



CONTRACTOR TO LIMIT THE STAGING AREA TO THE HATCH AREA AS SHOWN FOR DISPOSAL BIN. PROVIDE CLOSE SUPERVISION TO ENSURE THAT PROTECTION FOR CONCRETE/ASPHALT IS ADEQUATELY MAINTAINED TO PREVENT DAMAGE RESULTING FROM ALL CONSTRUCTION WORK, SUCH AS FALLING OBJECTS, WHEEL AND FOOT TRAFFIC, DEBRIS, SCAFFOLDING, AND HOISTING OPERATIONS. THIS PROTECTION SHALL BE OF SUFFICIENT THICKNESS AND POSITIVELY SECURED TO PREVENT ALL DAMAGE TO THE STRUCTURE AND FINISHES. CONTRACTOR TO REPAIR ALL DAMAGED SURFACES.

HOPA PROPERTY LIMITS

EXISTING ASPHALT PARKING

SLOPE  
CONCRETE  
WALKWAY

HOPA ADMINISTRATION  
BUILDING

605 JAMES ST. NORTH

EXISTING ASPHALT PARKING

## CONCRETE PAVING

JAMES STREET NORTH

## 1 - EXAMINATION

1. THE BIDDER SHALL EXAMINE ALL CONTRACT DOCUMENTS AND SHALL ALSO VISIT THE PLACE OF WORK TO CAREFULLY EXAMINE ALL CONDITIONS AFFECTING THE SITE AND THE WORK TO BE DONE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITION OF THE PLACE OF WORK THROUGH EXAMINATION PRIOR TO ACCEPTING THE NOTIFICATION OF THE AWARD OF THE CONTRACT. NO PAYMENT FOR EXTRA WORK WILL BE ALLOWED TO THE CONTRACTOR FOR CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE CONTRACT DOCUMENTS OR THE SITE.

1. PART OF THE 4TH FLOOR WILL BE VACANT DURING THE RENOVATION PROJECT; HOWEVER, THE PARTIAL SPACE ON THE 4TH FLOOR AREA WILL STILL BE IN USE BY TENANTS DURING THE PROJECT. THE OCCUPANTS ON THE FOURTH FLOOR SHALL BE GIVEN ACCESS THROUGH THE WORK AREA VIA HOARDING TO THE ELEVATOR AND THE STAIR WELL.
2. THE REMAINING FLOORS THROUGHOUT THE BUILDING WILL BE OCCUPIED AND REMAIN IN FULL USE DURING THE WORK. THE CONTRACTOR SHALL SUBMIT A PROJECT SCHEDULE OUTLINING THE SEQUENCING, PHASING OF THE WORK, AND ALL PROPOSED INTERRUPTIONS TO THE USERS DURING THE WORK, AND MUST OBTAIN FOR APPROVAL FROM THE OWNER BEFORE PROCEEDING. ADVISE OCCUPANTS IN WRITING AT LEAST (14) DAYS IN ADVANCE OF ANY PROPOSED INTERRUPTIONS AND ARRANGE FOR TEMPORARY FACILITIES OR RELOCATION OF OCCUPIED AREAS IF REQUIRED.
3. MAINTAIN CONTINUITY OF FIRE PROTECTION IN THE EXISTING BUILDING.
4. MAINTAIN EXISTING EXITS AND PROVIDE PROPER AND SAFE MEANS OF EGRESS FROM ALL PARTS OF THE BUILDING TO OPEN SPACES AT ALL TIMES, TO THE APPROVAL OF JURISDICTIONAL AUTHORITIES. PROVIDE EXIT LIGHTS AND ILLUMINATE TEMPORARY MEANS OF EGRESS IF REQUIRED.
5. PROVIDE TEMPORARY, SECURE, AND DUST-TIGHT COVERINGS FOR OPENINGS MADE IN WALLS, WINDOWS AND ROOFS OF EXISTING BUILDINGS IMMEDIATELY AFTER THEY ARE CREATED.

1. MAINTAIN ACCESS TO SERVICE AND DELIVERY ENTRANCES.
2. MAINTAIN SECURITY OF THE WORKING AREA DURING THE WORK.
3. MAINTAIN A CLEAN WORKING STATION.
4. DO NOT INTERRUPT MECHANICAL OR ELECTRICAL SERVICES OF BUILDING EXCEPT FOR TEMPORARY INTERRUPTIONS TO MAKE CONNECTIONS TO NEW WORK. TEMPORARY INTERRUPTIONS ARE TO BE SCHEDULED IN ADVANCE WITH THE OWNER AND ARE TO OCCUR ON WEEKENDS, OR IN EVENINGS AFTER 5:00pm.
5. WORK SHALL INCLUDE THE INSTALLATION OF TEMPORARY, DUST-TIGHT PARTITIONS TO ENCLOSE AREAS WITHIN THE BUILDING WHERE WORK IS BEING PERFORMED. THESE PARTITIONS SHALL PROTECT ADJACENT WORK AND OCCUPIED SPACES FROM POTENTIAL DAMAGE CAUSED BY FALLING DEBRIS OR OTHER HAZARDS. ADDITIONALLY, PROVIDE BARRICADES AND GUARDRAILS AS NECESSARY TO ENSURE THE SAFETY OF BOTH THE PUBLIC AND CONSTRUCTION PERSONNEL.
6. MAINTAIN WORK AREAS BROOM CLEAN WITHIN CONSTRUCTION AREA, TO AVOID TRACKING DIRT INTO ADJACENT AREAS.
7. NOISY OPERATIONS SUCH AS DRILLING, CORING AND CHIPPING USING POWER TOOLS MAY ONLY OCCUR ON WEEKENDS, OR WEEKDAY EVENINGS AFTER 5:00pm.

1. WORK SHALL INCLUDE PROTECTION MEASURES CONSISTING OF MATERIALS, CONSTRUCTION AND METHODS REQUIRED BY THE ONTARIO FIRE CODE, NATIONAL FIRE CODE OF CANADA, NATIONAL BUILDING CODE OF CANADA, CANADA LABOUR CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT OF THE PROVINCE OF ONTARIO AND AS OTHERWISE IMPOSED BY JURISDICTIONAL AUTHORITIES TO SAVE PERSONS AND PROPERTY FROM HARM.

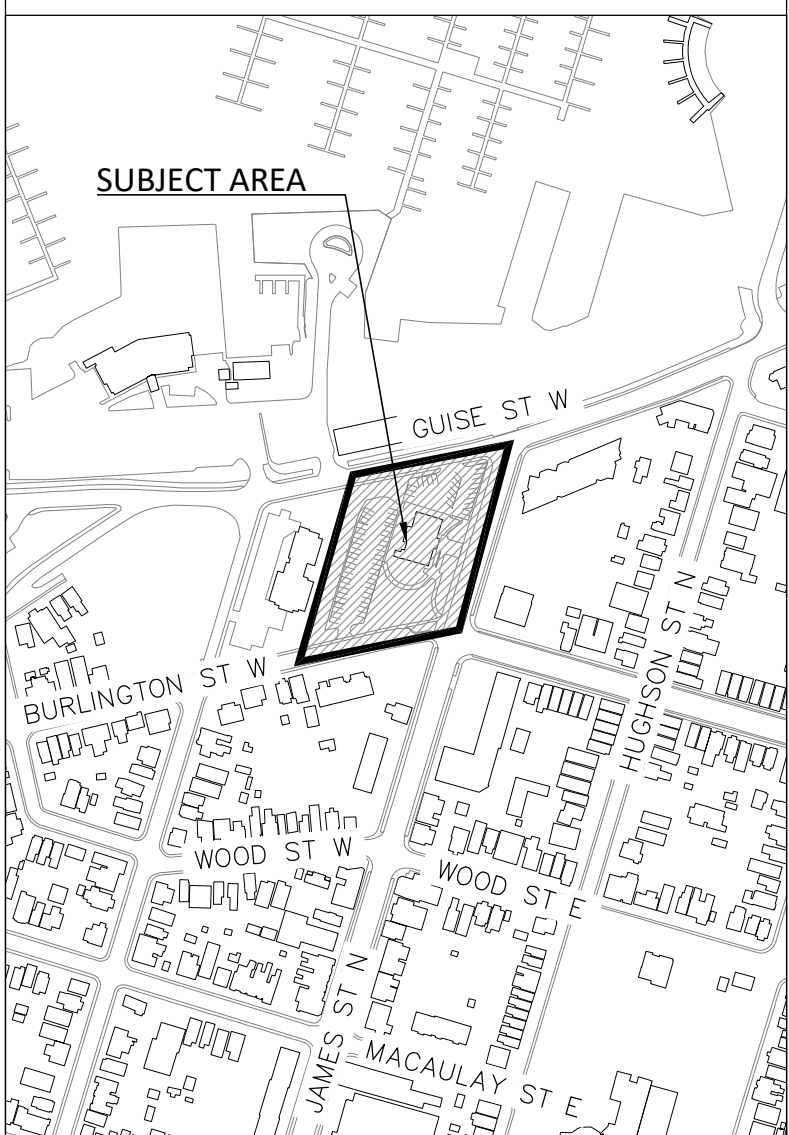
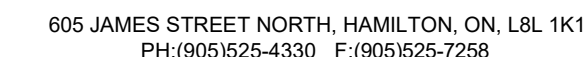
1. DEMOLISH ONLY THOSE PARTITIONS OF THE EXISTING BUILDING DESIGNATED ON DRAWING AND NECESSARY FOR INCORPORATION OF NEW WORK.
2. REMOVE BUILDING ELEMENTS, COMPONENTS, MATERIALS, AND EQUIPMENT AS REQUIRED BY THE WORKER. RELOCATE AS INDICATED ON DRAWINGS.
3. STORE AND PROTECT RELOCATED ITEMS FROM DAMAGE UNTIL BUILT INTO NEW LOCATION.
4. MATERIALS RECOVERED FROM DEMOLITION WORK IN EXISTING BUILDING WHICH ARE NOT RELOCATED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM SITE.
5. REMOVE DEBRIS AND ACCUMULATED DIRT FROM EXISTING BUILDING IMMEDIATELY AFTER IT ACCUMULATES. ENSURE THAT DURING REMOVAL OPERATIONS THROUGHOUT THE EXISTING BUILDING THAT EXISTING WORK IS NOT DAMAGED AND DIRT, DEBRIS AND DUST IS NOT SPREAD.
6. IMMEDIATELY CLEAN UP DEBRIS RESULTING FROM WORK OF CONTRACT THAT IS DEPOSITED IN EXISTING BUILDING OUTSIDE OF WORK AREAS.

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES.
2. DRAWINGS ARE NOT DRAWN TO SCALE.

1. MATERIAL DELIVERY USING THE ELEVATOR IS TO OCCUR ON WEEKENDS, OR ON EVENINGS AFTER 5:00pm.
2. IF THE CONTRACTOR ELECTS TO DELIVER MATERIALS TO THE SITE USING A BOOM TRUCK OR CRANE BY TEMPORARILY REMOVING A WINDOW, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - a. SUBMISSION OF A LIFTING PLAN IN ADVANCE WHICH ADDRESSES COORDINATION OF THE LIFTING WITH THE BUILDING OCCUPANTS,
  - b. PROTECTION OF EXISTING FACILITIES, WORKERS AND OCCUPANTS DURING THE LIFTING.
  - c. PROTECTION OF BUILDING FROM MOISTURE AND RESTORATION OVER WINDOW AND FLASHING AFTER DELIVERY.
  - d. REINSTATE THE WINDOW AT THE CONCLUSION OF CONSTRUCTION.



SCALE: N.T.S.

[illegible]

PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
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DWG. TITLE: EXISTING SITE PLAN

SCALE: 1:250

DATE:	MARCH 2025
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DRAWN BY: T.A.

CHECKED BY: J.L./J.F.

DWG. No:	A100
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LOCATION: S:\Capital Projects\2025\605 James - 4th Floor Renos FA01604\1 PROCUREMENT DOCUMENTS\3 TENDER DOCUMENTS\1 DRAWINGS & SPECS\Architectural\Architectural Plans 4th Floor Renovations New Design Rev 4.dwg



SCALE: 1:50



A horizontal number line with tick marks at 0, 7, and 14. The word "Feet" is written at the right end of the line.



605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: DEMOLITION PLAN

SCALE: 1:50

DATE: MARCH 2025

DRAWN BY: T.A.

CHECKED BY: J.L./L.F.

DWG. No: **A 000**

**LOCATION:** S:\Capital Projects\2025\605 James - 4th Floor Renov FA016041\PROCUREMENT DOCUMENTS\3 TENDERS\3.1 DRAWINGS & SPECS\Architectural\Architectural Plans 4th Floor Renovations New Design

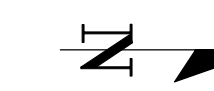
DRAWING NOTES

1. EVERYTHING SHOWN DASHED TO BE REMOVED AND DISPOSED OF IN ITS ENTIRETY.
2. PROPOSED HOARDING TO SEPARATE AREAS OF WORK FROM EXISTING PORTION OF THE BUILDING WITH DUST-TIGHT HOARDING. CONTRACTOR SHALL CONSTRUCT ALL DUST TIGHT HOARDING IN SUCH A MANNER AS TO MAINTAIN MEANS OF EGRESS TO EXITS.
3. JANITOR ROOM - EXISTING SINK TO BE REMOVED AND DISPOSED. EXISTING PLUMBING SERVICE TO REMAIN AND BE RE-USED.
4. VAULT ROOM 1 - DEMOLISH AND DISPOSE OF THE EXISTING CONCRETE SAFE. PATCH AND MAKE GOOD WALLS AND FLOORING ADJACENT TO SAFE. EXISTING SHELF-1 TO REMAIN IN PLACE.

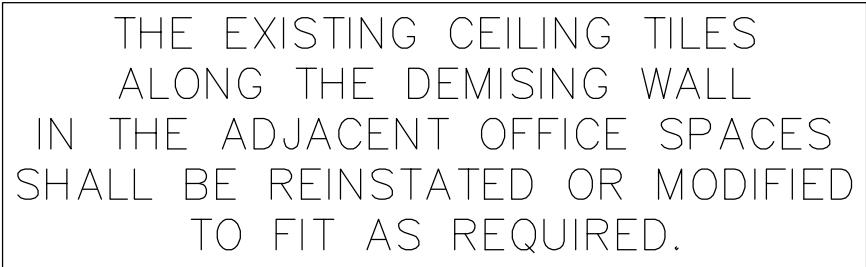
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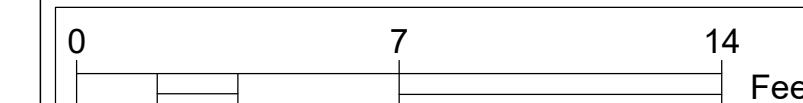
TRUE NORTH



CONSTRUCTION NORTH



<u>LEGEND:</u>	
<u>ITEM</u>	<u>DESCRIPTION</u>
	LIGHT FIXTURE TO BE REMOVED AND DISPOSED.
	TILE CEILING AND GRID TO BE REMOVED AND DISPOSED.

[illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: CEILING DEMOLITION PLAN

SCALE: 1:50

DATE: MARCH 2025

DRAWN BY: \_\_\_\_\_

	T.A.
CHECKED BY:	

	J.L./L.F.
DWG. No:	1001

EVENT:	A201
LOCATION:	

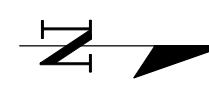
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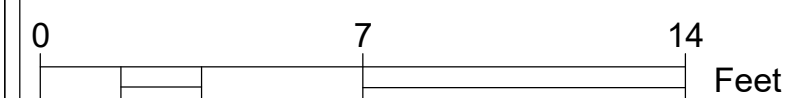
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TRUE NORTH



CONSTRUCTION NORTH

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605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
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DWG. TITLE: FLOORING DEMOLITION PLAN

SCALE: 1:50

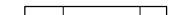
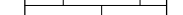




DATE: MARCH 2025

DRAWN BY: T.A.

CHECKED BY: J.L./L.F.




DWG. No: A202

LOCATION: S:\Capital Projects\2025\605 James - 4th Floor Renos FA01804\1 PROCUREMENT DOCUMENTS\3 TENDER DOCUMENTS\1 DRAWINGS & SPECS\Architectural\Architectural Plans 4th Floor Renovations New Design Rev 4.dwg

FLOOR FINISH SCHEDULE				
TAG	ITEM	DESCRIPTION	SYMBOL	FLOOR AREA
(E1)	EXISTING LAMINATE	REMOVE AND DISPOSE. INCLUDE GRINDING DOWN THE MASTIC BELOW THE FLOORING. (REFER TO PINCHIN REPORT AND ABATEMENT REMOVAL SPECIFICATIONS)		± 1,550 ft <sup>2</sup>
(E2)	EXISTING CERAMIC TILE	REMOVE AND DISPOSE		± 150 ft <sup>2</sup>
(E3)	EXISTING CONCRETE FLOOR	EXISTING FLOOR TO REMAIN AT THE CONCRETE FLOOR AREA		± 35 ft <sup>2</sup>
(E4)	EXISTING VINYL FLOOR TILE	REMOVE AND DISPOSE OF VINYL FLOOR TILE AND MASTIC BELOW.		± 35 ft <sup>2</sup>
(E5)	EXISTING CARPET AND BASEBOARD	REMOVE AND DISPOSE. LEAVE THE EXISTING FLOOR TILES BENEATH THE CARPET AS-IS.		± 170 ft <sup>2</sup>
(E6)	EXISTING CARPET	REMOVE AND DISPOSE.		± 20 ft <sup>2</sup>

NEW OFFICE PLAN  
SCALE: 1:50

SCALE: 1:50

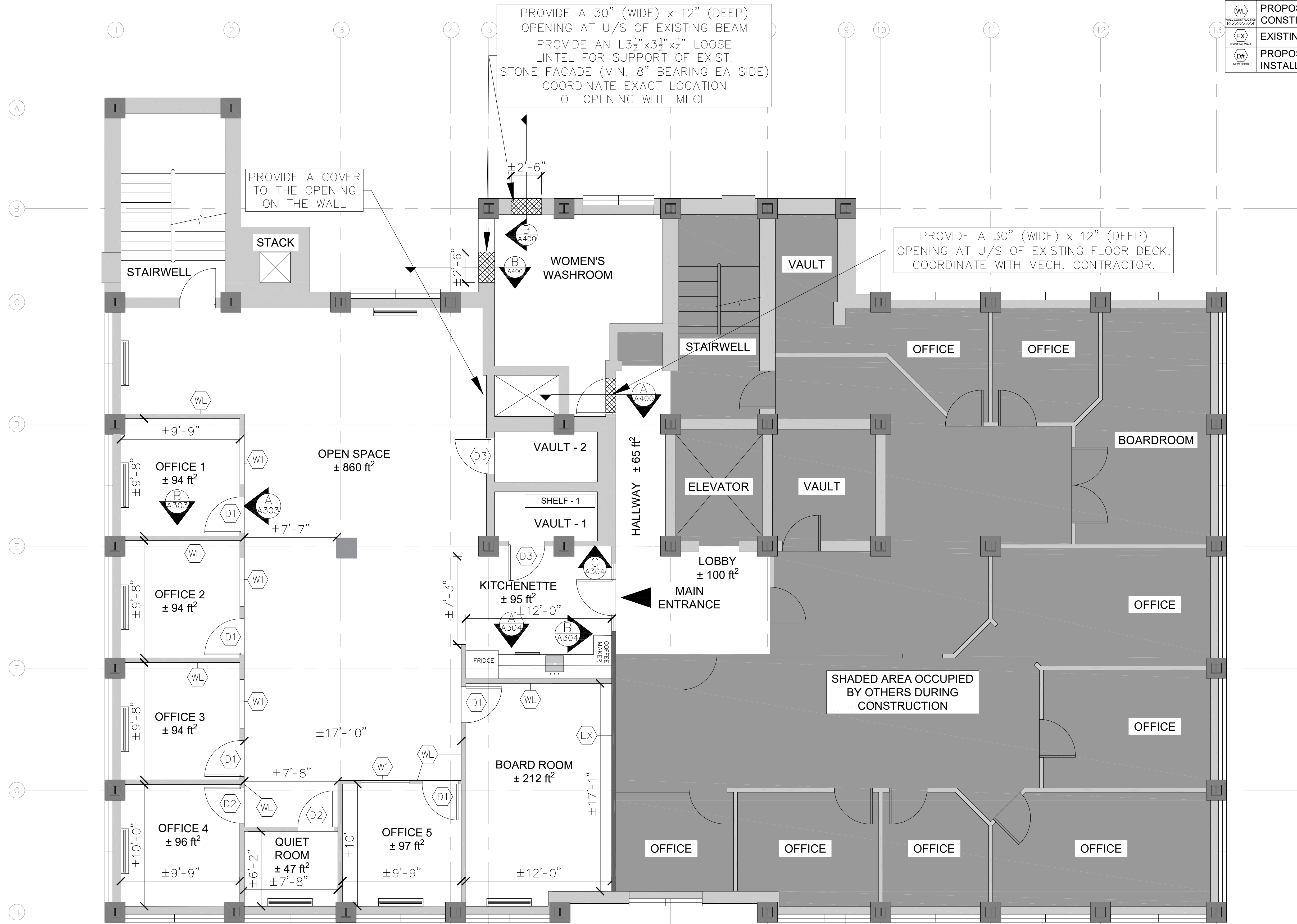
LEGEND:	
ITEM	DESCRIPTION
 WALL CONSTRUCTION (NEW WALL)	PROPOSED NEW WALLS CONSTRUCTION.
 EXISTING WALL	EXISTING WALL TO REMAIN.
 NEW DOOR	PROPOSED NEW DOORS TO BE INSTALLED.





TRUE NORTH

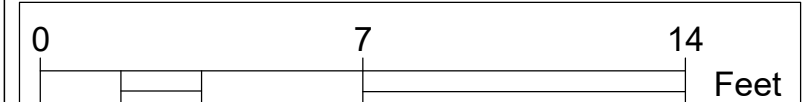


CONSTRUCTION NORTH



WALL SCHEDULE			
TAG	DESCRIPTION	NOTES	SYMBOL
<div> <div></div> <div>WL</div> </div>	1/2" DRYWALL ON BOTH SIDES OF 3 5/8" MET. STUDS (20 GAUGE) @ 16" O.C. WITH SOUND ATTENUATION BATTS	1. EXTEND NEW WALL TO UNDERSIDE OF FLOOR SLAB ABOVE. 2. TAPE ALL JOINTS AND PAINT BOTH SIDES 3. PROVIDE NEW BASEBOARD 6" RUBBER BASE ON BOTH SIDES.	
<div> <div></div> <div>EX</div> </div>	EX. 1/2" DRYWALL ON BOTH SIDE OF EX. 3 5/8" MET. STUDS C/W EX. BATT INSULATION (SITE VERIFY EX. WALL MAKEUP)	1. EXTEND EXISTING WALL WITH NEW 3 5/8" MET. STUDS/1/2" DRYWALL/SOUND ATTENUATION BATT INSULATION TO THE UNDERSIDE OF FLOOR SLAB ABOVE. 2. PROVIDE NEW BASEBOARD 6" RUBBER BASE ON PROJECT SIDE. 3. PATCH THE EXISTING SAMPLE CUT ON THE WALL.	

PAINT SPECIFICATION SCHEDULE		
ITEM	DESCRIPTION	NOTES
SHERWIN WILLIAMS PAINT	SW7006 EXTRA WHITE	TO BE APPLIED ON ALL NEW WALLS AND EXISTING WALLS WITH PRIMER COAT OF PAINT FOLLOWED BY TWO COATS OF FINISH PAINT.
SHERWIN WILLIAMS PAINT	SW7070 SITE WHITE	TO BE APPLIED ON THE EXISTING WINDOW SILLS, DOORS AND DOOR FRAMES.

[illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: NEW OFFICE PLAN

SCALE: 1:50

DATE: MARCH 2025

DRAWN BY: T.A.

CHECKED BY: J.L./L.F.

DWG. No: A300



**LOCATION:**  
S:\Capital Projects\2025\605 James - 4th Floor Renos FA01604\1 PROCUREMENT DOCUMENTS\3 TENDER DOCUMENTS\1 DRAWINGS & SPECS\Architectural\Architectural Plans 4th Floor Renovations New Design  
Rev 4.dwg

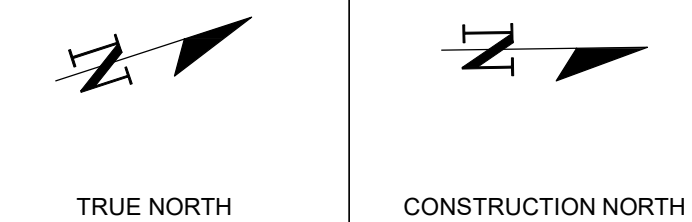
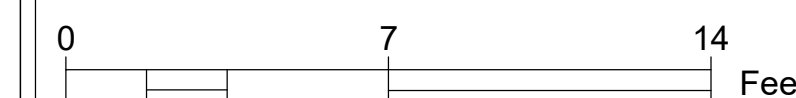


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1. HANGERS AND WIRES: GALVANIZED HANGERS AND 12-GAUGE MINIMUM GALVANIZED STEEL WIRE.
2. WALL MOULDING: FORMED 1" X 1" GALVANIZED STEEL WITH 1" EXPOSED FACE, HEMMED EDGES, PREFINISHED TO MATCH TEES.
3. EXPOSED MAIN TEE: PREFINISHED GALVANIZED STEEL, 1½" EXPOSED FACE AND 1-1/2" HIGH BULB TEE DESIGN WITH DOUBLE WEB AND SEPARATE EXPOSED CAP PIECE, MAXIMUM LENGTH, WITH REVERSIBLE AND INTEGRAL SPLICE. FINISH TEE IN BAKED ENAMEL, COLOUR WHITE.
4. EXPOSED CROSS TEE: PREFINISHED GALVANIZED STEEL, 1½" EXPOSED FACE AND 1-1/2" HIGH BULB TEE DESIGN OF SAME FABRICATION AS MAIN TEE, WITH OFF-SET ENDS TO ALLOW CROSS TEE FLANGE TO SIT ON MAIN TEE FLANGE PROVIDING FLUSH EXPOSED FACES, AND WITH POSITIVE INTERLOCK TO MAIN TEE. FINISH TO MATCH MAIN TEES.

