Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

August 20, 2026 File: # PL-RZN-2026-00035

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicants:	Shawn Byrnes Applicant	1999215 ONTARIO INC Owner
Location:	PIN 73348-0154, Parcels 19815, 31292 & 31293, Parts 1 & 2, 53R-16950, Lot 3, Concession 2, Township of Balfour (100 Lavallee Road, Chelmsford)	
Application:	To amend the zoning classification on a portion of the subject lands from 'RU(6)', Rural Special to 'OSR(1)', Open Space - Recreation Special to permit the conversion of two existing accessory buildings into a golf pro shop and golf simulator uses.	
Proposal:	To permit a golf pro shop and golf simulator uses on the subject property.	

Any person interested in voicing comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3, (alex.singbush@greatersudbury.ca). If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

La version française de ce document est disponible sur demande.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

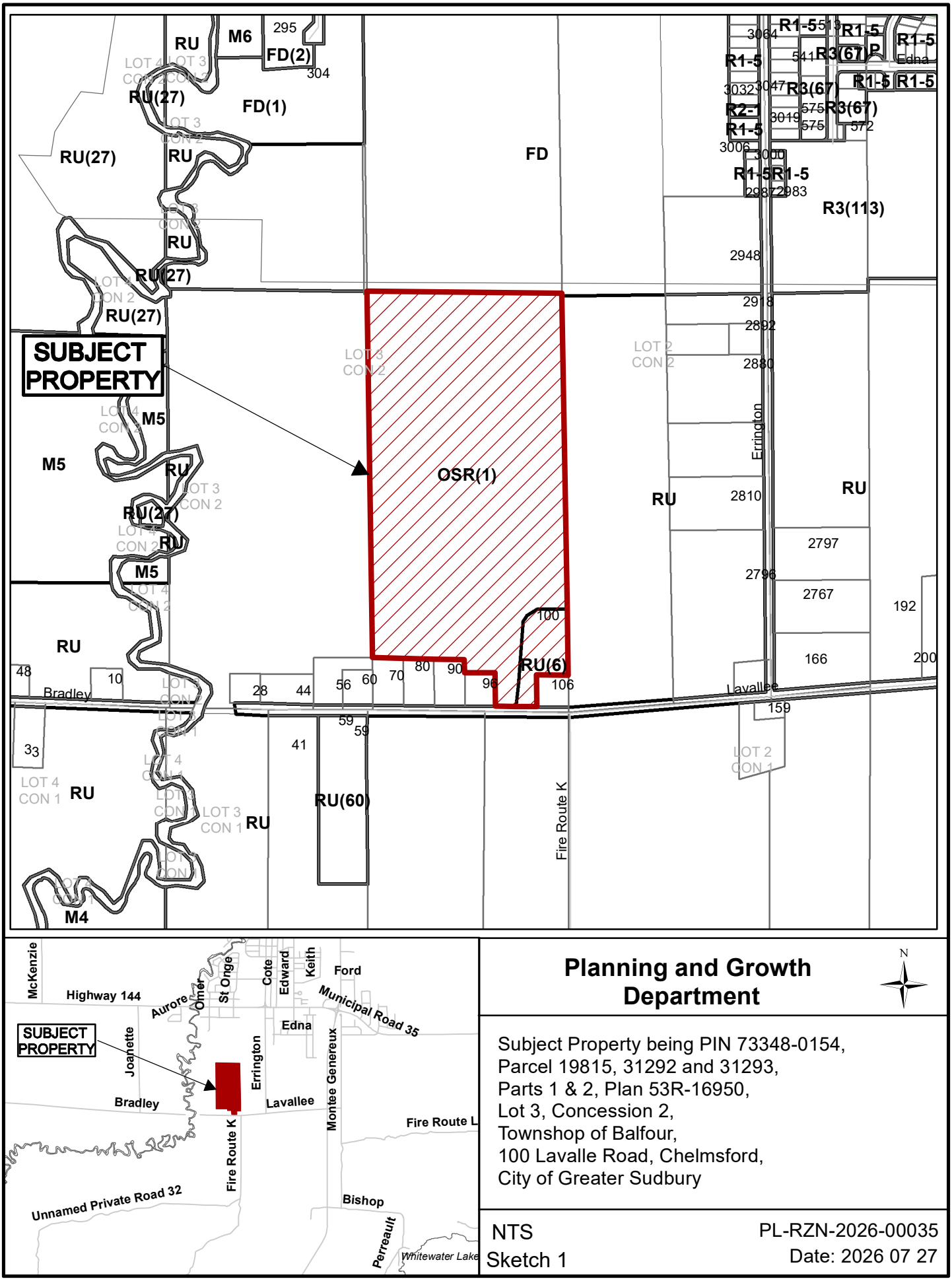
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

For more information, please call Sophie Hautot, Senior Planner in Planning Services at 705-674-4455, Extension 1206.

Additional notice will be provided when the application is scheduled for a public meeting.

Alex Singbush, MCIP, RPP
Manager of Development Approvals

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Planning and Growth Department

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Subject Property being PIN 73348-0154,
Parcel 19815, 31292 and 31293,
Parts 1 & 2, Plan 53R-16950,
Lot 3, Concession 2,
Townshop of Balfour,
100 Lavalle Road, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00035
Date: 2026 07 27

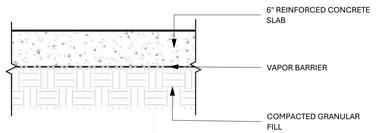
IRON GOLF

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0
PRO SHOP & FIRE PROTECTION SYSTEM
PRO-25-168

FOR PERMIT & CONSTRUCTION

2026-05-05

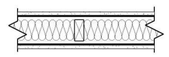
FLOOR ASSEMBLIES



F1 PROPOSED FLOOR SLAB

WALL ASSEMBLIES

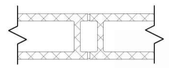
P1 P1a



- 5/8" (15.9 mm) TYPE X GYPSUM BOARD
- 2x4 (38 mm x 89 mm) OR 2x6 (38 mm x 140 mm) WOOD STUDS SPACED 16" (406 mm) W/ 3 1/2" (89 mm) ABSORPTIVE MATERIAL
- 5/8" (15.9 mm) TYPE X GYPSUM BOARD

STC		36
F.R.R	L.B.	NON - L.B.
	1 hr	1 hr

FW1

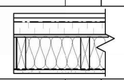


- 8" NEW CMU FOUNDATION WALL

STC		36
F.R.R	L.B.	NON - L.B.
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- EXTERIOR WOOD VINYL WALL

EW2



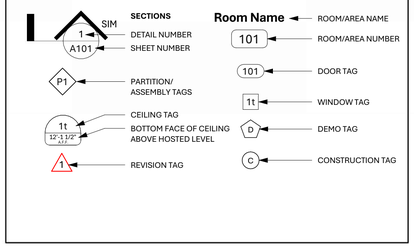
- WOOD SIDING VERTICAL
- 3/4" WOOD STRAPPING @ 16" O.C (HORIZONTAL & VERTICAL)
- EXTERIOR WIND BARRIER
- RSI 4.23 (R24) RIGID INSULATION
- 13mm (1/2") PLYWOOD SHEATHING
- 38x140(2"x6") STUDS @ 400mm (16") O.C.WITH DIAGONAL WALL BRACING
- 6mil VAPOUR BARRIER
- AND CONTINUOUS AIR BARRIER
- GYPSUM BOARD RETURN - TYPICAL

STC		36
F.R.R	L.B.	NON - L.B.
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SHEET LIST

SHEET #	SHEET NAME
00 COVER	
000	COVER SHEET
01 GENERAL	
G001	KEY PLAN & CODE REVIEW
03 ARCHITECTURE	
A001	SITE PLAN
A100	FLOOR PLAN
A200	SCHEDULES & DETAILS
04 STRUCTURAL	
S001	STRUCTURAL FLOOR PLANS, DETAILS & NOTES
05 MECHANICAL	
M000	FPS SYSTEM NOTES & SCHEDULES
M001	FIRE WATER SUPPLY DETAILS
M002	FIRST FLOOR PROTECTION PLAN
M003	SECOND FLOOR FIRE PROTECTION PLAN
M004	BASEMENT FIRE PROTECTION PLAN
M100	MECHANICAL GENERAL NOTES & SCHEDULES
M101	MECHANICAL FLOOR PLANS
06 ELETRICAL	
E100	ELECTRICAL SCOPE OF WORK
TOTAL: 14	

SYMBOL & MATERIAL LEGEND



ARCHITECTURAL SPECIFICATIONS

EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- BACKFILL WITHIN 600MM (2'-0") OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 250MM IN DIAMETER.

DAMPPROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 6MM (1/4") OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING.
- 100MM (4") DIA. FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 150MM OF CRUSHED STONE.
- FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR TO A DITCH OR SUMP PUMP.
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

FOOTINGS

- MINIMUM 25MPA POURED CONCRETE.
- MINIMUM 1800MM (6'-0") BELOW FINISHED GRADE.
- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 75KPA
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS.

WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 & 2, AND SHALL BE IDENTIFIED BY A GRADE STAMP.
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL I BE SEPARATED FROM THE CONCRETE WITH 0.05MM POLYETHYLENE OR TYPE 'S' ROLL ROOFING AND BE PREASSURE TREATED.

INSULATION

- ABOVE GRADE RIGID INSULATION TO BE EPS UNLESS OTHERWISE SPECIFIED. DUROSPAN GPS RS PER INCH OR EQUIVALENT APPROVED BY ARCHITECT
- BELOW GRADE RIGID INSULATION TO BE XPS UNLESS OTHERWISE SPECIFIED. OWENS CORNING FOAMULAR N0X CODEBORD RS PER INCH OR EQUIVALENT APPROVED BY ARCHITECT
- ALL RIGID INSULATION JOINTS TO BE TAPED AND SEALED IN ACCORDANCE TO MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL , ELECTRICAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY AT TIME OF TENDER TO REPORT ANY DISCREPANCIES BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS. FAILURE TO DO SO MAY VOID, AT OWNERS DISCRETION ANY CLAIM FOR COMPENSATION.
2. ANY DISCREPANCIES, OMISSIONS,OR CONFLICTS SHALL BE REPORTED TO ARCHITECT PRIOR TO WORK PROCEEDING.
3. PRIOR TO PARTITION LAYOUT, SITE VERIFY ALL FORESEEABLE INTERFERENCES AND REPORT TO ARCHITECT.
4. ALL CONCRETE SHALL BE MIN. 25MPa AFTER 28 DAYS. USE 32MPa 6% TO 8% AIR ENTRAINED CONCRETE FOR GARAGE SLAB AND OUTDOOR ENTRANCE SLABS.
5. SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING.
6. WEEPING TILE REQUIRED AT ALL CONCRETE FOOTINGS. PROVIDE CONTINUOUS 6" DIAMETER WEEPING TILE C/W FILTER FABRIC AT PERIMETER OF FOOTING. DRAIN PIPES TO OUTLET AND 6" MIN. COVER OF PEA GRAVEL OVER TILE.
7. ALL PARTITIONS ARE TO EXTEND TO U/S OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
8. ALL PARTITIONS TO BE P1 UNLESS NOTED OTHERWISE.
9. PROVIDE BLOCKING AS REQUIRED INSIDE KITCHEN AND BATHROOMS TO SUIT ALL WALL MOUNTED FIXTURES AND ACCESSORIES INCLUDING FUTURE GRAB BARS AT TOILET AND TUB.
10. ALL LINTELS AND BEAMS TO HAVE A MIN. BEARING OF 4" AS PER ONTARIO BUILDING CODE
11. ALL INTERIOR AND EXTERIOR GUARDS SHALL BE CONSTRUCTED IN CONFORMANCE WITH SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENTARY GUIDELINE DETAILS AND SHALL ALSO CONFORM WITH DIV. B SECTION 9.8 OF THE ONTARIO BUILDING CODE.



1 **3D VIEW**

ONTARIO ASSOCIATION OF ARCHITECTS
IAN D. STARKEY
LICENCE 5405
May 7, 2026

SIGN & SEAL

PROSPEC ENGINEERING & ARCHITECTURE
2502 ELM STREET, SUDBURY, ON
172 ALGONQUIN BLVD E, TIMMINS, ON
SALES@PROSPECENG.COM | 1.705.885.9040

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DO NOT SCALE DRAWINGS

PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0

CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-05

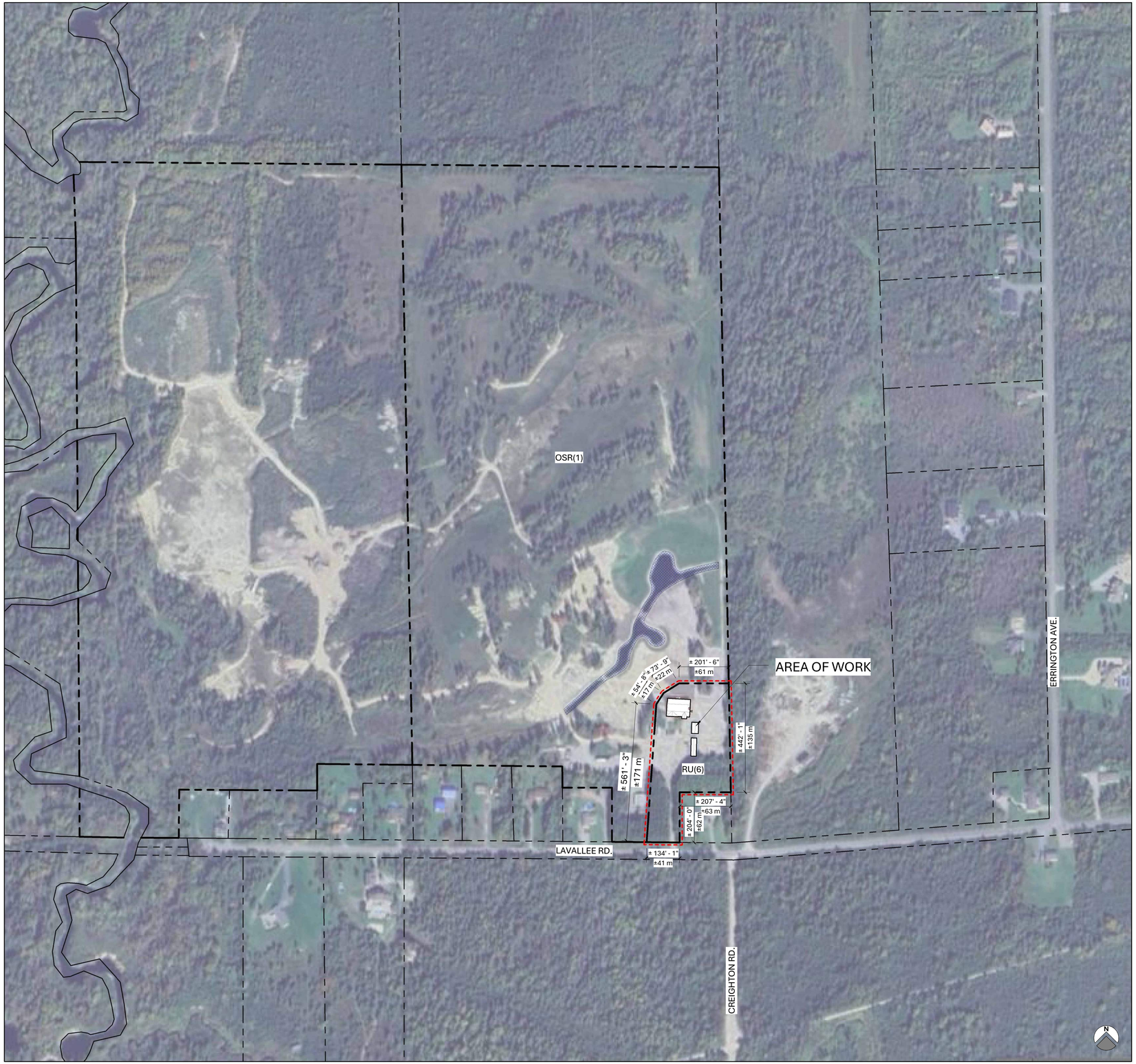
COVER SHEET

DRAWN BY:	MS
CHECKED BY:	SB
APPROVED BY:	IS
SCALE:	As indicated

SHEET

000

REVISION **0**



1 **KEY PLAN**
1" = 200'-0"

Name of Practice:
Prospec Engineering Ltd
172 Algonquin Blvd E, Timmins, ON, P4N 1A9
2502 Elm Street, Sudbury, ON, P3E 4R6
C: 705-618-4031 | O: 705-885-9040

Name of Project:
The Iron Golf & Grill Pro-shop

Location:
100 Lavallee Rd. Chelmsford, ON P0M 1LO

Date:
2025-10-24

2024 Ontario Building Code Data Matrix Part 11 – Renovation			Building Code Reference [1]
11.00	Building Code Version:	O. Reg. 163/24 Last Amendment O. Reg. 447/24	
11.01	Project Type:	☐ Addition ☒ Renovation ☐ Addition and renovation ☐ Change of use Description: Renovation of an existing garage into a golf pro-shop.	[A] 1.3.3.3B.
11.02	Major Occupancy Classification:	Occupancy: Group E Use: Golf Course Pro-shop	3.1.2.1.(1), 2.1.4.1.(1), and 11.2.1.
11.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description:	11.2 , 3.2.2.5. to 3.2.2.8., and 2.2.1.
11.04	Building Area (m^2) *Insert additional lines as needed*	Description: Existing: Pro-shop ± 91.60; Total ± 91.60 New: Pro-shop 0; Total 0 Total: Pro-shop ±91.60; Total ±91.60	[A] 1.4.1.2., 11.2., and 11.3.
11.05	Building Height	1 Storeys above grade ± 4.5 (m) Above grade 0 Storeys below grade	[A] 1.4.1.2., 3.2.1.1., 2.2.2.2., and 11.3.
11.06	Number of Streets/ Firefighter Access	1 street(s)	3.2.2.10., 3.2.5., 2.2.4.1., and 11.3.
11.07	Building Size	☒ Small ☐ Medium ☐ Large ☐ > Large	11.2.1.1., and T.11.2.1.1.B-N.
11.08	Existing Building Classification:	Change in Major Occupancy: ☒ Yes ☐ Not Applicable (no change of major occupancy) Construction Index: 3 Hazard Index: 3 Importance Category : ☐ Low ☒ Normal ☐ High ☐ Post-disaster	10.1.1.2., 11.2.1.1., T 11.2.1.1.A T 11.2.1.1.C 4.1.2.1.(3), 2.3.1., and 5.2.2.1.(2)
11.09	Renovation Type:	☒ Basic Renovation ☐ Extensive Renovation	11.3.3.1., and 11.3.3.2.
11.10	Occupant Load *Insert additional lines as needed*	Floor Level/Area (m^2): Pro-shop / 79.2 m^2; Occupancy Type: Group E; Based On: Design; Occupant Load (Persons): 10 Total 10	3.1.17., 2.1.2.2., and 11.4.2.2.
11.11a	Plumbing Fixture Requirements *Insert additional lines as needed*	Ratio: M:F = 50:50 Except as otherwise noted Floor Level/Area: Pro-shop; Occupant Load: 10; OBC Reference: T 3.7.4.8.(3); WCs Required: 1; WCs Provided: 1 Comments:	3.7.4., 11.3.4., 11.3.5., 11.4.2.4., and 11.4.2.5.
11.11b	Plumbing Fixture Requirements continued: *Insert additional lines as needed*	Floor Level/Area (repeated): Pro-shop; Barrier-free WCs Required: 1; Barrier-free WCs Provided: 1; Universal Washrooms Required: 0; Universal Washrooms Provided: 0	Tables 3.8.2.3.A and 3.8.2.3.B
11.12	Barrier-free Design: Barrier-free Entrances:	☒ Yes ☐ No Number 1	11.3.1.2., 11.3.2., 11.3.3.2.
11.13	Reduction in Performance Level:	Structural: ☒ No ☐ Yes By Increase in occupant load: ☐ No ☒ Yes By change of major occupancy: ☐ No ☒ Yes Plumbing: ☐ No ☒ Yes Sewage-systems: ☐ No ☒ Yes Extension of buildings of combustible construction: ☒ No ☐ Yes	11.4.2.1.(1)(a) 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
11.14	Compensating Construction:	☒ No ☐ Yes Structural: ☒ No ☐ Yes Increase in occupant load: ☒ No ☐ Yes Upgrade Early-warning measures Change of major occupancy: ☒ No ☐ Yes Existing acceptable Plumbing: ☐ No ☒ Yes 3.7.4, 7.1 Sewage systems: ☐ No ☒ Yes Extension of buildings of combustible construction: ☒ No ☐ Yes	11.4.3.1. 11.4.3.2. 11.4.3.3. 11.4.3.4. 11.4.3.5. 11.4.3.6. 11.4.3.7.
11.15	Comments:	New signage to be installed in accordance with OBC 9.9.11.	

