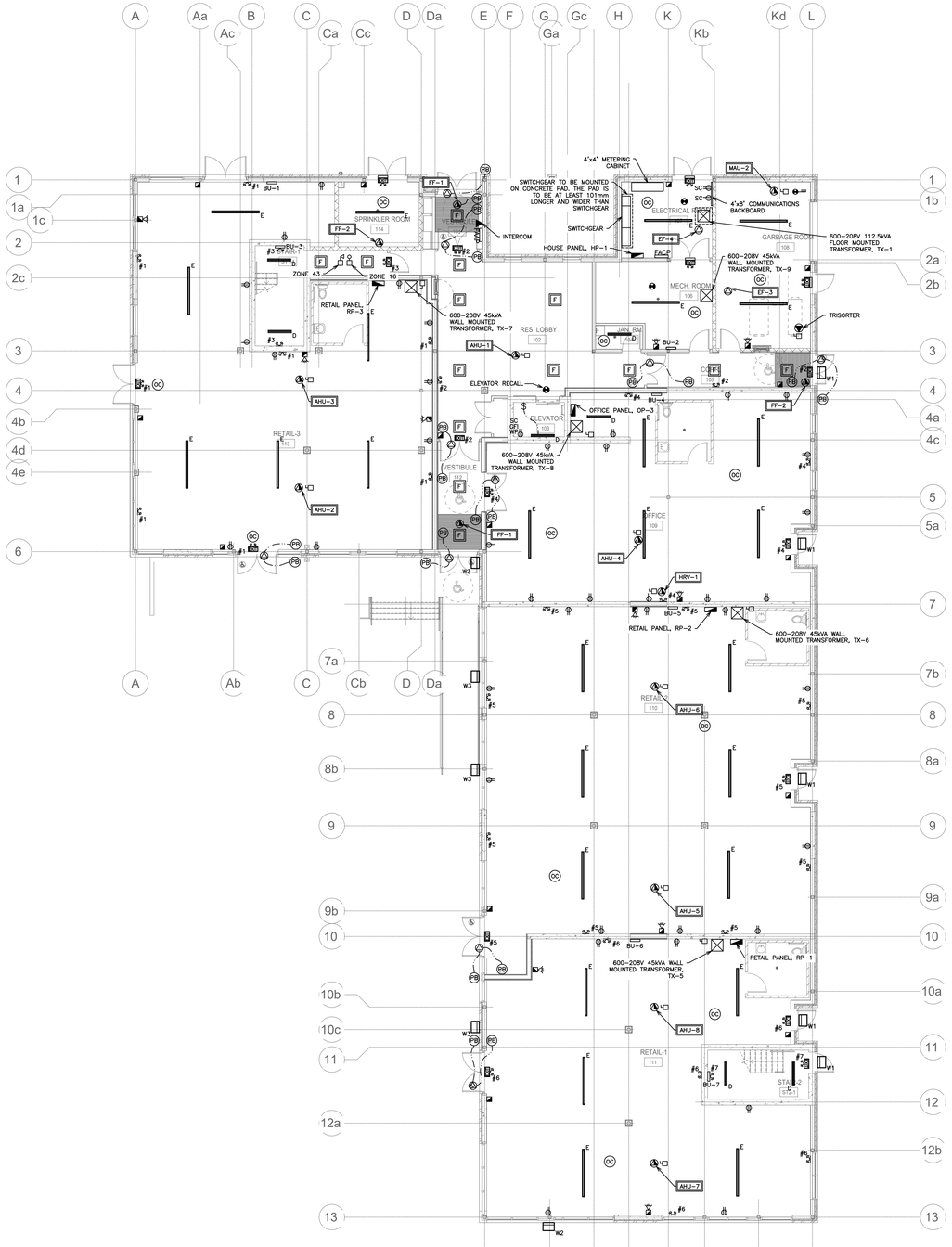
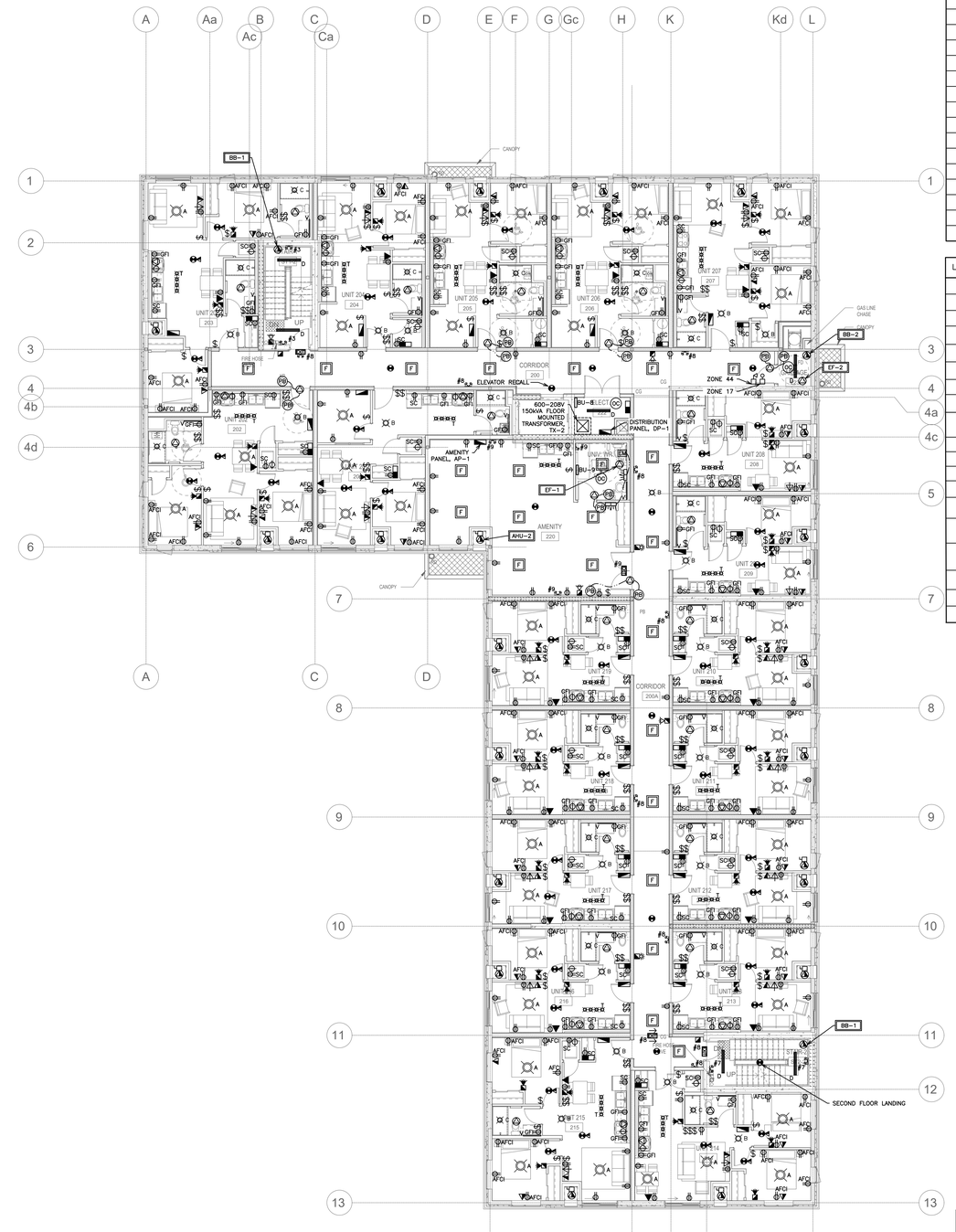


1 / E1.1 GROUND FLOOR ELECTRICAL PLAN
SCALE: 1:100



2 / E1.1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1:100

POWER LEGEND	
	RECEPTACLE
	240V 1PH GROUNDED RECEPTACLE
	INFLOOR DATA AND POWER
	VOICE, DATA COMBO
	DATA ONLY
	WALL MOUNTED TELEVISION (CABLE) OUTLET
	VOICE ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL TO CEILING SPACE
	120V POWER SUPPLY
	208V POWER SUPPLY
	575V 3PH GROUNDED DIRECT EQUIPMENT CONNECTION
	ELECTRICAL DISCONNECT
	EV CHARGING STATION ROUGH-IN
EM	EMERGENCY CALL ASSIST PUSH BUTTON
	EMERGENCY CALL ASSIST INDICATOR
	ELECTRICAL PANEL
	COMMUNICATIONS PANEL
OC	OCCUPANCY SENSOR
PB	PUSH BUTTON
AFCI	ARC FLASH CIRCUIT INTERRUPTER
SC	SEPARATE CIRCUIT
GFI	GROUND FAULT RECEPTACLE
WP	WEATHERPROOF
	WIRING
FF-1	EQUIPMENT/FIXTURE TAG

LIGHTING LEGEND	
A	15" ROUND CEILING MOUNTED LED FIXTURE
B	7" ROUND CEILING MOUNTED LED FIXTURE
C	4" RECESSED LED DOWN LIGHT
D	4' LOW PROFILE LED WRAP AROUND
E	8' LED STRIP LIGHT
F	2'x2' LED PANEL
	TRACK LIGHTING
V	VANITY LIGHT
$ $3	SINGLE POLE, SINGLE THROW TOGGLE SWITCH, ONE, TWO, OR THREE GANGED ("3" DENOTES 3-WAY)
W1	EXTERIOR LED CYLINDER WALL LIGHT 1
W2	EXTERIOR LED WEDGE WALL LIGHT 2
W3	EXTERIOR LED WEDGE WALL LIGHT 3
	RUNNING PERSON SIGN WITH EMERGENCY LIGHTING EQUAL TO LUMACELL CM-PC-L
XXX	RUNNING PERSON SIGN EQUAL TO LUMACELL CM-PS-ACDC-L
XXX	RUNNING PERSON SIGN WITH EMERGENCY LIGHTING EQUAL TO LUMACELL CM-SC-L WITH BACK-UP BATTERY PACK
↑ XXX ↑	RUNNING PERSON SIGN EQUAL TO LUMACELL CM-PS-ACDC-L SINGLE SIDED SIGN WHERE ARROW POINTS TOWARD THE CLOSEST EXIT.
#2	DOUBLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MQ212V12W
#1	SINGLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MQ112V12W
BU-1	BACK UP BATTERY PACK

FIRE ALARM	
	SMOKE DETECTOR
	COMBINATION SMOKE/CO ALARM
	COMBINATION HORN/STROBE (COMMON)
	COMBINATION HORN/STROBE (SUITES)
	FIRE ALARM PULL STATION
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANUNCIATER PANEL
	SUPERVISORY VALVE
	SPRINKLER FLOW SWITCH
	STROBE
	DUCT SMOKE DETECTOR

NO.	SUBMISSION	DATE
5	ISSUED FOR PERMIT	SEPT 2026
4	ISSUED FOR COORDINATION	SEPT 2026
3	ISSUED FOR PERMIT	AUG 2026
2	ISSUED FOR 90% COORDINATION	AUG 2026
1	ISSUED FOR 80% COORDINATION	JULY 2026

