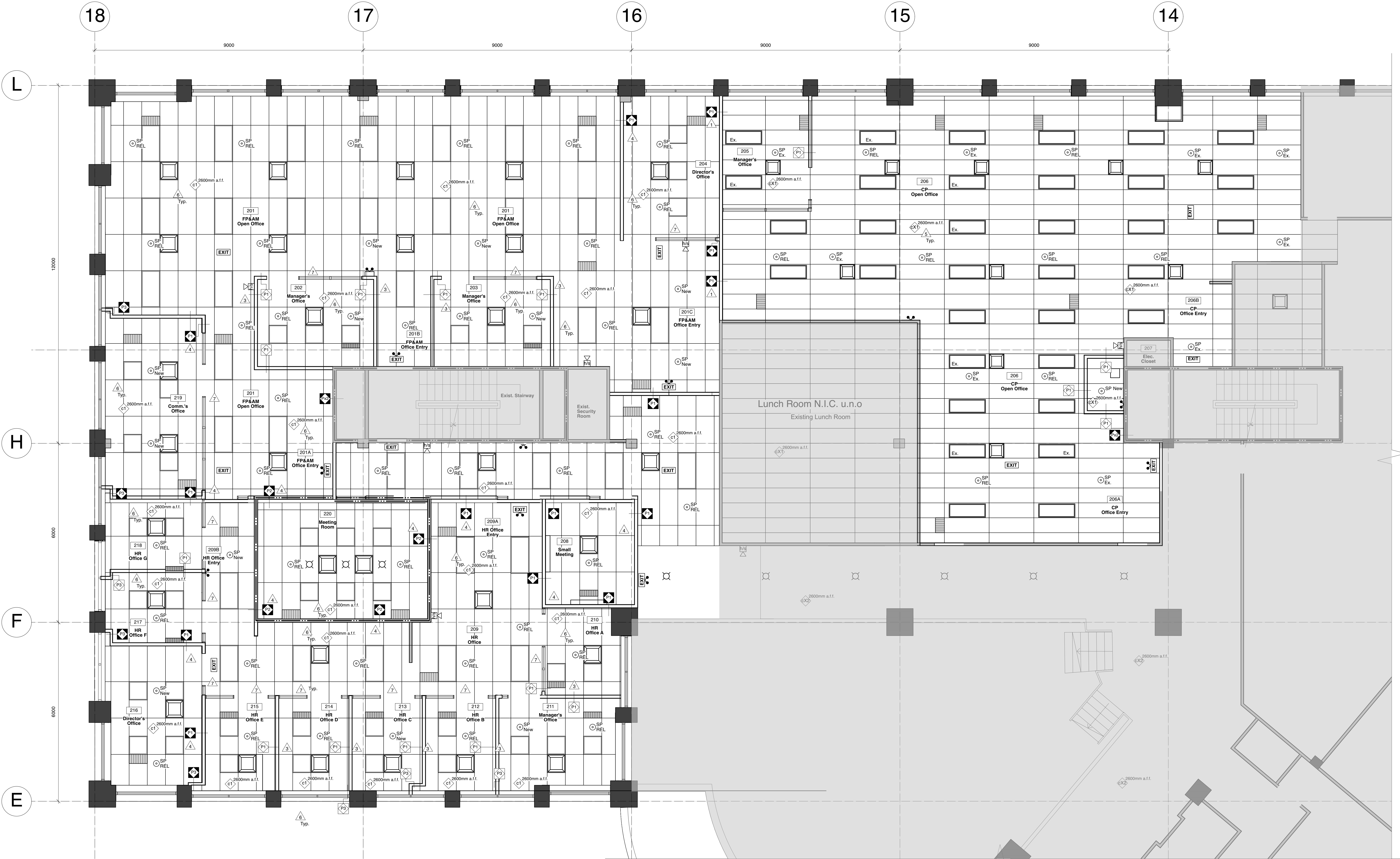
- Mechanical supply diffuser, see also mechanical documents
- Mechanical return grille, see also mechanical documents
- Mechanical exhaust fan, see also mechanical documents
- Suspended light fixture
- Spot light fixture
- Wall sconce light fixture
- Light fixture
- Light fixture (Hidden)
- Light fixture (Night)
- Track light fixture w/ heads
- Emergency light, battery unit w/ heads (2)
- Emergency light, remote head (2)
- Emergency light, remote head (1)
- Exit sign
- Occupancy Sensor
- Heat detector
- Smoke detector
- Sprinkler head, pendant type
- Sprinkler head, wall type
- Fire alarm horn/strobe
- Fire alarm bell
- Wallboard ceilings (to 092500)
- Suspended lay-in-panel (LAP) ceilings (to 095100)

- Notes to Second Floor RCP:**
- 1 Co-ordinate ceiling grid removal and location of existing and new partition to divide Phase 1 area from Phase 2 Area. This new partition is full height to u/s deck.
 - 2 Reserved.
 - 3 For all partitions to u/s ceiling provide seal at u/s of ceiling to detail and all sound seal insulation to above lay-in tiles to detail. Provide lateral bracing to underside of deck above. See typical details, Sheet A213.
 - 4 To all partitions to underside of deck provide seal at deck flutes and structure. See Sheet A213.
 - 5 Provide spot removal of stained and degraded lay-in tiles in the ceiling of the Phase 1 Area and replace with good condition salvaged lay-in tiles as removed from the Phase 2 Area. Replace tiles as removed for alterations in ceiling area by electrical and mechanical. In case of concern for damage of existing tiles, carefully remove and store existing tiles for re-installation after completion and acceptance of work above ceiling.
 - 6 To Phase 2 Area provide new imperial-sized grid to complete area, complete with new lay-in tile. See Assembly Types, Sheet A201. Install to existing ceiling tile after confirmation of site conditions and datum with Consultant.

Notes to Rated Ceilings:

There shall be no penetration in rated ceilings greater than 1000mm in area. All penetrations larger than this area shall have continuous sealed enclosure above the penetration.

All existing and/or new penetrations through rated assemblies shall be fire-stopped (to 078400). No exceptions.



General Notes:

For General Notes and O&C Matrix see Sheet A201
For Removal Plan see Sheet A201
For 2nd Floor Fire Up Plan see Sheet A211
For Plan Details see Sheet A212
For Section Details see Sheet A213
For 2nd Floor Fire Alarm Plan see Sheet A231
For Removal Reflected Ceiling Plan see Sheet A231
For Reflected Ceiling Plans see Sheet A511
For Millwork Details see Sheet A711
For Interior Elevations see A800 series Sheets
For Opening Schedules see Sheet A801
For Room Finishes Schedules see Sheet A911
For Mechanical Drawings see E Series Sheets
For Electrical Drawings see E Series Sheets

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Drawing Title

Reflected Ceiling Plan

Scale (for 36x48" printing)
1:50

Dwg. No.
A511

John MacDonald Architect

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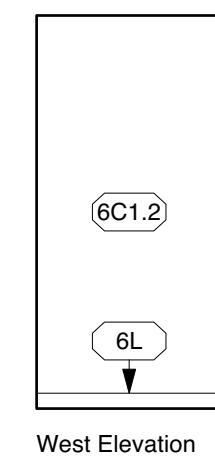
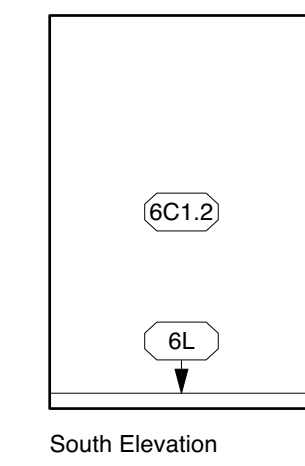
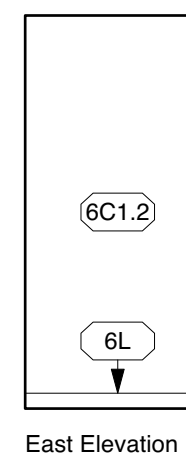
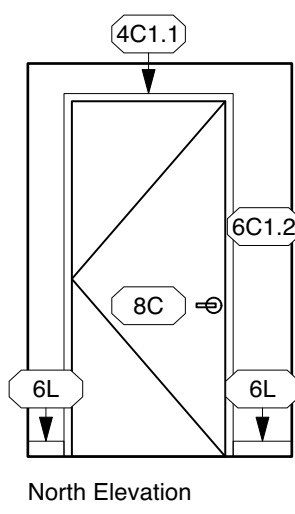
Legend of Finishes:

Substrates		Finishes		Finish Types (See Schedule)	
1. CONC	A. U.F.	Ex.	Existing Finish to Remain	1 A 1.1	Substrate (see also Assembly Types)
2. PCCL	B. FSE	1.1	Paint 1 - Door Frames		
3. CB/CMU	C. PF	1.2	Paint 2 - Wall Field		
4. STL	D. LND	1.3	Paint 3 - Accent Wall		
5. ALUM	E. LBC	1.4	Paint 4 - Accent Wall		
6. DWS	F. RCT	1.5	Paint 5 - Accent Wall		
7. PLV	G. CT	2.1	Linoleum Type 1 (Cove to match Field)		
8. WVB	H. CPT	2.2	Linoleum Type 2 (Cove to match Field)		
9. HWD	I. SEAL	3.2	Porcelain Ceramic Tile 1		
10. GL	J. EPOXY	3.3	Porcelain Ceramic Tile 2		
11. TG	K. PLAM	4.1	Porcelain Ceramic Tile 3		
12. LAP	L. RBC	3.4	Ceramic Wall Tile 1		
	M. PLAM	4.1	Carpet Tile		
	N. SSM	5.1	PLAM-1 - Wood Doors		
	O. STN	5.2	PLAM-2 - Millwork		
	P. WWS	5.3	PLAM-3 - Millwork		
	Q. RAS	5.4	PLAM-4 - Millwork		
		5.5	PLAM-5 - Countertops/Wisconsin		
		5.6	PLAM-6 - Millwork Bases		
		6.1	Solid Surface Type 1		
		6.2	Solid Surface Type 2		
		7.1	Vinyl Wall Covering Type 1		
		7.2	Vinyl Wall Covering Type 2		

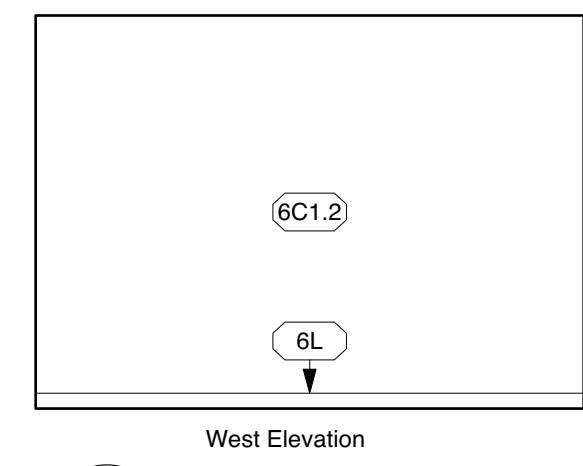
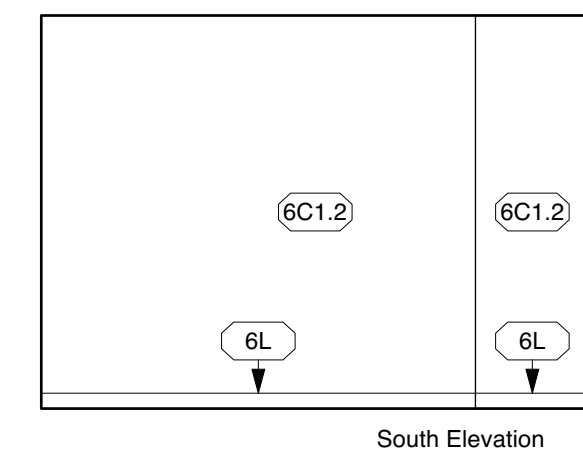
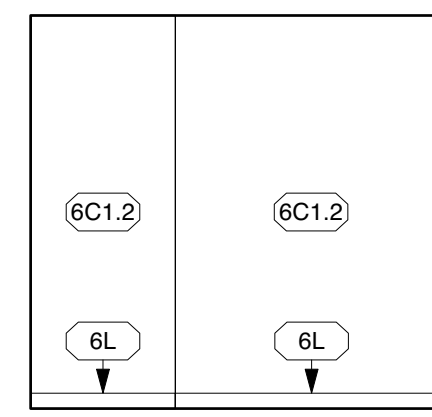
Notes: All colours to Consultants selection

Legend of Related Finish Abbreviations:

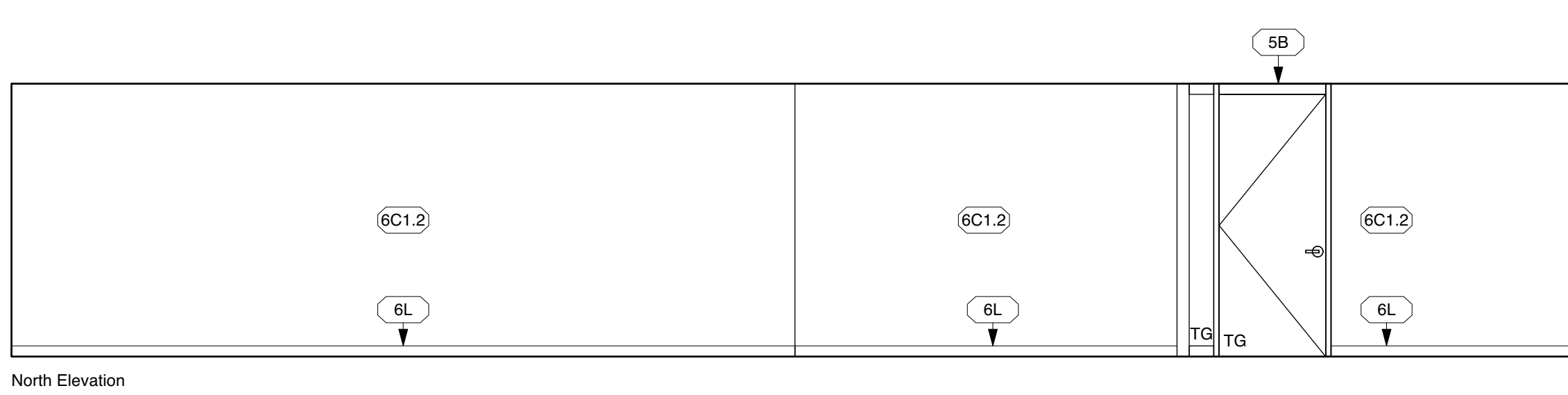
A.F.F.	above finished floor	LAM	laminate	QT	quarry tile
ALUM	aluminum	LBC	lay-in acoustic tile	R	resilient flooring
CB	concrete block	LND	linoleum base cover	RAS	resin art screens
CLG	ceiling	LAP	lay-in plaster	RBC	rubber base cover
CMU	concrete masonry unit	M/WK	millwork	RSV	resilient sheet vinyl
CONC	concrete	MRT	metallic tile	SEAL	sealed concrete
CPT	carpet tile	N/A	not applicable	SM	solid surface material
CPTT	carpet tile	NT	not to contract	STL	steel
CT	ceramic tile	DWSJ	open-web steel joist	SV	sheet vinyl
EXP	exposed (structure)	NC	neocast concrete	TER	terrazzo
F or PL	floor	PCT	porcelain ceramic tile	UGF	ungrouted
FRR	fire resistance rating	PLAM	plastic laminate	VBC	vinyl base cover
FS	fire separation	PLY	plywood	VCT	vinyl composite tile
GL	glass	RHE	resilient	VUF	vinyl upholstery fabric
QWB	gypsum wall board	PT	paint	VWC	vinyl wall covering
HWD	hardwood			WD	wood



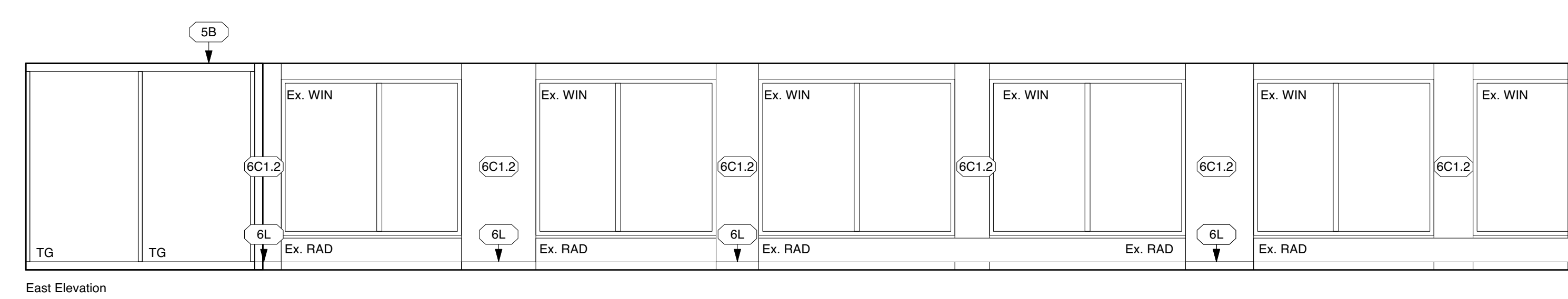
13 IT Closet #207
A801 1:50



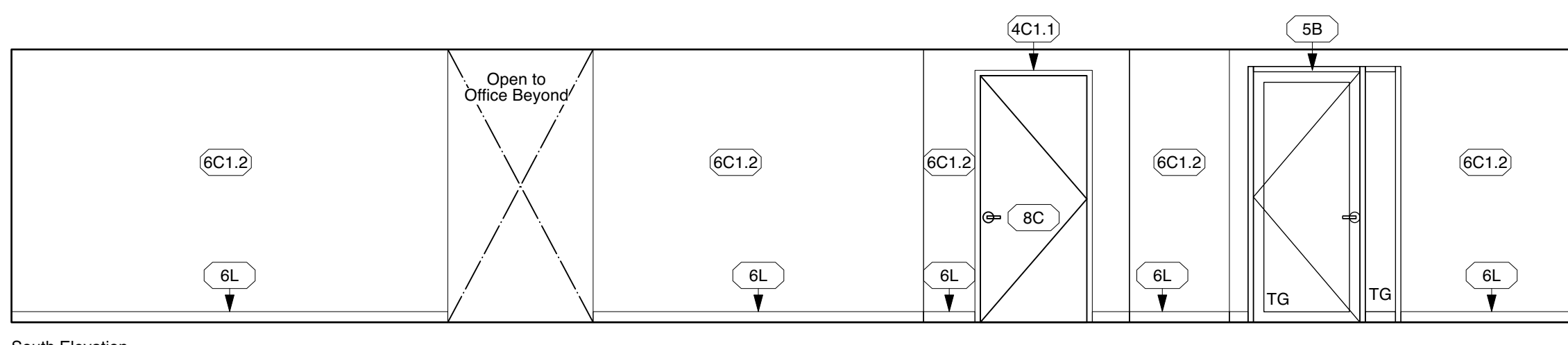
12 CP Office Entry #206B
A801 1:50



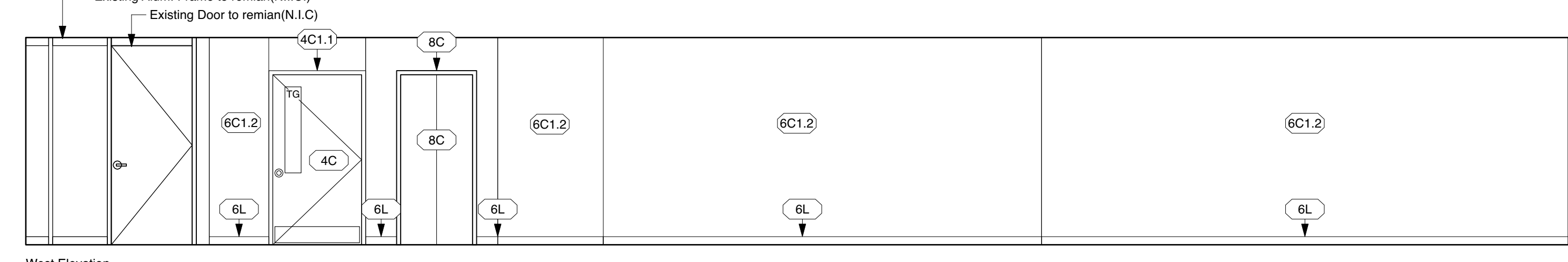
North Elevation



East Elevation

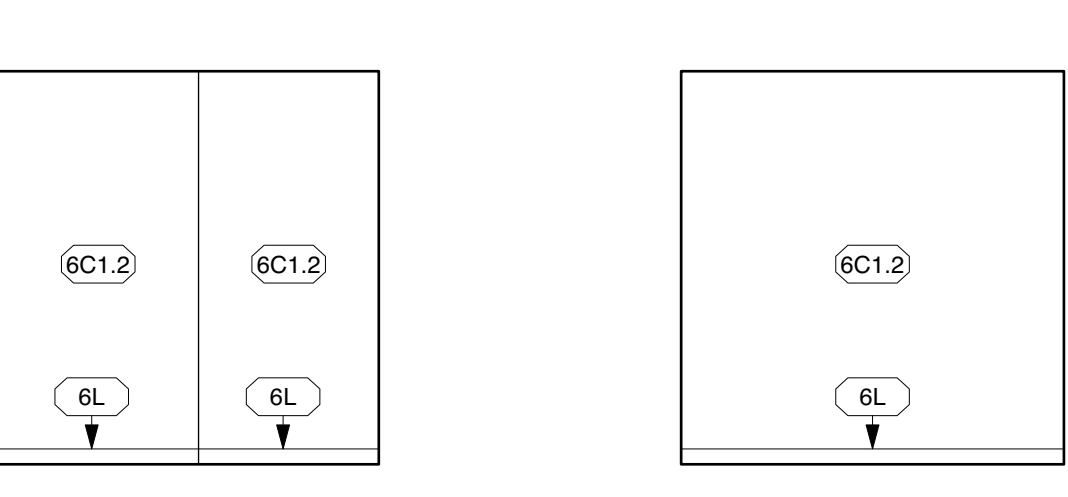


South Elevation



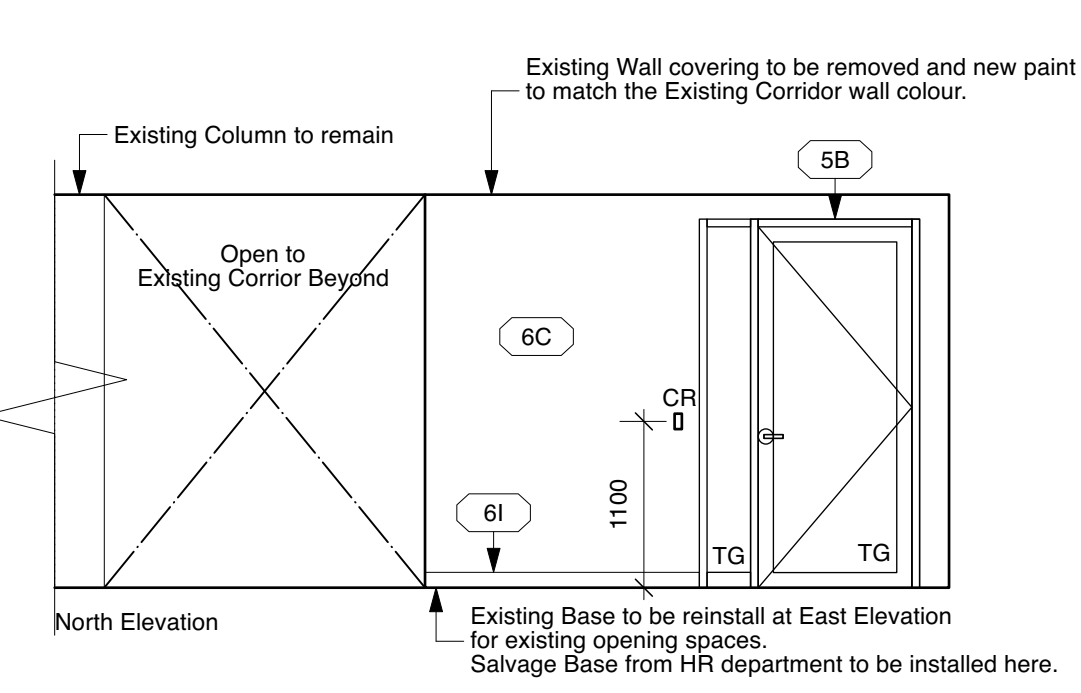
West Elevation

10 Community Planning Open Office #206
A801 1:50

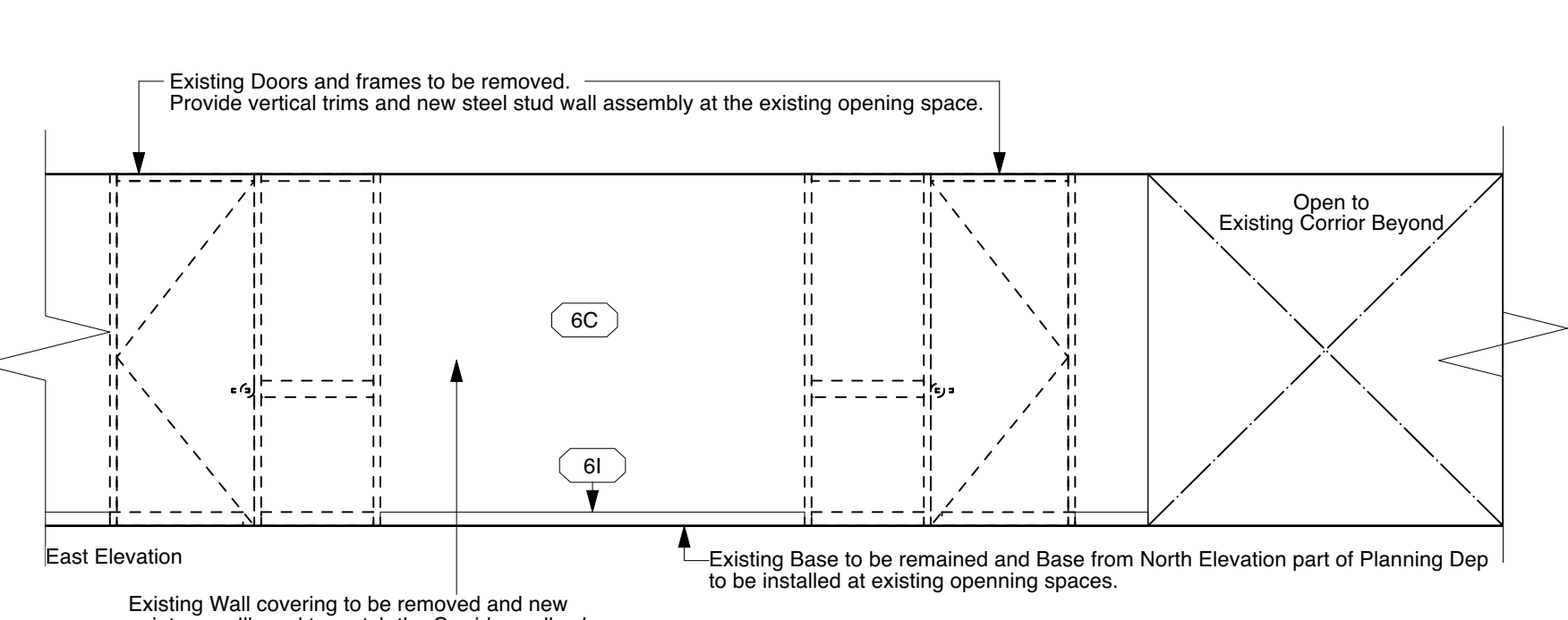


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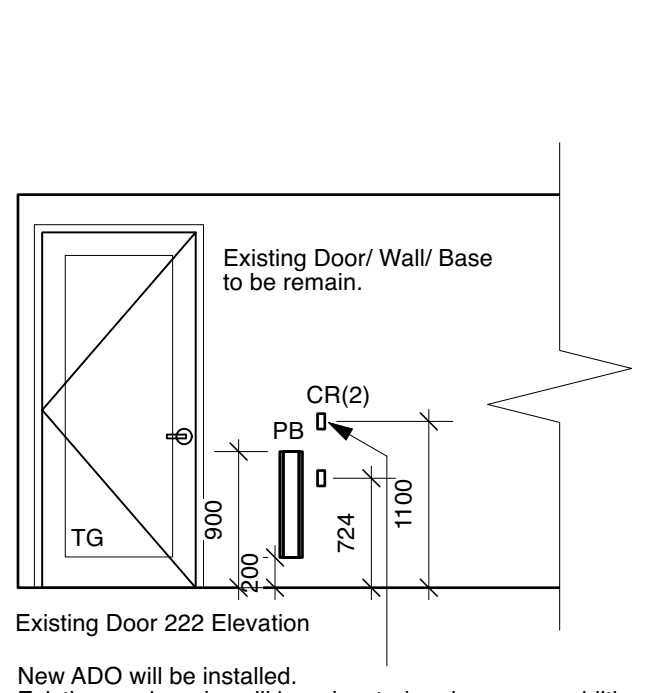
11 CP Office Entry #206A
A801 1:50



North Elevation

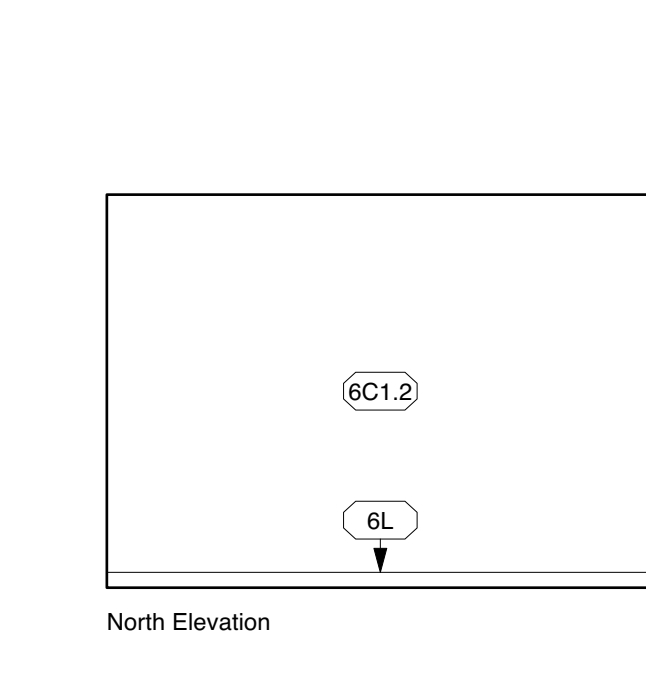


East Elevation

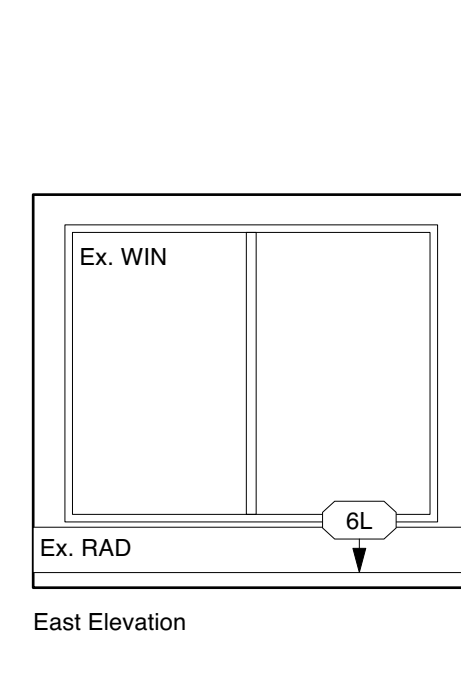


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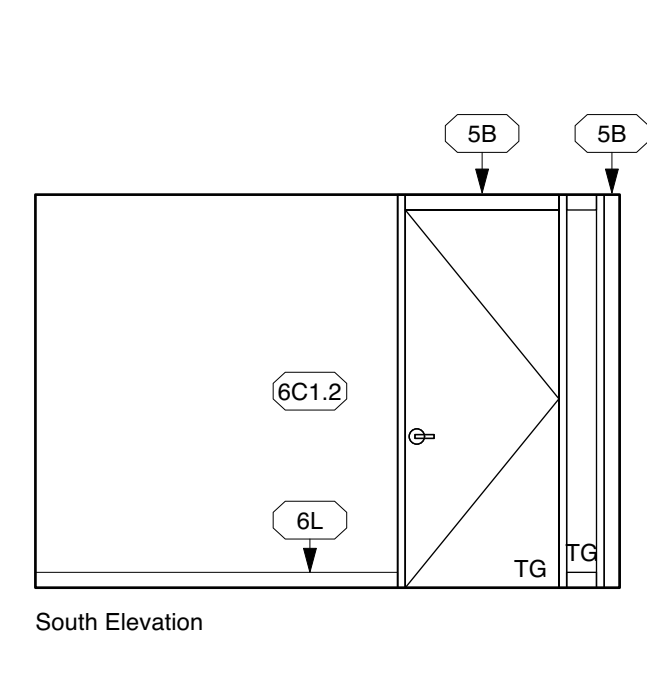
9 Existing Corridor adjacent Community Planning Dep.
A801 1:50



