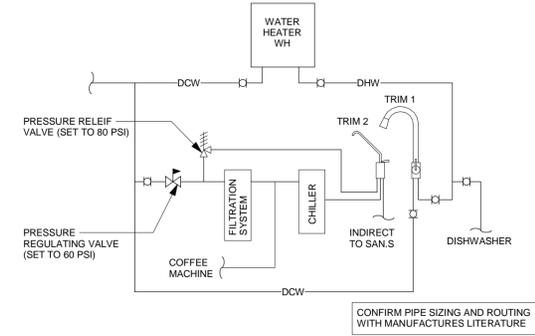
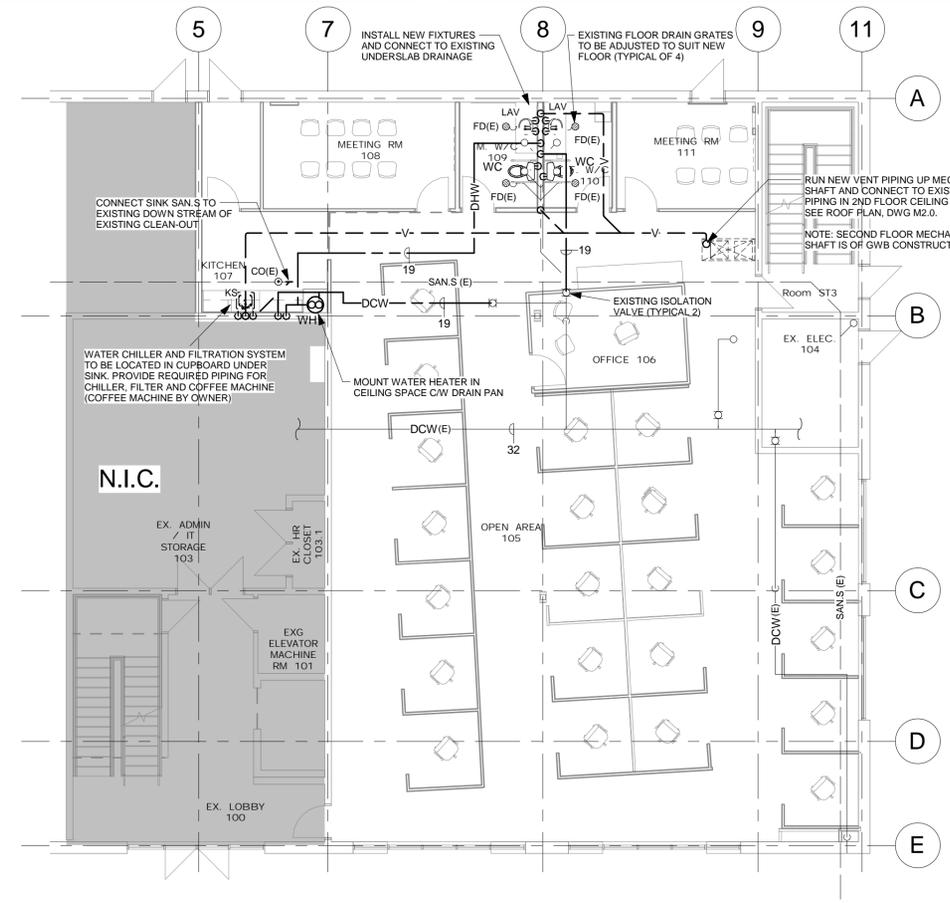


1 HOT WATER HEATER DETAIL
NTS

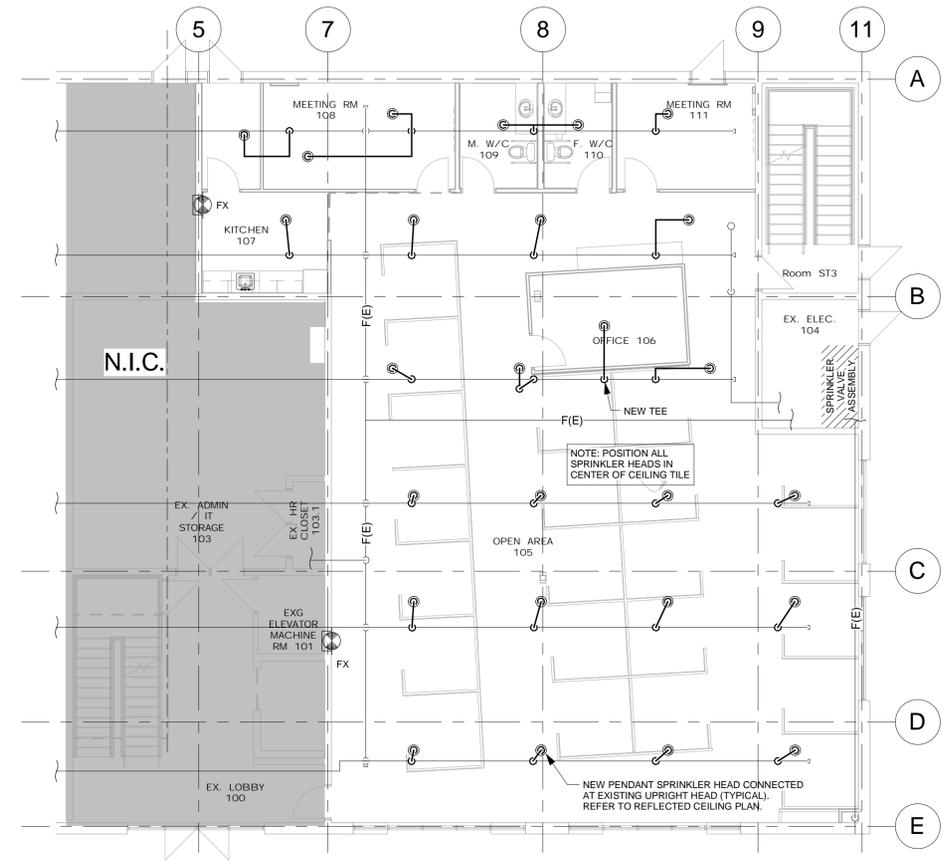


2 KITCHEN DOMESTIC WATER PIPING
NTS

MECHANICAL LEGEND		
	SPRINKLER HEAD - PENDANT	
	SPRINKLER HEAD - UPRIGHT	
	DUCT SECTION - POS. PRES.	
	DUCT SECTION - NEG. PRES.	
	DUCT - INSULATED INTER.	
	DUCT - INSULATED EXTER.	
	SUPPLY AIR	
	RETURN AIR	
	MOTORIZED AIR VALVE/DAMPER	
	VOLUME DAMPER	
	SWITCH	
	THERMOSTAT	
	ZONE THERMOSTAT	
	FLOOR DRAIN	
	ROOF DRAIN	
	BALL VALVE	
	WASTE LINES BELOW FLOOR	
	WASTE LINES ABOVE FLOOR	
	SANITARY SEWER	
	GAS	
	FIRE LINE	
	COLD WATER	
	HOT WATER	
	VENT LINES	
	CLEAN - OUT (ABOVE)	
	CLEAN - OUT (FLOOR)	
	UNION	
	PRESSURE REDUCING VALVE	
	CHECK VALVE	
	FIRE EXTINGUISHER (W/ CABINET)	
(E) DENOTES EXISTING PIPING/EQUIPMENT		
GRILLE, DIFFUSER LEGEND		
	TYPE	E-1
	SIZE (mm)	300x100
	AIR FLOW (l/s)	97
	SUPPLY	
	RETURN	