1 *All references are to Division B of the OBC, unless preceded by [A] for Division A and [C] for Division C.*

ONTARIO ASSOCIATION OF ARCHITECTS
IAN D. STARKEY
LICENCE 5405
May 7, 2026

SIGN & SEAL

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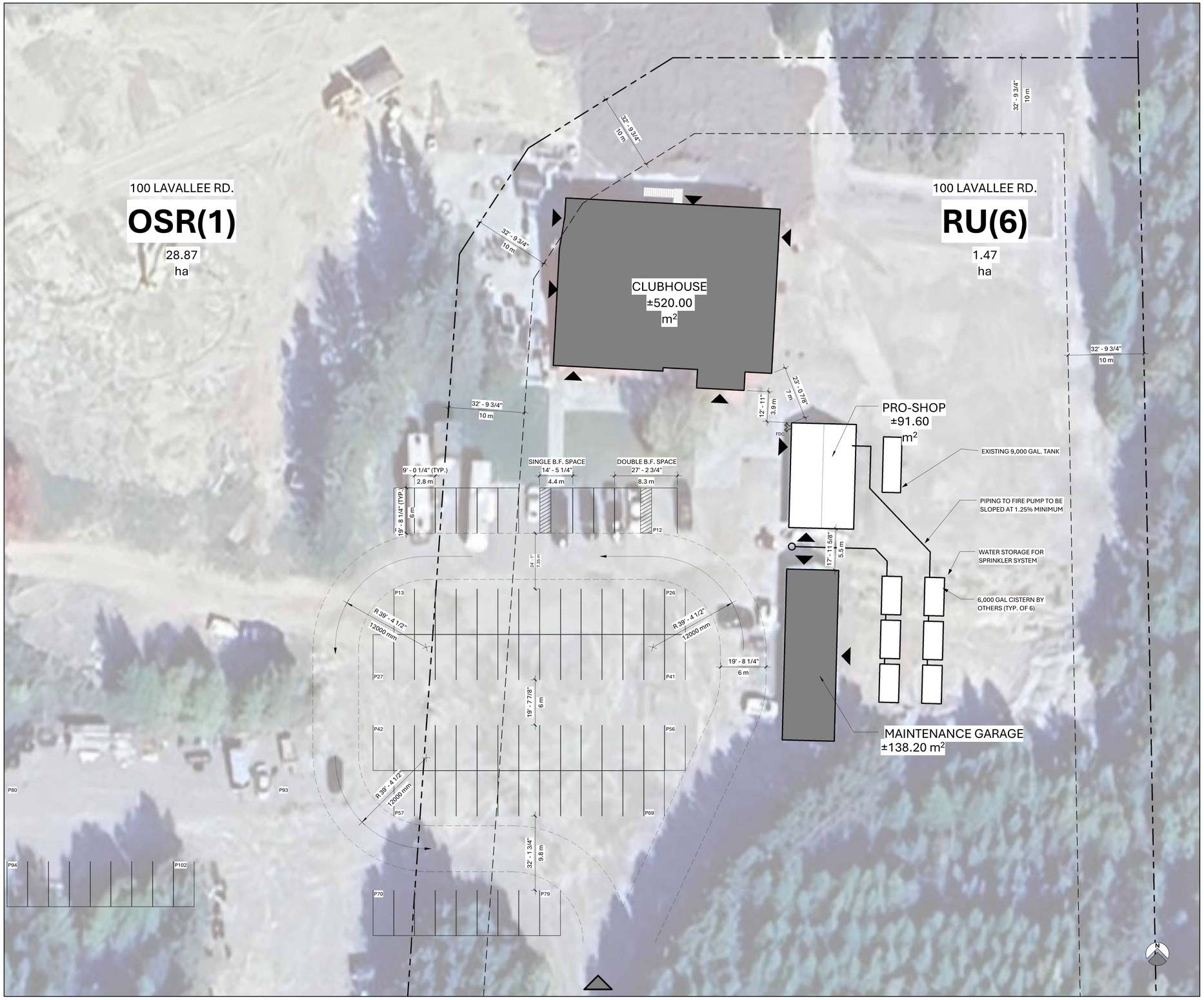
CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-05

KEY PLAN & CODE REVIEW

DRAWN BY:	MS
CHECKED BY:	SB
APPROVED BY:	IS
SCALE:	1" = 200'-0"
SHEET	G001
REVISION	0



1 **SITE PLAN**
1" = 20'-0"

GENERAL NOTES

1. G.C. TO COORDINATE ALL INCOMING UTILITIES.
2. OWNER TO PROVIDE A SITE SURVEY TO ENSURE ACCURACY OF PROPERTY LINE AND PROPOSED LAYOUT. ALL CURRENT DIMENSIONS ARE ASSUMED.

LOT CALCULATIONS

ZONING: RU(6)	PROPOSED	PERMITTED
LOT AREA:	± 1.47 ha	≥ 2.0 ha
LOT FRONTAGE:	± 41 m	≥ 41 m
LOT COVERAGE:	5 %	10 %
LOT DEPTH:	± 207.7 m	- - -
HEIGHT	8.2 m	21.0 m
PARKING SPACES	72	4 / HOLE
	27 & 3 B.F.	1 / 25 m²
TOTAL SPACES	99 & 3 B.F.	102
BUILDING AREA:		
EXISTING CLUBHOUSE	± 520.0 m²	- - -
EXISTING GARAGE / NEW GOLF PRO-SHOP	± 91.6 m²	- - -
EXISTING MAINTENANCE GARAGE	± 138.2 m²	- - -
TOTAL:	± 719.8 m²	± 14,700 m²

LEGEND

GRAPHIC	DESCRIPTION
	SITE ENTRANCE
	PEDESTRIAN ENTRANCE
FDC	FIRE DEPARTMENT CONNECTION
N	NORTH INDICATOR
	PROPERTY LINE
	SETBACK LINE
	ACCESS ROUTE TURNING RADIUS
	EXISTING BUILDING
	EXISTING BUILDING SUBJECT TO RENOVATION

ONTARIO ASSOCIATION OF ARCHITECTS
IAN D. STANKEY
LICENCE
5405
May 7, 2026

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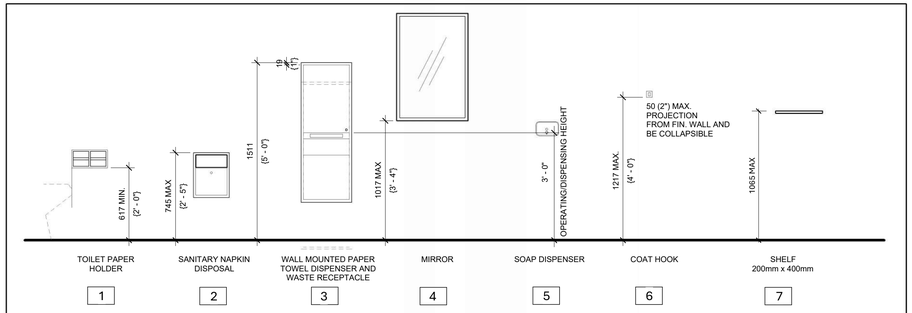
SITE PLAN

DRAWN BY:	MS
CHECKED BY:	SB
APPROVED BY:	EL
SCALE:	1" = 20'-0"
SHEET	A001
REVISION	0

WASHROOM ACCESSORIES

ALL ACCESSORIES AS PER SPECIFICATIONS OR APPROVED EQUAL. ENSURE ADEQUATE WOOD BLOCKING IS INSTALLED TO SUPPORT ALL WASHROOM ACCESSORIES.

1	TOILET PAPER HOLDER
2	SANITARY NAPKIN DISPOSAL
3	WALL MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
4	BARRIER-FREE MIRROR
5	LOTION SOAP DISPENSER
6	COAT HOOK
7	SHELF (200mm x 400mm)
8	GRAB BARS: FROST 1001-NP24"
9	GRAB BARS: FROST 1001-NP24"
10	ACCESSIBLE DOOR OPERATOR
11	ELECTRIC LOCK



TYPICAL WASHROOM ACCESSORIES MOUNTING HEIGHTS

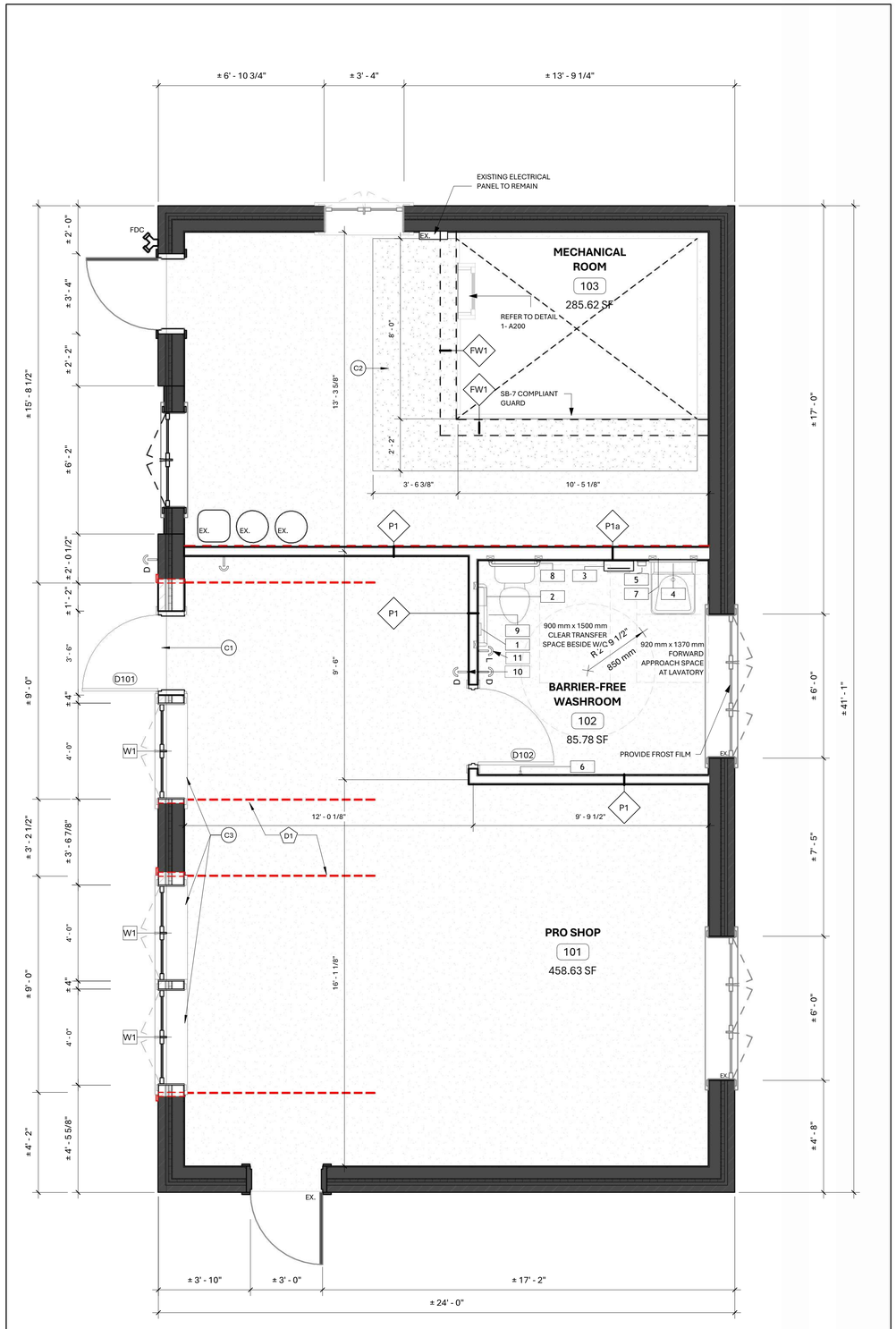
② **BARRIER-FREE ELEVATION**
1/2" = 1'-0"

DEMO TAG LEGEND

NOTE #	DESCRIPTION
D1	REMOVE AND DISPOSE OF EXISTING DOOR, FRAME AND RELATED ACCESSORIES

CONSTRUCTION TAG LEGEND

NOTE #	DESCRIPTION
C1	NEW DOOR TO BE INSTALLED. C/W WITH FRAME, DOOR OPERATOR & PUSH BUTTON.
C2	RE-INSTATE CONCRETE SLAB TO MATCH EXISTING
C3	NEW WINDOWS TO BE INSTALLED. C/W WITH FRAME.



① **PROSHOP FLOORPLAN**
3/8" = 1'-0"

BARRIER-FREE WASHROOM NOTES

1. SINK: THE DISTANCE BETWEEN WALL & MIDPOINT OF THE SINK /LAVATORY SHOULD BE 460mm.
2. MAX. DISTANCE BETWEEN MOUNTED PAPER TOWEL & SINK 610mm
3. MAX DEEP CLEAR SPACE PERMITTED BELOW LAVATORY MAX. 500mm
4. WATER CLOSET: THE DISTANCE BETWEEN WALL & MIDPOINT OF THE WATER CLOSET SHOULD BE 460mm.
5. DOOR: MINIMUM WIDTH 850mm
6. WHEELCHAIR CIRCLE: 1700mm DIAMETER.
7. SHOWER: SHOULD BE MIN 900x1500mm. SHOWER FLOOR DRAINAGE
8. SHOWER: SHOULD BE MIN 900x1500mm. SHOWER FLOOR DRAINAGE TO BE CONSIDERED TO AVOID SHOWER LIP
9. TOILET PAPER: OPEN-ROLL TOILET PAPER DISPENSER PREFERRED
10. FOLD-DOWN GRAB BAR: LOCATED ON THE TRANSFER SIDE OF THE TOILET (FOR BEST OPTIONS DESIGN).

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM THE FINISH FACE OF EXISTING CONSTRUCTION, INTERIOR FACE OF STUDS IN EXTERIOR WALLS, AND CENTRELINE OF STUDS IN INTERIOR PARTITIONS.
2. WOOD FRAMING MEMBERS THAT ARE IN DIRECT CONTACT WITH CONCRETE AT OR BELOW GRADE LEVEL SHALL HAVE A POLY DAMPPROOFING MEMBRANE.
3. SURFACE DRAINAGE MUST BE MAINTAINED AWAY FROM BUILDING.
4. PROVIDE BLOCKING AS REQUIRED INSIDE BATHROOM TO SUIT ALL WALL MOUNTED FIXTURES AND ACCESSORIES INCLUDING FUTURE GRAB BARS AT TOILET.
5. ENTRANCE DOORS SHALL HAVE A MIN. THERMAL RESISTANCE OF NOT LESS THAN R4 WHERE NO STORM DOORS ARE PROVIDED.
6. ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF ROOF UNLESS NOTED OTHERWISE.
7. SMOKE & CO DETECTION MEASURES TO COMPLY WITH OBC.

LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL TO REMAIN
	NEW WALL
EX.	EXISTING DOOR TO REMAIN
D	NEW DOOR
EX.	EXISTING WINDOW TO REMAIN
	NEW WINDOW TO REMAIN
D	DOOR OPERATED PUSH BUTTON
L	WASHROOM DOOR LOCK PUSH BUTTON
FDC	FIRE DEPT. CONNECTION
	1hr F.R.R. SEPARATION

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 5405
May 7, 2026

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PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

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CHELMSFORD, ON P0M 1L0

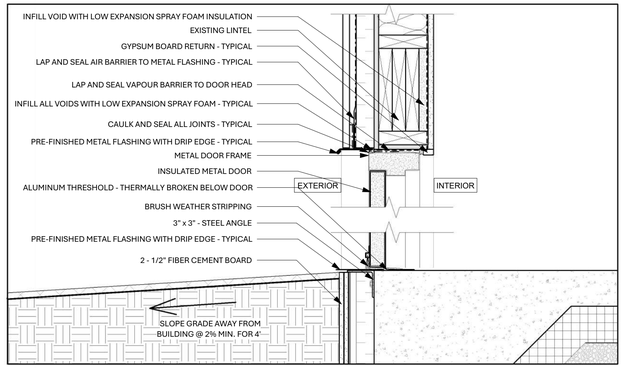
CLIENT:

WALTER SIGGELKOW

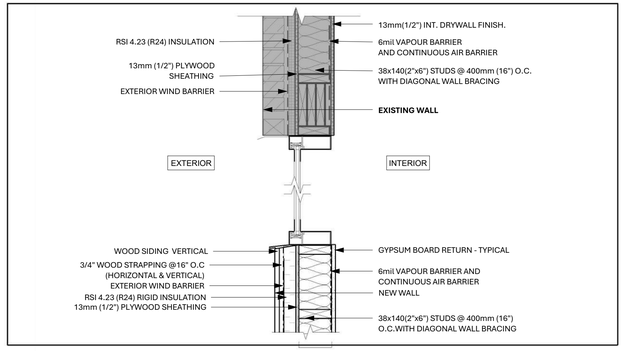
#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-05

FLOOR PLAN

DRAWN BY:	MS
CHECKED BY:	BS
APPROVED BY:	IS
SCALE:	As indicated
SHEET	A100
REVISION	0

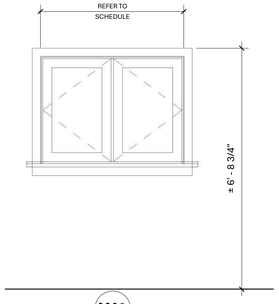


3 **TYP. DOOR SECTION**
1 1/2" = 1'-0"



2 **WINDOW TO WALL DETAIL -**
1" = 1'-0"

WINDOW LEGEND



W1

WINDOW SCHEDULE

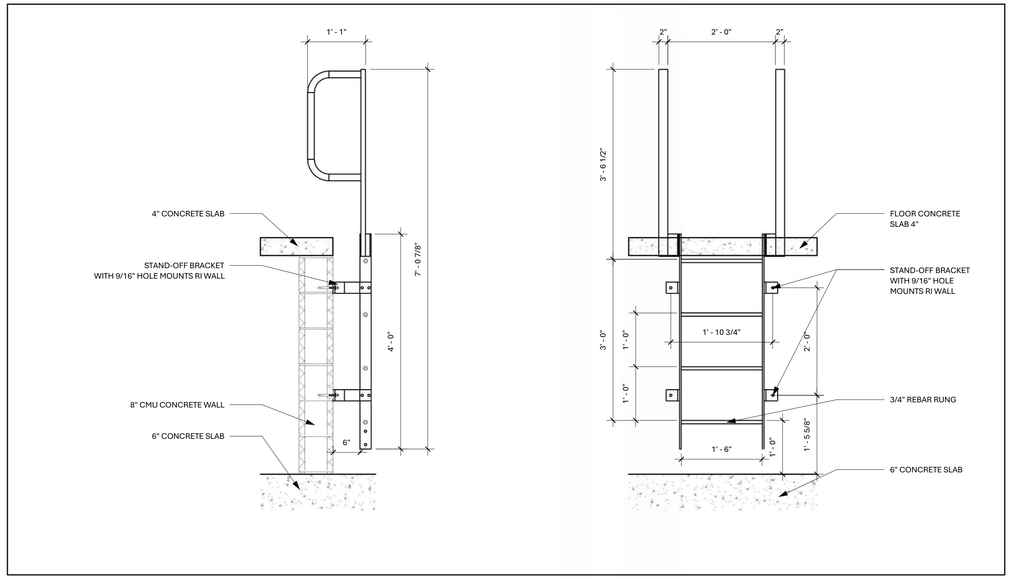
TYPE MARK	COUNT	WINDOW DIMENSION HEIGHT	WINDOW DIMENSION WIDTH	FRAME MATERIAL	GLAZING
W1	3	3' - 0"	<varies>	VIN (PVC)	- -
TOTAL: 3					

ROOM FINISH NOTES

1. ALL INTERIOR GYPSUM BOARD WALLS TO BE TAPED, SANDED AND PRIMED WITH ONE (1) COAT OF PRIMER AND TWO (2) COATS OF EGG SHELL FINISH PAINT.
2. ALL CEILING GYPSUM BOARD TO BE TAPED, SANDED AND PRIMED WITH ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FLAT CEILING PAINT.
3. IN BATHROOMS W/ SHOWER, ALL WALLS AND CEILINGS TO BE 1/2" MOULD RESISTANT GYPSUM BOARD.
4. SELECTION TO BE CONFIRMED BY OWNER.
5. ANY FIELDS CONTAINING "OWNER" REQUIRE GENERAL CONTRACTOR TO COORDINATE PRODUCT, MATERIAL AND FINISH WITH OWNER.

