

EXISTING BUILDING INFORMATION:

- MAJOR OCCUPANCY: A-2
- BUILDING AREA: 746 M2
- 1 STOREY ABOVE GRADE, 1 BELOW GRADE
- GROUP A DIV 2 UP TO 2 STOREYS - 3.2.2.25
- NOT SRINKLERED
- FIRE ALARM - YES

1 SITE PLAN
A-0.1 N/A

PROJECT SUMMARY:
CREATION OF NEW OFFICE SPACE

ARCHITECT: LIMA ARCHITECTS INC
#59 5100 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

NAME OF PROJECT: SPENCE SMITH - OFFICE SPACE

LOCATION: 1340 LAKESHORE RD, BURLINGTON, ON L7S 1B1

ITEM ONTARIO'S 2012 BUILDING CODE
DATA MATRIX - PART 11 - RENOVATION OF EXISTING BUILDING **OBC REFERENCE**

11.1	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: GROUP A DIV 2 CONSTRUCTION INDEX: N/A HAZARD INDEX: N/A NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY) <input checked="" type="checkbox"/>	11.2.1 T 11.2.1.1A T 11.2.1.1B TO N
11.2	ALTERATION TO EXISTING BUILDING IS:	BASIC RENOVATION <input checked="" type="checkbox"/> EXTENSIVE RENOVATION <input type="checkbox"/>	11.3.3.1 11.3.3.2
11.3	REDUCTION IN PERFORMANCE LEVEL	STRUCTURAL BY INCREASE IN OCCUPANCY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES BY CHANGE OF MAJOR OCCUPANCY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES PLUMBING <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SEWAGE SYSTEM <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	COMPENSATING CONSTRUCTION	STRUCTURAL <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) INCREASE IN OCCUPANY LOAD <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) CHANGE OF MAJOR OCCUPANCY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) PLUMBING <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) SEWAGE SYSTEM <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN)	11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
11.5	COMPLIANCE ALTERNATIVES PROPOSED:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN)	11.5.1
11.6	ALTERNATIVE MEASURES PROPOSED:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN)	11.5.2

2 OBC MATRIX - PART 11
A-0.1 N/A

REVISIONS

NUMBER	DATE	REMARKS
04	2024 01 10	ISSUED FOR TENDER
03	2023 12 12	REVISED FOR BUILDING PERMIT
02	2023 10 11	ISSUED FOR BUILDING PERMIT
01	2023 06 26	ISSUED FOR CLIENT REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

LIMA ARCHITECTS INC.

#59 - 5100 South Service Road Burlington
 P 905 337 8887
 info@limaarchitectinc.com
 www.limaarchitectinc.com

SEALS

PROJECT TITLE

SPENCER SMITH OFFICE SPACE

1340 Lakeshore Rd.
Burlington, ON L7S 1B1

DRAWING TITLE
COVERSHEET & OBC NOTES

DRAWN BY
RM

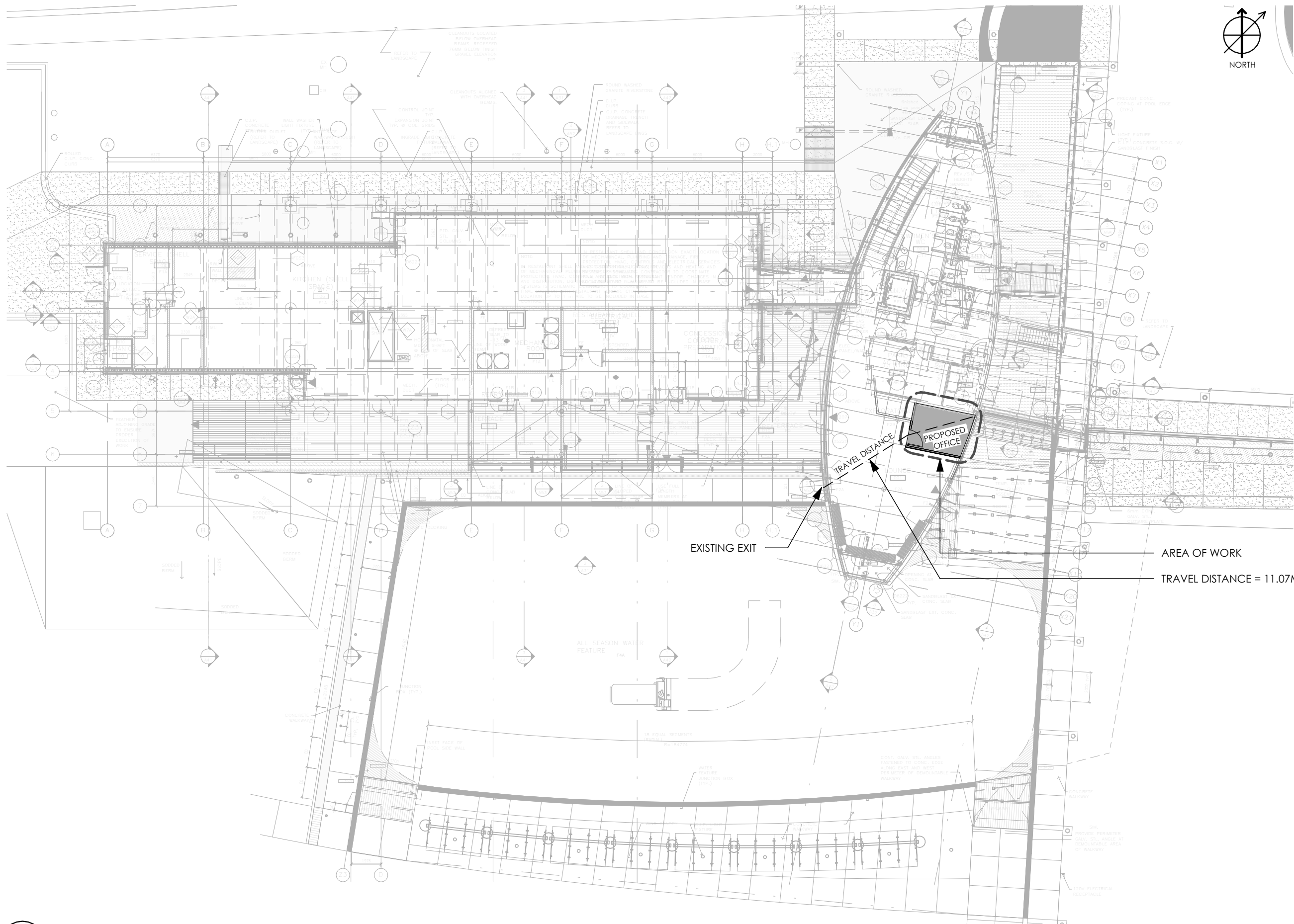
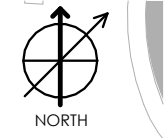
SCALE
1 : 10

DATE
JUNE 2023

CHECKED BY
FL

PROJECT NUMBER
23-617

DRAWING NUMBER



REVISIONS		
NUMBER	DATE	REMARKS
04	2024 01 10	ISSUED FOR TENDER
03	2023 12 12	REVISED FOR BUILDING PERMIT
02	2023 10 11	ISSUED FOR BUILDING PERMIT
01	2023 06 26	ISSUED FOR CLIENT REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

LIMA
ARCHITECTS INC.

#59 - 5100 South Service Road Burlington
P 289 337 8887
info@limaarchitectinc.com
www.limaarchitectinc.com

