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REVISED/ ISSUED/ PLOTTED	DATE
ISSUED FOR TENDER	FEB 9, 2015

LOADING DOCK AND SITE PAVING RENOVATION

REGINA, SASKATCHEWAN

<p>CIVIL WSP GROUP</p> <p>C01 KEY PLAN AND DRAWING INDEX C02 SURFACE PLAN C03 SITE GRADING PLAN</p>	<p>ARCHITECTURAL NUMBER TEN ARCHITECTURAL GROUP</p> <p>A0.1 MAIN FLOOR LOCATION PLAN A1.0 DEMOLITION & NEW CONSTRUCTION PLANS, SECTIONS & DETAILS</p>	<p>STRUCTURAL BROWLEE BEATON KREKE CONSULTING ENGINEERS</p> <p>S1 SPECIFICATIONS PLANS & SECTIONS S2 SECTIONS PLANS & SECTIONS</p>	<p>MECHANICAL R J ENGLAND CONSULTING LTD.</p> <p>M-1 LEGENDS AND SCHEDULES SCHEMATIC M-2 STORM DRAINAGE M-3 HYDRONIC FLOOR PLANS M-4 SCHEMATIC AND DETAILS</p>	<p>ELECTRICAL RITENBURG & ASSOCIATES LTD. CONSULTING ELECTRICAL ENGINEERS</p> <p>E1.0 BASEMENT & SUB BASEMENT POWER AND SYSTEMS PLAN</p>
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LOADING DOCK & SITE PAVING RENOVATION

REGINA, SK

project

COVER SHEET

sheet title

consultant

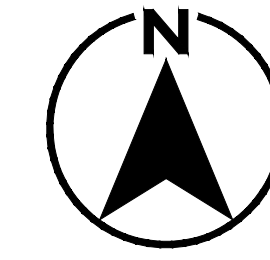
seal

drawn by: NP **scale:** AS NOTED
checked by: MF **date:** FEB 09/15
project no. 2014704 **sheet no.** A0.0

DRAWING INDEX

OVERALL LAYOUT PLANS

SHEET NO.	TITLE
C1.0	KEY PLAN AND DRAWING INDEX
C2.0	SURFACE PLAN
C3.0	SITE GRADING PLAN



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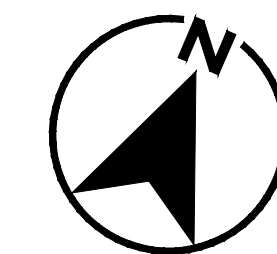


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 REGINA, SASKATCHEWAN

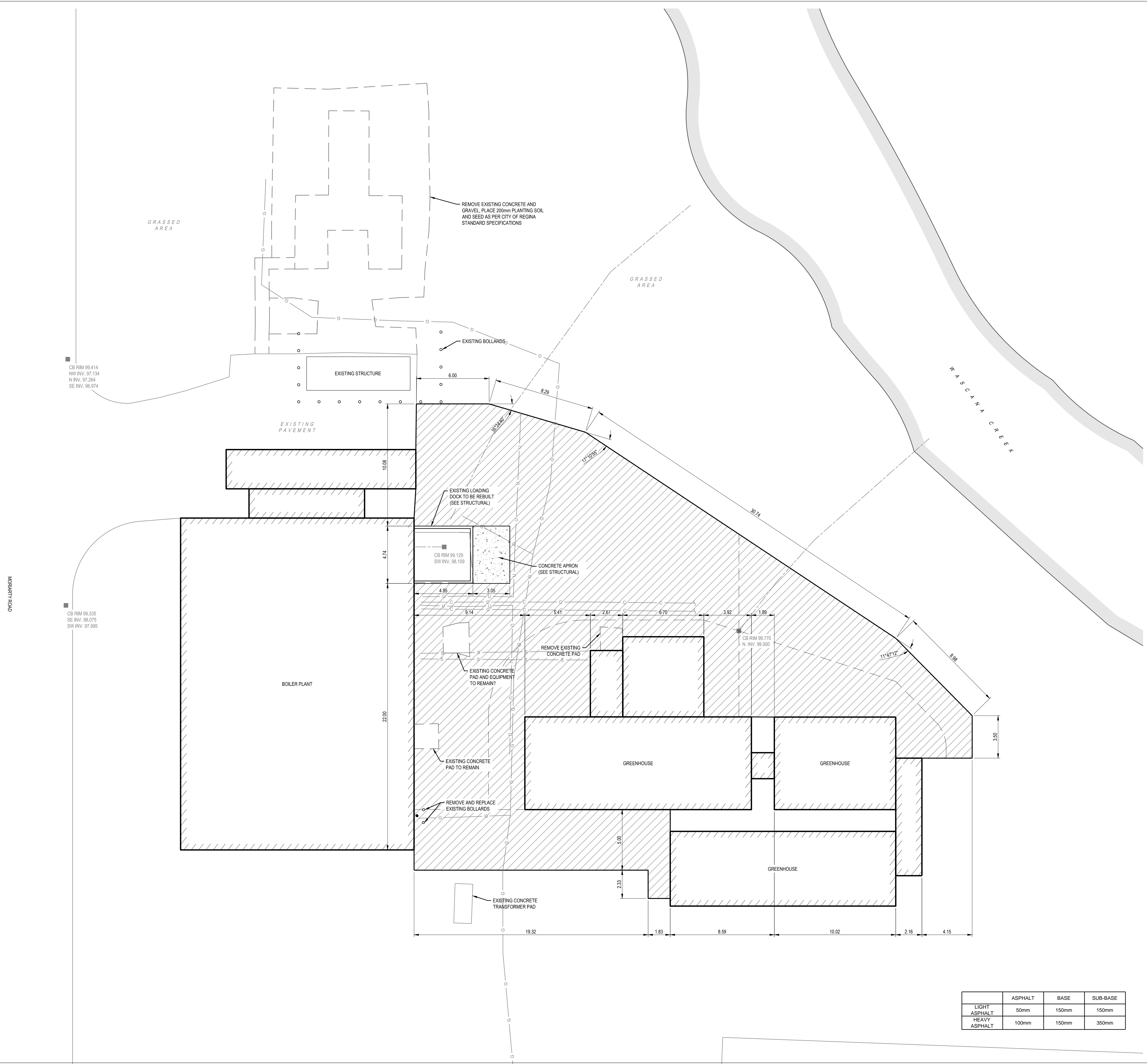
project
 KEY PLAN AND
 DRAWING INDEX
 sheet title
 consultant 

seal
 drawn by: DRK
 checked by: JLH
 project no. 2014704
 scale: AS NOTED
 date: FEB 02/15
 sheet no. **C1.0**



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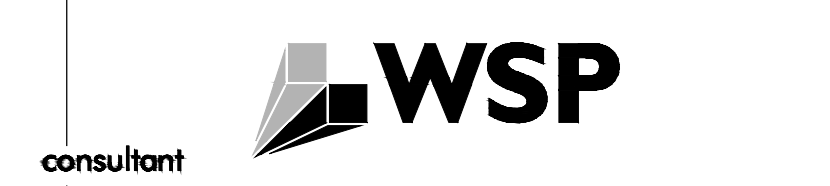


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 REGINA, SASKATCHEWAN

project SURFACE PLAN

sheet title



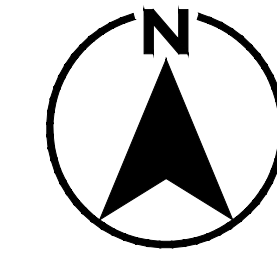
consultant

scale: AS NOTED
 date: FEB 02/15
 sheet no. C2.0

LEGEND	NEW	EXISTING
SUBJECT AREA	---	---
PROPERTY BOUNDARY	---	---
BUILDING OUTLINE	---	---
ROLLED CURB (BOC)	---	---
BARRIER CURB (BOC)	---	---
MANHOLE	●	●
CATCHBASIN	■	■
CATCHBASIN MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
LIGHT STANDARD	⊗	⊗
HEAVY ASPHALT	▨	▨
LIGHT ASPHALT	▧	▧

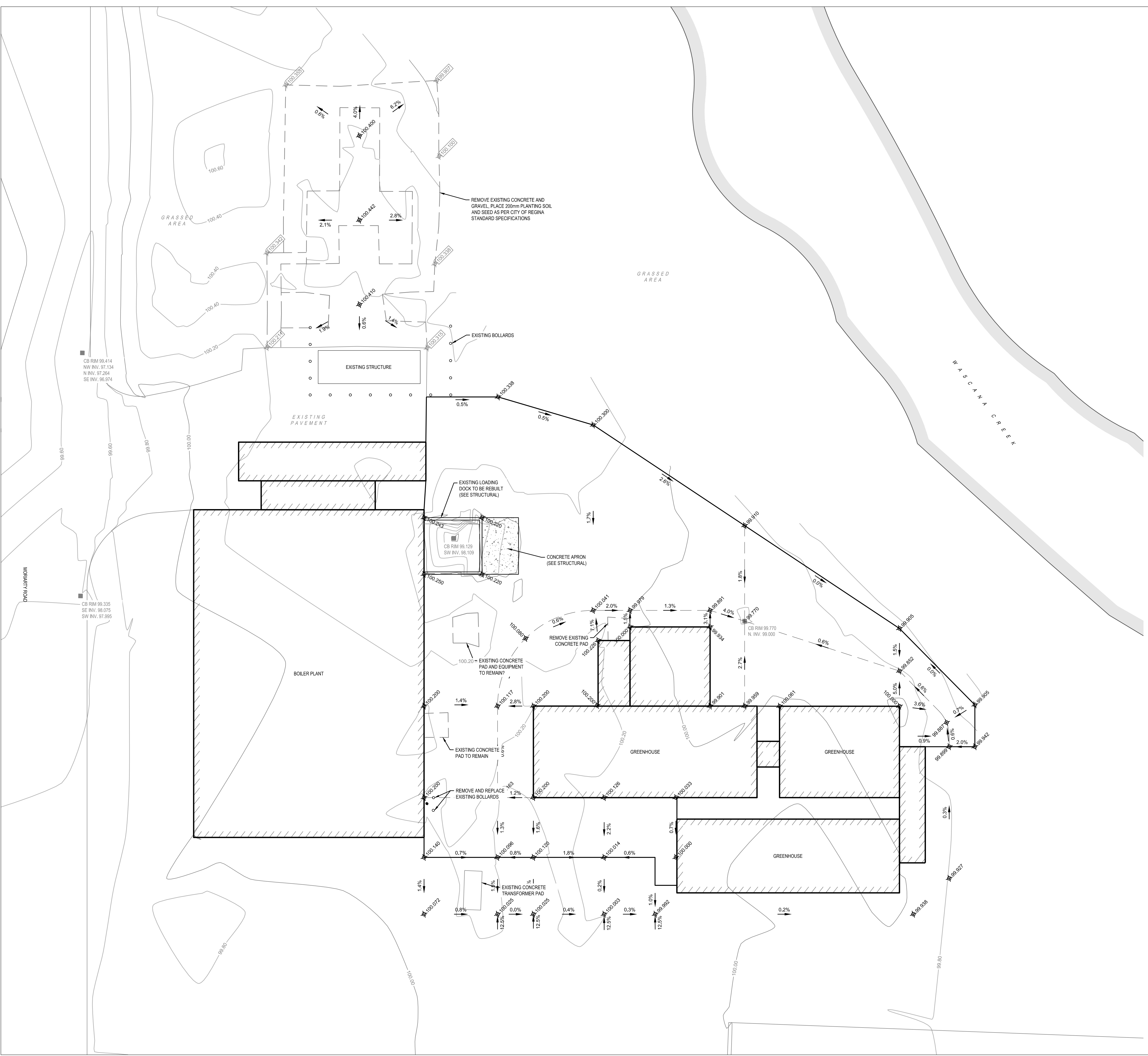
- NOTES**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. ALL CATCHBASIN LEADS TO BE 250mmØ UNLESS SPECIFIED OTHERWISE.
 3. ALL MATERIALS AND CONSTRUCTION SHALL MEET CITY OF REGINA SPECIFICATIONS.
 4. SANITARY SEWER LINES ARE BELOW MAXIMUM EXCAVATION DEPTH (3.0m). APPROPRIATE MITIGATING MEASURES SHALL COMPLY WITH CHAPTER 10 OF THE REGINA ZONING BYLAW.
 5. ALL ELEVATIONS REFERENCED TO CITY OF REGINA BM # 141 - TOP OF SOUTHWEST BOLT COVER OF STREET LIGHT POLE AT NORTH PROPERTY LINE OF 143 CATHERWOOD CRESCENT. ELEVATION 887.803m.

	ASPHALT	BASE	SUB-BASE
LIGHT ASPHALT	50mm	150mm	150mm
HEAVY ASPHALT	100mm	150mm	350mm



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LEGEND	NEW	EXISTING
SUBJECT AREA	---	---
PROPERTY BOUNDARY	---	---
BUILDING OUTLINE	---	---
ROLLED CURB (BOC)	---	---
BARRIER CURB (BOC)	---	---
MANHOLE	●	●
CATCHBASIN	●	●
CATCHBASIN MANHOLE	●	●
HYDRANT	●	●
LIGHT STANDARD	●	●
DESIGN ELEVATION ALL ELEVATIONS ARE TOP OF ASPHALT, UNLESS NOTED OTHERWISE	▲	▲

- NOTES
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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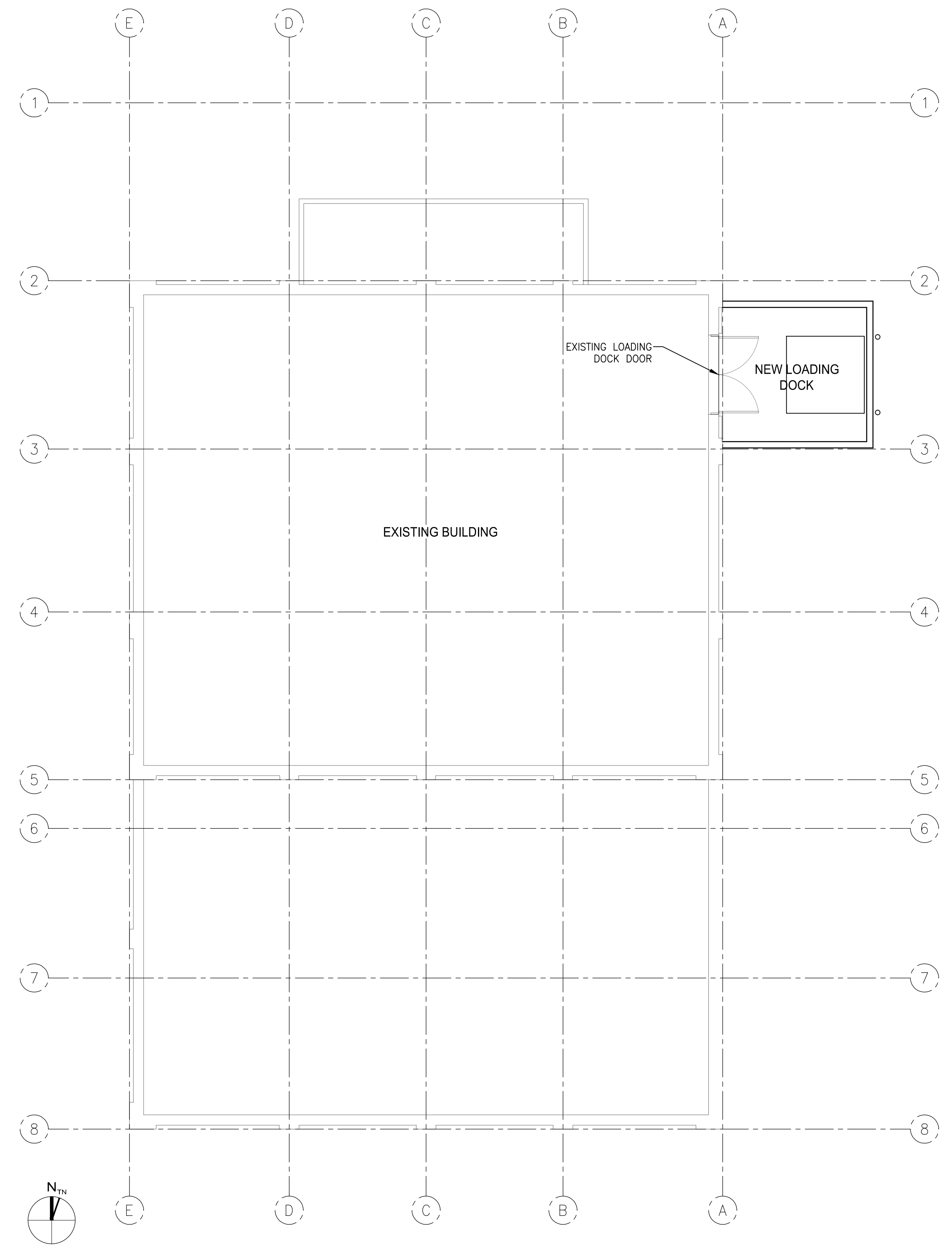
project
 SITE GRADING PLAN

sheet title
 consultant

scale: 1:150
 date: FEB 02/15
 drawn by: DRK
 checked by: JLH
 project no. 2014704
 sheet no. C3.0

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1 MAIN FLOOR LOCATION PLAN
 A0.1 SCALE: 1/8"=1'-0"

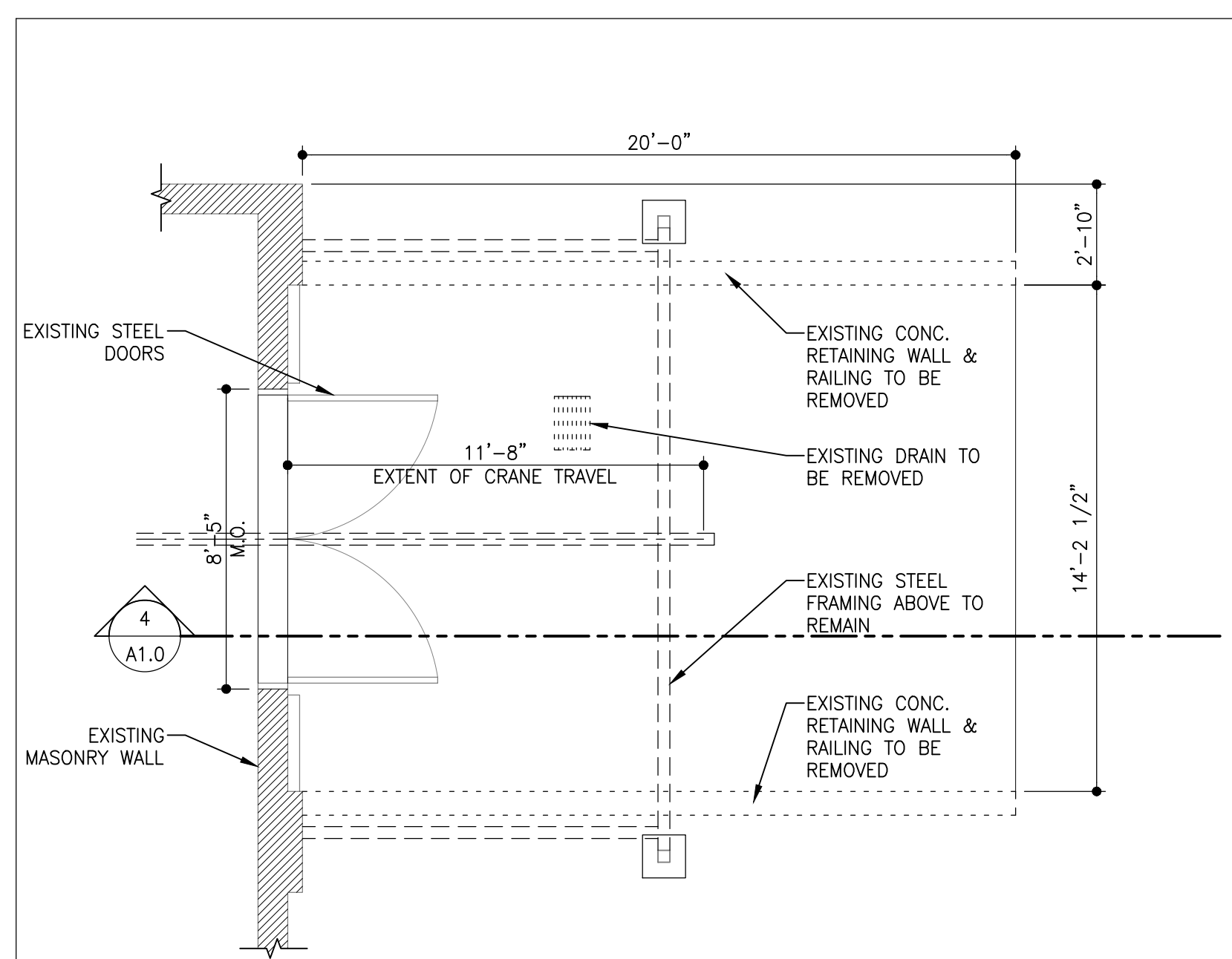
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 REGINA, SK
 project
 MAIN FLOOR LOCATION PLAN
 sheet title
 consultant