3 PLUMBING PLAN
SCALE 1 : 100



4 FIRE PROTECTION
SCALE 1 : 100

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 KWEL FILE: 108-157



ASSOCIATION OF PROFESSIONAL ENGINEERS OF SASKATCHEWAN
 CERTIFICATE OF AUTHORIZATION
 KEY WEST ENGINEERING LTD.
 NUMBER 454
 PERMISSION TO CONSULT BY:
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1	ISSUED FOR TENDER	AUG 7, 2015
B	FINAL REVIEW	JULY 31, 2015
A	CLIENT REVIEW	JULY 24, 2015

NO.	DESCRIPTION	DATE
REVISIONS:		

PROJECT NAME:
YARDI SYSTEMS EXPANSION

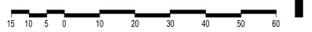
516 WELLMANS CRES.
 SASKATOON

PROJECT NUMBER: 15-048

DRAWING NAME:
PLUMBING AND FIRE PROTECTION

DRAWN: JF
 CHECKED: -

M1.0





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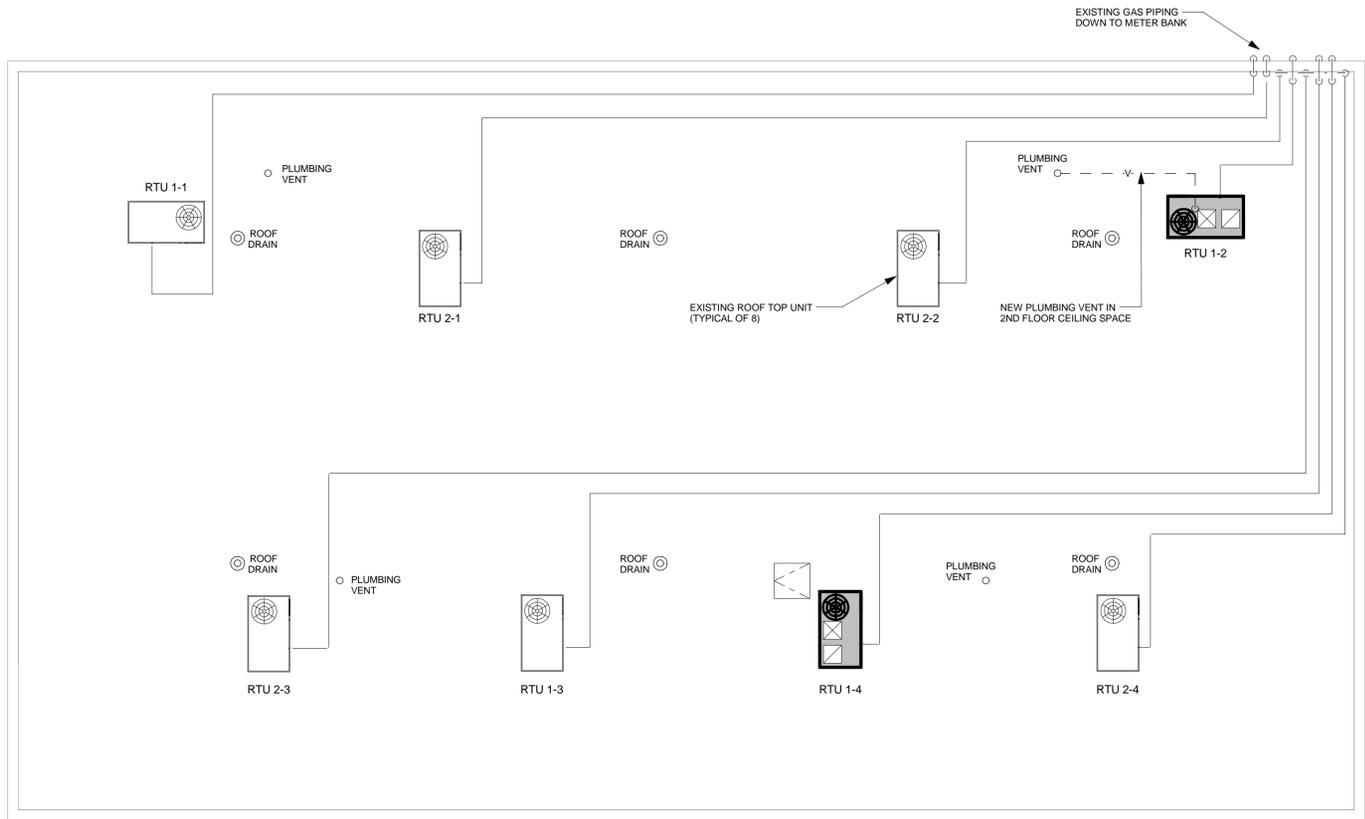
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SASKATOON

PROJECT NUMBER: 15-048

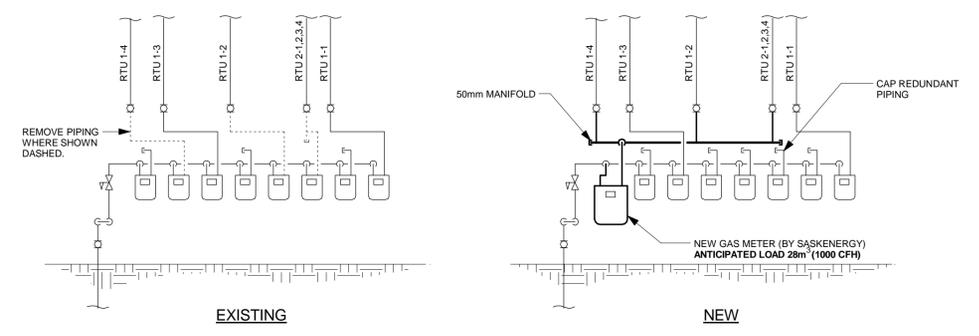
DRAWING NAME:
HVAC DEMOLITION AND GAS PIPING