RH GAY HOLDINGS CO.
510-520 TAUNTON RD EAST, OSHAWA, ON

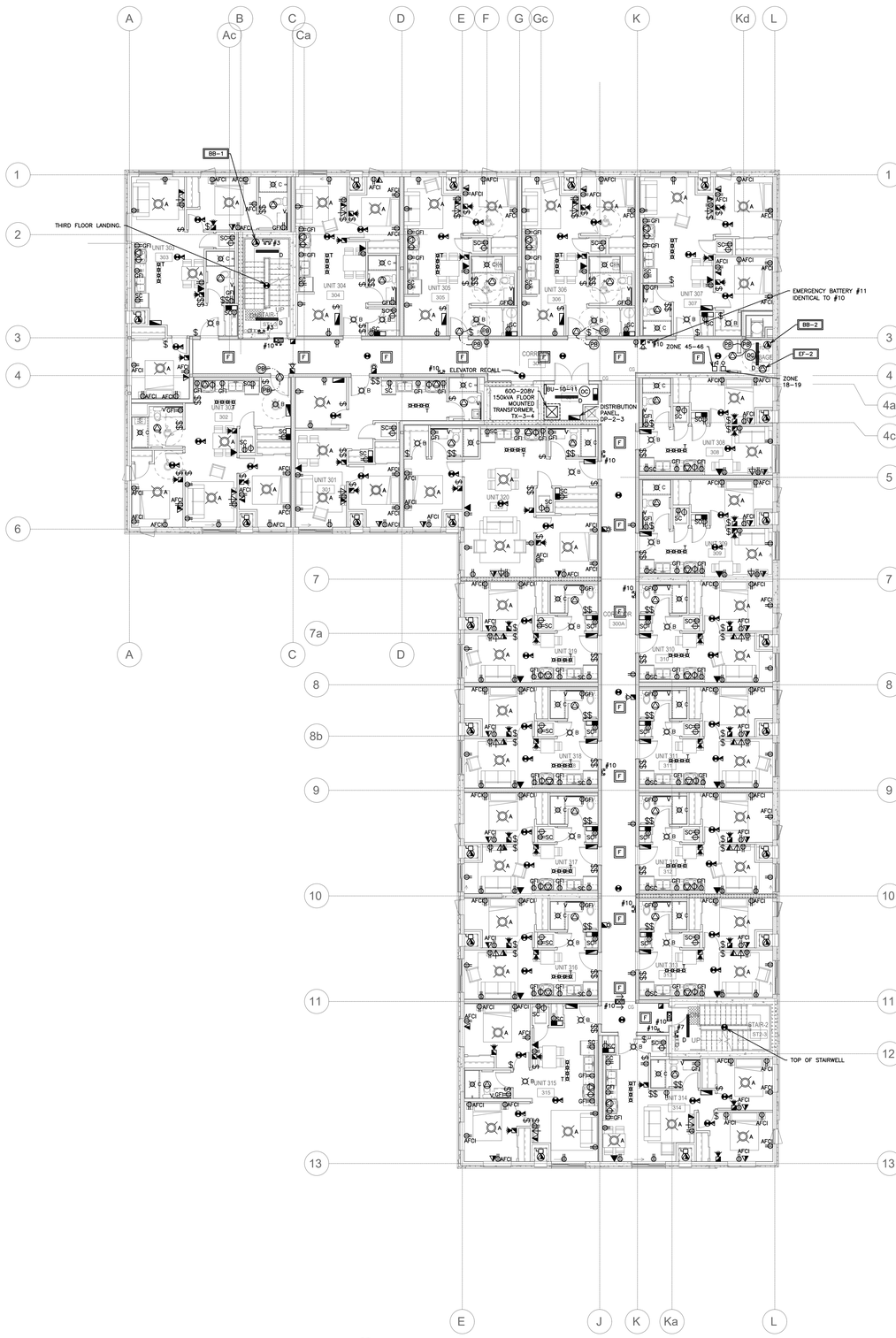
POWER AND LIGHTING GROUND & SECOND

D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS
96 King Street East
Oshawa, Ontario, L1H 1B6
Phone: 905-576-8500
info@dgbiddle.com
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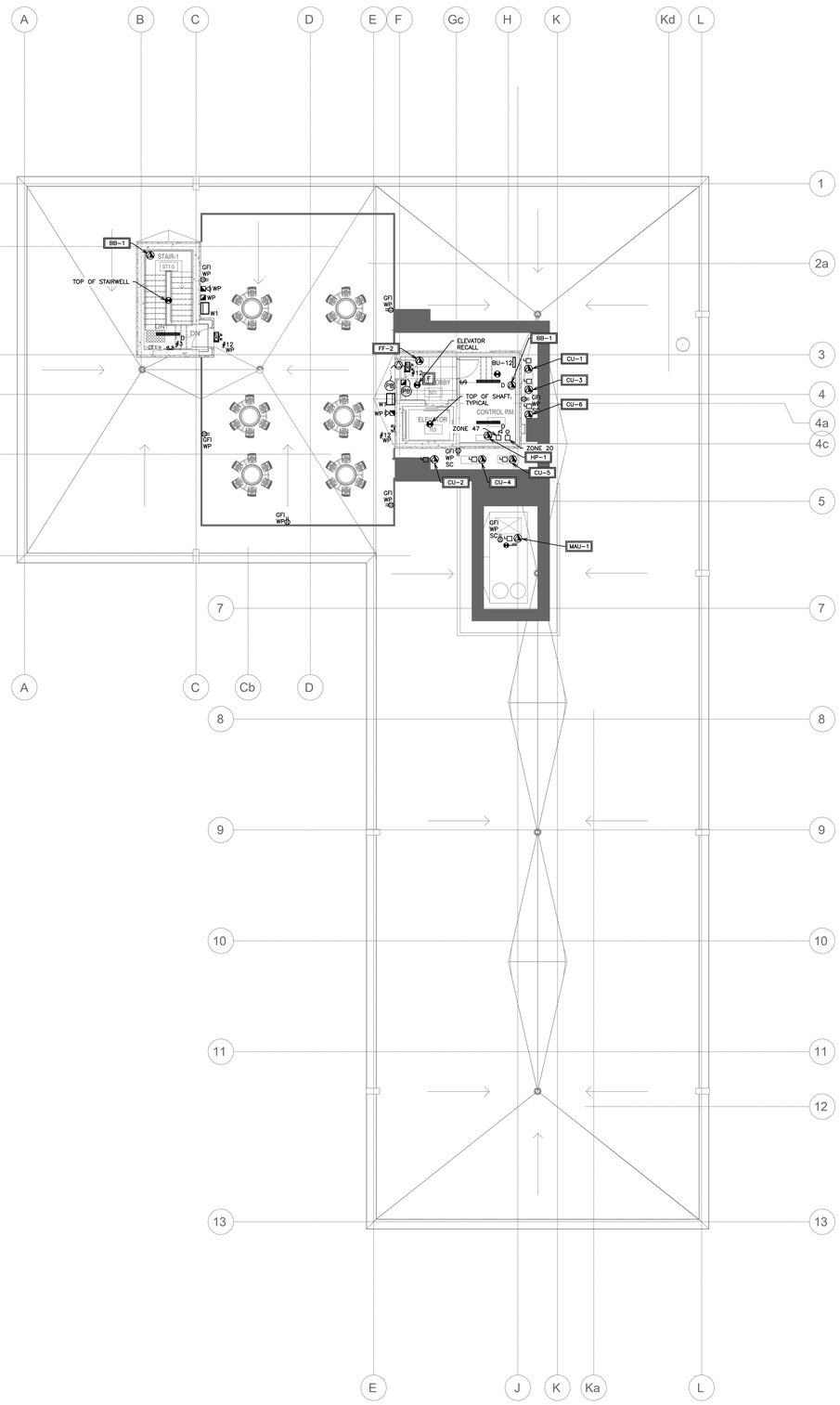
LICENSED PROFESSIONAL ENGINEER
G.V.W. OSBORNE
100136545
Sep 25/2026
PROVINCE OF ONTARIO

SCALE:	1:100
DESIGNED BY:	E.S. / S.D.
CHECKED BY:	G.V.W.O.
PROJECT NO.:	125724
DRAWING NO.:	E101

25/09/2026
X:\JOBS\PROJOB FILES\125000\125724 510-520 TAUNTON RD EAST, OSHAWA - MIXED-USE BUILDING\125724 DRAWINGS\125724 MECHELEC DRAWINGS\125724_E_ARCH.E



1 TYPICAL 3RD TO 4TH FLOOR ELECTRICAL PLAN
E1.2 SCALE: 1:100



2 TYPICAL ROOF ELECTRICAL PLAN
E1.2 SCALE: 1:100

POWER LEGEND	
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	DATA ONLY
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EXIT	RUNNING PERSON SIGN WITH EMERGENCY LIGHTING EQUAL TO LUMACELL CM-PC-L
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POWER AND LIGHTING TYPICAL FLOOR & ROOF

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LICENSED PROFESSIONAL ENGINEER
G.V.W. OSBORNE
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Sep 25/2026
PROVINCE OF ONTARIO

SCALE:	1:100
DESIGNED BY:	E.S. / S.D.
CHECKED BY:	G.V.W.O.
PROJECT NO.:	125724
DRAWING NO.:	E102

25/09/2026
X:\OSHAWA\JOB FILES\125000\125724 510-520 TAUNTON RD EAST, OSHAWA - MIXED-USE BUILDING\125724 DRAWINGS\125724 MECH\ELEC DRAWINGS\125724 E ARCH E

GENERAL REQUIREMENTS FOR ELECTRICAL WORK

1. SCOPE OF WORK
 1.1. CONFORM TO ALL DRAWINGS RELATED TO THIS PROJECT.
 1.2. COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE O.B.C., ALL OTHER APPLICABLE CODES, REGULATIONS, BY-LAWS AND OFFICIAL STANDARDS ACCORDING TO THE REQUIREMENTS AND INTERPRETATIONS OF THE AUTHORITIES HAVING JURISDICTION. THESE CODES AND STANDARDS CONSTITUTE AN INTEGRAL PART OF THESE SPECIFICATIONS. IN CASE OF CONFLICT, THE CODES TAKE PRECEDENCE OVER THE CONTRACT DOCUMENTS.

2. EXAMINATION OF SITE AND INFORMATION
 2.1. EACH SUBCONTRACTOR, BEFORE TENDERING, SHALL EXAMINE THE SITE, THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND THEY SHALL FAMILIARIZE THEMSELVES WITH THE BUILDING CONSTRUCTION AND FINISH IN ORDER THAT THEIR TENDER MAY INCLUDE EVERYTHING NECESSARY FOR THE PROPER COMPLETION OF THE WORK.
 2.2. IT SHALL BE THIS SUBCONTRACTOR'S RESPONSIBILITY THAT MATERIAL AND EQUIPMENT BE BROUGHT INTO THE BUILDING IN SUCH ASSEMBLIES AND SIZES AS TO ENTER INTO THE SPACE WHERE THEY ARE TO BE LOCATED AND TO BE SMALL ENOUGH TO BE HOISTED INTO THE BUILDING WITHOUT DIFFICULTY. ANY CUTTING, PATCHING, ETC., INVOLVED IN GETTING LARGE ASSEMBLIES INTO PLACE, SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.

3. RELATIONSHIP TO OTHER TRADES
 3.1. THIS SUBCONTRACTOR SHALL CONFER WITH ALL OTHER CONTRACTORS INSTALLING EQUIPMENT, PIPING, OTHER WORK, FOUNDATIONS, ETC., WHICH MAY AFFECT THEIR INSTALLATION, AND THEY SHALL ARRANGE THEIR EQUIPMENT, PIPING, ETC., IN PROPER RELATION WITH OTHER APPARATUS, AND WITH THE BUILDING CONSTRUCTION. THIS SUBCONTRACTOR SHALL ALSO CONFIRM THE ELECTRICAL CHARACTERISTICS OF THE PROJECT AND ORDER EQUIPMENT ACCORDINGLY.
 3.2. SPECIAL CARE SHALL BE TAKEN IN THE INSTALLATION OF ALL WORK, TO SEE THAT THEY ALL COME WITHIN THE LIMITS ESTABLISHED BY THE FINISH LINES OF ALL WALLS, FLOORS, CEILINGS, ETC.
 3.3. THIS SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR AND OTHER SUBCONTRACTORS WHO ARE CONCERNED, OF ALL OPENINGS, FOUNDATION WORK, HANGERS, INSERTS, ANCHORS, OR OTHER PROVISIONS NECESSARY IN THEIR WORK FOR THE INSTALLATION OF THE SUBCONTRACTORS WORK, AND THEY SHALL FURNISH ALL INFORMATION AND NECESSARY MATERIALS IN AMPLE TIME SO THAT PROPER PROVISIONS CAN BE MADE FOR SAME, AND SHALL SUPPLY AND CORRECTLY AND ACCURATELY PLACE ALL INSERTS, SLEEVES, ANCHORS, ETC.
 3.4. FAILURE TO COMPLY WITH THESE REQUIREMENTS ON THE PART OF THIS SUBCONTRACTOR WILL RENDER THEM RESPONSIBLE FOR THE COST OF CUTTING OPENINGS, INSTALLING HANGERS AND OTHER PROVISIONS AT A LATER DATE, AND THE SUBSEQUENT PATCHING, ETC., THEREBY REQUIRED.
 3.5. NO CUTTING SHALL BE DONE WITHOUT PERMISSION. ALL SUCH WORK SHALL BE DONE BY TRADES-PERSONS SKILLED IN AND CERTIFIED FOR THIS PARTICULAR TRADE.
 3.6. EACH SUBCONTRACTOR IS TO BE AN EXPERT IN THEIR TRADE.