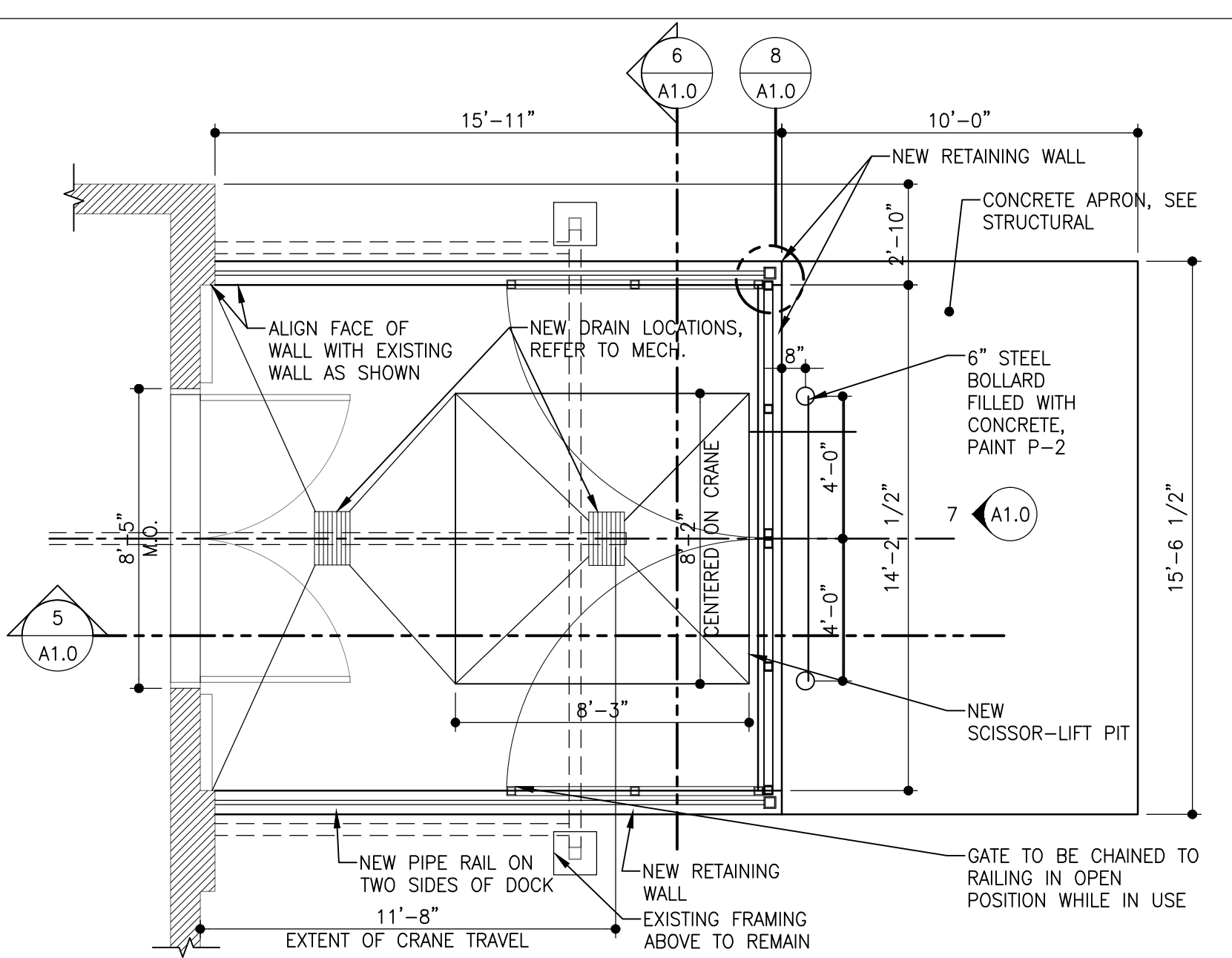
seal
 drawn by: NP
 checked by: MF
 project no. 2014704
 scale: AS NOTED
 date: FEB 09/15
 sheet no. A0.1

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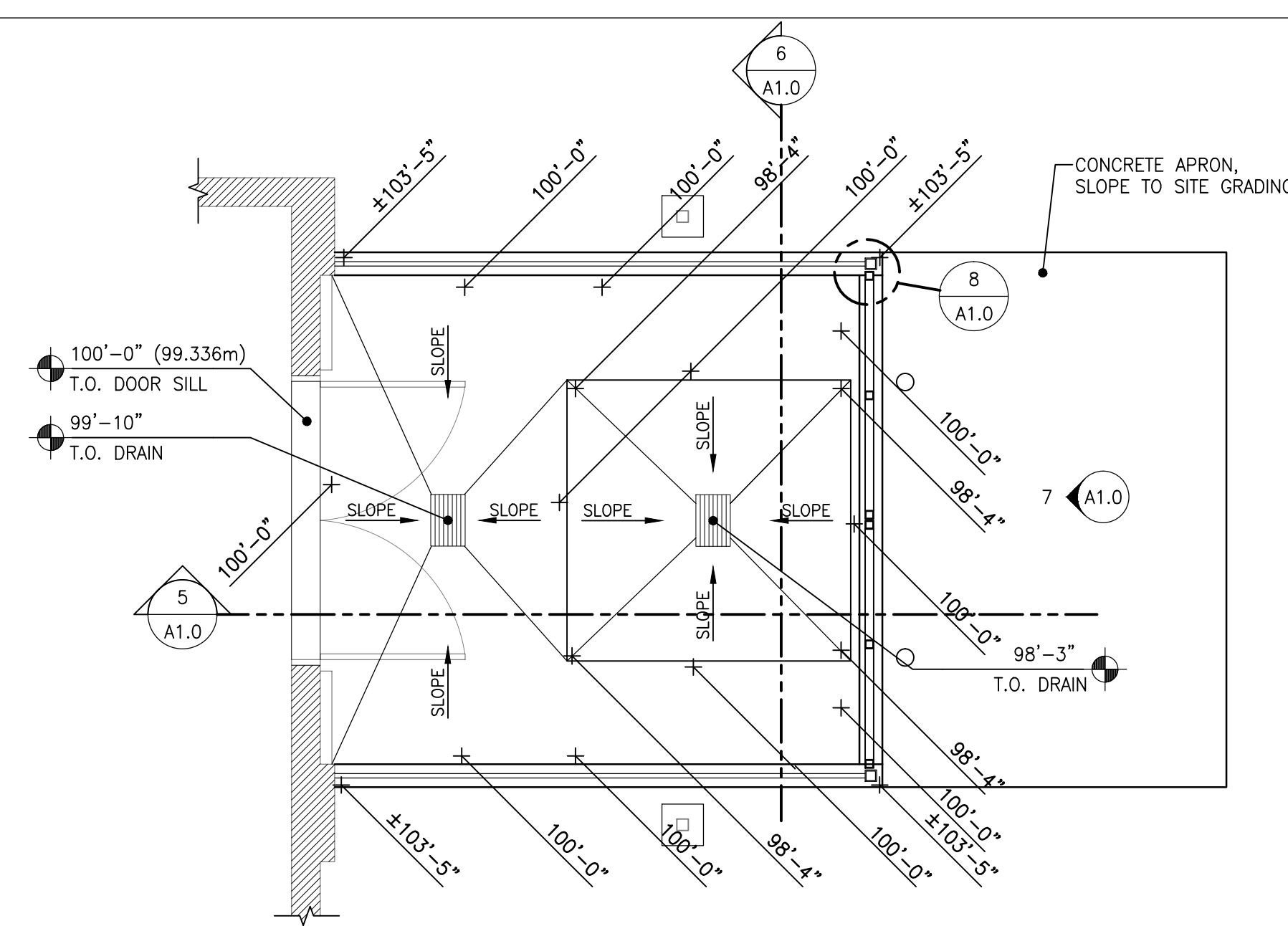
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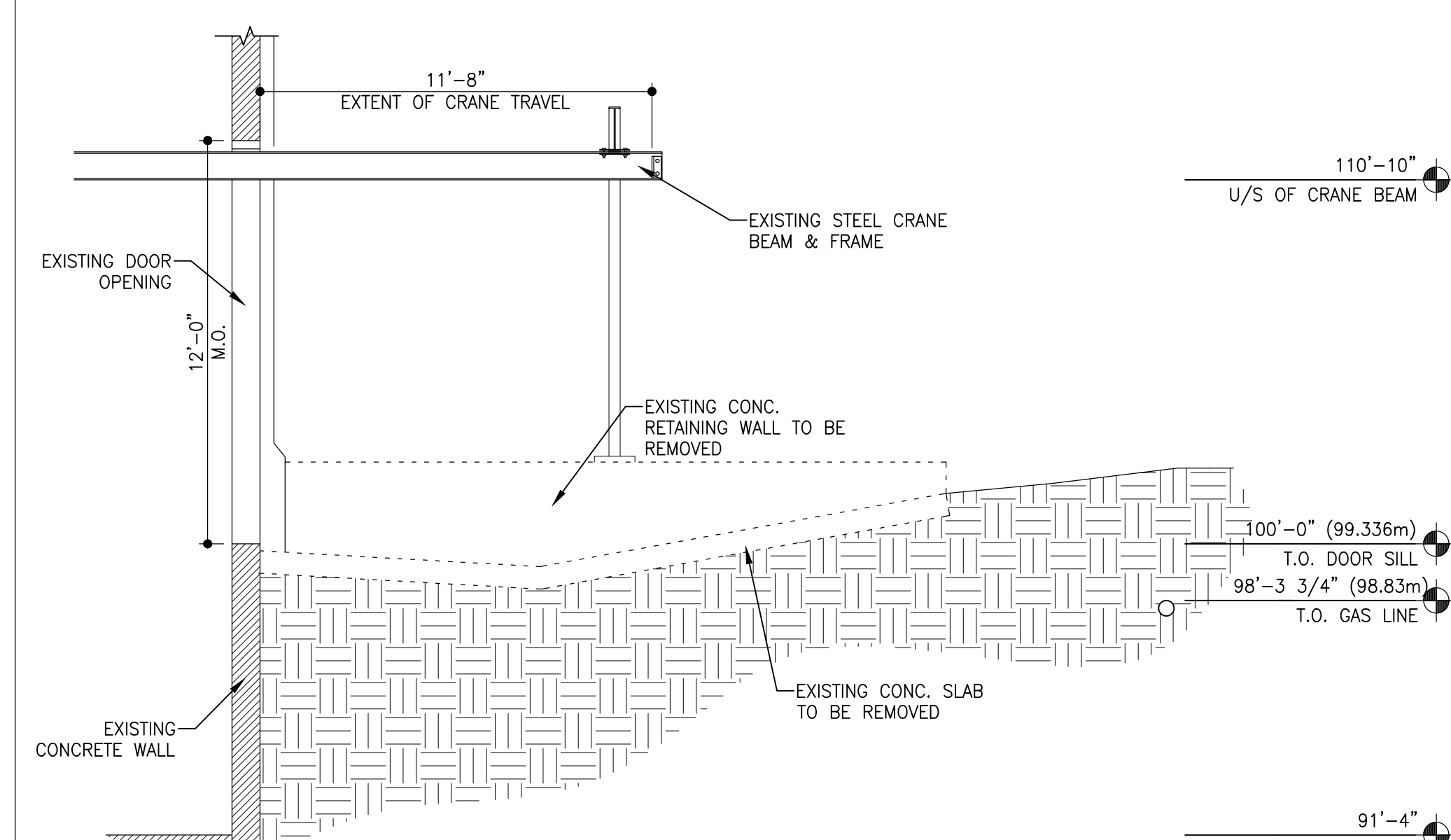
1 EXISTING CONSTRUCTION/DEMOLITION PLAN
 A1.0 SCALE: 1/4"=1'-0"



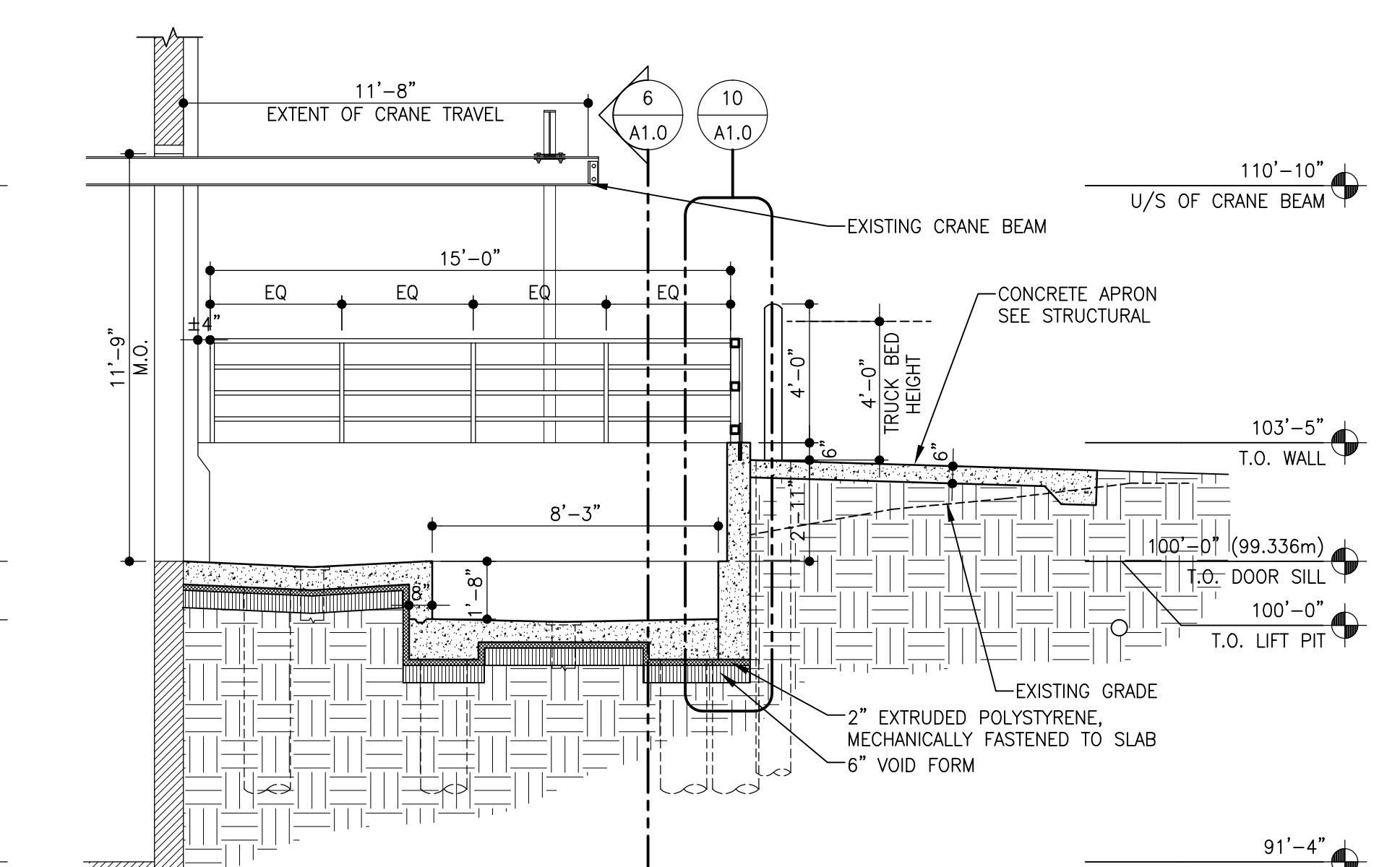
2 NEW CONSTRUCTION PLAN
 A1.0 SCALE: 1/4"=1'-0"



3 SLAB ELEVATIONS PLAN
 A1.0 SCALE: 1/4"=1'-0"



4 EXISTING CONSTRUCTION/DEMOLITION SECTION
 A1.0 SCALE: 1/4"=1'-0"



5 NEW CONSTRUCTION SECTION
 A1.0 SCALE: 1/4"=1'-0"

LIFT SPECIFICATIONS

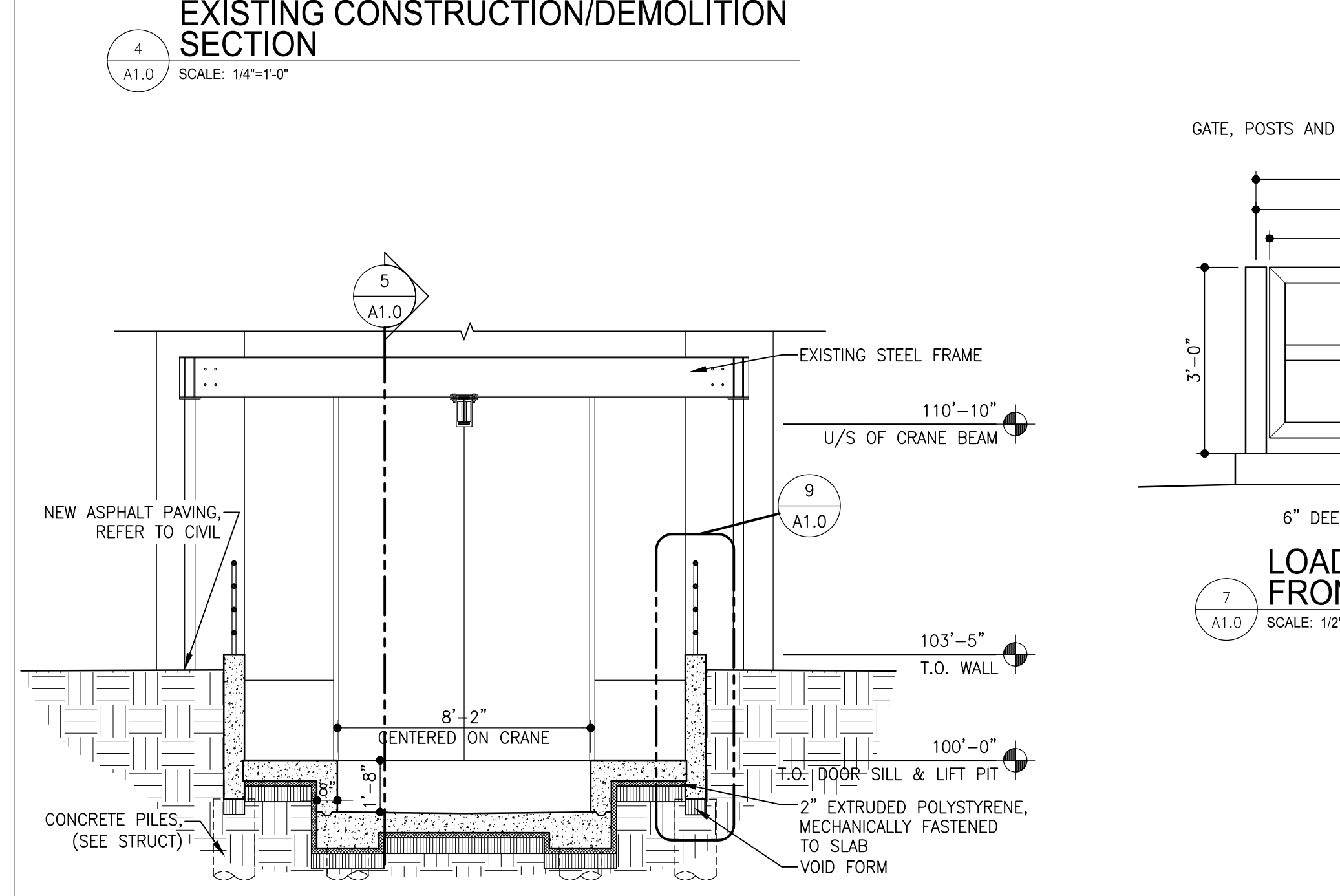
MANUFACTURER: PENTALIFT
 MODEL: 200DLS969615 DUAL DOUBLE SCISSOR LIFT TABLE
 INSTALL STYLE: PIT MOUNTED
 DECK SIZE: 96"x96"
 VERTICAL TRAVEL: 83"
 CAPACITY: 15,000 LBS
 HINGED BRIDGE: 36" DEEP, 72" WIDE, CENTERED ON LIFT
 ACCESSORIES: ACCESS CHAINS, 42" GUARD RAIL ON 2 SIDES
 NOTE: VERIFY WITH LIFT MANUFACTURER FOR PIT DIMENSIONS.