DRAWN: JF
CHECKED: -

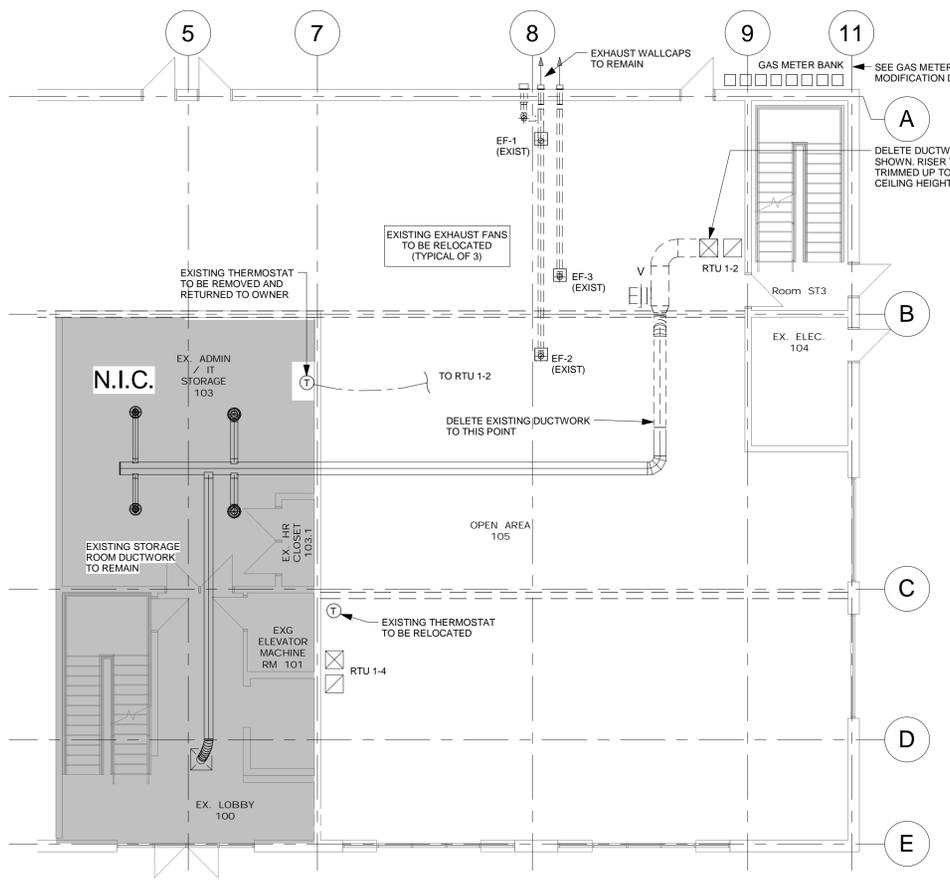
M2.0



1 ROOF PLAN
SCALE 1 : 100

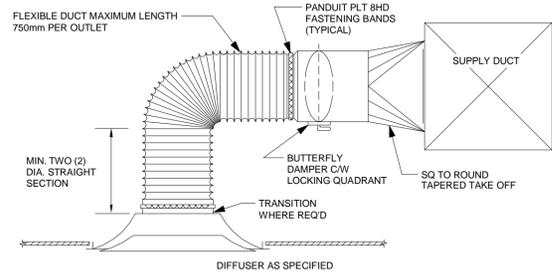


2 GAS METER BANK MODIFICATIONS
NTS

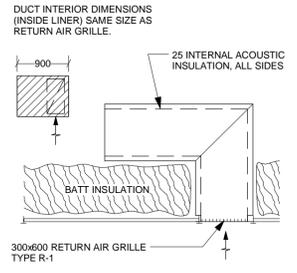


3 HVAC - DEMOLITION
SCALE 1 : 100

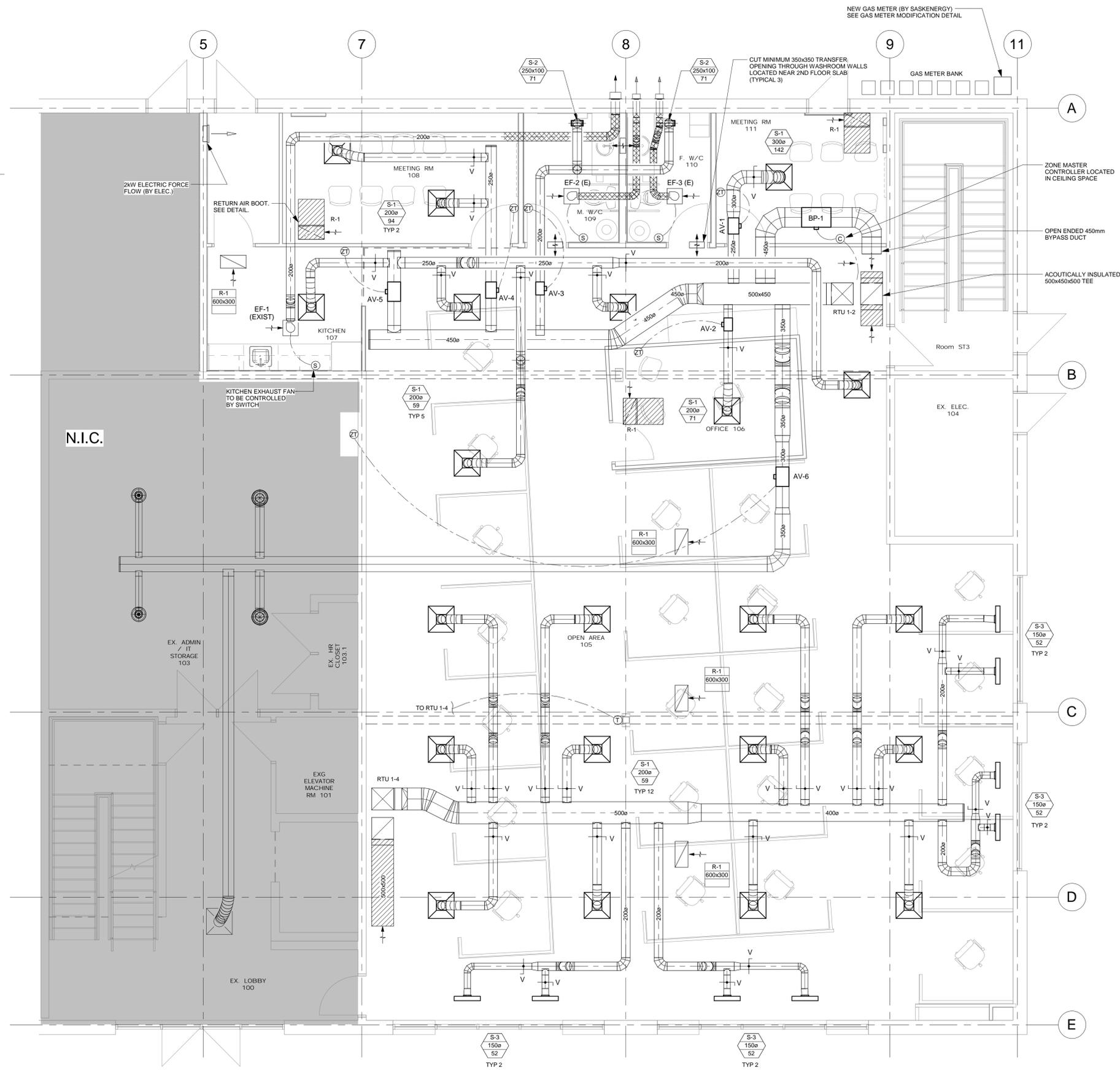
AT (58) (64)



1 SUPPLY AIR DIFFUSER DETAIL NTS



2 RETURN BOOT DETAIL NTS



3 HVAC PLAN SCALE 1 : 50



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1 ISSUED FOR TENDER AUG 7, 2015
 B FINAL REVIEW JULY 31, 2015

NO. DESCRIPTION DATE
 REVISIONS:

PROJECT NAME:
YARDI SYSTEMS EXPANSION

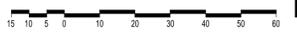
516 WELLMANS CRES,
 SASKATOON

PROJECT NUMBER: 15-048

DRAWING NAME:
 HVAC

DRAWN: JF
 CHECKED: -

M2.1



MECHANICAL - GENERAL

- 1.0 **GENERAL**
- 1.1 **GENERAL PROVISIONS**
- GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, GENERAL REQUIREMENTS, INSTRUCTIONS TO BIDDERS SHALL GOVERN WORK UNDER THE MECHANICAL SECTION.
 - PROVIDE COMPLETE AND FULLY OPERATIONAL MECHANICAL SYSTEMS WITH FACILITIES AND SERVICES TO MEET REQUIREMENTS DESCRIBED HEREIN AND IN COMPLETE ACCORD WITH APPLICABLE CODES AND ORDINANCES.
 - CONTRACT DOCUMENTS OF THIS DIVISION ARE DIAGRAMMATIC AND APPROXIMATELY TO SCALE UNLESS DETAILED OTHERWISE. THEY ESTABLISH SCOPE, MATERIAL, AND INSTALLATION QUALITY AND ARE NOT DETAILED INSTALLATION INSTRUCTIONS. SHOULD CONFLICTS IN DOCUMENTS OR REGULATIONS OCCUR, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
 - FOLLOW MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS AND PROCEDURES FOR EQUIPMENT SUPPLEMENTED BY DETAILS GIVEN HEREIN AND ON PLANS SUBJECT TO APPROVAL OF THE CONSULTANT.
 - INSTALL EQUIPMENT GENERALLY IN LOCATIONS AND ROUTES SHOWN. CLOSE TO BUILDING STRUCTURES WITH MINIMUM INTERFERENCE WITH OTHER SERVICES OR FREE SPACE. REMOVE AND REPLACE IMPROPERLY INSTALLED EQUIPMENT TO THE SATISFACTION OF THE CONSULTANT AT NO EXTRA COST.
 - CONNECT TO EQUIPMENT FURNISHED IN OTHER SECTION AND BY OWNER, INCLUDING UNCRATING EQUIPMENT, MOVING IN PLACE COMPLETE INSTALLATION, START-UP AND TESTING.
- 1.2 **MATERIAL AND WORKMANSHIP**
- REPLACE MATERIALS OR WORKMANSHIP BELOW SPECIFIED QUALITY AND RELOCATE WORK WRONGLY PLACED TO SATISFACTION OF THE CONSULTANT.
 - MATERIALS AND EQUIPMENT INSTALLED SHALL BE NEW, FULL WEIGHT AND OF THE BEST QUALITY SPECIFIED. USE SAME BRAND OR MANUFACTURER FOR EACH SPECIFIC APPLICATION. STATICALLY AND DYNAMICALLY BALANCE ROTATING EQUIPMENT FOR MINIMUM VIBRATION AND LOW OPERATING NOISE LEVEL. PROVIDE VIBRATION ISOLATION FOR EQUIPMENT WHERE REQUIRED.
 - EACH MAJOR COMPONENT OF EQUIPMENT SHALL HAVE MANUFACTURER'S NAME, ADDRESS, CATALOGUE AND SERIAL NUMBER IN A CONSPICUOUS PLACE.
 - USE BEST PRACTICE AND INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND WORKMANLIKE MANNER BY COMPETENT SPECIALISTS AND TRADESMEN LICENSED FOR THIS TYPE OF WORK.
- 1.3 **CUTTING AND PATCHING**
- LOCATE AND PROVIDE HOLES AND SLEEVES, CUTTING AND FITTING REQUIRED FOR MECHANICAL WORK. RELOCATE IMPROPERLY LOCATED HOLES AND SLEEVES AT NO EXTRA COST. PROVIDE ANY FLASHING FOR WORK BY THIS SECTION.
 - DRILL FOR EXPANSION BOLTS, HANGER RODS, BRACKETS AND SUPPORTS.
 - DO NO CUTTING OR BURNING OF STRUCTURAL MEMBERS OR BUILDING FRAME WITHOUT OBTAINING PRIOR WRITTEN APPROVAL FROM THE CONSULTANT.
 - PROVIDE OPENINGS AND HOLES REQUIRED IN CONCRETE OR PRECAST MEMBERS FOR MECHANICAL WORK. CAST HOLES LARGER THAN 425 MM IN DIAMETER. FIELD CUT SMALLER THAN 425 MM.
 - ALL PATCHING OF BUILDING FINISHES SHALL BE PERFORMED BY QUALIFIED TRADES FOR THE FINISHED MATERIAL INVOLVED.
- 1.4 **PERMITS AND FEES**
- GIVE ALL NECESSARY NOTICES, OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES IN ORDER THAT THE WORK HEREINAFTER SPECIFIED MAY BE INSTALLED CONFORMING TO THE LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION BEFORE FINAL ACCEPTANCE CERTIFICATES ARE ISSUED.
- 1.5 **LIABILITY**
- ASSUME FULL RESPONSIBILITY FOR LAYING OUT THIS WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS BY IMPROPER EXECUTION OF THE WORK. NOTHING HEREIN SHALL IMPLY ANY THIRD PARTY LIABILITY BETWEEN THE CONTRACTOR AND CONSULTANT.
 - PROTECT FINISHED AND UNFINISHED WORK OF HIS OWN AND OTHER CONTRACTORS FROM DAMAGE DUE TO THE EXECUTION OF HIS WORK.
 - VISIT SITE AND EXAMINE AND OBTAIN KNOWLEDGE OF CONDITIONS AFFECTING WORK. NO ALLOWANCE WILL BE MADE FOR WORK ARISING OUT OF FAILURE TO OBTAIN THIS KNOWLEDGE.
- 1.6 **PRODUCT STANDARDS/SHOP DRAWINGS**
- PRODUCTS SHALL BE AS SPECIFIED UNLESS EQUIVALENTS ARE APPROVED BY THE CONSULTANT IN WRITING THREE DAYS PRIOR TO CLOSE OF TENDER.
 - SUBMIT FOR REVIEW SEVEN (7) COPIES OF SHOP DRAWINGS AND FOUR (4) SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS. REVIEW ALL DRAWINGS PRIOR TO SUBMITTING. NOTE ALL CHANGES, STAMP AND SIGN.
 - LABEL AND IDENTIFY EACH PIECE OF EQUIPMENT SUBMITTED, INCLUDE SUPPLIER, AGENT, CONTRACTOR, JOB NAME AND PHONE NUMBERS.
- 1.7 **MAINTENANCE MANUALS AND OPERATION INSTRUCTIONS**
- SUBMIT FOUR (4) COPIES OF MANUALS IN THREE RING BINDERS FOR ALL EQUIPMENT INSTALLED BY THE MECHANICAL CONTRACTOR TO THE ENGINEER FOR APPROVAL. PROJECT TITLE SHALL BE ON SPINE AND COVER.
- INCLUDE:
- SYSTEMS DESCRIPTION
 - MAINTENANCE AND LUBRICATION SCHEDULES
 - MANUFACTURER OPERATING AND MAINTENANCE INSTRUCTIONS
 - SHOP DRAWINGS
 - BALANCING AND TEST REPORTS, PERMITS
 - EQUIPMENT AND VALVE IDENTIFICATION
 - PARTS LIST
- INSTRUCT OWNER'S REPRESENTATIVE ON THE COMPLETE OPERATION OF THE MECHANICAL SYSTEM AT TURNOVER TO THE OWNER AND AT THE NEXT MAJOR SEASONAL CHANGE.
- 1.8 **GUARANTEE**
- PROVIDE THE OWNER WITH A WRITTEN GUARANTEE, WARRANTING ALL APPARATUS FURNISHED UNDER THE CONTRACT IN PERFECT AND SERVICEABLE CONDITION FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF HIS WORK BY THE ARCHITECT AND ENGINEER.
 - DURING THE GUARANTEE PERIOD THE OWNER SHALL OPERATE AND SERVICE THE EQUIPMENT INSTALLED. THIS SECTION SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY DEFECTIVE MATERIAL OR WORKMANSHIP DURING THIS PERIOD AT NO COST TO THE OWNER.
- 1.9 **RECORD DRAWINGS**
- KEEP AN EXTRA SET OF WHITE PRINTS AND SPECIFICATIONS IN THE JOB OFFICE AND RECORD DAILY ALL CHANGES AND DEVIATIONS. AT COMPLETION OF THE PROJECT, TURNOVER TO THE ENGINEER ONE (1) SET OF NEAT "AS-BUILT" RECORD DRAWINGS.
- 1.10 **EQUIPMENT AND PROTECTION CLEAN-UP**
- PROTECT ALL EQUIPMENT AND MATERIALS IN STORAGE ON SITE DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE BY THE OWNER.
 - BE RESPONSIBLE FOR CLEANING UP AND REMOVING DEBRIS AFTER COMPLETION OF THIS SECTION OF WORK.
 - PIPING, DUCTS, AND EQUIPMENT SHALL BE THOROUGHLY CLEANED OF DIRT, CUTTINGS AND OTHER FOREIGN SUBSTANCES.
 - FLUSH AND CLEAN HEATING SYSTEMS PRIOR TO USE FOR TEMPORARY OR PERMANENT HEAT.
- 1.11 **TESTING AND BALANCING**
- TEST ALL EQUIPMENT AND MATERIAL WHERE REQUIRED BY SPECIFICATION OR AUTHORITY HAVING JURISDICTION TO DEMONSTRATE ITS PROPER OPERATION.
 - TEST PROCEDURES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ASME, ASHRAE, AMCA, OR OTHER RECOGNIZED TEST CODES AS FAR AS FIELD CONDITIONS PERMIT.
 - REPAIR AND TEST DEFECT UNTIL SATISFACTORY.
 - USE INDEPENDENT BALANCING COMPANY TO BALANCE AIR AND HYDRONIC SYSTEMS TO ABA AND NEBB STANDARDS. ADJUST SYSTEMS FOR REQUIRED FLOWS AT LOWEST POSSIBLE PRESSURES AND HORSEPOWER. SUBMIT BALANCING REPORT PREPARED BY THE AGENCY TO THE CONSULTANT AND OWNER FOR REVIEW.
 - PROVIDE ALL GAUGES, SHEAVES, PULLEYS, AND MATERIAL REQUIRED TO PERFORM THE WORK.

