City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit
Notice of Decision

Date of Decision: October 10, 2024

Chad Kuzio c/o VOSH Architecture & Design Inc.
9906 104 Street
Fort Saskatchewan, T8L 2E8

Proposed Development:	**Mixed Use Building**: **54 Dwelling Units and 3 Commercial Units (2 CRU's and 1 Education Use – Daycare Facility)**
Legal Description:	Plan 182 3366, Block 25, Lot 200 & 201
Municipal Address:	6202 & 6302 65 Street, Beaumont, AB
Land Use District:	Integrated Neighbourhood
Permit Application No:	2024-037
Tax Roll:	009243/009244

Development Permit Status: Approved with conditions

Development Permit Conditions
The development noted above is considered a Permitted Use within the Integrated Neighbourhood District, and has been **approved** by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met. Be sure to review all the documentation included with this permit.

1. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
2. The site shall be developed in accordance with the attached plans issued for development dated October 10, 2024. **Any changes to the attached plans require prior written approval by the City.**
3. The properties located at 6202 65 Street (Plan 182 3366, Block 25, Lot 200) and 6302 65 Street (Plan 182 3366, Block 25, Lot 201) shall be consolidated at the Land Titles Office, and a record of a consolidation submission shall be provided to the City of Beaumont by December 31, 2024.
4. Prior to commencing any activity on the lands, the applicant shall enter into and during the currency of the permit abide by a Development Agreement (pursuant to the Municipal Government Act s. 650), containing terms acceptable to the Municipality. The Development Agreement shall include but not be limited to the following:
    a. that the Applicant shall provide security in a form satisfactory to the City for all obligations under the Development Agreement, including but not limited to, pre-grading, civil works on public property, and hard and soft landscaping on private property.
    b. The applicant shall meet all engineering requirements as set out in the City of Beaumont's Engineering General Design Standards or provide options that are acceptable and approved by the City.

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c. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to the execution of the development agreement.

5. Landscaping shall be provided as shown on the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments.
6. Lighting for the building shall be provided as shown on the attached approved plans. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
7. An Education Use (Daycare) has been approved for 567.3m² and requires 12 parking stalls for the proposed use. A development permit is required prior to the remaining area being occupied on the ground floor.
8. The approved drawings do not show any rooftop mechanical equipment. Should rooftop mechanical equipment be required, revised drawings shall be submitted. Rooftop mechanical equipment shall be screened from view or incorporated into the roof envelope.
9. Based on the details of the approved plans, the development meets the minimum required 75% Essential Elements and 25% Suggested Elements of the Beaumont Urban Design Guidelines.
10. The owner/applicant shall obtain all federal, provincial and local permits as they apply to this project.

Additional Information

1. **Prior to any work commencing on the site**, a Letter of Credit in the amount of 100% of the construction costs for hard and soft landscaping shall be provided prior to building permit issuance, with such costs to include hard landscaping features such as brick pavers, shale, concrete curbing, sidewalks, patios, paved approaches including culvert and rip rap, fencing and painted lines for parking stalls.

   50% of the landscaping security shall be released after planting and the remaining balance shall be released once an inspection of the site has demonstrated to the satisfaction of the Development Authority that the landscaping has been well maintained and is in healthy condition two growing seasons after approved inspection.
2. **Prior to any construction commencing on the site**, a Development Agreement and a Letter of Credit equal to 25% of the construction costs shall be submitted to the City of Beaumont for the following:

   a. any pre-grading of the site including stripping, grubbing, etc.

   b. the cost of work to be undertaken on municipal property, including but not limited to underground servicing and access.

   All but $7,000 of the above noted securities will be returned upon completion, with no deficiencies as confirmed by Engineering (the municipality will not take less than $7,000 security). The remainder shall be released upon completion and receipt of as-built record drawings that are received and deemed acceptable by the municipality.

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3. Prior to securing the Letter of Credit for this project, the Applicant shall provide cost estimates for approval by the Manager, Engineering & Environment.

   The Letter of Credit shall have an initial term of one (1) year, shall be renewed by the owner 30 days prior to expiry, and shall:

   a. contain an automatic renewal clause; and

   b. allow for partial draws by the City of Beaumont.

4. The Applicant shall maintain comprehensive liability insurance in the amount of $5 million as it relates to this project, for the duration of both phases of the project. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.

5. Engineering Advisements

   a. The owner shall be responsible for any engineering and legal costs incurred by the City related to this project.

   b. Any excavation into existing asphalt or concrete, fillcrete backfill will be required to the bottom of asphalt or concrete, as clay backfill will not be permitted.

   c. The owner shall ensure all ramps on this site are barrier-free compliant and meet all requirements of the Barrier-Free Design Guide and meet the Alberta Building Code requirements.

   d. The southwest building corner has a steep grade landing for access into the building at 5.3%.

   e. The owner shall ensure a silt fence is on the property.

   f. Any existing landscaped areas impacted or damaged by this project shall be repaired in accordance with the General Design Standards and to the satisfaction of the City of Beaumont.

6. Fire Advisements

   a. A Fire Safety Plan must be posted in a visible area on the construction site.

   b. The Fire Chief requires that the City of Beaumont Fire Department be provided with one (1) elevator key, to be used during a rescue operation, in the event occupants or visitors to the building become trapped inside the elevator car.

   c. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

7. Infrastructure Advisements

   a. The owner shall contact all franchise utilities to arrange for any service connections that are required. Where City utilities and services are interfered with or for construction, which is on municipal property, the Applicant will be responsible for the cost of relocation/repair of these municipal services.

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b. The water meter(s) for this project shall be purchased from the City of Beaumont. For each meter to be installed a "Water Meter Permit Request" must be completed electronically and submitted to waterandwastewater@beaumont.ab.ca. This application must be submitted thirty (30) days prior to occupancy. Size, type, and number of meters per building must be approved by the City of Beaumont.

8. This Development Permit is issued under the City of Beaumont Land Use Bylaw 944-19. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
9. The Applicant shall provide the Development Authority with AutoCAD drawings to the satisfaction of the Development Authority with the Building Permit application.
10. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the Alberta Safety Codes Act and any other applicable bylaws or regulations.
11. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
12. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
13. Failure to keep the sites clean of debris is an offence under Our Zoning Blueprint. The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
    a. First Offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
    b. Second Offence (on same lot) – a minimum fine of $1,000.00 and a stop work order shall be issued;
    c. Third (and Subsequent) offence(s) (on same lot) – a minimum fine of $5,000.00 and a stop work order shall be issued.
14. Separate sign permit applications will be required for any on-site signage.
15. It is the responsibility of the Applicant to ensure they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.

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Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) or the Land and Property Rights Tribunal within 21 days of the date the decision was made, noted above.

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca

For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:

[redacted]
Aleshia Ingram
Planner II
780-340-0342
Aleshia.Ingram@beaumont.ab.ca

cc:
Olly Morrison, Chief Financial Officer, DCAO Internal Services
Kendra Raymond, Director, Planning & Development
Jennifer Niesink, Director, Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Aaron Lewicki, Director, Infrastructure
Paul Suiter, Director, Community Services
Ryan Anders, Manager, Engineering & Environment
Joannes Wong, Manager, Long Range Planning
Wendy Jones, Manager, Investment Attraction & Growth
Bryce Piacentini, Manager, Parks and Roads Operations
Ryan Orlovsky, Manager, Facility & Utility Operations
Cory Chartrand, Municipal Projects
Brad McMurdo, Manager, Development Services

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Yasmin Sharp, Senior Planner
Carley Krahn, Fire Prevention Officer
Joe Ross, Safety Codes Team Lead
Parth Mehta, Engineering Lead
Iolanda Troiani, Engineering Coordinator
Sara Edge, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Dermian Ayalefac – Alberta Health Services - Leduc Public Health

DANSEREAU MIXED-USE APARTMENT

ISSUE FOR DEVELOPMENT PERMIT

6202 65 ST. & 6302 65 ST, BEAUMONT, AB T4X 0J3

2024-10-07

CLIENT: VIRDI ENGINEERING
CONTACT: DALPREET VIRDI

ARCHITECTURAL: VOSHELL ARCHITECTURE & DESIGN INC.
CONTACT: TODD VOSHELL
ADDRESS: 9906 104 STREET
FORT SASKATCHEWAN, AB T8L 2E8
PHONE: 780-589-4747

STRUCTURAL: DESIGNWORKS ENGINEERING
CONTACT: RICHARD NEUFELD
ADDRESS: SUITE 420, 1331 MACLEOD TRAIL SE,
CALGARY, AB T2G 0K3
PHONE: 403-510-4404

MECHANICAL: DESIGNWORKS ENGINEERING
CONTACT: JONES BONGATO
ADDRESS: SUITE 200, 4190 S SERVICE ROAD,
BURLINGTON, ON L7L 4X5
PHONE: 647-308-1584

ELECTRICAL: DESIGNWORKS ENGINEERING
CONTACT: SHERRY KALDAS
ADDRESS: SUITE 1250, 10130 103 STREET NW,
EDMONTON, AB T5J 3N9
PHONE: 587-568-0191

CIVIL: CVLS ENGINEERING
CONTACT: J.T.
ADDRESS: 10532 178 ST NW #202, EDMONTON, AB
PHONE: 780-982-8831

LANDSCAPE: GREEN SPACE ALLIANCE
CONTACT: RAHUL KHUMKAR
ADDRESS: SUITE 205 10132 - 105 ST NW, EDMONTON, AB
PHONE: 780-710-0035

[redacted]

ARCHITECTURAL DRAWINGS

Revisions

No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02
5	IFDP R4	2024-09-03

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

VOSHELL ARCHITECTURE
AND DESIGN, INC.
9906 – 104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.vosharch.ca

Date: 2024-10-07
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Checked by: CK
Scale:
File: 24-008
Sheet Name:
TITLE SHEET

Sheet No:
A0.0

SYMBOL LEGEND

NUMBER REFERENCE — ?	CODED NOTES TAG
DOOR REFERENCE — 555	DOOR TAG
WINDOW REFERENCE — 1t	WINDOW TAG
WALL/FLOOR REFERNCE — 1t	WALL/FLOOR TAG
DESCRIPTION — T.O. FLOOR; ELEVATION — 100000	ELEVATION DATUM
DRAWING NUMBER — 1; SHEET NUMBER — A101; Ref	WALL & BUILDING SECTION CALLOUT
ROOM NUMBER — Room name; 101	ROOM TAG
GRID NUMBER — O	GRID BUBBLE
DRAWING NUMBER — 1; SHEET NUMBER — A101; Ref	DETAIL CALLOUT
TRUE	NORTH ARROW