LEGEND:	
ITEM	DESCRIPTION
	NEW LIGHT FIXTURE TO BE INSTALLED IN THE WORK AREA. REFER TO THE ELECTRICAL DRAWINGS.
	NEW CEILING FAN. PROVIDED AND INSTALLED BY CONTRACTOR. REFER TO THE ELECTRICAL DRAWINGS.

[illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: REFLECTED CEILING PLAN

SCALE: 1:50

DATE: MARCH 2025

DRAWN BY: T.A.

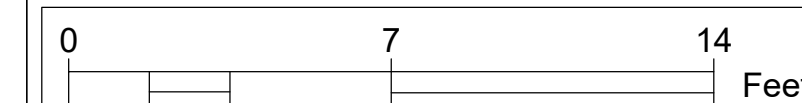
CHECKED BY: J.L./L.F.

DWG. No: **A301**

LOCATION: S Capital Projects/2025/605 James - 4th Floor Renos FA0160411 PROCUREMENT DOCUMENTS/3 TENDERS DOCUMENTS/11 DRAWINGS & SPECS/Architectural/Architectural Plans 4th Floor Renovations New Design Rev 4.dwg

SCALE: 1:50

TAG	ITEM	DESCRIPTION	SYMBOL	FLOOR AREA
(CF)	NEW CARPET TILE FLOORING	INSTALL NEW CARPET WITH NEW VINYL BASEBOARD (6") - VENTURE-LUCIDE SILENCE COLLECTION 40230 -VITAL 15473. CONTRACTOR TO PROVIDE FLOOR SAMPLES FROM THIS COLLECTION IN VARIOUS COLOURS FOR THE CLIENTS SELECTION.		± 1,590 ft <sup>2</sup>
(VT)	NEW LUXURY VINYL FLOORING	INSTALL NEW LUXURY VINYL FLOORING WITH NEW VINYL BASEBOARD (6") (LVT) LUXURY VINYL FLOORING - MOHAWK GROUP HOT & HEAVY COLLECTION GROWN UP VERA 132. CONTRACTOR TO PROVIDE SAMPLES FOR CLIENTS SELECTION.		± 300 ft <sup>2</sup>
(EX)	EXISTING CONCRETE FLOOR	EXISTING CONCRETE FLOORING TO REMAIN		± 70 ft <sup>2</sup>
(TF)	EXISTING TERRAZZO FLOOR	STRIP, POLISH AND WAX THE FLOOR		± 170 ft <sup>2</sup>

[illegible]

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PH: (905) 525-4330 F: (905) 525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: FLOORING PLAN

SCALE: 1:50

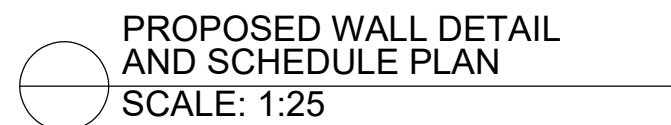
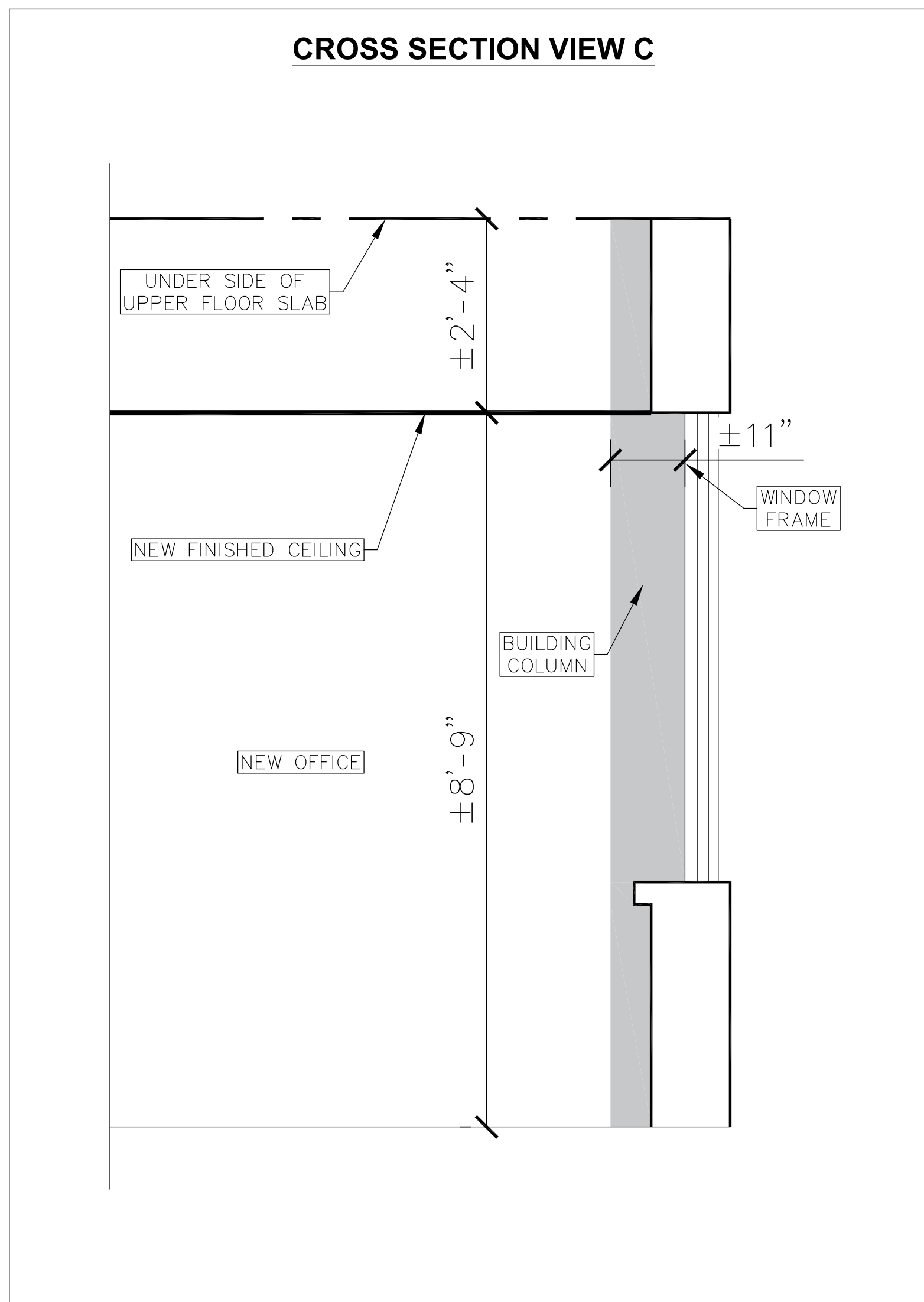
DATE: MARCH 2025

DRAWN BY: T.A.

CHECKED BY: J.L./L.F.

DWG. No: **A302**

**LOCATION:** S:\Capital Projects\2025\605 James - 4th Floor Renos FA018041 PROCUREMENT DOCUMENTS\3 TENDERS DOCUMENTS\1 DRAWINGS & SPECS\Architectural\Architectural Plans 4th Floor Renovations New Design

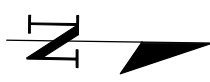


DOOR & WINDOW SCHEDULE													
DOOR / WINDOW NUMBER	DOOR / WINDOW								FRAME		HARDWARE		
	QTY	SWING	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	DOORSTOP	DOOR HANG	DOOR HANDLE
D1	5	LH	±36"	±7'-0"	±1' $\frac{3}{4}$ "	HOLLOW METAL	PAINT	HALF GLASS	METAL	PAINT	YES	(3x) 4 $\frac{1}{2}$ " SS BALL BEARING HINGES	LEVER HANDLE c/w KEYED LOCK
D2	2	RH											
D3 (VAULT 1 & 2)	2	RH	±36"	±7'-0"	±1 $\frac{3}{4}$ "	HOLLOW METAL	PAINT	N/A	METAL	PAINT	YES	(3x) 4 $\frac{1}{2}$ " SS BALL BEARING HINGES	LEVER HANDLE c/w KEYED LOCK
W1	4	N/A	±4'-0"	±3'-4 $\frac{3}{8}$ "	±1 $\frac{3}{4}$ "	FROST TEMPERED GLASS			METAL	PAINT	N/A	N/A	N/A

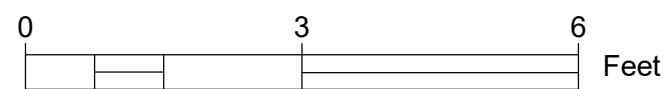
- NOTES:
1. SUBMIT SHOP DRAWINGS FOR DOORS AND HARDWARE SCHEDULES FOR REVIEW.
  2. ALL MAN DOORS TO BE HOLLOW METAL, 16 GA. STEEL, OF SIZES SHOWN, AS MANUFACTURED BY STEELCRAFT, OR ALTERNATIVE APPROVED BY OWNER.
  3. DOOR FRAMES TO BE 16 GA. STEEL, COMPLETE WITH ANCHORS, AND REINFORCED FOR HARDWARE, AS MANUFACTURED BY STEELCRAFT, OR ALTERNATIVE APPROVED BY OWNER.
  4. DOORS TO HAVE COMPLETE HARDWARE HARDWARE TO BE COMMERCIAL GRADE STAINLESS STEEL, TO MEET HOPA STANDARDS.
  5. PROVIDE 3 HEAVY DUTY STAINLESS STEEL HINGES PER DOOR
  6. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
  7. ALL MAN DOORS AND FRAMES TO BE PAINTED WITH 1 COAT ALKYD PRIMER AND 2 COATS ALKYD ENAMEL, SEMI-GLOSS PAINT. REFER TO PAINT SPEC. SCHEDULE ON DWG.A201.



TRUE NORTH



CONSTRUCTION NORTH

[illegible][illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: WALL DETAIL AND SCHEDULE PLAN

SCALE: N.T.S

DATE: MARCH 2025

DRAWN BY: T.A

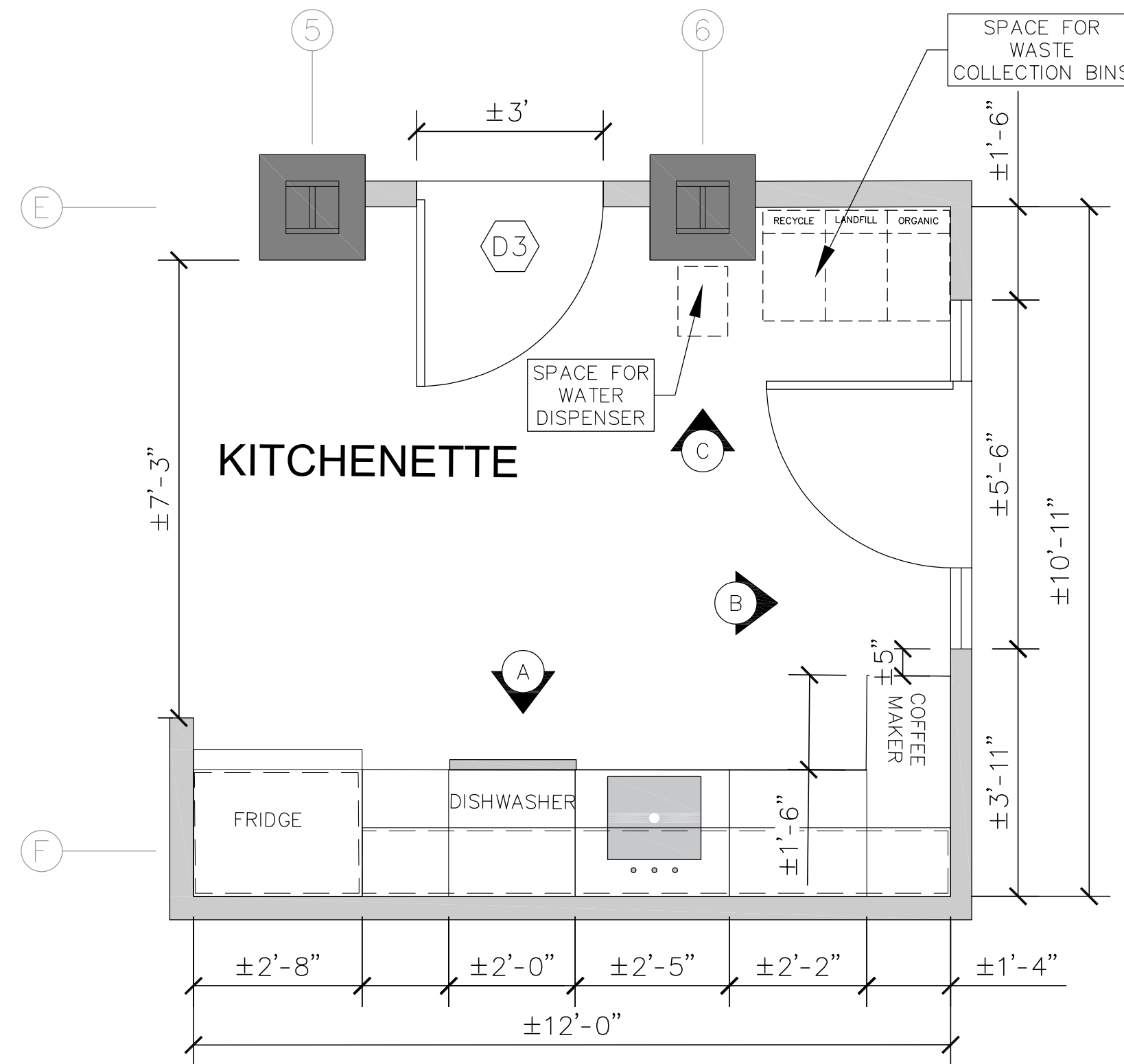
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DWG. No: **A303**

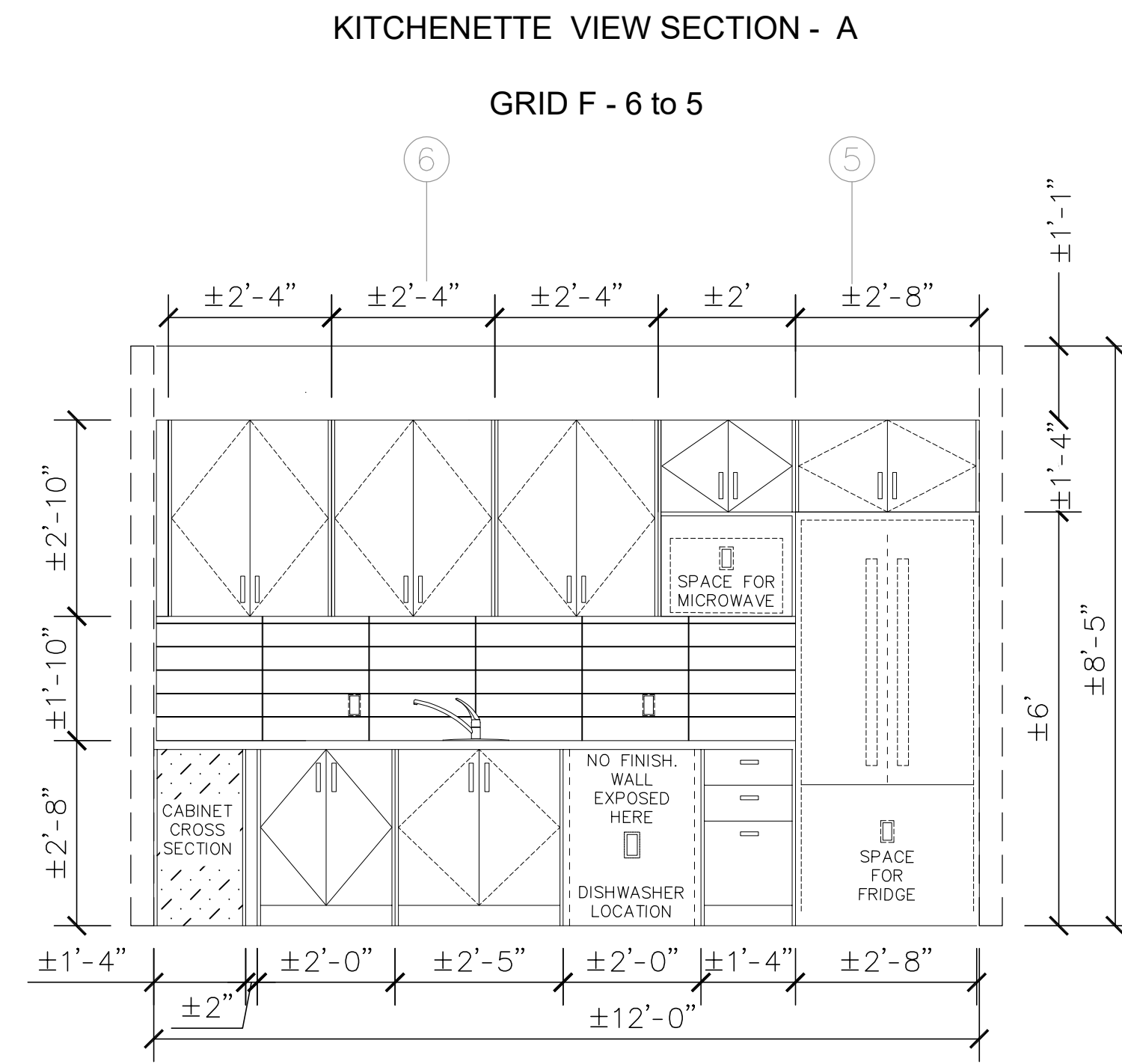
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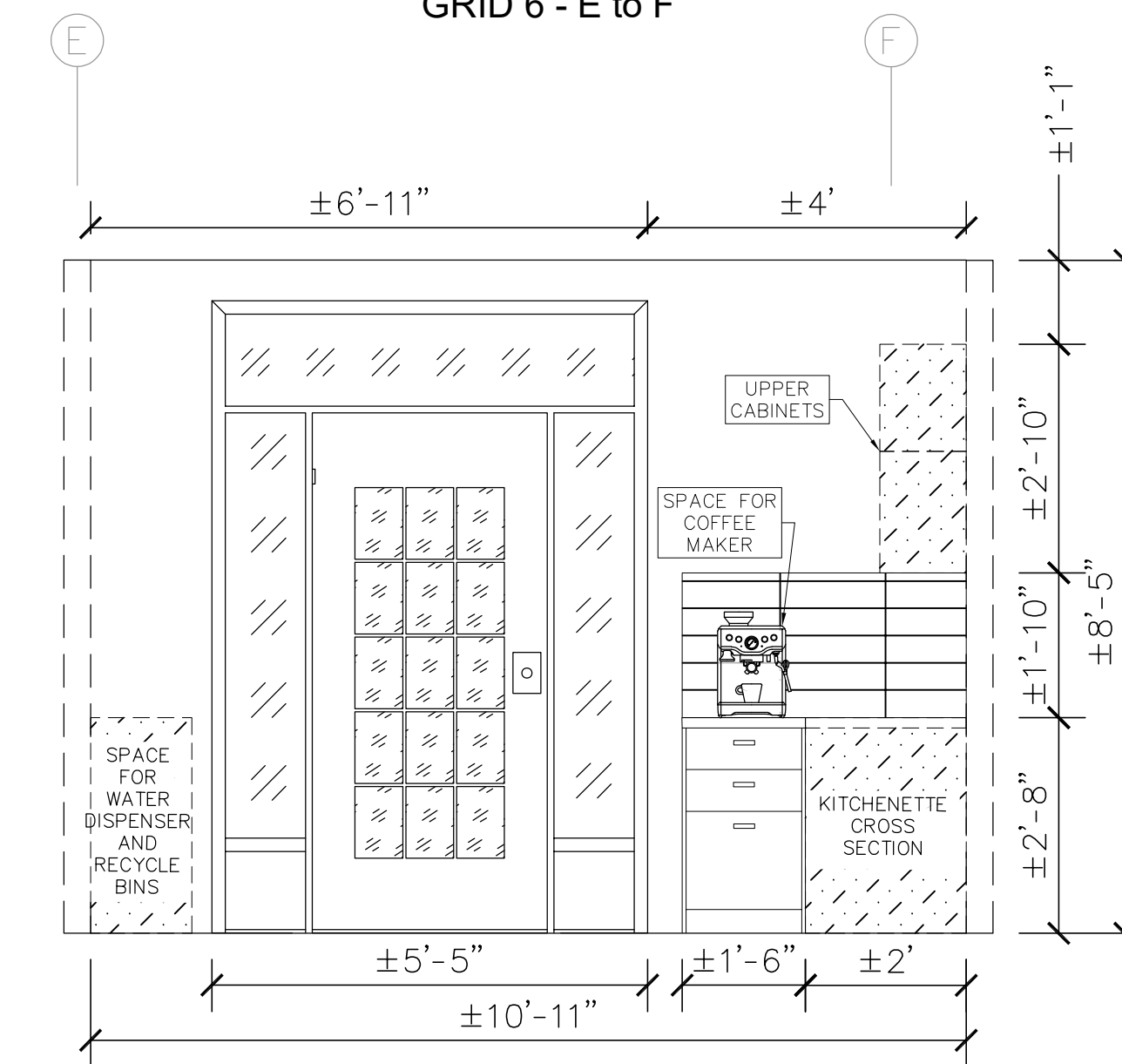
GRID E to F - 5 to 6



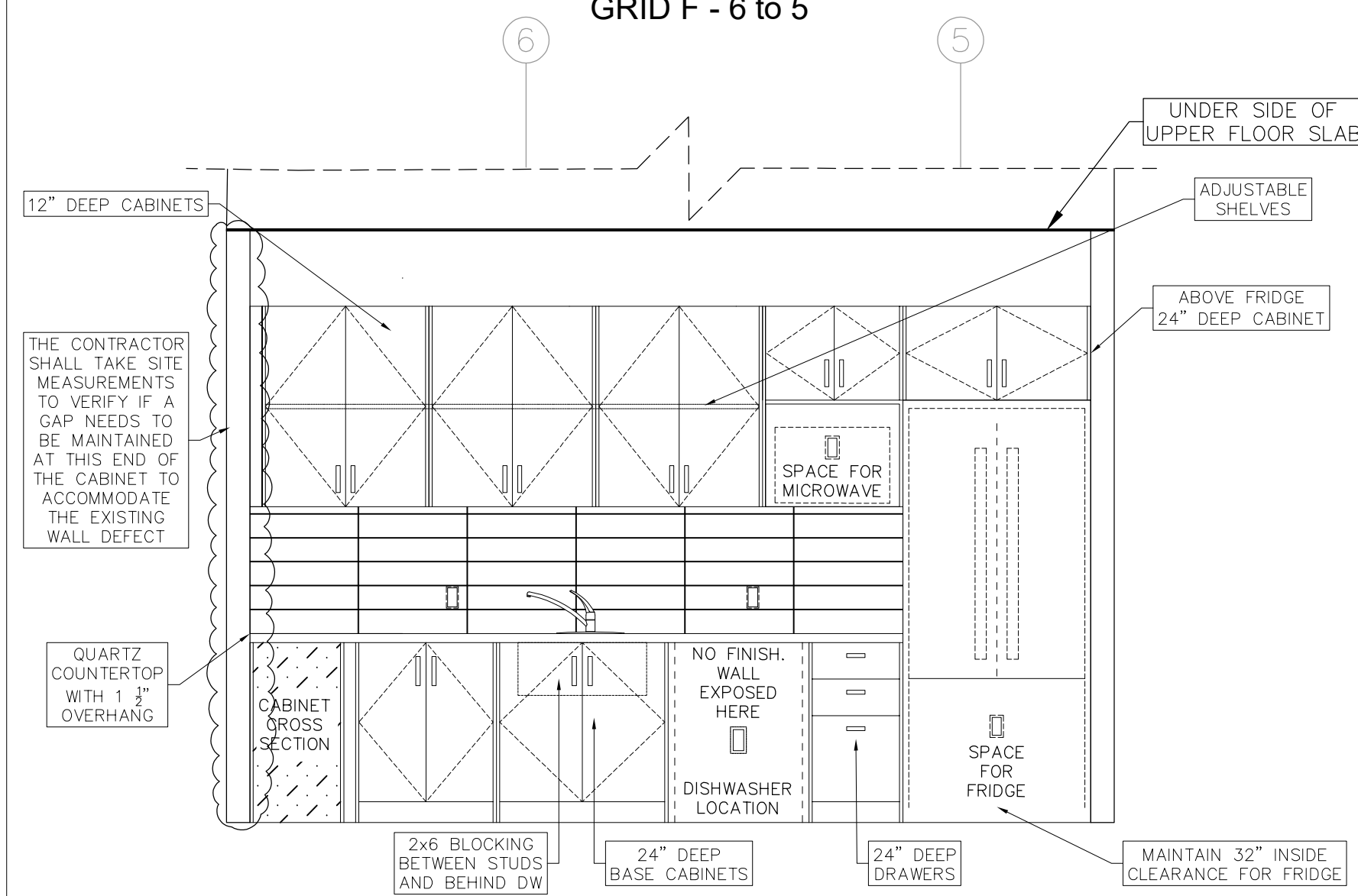
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SCALE: 1:25