ROOM FINISH SCHEDULE

RM #	ROOM NAME	AREA	WALL FINISH	BASE FINISH	FLOOR FINISH	CEILING FINISH	NOTES
1ST FLOOR							
101	PRO SHOP	458.63 SF	PT	OWNER	OWNER	PT	
102	BARRIER-FREE WASHROOM	85.78 SF	PT	OWNER	OWNER	PT	
103	MECHANICAL ROOM	285.62 SF	PT	OWNER	OWNER	PT	
TOTAL: 3		830.03 SF					



1 **LADDER SECTION DETAIL**
3/4" = 1'-0"

ABBREVIATIONS

VIN - VINYL
TPG - TEMPERED GLASS
PT - PAINT
HM - HOLLOW METAL
IM - INSULATED METAL
WD - WOOD

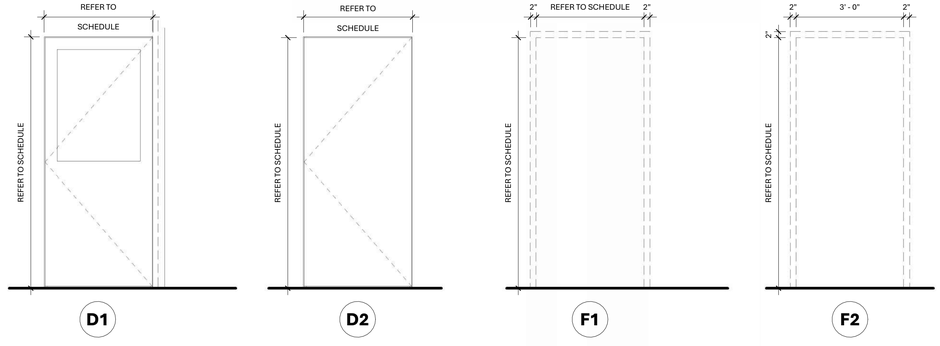
DOOR AND WINDOW NOTES

1. SITE VERIFY ALL OPENINGS.
2. ALL INTERIOR DOORS TO BE FLUSH PANEL WITH TRIM AND CASING - MATCH EXISTING.
3. ALL EXISTING DOORS TO REMAIN SHALL BE TAPED, SANDED AND PRIMED WITH ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FLAT EGG SHELL FINISH PAINT - COLOUR TO BE COORDINATED WITH OWNER.

SPECIFICATIONS

ENTRY DOOR TO BE NORTH STAR WINDOWS & DOORS SENTINEL STEEL ENTRY DOOR - MODENA QUARTER-LITE 22 X 36 DOORLITE C/W 7 X 64 SIDELITE OR APPROVED EQUIVALENT.

DOOR & FRAME LEGEND



DOOR SCHEDULE

MARK	DOOR TYPE	FRAME TYPE	LOCKSET	FIRE RATING	WIDTH	HEIGHT	THICKNESS	MATERIAL	GLASS	FINISH	COMMENTS
D101	D1- SIGNLE SWING DOOR	F1	1	- -	3' - 2"	7' - 0"	0' - 1 3/8"	HM	PTG	PT	
D102	D2 - SIGNLE SWING DOOR	F2	B.F.	- -	3' - 2"	6' - 0"	0' - 1"	WD	--	PT	

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CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-05

SCHEDULES & DETAILS

DRAWN BY:	MS
CHECKED BY:	SB
APPROVED BY:	IS
SCALE:	As indicated
SHEET	A200
REVISION	0

GENERAL REQUIREMENTS

1. CONTRACTOR TO REVIEW AND REPORT ANY DISCREPANCIES, OMISSIONS OR CONFLICTS TO THE CONSULTANT PRIOR TO COMMENCING THE WORK.
2. THE SCOPE BREAKDOWN IS PROVIDED FOR REFERENCE ONLY AND MAY NOT REPRESENT COMPLETE LIST OF WORK.
3. TYPICAL DETAILS REPRESENT STRUCTURAL INTENT AND MAY NOT REFLECT EXACT ON-SITE CONDITIONS.
4. CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVISED AND APPROVED BY PROSPEC ENGINEERING.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE WORK.
6. DO NOT CUT, DRILL, OR ALTER ANY STRUCTURAL MEMBERS UNLESS EXPLICITLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY PROSPEC ENGINEERING.
7. COORDINATE ALL TRADES TO AVOID CONFLICTS WITH STRUCTURAL ELEMENTS. ANY INTERFERENCES TO BE BROUGHT TO THE ATTENTION OF THE CONSULTANT.

CODES AND STANDARDS

GENERAL CONTRACTOR SHALL:

1. COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE AUTHORITIES HAVING JURISDICTION.
2. MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS, INCLUDING ALL SPECIFIED STANDARDS, APPLICABLE CODES AND REFERENCE DOCUMENTATION.
3. ADHERE TO THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND ITS REGULATIONS FOR CONSTRUCTION PROJECTS.

PERMITS AND INSPECTIONS

1. THE CONTRACTOR IS REQUIRED TO OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS AND ASSOCIATED INSPECTIONS.

DESIGN DATA

1. THE STRUCTURAL DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2025, SUPPLEMENTED BY THE USER'S GUIDE - NBC 2010 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B).
2. CLIMACTIC DESIGN DATA IS BASED ON THE LOCATION OF SUDBURY, ONTARIO.

TEMPORARY WORKS

1. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE, DESIGN, AND IMPLEMENT ALL TEMPORARY WORKS NECESSARY TO SAFELY COMPLETE THE CONSTRUCTION.
2. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOADS INDICATED ON THE DRAWING.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL TEMPORARY WORKS ARE DESIGNED AND REVIEWED BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN ONTARIO.

EXISTING STRUCTURES

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING STRUCTURE THROUGHOUT THE DURATION OF CONSTRUCTION.
3. ENSURE ALL REQUIRED TEMPORARY SHORING AND BRACING IS PROPERLY INSTALLED AND REMOVED IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE EXISTING STRUCTURE.
4. REPORT ANY DISCREPANCIES OR VARIATIONS IN EXISTING CONDITIONS TO CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
5. ANY DAMAGE TO THE EXISTING STRUCTURES OR SERVICES CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE CONSULTANT.

CONCRETE

1. THE CONCRETE SUPPLIER MUST BE CERTIFIED BY THE READY MIX CONCRETE ASSOCIATION OF ONTARIO.
2. THE CONTRACTOR AND CONCRETE SUPPLIER SHALL COMPLY WITH ALL APPLICABLE CERTIFICATION, DOCUMENTATION, AND QUALITY CONTROL REQUIREMENTS.
3. THE CONTRACTOR AND CONCRETE SUPPLIER ARE RESPONSIBLE FOR ENSURING THE PLASTIC AND HARDENED CONCRETE PROPERTIES MEET THE PROJECT'S PLACEMENT, FINISHING, AND PERFORMANCE REQUIREMENTS.
4. CONCRETE SHALL CONFORM TO THE PERFORMANCE SPECIFICATION ALTERNATIVE DEFINED IN CSA A23.1, TABLE 5.
5. CONCRETE SHALL ACHIEVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 25 MPa, WITH 4-7% AIR ENTRAINMENT.
6. PORTLAND CEMENT TYPE GU SHALL BE USED UNLESS OTHERWISE NOTES OR AS REQUIRED BY THE SPECIFIC EXPOSURE CLASS.
7. MAINTAIN MINIMUM COVER TO REINFORCEMENT AS PER CSA A23.1 AND PROJECT DRAWINGS.
8. PLACE CONCRETE AS CLOSE TO ITS FINAL POSITION AS PRACTICAL TO MINIMIZE SEGREGATION. ALL CONCRETE MUST BE PROPERLY CONSOLIDATED USING VIBRATION.
9. FORM WORK IS REQUIRED FOR THE SIDES OF ALL STRUCTURAL CONCRETE ELEMENTS.
10. PROTECT FRESHLY PLACED CONCRETE FROM FREEZING, RAPID DRYING AND TEMPERATURE EXTREMES DURING CURING AS PER CSA A23.1.
11. HOT AND COLD WEATHER CONCRETING PRACTICES MUST FOLLOW CSA A23.1, INCLUDING TEMPERATURE CONTROL MEASURES DURING MIXING, DELIVERY AND PLACING.
12. FOR SLABS-ON-GRADE OR UNBONDED TOPPINGS, ENSURE ALL EMBEDDED CONDUITS, PIPING OR HEATING CABLES ARE KEPT BELOW THE TOP ONE-THIRD OF SLAB THICKNESS TO AVOID INTERFERENCE WITH SAW CUTTING.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO CAN/CSA S16:24 LIMIT STATES DESIGN OF STEEL STRUCTURES.
2. THE STRUCTURAL STEEL FABRICATOR SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU (CWB) UNDER THE REQUIREMENTS OF CSA W47.1, DIVISION 1 OR 2.
3. ALL FIELD WELDING MUST BE PERFORMED BY CWB-CERTIFIED WELDERS AND INSPECTED BY A LEVEL 2 OR LEVEL 3 CWB WELDING INSPECTOR.
4. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL INCLUDING FABRICATION, ERECTION AND CONNECTION DRAWINGS.
5. NO FABRICATION SHALL COMMENCE PRIOR TO RECEIPT OF REVIEWED SHOP DRAWINGS.
6. DESIGN AND DETAILING OF ALL STRUCTURAL CONNECTIONS SHALL CONFORM TO CAN/CSA S16 AND/OR CAN/CSA S136 AS APPLICABLE. CONNECTIONS SHALL BE DESIGNED TO RESIST THE ULTIMATE FACTORED MOMENT, SHEAR, AND AXIAL REACTIONS OF THE CONNECTED MEMBERS UNLESS NOTED OTHERWISE.
7. DO NOT CUT, DRILL, WELD OR OTHERWISE MODIFY ANY STRUCTURAL MEMBERS ON SITE UNLESS EXPLICITLY APPROVED BY PROSPEC.
8. ALL STRUCTURAL STEEL EXPOSED TO THE EXTERIOR OR MOISTURE MUST BE PREPARED BY SSPC-SP6 COMMERCIAL BLAST CLEANING AND COATED WITH TWO COATS OF ZINC-RICH PRIMER, UNLESS NOTED OTHERWISE.
9. FINISH COLOUR SHALL MATCH EXISTING OR AS SPECIFIED IN ARCHITECTURAL DOCUMENTS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION. NO PART OF THE STRUCTURE SHALL BE LOADED UNTIL ALL SUPPORTING MEMBERS AND CONNECTIONS ARE COMPLETE AND SECURE.
11. ALL MATERIALS SHALL BE AS FOLLOWS:
    A. ANGLES: CSA G40.21 GRADE 300W
    B. PLATES AND BARS: CSA G40.21 GRADE 300W
    C. WIDE FLANGE SECTIONS: CSA G40.21 GRADE 350W
    D. HOLLOW STRUCTURAL SECTIONS: CSA G40.21 GRADE 350W OR ASTM A 500 GRADE C
    E. BOLTS: ASTM A325M WITH COMPATIBLE NUTS AND WASHERS

MASONRY

1. ALL LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK MASONRY CONSTRUCTION SHALL CONFORM TO CAN/CSA-A371-14: MASONRY CONSTRUCTION FOR BUILDINGS.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO CAN/CSA A165, SERIES-14 (R2024)
   - WEIGHT: NORMAL WEIGHT UNITS
   - HOLLOW: TYPE H/15/A/M
   - SOLID: TYPE S/15/A/M
3. MORTAR SHALL CONFORM TO CSA A179-14, TYPE S AND A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AT 28 DAYS (UNLESS OTHERWISE NOTED).
4. GROUT USED IN REINFORCED MASONRY SHALL CONFORM TO CSA A179 AND BE PLACED WITH APPROPRIATE SLUMP TO ENSURE FULL BOND AND CONSOLIDATION AROUND REINFORCEMENT.
5. ALL WALLS SHALL BE REINFORCED WITH HORIZONTAL JOINT REINFORCEMENT EVERY SECOND COURSE.
6. REINFORCEMENT MUST BE HOT-DIP GALVANIZED OR EPOXY-COATED WHEN EXPOSED TO MOISTURE OR CORROSIVE ENVIRONMENTS.
7. VERTICAL REINFORCEMENT AND GROUT CELLS SHALL BE INSTALLED AS PER STRUCTURAL DRAWINGS AND PROPERLY TIED TO HORIZONTAL REINFORCEMENT.
8. PROVIDE CONTROL JOINTS AT INTERVALS OF 20'-25', UNLESS OTHERWISE NOTED. TOOL JOINTS TO A SMOOTH, WEATHER-RESISTANT FINISH, AND SEAL WITH FLEXIBLE SEALANT WHERE MOVEMENT IS EXPECTED.
9. FIRST COURSE OF BLOCK TO BE LAID IN A FULL MORTAR BED, ENSURING FULL CONTACT WITH FOUNDATION OR SUPPORTING SURFACE.
10. ALL HEAD JOINTS AND BED JOINTS TO BE FULLY FILLED UNLESS OTHERWISE SPECIFIED.
11. WHERE SUPPORTING STEEL OR CONCRETE BEAMS OR COLUMNS, PROVIDE A MINIMUM BEARING LENGTH OF 8". USE SOLID BLOCKS OR 100% GROUT-FILLED HOLLOW UNITS FOR A MINIMUM OF TWO COURSES DIRECTLY BELOW BEARING POINTS.

FROST PROTECTION

1. ALL FOUNDATION ELEMENTS HAVE BEEN ANALYZED AND DESIGNED ASSUMING THE BUILDING TO REMAIN HEATED CONTINUOUSLY DURING THE WINTER.
2. THE BUILDING SHALL BE CONTINUOUSLY HEATED DURING WINTER CONDITIONS. HEATING IS REQUIRED TO PREVENT FROST HEAVE, FREEZING OF MATERIALS, AND ADVERSE EFFECTS ON STRUCTURAL PERFORMANCE.

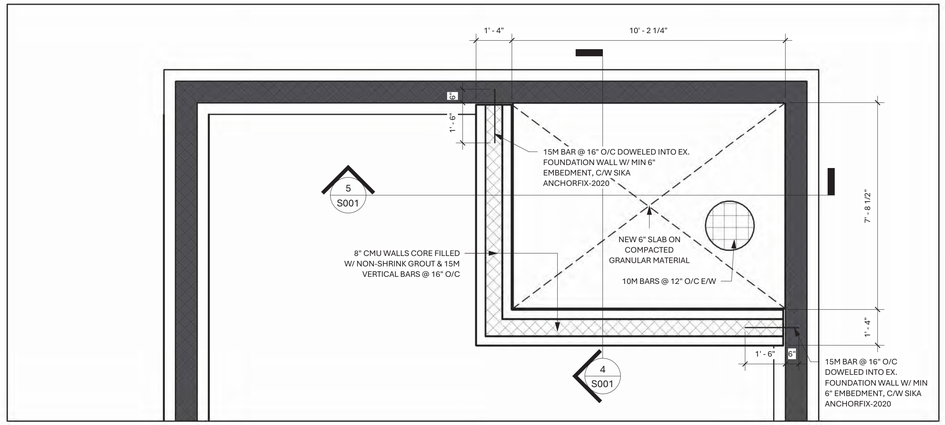
SHORING NOTES

NOTE 1: SHORING / TEMPORARY WORKS REQUIREMENTS

A. CONTRACTOR TO PROVIDE TEMPORARY WORKS IN ORDER TO SUPPORT AND SAFEGUARD EXISTING STRUCTURE AND ADJACENT SOILS & STRUCTURES DURING CONSTRUCTION.

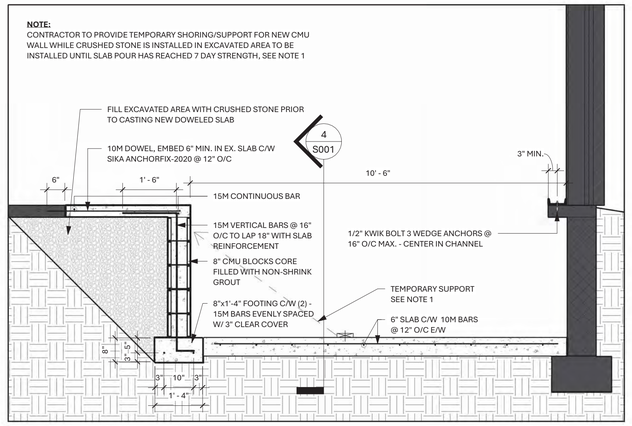
B. TEMPORARY WORKS DESIGNED BY AND DRAWINGS STAMPED BY PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.

C. TEMPORARY WORKS DRAWINGS PREPARED FOR CONSULTANT REVIEW AND APPROVAL PRIOR TO EXPEDITING WORKS.

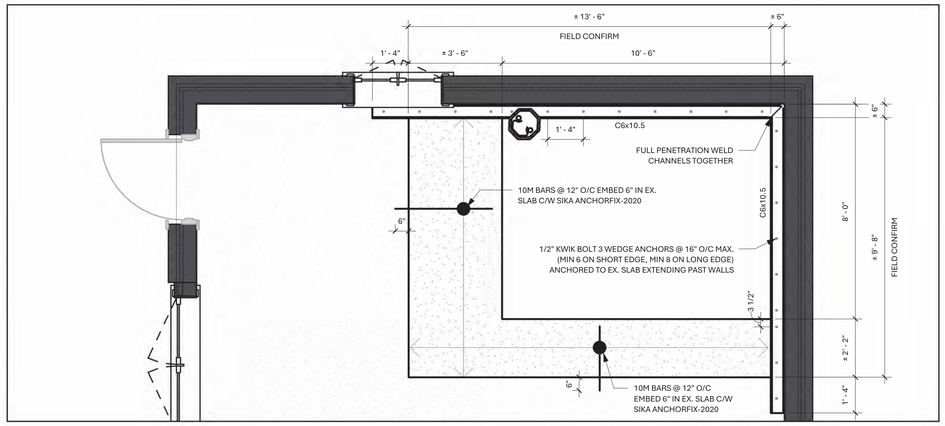


3 **STRUCTURAL FOUNDATION PLAN**
3/8" = 1'-0"

NOTE:
CONTRACTOR TO PROVIDE TEMPORARY SHORING/SUPPORT FOR NEW CMU WALL WHILE CRUSHED STONE IS INSTALLED IN EXCAVATED AREA TO BE INSTALLED UNTIL SLAB POUR HAS REACHED 7 DAY STRENGTH, SEE NOTE 1

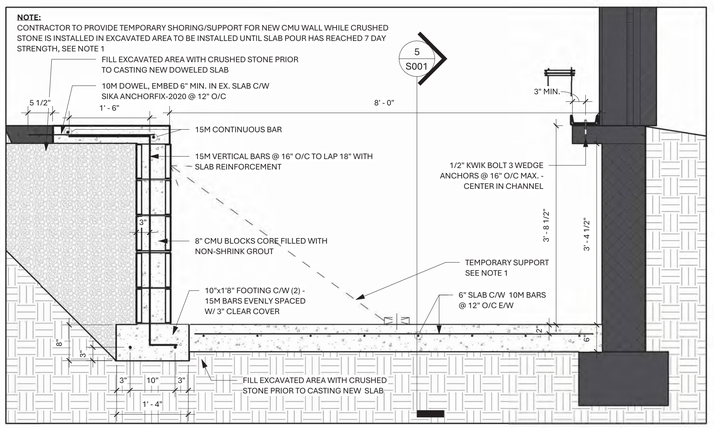


5 **PIT SECTION THROUGH LONG DIMENSION**
1/2" = 1'-0"



2 **STRUCTURAL MAIN FLOOR PLAN**
3/8" = 1'-0"

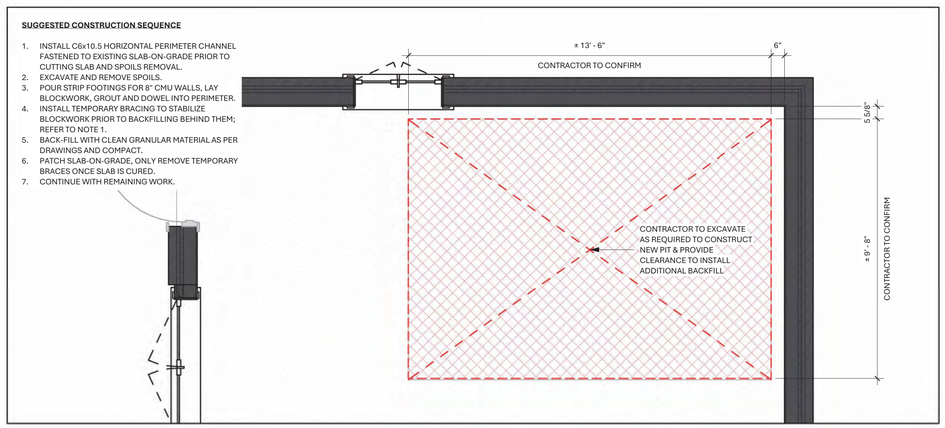
NOTE:
CONTRACTOR TO PROVIDE TEMPORARY SHORING/SUPPORT FOR NEW CMU WALL WHILE CRUSHED STONE IS INSTALLED IN EXCAVATED AREA TO BE INSTALLED UNTIL SLAB POUR HAS REACHED 7 DAY STRENGTH, SEE NOTE 1



4 **PIT SECTION THROUGH SHORT DIMENSION**
3/4" = 1'-0"

SUGGESTED CONSTRUCTION SEQUENCE

1. INSTALL C6x10.5 HORIZONTAL PERIMETER CHANNEL FASTENED TO EXISTING SLAB-ON-GRADE PRIOR TO CUTTING SLAB AND SPOILS REMOVAL.
2. EXCAVATE AND REMOVE SPOILS.
3. POUR STRIP FOOTINGS FOR 8" CMU WALLS, LAY BLOCKWORK, GROUT AND DOWEL INTO PERIMETER.
4. INSTALL TEMPORARY BRACING TO STABILIZE BLOCKWORK PRIOR TO BACKFILLING BEHIND THEM; REFER TO NOTE 1.
5. BACK-FILL WITH CLEAN GRANULAR MATERIAL AS PER DRAWINGS AND COMPACT.
6. PATCH SLAB-ON-GRADE, ONLY REMOVE TEMPORARY BRACES ONCE SLAB IS CURED.
7. CONTINUE WITH REMAINING WORK.