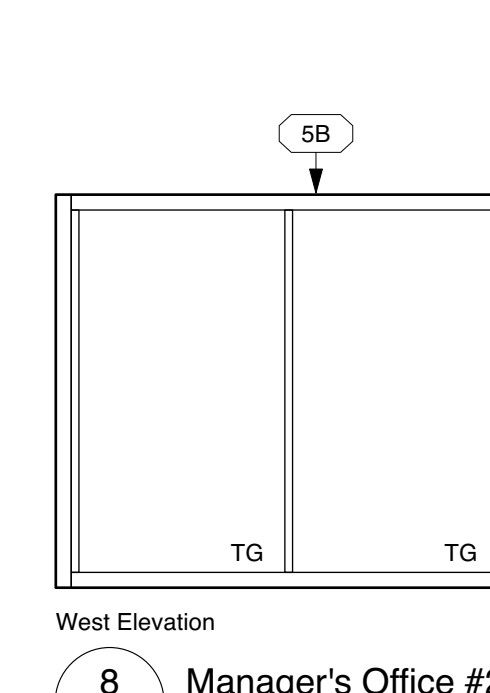
North Elevation



East Elevation

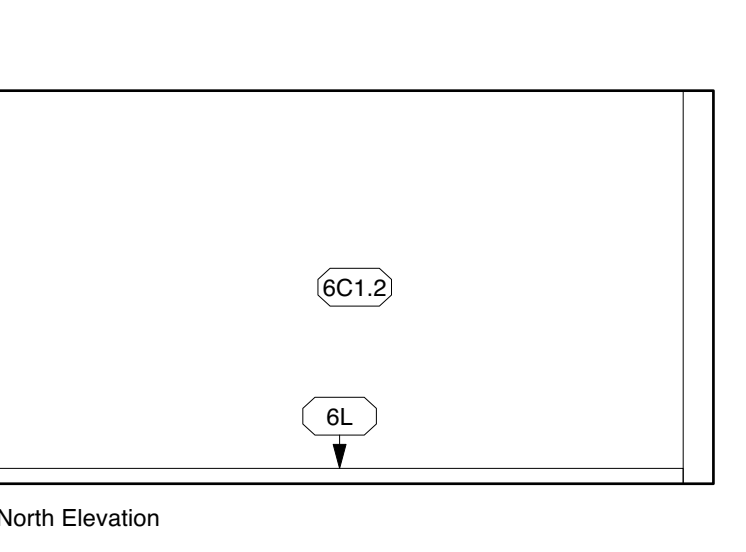


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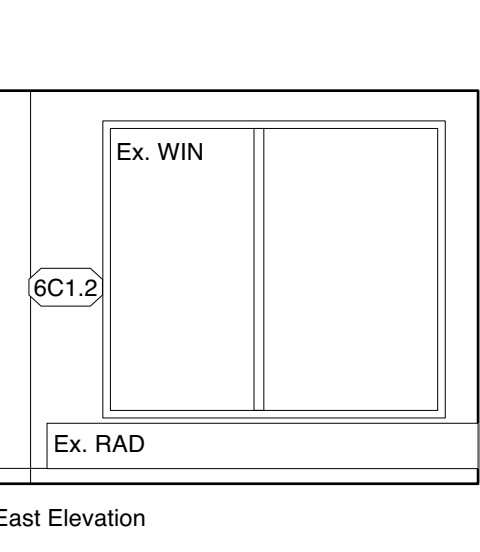


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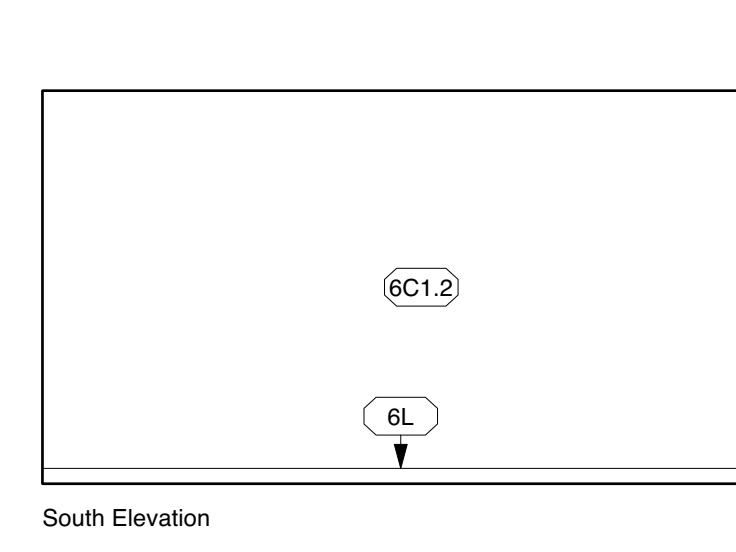
8 Manager's Office #204
A801 1:50



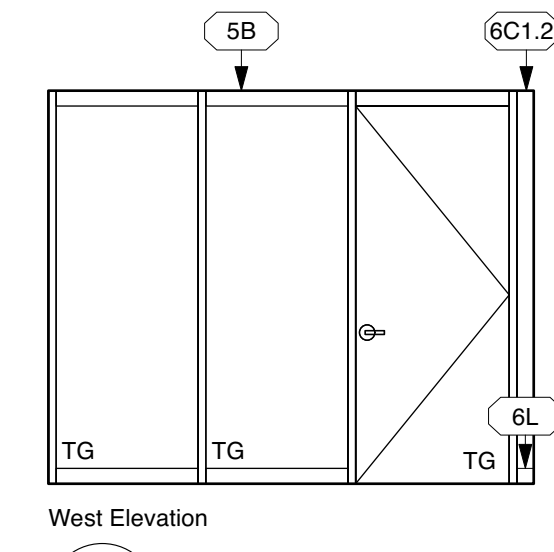
North Elevation



East Elevation

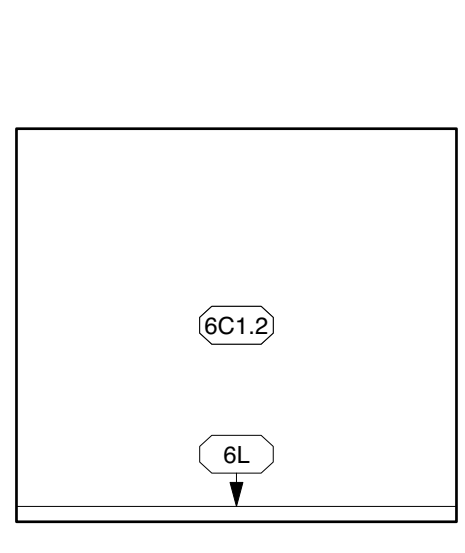


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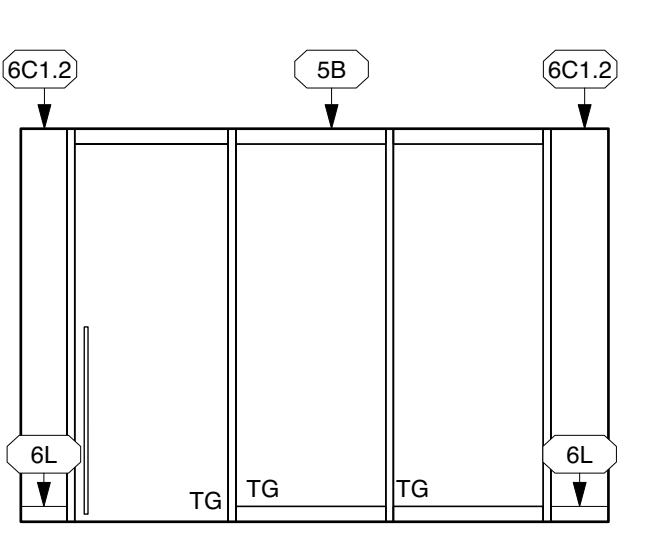


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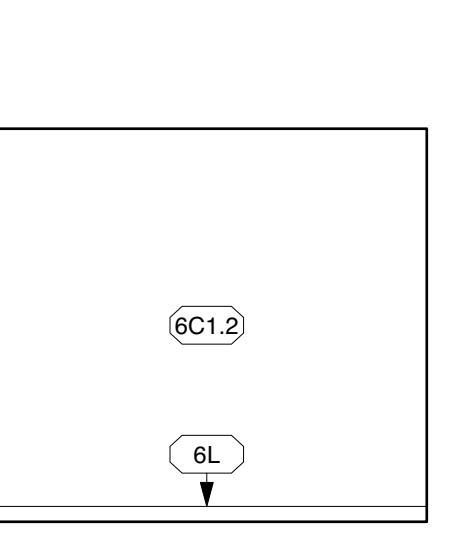
7 Director's Office #204
A801 1:50



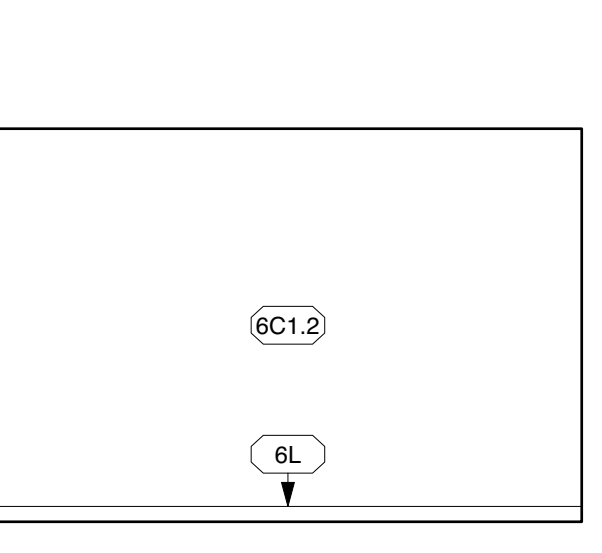
North Elevation



East Elevation

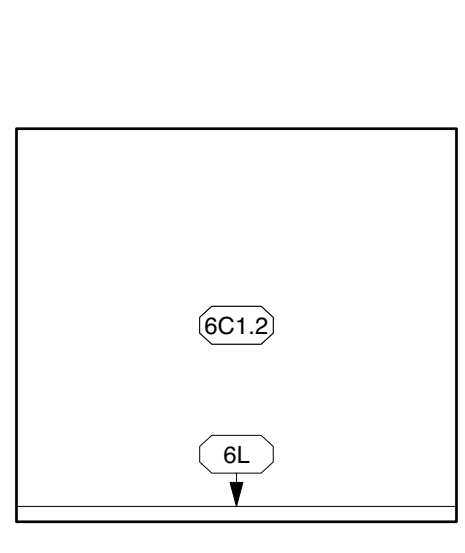


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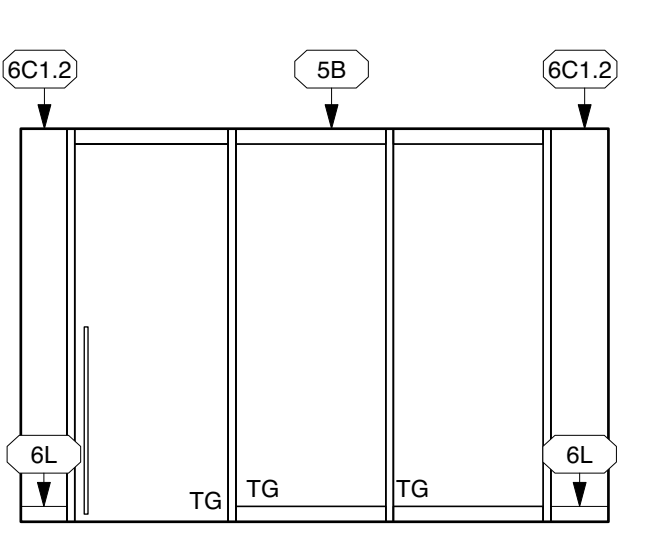


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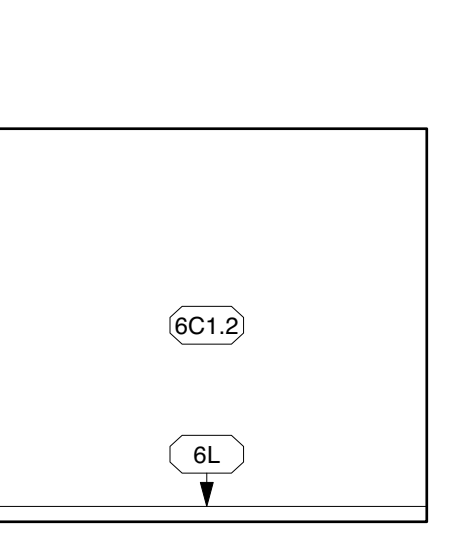
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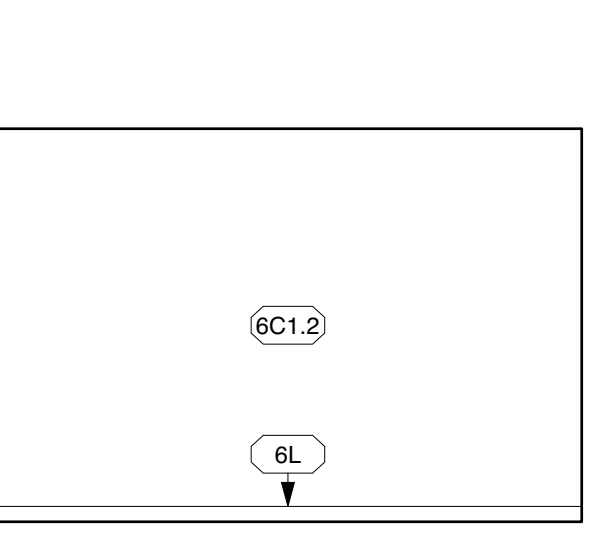
North Elevation



East Elevation

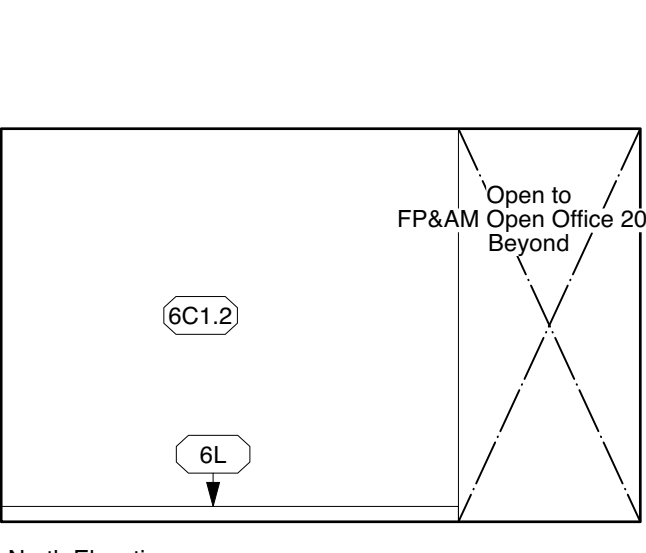


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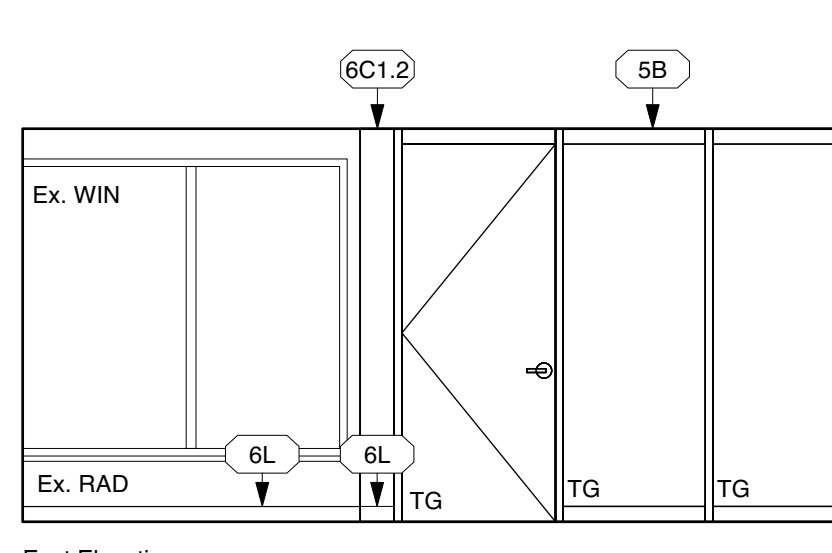


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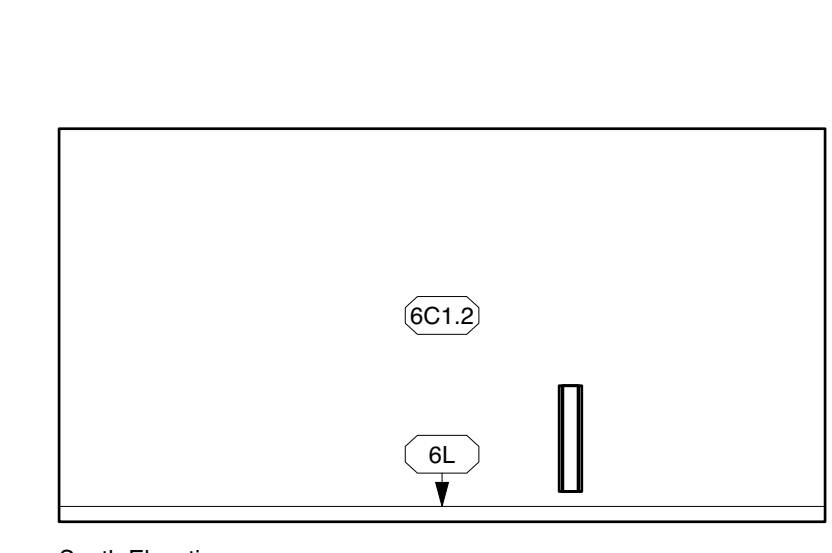
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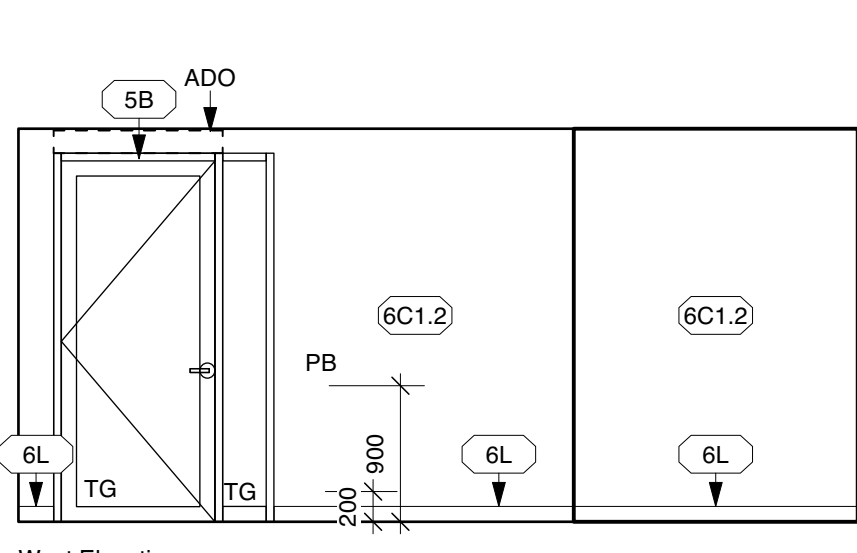
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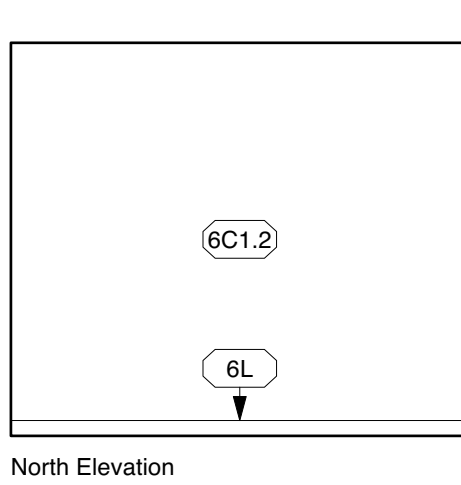


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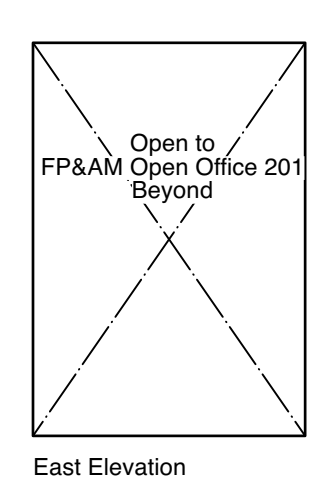


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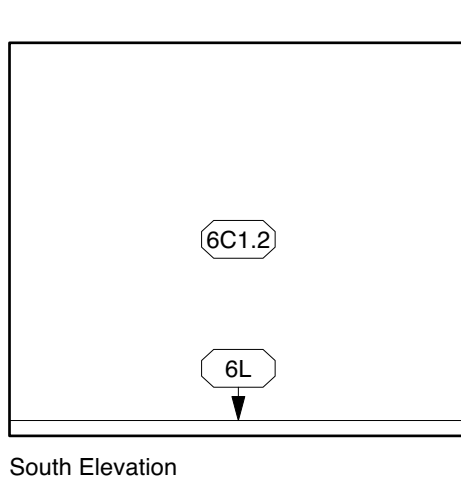
4 FP & AM Open Office Entry #201C
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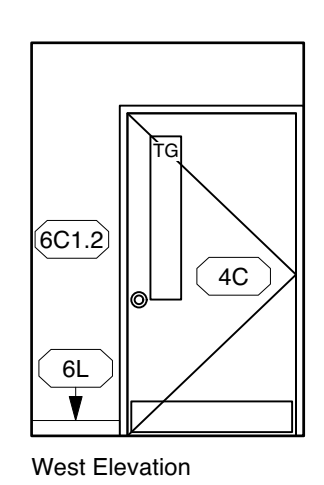
North Elevation



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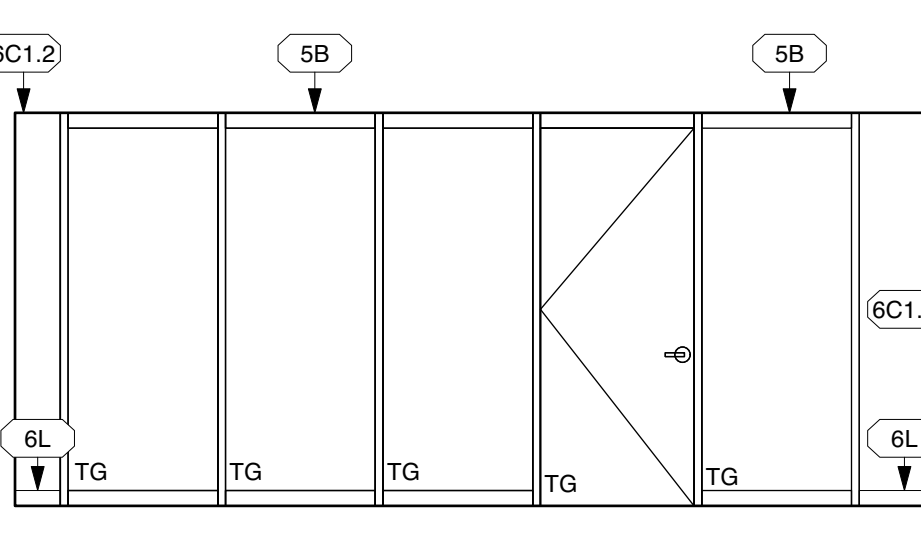


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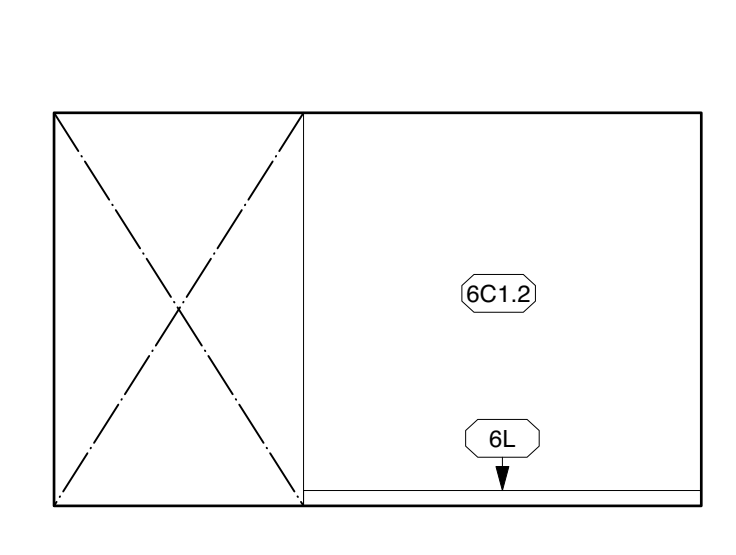


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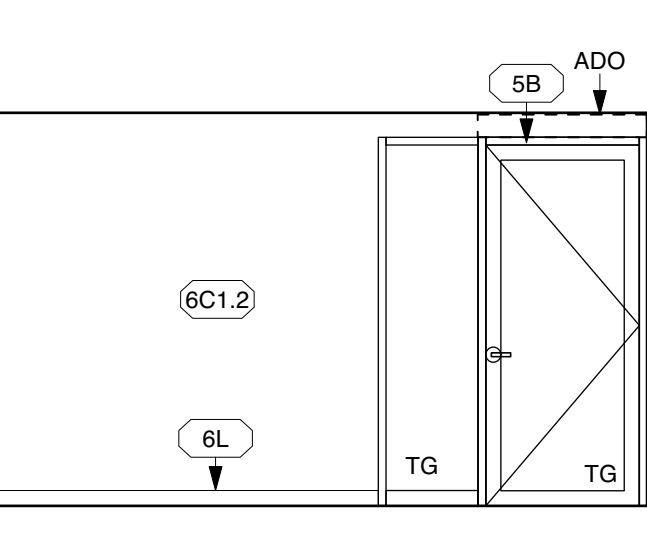
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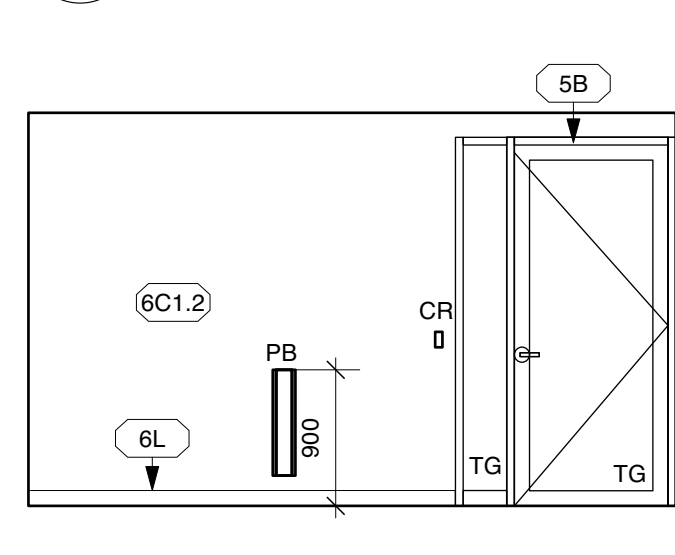
North Elevation



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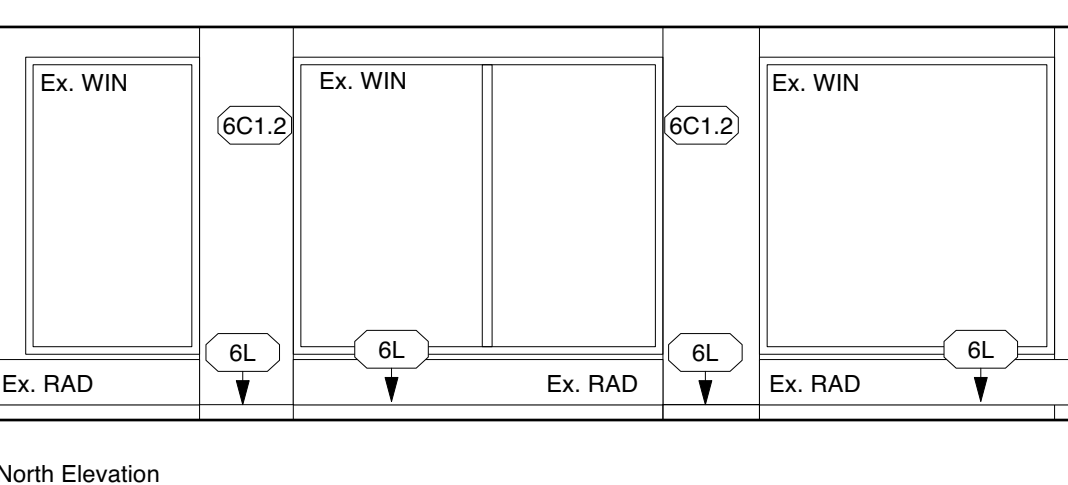


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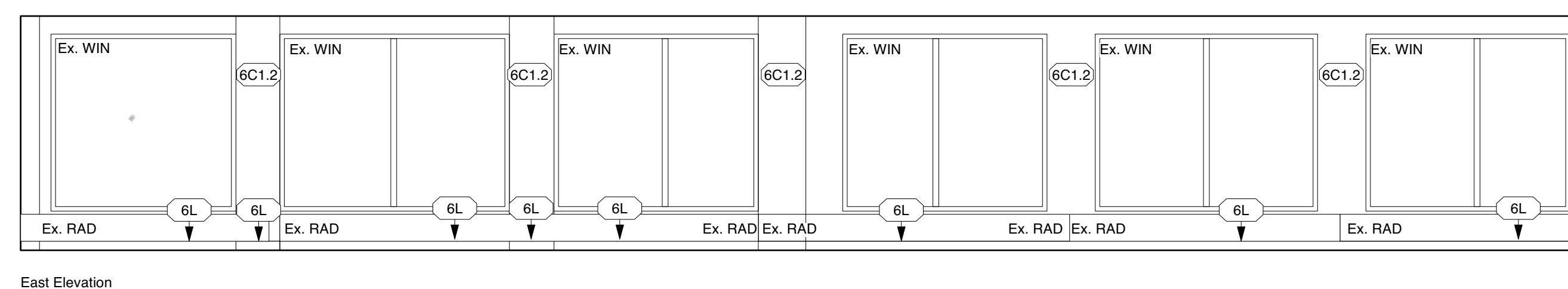