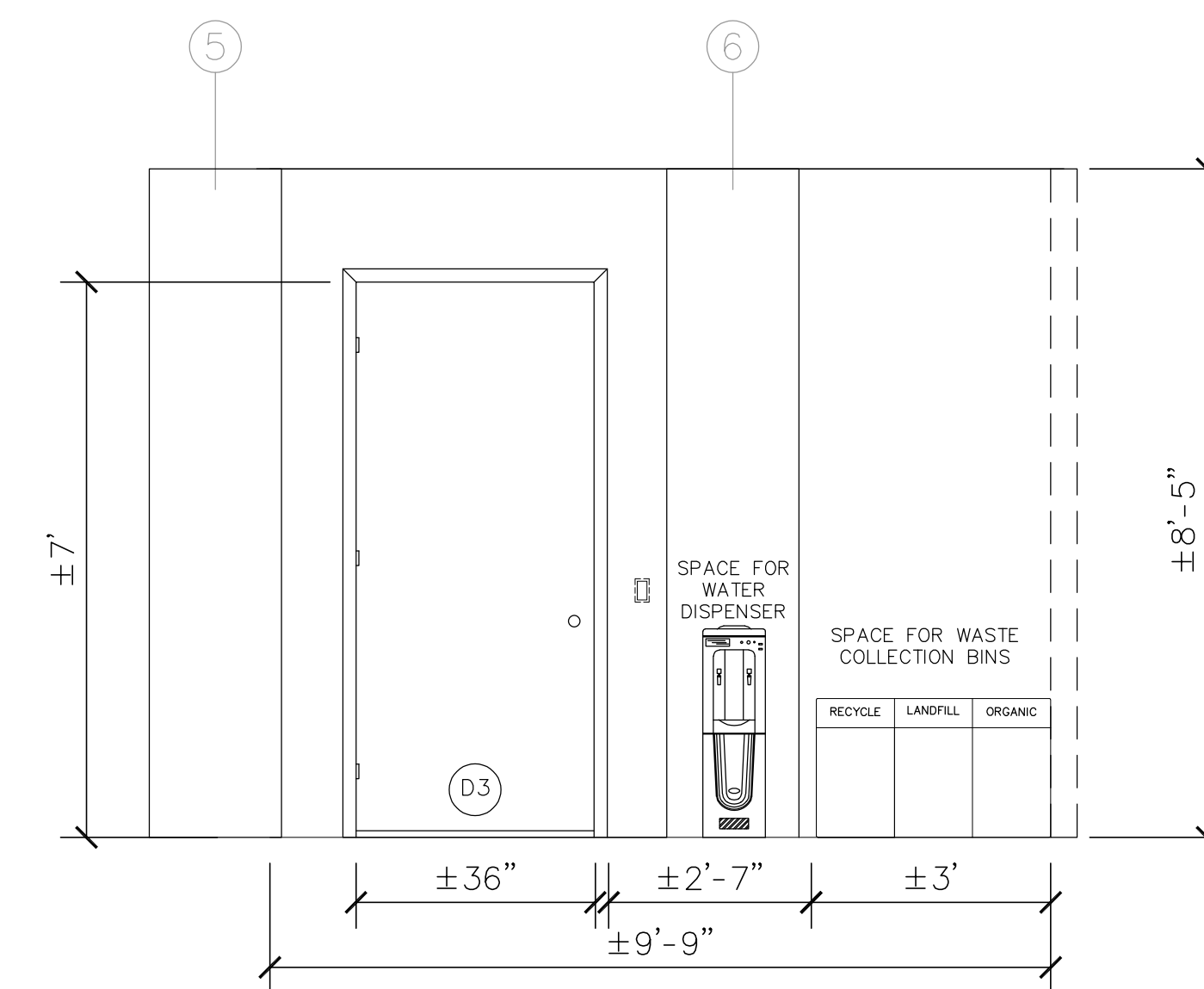
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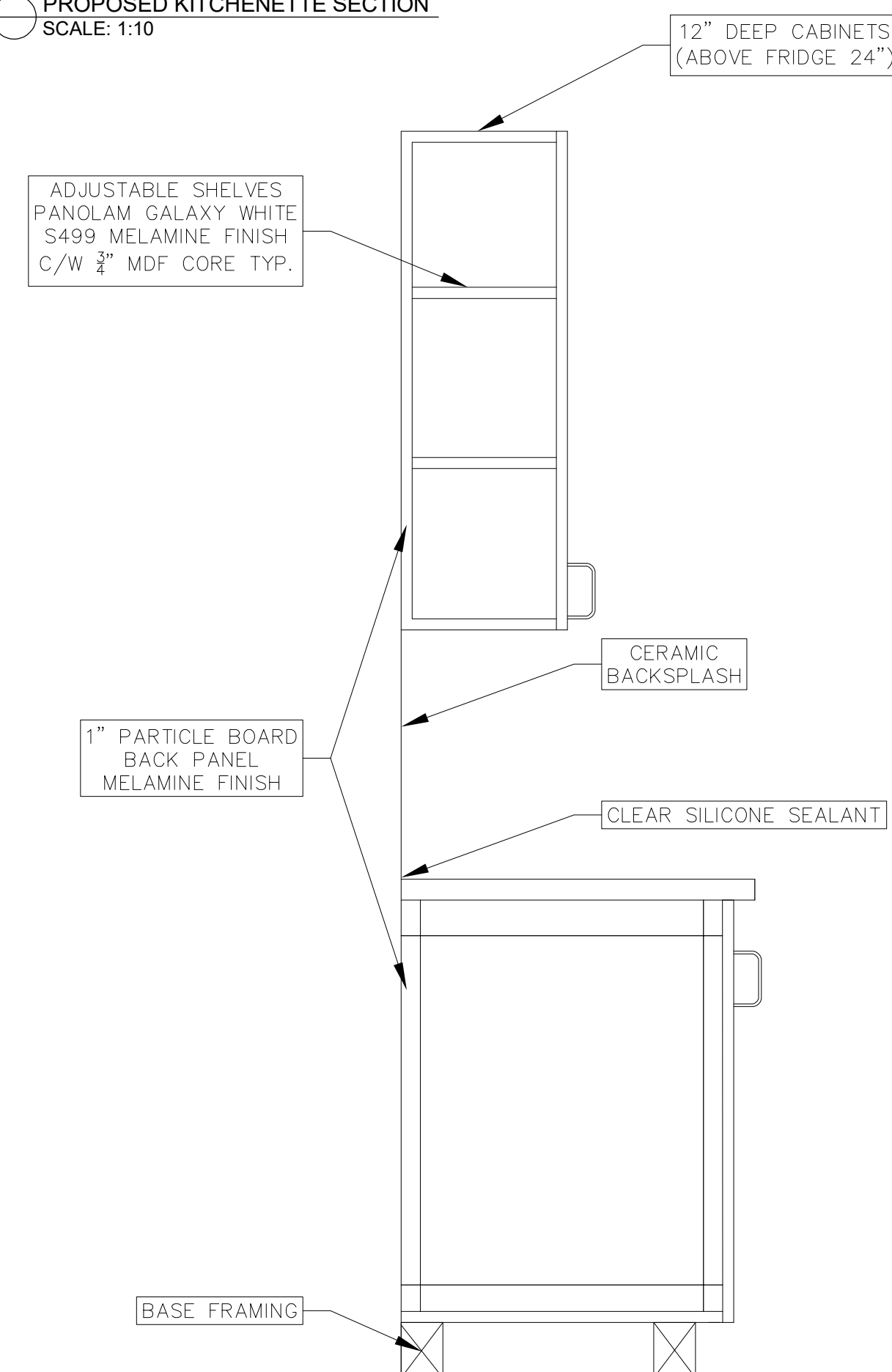
GRID F - 6 to 5



GRID E - 5 to 6



PROPOSED KITCHENETTE SECTION  
SCALE: 1:10



PROPOSED KITCHENETTE NOTES:

1. CONTRACTOR IS TO NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND MEASUREMENTS SHOWN ON THESE PLANS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO SUPPLY ALL MATERIALS, LABOUR AND EQUIPMENT NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS.
4. CONTRACTOR IS TO COORDINATE ALL WORK.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL MINISTRY OF LABOUR REGULATIONS AND GUIDELINES.
6. CONTRACTOR IS TO COORDINATE ITS COORDINATING WITH THE WORK OF OTHER CONTRACTORS, AND, IF ANY, PRESENT IN THE WORK AREA.
7. ALL WORK REQUIRED, INCLUDING DEMOLITION, SHALL BE CARRIED OUT IN A MANNER THAT WILL NOT DAMAGE THE EXISTING SITE OR STRUCTURE. ANY DAMAGES SHALL BE REPAIR AT THE CONTRACTOR EXPENSE.
8. ALL KITCHEN APPLIANCES, SUCH AS FRIDGE, DISHWASHER, COFFEE MAKER, WATER DISPENSER AND WASTE COLLECTION BINS WILL BE SUPPLY AND INSTALLED BY HOPA.



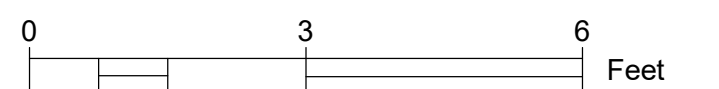
TRUE NORTH



CONSTRUCTION NORTH

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LEGEND:

[illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT: 605 JAMES STREET NORTH

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

SCALE: 1:25

DATE: MARCH 2025

DRAWN BY: T.A.

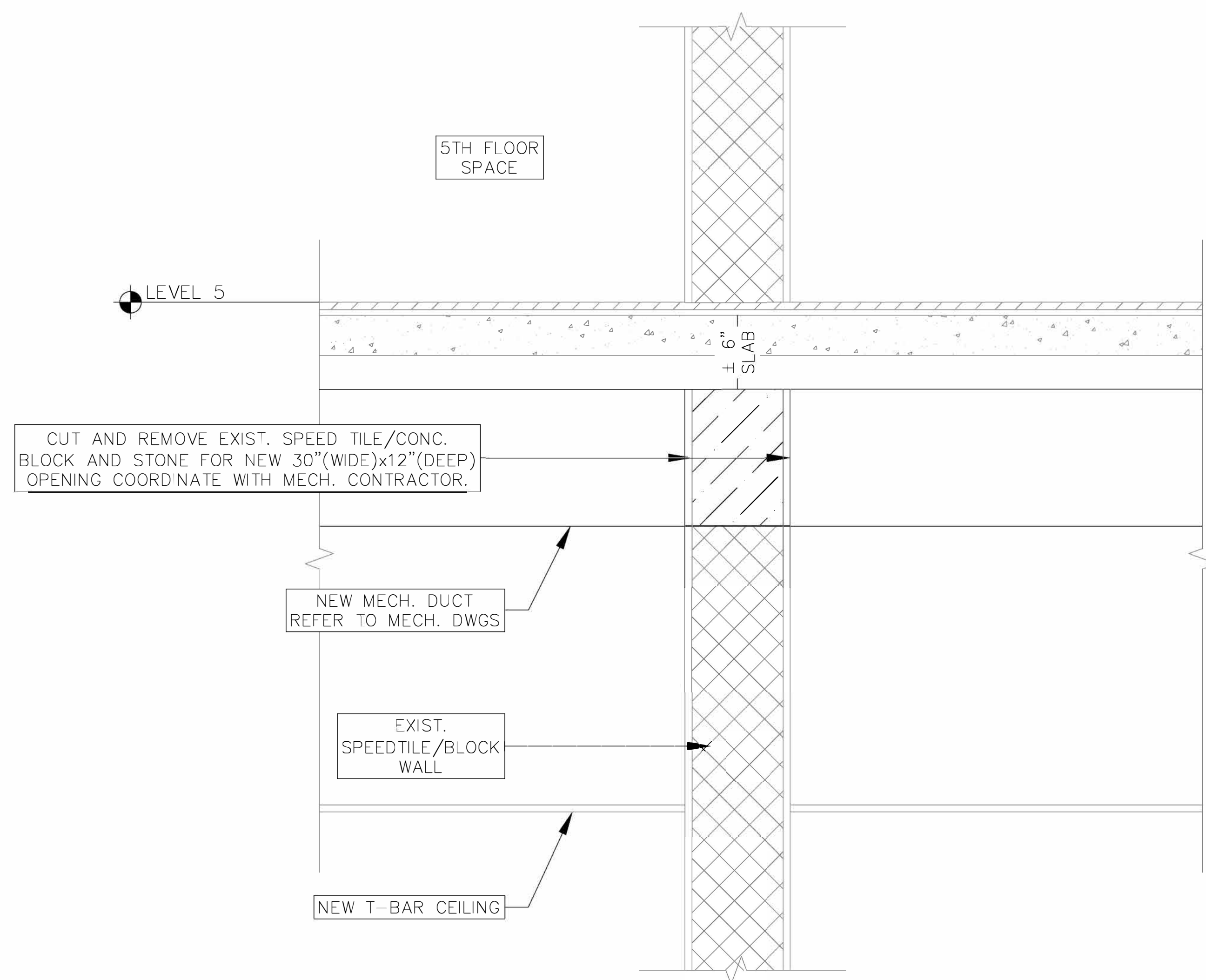
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DWG. No:	A304
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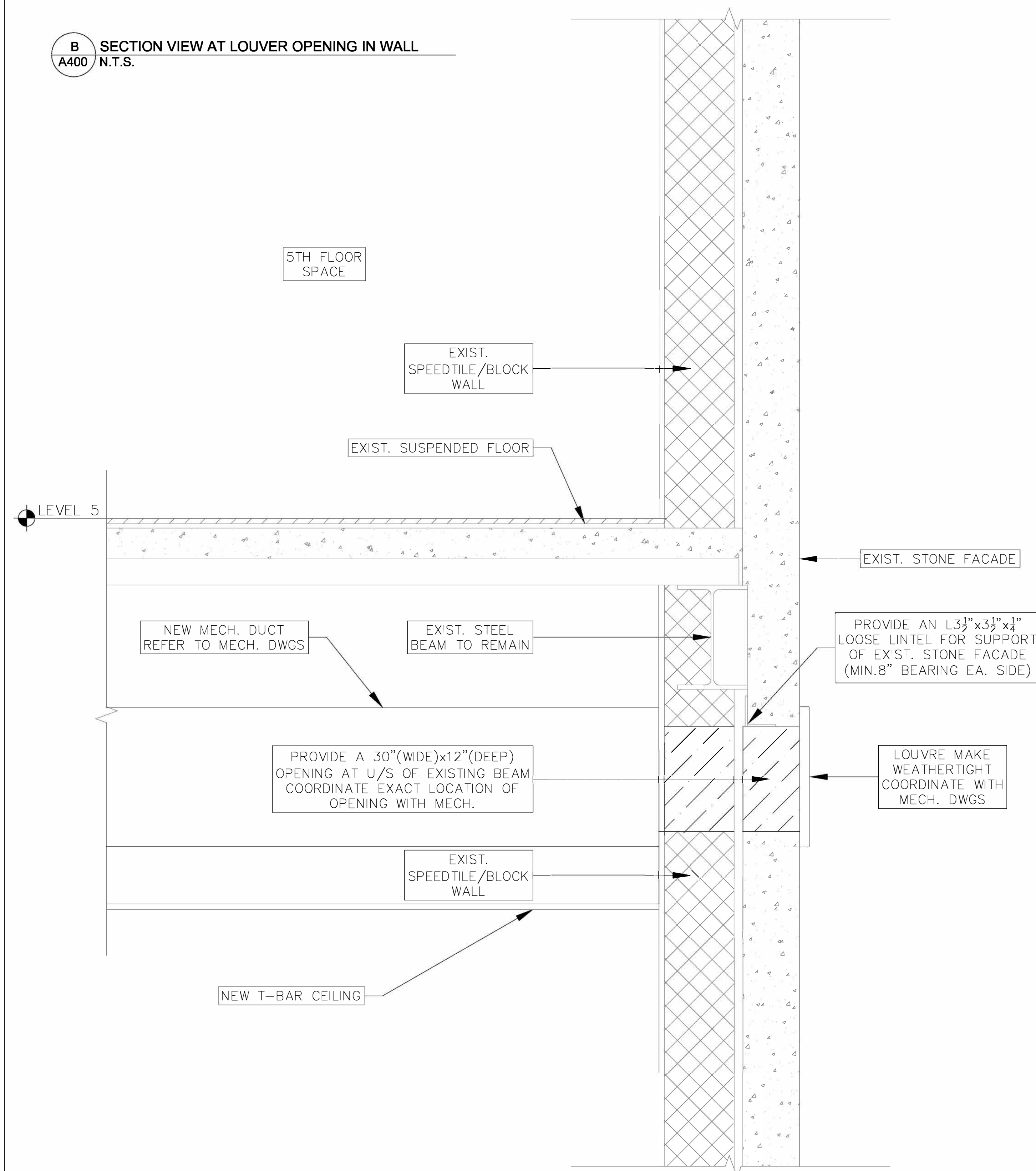
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Rev 4.dwg



SECTION VIEW AT DUCT OPENING IN WALL  
N.T.S.



**B** SECTION VIEW AT LOUVER OPENING IN WALL  
**A400** N.T.S.

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605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: **SECTIONS / ELEVATIONS**

SCALE: 1:7.5

DATE: MARCH 2025

DRAWN BY: T.A.

CHECKED BY: J.L./L.F.

DWG. No: **A400**

**LOCATION:**  
S Capital Project 2025/605 James - 4th Floor Renos FA0160411 PROCUREMENT DOCUMENTS/3 T  
DOCUMENTS/11 DRAWINGS & SPECS/Architectural/Architectural Plans 4th Floor Renovations New D  
Reno 4.dwg



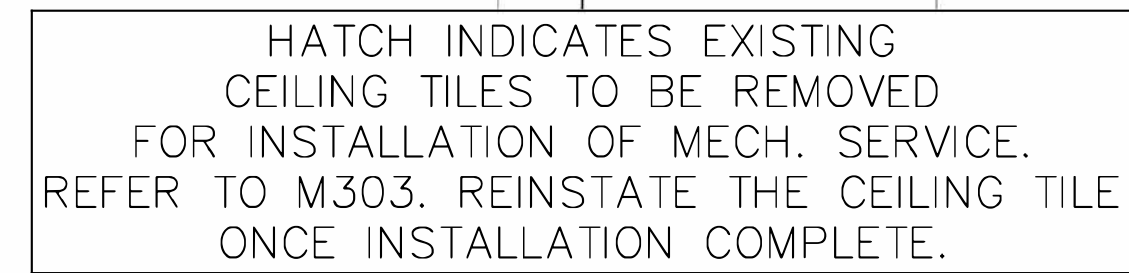
SCALE: 1:50



TRUE NORTH



CONSTRUCTION NORTH



HATCH INDICATES EXISTING  
CEILING TILES TO BE REMOVED  
FOR INSTALLATION OF MECH. SERVICES UNDER  
NEW KITCHENETTE FOR THE 4TH FLOOR  
REFER TO M302. REINSTATE ONCE  
INSTALLATION COMPLETE.

[illegible][illegible]

605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH:(905)525-4330 F:(905)525-7258

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: 3RD FLOOR EXISTING OFFICES PLAN

SCALE: 1:50

DATE:	MARCH 2025
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DRAWN BY: T.A.

CHECKED BY:	J.L./L.F.
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DWG. No: **A401**

LOCATION: 5 Capital Projects/2025/605 James - 4th Floor Renos FA016041 PROCUREMENT DOCUMENTS/3 TENDER DOCUMENTS/1 DRAWINGS & SPECS/Architectural/Architectural Plans 4th Floor Renovations New Design



PLUMBING FIXTURE SCHEDULE												
Item	Type	Connection Sizes					Fixture		Trim		Accessories	
		HW	CW	TW	Drain	Vent	Acceptable Manufacturer	Fixture Description	Acceptable Manufacturer	Trim Description	Acceptable Manufacturer	Accessory Description
S-1	STAINLESS STEEL SINGLE SINK	1/2	1/2		1 1/2	1 1/4	KINDRED LBS6808-1/3 NOVANNI 1017	SINK: SINGLE COMPARTMENT, LEDGE-BACK. FROM 1.0 mm (20 GAUGE) THICK TYPE 302 POLISHED STAINLESS STEEL. SELF-RIMMING, UNDERCOATED, CLAMPS. OVERALL SIZES: 520 mm X 510 mm X 200 mm (20½" X 20" X 8").	ZURN Z82300-CP8 MOEN COMMERCIAL 8701	FAUCET: CHROME PLATED BRASS, WITH SWING SPOUT, AERATOR, SINGLE LEVER HANDLE, WASHERLESS CONTROLS, ACCESSORIES TO LIMIT MAXIMUM FLOW RATE TO 8.35 l/min (2.2 gpm) AT 413 kPa (60 psi).		WASTE FITTING: INTEGRAL STAINLESS STEEL BASKET STRAINER/STOPPER, TAILPIECE, CAST BRASS P-TRAP WITH CLEANOUT.
MS-1	JANITOR SINK	1/2	1/2		1 1/2	1 1/4	NOVANNI 7500-28 KINDRED SL2424-1	SINK: SINGLE COMPARTMENT 16 GAUGE, TYPE 304, STAINLESS STEEL, EXPOSED SURFACED FINISHED TO A SATIN FINISH. RADIUS COVED CORNERS FRONT AND BACK ONLY. ROLLED EDGE AT FRONT & SIDES. OVERALL SIZES: 540 mm X 550 mm X 360 mm (21 1/2" X 21 5/8" X 14").	CHICAGO FAUCETS 540-LDABCP	FAUCET: WALL MOUNTED 8" BODY, ADJUSTABLE ARMS 7-1/4"-8-3/4", CHROME PLATED BRASS WITH 6"S TYPE SWING SPOUT. 2-3/8" VANDAL PROOF LEVER HANDLE. QUATURN COMPRESSION OPERATING CARTRIDGE. ACCESSORIES TO LIMIT MAXIMUM FLOW RATE TO 8.35 l/min (2.2 gpm) AT 413 kPa (60 psi).	McGUIRE 8912	WASTE FITTING: INTEGRAL STAINLESS STEEL BASKET STRAINER/STOPPER, TAILPIECE, CAST BRASS P-TRAP WITH CLEANOUT.

### FAN COIL SCHEDULE

Item	Type	Air Flow cfm (High Speed)	COIL INFORMATION					Cooling Capacity					Heating Capacity					Fluid Type	Fan Motor	Electrical			Manufacturer & Model	Remarks
			COIL TYPE	ROW	DTS PIPE	COND PIPE	Total Gross	Sens. MBH	Flow gpm	LWT °F	Total MBH	Flow gpm	EWTF °F	LWT °F	Voltage	MCA	Fuse							
FC-1	VERTICAL CABINET FAN COIL	245	COOLING/HEATING	4	1/2"	1/2"	1/2"	5.51	4.19	1.30	45	53.5	22.9	1.20	180	143.3	WATER	ECM	115/1/60	4.4	15	DAIKIN FCVC103	SOFT GREY COLOUR. FACTORY SUPPLIED T-STAT. UNIT MOUNTED NON-FUSE DISCONNECT SWITCH. PROVIDE BACNET CARD FOR FUTURE INTEGRATION. PROVIDE NEW TOE SPACED GRILLE, 3.5" SUBBASE.	
FC-2	VERTICAL CABINET FAN COIL	490	COOLING/HEATING	4	3/4"	3/4"	1/2"	12.9	9.22	2.50	45	55.4	49.2	2.50	180	140.7	WATER	ECM	115/1/60	4.4	15	DAIKIN FCVC106	SOFT GREY COLOUR. FACTORY SUPPLIED T-STAT. UNIT MOUNTED NON-FUSE DISCONNECT SWITCH. PROVIDE BACNET CARD FOR FUTURE INTEGRATION. PROVIDE NEW TOE SPACED GRILLE, 3.5" SUBBASE.	
FC-3	VERTICAL CABINET FAN COIL	552	COOLING/HEATING	4	3/4"	3/4"	1/2"	16.2	11.1	3.2	45	55.0	60.3	3.20	180	142.9	WATER	ECM	115/1/60	8.8	15	DAIKIN FCVC108	SOFT GREY COLOUR. FACTORY SUPPLIED T-STAT. UNIT MOUNTED NON-FUSE DISCONNECT SWITCH. PROVIDE BACNET CARD FOR FUTURE INTEGRATION. PROVIDE NEW TOE SPACED GRILLE, 3.5" SUBBASE.	
FC-4	VERTICAL CABINET FAN COIL	996	COOLING/HEATING	4	3/4"	3/4"	1/2"	23.3	17.4	4.20	45	56.0	99.1	4.2	180	133.4	WATER	ECM	115/1/60	8.8	15	DAIKIN FCVC110	SOFT GREY COLOUR. FACTORY SUPPLIED T-STAT. UNIT MOUNTED NON-FUSE DISCONNECT SWITCH. PROVIDE BACNET CARD FOR FUTURE INTEGRATION. PROVIDE NEW TOE SPACED GRILLE, 3.5" SUBBASE.	
GENERAL HEAT PUMP NOTES: 1. ALL FAN COIL UNITS TO COME C/W LOW LIMIT, CONDENSATE OVERFLOW, & PIPING PACKAGE.																								

### GRILLE SCHEDULE

Item	Type	Equalizing Grid	Volume Damper	Acceptable Manufacturer	Description
D1	SQUARE CEILING DIFFUSER	YES	NONE	EH PRICE SCDA	MULTICONE, FULLY ADJUSTABLE, 12x12, STEEL CEILING DIFFUSER W/ROUND NECK. SUITABLE FOR LAY-IN T-BAR CEILING, OR DRYWALL CEILING WHEN C/W FRAME.
R1	CEILING RETURN GRILLE (DUCTED)	NO	NONE	EH PRICE 80-FA	1/2x1/2x1/2 ALUMINUM EGGRATE CORE, C/W 1 1/4" FLAT BORDER & SCREWED FASTENING FOR SURFACE MOUNTING.
E1	EXHAUST GRILLE (DUCTED)	NO	NONE	EH PRICE 80-FA	1/2x1/2x1/2 ALUMINUM EGGRATE CORE, C/W 1 1/4" FLAT BORDER & SCREWED FASTENING FOR SURFACE MOUNTING.
GENERAL DIFFUSER/GRILLE NOTES: 1. ACCEPTABLE MANUFACTURERS: EH PRICE, NALOR, TITUS 2. GRILLE COLOURS ARE SELECTED BY ARCHITECT FROM STANDARD COLOUR CHART, UNLESS OTHERWISE NOTED. 3. PAINT INTERIOR OF DUCTWORK BEHIND GRILLE MATT BLACK (WHERE VISIBLE THRU GRILLE).					