FLOOR ASSEMBLIES LIST

TYPE MARK	Floor Construction	COMMENTS
F1	-6" CONC SLAB, REFER TO STRUCT FOR ADD. INFO -15 MIL POLY - 4" RIGID INSUL -6" COMPACTED GRANULAR FILL	
F2	-12" CONC SLAB, REFER TO STRUCT FOR ADD. INFO	
F3	-FIN FLR -1 1/2" GYPSUM-CONCRETE TOPPING -3/4" PLYWD - TJI JOIST, REFER TO STRUCT FOR SIZE AND LOCATION -2 LAYERS 5/8" TYPE-X GYP	
F4	-VINYL DECK MEMBRANE -3/4" EXT GRADE PLY -TJI, SEE STRUCT -2X4 HORZ NO STRAPP'G -PRE-FIN MTL SOFFIT	NO BALCONY
F5	<varies>	<varies>
F6	-FIN FLR -3/4" PLYWD NO JOIST, REFER TO STRUCT 1/2" GYP, PAINTED	STAIR LANDING

ROOF ASSEMBLIES LIST

TYPE MARK	DESCRIPTION	COMMENTS
R1	- SINGLE PLY MECHANICALLY FASTENED MEMBRANE (EPDM) - 5/8" FIBREBOARD - 1 1/2" RIGID INSUL (+ SLOPED INSUL TOWARD ROOF DRAINS) - 5/8" PLYWD SHEATHING - NO TRUSS, SEE TRUSS DESIGNER DRAWINGS - FILL CAVITY W/ BATT INSUL - 6 MIL POLY V.B. - 1/2" GYP CEILING	
R2	- SINGLE PLY MECHANICALLY FASTENED MEMBRANE (EPDM) - 5/8" FIBREBOARD - 1 1/2" RIGID INSUL (+ SLOPED INSUL TOWARD ROOF DRAINS) - 5/8" PLYWD SHEATHING - 11 7/8" TJI NO TRUSS - FILL CAVITY W/ BATT INSUL - 6 MIL POLY V.B. - 1/2" GYP CEILING	ELEV

WALL ASSEMBLIES LIST

TYPE MARK	Wall Construction	FIRE RATING	U.L.C. #	COMMENTS
EW1	- VINYL OR HARDIEBOARD PANEL SIDING (REFER TO EXT. ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS - 6" MTL STUD FRAMG @ 16" O.C. - INFILL STUD SPACE W/ R22 BATT INSUL - V.B. - 1/2" GWB	N/A		
EW2	- HARDIEBOARD PANEL SIDING (SEE ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS SHTG - 6" MTL STUD FRAMG @ 16" O.C. - INFILL STUD SPACE W/ R 22 ROCKWOOL INSUL - V.B. - 5/8" GWB TYPE-X	1 HR	ULC DES U423	
EW3	- STONE VENEER - GROUT AND MTL LATH - AIR BARRIER - 5/8" PLYWD SHTG - 2"X6" NO STUDS, SEE STRUCT FOR SPACING - R22 BATT INSUL - V.B. - 5/8" GWB TYPE-X	N/A		1, 2
EW4	- HARDIEBOARD ARCHITECTURAL PANEL (REFER TO EXT. ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS SHTG - 2x6" NO STUD FRAMG @ 16" O.C. - INFILL STUD SPACE W/ R22 ROCKWOOL INSUL - V.B. - 5/8" GWB TYPE-X	1 HR		
EW5	- 10" CONC - 5/8" DENSGLASS SHEATHING - V.B. - 2" RIGID INSUL - GALV MTL THERMAL CLIPS @ 48" O.C. (VERTICAL)			
IW1	- 1/2" GWB - 2"X4" NO STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1/2" GWB			
IW2	- 1/2" GWB - 2"X6" NO STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1/2" GWB			
IW3	- 5/8" GWB TYPE X - 2"X4" NO STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1" AIR GAP - 2"X4" NO STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 5/8" GWB TYPE X	1 HR	A.B.C. 2019 IW13A	
IW4	- 1/2" GWB - 2"X4" NO STUD, SEE STRUCT FOR SPACING			<varies>
IW5	- 8" CMU BLOCK WALL	1 HR		4
IW6	- 5/8" TYPE X GWB - 2"X4" NO STUDS STAGGERED ON A 2"X6" TOP AND BOTTOM NO PLATE, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 5/8" TYPE X GWB	1 HR	ULC DES U340	
IW7	- 1/2" GWB - 6" MTL STUDS, SEE STRUCT FOR SPACING - 1/2" GWB			
IW8	- 5/8" GWB - 6" MTL STUDS, SEE STRUCT FOR SPACING - 5/8" GWB			
IW9	10" CONC			
IW10	- 5/8" TYPE X GWB - 2"X4" NO STUDS, SEE STRUCT FOR SPACING - 5/8" TYPE X GWB	1 HR	ULC DES W301	
IW11	- 1/2" GWB - FILL CAVITY W/ BATT INSUL - 6" MTL STUDS, SEE STRUCT FOR SPACING			

WALL ASSEMBLY COMMENTS
1. COORD EXT FINISHES W/ EXT ELEVS ON SHEET A6.0 & A6.1
2. ENSURE 1HR RATED ASSEMBLY IS USED ON EXT WALLS FOR 1 HR FIRE PROTECTION AS PER A.B.C. TABLE 3.2.3.7
3. FURRING WALL
4. ELEV WALL

ISSUE FOR DEVELOPMENT PERMIT

Revisions

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1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02

DANSEREAU MEADOWS APARTMENT

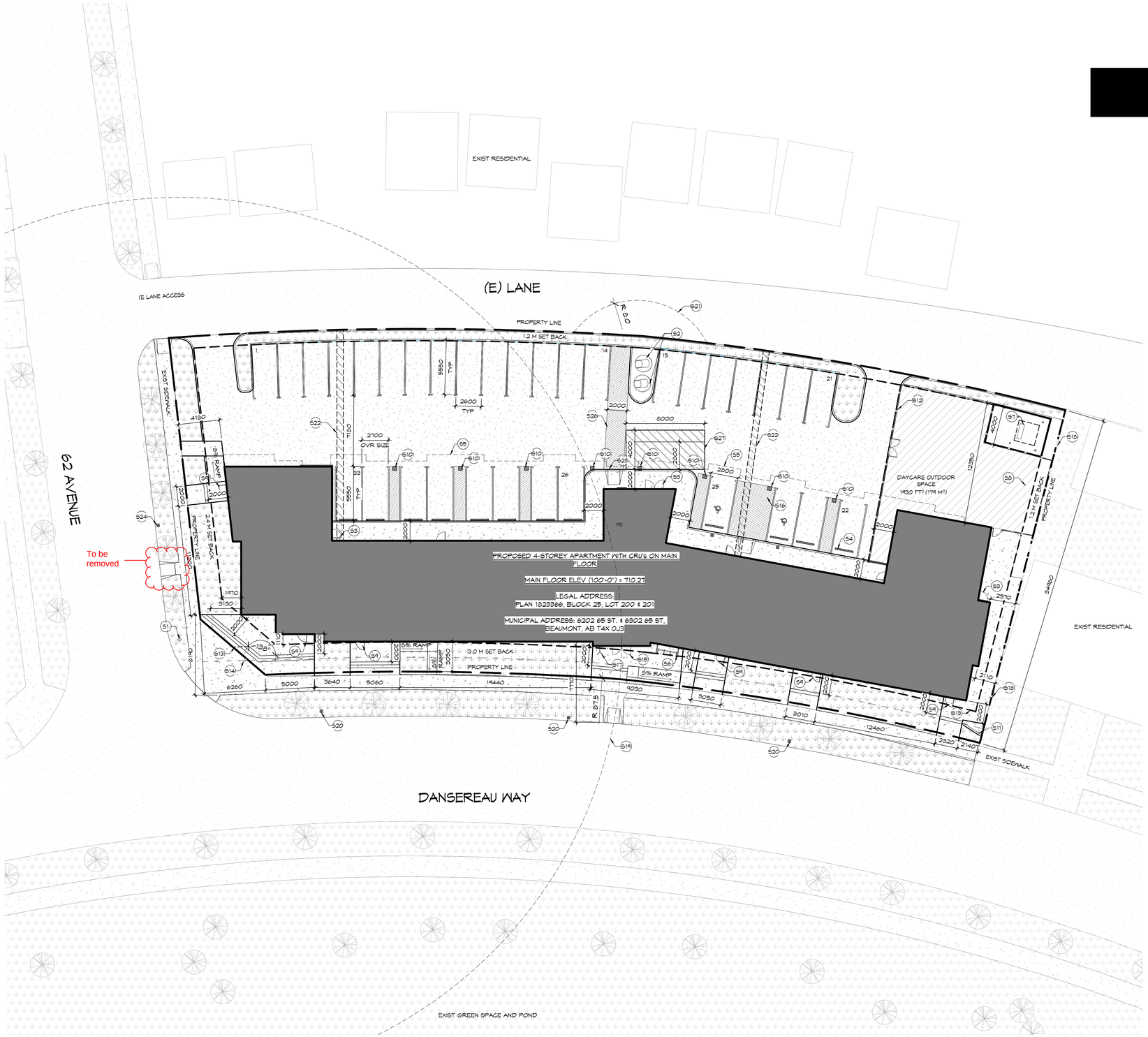
6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

VOSH
VOSHELL ARCHITECTURE AND DESIGN, INC.
9906– 104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.voshArch.ca

Date: 2024-10-07
Drawn by: SB
Checked by: TV
Scale: As indicated
File: 24-008

Sheet Name:
CONSTRUCTION ASSEMBLIES AND SYMBOLS

Sheet No:
A0.2



1 OVERALL SITE PLAN
A1.0 1 : 200

PROJECT NOTES:

ZONING- INTEGRATED NEIGHBORHOOD DISTRICT

SITE COVERAGE PERMITTED - 55%
SITE AREA = 2,972 M² (31,984 FT²)
BUILDING COVERAGE = 950 M² (10,233 FT²) = 32% SITE COVERAGE