PAINT SPECIFICATIONS

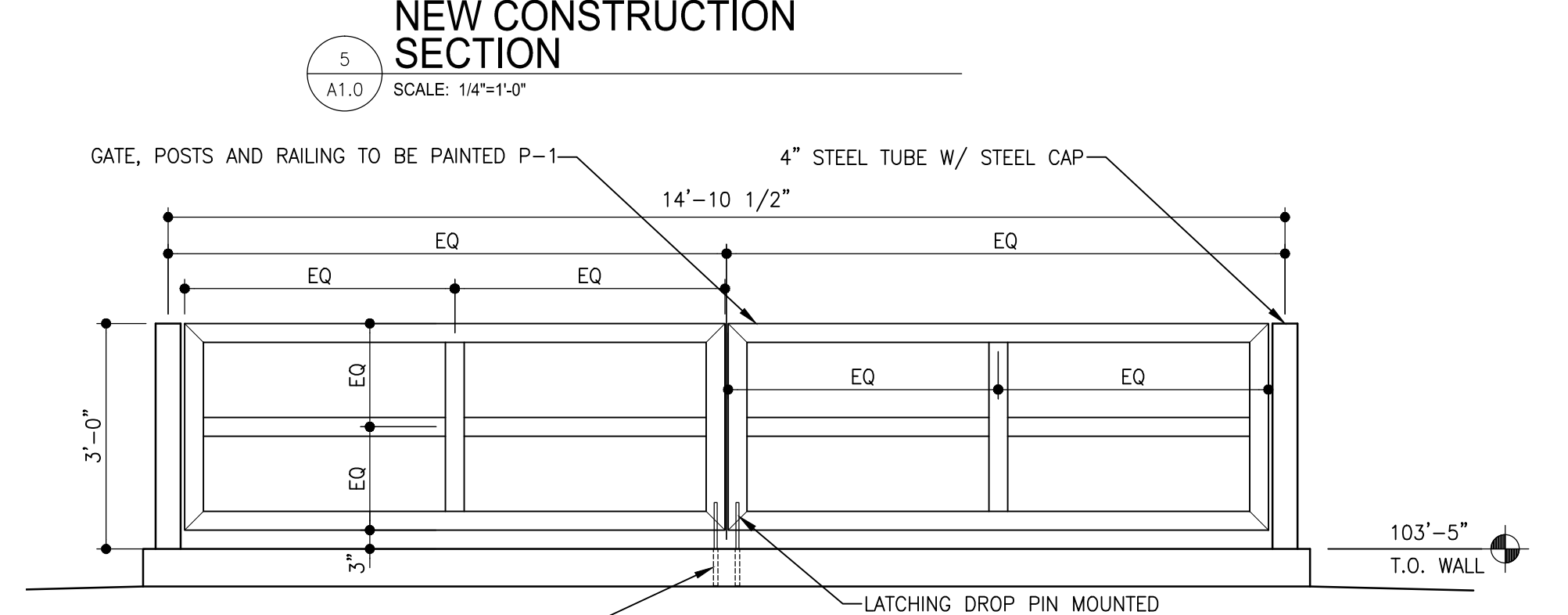
P-1 COLOUR: SAFETY RED
 FINISH: GLOSS
 APPLICATION: 1 COAT PRIMER, 2 COATS ENAMEL EXTERIOR GRADE
 P-2 COLOUR: SAFETY YELLOW
 FINISH: GLOSS
 APPLICATION: 1 COAT PRIMER, 2 COATS ENAMEL EXTERIOR GRADE

DRAWING LEGEND

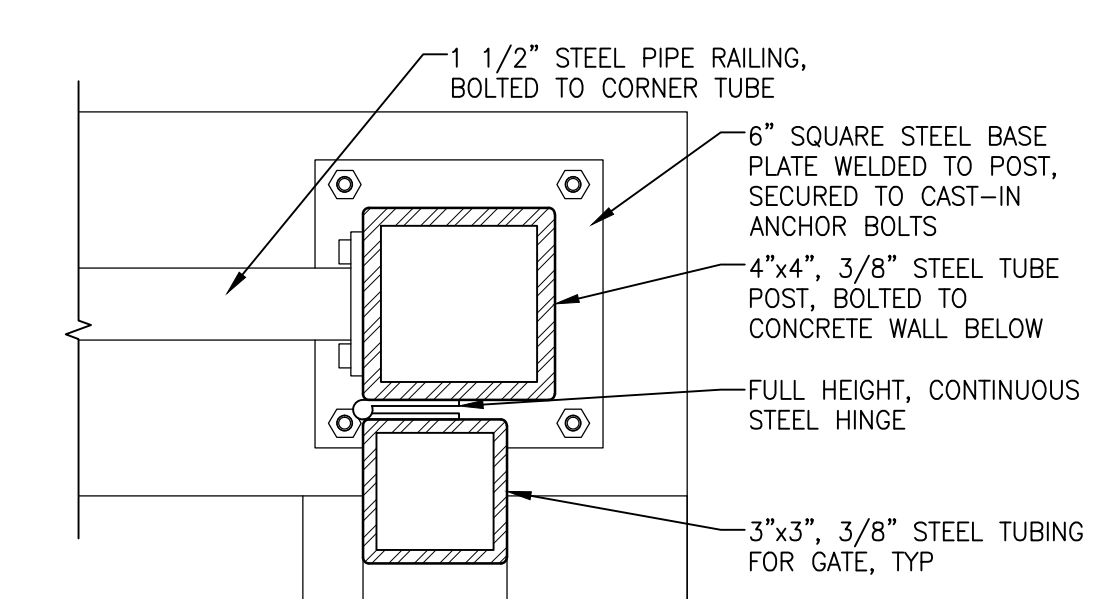
- SPOT ELEVATION
- ELEVATION HEIGHT
- ELEVATION CALLOUT
- SECTION CALLOUT
- DETAIL CALLOUT
- EARTH
- CONCRETE
- GRAVEL
- ASPHALT
- VOID FORM
- INSULATION



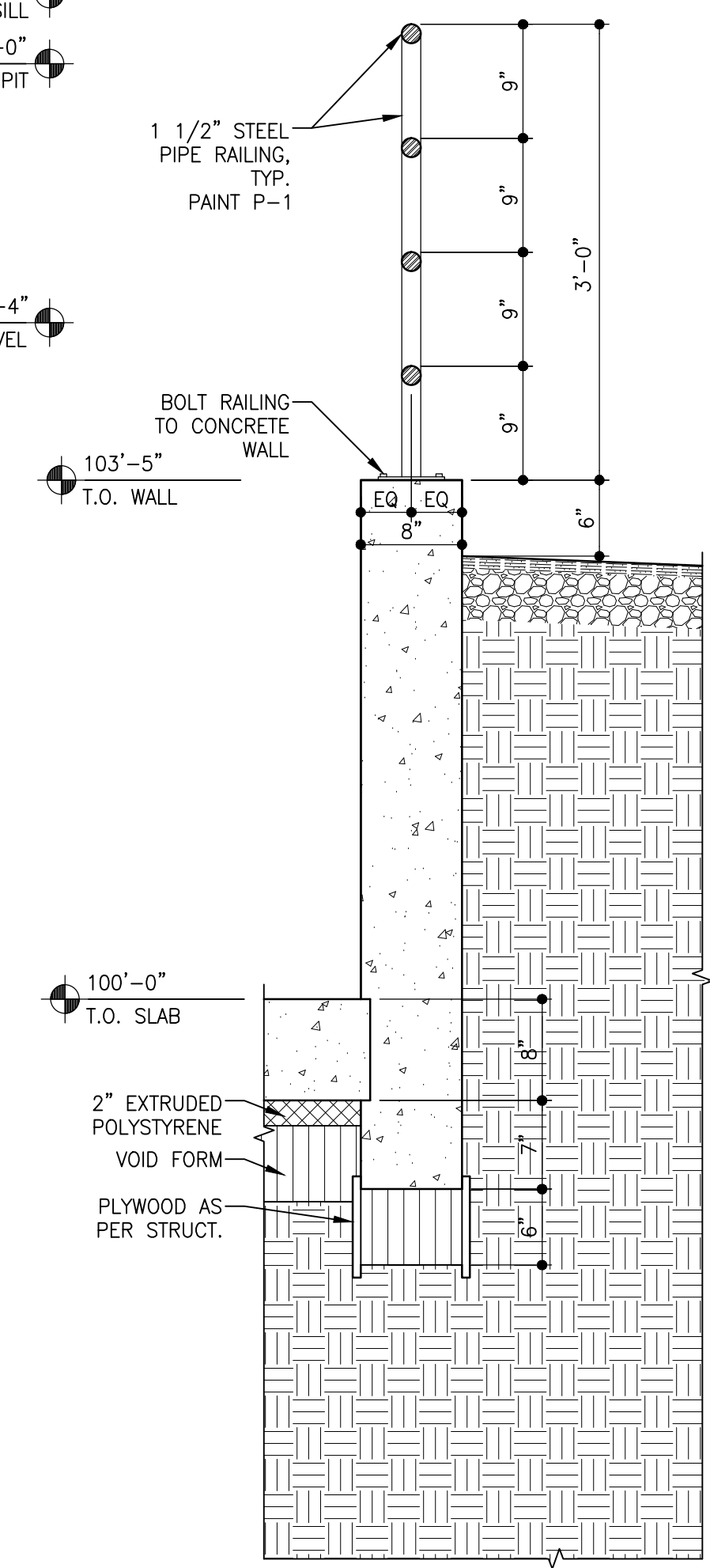
6 NEW CONSTRUCTION SECTION
 A1.0 SCALE: 1/4"=1'-0"



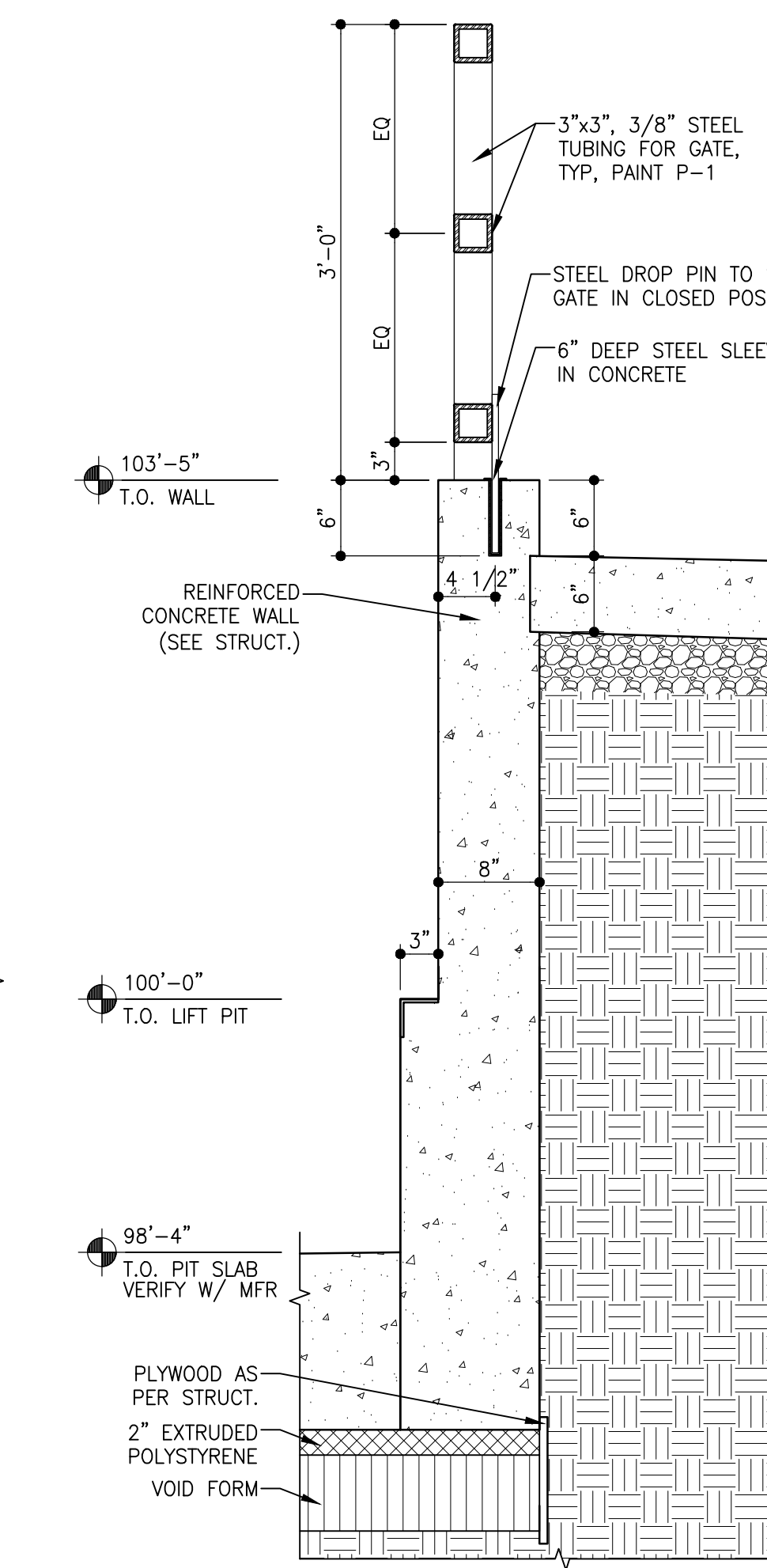
7 LOADING DOCK GATE FRONT ELEVATION
 A1.0 SCALE: 1/2"=1'-0"



8 GATE DOOR @ POST PLAN DETAIL
 A1.0 SCALE: 3"=1'-0"



9 RAILING SECTION DETAIL
 A1.0 SCALE: 1"=1'-0"



10 FRONT RETAINING WALL SECTION DETAIL
 A1.0 SCALE: 1"=1'-0"

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DEMOLITION & NEW CONSTRUCTION PLANS, SECTIONS & DETAILS
 sheet title

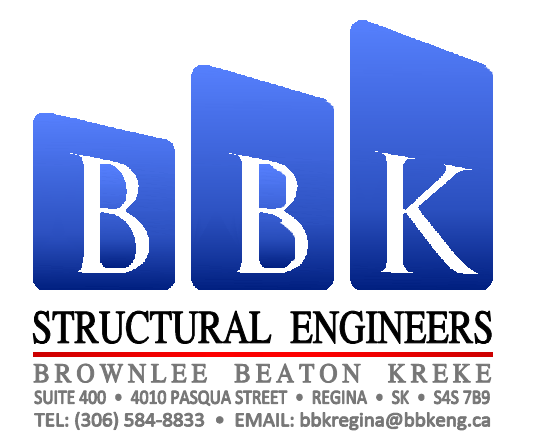
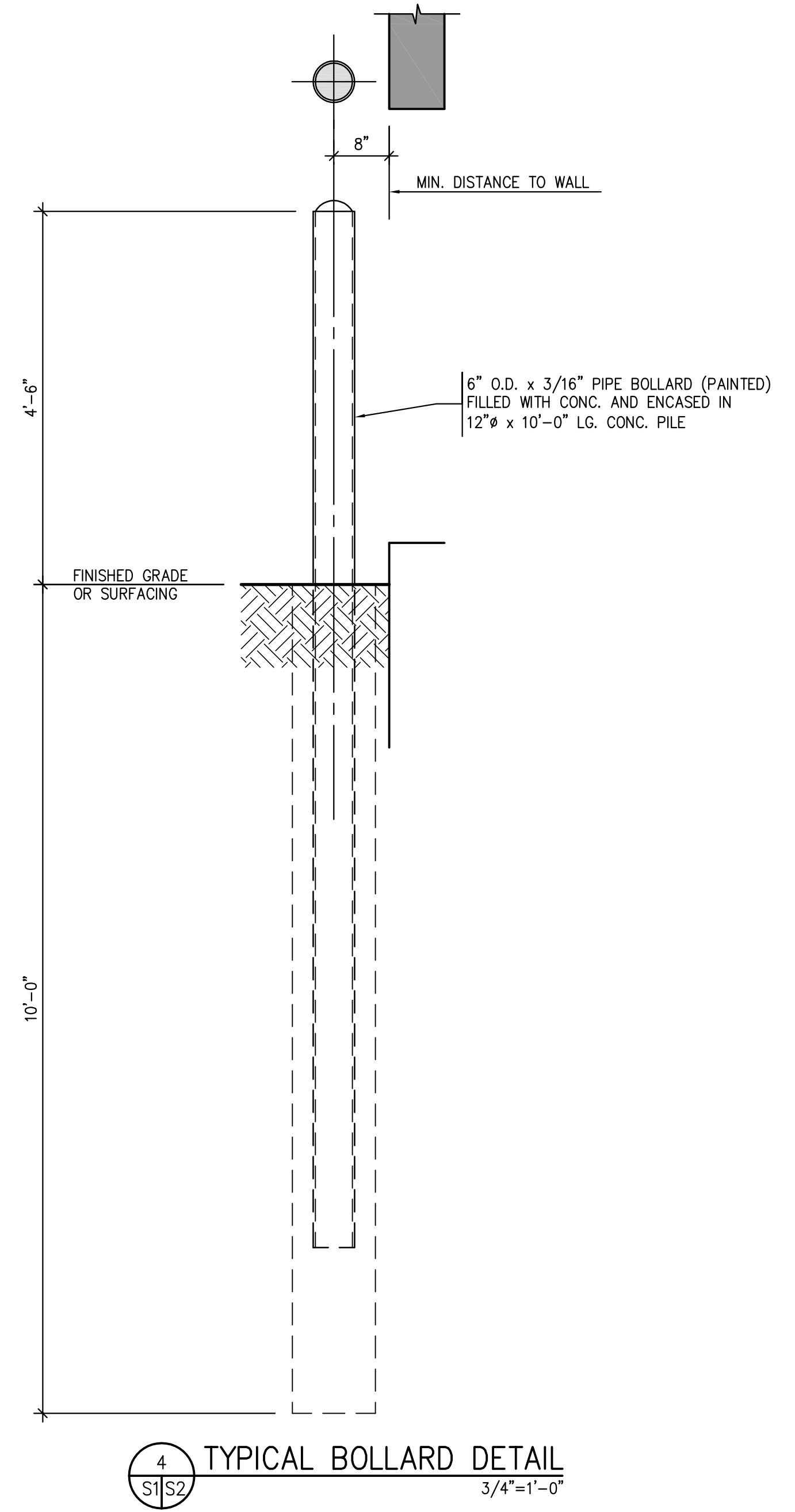
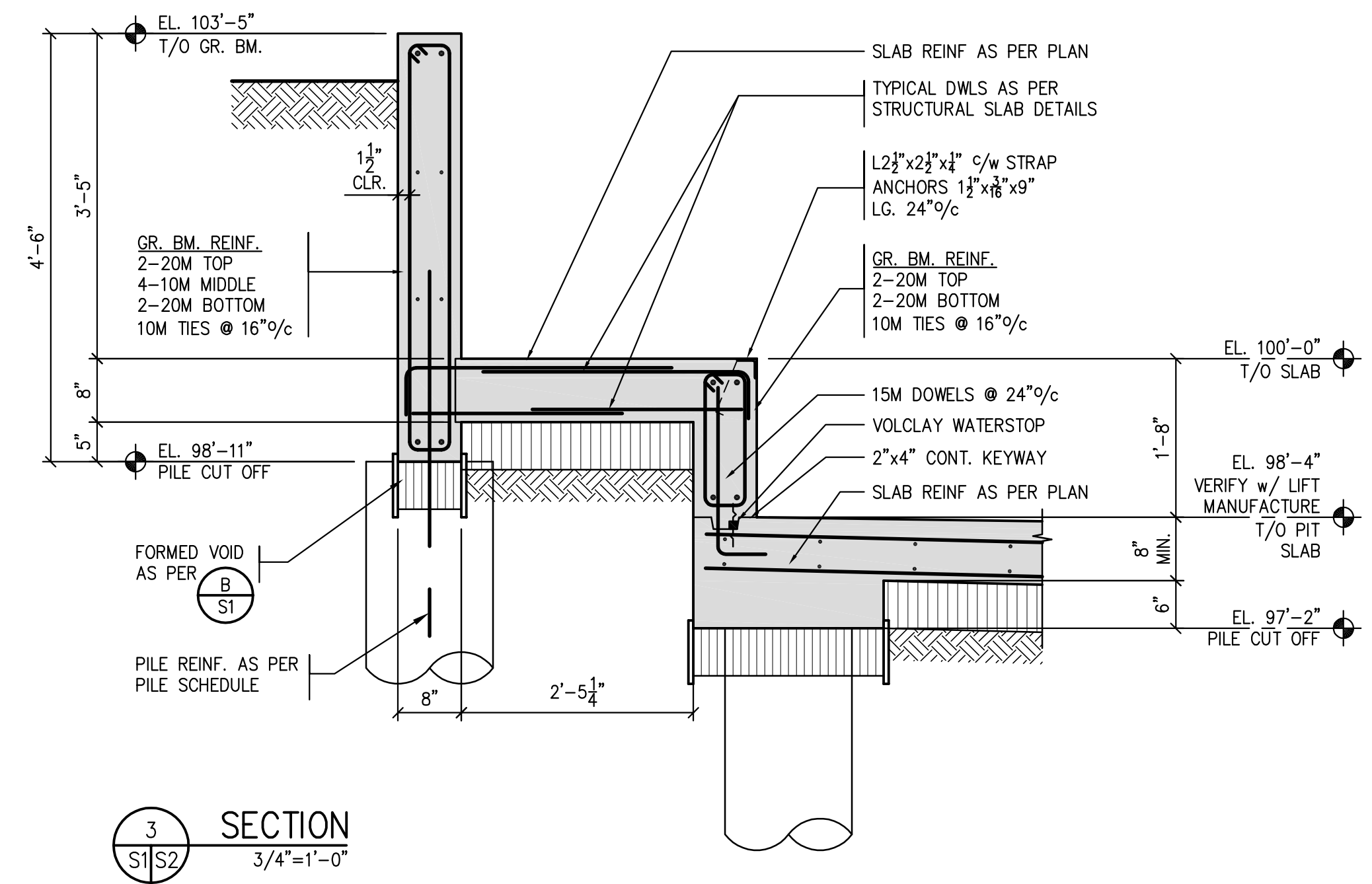
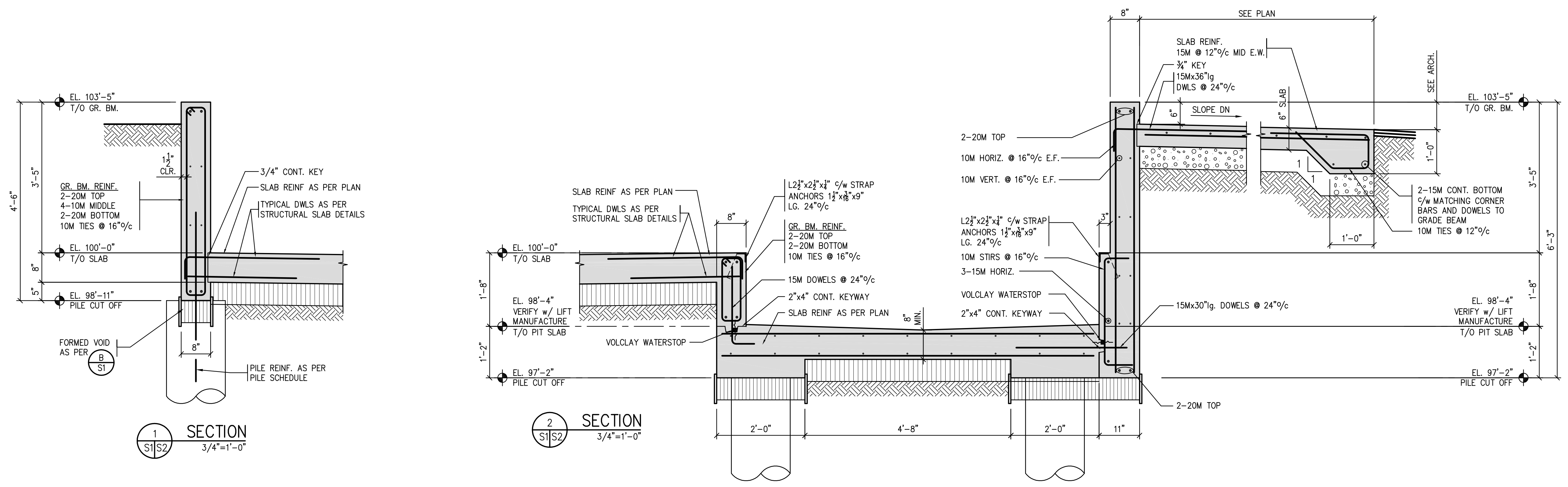
consultant
 seal
 drawn by: NP
 checked by: MF
 project no. 2014704
 scale: AS NOTED
 date: FEB 09/15
 sheet no. A1.0