### WATER HEATER SCHEDULE

Item	Type	Input		Storage Gal.	Manufacturer & Model	Remarks
		Capacity	Medium			
HWT-1	HOT WATER TANK TYPE	4.5KW	ELEC.	27	A.O SMITH SPACE SAVER SS630LDE-45X	TWO (2) 4.5KW IMMERSED ELEMENTS, NON-SIMULTANEOUS OPERATION, 208V/3PH/60HZ, ADJUSTABLE THERMOSTAT, INSULATION, HI-LIMIT SAFTEY SHUT OFF SWITCH

### ENERGY RECOVERY UNIT SCHEDULE

Item	Type	Capacity		SP in wc	MCA	MOP	Electrical Voltage	Manufacturer & Model	Remarks
		Supply cfm	Exh cfm						
ERV-1	ENERGY RECOVERY VENTILATOR	600	750	1.0	28.9	40	208/1/60	SYSTEMAIR TOPVEX FR800EL	C/W INDIVIDUAL INTAKE AND EXHAUST LOUVERS, CONTROLLER, 7-DAY PROGRAMMABLE TIMER, CAV. PREHEAT 4.5KW ELEC. DUCT HEATER. PROVIDE THERMAL INSULATION ON DUCT RUNS

### MECHANICAL LEGEND

Item	Description	Item	Description
-----	ITEM TO BE REMOVED		TEMPERATURE GAUGE
	CUT EXISTING & CONNECT NEW PIPING		THERMOMETER
	FLOW DIRECTION		ERV CONTROLLER
	POTABLE COLD WATER		BALL VALVE
	POTABLE HOT WATER		ACOUSTIC DUCT LINING
	POTABLE HOT WATER RECIRC.		THERMAL INSULATION
--SAN-EX--	EXISTING SAN ABOVE FLOOR		BRANCH LINE SPIN-IN COLLAR C/W BALANCING DAMPER
--SAN--	SANITARY ABOVE FLOOR		TRUNK MAIN BRANCH COLLAR C/W BALANCING DAMPER
--STM-EX--	EXISTING STM ABOVE FLOOR		BALANCING DAMPER
--STM--	STORM ABOVE FLOOR		MOTORIZED DAMPER
	CONDENSATE DRAIN		FIRE DAMPER
--V--	VENT		FIRE/SMOKE DAMPER
	STANDPIPE		SMOKE DAMPER
	SPRINKLER		RECTANGULAR DUCTWORK
	DUEL TEMP WATER SUPPLY		RIGID ROUND DUCT
--DTR--	DUEL TEMP WATER RETURN		FLEXIBLE ROUND DUCT
	FLOOR DRAIN		ACOUSTICAL FLEXIBLE ROUND DUCT
	TRAP PRIMER		DIFFUSER/GRILLE SIZE (imp), TYPE & CAPACITY (cfm)
	TEE CONNECTION		HYDRONIC HEATING SIZE, TYPE & CAPACITY
	PIPE DOWN		ACCESS DOOR
	PIPE UP		EXPANSION JOINT
	FLEXIBLE CONNECTION		RETURN IN CABINET
	REDUCER/INCREASER		ABOVE FINISHED FLOOR
	CHECK VALVE		EXISTING DUCT (SIZE AS INDICATED)
	UNION		TRANSFER DUCT (SIZE AS INDICATED)
	STRAINER		TURNING VANES
	VALVE ON RISER		SUPPLY AIR DUCT
	BALANCING VALVE		RETURN/EXHAUST AIR DUCT
	INLINE PUMP		BUTTERFLY VALVE
	2-WAY TEMPERATURE CONTROL VALVE		GATE VALVE
	3-WAY TEMPERATURE CONTROL VALVE		SCREWED OR WELDED PIPE CAP
	SEMI-RECESSED HEAD		FLOOR CLEANOUT
	UPRIGHT PENDENT HEAD		LINE CLEANOUT
	CONCEALED PENDENT HEAD		TEMPERATURE & PRESSURE RELIEF VALVE
	FIRE HOSE CABINET		PRESSURE GAUGE
	RECESSED CABINET MOUNTED FIRE EXTINGUISHER		WALL MOUNTED FIRE EXTINGUISHER

### GENERAL NOTES

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PREPARED SPECIFICATION.
  - CONTRACTOR TO INCLUDE COST FOR CONSULTANT TO COMPLETE ELECTRONIC CAD AS-BUILT DWGS (ALL PAGES).
  - SANITARY VENT PIPING IS NOT SHOWN. PROVIDE ALL NECESSARY VENT PIPING FROM ALL FIXTURES FOR A COMPLETE SYSTEM TO ALL LOCAL PLUMBING CODE & LOCAL AUTHORITY REQUIREMENTS, CONNECTED TO EXISTING VENTS OR NEW VENTS AS REQUIRED. CO-ORDINATE VENT LOCATION(S) WITH GENERAL CONTRACTOR. MAINTAIN MIN 14"-0" FROM ANY AIR INLET. INSTALL VENT PIPING HIGH IN JOIST SPACE.
  - WHERE DUCTWORK PENETRATES CORRIDOR WALL, CENTER DUCT(S) BETWEEN OWSJ.
  - CO-ORDINATE WITH THE GENERAL CONTRACTOR ANY OWSJ BRIDGING/CROSS BRACING RELOCATION OR REMOVAL/REPLACEMENT REQUIRED FOR INSTALLATION OF DUCTWORK.
  - CONTRACTOR TO LOCATE ISOLATION VALVES / FREEZE PIPING / OR OTHERWISE DRAIN SYSTEMS TO ALLOW PROPOSED WORK TO PROCEED. REFILL SYSTEMS AS INDICATED.
  - UPON COMPLETION OF THE PROJECT OR UPON COMPLETION OF EACH INDIVIDUAL PHASE OF THE PROJECT THE CONTRACTORS SHALL PROVIDE THE FOLLOWING CERTIFICATES BEFORE CONFORMANCE LETTERS ARE ISSUED BY THE CONSULTANT:
    - POTABLE WATER TEST
    - NFPA-13 SPRINKLER CONTRACTOR'S MATERIAL & TEST CERTIFICATE
    - BALANCING REPORT
- ALL CERTIFICATES ARE TO BE SUBMITTED TOGETHER IN A SINGLE PACKAGE.

The contractor shall verify all dimensions and report all errors and discrepancies to the Consultant before commencement of the work.

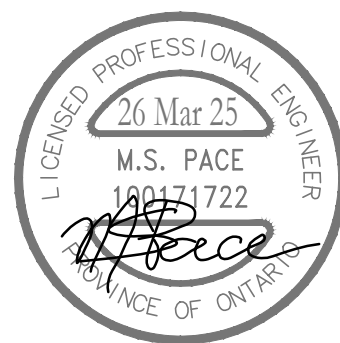
The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work.

The drawings do not indicate all offsets fitting and accessories which may be required. Provide the same to meet the required conditions.

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3	ISSUED FOR TENDER	JAN 13 2025	SV
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DEI PROJECT #24254

HAMILTON  
OSHAWA  
PORT  
AUTHORITY

PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
DWG. TITLE:	LEGEND & SCHEDULES
SCALE:	AS NOTED
DATE:	MARCH 2025
DRAWN BY:	H.A.
CHECKED BY:	S.V./M.P.
DWG. No:	M101
LOCATION:	P:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Drawings\24254 M101 Legend & Schedules.dwg











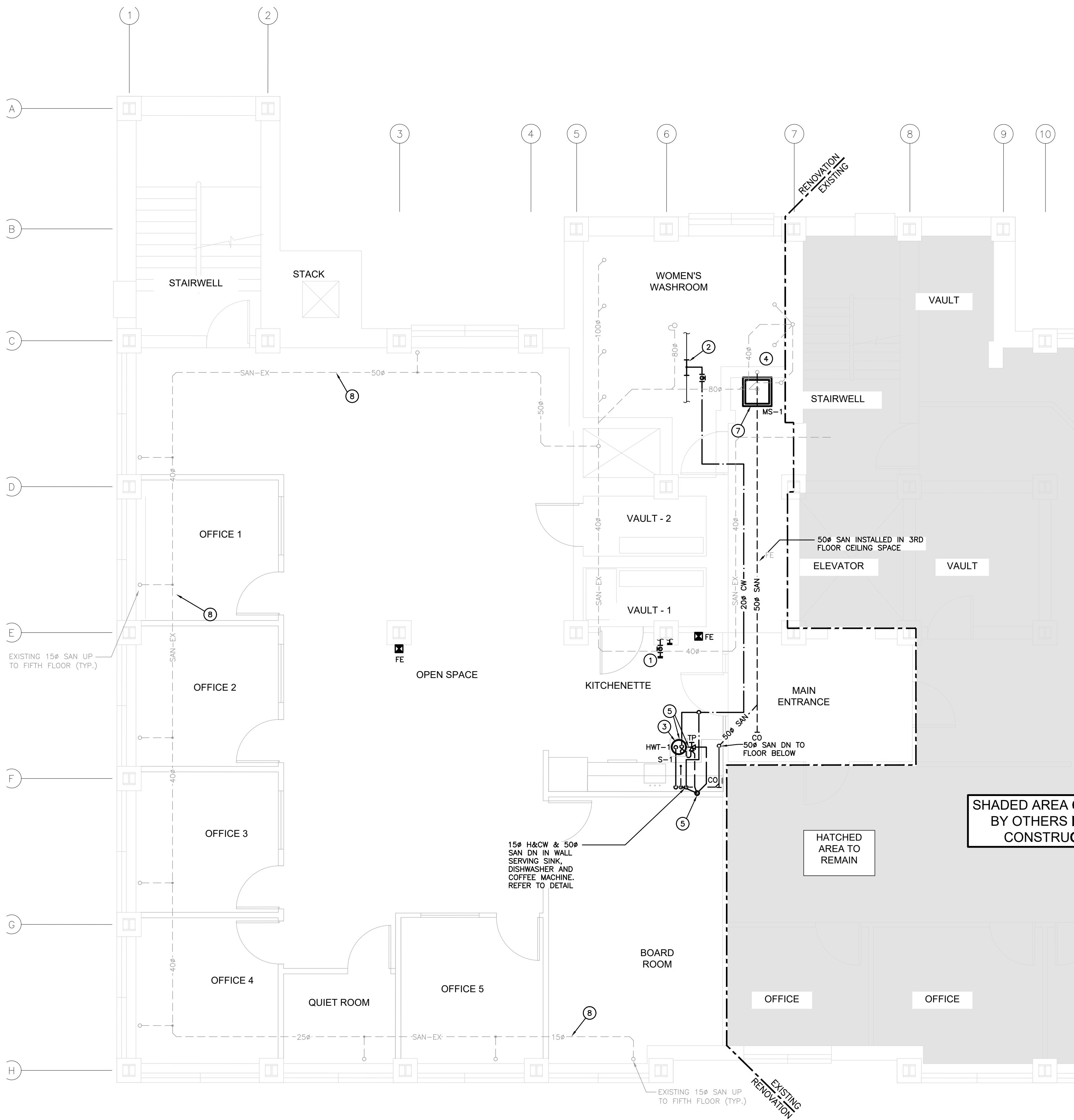


LOCATION:  
X:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Dwgs\02 Mech\24254 M301,M401  
Demo & Reno Overalls.dwg









PLUMBING & DRAINAGE – RENOVATION  
SCALE: 1:50

GENERAL RENOVATION NOTES

1. PROVIDE NEW 150 CAPPED CONNECTION C/W BALL VALVE & 400 SAN CAPPED CONNECTION FOR FUTURE WATER DISPENSER.
2. CONNECT NEW 150 CW PIPE TO EXISTING
3. PROVIDE NEW ELECTRIC HWT-1 (HOT WATER TANK) AS INDICATED. HWT-1 TO BE WITHIN CEILING SUSPENDED. REFER TO DETAIL.
4. CONNECT NEW 1000 SAN PIPE TO EXISTING SAN WITHIN JANITOR CLOSET ON 3rd FLOOR. COORDINATE WITH GENERAL CONTRACTOR REQUIRED ACCESS WITHIN THIRD FLOOR CEILING SPACE FOR INSTALLATION OF NEW PLUMBING. EXISTING THIRD FLOOR CEILING TO BE REMOVED AND REINSTATED AS REQUIRED TO ACCOMMODATE WORK.
5. WATER HEATER DRAIN PAN DRAIN AN T&P DRAIN TO BE INDIRECTLY DRAIN IN WALL. REFER TO DETAIL.
6. PROVIDE NEW INSULATION ON ANY PIPING THAT HAD ITS INSULATION REMOVED DUE TO ASBESTOS ABATEMENT.
7. CONNECT NEW JANITOR SINK TO EXISTING SAN & H&CW PIPING.
8. PROVIDE NEW INSULATION ON ALL EXISTING DRAIN PIPING WITHIN 4TH FLOOR CEILING SPACE.



TRUE NORTH



CONSTRUCTION NORTH

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The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work.  
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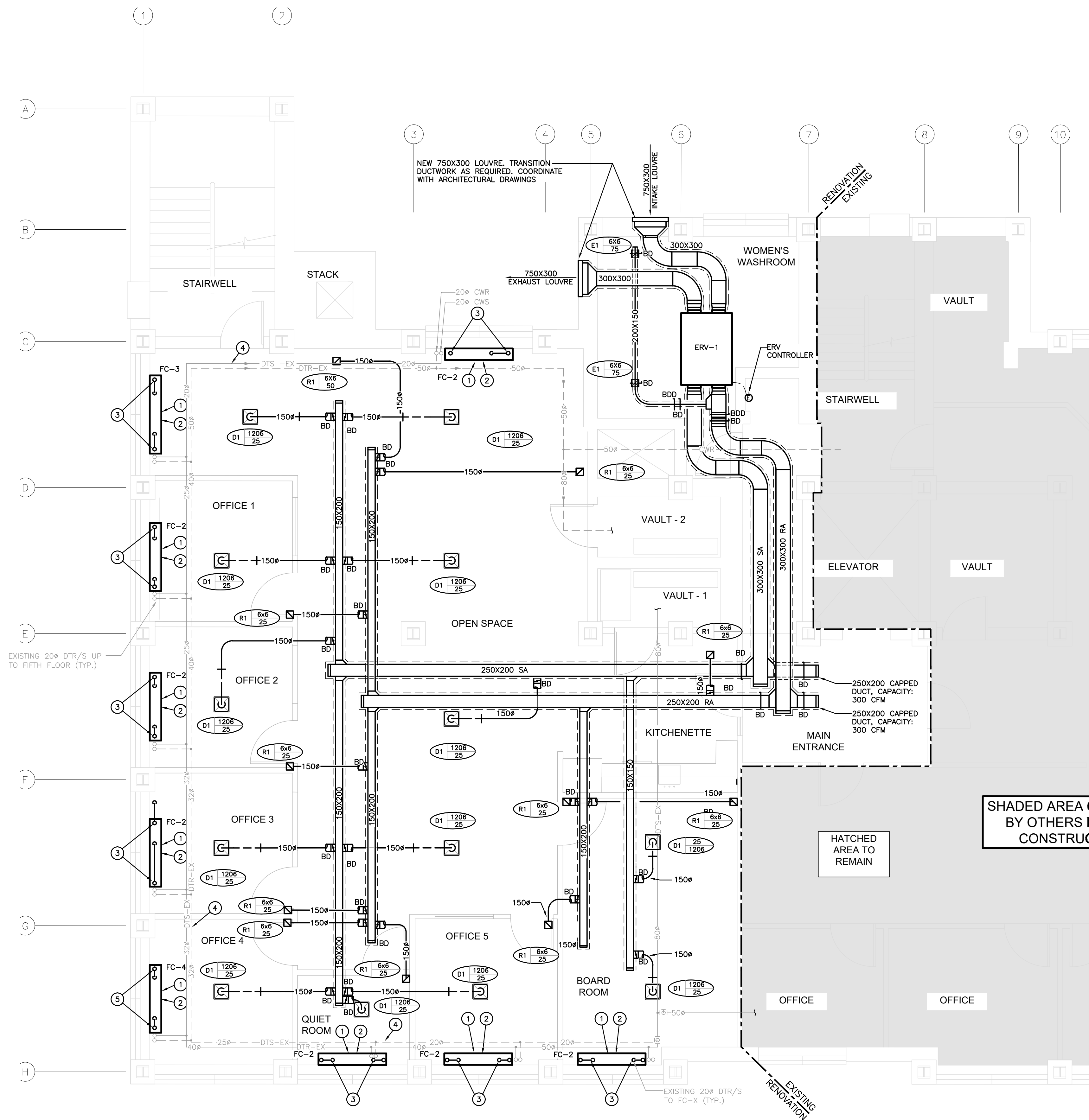
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DEI PROJECT #24254



605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258

PROJECT:	605 JAMES STREET NORTH
DWG. TITLE:	FOURTH FLOOR RENOVATIONS
SCALE:	PLUMBING & DRAINAGE - RENOVATION
DATE:	AS NOTED
DRAWN BY:	MARCH 2025
CHECKED BY:	H.A.
DWG. No:	S.V./M.P.
LOCATION:	M302





HVAC — RENOVATION  
SCALE: 1:50

GENERAL RENOVATION NOTES

1. PROVIDE NEW FAN COIL UNIT AS INDICATED C/W THERMOSTAT, PIPING, BALANCE VALVE, TCV, ISOLATION VALVES AND ALL OTHER ASSOCIATED ACCESSORIES. REFER TO DETAIL. COORDINATE WITH GENERAL CONTRACTOR REQUIRED ACCESS WITHIN THIRD FLOOR CEILING SPACE FOR INSTALLATION OF NEW FAN COILS. EXISTING THIRD FLOOR CEILING TO BE REMOVED AND REINSTATED AS REQUIRED TO ACCOMMODATE WORK
2. CONNECT NEW CONDENSATE PIPING TO EXISTING CUT CONNECTIONS
3. CONNECT NEW DTS/DTR AND CONDENSATE PIPING TO EXISTING CUT CONNECTIONS
4. PROVIDE NEW INSULATION ON ALL EXISTING DUEL TEMP SUPPLY & RETURN PIPING WITHIN 4TH FLOOR CEILING SPACE
5. PROVIDE NEW 20\"/>



TRUE NORTH



CONSTRUCTION NORTH

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Website: delassociates.ca  
DEI PROJECT #24254