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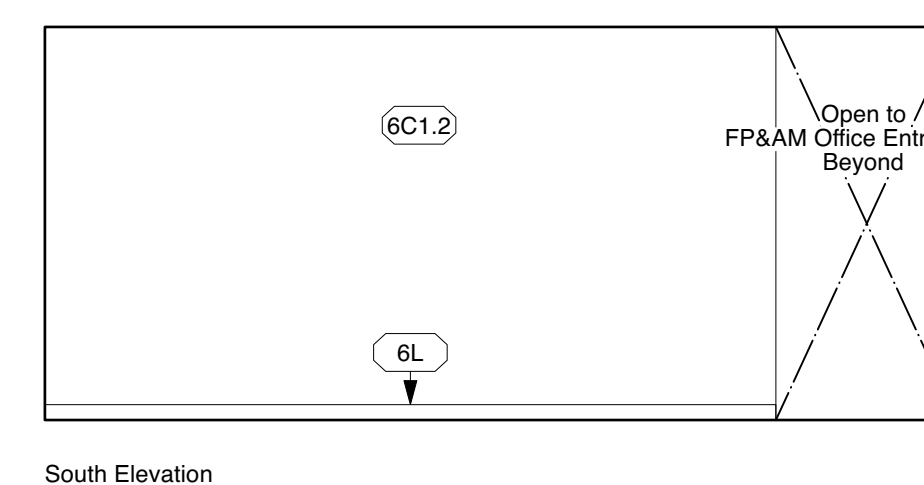
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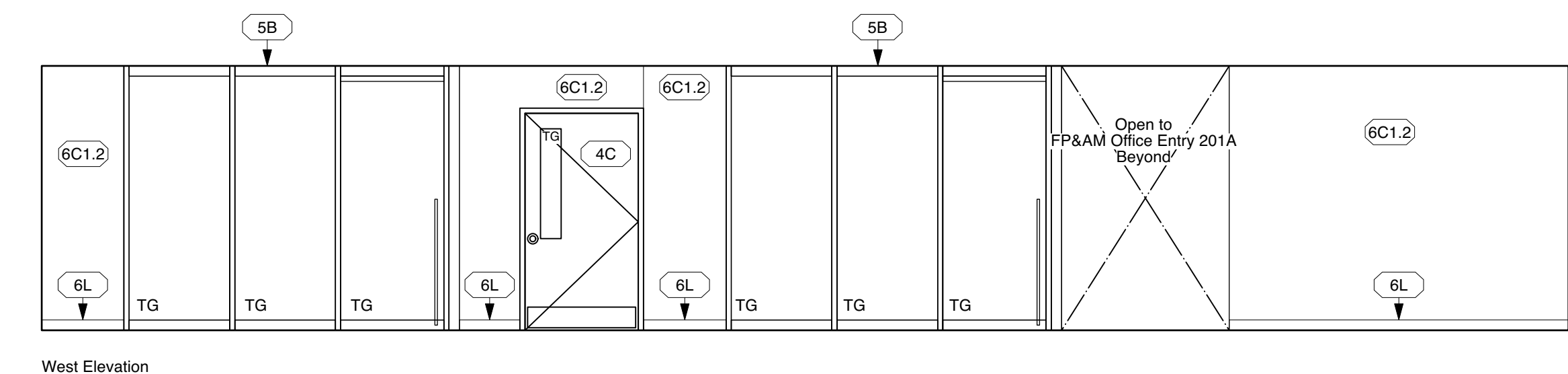
North Elevation



East Elevation



South Elevation



West Elevation

1 FP & AM Open Office #201
A801 1:50

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No.	Issued for Purpose	Date	Initial
1	90% Checklist for	Feb. 7 '25	JHM
2	For Tender and Permit	Mar. 21 '25	JHM

General Notes:

For General Notes and OBC Matrix see Sheet A801
For Removal Plan see Sheet A801
For 2nd Floor Fix-Up Plan see Sheet A811
For Plan Details see Sheet A812
For Section Details see Sheet A813
For 2nd Floor Partition Dimension Plan see Sheet A821
For 2nd Floor Floor Finishes Plan see Sheet A821
For Removal of Existing Ceiling Plan see Sheet A801
For Millwork Details see Sheet A811
For Interior Elevations see A800 series Sheets
For Opening Schedules see Sheet A802
For Room Finishes Schedules see Sheet A811
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial

Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Approved	JHM
Checked	JHM
Drawing Title	Drawn
	SJ

Interior Elevations

Scale (for 36x48" printing)	Dwg. No.
1:50	A801

John MacDonald Architect

No.	Issued for Purpose	Date	Initial
1	90% Checklist for Review	Feb. 7 '25	JHM
2	For Tender and Permit	Mar. 21 '25	JHM

General Notes:

For General Notes and OBC Matrix see Sheet A001
For Removal Plan see Sheet A201
For 2nd Floor Fix-Up Plan see Sheet A211
For Plan Details see Sheet A212
For Section Details see Sheet A213
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Floor Finishes Plan see Sheet A231
For Removal of Existing Ceiling Plan see Sheet A241
For Reflected Ceiling Plans see Sheet A511
For Millwork Details see Sheet A711
For Interior Elevations see A800 series Sheets
For Openings Schedules see Sheet A801
For Room Finishes Schedules see Sheet A911
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial
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Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

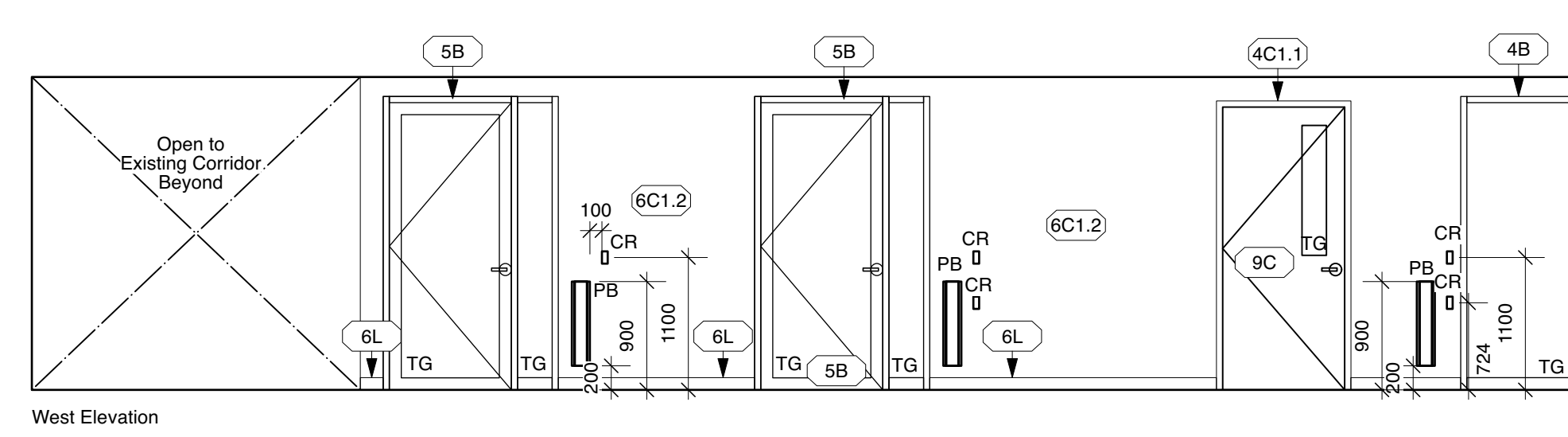
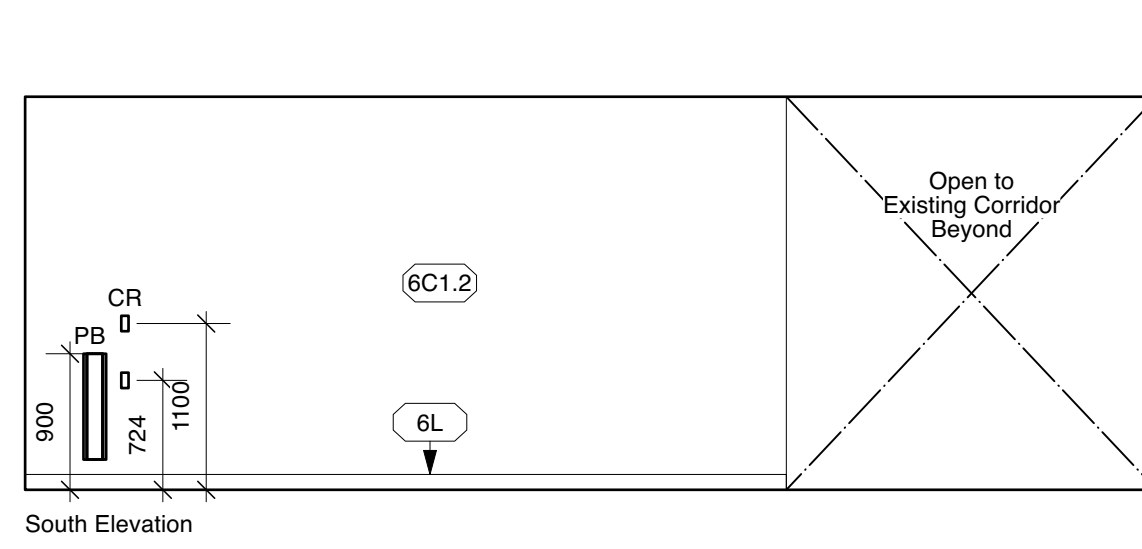
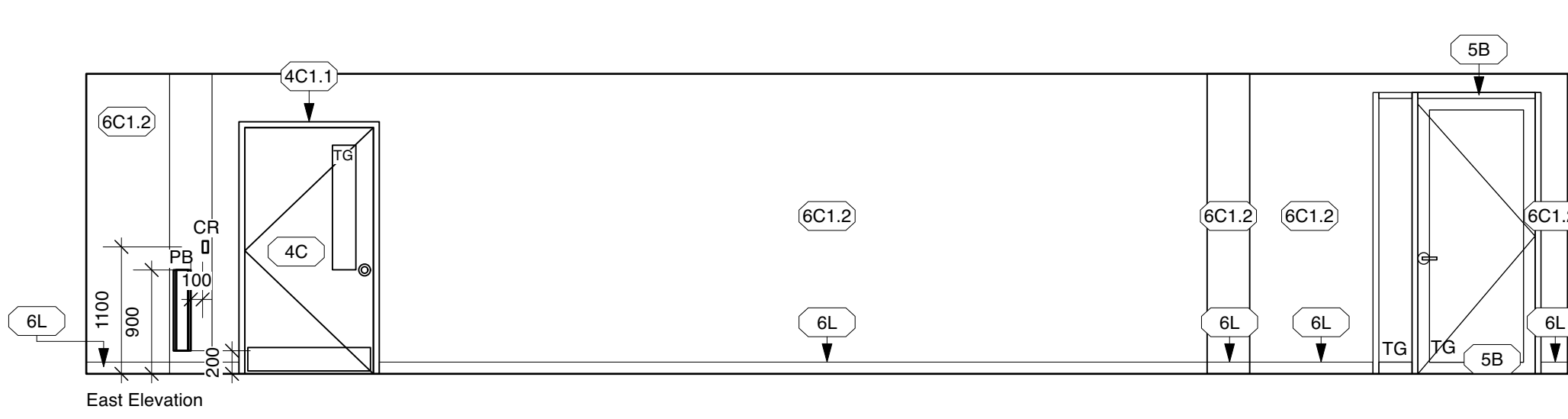
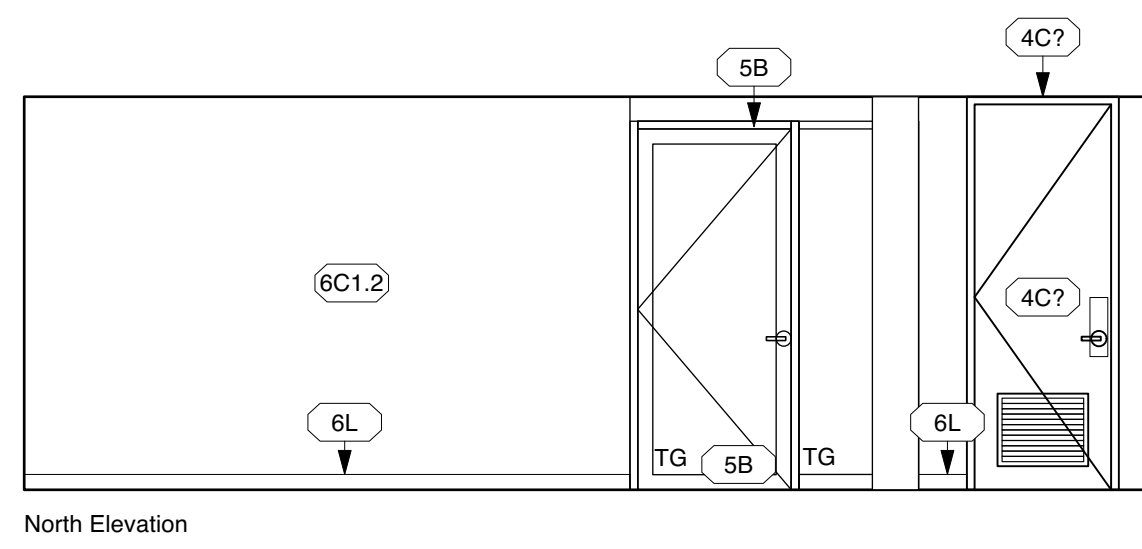
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Drawn: SJ

Interior Elevations

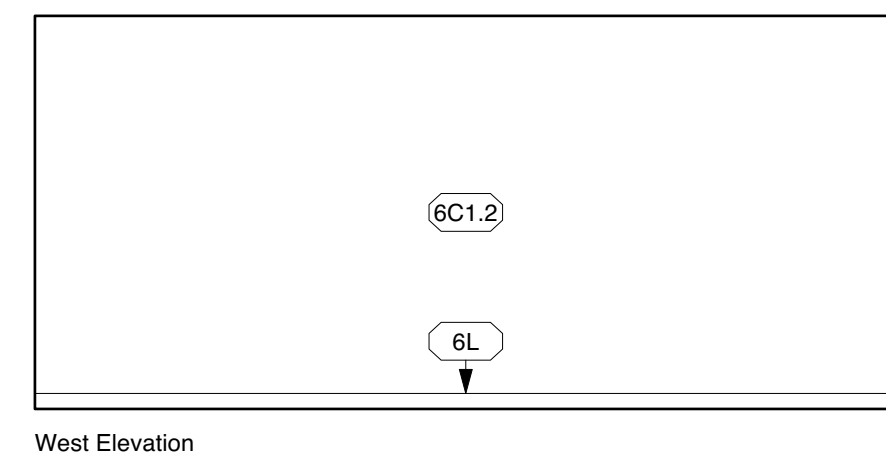
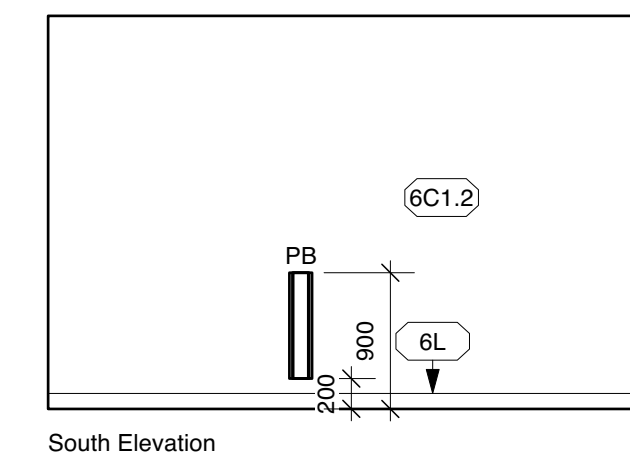
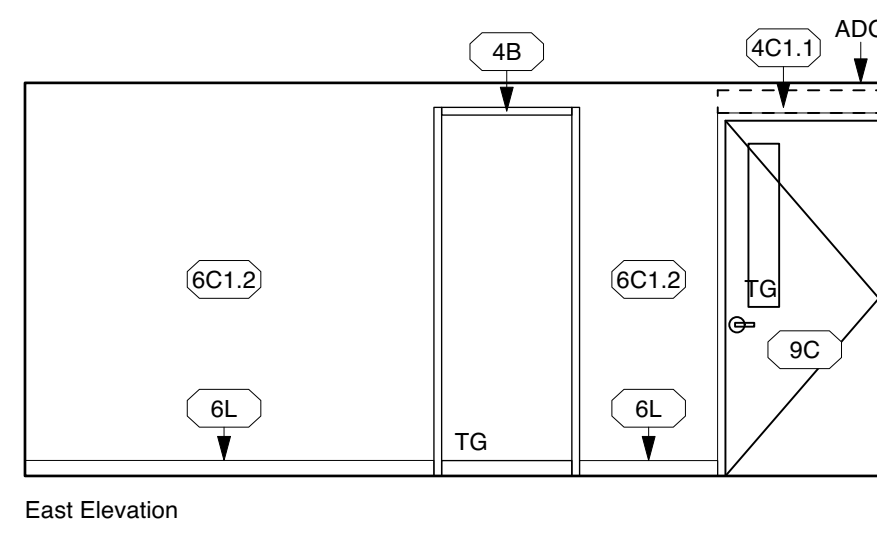
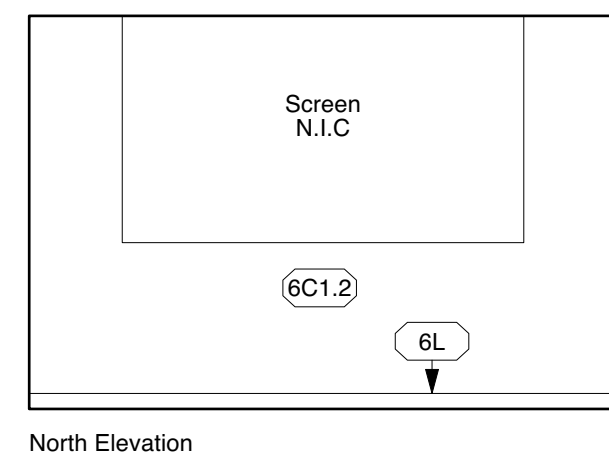
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Dwg. No. A802

John MacDonald Architect

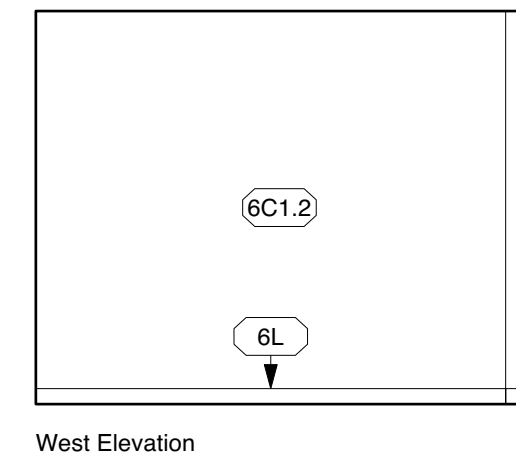
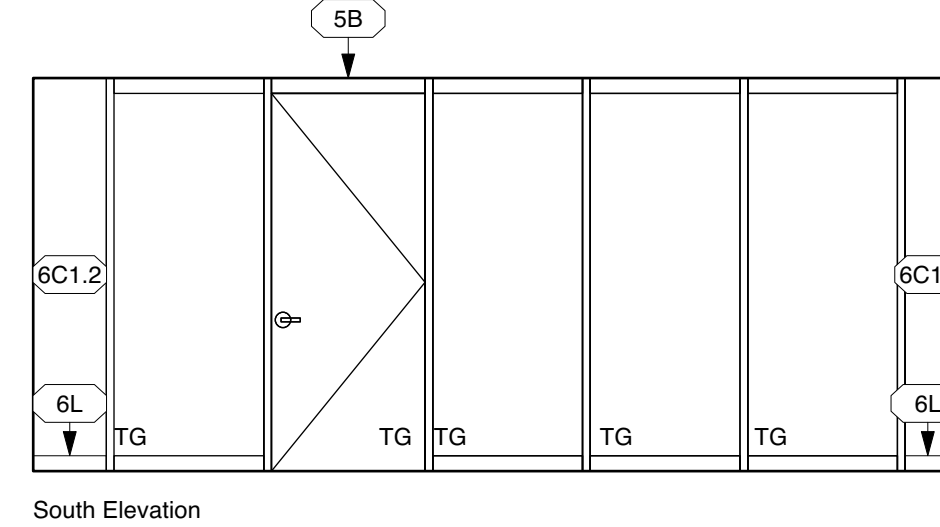
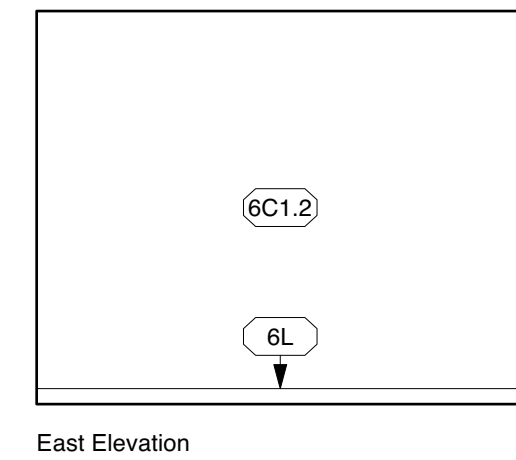
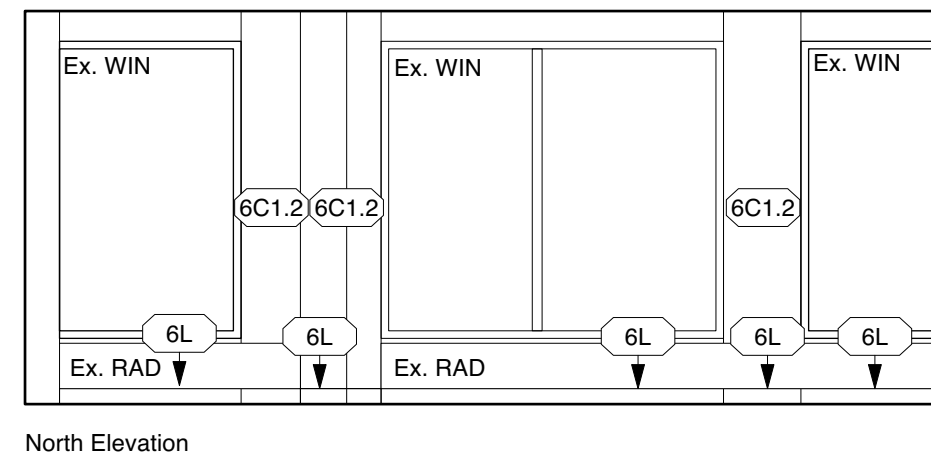
Public Utilities Commission Building
195 King Street West, Suite 200, Kitchener, ON, N2G 1B1
JohnMacDonaldArchitect.ca 1 (519) 576 1700



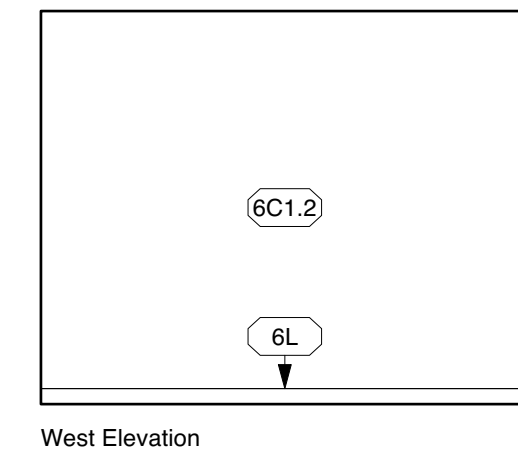
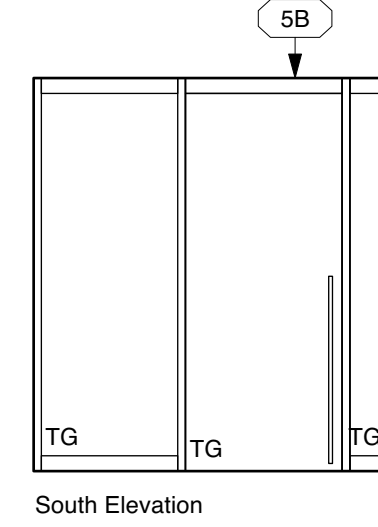
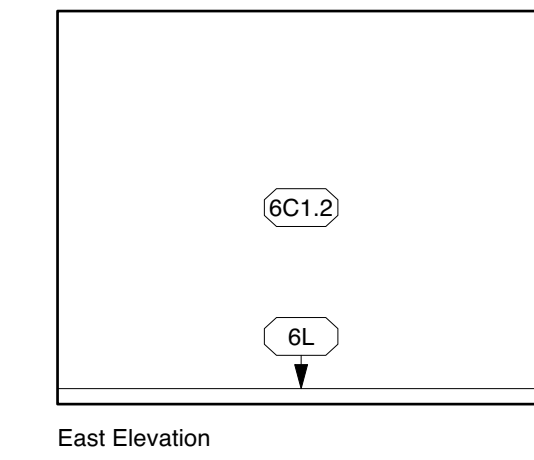
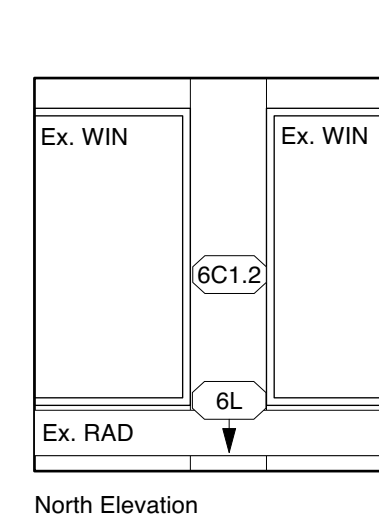
16 Corridor #221
A802 1 : 50