- 1.12 **TEMPORARY HEAT**
- PERMANENT SYSTEMS SHALL NOT BE USED FOR TEMPORARY HEATING PURPOSES WITHOUT WRITTEN PERMISSION FROM THE OWNER AND CONSULTANT.
 - INCLUDE TO CLEAN, OVERHAUL, REPLACE FILTERS OR WORN PARTS FOR ANY EQUIPMENT SO USED TO THE SATISFACTION OF THE CONSULTANT.
- 1.13 **ELECTRICAL WORK**
- ALL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SECTION UNLESS NOTED OR SPECIFIED HEREIN OTHERWISE.
 - ELECTRICAL SECTION SHALL SUPPLY AND INSTALL ALL SWITCHES, STARTERS, MOTOR CONTROLLERS, AND CONTROL APPARATUS REQUIRED FOR SATISFACTORY COMPLETION OF WORK AS OUTLINED IN DRAWINGS AND SPECIFICATIONS. ALL ELECTRICAL EQUIPMENT SUPPLIED OR INSTALLED SHALL HAVE C.S.A APPROVAL FOR USE IN ITS INTENDED LOCATION.
 - PROVIDE AS REQUIRED ANY NECESSARY WIRING DIAGRAMS REQUIRED FOR EQUIPMENT.
- 1.14 **ACCESS PANELS**
- SUPPLY ACCESS PANELS FOR FURRED CEILINGS OR SPACES FOR SERVICING EQUIPMENT AND ACCESSORIES OR FOR INSPECTION OF SAFETY, OPERATING, OR FIRE DEVICES FOR INSTALLATION BY THE TRADE ERECTING THE WALLS OR CEILINGS.
 - ACCESS PANELS SHALL BE FLUSH MOUNTED 800 X 600 MM FOR BODY ENTRY AND 300 X 300 MM FOR HAND ENTRY UNLESS NOTED OTHERWISE. USE FIRE RATED ACCESS PANELS FOR ACCESS THROUGH FIRE RATED ASSEMBLIES.
- 1.16 **FIRE-STOPPING**
- FIRE-STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES BY MECHANICAL SYSTEMS WITH ULC APPROVED METHOD. USE ONLY APPROVED MATERIALS AND INSTALL TO MANUFACTURER'S APPROVED INSTRUCTIONS.
 - INCLUDE DESCRIPTION OF FIRE-STOPPING SYSTEM IN THE MAINTENANCE MANUALS.

MECHANICAL - PRODUCTS

- 2.0 **PRODUCTS**
- 2.1 **DUCTWORK**
1. **DUCTWORK - LOW VELOCITY**
- PROVIDE A SYSTEM OF METAL DUCTWORK AS SHOWN ON THE DRAWINGS. DUCTWORK SHALL BE FABRICATED FROM GALVANIZED IRON, FREE OF IMPERFECTIONS AND OF GAUGES AS FOLLOWS FOR LOW PRESSURE DUCTWORK. INSTALL TO ASHRAE AND SMACNA STANDARDS. FIELD MEASURE TO CONFIRM DIMENSION.
- | LONGEST SIDE OF DUCT | US GAUGE |
|----------------------|----------|
| UP TO 300 MM | 26 |
| 330 TO 760 MM | 24 |
| 787 TO 1625 MM | 22 |
- | DUCT DIAMETER | US GAUGE |
|---------------|----------|
| UP TO 300 MM | 24 |
| 325 TO 550 MM | 22 |
| 575 TO 950 MM | 20 |
- FOR SPIRAL LOCK SEAM, DUCT THICKNESS MAY BE DECREASED BY ONE GAUGE.
 - CHANGE DIRECTION WITH ELBOWS HAVING A THROAT RADIUS OF AT LEAST 1-1/2 THE WIDTH OF THE DUCT; OTHERWISE INSTALL TURNING VANES.
 - PROVIDE 25 MM DUCT LINER FOR ACOUSTIC ATTENUATION WHERE NOTED OR INDICATED BY SHADING ON THE DRAWINGS. FASTEN TO THE DUCT BY GLUE, CLIPS AND PINS.
 - SEALANT: HIGH VELOCITY DUCT SEALANT. SEAL ALL JOINTS.
2. **PIPING**
1. **PLUMBING PIPING:**
- UNDERGROUND SANITARY AND STORM WATER DRAINS AND VENTS: CAST IRON MJ, ASBESTOS CEMENT WITH CAST IRON FITTINGS, ABS-DWV OR PVC-DWV PLASTIC. ALL C.S.A. APPROVED FOR THE USE INTENDED.
 - ABOVE GROUND SANITARY AND STORM DRAINAGE AND VENTS: CAST IRON MJ; TYPE DWV COPPER OR PVC-DWC WHERE APPROVED FOR USE. IN RETURN AIR PLENUMS USE FLAME RETARDANT PVC-DWV LISTED UNDER CAN/ULC S101 2 SUITABLE FOR USE IN
 - DOMESTIC WATER: COPPER TYPE L, 95-5 SOLDER.
 - GAS PIPING: STEEL SCH. 40 TO CGA B149.
 - FIRE PROTECTION: STEEL SCH. 40 OR SCH. 20 TO NFPA.
- 2.4 **HANGERS**
- EQUAL TO CRANE 55M LIGHT SPLIT HANGER WITH THREADED STEEL ROD FASTENED TO INSERTS OR BEAM CLAMPS. SPACE TO ADEQUATELY SUPPORT PIPING WITH A SERVICE FACTOR OF 5 FOR THE SERVICE INTENDED AND THE MATERIALS USED. INSTALL TO AVOID ANY SAGGING OR STRAINING OF JOINTS.
 - USE COPPER PLATED HANGERS FOR COPPER PIPE. PERFORATED HANGERS WILL NOT BE PERMITTED.
 - PROVIDE HANGERS AT EACH HORIZONTAL ELBOW, FITTING OR VALVE. AT CHANGES IN DIRECTION AND IN ACCORDANCE TO THE FOLLOWING.
- | PIPE SIZE (MM) | ST. WT. STEEL (M) | COPPER (M) |
|-----------------|-------------------|------------|
| 20 MM & SMALLER | 2.1 | 1.5 |
| 25 TO 40 | 2.1 | 1.5 |
| 50 TO 65 | 3.0 | 2.1 |
| 75 TO 100 | 3.5 | 2.7 |
- 2.5 **VALVES AND UNIONS**
- PROVIDE BALL VALVES UNLESS NOTED OR OTHERWISE INDICATED. VALVES 50 MM AND SMALLER SHALL BE BRONZE BODY, CHROMIUM PLATED BRONZE BALL WITH TEFLON SEAT. VALVES SHALL BE EQUAL TO CRANE 9300, JENKINS 900, R & W 5049A.
 - VALVES 65 MM AND OVER SHALL BE IRON BODY, BRONZE TRIM, FLANGED RISING STEM, CRANE 465-1/2, JENKINS 454, R & W 421A.
 - NATURAL GAS VALVES SHALL BE CGA APPROVED. REFRIGERATION VALVES SHALL BE EQUAL TO SUPERIOR OR HENRY.
- 2.6 **PLUMBING FIXTURES**
- SUPPLY AND INSTALL EQUIPMENT AND MATERIALS OF TYPE SPECIFIED IN THE SCHEDULE OR ON THE DRAWINGS. PROTECT ALL FIXTURES FROM DAMAGE DURING CONSTRUCTION UNTIL ACCEPTED. LEAVE ALL FIXTURES CLEAN AND IN OPERATION.
 - ALL FIXTURES SHALL BE NEW, UNLESS OTHERWISE NOTED, AND SHALL BE FREE FROM FLAWS, BLEMISHES OR DEFECTS.
 - CONFORM TO THE REQUIREMENTS OF LOCAL AND PROVINCIAL ACCESSIBILITY STANDARDS. INCLUDE ALL RELATED ACCESSORIES.
- 2.7 **EQUIPMENT AND MATERIALS**
- PROVIDE EQUIPMENT AND MATERIALS OF TYPE SPECIFIED IN SCHEDULE OR ON THE DRAWINGS OR SUBMIT FOR APPROVED EQUAL.
 - ALL EQUIPMENT TO BE NEW, C.S.A. CERTIFIED, SUITABLE FOR THE APPLICATION INTENDED.
 - MANUFACTURERS AND SUPPLIERS OF EQUIPMENT AND MATERIALS SHALL HAVE OFFICES IN CANADA, WITH AN ACCEPTABLE OPERATING ORGANIZATION IN THE PROVINCE FOR REPLACEMENT PARTS AND SERVICE.
 - PROVIDE ALL NECESSARY SUPPORTS NOT AFFECTING STRUCTURAL AND INSTALL TO PERMIT ACCESS FOR SERVICING AND GENERAL MAINTENANCE OF COMPONENTS.
 - INSTALL ALL EQUIPMENT IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS AND USE FACTORY TRAINED PERSONNEL FOR START-UP AND TESTING OF MAJOR EQUIPMENT.
- 2.8 **IDENTIFICATION**
- IDENTIFY PIPING AND DUCTWORK TO INDICATE DIRECTION OF FLOW AND SERVICE. TAG ALL VALVES AND PROVIDE IDENTIFICATION CHART. LABEL ALL EQUIPMENT AND CONTROLS TO COINCIDE WITH DRAWINGS, SCHEMATICS AND SCHEDULES. USE PREMANUFACTURED MARKERS.
 - IDENTIFY ALL EQUIPMENT WITH LAMACOD LABELS.