1 **STRUCTURAL DEMOLITION PLAN**
3/8" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
26-04-23
PROVINCE OF ONTARIO
SIGN & SEAL

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PRO-25-168

PROSHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON
P0M 1L0

CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	2026-04-24

STRUCTURAL FLOOR PLANS, DETAILS & NOTES

DRAWN BY:	CG
CHECKED BY:	CC
APPROVED BY:	CC
SCALE:	As indicated

SHEET

S001

REVISION 0

SYSTEM CONTROL NOTES:

ALL FIRE PUMP EQUIPMENT, CONTROLS, ACCESSORIES, AND FIELD CONNECTIONS SHALL COMPLY WITH NFPA 20 AND THE MANUFACTURER'S CERTIFIED INSTALLATION REQUIREMENTS.

1. NORMAL STANDBY
   a. SYSTEM PRESSURE (NORMAL): 55 PSIG AT THE DISCHARGE HEADER.
   b. VALVES: ALL CONTROL/ISOLATION VALVES OPEN AND SUPERVISED (TAMPER SWITCHES); DISCHARGE SWING CHECK CLOSED (NO REVERSE FLOW).
   c. CONTROLLERS:
      - FIRE PUMP CONTROLLER: POWERED, IN AUTO, READY FOR MANUAL START AT CONTROLLER, REMOTE START, OR PRESSURE START.
      - JOCKEY CONTROLLER: POWERED, IN AUTO WITH PRESSURE SWITCH SETPOINTS.
   d. SETPOINTS (RECOMMENDED STARTING VALUES)
      - JOCKEY START: 55 PSIG
      - JOCKEY STOP: 60 PSIG
      - FIRE PUMP START: 42 PSIG
      - FIRE PUMP STOP: MANUAL
   e. RATIONALE: THE JOCKEY HANDLES SMALL LEAKAGE AND TEMPERATURE DRIFT; THE FIRE PUMP ONLY STARTS WHEN PRESSURE DROPS WELL BELOW NORMAL, PREVENTING NUISANCE STARTS.
2. PRESSURE-MAINTENANCE (JOCKEY) OPERATION
   a. WHEN HEADER PRESSURE FALLS TO 55 PSIG, THE JOCKEY PUMP STARTS AUTOMATICALLY.
   b. JOCKEY RUNS UNTIL PRESSURE RECOVERS TO 60 PSIG, THEN STOPS AUTOMATICALLY.
   c. IF JOCKEY CANNOT RECOVER PRESSURE (CONTINUING DEMAND OR A TRUE FIRE), PRESSURE KEEPS FALLING TO 42 PSIG, SEE SECTION 3 FOR FIRE EVENT.
3. FIRE EVENT / SIGNIFICANT DEMAND
   a. INITIATION: ANY OF THE FOLLOWING STARTS THE FIRE PUMP:
      - LOW-PRESSURE AUTO START: HEADER PRESSURE≤ 42 PSIG
      - MANUAL START: LOCAL AT DIESEL CONTROLLER (PREFERRED DURING TESTING)
   b. ON START:
      - PUMP REACHES CHURN PRESSURE (~100 PSIG) WITH DISCHARGE VALVE OPEN; SYSTEM PRESSURE BEGINS TO RISE BUT STABILIZES AT THE HYDRAULIC DEMAND ONCE SPRINKLERS/HOSES ARE FLOWING.
      - NO AUTOMATIC STOP—THE PUMP RUNS UNTIL MANUALLY STOPPED AT THE CONTROLLER AFTER THE EVENT AND WHEN THE SYSTEM IS STABLE.
4. ABNORMAL / FAULT SCENARIOS & ALARMS (ALARMS SETS OFF AT THE FIRE PUMP CONTROLLER AND REPORT TO THE FIRE ALARM CONTROL PANEL (FACP) WHERE INDICATED.)
   A. ELECTRICAL POWER ABNORMALITIES
      - BATTERY #1/#2 TROUBLE
      - BATTERY CHARGER AC FAIL
      - LOW FUEL LEVEL
      - ENGINE OVERSPEED
      - ENGINE HIGH JACKET-WATER TEMPERATURE
      - ENGINE LOW OIL PRESSURE
      - CONTROLLER TROUBLE (GENERAL)
   b. PUMP RUNNING (STATUS SIGNAL) SUCTION / WATER SUPPLY ABNORMALITIES
      - TANK LEVEL LOW: SUPERVISORY ALARM AT FACP.
      - SUCTION/DISCHARGE/RISER ISOLATION VALVES, CLOSED OR PARTIALLY CLOSED: SUPERVISORY/TAMPER ALARMS.
   c. MECHANICAL
      - PUMP RUNNING STATUS: SIGNAL TO FACP (DISTINCT FROM ALARM/TROUBLE).
      - JOCKEY PUMP RUNNING STATUS: SUPERVISORY.
   d. FLOW & PRESSURE SUPERVISION
      - ALARM AT FACP (USEFUL DIAGNOSTIC).
      - FLOW SWITCH IN RISERS: ALARM (INITIATING DEVICES FOR FACP).
5. POST-EVENT / MANUAL STOP / RECOVERY
   a. AFTER THE FIRE IS CONTROLLED AND SYSTEM PRESSURE STABILIZES ABOVE JOCKEY START, BY MANUALLY CLOSING THE VALVE, THE OPERATOR PERFORMS A STOP OF THE PUMP AT THE CONTROLLER.
   b. VERIFY ALL ALARM CONDITIONS CLEAR; RECORD "PUMP RUN" EVENT.
   c. REPLACE ANY OPERATED SPRINKLER HEADS AND REPAIR DAMAGED PIPING.
   d. RESTORE VALVES TO NORMAL (OPEN) AND RE-ESTABLISH 55-60 PSIG RANGE WITH JOCKEY.
   e. DOCUMENT ANY ACTIVATION OF RELIEF DEVICES OR UNUSUAL OBSERVATIONS (CAVITATION NOISE, OVERHEATING) AND CORRECT BEFORE RETURNING TO SERVICE.
6. SETPOINT & HARDWARE SUMMARY (FOR DRAWINGS/SPEC)
   a. JOCKEY PUMP: 5 GPM @ 50 PSIG DUTY; SHUTOFF≥ 70–80 PSIG; CONTROLLER WITH ADJUSTABLE PRESSURE SWITCH.
      - START 55 PSIG; STOP 60 PSIG.
   b. DIESEL FIRE PUMP: 6×4×12F-M, 225 GPM @ 54 PSI; CHURN= 100 PSIG.
      - START 42 PSIG (AUTO BY PRESSURE); STOP MANUAL ONLY.
   c. VALVING: ALL CRITICAL VALVES INCLUDING SWING CHECK AND ISOLATION VALVES SUPERVISED.
   d. RELIEF/COOLING: DIESEL ENGINE COOLING VIA HEAT EXCHANGER PER NFPA 20 AND MANUFACTURER.
   e. SIGNALS TO FACP (MINIMUM): PUMP RUNNING, CONTROLLER TROUBLE, CHARGER AC FAIL, LOW FUEL LEVEL, VALVE TAMPER, LOW TANK LEVEL.

CISTERN INSTALLATION NOTES:

1. OWNER / TANK SUPPLIER TO PROVIDE A FROST-PROTECTION STRATEGY CAPABLE OF MAINTAINING LIQUID WATER IN CISTERN UNDER SITE WINTER CONDITIONS.
2. PROVIDE DEDICATED ATMOSPHERIC VENT, MINIMUM 4" DIAMETER, FOR EACH CISTERN OR FOR A COMMON HEADER. VENT TO TERMINATE ABOVE GRADE, ABOVE LOCAL SNOW ACCUMULATION LEVEL, WITH DOWN-TURNED GOOSENECK AND CORROSION-RESISTANT INSECT SCREEN. PROTECT VENT FROM SNOW, ICE, AND VEHICULAR DAMAGE.
3. PROVIDE OVERFLOW/DRAIN LINE. DISCHARGE TO SAFE LOCATION AWAY FROM CISTERNS AND STRUCTURES. PROTECT FROM FREEZING.
4. NEW PENETRATIONS IN THE TANK SHALL COMPLY WITH THE FOLLOWING:
   A. OBTAIN WRITTEN CONFIRMATION FROM THE TANK MANUFACTURER THAT THE PROPOSED PENETRATIONS DO NOT COMPROMISE STRUCTURAL INTEGRITY OR WALL THICKNESS REQUIREMENTS.
   B. LOCATE ALL PENETRATIONS AWAY FROM CORNERS AND JOINTS.
   C. NO EXISTING REINFORCING STEEL SHALL BE CUT. CONTRACTOR SHALL SCAN CONCRETE TO IDENTIFY REBAR PRIOR TO CORING AND ADJUST LOCATIONS AS REQUIRED.
   D. ALL PENETRATIONS SHALL BE FULLY SEALED AND MADE WATERTIGHT USING MANUFACTURER-APPROVED MATERIALS.
5. ROUTE OUTLET PIPE FROM CISTERN TO PUMP SUCH THAT PIPE INVERT AT TANK OUTLET IS A MINIMUM OF 8" ABOVE FIRE PUMP SUCTION FLANGE CENTERLINE.

GENERAL MECHANICAL NOTES:

1. PROVIDE IN THIS DIVISION MEANS 'TO SUPPLY AND TO INSTALL'
2. REGULATIONS - ALL WORK SHALL BE PER THE LATEST EDITION OF THE ONTARIO BUILDING CODE, OBC REFERENCED STANDARDS, LOCAL CODES, BYLAWS AND REQUIREMENTS.
3. DRAWINGS ARE SCHEMATIC ONLY. PIPING IS TO BE ARRANGED TO SUIT SITE CONDITIONS.
4. EXACT LOCATION AND SIZE OF EXISTING SERVICES TO BE VERIFIED ON-SITE BEFORE ANY WORK IS COMPLETED.
5. DO NOT SCALE DRAWINGS TO ORDER MATERIAL.
6. TAKE FIELD MEASUREMENTS BEFORE ORDERING MATERIAL AND MAKE MATERIAL TAKE-OFF CONFORM TO SITE CONDITIONS.
7. CODES AND BYLAWS - PROVIDE CERTIFICATES TO VERIFY THAT THE WORK COMPLETED CONFORMS TO THE REGULATIONS OF ALL AUTHORITY HAVING JURISDICTION. INCLUDE FINAL CERTIFICATES IN THE OPERATING AND MAINTENANCE MANUAL.
8. PROTECTION - CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES THAT CAN BE DAMAGED DURING WORK. REPAIR DAMAGE CAUSED TO SURFACES OF THE BUILDING WITHOUT ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE CONSULTANT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR TEMPORARILY COVERING ALL EQUIPMENT AND CAPPING ALL PIPES TO PROTECT THEM FROM DUST AND CONTAMINATION DURING ALL STAGES OF CONSTRUCTION.
9. AS-BUILT DRAWINGS OF PROGRESS - MECHANICAL CONTRACTOR SHALL KEEP ON SITE AN EXTRA SET OF DRAWINGS AND SPECIFICATIONS ON WHICH CHANGES SHALL BE NOTED DAILY.
10. CUTTING AND PATCHING - ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY/MARK THE LOCATIONS FOR ALL OPENINGS AND PROVIDE THE APPLICABLE SLEEVES TO COMPLETE THE WORK.

FIRE SUPPRESSION SYSTEM NOTES:

1. INSTALLATION OF FIRE SPRINKLER SYSTEM AS PER NFPA 13 STANDARDS.
2. PAINTING OF NEW SPRINKLER PIPING TO MATCH EXISTING. DO NOT PAINT SPRINKLER HEADS.
3. ALL PRESSURE, FLOW RATE, AND ALARM FUNCTION OF THE SPRINKLER SYSTEM TO BE TESTED AS PER NFPA 25 ANNUALLY. CONTRACTOR CONFIRM ALL EXISTING COMPONENTS ARE OPERATIONAL, INCLUDING BUT NOT LIMITED TO GATE VALVE, PRESSURE SWITCH AND ALARM, GEAR PUMP, DRAIN VALVES, AND PRESSURE RELIEF VALVE. SHOULD ANY COMPONENTS FAIL, CONTRACTOR TO PROVIDE REPLACEMENT WITH ENGINEER'S APPROVAL.
4. NEW SPRINKLERS TO BE PENDANT STYLE RELIABLE G 110 MODEL OR EQUAL WITH 5.6 K-FACTOR, UL/ULC LISTED EXCEPT WHERE SPECIFIED OTHERWISE.
5. CONTRACTOR TO ADD LOW POINT DRAIN, IF NECESSARY, ACCORDING TO NFPA STANDARDS 13 AND 25.
6. EXISTING AND NEW PIPING TO BE HYDROSTATICALLY TESTED ACCORDING TO NPFA 13. MAIN DRAIN TEST TO BE CONDUCTED AND END OF DRAIN TEST.
7. REFER TO DESIGN AREA TABLE FOR HYDRAULIC CALCULATION ON PRESSURE AND FLOW RATE REQUIREMENTS.
8. ALL PIPING MUST BE SUPPORTED AT EVERY 10'.

PUMP SCHEDULE

TAG	FUNCTION	BRAND	MODEL	ENGINE TYPE	POWER	ASSEMBLY DIMENSIONS	WEIGHT	NOTES
P-01	FIRE PUMP	XYLEM	PUMP: SERIES 8100 - MODEL 6x4x12F-M, ENGINE: CLARKE JU4H-UFAEA0	IN-LINE, 4 STROKE CYCLE	37 HP	78" (D) x 36" (W) X 60" (H)	935 LBS	COMPRESSION-IGNITION DIESEL FIRE PUMP DRIVER, SUITABLE FOR OPERATION WITH 6×4×12F-M SPLIT-CASE FIRE PUMP. INSTALL COMPLETE PUMP PACKAGE IN ACCORDANCE WITH MANUFACTURERS CERTIFIED DRAWINGS AND NFPA 20. ENGINE IS HEAT-EXCHANGER COOLED. PROVIDE COOLING-WATER AS SHOWN. PROVIDE FUEL SUPPLY AND RETURN LINES, VENTING, AND FILTRATION IN ACCORDANCE WITH CLARKE REQUIREMENTS AND NFPA 20. ROUTE AND SUPPORT FUEL LINES WITH FIRE-RATED PENETRATIONS WHERE REQUIRED. INSTALL ENGINE EXHAUST SYSTEM INCLUDING FLEX CONNECTION, MUFFLER, DRAIN, AND INSULATION PER MANUFACTURER REQUIREMENT. ENGINE BATTERY SYSTEM TO INCLUDE DUAL BATTERIES, BATTERY RACK, BATTERY CHARGER, AND ALL REQUIRED CABLES. INSTALL PER MANUFACTURER REQUIREMENTS AND NFPA 20. CONNECT BATTERY CHARGER TO EMERGENCY POWER SUPPLY. PROVIDE SMS SILENCER MODEL SM1-3 AND LOW FUEL LEVEL SWITCH.
P-02	JOCKEY PUMP	XYLEM	GOULDS 1SV5GA3J20	-	0.4 HP	9.8" (D) x 8.7" (W) X 25.1" (H)	63 LBS	CENTRIFUGAL JOCKEY PUMP RATED FOR 5 GPM @ 50 PSI, UNIT COMPLETE WITH MOTOR, BASE, AND ACCESSORIES AS PER MANUFACTURERS CERTIFIED SUBMITTAL. INSTALL IN ACCORDANCE WITH NFPA 20 AND MANUFACTURER REQUIREMENTS. JOCKEY PUMP SHALL MAINTAIN SYSTEM PRESSURE AND PREVENT UNNECESSARY FIRE PUMP STARTS. SETPOINTS TO BE ADJUSTED PER COMMISSIONING REQUIREMENTS AND COORDINATED WITH FIRE PUMP CONTROLLER START/STOP SETTINGS

VALVE/SWITCH SCHEDULE

FUNCTION	BASED ON	MODEL	PIPE SIZE(S)	NOTES AND ACCESSORIES
RISER ALARM CHECK VALVE	VICTAULIC	DN100 SERIES 717	4"Ø / 2"Ø	DUCTILE IRON BODY WITH SPRING-ASSISTED SINGLE DISC TO PREVENT BACKFLOW. SUITABLE FOR INSTALLATION HORIZONTAL OR VERTICAL (FLOW UP). AVAILABLE WITH OPTIONAL PRESSURE TAPS. GROOVED END CONNECTIONS. UL LISTED AND FM APPROVED FOR FIRE PROTECTION SERVICE.
BUTTERFLY VALVE	VICTAULIC	DN100 SERIES 705	4"Ø / 2"Ø	DUCTILE IRON BODY WITH ELECTROLESS NICKEL-COATED DISC AND EPDM SEAT. WEATHERPROOF ACTUATOR HOUSING WITH HANDWHEEL OPERATION. DESIGNED TO BE SUPERVISED IN THE FULLY OPEN POSITION; EQUIPPED WITH TWO INTEGRAL SUPERVISORY SWITCHES FOR CONNECTION TO FIRE ALARM CONTROL PANEL. GROOVED END CONNECTIONS. UL LISTED AND FM APPROVED FOR FIRE PROTECTION SERVICE.
VANE TYPE ALARM FLOW SWITCH W/ RETARD	POTTER	DN100 MODEL VSR	4"Ø	VANE TYPE WATERFLOW SWITCH FOR WET PIPE SPRINKLER SYSTEMS. UL LISTED, UL/FM APPROVED. TWO SPDT SNAP-ACTION SWITCHES WITH ADJUSTABLE PNEUMATIC RETARD (10-90 SECONDS). ACTIVATES ON FLOW≥ 10 GPM. WEATHER/UV/FLAME RESISTANT ENCLOSURE WITH TAMPER-RESISTANT COVER. INSTALL TOP OF HORIZONTAL OR VERTICAL PIPE PER MANUFACTURER INSTRUCTIONS.
SUPERVISORY PRESSURE SWITCH	POTTER	PS40 SERIES	1/2"Ø	FACTORY SET 30 PSI DECREASE (PS40-1) OR 30 PSI DECREASE / 50 PSI INCREASE (PS40-2). SPDT FORM C CONTACTS, 10.1A @ 125/250 VAC, 2A @ 30 VDC. MAX SYSTEM PRESSURE 300 PSI. ADJUSTABLE RANGE 19-60 PSI. NEMA 4/IP66 ENCLOSURE, WEATHER/UV/FLAME RESISTANT. UL, ULC, CSFM LISTED; FM AND LPC APPROVED.