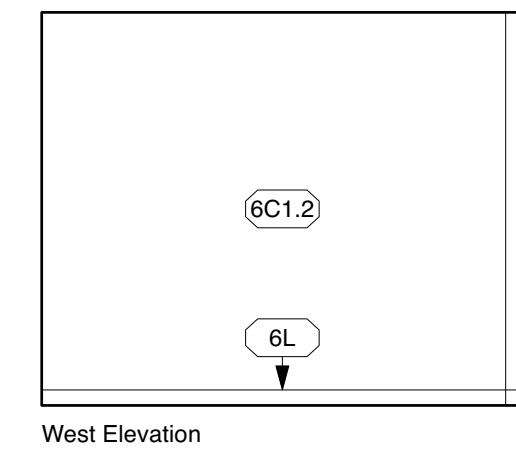
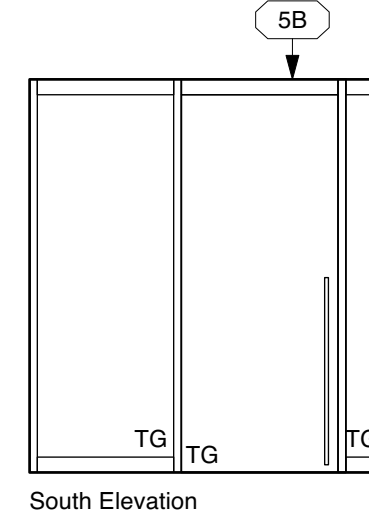
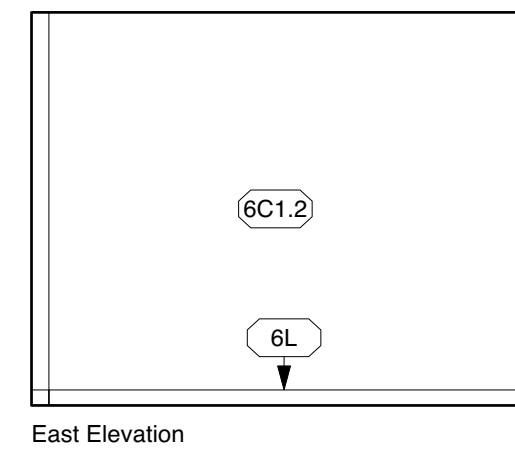
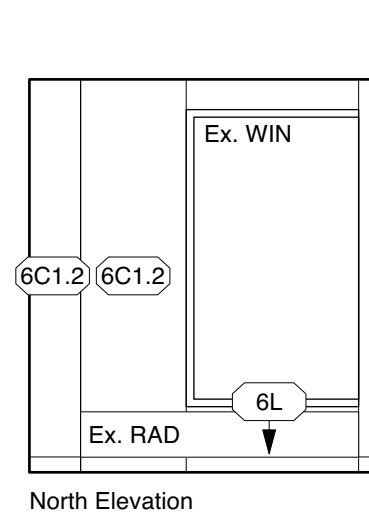
15 Meeting Room #220
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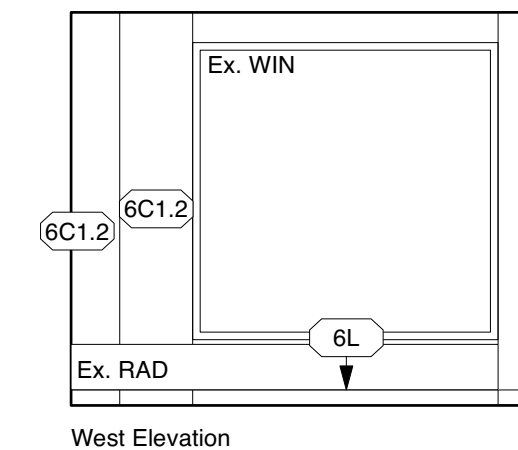
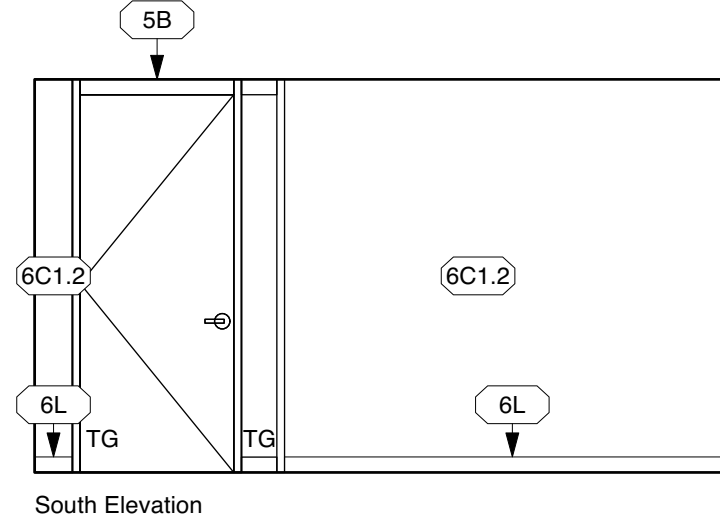
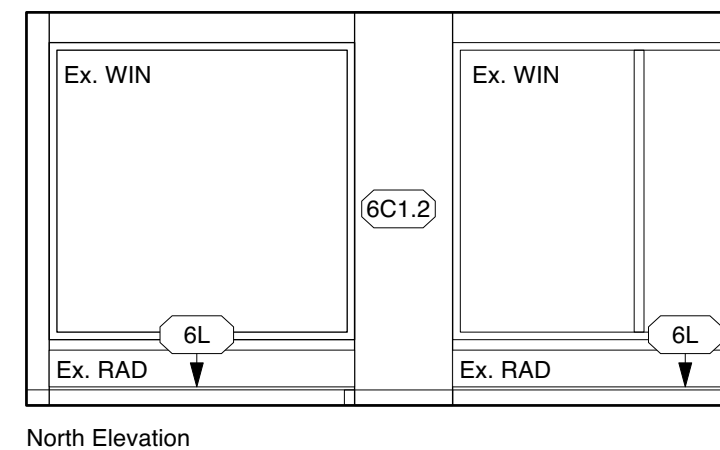
14 Comm.'s Office #219
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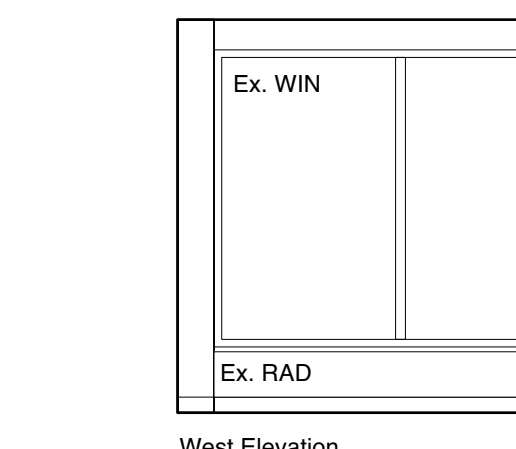
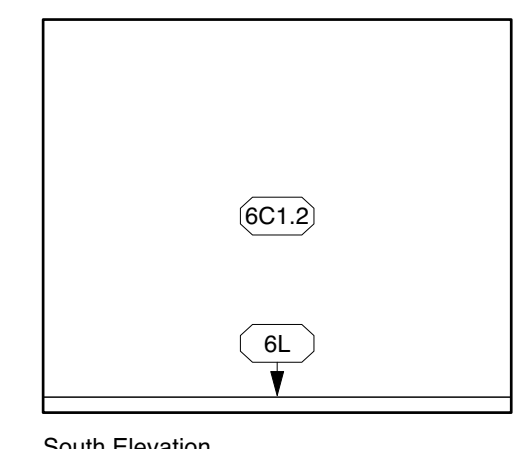
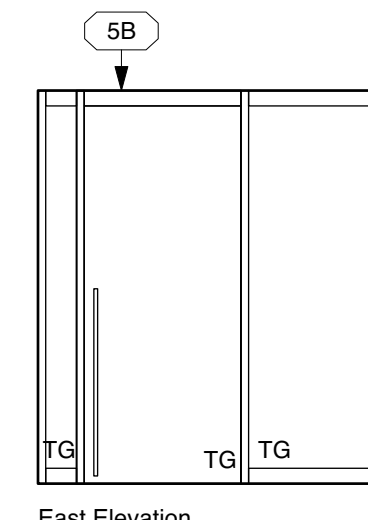
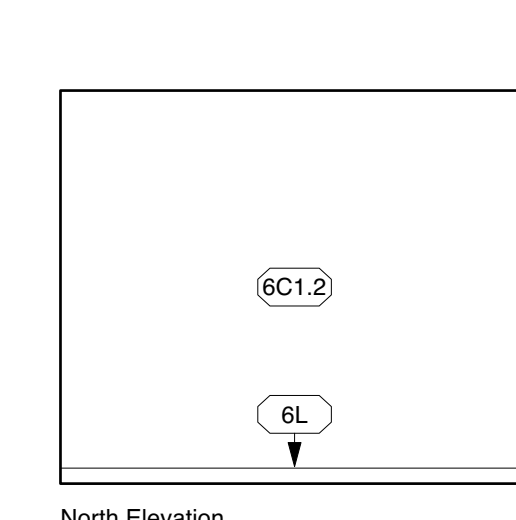
13 HR Office G #218
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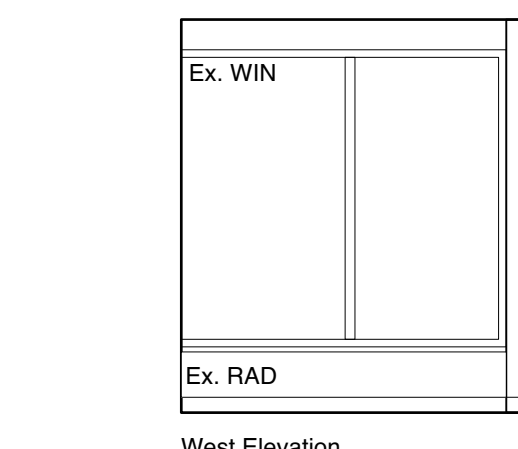
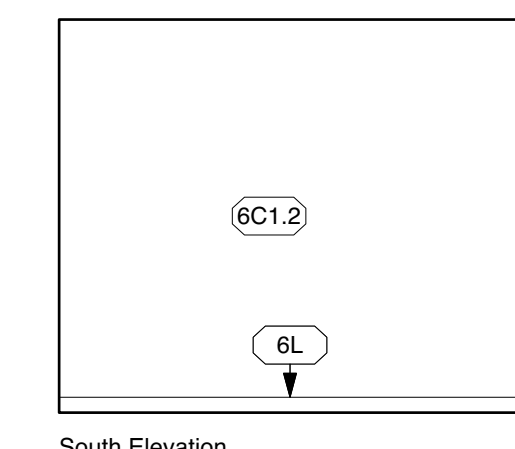
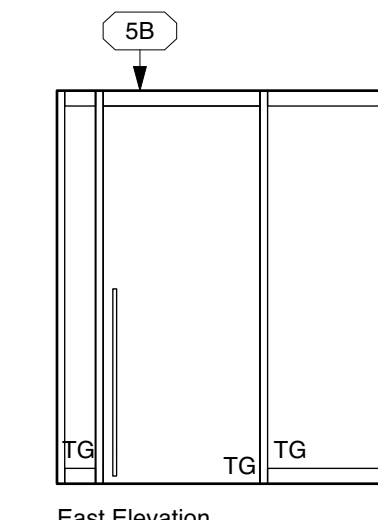
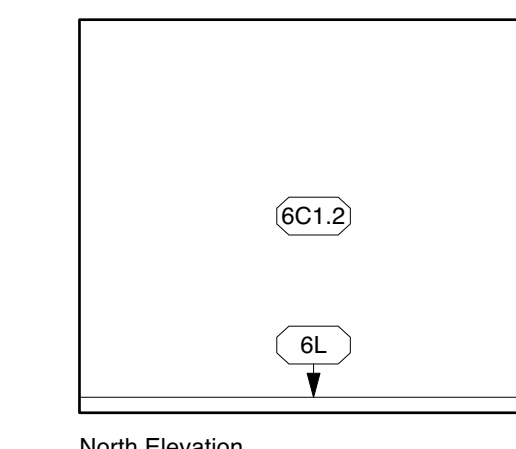
12 HR Office F #217
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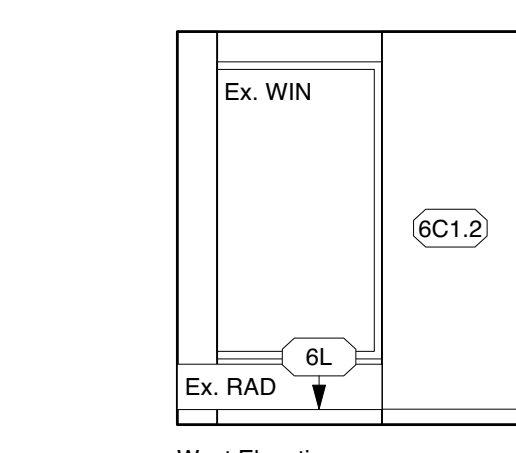
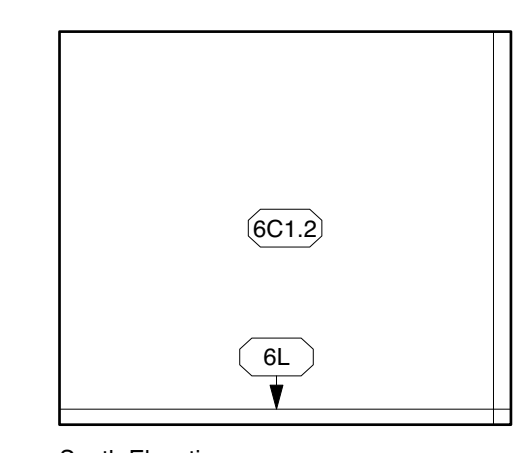
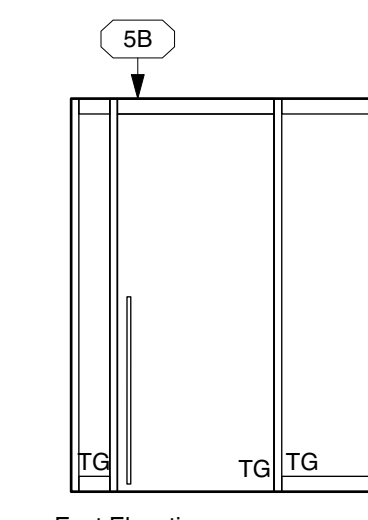
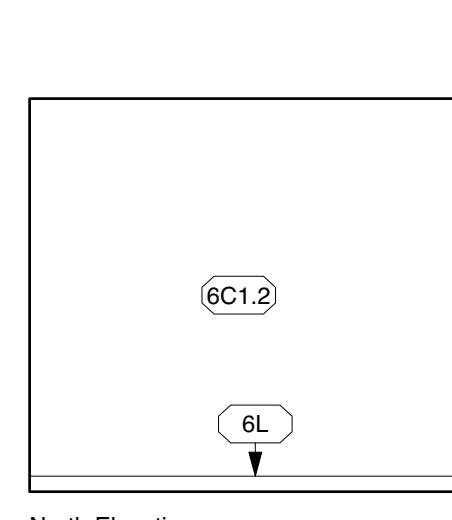
11 Director's Office #216
A802 1 : 50



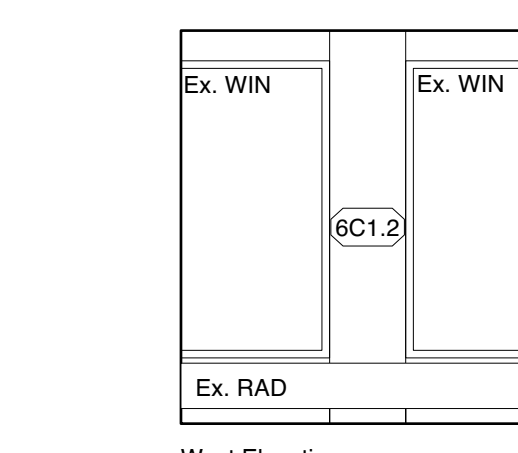
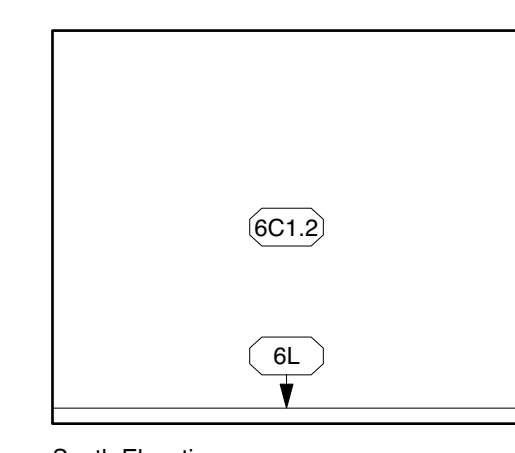
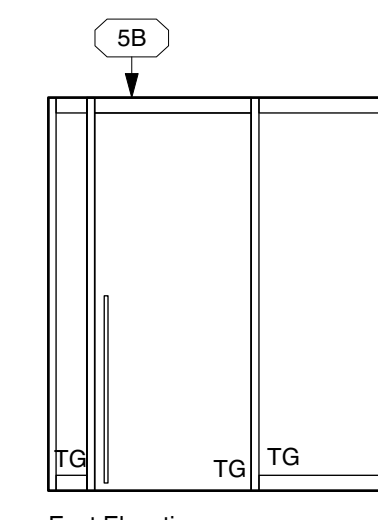
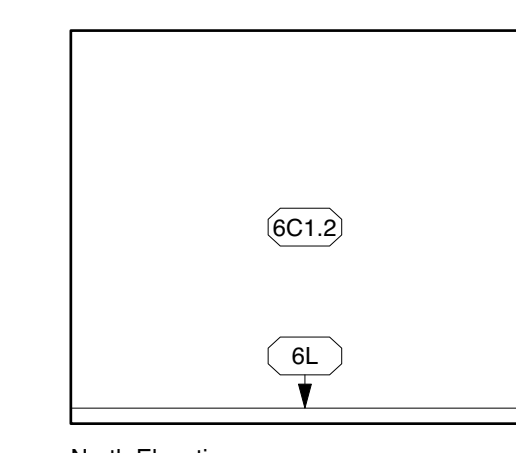
10 HR Office E #215
A802 1 : 50



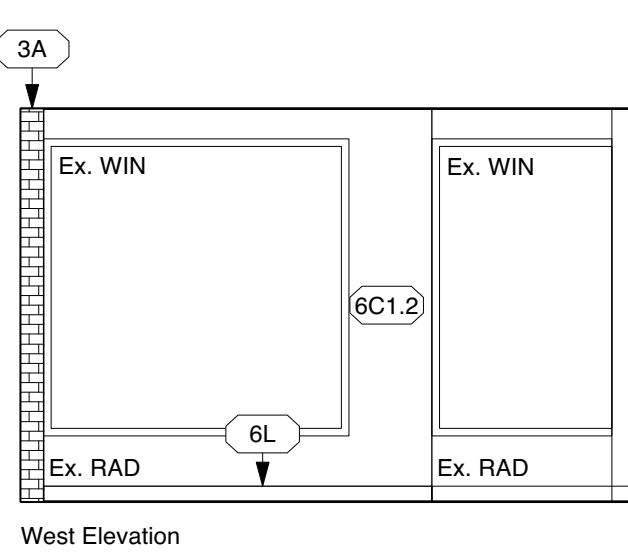
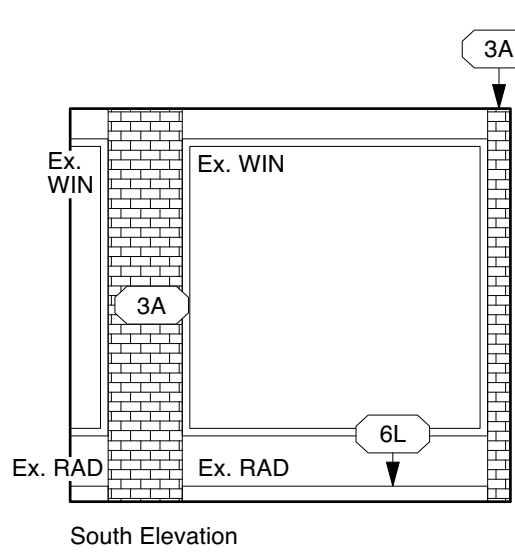
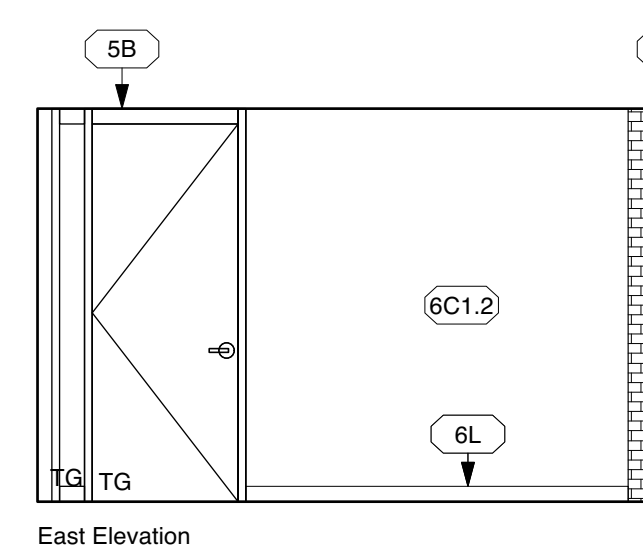
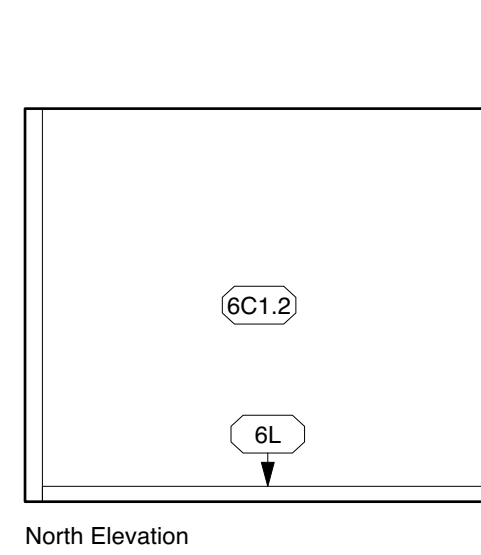
9 HR Office D #214
A802 1 : 50



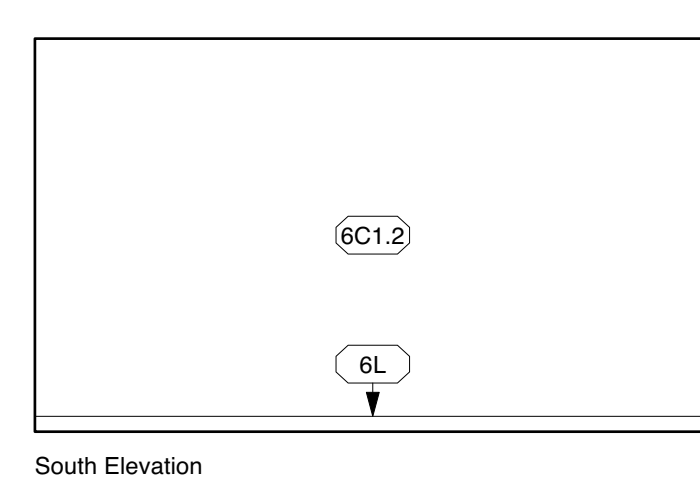
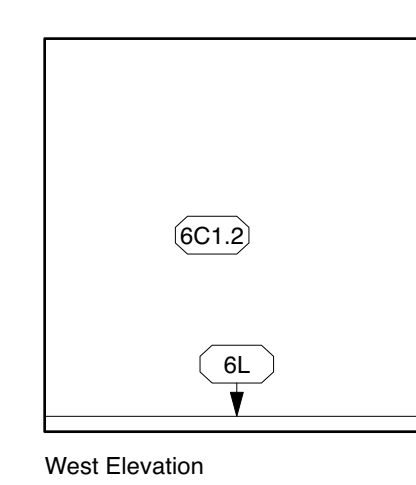
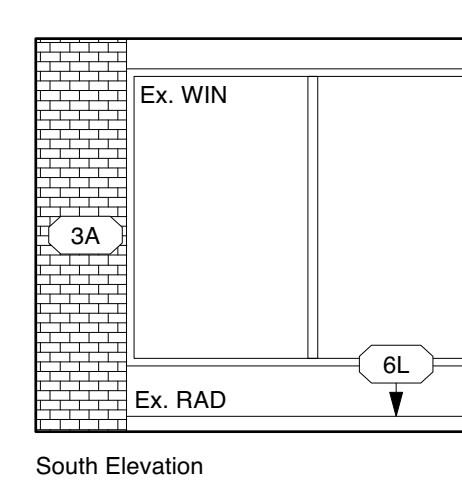
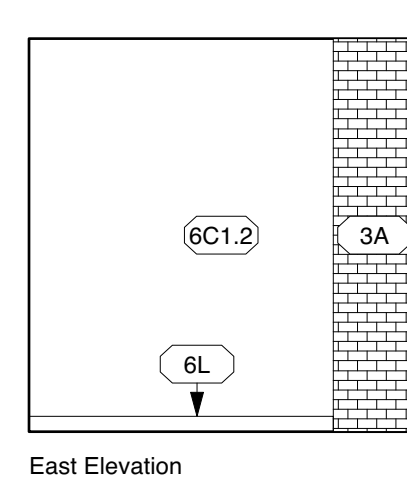
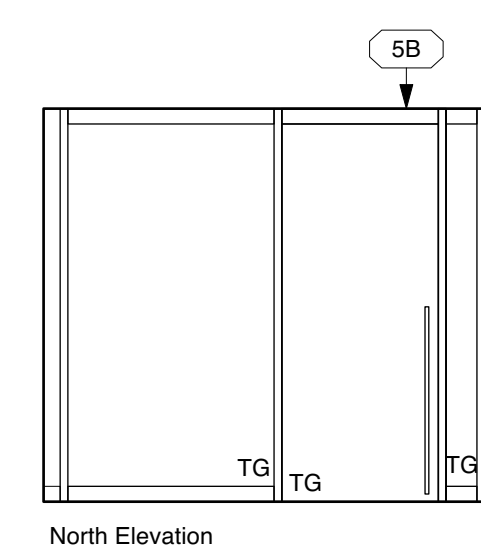
8 HR Office C #213
A802 1 : 50



7 HR Office B #212
A802 1 : 50

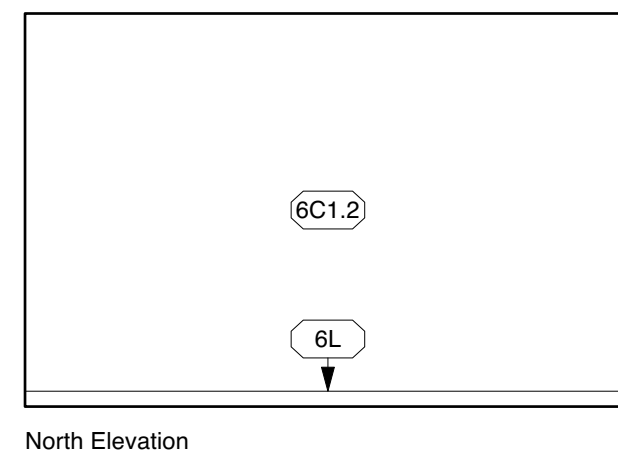


6 Manager's Office A #211
A802 1 : 50

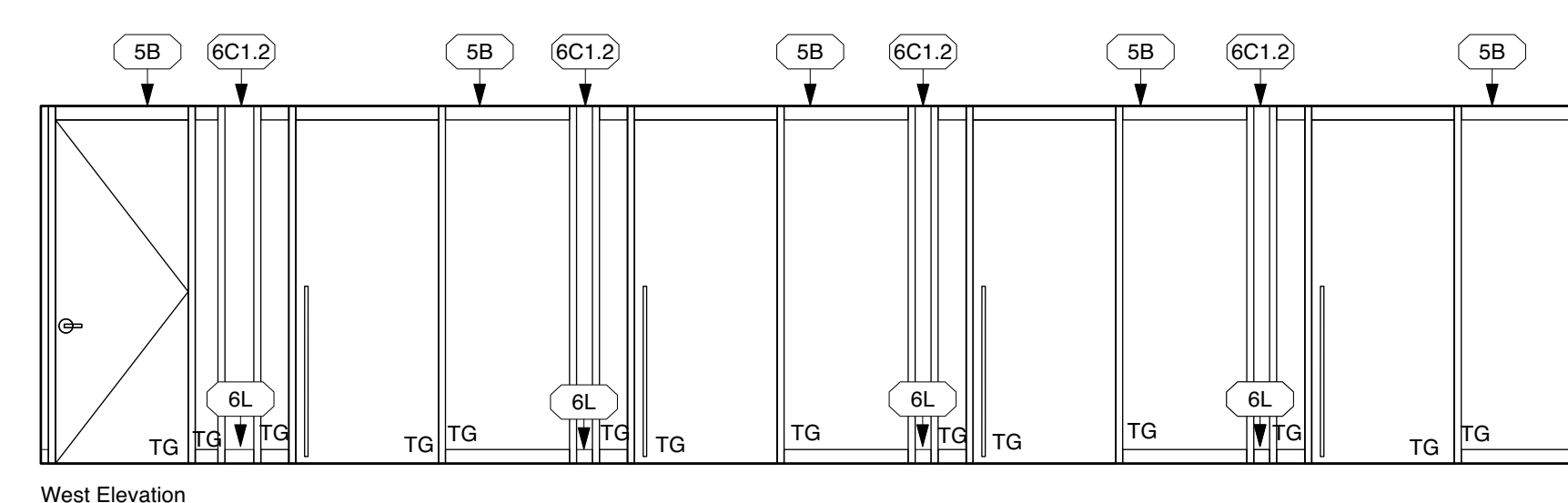
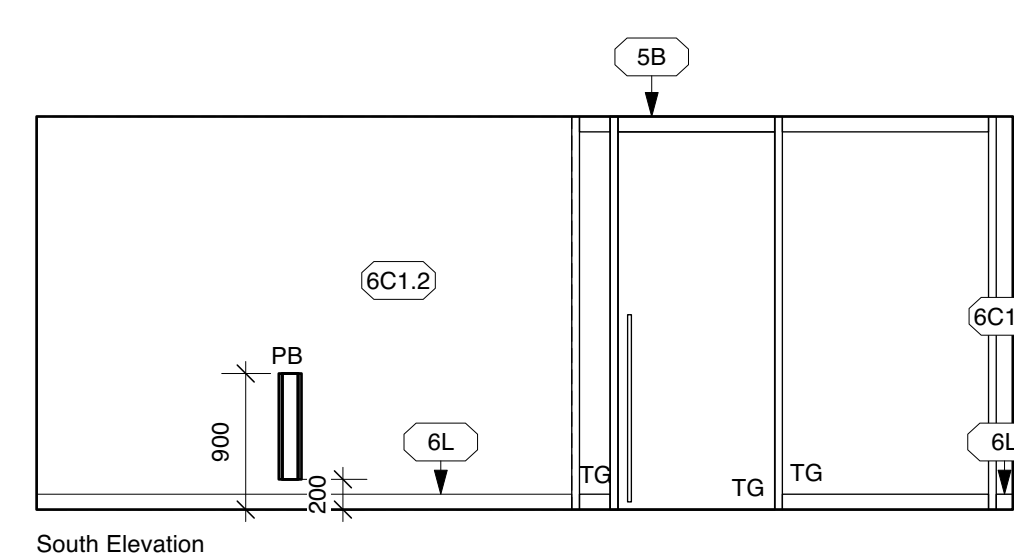
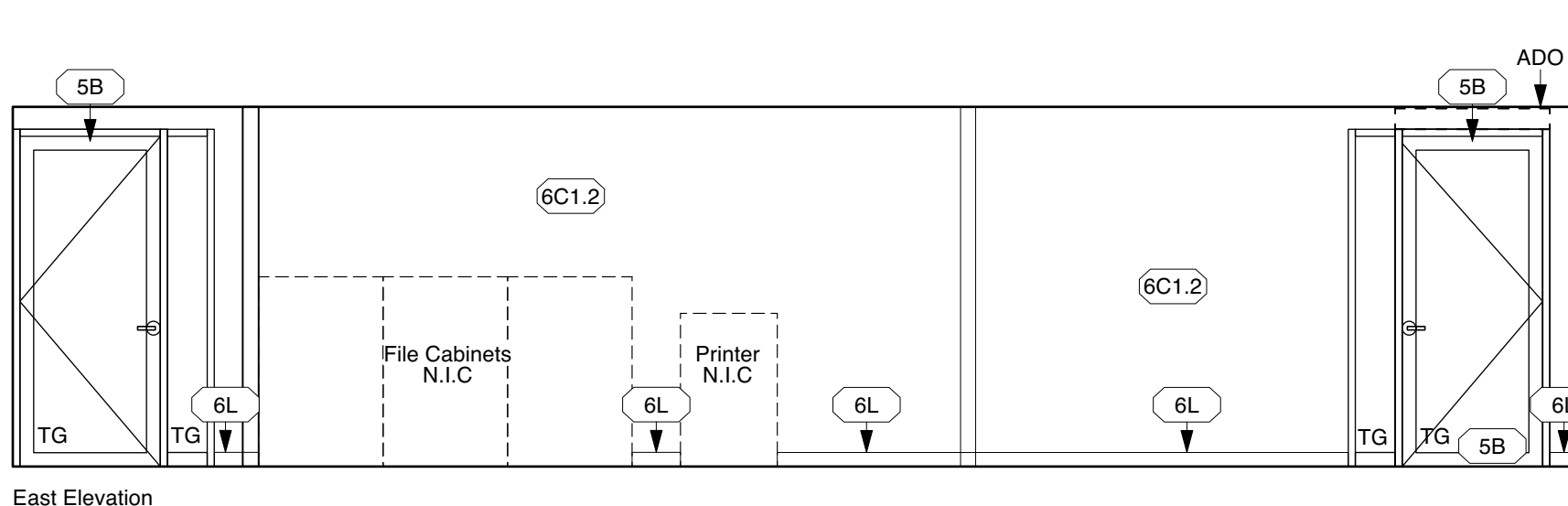
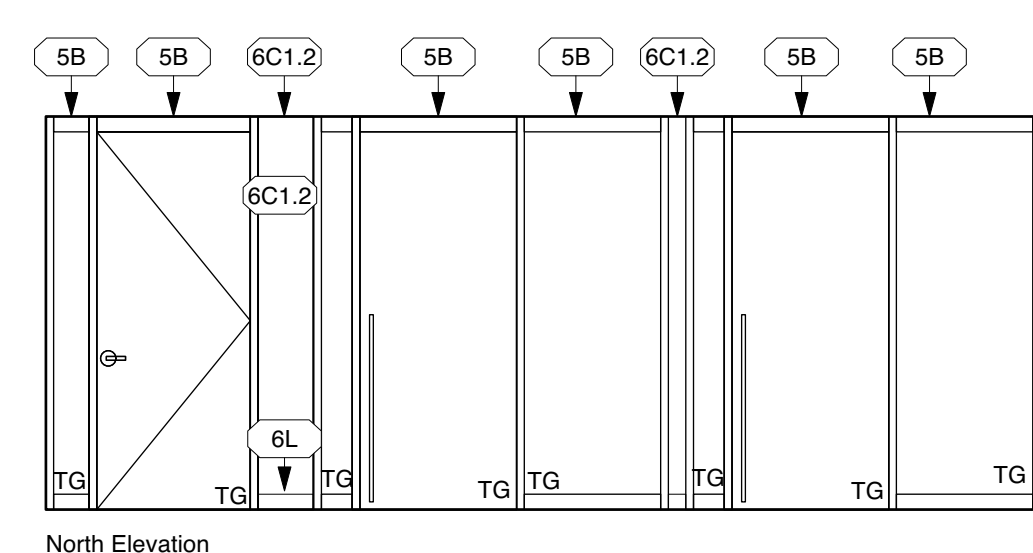