TOTAL BUILDING AREA = 52,984 FT² (4,922 M²)

PARKING
RESIDENTIAL - 1 STALL PER UNIT OVER 75 M²
RETAIL & SERVICE (GENERAL) - 1 STALL PER 100 M² LOT COVERAGE

REQ'D = 11
PROVIDED = 33 (2 BARRIER FREE)

PARKING LOT COVERAGE: 1,049 M² (11,827 FT²) / 2,972 M² (31,984 FT²) = 37% OF SITE

GENERAL NOTES:

1. SEE CIVIL FOR DRAINAGE/UTILITY PLAN/LOCATIONS AND BARRIER-FREE RAMP SLOPES
2. SEE ELEC AND MECH SITE DWGS FOR EXTENT OF SUB-SURFACE WORK TO BE DONE.
3. SEE E1.0 SITE PLAN FOR EXTENT OF SITE LTG
4. SEE L101 FOR LANDSCAPING PLAN.
5. AT CONCRETE SIDEWALKS, INSTALL JOINTS AT 10'-0" C/C AND 1/2" CONTROL JOINTS W/ BITUMOUS JOINT FILLER EVERY 30'-0", AND AT START/END OF CURVES.
6. CONTROL JOINTS (CJ) SHALL BE LOCATED WHERE SIDEWALK ABUTS CONC DRIVEWAYS, CURBS OR OTHER ADJACENT STRUCTURES.
7. 1" DEEP CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF APPROX. 15'-0" (4572mm), OR AT SPACING THAT MATCHES ADJACENT CURB.
8. FORMED CONTROL JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 3/8" (9mm) RADIUS.
9. SCORED JOINTS (SJ) SHALL BE 1/4" (6mm) DEEP AND PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURB.
10. CONC SHALL BE FINISHED BY MEANS OF A FLOAT, STL TROWEL AND BROOMED W/ A FINE BRUSH IN A TRANSVERSE DIRECTION.
11. CONTR TO LAYOUT FRONT PORTION OF PARK'G AND LANDSCAPING PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT FOR SITE MEETING. START LAYOUT FROM FRONT OF BLDG AND PRIORITIZE CRITICAL DIMS.
12. ALL BARRIER-FREE PARK'G STALLS TO BE PROVIDED WITH PROPER SIGNAGE AS PER CAN/CSA-B651-04, SECTION 5.2.2 (SIGNS FOR DESIGNATED PARK'G). SEE DTL 3/A1.1
13. WHERE (E) CURB IS REQ'D TO BE RMV'D, CONTR TO ALLOW FOR ADDITIONAL DEMO FOR NEW CONST, AND PROVIDE SMOOTH TRANSITION FROM NEW TO OLD, TYP.
14. EXIST TREES INSTALLED BY CITY SHOWN GREY
15. BUILDING LOCATION DIM'D FROM EXT OF SHEATHING
16. FIRETRUCK ACCESS TO BE ALONG PRIMARY BUILDING FRONTAGE

SITE LEGEND

- LANDSCAPING
- DESIGNATES NO PARK'G
- ASPHALT
- G EXIST GAS LINE
- CONCRETE SIDEWALK

CODED NOTES

CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY

(51) EXIST FIRE HYDRANT, 42.8m TO FDC
(52) MOLOK MODERN CLASSIC BIN - (1) GARBAGE AND (1) RECYCLE, FINISHED W/ STONE GREY. LOCATE MIN. 300MM FROM CONC CURB
(53) APARTMENT ENTRANCE /EXIT
(54) RBR WHEEL STOP, TYP
(55) LINE OF FLOOR AND BALCONIES ABV
(56) BIKE RACK W/ 6 STALLS
(57) PROPOSED TRANSFORMER LOCATION, CONTR TO ADJUST LOC TO SUIT
(58) DAYCARE OUTDOOR SPACE W/ ARTIFICIAL TURF
(59) GRU ENTRANCE
(510) CONC COL, SEE STRUCT FOR SIZE AND LOCATION
(511) FREE STANDING ADDRESS SIGNAGE, SIZE TBD
(512) 1800MM HD FENCE ON 150MM CONC CURB
(513) EXIST 3.0M U.R.O.W
(514) EXIST GAS LINE, EXACT LOCATION TO BE FIELD VERIFIED
(515) PRINCIPAL ENTRANCE
(516) PAINTED NON SLIP LINES
(517) FDC
(518) EXIST HD FENCE ALONG RESIDENTIAL PROPERTY LINE
(519) LINE OF EXIST FIRE HYDRANT COVERAGE
(520) SEASONAL PARKING SIGNAGE , TBC BY CITY OF BEAUMONT
(521) AREA REQ'D FOR MOLOK CRANE COLLECTION
(522) UTILITY TRENCH TO EXIST STORM, SEE CIVIL AND MECH FOR ADD. INFO
(523) PROPOSED RESIDENT DROP OFF
(524) COMMERCIAL LOADING 15 MIN. MAX SIGNAGE
(526) 2m WIDE RAISED WALKWAY/SPEEDBUMP
(527) 2.8m YELLOW PAINTED LINES, 1.2m WHITE PAINTED LINES LADDING ZONE

PROJECT NORTH / TRUE NORTH

ISSUE FOR DEVELOPMENT PERMIT

Revisions		
No.	Issued For	Date
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02
5	IFDP R4	2024-09-03
6	IFDP R5	2024-09-25

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
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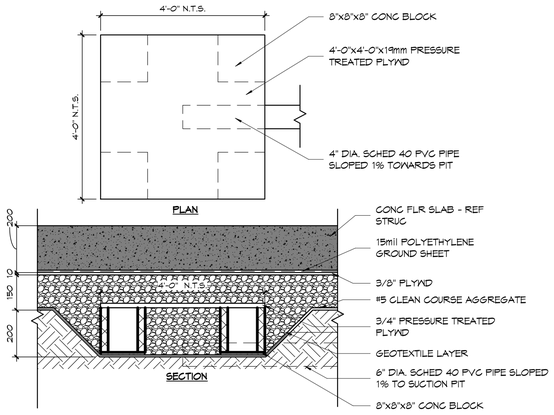
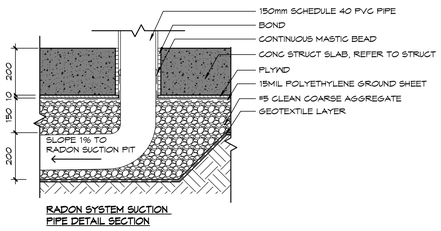
VOSHELL ARCHITECTURE AND DESIGN, INC.
9906 – 104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.vosharch.ca

Date:	2024-10-07
Drawn by:	EA
Checked by:	CK
Scale:	As indicated
File:	24-008

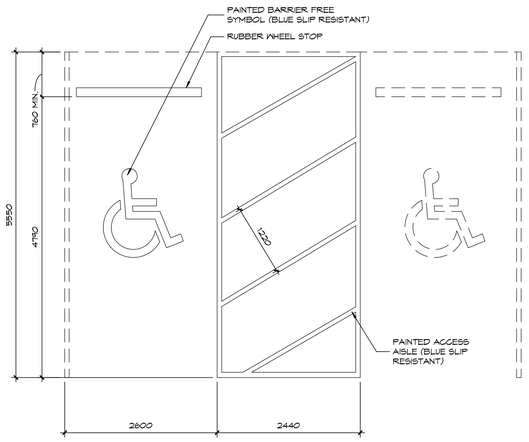
Sheet Name:
SITE PLAN

Sheet No:
A1.0

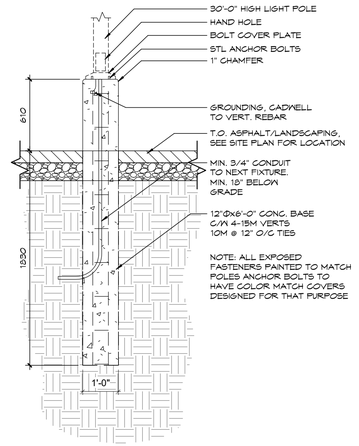




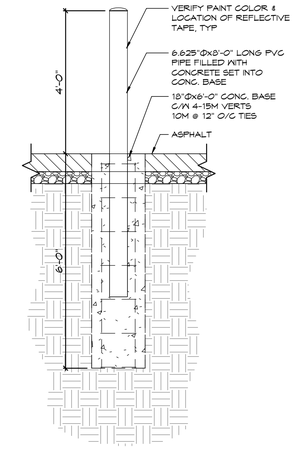
10 A1.1 RADON PIT DETAILS
1" = 1'-0"



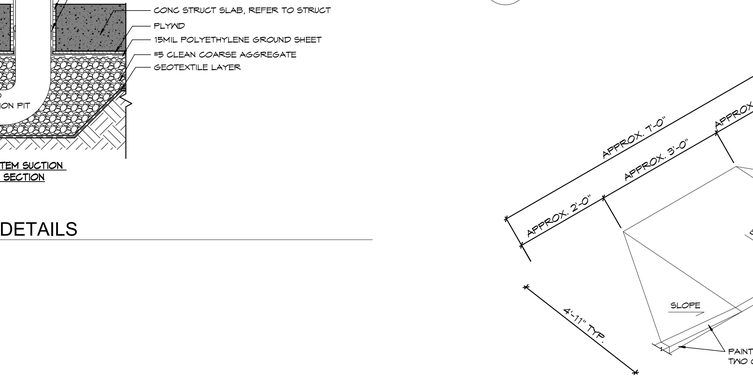
7 A1.1 TYPICAL BARRIER FREE STALL
1/4" = 1'-0"



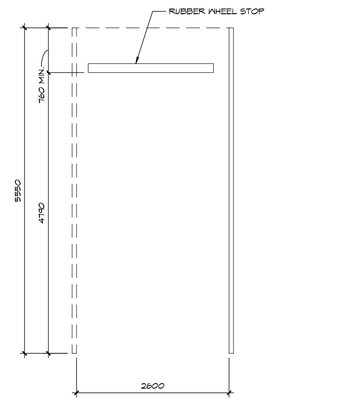
4 A1.1 TYPICAL LIGHT SECTION
1/2" = 1'-0"