DIESEL TANK SCHEDULE

TAG	FUNCTION	BASED ON	MODEL	DIMENSIONS	NOTES
DT-1	DIESEL STORAGE TANK	XYLEM	HASSCO INDUSTRIES INC. 100 GAL. STORAGE TANK	29" DIAM. x 36" L	ULC-S601 LISTED ABOVEGROUND INTEGRAL CONTAINED STEEL TANK COMPLETE WITH PRIMARY AND SECONDARY SHELLS. UNIT IS SUPPLIED WITH FUEL SUPPLY AND RETURN CONNECTIONS, FILL PORT, NORMAL VENT, EMERGENCY VENT, LEVEL GAUGE, HIGH-LEVEL PROBE, AND DRAIN CONNECTIONS. TANK IS SUPPLIED WITH MOUNTING SADDLES AND LIFTING LUGS. INSTALLATION TO FOLLOW MANUFACTURER'S INSTRUCTIONS.

PUMP CONTROLLER SCHEDULE

FUNCTION	MODEL	ELECTRICAL (V/PH/Hz)	DIMENSIONS	WEIGHT	NOTES
FIRE PUMP CONTROLLER	TORNATECH GPD	120/ V, 1 PH, 60 HZ	32" (D) x 29" (W) X 16" (H)	85 LBS	LISTED DIESEL ENGINE DRIVEN FIRE PUMP CONTROLLER BUILT TO NFPA 20. MOUNT AS PER MANUFACTURER RECOMMENDATIONS. REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS FOR CONNECTION TYPES & WIRING.
JOCKEY PUMP CONTROLLER	TORNATECH JPLT	120/ V, 1 PH, 60 HZ	7" (D) x 10" (W) X 12" (H)	25 LBS	WALL-MOUNTED JOCKEY PUMP CONTROLLER. MOUNT AS PER MANUFACTURER RECOMMENDATIONS. REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS FOR CONNECTION TYPES & WIRING.

AUTOMATIC SPRINKLER SYSTEM HYDRAULIC DESIGN DATA

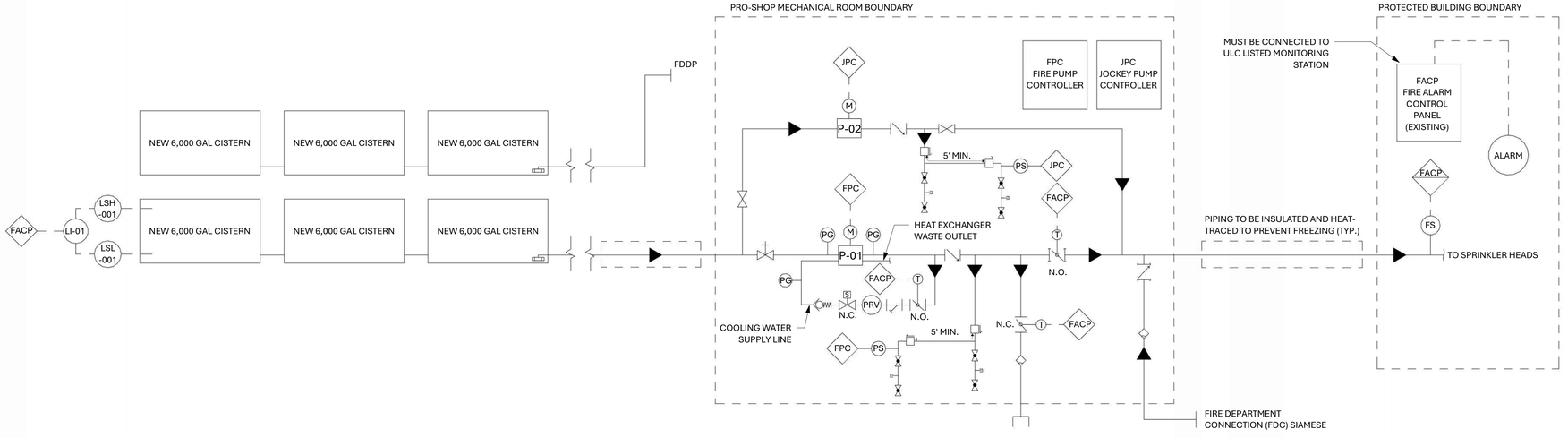
DESIGN CODE:	NFPA 13										
LOCATION:	100 LAVALLEE RD										
PIPE MATERIAL SPECIFICATION:	BLAZEMASTER CPVC (IN PROTECTED BUILDING), ASTM A53 Gr B SEAMLESS FOR PIPE DIAMETER 3" AND LARGER										
ZONE:	1	2	3	4	5	6	7	8	9	10	11
HAZARD CLASS:	LH	LH	LH	OH1	LH	LH	OH1	LH	LH	LH	LH
DESIGN DENSITY (GPM/FT^2.):	0.1	0.1	0.1	0.15	0.1	0.1	0.15	0.1	0.1	0.1	0.1
AREA OF DISCHARGE (FT^2):	345	363	1733	1042	320	789	675	830	271	353	473
NUMBER OF SPRINKLERS:	7	3	10	13	5	8	8	11	3	4	4
MOST STRINGENT DESIGN AREA	OH-1, 0.15 GPM/FT^2 OVER 1,500 FT^2 (PER NFPA 13)										
REQUIRED FLOW AND RESIDUAL PRESSURE AT THE BASE OF RISER (PSIG):	225 GPM AND 45 PSI (CALCULATED FOR MOST REMOTE OH-1 AREA)										
HOSE STREAM ALLOWANCE	250 GPM (SEPERATE WATER SOURCE)										

HYDROSTATIC LEVEL TRANSDUCER SCHEDULE

TAG	FUNCTION	BASED ON	MODEL	ELECTRICAL RANGE	NOTES
LI-01	TANK LEVEL INDICATOR	XYLEM	FLYGT ENM-10	24V DC	TILT-TYPE FLOAT SWITCH WITH INTERNAL MICROSWITCH. INSTALLED SUSPENDED BY CABLE AND STRAPPED TO JOCKEY PUMP RISER PIPE. LEVEL "HIGH" AND LOW INDICATORS TO BE SUSPENDED AT 92" AND 24" RESPECTIVELY FROM THE BOTTOM OF THE TANK.

SCHEMATIC LEGEND:

	GATE VALVE	LSH	LEVEL SWITCH: HIGH
	OS & Y GATE VALVE	LSL	LEVEL SWITCH: LOW
	GLOBE VALVE	PS	PRESSURE SWITCH
S	SOLENOID VALVE	PG	PRESSURE GAUGE
	REDUCER	T	TAMPER SWITCH
	CHECK VALVE	FS	FLOW SWITCH
	BUTTERFLY VALVE	PRV	PRESSURE REGULATOR
	SPRING-LOADED CHECK VALVE		LOGIC CONTROL / PLC
	CHECK VALVE WITH 3/32" HOLE DRILLED IN CLAPPER		FLOW INDICATOR
	HOSE HEADER (FOR TESTING ONLY)		PLUGGED TEE
	ANTI-VORTEX PLATE		AUTOMATIC BALL DRIP / DRIP VALVE
	Y-STRAINER		



1 **P&ID DIAGRAM**
N.T.S.

LICENSED PROFESSIONAL ENGINEER
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100515272
2026-05-08
PROVINCE OF ONTARIO
SIGN & SEAL

PROSPEC ENGINEERING & ARCHITECTURE
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GENERAL NOTES

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PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0

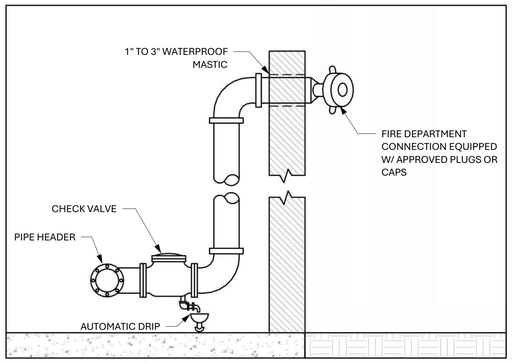
CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-08

FPS SYSTEM NOTES & SCHEDULES

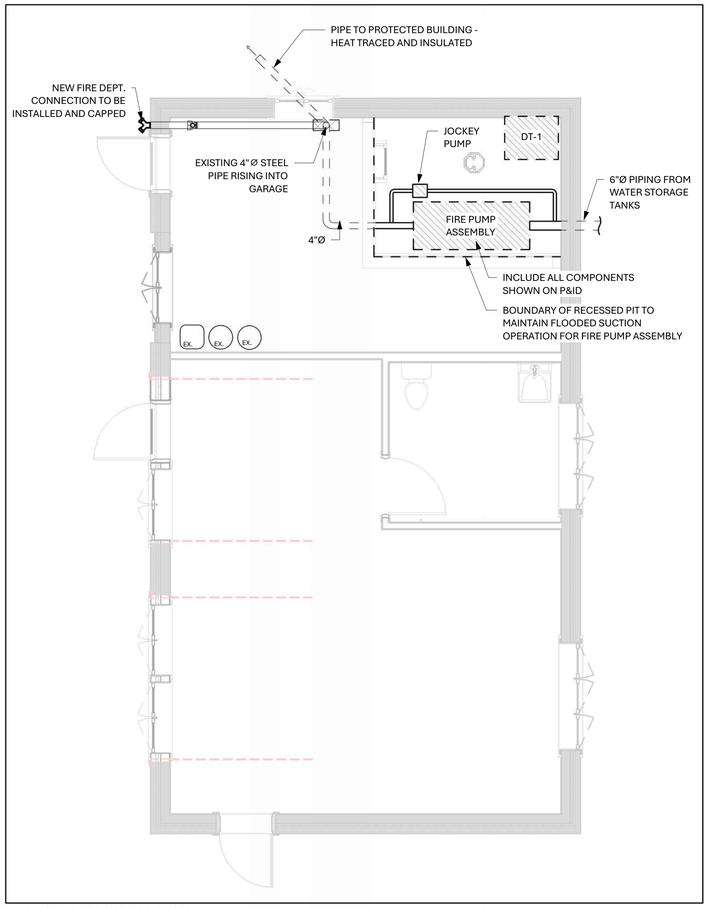
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CHECKED BY:	EM
APPROVED BY:	GM
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SHEET	M000
REVISION	0



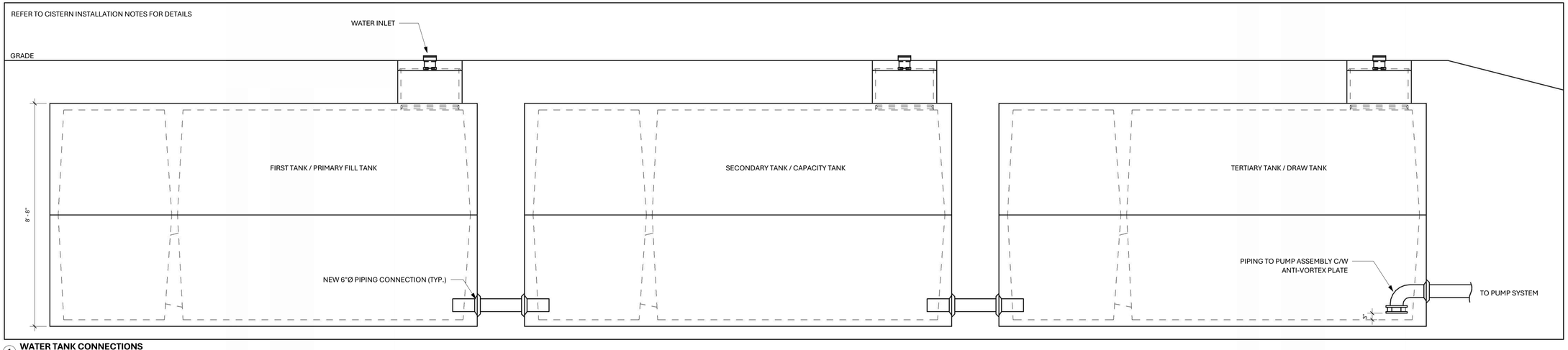
4 **FIRE DEPARTMENT CONNECTION**
1" = 1'-0"



3 **FPS SITE PLAN**
1" = 30'-0"



2 **PROSHOP FPS FLOOR PLAN**
1/4" = 1'-0"



1 **WATER TANK CONNECTIONS**
1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
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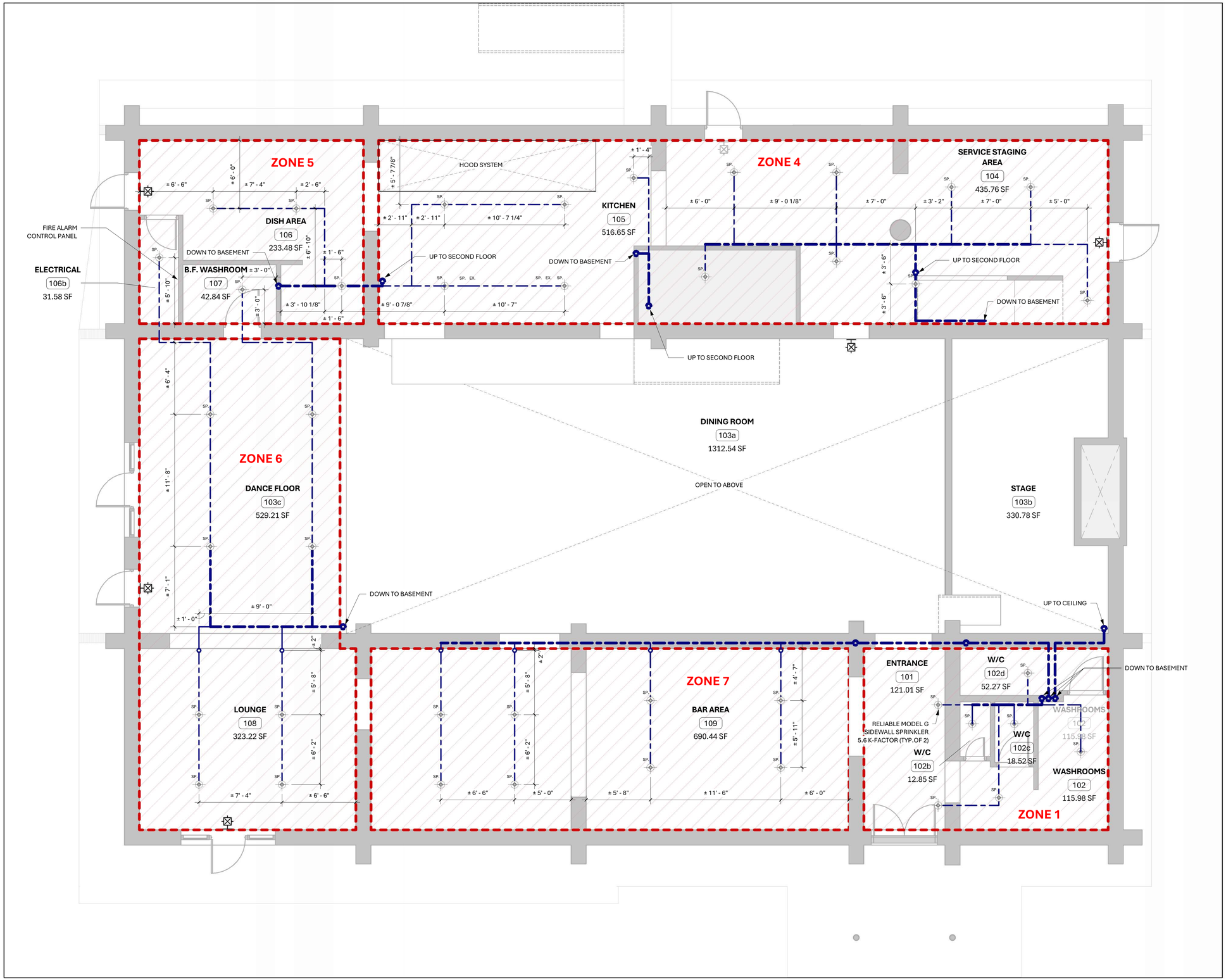
CLIENT:

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FIRE WATER SUPPLY DETAILS

DRAWN BY:	SEB
CHECKED BY:	EM
APPROVED BY:	GM
SCALE:	As indicated
SHEET	M001
REVISION	0



1 **1ST FLOOR ZONE PLAN**
1/4" = 1'-0"

ROOM SCHEDULE

NAME	NUMBER	AREA
ENTRANCE	101	121.01 SF
WASHROOMS	102	115.98 SF
W/C	102b	12.85 SF
W/C	102c	18.52 SF
W/C	102d	52.27 SF
DINING ROOM	103a	1312.54 SF
STAGE	103b	330.78 SF
DANCE FLOOR	103c	529.21 SF
SERVICE STAGING AREA	104	435.76 SF
KITCHEN	105	516.65 SF
DISH AREA	106	233.48 SF
ELECTRICAL	106b	31.58 SF
B.F. WASHROOM	107	42.84 SF
LOUNGE	108	323.22 SF
BAR AREA	109	690.44 SF

LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING WINDOW TO REMAIN
	SPRINKLER HEAD
	WALL MOUNTED EXIT SIGN
	1" F.P.S. CPVC LINE
	2" F.P.S. CPVC LINE
	1" F.P.S. CPVC RISER
	2" F.P.S. CPVC RISER
	4" F.P.S. STEEL LINE

LICENSED PROFESSIONAL ENGINEER
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PRO-25-168

CLUBHOUSE F.P.S.

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0
CLIENT:

MECHANICAL PLUMBING SERVICES INC.