5 HR Office A #210
A802 1 : 50

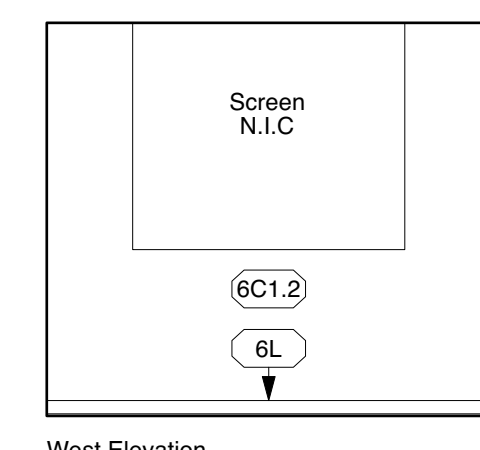
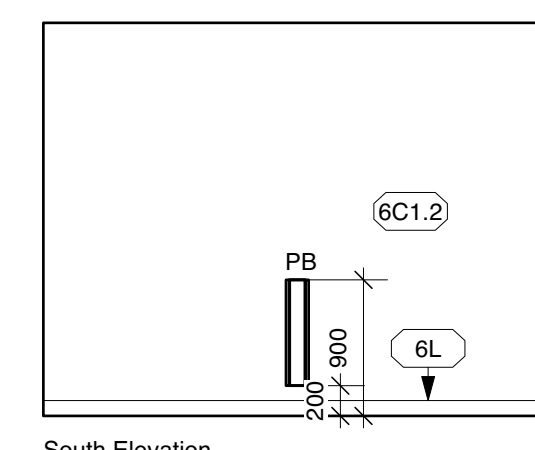
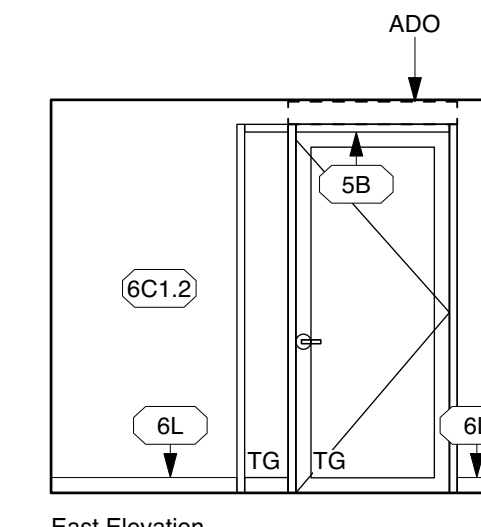
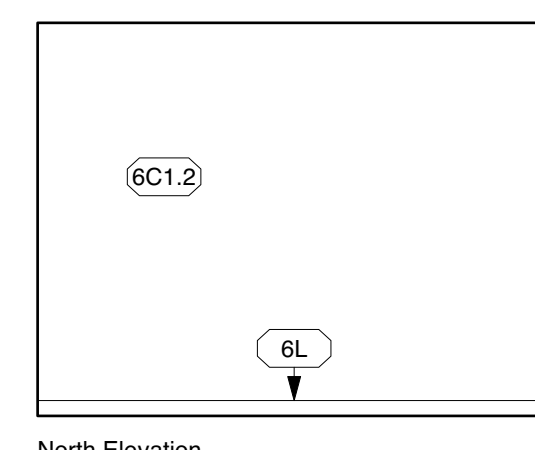
4 HR Office Entry #209B
A802 1 : 50



3 HR Office Entry #209A
A802 1 : 50



2 HR Office #209
A802 1 : 50



1 Small Meeting #208
A802 1 : 50

Legend of Finishes:

Substrate (see also Assembly Types)
1 A 1.1 Finish Type (See Schedule)
Finish (see also Room Finishes Schedules)

Substrates	Finishes	Finishes Types
1. CONC	A. U/F	Ex. Existing Finish to Remain
2. RCC	B. PRE	1.1 Paint 1 - Door Frames
3. CB/CMU	C. PT	1.2 Paint 2 - Wall Field
4. STL	D. LND	1.3 Paint 3 - Accent Wall
5. ALUM	E. LDC	1.4 Paint 4 - Accent Wall
6. GWB	F. CT	1.5 Paint 5 - Accent Wall
7. PLV	G. CT	1.6 Linoleum Type 1 (Cove to match Field)
8. WD	H. CPT	2.2 Linoleum Type 2 (Cove to match Field)
9. HRD	I. PTT	3.1 Porcelain Ceramic Tile 1
10. GL	J. SEAL	3.2 Porcelain Ceramic Tile 2
11. TG	K. EPOXY	3.3 Porcelain Ceramic Tile 3
12. LAP	L. RBC	3.4 Ceramic Wall Tile 1
	M. PLAM	4.1 Carpet Tile
	N. SSM	5.1 PLAM-1 Wood Doors
	O. STN	5.2 PLAM-2 Millwork
	P. VWC	5.3 PLAM-3 Millwork
	Q. TSS	5.4 PLAM-4 Millwork
		5.5 PLAM-5 Countertops/Wisconsin
		5.6 PLAM-6 Millwork/Bases
		6.1 Solid Surface Type 1
		6.2 Solid Surface Type 2
		7.1 Vinyl Wall Covering Type 1
		7.2 Vinyl Wall Covering Type 2

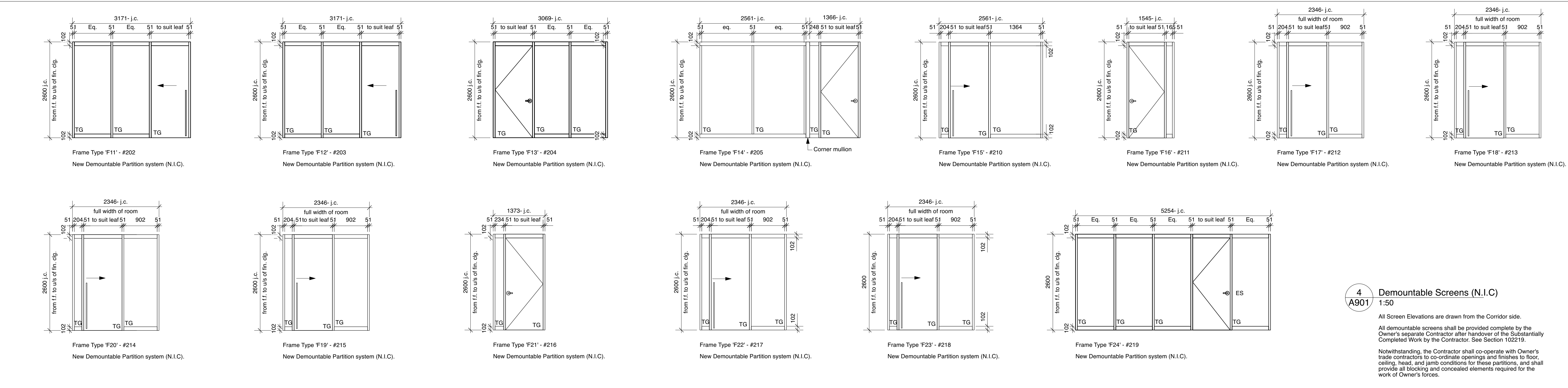
Notes: All colours to Consultants selection

Legend of Related Finish Abbreviations:

A.F.F.	- above finished floor	LAM	- laminate	QT	- quarry tile
ALUM	- aluminum	LAP	- lay-in acoustic tile	R	- resilient flooring
CEG	- ceramic fire rated glass	LBC	- linoleum base cove	RAS	- resin art screws
CB	- concrete	LND	- linoleum	RBC	- rubber base cove
CLD	- ceiling	LPT	- lath and plaster	REV	- resilient sheet vinyl
CMU	- concrete masonry unit	M/WK	- mosaic tile	SCAL	- solid concrete
CONC	- concrete	MRT	- marble tile	SSM	- solid surface material
CPT	- carpet	MT	- mosaic tile	STL	- steel
CPTT	- carpet tile	N/A	- not applicable	SV	- sheet vinyl
CT	- ceramic tile	NIC	- not in contract	TER	- terrazzo
EXP	- exposed (structure)	OWSJ	- open-web steel joist	TG	- tempered glass
F-F FL	- fire floor	PCC	- precast concrete	U/F	- unfinished
FRF	- fire resistance rating	PCG	- porcelain ceramic tile	VBC	- vinyl base cove
GL	- glass	PLAM	- plastic laminate	VCF	- vinyl composite tile
GWB	- gypsum wall board	PHE	- plywood	VUF	- vinyl uncured urethane
HRD	- hardwood	PT	- paint	VWC	- vinyl wall covering
				WD	- wood

2nd Floor Openings Schedule

Location					Rating	Frame (to 081113 & 084113)					Door/Screen (to 081113, 081400, and 084113)							Hardware (see 087000)															Elec.	Fire Alarm	Access Control										
No.	Room	Room	to	Room	Assembly	Opening	Type	Material	Finish	Frame Remarks	Leaf	Nominal Size	Handing	Type	Material	Inner Finish	Outer Finish	Door Remarks	Hinge	Function	Trim	ED	Bolt	Stop	CLR	KP	TH	WS	SWP	Emergency Evacuation Marker	Acoustic Drop-Downs	ADO c/w Pbx	PTL	ES	Hardware Remarks	Electrical	WHO	MAGLOCK	Card Reader	Door Contact	Building Systems Remarks				
201A	Corridor	to	FP&AM Office Entry		-	-	F31	ALUM	PRE	To 081316	1	1016 x 2336	LH	D4	ALUM	PRE	PRE	New Aluminum frame & door, To 081316	-	STOR	LEVER	-	-	-	O/H	-	-	-	-	-	-	Y	-	Y	New lockset and new hardware (to 087000)	-	-	-	-	Y	-	1 Card reader			
201B	Exist. Stairway	to	FP&AM Office Entry		Ex. 1.0 hour	Ex. 45 min	Fx1	HM	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	1	1016 x 2150	LHR	Dx2	Ex. HM	PT	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	-	STOR	Ex. KNOB	Ex.	-	Ex.	Ex.	-	-	-	-	-	-	-	-	-	Ex.	Exist. Hardware to remain.	-	-	-	Ex.	-	-			
201C	Corridor	to	FP&AM Office Entry		-	-	F32	ALUM	PRE	To 081316	1	1016 x 2336	RH	D4	ALUM	PRE	PRE	To 081316	-	STOR	LEVER	-	-	-	O/H	-	-	-	-	-	-	-	Y	-	Y	New lockset and new hardware (to 087000)	-	-	-	Y	-	-	2 Separate Card reader at different heights		
202	FP&AM Open Office	to	Manager's Office		-	-	F11	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-			
203	FP&AM Open Office	to	Manager's Office		-	-	F12	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-		
204	FP&AM Open Office	to	Director's Office		-	-	F13	ALUM	PRE	Not in Contract	1	1016 x 2498	LH		ALUM	PRE	PRE	Not in Contract	-	OFFICE	LEVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	New lockset (to 087000) and all other hardware N.I.C	-	-	-	-	-	-			
205	CP Open Office	to	Manager's Office		-	-	F14	ALUM	PRE	Not in Contract	1	1016 x 2498	LH		ALUM	PRE	PRE	Not in Contract	-	OFFICE	LEVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	New lockset (to 087000) and all other hardware N.I.C	-	-	-	-	-	-			
206A	Exist. Corridor	to	CP Office Entry		-	-	F33	ALUM	PRE	To 081316	1	1016 x 2336	RH	D4	ALUM	PRE	PRE	To 081316	-	STOR	LEVER	-	-	-	O/H	Y	-	-	-	-	-	-	-	-	Y	New lockset and new hardware (to 087000)	-	-	-	Y	-	-	1 Card reader		
206B	Exist. Stairway	to	CP Office Entry		Ex. 1.0 hour	Ex. 45 min	Fx1	HM	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	1	1016 x 2150	LHR	Dx2	Ex. HM	PT	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	Ex.	STOR	Ex. KNOB	Ex.	-	Ex.	Ex.	-	-	-	-	-	-	-	-	-	-	Ex.	Exist. Hardware to remain.	-	-	-	Ex.	-	-		
206C	CP Office Entry	to	Exist. Elec.		-	-	Fx1	HM	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	2	457 x 2150 j.c.	RHR-A	Dx1	Ex. WD	PT	STN	Existing to remain u.n.o. Provide new paint finishes (to 099000)	Ex.	PASS	Ex.	-	Ex.	-	-	-	-	-	-	-	-	-	-	-	-	-	Exist. Hardware to remain.	-	-	-	-	-	-		
207	CP Open Office	to	IT Closet		-	-	F1	HM	PT	New to 081113 & 099000	1	1016 x 2150	RHR	D2	WD	PT	STN	New door & finishes to 081400 & 099000	3	STOR	LEVER	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	New lockset (to 087000) and all other hardware N.I.C	-	-	-	-	-	-		
208	Corridor	to	Small Meeting		-	-	F36	ALUM	PRE	To 081316	1	1016 x 2150	LH	D4	ALUM	PRE	PRE	To 081316	3	STOR	LEVER	-	-	-	O/H	-	-	-	-	-	-	-	-	Y	-	Y	New lockset (to 087000) and all other hardware N.I.C	-	-	-	Y	-	-	1 Card reader	
209A	Corridor	to	HR Office Entry		-	-	F34	ALUM	PRE	To 081316	1	1016 x 2336	LH	D4	ALUM	PRE	PRE	To 081316	-	STOR	LEVER	-	-	-	O/H	-	-	-	-	-	-	-	-	Y	-	Y	New lockset and new hardware (to 087000)	-	-	-	Y	-	-	2 Separate Card reader at different heights	
209B	FP&AM Office Entry	to	HR Office Entry		-	-	F35	ALUM	PRE	To 081316	1	1016 x 2336	RH	D4	ALUM	PRE	PRE	To 081316	3	STOR	LEVER	-	-	-	O/H	Y	-	-	-	-	-	-	-	-	Y	New lockset and new hardware (to 087000)	-	-	-	Y	-	-	1 Card reader		
210	HR Office	to	HR Office A		-	-	F15	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-		
211	HR Office	to	Manager's Office		-	-	F16	ALUM	PRE	Not in Contract	1	1016 x 2498	RH		ALUM	PRE	PRE	Not in Contract	-	OFFICE	LEVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	New lockset (to 087000) and all other hardware N.I.C	-	-	-	-	-	-			
212	HR Office	to	HR Office B		-	-	F17	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-		
213	HR Office	to	HR Office C		-	-	F18	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-		
214	HR Office	to	HR Office D		-	-	F19	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-		
215	HR Office	to	HR Office E		-	-	F20	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-	
216	HR Office	to	Director's Office		-	-	F21	ALUM	PRE	Not in Contract	1	1016 x 2498	RH		ALUM	PRE	PRE	Not in Contract	-	OFFICE	LEVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	New lockset (to 087000) and all other hardware N.I.C	-	-	-	-	-	-	
217	HR Office	to	HR Office F		-	-	F22	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-
218	HR Office	to	HR Office G		-	-	F23	ALUM	PRE	Not in Contract	1	1016 x 2498	Sliding		ALUM	PRE	PRE	Not in Contract	-	OFFICE	HANDLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	All other hardware N.I.C	-	-	-	-	-	-
219	FP&AM Open Office	to	Comm.'s Office		-	-	F24	ALUM	PRE	Not in Contract	1	1016 x 2498	LH		ALUM	PRE	PRE	Not in Contract	-	OFFICE	LEVER	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	New lockset (to 087000) and all other hardware N.I.C	-	-	-	Y	-	-	1 Card reader		
220	Corridor	to	Meeting Room		1.0 hour	45 min	F2	STL	PT	New to 081113 & 099000	1	1016 x 2336	LH	D3	WD	PT	PT	New door & finishes to 081400 & 099000	-	STOR	LEVER	-	-	-	O/H	Y	-	-	-	-	-	-	-	Y	-	Y	New lockset and new hardware (to 087000)	-	-	-	Y	-	-	2 Separate Card reader at different heights	
221A	Corridor	to	Exist. Stairway		Ex. 1.0 hour	Ex. 45 min	Fx1	HM	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	1	1016 x 2150 j.c.	LH	Dx2	Ex. HM	PT	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	Ex.	STOR	Ex. KNOB	Ex.	-	Ex.	Ex.	-	-	-	-	-	-	-	-	-	-	Ex.	Exist. Hardware to remain, except provide new hardware as indicated	-	-	-	Ex.	-	-		
221B	Corridor	to	Ex. Storage Space		-	-	Fx1	HM	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	1	965 x 2550 j.c.	LHR	Dx3	Ex. HM	PT	PT	Existing to remain u.n.o. Provide new paint finishes (to 099000)	Ex.	STOR	Ex. LEVER KEYCODE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Ex.	Exist. Hardware to remain, except provide new hardware as indicated	-	-	-	-	-	-		
222	Corridor	to	Existing Office		-	-	Ex.	Ex.	Ex.	Existing to remain u.n.o. Provide new paint finishes (to 099000)	1	Ex.	LHR	Dx4	Ex.	Ex.	Ex.	Existing to remain u.n.o. Provide new paint finishes (to 099000)	Ex.	OFFICE	Ex. LEVER	Ex.	-	Ex.	Ex.	-	-	-	-	-	-	-	-	Y	-	Y	Exist. Hardware to remain, except provide new hardware as indicated	-	-	-	Y	-	-	One existing Card reader to be relocated and one additional new Card reader to be installed.	



2nd Floor Room Finishes Schedule

		Flooring				North Wall		East Wall		South Wall		West Wall		Ceilings				Bulkhead				
No.	Room Name	Floor	Floor Remarks	Base	Base Remarks	Sub	Finish	Sub	Finish	Sub	Finish	Sub	Finish	Wall Remarks	Material	Finish	Height (a.f.f.)	Ceiling Remarks	Materials	Finish	Height	Bulkhead Remarks
201	FP&AM Open Office	CPTT1	New to 096800	RBC	New to 096800	Ex. GWB/ New GWB	PT	Ex. GWB	PT	Ex. GWB/ New GWB	PT	Ex. GWB/ New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
201A	FP&AM Office Entry	CPTT1	New to 096800	RBC	New to 096800	New GWB/ Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB/ Interior Screen	PT	Interior Screen/ New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
201B	FP&AM Office Entry	CPTT1	New to 096800	RBC	New to 096800	New GWB	PT	-	-	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
201C	FP&AM Office Entry	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Ex. GWB/ Demountable Screen(N.I.C)	PT	Ex. GWB/ New GWB	PT	New GWB/ Interior Screen	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
202	Manager's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB/ New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
203	Manager's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
204	Director's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Ex. GWB	PT	New GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
205	Manager's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Ex. GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	New GWB/ Demountable Screen(N.I.C)	PT	All New to 099000	Ex. LAP	Ex.	2600 mm as exist. j.c.	Spot replacement to 095100	-	-	-	-
206	CP Open Office	CPTT1	New to 096800	RBC	New to 096800	New GWB	PT	Ex. GWB	PT	Ex. GWB/ New GWB	PT	Ex. GWB/ New GWB	PT	All New to 099000	Ex. LAP	Ex.	2600 mm as exist. j.c.	Spot replacement to 095100	-	-	-	-
206A	CP Office Entry	CPTT1	New to 096800	RBC	New to 096800	Ex. GWB	PT	New GWB	PT	Ex. GWB/ New GWB	PT	Ex. GWB	PT	All New to 099000	Ex. LAP	Ex.	2600 mm as exist. j.c.	Spot replacement to 095100	-	-	-	-
206B	CP Office Entry	CPTT1/CPTT2	New to 096800	RBC	New to 096800	Ex. GWB	PT	Ex. GWB	PT	Ex. GWB	PT	Ex. GWB	PT	All New to 099000	Ex. LAP	Ex.	2600 mm as exist. j.c.	Spot replacement to 095100	-	-	-	-
207	IT Closet	CPTT1	New to 096800	RBC	New to 096800	New GWB	PT	New GWB	PT	Ex. GWB	PT	New GWB	PT	All New to 099000	Ex. LAP	Ex.	2600 mm as exist. j.c.	Spot replacement to 095100	-	-	-	-
208	Small Meeting	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	New GWB	PT	New GWB	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New to 092000 & 099000	-	-	-	-
209	HR Office	CPTT1	New to 096800	RBC	New to 096800	New GWB/ Demountable Screen(N.I.C)	PT	New GWB/ Interior Screen	PT	New GWB/ Demountable Screen(N.I.C)/ Ex. GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
209A	HR Office Entry	CPTT1	New to 096800	RBC	New to 096800	New GWB	PT	-	-	-	-	-	-	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
209B	HR Office Entry	CPTT1	New to 096800	RBC	New to 096800	-	-	-	-	New GWB	PT	-	-	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
210	HR Office A	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB/ Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
211	Manager's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	Ex. GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
212	HR Office B	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
213	HR Office C	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
214	HR Office D	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
215	HR Office E	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
216	Director's Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	Ex. GWB	PT	New GWB	PT	New GWB/ Demountable Screen(N.I.C)	PT	Ex. GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
217	HR Office F	CPTT1/CPTT2	New to 096800	RBC	New to 096800	Ex. GWB	PT	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
218	HR Office G	CPTT1/CPTT2	New to 096800	RBC	New to 096800	Ex. GWB	PT	New GWB	PT	Demountable Screen(N.I.C)	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
219	Comm.'s Office	CPTT1/CPTT2	New to 096800	RBC	New to 096800	Ex. GWB	PT	New GWB	PT	New GWB/ Glazing(N.I.C)	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
220	Meeting Room	CPTT1/CPTT2	New to 096800	RBC	New to 096800	New GWB	PT	New GWB/ Interior Screen	PT	New GWB	PT	New GWB	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-
221	Corridor	CPTT1	New to 096800	RBC	New to 096800	Interior Screen	PT	Ex. GWB/ New GWB/ Interior Screen	PT	Ex. GWB	PT	New GWB/ Interior Screen	PT	All New to 099000	LAP	PRE	2600 mm	New tile to 095100	-	-	-	-

Interior Finishing System:

Provide all interior finishing work to meet requirements of Section 090500 Interior Finishing System, and Division 1. Consult the specification.

Provide all work to the requirements of individual sections of the specification for components of the Interior Finishing System, regardless of Division of the Specification.

Provide all suppt and framing (to 092000) for all substrates and partitions.

Provide all blocking and reinforcement within partitions and ceilings as required to support all further components of the Work and Owner equipment.

Ensure that Owner provides specific information regarding monitor brackets and other wall or ceiling mounted Owner equipment, and provide blocking / support to suit. Pay all costs for blocking and support work.

Bracing of Interior Partitions:

Provide all bracing of interior partitions that do not penetrate suspended ceilings. See Details on other Sheets.

Acoustic Seals and Treatments:

Provide all acoustic seals of interior partitions and acoustic insulation to above lay-in ceilings as required by details, typical to all interior partitions. See Details on other Sheets.

Legend of Related Finish Abbreviations:

- A.F.F. - above finished floor
- ALUM - aluminum
- CB - concrete block
- CLG - ceiling
- CMU - concrete masonry unit
- CONC - concrete
- CPT - carpet
- CPTT - carpet tile
- CTP - ceramic tile
- E.P. - exposed structure
- F or FL - floor
- FR - fire resistance rating
- FS - fire separation
- GL - glass
- GWB - gypsum wall board
- HWD - hardwood
- LAM - laminate
- LAP - lay-in panel or lay-in acoustic tile
- LINO - linoleum
- LPT - lath and plaster
- LVT - luxury vinyl tile
- MLP - millwork
- MLWK - marble tile
- MT - mosaic tile
- N/A - not applicable
- NIC - not in contract
- OWSJ - open-web steel joist
- PCC - precast concrete
- PCT - porcelain ceramic tile
- PLAM - plastic laminate
- PLY - plywood
- PT - paint
- QT - quarry tile
- RBC - resilient flooring
- RBL - rubber base cover
- RSR - rubber stair riser
- RST - rubber stair tread
- RSV - resilient sheet vinyl
- SEAL - sealant
- SV - sheet vinyl
- TER - terrazzo
- UP - unfinished
- VBC - vinyl base cover
- VCT - vinyl composite tile
- VWC - vinyl wall covering

General Notes to Room Finishes Schedule:

For Ceilings and Bulkheads see also Reflected Ceilings Plans.

Make good existing concrete floor prior to installing new partitions and flooring where existing walls or partitions are demolished.

Clean, repair and make good all walls after removal of existing wall finishes and all associated wall framing, in preparation for new wall finishes. Paint all new and existing walls.

Note that mechanical and electrical systems require cutting and patching and/or fishing within existing assemblies to accomplish the mechanical and electrical work. Make good all autostrade and finishes to areas of such cutting and patching or fishing.

Room finishes schedule to be read in conjunction with interior elevations, section details and plan details.

Contractor provides all building systems component layout and interference drawings prior to layout of ceilings, to verify all heights and layout will be achieved. Trades do not lay out the Work.

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The reader shall immediately notify the Architect of all inconsistencies, errors, or omissions which they may discover in this or other documents, or in their relation in whole or in part.

No.	Issued for Purpose	Date	Initial
1	50% Checklist for Review	Feb. 7 '25	JHM
2	For Tender and Permit	Mar. 21 '25	JHM

General Notes:

For General Notes and O&M Matrix see Sheet A001
For Removal Plan see Sheet A201
For 2nd Floor Fit Up Plan see Sheet A211
For Plan Details see Sheet A212
For Section Details see Sheet A213
For 2nd Floor Partition Dimension Plan see Sheet A221
For 2nd Floor Floor Finishes Plan see Sheet A231
For Removal Reflected Ceiling Plan see Sheet A501
For Reflected Ceiling Plans see Sheet A511
For Millwork Details see Sheet A711
For Interior Elevations see A800 series Sheets
For Openings Schedules see Sheet A801
For Room Finishes Schedules see Sheet A911
For Mechanical Drawings see M series Sheets
For Electrical Drawings see E series Sheets

No.	Revision	Date	Initial
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Project

City of Waterloo
2nd Floor Renovations
100 Regina St South
Waterloo, ON N2J 4P9

Approved	JHM
Checked	JHM
Drawn	SJ

Room Finishes Schedule

Scale	Dwg. No.
N.T.S.	A911

John MacDonald Architect

Public Utilities Commission Building
195 King Street West, Suite 202, Kitchener, ON N2G 1B1
JohnMacDonaldArchitect.ca | (519) 579-1700

GENERAL DEMOLITION NOTES

FOR FURTHER MECHANICAL WORK RELATED TO REMOVALS, SEE ARCHITECTURAL DRAWINGS AND DIVISIONS 2 AND 20 SPECIFICATIONS. ALL SELECT DEMOLITION OF MECHANICAL IS INCLUDED IN THE WORK OF THE MECHANICAL TRADE CONTRACTOR AS IF REPEATED ON THIS DRAWING SHEET.

FOR FURTHER MECHANICAL WORK RELATED TO SPRINKLER AND FIRE SUPPRESSION, SEE ARCHITECTURAL DRAWINGS R27 AND DIVISION 21 OF THE SPECIFICATIONS. ALL SELECT DEMOLITION OF THE SUPPRESSION SYSTEM IS INCLUDED IN THE WORK OF THE FIRE SUPPRESSION TRADE CONTRACTOR. MECHANICAL TRADE CONTRACTOR SHALL COORDINATE ALL WORK WITH CEILING WITH THE CE AND FIRE SUPPRESSION TRADE CONTRACTOR.

PLUMBING DEMOLITION NOTES

- REMOVE EXISTING PLUMBING (FLOOR/CEILING) COMPLETE. CAP SANITARY PIPING IN CEILING SPACE BELOW. CAP VENT PIPING IN SECOND FLOOR CEILING SPACE. REMOVE ALL SUPERFLUOUS PIPING. FLOOR PACKING BY C.C. COORDINATE ON SITE.
- REMOVE EXISTING ELECTRIC WATER HEATER (LOCATED IN CEILING SPACE). COMPLETE. REMOVE ALL SUPERFLUOUS PIPING. ELECTRICAL CONTRACTOR TO MAKE SAFE. COORDINATE ON SITE.
- REMOVE CW PIPING (IN CEILING SPACE) BACK TO APPROXIMATELY THIS LOCATION AND CAP. COORDINATE ON SITE.

HVAC DEMOLITION NOTES

- EXISTING WASHROOM EXHAUST TO BE REMOVED COMPLETE. CAP DUCT IN CEILING SPACE. COORDINATE ON SITE.
- EXISTING VAV BOX TO BE RELOCATED. REFER TO DRAWING M2. CAP EXISTING TAKEOFF AT MAIN. COORDINATE ON SITE.
- REMOVE EXISTING S/A DIFFUSER AND DUCT ROUNDOUT. EXISTING TAKEOFF AND BALANCING DAMPER TO REMAIN. COORDINATE ON SITE.
- REMOVE EXISTING S/A DIFFUSER, DUCT ROUNDOUT, TAKEOFF AND BALANCING DAMPER. PATCH VAV PLENUM DUCT. COORDINATE ON SITE.
- REMOVE EXISTING S/A DIFFUSER, DUCT ROUNDOUT AND DUCTMAIN. COORDINATE ON SITE.

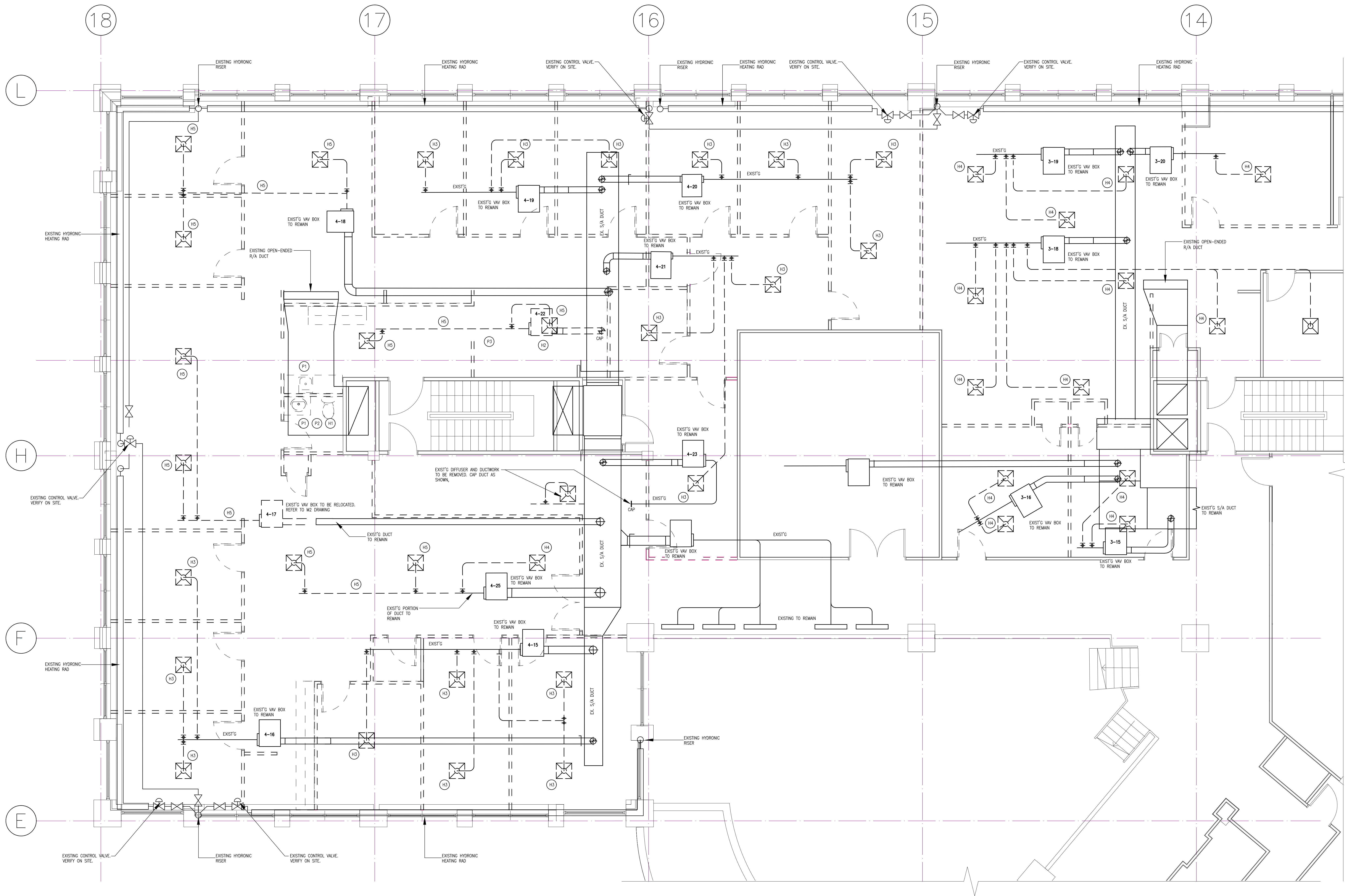
NOTE: SALLANCE 15 BEST CONDITION METRIC (500x400) S/A DIFFUSERS (DOOR NECK), STORE ON SITE FOR POSSIBLE RE-INSTALLATION. 10 DIFFUSERS ARE REQUIRED. REFER TO M2 DRAWING FOR LOCATIONS. COORDINATE ON SITE.