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Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
 BROWNLEE BEATON KREKE (REGINA) LTD.
 NUMBER 525
 PERMISSION TO CONSULT HELD BY:
 DISCIPLINE: STRUTURAL [217] SASK. REG. NO. SIGNATURE: ECK

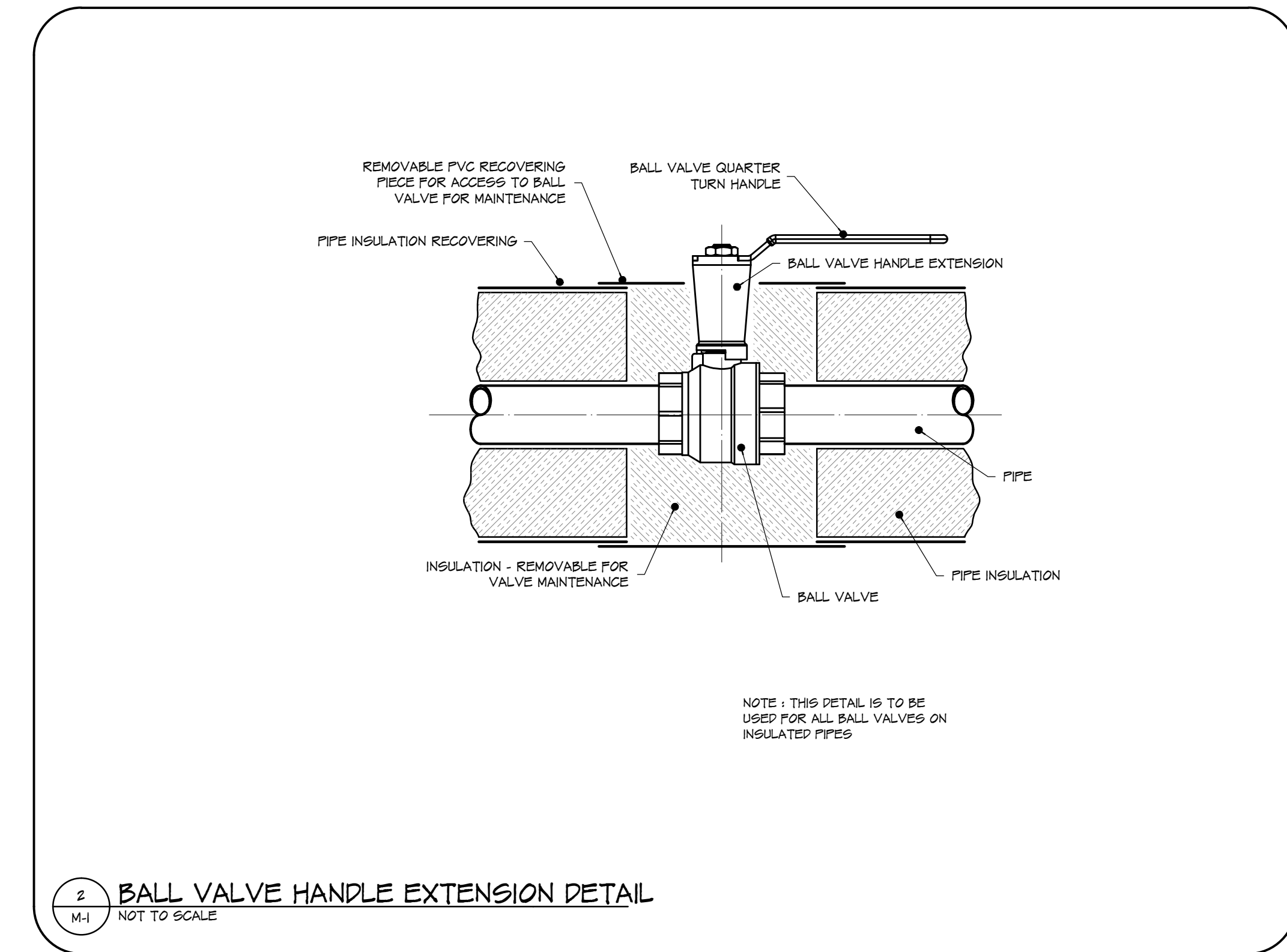
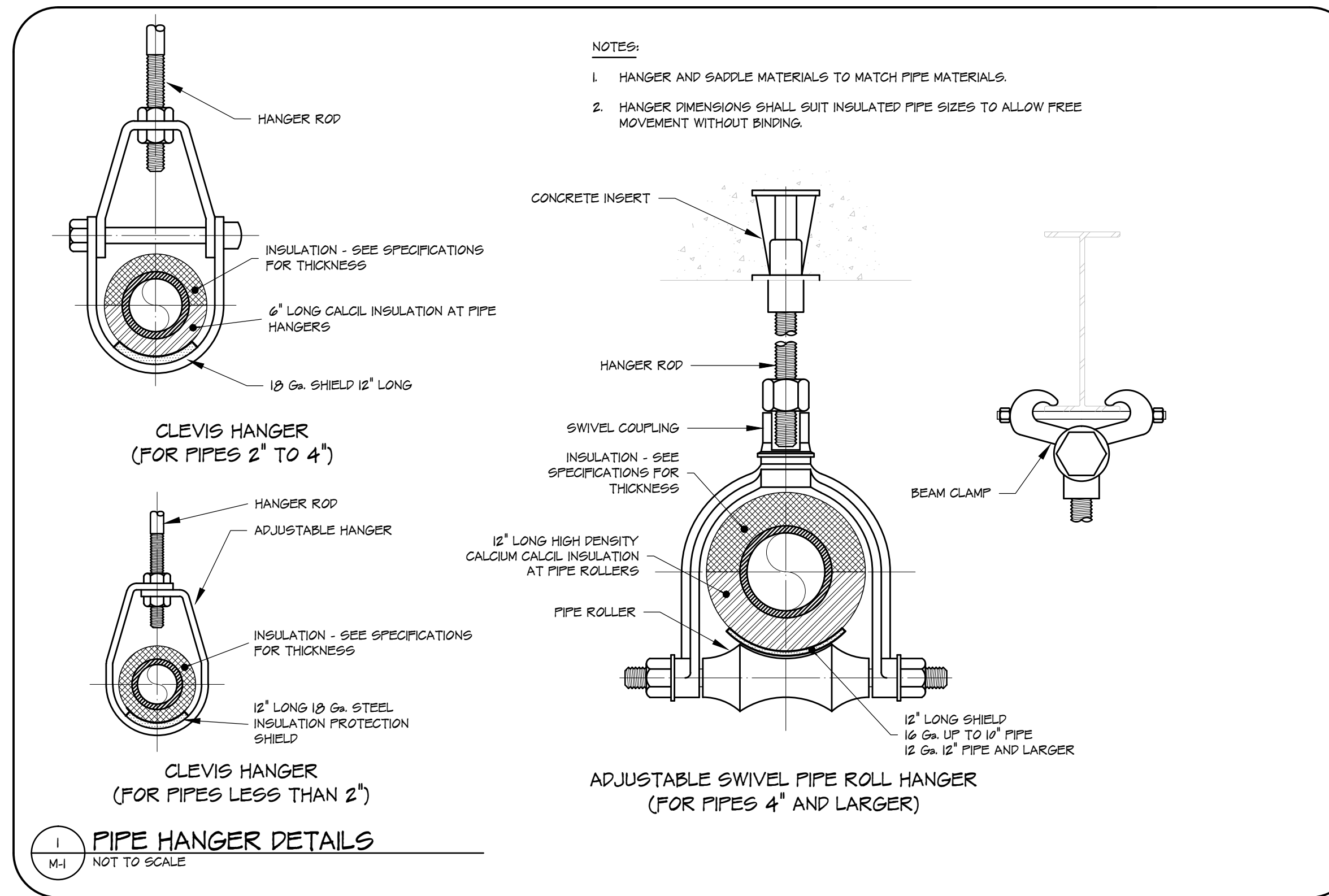


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architecture • interior design • graphic design **10**
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project
 SECTIONS
 PLANS & SECTIONS
 sheet title
 consultant

seal
 drawn by: CS
 checked by: DS
 project no. 2014704
 scale: AS NOTED
 date: Feb 02/15
 sheet no. **S2**

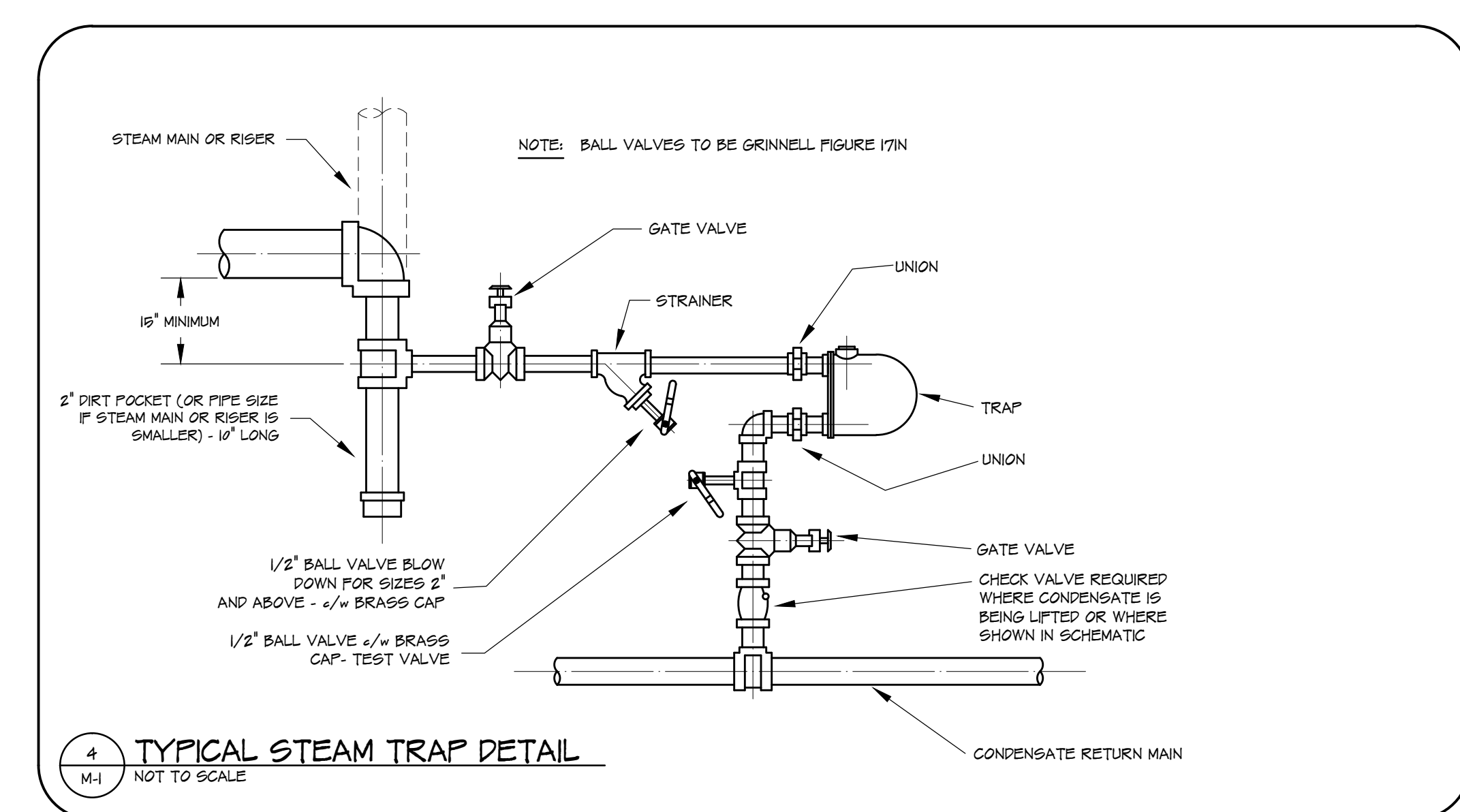
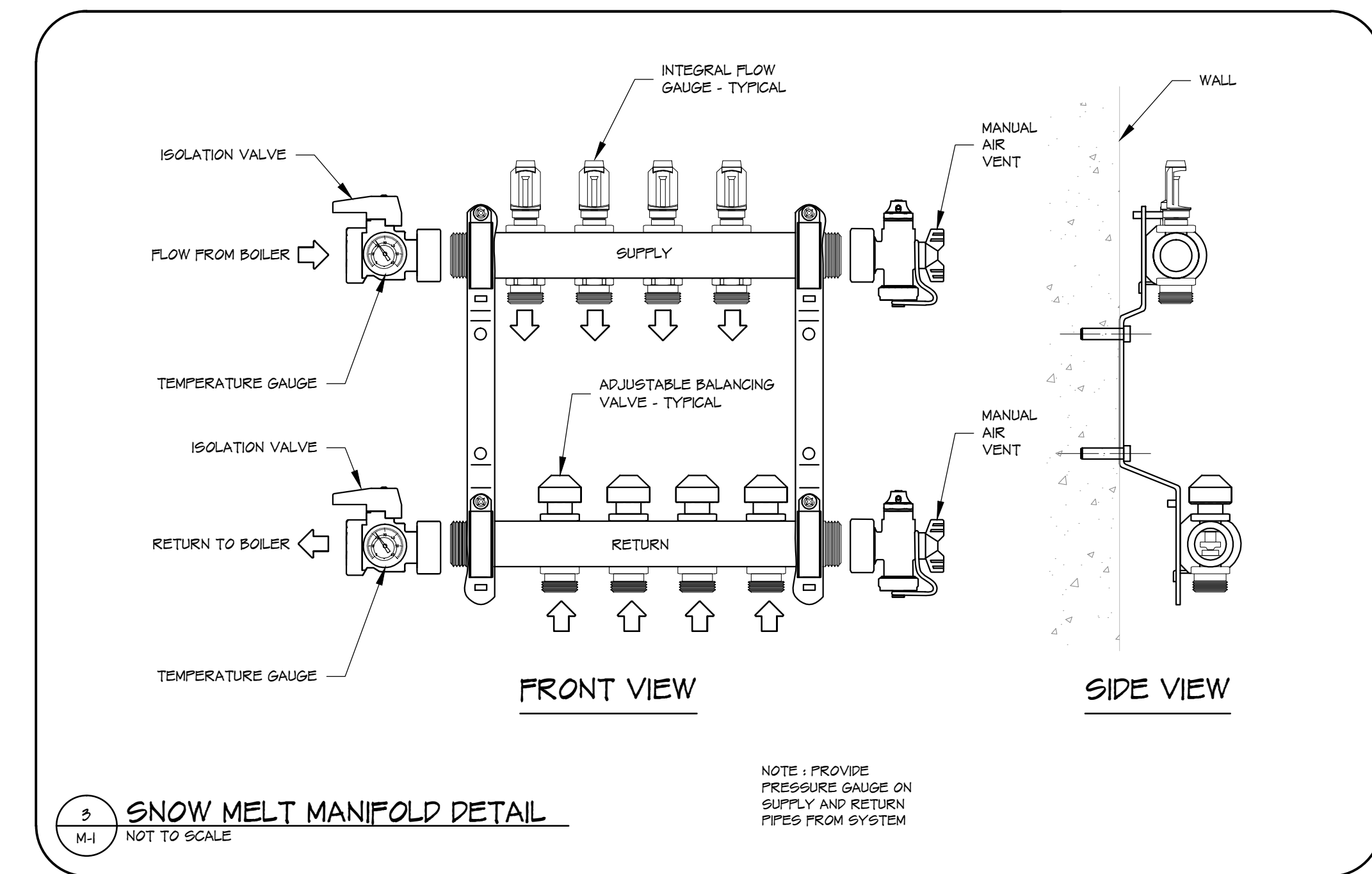