- 2.9 **VIBRATION ISOLATION**
- PROVIDE LABOUR, MATERIALS, AND EQUIPMENT AS REQUIRED TO ISOLATE AND RESTRAIN EQUIPMENT, PIPING, DUCTWORK FOR QUIET AND VIBRATION FREE OPERATION. CONNECT TO ISOLATED EQUIPMENT WITH FLEXIBLE CONNECTORS.
- 2.10 **INSULATION**
- EXHAUST AIR DUCTWORK: 25 MM FIBREGLASS WITH FOIL FACE AND TAPE, BACK 3.0 M FROM BACKDRAFT DAMPER OR WALL; 50 MM CONTINUOUS IN COLD OR ATTIC SPACES. SECURE WITH PINS AND ADHESIVE ON RECTANGULAR, TWINE WRAP ON ROUND. SEAL ALL DUCT JOINTS.
 - DOMESTIC WATER: 12 MM (WITH V.B. SERVICE JACKET FOR CW).
 - PLUMBING VENTS: 25 MM FIBREGLASS WITH FOIL FACE, 1.5 M FROM OUTLET, CONTINUOUS IN ATTIC SPACES, FOIL TAPE JOINTS, WRAP WITH TWINE.
 - PROVIDE CANVAS JACKET (6 OZ.) ON ALL PIPING AND DUCT IN EXPOSED AREAS.
 - USE A QUALIFIED INSULATION CONTRACTOR FOR SUPPLY AND INSTALLATION, WITH PREVIOUS EXPERIENCE ON A PROJECT OF THIS SIZE.
 - INTERIOR ACOUSTICAL: 25 MM, AS INDICATED BY SHADING OR NOTES ON THE DRAWINGS AND DETAILS.
- 2.11 **CONTROLS**
- ENGAGE THE SERVICES OF A CONTROLS CONTRACTOR TO PROVIDE A COMPLETE SYSTEM OF ELECTRIC OR ELECTRONIC AND AUTOMATIC CONTROLS AS INDICATED ON THE DRAWINGS. SUBMIT DRAWINGS OF PROPOSED CONTROL EQUIPMENT AND SEQUENCES FOR REVIEW BY THE CONSULTANT.
 - PROVIDE ALL ROOM THERMOSTATS, AIR SERVO THERMOSTATS, VALVES, DAMPERS AND DAMPER OPERATORS, SWITCHES, AND OTHER AUXILIARY EQUIPMENT AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
 - ALL CONTROL WIRING FOR EQUIPMENT SPECIFIED UNDER MECHANICAL, SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
 - CONTROL WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL SPECIFICATIONS AND LOCAL CODES.

MECHANICAL - EXECUTION

- 3.0 **EXECUTION**
- INSTALL EQUIPMENT IN ACCORDANCE TO GOOD TRADE PRACTICE, MANUFACTURER'S RECOMMENDATIONS AND AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
 - MAINTAIN MAXIMUM PERMISSIBLE HEAD ROOM AND LOCATE EQUIPMENT TO PERMIT ACCESS, SERVICING AND REMOVAL OF SERVICEABLE COMPONENTS.
 - TEST AND START SYSTEMS IN AN ORDERLY FASHION. OBTAIN CERTIFICATES OF APPROVAL, ACCEPTANCE, AND COMPLY WITH RULES AND REGULATIONS OF AUTHORITY HAVING JURISDICTION.
 - PROVIDE HANGERS AND SUPPORTS TO SECURE EQUIPMENT IN PLACE. PREVENT VIBRATION, MAINTAIN GRADE, PROVIDE FOR EXPANSION AND CONTRACTION AND ACCOMMODATE INSULATION. MINIMUM FACTOR OF SAFETY SHALL BE 5.
 - SLEEVE AND FLASH AS REQUIRED TO MAINTAIN INTEGRITY OF FLOORS, WALLS, OR ROOF.
 - SET MAJOR EQUIPMENT ON CONCRETE HOUSEKEEPING PADS.
 - PROVIDE ISOLATION VALVES AND UNIONS AT EQUIPMENT, VALVES AT BASES OF RISERS, DRAIN VALVES AT LOW POINTS, BALANCING VALVES FOR FLOW CONTROL, AND RELIEF VALVES ON VESSELS.
 - ISOLATE DISSIMILAR METALS WHERE CONNECTION CAN OCCUR. ON HYDRONIC PIPING USE BRASS ADAPTER, ON DOMESTIC WATER PIPING USE DI-ELECTRIC UNION.
 - PROVIDE INSULATION IN ACCORDANCE WITH GOOD TRADE PRACTICE. PERFORM WORK AT AMBIENT TEMPERATURES. ENSURE SURFACES ARE CLEAN AND DRY PRIOR TO INSTALLATION. ENSURE INSULATION IS DRY.
 - PROVIDE RECOVERING JACKETS ON INSULATION WHERE EXPOSED AND WEATHERPROOF INSULATION EXPOSED TO OUTDOORS. ALL OUTDOOR DUCT AND PIPING SHALL BE INSULATED.
 - IDENTIFY ALL PIPING, DUCTWORK AND EQUIPMENT. TAG VALVES AND PREPARE A VALVE LIST. USE PREMANUFACTURED MARKERS AND LAMACOD LABELS.
 - INSTALL PIPING TRUE TO ROUTE AND GRADE. CONNECT TO EQUIPMENT WITHOUT STRAIN ON CONNECTIONS. WELD, SOLDER, OR BRAZE PIPING IN INACCESSIBLE LOCATIONS.
 - INSTALL PLUMBING FIXTURES, EACH WITH THEIR OWN TRAP, SUPPLIES AND STOPS. WHERE EXPOSED USE CHROME PLATED FINISH. SILICON SEAL TO FINISHED SURFACE. PROVIDE ESCUTCHEONS AT PIPE PENETRATIONS.
 - CONFORM TO ACCESSIBILITY STANDARDS FOR HANDICAP FIXTURES.
 - FLUSH ALL PIPING SYSTEMS PRIOR TO USE. CLEAN, DEGREASE AND CHEMICALLY TREAT HYDRONIC SYSTEMS. PROTECT CONTROL DEVICES DURING CLEANING. CLEAN STRAINERS.
 - PROVIDE FACTORY MADE ACCESS DOORS IN WALLS, DUCTS, ETC. AS REQUIRED TO ACCESS FIRE DAMPERS, VALVES AND OTHER EQUIPMENT. USE FIRE RATED DOORS IN RATED STRUCTURES.
 - PROVIDE DUCTWORK IN ACCORDANCE TO ASHRAE AND SMACNA. DUCTS SHALL BE MECHANICALLY TIGHT, SUBSTANTIALLY AIR TIGHT, BRACED AND STIFFENED SO AS NOT TO BREATHE, RATTLE, VIBRATE OR SAG. SEAL ALL JOINTS WITH HIGH VELOCITY DUCT SEALANT. PAINT ANY EXPOSED DUCT BEHIND GRILLES, FLAT BLACK.
 - PROVIDE DRIP PANS, SHIELDS, COLD AIR BARRIERS AS REQUIRED.
 - PROVIDE A COMPLETE SYSTEM OF AUTOMATIC CONTROLS. AT COMPLETION OF THE WORK, MAKE A DETAILED CHECK OUT AND SUBMIT A WRITTEN REPORT.
 - LABEL ALL CONTROLS FIELD COMPONENTS.
 - INSTALL CONTROLS SYSTEM AND COMPONENTS WITH FACTORY TRAINED JOURNEMEN IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS.
 - LOCATE CONTROL COMPONENTS WITH ADJUSTABLE SET POINTS FOR EASY ACCESS.