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT & CONSTRUCTION	2026-05-08

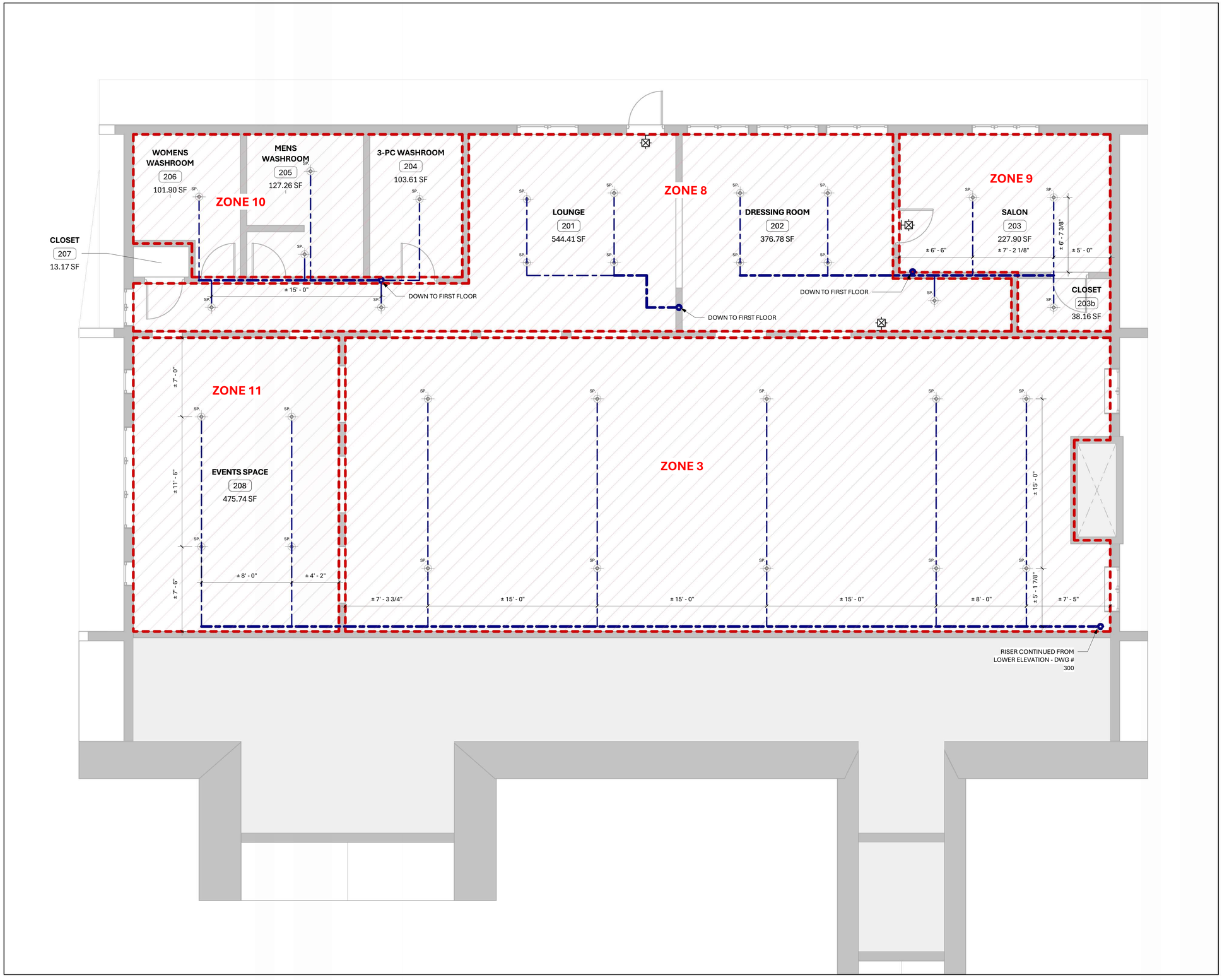
FIRST FLOOR FIRE PROTECTION PLAN

DRAWN BY:	SEB
CHECKED BY:	EM
APPROVED BY:	GM
SCALE:	1/4" = 1'-0"

SHEET

M002

REVISION 0



1 **2ND FLOOR ZONE PLAN**
1/4" = 1'-0"

ROOM SCHEDULE

NAME	NUMBER	AREA
LOUNGE	201	544.41 SF
DRESSING ROOM	202	376.78 SF
SALON	203	227.90 SF
CLOSET	203b	38.16 SF
3-PC WASHROOM	204	103.61 SF
MENS WASHROOM	205	127.26 SF
WOMENS WASHROOM	206	101.90 SF
CLOSET	207	13.17 SF
EVENTS SPACE	208	475.74 SF
TOTAL: 25		

LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING WINDOW TO REMAIN
SP.	SPRINKLER HEAD
	WALL MOUNTED EXIT SIGN
	1" F.P.S. CPVC LINE
	2" F.P.S. CPVC LINE
	1" F.P.S. CPVC RISER
	2" F.P.S. CPVC RISER
	4" F.P.S. STEEL LINE

LICENSED PROFESSIONAL ENGINEER
G. M. MILKS
100515272
2026-05-08
PROVINCE OF ONTARIO

SIGN & SEAL

PROSPEC ENGINEERING & ARCHITECTURE
2502 ELM STREET, SUDBURY, ON
172 ALGONQUIN BLVD E, TIMMINS, ON
SALES@PROSPECENG.COM | 1.705.885.9040

GENERAL NOTES

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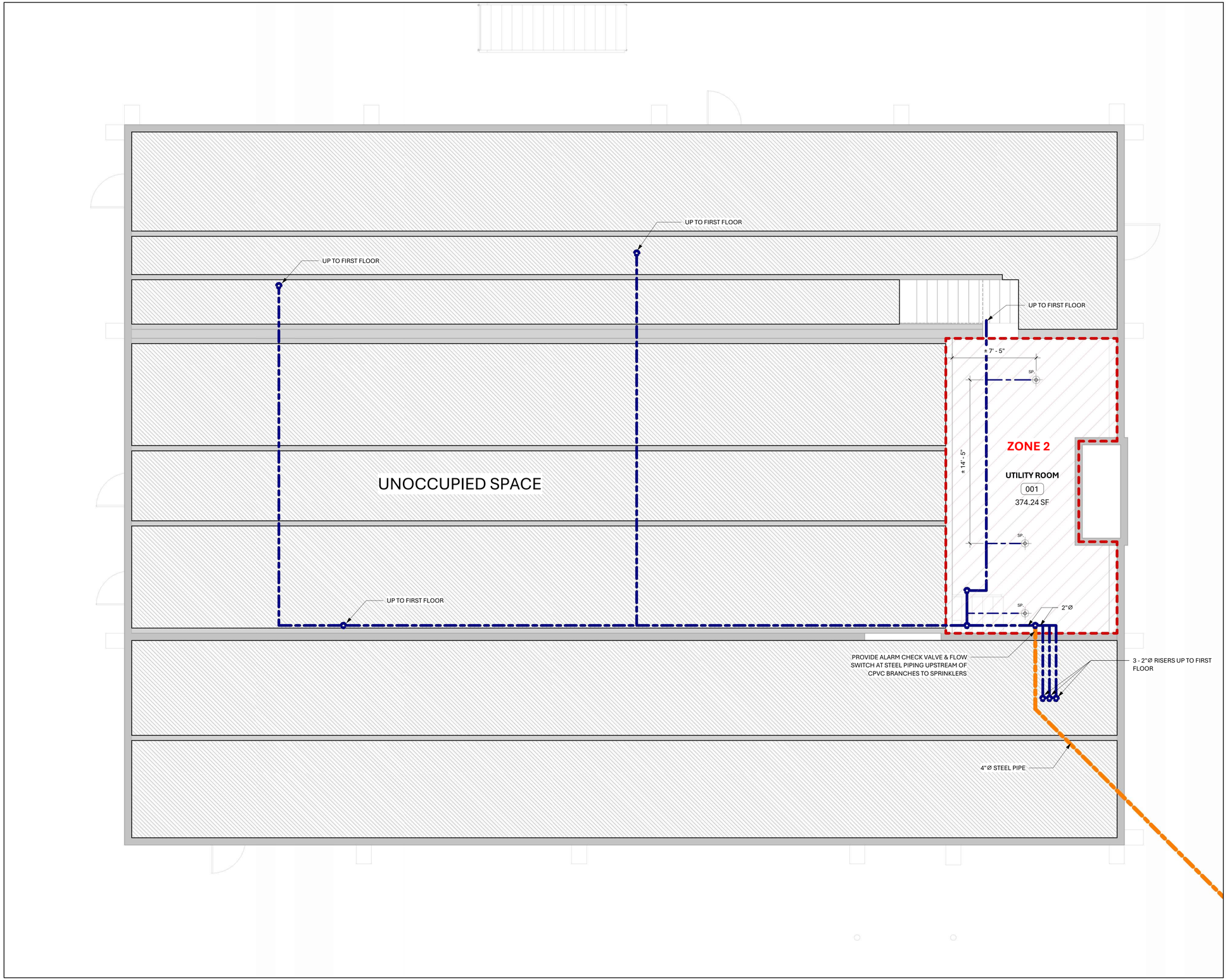
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SECOND FLOOR FIRE PROTECTION PLAN

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SCALE:	1/4" = 1'-0"

SHEET
M003

REVISION 0



1 **BASEMENT ZONE PLAN**
1/4" = 1'-0"

ROOM SCHEDULE

NAME	NUMBER	AREA
UTILITY ROOM	001	374.24 SF

LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING WINDOW TO REMAIN
SP.	SPRINKLER HEAD
	WALL MOUNTED EXIT SIGN
	1" F.P.S. CPVC LINE
	2" F.P.S. CPVC LINE
	1" F.P.S. CPVC RISER
	2" F.P.S. CPVC RISER
	4" F.P.S. STEEL LINE

LICENSED PROFESSIONAL ENGINEER
G. M. MILKS
100515272
2026-05-08
PROVINCE OF ONTARIO

SIGN & SEAL

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BASEMENT FIRE PROTECTION PLAN

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M004

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GENERAL HVAC NOTES

1. REGULATIONS - ALL WORK SHALL BE AS PER 2025 ONTARIO BUILDING CODE, LOCAL CODES, AND REGULATIONS.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE WORK INVOLVED AND TO INCLUDE IN THE PRICE ANY ADDITIONS THAT MAY BE REQUIRED TO MAKE THE INSTALLATION A COMPLETE AND OPERATING SYSTEM. DRAWINGS ARE SCHEMATIC ONLY. PIPING AND DUCTWORK TO BE ARRANGED TO SUIT SITE CONDITIONS. EXACT LOCATION AND SIZE OF EXISTING SERVICES TO BE VERIFIED ON-SITE BEFORE ANY WORK IS COMPLETED.
3. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT, PAY ALL FEES, CARRY INSURANCE COVERAGE AND OBTAIN ALL PERMITS REQUIRED TO PROVIDE A COMPLETE MECHANICAL SYSTEM WITHOUT ADDITIONAL CHARGES AFTER AWARD OF CONTRACT.
4. CONTRACTOR WILL BE RESPONSIBLE FOR DEMONSTRATING THE OPERATION OF ALL MECHANICAL SYSTEMS.
5. EXTRA CHARGES - ANY DISCREPANCIES AND OMISSIONS DISCOVERED SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY AND PRIOR TO TENDER CLOSING FOR RECTIFICATION BY ADDENDUM.
6. SUBMIT SHOP DRAWINGS FOR MAJOR MECHANICAL EQUIPMENT. SUBMIT ONE (1) ELECTRONIC COPY TO CONSULTANT FOR REVIEW. ALLOW CONSULTANT 5 WORKING DAYS TO REVIEW AND COMMENT.
7. MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY ON THE SYSTEM FOR ONE (1) FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES THAT MAY BE DAMAGED DURING WORK. CONTRACTOR ALSO RESPONSIBLE FOR TEMPORARILY CAPPING ALL PIPES TO PROTECT THEM FROM DUST AND CONTAMINATION DURING ALL STAGES OF CONSTRUCTION.
9. MECHANICAL CONTRACTOR SHALL KEEP ON SITE AN EXTRA SET OF DRAWINGS AND SPECIFICATIONS ON WHICH CHANGES SHALL BE NOTED DAILY.
10. LABEL ALL HEATING PIPING ALONG WITH ARROW INDICATING DIRECTION.
11. MAINTAIN CLEAN WORK SITE FREE OF EXCESS DEBRIS. CLEAN ALL SYSTEMS, INCLUDING DUCT WORK BEFORE FINAL ACCEPTANCE.
12. ALL WIRING (INCLUDING CONTROLS) ABOVE 50V SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL WIRING AT OR BELOW 50V IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
13. ELECTRICAL TRADE SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL DISCONNECTS, SWITCHES, RELAYS, AND STARTERS.
14. ACCESS PANELS & DOORS - PROVIDE ACCESS PANELS AS NECESSARY WHERE SERVICE WILL BE REQUIRED. INCLUDING BUT NOT LIMITED TO; FILTERS, AND VOLUME DAMPERS. SIZE TO SUIT TYPE OF SERVICE TO BE PERFORMED. ACCESS PANELS TO BE PAINTED TO MATCH SURROUNDING AND BE A FIRE RATING ASSEMBLY WHERE REQUIRED.
15. OPERATIONAL MANUAL - SUBMIT ONE (1) COPY OF HARD COVER OPERATING AND MAINTENANCE MANUALS, AND COPIES OF TEST CERTIFICATES.
16. FINAL SITE CONDITION - CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REFINISHING ALL FINISHES THAT MAY BE DAMAGED DURING WORK.

HVAC SPECIFICATIONS

1. PROVIDE ALL DUCTWORK TO "S.M.A.C.N.A." STANDARDS.
2. COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE DUCTS AND LIGHTING HAVE REQUIRED CLEARANCES.
3. INSTALL ALL DUCTS FREE FROM LEAKS AND SEAL ALL TRANSVERSE JOINTS WITH UL-181A LISTED MASTIC AND DRAW-BAND; SEAL LONGITUDINAL SEAMS WITH SMACNA APPROVED MASTIC OR UL-181A TAPE.
4. INSTALL ALL DUCTWORK FROM GALVANIZED STEEL TO THE CLEAR INSIDE DIMENSIONS SHOWN ON THE DRAWINGS.
5. BRACE DUCTS SO THEY DO NOT SAG OR VIBRATE.
6. MAINTAIN MINIMUM ACCESS AND MAINTENANCE CLEARANCES AROUND ALL MECHANICAL UNITS AS SUGGESTED BY MANUFACTURER.
7. MAINTAIN MINIMUM 10 FEET FROM FRESH AIR INLET TO NEAREST EXHAUST FAN OUTLET AND SANITARY VENT STACK.
8. ALL ROOF PENETRATIONS TO BE SEALED AND WEATHERPROOF C/W FLASHING AS NECESSARY.
9. NEW HVAC EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION.
10. INCLUDE STIFFENERS ON DUCTWORK WHERE DUCT WIDTH IS≥ 450 mm (18 IN) OR WHERE INTERNAL STATIC PRESSURE EXCEEDS 750 Pa (≈3.0 IN W.C.).
11. FLEXIBLE NEOPRENE CONNECTIONS WILL BE REQUIRED ON INLET AND OUTLET OF HRVs.
12. ALLOW FOR DUCT OFFSETS DUE TO OBSTRUCTIONS AND SITE CONDITIONS.
13. IF A DUCT SIZE IS CHANGED, MAINTAIN THE SAME CROSS-SECTIONAL AREA WITHIN ±10% IN THE DUCT AND VELOCITY WITHIN ±15% OF THE DESIGN.
14. ALL DUCTWORK TO BE SUPPORTED WITH PROPERLY DESIGNED HANGERS. PROVIDE SUPPORT SPACING NOT EXCEEDING 1.2 m (4 FT) FOR DUCT SIZES≤ 300 mm AND 1.5 m (5 FT) FOR LARGER DUCTS. HANGER RODS TO BE MINIMUM 6 mm Ø. PROVIDE SEISMIC BRACING IN ACCORDANCE WITH OBC 4.1.8.
15. BALANCE FLOWS TO WITHIN PLUS-OR-MINUS 5% OF DESIGN AIRFLOWS AND USE PERMANENT MARKER FOR EACH DAMPER POSITION WHEN FINISHED. FRESH AIR INTAKES MUST BE TESTED. USE QUALIFIED PERSONNEL.
16. FOLLOW MANUFACTURERS PROCEDURE FOR SYSTEM START UP. DURING START UP VERIFY PROPER AND SAFE OPERATION OF THE FOLLOWING (NOT LIMITED TO); FILTERS IN PLACE AND CLEAN, DUCT SYSTEM IS QUIET AND CLEAN, DUCTS AND CEILING PLENUMS ARE AIRTIGHT TO WITHIN SPECIFIED TOLERANCES, CORRECT FAN ROTATION, AND VOLUME ARE INSTALLED.
17. ALL DUCTS PASSING THROUGH EXTERIOR WALLS TO BE INSULATED AND SEALED WITH CONTINUOUS VAPOUR BARRIER FOR 10 FEET FROM EXTERIOR WALL.

DUCTING INSULATION SPECIFICATIONS

1. INSULATION FOR SHEETMETAL DUCTWORK:
   A. ALL DUCTS PENETRATION EXTERIOR WALLS: DUCT WRAP WITH VAPOUR BARRIER FOR 10 FEET FROM EXTERIOR WALL.
   B. R-VALUE "R" SHALL NOT BE LESS THAN 6 (hrft2°F)/Btu AT 75 °F MEAN TEMPERATURE.
   C. INSULATION THICKNESS: 2 INCHES.

ERV NOTES

1. MECHANICAL CONTRACTOR TO PROVIDE:
   a. ALL MATERIAL TO SUPPORT ERV ON SLAB AS PER MFG. WRITTEN INSTRUCTIONS.
   b. INSULATION WITH VAPOUR BARRIER TO ERV FROM EXTERIOR WALL IN FRESH AIR AND SUPPLY AIR DUCTS.
   c. INSULATION WITH VAPOUR BARRIER ON ALL DUCTS IN UNCONDITIONED SPACE (MIN. R-12).
   d. BALANCING DAMPERS (BD) AND BACK DRAFT DAMPERS (BDD).
2. ALIGN ALL DUCTWORK, DUCT FITTINGS & ACCESSORIES, THERMOSTATS, HOODS AND PENETRATIONS ON EXTERIOR WALLS. WEATHERPROOF PENETRATIONS SEALED PER OBC 9.32.3.10. AND SMACNA ROOF FLASHING DETAILS.
3. DAMPERS AND ADJUSTABLE VENTILATION GRILLES TO BE BALANCED AT NOMINAL AIR SPEED WITHIN 5% OF DESIGN FLOWS. AFTER BALANCED, TEST AT HIGH SPEED TO CHECK FOR MAJOR IMBALANCES, EXCESS NOISE OR OTHER ISSUES. MINOR CORRECTIONS CAN BE MADE TO BALANCING TO CORRECT HIGH SPEED OPERATION - PROVIDED NOMINAL SPEED OPERATION IS NOT NEGATIVELY AFFECTED.

VENTILATION SEQUENCE OF OPERATION:

1. ENERGY RECOVERY VENTILATOR (ERV-1) TO OPERATE CONTINUOUSLY TO PROVIDE 80 CFM OF OUTDOOR AIR.
2. IN LINE DUCT TEMPERATURE SENSOR (SEN004), CONTROL TYPE CIR-048 SET TO 70F DOWNSTREAM OF ERV SUPPLY AIR TO ACTIVATE DC-1. CONTROL MODE W12 TO BE USED FOR DUCT HEATER. HEATER WILL TURN OFF WHEN ELECTRONIC AIR VELOCITY SENSOR KIT-SEN-005 (FE) READS BELOW 100 FPM.
3. MECHANICAL ROOM UNIT HEATER TO OPERATE UNDER LOCAL THERMOSTAT CONTROL. PROVIDE SAFETY HIGH-LIMIT CUTOUT. NOT INTERLOCKED WITH VENTILATION SYSTEM.