PIPING LEGEND	
ITEM	DESCRIPTION
---	EQUIPMENT DRAIN
GLY	GLYCOL HEATING SUPPLY
GLY	GLYCOL HEATING RETURN
---	LOW PRESSURE STEAM
---	LOW PRESSURE CONDENSATE
---	DOMESTIC COLD WATER
---	STORM PIPING - EXPOSED
---	STORM PIPING - BURIED

PIPING SYMBOL LEGEND	
ITEM	DESCRIPTION
[Symbol]	GATE VALVE
[Symbol]	BALL VALVE
[Symbol]	CHECK VALVE
[Symbol]	CONTROL VALVE
[Symbol]	CIRCUIT BALANCING VALVE
[Symbol]	PRESSURE RELIEF VALVE
[Symbol]	VACUUM BREAKER
[Symbol]	STRAINER
[Symbol]	UNION / CONCENTRIC PIPE REDUCER
[Symbol]	FLOAT AND THERMOSTATIC (FKT) TRAP
[Symbol]	DIRECTION OF FLOW
[Symbol]	PIPE CAP
[Symbol]	AIR VENTS - MANUAL AND AUTOMATIC
[Symbol]	CONNECT NEW PIPE TO EXISTING
[Symbol]	CLEAN-OUT
[Symbol]	PIPE DROP
[Symbol]	PIPE RISE
[Symbol]	PIPE TEE
[Symbol]	PIPE ELBOW
[Symbol]	PIPE CONTINUATION
[Symbol]	CONNECT TO DRAIN - INDIRECT
[Symbol]	TO DRAIN
[Symbol]	1% SLOPE
[Symbol]	1% SLOPE
[Symbol]	TEMPERATURE GAUGE
[Symbol]	PRESSURE GAUGE

EQUIPMENT SCHEDULE	
HX-1	BELL & GOSSETT BRAZED PLATE HEAT EXCHANGER MODEL NUMBER BF400-20. HEATING FLUID: STEAM AT 2 PSIG, 50.0 FPH. HEATED FLUID: 90% PROPYLENE GLYCOL, 3.5 % GPM AS 2" W.P.D. 10" FWT. 20" F LWT. 20.7 MBH CAPACITY. 20 PLATES. 430 PSIG DESIGN PRESSURE. 9.5 LB. OPERATING WEIGHT. 26AL PLATE MATERIAL WITH COPPER BRAZING MATERIAL.
P-1A	HIGH EFFICIENCY LARGE WET ROTO CIRCULATOR WITH ELECTRONICALLY COMMUTATED MOTOR MODEL XL20-140. 4.3 % GPM AT 20' HEAD. 3940 RPM. CAST IRON OR LEAD FREE BRONZE BODY. STAINLESS STEEL IMPELLER. STAINLESS STEEL SHAFT. CARBON SLEEVE BEARING. EPDM GASKET/O-RING. ALL OTHER WETTED PARTS STAINLESS STEEL. 0.9 HP. 200V/3PH/60HZ. WEIGHT: 91 LBS.
P-1B	AS P-1A.
AS-1	BELL & GOSSETT IN-LINE AIR SEPARATOR MODEL IAS-1. LESS THAN 1 PSI PRESSURE DROP AT 4.3 % GPM FLOW.
TK-1	AMTROL "RADIANT EXTROL" MODEL RX-50. 4.4 % GAL TANK VOLUME. 3.2 % GAL MAXIMUM ACCEPTANCE VOLUME.
TK-2	AXIOM INDUSTRIES MODEL "MP-200" GLYCOL MAKE-UP PUMP AND TANK. 6.6 USGAL UNIT. UNIT COMPLETE WITH MOLDED-IN LEVEL GAUGE. 8" FILL/ACCESS OPENING AND COVER. PUMP SUCTION HOSE WITH INLET STRAINER AND CHECK VALVE. PRESSURE PUMP WITH FUSE PROTECTION. LOW FLUID LEVEL PUMP CUT-OUT FLOAT SWITCH. MANUAL DIVERTER VALVE FOR PURGING AIR AND AGITATING CONTENTS OF STORAGE TANK. PRESSURE SWITCH WITH SNUBBER ADJUSTABLE FROM 10 PSIG TO 170 PSIG. 20 PSIG CUT-OUT PRESSURE (FACTORY SET TO 17 PSIG). LIQUID FILLED PRESSURE GAUGE UNIT TO BE 1/4" FUSED POWER SUPPLY ADAPTER WITH LED POWER INDICATOR LIGHT. 10V/60HZ/1PH. FEEDER SHALL BE COMPATIBLE WITH GLYCOL SOLUTIONS OF UP TO 90% CONCENTRATION. PUMP SHALL BE CAPABLE OF RUNNING DRY WITHOUT DAMAGE. UNIT SHALL BE COMPLETE WITH THE FOLLOWING OPTIONS: TANK MOUNTING SHELF AND LOW LEVEL ALARM PANEL. WITH REMOTE MONITORING DRY CONTACTS AND SELECTABLE AUDIBLE ALARM. ELECTRICAL: 10V/1PH/60HZ 50 WATTS. ELECTRICAL SUB-TRADE TO PROVIDE SWITCHED OUTLET.
SSF-1	AXIOM INDUSTRIES MODEL SFF-10 SIDESTREAM FILTER PACKAGE. SYSTEM SHALL INCLUDE FILTER. SIGHT FLOW INDICATOR. BALL VALVE. AND BALANCING VALVE. FILTER SHALL BE CONSTRUCTED OF STAINLESS STEEL WITH BRASS HEAD. AND SHALL INCLUDE TWO EPDM O-RINGS. BRASS DRAIN VALVE WITH BRASS FITTING AND CAP. BALL VALVE SHALL BE OF BRASS CONSTRUCTION. MANUAL BALANCING VALVE SHALL BE OF BRASS CONSTRUCTION AND SHALL COME WITH AN INTEGRAL AIR VENT. MEMORY STOP. AND SHALL BE ABLE TO PROVIDE FLOW METERING. FLOW BALANCING. AND FILTER CARTRIDGE ISOLATION. PROVIDE 20 MICRON CARTRIDGE FOR START-UP AND FLUSHING. AND 5 MICRON FILTER FOR OPERATING. PROVIDE OPENING TOOL AND SIX (6) UNUSED 5 MICRON FILTER CARTRIDGES.
CR-1	BELL & GOSSETT CONDENSATE RETURN UNIT MODEL 62CC. CAST IRON RECEIVER (14 % GAL) DUPLEX CENTRIFUGAL PUMPS. 1/3 HP 10V/1PH/60HZ EACH CAPABLE OF 6 % GPM AT 20 PSIG DISCHARGE PRESSURE. DOUBLE POLE EXTERNALLY ADJUSTABLE FLOAT SWITCHES (2) - SEAMLESS FLOAT AND STAINLESS STEEL ROD. UNIT TO BE COMPLETE WITH WATER LEVEL GAUGE WITH SHUTOFF VALVE. DIAL THERMOMETER. INLET BASKET STRAINER. DISCHARGE PRESSURE GAUGE. SUCTION BUTTERFLY VALVE. NEMA2 CONTROL PANEL MOUNTED AND WIRED WITH LIQUID TIGHT FLEXIBLE CONDUITS COMPLETE WITH ELECTRICAL AUTOMATIC ALTERNATION OF PUMPS (NOT MECHANICAL ALTERNATION). MAGNETIC STARTERS IN CONTROL PANEL. WITH FUSEABLE DISCONNECT SWITCHES. AUTO-OFF-LEADLAG SWITCH.

EQUIPMENT	
ITEM	DESCRIPTION
TAG	EQUIPMENT TAG
[Symbol]	PUMP



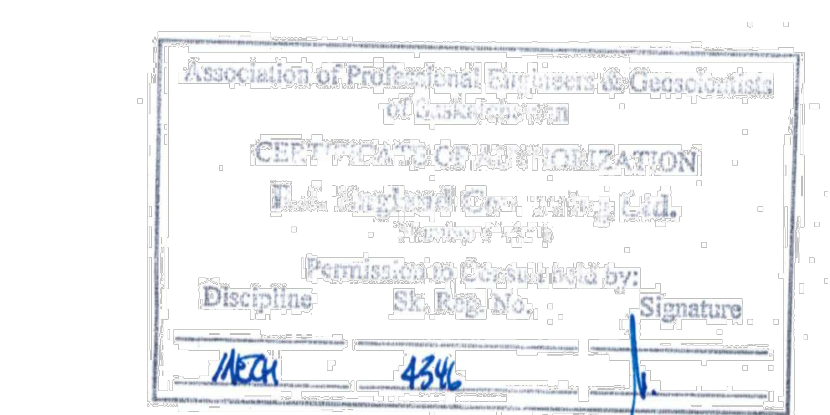
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LOADING DOCK AND
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project

MECHANICAL
LEGENDS AND SCHEDULES
SCHEMATIC

sheet title

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RJE PROJECT NO. 050048

PROFESSIONAL ENGINEER
R. J. ENGLAND
M.E.I.A.S. (19346)
15.02.27
TR. REG. DATE 05.04.13
SASKATCHEWAN

scale: AS NOTED

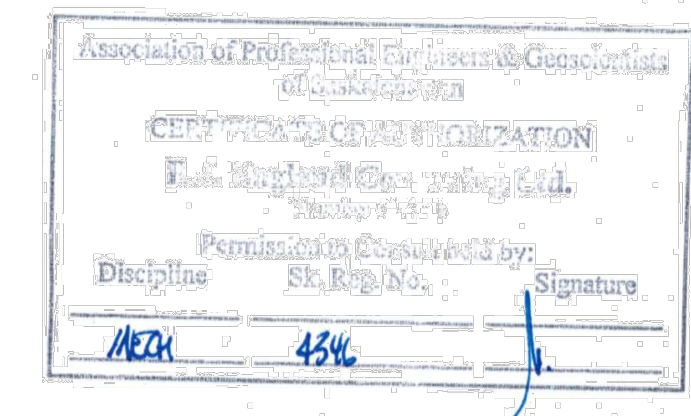
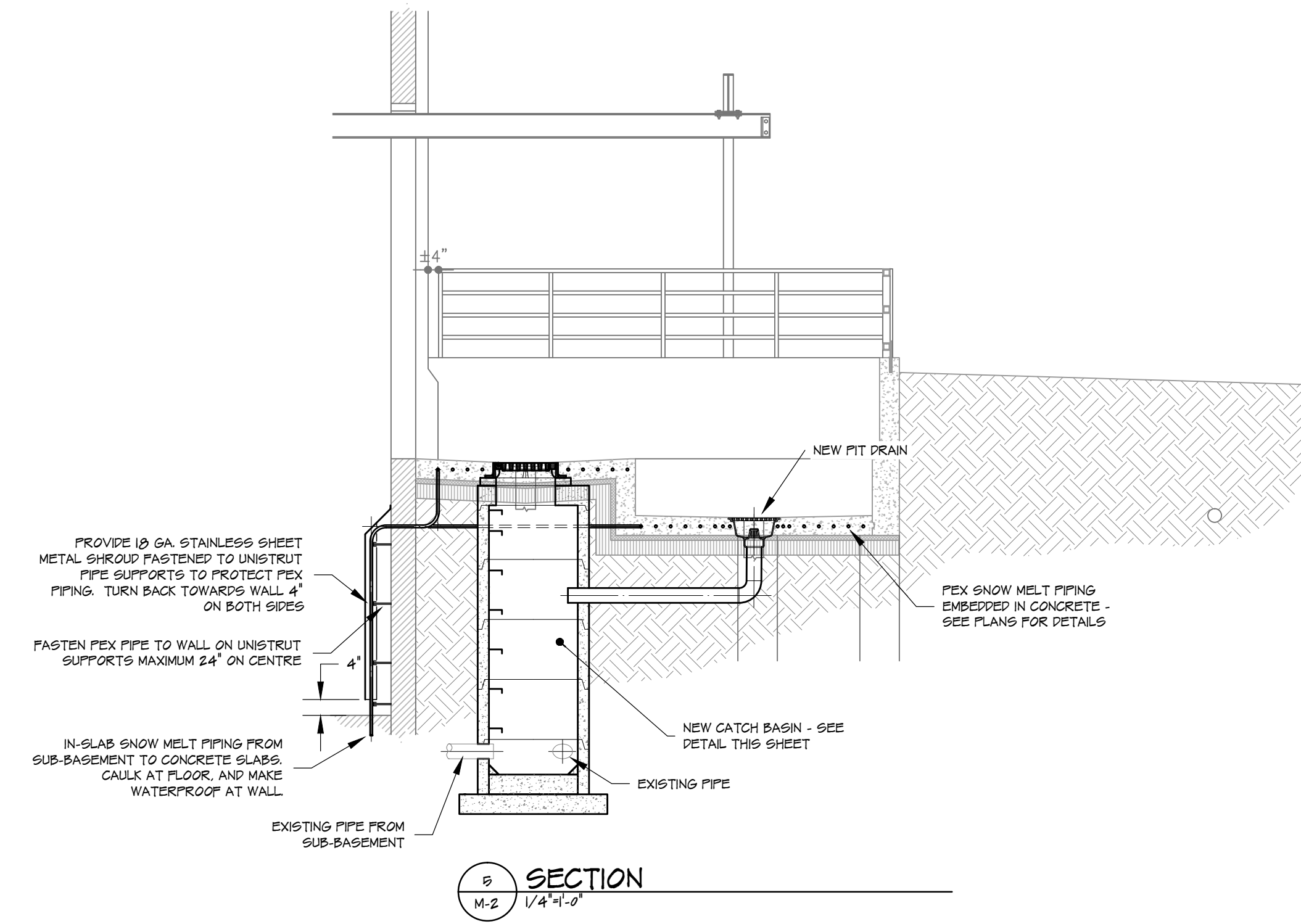
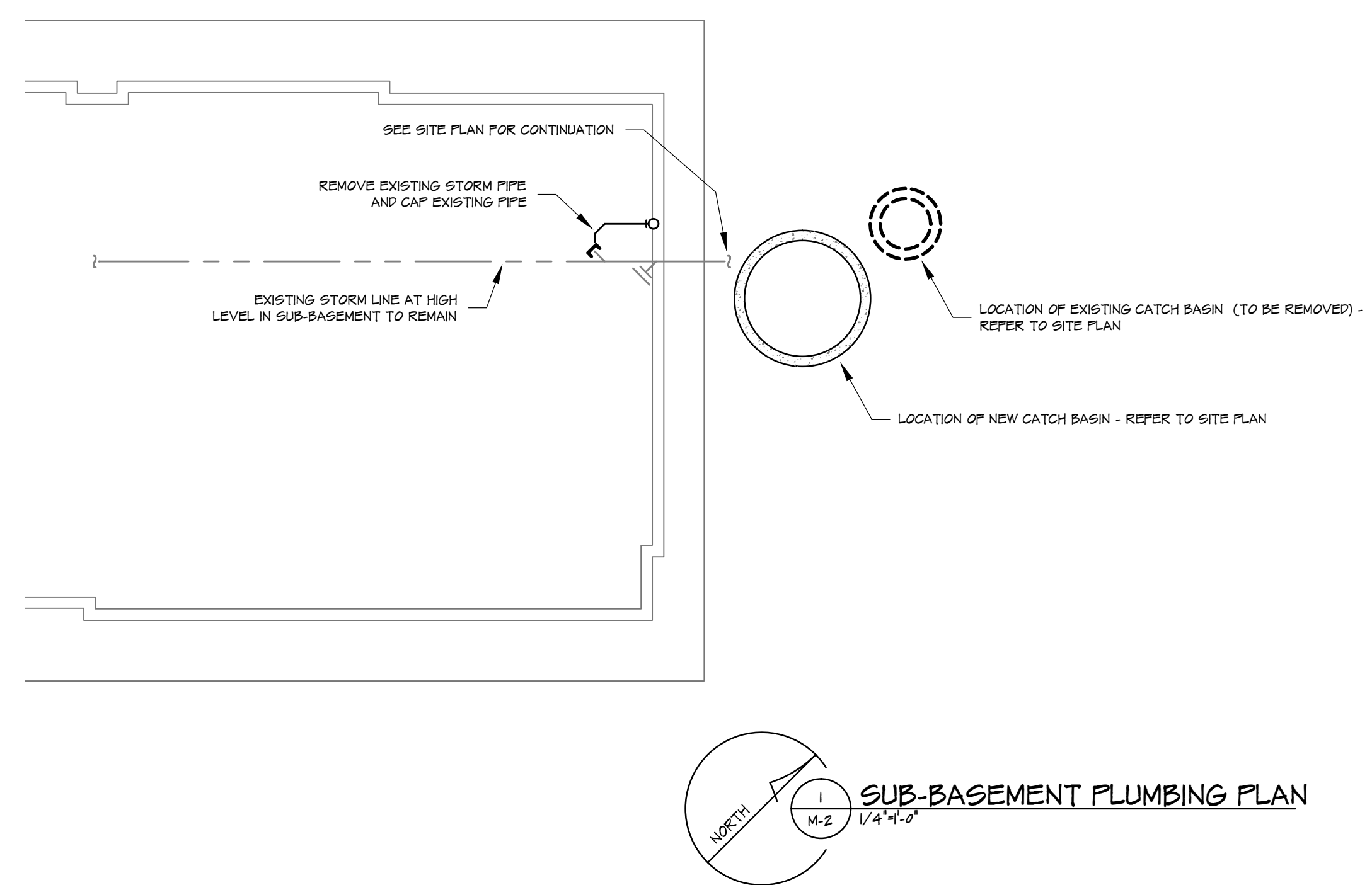
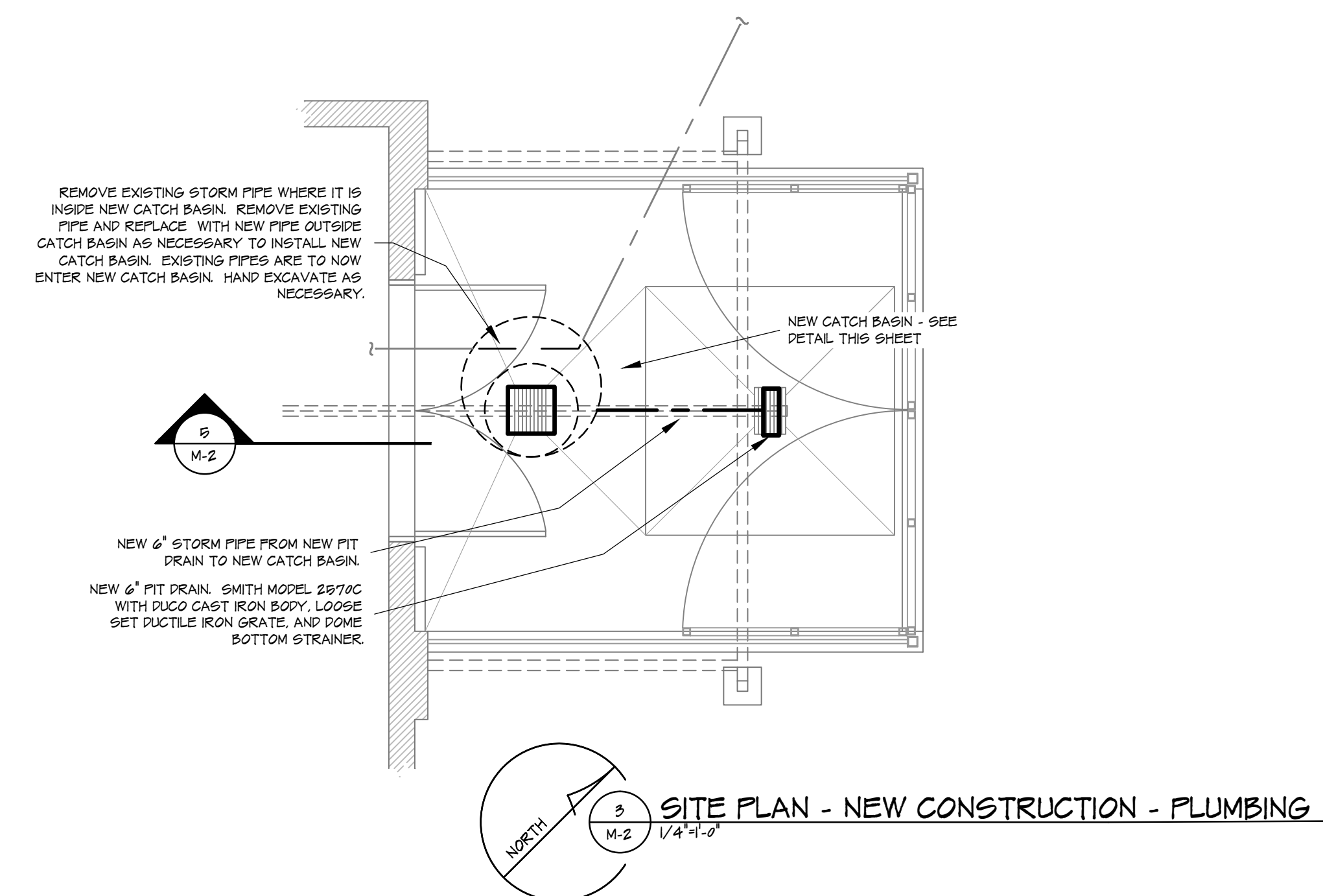
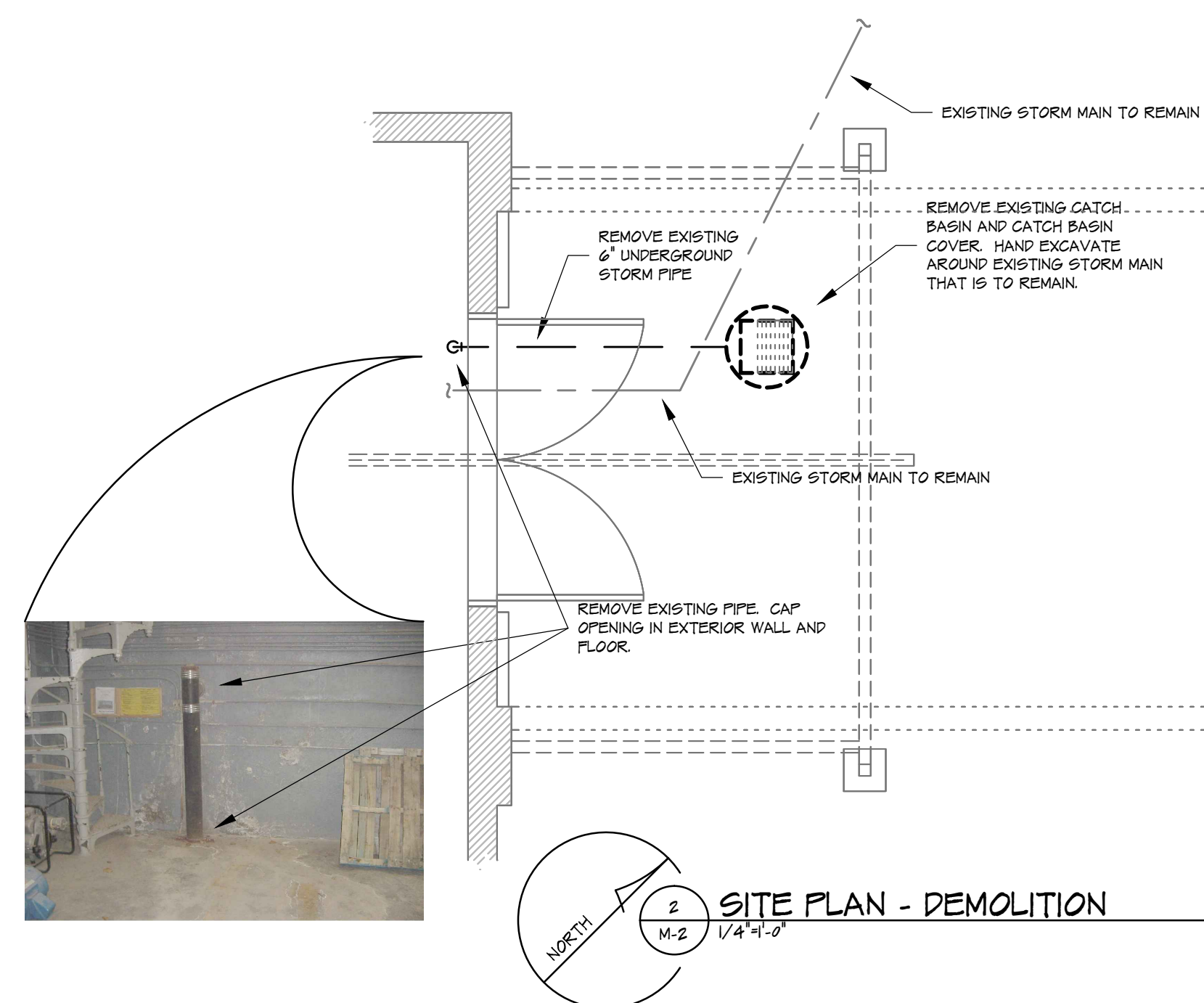
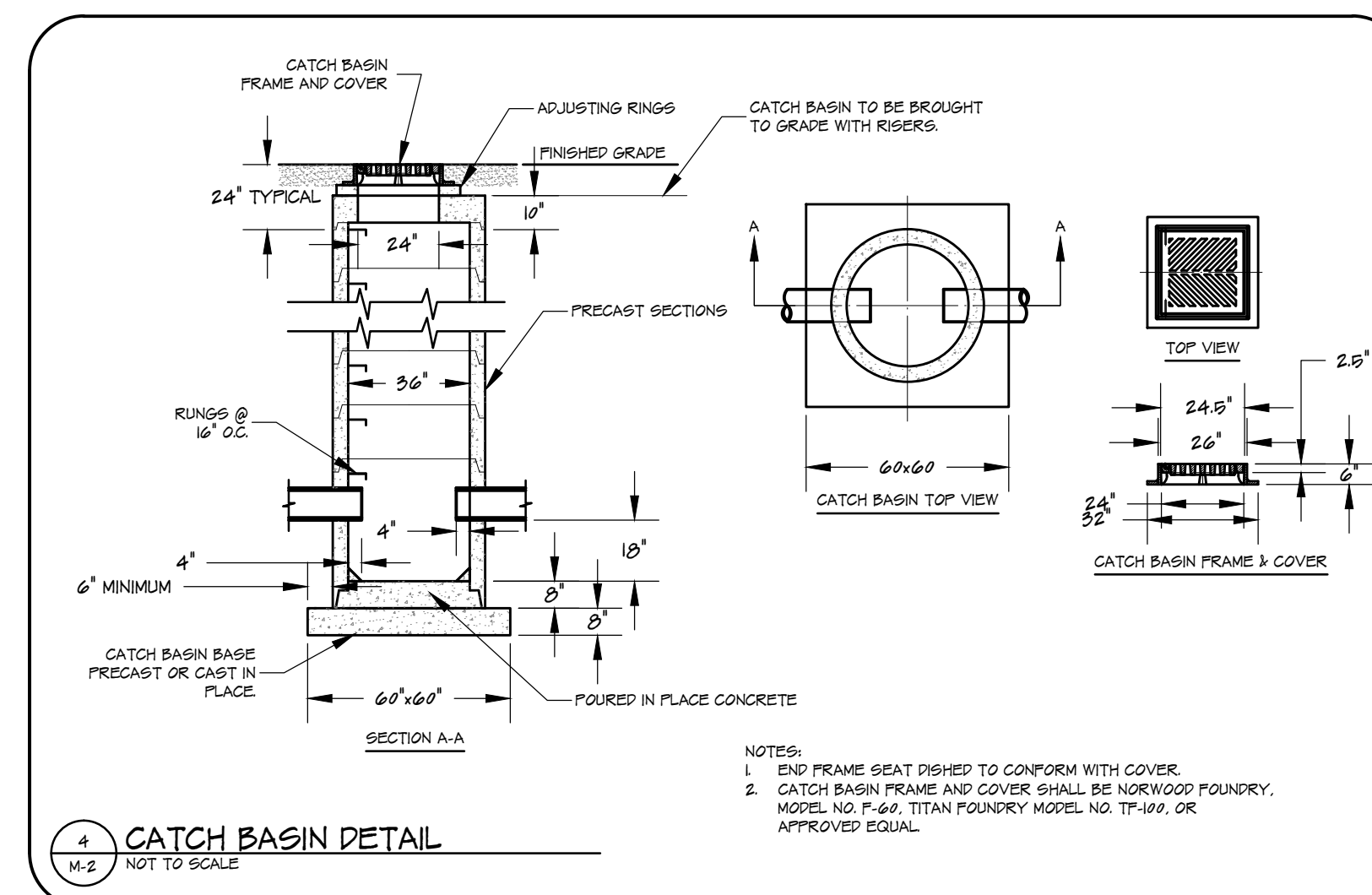
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project no. 2014704 sheet no. M-1