4. SHOP DRAWINGS
 4.1. EACH SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW OF MATERIAL, EQUIPMENT, AND APPARATUS BEING PROVIDED BY THEM. THESE SHALL SHOW IN DETAIL THE DESIGN AND CONSTRUCTION AND PERFORMANCE OF ALL APPARATUS, ETC.
 4.2. THE ENGINEER'S REVIEW OF SHOP DRAWINGS AND MANUFACTURER'S SPECIFICATIONS OF ANY EQUIPMENT IS GENERAL AND IS NOT INTENDED TO SERVE AS A FINAL CHECK AND IT SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY FOR ERRORS OR OF THE NECESSITY OF CHECKING THE DRAWINGS THEMSELVES, OR OF FURNISHING ANY OF THE MATERIALS AND PERFORMING THE WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS TO THE FULL INTENT OF THIS SPECIFICATION.
 4.3. BEFORE SUBMISSION, THIS SUBCONTRACTOR SHALL CHECK ALL SHOP DRAWINGS FOR ACCURACY OF DETAILS, DIMENSIONS, ETC. AND SHALL BE SATISFIED THAT THE DRAWINGS ARE CORRECT AND THAT THE EQUIPMENT WILL FIT PROPERLY IN THE ALLOTTED SPACE. THE SHOP DRAWINGS SHALL BE STAMPED BY THIS SUBCONTRACTOR WITH THE WORD 'REVIEWED', THE DATE OF APPROVAL, AND THE FIRM'S NAME PRIOR TO SUBMISSION.

5. REQUIREMENTS OF INSPECTION DEPARTMENTS
 5.1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION IN EACH CASE, PARTICULARLY ALL AFFECTED DEPARTMENTS OF THE MUNICIPALITY AND PROVINCE. ELECTRICAL EQUIPMENT SUPPLIED MUST CONFORM TO THE REGULATIONS OF CSA AND THE LOCAL UTILITY. ANYTHING NECESSARY TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS SHALL BE PROVIDED BY THIS SUBCONTRACTOR WITHOUT ADDITIONAL COST TO THE OWNERS IF IT REASONABLY COULD HAVE BEEN FORESEEN WHEN TENDERING.
 5.2. EACH SUBCONTRACTOR SHALL PREPARE DRAWINGS IN ADDITION TO ENGINEER'S DRAWINGS AS MAY BE REQUIRED BY VARIOUS INSPECTION DEPARTMENTS HAVING JURISDICTION, AND OBTAIN THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK.
 5.3. IN THE EVENT THAT THE INSPECTION DEPARTMENT'S REQUEST DEVIATES FROM THE ENGINEER'S LAYOUT, THE SUBCONTRACTOR SHALL CONSULT ENGINEER BEFORE PROCEEDING WITH THE SAME. IT SHALL BE NOTED THAT ENGINEER'S DRAWINGS ARE GENERALLY ACCEPTABLE TO INSPECTION DEPARTMENTS AND MINOR SUPPLEMENTS NEED ONLY BE MADE BY SUBCONTRACTORS.

6. CERTIFICATES, PERMITS, FEES
 6.1. SUBCONTRACTORS SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES INCLUDING PAYMENT FOR STREET CONNECTIONS TO STORM, SANITARY, WATER AND GAS IN ORDER THAT THE WORK HEREIN SPECIFIED MAY BE CARRIED OUT AND THEY SHALL FURNISH ANY CERTIFICATES NEEDED AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH THE LAWS AND REGULATIONS OF THE MUNICIPALITY AND PROVINCE.

7. GUARANTEE
 7.1. THIS SUBCONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP USED IN THE WORK TO BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS, OF BEST QUALITY AND TYPE OBTAINABLE TO GIVE FIRST-CLASS CONSTRUCTION AND PROPER EFFICIENT OPERATION, AND FREE FROM ANY DEFECTS. ANY SUCH DEFECTS WHICH MAY APPEAR IN ANY OF THE WORK WITHIN ONE YEAR AFTER WRITTEN ACCEPTANCE OF THEIR WORK, SHALL BE REPAIRED AND REPLACED BY THIS SUBCONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER. WHERE SUCH DEFECTS OCCUR, THIS SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED IN MAKING THE DEFECTIVE WORK GOOD. THIS SHALL NOT OBSOLETE ANY LONGER WARRANTIES ON SPECIFIC ITEMS OF EQUIPMENT.
 7.2. ALL INJURIES TO ADJACENT WORK, PARTICULARLY PLASTER, WOOD FINISHES OR OTHER MATERIALS, OR DAMAGE TO OTHER EQUIPMENT, CAUSED BY SUCH DEFECTS OF THIS SUBCONTRACTOR'S WORK OR BY SUBSEQUENT REPLACEMENT AND REPAIR, SHALL BE MADE GOOD AT THE EXPENSE OF THIS SUBCONTRACTOR. ALL REPAIR WORK SHALL BE DONE BY TRADES RESPONSIBLE FOR THE ORIGINAL WORK.

8. DRAWINGS
 8.1. THE DRAWINGS SHOW THE APPROXIMATE LOCATION FOR SPECIAL APPARATUS AND THE MATERIALS THROUGHOUT THE BUILDING. THE ARRANGEMENT SHOWN ON THE DRAWING IS MORE OR LESS DIAGRAMMATIC AND AS SUCH APPROXIMATE ONLY, AND MAY BE ALTERED, AS APPROVED BY THE ENGINEER, TO MEET REQUIREMENTS OF THE APPARATUS, ETC., AND OF THE BUILDING. EACH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL MEASUREMENTS FOR THEIR WORK THROUGHOUT, AND THEY SHALL ARRANGE THEIR PIPING, WIRING AND APPARATUS TO CONFORM TO THE ARCHITECTURAL AND STRUCTURAL DETAILS IN A SATISFACTORY MANNER AND SHALL CO-OPERATE WITH OTHER CONTRACTORS TO ENSURE THAT WORK SHALL MEET ALL REQUIREMENTS OF DIVERSE CONTRACTS.
 8.2. THE SUBCONTRACTOR IS PARTICULARLY CAUTIONED THAT SMALL SCALE ENGINEER'S PLANS MUST BE SUPPLEMENTED BY THEIR OWN DETAIL DRAWINGS WHERE NECESSARY FOR PROPER CO-ORDINATION OF THE WORK.
 8.3. ITEMS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED OR SPECIFIED BUT NOT SHOWN SHALL BE INCLUDED.
 8.4. ITEMS OBVIOUSLY REQUIRED TO PROVIDE A COMPLETE WORKING SYSTEM BUT NOT SPECIFIED NOR SHOWN SHALL BE INCLUDED.

9. RESPONSIBILITY AND LIABILITY
 9.1. EACH SUBCONTRACTOR SHALL SUPERVISE THE LAYING OUT OF THEIR WORK AND SHALL ARRANGE IT IN CO-OPERATION WITH OTHER WHO MAY BE WORKING ON THE PREMISES WHILE THE WORK OF THIS CONTRACT IS IN PROGRESS. THEY SHALL PROTECT FINISHED AND UNFINISHED WORK OF THIS CONTRACT AND/OR WORK OF OTHERS ON THE PREMISES UNTIL THE COMPLETED WORK HAS BEEN ACCEPTED.
 9.2. THE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES FOUND IN THE DRAWINGS OR SPECIFICATIONS BEFORE SUBMITTING THEIR TENDER. THEY SHALL ABIDE BY DECISIONS GIVEN TO THEM IN WRITING WITH REGARD TO SAME. EACH SUBCONTRACTOR IS CAUTIONED THAT THE WORK AS SHOWN IS INTENDED TO BE COMPLETE IN ALL RESPECTS AND THAT FAILURE ON THEIR PART TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES WILL NOT RELIEVE THEM OF THE RESPONSIBILITY OF COMPLETING THE WORK AS INTENDED AT THE CONTRACT PRICE.

10. CLEAN-UP
 10.1. DURING THE COURSE OF CONSTRUCTION, EACH SUBCONTRACTOR SHALL KEEP THEIR WORK TIDY AND NOT ALLOW AN ACCUMULATION OF DEBRIS RESULTING FROM THEIR WORK.
 10.2. UPON COMPLETION OF THEIR WORK THEY SHALL LEAVE THE PREMISES IN A BROOM-CLEAN CONDITION.

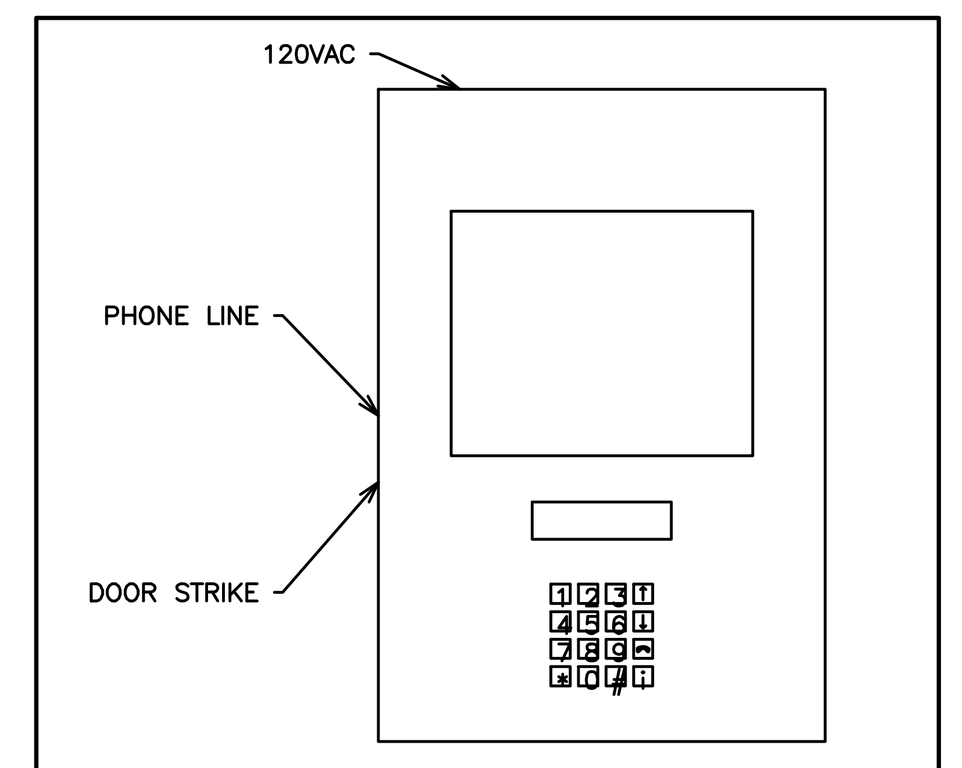
11. PROTECTION
 11.1. SUBCONTRACTORS ARE TO PROTECT THEIR WORK FROM CONSTRUCTION DIRT OR DAMAGE FROM ANY CAUSE. SECURELY PLUG AND CAP ALL OPENINGS IN PIPE, EQUIPMENT AND FIXTURES TO PREVENT OBSTRUCTIONS.

12. ELECTRICAL WIRING AND CONTROLS
 12.1. ALL POWER WIRING FOR MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL DIVISION. THE MECHANICAL TRADE INVOLVED SHALL PROVIDE STARTERS, THERMOSTATS, VALVES, CONTROL TRANSFORMERS, RELAYS, ETC. ALL CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR, UNLESS OTHERWISE NOTED ELSEWHERE IN THIS SPECIFICATION.