PLUMBING SPECIFICATIONS

1. CONTRACTOR TO HIRE THE SERVICES OF A LICENSED PLUMBER TO COMPLETE THIS INSTALLATION AS PER OBC PART 7 - PLUMBING.
2. ALL INCOMING WATER TO BUILDING TO BE COPPER TYPE 'K', INCLUDE ISOLATION SHUT OFF VALVE, AND BACKFLOW PREVENTER. SHUT OFF VALVE IS TO BE PROVIDED BY PUBLIC WORKS.
3. ALL SANITARY PIPING TO BE SYSTEM 15 PVC TYPE DWV. NOT ALL CLEANOUTS ARE SHOWN. PLUMBER TO PROVIDE COs AS PER CODE. ALL SANITARY PIPING TO BE CONCEALED AND INSULATED BELOW FINISH FLOOR.
4. INDOOR DOMESTIC WATER PIPING SHALL BE PEX COLOUR CODED AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
5. MECHANICAL CONTRACTOR TO PROVIDE ISOLATION SHUT OFF VALVES FOR EVERY PLUMBING FIXTURE.
6. SANITARY VENTING IS NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL FIXTURES, DRAIN, ETC. ARE VENTED IN ACCORDANCE WITH THE OBC. LOCATE ALL AIR INTAKES AND ROOF MOUNTED EQUIPMENT WITH AIR INTAKES NO CLOSER THAN 15 FEET TO THE SANITARY DRAINAGE ROOF PENETRATION. INDICATE ROUTING ON AS-BUILT DRAWINGS.
7. PIPE WORK INSTALLATION:
   A. PROTECT OPENINGS AGAINST ENTRY OF FOREIGN MATERIAL.
   B. INSTALL VALVES TO ISOLATE EQUIPMENT AND FIXTURES. ALLOW REMOVAL WITHOUT INTERRUPTING OPERATION OF OTHER EQUIPMENT OR SYSTEMS.
   C. ALL COPPER DOMESTIC WATER PIPING TO BE INSULATED (BOTH HOT AND COLD).
   D. DRAWING IS SCHEMATIC ONLY. SOME PIPES HAVE BEEN OFFSET FOR DRAWING CLARITY. GROUP PIPING WHEREVER POSSIBLE.
   E. REAM PIPES, REMOVE SCALE AND OTHER FOREIGN MATERIAL BEFORE ASSEMBLY.
   F. TEST PIPING PRESSURE TO BE 1.5 TIMES THE MAXIMUM OPERATING PRESSURE, ISOLATE ALL ITEMS WHICH COULD NOT WITH-STAND THE TEST PRESSURE BEFORE TESTING.
   G. FLUSH ALL LINES WHEN FINISHED.
8. INSTALL ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, PARTITIONS, FLOORS, AND CEILINGS IN FINISHED AREAS. ESCUTCHEONS TO BE ONE PIECE TYPE WITH SET SCREW, WITH CHROME, NICKEL PLATED OR STAINLESS STEEL FINISH. SZE TO BE GREATER THAN ROUGH OPENING OR SLEEVE.
9. INCLUDE A LISTED ¾-INCH DOUBLE-CHECK BACKFLOW PREVENTER (CSA B64.4) IMMEDIATELY INSIDE BUILDING, TESTED & TAGGED PRIOR TO OCCUPANCY. ISOLATION VALVE (BALL TYPE, FULL-PORT) UPSTREAM OF BFP SHALL BE SUPPLIED & INSTALLED BY PLUMBING CONTRACTOR; TAPPING SLEEVE & VALVE OUTSIDE BUILDING BY PUBLIC WORKS."
10. HOT WATER & RECIRC: 25 MM (1 IN.) THICK, 0.25 W/M-K MAX, ASJ VAPOUR BARRIER.COLD WATER: 13 MM (½ IN.) THICK, SAME K-VALUE, NO JACKET REQUIRED IN CONCEALED SPACES; PVC JACKET IN EXPOSED FINISHED AREAS."
11. MINIMUM 1.0 MPA (150 PSI) FOR 2 H ON DOMESTIC WATER; MAXIMUM ALLOWABLE DROP 35KPA (5 PSI). SANITARY PIPING: 5 PSI AIR TEST OR PEPPERMINT TEST; NO DROP > 0.5 PSI IN 15 MIN.

PIPING INSULATION SPECIFICATION

1. DOMESTIC COLD/HOT WATER PIPING:
   A. STEEL & COPPER PIPING: PRE-FORMED FIBERGLASS PIPE INSULATION WITH FACTORY-APPLIED VAPOUR RETARDER ASJ JACKET WITH A SELF-SEAL LAP.
   B. FLEXIBLE PEX PIPING: PRE-FORMED PIPE INSULATION. PROVIDE THICKNESS AS PER TABLE BELOW.
   C. THERMAL CONDUCTIVITY "K" SHALL NOT EXCEED 0.23 BTU.IN / (Hr. SQ.FT. F) AT 75 °F MEAN TEMPERATURE WHEN TESTED IN ACCORDANCE WITH ASTM C335.
   D. IN EXPOSED AREAS: PIPING INSULATION TO HAVE PVC JACKETING. MINIMUM SERVICE TEMPERATURE -4°F, MAX SERVICE TEMP 150°F. FASTEN WITH SELF ADHESIVE TAPE, ULC LABELLED FOR LESS THAN 25 FLAME SPREAD RATING AND LESS THAN 50 SMOKE DEVELOPED RATING.
2. INSULATION THICKNESS FOR ALL PIPING:

NOMINAL PIPE SIZE	INSULATION THICKNESS	
	HOT WATER & RECIRC	COLD WATER
1/2" - 1-1/4"	25mm (1")	13mm (1/2")
1-1/2" - 2"	25mm (1")	25mm (1")
2-1/2" - 4"	38mm (1-1/2")	25mm (1")

ERV SCHEDULE

TAG	AREA	BASED ON	MODEL	AIRFLOW	S.P. ("W.C)	ELECTRICAL	WEIGHT (LBS)	DIMENSIONS	NOTES
ERV-1	MECHANICAL ROOM	LIFEBREATH	METRO 120 ERVD-ECM	80 CFM	0.35	120V/1PH/60Hz	34	19-3/8" (D) x 25-3/4" (W) x 9-3/4"(H)	UNIT MOUNTED ON CEILING AS PER MANUFACTURER INSTRUCTIONS. PROVIDE FLEXIBLE DUCT CONNECTIONS ON ALL DUCTS. UNIT TO RUN CONTINUOUSLY AT SPEED 5 (HI-3).

GRILLE AND DIFFUSER SCHEDULE

TAG	BASED ON	MODEL	DIMENSIONS	NOTES
S1	LIFEBREATH	TECHGRILLE	REFER TO DWG. FOR NECK SIZE	TO BE ADJUSTED FOR CFM LISTED ON DRAWING. WHITE FINISH.
R1	LIFEBREATH	TECHGRILLE	REFER TO DWG. FOR NECK SIZE	TO BE ADJUSTED FOR CFM LISTED ON DRAWING. WHITE FINISH.

HEATER SCHEDULE

TAG	FUNCTION	BASED ON	MODEL	POWER (WATTS)	ELECTRICAL	WEIGHT (LBS)	DIMENSIONS	NOTES
UH-1	UNIT HEATER	OUELLET	OAEU2000AM-EO-TB6	2000	240V/1PH/60Hz	20.0	12-1/16" (D) x 10-7/16" (W) x 12-3/8"(H)	CEILING MOUNTED USING THE SUPPLIED BRACKETS, BUILT-IN THERMOSTAT, 300 CFM FAN WITH FACTORY-LUBRICATED MOTOR, ADJUSTABLE LOUVERS, HIGH-LIMIT TEMPERATURE CONTROL WITH AUTOMATIC RESET
DC-1	DUCT HEATER	STELPRO	SDHR05010001	1000	120V/1PH/60Hz	15	12-3/4" (D) x 14" (W) X 8" (H)	TO BE MOUNTED IN LINE WITH FRESH AIR DUCT. MAINTAIN 2 FT OF STRAIGHT DUCT UPSTREAM AND DOWNSTREAM OF HEATER. PROVIDE STELPRO DUCT TEMPERATURE SENSOR SEN-004 WITH CIR-048 CONTROL CARD AND THE KIT-SEN-005 AIR VELOCITY SENSOR. HEATER TO MAINTAIN 70°F SUPPLY AIR.

FAN SCHEDULE

TAG	AREA	BASED ON	MODEL	AIRFLOW	S.P. ("W.C)	ELECTRICAL	WEIGHT (LBS)	DIMENSIONS	NOTES
SF-1	MECHANICAL ROOM	COOK	DB-8 (OR EQUIVALENT)	1000 CFM	0.4	120V/1PH/60Hz	53	18" (D) x 23" (W) x 15-1/2"(H)	INLINE SUPPLY FAN. INTERLOCK WITH TORNATECH FIRE PUMP CONTROLLER FOR AUTOMATIC OPERATION ON PUMP START. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.

PLUMBING SERVICING SCHEDULE

TAG	FIXTURE TYPE	COLD WATER	HOT WATER	DRAIN SIZE	BASED ON (OR APPROVED EQUALS) SUPPLIED BY OTHERS	NOTES AND ACCESSORIES
LAV	LAVATORY	1/2"	1/2"-	1 1/2"	AMERICAN STANDARD - CADET EVERCLEAN	OVAL COUNTERTOP SINK/FAUCET: CHROME SINGLE HANDLE BY MOEN OR DELTA.
WC	WATER CLOSET	1/2"	-	3"	AMERICAN STANDARD CADET	LOW CONSUMPTION (4.8 LPF) WITH 'EVERCLEAN' SURFACE. LINED TANK, TRIP LEVER, BOLT CAPS, WHITE SEAT WITH LID, STOPS AND FLEXIBLE HOSES.

DOMESTIC WATER HEATER SCHEDULE

TAG	BASED ON	MODEL	MAX. FLOW RATE	ELECTRICAL (V/ PH/ Hz)	POWER (WATTS)	DIMENSIONS	NOTES
HW-1	RHEEM	CRTGH-68DVLN-3 (OR APPROVED ALTERNATIVE)	6.6 GPM	120V / 1PH / 60Hz	8000	25-1/2" (H) x 10" (D) x 17-3/4" (W)	TANKLESS GAS WATER HEATER. WALL MOUNTED FOR LAVATORY SERVICE, INSTALL AND VENT AS PER MANUFACTURER INSTRUCTIONS.

SUMP PUMP SCHEDULE

TAG	FUNCTION	BASED ON	MODEL	DIMENSIONS	NOTES
SP-1	SUMP PUMP	LIBERTY PUMPS	405 (OR APPROVED EQUAL)	14" DIAM. x 14" H	1/2 HP HIGH-TEMP DRAIN PUMP, 2" DISCHARGE, 180°F RATING, 3/8" SOLIDS HANDLING. AUTOMATIC FLOAT SWITCH. MIN. 34 FT SHUTOFF HEAD. INSTALL AND VENT PER MANUFACTURER'S INTRUCTIONS.

LOUVER SCHEDULE

TAG	DIMENSIONS	ELECTRICAL	NOTES
LV-1	24" x 24"	24V/1PH/ 60Hz	PROVIDE OPERABLE LOUVER. INTERLOCK WITH TORNATECH CONTROLLER TO OPEN WHEN FIRE PUMP IS RUNNING OR IN TEST MODE. COORDINATE WITH SUPPLY FAN START SIGNAL. PROVIDE END SWITCH TO INDICATE MIN. 90% OPEN POSITION.

SIGN & SEAL

LICENSED PROFESSIONAL ENGINEER
G. M. MILKS
100515272
2026-05-08
PROVINCE OF ONTARIO

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PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0

CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-08

MECHANICAL GENERAL NOTES & SCHEDULES

DRAWN BY:	SEB
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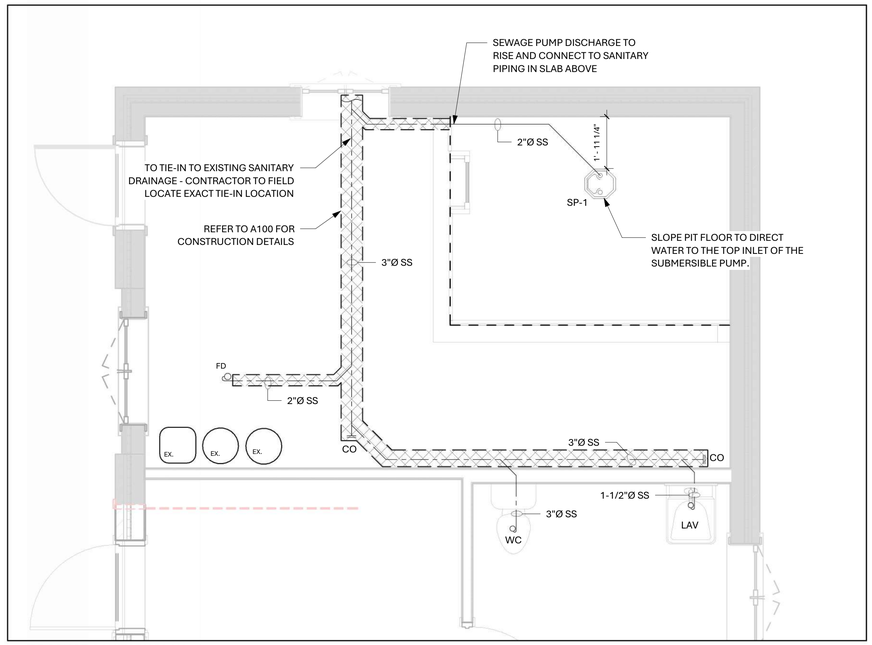
SHEET

M100

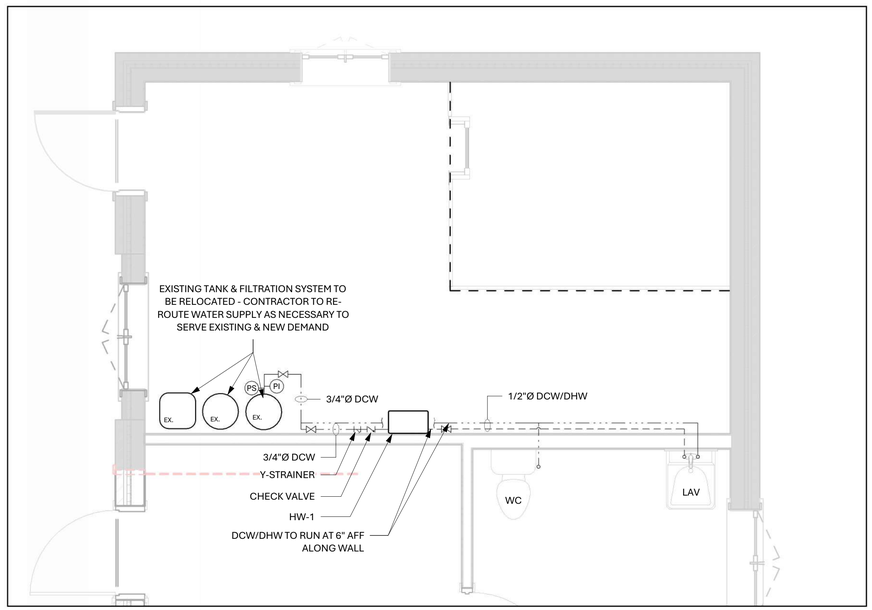
REVISION 0

MECHANICAL LEGEND

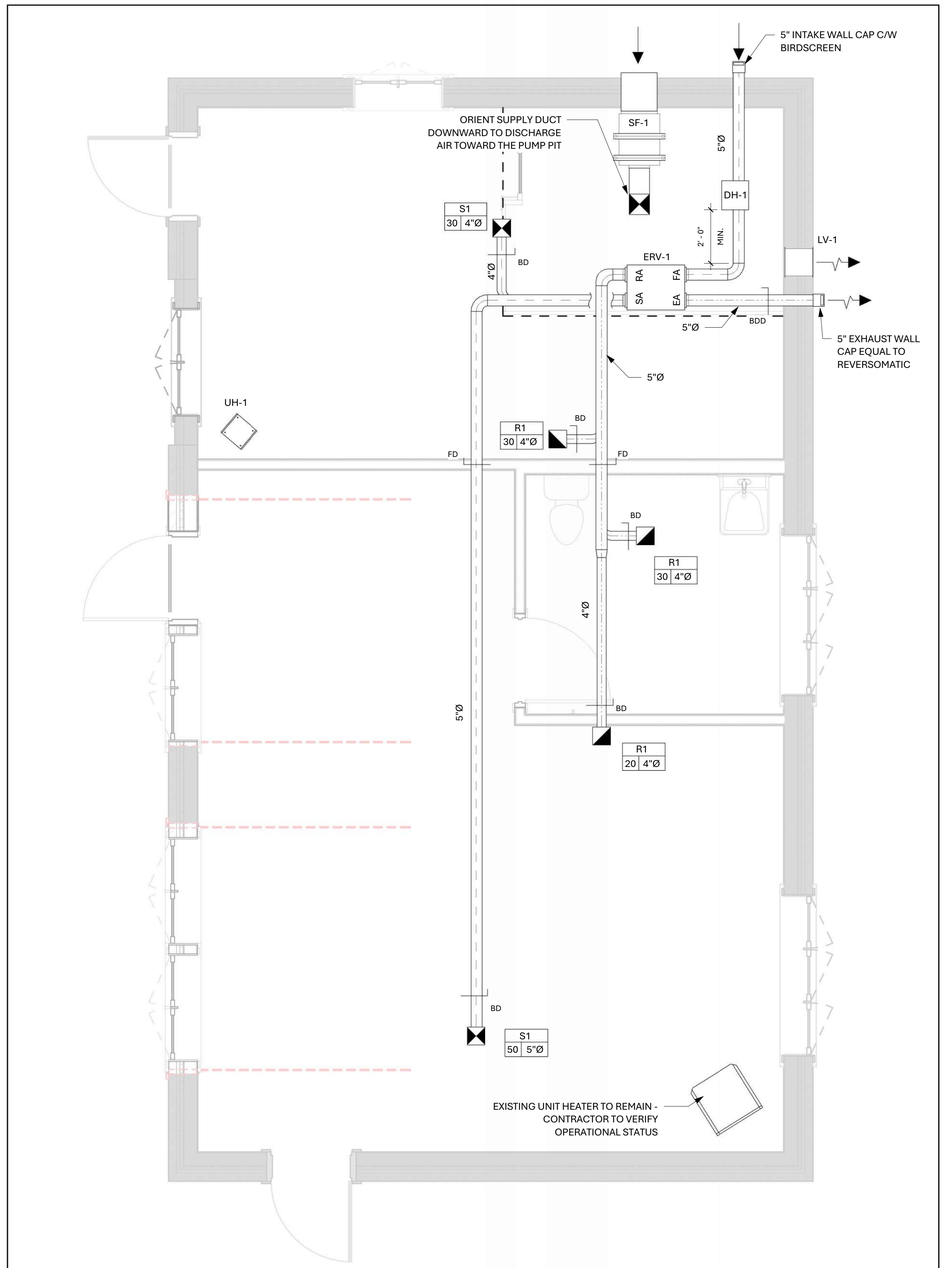
GRAPHIC	DESCRIPTION
	DOMESTIC COLD WATER (DCW)
	DOMESTIC HOT WATER (DHW)
	SANITARY DRAINAGE (SS)
	HUNG SANITARY DRAINAGE (SS)
	FRESH/SUPPLY AIR
	EXHAUST/RETURN AIR
A / B C	AIR TERMINAL IDENTIFIER A - TAG B - AIRFLOW IN CFM C - NECK SIZE
BD	BALANCING DAMPER
BDD	BACKDRAFT DAMPER
FD	FIRE DAMPER
	SUPPLY DIFFUSER/GRILLE
	RETURN GRILLE
	ISOLATION VALVE
	CHECK VALVE
	Y-STRAINER
PS / PI	PRESSURE SWITCH / INDICATOR
CO	CLEANOUT



3 **PROSHOP SANITARY PLAN**
3/8" = 1'-0"



2 **PROSHOP DOMESTIC WATER PLAN**
3/8" = 1'-0"



1 **PROSHOP HVAC FLOOR PLAN**
3/8" = 1'-0"

G. M. MILKS
100515272
2026-05-08
PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER

SIGN & SEAL

PROSPEC
ENGINEERING & ARCHITECTURE
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172 ALGONQUIN BLVD E, TIMMINS, ON
SALES@PROSPECENG.COM | 1.705.885.9040

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DO NOT SCALE DRAWINGS

PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0

CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-08

MECHANICAL FLOOR PLANS

DRAWN BY:	SEB
CHECKED BY:	EM
APPROVED BY:	GM
SCALE:	As indicated

SHEET

M101

REVISION 0

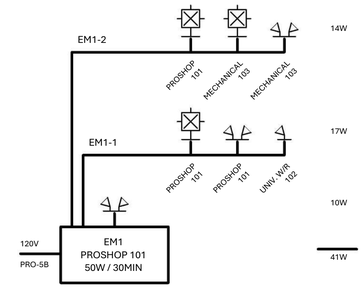
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
LP-#	ELECTRICAL PANEL. REFER TO PANEL SCHEDULE(S).
FAP	FIRE ALARM PANEL. REFER TO ELECTRICAL NOTES.
A A A A	CEILING MOUNTED LIGHT FIXTURES. REFER TO ELECTRICAL NOTES.
A A	WALL MOUNTED LIGHT FIXTURES. REFER TO ELECTRICAL NOTES.
GFI	GROUND FAULT INTERRUPTOR
DO	DOOR OPERATOR
$	SINGLE POLE TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH
	DUPLEX RECEPTACLE - TYPE 5-20RABOVE COUNTER
	120V 1 PHASE PURPOSE RECEPTACLE OR DIRECT CONNECTION TO EQUIPMENT
EM#	EMERGENCY LIGHTING BATTERY PACK. REFER TO FIXTURE SCHEDULE.
	WALL MOUNTED EMERGENCY LIGHT FIXTURE. HEADS AS SHOWN. REFER TO FIXTURE SCHEDULE.
	WALL MOUNTED EMERGENCY EXIT SIGN. DIRECTIONS ARROW AS SHOWN. REFER TO FIXTURE SCHEDULE.
	FIRE ALARM HEAT DETECTOR
F	FIRE ALARM PULL STATION
F	FIRE ALARM HORN AND STROBE LIGHT
DL ES	DOOR LOCK & ELECTRIC STRIKE
D	DOOR OPERATOR PUSH BUTTON
L	DOOR LOCK PUSH BUTTON
W	WASHROOM 'PRESS FOR EMERGENCY ASSISTANCE' PUSH BUTTON