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LOADING DOCK AND SITE PAVING RENOVATION

project
 MECHANICAL STORM DRAINAGE

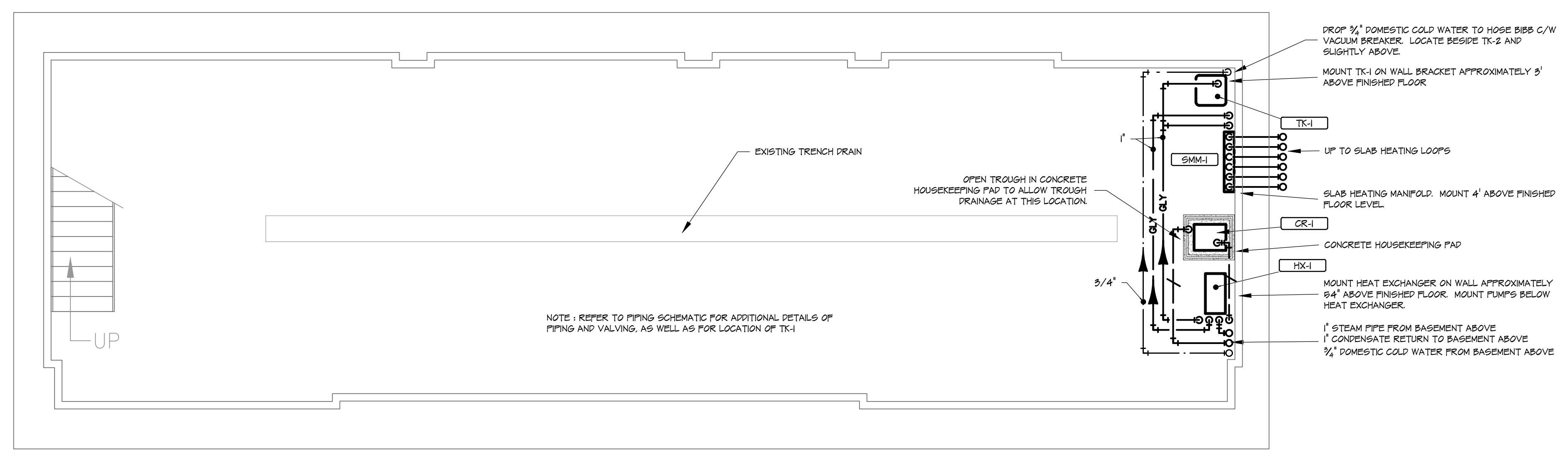
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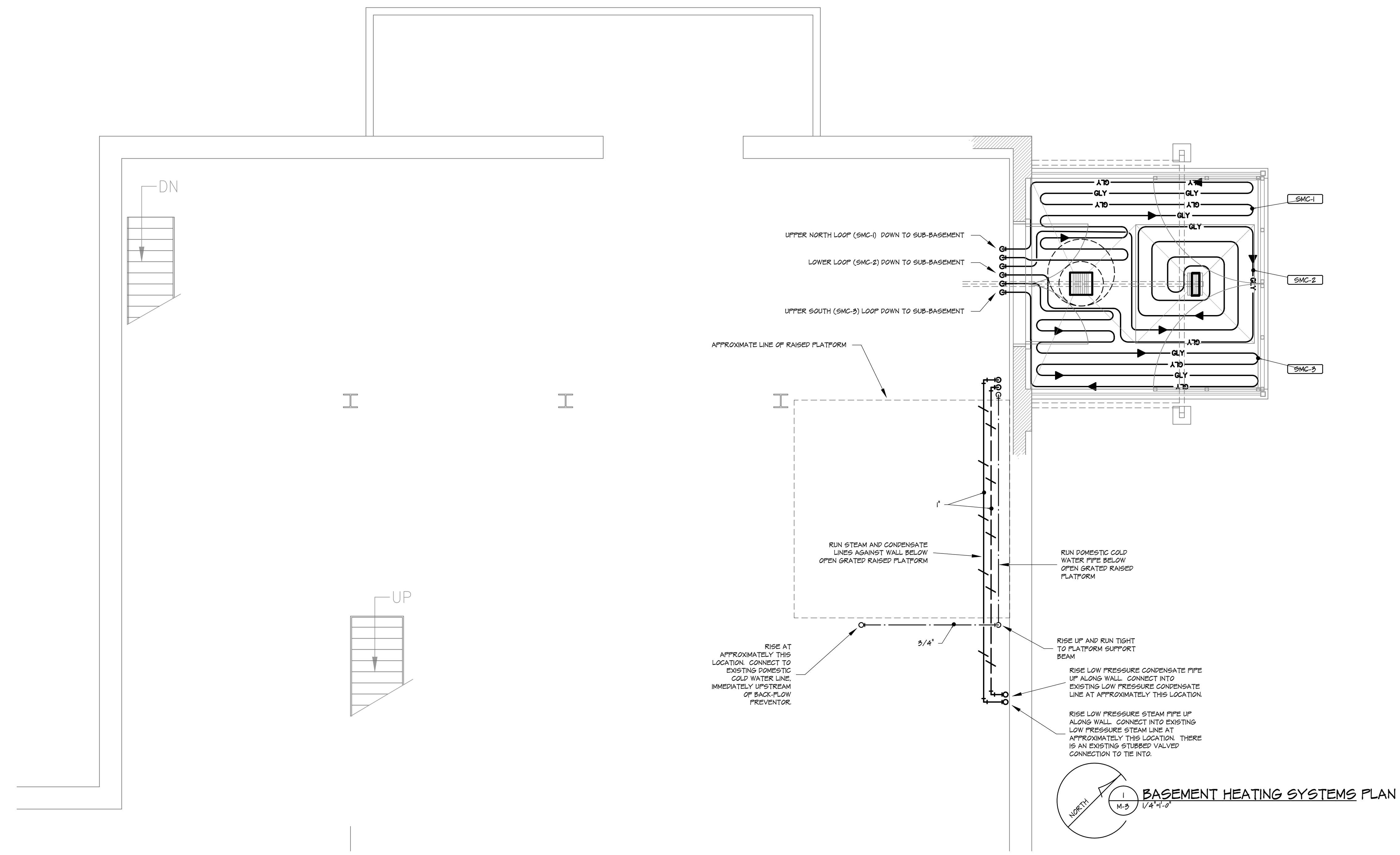
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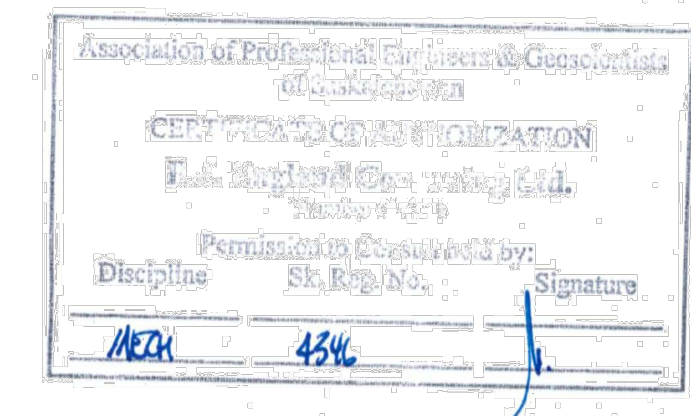
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2
 M-3
 1/4"=1'-0"
SUB-BASEMENT HEATING SYSTEMS PLAN



1
 M-3
 1/4"=1'-0"
BASEMENT HEATING SYSTEMS PLAN

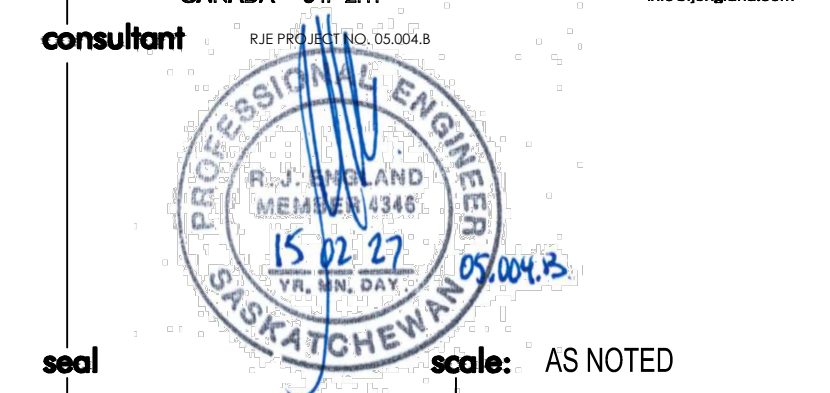


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project
 MECHANICAL HYDRONIC FLOOR PLANS

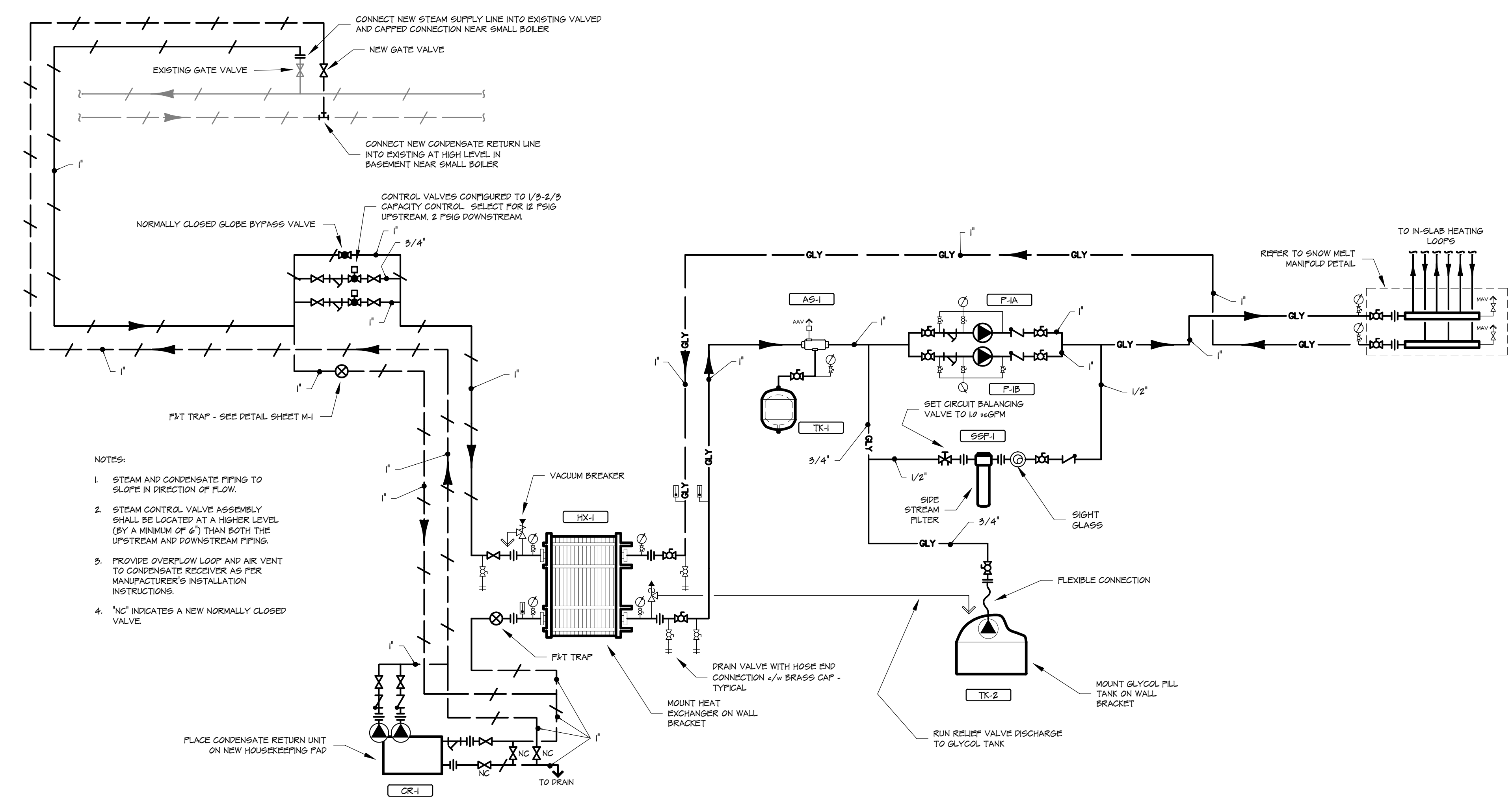
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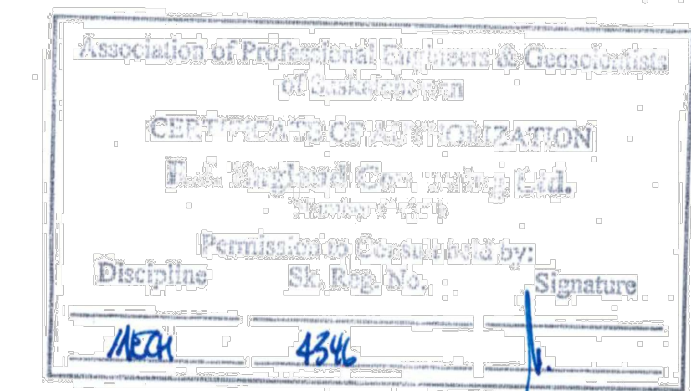
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- NOTES:
1. STEAM AND CONDENSATE PIPING TO SLOPE IN DIRECTION OF FLOW.
 2. STEAM CONTROL VALVE ASSEMBLY SHALL BE LOCATED AT A HIGHER LEVEL (BY A MINIMUM OF 6") THAN BOTH THE UPSTREAM AND DOWNSTREAM PIPING.
 3. PROVIDE OVERFLOW LOOP AND AIR VENT TO CONDENSATE RECEIVER AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 4. "NC" INDICATES A NEW NORMALLY CLOSED VALVE.