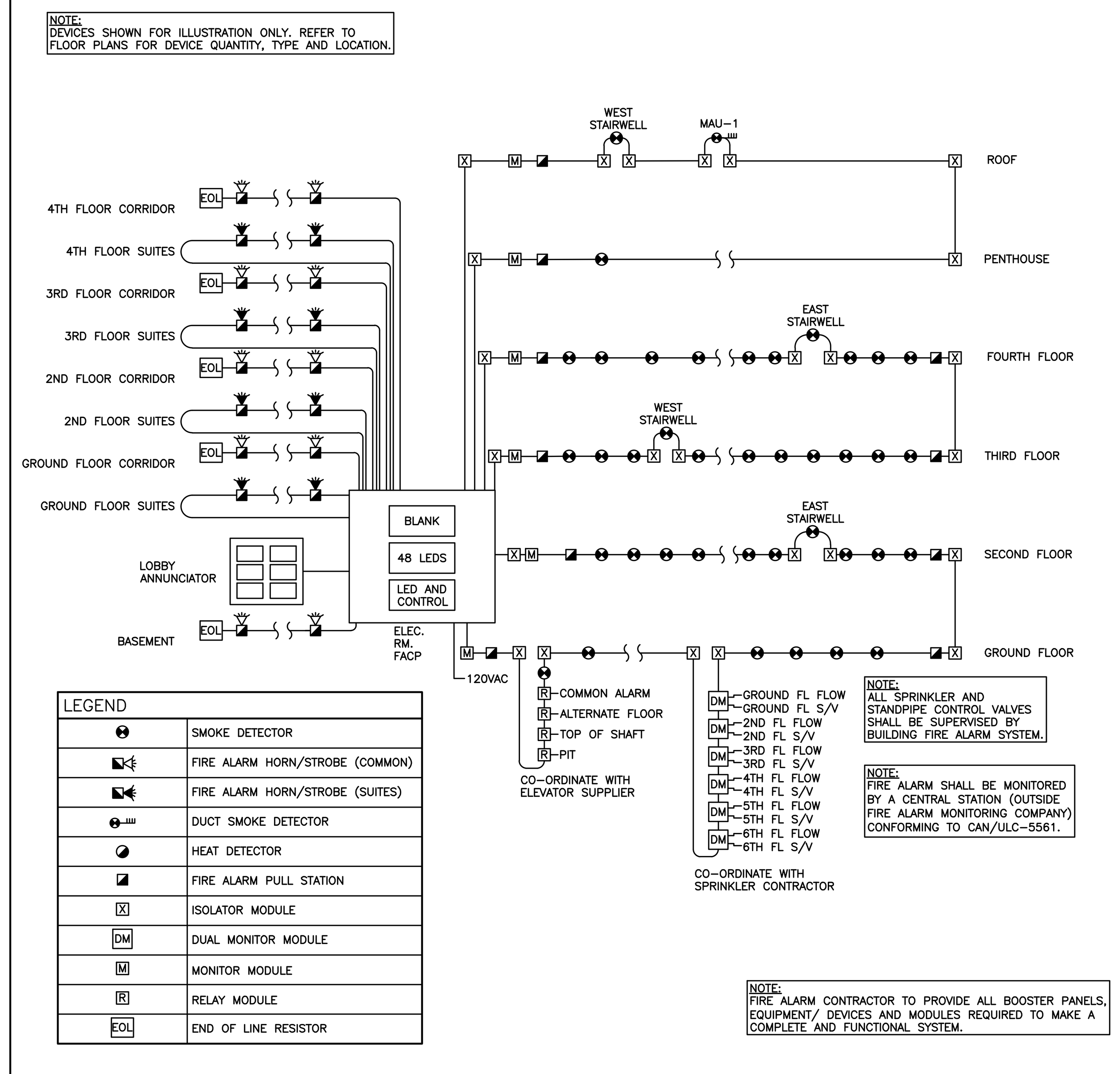
GENERAL ELECTRICAL NOTES

1. GENERAL:
 1.1. ARRANGE FOR ESA INSTALLATION PERMIT AND INSPECTION AND FORWARD A COPY OF THE ESA CERTIFICATE TO THE ENGINEER UPON ACCEPTANCE.
 1.2. ENSURE THAT ALL ELECTRICAL EQUIPMENT SUPPLIED BY OTHER TRADES IS SUITABLE FOR THE RESPECTIVE VOLTAGE. CONFIRM POWER REQUIREMENTS OF ALL OWNER SUPPLIED EQUIPMENT.
 1.3. ALL CUTTING AND PATCHING REQUIRED FOR THE WORK OF THIS DIVISION SHALL BE CARRIED OUT Y THIS DIVISION. NO CHASING BLOCKWORK WILL BE ALLOWED. BE RESPONSIBLE AND PAY FOR ANY DAMAGE TO THE BUILDING INCURRED BY WORK OF THIS DIVISION.
 1.4. SUBMIT 4 COPIES OF SHOP DRAWINGS FOR REVIEW AND RECORDS.
 1.5. ALL MATERIALS USED THROUGHOUT SHALL BE NEW, OF BEST QUALITY C.S.A. APPROVED AND OF ONE MANUFACTURE. WHEREVER TRADE NAMES ARE NOT USED TO DESCRIBE MATERIALS, THESE MATERIALS SHALL BE OF BEST AVAILABLE QUALITY AND MANUFACTURE. OBTAIN AND PAY FOR SPECIAL HYDRO INSPECTION OF SPECIFIED NON-C.S.A. ELECTRICAL EQUIPMENT.
 1.6. PROVIDE ALL CONDUIT, WIRING, BOXES, SWITCHES, OUTLETS, DEVICES, ETC., AS REQUIRED. MAKE FINAL CONNECTIONS TO VIBRATING EQUIPMENT WITH FLEXIBLE CONDUIT.
 1.7. PROVIDE ALL HANGERS, INSERTS AND SUPPORTS OF APPROVED TYPES REQUIRED FOR THE WORK OF THIS DIVISION. PROVIDE CONDUIT FOR ALL SERVICES PENETRATING THE FLOOR SLAB. SEAL ALL PENETRATIONS THROUGH FLOOR SLABS WITH AN APPROVED NON-SHRINK, WATERPROOF AND FIREPROOF SEALANT APPROVED BY ARCHITECT. NO CONDUITS OR EQUIPMENT SHALL BE MOUNTED DIRECTLY FROM ROOF DECK. PROVIDE ALL NECESSARY UNISTRUT OR OTHER MOUNTING DETAILS TO ENABLE SUPPORT FROM TOP CHORD OF JOISTS.
 1.8. ALL CONDUIT SHALL BE RIGID STEEL THICK WALLED OR EMT THINWALL WITH STEEL SET SCREW COUPLINGS AND CONNECTORS WITH INSULATED THROATS UNLESS OTHERWISE NOTED. EXPOSED CONDUITS AND WIREMOLD CHANNELS SHELL BE NEAT IN APPEARANCE, RUN PARALLEL TO BUILDING LINES AND CONCENTRIC RIGHT ANGLE BENDS ONLY SHALL BE USED.
 1.9. ALL EMPTY CONDUITS SHALL BE COMPLETE WITH NYLON FISH WIRE.
 1.10. ALL WIRING SHALL BE MINIMUM #12 GAUGE COPPER, EXCEPT AS OTHERWISE NOTED. ALL WIRING SHALL BE 600 VOLT TYPE RW90. BX CABLE MAY BE USED WHERE PERMITTED BY CODE IN CEILING SPACE FOR FINAL CONNECTION TO LIGHT FIXTURE AND FROM CEILING DISTRIBUTION BOXES DOWN PARTITIONS TO RECEPTACLES ONLY. MINIMUM SIZE WIRING FOR DC WIRING SHALL BE #10 GAUGE. MAXIMUM VOLTAGE DROP SHALL NOT EXCEED 2 PERCENT.
 1.11. PROVIDE GROUND WIRES WITH ALL FEEDERS AND CIRCUITS IN ACCORDANCE WITH APPLICABLE CODES AND HYDRO REQUIREMENTS. PROVIDE MAIN GROUND TO HYDRO APPROVAL.
 1.12. CO-ORDINATE WITH OTHER TRADES IN LAYING OUT OF THE WORK SO AS NOT TO CONFLICT WITH THE WORK OF OTHER TRADES. CARRY OUT WORK PROMPTLY WHICH MAY INTERFERE WITH THE WORK SCHEDULE OF OTHER TRADES.
 1.13. MECHANICAL TRADES WIRING: PROVIDE ALL CONDUIT, WIRING, SPLITTERS, OUTLET BOXES AND DISCONNECT SWITCHES AS SHOWN. ALL MOTORS, STARTERS AND CONTROL WIRING PROVIDED UNDER DIVISION 15. INSTALL ALL STARTERS AND WIRE COMPLETE.
 1.14. CLEARLY MARK ALL EXPOSED CONDUIT, PULL BOXES, JUNCTION BOXES, ETC., TO INDICATE THE NATURE OF THE SERVICE.
 1.15. INSTALL ALL LIGHTING AND POWER CIRCUITS TO MEET CODES.
 1.16. PROVIDE LAMACOID NAMEPLATES AND TYPEWRITTEN DIRECTORIES FOR ALL PANELS.
 1.17. CLEAN AND TEST ALL EQUIPMENT BEFORE FINAL ACCEPTANCE IS GIVEN FOR THE WORK.
 1.18. AFTER THE WORK IS COMPLETED, GIVE A WRITTEN GUARANTEE FOR ONE YEAR COVERING WORKMANSHIP AND MATERIALS. REPAIR OR REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY DEFECTS DUE TO WORKMANSHIP OR MATERIALS WHICH IN THE OWNER'S OPINION, ARE NOT DUE TO MISUSE OR NEGLECT.

2. MATERIALS
 2.1. COVER PLATES:
  2.1.1. COVER PLATES FOR RECEPTACLES, SWITCHES, PILOT LIGHTS, TELEPHONE OUTLETS AND OTHER DEVICES REQUIRING COVER PLATES FOR FLUSH MOUNTED BOXES SHALL BE METAL, STAINLESS STEEL #18-8,TYPE 302, UNLESS OTHERWISE NOTED.
  2.1.2. WEATHERPROOF COVER PLATES SHALL BE DIECAST CORROSION RESISTANT ALUMINUM TYPE WITH TWO SEPARATE LIDS FOR DUPLEX RECEPTACLES SUITABLE FOR MOUNTING ON F.S. TYPE BOXES. ALL WEATHERPROOF COVER PLATES SHALL HAVE RUBBER OR NEOPRENE GASKETS.
  2.1.3. PLATES FOR SURFACE MOUNTED CAST BOXES SHALL BE GALVANIZED FORMED STEEL TYPE. COVER PLATES FOR FLUSH MOUNTED EQUIPMENT SHALL BE SUPPLIED OF QUALITY AND PERFORMANCE SPECIFIED BY THE MANUFACTURER OF THE EQUIPMENT.
  2.1.4. COVER PLATES SHALL NOT CARRY MANUFACTURER'S NAME.
  2.1.5. COVER PLATES OF QUALITY SPECIFIED SHALL BE PASS & SEYMOUR, BRYANT LEVITON, SMITH & STONE OR HARVEY HUBBELL.
 2.2. LIGHT SWITCHES:
  2.2.1. SWITCHES SHALL BE, UNLESS OTHERWISE INDICATED, BRYANT QUIET TYPE WITH WHITE SPECIFICATION GRADE FOR 120V AND HEAVY DUTY GRADE FOR 347V. LIGHT SWITCHES OF QUALITY AS MANUFACTURED BY BRYANT, P & S, ARROW HART, LEVITON AND HUBBELL SHALL BE CONSIDERED AS ACCEPTABLE AS SPECIFIED ALTERNATES.
 2.3. RECEPTACLES:
  2.3.1. RECEPTACLES SHALL BE, UNLESS OTHERWISE INDICATED, U GROUND TYPE, WHITE SCREW TERMINAL TYPE.
  2.3.2. RECEPTACLES SHALL BE SPECIFICATION GRADE.
  2.3.3. CONFIRM ALL LOCATIONS AND OUTLETS PRIOR TO INSTALLATION. ALLOW TO RELOCATE ANY OUTLET WITHIN 10'-0" OF SPECIFIED LOCATION, PRIOR TO INSTALLATION.
  2.3.4. PROVIDE ALL CONCRETE WORK REQUIRED FOR ELECTRICAL WORK IN ACCORDANCE WITH ARCHITECTURAL DIVISION OF SPECIFICATION.
 2.4. DISCONNECTS:
  2.4.1. DISCONNECT SWITCHES FOR HVAC EQUIPMENT MUST BE INSTALLED WITHIN 10'.
  2.4.2. MOTORS OTHER THAN AIR CONDITIONERS MUST HAVE DISCONNECT WITHIN SIGHT AND 30' OF THE MOTOR AND/OR STARTER.
 2.5. CONDUITS:
  2.5.1. EMT (ELECTRICAL METALLIC TUBING) MUST BE USED IN THE FOLLOWING INDOOR APPLICATIONS:
   2.5.1.1. ALL EXPOSED AREAS (USE WIREMOLD ON EXPOSED WALLS IN FINISHED AREAS WHERE EXPOSED WIRING HAS BEEN APPROVED).
   2.5.1.2. T-BAR CEILING SPACES
   2.5.1.3. ATTIC SPACES
   2.5.1.4. CRAWL SPACES
  2.5.2. LIQUIDTIGHT MUST BE USED IN THE FOLLOWING INDOOR AND OUTDOOR APPLICATIONS:
   2.5.2.1. LAST 5' FOR FINAL CONNECTION TO INDOOR MECHANICAL EQUIPMENT
   2.5.2.2. ALL OUTDOOR WIRING
  2.5.3. FLEXIBLE CABLE IS ONLY ACCEPTABLE IN THE FOLLOWING INDOOR APPLICATIONS:
   2.5.3.1. LAST 5' FOR FINAL CONNECTION TO LIGHTING AND SMALL EQUIPMENT/COMPONENTS IN CEILING SPACES
   2.5.3.2. CONCEALED IN DRYWALL WALLS AND DRYWALL CEILINGS
   2.5.3.3. THROUGH HOLES IN CONCRETE, BRICKS OR STEEL STUDS PROVIDED IT IS NOT SUBJECT TO MECHANICAL DAMAGE.
  2.5.4. ROMEX IS AN ACCEPTABLE ALTERNATE FOR ALL INDOOR WIRING IN WOOD CONSTRUCTION BUILDINGS.
  2.5.5. WHERE CEILING SPACE IS USED AS A RETURN AIR PLENUM, ALL WIRING SHALL CONFORM TO CODES FOR THIS APPLICATION.