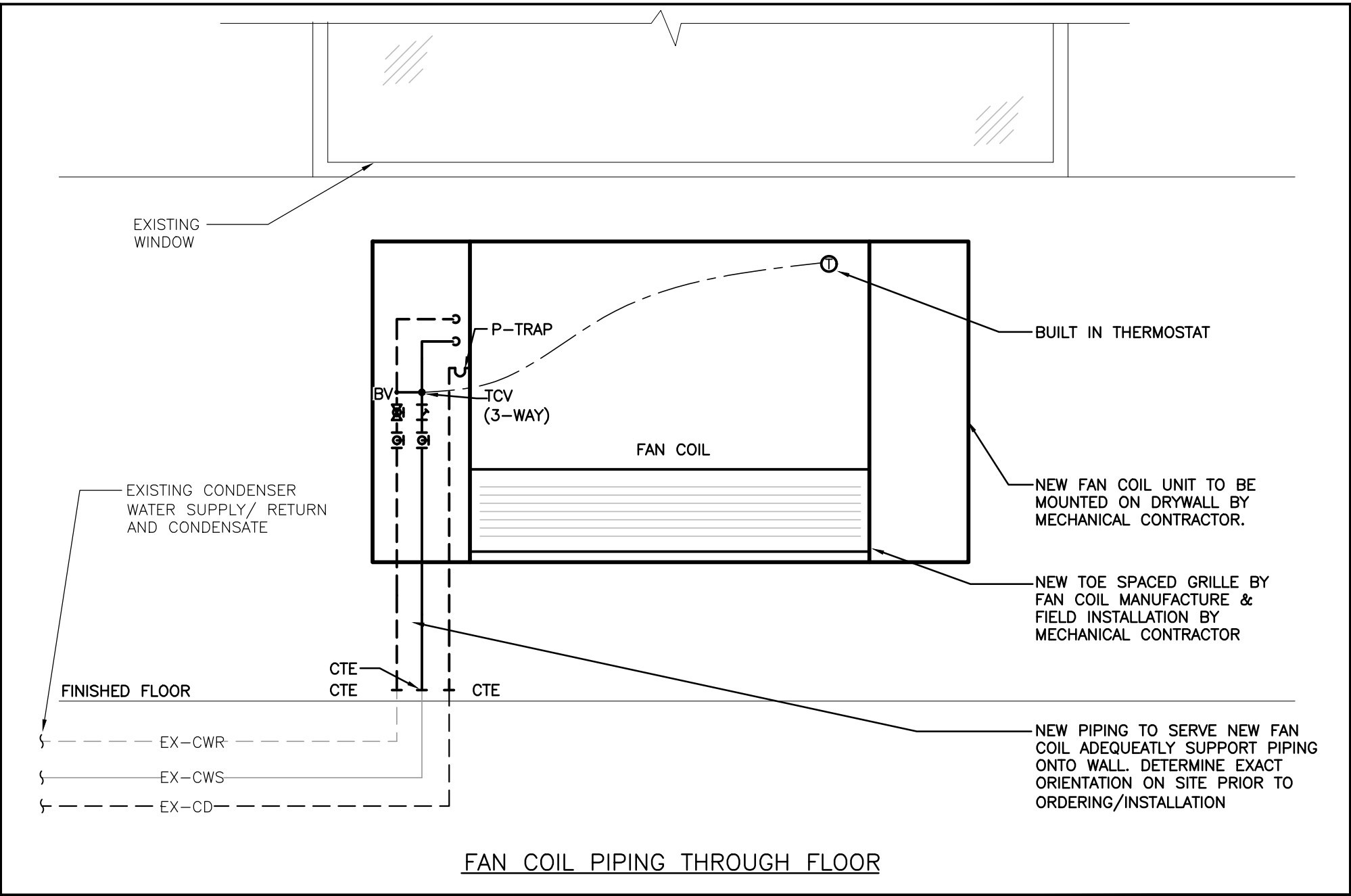
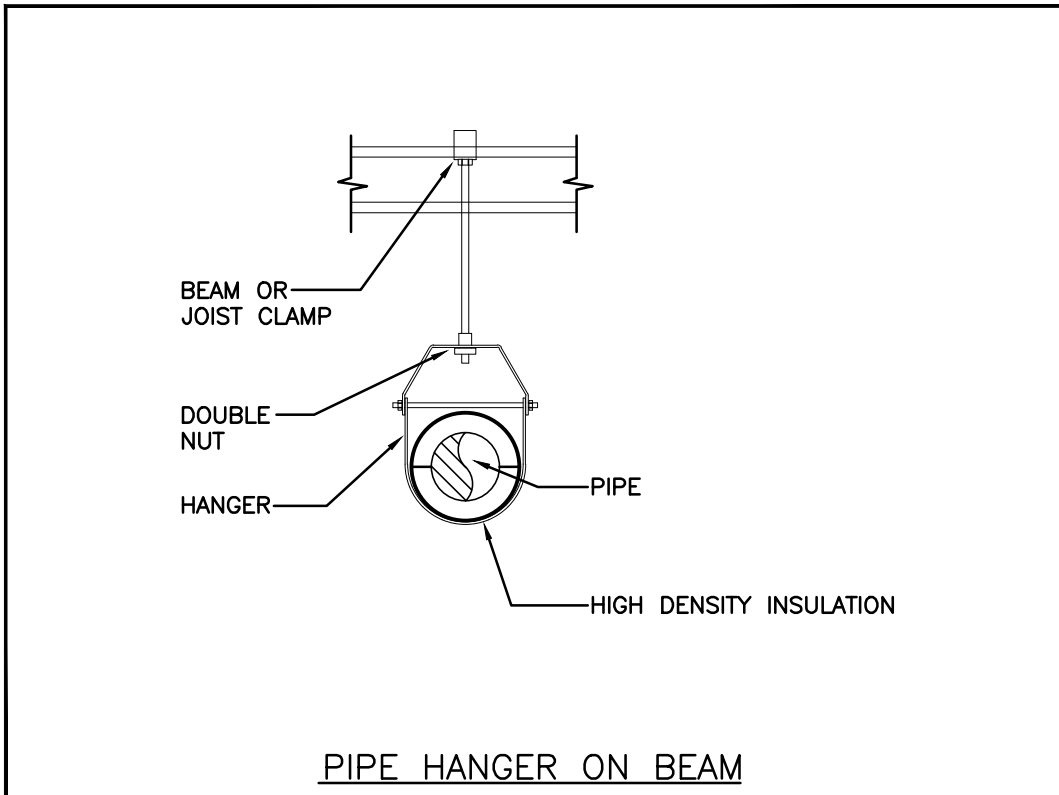
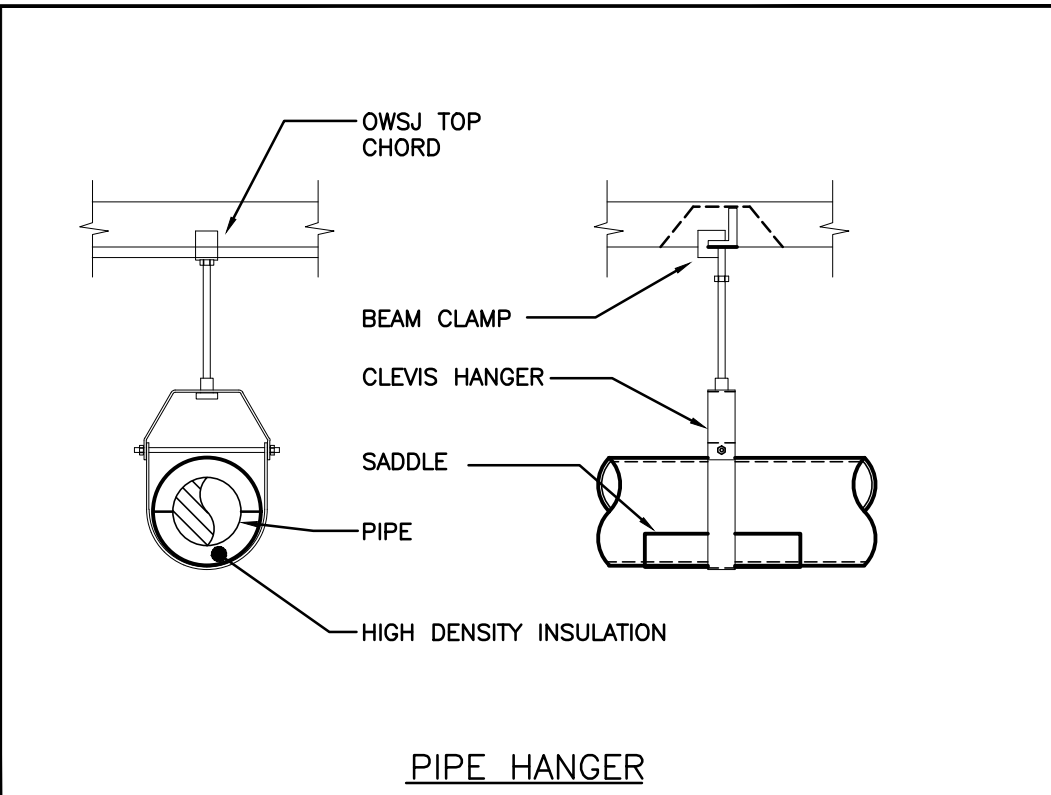
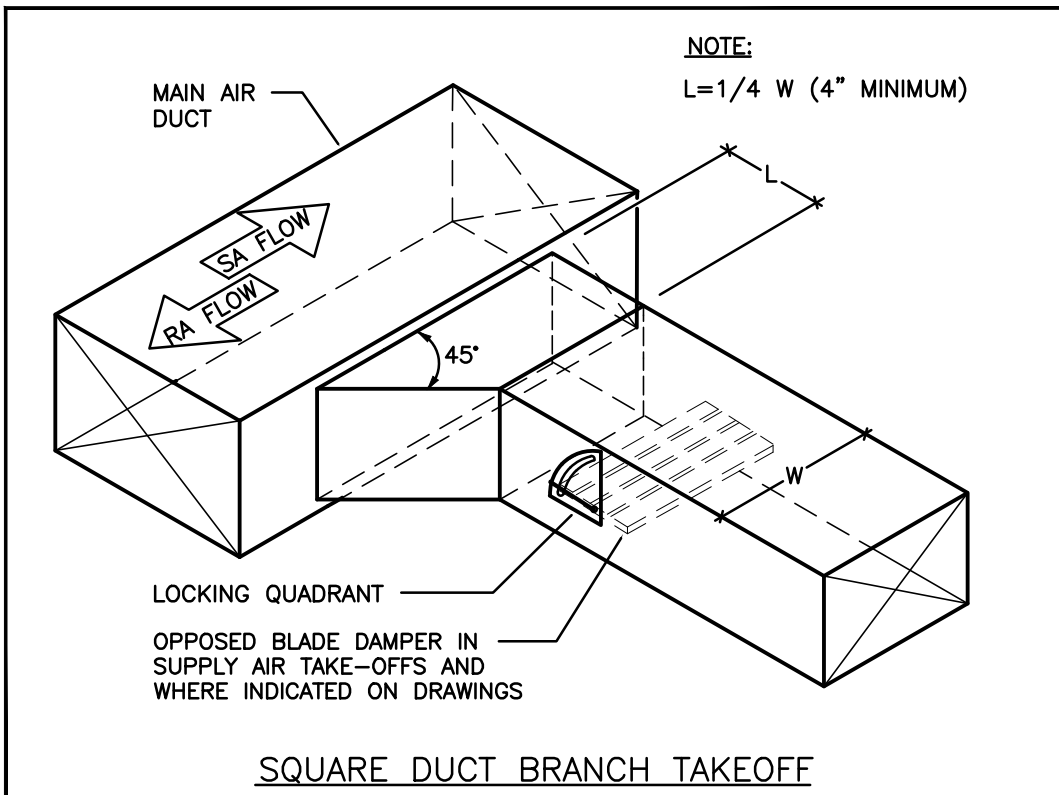
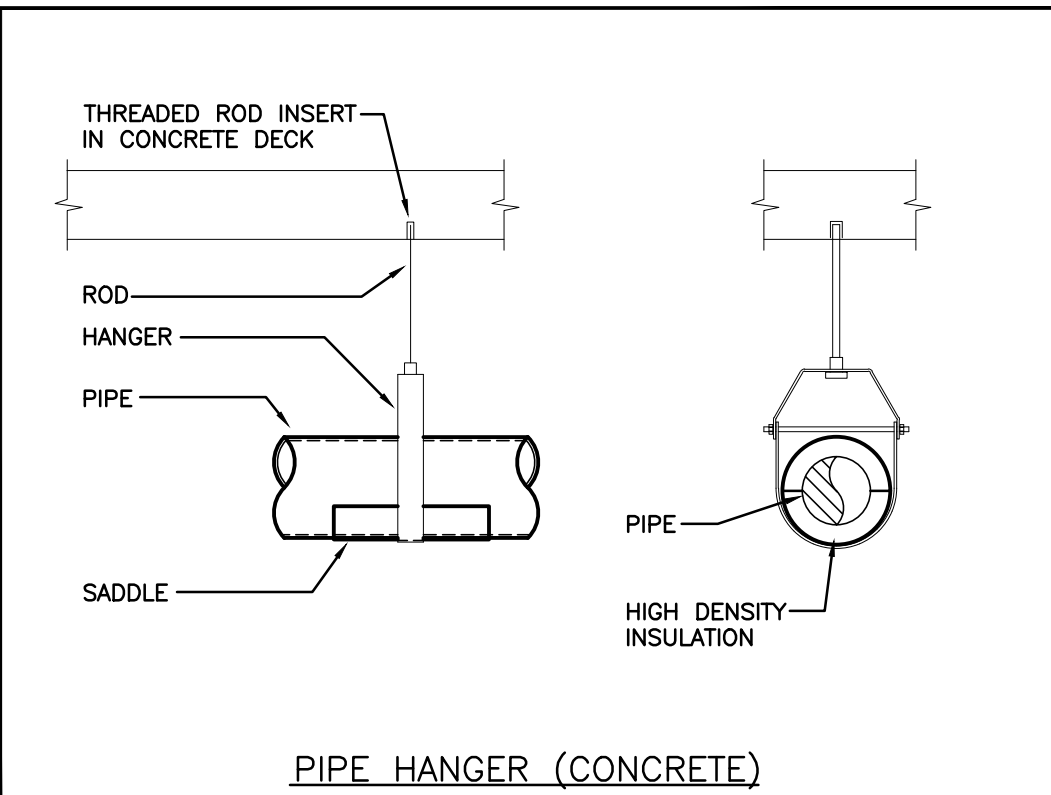
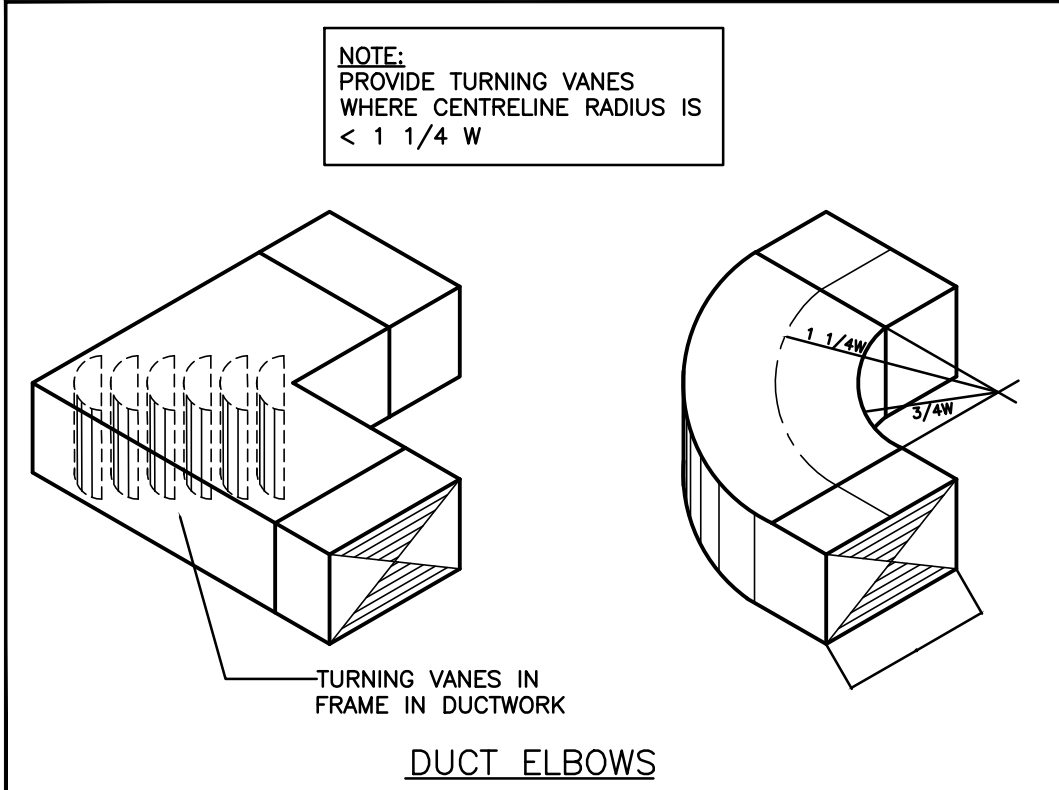
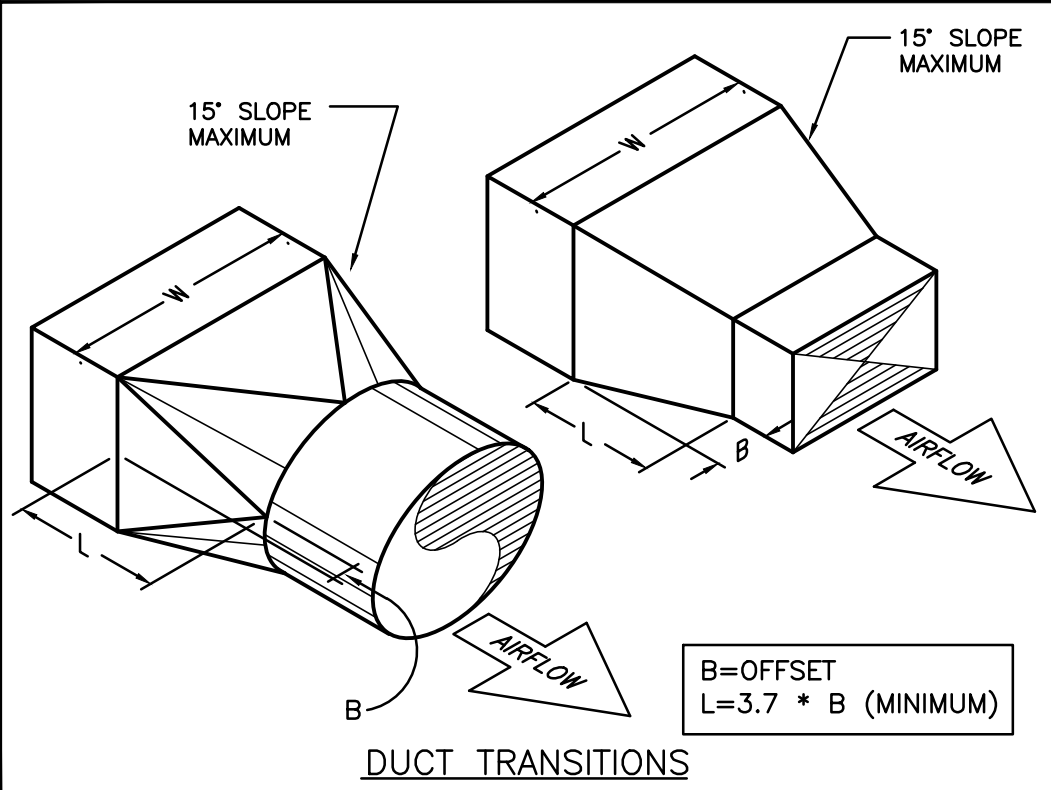
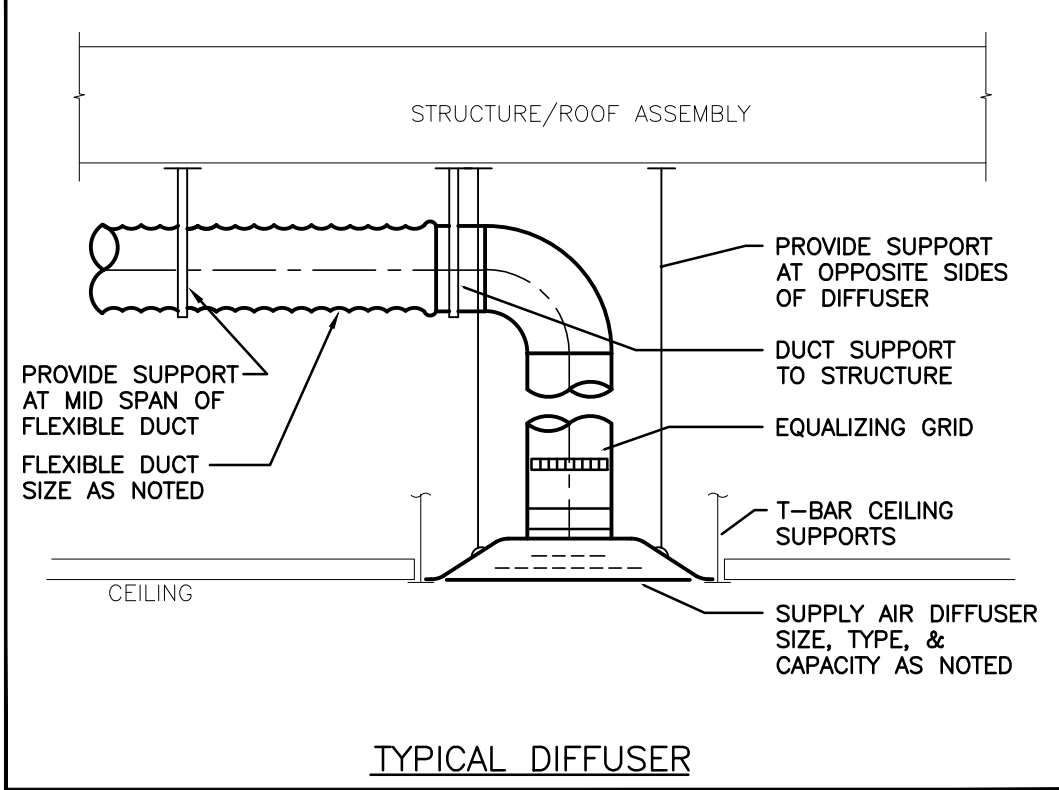
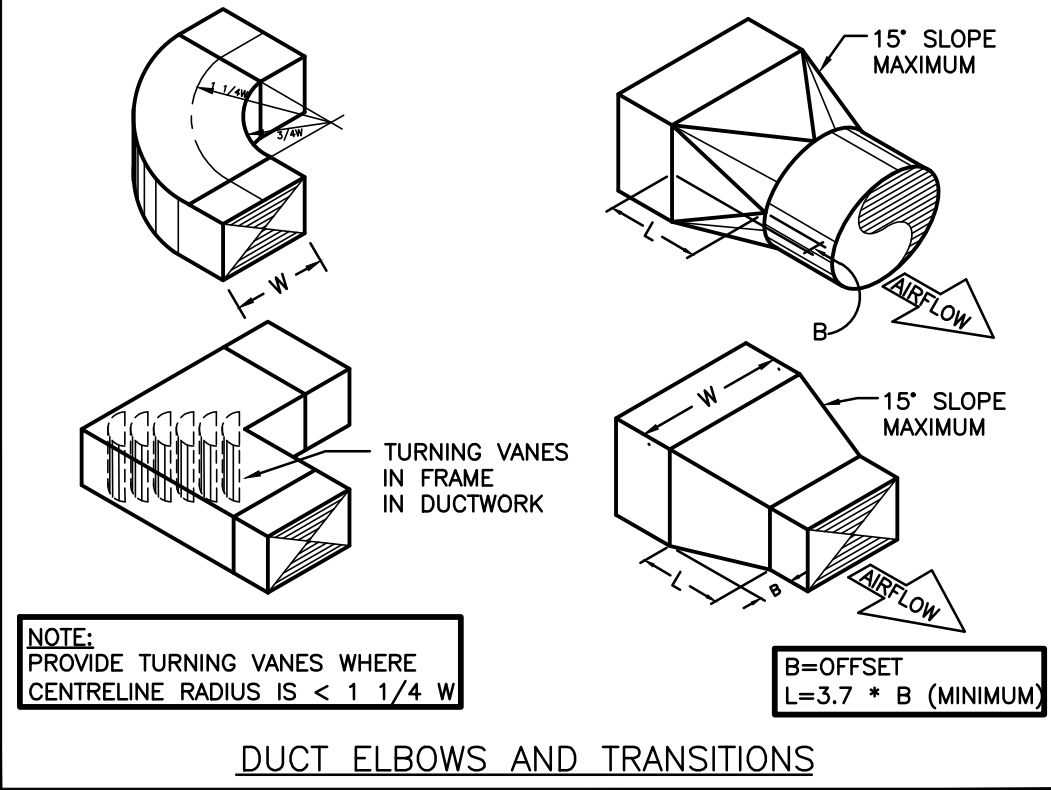
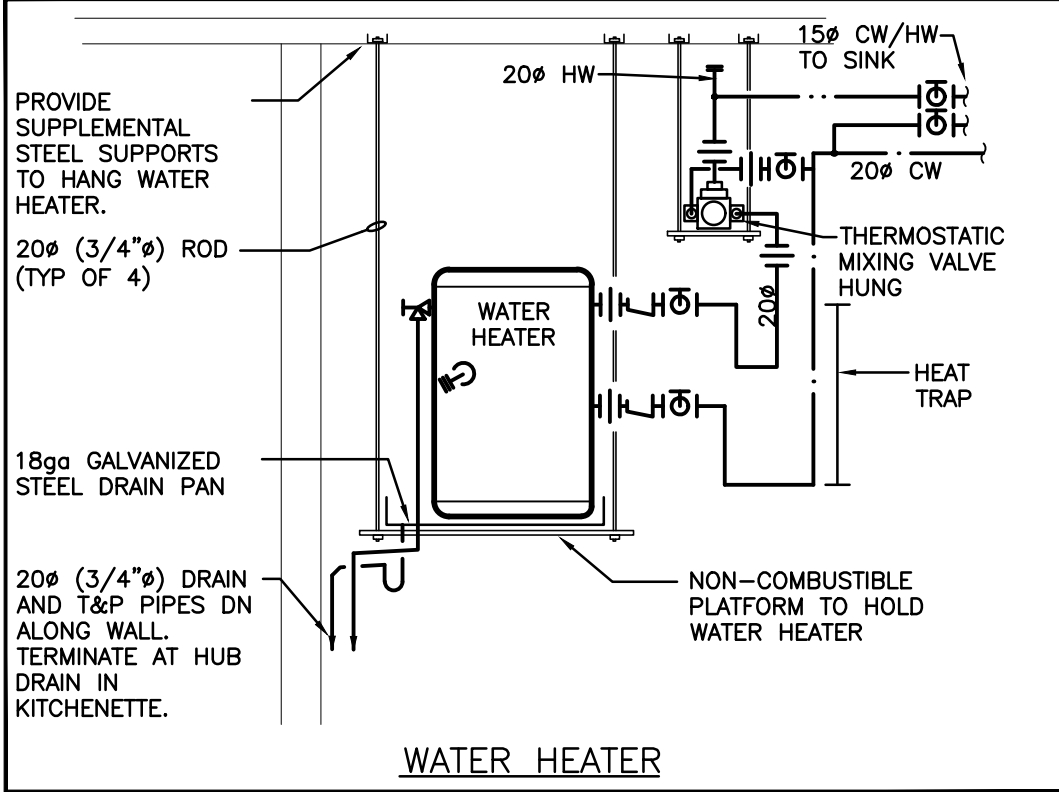
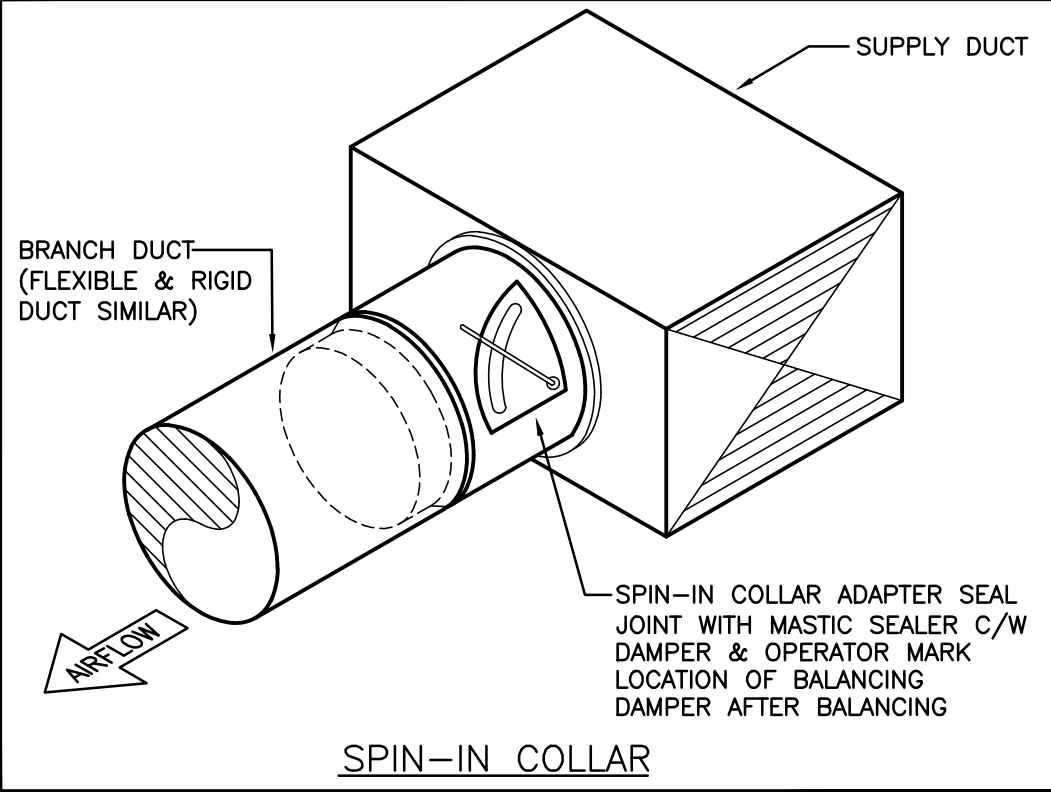
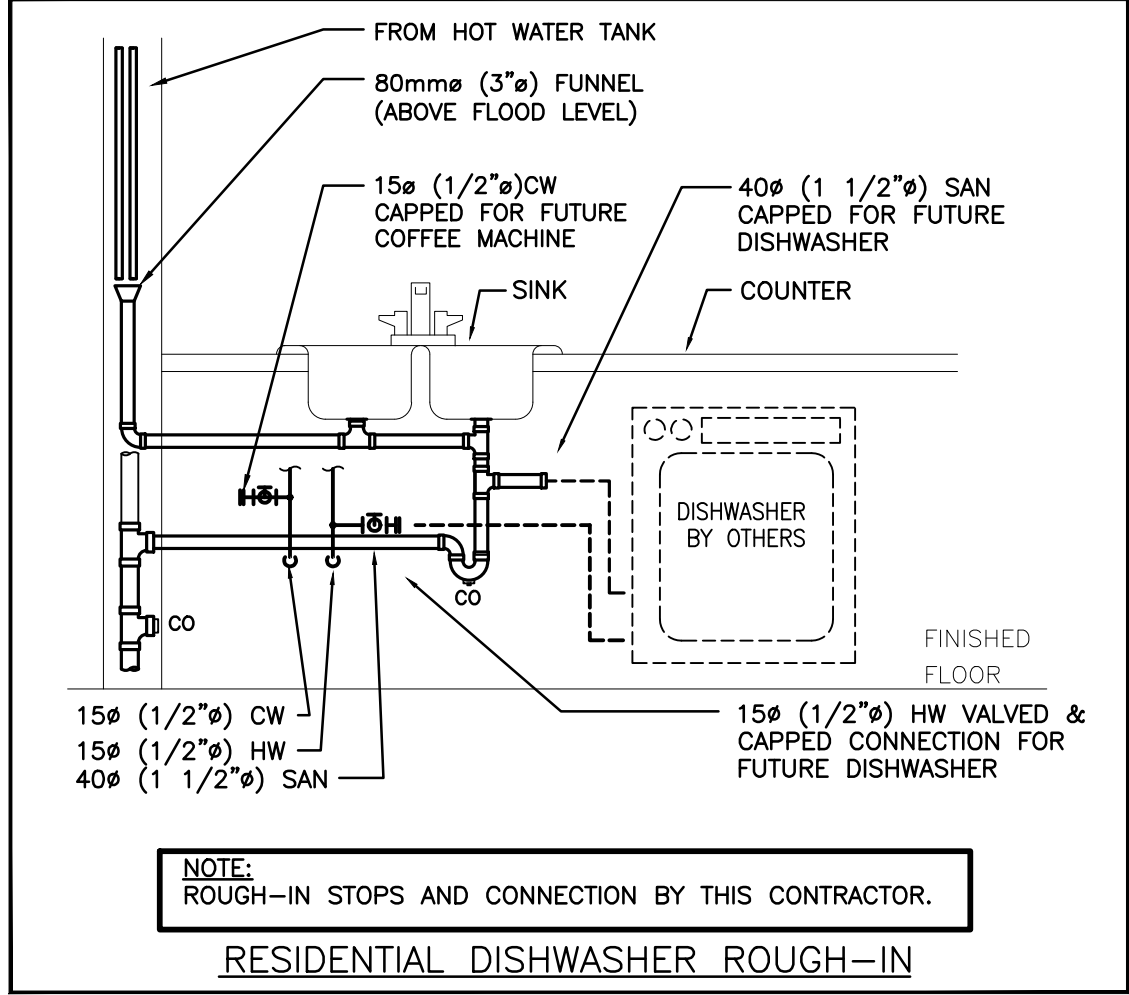


605 JAMES STREET NORTH, HAMILTON, ON L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258

PROJECT:	605 JAMES STREET NORTH
DWG. TITLE:	FOURTH FLOOR RENOVATIONS
SCALE:	HVAC - RENOVATION
DATE:	AS NOTED
DRAWN BY:	MARCH 2025
CHECKED BY:	H.A.
DWG. No:	S.V./M.P.
LOCATION:	M303

LOCATION:  
X:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Draw\02 Mech\24254 M303.M401  
Demo & Reno Overall.dwg





The contractor shall verify all dimensions and report all errors and discrepancies to the Consultant before commencement of the work. The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work. The drawings do not indicate all offsets fitting and accessories which may be required. Provide the same to meet the required conditions. Drawings and specifications, etc., prepared and issued by the consultant are the property of the consultant and must be returned at the completion of the project. These documents are not to be duplicated or copied without the consent of the Consultant. Do not scale this drawing. © 2025 DEI Consulting Engineers Inc.