1 HYDRONIC SYSTEM SCHEMATIC
 M-4 NOT TO SCALE

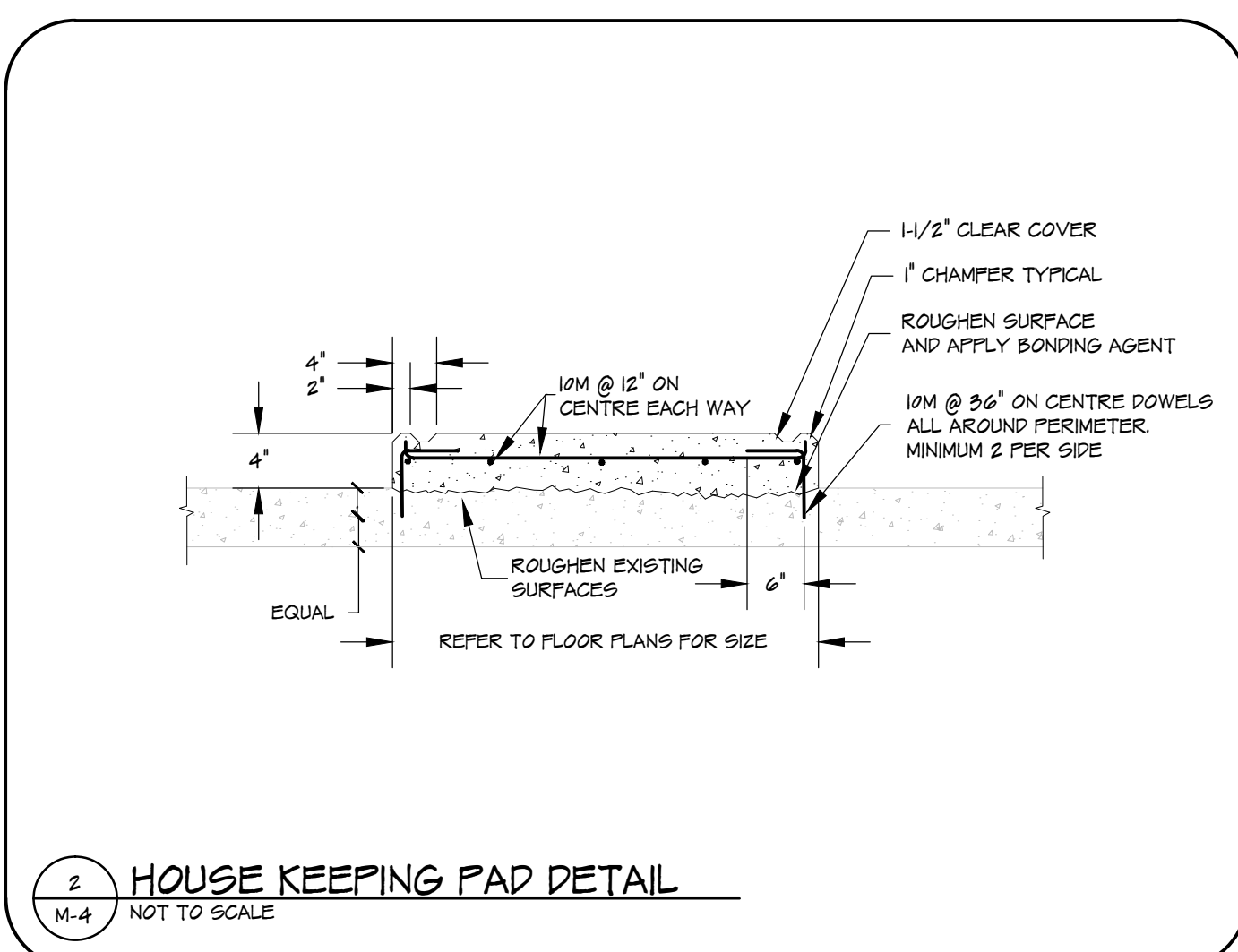


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SNOW MELT LOOP SPECIFICATIONS

SMM-1	SNOW MELT LOOPS MANIFOLD - 3 CIRCUITS - 2.43 \pm GPM FLOW RATE - 10' HEAD LOSS - 0.97' E.W.T WITH 20' MAXIMUM TEMPERATURE DROP. PRO-BALANCE 1/4" BRASS MANIFOLD WITH GAUGES.
SMC-1	SNOW MELT CIRCUIT 1 - 3/4" RAUPEX 02 BARRIER PEX PIPE - FLOW RATE 0.77 \pm GPM - 12' APPROXIMATE HEAD LOSS - E.W.T. 0.97' WITH A 20' WATER TEMPERATURE DROP. TOTAL APPROXIMATE LENGTH 108' (OUTSIDE CIRCUIT TUBING ONLY) - TUBE SPACING 9" - APPROXIMATE AREA COVERED 60 FT ² - 0.400 MBTUH LOAD.
SMC-2	SNOW MELT CIRCUIT 2 - 3/4" RAUPEX 02 BARRIER PEX PIPE - FLOW RATE 0.80 \pm GPM - 10' APPROXIMATE HEAD LOSS - E.W.T. 0.97' WITH A 20' WATER TEMPERATURE DROP. TOTAL APPROXIMATE LENGTH 108' (OUTSIDE CIRCUIT TUBING ONLY) - TUBE SPACING 9" - APPROXIMATE AREA COVERED 70 FT ² - 0.720 MBTUH LOAD.
SMC-3	SNOW MELT CIRCUIT 3 - 3/4" RAUPEX 02 BARRIER PEX PIPE - FLOW RATE 0.70 \pm GPM - 12' APPROXIMATE HEAD LOSS - E.W.T. 0.97' WITH A 20' WATER TEMPERATURE DROP. TOTAL APPROXIMATE LENGTH 108' (OUTSIDE CIRCUIT TUBING ONLY) - TUBE SPACING 9" - APPROXIMATE AREA COVERED 71 FT ² - 0.730 MBTUH LOAD.

NOTE: HEATING FLUID IS TO BE A 50% PROPYLENE GLYCOL / WATER MIXTURE.



2 HOUSE KEEPING PAD DETAIL
 M-4 NOT TO SCALE

project
 MECHANICAL SCHEMATIC AND DETAILS

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 R. J. ENGLAND
 MECHANICAL
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 SASKATCHEWAN

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 drawn by: RJE
 checked by: RJE
 project no. 2014704
 sheet no. M-4

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ASSOCIATION OF PROFESSIONAL ENGINEERS OF SASKATCHEWAN
CERTIFICATE OF AUTHORIZATION
RITENBURG & ASSOCIATES LTD.
NUMBER 52
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ELECTRICAL 9273

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LOADING DOCK INSTALLATION

project
BASEMENT & SUB BASEMENT
POWER AND SYSTEMS PLANS

sheet title

consultant

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date: 2015.02.09
checked by: JMS
project no. 12413
sheet no. E1.0

SPECIFICATIONS:

GENERAL CONDITIONS AND INTENT

1. PROVIDE LABOUR AND MATERIALS REQUIRED TO INSTALL, TEST AND PLACE INTO OPERATION A COMPLETE ELECTRICAL SYSTEM WITH FACILITIES AND SERVICES TO MEET THE REQUIREMENTS DESCRIBED HEREIN AS SHOWN ON THE DRAWINGS, AND IN COMPLETE ACCORD WITH APPLICABLE CODES AND ORDINANCES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 CANADIAN ELECTRICAL CODE, SASKATCHEWAN MINIMUM RISKS ACCESSIBILITY STANDARD, LOCAL BY-LAWS, AND UTILITY REQUIREMENTS. WORK INVOLVING FIRE PROTECTION SHALL ALSO BE IN ACCORDANCE WITH UNDERWRITERS' LABORATORY OF CANADA, NATIONAL BUILDING CODE, NATIONAL FIRE CODE, NATIONAL STANDARD OF CANADA/UNDERWRITERS' LABORATORIES OF CANADA STANDARDS CAN/ULC-5524-06, CAN/ULC-5538-04, AND CAN/ULC-5537-04.
3. ALL WORK SHALL COMPLY WITH SASKPOWER'S REQUIREMENTS AND REGULATIONS. SUBMIT TO SASKPOWER'S NECESSARY NUMBER OF DRAWINGS AND SPECIFICATIONS FOR EXAMINATION AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. PAY ASSOCIATED FEES IN THE EVENT OF ANY REGULATORY AUTHORITY REQUESTING DEVIATION FROM THE DESIGN, NOTIFY THE CONSULTANT AND OBTAIN APPROVAL, BEFORE PROCEEDING WITH ANY CHANGE.
4. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE AND SUBSTANTIAL MANNER, NEAT IN ITS MECHANICAL APPEARANCE AND ARRANGEMENT. A COMPETENT REPRESENTATIVE SHALL CONSTANTLY SUPERVISE THE WORK OF THIS DIVISION FROM BEGINNING TO COMPLETION AND FINAL ACCEPTANCE. SO FAR AS POSSIBLE, THE SAME SUPERVISOR AND WORKMEN SHALL BE EMPLOYED THROUGHOUT THE PROJECT'S DURATION. MATERIAL AND WORKMANSHIP NOT MEETING THE STANDARD INTENDED AND REQUIRED BY THIS SPECIFICATION SHALL UPON INSTRUCTION FROM THE CONSULTANT, BE PROPERLY REPLACED WITHOUT FURTHER CHARGE OR CONSIDERATION.
5. ALL REFERENCES TO KNOWN STANDARD SPECIFICATIONS SHALL MEAN AND INTEND THE LATEST EDITION OF SUCH SPECIFICATION.
6. EXAMINE ALL DRAWINGS TO INSURE THAT WORK UNDER THIS DIVISION CAN BE PROPERLY INSTALLED WITHOUT INTERFERENCE, WHERE DISCREPANCIES, AMBIGUITIES, OBVIOUS OMISSIONS OR ERRORS HAVE BEEN MADE IN DRAWINGS AND SPECIFICATIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLARIFY SAME PRIOR TO TENDER CLOSING. NO ALLOWANCE WILL BE MADE AFTER CONTRACT AWARD FOR ANY EXPENSE INCURRED BY THE CONTRACTOR FOR HAVING TO ADJUST THE WORK TO PROPERLY CONFORM.
7. ELECTRICAL DRAWINGS FOR THE WORK UNDER THIS DIVISION ARE DIAGRAMMATIC AND APPROXIMATELY TO SCALE, UNLESS DETAIL OTHERWISE. THEY ESTABLISH SCOPE, MATERIAL AND INSTALLATION QUALITY, AND ARE NOT DETAILED INSTALLATION INSTRUCTIONS. FOLLOW MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS AND PROCEDURES FOR EQUIPMENT SUPPLEMENTED BY DETAILS GIVEN HEREIN AND ON PLANS SUBJECT TO APPROVAL OF THE CONSULTANT.
8. ASSUME FULL RESPONSIBILITY FOR LAYOUT OF THIS WORK, AND FOR ANY DAMAGE CAUSED TO THE OWNER OR OTHER DIVISIONS BY IMPROPER LOCATION OR CARRYING OUT OF THIS WORK. WHERE OUTLETS OR EQUIPMENT MAY AFFECT ARCHITECTURAL OR SITE TREATMENT DESIRED, CONTACT THE CONSULTANT AND FOR INSTRUCTIONS OR DETAILED DRAWINGS.
9. THE ELECTRICAL CONTRACTOR SHALL CONNECT TO EQUIPMENT FURNISHED IN OTHER DIVISIONS AND BY OWNER. COOPERATE FULLY WITH THE CONSULTANT AND OTHER TRADES OF ELECTRICALLY OPERATED EQUIPMENT TO ENSURE PROPER ARRANGEMENT OF, AND PROVISIONS FOR ALL ELECTRICAL EQUIPMENT.
10. BEFORE COMMENCING THE WORK, THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE WORK OF OTHER SUB-TRADES, AND REPORT AT ONCE ANY DEFECTS OR INTERFERENCES THAT AFFECTING THE WORK UNDER THIS CONTRACT, OR THE GUARANTEE OF SAME.
11. INSTALL EQUIPMENT GENERALLY IN LOCATIONS AND ROUTES SHOWN, CLOSE TO BUILDING STRUCTURE 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.
12. CEILING AND FLOOR OUTLET SYMBOLS ARE SCALED TO CENTRE LINE OF SYMBOL. SYMBOL DOES NOT INDICATE THE SIZE OR SHAPE. MOUNTING HEIGHT SHALL BE MEASURED TO THE LOWEST POINT OF CEILING MOUNTED EQUIPMENT.
13. WALL OUTLETS ARE SCALED TO THE PERPENDICULAR CENTRE LINE OF THE SYMBOL. MOUNTING HEIGHTS FOR ALL WALL MOUNTED OUTLETS SHALL BE MEASURED TO THE HORIZONTAL CENTRE LINE.
14. LOCATION OF LIGHTING OUTLETS AND RECEPTILES IN MECHANICAL OR EQUIPMENT ROOMS AND SIMILAR AREAS SHALL BE FINISHED DURING CONSTRUCTION TO GIVE OPTIMUM ARRANGEMENT. THE CONSULTANT SHALL APPROVE FINAL LOCATION BEFORE INSTALLATION.
15. CHANGE LOCATION OF OUTLETS AT NO EXTRA COST OR CREDIT. PROVIDING DISTANCE DOES NOT EXCEED 3000 MM, AND INFORMATION IS GIVEN BEFORE INSTALLATION.
16. AS THIS PROJECT INVOLVES A RENOVATION TO AN OCCUPIED EXISTING BUILDING, THE CONTRACTOR SHALL VISIT THE SITE DURING THE TENDERING PERIOD, AND THOROUGHLY SAFETY HIMSELF THAT THE WORK CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS CAN BE CARRIED OUT. NO ALLOWANCE WILL BE MADE AFTER CONTRACT AWARD FOR ANY EXPENSE INCURRED BY THE CONTRACTOR FOR HAVING TO ADJUST THIS WORK TO PROVIDE A COMPLETE, FULLY OPERATIONAL INSTALLATION.
17. SHOULD ANY CUTTING OR REPAIRING OF EITHER UNFINISHED OR FINISHED WORK BE REQUIRED, THE CONTRACTOR SHALL EMPLOY THE PARTICULAR TRADE WHOSE WORK IS INVOLVED, TO DO SUCH CUTTING AND PATCHING, AND SHALL PAY FOR ANY RESULTING COSTS.
18. HOLES REQUIRED IN EXISTING CONSTRUCTION TO ACCOMMODATE CONDUITS OR WIREMAYS SHALL BE CUT NEATLY OR DRILLED BY THIS DIVISION.

AS-BUILT DRAWINGS

1. MAINTAIN, ON A DAILY BASIS, A COMPLETE SET OF MARKED-UP PRINTS AND AS-BUILT DRAWINGS THAT SHOW COMPLETE DETAIL THE FINAL ARRANGEMENT AND LOCATION OF ALL ELECTRICAL COMPONENTS AND THE INTERCONNECTING WIRING. ALL RUNS, CONDUITS, PANEL FEEDS, CONDUIT RUNS OVER 200 AMP AND MAIN COMMUNICATIONS SHALL BE MARKED ON PLANS. THESE ARTS TO BE MAINTAINED IN A NEAT AND SUBSTANTIAL MANNER, SO AS TO PROPERLY AND FULLY ILLUSTRATE THE WAY IN WHICH THE INSTALLATION HAS BEEN COMPLETED.

WARRANTY

1. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PROPERLY REPAIR AND REPLACE ALL DEFECTIVE WORK AND OTHER WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF WARRANTY. SERVICE ON EQUIPMENT OR SYSTEMS CRITICAL TO THE OWNER'S OPERATION SHALL BE PROVIDED ON EMERGENCY BASIS WHICH MAY NECESSITATE OVERTIME AND SERVICE OUTSIDE THE NORMAL WORKING HOURS. THE CONTRACTOR SHALL INSURE THAT ALL SUPPLIERS COMPLY WITH THIS REQUIREMENT.

MAINTENANCE MANUALS

1. UPON COMPLETION OF THE INSTALLATION, PROVIDE THREE (3) COMPLETE AND COMPREHENSIVE IDENTICAL SETS OF OPERATING AND MAINTENANCE MANUALS TO BE REVIEWED BY THE CONSULTANT PRIOR TO THE MANUALS BEING SENT TO THE OWNER.
2. THE OPERATING AND MAINTENANCE MANUALS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING INFORMATION:
 - a. CERTIFICATION REPORTS.
 - b. DOCUMENTATION INDICATING OWNER'S RECEIPT OF OPERATING INSTRUCTIONS.
 - c. COMPLETE LIST OF ALL MATERIALS TURNED OVER TO THE OWNER C/O RECEIPTS FOR SAME.
 - d. SHOP DRAWINGS PROPERLY INDEXED AND CONTAINED IN SUITABLY SIZED ENVELOPES.
 - e. MANUFACTURER'S INSTALLATION MANUALS AS SUPPLIED WITH THE EQUIPMENT OR DEVICE.
 - f. SCHEMATIC DRAWINGS FOR ALL SYSTEMS INDEXED AND CONTAINED IN SUITABLY SIZED ENVELOPES.
 - g. CATALOGUE BROCHURES FOR LIGHT FIXTURES, PANELBOARDS, SWITCHES, RECEPTILES, FUSES, ETC.
 - h. OVERCURRENT COORDINATION AND ARC FAULT STUDY AND IDENTIFICATION OF OWNER'S ELECTRICAL EQUIPMENT TRAINING.
 - i. PHASE ROTATION CONFIRMATION BY THE CONTRACTOR.
 - j. ACCEPTANCE TESTING REPORTS.

IDENTIFICATION

1. THIS CONTRACTOR SHALL INCLUDE IDENTIFICATION OF ALL NEW EQUIPMENT, JUNCTION BOXES, CIRCUITRY, ETC. TO ASSIST THE OWNER IN FOLLOW UP MAINTENANCE OF THE SYSTEM.
2. NAMEPLATES FOR DISCONNECTS SHALL BE PROVIDED FOR ALL NEW ELECTRICAL EQUIPMENT INCLUDING DISCONNECT SWITCHES AND MISCELLANEOUS SYSTEMS. NAMEPLATE LOCATIONS TO IDENTIFY SUCH EQUIPMENT SHALL AS FOLLOWS:
 - a. NORMAL POWER EQUIPMENT: BLACK SHEET WITH WHITE ENGRAVED LETTERS
 - b. LAMEOCD NAMEPLATES, APPROXIMATELY 75 MM X 25 MM, SHALL BE PROVIDED ON FRONT DOORS OF EACH SWITCH FOR IDENTIFICATION. IDENTIFY THE MAIN DISCONNECT.
 - c. NAMEPLATES FOR DISCONNECTS SHALL INDICATE EQUIPMENT BEING CONTROLLED AND VOLTAGE.
 - d. LAMEOCD NAMEPLATES SHALL BE FASTENED TO EQUIPMENT IN A CONSPICUOUS LOCATION WITH SELF TAPPING METAL SCREWS.
3. FEEDER PULL BOXES AND JUNCTION BOXES SHALL BE IDENTIFIED WITH LABELS. LABELS SHALL BE IDENTIFIED BY THE CONTRACTOR CONCERNED, CONDUIT ENTERING JUNCTION BOXES FOR COMMUNICATIONS SYSTEMS SHALL BE IDENTIFIED WITH THE ROOM NUMBER THAT EACH CONDUIT SERVES.
4. BRANCH CIRCUIT IDENTIFICATION SHALL BE PROVIDED ON ALL PULL-IN TYPE RECEPTILES AND LOCAL SWITCHES, AND SHALL BE IDENTIFIED BY A CLEAR DAMN LAMINATED MARKER TAPE WITH CONTRASTING BLACK LETTERING.