MICROM ENTER-PHONE TX3-1000-8C/U-B
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LEGEND

	SMOKE DETECTOR
	FIRE ALARM HORN/STROBE (COMMON)
	FIRE ALARM HORN/STROBE (SUITES)
	DUCT SMOKE DETECTOR
	HEAT DETECTOR
	FIRE ALARM PULL STATION
X	ISOLATOR MODULE
DM	DUAL MONITOR MODULE
M	MONITOR MODULE
R	RELAY MODULE
EOL	END OF LINE RESISTOR

FIRE ALARM RISER DIAGRAM
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FIRE ALARM ZONES

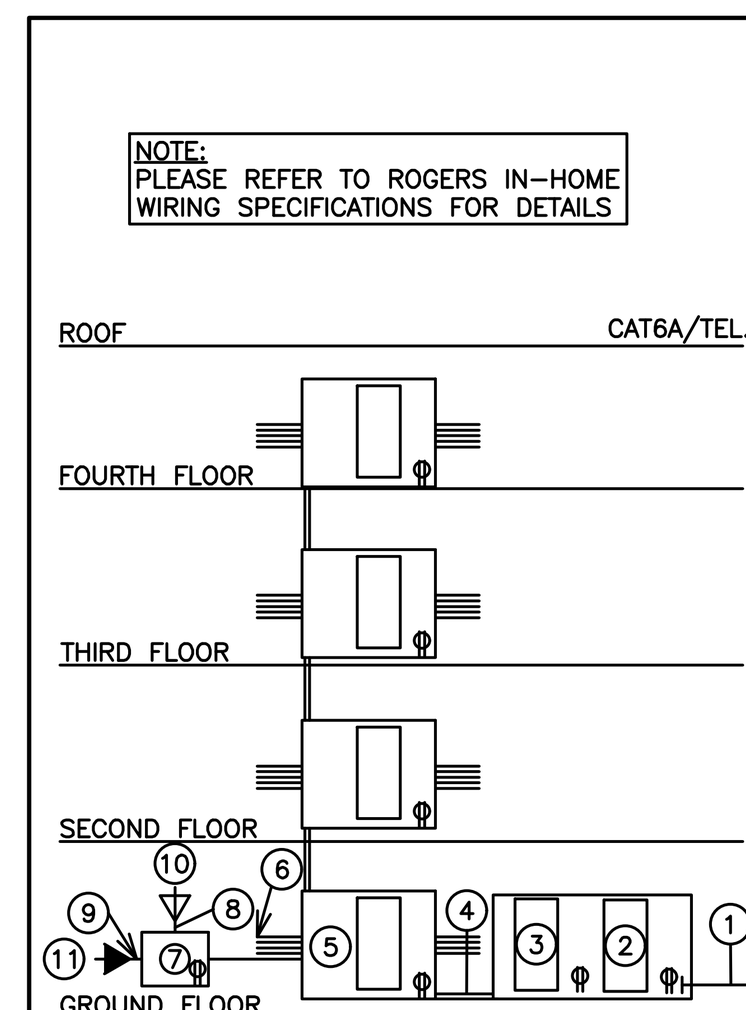
ZONE	ALARM
1	GROUND FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	FOURTH FLOOR
5	PENTHOUSE
6	SPARE
7	SPARE
8	SPARE
9	WEST STAIRWELL
10	EAST STAIRWELL
11	ELEVATOR SHAFT
12	ELEVATOR SHAFT
13	DUCT SMOKE (MUA-1)
14	DUCT SMOKE (MAU-2)
15	SPARE
16	GROUND FLOOR SPRINKLER (FS)
17	SECOND FLOOR SPRINKLER (FS)
18	THIRD FLOOR SPRINKLER (FS)
19	FOURTH FLOOR SPRINKLER (FS)
20	PENTHOUSE SPRINKLER (FS)
21	SPARE
22	MAIN ALARM VALVE
23	SPARE
24	SPARE
25	SPARE
26	SPARE
27	SPARE
ZONE	SUPERVISORY
38	SPRINKLER - POWER LOSS (EXCESS PRESS PUMP)
39	SPRINKLER - BACKFLOW PREVENTER INLET (SV)
40	SPRINKLER - BACKFLOW PREVENTER OUTLET (SV)
41	SPRINKLER - BACKFLOW PREVENTER INLET (SV)
42	SPRINKLER - BACKFLOW PREVENTER OUTLET (SV)
43	SPRINKLER - GROUND FLOOR (SV)
44	SPRINKLER - SECOND FLOOR (SV)
45	SPRINKLER - THIRD FLOOR (SV)
46	SPRINKLER - FOURTH FLOOR (SV)
47	SPRINKLER - PENTHOUSE FLOOR (SV)
48	SPARE
49	SPARE
50	SPARE
51	STANDPIPE MAIN
52	WET SPRINKLER MAIN
53	SPARE
CIRCUITS	
HORN CIRCUIT GROUND FLOOR COMMON	
HORN CIRCUIT SECOND FLOOR COMMON	
HORN CIRCUIT SECOND FLOOR SUITES	
HORN CIRCUIT THIRD FLOOR COMMON	
HORN CIRCUIT THIRD FLOOR SUITES	
HORN CIRCUIT FOURTH FLOOR COMMON	
HORN CIRCUIT FOURTH FLOOR SUITES	
HORN CIRCUIT PENTHOUSE COMMON	
FAN SHUT DOWN (MAU-1)	
FAN SHUT DOWN (MAU-2)	

NOTES:
1. PROVIDE RELAYS AS REQUIRED FOR ELEVATOR RECALL.
2. PROVIDE ISOLATION MODULES ON ADDRESSABLE LOOP AS REQUIRED BY CODE.
3. SYNCHRONIZE ALL SIGNAL CIRCUITS EQUIPPED WITH STROBES.

LIGHTING FIXTURES

TAG	SYMBOL	DESCRIPTION	LED COLOR	WATTAGE	MODEL NUMBER
INTERIOR LIGHTING SCHEDULE					
A	A	ERALUX 15" ROUND CEILING MOUNTED LED FIXTURE	3000K	25 W	AE-DL-DSE15-25W-12-2750
B	B	ERALUX 7" ROUND CEILING MOUNTED LED FIXTURE	3000K	14 W	AE-DL-DSE7-14W-12-2750
C	C	ERALUX 4" RECESSED LED DOWN LIGHT	3000K	9 W	AE-DL-SF-04-09W-P2750-WH
D	D	ERALUX 4' LOW PROFILE LED WRAP AROUND	3000K	40 W	AE-SF-MRE-04-324N-CA-40
E	E	ERALUX 8' LED STRIP LIGHT	3000K	75 W	AE-SF-JBCA-0875-835-50
F	F	ERALUX 2'x2' LED PANEL	3000K	30 W	AE-RC-APB-XXW22-H-03
T	T	ERALUX TRACK LIGHTING	3000K	26 W	AE-TL-PV1112-FLP30J1WH
V	V	ERALUX VANITY LIGHTS	3000K	22 W	CS-CY-02-22W-SV
EXTERIOR LIGHTING SCHEDULE					
W1	W1	LITHONIA OLLWD LED WALL CYLINDER	4000K	9 W	OLLWD LED P1 40K MVOLT DDB
W2	W2	LITHONIA WDGE2 WALL LIGHT	4000K	47 W	WDGE2 LED P4 40K T2M MVOLT SRM DDBXD
W3	W3	LITHONIA WDGE2 WALL LIGHT	4000K	47 W	WDGE2 LED P4 40K T4M MVOLT SRM DDBXD

NOTES: FOR FIXTURES NOT INCLUDED IN THE LIGHTING SCHEDULE BUT SHOWN IN THE DRAWINGS REFER TO INTERIOR DESIGN LIGHTING DRAWINGS AND CUT SHEETS FOR SPECIFIC MODELS.



TELEPHONE & CAT6A RISER LEGEND:
1. 103mm TYPE DB2 PV DUCTS FOR TELEPHONE AND CAT6A SERVICE CABLES TO PROPERTY LINE.
2. 1200mm x 2400mm x 19mm FIRE RATED PLYWOOD BACKBOARD FOR TELEPHONE SERVICE EQUIPMENT.
3. 1200mm x 1200mm x 19mm FIRE RATED PLYWOOD BACKBOARD FOR CAT6A SERVICE EQUIPMENT.
4. MAIN RISER CONDUITS & DISTRIBUTION FIBRE CABLE
 4.1. 103mm CONDUIT TO PROVIDE CABLE PATHWAY BETWEEN TELECOM ROOM AND CLOSETS.
 4.2. BUILDING DISTRIBUTION FIBRE CABLE WITH APPROPRIATE FIRE RATING WILL BE SUPPLIED AND INSTALLED BY ROGERS.
5. 660mm x 900mm x 19mm PLYWOOD BACKBOARD FOR FIBRE PANEL EQUIPMENT.
6. 27mm EMT COMPLETE WITH PULL STRING FOR TELEPHONE AND CAT6A SERVICE PATHWAYS TO EACH SUITE.
7. 760mm x 350mm x 89mm RECESSED WALL CABINET (PRIMEX MODEL P3000).
8. CAT6A CABLE SUPPLIED AND INSTALLED BY THE CAT6A PROVIDER AND CONCEALED IN THE CEILING SPACE AND STUD WALL IN 12mm CONDUIT.
9. TELEPHONE CABLE SUPPLIED AND INSTALLED BY TELEPHONE PROVIDER AND CONCEALED IN THE CEILING SPACE AND STUD WALL IN 12mm CONDUIT.
10. SINGLE GANG PLASTER RING FOR CAT6A OUTLET. TYPICAL.
11. SINGLE GANG PLASTER RING FOR TELEPHONE OUTLET. TYPICAL.

NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING QUOTATIONS FROM THE TELEPHONE AND CAT6A SERVICE SUPPLIERS FOR ALL INTERIOR CABLING RELATED TO THEIR WORK.

CAT6A/TEL. RISER DIAGRAM
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ELECTRICAL POWER & LIGHTING NOTES:

1. DISTRIBUTION PANELS TO BE LOCATED IN ELECTRICAL CLOSET ON EACH FLOOR.
2. REFER TO ARCHITECTURAL DOOR SCHEDULE FOR ALL DOOR POWER REQUIREMENTS. PROVIDE ANY POWER REQUIRED AND BREAKERS TO NEAREST AVAILABLE PANEL. REFER TO PANEL SCHEDULES AND ADD IN AS APPROPRIATE.
3. ELECTRICAL CONTRACTOR TO VERIFY MAU POWER REQUIREMENTS PRIOR TO ORDERING EQUIPMENT.
4. CONTRACTOR TO COORDINATE ELEVATOR ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER PRIOR TO ORDERING EQUIPMENT. ELEVATOR MANUFACTURERS DRAWINGS SUPERSEDE THESE DRAWINGS.
5. LIGHTING SHOWN IS FOR SCHEMATIC AND SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATION AND ORIENTATION ON SITE.
6. ALL SWITCHES AND CONTROLS WITH BARRIER-FREE AREAS TO BE MOUNTED AS PER O.B.C. 3.8.1.5.(1)(C). ALL SWITCHES IN BARRIER FREE AREA SHALL BE MOUNTED NO LESS THAT 900MM AND NOT MORE THAN 1100MM ABOVE FINISHED FLOOR. SWITCHES FOR ALL OTHER AREAS SHALL BE MOUNTED AT 1100MM ABOVE FINISHED FLOOR.
7. ALL RECEPTACLES SHALL BE MOUNTED AT 450MM ABOVE FINISHED FLOOR TO THE TOP OF THE FACEPLATE.
8. CONTRACTOR TO COORDINATE EXACT LOCATIONS, QUANTITIES AND SPECIFICATIONS OF ALL LIGHTING ON-SITE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO COORDINATE AN ADDITIONAL LIGHTING, RECEPTACLE AND COMMUNICATION OUTLET REQUIREMENTS WITH CLIENT PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR TO PROVIDE ALL DISCONNECTS, STARTERS, AND ANY OTHER DEVICES NECESSARY FOR COMPLETE AND WORKING SYSTEM. NOT ALL MOTOR DISCONNECTS ARE SHOWN.
11. REFER TO SITE LIGHTING PHOTOMETRIC DRAWINGS BY OTHERS FOR EXTERIOR BUILDING AND LOT LIGHTING.
12. TENDERING OF THESE DOCUMENTS IS DONE UNDER THE MUTUAL UNDERSTANDING THAT ALL CONTRACTORS ARE EXPERIENCED AND LICENSED IN THE WORKS BEING PROVIDED AND THAT ALL COMPONENTS OF A FULLY FUNCTIONING SYSTEM WILL BE INCLUDED WHETHER SHOWN OR NOT SHOWN BUT IMPLIED FOR A COMPLETE SYSTEM.
13. CONTRACTOR TO COORDINATE ELEVATOR ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER PRIOR TO ORDERING EQUIPMENT. ELEVATOR MANUFACTURERS DRAWINGS SUPERSEDE THESE DRAWINGS.
14. THE CONTRACTOR IS ASSUMED TO BE OF MASTER ELECTRICIAN EXPERIENCE AND SHALL PROVIDE ANY APPLICABLE SINGLE LINE DIAGRAMS, PANEL SCHEDULES AND CIRCUIT PLAN DESIGNS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THIS PRICE SHALL BE INCLUDED IN THE CONTRACTORS BASE BID PRICE. NO CLAIM FOR EXTRA PAYMENT WILL BE ALLOWED FOR FAILURE TO INCLUDE THIS COST INTO THE BASE BID. BIDDERS SHALL ACCEPT SOLE RESPONSIBILITY FOR ANY ERROR OR NEGLECT IN PRICING THE ABOVE ITEMS IN THEIR BID.