BAS CONTROLS NOTES

THE MECHANICAL TRADE CONTRACTOR AND ITS BAS TRADE CONTRACTOR SHALL PROVIDE ALL REMOVALS AND/OR TEMPORARY RELOCATIONS OF HVAC CONTROLS (TENSORS, THERMOSTATS, BAS DEVICES ETC.) AND RELATED WORK IN ORDER TO FACILITATE THE ALTERATIONS AND CONSTRUCTION OF THE WORK. REVIEW THE EXISTING CONDITIONS AND INCLUDE FOR ALL SUCH WORK IN THE MECHANICAL PRICE. NOTE THAT THIS WORK MAY NOT BE FULLY INDICATED ON DRAWINGS AND TRADE CONTRACTORS SHALL INSPECT THE PLACE OF THE WORK AND INCLUDE FOR ALL RELEVANT CONTROLS WORK TO ACCOMPLISH THE WORK OF THIS CONTRACT.

THE BAS TRADE CONTRACTOR (JAKE LOGG) SHALL BE AS NOMINATED BY THE CITY, WORKING DIRECTLY IN SUBCONTRACT WITH THE MECHANICAL TRADE CONTRACTOR. BAS TRADE CONTRACTOR (JAKE LOGG) IS TO PERFORM ALL CONTROLS WORK INCLUDING REMOVALS, TEMPORARY RELOCATIONS, RELOCATIONS AND NEW WORK TO DEVICES, WIRING, ACCESSORIES, EQUIPMENT CONNECTIONS AND COMMISSIONING. BAS TRADE CONTRACTOR (JAKE LOGG) SHALL BID TO THE MECHANICAL TRADE BIDDERS AND SHALL INCLUDE ALL NECESSARY WORK TO CITY OF WATERLOO STANDARDS FOR THE EXISTING BAS SYSTEM AND PROVIDES FOR CHANGES TO THIS SYSTEM.

ALL CONTROL WIRING FOR HVAC AND CONNECTIONS, WHETHER 120V OR LOW VOLTAGE IS THE RESPONSIBILITY OF THE MECHANICAL TRADE CONTRACTOR AND ITS SUBCONTRACTORS IN FULL.



Mechanical Demo Plan
1 : 50

MAR 21/25 FOR PERMIT AND TENDER
FEB 5/25 FOR REVIEW AND COORDINATION
DATE ISSUED/REVISIONS

M. A. BRYAN
ENGINEERING INC.

285 WEBER ST. N., UNIT B1, WATERLOO, ON N2J 3H8
TEL: (509) 489-5074 E-MAIL: INFO@MABRYAN.COM



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH ANY WORK. DO NOT SCALE THIS DRAWING.

PROJECT: CITY OF WATERLOO
2ND FLOOR RENOVATIONS
100 REGINA ST. SOUTH, WATERLOO

SHEET TITLE:
MECHANICAL DEMO PLAN

SCALE: 1 : 50

SHEET NO.:

DRAWN BY: MAB

MI

PROJECT NO.: 2590

HVAC EQUIPMENT SCHEDULE				
UNIT	DESCRIPTION	ELEC. (V,PH,HZ)	NOTES	L W H (INCHES)
TF.1	EXHAUST FAN - CEILING BROWN L200 214 CFM @ 0.35" S.P. NOTE: FAN IS TO RUN CONTINUOUSLY	120/160	C/W SPEED CONTROLLER. TERMINATE DISCHARGE DUCT INTO CEILING SPACE AS SHOWN.	
TF.2	EXHAUST FAN - CEILING BROWN L200 214 CFM @ 0.35" S.P. NOTE: FAN IS TO RUN CONTINUOUSLY	120/160	C/W SPEED CONTROLLER. TERMINATE DISCHARGE DUCT INTO CEILING SPACE AS SHOWN.	

GRILLE & DIFFUSER SCHEDULE			
SYMBOL	TYPE	MANUFACTURER	REMARKS
A	SQUARE FLANGE 816/816 DIFFUSER	FLO	WHITE
B	ROUND FLANGE DIFFUSER	RMP10	WHITE
X	LAY-IN EGGRATE RETURN GRILLE	ECS	WHITE
E	CEILING MOUNT EGGRATE GRILLE	ECS	WHITE
D	DOOR GRILLE	800A	400/400 WHITE
EX.	SQUARE 500/500 DIFFUSER	EXISTING SALVAGED	WHITE

HYDRONIC NOTES

(H) EXISTING HYDRONIC HEATING ENCLOSURES TO BE CUT AS REQ'D TO INSTALL NEW PARTITION WALLS. COORDINATE ON SITE.

PLUMBING NOTES

(P) MECHANICAL CONTRACTOR IS TO REPLACE AGED DWV PIPING IN 2ND FLOOR CEILING SPACE. NEW PIPING IS TO BE PER A/E. COORDINATE ON SITE. GENERAL CONTRACTOR IS TO GARET A GASH ALLOWANCE FOR THIS WORK. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

SPRINKLER AND FIRE SUPPRESSION NOTES

FOR FURTHER MECHANICAL WORK RELATED TO SPRINKLER AND FIRE SUPPRESSION, SEE ARCHITECTURAL DRAWINGS RCP AND DIVISION 21 OF THE SPECIFICATIONS. ALL FIRE SUPPRESSION SYSTEMS ARE TO BE INSTALLED IN THE WORK OF THE FIRE SUPPRESSION TRADE CONTRACTOR WORKING DIRECTLY FOR THE GENERAL CONTRACTOR. MECHANICAL TRADE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN CEILINGS WITH THE GC AND FIRE SUPPRESSION TRADE CONTRACTOR.

CONTROLS NOTES

(C) TSTAT IS TO CONTROL 2 VAV BOXES AND HYDRONIC HEATING VALVE. BAS CONTRACTOR IS TO PROVIDE WIRING AS REQUIRED TO CONNECT TO BUILDING AUTOMATION SYSTEM. BAS CONTRACTOR TO UPDATE GRAPHICS ACCORDINGLY. COORDINATE ON SITE.

(C) TSTAT IS TO CONTROL VAV BOX. BAS CONTRACTOR IS TO PROVIDE WIRING AS REQUIRED TO CONNECT TO BUILDING AUTOMATION SYSTEM. BAS CONTRACTOR TO UPDATE GRAPHICS ACCORDINGLY. COORDINATE ON SITE.

(C) TSTAT IS TO CONTROL VAV BOX AND HYDRONIC ZONE VALVE. BAS CONTRACTOR IS TO PROVIDE WIRING AS REQUIRED TO CONNECT TO BUILDING AUTOMATION SYSTEM. BAS CONTRACTOR TO UPDATE GRAPHICS ACCORDINGLY. COORDINATE ON SITE.

(C) TSTAT IS TO CONTROL RELOCATED VAV BOX. BAS CONTRACTOR IS TO PROVIDE WIRING AS REQUIRED TO CONNECT TO BUILDING AUTOMATION SYSTEM. BAS CONTRACTOR TO UPDATE GRAPHICS ACCORDINGLY. COORDINATE ON SITE.

(C) TSTAT IS TO CONTROL 2 VAV BOXES. BAS CONTRACTOR IS TO PROVIDE WIRING AS REQUIRED TO CONNECT TO BUILDING AUTOMATION SYSTEM. BAS CONTRACTOR TO UPDATE GRAPHICS ACCORDINGLY. COORDINATE ON SITE.

HVAC NOTES

(1) CONNECT NEW RUN-OUT TO EXISTING TAKEOFF AND BALANCING DAMPER. COORDINATE ON SITE.

(2) CONNECT NEW RUN-OUT TO EXISTING VAV PLENUM. PROVIDE BALANCING DAMPER. COORDINATE ON SITE.

(3) CONNECT NEW 150W S/A BLANOUT TO EXISTING OFFTAKER. PROVIDE TRANSITION WHERE REQUIRED. COORDINATE ON SITE.

(5) 500/300 LAVIN EGGRATE RETURN GRILLE

NOTE:
BALANCE 15 BEST CONDITION METRIC (2000/000) S/A DIFFUSERS (200A NECK). STORE ON SITE FOR POSSIBLE RE-INSTALLATION. TO DIFFUSERS ARE REQUIRED. REFER TO W2 DRAWING FOR LOCATIONS. COORDINATE ON SITE.

BAS CONTROLS NOTES

THE MECHANICAL TRADE CONTRACTOR AND ITS BAS TRACE CONTRACTOR SHALL PROVIDE ALL REMOVALS AND/OR TEMPORARY RELOCATIONS OF HVAC CONTROLS (SENSORS, THERMOSTATS, BAS DRIVES ETC) AND RELATED WIRING IN ORDER TO FACILITATE THE ALTERATIONS AND CONSTRUCTION OF THE WORK. REVIEW THE EXISTING CONDITIONS AND INCLUDE FOR ALL SUCH WORK IN THE MECHANICAL PRICE. NOTE THAT THIS WORK MAY NOT BE FULLY INDICATED ON DRAWINGS AND TRADE CONTRACTORS SHALL INSPECT THE PLACE OF THE WORK AND INCLUDE FOR ALL RELEVANT CONTROLS WORK TO ACCOMPLISH THE WORK OF THIS CONTRACT.

THE BAS TRACE CONTRACTOR (ADE LOGIC) SHALL BE AS NOMINATED BY THE CITY, WORKING DIRECTLY IN SUBCONTRACT WITH THE MECHANICAL TRADE CONTRACTOR. THE BAS TRACE CONTRACTOR CHOOSES TO USE ALTERNATIVE MATERIALS AND EQUIPMENT. THE BID MUST INCLUDE NAME OF THE ALTERNATIVE MANUFACTURER AND ANY ADJUSTMENT IN PRICE. BEFORE BIDDING, THE CONTRACTOR MUST VISIT THE SITE. THE CONTRACTOR IS RESPONSIBLE TO BE FAMILIAR WITH THE BUILDING CONSTRUCTION SO THAT THE BID INCLUDES ALL THAT IS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL WORK MUST CONFORM TO THE MINIMUM REQUIREMENTS OR BETTER OF THE ONTARIO BUILDING CODE, LOCAL BYLAW AND TO THE SATISFACTION OF LOCAL INSPECTION AUTHORITIES HAVING JURISDICTION.

WHERE APPLICABLE, PAY FEES AND FURNISH CERTIFICATES AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH THE LAWS AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION.

CUTTING AND PATCHING INCLUDING CUTTING AND PATCHING AS REQUIRED FOR COMPLETION OF WORK. FINISH FLOORING/CEILING FINISHES BY OTHER TRADE CONTRACTORS.

SELECT & ACCESS DOORS: PROVIDE SEALS AND ACCESS DOORS FOR THE INSTALLATION AND SERVICING OF ALL CONCEALED MECHANICAL EQUIPMENT. ELECTRICAL, POWER, ALL STARTERS, DISCONNECTS AND POWER WIRING FOR MECHANICAL EQUIPMENT SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL CONTROL WIRING FOR MECHANICAL EQUIPMENT SHALL BE BY MECHANICAL CONTRACTOR. CONTROL WIRING INSTALLED IN CEILING RETURN AIR FLENUM MUST BE FLENUM RATED (I.E. FLAME SPREAD OF 25 OR LESS, SMOKE DEVELOPMENT OF 50 OR LESS).

WARRANTY: ALL NEW MECHANICAL WORK AND NEW EQUIPMENT TO BE WARRANTED AGAINST DEFECTS OF MATERIAL AND WORKMANSHIP FOR 180 FULL YEARS AS PER CONTRACT CONDITIONS.

ALL CONTROL WIRING FOR HVAC AND CONNECTIONS, WHETHER 120V OR LOW VOLTAGE IS THE RESPONSIBILITY OF THE MECHANICAL TRADE CONTRACTOR AND ITS SUBCONTRACTORS IN FULL.

MECHANICAL SPECIFICATIONS

SEE DIVISION 20 SPECIFICATIONS AND INCLUDE ALL WORK AND SERVICES REQUIRED BY THIS DIVISION. THESE DRAWINGS AND RELATED REQUIREMENTS OF DIVISION 1 OF THE SPECIFICATIONS.

MECHANICAL REQUIREMENTS

GENERAL MECHANICAL

- SUPPLY AND INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON DRAWINGS FOR THE SATISFACTORY COMPLETION OF THE MECHANICAL WORK. ALL EQUIPMENT MUST BE OPERATIONAL, TESTED AND BALANCED TO SATISFACTION OF CONSULTANT. CONFORM TO ALL APPLICABLE REQUIREMENTS AND CONDITIONS AS SET OUT IN THE GENERAL.
- THE CONTRACTOR SHALL SUBMIT A LUMP SUM PRICE BASED ON THE DRAWINGS. IF THE CONTRACTOR CHOOSES TO USE ALTERNATIVE MATERIALS AND EQUIPMENT, THE BID MUST INCLUDE NAME OF THE ALTERNATIVE MANUFACTURER AND ANY ADJUSTMENT IN PRICE.
- BEFORE BIDDING, THE CONTRACTOR MUST VISIT THE SITE. THE CONTRACTOR IS RESPONSIBLE TO BE FAMILIAR WITH THE BUILDING CONSTRUCTION SO THAT THE BID INCLUDES ALL THAT IS NECESSARY FOR THE COMPLETION OF THE WORK.
- ALL WORK MUST CONFORM TO THE MINIMUM REQUIREMENTS OR BETTER OF THE ONTARIO BUILDING CODE, LOCAL BYLAW AND TO THE SATISFACTION OF LOCAL INSPECTION AUTHORITIES HAVING JURISDICTION.
- WHERE APPLICABLE, PAY FEES AND FURNISH CERTIFICATES AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH THE LAWS AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
- CUTTING AND PATCHING INCLUDING CUTTING AND PATCHING AS REQUIRED FOR COMPLETION OF WORK. FINISH FLOORING/CEILING FINISHES BY OTHER TRADE CONTRACTORS.
- SELECT & ACCESS DOORS: PROVIDE SEALS AND ACCESS DOORS FOR THE INSTALLATION AND SERVICING OF ALL CONCEALED MECHANICAL EQUIPMENT. ELECTRICAL, POWER, ALL STARTERS, DISCONNECTS AND POWER WIRING FOR MECHANICAL EQUIPMENT SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL CONTROL WIRING FOR MECHANICAL EQUIPMENT SHALL BE BY MECHANICAL CONTRACTOR. CONTROL WIRING INSTALLED IN CEILING RETURN AIR FLENUM MUST BE FLENUM RATED (I.E. FLAME SPREAD OF 25 OR LESS, SMOKE DEVELOPMENT OF 50 OR LESS).
- WARRANTY: ALL NEW MECHANICAL WORK AND NEW EQUIPMENT TO BE WARRANTED AGAINST DEFECTS OF MATERIAL AND WORKMANSHIP FOR 180 FULL YEARS AS PER CONTRACT CONDITIONS.

- ### PLUMBING AND DRAINAGE
- DOMESTIC WATER PIPING: ALL PIPING SHALL BE COPPER, PEX OR CPVC CONFORMING TO THE ONTARIO BUILDING CODE.
 - DRAIN/WASTE/VENT (DWV) PIPING: ALL SANITARY AND VENT PIPING SHALL CONFORM TO THE ONTARIO BUILDING CODE. USE PLASTIC (PVC) PIPE AND FITTINGS WHERE PERMISSIBLE BY BUILDING CODE.
 - STORM PIPING: ALL STORM DRAINAGE PIPING SHALL CONFORM TO THE ONTARIO BUILDING CODE. USE PLASTIC (ABS OR PVC) PIPE AND FITTINGS WHERE PERMISSIBLE BY BUILDING CODE.

- ### HVAC
- ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CODE REQUIREMENT, AND TO ADHERE AND SMOKE STANDARDS. ALL MATERIAL AND EQUIPMENT SHALL BE NEW. OUTDOOR SHALL BE OF GAUGES AS OUTLINED IN SMOKE STANDARDS. EQUIPMENT TO BE AS OUTLINED ON THE DRAWINGS.
 - DUCT INSULATION
ACOUSTIC LINING SHALL BE 1/2" THICK AND SHALL BE MECHANICALLY FINISHED AND GUESSED TO THE INSIDE OF DUCT WORK. INSULATING INSULATION AS SHOWN (OR NOTED) AND AT MINIMUM THE FIRST 10 FEET OF SUPPLY AND RETURN OUTDOORWORK. THERMAL INSULATION SHALL BE 2" THICK FOR SMOKE AND BE SECURED TO THE OUTSIDE OF OUTDOORWORK. THERMALLY INSULATE AS SHOWN (OR NOTED).
 - FIRE DAMPERS: DRIVING FIRE DAMPERS SHALL BE ULC APPROVED AND INSTALLED AS PER MANUFACTURER'S REQUIREMENTS AND IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. MAJOR INDUSTRIES OR ACCEPTED EQUIVALENT. INSTALL WHERE SHOWN OR NOTED ON THE DRAWING.

- ### FIRESTOPPING
- MECHANICAL TRADE CONTRACTOR TO PROVIDE ALL FIRESTOPPING OF MECHANICAL PENETRATIONS THROUGH RATED ASSEMBLIES, WHETHER NEW WORK THROUGH EXISTING ASSEMBLIES, NEW WORK THROUGH NEW ASSEMBLIES, OR EXISTING WORK THROUGH NEW ASSEMBLIES. INCLUDE ALL COSTS FOR THIS WORK AND COORDINATE FIRESTOP PRODUCTS AND SYSTEMS SELECTIONS WITH GENERAL CONTRACTOR FOR ONE MANUFACTURER: HELT OR ACCEPTED EQUIVALENT.

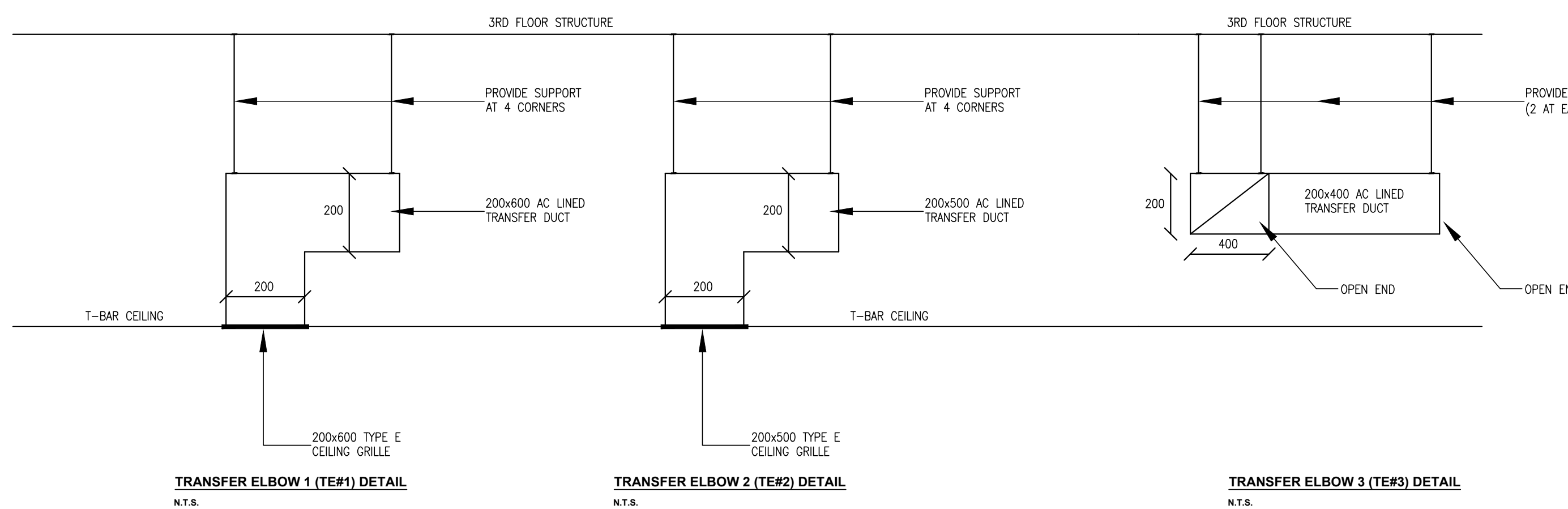
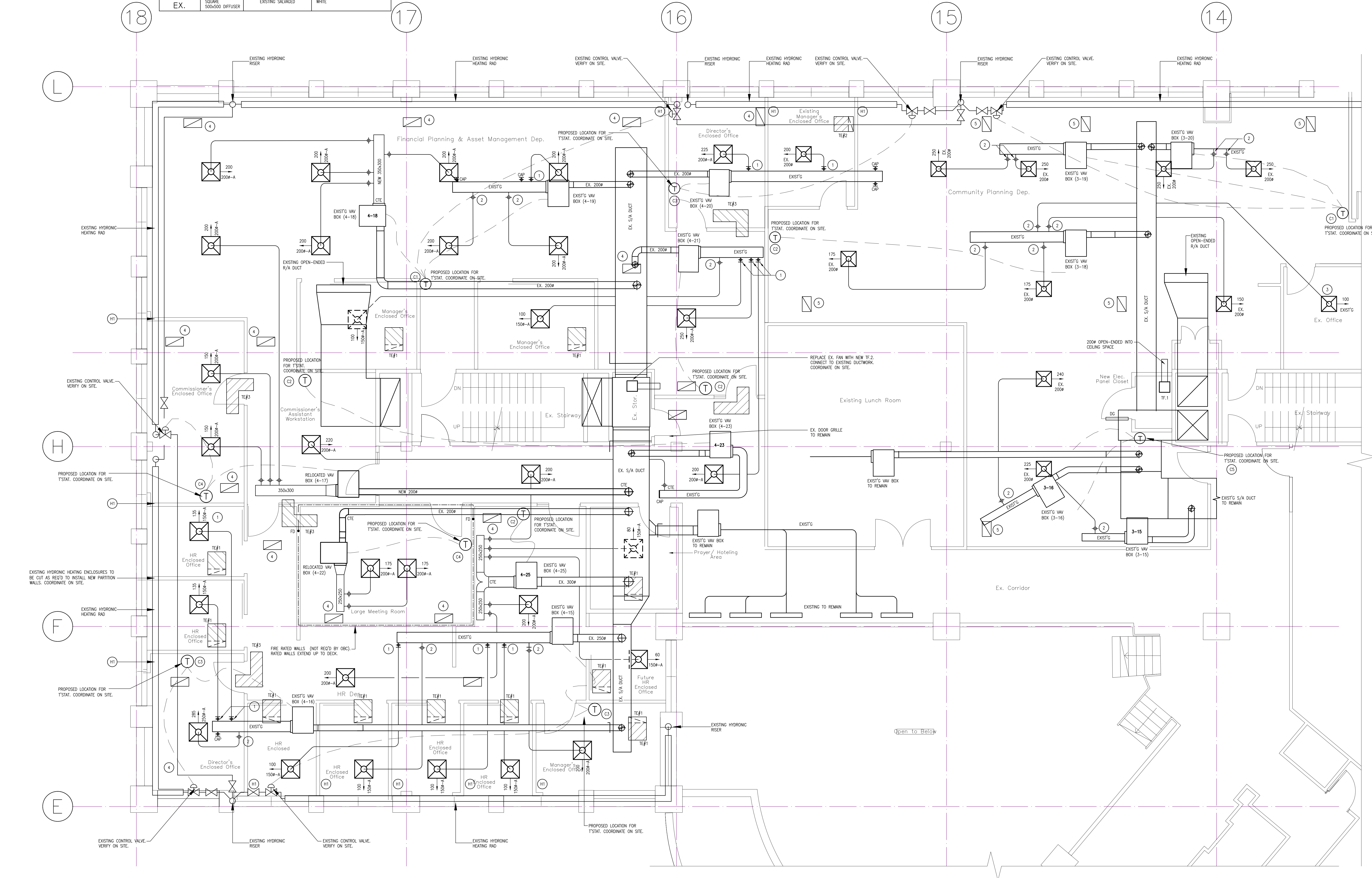
- ### SUBMITTALS
- REFER TO DIVISION 20 OF THE SPECIFICATIONS.
 - SHOP DRAWINGS: CONTRACTOR SHALL FORWARD SHOP DRAWINGS OF EQUIPMENT AND MATERIALS TO THE ARCHITECT FOR REVIEW AND APPROVAL. A COVER PAGE AND A/E COMBINED INTO ONE PDF FILE ACCORDING TO PRODUCT TYPE.
 - OPERATION & MAINTENANCE MANUALS: CONTRACTOR SHALL SUBMIT TO THE OWNER A COPY OF OPERATION AND MAINTENANCE MANUALS FOR ALL MECHANICAL EQUIPMENT.

- ### TESTING AND BALANCING
- REFER TO DIVISION 20 OF THE SPECIFICATIONS.
 - AIR SYSTEMS ARE TO BE TESTED AND BALANCED BY A CERTIFIED INDEPENDENT CONTRACTOR. SUBMIT COPY OF TESTING AND BALANCING REPORT TO DIVISION FOR APPROVAL.

- ### AS-BUILT DRAWINGS
- REFER TO DIVISION 20 OF THE SPECIFICATIONS.
 - MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RED LINED AS-BUILT DRAWINGS TO OWNER.

- ### RENOVATION
- REFER TO DIVISION 20 OF THE SPECIFICATIONS.
 - THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING MECHANICAL CONDITIONS. CONTRACTOR TO MAKE ALLOWANCES IN PRICE FOR REMOVAL, RELOCATION/RE-ROUTING/RECONNECTION OF EXISTING MECHANICAL EQUIPMENT/SYSTEMS AS MAY BE NECESSARY FOR THE COMPLETION OF THIS PROJECT. MECHANICAL EQUIPMENT LOCATED IN AREAS BEING ALTERED OR DEMOLISHED, BUT SERVING OTHER EQUIPMENT REQUIRED TO REMAIN IN SERVICE SHALL BE RE-ROUTED AS REQUIRED TO MAINTAIN CONTINUITY OF SERVICE. EXISTING EQUIPMENT SHALL BE COORDINATED WITH THE OTHER TRADES, OWNER AND TENANTS. SYSTEM INTERUPTIONS SHALL BE KEPT TO A MINIMUM.
 - ALL EXISTING MECHANICAL EQUIPMENT WHICH IS NOT TO BE RE-USED SHALL BECOME THE PROPERTY OF THE OWNER. IF THE OWNER DECIDES THEY DO NOT WANT IT, THE MECHANICAL CONTRACTOR SHALL DISPOSE OF IT AND PAY ALL COSTS.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO EXISTING EQUIPMENT THROUGHOUT THE PROJECT AND PARTICULARLY WHERE EQUIPMENT HAS BECOME EXPOSED TO MECHANICAL ABUSE OR MOISTURE IN THE COURSE OF ALTERATIONS OR NEW CONSTRUCTIONS.

EX. VAV BOXES			
BOX NO.	MIN. AIR FLOW CFM	MAX. AIR FLOW CFM	
4-15	500	880	
4-16	500	880	
4-17	500	880	
4-18	500	880	
4-19	500	880	
4-20	500	880	
4-21	500	880	
4-22	500	880	
4-23	500	880	
3-15	75	230	
3-16	75	246	
3-19	500	880	
3-18	100	500	
3-20	200	600	

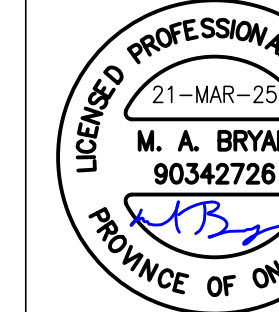


Mechanical Plan
1 : 50

MAR 21/25 FOR PERMIT AND TENDER
FEB 5/25 FOR REVIEW AND COORDINATION
DATE ISSUED/REVISIONS

M. A. BRYAN
ENGINEERING INC.

285 WEBER ST. N. UNIT 101, WATERLOO, ON N2L 3H8
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH ANY WORK. DO NOT SCALE THIS DRAWING.

PROJECT
CITY OF WATERLOO
2ND FLOOR RENOVATIONS
100 REGINA ST. SOUTH, WATERLOO

SHEET TITLE:
MECHANICAL PLAN

SCALE: 1 : 50
DRAWN BY: MB
PROJECT NO.: 2580
SHEET NO.: **M2**

ELECTRICAL ON DRAWING SPECIFICATION

1. GENERAL

1.1. ALL GENERAL CONDITIONS OF THE CONTRACT ARE INCLUDED. SEE DIVISIONS 1, 26, 27, AND 28 OF THE SPECIFICATION.

1.2. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO ELECTRICAL CODE, ELECTRICAL SAFETY AUTHORITY (ESA), AND THE LOCAL INSPECTION DEPARTMENT REQUIREMENTS.

1.3. THIS CONTRACTOR IS REQUIRED TO PAY ALL FEES TO THE ESA FOR FIELD INSPECTION. THIS CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE AS REQUIRED BY THE LOCAL INSPECTION DEPARTMENT.

1.4. ALL WORKMANSHIP SHALL BE EXECUTED TO A STANDARD DETERMINED BY GOOD PRACTICE. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE THE INSTALLATION FOR TWO YEARS FROM SUBSTANTIAL COMPLETION.

1.5. THE ELECTRICAL CONTRACTOR SHALL SUBMIT ONE SET OF ELECTRONIC PDF SHOP DRAWINGS TO THE ARCHITECT. MATERIALS SHALL NOT BE ORDERED UNTIL REVIEW HAS BEEN COMPLETED. APPROVAL IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY. THE OWNERS RESERVE THE RIGHT TO ALTER THE LOCATION OF ANY ITEM UP TO TEN FEET (3m) WITHOUT INCURRING EXTRA COSTS, PROVIDED THE REQUEST IS MADE PRIOR TO INSTALLATION.

1.6. ALL MATERIAL AND EQUIPMENT USED ON THIS PROJECT SHALL BE C.S.A. APPROVED, ESA FIELD EVALUATED, OR MUST BEAR AN ESA RECOGNIZED CERTIFICATION MARK. ALL CUTTING AND PATCHING FOR ELECTRICAL WORK SHALL BE DONE BY THE GENERAL CONTRACTOR AT THE ELECTRICAL CONTRACTOR'S EXPENSE.

1.7. THE DRAWINGS AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES OR CONTRADICTIONS SHALL BE BROUGHT TO THE CONSULTANT'S ATTENTION.

1.8. ALL TEMPORARY LIGHTING AND POWER DURING CONSTRUCTION SHALL BE BY THE GENERAL CONTRACTOR AFTER AGREEMENT WITH THE ELECTRICAL CONTRACTOR. POWER SHALL BE PROVIDED FROM PANELS WITH REQUIRED SUPPLY AND CAPACITY.

1.9. TENDER SHALL BE BASED UPON THE SPECIFIED EQUIPMENT AND MATERIAL. REQUESTS FOR CONSIDERATION OF ALTERNATES TO THE SPECIFIED MATERIALS SHALL BE MADE TO THE CONSULTANT ONE WEEK PRIOR TO TENDER CLOSING AND SHALL INCLUDE MANUFACTURER, MODEL, AND COST MODIFICATION. COSTS OF ANY CHANGE REQUIRED TO OTHER TRADES AS A RESULT OF USING ALTERNATE EQUIPMENT ARE TO BE INCURRED BY THE ELECTRICAL CONTRACTOR.