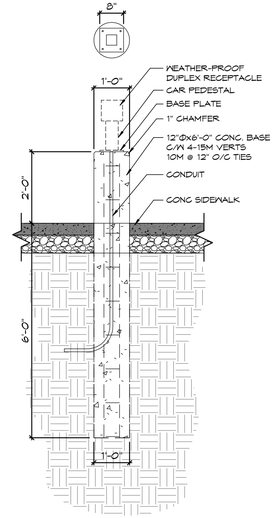
1 A1.1 TYPICAL BOLLARD SECTION
1/2" = 1'-0"



8 A1.1 TYPICAL CURB CUT
1/8" = 1'-0"

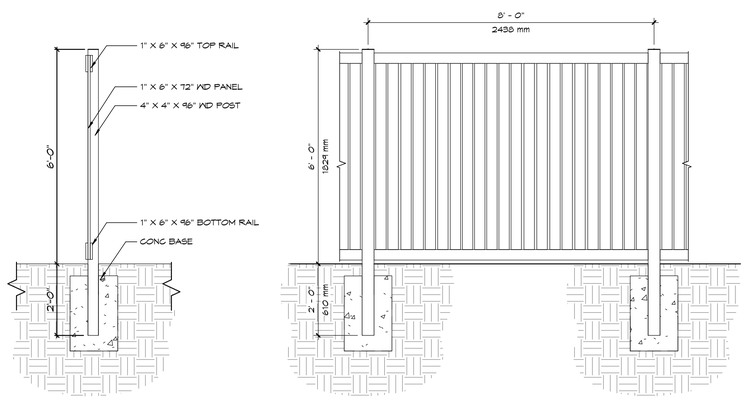


6 A1.1 TYPICAL PARKING STALL
1/4" = 1'-0"

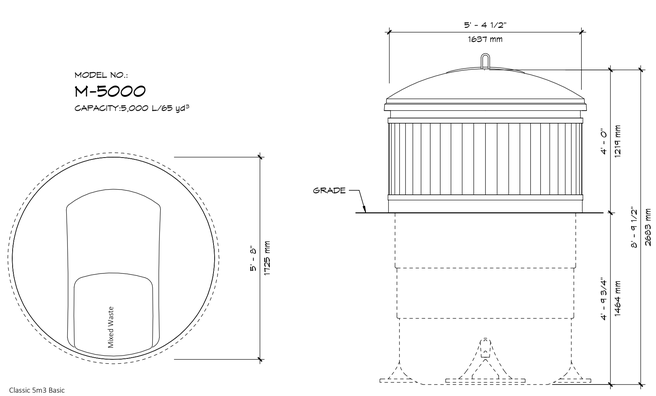


2 A1.1 TYPICAL PLUG PEDESTAL
1/2" = 1'-0"

[redacted]

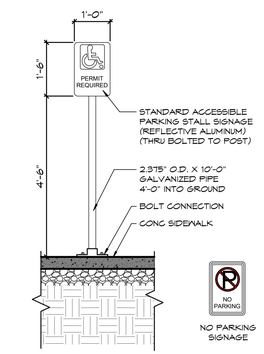


9 A1.1 TYPICAL WD FENCE DETAIL
1/2" = 1'-0"



REF.: DTL'S AS PER MOLOCKS.CA WEBSITE

MOLOK DETAIL
1/2" = 1'-0"



3 A1.1 TYPICAL SIGN DETAIL
1/2" = 1'-0"

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Revisions

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1	ISSUE FOR D.P.	2024-04-12
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DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

VOSH
VOSHELL ARCHITECTURE AND DESIGN, INC.
9906– 104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.vosharch.ca

Date:	2024-10-07
Drawn by:	EA
Checked by:	CK
Scale:	As indicated
File:	24-008

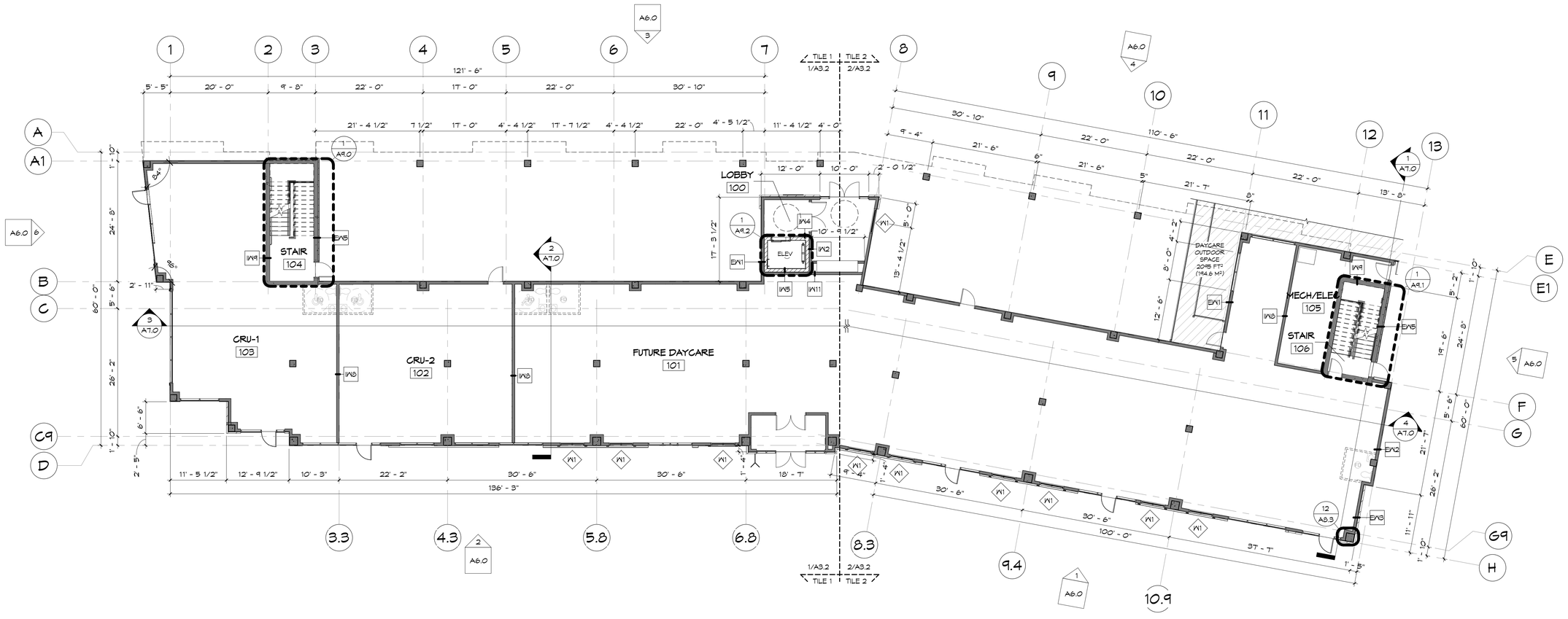
Sheet Name:
SITE DETAILS

Sheet No:
A1.1

GENERAL NOTES

1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
2. SEE A13.0 FOR DR AND WDW SCHED
3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
4. FE LOCATIONS- SEE MECH
5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
6. ALL EXT WALLS ON MAIN FLR TO BE EW1 U.N.O.
7. ITEMS SUCH AS MILLWORK, AND INT FINS, ARE TO BE DETERMINED ON AN AS-BUILT BASIS AND ARE SUBJECT TO APPORVAL BY OWNER.
8. SEE SITE PLAN FOR EXTENT OF CONC WALKWAYS, TYP.

PROPOSED CRU	
CRU-1	1525 FT² (141.7 M²)
CRU-2	1148 FT² (106.7 M²)
FUTURE DAYCARE	6106 FT² (567.3 M²)
TOTAL	8779 FT² (815.7 M²)
OUTDOOR SPACE	2095 FT² (194.6 M²)



1 A3.1 OVERALL MAIN FLOOR PLAN
3/32" = 1'-0"

ISSUE FOR DEVELOPMENT PERMIT

PROJECT NORTH

TRUE NORTH

Revisions

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Sheet Name:
OVERALL MAIN FLOOR PLAN

Sheet No:
A3.1

1 A3.3 OVERALL 2ND-4TH FLOOR PLAN

3/32" = 1'-0"

GENERAL NOTES

1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
2. SEE A13.0 FOR DR AND WDW SCHED
3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
4. FE LOCATIONS- SEE MECH
5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
6. ALL INT WALLS TO BE IW1, U.N.O
7. ALL EXT WALLS TO BE EW3 U.N.O.
8. ALL MILLWORK TO BE DESIGNED/COORD BY CLIENT

EXTERIOR FINISH LEGEND

CANOPY PROJECTION

PROPOSED UNITS		
		TOTAL
BACHELOR (A)	397 FT² (36.8 M²)	3
1 BED 1 BATH (A)	518 FT² (48.1 M²)	15
1 BED 1 BATH (B)	438 FT² (40.7 M²)	3
1 BED 1 BATH (CORNER)	526 FT² (48.8 M²)	3
1 BED 1 BATH (D)	553 FT² (51.3 M²)	3
2 BED 2 BATH (A)	742 FT² (68.9 M²)	6
2 BED 2 BATH (B)	783 FT² (72.2 M²)	12
2 BED 2 BATH (MIDDLE)	754 FT² (70.5 M²)	3
2 BED 2 BATH (CORNER)	773 FT² (71.8 M²)	3
2 BED 2 BATH (CORNER)	839 FT² (77.9 M²)	3
	TOTAL	54

MAIN FLOOR (TO EXT WALL) = 10,233 FT² (950 M²)
FLOORS 2-4 (TO EXT WALL) = 14,252 FT² (1,324 M²)

TOTAL BUILDING AREA = 52,484 FT² (4,922 M²)

PROJECT NORTH

TRUE NORTH

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4	IFDP R3	2024-08-02
6	IFDP R5	2024-09-25

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Sheet Name:
OVERALL 2ND-4TH FLOOR PLAN