FIRE ALARM SYSTEM SCHEDULE

DEVICE	MANUFACTURER	MODEL
SMOKE DETECTOR	MIRCOM	MIX-2251B
DUCT SMOKE DETECTOR	MIRCOM	MIX-DH3000 SERIES
PULL STATIONS	MIRCOM	MS-401AD
STROBE	MIRCOM	FS-340R
HORN/STROBE COMBO	MIRCOM	FHS-340R
ADDRESSABLE MODULES	MIRCOM	MIX-M500M/MIX-M500DM/MIX-500R
FIRE ALARM CONTROL PANEL	MIRCOM	FX-2017-12ADS C/W ALC-396S, RM-1008A, FOUR(4) SGM-1004A, TWO(2) RAX-1048TZDS

FIRE ALARM SEQUENCE OF OPERATION

IN NORMAL MODE, THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY WILL INDICATE THE DATE, TIME, AND THE 'NORMAL CONDITION'.

SINGLE STAGE OPERATION:
IF AN ALARM IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
- OPERATION OF A MANUAL PULL STATION,
- OPERATION OF AN AUTOMATIC FIRE DETECTOR,
- OPERATION OF A SPRINKLER FLOW SWITCH.

THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
- INDICATE THE POINT OF ALARM ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
- LIGHT THE RED COMMON ALARM LED INDICATOR ON THE CONTROL PANEL.
- THE REMOTE ANNUNCIATOR SHALL INDICATE THE ZONE WHERE ALARM ORIGINATED BY ILLUMINATING A CORRESPONDING LABELLED RED LED INDICATOR.
- EVERY AUDIBLE SIGNAL APPLIANCE SHALL SOUND AT A TEMPORAL RATE UNTIL MANUALLY SILENCED (MANUAL SILENCE INHIBITED DURING FIRST MINUTE OF ALARM).
- IF SILENCED, THE "SIGNAL SILENCE" LIGHT ON THE CONTROL PANEL WILL ILLUMINATE.
- IF SILENCED, A SUBSEQUENT ALARM WILL RE-ACTIVATE THE SIGNALS.
- ALL ALARM STROBE SIGNALS SHALL FLASH IN "ALARM" MODE.
- A TROUBLE INHIBIT CIRCUIT SHALL BE INITIATED TO SUPPRESS ANY TROUBLE SIGNALS DURING AN ALARM.
- TYPE, LOCATION, TIME AND DATE OF ALARM CONDITION SHALL BE RECORDED IN THE FIRE ALARM SYSTEM EVENT HISTORY.
- ALL DESIGNED FANS SHALL BE AUTOMATICALLY TURNED OFF.
- DOORS NORMALLY HELD OPEN THROUGH MAGNETIC DOOR HOLDERS SHALL BE RELEASED.
- DOORS NORMALLY LOCKED BY MAGNETIC DEVICES SHALL BE RELEASED.
- INITIATE EMERGENCY ELEVATOR RECALL IF APPLICABLE.
- ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
- AN ALARM CAN BE RESET BY PRESSING THE "RESET" BUTTON ON THE CONTROL PANEL.

IF A SUPERVISORY SIGNAL IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
- SPRINKLER SYSTEM LOSS OF PRESSURE
- MOVEMENT OF A FIRE PROTECTION WATER SUPPLY OR SPRINKLER VALVE.

THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
- INDICATE THE SUPERVISORY CONDITION BY LIGHTING THE "COMMON SUPERVISORY" AMBER LED AT THE CONTROL PANEL.
- INDICATE THE SUPERVISORY POINT (DEVICE DESCRIPTION) ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
- SOUND THE CONTROL PANEL AUDIBLE BUZZER, AND THE REMOTE ANNUNCIATOR AUDIBLE BUZZER.
- THE REMOTE ANNUNCIATOR SHALL INDICATE EXACT ZONE WHERE THE SUPERVISORY EVENT ORIGINATED BY ILLUMINATING A CORRESPONDING LABELED AMBER LED INDICATOR.
- ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
- THE CONTROL PANEL BUZZER AND REMOTE ANNUNCIATOR BUZZER CAN BE SILENCED BY PRESSING THE "ACKNOWLEDGE" AT THE CONTROL PANEL.

IF A TROUBLE SIGNAL IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
- OPEN CIRCUIT FAULT,
- SHORT CIRCUIT FAULT ON ADDRESSABLE LOOP, SIGNAL CIRCUIT, OR REMOTE ANNUNCIATOR CIRCUIT,
- FAILURE OF SUPERVISED INDICATOR ON REMOTE ANNUNCIATOR,
- DISCONNECTION OR FAILURE OF THE BATTERY PACK,
- GROUND CONDITION ON FIELD WIRE,
- FAILURE OF 120VAC POWER,
- REMOVAL OR MALFUNCTION OF ADDRESSABLE DEVICE OR CONTROL PANEL COMPONENT.

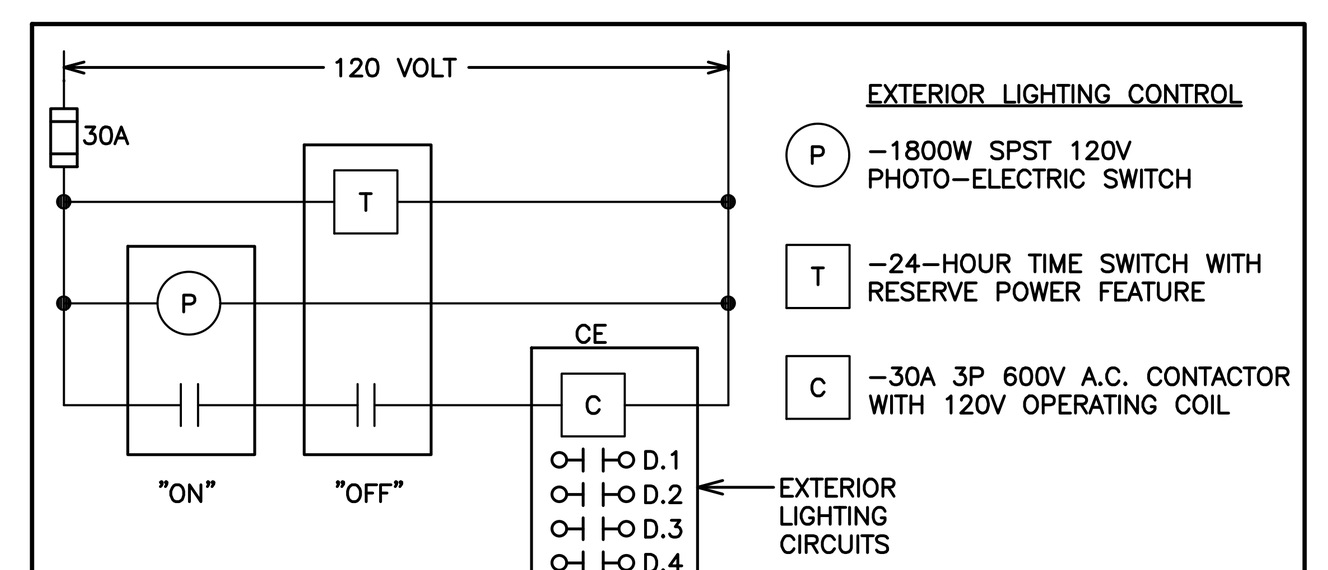
THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
- INDICATE THE TROUBLE CONDITION BY LIGHTING THE "COMMON TROUBLE" AMBER LED AT THE CONTROL PANEL.
- INDICATE THE NATURE OF THE TROUBLE ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
- SOUND THE CONTROL PANEL AUDIBLE BUZZER, AND THE REMOTE ANNUNCIATOR AUDIBLE BUZZER.
- ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
- THE CONTROL PANEL BUZZER AND REMOTE ANNUNCIATOR BUZZER CAN BE SILENCED BY PRESSING THE "ACKNOWLEDGE" AT THE CONTROL PANEL.

FIRE ALARM & LIFE SAFETY NOTES:

1. INSTALL THE BUILDING FIRE ALARM SYSTEM IN CONFORMANCE WITH O.B.C. 212 3.2.4. AND CAN/ULC-S524-6.
2. ELECTRICAL CONDUCTORS ASSOCIATED WITH FIRE ALARM SYSTEM AND EMERGENCY EQUIPMENT SHALL CONFORM TO O.B.C. 3.2.7.10.
3. FIRE ALARM VERIFICATION SHALL INCLUDE AUDIBILITY LEVELS THROUGHOUT THE BUILDING.
4. THE TOP OF THE ANNUNCIATOR OR DISPLAY AND CONTROL CENTRE LEGEND OR OPERATING CONTROL SHALL BE NOT MORE THAN 1800mm ABOVE FINISHED FLOOR LEVEL.
5. SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT.
6. NO DISCONNECT BETWEEN SMOKE ALARM AND CIRCUIT BREAKER.
7. SMOKE ALARMS TO HAVE BATTERY BACKUP.
8. PROVIDE A CARBON MONOXIDE (CO) ALARM IN EACH BEDROOM OR ALTERNATIVELY, CHANGE THE SMOKE ALARMS (PREFERABLY ONE IN THE HALLWAY) TO A COMBINATION SMOKE/CO ALARM UNIT.
9. EMERGENCY LIGHTING SHALL BE INCLUDED IN CONFORMANCE WITH O.B.C. DIVISION B 3.2.7.3.
10. THE REQUIRED EMERGENCY LIGHTING SHALL HAVE AN AVERAGE LEVEL NOT LESS THAN 10lx (0.9 ft-candles) AT FLOOR OR TREAD LEVEL, REFER TO O.B.C. 2012 3.2.7.3. FOR AREAS.
11. REFER TO SPRINKLER DRAWINGS FOR FINAL LOCATIONS OF SUPERVISORY AND ZONE ALARMS.
12. THE TOP OF THE FIRE ALARM CONTROL PANEL SHALL NOT BE MORE THAT 1800MM ABOVE FINISHED FLOOR LEVEL.
13. ALL PULL STATIONS TO BE INSTALLED NOT LESS THAN 1200MM ABOVE FINISHED FLOOR AND NOT MORE THAN 1800MM ABOVE FINISHED FLOOR. WHEN POSSIBLE, INSTALL PULL STATION ON LATCH SIDE OF DOOR AT A MAXIMUM DISTANCE OF 1500MM FROM THE DOOR OPENING.
14. VISUAL SIGNAL DEVICES TO BE MOUNTED SO THAT THE ENTIRE LENS IS NOT LESS THAN 2000MM ABOVE FINISHED FLOOR.
15. AUDIBLE SIGNAL DEVICES TO BE MOUNTED NO LESS THAN 2300MM ABOVE FINISHED FLOOR.
16. ALL SUITE HORNS TO BE A LOW FREQUENCY 520Hz SQUARE WAVE TONE.