SEALS

PROJECT TITLE

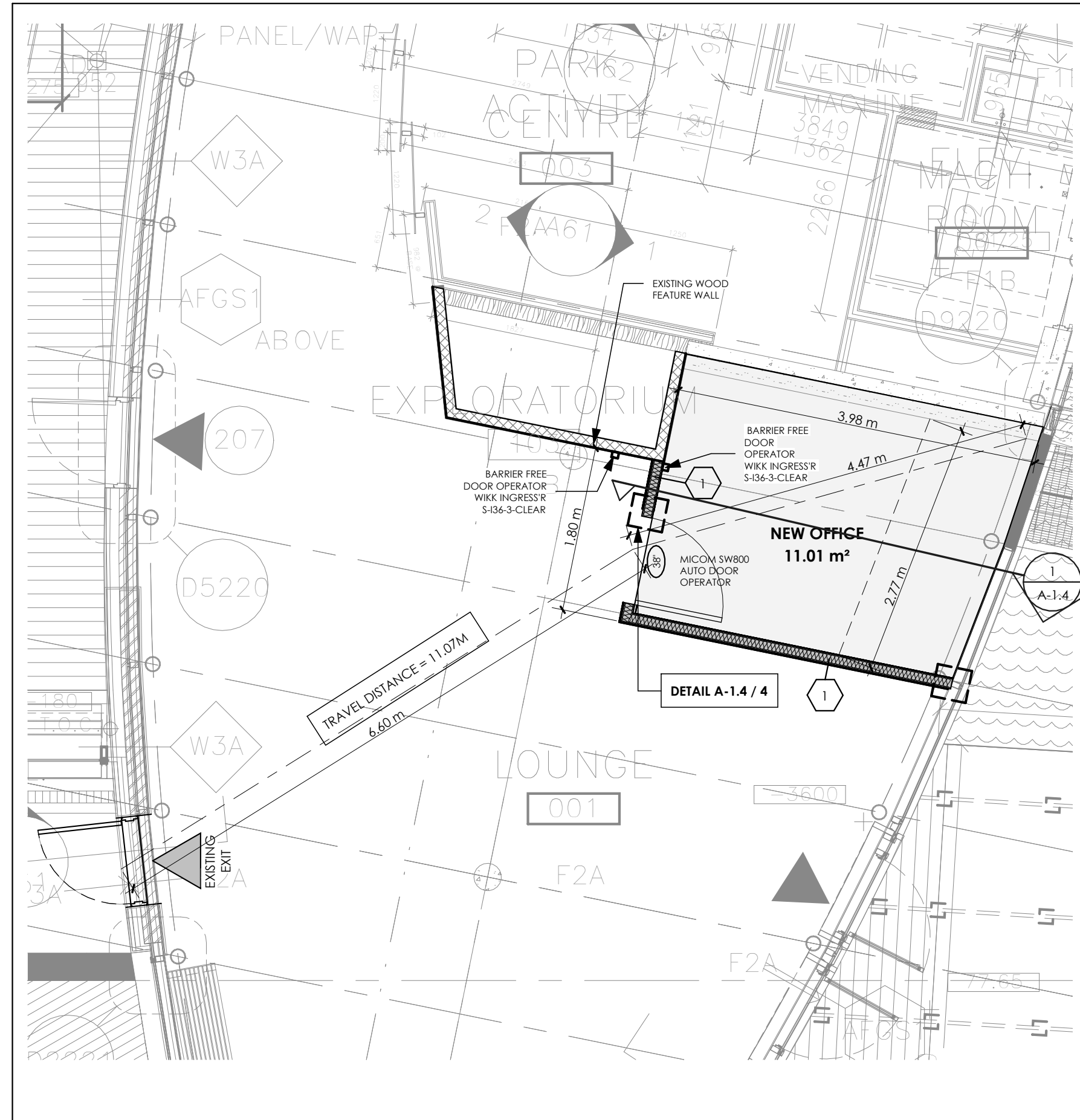
SPENCER SMITH OFFICE SPACE

1340 Lakeshore Rd.
Burlington, ON L7S 1B1

DRAWING TITLE	KEY PLAN
DRAWN BY	RM
SCALE	1 : 250
DATE	JUNE 2023
CHECKED BY	FL
PROJECT NUMBER	23-617
DRAWING NUMBER	

A-1.1

1
KEY PLAN
A-1.1 1 : 250



GENERAL NOTES:

1. REVIEW ALL EXISTING SITE CONDITIONS BEFORE COMMENCING THE WORK.
2. CARRY OUT ALL DEMOLITION WORK IN A SYSTEMATIC MANNER AS NECESSARY TO ACCOMMODATE CONSTRUCTION OF NEW WORK AS SHOWN ELSEWHERE IN THE CONSTRUCTION DOCUMENTS AND AS NOTED ON THIS DRAWING.
3. ALL WORK IS TO BE SUPERVISED BY AND EXPERIENCED FORMAN AT ALL TIMES.
4. ALL MATERIAL REQUIRED TO BE DEMOLISHED IS TO BE REMOVED FROM THE SITE AND DISPOSED OF AS PER THE REGULATIONS AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
5. AT THE END OF EACH DAYS WORK, LEAVE SITE IN AN SAFE CONDITION, SO THAT NO PARTS ARE IN DANGER OF COLLAPSE.
6. ENSURE THAT DUST IS MINIMIZED ON SITE AND IS CONTAINED THE DEMOLITION AREA.
7. RESERVED

THE DRAWINGS ARE NOT INTENDED TO PROVIDE A DETAILED SCOPE OF DEMOLITION ITEMS. THE CONTRACTOR SHALL DETERMINE THE EXACT EXTENT OF THIS WORK THROUGH CAREFUL SURVEY OF THE EXISTING CONDITIONS IN CONJUNCTION WITH THE CONTRACT DOCUMENTS, PRIOR TO THE CLOSE OF THE TENDER PERIOD. LATER CLAIMS FOR UNANTICIPATED EXTRAS WILL BE DISALLOWED.

8. EXISTING FIRE EXTINGUISHERS AND MOUNTS TO BE REMOVED WHEN REQUIRED FOR PAINTING. REINSTALL AFTER PAINTING IS COMPLETE.
9. MAKE GOOD AND REPAIR ALL AFFECTED AREAS TO MATCH THE EXISTING OR BETTER AS REQUIRED.

NOTE:
NUMBER OF OCCUPANT LOAD IS NOT PROPOSED TO INCREASE WITH THE NEW OFFICE.

CONSTRUCTION NOTES:

- 1 **TYP. INTERIOR WALL:**
-13MM DRYWALL
-92MM STEEL STUD (362S125-PLAT25) @ 400MM O.C.
-SOUND ATTENUATION BATT INSULATION AS INDICATED
-13MM DRYWALL
- 2 **INTERIOR DOOR:**
965MM x 2100MM

ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE

REVISIONS		
NUMBER	DATE	REMARKS
04	2024 01 10	ISSUED FOR TENDER
03	2023 12 12	REVISED FOR BUILDING PERMIT
02	2023 10 11	ISSUED FOR BUILDING PERMIT
01	2023 06 26	ISSUED FOR CLIENT REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.



#59 - 5100 South Service Road Burlington
P 905 337 8887
info@limaarchitectinc.com
www.limaarchitectinc.com