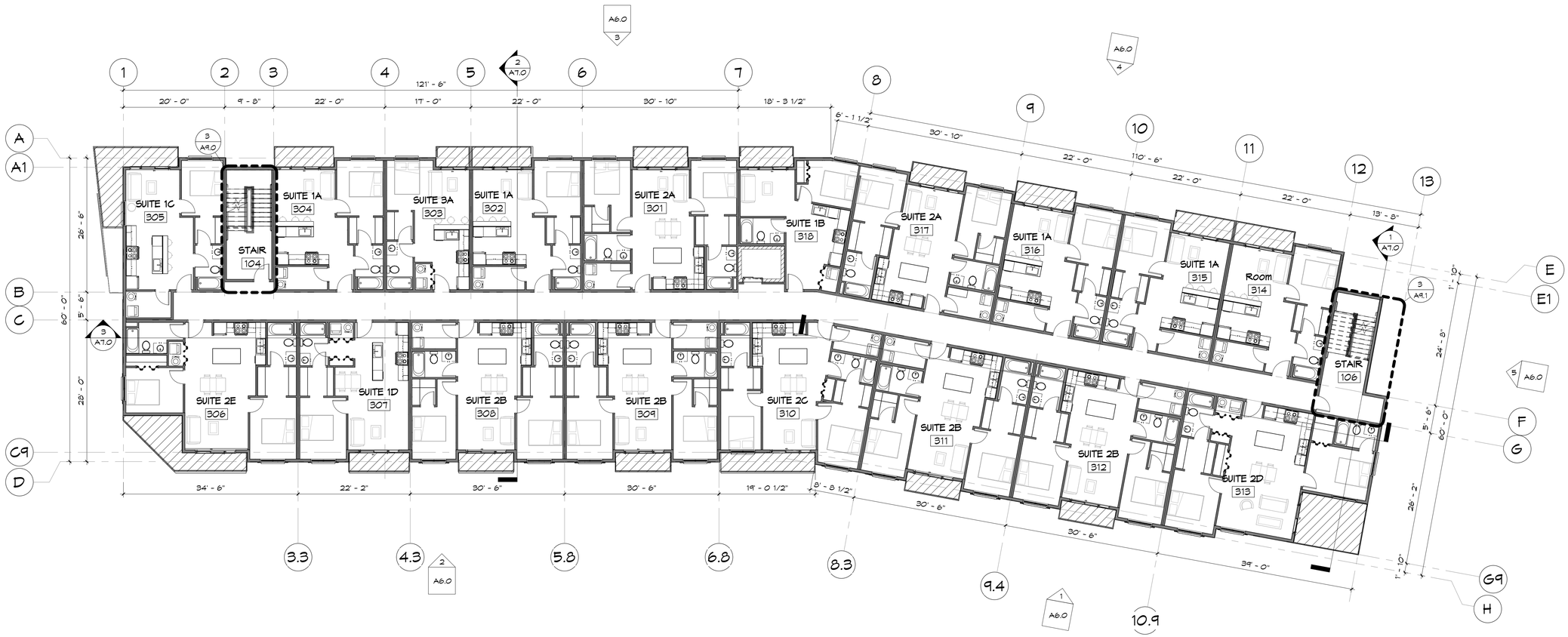
Sheet No:
A3.3

GENERAL NOTES

1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
2. SEE A13.0 FOR DR AND WDW SCHED
3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
4. FE LOCATIONS- SEE MECH
5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
6. ALL INT WALLS TO BE IW1, U.N.O
7. ALL EXT WALLS TO BE EW3 U.N.O.
8. ALL MILLWORK TO BE DESIGNED/COORD BY CLIENT

EXTERIOR FINISH LEGEND

CANOPY PROJECTION



1 OVERALL THIRD FLOOR PLAN
A3.4 3/32" = 1'-0"

PROJECT NORTH

TRUE NORTH

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Sheet Name:
OVERALL 3RD FLOOR PLAN

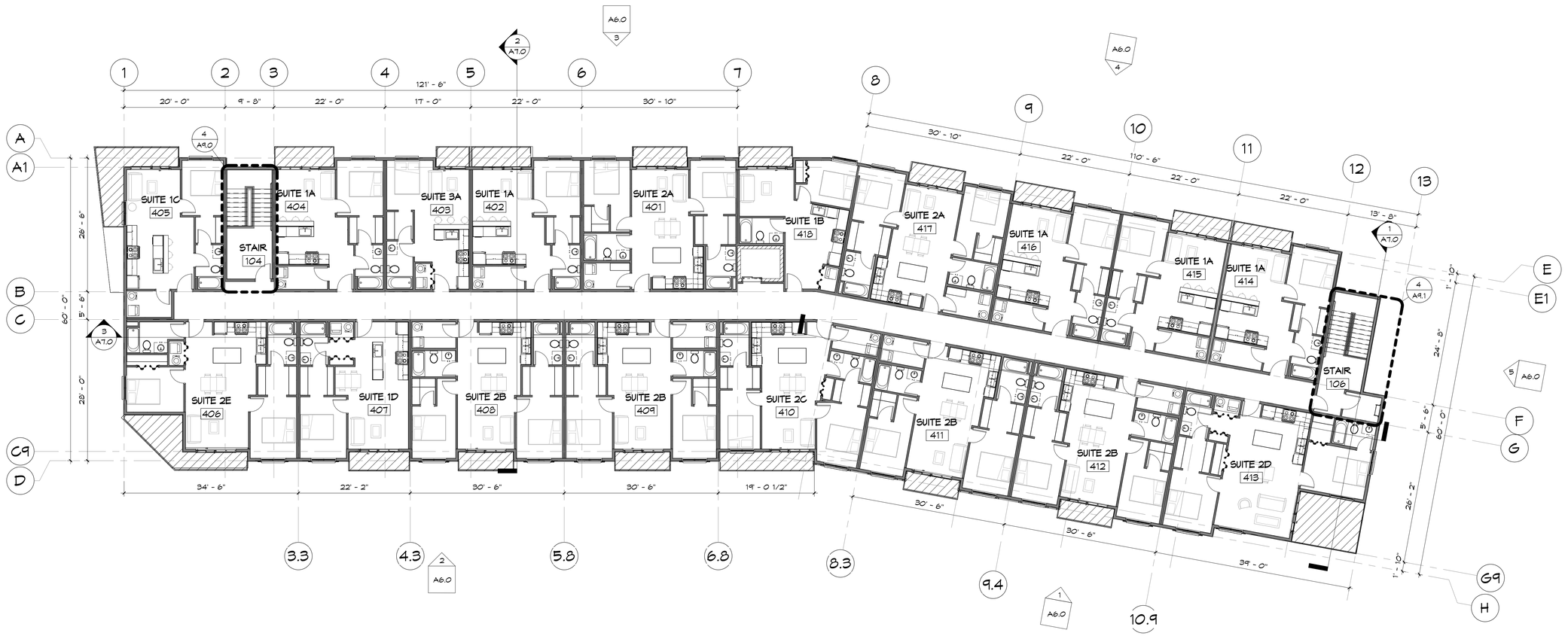
Sheet No:
A3.4

GENERAL NOTES

1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
2. SEE A13.0 FOR DR AND WDW SCHED
3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
4. FE LOCATIONS- SEE MECH
5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
6. ALL INT WALLS TO BE IW1, U.N.O
7. ALL EXT WALLS TO BE EW3 U.N.O.
8. ALL MILLWORK TO BE DESIGNED/COORD BY CLIENT

EXTERIOR FINISH LEGEND

CANOPY PROJECTION



1 / A3.5 OVERALL FOURTH FLOOR PLAN

3/32" = 1'-0"

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Sheet Name:
OVERALL 4TH FLOOR PLAN

