

**GENERAL**  
PERFORM ALL MECHANICAL WORK DETAILED ON THESE DRAWINGS TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL OPERATING SYSTEM TO THE SATISFACTION OF THE MECHANICAL CONSULTANT.  
CODES AND STANDARDS: PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE PROVINCIAL BUILDING CODES, LEASING STANDARDS, MOST RECENT VERSION OF REFERENCED DOCUMENTS IN CODES AND STANDARDS, AND TO GOOD TRADE PRACTICE. SPECIFIED WORK DESCRIBED OR REFERENCED ON DRAWINGS DOES NOT DELEGATE FUNCTION TO ANY SPECIFIED SUBCONTRACTOR OR DELEGATE ABSOLUTE CONTRACTUAL LIMITS BETWEEN MECHANICAL OR SUBCONTRACTORS.  
ENGINEERS' FINAL INSPECTION IS IMPERATIVE PRIOR TO INSTALLATION OF ALL CEILING. THIS CONTRACTOR SHALL CONTACT THE MECHANICAL CONSULTING ENGINEER AND THE LANDLORD TO PERFORM A FINAL INSPECTION. WHEN CEILING TILES HAVE BEEN INSTALLED, IT WILL BE NECESSARY FOR THE CONTRACTOR TO REMOVE PORTIONS FOR INSPECTION.  
BASE BUILDING STANDARDS SHALL FORM THE BASIS FOR THIS CONSTRUCTION. COMPLY WITH LANDLORD'S REQUIREMENTS FOR SYSTEM SHUTDOWN AND CONNECTION.  
PERMITS AND BYLAWS SHALL BE STRICTLY ADHERED TO. OBTAIN NECESSARY PERMITS, APPROVALS AND INSPECTIONS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE OBTAINED AND PAID FOR BY THIS CONTRACTOR. INCLUDE ALL APPLICABLE TAXES.  
EXISTING SITE CONDITIONS AFFECTING THE WORK OF THIS TRADE SHALL BE REVIEWED PRIOR TO TENDER SUBMISSION. FAILURE TO DO SO SHALL NOT RELIEVE CONTRACTOR OF FULL CONTRACT RESPONSIBILITY.  
CUTTING, PATCHING AND CORE DRILLING REQUIRED BY THIS TRADE SHALL BE PAID FOR BY THE CONTRACTOR. X-RAY CONCRETE STRUCTURE IN ACCORDANCE WITH CAN/ULC/ACI 308.1-02. STRUCTURAL ENGINEER'S REQUIREMENTS. PROVIDE DETAILS OF NEW OPENING THROUGH STRUCTURAL COMPONENTS FOR ENGINEER'S APPROVAL. NOUR ALL PIPE CLOSURES RELATED TO STRUCTURAL ASSEMBLIES.  
FIRE STOP SHALL BE UL LISTED FOR THE REQUIRED SEPARATION AND PROVIDED AT ALL PIPE PENETRATIONS THROUGH RAISED ASSEMBLIES.  
PREMIUM TIME COSTS SHALL BE INCLUDED FOR WORK OUTSIDE OF NORMAL WORKING HOURS.  
FLASHING AND COUNTER FLASHING FOR EXTERIOR PENETRATIONS OR WATERPROOFED FLOORS SHALL BE PROVIDED UNDER THIS CONTRACT.  
SHOP DRAWINGS SHALL BE COMPLETED WITH CONTRACTORS REVIEWED STAMP. SUBMIT 6 COPIES FOR ALL EQUIPMENT. ALLOW ONE (1) WEEK FOR ENGINEERS REVIEW.  
EQUIPMENT SUBMITTALS: AFTER AWARD OF CONTRACT WILL NOT BE CONSIDERED WITHOUT WRITTEN EXPLANATION AND CONSULTANTS' WRITTEN AUTHORIZATION. THE QUALITY AND PERFORMANCE CHARACTERISTICS OF SUBSTITUTED PRODUCT SHALL BE IDENTICAL TO THE SPECIFIED PRODUCT. ALL SUBSTITUTED PRODUCTS SHALL BE APPROVED BY CONSULTANTS. ANY ADDITIONAL COSTS INCURRED BY ALL TRADES FOR SUBSTITUTED EQUIPMENT INSTALLATION MUST BE INCURRED BY THIS CONTRACTOR.  
CONTROL WIRING AND DEVICES SHALL BE PROVIDED UNDER THIS CONTRACT FOR ALL LOW VOLTAGE ELECTRICAL DEVICES CONNECTED TO MECHANICAL EQUIPMENT, INCLUDING ALL THERMOSTATS, SENSORS, ETC. WHEN REQUIRED, CONTROL WORK SHALL BE COMPLETED BY OWNERS/LANDLORD'S APPROVED CONTRACTOR AND PAID FOR UNDER THIS CONTRACT.  
ELECTRICAL DEVICES SHALL BE PROVIDED FOR ALL LOW VOLTAGE INCLUDING WIRING, STARTERS, DISCONNECT, ETC. VERIFY AND COORDINATE VOLTAGE AND PHASE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.  
ACCESS DOORS SHALL BE PROVIDED FOR ALL INACCESSIBLE MECHANICAL EQUIPMENT AND SERVICES REQUIRING INSPECTION OR SERVICE. FLOOR SHALL SUIT ARCHITECT/DESIGNERS REQUIREMENTS. ACCESS DOORS SHALL BE RECESSED AS REQUIRED TO SUIT WALL FINISH (EG. TILE).  
ARCHITECT/DESIGNER APPROVAL OF AIR TERMINAL, THERMOSTAT, AND ACCESS DOOR LOCATIONS MUST BE OBTAINED PRIOR TO INSTALLATION.  
ONE YEAR WRITTEN WARRANTY SHALL BE PROVIDED FOR THE COMPLETE MECHANICAL INFORMATION FROM DATE OF ACCEPTANCE.