DEMOLITION

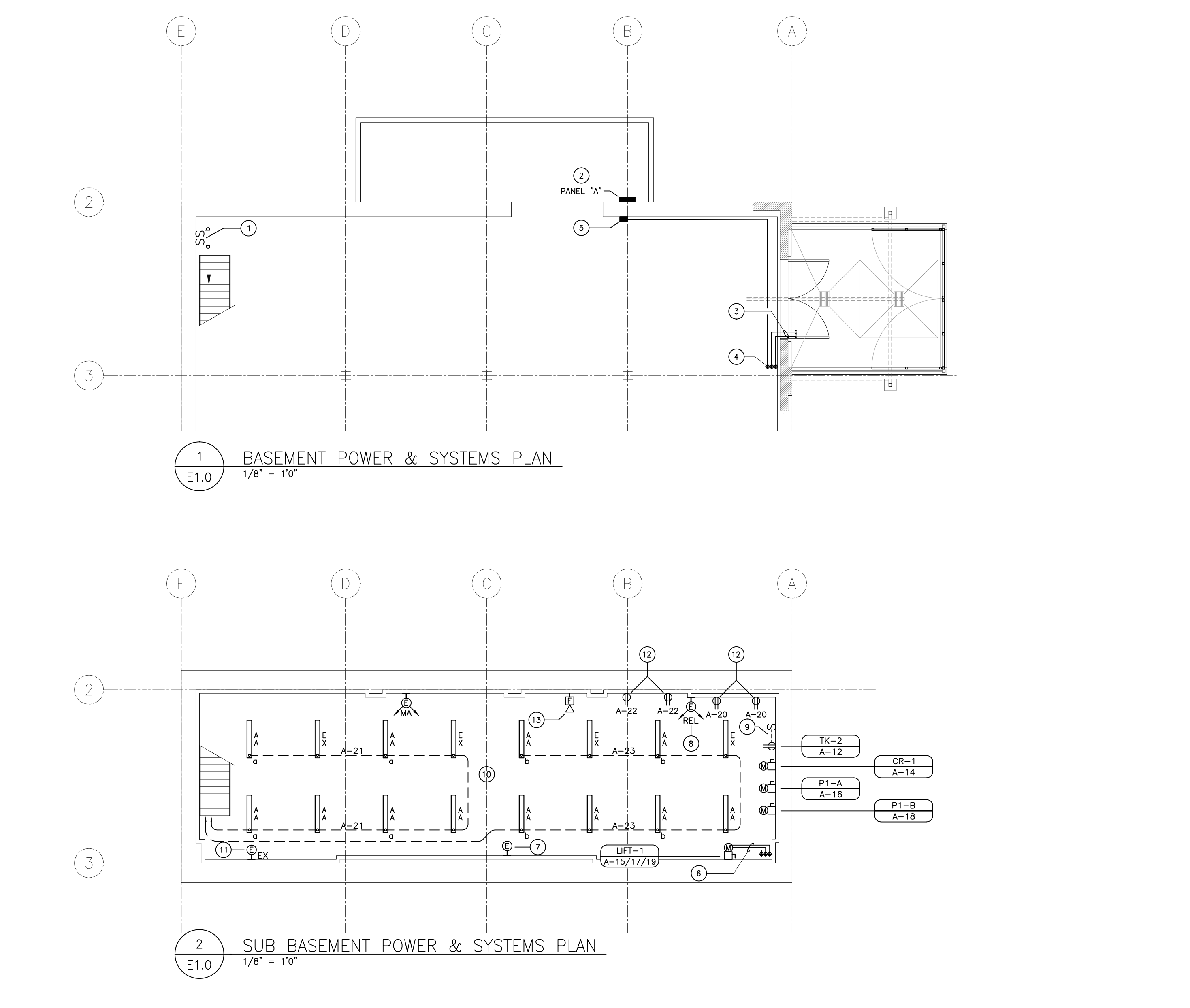
1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING LIGHTING AND ELECTRICAL SYSTEMS WITHIN THE RENOVATION AREA AS OUTLINED IN THE ELECTRICAL, MECHANICAL, AND ARCHITECTURAL DRAWINGS.
2. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE NOTED, AND SHALL BE STORED AS PER THE OWNER'S INSTRUCTIONS. THE SALVAGEABLE MATERIALS SHALL BE REMOVED FOR THE PURPOSES OF REUSE, AND UNUSED MATERIALS SHALL BE RETURNED AS PER THE OWNER'S INSTRUCTIONS. THE FOLLOWING MATERIALS SHALL BE SALVAGED AND RETURNED TO OWNER: LIGHTING FIXTURES, WIRING DEVICES AND COVERPLATES.
3. EXISTING LIGHTING FIXTURES AND WIRING DEVICES BEING REMOVED SHALL BE RE-USED/RELOCATED AS SHOWN ON THE FLOOR PLANS. UNUSED FIXTURES AND WIRING DEVICES (SWITCHES, DUPLEX RECEPTILES) SHALL BE TURNED OVER TO OWNER.
4. ALL ABANDONED CONDUIT, DUCTS, BOXES, WIRE AND CABLE (EXISTING CONDITIONS AND AS A RESULT OF THE RENOVATIONS) SHALL BE COMPLETELY REMOVED BACK TO THE SOURCE OR ORIGIN.
5. ALL EXISTING CEILING POWER DISTRIBUTION (CONDUIT, CABLE, OUTLET BOXES) THAT IS ABANDONED BY THE RENOVATION SHALL BE COMPLETELY REMOVED BACK TO THE EXISTING ELECTRICAL PANELS.
6. EXISTING ELECTRICAL DEVICES ON WALLS NOT AFFECTED BY THE RENOVATION THAT ARE NOT SHOWN ON THE DRAWINGS SHALL REMAIN.
7. ALL EXISTING EXIT SIGNS SHALL REMAIN UNLESS NOTED OTHERWISE.

FIRE BARRIERS

1. ALL CONDUIT AND CABLE PENETRATIONS IN HORIZONTAL AND VERTICAL FIRE BARRIERS SHALL BE SEALED WITH AN APPROVED FIRE SEAL SYSTEM CONSISTING OF A FIRESTOPPING COMPOUND, AND/OR SEALANT. ALL FIRE SEALS SHALL COMPLY WITH THE REQUIREMENTS OF THE PROVINCIAL FIRE COMMISSIONER AND THE LOCAL AUTHORITY CHARGING JURISDICTION, COORDINATE WITH GENERAL CONTRACTOR AND CONFIRM FIRE BARRIER LOCATIONS.
2. WHERE POWER OR COMMUNICATION CABLES PASS THROUGH A FIRE BARRIER WITHOUT THE PROTECTION OF CONDUIT, A MULTI-CABLE TRANSIT SHALL BE USED WITHIN THE SLEAVED OPENING, AS MANUFACTURED BY HELI, STI - SPECIFIED TECHNOLOGIES INC. OR LEGRAND WIREMOLD.
3. ALL ELECTRICAL OUTLET BOXES INSTALLED IN PARTITIONS IDENTIFIED ON THE ARCHITECTURAL DRAWINGS AS A FIRE BARRIER OR SEPARATION SHALL BE PROTECTED WITH A NON-HARDENING, INTUMESCENT FIRESTOPPING COMPOUND. PRESTO PUTTY PADS SHALL BE MANUFACTURED BY HELI, STI - SPECIFIED TECHNOLOGIES INC. OR APPROVED EQUIV.
4. FIRE STOPPING AND FIRE STOPPING OF ELECTRICAL, RACEWAYS, CABLES, AND OUTLET BOXES FOR THIS DIVISION SHALL BE COMPLETED BY A UL CERTIFIED FIRE STOP CONTRACTOR FOR THIS DIVISION AND SHALL BE INSTALLED AND TO INTERFERE AS THE MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS AND PROCEDURES.

CONDUIT/RACEWAYS/CONNECTIONS

1. CONDUIT FOR ALL POWER, COMMUNICATIONS AND SIGNAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED AS HEREIN SPECIFIED.
2. CONDUIT AND CABLES IN FINISHED AREAS SHALL BE RUN CONCEALED ABOVE FINISHED CEILINGS AND IN WALLS AND PARTITIONS. CONDUIT AND CABLES IN UNFINISHED AREAS SUCH AS ELECTRICAL COMMUNICATIONS ROOMS, SHALL BE EXPOSED. ALL CONDUIT/CABLEING SHALL BE RUN AT RIGHT ANGLES OR PARALLEL TO BUILDING LINES AND MECHANICAL DUCTWORK, ACCURATE IN LINE AND LEVEL.
3. RUNS OF CONDUIT AND CABLES, WHERE SHOWN, ARE INDICATED ONLY BY GENERAL LOCATION AND ROUTING. CONDUITS AND CABLES SHALL BE INSTALLED TO PROVIDE MAXIMUM HEADROOM AND SPACE WITHIN ACCESSIBLE CEILINGS, AND TO INTERFERE AS LITTLE AS POSSIBLE WITH FREE USE OF SPACES THROUGH WHICH THEY WIRE WHERE SPACE IS INDICATED FOR FUTURE EQUIPMENT, LEAVE SPACE CLEAR.
4. CONDUIT SHALL NOT BE BENT OVER SHARP OBJECTS. IMPROPERLY FORMED BENDS AND RUNNING THREADS WILL NOT BE ACCEPTED. BENDS AND FITTINGS SHALL NOT BE USED TOGETHER.
5. PROPER SUPPORTS OF MANUFACTURED CHANNELS SHALL BE INSTALLED, AND SHALL BE SPACED IN COMPLIANCE WITH THE CANADIAN ELECTRICAL CODE.



MECHANICAL SCHEDULE										
ITEM	DESCRIPTION	MCA	HP	KW	VOLTAGE	Ø	FLA	BREAKER	FEEDERS	NOTES
LIFT-1	HYDRAULIC LIFT	-	10 H.P.	-	208V	3	28	40A-3P	(3) #8AWG RW90 + #10 INSULATED BOND IN 21mm CONDUIT.	
TK-2	GLYCOL MAKE-UP PUMP	-	-	0.05	115V	1	-	15A-1P	(2) #12AWG RW90 + #12 INSULATED BOND IN 21mm CONDUIT.	
CR-1	DUPLEX CENTRIFUGAL PUMP	-	1/2 H.P.	-	115V	1	-	15A-1P	(2) #12AWG RW90 + #12 INSULATED BOND IN 21mm CONDUIT.	
P1-A	ROTO CIRCULATOR PUMP	-	1/2 H.P.	-	115V	1	-	15A-1P	(2) #12AWG RW90 + #12 INSULATED BOND IN 21mm CONDUIT.	
P1-B	ROTO CIRCULATOR PUMP	-	1/2 H.P.	-	115V	1	-	15A-1P	(2) #12AWG RW90 + #12 INSULATED BOND IN 21mm CONDUIT.	

SYMBOL SCHEDULE:

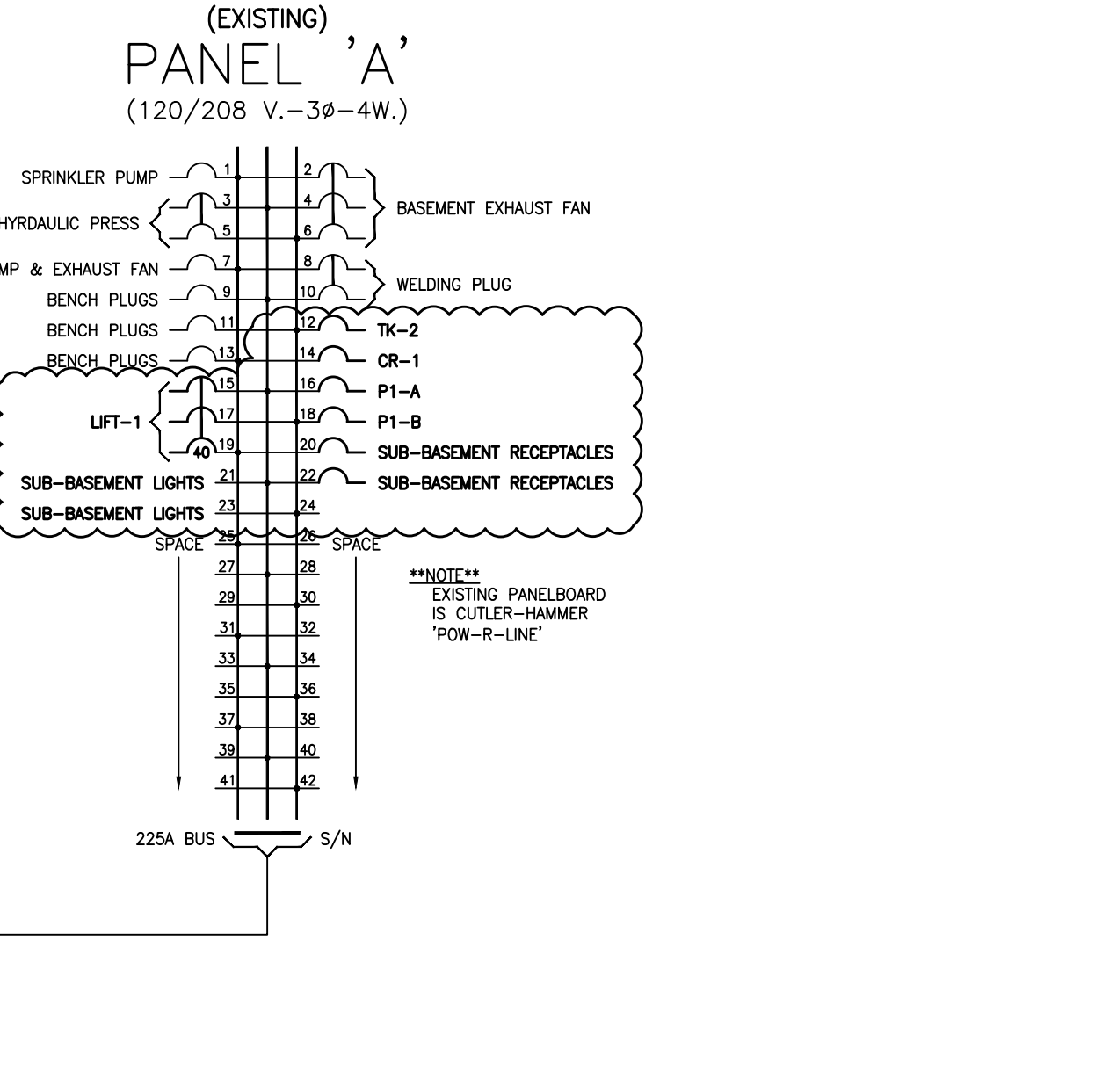
- AA SURFACE MOUNTED FLUORESCENT FIXTURE.
- WA WALL MOUNTED MASTER EMERGENCY FIXTURE.
- S S.P.S.T SWITCH MOUNTED UP 1200mm.
- S DUPLEX GROUNDED RECEPTACLE MOUNTED UP 450mm UNLESS OTHERWISE NOTED.
- WP DISCONNECT SWITCH. SUFFIX 'WP' INDICATES WEATHERPROOF.
- FA FIRE ALARM HORN/SIGNAL DEVICE MOUNTED UP 2200mm A.F.F.
- MO MOTOR CONNECTION. COORDINATE FINAL LOCATION ON SITE. REFER TO MOTOR CONTROL SCHEDULE - 'STP' DESIGNATES MOTOR THERMAL SWITCH MOUNTED AT ACCEPTABLE TO THE CONSULTANT.
- MC MOLDED CASE TYPE CIRCUIT BREAKER, 15 AMP UNLESS OTHERWISE NOTED.

FIXTURE SCHEDULE:

- FIXTURE TYPE 'AA' - SURFACE MOUNTED VAPOUR TIGHT FLUORESCENT STRIP LIGHT, 1.312M IN LENGTH, 2 X 32W T8 POLYCARBONATE CUBES, 144 WATT CAPACITY FOR 60 MINUTES, SEALED LONG LIFE BATTERY WITH 10 YEARS LIFE EXPECTANCY, SOLID STATE CHARGER AND BATTERY PROTECTION CIRCUIT, AUTO-TESTING SELF-DIAGNOSTICS AND REMOTE TESTING. HOUSING IN WHITE FINISH.
- COOPER 'METALUX' V7 SERIES OR APPROVED EQUIV.
- FIXTURE TYPE 'MA' - EMERGENCY LIGHTING UNIT, 2 X 12 WATT 12 VOLT QUARTZ HALOGEN LAMPS MOUNTED IN FROSTED POLYCARBONATE CUBES, 144 WATT CAPACITY FOR 60 MINUTES, SEALED LONG LIFE BATTERY WITH 10 YEARS LIFE EXPECTANCY, SOLID STATE CHARGER AND BATTERY PROTECTION CIRCUIT, AUTO-TESTING SELF-DIAGNOSTICS AND REMOTE TESTING. HOUSING IN WHITE FINISH.
- AMLUITE #EBOV SERIES
BECHHELLI #GI SERIES
EMERGI-LITE #12DEL SERIES
LUMACELL #R612 SERIES
READY-LITE #LDX12 SERIES

DRAWING NOTES:

1. CONTRACTOR SHALL REMOVE EXISTING SWITCH AT THIS LOCATION. PROVIDE NEW SWITCHES FOR SUB-BASEMENT LIGHTING. CONTRACTORS SHALL REMOVE ALL ABANDONED CONDUIT/WIRING AS A RESULT OF THIS WORK.
2. PANEL IS IDENTIFIED AS PANEL 'A' FOR REFERENCE PURPOSE ONLY. ACTUAL PANEL NAME IS: "05-212-0-PNL.W.S."
3. PROVIDE ONE(1) 53mm RIGID PVC CONDUIT FOR LIFT DECK MOUNTED CONTROLS C/W EMERGENCY STOP AND ONE(1) 76mm RIGID PVC CONDUIT FOR HYDRAULICS. CONFIRM EXACT REQUIREMENTS WITH LIFT MANUFACTURER PRIOR TO INSTALLATION.
4. CONDUIT STUBBING DOWN INTO SUB-BASEMENT TO LIFT "POWER UNIT".
5. PROVIDE AND INSTALL SECONDARY PUSHBUTTON CONTROL FOR HYDRAULIC LIFT C/W EMERGENCY STOP. CONTRACTOR TO PROVIDE (4) #18AWG IN 21mm CONDUIT. CONTRACTOR SHALL CONFIRM CONTROL WIRING REQUIREMENTS WITH MANUFACTURER. EXACT LOCATION TO BE CONFIRMED WITH OWNER ON SITE.
6. CONDUIT FOR CONTROLS/HYDRAULICS FOR LIFT FROM UPPER LEVEL TO POWER UNIT.
7. EXISTING MASTER EMERGENCY LIGHT TO BE RELOCATED TO LOCATION IDENTIFIED BY DRAWING NOTE B.
8. RELOCATE EXISTING MASTER EMERGENCY LIGHT TO THIS LOCATION. PROVIDE NEW DUPLEX RECEPTACLE FOR EMERGENCY LIGHT POWER.
9. PROVIDE SWITCHED RECEPTACLE FOR GLYCOL MAKE-UP PUMP TK-2.
10. CONTRACTOR SHALL RECONFIGURE EXISTING LIGHTS INTO THE LAYOUT SHOWN IN DETAIL 2. REMOVE ALL EXISTING ABANDONED CONDUIT/WIRING AS A RESULT OF THIS WORK.
11. EXISTING EMERGENCY LIGHT TO REMAIN.
12. CONTRACTOR SHALL MOUNT RECEPTABLES UP 1000mm
13. CONTRACTOR SHALL PROVIDE NEW FIRE ALARM HORN/STROBE DEVICE AND PROVIDE VERIFICATION THAT THE FIRE ALARM DEVICES IN THE RENOVATED AREA ARE IN PROPER WORKING CONDITION.



DRAWING PLOTTED: A.F. 2015.02.09
FILE NAME: 12413_E1.0.dwg
PLOT DATE: 2015.02.09 11:56 AM
PLOT SCALE: 1/8" = 1'0"