Sheet No:
A3.5

PROJECT NORTH
TRUE NORTH

ISSUE FOR DEVELOPMENT PERMIT

ROOF LEGEND

- 2x2 CONC PAVERS
- MAKE-UP AIR UNIT & DUCTWORK
- MTL ROOF CLAD'G

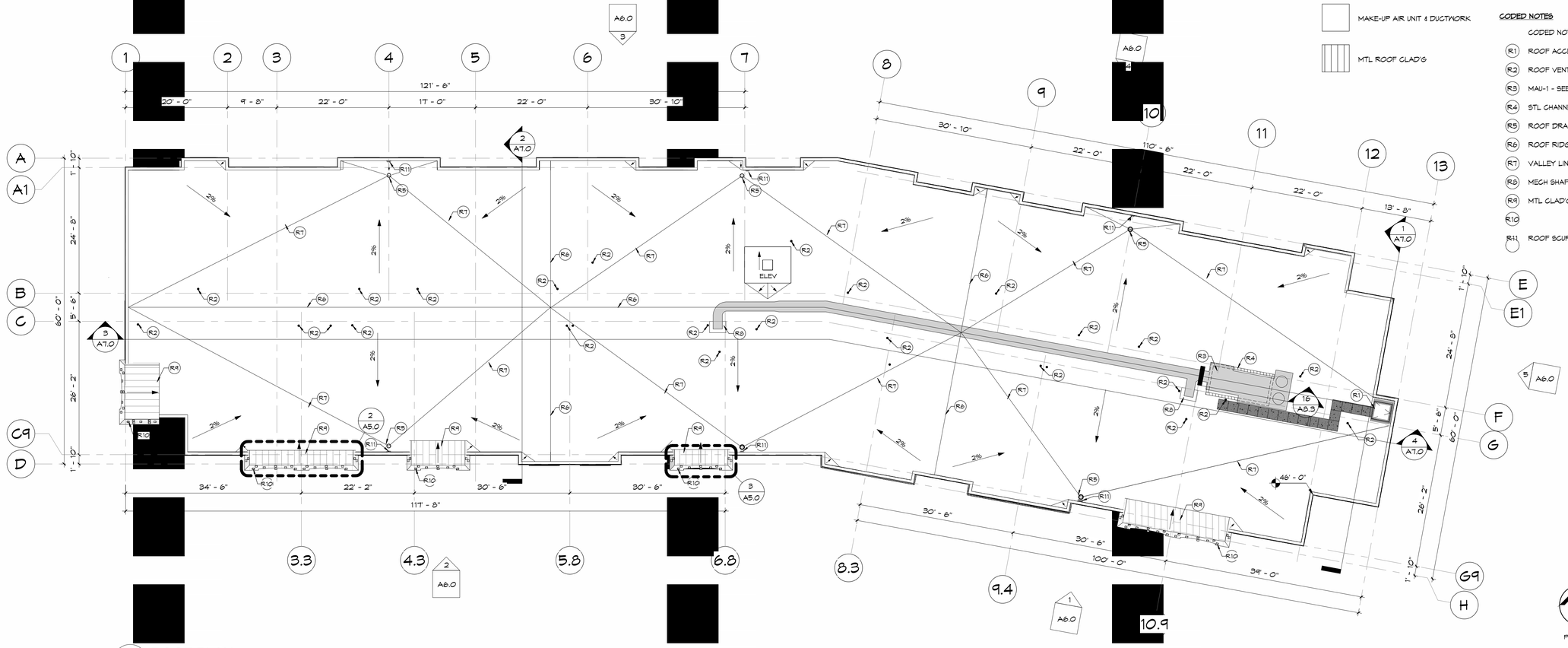
GENERAL NOTES

1. CONTR TO SEE ELEC AND MECH, TYP.
2. VENT ROOF/SOFFIT AREAS AS PER MANF. RECOMMENDATION.

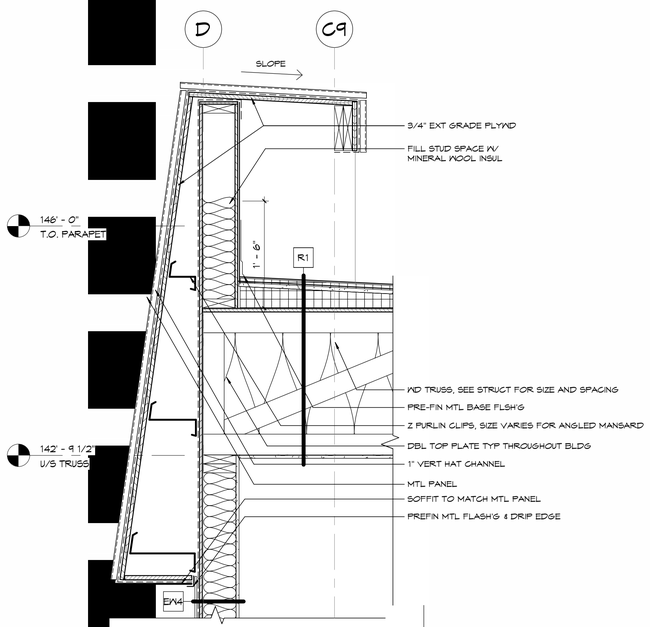
CODED NOTES

CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY

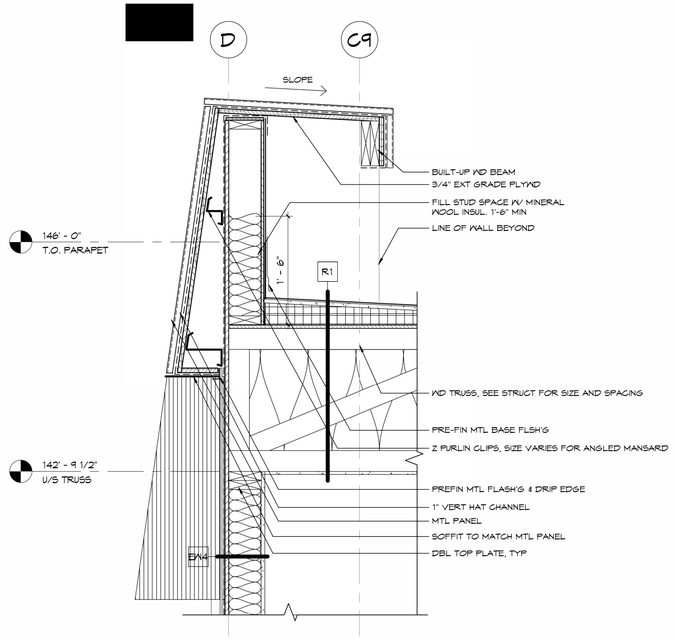
- R1 ROOF ACCESS HATCH
- R2 ROOF VENT PENETRATION
- R3 MAU-1 - SEE MECH.
- R4 STL CHANNEL BASE SET ON ROO
- R5 ROOF DRAIN
- R6 ROOF RIDGE - HIGH POINT
- R7 VALLEY LINE
- R8 MECH SHAFT ROOF PENETRATION
- R9 MTL CLAD'G ROOF
- R10
- R11 ROOF SCUPPER



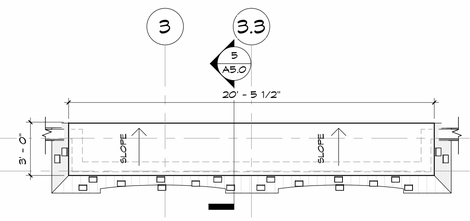
1 ROOF PLAN
A5.0 3/32" = 1'-0"



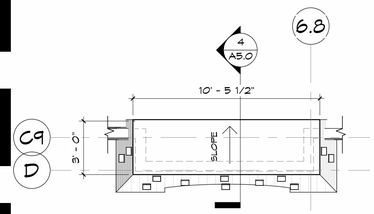
5 SECTION DETAIL
A5.0 1" = 1'-0"



4 SECTION DETAIL
A5.0 1" = 1'-0"



2 ENLARGED DUAL MANSARD ROOF PLAN
A5.0 1/4" = 1'-0"



3 ENLARGED MANSARD ROOF PLAN
A5.0 1/4" = 1'-0"

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DANSEREAU MEADOWS APARTMENT

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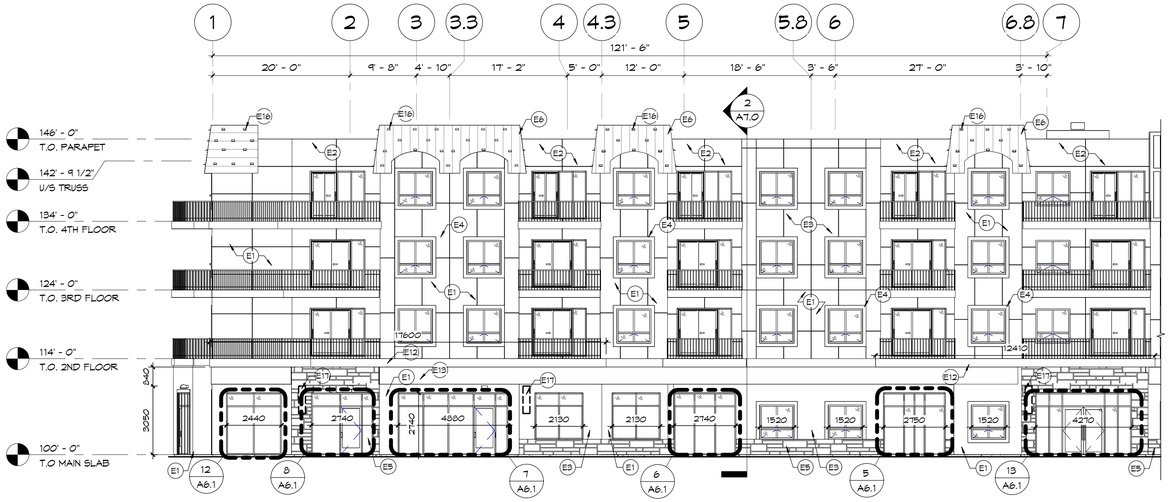
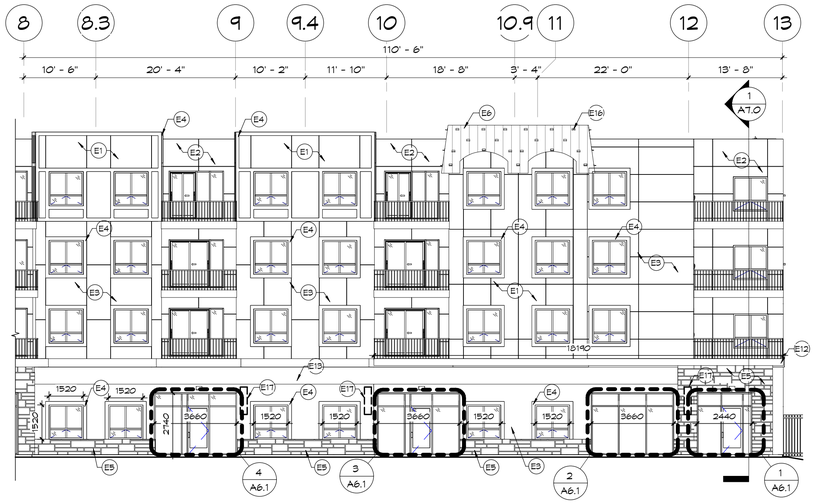
Sheet Name:
ROOF PLAN