AS-BUILT FILES SHALL BE PRODUCED BY MECHANICAL CONSULTANT BASED ON INFORMATION OBTAINED FROM MECHANICAL CONTRACTOR. CONTRACTOR SHALL ACCURATELY RECORD ON A SET OF WHITE PRINTS, THE INSTALLED WORK INDICATING EXACT LOCATIONS, ELEVATIONS AND SIZE OF CONCEALED WORK, DIMENSIONS FROM COLUMN/GRID LINES AND BENCHMARKS. WHITE PRINTS SHALL BE DELIVERED TO CONSULTANT FOR UPDATING DRAWING FILES TO AS-BUILT CONDITION. PORT OF THE AS-BUILT FILES ALONG WITH THE CONTRACTOR'S ORIGINAL MARKUP SET OF PRINTS SHALL BE TURNED OVER TO THE OWNER.  
OPERATING AND MAINTENANCE MANUALS CONTAINING APPROVED SHOP DRAWINGS, AIR AND WATER BALANCING REPORTS, STARTUP DATA SHEETS, WRITTEN WARRANTY, OPERATING AND MAINTENANCE PROCEDURES SHALL BE SUBMITTED TO CONSULTANT FOR REVIEW. MANUALS SHALL BE SEPARATED WITH OWNERS IN APPROPRIATE SECTIONS. MAKE ALL CORRECTIONS REQUIRED BY CONSULTANT AND RESUBMIT TO CONSULTANT.  
CHANGE NOTICE QUOTATIONS SHALL BE SUBMITTED COMPLETE WITH COST BREAKDOWN OF LABOUR AND MATERIALS. FAILURE TO PROVIDE WILL RESULT IN REJECTION. ALL MECHANICAL CHANGE NOTICES SHALL BE PRICED IN ACCORDANCE WITH "MECHANICAL CONTRACTORS ASSOCIATION" (MCA). LABOUR UNITS STRICTLY FOR LABOUR AND FOR MATERIAL. COST "USE PRICE" LESS DISCOUNT, TYPICALLY 20%-25%.  
TEMPORARY FITTINGS 25MM (1 IN.) SHALL BE PROVIDED AT ALL BASE BUILDING RETURN AIR OPENINGS WHICH REMAIN OPERATIONAL DURING CONSTRUCTION. FILTERS TO BE REPLACED REGULARLY. REMOVE UPON COMPLETION OF INSTALLATION.  
EXISTING BASE BUILDING HVAC COMPONENTS REMOVED I.E. LIGHT TROFFERS, DIFFUSERS, VAV BOXES ETC. SHALL BE TURNED OVER TO THE LANDLORD/OWNER AT THEIR DISCRETION.  
COMPLY WITH THE GENERAL CONTRACTOR'S INSTALLATION SCHEDULE.  
TEST PIPING, MANIPULATE TEST PRESSURE FOR 4 HRS WITHOUT LOSS OF PRESSURE. HYDRAULICALLY TEST STEAM AND HYDROGEN PIPING WITH 1 1/2 TIMES THE SYSTEM PRESSURE. NATURAL GAS SYSTEMS TO CAN1-B149.1, FUEL OIL TO CSA B139, DRAINAGE AND VENTING TO APPLICABLE BUILDING CODE AND AUTHORITIES HAVING JURISDICTION. DOMESTIC WATER TO 1 1/2 TIMES WORKING PRESSURE. TEST PIPING IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.