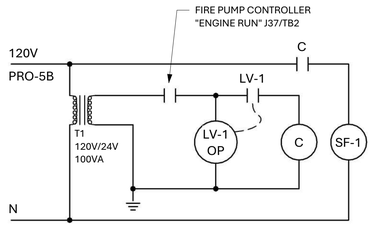
PANEL:	LP-PRO	PANEL VOLTAGE:	120/240	LOCATION:	PRO SHOP
	(REVISED ARRANGEMENT)	MAIN BREAKER:	100A	MOUNTING:	SURFACE
SOURCE:	EXISTING	PANEL FEEDER:	EX ?	PANEL I/C:	10kA

LOAD	SERVICE	BRK	CT	A	B	CT	BRK	SERVICE	LOAD
5,000	GARAGE SOUTH	60A2P	1	*		2	15A2P	WATER PUMP #1	1,200
			3		*	4			
200	RECEPTACLES, NORTH-WEST	15A1P*	5A	*		6	15A1P*	RECEPTACLES, EAST & SOUTH	200
200	LIGHTS, INTERIOR	15A1P*	5B		*		15A1P*	RECEPTACLE, OUTDOORS, NORTH	100
200	RECEPTACLES, OUTDOORS CENTRE	15A1P*	7A	*		8	15A1P*	RECEPTACLE, OUTDOORS, SOUTH-WEST	100
200	LIGHTS, OUTDOORS, WEST	15A1P*	7B		*		15A1P*	LIGHTS, OUTDOORS, NORTH EAVE	200
500	EXISTING UNIT HEATER	15A1P*	9A	*		10	20A1P	SUMP PUMP	1,200
2,000	UNIT HEATER UH-1	15A2P*	9B		*				
			11A	*		12A	15A2P*	ENTRANCE DOOR OPERATOR	700
85	WATER HEATER HW-1	15A1P*	11B		*	12B	15A2P*	WASHROOM DOOR OPERATOR	700
1,100	ERV-1, DC-1	15A1P*	13A	*		14	15A2P*	WATER PUMP #2	600
800	SUPPLY FAN SF-1; LOUVRE OPERATOR LV-1	15A1P*	13B		*				
1,000	FIRE PUMP CONTROLLER	15A1P‡	15	*		16	15A2P*	SERVER	1,000
					*				
1,000	FIRE PUMP ENGINE HEATER	15A1P‡	17	*		18	15A1P	RECEPTACLE, WATER FILTER	200
					*				
1,200	JOCKEY PUMP CONTROLLER	20A1P‡	19	*		20	15A1P	SPARE	
					*				
13,485	TOTAL CONNECTED LOAD =	20,285	VA			84.5	AMPS		6,800

NOTES:
? : CONTRACTOR TO CONFIRMED FEEDER GAUGE FOR LP-PRO AND REPORT TO CONSULTANT PRIOR TO CONSTRUCTION
* : HALF-SIZED BREAKER
‡ : PROVIDE LOCK-ON DEVICE

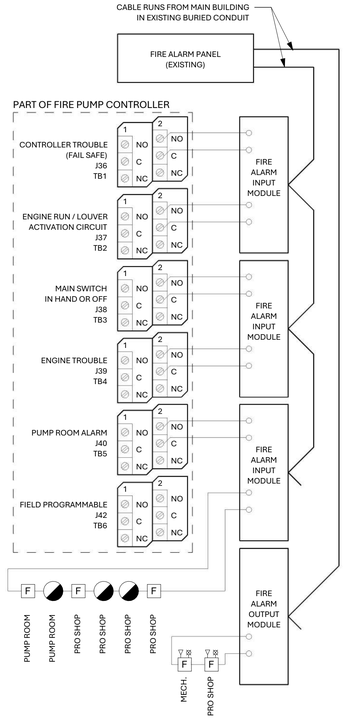


4 **EMERGENCY RISER DIAGRAM**
NOT TO SCALE

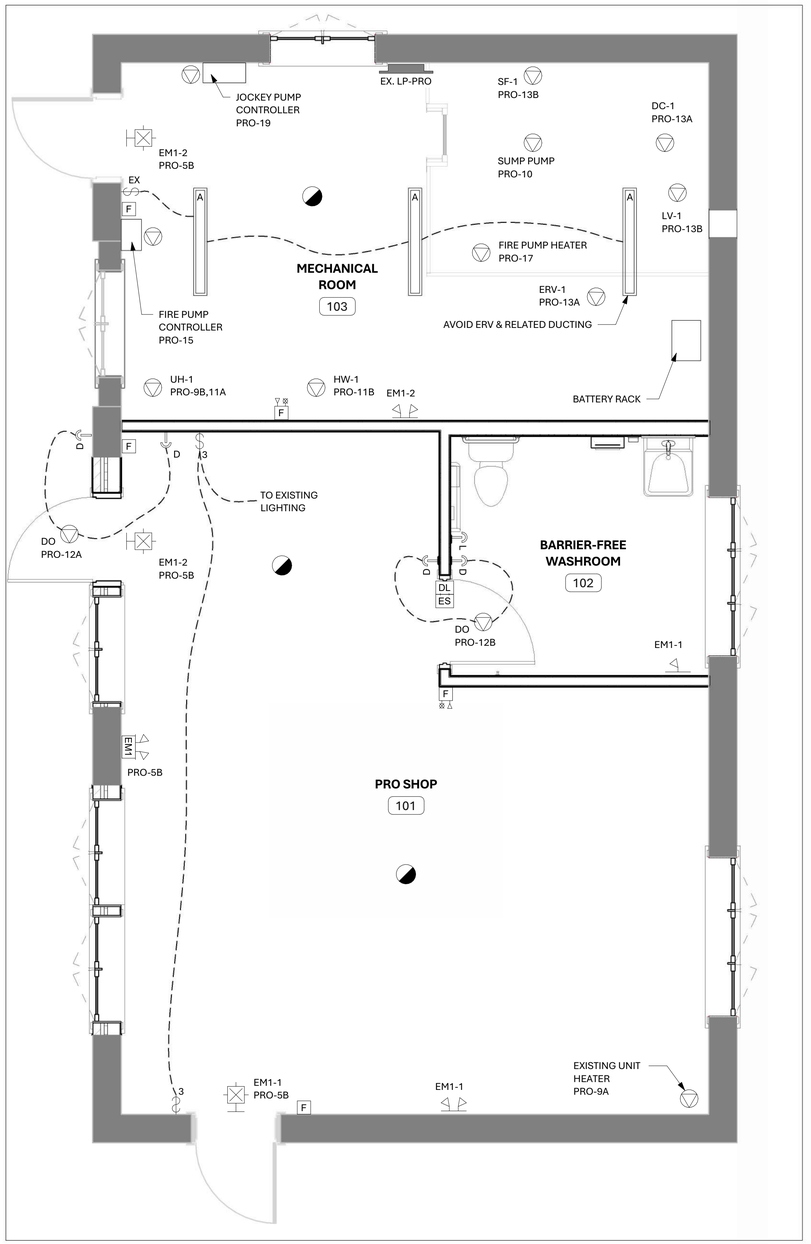


NOTES:
T1 - 100VA CONTROL TRANSFORMER
C - DEFINITE PURPOSE CONTACTOR.
24vac COIL; 2 POLE 3A CONTACTS.
EQUAL TO SCHNEIDER 8910-DOP124-V14
IN TYPE 1 ENCLOSURE

3 **LOUVRE/SUPPLY FAN CONTROL DIAGRAM**
NOT TO SCALE



2 **ALARM CONTROL DIAGRAM**
NOT TO SCALE



1 **PROSHOP ELECTRICAL FLOOR PLAN**
3/8" = 1'-0"

GENERAL ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE PRIOR TO BID SUBMISSION AND TO HAVE EXAMINED ALL CONDITIONS AFFECTING THE WORK. NO CLAIMS FOR EXTRA WORK RELATING TO EXISTING CONDITIONS THAT WERE VISIBLE OR REASONABLY INFERABLE PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION WILL BE ACCEPTED.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE ONTARIO ELECTRICAL SAFETY CODE, THE ONTARIO BUILDING CODE, CAN/ULC-S524, "INSTALLATION OF FIRE ALARM SYSTEMS," AND OTHER RELEVANT CODES AND STANDARDS.
3. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ELECTRICAL PERMIT AND ARRANGE FOR INSPECTIONS BY THE ELECTRICAL SAFETY AUTHORITY. PROVIDE COPY OF CERTIFICATE OF FINAL INSPECTION TO CONSULTANT ON COMPLETION OF WORK.
4. ALL WORKS SHALL BE COORDINATED WITH THE OWNER AND EQUIPMENT MANUFACTURERS/VENDORS.
5. SERVICE AND DISTRIBUTION INTERRUPTIONS SHALL BE KEPT TO A MINIMUM, AND IN ANY CASE SHALL OCCUR AT TIMES AND FOR DURATIONS FOR WHICH PRIOR WRITTEN AGREEMENT OF THE OWNER AND OTHER TRADES HAS BEEN OBTAINED.
6. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL SAFETY DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION. AT ALL TIMES THE WIRING SHALL BE IN A SAFE CONDITION.
7. THE ELECTRICAL CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE FULL YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
8. EXTRA CHARGES:
   A. ANY DISCREPANCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY AND PRIOR TO TENDER CLOSING FOR RECTIFICATION BY ADDENDUM.
   B. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO REVIEW THE PROPOSED EQUIPMENT AND LIGHTING FIXTURES TO BE SUPPLIED AGAINST THESE DRAWINGS TO ENSURE THAT QUALITY AND QUANTITIES CONFORM TO THE TENDER DOCUMENTS.
9. PROVIDE SHOP DRAWINGS FOR REVIEW BY CONSULTANT PRIOR TO PURCHASE OF ELECTRICAL COMPONENTS.
10. PROPOSED EQUIPMENT SHOP DRAWINGS WILL BE REVIEWED BY CONSULTANT PROVIDED THAT SHOP DRAWINGS ARE SUBMITTED NOT LESS THAN 10 DAYS PRIOR TO TENDER CLOSE.
11. THE OWNER RESERVES THE RIGHT TO CHANGE THE LOCATION OF ANY ELECTRICAL DEVICE BY UP TO 10 FEET WITHOUT ADDITIONAL CHARGE, PROVIDED THAT THE CHANGE IS MADE PRIOR TO THE INSTALLATION OF THE ITEM.
12. ALL MATERIALS SHALL BE CSA APPROVED. WHERE THERE IS NO ALTERNATIVE TO PROVIDING MATERIALS THAT ARE NOT CSA APPROVED, THE CONTRACTOR SHALL OBTAIN AND PAY FOR SPECIAL APPROVAL OF THE ELECTRICAL SAFETY AUTHORITY.
13. ALL MODIFICATIONS TO THE FIRE ALARM SYSTEM SHALL BE MADE BY PERSONNEL CERTIFIED AS REQUIRED BY ONTARIO FIRE CODE. RE-VERIFY THE AFFECTED ZONE(S) AND SUBMIT CERTIFICATE OF VERIFICATION TO CONSULTANT.
14. FOR CLARITY, EXISTING ELECTRICAL DEVICES AND SERVICES ARE GENERALLY NOT SHOWN. COORDINATE WITH OTHER TRADES FOR THE REMOVAL OR RELOCATION OF ELECTRICAL DEVICES AS REQUIRED. WHERE DEVICES ARE TO BE REMOVED AND THE CIRCUIT WILL NOT BE RE-USED, PULL WIRING BACK TO SOURCE AND MAKE SAFE.
15. ALL WIRING TO BE COPPER. NO EXCEPTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN DIRECTION FROM THE CONSULTANT.
16. ALL WIRING TO BE TYPE R90 IN EMT CONDUIT (UNLESS OTHERWISE NOTED) WHERE POSSIBLE; OTHERWISE USE TYPE AC 90. MINIMUM POWER CONDUCTOR SIZE #12 AWG. SIZE CONDUCTORS (INCLUDING EMERGENCY LIGHTING CIRCUITS) TO CIRCUIT AMPACITY AND TO MAINTAIN VOLTAGE DROP FROM SOURCE TO LOAD TO UNDER 3%.
17. ALL WIRING IN MECHANICAL ROOM SHALL BE SURFACE MOUNTED. ALL WIRING IN PROSHOP TO BE CONCEALED UNLESS OTHERWISE NOTED.
18. SUPPLY AND INSTALL NEW 19mm GOOD ONE SIDE PLYWOOD BACKBOARDS AS REQUIRED FOR THE NEW EQUIPMENT. PLYWOOD SHALL BE PAINTED FIRE RETARDANT PEARL GREY PRIOR TO INSTALLATION OF ELECTRICAL PANELS AND DISCONNECT SWITCHES.
19. ALL WIRING DEVICES SHALL BE WHITE SPECIFICATION GRADE; ALL TYPES 5-15R AND 5-20R RECEPTACLES SHALL BE TAMPER RESISTANT.
20. COVER PLATES SHALL BE WHITE NYLON.
21. USE SUITABLE VAPOUR-TIGHT DEVICE BOXES OR PROVIDE APPROVED VAPOUR BARRIERS FOR DEVICES MOUNTED IN CEILINGS AND EXTERIOR WALLS.
22. PROVIDE ACOUSTICAL SEALANT AROUND ELECTRICAL BOXES IN ACOUSTICALLY TREATED PARTITIONS.
23. NEW LIGHT SWITCHES AND RECEPTACLES SHALL BE MOUNTED AT ELEVATIONS EQUAL TO THE EXISTING INSTALLATION.
24. COORDINATE WITH MECHANICAL TO PROVIDE POWER SUPPLIES FOR ALL MECHANICAL EQUIPMENT OPERATING ABOVE 50 VOLTS, AND MOUNT ALL STARTERS, ISOLATION SWITCHES AND CONTROLS OPERATING ABOVE 50 VOLTS, EXCEPT FOR PIPE AND DUCT MOUNTED DEVICES.
25. NOTE THAT MECHANICAL TRADE PROVIDES ALL EQUIPMENT, MOTORS STARTERS, ISOLATION SWITCHES AND CONTROLS AND MOUNTS ALL EQUIPMENT, PIPE OR DUCT MOUNTED CONTROLS AND ALL CONTROLS OPERATING BELOW 50 VOLTS. MECHANICAL TRADE PROVIDES WIRING TO ALL CONTROLS AND EQUIPMENT OPERATING AT 50 VOLTS OR BELOW. COORDINATE WITH MECHANICAL FOR NECESSARY CONDUITS FOR LOW VOLTAGE WIRING.
26. PROVIDE NEW TYPEWRITTEN SCHEDULES FOR ALL PANELS AFFECTED BY THIS WORK.
27. ALL NEW LIGHTING FIXTURES AND NEW RECEPTACLES SHALL BE FED FROM EXISTING OR NEW CIRCUITS. CIRCUIT TO CODE, AND NOTE REVISIONS TO CIRCUIT DIRECTORY OF LIGHTING PANELS AFFECTED.
28. WASHROOM DOOR CONTROLS SHALL BE SUPPLIED FROM AND COORDINATED WITH THE MANUFACTURER OF THE WASHROOM CALL-FOR-ASSISTANCE SYSTEM. DOOR CONTROLS SYSTEM TO BE EQUAL TO CAMDEN CX-WC13AXFM-PS, INCLUDING MONITORED ELECTRIC STRIKE AND TOTALLY CONCEALED MAGNETIC DOOR SWITCH. LOCATE CONTROL UNIT AND POWER SUPPLY ADJACENT TO DOOR CONTROL POWER SUPPLY.
29. MOUNTING HEIGHTS SHALL BE:
   A. SWITCHES: 47"
   B. EXIT SIGNS: FROM CEILING OR 84" IF WALL MOUNTED; LOCATE FOR BEST VISIBILITY
   C. EMERGENCY LIGHTING: 84"
   D. FIRE ALARM PULL STATIONS: 43"
   E. FIRE ALARM SIGNALS: 84"
   F. DOOR OPERATOR PUSH PLATES: 39 TO 43", AND NOT LESS THAN 24" HORIZONTALLY BEYOND THE DOOR SWING
30. IDENTIFY NEW ELECTRICAL EQUIPMENT (PANELS, DISCONNECTS, STARTERS, AND THE LIKE) WITH SECURELY FASTENED BLACK LAMICOID NAMEPLATE WITH 3/8" ENGRAVED WHITE LETTERS.
31. SUBMIT 1 ELECTRONIC COPY OF OPERATING AND MAINTENANCE MANUALS TO CONSULTANT FOR APPROVAL. SUBMIT 3 FINAL HARD COPIES TO OWNER THROUGH THE CONSULTANT. MANUALS SHALL CONTAIN:
   A. AN INDEX PAGE,
   B. A LIST OF SUPPLIERS NAMES, ADDRESSES AND TELEPHONE NUMBERS,
   C. OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT,
   D. COPIES OF TEST CERTIFICATES, FIRE ALARM VERIFICATION CERTIFICATE AND FINAL ESA INSPECTION CERTIFICATE,
   E. A COMPLETE SET OF REVIEWED SHOP DRAWINGS, AND
   F. A COMPLETE SET OF AS-BUILT DRAWINGS (SEE BELOW),
32. PROVIDE CLEARLY MARKED AS-BUILT DRAWINGS TO CONSULTANT ON COMPLETION OF WORK. COLOUR CODE ALL CHANGES FROM DRAWINGS USING RED FOR ADDITIONS AND GREEN FOR DELETIONS. INCLUDE A COPY OF THE AS-BUILT DRAWINGS IN THE OPERATION AND MAINTENANCE MANUAL
33. CONTRACTOR TO CONFIRMED FEEDER GAUGE FOR LP-PRO AND REPORT TO CONSULTANT

FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MOUNTING
A	LED WRAPAROUND. WHITE STEEL HOUSING; FROSTED PMMA LENS. 120V DRIVER STANPRO LWR4-48PS-Q/3C-70137	LED 4000lm 3500K	CEILING
REFER TO LEGEND	RECTANGULAR EXIT SIGN, STEEL, WHITE FINISH. PICTOGRAM TYPE, FACES AND MOUNTING AS SHOWN. 120V AC; 12 VDC EMERGENCY SUPPLY AIMLIGHT RPST SERIES STANPRO RMS SERIES	LED	AS SHOWN
	EMERGENCY LIGHTING FIXTURE; HEADS AS SHOWN, 12 V. AIMLIGHT RMMD SERIES STANPRO JS SERIES	5W LED EACH HEAD	7'-4" AFF
EM	EMERGENCY LIGHTING BATTERY PACK, 120 V INPUT; 12 V DC OUTPUT. 2 HEADS TO MATCH OTHER EMERGENCY LIGHTING FIXTURES. 50W/30MINUTE RATING. DIRECT WIRE. AIMLIGHT EBST SERIES STANPRO SLA SERIES	2 - 5W LED	WALL 7'-4" AFF

NOTE: FIXTURES MAY BE SUBSTITUTED WITH EQUALS, SUBJECT TO THE PRIOR APPROVAL OF CONSULTANT. SEE ELECTRICAL NOTES.

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LICENCED PROFESSIONAL ENGINEER
E. A. BENDELL
2026 May 01
PROVINCE OF ONTARIO

SIGN & SEAL

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PRO-25-168

PRO SHOP & FIRE PROTECTION SYSTEM

100 LAVALLEE RD.
CHELMSFORD, ON P0M 1L0

CLIENT:

WALTER SIGGELKOW

#	DESCRIPTION	DATE
0	ISSUED FOR PERMIT AND CONSTRUCTION	2026-05-04

ELECTRICAL SCOPE OF WORK

DRAWN BY:	SEB
CHECKED BY:	GM
APPROVED BY:	GM
SCALE:	As indicated

SHEET

E100

REVISION 0