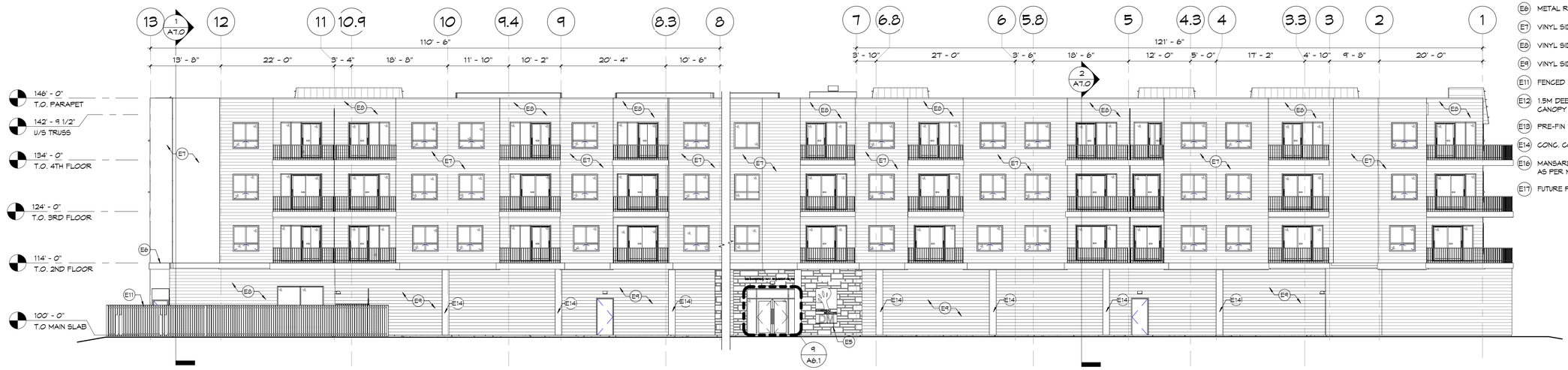
Sheet No:
A5.0



2 SOUTH EXT ELEV 2
A6.0 1 : 125

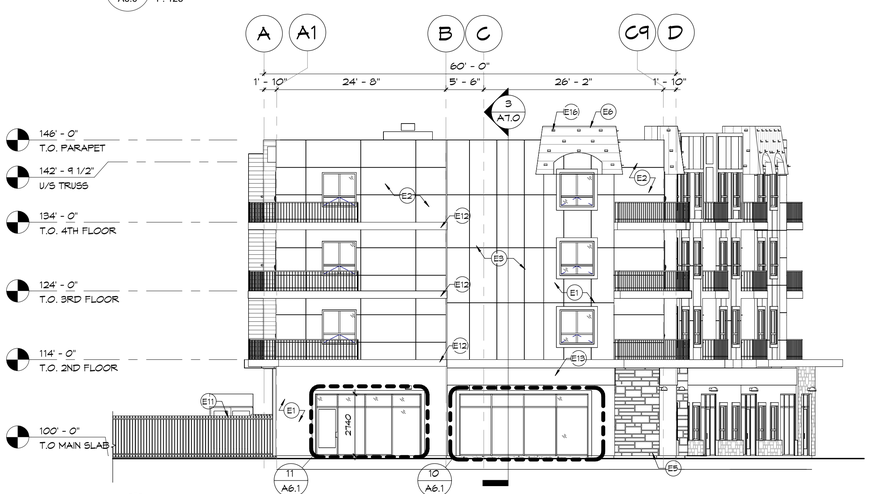


1 SOUTH EXT ELEV 1
A6.0 1 : 125

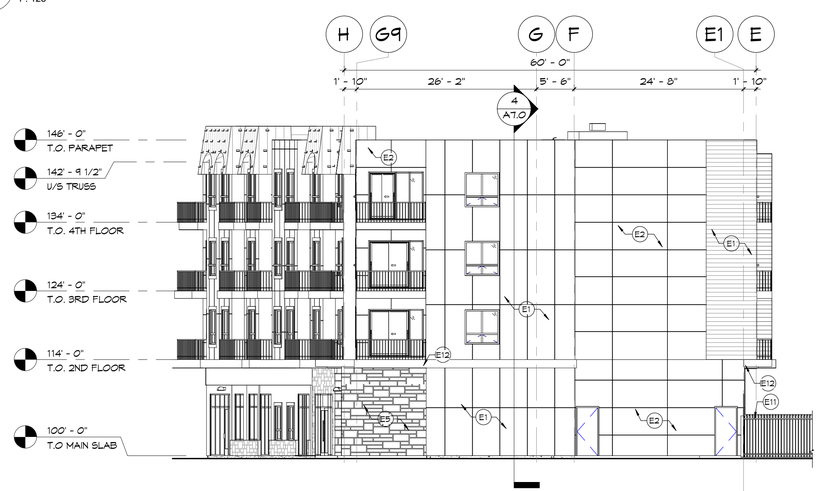


4 NORTH EXT ELEV 2
A6.0 1 : 125

3 NORTH EXT ELEV 1
A6.0 1 : 125



6 WEST EXT ELEV
A6.0 1 : 125



5 EAST EXT ELEV
A6.0 1 : 125

GENERAL NOTES

1. ANY AND ALL EXTERIOR SIGNAGE SHOWN IS TO BE FOR GRAPHIC PURPOSES ONLY AND IS NOT PART OF THIS DEVELOPMENT PERMIT SUBMISSION. FUTURE TENANTS TO APPLY FOR SEPARATE PERMIT AT TIME OF TENANT IMPROVEMENT.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CURTAIN WALLS PRIOR TO INSTALLATION

ENTRANCE FEATURE CHARACTERISTICS:

SOUTH FRONTAGE:
- TOTAL WINDOW AND DOOR WIDTH = 51.16m
- TOTAL LOT WIDTH = 73.3m
- % OF LOT WIDTH COVERED = 69.8%

- TOTAL WDWS AND DOORS AREA = 120.76m²
- TOTAL FACADE AREA = 226.5m²
- % OF FACADE AREA COVERAGE = 53.3%

WEST FRONTAGE:
- TOTAL WINDOW AND DOOR WIDTH = 10.4m
- TOTAL LOT WIDTH = 34.8m
- % OF LOT WIDTH COVERED = 30.0%

- TOTAL WDWS AND DOORS AREA = 28.6m²
- TOTAL FACADE AREA = 51.2m²
- % OF FACADE AREA COVERAGE = 55.9%

EAST WALL GLAZING:
- TOTAL GLAZING AREA = 22.39m²
- TOTAL WALL AREA = 227.1m²
- % OF GLAZING = 09.8%

CODED NOTES

CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY

- E1 HARDIE ARCHITECTURAL PANEL - ARCTIC WHITE
- E2 HARDIE ARCHITECTURAL PANEL - DEEP OCEAN
- E3 HARDIE ARCHITECTURAL PANEL - AGED PEWTER
- E4 HARDIE ARCHITECTURAL TRIM BOARDS
- E5 STONE VENEER - GREY
- E6 METAL ROOFING - GREY
- E7 VINYL SIDING - WHITE
- E8 VINYL SIDING - BLUE
- E9 VINYL SIDING - GREY
- E11 FENCED DAYCARE AREA
- E12 1.5M DEEP BLACK MTL CLADDING STOREFRONT CANOPY
- E13 PRE-FIN MTL BAND - GREY
- E14 CONC. COL, SEE STRUCT
- E16 MANSARD WIDE SNO-SAFE SNOW GUARDS, INSTALL AS PER MANUF. RECOMMENDATION, TYP.
- E17 FUTURE PROJECTION SIGN BY TENANT

Revisions		
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5	IFDP R4	2024-09-03

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Sheet Name:
BUILDING ELEVATIONS

Sheet No:
A6.0

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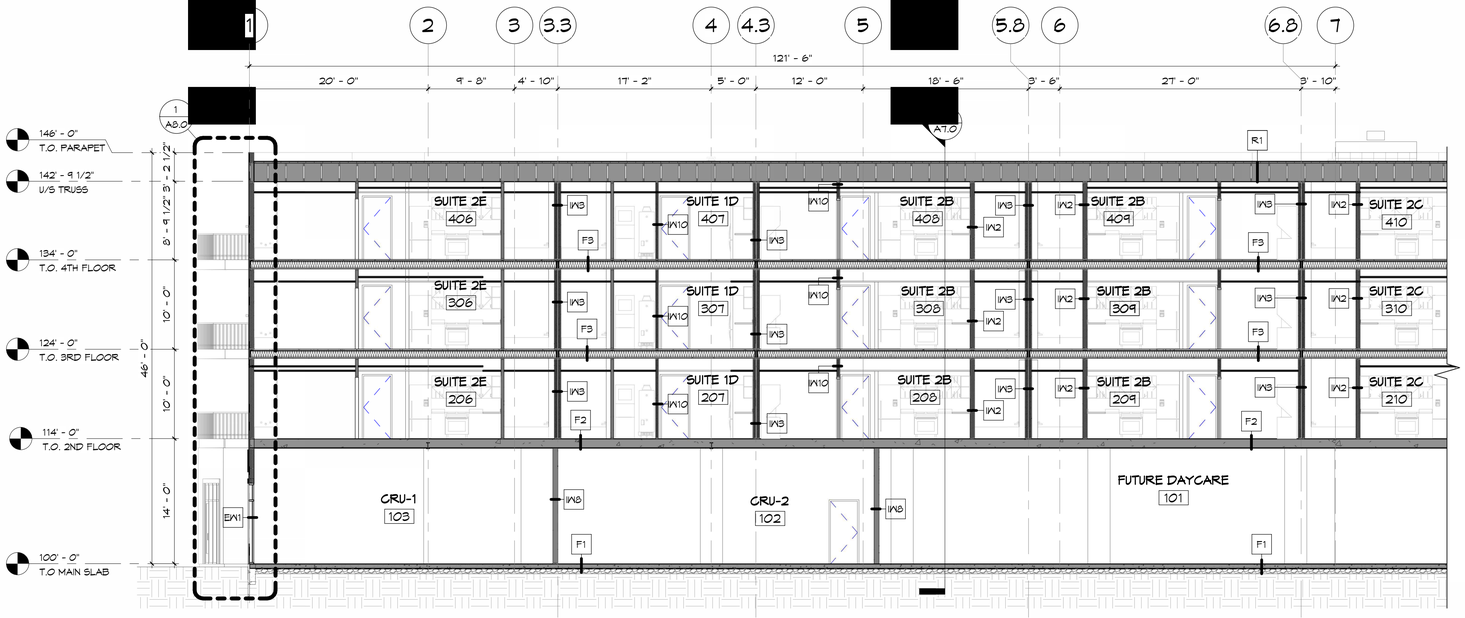
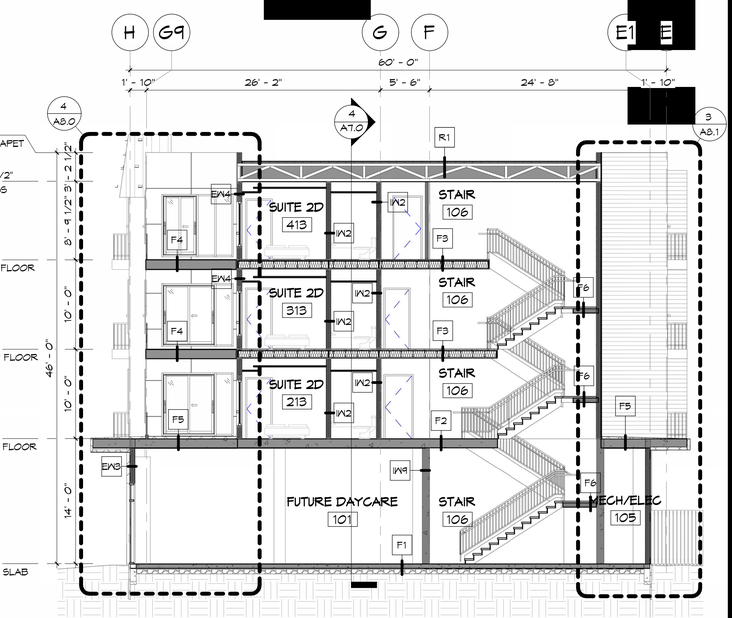
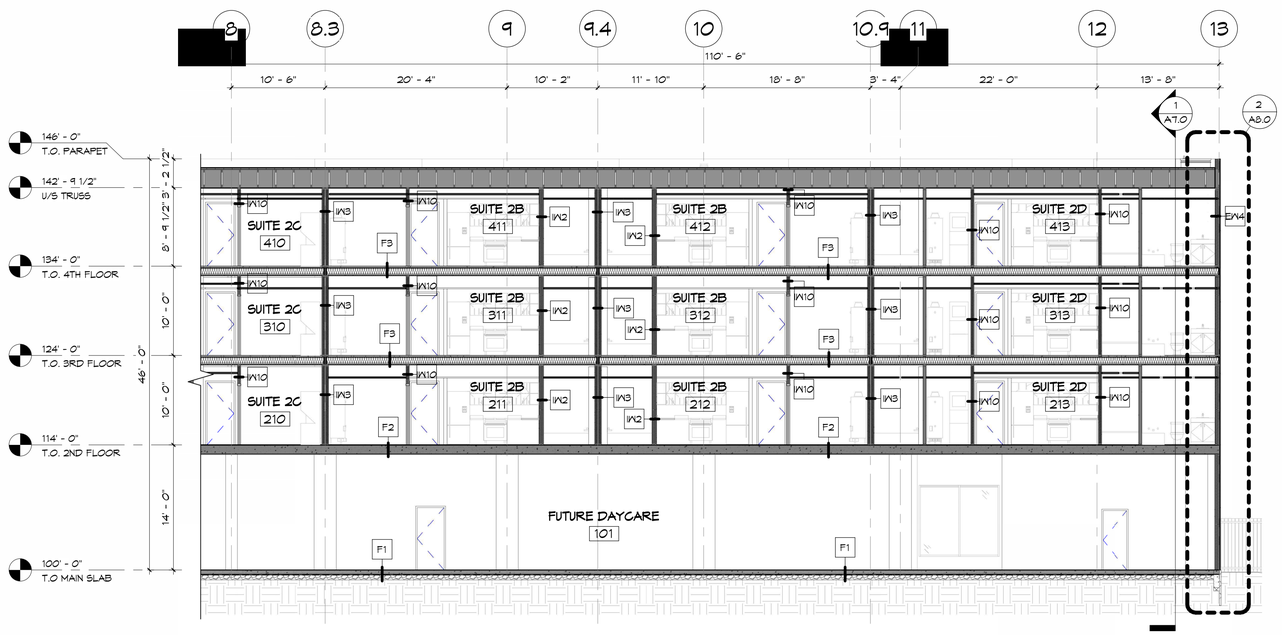