1.10. ALL CLAIMS FOR EXTRA WORK NOT COVERED IN THE CONTRACT TO BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIAL AND LABOUR.

1.11. DO NOT SCALE THESE DRAWINGS. ALL DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS AND CONFIRMED ON SITE.

1.12. ALL OVERTIME WORK SHALL BE CARRIED OUT WITH NO ADDITIONAL COST TO THE OWNER.

1.13. PROVIDE FIRE STOPPING PROTECTION FOR OPENINGS THROUGH FIRE RATED WALLS, FLOORS AND ROOF. U.L.C. LISTED ASSEMBLY NUMBERS ARE TO BE USED.
2. ELECTRICAL EQUIPMENT

2.1. ALL BRANCH CIRCUIT WIRING SHALL BE RUN IN ELECTRICAL METALLIC TUBING (E.M.T.) OR FLEXIBLE ARMORED CABLE (AC90) RECESSED IN WALLS OR CEILINGS EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS. NO WIRING SMALLER THAN #12 GAUGE SHALL BE USED. ALL WIRING TO BE COPPER.

2.2. ALL SURFACE WIRING SHALL BE T90 COPPER IN EMT CONDUIT WHERE WIRING AND CONDUIT CANNOT BE RECESSED.

2.3. THE ELECTRICAL SERVICE EQUIPMENT, EACH METALLIC PIPING SYSTEM, AND EACH CONDUIT SYSTEM SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED/BONDED IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE.

2.4. ALL ELECTRICAL PANELS TO HAVE BOLT-ON BREAKERS AND LOCKABLE DOORS.

2.5. ALL ELECTRICAL DISTRIBUTION EQUIPMENT MUST BE PROPERLY IDENTIFIED WITH LAMACOID NAME PLATES SCREWED ON EQUIPMENT. PANELS ARE TO HAVE TYPED DIRECTORIES. DISCONNECTS ARE TO HAVE MAXIMUM FUSE RATINGS INDICATED.

2.6. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LABOUR AND MATERIALS TO PROVIDE ELECTRIC SERVICE COMPLETE WITH FEEDERS AND BRANCH CIRCUITS ALL AS SHOWN ON THE PLANS.

2.7. EXTRA CHARGES FOR PREMIUM TIME LABOUR SHALL BE INCLUDED IN THE TENDER PRICE, ALLOWING FOR AFTER HOURS, WEEKEND AND HOLIDAY LABOUR REQUIREMENTS.

2.8. ALL JUNCTION AND PULLING BOXES ARE TO BE ACCESSIBLE AND BE PROVIDED WITH SCREWED PLATES COLOUR MATCHED TO ADJACENT WALL OR CEILING FINISHES.

2.9. PULL BOXES SHALL BE PROVIDED EVERY 30m AND EVERY TWO 90° BENDS.

2.10. ALL WIRING SHALL BE PARALLEL WITH ARCHITECTURAL LINES AND DESIGN.

2.11. PROVIDE A PULL STRING IN ALL EMPTY CONDUIT.

2.12. FLEXIBLE CONDUIT SHALL BE USED FOR FIXTURE AND EQUIPMENT CONNECTIONS.

2.13. ALL NEW SWITCH AND RECEPTACLE PLATES SHALL BE WHITE. ALL DEVICES TO BE COMMERCIAL GRADE DECORA SERIES. DEVICES AND COVER PLATES ARE TO MATCH EXISTING STYLE FOR RENOVATED AREAS.

2.14. ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED TO VISUALLY DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES.

2.15. DEVICE MOUNTING HEIGHT TO CENTRE OF DEVICE IS AS FOLLOWS:

2.15.1. LIGHT SWITCHES 1100mm

2.15.2. RECEPTACLE 400mm

2.15.3. TELEPHONE OUTLETS 400mm

2.15.4. FIRE ALARM HORN 2300mm

2.15.5. FIRE ALARM STROBE 2300mm

2.15.6. MANUAL STATION 1200mm

2.15.7. END OF LINE RESISTORS 1700mm

2.15.8. THERMOSTATS 1200mm

2.15.9. POWER DOOR OPERATORS 1000mm

2.15.10. OTHER BUILDING CONTROLS 1000mm

ALL AUDIBLE FIRE ALARM DEVICES MUST BE AT LEAST 150mm BELOW CEILING.

2.16. DO NOT MOUNT WALL OUTLETS BACK TO BACK IN WALLS, STAGGER TO PREVENT SOUND TRANSFER.

2.17. ALL RECEPTACLES LOCATED WITHIN 1500mm OF A SINK ARE TO BE PROVIDED WITH AN INTEGRAL CLASS A GROUND FAULT CIRCUIT INTERRUPTER.

2.18. WIRING TO FIXTURES IN SUSPENDED CEILINGS IS TO CONSIST OF AC90 'DROPS' WITH A MAXIMUM LENGTH OF 4.5m (15 FT) AND T90 WIRING IN EMT CONDUIT BACK TO SOURCE PANEL.

2.19. ALL CONDUITS AND CABLES TO BE SECURELY FASTENED WITH APPROVED CLIPS AND SCREWS. NAILS OR TIE WIRES ARE NOT ACCEPTABLE.

2.20. ALL ELECTRICAL EQUIPMENT, DEVICES, AND WIRING ARE TO BE INDEPENDENTLY SUPPORTED. KEEP CLEAR OF MECHANICAL PIPING WHERE POSSIBLE.

2.21. WIRING FOR MECHANICAL EQUIPMENT SHALL BE AS DETAILED ON THE PLANS.

2.22. THE ELECTRICAL CONTRACTOR IS TO PROVIDE 21mm (3/4") CONDUIT RACEWAY BETWEEN MECHANICAL EQUIPMENT AND CONTROLS AS PER MECHANICAL AND ELECTRICAL PLANS.
3. LIGHT FIXTURES

3.1. ELECTRICAL CONTRACTOR SHALL INSTALL ALL FIXTURES AND LAMPS AS PER THE MANUFACTURERS SPECIFICATIONS.

3.2. ALL LED LAMPS ARE TO HAVE A COLOUR TEMPERATURE OF 3500K UNLESS OTHERWISE NOTED.

3.3. INSTALL ALL FIXTURES PARALLEL WITH BUILDING LINES UNLESS INDICATED OTHERWISE.

3.4. EXIT FIXTURES ARE TO BE PROVIDED WITH GRAPHICAL SYMBOLS INDICATING THE PATH OF EGRESS FROM THE BUILDING.

3.5. PROVIDE SAFETY 'JACK CHAIN' ON ALL FIXTURES WITHIN SUSPENDED CEILINGS.

3.6. INSTALL A SEPARATE NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT FEEDING LIGHT FIXTURES.

3.7. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL LIGHTING FIXTURES AS NOTED ON THE PLANS.

3.8. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL A DC BATTERY LIGHTING SYSTEM AS INDICATED ON THE PLANS. THE BATTERY UNIT SHALL BE PROVIDED WITH SEALED LONG LIFE BATTERIES.

3.9. EMERGENCY LIGHTING FIXTURES ARE TO BE SUPPLIED WITH MINIMUM 4W LED MR16 LAMPS UNLESS LISTED OTHERWISE.
4. COMMUNICATION EQUIPMENT

4.1. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOUR FOR A COMPLETE EMPTY CONDUIT SYSTEM FOR COMMUNICATION OUTLETS AS SHOWN ON THE PLANS.

4.2. PROVIDE 21mm (3/4") CONDUIT TO EACH OUTLET FROM COMMUNICATION BACKBOARD C/W NYLON PULL STRING IN ALL EMPTY CONDUITS.

4.3. COMMUNICATION BACKBOARD TO BE PLYWOOD, 21mm (3/4") THICK, WITH FIRE-RETARDANT PAINT AND #6 GREEN INSULATED GROUND WIRE TO MAIN BUILDING GROUND.

4.4. LIGHTING CONTROL WIRING IS TO BE PLENUM RATED (FT6). LIGHTING CONTROL WIRING THAT RUNS IN A SHARED RACEWAY IS TO BE AN APPROVED BUNDLED CABLE ASSEMBLY.

5. FIRE ALARM

5.1. WHERE EXISTING, UNLESS NOTED OTHERWISE, FIRE ALARM TO BE KEPT. THE ELECTRICAL CONTRACTOR TO INCLUDE ALL COSTS ASSOCIATED WITH RELOCATION OF ANY DEVICES OR EQUIPMENT.

5.2. ALL REQUIRED WORK RELATED COMMISSIONING OF LIFE SAFETY SYSTEMS SHALL BE DONE AT NO ADDITIONAL COSTS. RETAIN THE SYSTEM MANUFACTURER'S FORCES TO PERFORM THE FINAL CONNECTIONS, MODIFICATIONS, AND PROVISION OF NEW INTERFACING DEVICES, ETC.

5.3. THE ELECTRICAL CONTRACTOR IS TO ENSURE THAT ALL NEW LIFE SAFETY DEVICES ARE FULLY COMPATIBLE WITH EXISTING SYSTEM. EXISTING SYSTEM IS NOTIFIER BY HONEYWELL.

5.4. FIRE ALARM HORNS AND HORN-STROBES ARE TO HAVE ADJUSTABLE AUDIBLE OUTPUT.

5.5. THE ELECTRICAL CONTRACTOR IS TO HAVE THE SYSTEM MANUFACTURER TEST AND CERTIFY THE LIFE SAFETY SYSTEM FOR PROPER OPERATION AT THE COMPLETION OF WORK.

5.6. FIRE ALARM SYSTEM TO BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S524-M, "INSTALLATION OF FIRE ALARM SYSTEMS"

5.7. FIRE ALARM SYSTEM TO BE VERIFIED IN CONFORMANCE WITH CAN/ULC-S537-M, "VERIFICATION OF FIRE ALARM SYSTEMS", TO ENSURE SATISFACTORY OPERATION.
6. EXISTING CONDITIONS

6.1. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS AND THEN MAKE NECESSARY ALLOWANCES IN HIS TENDER PRICE FOR REMOVAL, RELOCATION, REROUTING AND/OR RECONNECTION OF EXISTING ELECTRICAL EQUIPMENT AND WIRING, AS MAY BE NECESSARY FOR THE EXECUTION AND COMPLETION OF THIS PROJECT.

6.2. ELECTRICAL WORK AFFECTING OTHER SPACES IS TO BE PERFORMED AFTER BUSINESS HOURS (EVENINGS AND WEEKENDS). COORDINATE WITH OWNER.

6.3. SERVICE AND DISTRIBUTION SYSTEM POWER INTERRUPTIONS SHALL BE KEPT TO A MINIMUM. POWER INTERRUPTIONS MUST BE COORDINATED WITH THE OWNER AND ALL OTHER TRADES BY THIS CONTRACTOR. WRITTEN APPROVAL FOR ELECTRICAL INTERRUPTIONS MUST BE RECEIVED FROM THE OWNER INDICATING THE DATE, TIME AND ESTIMATED DURATION OF THE INTERRUPTION. APPLICATION FOR APPROVAL OF THE POWER INTERRUPTIONS MUST BE SUBMITTED TO THE OWNERS AND/OR ARCHITECTS AT LEAST TWO WEEKS PRIOR TO THE REQUESTED SHUTDOWN DATE.

6.4. EXISTING ELECTRICAL EQUIPMENT, REMOVED AND INDICATED FOR REUSE, SHALL BE CLEANED, REPAIRED AND REPAINTED (IF REQUIRED) BEFORE RE-INSTALLATION.

6.5. WIRING LOCATED IN AREAS BEING ALTERED OR DEMOLISHED, BUT FEEDING OUTLETS OR EQUIPMENT REQUIRED TO REMAIN IN SERVICE, MUST BE REWORKED IN ORDER TO MAINTAIN THE CONTINUITY OF THESE SERVICES.

6.6. REPAIRS TO EXISTING WALLS, FLOORS, AND CEILINGS ARE TO BE PERFORMED BY THE GENERAL CONTRACTOR TO MEET THE EXISTING CONDITIONS.

6.7. SEQUENCE OF REMOVAL AND RELOCATION OF EXISTING EQUIPMENT AND WIRING SHALL BE COORDINATED WITH THE OTHER TRADES AND SHALL CONFORM TO THE REQUIREMENTS AND CONDITIONS OUTLINED.

6.8. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO EXISTING WIRING AND EQUIPMENT THROUGHOUT THE PROJECT. PARTICULARLY WHERE WIRING AND ELECTRICAL EQUIPMENT HAVE BECOME EXPOSED TO MECHANICAL DAMAGE OR MOISTURE IN THE COURSE OF ALTERATIONS OR NEW CONSTRUCTION.

6.9. IN SOME INSTANCES, NEW OUTLETS AND EQUIPMENT ARE SHOWN IN THE SAME LOCATION AS EXISTING OUTLETS. THESE MAY BE FED THROUGH THE EXISTING CONDUITS PROVIDED THAT THE CONDUITS AND WIRING ARE IN GOOD CONDITION AND ARE ACCEPTABLE TO THE ESA INSPECTION DEPARTMENT AS REUSABLE. ALL UNUSED CONDUIT ENTRANCE OPENINGS SHALL BE SEALED.
7. DEMOLITION

7.1. ALL EXISTING ELECTRICAL EQUIPMENT, WIRING, DATA CABLING, AND ROUGH-IN DEVICES ARE TO BE REMOVED COMPLETE TO SUIT THE DEMOLITION AND RENOVATION OF THE SPACES. ALL EXISTING ELECTRICAL EQUIPMENT, WHICH IS NOT BEING REUSED, SHALL BECOME THE PROPERTY OF THE OWNER. IF THE OWNER DECIDES THAT HE DOES NOT WANT IT, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF IT.

7.2. REMOVE AND TRANSPORT FROM THE CONSTRUCTION SITE ALL EQUIPMENT MADE OBSOLETE CONSECUTIVE TO THE WORK.
8. CLOSE OUT PROCEDURES

8.1. ELECTRICAL CONTRACTOR TO SUBMIT FIRE ALARM SYSTEM VERIFICATION AND TESTING REPORTS (INCLUDING DEVICE REPORT); FIRE ALARM MONITORING CERTIFICATION; ESA CERTIFICATE OF INSPECTIONS; AND SIGNED COPY OF EMERGENCY LIGHTING TEST REPORT.

8.2. EMERGENCY LIGHTING TEST REPORT TO PROVIDE WRITTEN VERIFICATION THAT THE EMERGENCY LIGHTING WAS TESTED TO DETERMINE THE RUNTIME OF THE LIGHTING WHEN NORMAL POWER IS LOST.

8.3. ELECTRICAL CONTRACTOR TO PROVIDE TRAINING SESSIONS TO THE OWNER ON ALL MAJOR ELECTRICAL SYSTEMS INCLUDING FIRE ALARM AND LIGHTING CONTROLS.

8.4. ELECTRICAL CONTRACTOR IS TO PROVIDE RECORD DRAWINGS OF ACTUAL INSTALLATION TO OWNERS WITHIN 30 DAYS OF PROJECT COMPLETION. DRAWINGS ARE TO INCLUDE SINGLE LINE DIAGRAM OF DISTRIBUTION SYSTEM AND FLOOR PLANS SHOWING THE LOCATION OF DISTRIBUTION EQUIPMENT AND THE AREAS SERVED BY THAT EQUIPMENT.

8.5. ELECTRICAL CONTRACTOR IS TO PROVIDE OPERATION AND MAINTENANCE MANUALS OF ELECTRICAL DISTRIBUTION SYSTEM TO OWNERS. THE MANUAL MUST INCLUDE EQUIPMENT NAMEPLATE RATINGS, INSTALLED OPTIONS AND ACCESSORIES, REQUIRED MAINTENANCE PROCEDURES (ROUTINE AND OTHERWISE), NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY, AND A CLEAR INDICATION OF THE PURPOSE AND OPERATION OF EACH PIECE OF EQUIPMENT (INDIVIDUALLY AND AS A SYSTEM).

8.6. AFTER COMPLETION OF WORK REMOVE ALL DEBRIS AND WASTE. RELAMP ALL BULBS THAT ARE BURNT OUT OR BEYOND 30% OF RATED LIFE.

8.7. ALL MAJOR SYSTEMS TO BE COMMISSIONED BY MANUFACTURERS REPRESENTATIVE INCLUDING FIRE ALARM AND LIGHTING CONTROL SYSTEMS.

8.8. LIGHTING CONTROL SYSTEM TESTING IS TO INCLUDE OCCUPANCY SENSOR PLACEMENT, SENSITIVITY, AND CONTROL SETTING CALIBRATION. PROPERLY OPERATING OCCUPANCY SENSORS ARE TO TURN OFF LIGHTS WITHIN A REASONABLE PERIOD OF TIME IN UNOCCUPIED SPACES AND SHALL NOT TURN LIGHTS ON UNLESS A SPACE IS OCCUPIED. ALL LIGHTING CONTROL SYSTEM TESTING IS TO BE PERFORMED BY MANUFACTURERS REPRESENTATIVE AT ELECTRICIAN'S EXPENSE. TESTING CERTIFICATION IS TO BE INCLUDED IN CLOSE-OUT DOCUMENTS.
9. INSPECTIONS BY CONSULTANT

9.1. CONTRACTOR TO CONTACT CONSULTANTS OFFICE TO NOTIFY WHEN INSPECTIONS ARE REQUIRED. ALLOW FOR MINIMUM THREE BUSINESS DAYS OF NOTICE PRIOR TO INSPECTION.

9.2. INSPECTIONS ARE REQUIRED AT THE FOLLOWING MILESTONES:

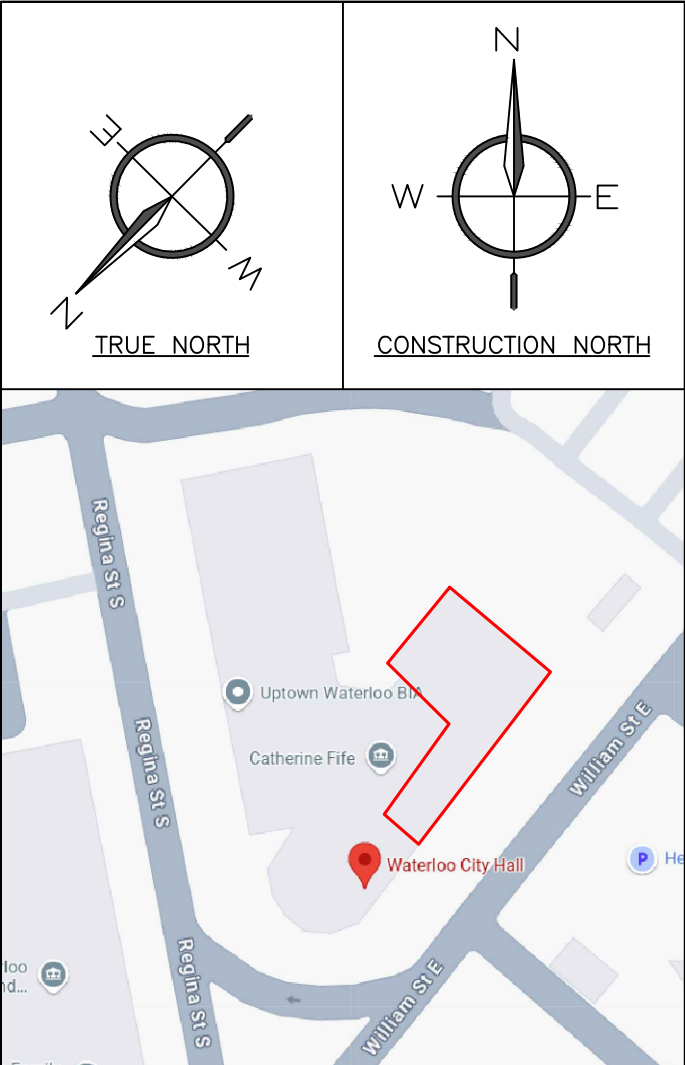
9.2.1. FINAL INSPECTION

NOTES:

- A. ELECTRICAL TRADE CONTRACTOR PROVIDES ALL FIRESTOPPING OF ELECTRICAL PENETRATIONS THROUGH RATED ASSEMBLIES, WHETHER NEW WORK THROUGH EXISTING ASSEMBLIES, NEW WORK THROUGH NEW ASSEMBLIES, OR EXISTING WORK THROUGH NEW ASSEMBLIES. PAY ALL COSTS FOR THIS WORK AND COORDINATE FIRESTOP PRODUCTS AND SYSTEMS SELECTIONS WITH THE GENERAL CONTRACTOR FOR ONE MANUFACTURE, HILTI OR ACCEPTED EQUIVALENT.
- B. FOR FURTHER ELECTRICAL WORK RELATED TO REMOVALS, SEE ARCHITECTURAL DRAWINGS. ALL SELECT DEMOLITION OF ELECTRICAL IS INCLUDED IN THE WORK OF THE ELECTRICAL TRADE CONTRACTOR AS IF REPEATED ON THIS DRAWING SET.
- C. IN ADDITION TO THESE REQUIREMENTS, THE ELECTRICAL TRADE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH DIVISIONS 1, 26, 27, AND 28 OF THE SPECIFICATION.

ELECTRICAL LEGEND

	LIGHT FIXTURE (z = TYPE AS PER SCHEDULE)
	NIGHT LIGHT FIXTURE (z = TYPE AS PER SCHEDULE)
	LIGHT FIXTURE (z = TYPE AS PER SCHEDULE)
	NIGHT LIGHT FIXTURE (z = TYPE AS PER SCHEDULE)
	CEILING MOUNTED EXIT LIGHT (SHADED PORTION INDICATES FACE)
	WALL MOUNTED EXIT LIGHT (SHADED PORTION INDICATES FACE)
	DIRECTIONAL EXIT LIGHT (SHADED PORTION INDICATES FACE)
	COMBINATION EXIT LIGHT/EMERGENCY LIGHT
	EMERGENCY BATTERY UNIT
	REMOTE EMERGENCY LIGHTING HEADS (SINGLE OR DOUBLE AS SHOWN)
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE (102mm ABOVE COUNTER BACKSPLASH, OR AS SHOWN)
	20A T-SLOT RECEPTACLE
	20A T-SLOT RECEPTACLE (102mm ABOVE COUNTER BACKSPLASH)
	QUAD RECEPTACLE
	DIRECT WIRED CONNECTION
	TOGGLE SWITCH (3,4 = 3 OR 4 WAY, K = KEY OPERATED)
	DIMMER SWITCH
	LIGHTING CONTROL SENSOR (z = TYPE AS PER SCHEDULE)
	COMBINATION VOICE/DATA OUTLET
	PUSHBUTTON
	CARD READER
	POWER PANEL
	MANUAL PULL STATION
	FIRE ALARM HORN/STROBE COMBINATION UNIT (zz = CANDELA POWER)
	GFI GROUND FAULT PROTECTION
	USB 15A DUPLEX REC W/DUAL USB CHARGER
	FL FLOOR MOUNTED
	CL CEILING MOUNTED
	EX EXISTING TO REMAIN
	REL RELOCATED EXISTING DEVICE
	RM EXISTING DEVICE TO BE REMOVED
	RP EXISTING DEVICE TO BE REMOVED AND REPLACED
	SYSTEM FURNITURE BASE POWER FEED
	J-HOOK
	EMPTY CONDUIT STUBBED & CAPPED FOR FUTURE USE



5		
4		
3	ISSUED FOR PERMIT & TENDER	2025.03.21
2	ISSUED FOR PERMIT & TENDER	2025.03.11
1	ISSUED FOR REVIEW	2025.02.05
No	REVISION	DATE

MIGHTON ENGINEERING

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PROJECT TITLE:

WATERLOO CITY HALL
2ND FLOOR RENOVATION

150 FREDERICK
WATERLOO, ONTARIO

DRAWING TITLE:

ELECTRICAL SCHEDULES & SPECIFICATIONS

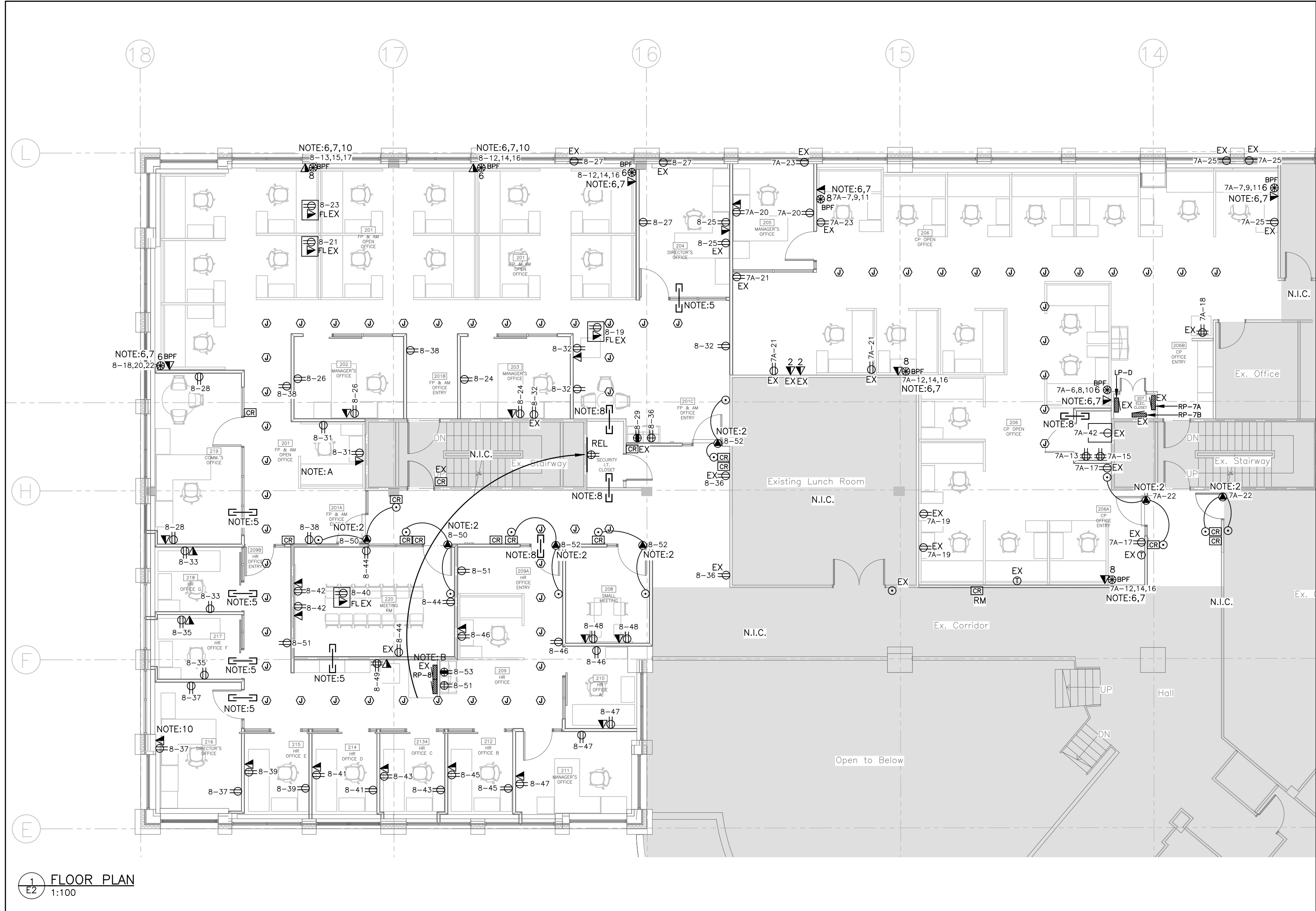
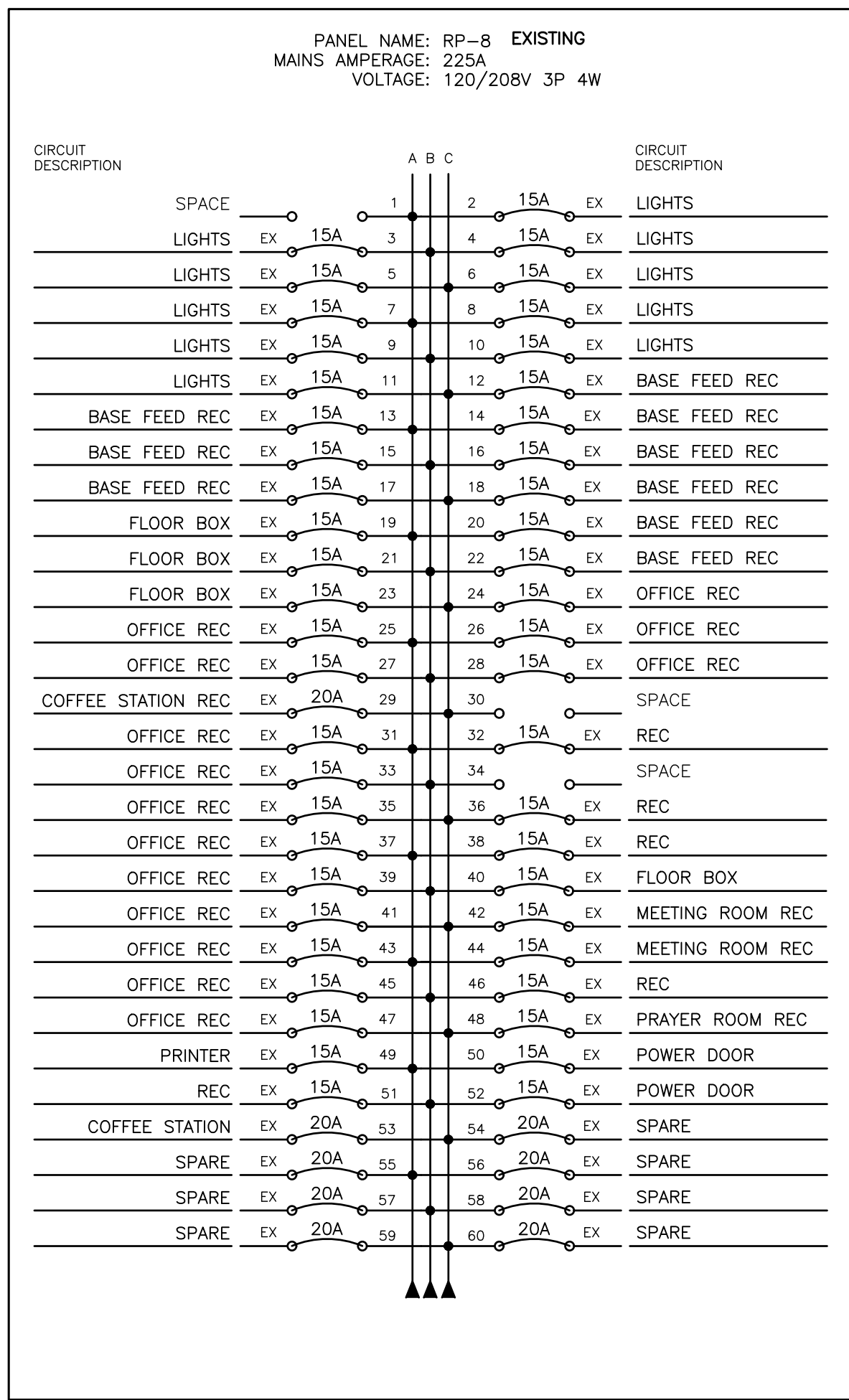
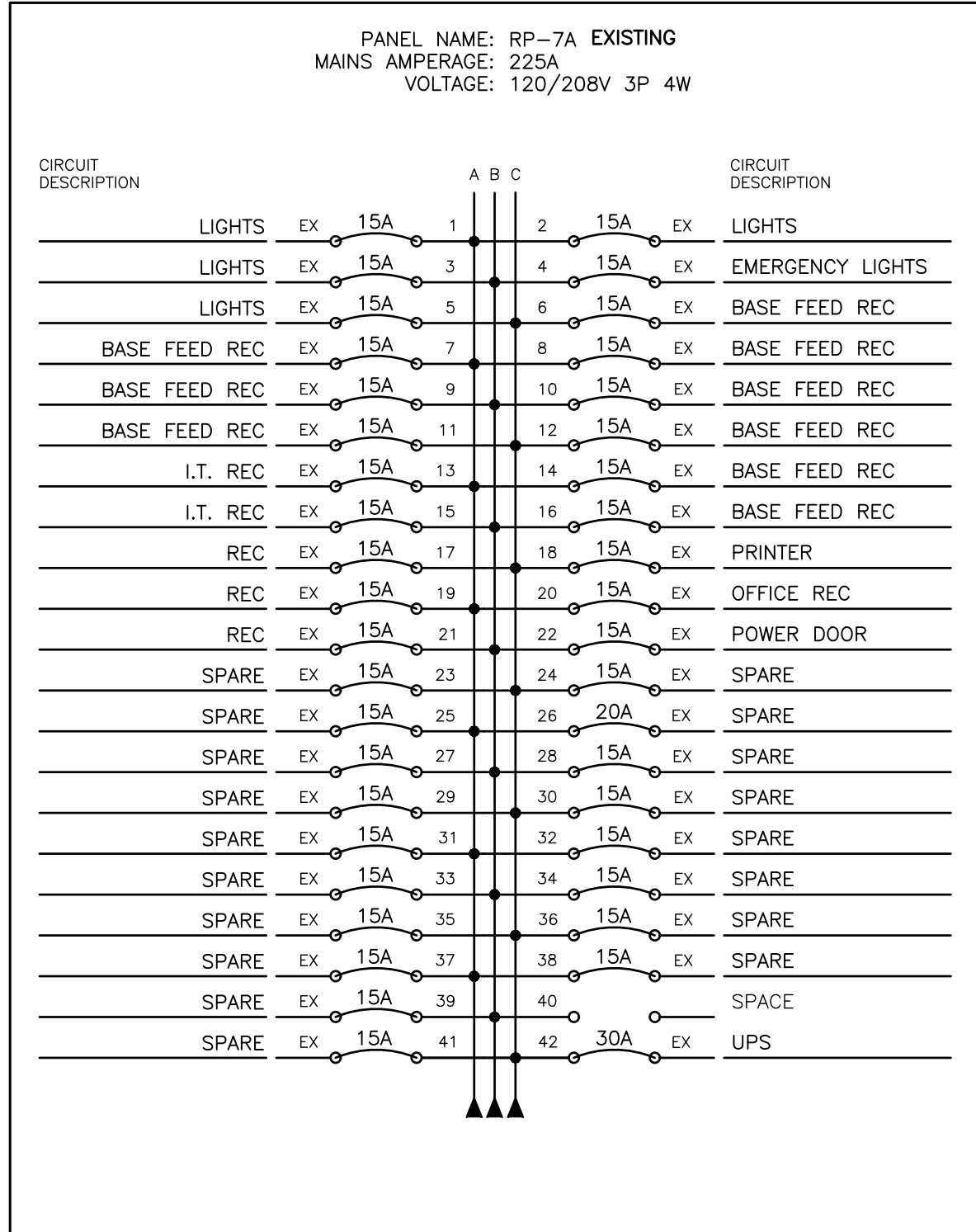
DRAWN BY: MODCUSTOMER PROJECT No.