NO.	ISSUED FOR REVIEW	DATE	BY
5	RE-ISSUED FOR TENDER	MAR 26 2025	SV
4	ISSUED FOR REVIEW	MAR 14 2025	SV
3	ISSUED FOR TENDER	JAN 13 2025	SV
2	ISSUED FOR 100% REVIEW	DEC 13 2024	SV
1	ISSUED FOR REVIEW	NOV 14 2024	SV

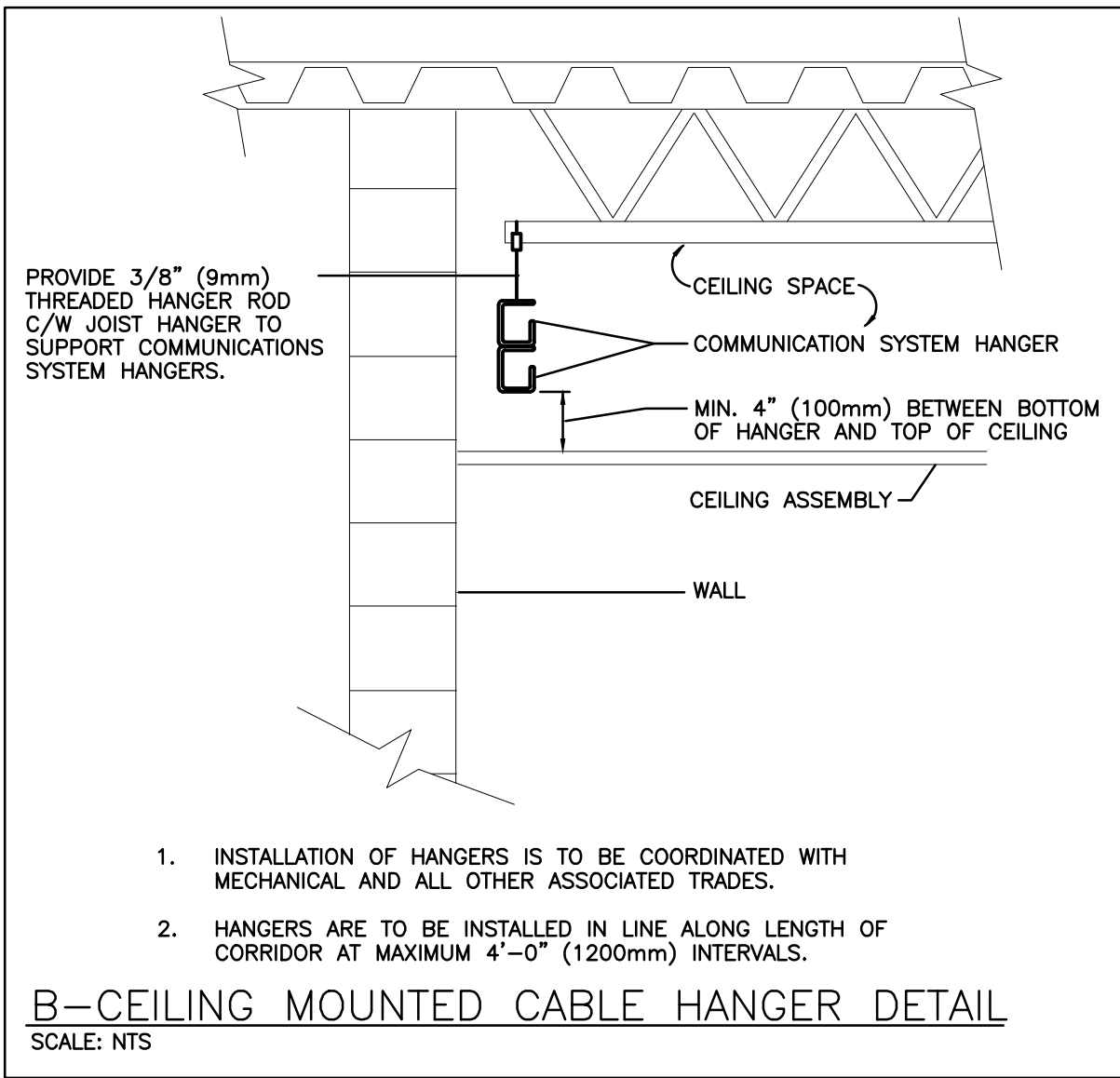
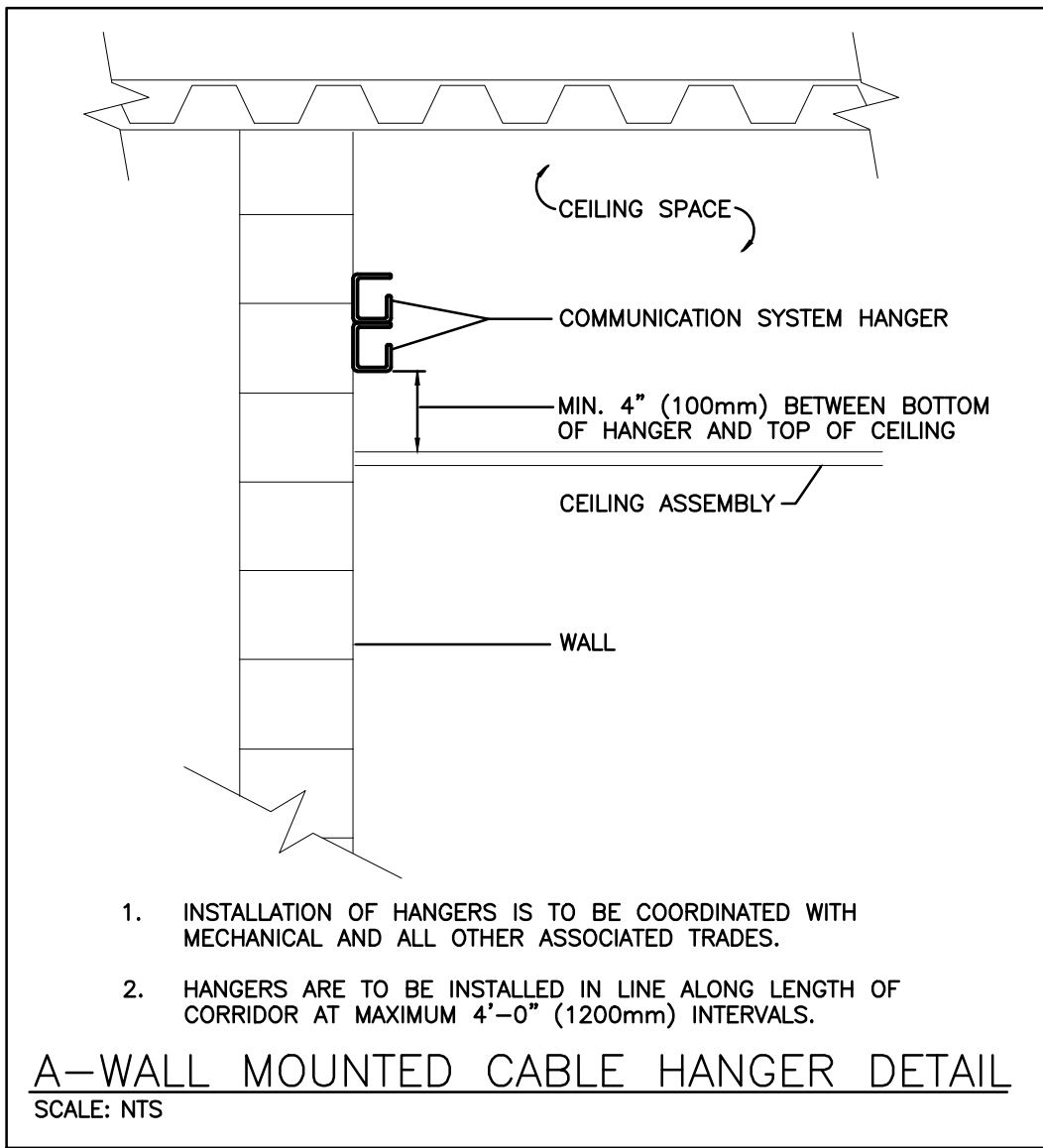
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DEI PROJECT #24254

**HOPA** | HAMILTON  
PORTS | OSHAWA  
PORT AUTHORITY

PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS  
DWG. TITLE: DETAILS  
SCALE: AS NOTED  
DATE: MARCH 2025  
DRAWN BY: H.A.  
CHECKED BY: S.V./M.P.  
DWG. No: M401  
LOCATION: 605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1  
PH: (905) 525-4330 F: (905) 525-7258



EQUIPMENT WIRING SCHEDULE																																	E = ELECTRICAL M = MECHANICAL O = OTHERS							
Mechanical Item	Description		Provided By	Electrical Data			Starter					Ctrl Device			Isolating Device		Remote Items										Other		Interlock		Remarks									
				Voltage	Size hp/kW/Amps	Phase	MCCP	Magnetic	Manual	Combination	Contact	VFD	ECM (No Separate Starter Device)	Hand/Off/Auto	On/Off Selector	High/Low/Off	Pilot Light	Disconnect	WP Disconnect	Breaker/Fuse	Starter/Device Wired by	Thermostat	RA Thermostat	Programmable Time Clock	Variable Speed Control	Current Sensor	Occ Sensor	Dual Voltage Relay	Interval Timer	VRF System Control Panel		Smoke Control System Panel	Control Panel	Wired by	Bldg Auto System	Wired By	Miscellaneous 1	Miscellaneous 2	Interlock to	Interlock by
FC-1	FAN COIL	M	115	2.75MCA	1	15											E	E	E	M																				
FC-2	FAN COIL	M	115	3.88MCA	1	15											E	E	E	M																				
FC-3	FAN COIL	M	115	3.88MCA	1	15											E	E	E	M																				
FC-4	FAN COIL	M	115	6.07MCA	1	15											E	E	E	M																				
ERV-1	ENERGY RECOVERY VENTILATOR	M	208	28.9MCA	3	40											E	E	E																					ELEC CAPACITY INCLUDES FOR 4.5KW PRE-HEATER
HWT-1	HOT WATER HEATER	M	208	4.5KW	3												E	E	E																					TWO 4.5KW HEATERS, NON SIMALTANOUS OPERATION (FLIP FLOP OPERATION)



LIGHT FIXTURE SCHEDULE										
Item	Manufacturer/Catalog Number		Voltage	Lamp	Mounting	CRI	Listings	Description		
L	AIMLITE CAT. #C2AR-4LPS4SP-32/3C STANPRO CAT. #L3CBA-4LPS4SP-Q/3C VISCOR CAT. #LRTF2x4-LED840K040LUNV		120V	LED 4257 LUMENS 4000K 30.4W	RECESSED	80	DLC DAMP LOC.	2'X4' (610mmX1220mm) VOLUMETRIC LED TROFFER C/W SMOOTH FROSTED ACRYLIC CENTRE LENS, 1% 0-10V DIMMING DRIVER, AND WHITE FINISH.		
L1	AIMLITE CAT. #S2ORS-48L1-32/3C STANPRO CAT. #L2STR-48L1-Q/3C VISCOR CAT. #L0MM48-LED8355K5026/037/046LSUN3		120V	LED 4620 LUMENS 4000K 35W	SURFACE	80	DLC DAMP LOC.	4' (1220mm) SURFACE LED STRIP LIGHT C/W WIDE LENSED OPTICAL DISTRIBUTION AND 10% 0-10V DIMMING DRIVER.		
L2	AIMLITE CAT. #PBLV-4LPS50-32/3C STANPRO CAT. #L3PAV-4LPS50-Q/5C/CHOICE LITELINE CAT. #LED8-24-WH		120V	LED 4494 LUMENS 4000K 40W	RECESSED	80	DLC IC DAMP LOC.	2'X4' (610mmX1220mm) LED BACKLIT FLAT PANEL FIXTURE C/W WHITE FROSTED LENS, 10% 0-10V DIMMING DRIVER, SELECTABLE COLOUR TEMP & LUMENS AND WHITE FINISH.		
EXIT LIGHTS	AIMLITE CAT. #RPAWUMWHTUNVDC STANPRO CAT. #RMXL0WH-UDC LUMACELL CAT. #LA3WUX		12V/120V	LED 2.5 WATT (MAX.)AC 2 WATT (MAX.)DC	SURFACE	N/A	N/A	LED EXTRUDED ALUMINUM PICTOGRAM FIXTURE C/W GREEN FACE AND WHITE LEGEND, UNIVERSAL MOUNTING TO SUIT WALL, END OR CEILING, AND MAXIMUM 2.5" (63mm) THICKNESS. FACES AND CHEVRONS TO SUIT DRAWINGS.		
EMERG. LIGHTS	AIMLITE CAT. #RMSM212V4WLJWHT STANPRO CAT. #N2-06-12V4WLJWH LUMACELL CAT. #MQM2LD7		12V	LED 2-4W PAR18	SURFACE	N/A	N/A	TWIN HEAD LED REMOTE MR16 FIXTURE C/W COMPACT DESIGN, THERMOPLASTIC CONSTRUCTION, WHITE COLOUR, FULL AIMING ADJUSTMENT, AND 360° ROTATION.		
COMBO UNIT	AIMLITE CAT. #CARPW SERIES EM-1 #CARPW12036X2SM4WLJATD  STANPRO CAT. #PRMXL SERIES EM-1 #PRMXL10361-2N4LJ-A  LUMACELL CAT. #LAC SERIES EM-1 #LACXW12502LD7ATN		12V/120V	LED 2-4W PAR18	SURFACE	N/A	N/A	LED EXTRUDED ALUMINUM PICTOGRAM FIXTURE C/W GREEN FACE AND WHITE LEGEND, UNIVERSAL MOUNTING TO SUIT WALL, END OR CEILING, MAXIMUM 2.5" (63mm) THICKNESS, 12V INTERNAL SEALED RECHARGABLE BATTERY PROVIDING MINIMUM EMERGENCY WATTAGE AS NOTED BY THE CATALOGUE NUMBER AND AUTOTEST FEATURE. INTEGRAL 12V LED HEADS TO HAVE COMPACT DESIGN WITH WHITE COLOUR, FULL AIMING ADJUSTMENT, AND 360° ROTATION. WHERE NOTED UNIT SHALL BE C/W WIREGUARD. FACES AND CHEVRONS TO SUIT DRAWINGS.		
NOTES: ① LED LUMEN VALUES QUOTED FOR FIXTURES ARE TO BE CONSIDERED MINIMUM, AND AS ABSOLUTE OR DELIVERED LUMENS. LUMEN VALUES SHOULD NOT EXCEED MORE THAN 10% OF SPECIFIED OUTPUT.										
② IF THERE ARE ANY DISCREPANCIES BETWEEN THE FIXTURE PART NUMBER AND DESCRIPTION, IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO BRING THESE TO THE ELECTRICAL CONSULTANT'S ATTENTION PRIOR TO TENDER CLOSE. NO EXTRAS WILL BE ENTERTAINED FOR FAILURE TO DO SO. FINAL FIXTURE CHARACTERISTICS AND DESCRIPTION WILL BE MARKED BY CONSULTANT AT TIME OF SHOP DRAWING REVIEW.										

PANEL '4N'										* INDICATES 33mA GROUND FAULT STYLE BREAKER									
VOLTAGE: 120/208 VOLTS PHASE: 3P, 4W MAINS: 225A NEUTRAL BUS: FULL MOUNTING: SURFACE NOTES: C/W SPRINKLER HOOD										THE CONTRACTOR IS TO COORDINATE ROOM NAMES AND NUMBERS NOTED WITH THE FINAL ROOM INFORMATION ISSUED DURING CONSTRUCTION AND ADJUST DIRECTORIES TO SUIT.									
COFFEE MAKER REC.	20A	1								2	20A	KITCHEN COUNTER REC.							
MICROWAVE REC.	15A	3								4	15A	DISHWASHER							
FRIDGE REC.	15A	5								6	20A	MISC. OPEN OFFICE REC.							
BOARD RM. REC.	15A	7								8	15A	OFFICE 5/QUIET RM. REC.							
OPEN SPACE CEILING FAN	15A	9								10	15A	OFFICE 3/4/QUIET RM. REC.							
OFFICE 1/2/3 REC.	15A	11								12	15A	OFFICE 1/OPEN SPACE REC.							
COPIER REC.	15A	13								14	15A	SHREDDER REC.							
SERVER RACK REC.	15A	15								16	15A	BOARD RM. FAN							
BOARD RM. T.V. REC.	20A	17								18	20A	BOARD RM. FLOOR BOX REC.							
MAIL MACHINE	15A	19								20	15A	OPEN SPACE SYS. FURN.							
SPARE	20A	21								22	15A	OPEN SPACE SYS. FURN.							
SPARE	20A	23								24	15A	OPEN SPACE SYS. FURN.							
SPARE	15A	25								26	15A	OPEN SPACE SYS. FURN.							
SPARE	15A	27								28	15A	SPARE							
SPARE	15A	29								30	15A	SPARE							
SPARE	15A	31								32	15A	SPARE							
EXISTING CIRCUIT	15A	33								34	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	35								36	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	37								38	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	39								40	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	41								42	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	43								44	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	45								46	15A	EXISTING CIRCUIT							
EXISTING CIRCUIT	20A	47								48	20A	EXISTING CIRCUIT							
EXISTING CIRCUIT	20A	49								50	20A	EXISTING CIRCUIT							
EXISTING CIRCUIT	15A	51								52	15A	EXISTING CIRCUIT							
SPARE	2P	53								54	2P								
SPARE	15A	55								56	15A	EXISTING CIRCUIT							
SPARE	15A	57								58	2P								
SPACE		59								60		SPACE							
SPACE		61								62		SPACE							
SPACE		63								64		SPACE							
SPACE		65								66		SPACE							
KITCHENETTE WH IN CEILING	20A	67								68	40A	ERV-1 ABOVE WOMENS WR							
(HWT-1)		69								70		(ERV-1)							
3P		71								72	3P								
NOTE: THE INDICATED PANEL ASSEMBLY MUST HAVE AN INTERRUPTING CAPACITY OF 10000A - PROVIDE BY EITHER FULLY RATED BREAKERS OR INTEGRATED EQUIPMENT RATING WITH THE UPSTREAM BREAKER.																			

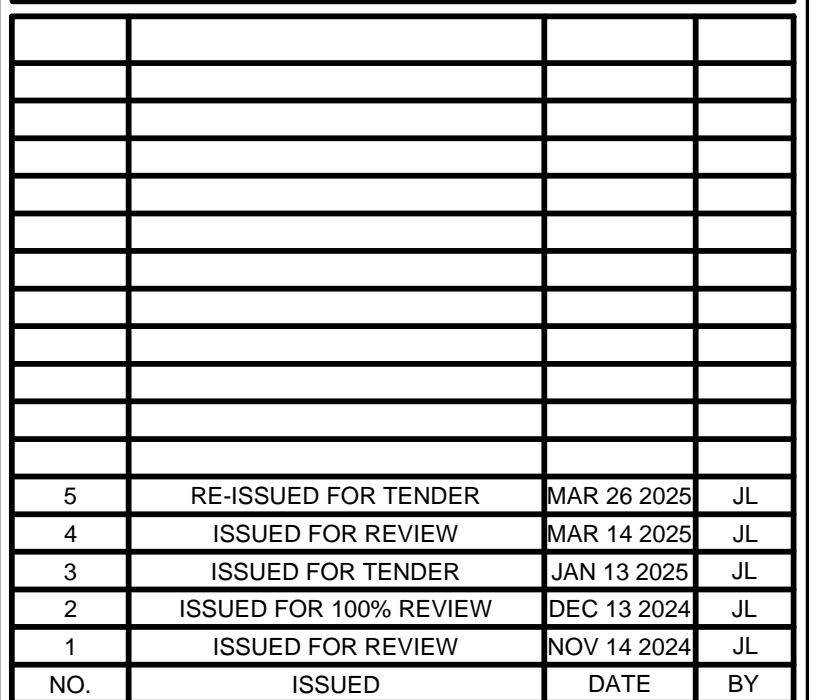
ELECTRICAL SYMBOLS		NOTE: ALL SYMBOLS MAY NOT BE USED	
LIGHTING		POWER	
	LIGHT FIXTURE TYPE AS INDICATED		WALL MOUNTED RECEPTACLE (15A-120V)
	COMBINATION EMERGENCY/EXIT TYPE AS INDICATED (EM-X INDICATES BATTERY UNIT TYPE, DC-X INDICATES DC CIRCUIT, AND X-X INDICATES AC SOURCE CIRCUIT)		WALL MOUNTED T-SLOT RECEPTACLE (20A-120V)
	CEILING OR WALL MOUNTED LIGHT FIXTURE TYPE AS INDICATED		T-SLOT RECEPTACLE MTD. ABOVE COUNTER (20A-120V)
	WALL MOUNTED EXIT LIGHT SHADING INDICATES FACE		SPECIAL RECEPTACLE
	CEILING MOUNTED EXIT LIGHT ARROWS DENOTE DIRECTION SHADING INDICATES FACE		QUAD RECEPTACLE
	SINGLE OR TWIN EMERGENCY LIGHTING FIXTURE		DIRECT CONNECTION
	BATTERY UNIT WITH INTEGRAL EMERGENCY FIXTURE (EM-X INDICATES BATTERY UNIT TYPE, DC-X INDICATES DC CIRCUIT, AND X-X INDICATES AC SOURCE CIRCUIT)		FLOOR BOX C/W DEVICES AS NOTED (REFER TO SPECIFICATIONS)
	SINGLE POLE SWITCH (3=3 WAY, 4=4 WAY, P=PILOT LIGHT, K=KEYED, DM=DIMMER, M=MOTOR RATED)		JUNCTION BOX
	OCCUPANCY SENSOR (PASSIVE)		PULLBOX
	OCCUPANCY SENSOR: OSD=DUAL TECHNOLOGY OSR=DUAL CIRCUIT/DUAL TECHNOLOGY		PANEL AS INDICATED
			FUSED DISCONNECT
			UNFUSED DISCONNECT
			DUAL VOLTAGE RELAY
			TIME CLOCK
			0-15 MINUTE INTERVAL TIMER
			SPEED CONTROLLER
			MANUAL STARTER
			MAGNETIC STARTER
FIRE ALARM			COMBINATION MAGNETIC STARTER
	HEAT DETECTOR (135 DEGREE RATE OF RISE AND FIXED TEMPERATURE)		SURFACE RACEWAY C/W DEVICES AS NOTED (REFER TO SPECIFICATIONS)
	HEAT DETECTOR (135 DEGREE FIXED TEMPERATURE)		HAND DRYER
	HEAT DETECTOR (194 DEGREE FIXED TEMPERATURE)		PUSH-BUTTON STATION (QUANTITY OF BUTTONS AS PER PLANS)
	HEAT DETECTOR (195 DEGREE RATE OF RISE AND FIXED TEMPERATURE)		
	SMOKE DETECTOR (RL=RELAY BASE)		
	PULLSTATION		
	ALARM HORN	ACCESS CONTROL	
	ALARM STROBE		MAG LOCK
	COMBINATION HORN/STROBE		ELECTRIC STRIKE, CONFIRM ROUGHIN WITH DOOR HARDWARE.
	FIRE SMOKE DAMPER		CARD/FOB READER
COMMUNICATIONS		GENERAL	
	SINGLE COMPUTER OUTLET C/W 3/4" (21mm) C TO CABLE MANAGEMENT SYSTEM. # INDICATES THE QUANTITY OF ACTIVE PORTS (IF MORE THAN 1)	ER	INDICATED EXISTING ITEM TO REMAIN
		D	INDICATES EXISTING ITEM TO BE DELETED
	TELEVISION OUTLET C/W 1" (27mm) TO CABLE MANAGEMENT SYSTEM.	R	INDICATES EXISTING ITEM TO BE RELOCATED/IN RELOCATED POSITION
	AUXILIARY (HDMI) OUTLET	WG	WIREGUARD
	HANGER SYSTEM (REFER TO DETAILS)	GF	GROUND FAULT
		CLG	CEILING MOUNTED
			NOTE INDICATOR
			MECHANICAL ITEM NO.



- 'ER' DENOTES EXISTING ITEM TO REMAIN.
- EXISTING ELECTRICAL EQUIPMENT NOT SHOWN SHALL REMAIN UNLESS NOTED OTHERWISE.
- 'R' INDICATES EXISTING ITEM TO BE RELOCATED. REFER TO RENOVATION DRAWINGS AND RELOCATE DEVICE AND WIRING TO SUIT. UNLESS OTHERWISE NOTED.
- 'D' INDICATES EXISTING ITEM TO BE DELETED. UNLESS OTHERWISE NOTED DISCONNECT AND REMOVE NOTED DEVICE AND WIRING BACK TO SOURCE.