SPRINKLER SYSTEM NFPA 13 : WET PIPE SYSTEM REVISIONS TO EXISTING SYSTEM

- PROVIDE A COMPLETE AND OPERATIONAL SPRINKLER SYSTEM IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. INCLUDE ALL ITEMS AND SERVICES REQUIRED. VISIT THE SITE TO DETERMINE THE FULL SCOPE OF WORK.
- PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND NFPA. TO THE APPROVAL OF THE PROVINCIAL FIRE COMMISSIONER AND OTHER AUTHORITIES HAVING JURISDICTION.
- OBTAIN AND PAY ALL PERMITS AND FEES REQUIRED FOR THE EXECUTION OF THE WORK.
- WORK SHALL BE DONE BY AN EXPERIENCED AND RECOGNIZED SPRINKLER CONTRACTOR HAVING PREVIOUSLY COMPLETED AN INSTALLATION OF THIS TYPE AND SIZE.
- PROVIDE ONLY "APPROVED" MATERIALS AND EQUIPMENT ACCEPTABLE TO ULC, UL, FM, CANADIAN UNDERWRITERS, AND LOCAL AUTHORITIES.
- CO-ORDINATE WITH OTHER TRADES TO AVOID CONFLICTS IN ROUTING OF PIPING OR LOCATION OF EQUIPMENT. ADVISE OF ANY REQUIREMENTS FOR SLEEVING OR BUILDING ALTERATIONS PRIOR TO PLACEMENT OF THE ITEM BEING PENETRATED. CO-ORDINATE FOR REQUIREMENTS OF DRAINS. MAINTAIN MINIMUM REQUIRED CLEARANCES AROUND PIPING PENETRATING STRUCTURE OR SURFACES, WHERE REQUIRED, THE CLEARANCE MAY BE FILLED WITH AN APPROVED FLEXIBLE FIRESTOP.
- SPRINKLER SYSTEMS SHALL HAVE A MAXIMUM WORKING PRESSURE OF 175 PSI (1210 KPA).
- STANDARD SPRINKLER SPACING SHALL BE IN ACCORDANCE WITH THE OCCUPANCY HAZARD OUTLINED IN NFPA 13, SECTION 4.4.
- SPRINKLER HEADS INSTALLED NEAR OBSTRUCTIONS (BEAMS, LIGHTS, FIXTURES, ETC.) ARE TO BE SPACED IN ACCORDANCE WITH NFPA 13, SECTION 4.4.
- ALL SPRINKLER PIPE AND FITTINGS SHALL BE INSTALLED SO THAT THEY ALL DRAIN. TRAPPED PIPING SHALL BE DRAINED IN ACCORDANCE WITH NFPA 13 SECTION 3-11.3 UNLESS OTHERWISE SPECIFIED.
- ALL SYSTEM CONTROL VALVES TO BE SUPERVISED AS PER NFPA 13 SECTION 3-14.2.3.
- FLUSH WATER SERVICE LINE AND TEST ALL SPRINKLER SYSTEMS AS PER NFPA 13.
- PROVIDE HEAD TYPES AS SHOWN, WITH DRY PENDANTS OR GLYCOL LOOPS IN AREAS SUBJECT TO FREEZING, WITH HIGHER TEMPERATURE HEADS IN WARM AREAS OR NEAR HEAT PRODUCING EQUIPMENT AND WITH CAGES IN MECHANICAL ROOMS AND IN AREAS SUBJECT TO DAMAGE. ALL HEADS IN PUBLIC AREAS, CORRIDORS AND IN BULKHEADS SHALL BE OF THE CONCEALED TYPE.
- LOCATE PIPING AND HEADS AWAY FROM AREAS OF POTENTIAL FREEZING, EG. OUTDOOR AIR INTAKES, COMBUSTION AIR INTAKE, AND RELIEF AND OTHER AREAS AS REQUIRED.