SEALS

PROJECT TITLE

SPENCER SMITH OFFICE SPACE

1340 Lakeshore Rd.
Burlington, ON L7S 1B1

DRAWING TITLE

NEW OFFICE PLAN

DRAWN BY

RM

SCALE

As indicated

DATE

JUNE 2023

CHECKED BY

FL

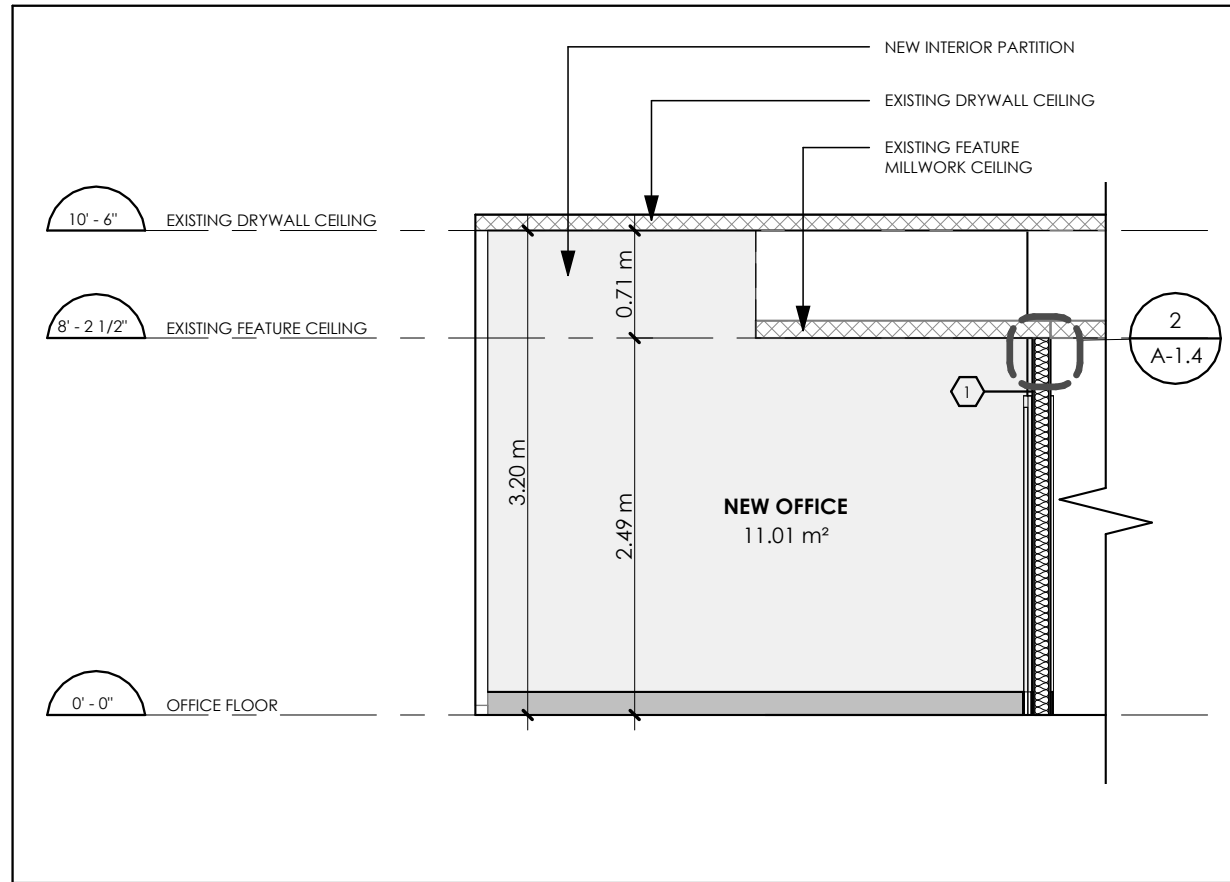
PROJECT NUMBER

23-617

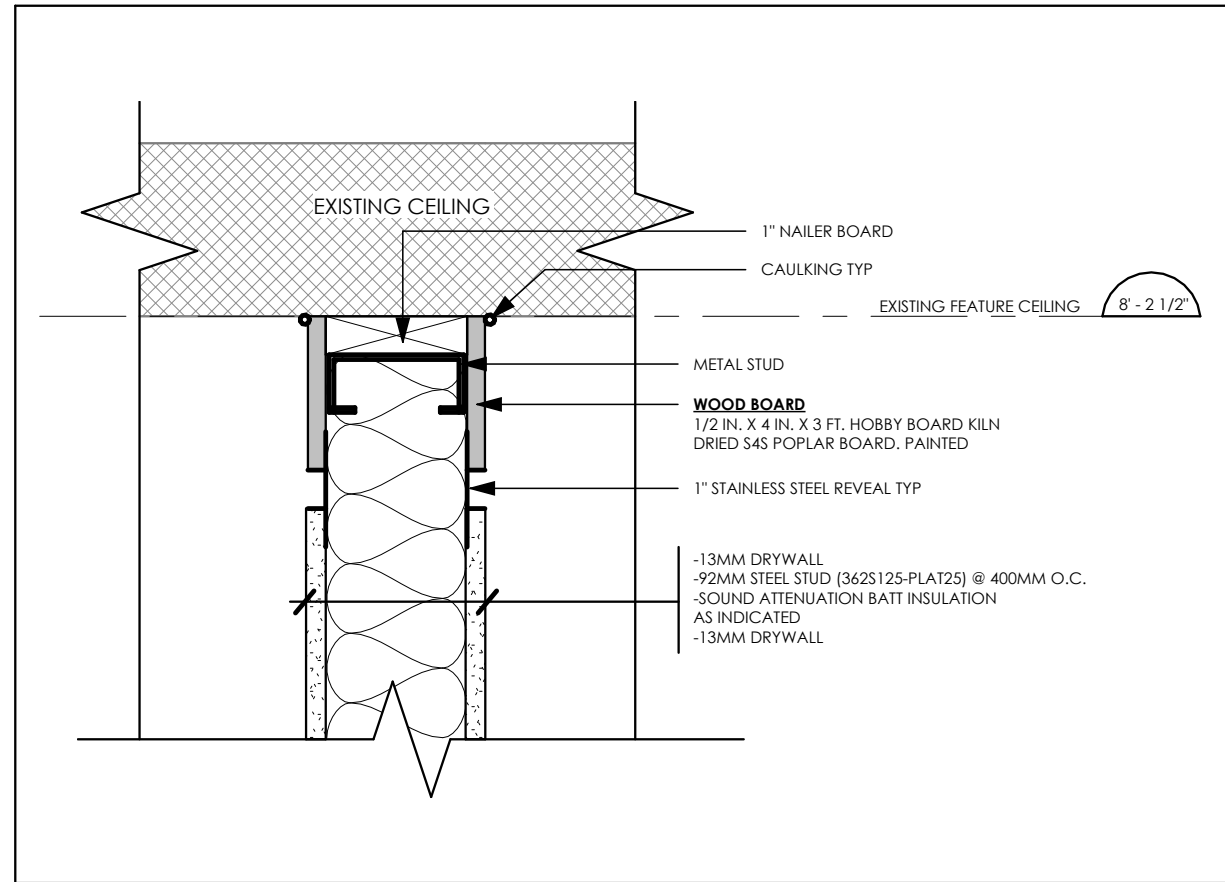
DRAWING NUMBER

A-1.3

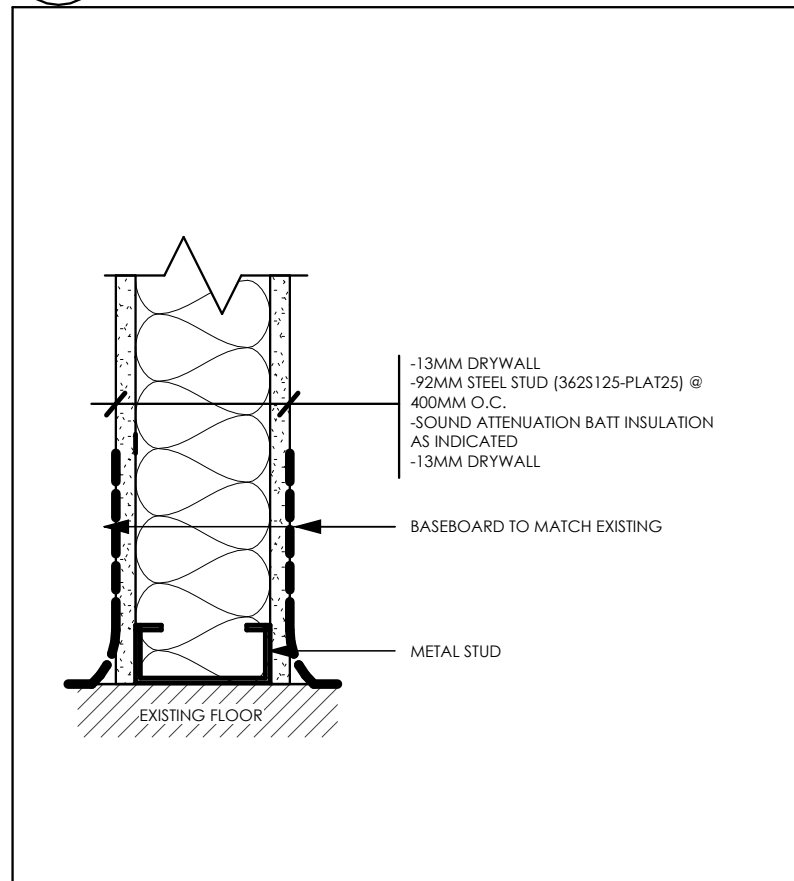
1 GROUND FLOOR PLAN
A-1.3 1 : 50



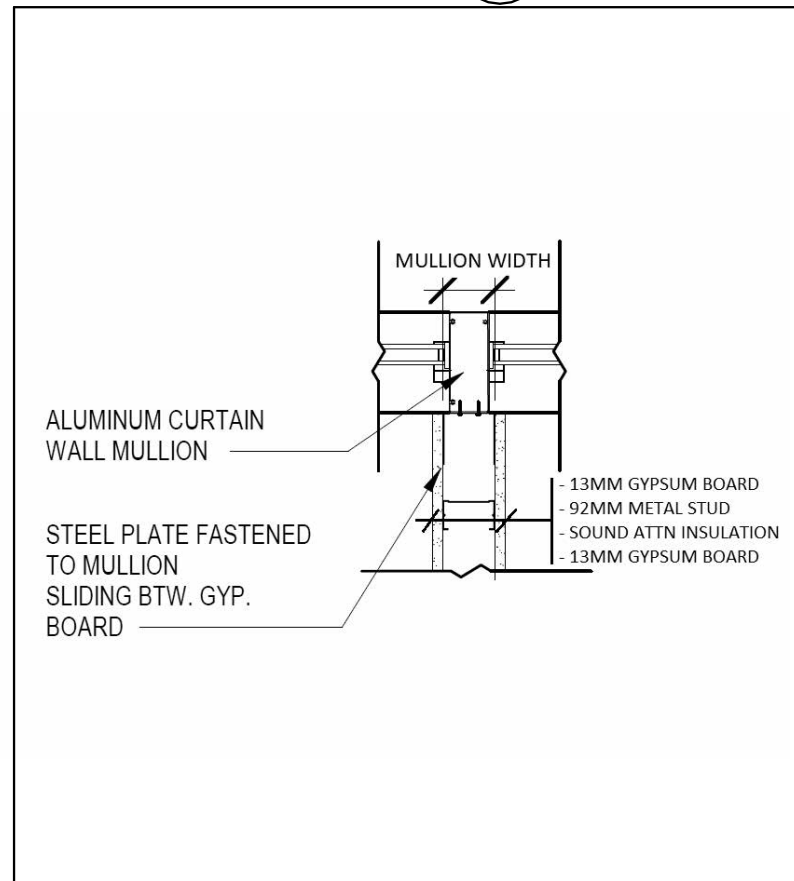
1 BUILDING SECTION
A-1.4 1 : 50



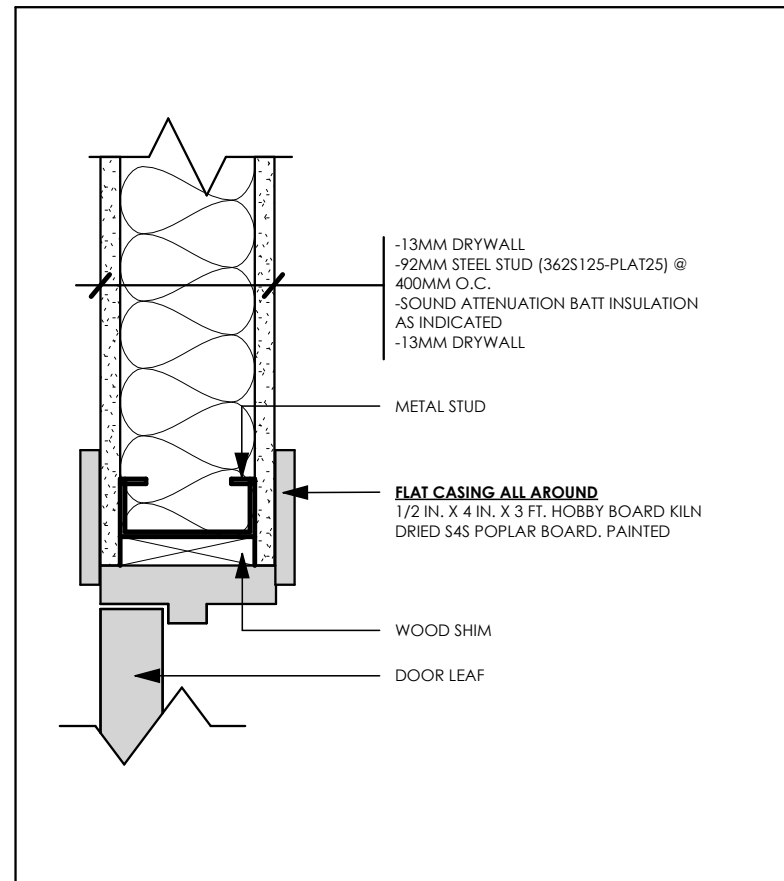
5 TYP INTERIOR WALL AT EXISTING CEILING DETAIL
A-1.4 N/A



2 TYP BASEBOARD DETAIL
A-1.4 N/A



3 TYP INT WALL AT MULLION DETAIL
A-1.4 N/A