TELEPHONE & T.V. OUTLETS NOTES:

1. REFER TO FLOOR FOR EXACT NUMBER OF TEL./CATV OUTLETS IN EACH SUITE AND COMMON AREA.
2. TEL./CATV OUTLETS IN EACH SUITE SHALL BE CONNECTED FED BY A 19MMC HORIZONTAL RUN FROM JUNCTION BOX TO OUTLET.
3. PROVIDE IN SUITE CABLING FOR TEL. AND CATV TO SUIT RESPECTIVE TEL./CATV COMPANY.
4. WHERE SHOWN SINGLE TEL/CATV OUTLETS IN AREA EACH OUTLET SHALL BE CONNECTED WITH A 19MMC FROM THE NEAREST TERMINAL CLOSET.
5. THE JUNCTION BOX SHALL BE HUBBELL STRUCTURED MEDIA ENCLOSURE WITH HINGE COVER, HUBBELL CATALOG NO. NSOBOX14.
6. CABLE, VOICE AND DATA OUTLETS ARE SHOWN FOR SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATIONS WITH OWNER PRIOR TO ORDERING AND INSTALLATION OF EQUIPMENT.
7. TENDERING OF THESE DOCUMENTS IS DONE UNDER THE MUTUAL UNDERSTANDING THAT ALL CONTRACTORS ARE EXPERIENCED AND LICENSED IN THE WORKS BEING PROVIDED AND THAT ALL COMPONENTS OF A FULLY FUNCTIONING SYSTEM WILL BE INCLUDED WHETHER SHOWN OR NOT SHOWN BUT IMPLIED FOR A COMPLETE SYSTEM.
8. ALL DETAILS SHOWN ARE SCHEMATIC BY NATURE AND ARE TO BE USED FOR SCOPE OF WORK PURPOSES ONLY. COORDINATE WITH ALL TRADES AND MANUFACTURERS BEST PRACTICES AND DIRECTIONS.



EXTERIOR LIGHTING CONTROL
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EMERGENCY LIGHT BACK-UP UNIT SCHEDULE

TAG	MANUFACTURER	MODEL
(BU-2,9,12)	LUMACELL	RG12S-100-2-LD10-AT
(BU-4,6,7)	LUMACELL	RG12S-200-2-LD10-AT
(BU-1,3,8,10,11)	LUMACELL	RG12S-250-2-LD10-AT
(BU-5)	LUMACELL	RG12S-360-2-LD10-AT

ELECTRIC FORCE FLOW HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	COLOUR	MOUNTING	HEATING	AIR FLOW	VOLTAGE	DIMENSIONS	CONTROLS
FF-1	OUELLET	OACO4000	WHITE	SURFACE	4000 WATTS	160 CFM	208V	16-1/8"W x 22-1/16"H x 4-5/16"D	BUILT IN TAMPERPROOF THERMOSTAT
FF-2	OUELLET	OACO2000	WHITE	SURFACE	2000 WATTS	160 CFM	208V	16-1/8"W x 22-1/16"H x 4-5/16"D	BUILT IN TAMPERPROOF THERMOSTAT

NOTES: ADDITIONAL COSTS INCURRED AS A RESULT OF ANY ALTERNATIVE MODELS ARE AT THE EXPENSE OF THE CONTRACTOR. CONFIRM WITH ALL DRAWINGS & SITE CONDITIONS PRIOR TO ORDERING.

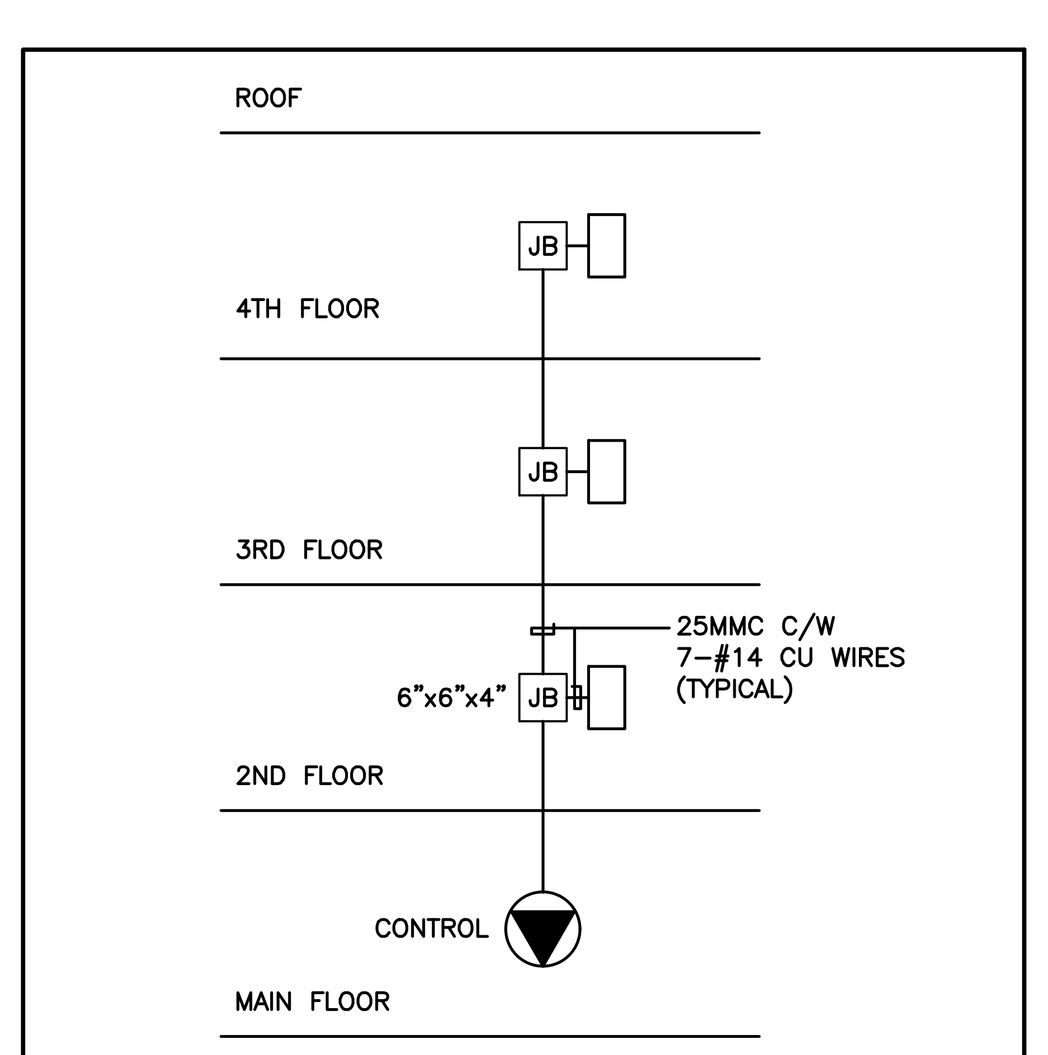
ELECTRIC BASEBOARD HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	COLOUR	HEATING	VOLTAGE	DIMENSIONS	CONTROLS
BB-1	OUELLET	OFM1000	WHITE	1000 WATTS	208/240V	47-1/2"L x 5-13/16"H x 2-7/16"D	BUILT IN TAMPERPROOF THERMOSTAT
BB-2	OUELLET	OFM500	WHITE	500 WATTS	208/240V	23-1/2"L x 5-13/16"H x 2-7/16"D	BUILT IN TAMPERPROOF THERMOSTAT

NOTES: ADDITIONAL COSTS INCURRED AS A RESULT OF ANY ALTERNATIVE MODELS ARE AT THE EXPENSE OF THE CONTRACTOR.

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	AMPERES	JB	JUNCTION BOX
A/C	AIR CONDITIONING	KVA	KILOVOLT AMPERE
AFF	ABOVE FINISHED FLOOR	KW	KILOWATTS
AFG	ABOVE FINISHED GRADE	LA	LIGHTING ARRESTER
AL	ALUMINUM	LTG	LIGHTING
ARCH	ARCHITECT	LP	LIGHTING PANEL
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
AWG	AMERICAN WIRE GAUGE	MCC	MOTOR CONTROL CENTRE
BLDG	BUILDING	MECH.	MECHANICAL
C	CONDUIT	MIN.	MINIMUM
CAP.	CAPACITOR	MLO	MAIN LUGS ONLY
CAT.NO.	CATALOGUE NUMBER	MTD	MOUNTED
CB	CIRCUIT BREAKER	NC	NORMALLY CLOSED
CCT	CIRCUIT	NIC	NOT IN CONTRACT
CLG	CEILING	NL	NIGHT LIGHT ON CONTINUOUSLY
COL.	COLUMN	NO.	NUMBER
CONT.	CONTINUED	NTS	NOT TO SCALE
C/T	CURRENT TRANSFORMER	O/H	OVER HEAD
CU	COPPER	PB	PUSH BUTTON
C/W	COMPLETE WITH	PF	POWER FACTOR
DIA.	DIAMETER	PH	PHASE
DISC.	DISCONNECT	PNL	PANEL
DN	DOWN	PP	POWER PANEL
DP	DISTRIBUTION PANEL	P/T	POTENTIAL TRANSFORMER
DT	DUST TIGHT	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	QTY	QUANTITY
ELECT.	ELECTRICAL	REC.	RECEPTACLE
EM.	EMERGENCY	RGC	RIGID GALVANIZED CONDUIT
EMS	ENERGY MANAGEMENT SYSTEM	RP	RECEPTACLE PANEL
EMT	THIN WALL CONDUIT	RT	RAIN TIGHT
EO	ELECTRICALLY OPERATED	SC	SEPARATE CIRCUIT
EP	EXPLOSION PROOF	S/D	SCHEMATIC DIAGRAM
EWC	ELECTRIC WATER COOLER	STD	STANDARD
FIXT.	FIXTURE	STRD	STRANDED
FLA	FULL LOAD AMPERAGE	SURF.	SURFACE
FT	FOOT OR FEET	SWBD	SWITCHBOARD
GR.	GROUND	SWGR	SWITCHGEAR
GFI	GROUND FAULT INTERRUPTER	TEL.	TELEPHONE
HP	HORSEPOWER	T'STAT	THERMOSTAT
HTR	HEATER	XFMR	TRANSFORMER
IG	ISOLATED GROUND	U/G	UNDERGROUND
IN	INCH OR INCHES	VT	VAPOUR TIGHT
		W	WATTS OR WIRE
		WD	WIRING DIAGRAM
		WP	WEATHER PROOF
		Y	WYE
		Δ	DELTA



NOTE:
1. THIS CONTRACTOR SHALL SUPPLY THE FLOOR 'JB'. CONDUITS & WIRING DOWN TO MASTER CONTROL PANEL. CONTRACTOR TO CONFIRM WIRE SIZING ON SITE PRIOR TO ORDERING AND INSTALLATION OF MATERIAL.

TRI-SORTER FOR GARBAGE DROP RISER DIAGRAM
NTS REV. 1.2023

NO.	SUBMISSION	DATE
5	ISSUED FOR PERMIT	SEPT 2026
4	ISSUED FOR COORDINATION	SEPT 2026
3	ISSUED FOR PERMIT	AUG 2026
2	ISSUED FOR 90% COORDINATION	AUG 2026
1	ISSUED FOR 80% COORDINATION	JULY 2026

RH GAY HOLDINGS CO.
510-520 TAUNTON RD EAST, OSHAWA, ON

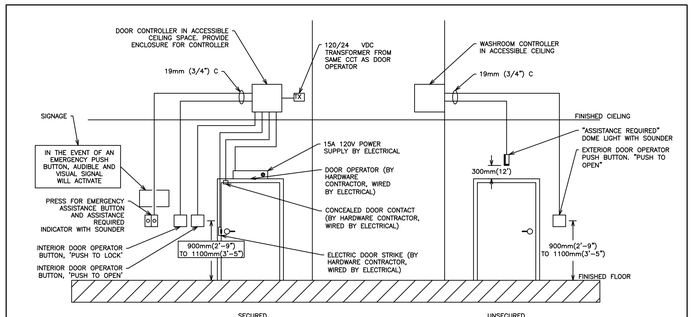
ELECTRICAL NOTES & DETAILS

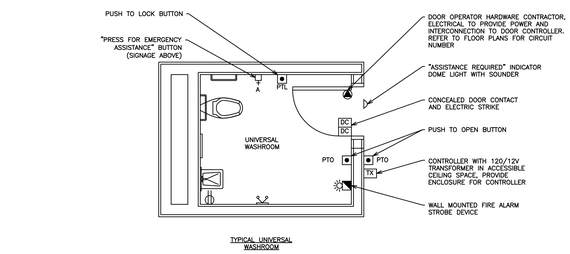
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SCALE: 1:100
DESIGNED BY: E.S. / S.D.
CHECKED BY: G.V.W.O.
PROJECT NO.: 125724
DRAWING NO.: E201