FIXTURE SCHEDULE

- 1.0 **WC WATER CLOSET**
- AMERICAN STANDARD 2467-016 CADET RIGHT HEIGHT ELONGATED PRESSURE ASSISTED 6L TOILET, WHITE VITREOUS CHINA, LOW-CONSUMPTION (6.0 LPP/1.3 GPF, EVERCLEAN® SURFACE, ELONGATED 16-1/2" (419MM) HIGH BOWL RIM, PRESSURE-ASSISTED SIPHON JET FLUSH ACTION, FULLY-GLAZED 2-1/8" (54MM) TRAPWAY) BALL PASS, CLOSE-COUPLED FLUSHMETER TANK, METAL CHROME TRIP LEVER, SPEED CONNECT™ TANK/BOWL COUPLING SYSTEM, SANITARY DAM ON BOWL, 2 BOLT CAPS, 12" (305MM) ROUGH-IN, #5321 110 EVERCLEAN® ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES, PROVIDE STAINLESS STEEL BRAIDED FLEX CONNECTIONS AND DAHL MINIBALL 1/4 TURN SUPPLY STOP.
- 2.0 **LAV LAVATORY**
- AMERICAN STANDARD 9494-001 CADET UNIVERSAL ACCESS COUNTERTOP SINK, WHITE VITREOUS CHINA, SELF-RIMMING, TWO REAR OVERFLOW HOLES, SUPPLIED WITH TEMPLATE, FAUCET DECK, FAUCET HOLES 4" CENTERS.
- TRIM: DELTA 21C143 LAVATORY FAUCET, 102mm (4") CENTERSET- CER-TEC CERAMIC STRUCTURES, HEAVY DUTY CAST BRASS, TWO HANDLE, POLISHED CHROME PLATED FINISH WITH POLISHED UNDERSPOUT, METAL HOLD-DOWN PACKAGE, OUTLET# 4 - STANDARD 1.5 GPM (5.7 L/MIN) FLOW CONTROL AERATOR, HANDLE# 3 - 76 MM (3") LEVER BLADE HANDLES-ADA COMPLIANT-METAL-COLOR INDEXED-VANDAL RESISTANT (VR) SCREWS, STANDARD PRODUCT LESS POP-UP (NO POP-UP HOLE).
- DELTA 33T260-1 OPEN GRID STRAINER, 32mm (1 1/4") SIZE, IN-LINE WASTE STRAINER, OPEN GRID, CAST BRASS, CHROME FINISH, LESS OVERFLOW HOLES, 7 HOLE GRID PATTERN.
- DELTA 33T311 P-TRAP, 32mm (1 1/4") SIZE P TRAP, 368MM (14.5") FROM CENTERLINE OF INLET TO OUTLET, WITH CLEANOUT PLUG, POLISHED CHROME PLATED, CAST BRASS BODY. ADJUSTABLE.
- PROVIDE STAINLESS STEEL BRAIDED FLEX SUPPLIES AND DAHL MINIBALL 1/4 TURN SUPPLY STOPS.
- 3.0 **KS KITCHEN SINK**
- KINDRED MODEL QSUA 1820# SINGLE BOWL UNDERMOUNT SINK, 20 GAUGE, 8-10 STAINLESS STEEL, MIRROR FINISH RIM AND SATIN FINISHED BOWL, FULLY UNDERCOATED, BASKET STRAINER WASTE FITTING 3 1/2" (89 mm).
- TRIM 1: DELTA 9159-DST TRINISC COLLECTION KITCHEN DECK MOUNT FAUCET, SINGLE HANDLE, 2-FUNCTION PULL-DOWN FAUCET, SOLID BRASS FABRICATED BODY, 15 11/16" (399 MM) HIGH, 9 1/2" (241 MM) LONG, SPOUT SWINGS 360°, LEVER HANDLE, FULL-MOTION VALVE CARTRIDGE, TOUCH-CLEAN® SPRAYHEAD, QUICK CONNECT HOSES, RED/BLUE INDICATOR ON HANDLE BUTTON TO INDICATE HOT/COLD TEMPERATURE. MAGNETIC DOCKING, DUAL INTEGRAL CHECK VALVES IN SPRAYER, MOUNTING WRENCH TO ASSIST IN TIGHTENING MOUNTING NUT SECURELY, MAXIMUM 1.80 GPM @ 80 PSI, 6.8 L/MIN @ 414 KPA.
- PROVIDE STAINLESS STEEL BRAIDED FLEX SUPPLIES AND DAHL MINIBALL 1/4 TURN SUPPLY STOPS
- TRIM 2: MOUNTAIN FRESH CANADA LTD. LONG REACH FAUCET FOR ASSOCIATED FILTRATION SYSTEM (SEE BELOW) CHROME PLATED, LEAD-FREE BRASS CONSTRUCTION.
- 4.0 **FILTRATION SYSTEM**
- MOUNTAIN FRESH CANADA LTD. FILTRATION SYSTEM, 3 STAGE FILTRATION, 0.4 AND 0.2 MICRON FILTERS, SILVER INFUSED GRANULAR ACTIVATED CARBON FILTER. SYSTEM TO BE LOCATED IN CUPBOARD UNDER SINK. PROVIDE REQUIRED PIPING FOR CONNECTION TO DCW SUPPLY.
- 5.0 **WATER CHILLER**
- OASIS INTERNATIONAL MODEL R1P REMOTE WATER CHILLER, 1 USGPH CAPACITY AT 50°F WATER/90°F AMBIENT AIR, R134A REFRIGERANT, 1/4" O.D. CONNECTIONS, 1/20 HP COMPRESSOR MOTOR. 1.2 FLA, 7.0 LRA, 135W, 115/1/60.
- 1.0 **SUPPLY AND RETURN GRILLES**
- S1 EH PRICE 600x600/SCD/31/B12 SQUARE CONE DIFFUSER, T-BAR LAY-IN, SIZED AND BALANCED AS NOTED.
- S2 EH PRICE 520/FL/A, DOUBLE DEFLECTION SUPPLY GRILLE, SURFACE MOUNT, C/W OPPOSED BLADE DAMPER, SIZED AND BALANCED AS NOTED.
- S3 EH PRICE TBD 150/600/TBD3100/2/B12 T-BAR DIFFUSER, 2 SLOT, 25mm SLOTS, 600mm MODULE LENGTH, 150mm INLET, WHITE POWDER COAT FINISH, BALANCED AS NOTED.
- R1 EH PRICE 300x600/80/TB/B12 EGG CRATE RETURN GRILLE, T-BAR LAY-IN.
- 2.0 **FX FIRE EXTINGUISHERS**
- NATIONAL FIRE EQUIPMENT DRY CHEMICAL MULTIPURPOSE POWDER, MODEL ABC-050E, 2A-10BC, 5LB, C/W MODEL 102RS-SCFR SEMI RECESSED FIRE RATED CABINET FOR 6" WALLS, #4 SATIN FINISH STAINLESS STEEL DOOR AND TRIM, STAINLESS STEEL PIANO HINGE AND DOOR LATCH, 5mm CLEAR GLASS.
- 3.0 **WH WATER HEATER**
- BRADFORD WHITE MODEL LD-WH20L3-1 LIGHT DUTY WALL HUNG ENERGY SAVER ELECTRIC WATER HEATER, 2000 W COPPER SCREW TYPE IMMERSION ELEMENT, 120/1/60, 19 USGAL CAPACITY, 8 GPH RECOVERY AT 100°F TEMP RISE, SURFACE MOUNTED THERMOSTAT, FACTORY INSTALLED MANUAL RESET ENERGY CUT-OFF, C/W T&P RELIEF VALVE AND DRAIN PAN.
- 4.0 **VAV WITH BYPASS SYSTEM:**
- ZONE-ALL STARZONE 4000 VARIABLE VOLUME AND TEMPERATURE SYSTEM, C/W MOTORIZED VAV DAMPERS, BY-PASS DAMPER, ZONE THERMOSTATS, MASTER CONTROLLER, TSA SUPPLY AIR TEMPERATURE SENSOR, AND ALL REQUIRED ACCESSORIES FOR A COMPLETE SYSTEM OF CONTROLS.
- C MASTER CONTROLLER: SZM-4000 MASTER CONTROLLER
ZT ZONE THERMOSTATS: SZT-4000 THERMOSTAT
- DAMPER SCHEDULE:
- | TAG | ROOM | MODEL/SIZE | MAX FLOW L/S (CFM) |
|------|---------------|------------|--------------------|
| AV-1 | MTG RM 111 | AVD-10" | 142 (300) |
| AV-2 | OFFICE 106 | AVD-6" | 71 (150) |
| AV-3 | WR 109/110 | AVD-8" | 142 (300) |
| AV-4 | MTG RM 108 | AVD-10" | 188 (400) |
| AV-5 | KITCHEN 107 | AVD-12" | 295 (625) |
| AV-6 | OPEN AREA 105 | AVD-12" | 354 (750) |
| BP-1 | | RAD-16" | 1133 (2400) |



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KWEL FILE: 108-157



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1	ISSUED FOR TENDER	AUG 7, 2015
B	FINAL REVIEW	JULY 31, 2015
A	CLIENT REVIEW	JULY 24, 2015

NO.	DESCRIPTION	DATE
REVISIONS:		

PROJECT NAME : **YARDI SYSTEMS EXPANSION**

516 WELLMANS CRES, SASKATOON

PROJECT NUMBER : 15-048

DRAWING NAME : **SPECIFICATIONS AND SCHEDULES**

DRAWN : JF

CHECKED : -

M3.0

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