**LOW PRESSURE METALLIC DUCTWORK**  
NEW MATERIAL AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH BASE BUILDING STANDARDS.  
SEAL CLASSIFICATION: MAXIMUM PRESSURE OF 500 PA, SMOKE SEAL CLASS = C.  
CLASS C: TRANSVERSE JOINTS AND CONNECTIONS SHALL BE MADE AIRTIGHT. AN OIL-RESISTANT POLYMER-TYPE DUCT SEALING COMPOUND IN COMBINATION WITH A POLY-IMUL COATED OPEN WEAVE FIBERGLASS TAPE. LONGITUDINAL JOINTS UNSEALED. BID TAPE IN SEALER AND RECOAT WITH MINIMUM ONE COAT OF SEALER TO MANUFACTURER'S RECOMMENDATIONS. METALLIC DUCT JOINTS NOT ACCEPTABLE.  
SEALANT: OIL RESISTANT, POLYMER TYPE FLAME RESISTANT DUCT SEALANT. ACCEPTABLE MATERIAL DURO DITE 5-2.  
TAPE: POLYVINYL TREATED, OPEN WEAVE FIBERGLASS. ACCEPTABLE MATERIAL DURO DITE F1-2.  
RECTANGULAR FITTINGS: STANDARD RADIIUS OR SHORT RADIIUS WITH TURNING VENTS.  
ROUND FITTINGS: SMOOTH RADIIUS 5 PCE.  
BALANCING AND VOLUME CONTROL DAMPERS SHALL BE PROVIDED IN NEW OR EXISTING DUCTWORK TO PROVIDE A COMPLETE AND BALANCED SYSTEM. BALANCING CONTRACTOR SHALL BE A MEMBER OF ASHRAE OR NECA. SLOWLY BALANCING RETURN IN TOLERANCE TO THE CONSULTANT AND THE LANDLORD INCLUDING TERMINAL SECTIONS AND MASSAGED FLOW RATES. WHEN REQUIRED, BALANCING WORK SHALL BE COMPLETED BY OWNERS/LANDLORD'S APPROVED CONTRACTOR AND PAID FOR UNDER THIS CONTRACT. PROVIDE SIX (6) ADDITIONAL HOURS OF BALANCING WORK. THIS WORK SHALL BE PERFORMED AFTER THE VENT HAS MOVED IN. AS MAY BE REQUIRED FOR COMFORT BALANCING.  
STAINLESS STEEL WATER HAMMER ARRESTORS EQUAL TO TURN SHOCKTROL SHALL BE PROVIDED ON ALL LINES SERVING GROUPS OF FITTURES, COLD CLOSING VALVES AND FLUSH VALVES.  
SPLITTER DAMPER ON MAIN DUCT BRANCHES.  
DUCT THICKNESS FABRICATION AND REINFORCEMENT TO ASHRAE AND SMACNA.

**FLEXIBLE DUCTWORK:** SPIRAL WOUND FLEXIBLE ALUMINUM PERFORMANCE - FACTORY TESTED TO 2.5 KPA WITHOUT LEAKAGE. MAXIMUM RELATIVE PRESSURE DROP COEFFICIENT OF 0.1. SECURE TO RIGID DUCT USING DUCT CLAMP. AT THE INLET OF EACH VAV TERMINAL CONTROL UNIT, PROVIDE A MINIMUM OF 3 DIAMETERS OF STRAIGHT FLEXA DUCT. MAXIMUM LENGTH 1200 MM [3'-11 1/2"]  
DUCTWORK AND HANGERS SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST ASHRAE AND SMACNA STANDARDS.  
STRAP HANGERS OF LINE MATERIAL AS DUCT, BUT NEXT SHEET METAL THICKNESS HEAVIER THAN DUCT. MAXIMUM SIZE OF DUCT SUPPORTED BY STRAP HANGER IS 500MM.  
HANGERS: FOR DUCTS LARGER THAN 500MM: BLACK OR GALVANIZED STEEL ANGLE WITH BLACK OR GALVANIZED STEEL ROOFS AS FOLLOWS:  
DUCT SIZE, MM      ANGLE SIZE, MM      ROD SIZE, MM  
UP TO 75      25 X 25 X 3      6  
75 TO 100      25 X 25 X 3      6  
100 TO 150      40 X 40 X 3      10  
150 TO 2100      50 X 50 X 3      10  
HANGER SPACING:  
DUCT SIZE, MM      SPACING, MM  
UP TO 1500      2500  
1500 AND OVER      2500  
PIPE ATTACHMENT: COLD PIPING, STEEL OR CAST IRON, HOT PIPING STEEL, GRINNELL FIG. 260. COLD AND HOT COPPER PIPING, COPPER PLATED ALUMINUM, GRINNELL FIG. C1-65. SUSPENDED HOT PIPING WITH HORIZONTAL WIRING IN EXCESS OF 25 MM PIPE RIGIDS, GRINNELL 174.