CHECKED BY: MRJMIGHTON PROJECT No. 44555

DATE: JANUARY 2025DRAWING No.

SCALE: N.T.S.

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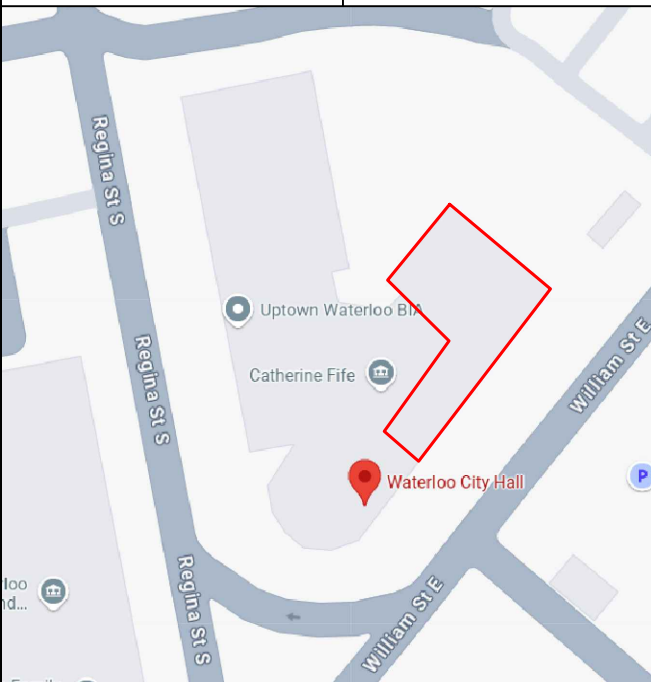
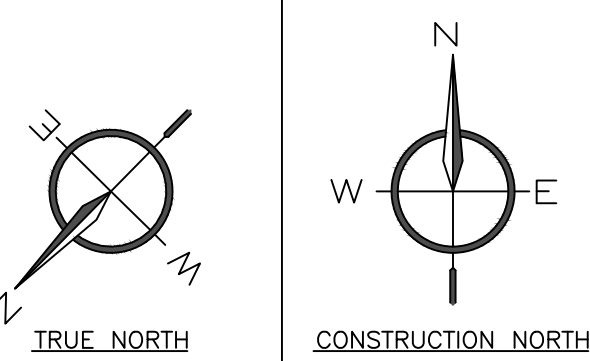


NOTES:

- PERFORM ALL ELECTRICAL REMOVALS ASSOCIATED WITH EXISTING HOT WATER HEATER AND EXHAUST FAN IN THIS LOCATION.
- PERFORM ALL ELECTRICAL AND LV REMOVALS ASSOCIATED WITH EXISTING I.T., DATACOM, AND TELECOM IN THIS LOCATION.
- ALL EXISTING PANELBOARDS MUST REMAIN OPERATIONAL AT ALL NORMAL WORKING HOURS OF THE FACILITY. PERFORM ALL WORK TO PANELBOARDS OUTSIDE OF NORMAL CITY HALL WORKING HOURS BY ARRANGEMENT WITH THE OWNER, AND PAY ALL COSTS FOR THIS WORK AND MULTIPLE MOBILIZATIONS THAT MAY BE REQUIRED.
- FOR FURTHER ELECTRICAL WORK RELATED TO REMOVALS, SEE ARCHITECTURAL DRAWINGS. ALL SELECT DEMOLITION OF ELECTRICAL IS INCLUDED IN THE WORK OF THE ELECTRICAL TRADE CONTRACTOR AS IF REPEATED ON THIS DRAWING SET.

POWER & SYSTEMS NOTES:

- GANG ALL SWITCH-HEIGHT RECEPTACLES AND MOTOR RATED SWITCHES LOCATED AT LATCH SIDE OF DOOR WITH LIGHT SWITCH.
- CONTRACTOR IS TO PROVIDE 16mm CONDUIT BETWEEN PUSHBUTTONS AND DOOR OPERATOR AND PROVIDE NOTED POWER CONNECTION TO OPERATOR. COORDINATE WITH SHOP DRAWINGS AND DOOR HARDWARE SUPPLIER PRIOR TO ROUGH-IN.
- WALL MOUNT CABLE MANAGEMENT HANGERS 100mm ABOVE FINISHED CEILING WHERE POSSIBLE. IN LOCATIONS WHERE WALL IS NOT AVAILABLE FOR MOUNTING, SUSPEND ON 6mm THREADED ROD. SPACE EVERY 4'.
- EXISTING FLOOR BOXES TO REMAIN.
- PROVIDE 1" CONDUIT SLEEVE THROUGH WALL ABOVE CEILING.
- AT NOTED BASE FEED POINTS FOR SYSTEMS FURNITURE PROVIDE 21mm (3/4") CONDUIT FROM BASE FEED FOR POWER CONNECTION TO PANEL. PROVIDE A 100mm (4") SQUARE OUTLET BOX 300mm (12") FROM FINISH FLOOR C/W 90° CONNECTOR FOR 16mm (1/2") LIQUID TIGHT FLEXIBLE CONDUIT WHIP SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER. COORDINATE ON SITE PRIOR TO ROUGH-IN.
- AT NOTED BASE FEED POINTS PROVIDE CONDUIT, SIZED TO SUIT THE NUMBER OF CABLES AS NOTED, FROM DOUBLE-GANG OUTLET BOX TO NEAREST ACCESSIBLE CEILING SPACE FOR DATA CABLES.
- PROVIDE THREE 2" CONDUIT SLEEVES THROUGH WALL ABOVE CEILING.
- ALL NEW DEVICES ARE TO BE FISHED WITHIN EXISTING WALLS.
- NOTED LOCATIONS ARE IN PERIMETER WALLS THAT CURRENTLY HAVE NO POWER OR DATA. WORK TO INCLUDE OPENING UP WALLS FROM NEW DEVICES TO ACCESSIBLE CEILING SPACE ABOVE. WALLS TO BE REBUILT TO MEET EXISTING CONDITIONS INCLUDING PAINT, DRYWALL, INSULATION, AND VAPOUR BARRIER.
- PROVIDE NEW BREAKERS COMPATIBLE WITH EXISTING 225A 120/208V 3P 4W ELECTRICAL PANEL TO FEED NEW DEVICES. EXISTING BREAKERS MAY BE RE-USED TO FEED NEW DEVICES WHERE THEY ARE MADE SPARE AS A RESULT OF DEMOLITION. CIRCUITS SHOWN ARE USED TO DENOTE GROUPING OF DEVICES ON BREAKERS AND NOT THE BREAKER NUMBER. PROVIDE TYPED PANEL SCHEDULES AND AS BUILT PLANS CLEARLY INDICATING THE BREAKER FEEDING EACH DEVICE. DEVICES IN EXISTING SPACES TO REMAIN ARE TO BE RE-FED WHERE REQUIRED TO MAINTAIN OPERATION.



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3	ISSUED FOR PERMIT & TENDER	2025.03.21
2	ISSUED FOR PERMIT & TENDER	2025.03.11
1	ISSUED FOR REVIEW	2025.02.05
No	REVISION	DATE

MIGHTON
ENGINEERING

493 LANCASTER ST. W. UNIT 204 PH: (519) 745-3703
KITCHENER, ON N2K 1L8 WEB: www.mighton.com

PROJECT TITLE:
WATERLOO CITY HALL
2ND FLOOR RENOVATION
150 FREDERICK
WATERLOO, ONTARIO

DRAWING TITLE:
ELECTRICAL POWER PLAN

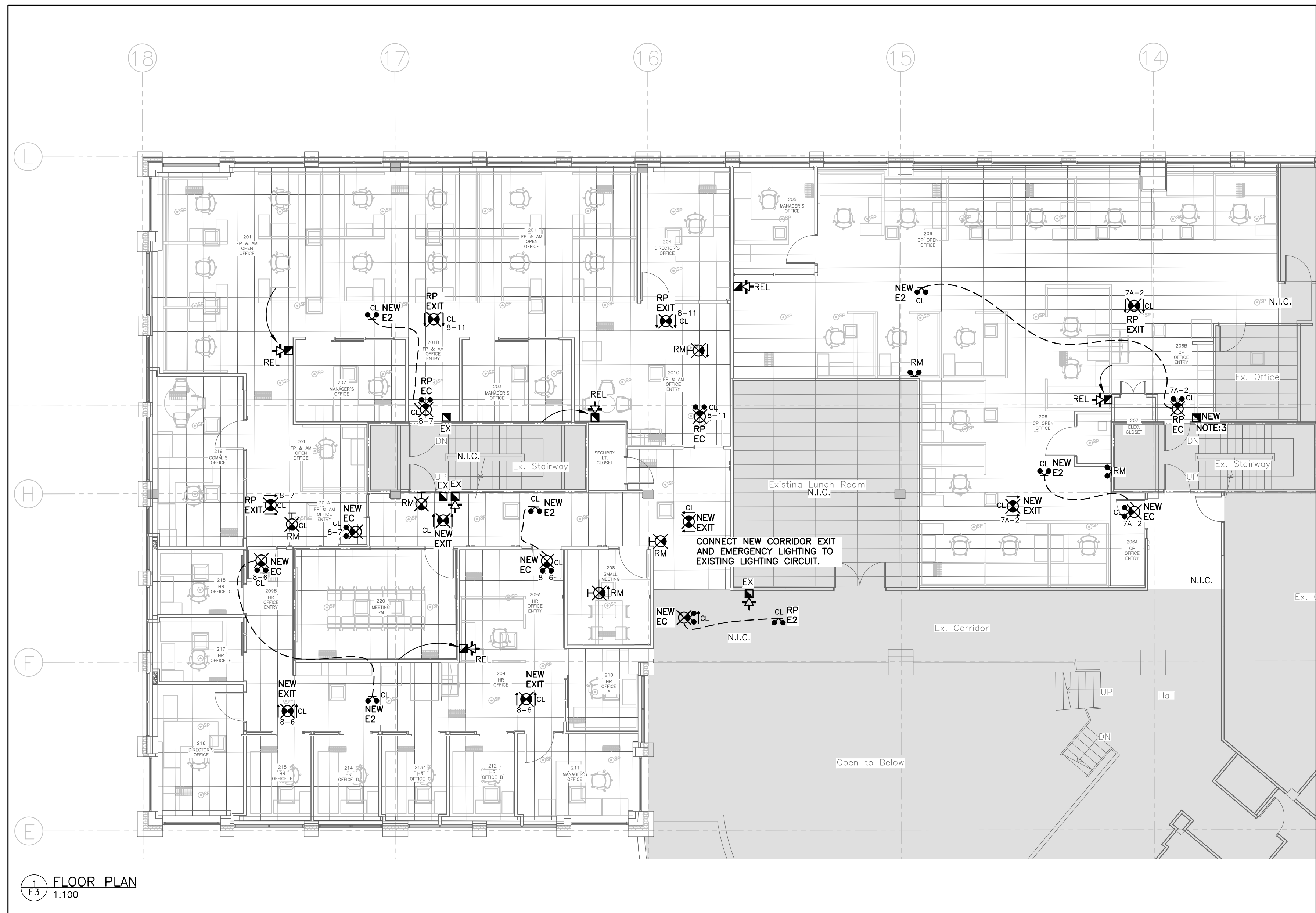
DRAWN BY: MOD	CUSTOMER PROJECT No.
CHECKED BY: MRJ	MIGHTON PROJECT No. 44555
DATE: JANUARY 2025	DRAWING No.
SCALE: 1:100	E2

LIGHTING & LIFE SAFETY NOTES:

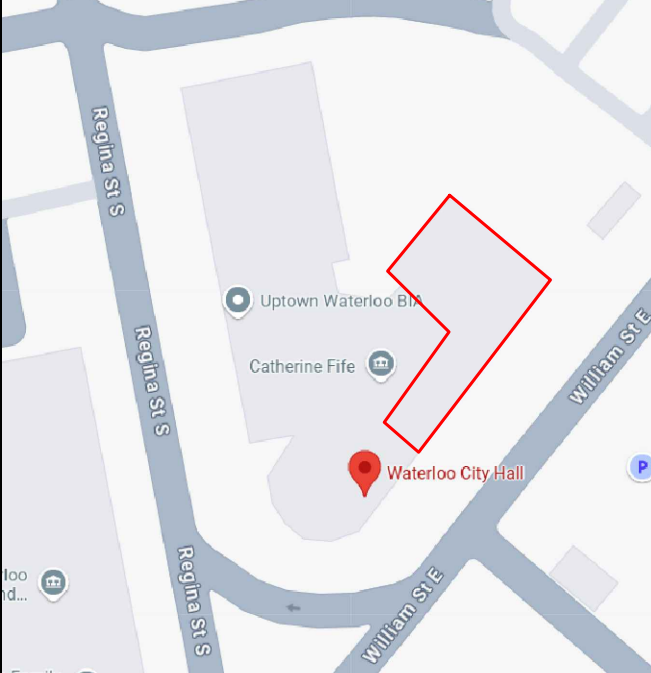
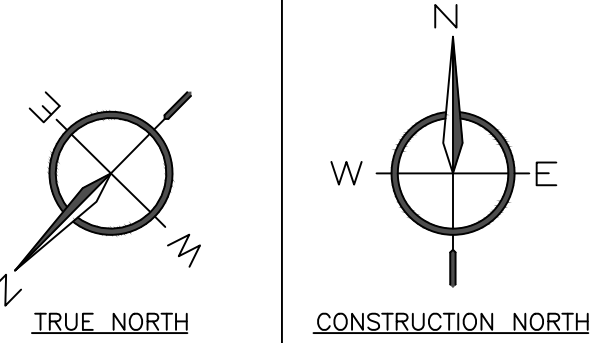
1. CONNECT ALL EMERGENCY FIXTURES TO LINE SIDE OF LOCAL LIGHTING CIRCUIT.
2. CONNECT FIRE ALARM SIGNALLING DEVICES TO LOCAL SIGNAL CIRCUIT. ALL WIRING MUST BE SUPERVISED.
3. CONNECT FIRE ALARM INITIATING DEVICES TO LOCAL INITIATING CIRCUIT. ALL WIRING MUST BE SUPERVISED.
4. PROVIDE AND INSTALL THREE ADDITIONAL EXIT SIGNS AND FOUR ADDITIONAL EMERGENCY LIGHTS TO BE LOCATED ON SITE BY CONSULTANT OR OWNER. ANY REMAINING UNINSTALLED EXIT SIGNS AND EMERGENCY LIGHTS TO BE TURNED OVER TO OWNER AT COMPLETION OF PROJECT.
5. CIRCUIT BREAKER HANDLE LOCK-ON DEVICES ARE TO BE PROVIDED FOR BREAKERS SERVING EXIT LIGHTING, EMERGENCY LIGHTING.

LV SYSTEMS NOTES:

- A. SEE DIVISION 26 SPECIFICATIONS AND INCLUDE ALL WORK AND SERVICES REQUIRED BY THIS DIVISION, THESE DRAWINGS AND RELATED REQUIREMENTS OF DIVISION 1 OF THE SPECIFICATION.
- B. SEE DIVISION 27 AND 28 SPECIFICATIONS AND INCLUDE ALL WORK AND SERVICES REQUIRED BY THESE DIVISIONS, THESE DRAWINGS AND RELATED REQUIREMENTS OF DIVISION 1 OF THE SPECIFICATION, EXCEPTING ONLY THAT WORK SPECIFICALLY IDENTIFIED IN THE DOCUMENTS AS N.I.C.
- C. ELECTRICAL TRADE CONTRACTOR BIDDERS AND ALL GENERAL CONTRACTOR BIDDERS SHALL COORDINATE BIDDING TO ENSURE THAT ALL REQUIRED ITEMS OF THE WORK ARE INCLUDED, INCLUDING BUT NOT LIMITED TO:
 - C.A. DOOR ACCESS CONTROL SYSTEMS
 - C.B. SECURITY SYSTEMS WORK
 - C.C. AUTO DOOR OPERATORS WORK
 - C.D. FIRE ALARM WORK
 - C.E. I.T. SYSTEMS WORK
- D. FOR FURTHER ELECTRICAL WORK RELATED TO REMOVALS, SEE ARCHITECTURAL DRAWINGS. ALL SELECT DEMOLITION OF ELECTRICAL IS INCLUDED IN THE WORK OF THE ELECTRICAL TRADE CONTRACTOR AS IF REPEATED ON THIS DRAWING SET.



1 FLOOR PLAN
1:100



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PROJECT TITLE:
WATERLOO CITY HALL
2ND FLOOR RENOVATION
150 FREDERICK
WATERLOO, ONTARIO

DRAWING TITLE:
ELECTRICAL LIFE SAFETY PLAN

DRAWN BY:	MOD	CUSTOMER PROJECT No.	
CHECKED BY:	MRJ	MIGHTON PROJECT No.	44555
DATE:	JANUARY 2025	DRAWING No.	E3
SCALE:	1:100		



FIXTURE "D"



FIXTURE "EC"



FIXTURE "E2"



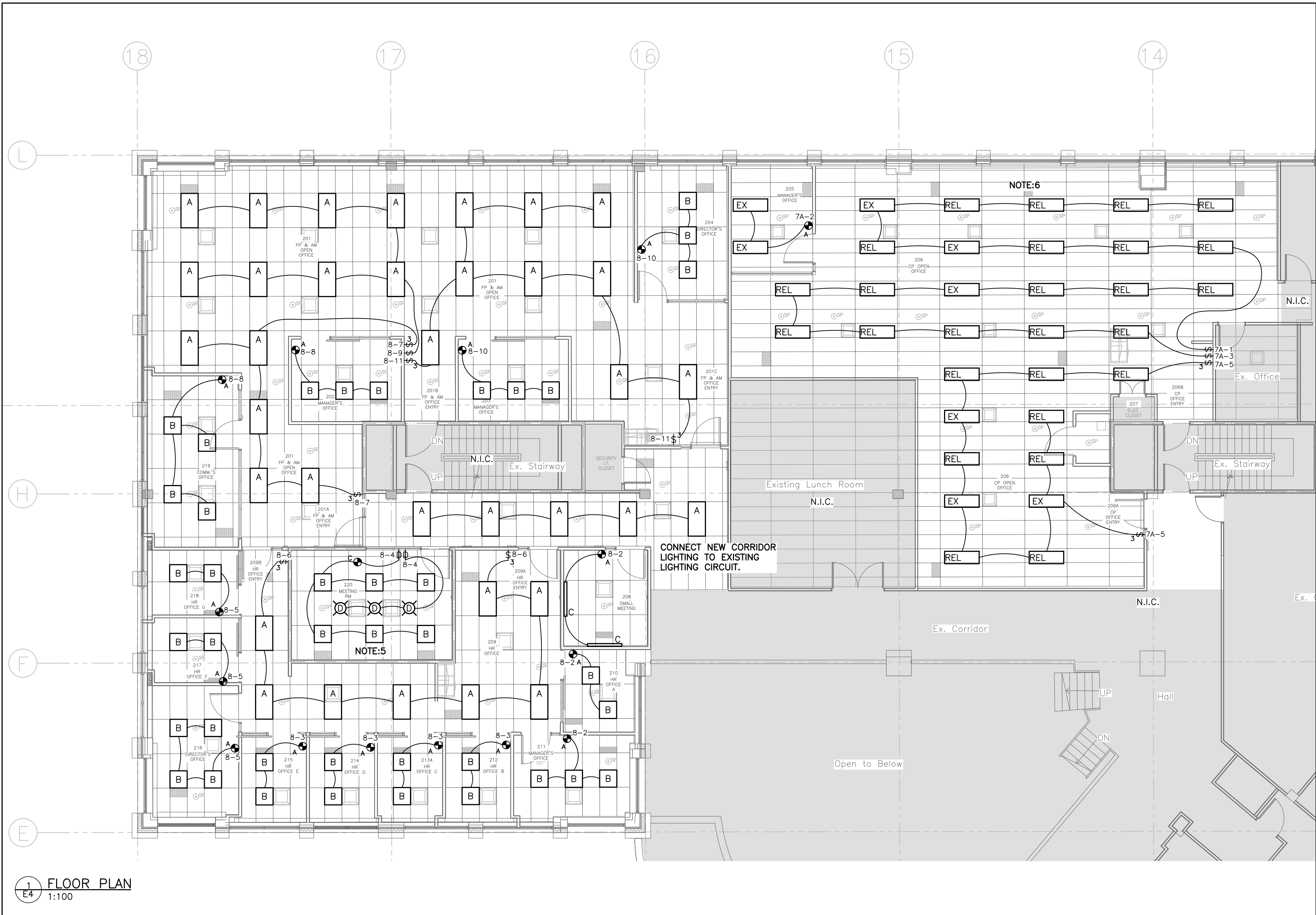
FIXTURE "EXIT"

LIGHTING & LIFE SAFETY NOTES:

- GANG ALL LIGHT SWITCHES WITH RECEPTACLES AND MOTOR-RATED SWITCHES LOCATED AT LATCH SIDE OF DOORS.
- PROVIDE MANUFACTURER APPROVED COMPATIBLE DIMMER SWITCHES WHERE NOTED ON THE PLANS. DIMMER MUST BE COMPATIBLE WITH DRIVER AND LOADS AS SHOWN. PROVIDE 0-10V CONTROL WIRING WHERE REQUIRED.
- MOTION SENSORS TO BE LOCATED AT LEAST SIX FEET FROM ALL DIFFUSER LOCATIONS. COORDINATE LOCATIONS WITH MECHANICAL.
- PROVIDE SEPARATE NEUTRALS ON ALL DIMMERS.
- ALL DEVICES IN THE WALLS OF ROOM 220 TO MAINTAIN THE FIRE RATING OF THE WALL.
- ALL EXISTING FIXTURES TO BE REMOVED AND RELOCATED IN NOTED SPACE.

NOTES:

- A. FOR FURTHER ELECTRICAL WORK RELATED TO REMOVALS, SEE ARCHITECTURAL DRAWINGS. ALL SELECT DEMOLITION OF ELECTRICAL IS INCLUDED IN THE WORK OF THE ELECTRICAL TRADE CONTRACTOR AS IF REPEATED ON THIS DRAWING SET.



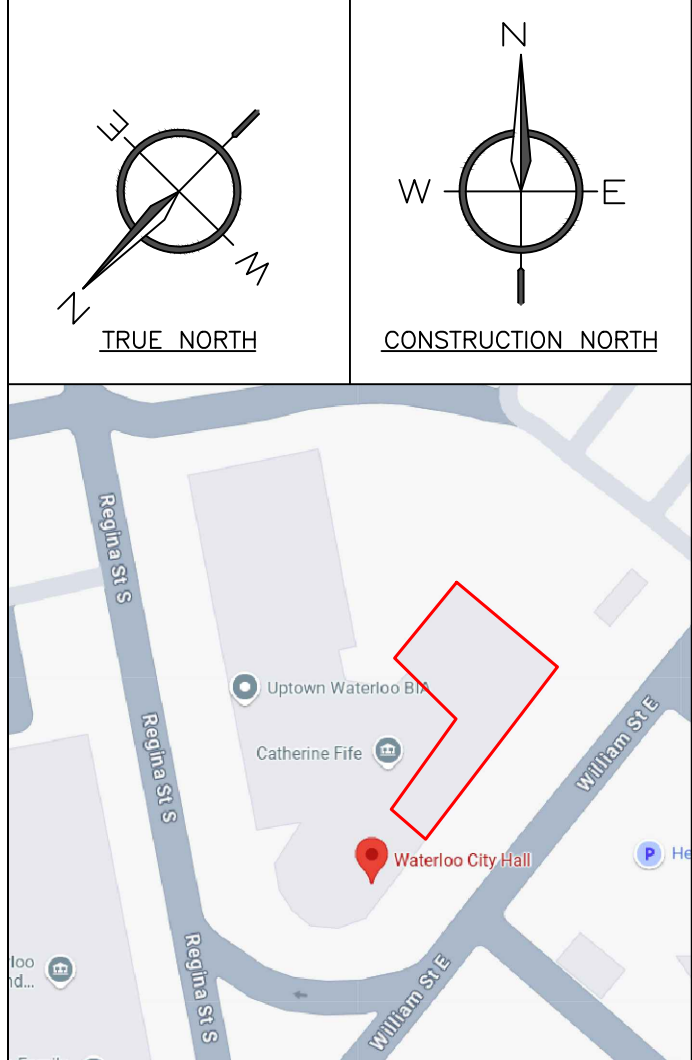
1 FLOOR PLAN
1:100

LUMINAIRE SCHEDULE						
TYPE	ACCEPTABLE MANUFACTURES	MODELS	CATALOGUE NUMBERS	DESCRIPTION WATTS/LUMENS VOLTAGE/KELVIN	LOCATION MOUNTING HEIGHT	NOTES
A	DAYBRITE SIGNIFY	2FPZ	2FPZ42B835-4-DS-UNV-DIM-CHIC	2'x4' FLAT PANEL 40W 120V	GENERAL RECESSED CEILING	
B	DAYBRITE SIGNIFY	2FPZ	2FPZ38B835-2-DS-UNV-DIM-CHIC	2'x2' FLAT PANEL 35W 120V	GENERAL RECESSED CEILING	
C	LEDALITE SIGNIFY	MODIFY	MFOWL93530WN04DH1NNNW	4' LINEAR LED 23.5W 120V	HOTELING WALL SEE NOTES	CONFIRM MOUNTING HEIGHT PRIOR TO INSTALLATION.
D	LIGHTOLIER SIGNIFY	RIVERSTONE	3DP-RS-PB-AQTP-LF-E26-CWH-DI-WHST	DECORATIVE LED 15W 120V	MEETING RM PENDANT CEILING	CONFIRM MOUNTING HEIGHT PRIOR TO INSTALLATION.
EC	LUMACELL	LAEC	LAEC-SHO	EXIT COMBO 2-3W LED 120/12V	GENERAL RECESSED CEILING	MOUNT BETWEEN 7' AND 10' AFF. C/W 90 MINUTE INTERNAL BATTERY
E2	LUMACELL	LRAUR	LRAURWHAC2P	EMERGE. REMOTE 6.5W LED 24V	GENERAL RECESSED CEILING	MOUNT BETWEEN 8' AND 12' AFF.
EXIT	LUMACELL	CM-SS-L	CM-SS-SP-L	EXIT SIGN 3W LED FACE 120V	GENERAL SURFACE CEILING	MOUNT BETWEEN 7' AND 10' AFF. C/W 90 MINUTE INTERNAL BATTERY

LIGHTING CONTROL SENSOR SCHEDULE

- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE NUMBER OF SENSORS, POWER PACKS AND WIRING DETAILS WITH MANUFACTURER IF AN ALTERNATIVE SENSOR IS USED TO THE ONE SPECIFIED. ALTERNATIVE SENSORS MAY NOT BE COMPATIBLE WITH LOADS DETAILED ON THE PLANS.
- ACCEPTABLE MANUFACTURERS: HUBBELL, WATT STOPPER, SENSOR SWITCH, LEVITON, COOPER GREENGATE, STEINEL.

TYPE	MANUFACTURER	CATALOGUE NUMBER	VOLTAGE	SENSOR TECHNOLOGY	MOUNTING	DESCRIPTION	CONTROL SETTINGS
A	SENSOR SWITCH	WSX D WH	120V	PIR	WALL @ SWITCH HEIGHT	AUTOMATIC WALL SWITCH (DIMMABLE)	AUTO TIME DELAY 7-20 MINUTES
C	SENSOR SWITCH	CM 9	24V	PIR	CEILING	AUTOMATIC CEILING SENSOR	AUTO TIME DELAY 7-20 MINUTES



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PROJECT TITLE:
**WATERLOO CITY HALL
2ND FLOOR RENOVATION**
150 FREDERICK
WATERLOO, ONTARIO

DRAWING TITLE:
ELECTRICAL LIGHTING PLAN

DRAWN BY: MOD	CUSTOMER PROJECT No.
CHECKED BY: MRJ	MIGHTON PROJECT No. 44555
DATE: JANUARY 2025	DRAWING No.
SCALE: 1:100	E4