4 TYP DOOR WITH FLUS CASING DETAIL
A-1.4 N/A

REVISIONS		
NUMBER	DATE	REMARKS
04	2024 01 10	ISSUED FOR TENDER
03	2023 12 12	REVISED FOR BUILDING PERMIT
02	2023 10 11	ISSUED FOR BUILDING PERMIT
01	2023 06 26	ISSUED FOR CLIENT REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

LIMA
ARCHITECTS INC.

#59 - 5100 South Service Road Burlington
P 905 337 8887
info@limaarchitectinc.com
www.limaarchitectinc.com

SEALS

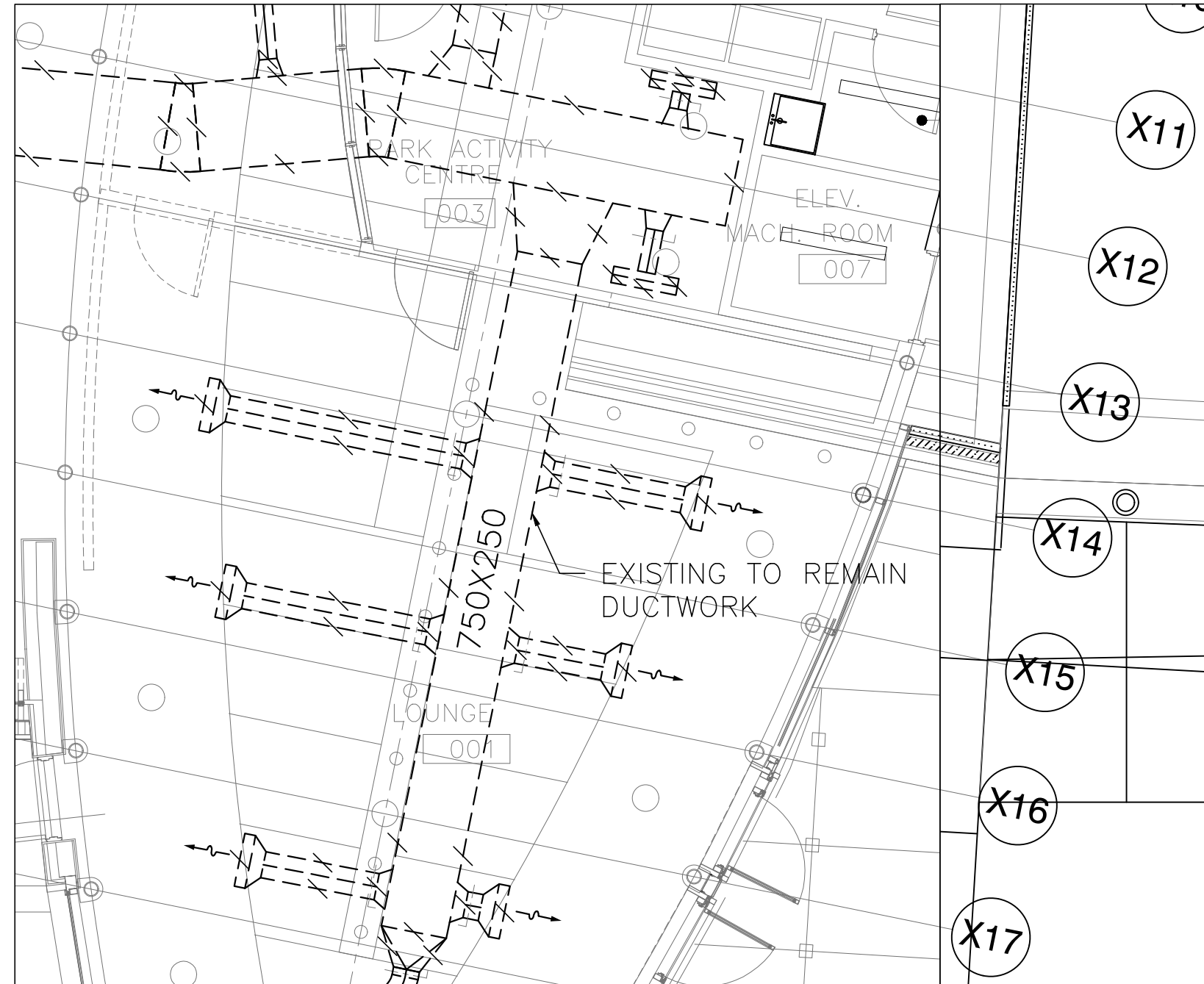
PROJECT TITLE

SPENCER SMITH OFFICE SPACE

1340 Lakeshore Rd.
Burlington, ON L7S 1B1

DRAWING TITLE	BUILDING SECTION & DETAILS
DRAWN BY	RM
SCALE	As indicated
DATE	JUNE 2023
CHECKED BY	FL
PROJECT NUMBER	23-617
DRAWING NUMBER	