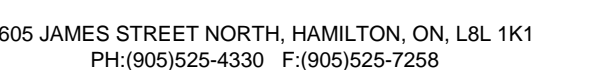


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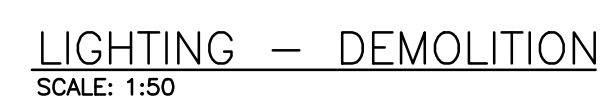


DWG. TITLE: LIGHTING - DEMOLITION

DATE: MARCH 2025

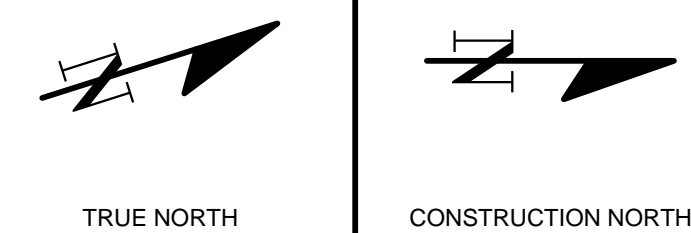
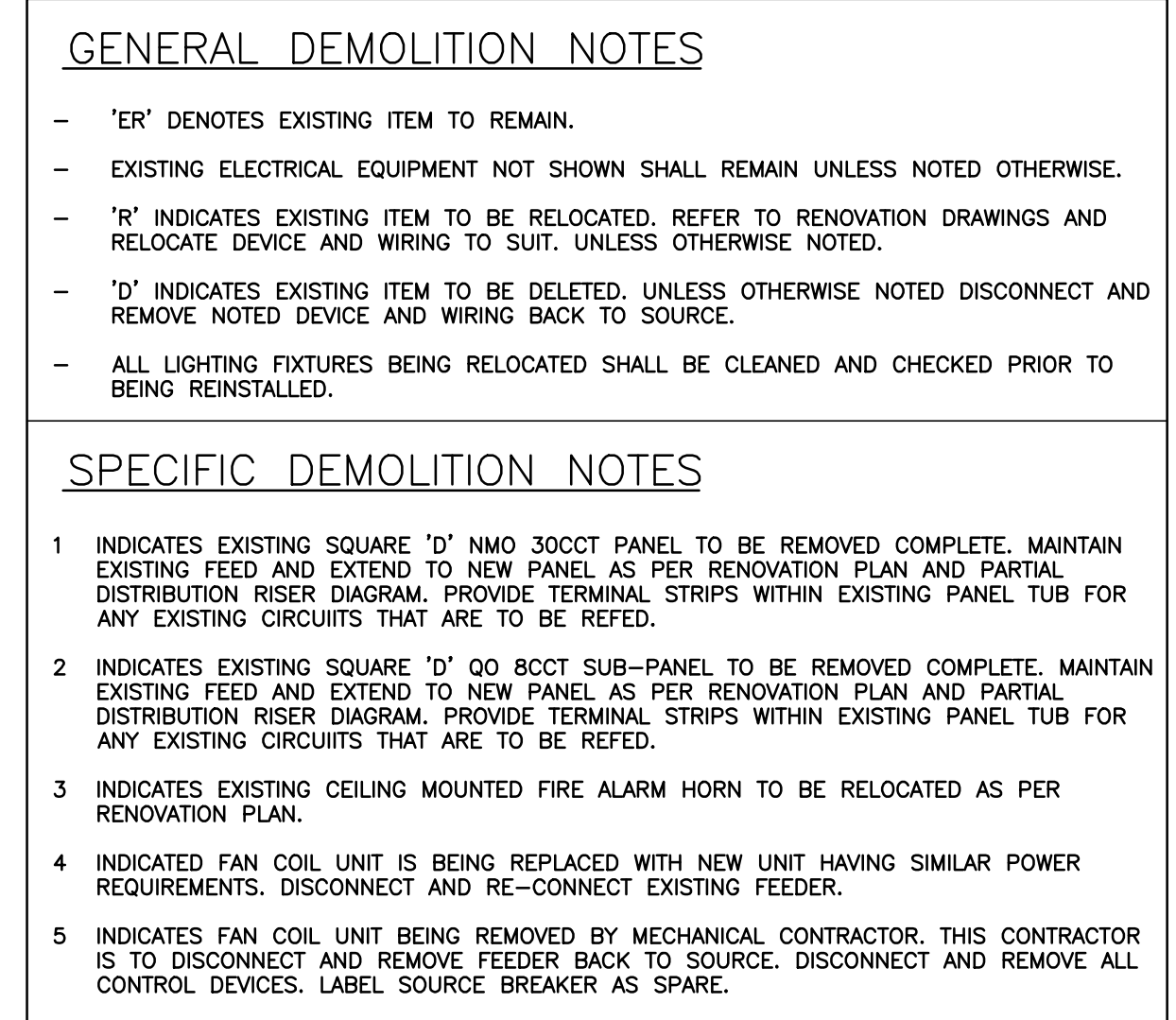
CHECKED BY:	J.L.
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**LOCATION:**  
X:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Dwg\03 Elec\24254 E200 Demo & Reno Overalls.dwg



SHADED AREA OCCUPIED  
BY OTHERS DURING  
CONSTRUCTION





The contractor shall verify all dimensions and report all errors and discrepancies to the Consultant before commencement of the work.

The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work.

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4	ISSUED FOR REVIEW	MAR 14 2025	JL	
3	ISSUED FOR TENDER	JAN 13 2025	JL	
2	ISSUED FOR 100% REVIEW	DEC 13 2024	JL	
1	ISSUED FOR REVIEW	NOV 14 2024	JL	
NO	ISSUED	DATE	RY	

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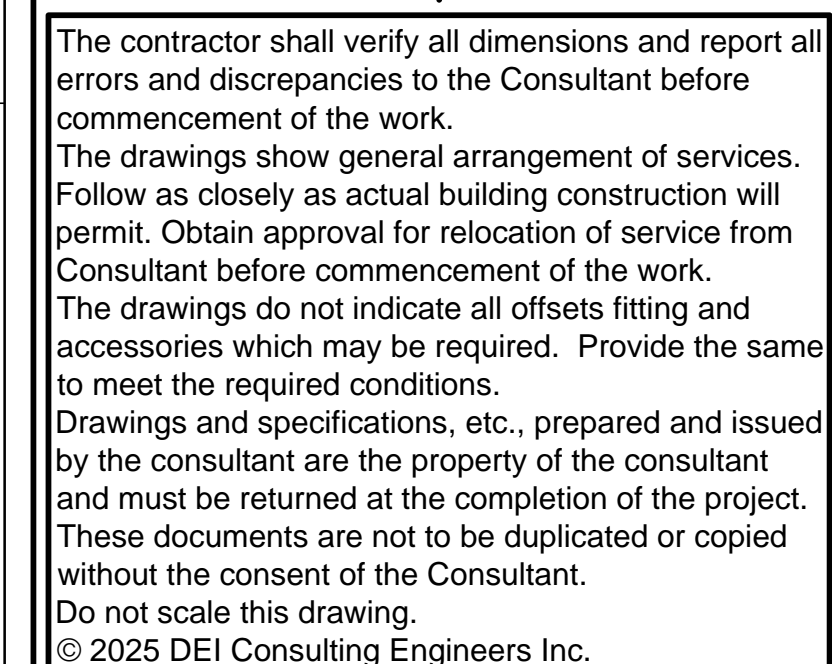
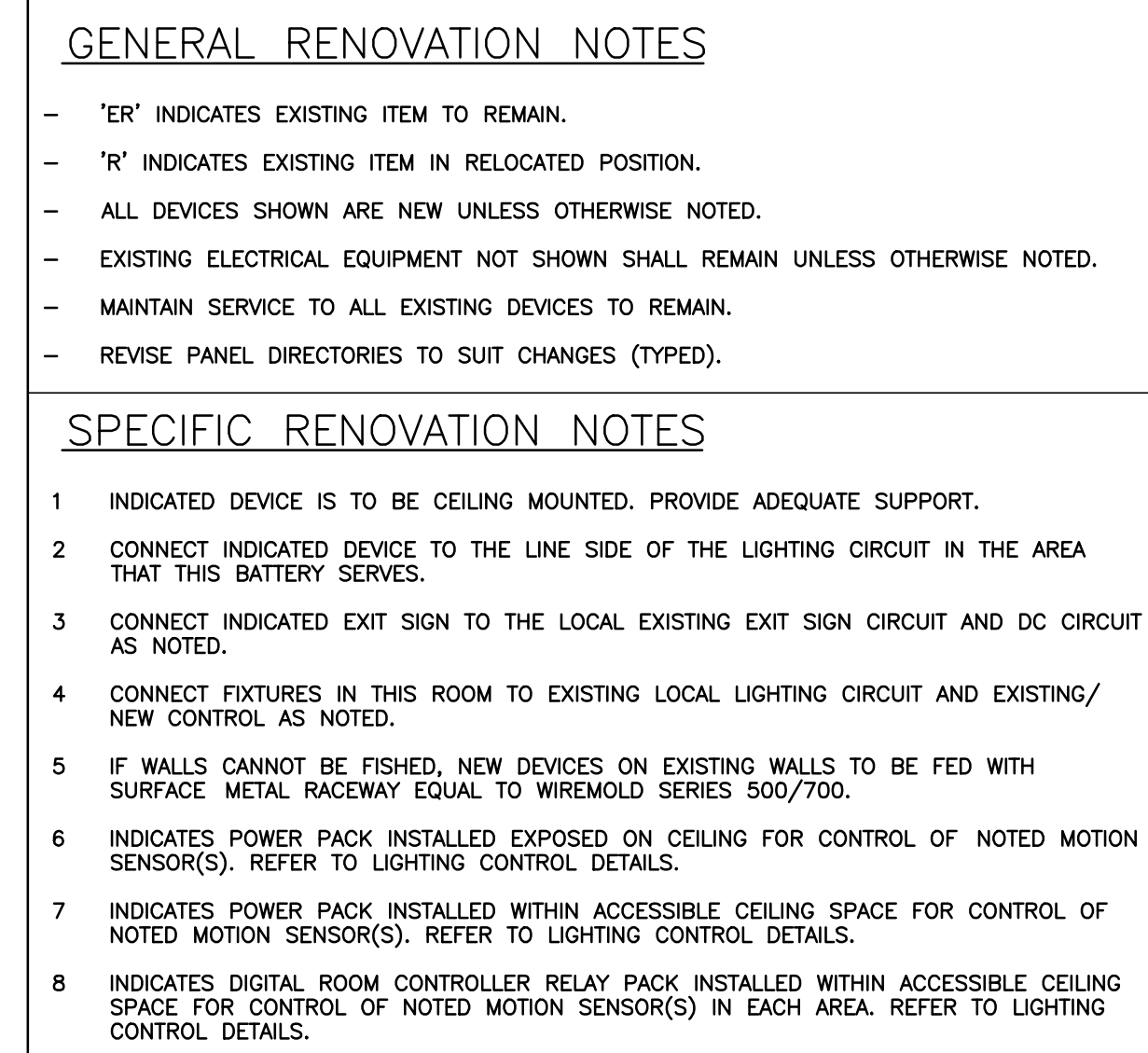
**MECHANICAL | ELECTRICAL | AQUATIC**

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DEI PROJECT #24264

 <div> <div>HAMILTON OSHAWA PORT AUTHORITY</div> </div>	
605 JAMES STREET NORTH, HAMILTON, ON, L8L 1K1 PH: (905) 525-4330 F: (905) 525-7258	
PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
DWG. TITLE:	POWER/SYSTEMS - DEMOLITION
SCALE:	AS NOTED
DATE:	MARCH 2025
DRAWN BY:	K.F.
CHECKED BY:	J.L.
DWG. No:	E202
LOCATION: C:\0034 Projects\24254 HOPA James St N Office Renovation, Hamilton\2024 Design\03 Elec\24254 E200 Dem 08	

POWER & SYSTEMS – DEMOLITION  
SCALE: 1:50



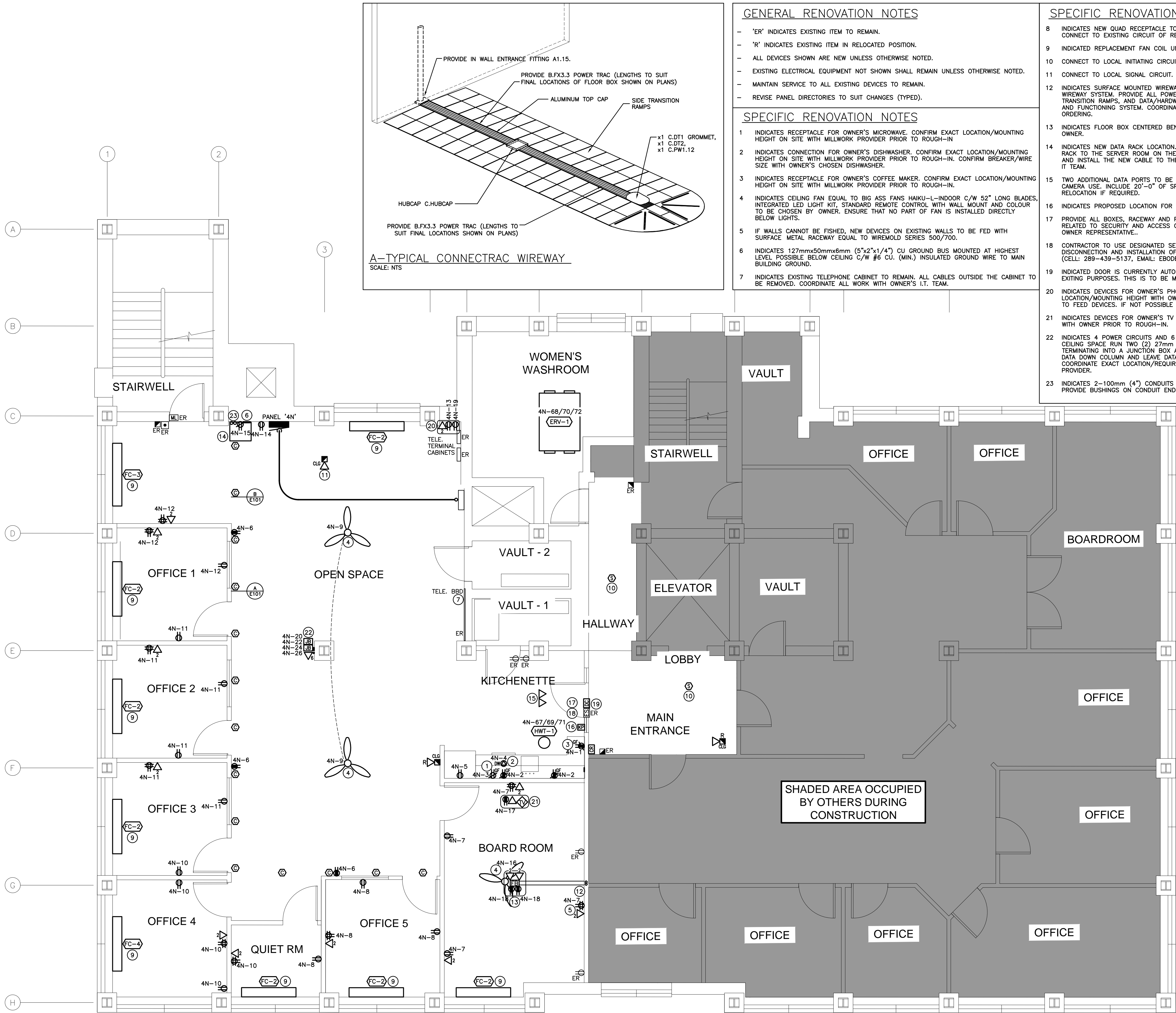


5	RE-ISSUED FOR TENDER	MAR 26 2025	JL
4	ISSUED FOR REVIEW	MAR 14 2025	JL
3	ISSUED FOR TENDER	JAN 13 2025	JL
2	ISSUED FOR 100% REVIEW	DEC 13 2024	JL
1	ISSUED FOR REVIEW	NOV 14 2024	JL
NO.	ISSUED	DATE	BY



PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
DWG. TITLE:	LIGHTING - RENOVATION
SCALE:	AS NOTED
DATE:	MARCH 2024
DRAWN BY:	K.F.
CHECKED BY:	J.L.
DWG. No:	E203
LOCATION:	K:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Dwgs\03 Elec\24254 E203 Dwr03.dwg





GENERAL RENOVATION NOTES

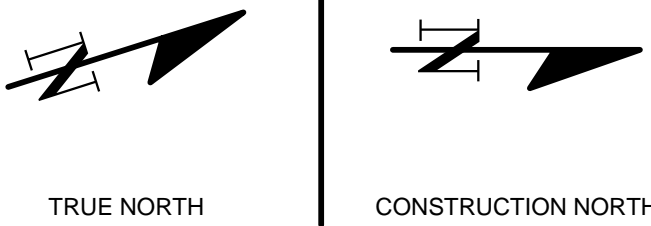
- 'ER' INDICATES EXISTING ITEM TO REMAIN.
- 'R' INDICATES EXISTING ITEM IN RELOCATED POSITION.
- ALL DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED.
- EXISTING ELECTRICAL EQUIPMENT NOT SHOWN SHALL REMAIN UNLESS OTHERWISE NOTED.
- MAINTAIN SERVICE TO ALL EXISTING DEVICES TO REMAIN.
- REVISE PANEL DIRECTORIES TO SUIT CHANGES (TYPED).

SPECIFIC RENOVATION NOTES

- 1 INDICATES RECEPTACLE FOR OWNER'S MICROWAVE. CONFIRM EXACT LOCATION/MOUNTING HEIGHT ON SITE WITH MILLWORK PROVIDER PRIOR TO ROUGH-IN
- 2 INDICATES CONNECTION FOR OWNER'S DISHWASHER. CONFIRM EXACT LOCATION/MOUNTING HEIGHT ON SITE WITH MILLWORK PROVIDER PRIOR TO ROUGH-IN. CONFIRM BREAKER/WIRE SIZE WITH OWNER'S CHOSEN DISHWASHER.
- 3 INDICATES RECEPTACLE FOR OWNER'S COFFEE MAKER. CONFIRM EXACT LOCATION/MOUNTING HEIGHT ON SITE WITH MILLWORK PROVIDER PRIOR TO ROUGH-IN.
- 4 INDICATES CEILING FAN EQUAL TO BIG ASS FANS HAIKU-L-INDOOR C/W 52" LONG BLADES, INTEGRATED LED LIGHT KIT, STANDARD REMOTE CONTROL WITH WALL MOUNT AND COLOUR TO BE CHOSEN BY OWNER. ENSURE THAT NO PART OF FAN IS INSTALLED DIRECTLY BELOW LIGHTS.
- 5 IF WALLS CANNOT BE FISHED, NEW DEVICES ON EXISTING WALLS TO BE FED WITH SURFACE METAL RACEWAY EQUAL TO WIREMOLD SERIES 500/700.
- 6 INDICATES 127mmx50mmx6mm (5"x2"x1/4") CU GROUND BUS MOUNTED AT HIGHEST LEVEL POSSIBLE BELOW CEILING C/W #6 CU. (MIN.) INSULATED GROUND WIRE TO MAIN BUILDING GROUND.
- 7 INDICATES EXISTING TELEPHONE CABINET TO REMAIN. ALL CABLES OUTSIDE THE CABINET TO BE REMOVED. COORDINATE ALL WORK WITH OWNER'S I.T. TEAM.

SPECIFIC RENOVATION NOTES (CONT.)

- 8 INDICATES NEW QUAD RECEPTACLE TO REPLACE DEMOLISHED DUPLEX RECEPTACLE. CONNECT TO EXISTING CIRCUIT OF REMOVED RECEPTACLE.
- 9 INDICATED REPLACEMENT FAN COIL UNIT TO BE RE-CONNECTED TO EXISTING FEEDER.
- 10 CONNECT TO LOCAL INITIATING CIRCUIT. ALL WIRING MUST BE SUPERVISED.
- 11 CONNECT TO LOCAL SIGNAL CIRCUIT. ALL WIRING MUST BE SUPERVISED.
- 12 INDICATES SURFACE MOUNTED WIREWAY (SEE DETAIL A/E204) EQUAL TO CONNECTRAC FLEX WIREWAY SYSTEM. PROVIDE ALL POWER TRAC, ENTRANCE FITTINGS, TOP CAPS, SIDE TRANSITION RAMPS, AND DATA/HARDWARE FLOOR BOX DEVICES TO FACILITATE A COMPLETE AND FUNCTIONING SYSTEM. COORDINATE FINISH/COLOURS WITH ARCHITECT BEFORE ORDERING.
- 13 INDICATES FLOOR BOX CENTERED BENEATH TABLE. CONFIRM EXACT LOCATION ON SITE WITH OWNER.
- 14 INDICATES NEW DATA RACK LOCATION. CAT6 DATA CABLE TO BE INSTALLED FROM THIS RACK TO THE SERVER ROOM ON THE 6TH FLOOR. FOLLOW THE EXISTING CONDUIT RUN AND INSTALL THE NEW CABLE TO THE SERVER ROOM. COORDINATE ALL WORK WITH HOPA'S IT TEAM.
- 15 TWO ADDITIONAL DATA PORTS TO BE INSTALLED IN CEILING SPACE FOR FUTURE SECURITY CAMERA USE. INCLUDE 20'-0" OF SPARE WIRE LOOP ABOVE CEILING TO ALLOW FOR RELOCATION IF REQUIRED.
- 16 INDICATES PROPOSED LOCATION FOR NEW SECURITY KEYPAD.
- 17 PROVIDE ALL BOXES, RACEWAY AND POWER SUPPLIES AS REQUIRED FOR ALL WORK RELATED TO SECURITY AND ACCESS CONTROL. SITE CONFIRM EXACT LOCATIONS WITH OWNER REPRESENTATIVE..
- 18 CONTRACTOR TO USE DESIGNATED SECURITY SUBCONTRACTOR (SONITROL) FOR DISCONNECTION AND INSTALLATION OF THE SECURITY SYSTEM. CONTACT IS: ED BODBYL (CELL: 289-439-5137, EMAIL: EBODBYL@SONITROLCANADA.COM).
- 19 INDICATED DOOR IS CURRENTLY AUTOMATICALLY UNLOCKED UPON FIRE ALARM FOR FIRE EXITING PURPOSES. THIS IS TO BE MAINTAINED.
- 20 INDICATES DEVICES FOR OWNER'S PHOTOCOPIER AND MAIL MACHINE. CONFIRM EXACT LOCATION/MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN. IF POSSIBLE, FISH WALL TO FEED DEVICES. IF NOT POSSIBLE USE SURFACE WITEMOLD RACEWAY.
- 21 INDICATES DEVICES FOR OWNER'S TV SCREEN. CONFIRM EXACT LOCATION/MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN.
- 22 INDICATES 4 POWER CIRCUITS AND 6 DATA DROPS FOR FUTURE SYSTEM FURNITURE. FROM CEILING SPACE RUN TWO (2) 27mm (1") CONDUITS DOWN COLUMN FOR POWER. EACH TERMINATING INTO A JUNCTION BOX AT 2FT AFF. RUN 1 (ONE) 27mm (1") CONDUIT FOR DATA DOWN COLUMN AND LEAVE DATA CABLE ON FLOOR WITH 9.15M (30FT) OF SLACK. COORDINATE EXACT LOCATION/REQUIREMENTS WITH OWNER AND SYSTEM FURNITURE PROVIDER.
- 23 INDICATES 2-100mm (4") CONDUITS FROM CEILING SPACE HANGERS DOWN TO RACK. PROVIDE BUSHINGS ON CONDUIT ENDS.



The contractor shall verify all dimensions and report all errors and discrepancies to the Consultant before commencement of the work.

The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work.

The drawings do not indicate all offsets fitting and accessories which may be required. Provide the same to meet the required conditions.

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Do not scale this drawing.

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NO.	ISSUED	DATE	BY
5	RE-ISSUED FOR TENDER	MAR 26 2025	JL
4	ISSUED FOR REVIEW	MAR 14 2025	JL
3	ISSUED FOR TENDER	JAN 13 2025	JL
2	ISSUED FOR 100% REVIEW	DEC 13 2024	JL
1	ISSUED FOR REVIEW	NOV 14 2024	JL

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DEI PROJECT #24254

**HOPA** | HAMILTON  
PORTS | OSHAWA  
AUTHORITY

PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
DWG. TITLE:	POWER/SYSTEMS - RENOVATION
SCALE:	AS NOTED
DATE:	MARCH 2025
DRAWN BY:	K.F.
CHECKED BY:	J.L.
DWG. No:	E204
LOCATION:	605 James Street North, Hamilton, ON, L8L 1K1 PH: (905) 525-4330 F: (905) 525-7258

POWER & SYSTEMS - RENOVATION  
SCALE: 1:50



### GENERAL NOTES

- ## BASIC MATERIALS

- ### DRAW BREAKDOWN

- .1 THIS CONTRACTOR MUST SUBMIT A BREAKDOWN OF THE TENDER PRICE INTO CLASSIFICATIONS TO THE SATISFACTION OF THE CONSULTANT, WITH THE AGGREGATE OF THE BREAKDOWN TOTALING THE TOTAL CONTRACT AMOUNT. EACH ITEM MUST BE BROKEN OUT INTO MATERIAL AND LABOR COSTS. PROGRESS CLAIMS, WHEN SUBMITTED ARE TO BE ITEMIZED AGAINST EACH ITEM OF THE ABOVE BREAKDOWN. THIS SHALL BE DONE IN TABLE FORM SHOWING CONTRACT AMOUNT, AMOUNT THIS DRAW, TOTAL TO DATE, % COMPLETE AND BALANCE.
- .2 BREAKDOWN SHALL BE AS FOLLOWS:
  - .1 PERMITS AND FEES
  - .2 MOBILIZATION (MAXIMUM 1%)
  - .3 DEMOLITION
  - .4 PANELBOARDS AND MISCELLANEOUS DISTRIBUTION EQUIPMENT
  - .5 BRANCH CONDUITS
  - .6 BRANCH WIRING
  - .7 LIGHTING FIXTURES
  - .8 FIRE ALARM SYSTEM
  - .9 VOICE/DATA SYSTEM
  - .10 WIRING FOR MECHANICAL EQUIPMENT
  - .11 COMMISSIONING (MINIMUM 3%)
- .3 THE BREAKDOWN MUST BE APPROVED BY THE CONSULTANT PRIOR TO SUBMISSION OF THE FIRST DRAW.
- .4 BREAKDOWNS NOT COMPLYING TO THE ABOVE WILL NOT BE APPROVED.
- .5 BREAKDOWN MUST INDICATE TOTAL CONTRACT AMOUNT.
- .6 MOBILIZATION AMOUNT MAY ONLY BE DRAWN WHEN ALL REQUIRED SHOP DRAWINGS HAVE BEEN REVIEWED BY THE CONSULTANT.