25/09/2026
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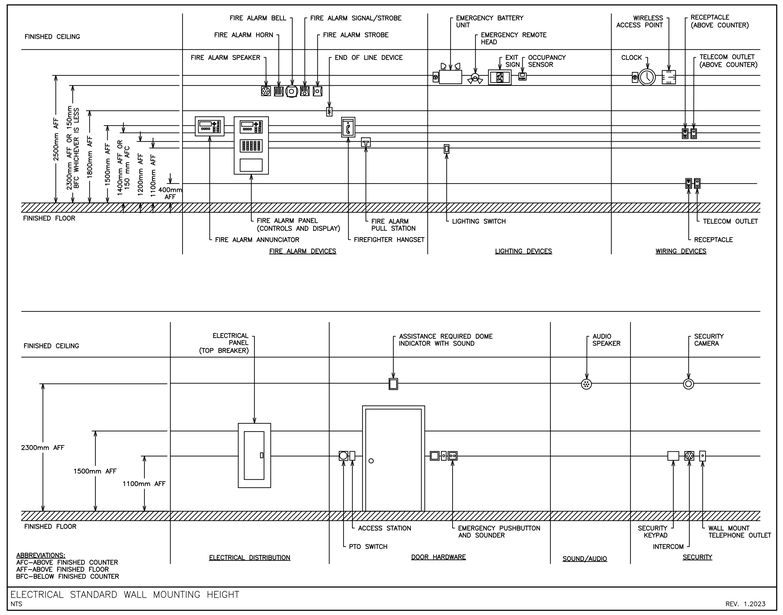


TYPICAL UNIVERSAL WASHROOM

NOTES:
1. UNLESS OTHERWISE NOTED, PROVIDE ALL PUSH BUTTONS, SWITCHES, CONTROLLERS, POWER SUPPLY, ETC INDICATED ON THIS DETAIL FOR A COMPLETE WORKING SYSTEM.
2. DOOR CONTROLLER SHALL BE CAMDEN RESTROOM CONTROL KIT: CX–WC SERIES:
   - 2.1. CX–EMF–2–MULTI–FUNCTION RELAY CONTROLLER. PROVIDE ENCLOSURE FOR CONTROLLER.
   - 2.2. (2) CM–45/4555SE1 ILLUMINATED PUSH PLATE (PUSH TO OPEN), WITH SIGN.
   - 2.3. CM–45/8555SE1 ILLUMINATED PUSH PLATE SWITCH (PUSH TO LOCK), WITH SIGN.
   - 2.4. CX–MDA MAGNETIC DOOR CONTACT.
3. EMERGENCY CALL SYSTEM SHALL BE CAMDEN CX–WEC SERIES CONSISTING OF:
   - 3.1. CM–AF54050 DOUBLE GANG, STAINLESS STEEL FACEPLATE, PUSH/PULL MUSHROOM PUSHBUTTON RED, "ASSISTANCE REQUIRED", W/ LED ANNUNICATOR AND ADJUSTABLE SOUNDER, "ASSISTANCE REQUESTED".
   - 3.2. CM–AF1415O SINGLE GANG DOME LIGHT WITH ADJUSTABLE SOUNDER, "ASSISTANCE REQUIRED".
   - 3.3. CM–SE21A SIGN, TO BE LOCATED ABOVE THE ACTIVATION SWITCH, FIRE RATED EXPANDED PVC WHITE WITH 2MM RED LETTERING SHALL BE "IN THE EVENT OF AN EMERGENCY PUSH BUTTON, AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE".
   - 3.4. POWER SUPPLY SHALL BE REGULATED 120V/24VFC POWER SUPPLY, CAMDEN PN: CX–TRX–5024. INSTALL IN SUITABLE ENCLOSURE. PROVIDE POWER CONNECTION, USING SAME CCT AS DOOR OPERATOR.
4. INSTALL DOOR CONTROLLER AND POWER SUPPLY SET HIGH AS INDICATED.
5. COORDINATE WITH HARDWARE CONTRACTOR TO ENSURE ELECTRICAL STRIKE AND DOOR MODERATORS ARE COMPATIBLE WITH CAMDEN CONTROLLER. HARDWARE CONTRACTOR TO PROVIDE ELECTRIC STRIKE, CONCEALED MAGNETIC DOOR CONTACTS AND DOOR OPERATOR, THIS CONTRACTOR TO INSTALL AND PROVIDE ALL OTHER REQUIRED ACCESSORIES FOR A COMPLETE AND OPERATING SYSTEM.
6. INSTALL CONTROLLER AND EMERGENCY CALL SYSTEM AS PER OBC 3.8.3.12 REQUIREMENTS.

SEQUENCE OF OPERATION:
1. NORMAL UNOCCUPIED MODE:
   - 1.1. DOOR OPERATOR PUSH BUTTON OCCUPANCY LED TO BE BLUE TO INDICATE WASHROOM IS VACANT.
   - 1.2. THE DOOR IS OPENED AUTOMATICALLY BY PRESSING THE EXTERIOR DOOR OPERATOR PUSH BUTTON AFTER A DELAY OF 10 SECONDS IN THE FULLY OPENED POSITION, THE DOOR WILL AUTOMATICALLY CLOSE. ALTERNATIVELY, THE DOOR CAN BE MANUALLY OPENED BY PUSHING THE DOOR.
   - 1.3. ONCE THE DOOR HAS FULLY CLOSED (SENSED BY THE DOOR CONTACTS), PRESSING THE "PUSH TO LOCK" BUTTON WILL LOCK THE DOOR BY ENERGIZING THE ELECTRIC STRIKE. THE EXTERIOR HANDICAPPED DOOR OPERATOR PUSH BUTTON IS REMOVED FROM THE CIRCUIT. DOOR OPERATOR PUSH BUTTON OCCUPANCY LED TO CHANGE TO RED TO INDICATE WASHROOM IS OCCUPIED.
2. NORMAL OCCUPIED MODE:
   - 2.1. TO EXIT THE WASHROOM, PRESSING THE INTERIOR HANDICAPPED DOOR OPERATOR BUTTON WILL UNLOCK THE DOOR BY DE–ENERGIZING THE ELECTRICAL STRIKE, OPENS THE DOOR AND RESETS THE SYSTEM. THE DOOR WILL REMAIN OPEN FOR A DELAY OF 10 SECONDS BEFORE CLOSING AGAIN AND REMAIN UNLOCKED FOR NEXT USER. DOOR OPERATOR PUSH BUTTON OCCUPANCY LED TO CHANGE TO BLUE TO INDICATE WASHROOM IS VACANT.
   - 2.2. SHOULD THE DOOR BE OPENED MANUALLY (USE OF DOOR HANDLES) OPEN WHEN OCCUPIED, THE CONCEALED DOOR CONTACTS WILL RESET THE SYSTEM BACK TO UNOCCUPIED MODE.
3. ASSISTANCE REQUIRED MODE:
   - 3.1. UPON ACTIVATION OF THE "PRESS FOR EMERGENCY ASSISTANCE" BUTTON AT ANYTIME (BY PRESSING,) TO UNLOCK THE DOOR BY DE–ENERGIZING THE ELECTRIC STRIKE, THE DOOR WILL REMAIN CLOSED, AND ILLUMINATE THE " ASSISTANCE REQUESTED" ASSISTANCE REQUIRED" INDICATORS, AND SOUND THE BUILT–IN BUZZERS.
   - 3.2. UPON "PRESS FOR EMERGENCY ASSISTANCE" BUTTON BEING RESET (BY BEING PULLED), RESET THE SYSTEM TO NORMAL UNOCCUPIED MODE, AND EXTINGUISH THE TWO ASSISTANCE REQUIRED INDICATORS, AND SILENCE THE BUILT–IN BUZZERS.
   - 3.3. ENABLE THE 15 MINUTE TIME–OUT (RESET) FEATURE USING THE CONTROLLER JUMPER SETTING.

TYPICAL UNIVERSAL WASHROOM
NTS REV. 1.2023

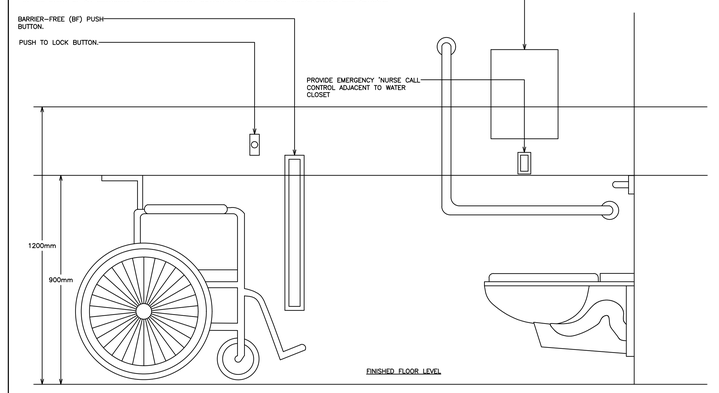


ABBREVIATIONS:
AFC–ABOVE FINISHED COUNTER
AFF–ABOVE FINISHED FLOOR
BFC–BELOW FINISHED COUNTER

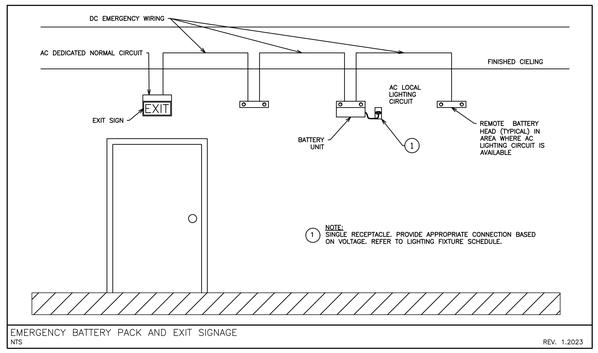
ELECTRICAL STANDARD WALL MOUNTING HEIGHT
NTS REV. 1.2023

GENERAL UNIVERSAL WASHROOM NOTES:
ALL WASHROOM ACCESSORIES TO BE INSTALLED AND ACCESSIBLE NOT LESS THAN 900mm AND NOT MORE THAN 1200mm ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
CONTROLS FOR THE OPERATION OF THE SAFETY DEVICES, INCLUDING BUT NOT LIMITED TO, EMERGENCY "NURSE CALL" CONTROL SWITCH, BE OPERABLE USING A CLOSED FIST, WITH A FORCE OF NOT MORE THAN 22.2N AND BE MOUNTED NOT LESS THAN 900mm AND NOT MORE THAN 1000mm ABOVE FINISHED FLOOR

PROVIDE EMERGENCY SIGNAGE IN LETTERS AT LEAST 25mm HIGH WITH A 5mm STROKE THAT IS POSTED ABOVE THE EMERGENCY "NURSE CALL" EMERGENCY SIGN TO SAY:
"IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE."

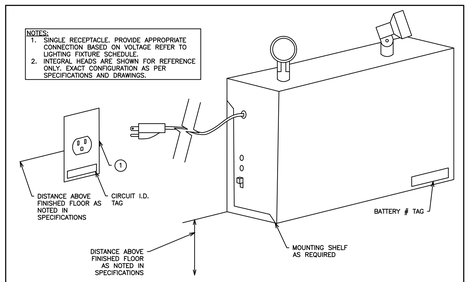


TYPICAL BARRIER FREE WATER CLOSET AND ACCESSORIES – ELEVATION
NTS REV. 1.2023



EMERGENCY BATTERY PACK AND EXIT SIGNAGE
NTS REV. 1.2023

NOTES:
1. SINGLE RECEPTACLE. PROVIDE APPROPRIATE CONNECTION BASED ON VOLTAGE REFER TO LIGHTING FIXTURE SCHEDULE.
2. INTEGRAL HEADS ARE SHOWN FOR REFERENCE ONLY. EXACT CONFIGURATION AS PER SPECIFICATIONS AND DRAWINGS.



EMERGENCY LIGHTING BATTERY PACK UNIT INSTALLATION
NTS REV. 1.2023

NO.	SUBMISSION	DATE
5	ISSUED FOR PERMIT	SEPT 2026
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RH GAY HOLDINGS CO.
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ELECTRICAL NOTES & DETAILS

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LICENSED PROFESSIONAL ENGINEER
G.V.W. OSBORNE
100138545
Sep 25/2026
PROVINCE OF ONTARIO

SCALE:	1:100
DESIGNED BY:	E.S. / S.D.
CHECKED BY:	G.V.W.O.
PROJECT NO.:	125724
DRAWING NO.:	E202

25/09/2026
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