A-1.4



HVAC SYMBOL LEGEND	
	CARBON MONOXIDE SENSOR
	NITROUS DIOXIDE SENSOR
	LOCKED THERMOSTAT W/ COVER
	THERMOSTAT
	HUMIDISTAT
	LOCKED HUMIDISTAT W/ COVER
	CIRCULAR DIFFUSER
	DIRECTIONAL SQUARE DIFFUSER
	SQUARE DIFFUSER
	SIDEWALL LINEAR DIFFUSER
	LINEAR DIFFUSER
	LINEAR RETURN AIR GRILLE
	15"x12" / 300-300 RETURN AIR GRILLE
	24"x12" / 600-300 RETURN AIR GRILLE
	24"x24" / 600-600 RETURN AIR GRILLE
	SUPPLY AIR DUCT UP/DN
	RETURN/EXHAUST AIR DUCT UP/DN
	RECTANGULAR DUCT W/ TAKE-OFF & BALANCING DAMPER
	CIRCULAR DUCT W/ TAKE-OFF & BALANCING DAMPER
	FLEX DUCT W/ TAKE-OFF & BALANCING DAMPER
	CIRCULAR DUCT (DIAMETER)
	RECTANGULAR DUCT (WIDTH x HEIGHT)
	FLEX DUCT
	SILENCER DUCT
	INSULATED DUCT (WEATHER PROOFED)
	FIRE WRAPPED DUCT
	INTERNALLY LINED DUCT
	OPEN ENDED DUCT
	ONE WIDTH RADIUS DUCT ELBOW
	MITERED ELBOW DUCT W/ TURNING VANES
	RECTANGULAR DUCT CONCENTRIC TRANSITION
	RECTANGULAR DUCT ECCENTRIC TRANSITION
	RECTANGULAR DUCT ELEVATION TRANSITION
	CIRCULAR DUCT CONCENTRIC TRANSITION
	CIRCULAR DUCT ECCENTRIC TRANSITION
	CIRCULAR TO RECTANGULAR DUCT TRANSITION
	DUCTS ABOVE CROSSING DUCTS
	DUCTS BELOW CROSSING OTHER DUCTS
	ACOUSTICALLY LINED TRANSFER AIR DUCT W/ GRILLE
	ACOUSTICALLY LINED TRANSFER AIR DUCT
	SIDE WALL SUPPLY AIR GRILLE
	SIDE WALL RETURN AIR GRILLE
	CEILING MOUNTED RETURN AIR GRILLE
	CEILING MOUNTED SUPPLY AIR GRILLE
	# = NUMBER OF TYPICAL GRILLES L = LENGTH OF GRILLE W = WIDTH OF GRILLE FLOW = AIR FLOW AMOUNT
	# = NUMBER OF TYPICAL DIFFUSERS # = HXIC CONNECTION SIZE/FLEX DUCT SIZE T = TYPE OF DIFFUSER FLOW = AIR FLOW AMOUNT
	EQ # = EQUIPMENT # FLOW = AIR FLOW OUT/IN
	W/C = DOOR UNDERCUT
	B = BALANCING DAMPER
	F = FIRE DAMPER
	M = MOTORIZED DAMPER
	FD = FLOOR FIRE DAMPER
	S/R = SUPPLY / RETURN DUCT
	W = WALL MOUNTED FORCE FLOW HEATER
	C = CEILING MOUNTED FORCE FLOW HEATER
	B = BASEBOARD HEATER 1/4, 3/2R PER 1KW
	V = VERTICAL/PACKAGED TERMINAL AIR CONDITIONING UNIT #
	A = AUTOMATIC BALANCING GRILLE
	R = REVERSE ACTING THERMOSTAT
	CO = CARBON DIOXIDE SENSOR

CONSULTANT

7405 East Danbro Crescent,
Mississauga, Ontario, L5N 6P8 Canada
Tel: +1 416 728-0906
www.jainconsultants.com

REVISIONS		
NO	REMARKS	DATE
01	ISSUED FOR COORDINATION	AUG. 18/23
02	ISSUED FOR PERMIT	OCT. 10/23

DRAWING:

GROUND FLOOR - HVAC DEMOLITION

LOUROS DESIGN
35 TEFLEY ROAD, TORONTO M2M 1C3
Tel. (416) 399-2886
andrew@lourosdesign.ca

STAMP

PROJECT NO:
23-207

PROJECT:

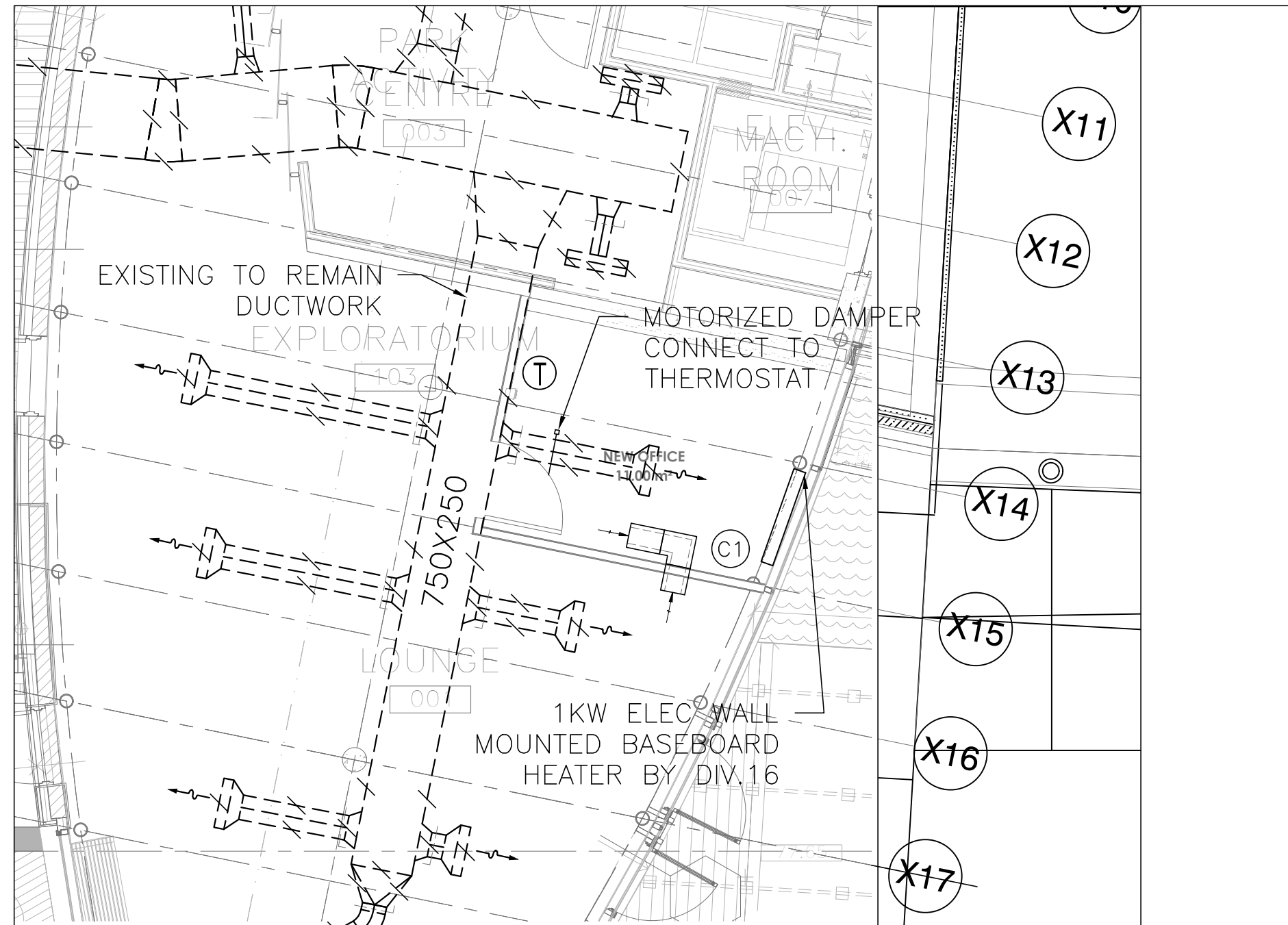
**WATERFONT CENTRE
BURLINGTON
SPENCER OFFICE**

DATE:
2023/03/03

SCALE:
AS SHOWN

DRAWN/CHECKED BY:
DL / MN

DRAWING NO.
D-M201



CONSULTANT




7405 East Danbro Crescent,
Mississauga, Ontario, L5N 6P8 Canada
Tel: +1 416 728-0906
www.jainconsultants.com

REVISIONS		
NO	REMARKS	DATE
01	ISSUED FOR COORDINATION	AUG. 18/23
02	ISSUED FOR PERMIT	OCT. 10/23

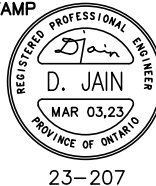
DRAWING:

PROPOSED GROUND FLOOR - HVAC



LOUROS DESIGN
35 TEFLEY ROAD, TORONTO M2M 1C3
Tel. (416) 399-2886
andrew@lourosdesign.ca

STAMP



PROJECT NO:
23-207

PROJECT:

**WATERFONT CENTRE
BURLINGTON
SPENCER OFFICE**

DATE:
2023/03/03

SCALE:
AS SHOWN

DRAWN/CHECKED BY:
DL / MN

DRAWING NO.
M201

ELECTRICAL SPECIFICATIONS

- GENERAL CONDITIONS**
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOUR, MATERIAL, TOOLS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. THE WORK SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF ALL AUTHORITIES HAVING LEGAL JURISDICTION OVER THE WORK. THIS CONTRACTOR SHALL PROVIDE ANY SMALL ITEMS OF WORK NOT SPECIFICALLY CALLED FOR BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATION.
 - THE ENGINEER RESERVES THE RIGHT TO APPROVE THE QUALITY OF MATERIAL AND WORKMANSHIP, ALSO TO CALL FOR ANY TESTS WHICH ARE DEEMED NECESSARY DURING THE PROGRESS OF THE WORK AND A COMPLETE TEST OF EACH SYSTEM AT THE COMPLETION OF THE WORK. THE COST OF SUCH TESTS ARE NOT TO BE CONSIDERED AS EXTRAS.
- SCOPE OF WORK**

THE WORK SHALL CONSIST OF, BUT SHALL NOT BE LIMITED TO THE FOLLOWING:

 - ALL NECESSARY CONDUIT WIRING AND CONNECTIONS FOR A COMPLETE INSTALLATION.
 - LIGHTING AND POWER DISTRIBUTION SYSTEM AS SHOWN ON THE DRAWINGS.
 - MOTOR CIRCUITS.
 - COMPLETE CONDUIT SYSTEM FOR LOW VOLTAGE SYSTEM WHERE NOTED ON THE DRAWINGS.
- CODES, PERMITS AND INSPECTION**
 - THIS CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL OBTAIN ALL PERMITS, INSPECTIONS, ETC. AS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK AND SHALL PAY FOR SAME. THESE COSTS SHALL BE INCLUDED IN THE TENDER PRICE.
 - ALL PERMITS SHALL BE DELIVERED TO THE OWNER REPRESENTATIVE AS SOON AS THEY BECOME AVAILABLE.
- DRAWINGS**

THIS CONTRACTOR SHALL PREPARE, AT HIS OWN EXPENSE, ANY LARGE SCALE WORKING DRAWINGS WHICH MAY BE REQUIRED BY THE EXAMINING AUTHORITIES.
- AS-BUILT DRAWINGS**

THIS CONTRACTOR SHALL KEEP A SEPARATE SET OF WHITE PRINTS ON THE SITE AND NOTE ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL DESIGN. TWO SETS OF THESE PLANS ALONG WITH UPDATED AS-BUILT DRAWINGS SHOWING ALL AS-BUILT CONDITIONS SHALL BE FORWARDED TO THE ENGINEER AT THE COMPLETION OF THIS CONTRACT BEFORE APPLYING FOR FINAL PAYMENT.

SUBMIT TO ENGINEERS THE FOLLOWING DOCUMENTS FOR REVIEW AND APPROVAL AT THE COMPLETION OF PROJECT:

 - ESA INSPECTION CERTIFICATE.
- SHOP DRAWINGS**

SUBMIT SIX (6) COPIES OF MANUFACTURER'S SHOP DRAWINGS FOR ALL DEVICES, SYSTEMS AND SUCH FOR REVIEW BY THE ENGINEER.
- EXAMINATION OF SITE**
 - THIS CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND FAMILIARIZE HIMSELF WITH THE SPECIFIC SITE CONDITIONS.
 - ANY DEVIATION AND / OR CONFLICTS ON SITE ESPECIALLY CONCERNING THE DISTRIBUTION DIAGRAM (S) AS SHOWN ON THE PLANS, SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING TENDER.
- CONSTRUCTION SCHEDULE**

THIS CONTRACTOR SHALL SCHEDULE AND PERFORM HIS WORK TO MEET THE COMPLETION SCHEDULE AS SET OUT BY THE PLANNING HOUSE.
- REVISIONS AND EXTRAS**

NO ADDITIONAL MONEY OVER THE CONTRACT PRICE SHALL BE PAID UNLESS AN APPROVED CHANGE ORDER IS ISSUED BY THE ENGINEER. CLAIMS FOR EXTRAS SHALL BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIAL, LABOUR, HOURLY RATES, ETC.

THERE SHALL BE NO EXTRA CLAIM FOR RELOCATION OF ANY EQUIPMENT WITHIN 10 FEET FROM ORIGINAL LOCATION.
- CLEAN UP**

THIS CONTRACTOR SHALL BE RESPONSIBLE TO PERIODICALLY REMOVE ALL DEBRIS AND TO KEEP THIS AREA CLEAN AT ALL TIMES.
- CUTTING AND PATCHING**

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING, OPENINGS, ETC. AND SHALL INFORM THE GENERAL CONTRACTOR OF SLEEVES OR OPENINGS REQUIRED DURING TENDERING SO THAT COSTS ARE INCLUDED AND SHALL INFORM THE GENERAL CONTRACTOR IN SUFFICIENT TIME TO PREVENT UNNECESSARY CUTTING.
- CONDUIT IN SLAB**

THIS CONTRACTOR SHALL NOT INSTALL RIGID CONDUIT AND FLOOR BOXES IN STRUCTURE FLOOR SLABS OR FRAMING OR CUT STRUCTURAL SLABS AND FRAMING FOR THIS PURPOSE IN SUCH A MANNER THAT THE STRUCTURAL INTEGRITY OF THE FLOOR IS WEAKENED. COORDINATE SUCH WORK WITH THE ARCHITECT OR STRUCTURAL ENGINEER.
- DELIVERY DATES**

THIS CONTRACTOR SHALL PLACE AN ORDER FOR ALL MATERIAL AND EQUIPMENT IMMEDIATELY AFTER SIGNING OF THE CONTRACT. HE SHALL SUBMIT A LIST OF DELIVERY DATES FOR EACH TYPE OF EQUIPMENT WITHIN 30 DAYS OF THE AWARDING OF THE CONTRACT. THE LIST SHALL INCLUDE MANUFACTURER'S NAMES.
- EQUIPMENT AND MATERIAL**

GROUNDING SHALL BE AS REQUIRED BY ELECTRICAL CODE AND THE APPROVAL OF ALL EQUIPMENT AND MATERIAL UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL MATERIAL AND EQUIPMENT SHALL BE OF THE TYPE SUBJECT TO FACTORY MUTUAL, "UNDERWRITERS LABORATORIES OF CANADA" OR "CANADIAN STANDARDS ASSOCIATION INSPECTION AND APPROVAL" AND SHALL BEAR "U.L.C." OR "C.S.A." LABELS.
- DEMONSTRATION OF THE SYSTEM**

DEMONSTRATE THE FUNCTION AND OPERATION OF EACH SYSTEM IN MAINTENANCE STAFF OWNER AND CONSULTANT PRESENCE. CO-ORDINATE COMMISSIONING AND TRAINING SCHEDULE WITH ALL PARTIES.
- IDENTIFICATION**

PROVIDE LAMACOD IDENTIFICATION NAMEPLATES. THESE SHALL BE BLACK WITH WHITE ENGRAVED LETTERS AND SHALL BE INSTALLED WITH SCREENS ON ALL EQUIPMENT, DISCONNECT SWITCHES, PANELS, ETC. INDICATING THE LOAD SERVED. EACH LIGHTING PANEL SHALL HAVE A TYPEWRITTEN DIRECTORY SHOWING LIGHTS OR EQUIPMENT CONNECTED TO EACH CIRCUIT. DIRECTORIES SHALL BE MOUNTED ON THE INSIDE OF THE PANEL DOOR WITH A TRANSPARENT PLASTIC COVER. RECEPTACLES AND LIGHT SWITCHES SHALL BE LABELLED WITH CIRCUIT NUMBER BY STICK-ON APPROVED TYPE LABELLING.

ELECTRICAL SPECIFICATIONS (CONTD.)