## SHOP DRAWINGS AND PRODUCT DATA

1. FURNISH COMPLETE CATALOG DATA FOR MANUFACTURED ITEMS OF EQUIPMENT TO BE USED IN THE WORK TO CONSULTANT FOR REVIEW WITHIN 30 DAYS AFTER AWARD OF CONTRACT.
2. IF MATERIAL OR EQUIPMENT IS NOT AS SPECIFIED OR SUBMITTAL IS NOT COMPLETE, IT WILL BE REJECTED BY CONSULTANT.
3. ADDITIONAL SHOP DRAWINGS REQUIRED BY THE CONTRACTOR FOR MAINTENANCE MANUALS, SITE COPIES ETC., SHALL BE PHOTOGRAPHS OF THE REVIEWED SHOP DRAWINGS. ALL COSTS TO PROVIDE ADDITIONAL COPIES OF SHOP DRAWINGS SHALL BE BORNE BY THE CONTRACTOR.
4. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.
5. CATALOG DATA OR SHOP DRAWINGS FOR EQUIPMENT, WHICH ARE NOTED AS BEING REVIEWED BY CONSULTANT OR HIS ENGINEER SHALL NOT SUPERSEDE CONTRACT DOCUMENTS.
6. REVIEW COMMENTS OF CONSULTANT SHALL NOT RELIEVE THIS DIVISION FROM RESPONSIBILITY FOR DEVIATIONS FROM CONTRACT DOCUMENTS UNLESS CONSULTANT'S ATTENTION HAS BEEN CALLED TO SUCH DEVIATIONS IN WRITING AT TIME OF SUBMISSION, NOR SHALL THEY RELIEVE THIS DIVISION FROM RESPONSIBILITY FOR ERRORS IN ITEMS SUBMITTED.
7. CHECK WORK DESCRIBED BY CATALOG DATA WITH CONTRACT DOCUMENTS FOR DEVIATIONS AND ERRORS.
8. SHOP DRAWINGS AND PRODUCT DATA SHALL SHOW:
  1. MOUNTING ARRANGEMENTS.
  2. OPERATING AND MAINTENANCE CLEARANCES, E.G. ACCESS DOOR SWING SPACES.
9. SHOP DRAWINGS AND PRODUCT DATA SHALL BE ACCOMPANIED BY:
  1. DETAILED DRAWINGS OF BASES, SUPPORTS, AND ANCHOR BOLTS.
  2. MANUFACTURER TEST DATA WHERE REQUESTED.
  3. MANUFACTURER TO CERTIFY AS TO CURRENT MODEL PRODUCTION.
  4. CERTIFICATION OF COMPLIANCE TO APPLICABLE CODES.
10. STATE SIZES, CAPACITIES, BRAND NAMES, MOTOR HP, ACCESSORIES, MATERIALS, GAUGES, DIMENSIONS, AND OTHER PERTINENT INFORMATION. LIST ON CATALOG COVERS PAGE NUMBERS OF SUBMITTED ITEMS. UNDERLINE APPLICABLE DATA.
11. ONCE THESE SHOP DRAWINGS ARE RETURNED, REVIEWED OR REVIEWED AS NOTED FABRICATION, PRODUCTION, AND INSTALLATION MAY COMMENCE. NOTE: IF A SHOP DRAWING IS RETURNED REVIEWED AS NOTED THIS CONTRACTOR MUST PROVIDE WRITTEN INDICATION THAT THE COMMENTS HAVE BEEN COMPLIED WITH.
12. A PARTIAL LIST OF SHOP DRAWINGS INCLUDES:
  1. PANELBOARDS
  2. LUMINAIRES
  3. EMERGENCY BATTERY UNITS AND FIXTURES
  4. STARTERS, CONTACTORS, AND CONTROL DEVICES
  5. FIRESTOPPING MATERIALS
  6. SURFACE RACEWAYS
  7. WIRING DEVICES
  8. OCCUPANCY SENSORS
  9. COMPUTER SYSTEM COMPONENTS

## FIRESTOPPING

1. FIRESTOPPING MATERIAL AND INSTALLATION WITHIN ANNULAR SPACE BETWEEN CONDUITS, DUCTS, AND ADJACENT FIRE SEPARATION.
2. PROVIDE MATERIALS AND SYSTEMS CAPABLE OF MAINTAINING EFFECTIVE BARRIER AGAINST FLAME, SMOKE, AND GASES.
3. COMPLY WITH THE REQUIREMENTS OF CAN4-S115-M35, AND DO NOT EXCEED OPENING SIZED FOR WHICH THEY HAVE BEEN TESTED.
4. SYSTEMS TO HAVE AN F OR FT RATING (AS APPLICABLE) NOT LESS THAN THE FIRE PROTECTION RATING REQUIRED FOR CLOSURES IN A FIRE SEPARATION. PROVIDE FIREWRAP BLANKET AROUND SERVICES PENETRATING FIREWALLS.
5. EXISTENCE OF BLANKET MUST CORRESPOND TO ULC RECOMMENDATIONS. IN GENERAL WRAP INDIVIDUAL CONDUITS WITH APPROVED FIREWRAP MATERIALS ON EACH SIDE OF FIREWALL. REFER TO ARCHITECTURAL DRAWINGS FOR FT RATINGS. PROVIDE 1 AND/OR 2 LAYERS OF FIREWRAP WITH TRANSVERSE AND LONGITUDINAL SEAMS OVERLAPPED AND/OR BUTTED (SECOND LAYER OFFSET FROM FIRST LAYER). CUT EDGES ARE TO BE SEALED WITH ALUMINUM FOIL TAPE. PROVIDE 50 MM STAINLESS STEEL BANDING AT 200 MM INTERVALS. INSTALL FIREWRAP TO MANUFACTURERS' RECOMMENDATIONS FOR PROPER FT RATING. ACCEPTABLE MANUFACTURERS ARE 3M FIREMASTER DUCTWRAP OR APPROVED EQUAL.
6. THE FIRESTOPPING MATERIALS ARE NOT TO SHRINK, SLUMP OR SAG AND BE FREE OF ASBESTOS, HALOGENS AND VOLATILE SOLVENTS.
7. FIRESTOPPING MATERIALS ARE TO CONSIST OF A COMPONENT SEALANT APPLIED WITH A CONVENTIONAL CAULKING GUN AND TROWEL.
8. FIRESTOP MATERIALS ARE TO BE CAPABLE OF RECEIVING FINISH MATERIALS IN THOSE AREAS, WHICH ARE EXPOSED AND SCHEDULED TO RECEIVE FINISHES.
9. FIRESTOPPING SHALL BE INSPECTED AND APPROVED BY LOCAL AUTHORITY PRIOR TO CONCEALMENT OR ENCLOSURE.
10. INSTALL MATERIAL AND COMPONENTS IN ACCORDANCE WITH ULC CERTIFICATION, MANUFACTURERS INSTRUCTIONS AND LOCAL AUTHORITY.
11. SUBMIT PRODUCT LITERATURE AND INSTALLATION MATERIAL ON FIRESTOPPING IN SHOP DRAWING AND PRODUCT DATA MANUAL.
12. ACCEPTABLE MANUFACTURERS:  
RECTORSCEAL CORPORATION (METACAULK)  
PROSECT SYSTEMS  
3M  
HILTI  
STI FIRESTOP
- NOTE: FIRE STOP MATERIAL MUST CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR TO CONFIRM PRIOR TO APPLICATION AND ENSURE MATERIAL USED IS COMPATIBLE WITH THAT USED BY OTHER TRADES ON SITE.
13. ENSURE FIRESTOP MANUFACTURER REPRESENTATIVE PERFORMS ON SITE INSPECTIONS AND CERTIFIES INSTALLATION. SUBMIT INSPECTION REPORTS/CERTIFICATION AT TIME OF SUBSTANTIAL COMPLETION.

## READY FOR TAKEOVER

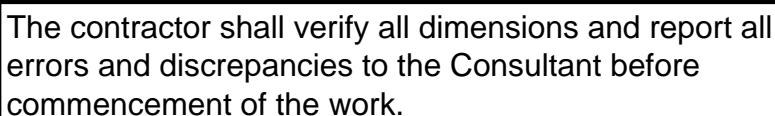
- .1 COMPLETE THE FOLLOWING TO THE SATISFACTION OF THE CONSULTANT PRIOR TO REQUEST FOR READY FOR TAKEOVER.
  - .1 AS-BUILT DRAWINGS.
  - .2 MAINTENANCE MANUALS.
  - .3 SYSTEM START UP.
  - .4 INSTRUCTIONS TO OWNERS.
  - .5 FINAL CERTIFICATES
    - ELECTRICAL SAFETY AUTHORITY
    - EMERGENCY LIGHTING
    - FIRE ALARM VERIFICATION CERTIFICATE

## WIRING DEVICES

- GENERAL PURPOSE AC SWITCHES MUST CONFORM TO CSA C22.2 NO. 111 (LATEST EDITION).
- 15 OR 20 A, 120 V, SINGLE POLE, DOUBLE POLE, THREE-WAY, OR FOUR-WAY SWITCHES.
- MANUALLY-OPERATED GENERAL PURPOSE AC SWITCHES WITH THE FOLLOWING FEATURES:
- TERMINAL HOLES APPROVED FOR NO. 10 AWG WIRE.
  - SILVER ALLOY CONTACTS.
  - UREA OR MELAMINE MOLDING FOR PARTS SUBJECT TO CARBON TRACKING.
  - SUITABLE FOR BACK AND SIDE WIRING.
  - TOGGLE COLOUR AS SELECTED BY ARCHITECT.
- ACCEPTABLE MATERIALS:
- SINGLE POLE: HUBBELL CAT. #1201 OR EQUAL
  - THREE-WAY: HUBBELL CAT. #1203 OR EQUAL
  - FOUR-WAY: HUBBELL CAT. #1204 OR EQUAL
  - MOTOR RATED: HUBBELL CAT. #HBL1221PL OR EQUAL (HBL2121 DECORA OR EQUAL) C/W PILOT LIGHT.
- INSTALL SINGLE THROW SWITCHES WITH HANDLE IN "UP" POSITION WHEN SWITCH IS CLOSED.
- INSTALL SWITCHES IN GANG TYPE OUTLET BOX WHEN MORE THAN ONE SWITCH IS REQUIRED IN ONE LOCATION.
- RECEPTACLES, PLUGS, AND OTHER SIMILAR WIRING DEVICES MUST CONFORM TO CSA C22.2 NO. 42 (LATEST EDITION).
- DUPLEX RECEPTACLES, CSA TYPE 5-15 R, 125 V, 15 A, U GROUND, WITH THE FOLLOWING FEATURES:
- UREA MOLDED HOUSING WITH COLOUR AS SELECTED BY ARCHITECT.
  - SUITABLE FOR NO. 10 AWG FOR BACK AND SIDE WIRING.
  - BREAK-OFF LINKS FOR USE AS SPLIT RECEPTACLES.
  - BACK WIRE ENTRIES, FOUR SIDE WIRING SCREWS.
  - TRIPLE WIRE CONTACTS AND RIVETED GROUNDING CONTACTS.
- ACCEPTABLE MATERIALS:
- STANDARD DUPLEX RECEPTACLE: HUBBELL CAT. #HBL5252CN
  - GROUND FAULT PROTECTED T-SLOT RECEPTACLES: HUBBELL CAT. #GF20X COMPLETE WITH DECORA STYLE COVERPLATE TO SUIT SPECIFICATION BELOW.
  - T-SLOT RECEPTACLES: HUBBELL CAT. #HBL5352
- OTHER RECEPTACLES WITH AMPACITY AND VOLTAGE AS INDICATED. COLOUR BY ARCHITECT.
- ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE:
- PASS & SEYMOUR  
LEVITON
- WALL MOUNTED OCCUPANCY SENSORS (PASSIVE TECHNOLOGY), OCCUPANCY SENSORS USED IN STORAGE AND SERVICE ROOMS SHALL BE EITHER:
- HUBBELL CAT. #AP1277XN (COLOUR BY ARCHITECT)
  - WATTSTOPPER CAT. #PW-100-VOLT-X (COLOUR BY ARCHITECT)
  - LEVITON CAT. #ODS-15-ID-VOLT-X (COLOUR BY ARCHITECT)
  - SENSOR SWITCH CAT. #WSD-VOLT-X (COLOUR BY ARCHITECT)
- WHERE NOTED ON THE DRAWINGS, THE WALL MOUNTED SWITCH STYLE OCCUPANCY SENSOR USED IN ADMINISTRATIVE OFFICES AND SEMINAR/MEETING ROOMS SHALL BE A DUAL TECHNOLOGY SWITCH WITH EITHER SINGLE OR DOUBLE RELAY (CIRCUIT) AS NOTED ON THE DRAWINGS. COLOUR TO SUIT ARCHITECT. DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS IF REQUIRED TO PROPERLY AND COMPLETELY COVER THE RESPECTIVE ROOMS.
- SINGLE RELAY (CIRCUIT): WATTSTOPPER CAT. #DW-100
- DUAL RELAY (CIRCUIT): WATTSTOPPER CAT. #DW-200
- APPROVED EQUAL:
- HUBBELL
  - LEVITON
  - SENSOR SWITCH
- NOTE: FOR DUAL RELAY SWITCHES, PROGRAM THE SENSORY FOR 15 MINUTE OFF DELAY, ENABLED WAL-THRU, AUDIBLE ALERT ENABLED, RELAY 1 ON MODE: AUTO ON, RELAY 2 ON MODE: MANUAL ON.
- PROVIDE OTHER OCCUPANCY SENSORS TO SUIT THE DETAIL(S) ON THE DRAWINGS.
- ALL SENSORS SHALL BE SET TO 5 MINUTES "DELAY TO OFF" UNLESS OTHERWISE DIRECTED.
- OCCUPANCY SENSORS:
- INSTALL POWER PACKS IN ACCESSIBLE MAINTENANCE AREAS.
  - PROVIDE ACCESS DOORS IF POWER PACKS ARE INSTALLED ABOVE DRYWALL CEILINGS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND AIM SENSOY IN THE CORRECT LOCATION REQUIRED FOR COMPLETE AND PROPER COVERAGE WITHIN THE RANGE OF COVERAGE AS PER THE MANUFACTURER'S RECOMMENDATIONS. THE LOCATIONS AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS IF REQUIRED TO PROPERLY AND COMPLETELY COVER THE RESPECTIVE ROOMS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A PRE-INSTALLATION MEETING WITH THE MANUFACTURER'S FACTORY AUTHORIZED REPRESENTATIVE, AT THE FACILITY, TO VERIFY PLACEMENT TO SENSORS AND INSTALLATION CRITERIA.
- THE CONTRACTOR SHALL ALSO PROVIDE THE ON-SITE TRAINING NECESSARY TO FAMILIARIZE THE OWNER'S PERSONNEL WITH THE OPERATION, USE, ADJUSTMENT AND PROBLEM SOLVING DIAGNOSIS OF THE OCCUPANCY SENSING DEVICES SYSTEMS.
- UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE-FREE OCCUPANCY-BASED LIGHTING CONTROL. SUBMIT COMMISSIONING REPORT WITH CLOSE-OUT DOCUMENTS.
- INSTALL DEVICES IN GANG TYPE OUTLET BOX WHEN MORE THAN ONE DEVICE IS REQUIRED IN ONE LOCATION.
- SHEET STEEL UTILITY BOX COVER FOR WIRING DEVICES INSTALLED IN SURFACE MOUNTED UTILITY BOXES.
- STAINLESS STEEL, VERTICALLY BRUSHED, 1mm THICK COVER PLATES FOR WIRING DEVICES MOUNTED IN FLUSH-MOUNTED OUTLET BOXES.
- SHEET METAL COVER PLATES FOR WIRING DEVICES MOUNTED IN SURFACE-MOUNTED FS OR FD TYPE CONDUIT BOXES.
- PROTECT STAINLESS STEEL COVER PLATE FINISH WITH PAPER OR PLASTIC FILM UNTIL PAINTING AND OTHER WORK IS FINISHED.
- INSTALL SUITABLE COMMON COVER PLATES WHERE WIRING DEVICES ARE GROUDED.

## PANEL BOARDS

- .1 PANEL BOARDS MUST CONFORM TO CSA C22.2 NO. 29 (LATEST EDITION).
- .2 IN ADDITION TO CSA REQUIREMENTS MANUFACTURER'S NAMEPLATE MUST SHOW FAULT CURRENT THAT PANEL INCLUDING BREAKERS HAS BEEN BUILT TO WITHSTAND. SERVICE RATING IS ACCEPTABLE-SUBMIT INFORMATION WITH SHOP DRAWINGS.
- .3 BUS AND BREAKERS/SWITCHES MUST BE RATED FOR 10KA (SYMMETRICAL) INTERRUPTING CAPACITY OR AS INDICATED.
- .4 SEQUENCE PHASE BUSSING WITH ODD NUMBERED BREAKERS ON LEFT AND EVEN ON RIGHT, WITH EACH BREAKER IDENTIFIED BY PERMANENT NUMBER IDENTIFICATION AS TO CIRCUIT NUMBER AND PHASE.
- .5 PANEL BOARD MAINS, NUMBER OF CIRCUITS, AND NUMBER AND SIZE OF BRANCH CIRCUIT AS INDICATED.
- .6 TWO KEYS FOR EACH PANEL BOARD AND KEY PANEL BOARDS ALIKE.
- .7 ALUMINUM BUS WITH NEUTRAL OF SAME AMPERE RATING AS MAINS.
- .8 MAINS MUST BE SUITABLE FOR BOLT-ON BREAKERS. PROVIDE MAIN (IF APPLICABLE) AND BRANCH BREAKERS AS BOLT-ON STYLE.
- .9 TRIM AND DOOR FINISH MUST BE BAKED GRAY ENAMEL.
- .10 BREAKERS WITH THERMAL AND MAGNETIC TRIPPING IN PANEL BOARD EXCEPT AS INDICATED OTHERWISE.
- .11 PROVIDE NAMEPLATE FOR EACH PANEL BOARD WITH ENGRAVED DESCRIPTION AS INDICATED.
- .12 FOR EACH NEW AND EXISTING PANEL PROVIDE COMPLETE CIRCUIT DIRECTORY WITH TYPEWRITTEN LEGEND SHOWING LOCATION OF EACH CIRCUIT.
- .13 LOCATE PANEL BOARDS AS INDICATED AND MOUNT SECURELY, PLUMB, TRUE AND SQUARE, TO ADJOINING SURFACES.
- .14 INSTALL SURFACE MOUNTED PANEL BOARDS ON PLYWOOD BACKBOARDS. WHERE PRACTICAL, GROUP PANEL BOARDS ON COMMON BACKBOARD.
- .15 CONNECT LOADS TO CIRCUITS.
- .16 CONNECT NEUTRAL CONDUCTORS TO COMMON NEUTRAL BUS.
- .17 BRANCH CIRCUIT PANEL BOARDS MUST BE ONE OF THE FOLLOWING:
  - CUTLER HAMMER CAT. #POW-R-LINE-C PRL-1 OR PRL-2
  - SCHNEIDER ELECTRIC CAT. #NQOD SERIES
  - SIEMENS CAT. #SENTRON P1 SERIES
- .18 ALL REDUNDANT BREAKERS ARE TO REMAIN AND BE RE-LABELED AS "SPARE".
- .19 EXISTING PANELS MUST BE REVIEWED FOR LOOSE AND/OR FAULTY BREAKERS AND WIRING. ALL REQUIRED MODIFICATIONS MUST BE PERFORMED TO CORRECT ANY UNCOVERED PROBLEMS.



The drawings show general arrangement of services . Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work.

The drawings do not indicate all offsets fitting and accessories which may be required. Provide the same to meet the required conditions.

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PROJECT:	605 JAMES STREET NORTH FOURTH FLOOR RENOVATIONS
DWG. TITLE:	SPECIFICATION (SHEET 1 OF 2)
SCALE:	AS NOTED
DATE:	MARCH 2025
DRAWN BY:	K.F.
CHECKED BY:	J.L.
DWG. No:	E301
LOCATION:	30304 Project#24254 HOPA James St N Office Renovation, Hamilton#2 Dwg#03 Elec#24254 E200 Dens#0 Rev# Overalls-001



FIXTURES ARE TO BE PROVIDED AS NOTED IN THE LIGHT FIXTURE SCHEDULE C/W THE FOLLOWING FEATURES:

- .1 AT THE COMPLETION OF THE PROJECT AND IN THE PRESENCE OF THE CONSULTANT, TEST ALL EXIT AND EMERGENCY FIXTURES. ON COMPANY LETTERHEAD, THE CONTRACTOR IS TO PREPARE A CHART INDICATING:
- PROJECT
  - DATE
  - EQUIPMENT TYPE
  - CERTIFICATION OF CORRECT CONNECTION
  - CERTIFICATION OF CORRECT OPERATION
  - DURATION OF TEST IN MINUTES (MINIMUM 30)
  - ACTUAL PERIOD OF TESTING (TIME OF DAY)

## GENERAL

- STANDARDS**
- 1.** ALL WORK PERFORMED MUST CONFORM TO THE LATEST VERSION OF THE APPLICABLE CODES, STANDARDS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO: ANSI/TIA/EIA 568-B, ANSI/TIA/EIA 569, ISO 11801, CSA T530, CSA T528, CSA T527 CSA C22.1, CSA C22.2 NO. 214, OBC.
- 2.** CONTRACTOR'S IT DEPARTMENT HAS STANDARDIZED ON NORDX/CDT BASED PRODUCTS FOR THE STRUCTURED CABLEING. NO ALTERNATES WILL BE ACCEPTED.
- 3.** AT LEAST ONE MEMBER OF THE CONTRACTOR'S PROJECT TEAM MUST HOLD A CURRENT RCDD ACCREDITATION. THE RCDD WILL BE RESPONSIBLE

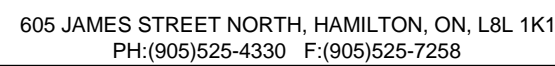
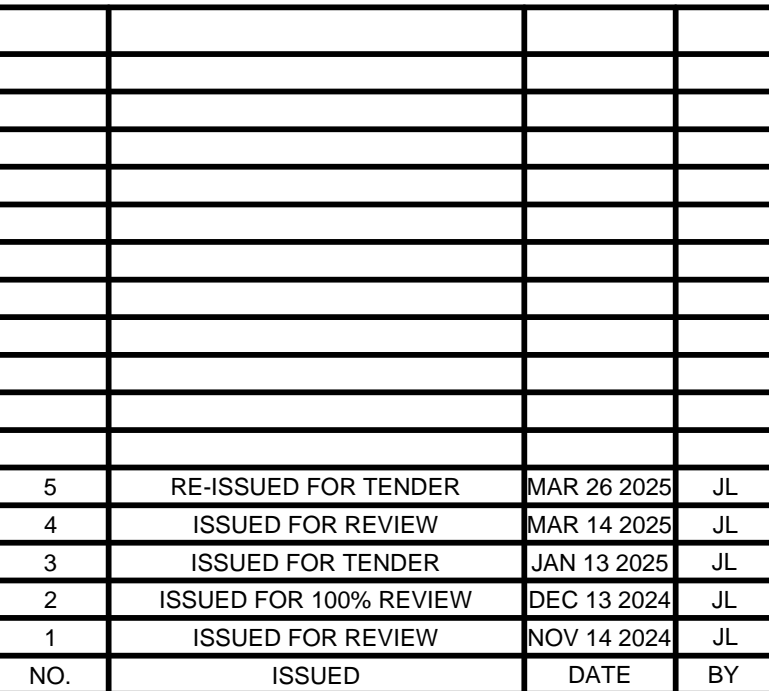
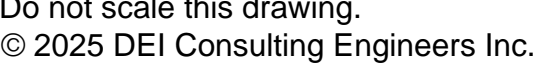
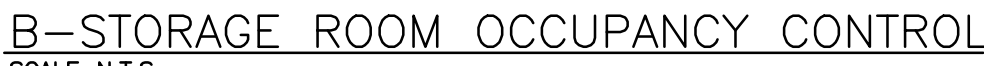
CATEGORY 5E MODULAR JACKS

1. JACKS SHALL BE 8 POSITION UN-KEYED.
2. EACH JACK SHALL BE AN INDIVIDUALLY CONSTRUCTED UNIT AND SHALL SNAP MOUNT IN AN INDUSTRY STANDARD KEYSTONE OPENING (.760 X .580).
3. JACKS SHALL BE UL VERIFIED FOR TIA/EIA COMPONENT COMPLIANT CATEGORY 5E ELECTRICAL PERFORMANCE.
4. APPROVED MAKE: GIGAFLEX PSSE (BLUE FOR DATA)

CATEGORY 5E PATCH PANELS

1. PANELS SHALL ACCOMMODATE 24 PORTS FOR EACH RACK MOUNT SPACE OR "U" AND SHALL BE MADE OF COMPATIBLE ADAPTER MODULES.
2. PANELS SHALL BE AVAILABLE IN BOTH T568A AND T568B WIRING SCHEMES.
3. PANELS SHALL BE UL VERIFIED FOR TIA/EIA CATEGORY 5E PERFORMANCE.
4. PANELS SHALL HAVE PORT IDENTIFICATION NUMBERS ON BOTH THE FRONT AND REAR OF THE PANEL.
5. APPROVED MAKE: FLEX 24/48 PORT PATCH PANEL, GIGAFLEX MODULES

- .13 EQUIPMENT:



PROJECT: 605 JAMES STREET NORTH  
FOURTH FLOOR RENOVATIONS

DWG. TITLE: SPECIFICATION (SHEET 2 OF 2) AND DETAILS

SCALE: AS NOTED

DATE: MARCH 2025

DRAWN BY: K.F.

CHECKED BY: J.L.

DWG. No: E302

LOCATION:  
C:\2024 Projects\24254 HOPA James St N Office Renovation, Hamilton\02 Dwgs\03 Elec\24254 E200 Demo &  
Reno Overalls.dwg