**MECHANICAL SPECIFICATIONS**  
SYMBOL      SERVICE      MANUFACTURER      MODEL NO.      AIR VOLUME (CFM)      TOTAL S.P. IN W.C.      FAN R.P.M.      DRIVE      MOTOR      POWER      MOUNTING ARRANGEMENT      SONES      ACCESSORIES  
JE-1      CASH COUNTING ROOM      BROWN      L200L      195      0.125"      865      DIRECT      127 W      120V/140/60Hz      NULNE      1.9      FLEXIBLE CONNECTION ON INLET & OUTLET AND 6"V EXHAUST DUCT OPEN-ENDED INTO CEILING SPACE. FAN TO BE SUSPENDED FROM BUILDING STRUCTURE ON HANGER ROOFS AND NEOPRENE ISOLATORS. CONTROLLED BY WALL-MOUNTED REVERSE-ACTING THERMOSTAT. REVERSE-ACTING THERMOSTAT PROVIDED BY DIV. 15, INSTALLED BY DIV. 16.  
JE-2      FSM OFFICE      BROWN      L100L      106      0.125"      760      DIRECT      87      120V/140/60Hz      NULNE      0.7      FLEXIBLE CONNECTION ON INLET & OUTLET AND 6"V EXHAUST DUCT OPEN-ENDED INTO CEILING SPACE. FAN TO BE SUSPENDED FROM BUILDING STRUCTURE ON HANGER ROOFS AND NEOPRENE ISOLATORS. CONTROLLED BY WALL-MOUNTED REVERSE-ACTING THERMOSTAT. REVERSE-ACTING THERMOSTAT PROVIDED BY DIV. 15, INSTALLED BY DIV. 16.  
**FAN SCHEDULE**  
M3      SCALE: NOT TO SCALE

**INLINE TRANSFER FAN IN CEILING SPACE**  
M3      SCALE: NOT TO SCALE  
FLEXIBLE CONNECTION WITH 40" LONG 1" ADJUSTABLY UNED DUCT.  
BUILDING STRUCTURE  
METAL STRAP HANGERS  
EXHAUST FAN SUSPENDED WITH RUBBER ISOLATORS  
CEILING EGGRATE GRILLE  
NOTE: REFER TO FLOOR PLANS FOR SIZES AND FAN CAPACITIES  
**C**  
M3      SCALE: NOT TO SCALE

**BRANCH OF DUCT TRANSITION**  
M3      SCALE: NOT TO SCALE  
MAN DUCT  
AIR FLOW  
FINISH DAMPER  
DAMPER ROD BALL JOINT  
BRANCH DUCT  
**D**  
M3      SCALE: NOT TO SCALE

**HOT WATER TANK (WH-1) DETAIL**  
M3      SCALE: NOT TO SCALE  
RUN 3/4" OVERFLOW & RELIEF INSIDE INTERIOR WALL TO LOW LEVEL ABOVE GRADE & DISCHARGE INTO MOP SINK. VERY VERTICALITY OF DRAIN CONNECTION WITH LOCAL PLUMBING INSPECTOR HAVING JURISDICTION PRIOR TO INSTALLATION.  
MOP SINK  
CEILING  
TEMP/PRESSURE RELIEF VALVE  
DRAIN VALVE  
VACUUM BREAKER  
SHUT-OFF VALVE (TYP.)  
CHECK VALVE (TYP.)  
3/4" COLD WATER  
HEAT TRAP TO ASHRAE HOT SHAMERS (TYP.)  
UNION (TYP.)  
DOMESTIC HOT WATER TANK MOUNTED AT HIGH LEVEL ON METAL PLATFORM. SEE DETAIL.  
DRAIN PAN ON STRUCTURAL SUPPORT WITH DRAIN CONNECTION TO CEILING  
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