- COORDINATION**

THIS CONTRACTOR SHALL BE RESPONSIBLE TO CO-ORDINATE THE INSTALLATION OF EQUIPMENT, CONDUIT WORK, LIGHTING FIXTURES, ETC. WITH OTHER TRADES PRIOR TO THE ACTUAL INSTALLATION.
- ACCESSIBILITY**

ALL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIRS.
- RESPONSIBILITY**

THIS TRADE SHALL BE RESPONSIBLE FOR THIS WORK UNTIL THE COMPLETION AND FINAL ACCEPTANCE, FOR REPLACING ANY ITEM THAT MAY BE DEFECTIVE, DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY TO THE COMPLETION OF THE PROJECT.
- WARRANTY**























THIS CONTRACTOR SHALL WARRANT ALL WORK AND EQUIPMENT INSTALLED UNDER THIS CONTRACT, AGAINST ALL DEFECTS OR WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION BY THE OWNER.
- CONDUIT AND FITTINGS**
 - CONDUIT SIZES SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL NOT BE REDUCED IN SIZE WITHOUT AUTHORIZATION. CONDUIT IN FINISHED AREA SHALL BE CONCEALED. ALL CONDUIT SHALL BE INSTALLED PARALLEL TO BUILDING LINES. MAKE FINAL CONNECTIONS TO VIBRATING EQUIPMENT WITH FLEXIBLE CONDUIT.
 - CONDUITS SHALL BE INSTALLED AT A MINIMUM OF 6" (152MM) FROM UNINSULATED HEATING PIPES.
 - CLEAN INTERIOR OF ALL CONDUITS TO REMOVE WATER AND DEBRIS BEFORE PULLING WIRES.
 - BX CABLES SHALL BE USED FOR FINAL SHORT CONNECTIONS BETWEEN OUTLET AND OUTLET BOX IN CEILING SPACE TO CEILING MOUNTED LIGHTING FIXTURES OR TO FEED OUTLETS, RECEPTACLES IN THE DRYWALL PARTITIONS. BX CABLES ARE NOT ALLOWED TO RUN IN THE OPEN CEILING AREAS.
 - EMPTY FLEXIBLE STEEL CONDUIT 1/2" (13MM) MINIMUM DIAMETER AND A MAXIMUM OF 6 FEET (1830MM) OR (1.83M) LONG, WITH A FISH WIRE AS INDICATED IN THE DRAWINGS CAN ALSO BE USED.
 - FOR FIREPROOFING WHERE HOLES ARE DRILLED THROUGH FLOORS OR WALLS, THEY SHALL BE PACKED AROUND CONDUIT WITH "3M" BRAND FIRE BARRIER CHALK FB309 COMPOUND. MINIMUM CONDUIT SHALL BE 3/4" (19MM), UNLESS OTHERWISE NOTED.
 - CONDUITS AND ARMORED CABLES SHALL BE SUPPORTED INDEPENDENTLY OF THE SUSPENDED CEILING.
 - SUPPLY AND INSTALL CONDUIT FOR WIRING AND CABLES WHERE THERE IS NO SUSPENDED CEILING SPACE.
- PULL AND JUNCTION BOXES**
 - BOXES SHALL BE CODE GAUGE AND SIZES TO MEET THE ELECTRICAL CODE REQUIREMENTS. SHEET STEEL BOXES FOR CONCEALED WORK AND CAST BOXES FOR EXPOSED WORK.
 - PROVIDE BARRIERS IN BOXES WHERE DIFFERENT VOLTAGES ARE USED.
 - PROVIDE PULL BOXES ON CONDUIT AT 50-FOOT (15.25M) INTERVALS.
 - BOXES SHALL BE SUPPORTED INDEPENDENTLY OF CONDUIT.
- INSTALLATION OF OUTLETS**

THE PLANS SHOW APPROXIMATE LOCATION OF OUTLETS, EXACT LOCATION SHALL BE CO-ORDINATED ON THE SITE WITH OTHER TRADES, ARCHITECTURAL PLANS, ETC. OUTLETS INACCURATELY LOCATED SHALL BE RE-ADJUSTED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. UNLESS OTHERWISE NOTED ON THE PLAN (S), LOCATE OUTLETS AS FOLLOWS:

 - RECEPTACLES, TELEPHONE OUTLETS 16" ABOVE FINISHED FLOOR.
 - OUTLETS OVER COUNTER, 42" ABOVE FLOOR OR CO-ORDINATE ON JOB.
 - OUTLETS IN MECHANICAL, ELECTRICAL AND TELEPHONE ROOMS 47" (1200MM) ABOVE FLOOR.
 - LIGHT SWITCHES 47" TO TOP FROM FINISHED FLOOR.
- WIRE AND CABLE**
 - UNLESS OTHERWISE NOTED, ALL WIRES SHALL BE COPPER R90, R100, R400 OR R1000 RATING AS REQUIRED ON SITE AND AS DICTATED BY CODE. ALUMINUM WIRE SHALL NOT BE USED.
 - THE MINIMUM PERMISSIBLE SIZE FOR BRANCH CIRCUIT WIRING SHALL BE #12 (20m). EXCEPT FOR EMERGENCY LIGHTING SYSTEM SHALL BE MIN. #10.
 - FOR BRANCH WIRING EXCEEDING 100 FEET (30.5M) TO FURTHEST OUTLET FROM A PANEL SHALL BE #10 AT 120 VOLTS.
 - WIRES AND CABLES SHALL BE RATED AT 600 VOLTS EXCEPT FOR LOW VOLTAGE CONTROL WIRING WHICH SHALL BE RATED AT 300V.
 - ALL WIRES SHALL BE NEW AND DELIVERED TO THE SITE OF THE PROJECT IN THEIR ORIGINAL PACKING. WIRES #10 AND BIGGER SHALL BE STRANDED. THIS DENOTES GAUGE #8, #6, #4, ETC. WIRES SHALL BE FACTORY IDENTIFIED, SHOWING SIZE, VOLTAGE RATING AND INSULATION TYPE.
 - PROVIDE SEPARATE INSULATED GROUND CONDUCTOR FOR EACH FEEDER AND BRANCH CIRCUIT.
 - FINAL CONNECTIONS TO LUMINAIRES SHALL ORIGINATE FROM AN OUTLET BOX. CONNECTIONS OF FIXTURE BODY TO FIXTURE BODY SHALL NOT BE ACCEPTABLE.
 - CODE APPROVED WIRE SHALL BE USED FOR FINAL LUMINAIRE OR APPLIANCE CONNECTIONS.
- CONNECTORS FOR WIRES**


PROVIDE AN APPROVED TYPE WIRE CONNECTOR SIMILAR TO "IDEAL" OR "SUPER-NUT".
- WIRING DEVICES**
 - DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE MINIMUM RATED FOR 15A, 120V, SPECIFICATION GRADE AND TOGGLE TYPE UNLESS OTHERWISE SPECIFIED ON PLANS. THESE SHALL HAVE BREAK-OFF LINE TO ALLOW FOR SPLIT WIRING OR 2 CIRCUITS. EQUIVALENT MANUFACTURER OF RECEPTACLES ARE AS FOLLOWS: "ARROW HART" AND "PASS & SEYMOUR", SPECIFICATION GRADE. GENERAL PURPOSE RECEPTACLE SHALL BE WHITE AND RECEPTACLES DEDICATED FOR ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, COPIER ETC. SHALL BE WHITE IN COLOR.
 - LIGHT SWITCHES SINGLE POLE/3-WAY AND 4-WAY AS SHOWN SHALL BE "WHITE" AND SPECIFICATION GRADE EQUAL TO HUBBELL 1200 SERIES. EQUIVALENT MANUFACTURER OF SWITCHES ARE AS FOLLOWS: "ARROW HART" AND "PASS & SEYMOUR", SPECIFICATION GRADE.
 - COVER-PLATES SHALL BE STAINLESS STEEL.

LEGEND

-  15A 120V 1P DUPLEX RECEPTACLE.
-  DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER.
-  G.F.I DUPLEX RECEPTACLE
-  G.F.I DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
-  A' DENOTES RECEPTACLE TO BE FED FROM AFCI (ARC FAULT CIRCUIT INTERRUPTER) TYPE OF BREAKER,
-  250V, 3-POLE, 50A RECEPTACLE 14-50R FOR RANGE
-  250V, 3-POLE, 30A RECEPTACLE 14-30R FOR DRYER/WALL OVEN
-  250V, 3-POLE, 20A RECEPTACLE 14-20R FOR MICROWAVE OVEN, UPS RACK ETC.
-  250V, 3-POLE, 20A, 2P (6-20R) RECEPTACLE FOR PTAC UNITS,
-  SPECIAL OUTLET AS NOTED
-  PANELBOARD
-  DISCONNECT SWITCH - WP DENOTES WEATHERPROOF
-  DATA/TEL OUTLET (SINGLE GANG BACKBOX). REFER DWG. E801 FOR ROUGH-IN REQUIREMENTS.
-  RG DENOTES RANGE
-  RH DENOTES RANGE HOOD
-  DW DENOTES DISHWASHER
-  MW DENOTES MICROWAVE
-  FG DENOTES FRIDGE
-  EX DENOTES EXISTING TO REMAIN
-  R DENOTES EXISTING TO BE REMOVED
-  RE DENOTES EXISTING TO BE RELOCATED
-  RE/RE DENOTES EXISTING REMOVED AND REINSTALLED IN PREVIOUS POSITION

GENERAL NOTES:

- DIVISION 16 SHALL REFER TO ARCHITECTURAL & MECHANICAL DRAWINGS FOR ALL SCOPE OF WORK OF DIVISION 16 WHICH ARE RELATED TO OTHER TRADES.
- PROVIDE EACH ITEM MENTIONED OR INDICATED OF QUALITY AND SUBJECT TO QUALIFICATIONS NOTED; PERFORM ACCORDING TO CONDITIONS STATED EACH OPERATIONS STATED, EACH OPERATION PRESCRIBED; AND PROVIDE THEREFORE ALL LABOR, MATERIAL, EQUIPMENT, INCIDENTALS AND SERVICES REQUIRED TO COMPLETE THE INSTALLATION.
- SCHEDULE AND COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL BALANCE CIRCUIT LOADS AS CLOSELY AS POSSIBLE.
- REFER TO MECHANICAL DRAWINGS AND COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION OF EQUIPMENT & DEVICES PRIOR TO ROUGH IN.
- DIVISION 16 TO PROVIDE CONDUIT & WIRING FOR ALL RELOCATED ELECTRICAL & MECHANICAL EQUIPMENT FOR A COMPLETE OPERATIONAL SYSTEM.
- VERIFY ON SITE FOR EXACT LOCATION OF MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN.
- PROVIDE BLANK COVER PLATES WHERE OUTLETS ARE REMOVED FROM EXISTING WALLS TO REMAIN.
- ALL ELECTRICAL INSTALLATIONS SHALL BE RECESSED/CONCEALED INSTALLATIONS WHEREVER POSSIBLE; OTHERWISE PROVIDE WIREMOLD STEEL SURFACE MOUNTED RACEWAY (WIREMOLD 500 SERIES DEDICATED FOR EACH OUTLET) C/W SURFACE MOUNTED OUTLETS. CO-ORDINATE WITH CONSULTANTS PRIOR TO INSTALLATION.
- MODIFY/EXTEND/REPLACE EXISTING CONDUITS/WIRING/BACKBOXES AS REQUIRED FOR THE RELOCATED AND EXISTING TO REMAIN EQUIPMENT/DEVICES FOR FULLY OPERATIONAL SYSTEM.
- IN CASE OF NON-ACCESSIBLE CEILING, ALL WIRING UP TO ELECTRICAL DEVICES SHALL BE DONE IN CONDUITS TO SUIT APPLICATION TO FACILITATE MAINTENANCE. PROVIDE CONDUITS AND BACK BOXES FOR LIGHTING CONTROL DEVICES TO SUIT APPLICATIONS AND AS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL LIGHTING CONTROL WIRING IN CASE OF CAT CABLING SYSTEM, SHALL BE PROVIDED IN CONDUITS EXCEPT FOR T-BAR CEILING APPLICATIONS WHERE FT6 CABLES (PLENUM RATED) SHALL BE PROVIDED.
- PROVIDE CONDUITS AND ENLARGED SIZED JUNCTION BOX C/W COVER PLATE FOR LIGHTING CONTROL DEVICES TO SUIT APPLICATIONS AND AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE FIRE STOPPING AROUND CONDUITS AND CABLES WHEN PASSING THROUGH FIRE RATED WALLS OR FLOORS.
- COORDINATE ON SITE FOR EXACT LOCATION & MOUNTING HEIGHT OF RECEPTACLES FOR MICROWAVES AND MILLWORK APPLIANCES PRIOR TO ROUGH-IN.


CONSULTANT	REVISIONS		
	NO	REMARKS	DATE
 <p>7405 East Danbro Crescent, Mississauga, Ontario, L5N 6P8 Canada Tel: +1 416 728-0906 www.jainconsultants.com</p>	01	PROGRESS DRAWING	AUG. 16/23
	02	ISSUED FOR PERMIT	OCT. 11/23

DRAWING:

ELECTRICAL LEGENDS AND SCHEDULES

LOUROS DESIGN
35 TEPLY ROAD, TORONTO M2M 1G3
Tel. (416) 399-2886
andrew@lourosdesign.ca

STAMP



23-207

PROJECT NO:
23-207

PROJECT:

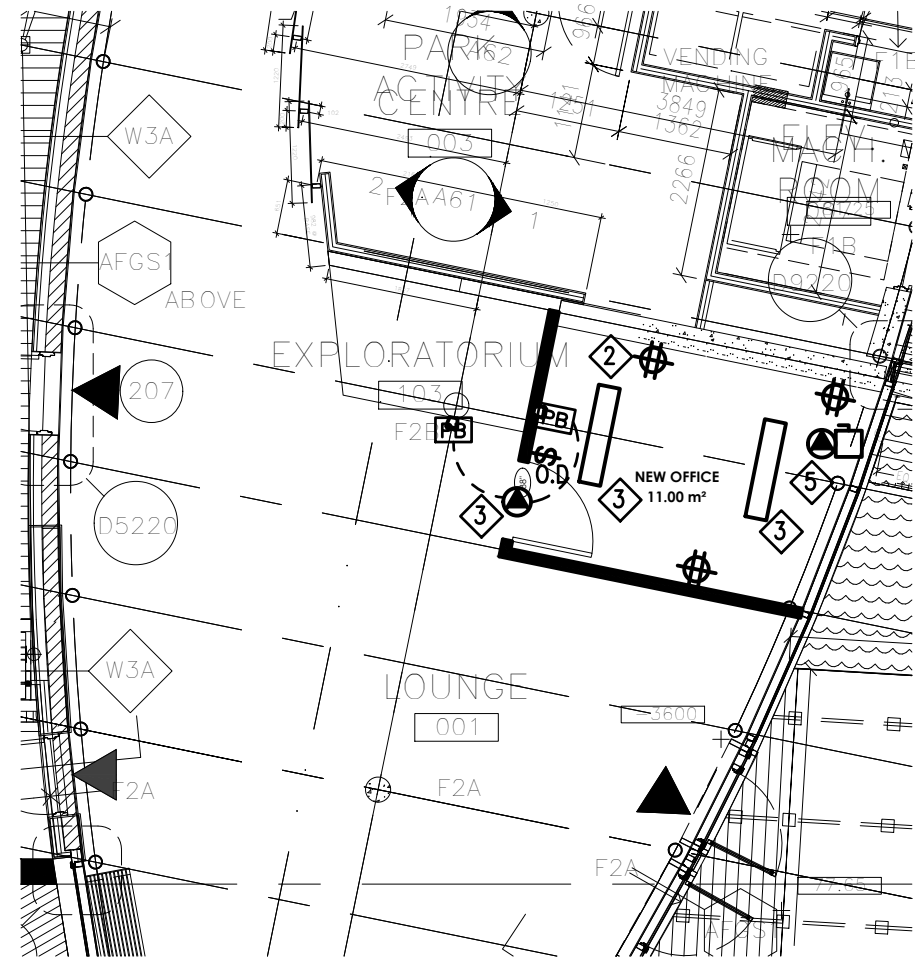
**WATERFONT CENTRE
BURLINGTON
SPENCER OFFICE**

DATE:
2023/03/03

SCALE:
AS SHOWN

DRAWN/CHECKED BY:
DK / RH

DRAWING NO.
E100



1 GROUND FLOOR PLAN
1/8" = 1'-0"

- DRAWING NOTES:**
- 1 ALL EXISTING LIGHTING, EXITS AND EMERGENCY LIGHTING TO REMAIN, NOT SHOWN AND ARE ASSUMED TO BE IN COMPLIANCE WITH CODE.
 - 2 NEW DEVICES TO BE WIRED TO EXISTING LOCAL PANEL, UTILIZE AVAILABLE CIRCUITS AND UPDATE PANEL DIRECTORY
 - 3 PROVIDE ROUGH IN FOR BARRIER FREE DOOR OPERATOR, INCLUDING BOXES FOR BUTTONS AND 120V POWER FOR DOOR OPERATOR.
 - 4 NEW LIGHTING FIXTURE, HEWILLIAMS #MX4UD-UL8-DL15-9-35F-FAC-24 LED, LINEAR, WHITE FINISH, SUSPENDED, 0-10V DIMMING, 120V.
 - 5 PROVIDE 120V POWER FOR HVAC UNIT. COORDINATE WITH MECHANICAL

CONSULTANT

7405 East Danbro Crescent,
Mississauga, Ontario, L5N 6P8 Canada
Tel: +1 416 728-0906
www.jainconsultants.com

REVISIONS		
NO	REMARKS	DATE
01	PROGRESS DRAWING	AUG. 16/23
02	ISSUED FOR PERMIT	OCT. 11/23

DRAWING:

ELECTRICAL PLAN

LOUROS DESIGN
35 TEPLY ROAD, TORONTO M2M 1G3
Tel. (416) 399-2886
andrew@lourosdesign.ca

STAMP

23-207

PROJECT NO:
23-207

PROJECT:

**WATERFONT CENTRE
BURLINGTON
SPENCER OFFICE**

DATE:
2023/03/03

SCALE:
AS SHOWN

DRAWN/CHECKED BY:
DK / RH

DRAWING NO.
E200