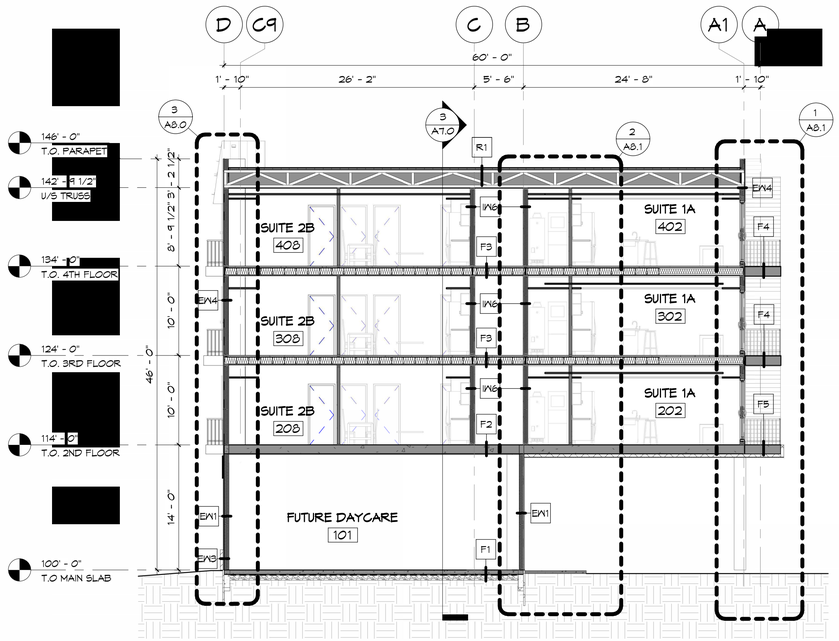
3 BUILDING SECTION
A7.0 1/8" = 1'-0"



1 BUILDING SECTION
A7.0 1/8" = 1'-0"



BUILDING SECTION
A7.0 1/8" = 1'-0"



2 BUILDING SECTION
A7.0 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL DWGS FOR TRUSS DESIGN.
2. ALL STRUCTURAL MEMBERS/COMPONENTS/CONNECTIONS TO BE VERIFIED, APPROVED & STAMPED BY A STRUCTURAL ENGINEER PRIOR TO CONST.
3. REFER TO GEOTECH REPORT FOR KEEPING FOUNDATIONS FROST FREE
4. MAIN FLR TO BE NON-COMBUSTIBLE CONSTRUCTION
5. FLRS 2-4 TO BE WD FRAME CONST
6. ALL INT WALLS TO BE IW1 U.N.O.

Revisions

No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02

ISSUE FOR DEVELOPMENT PERMIT

DANSEREAU MEADOWS APARTMENT

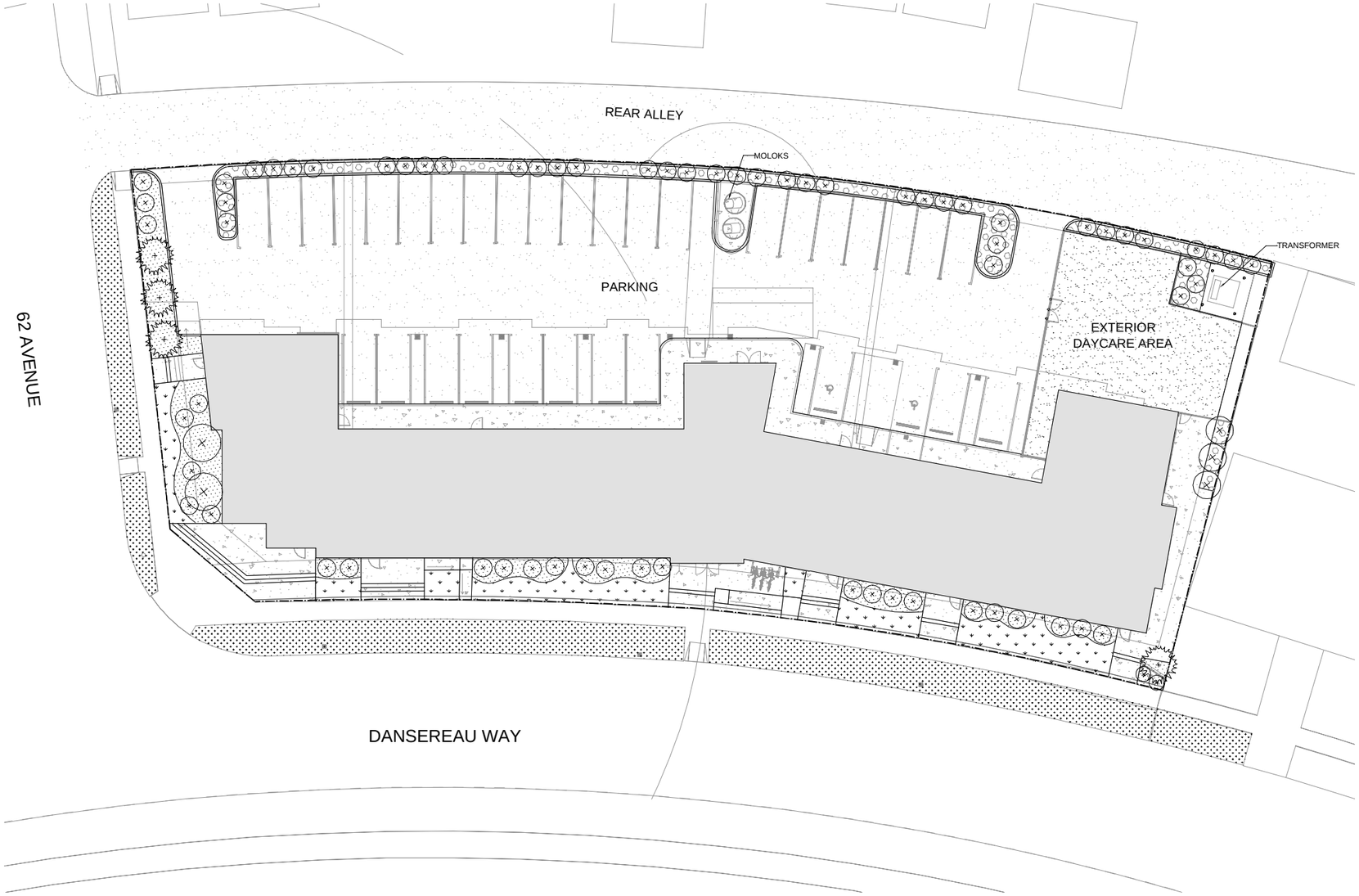
6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

VOSHELL ARCHITECTURE AND DESIGN, INC.
9906 – 104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.voshArch.ca

Date:	2024-10-07
Drawn by:	DK
Checked by:	CK
Scale:	As indicated
File:	24-008

Sheet Name:
BUILDING SECTIONS

Sheet No:
A7.0



1 SITE PLAN
1:200

LEGEND

- CONCRETE
- ASPHALT
- WOOD MULCH
- GRAVEL MULCH
- SOD
- CITY BOULEVARD
- BICYCLE RACK
- PROPOSED TREES (CONIFEROUS)
- PROPOSED TREES (DECIDIOUS)
- PROPOSED SHRUBS AND GRASS
- PROPERTY LINE

[redacted]

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CLIENT :
ViRDI ENGINEERING

ARCHITECT :
VOSH

NOTES:

DEVELOPMENT PERMIT DRAWINGS

PROJECT :

DANSEREAU MEADOWS

6202, 65 ST. AND 6302, 65 ST.
BEAUMONT, ALBERTA

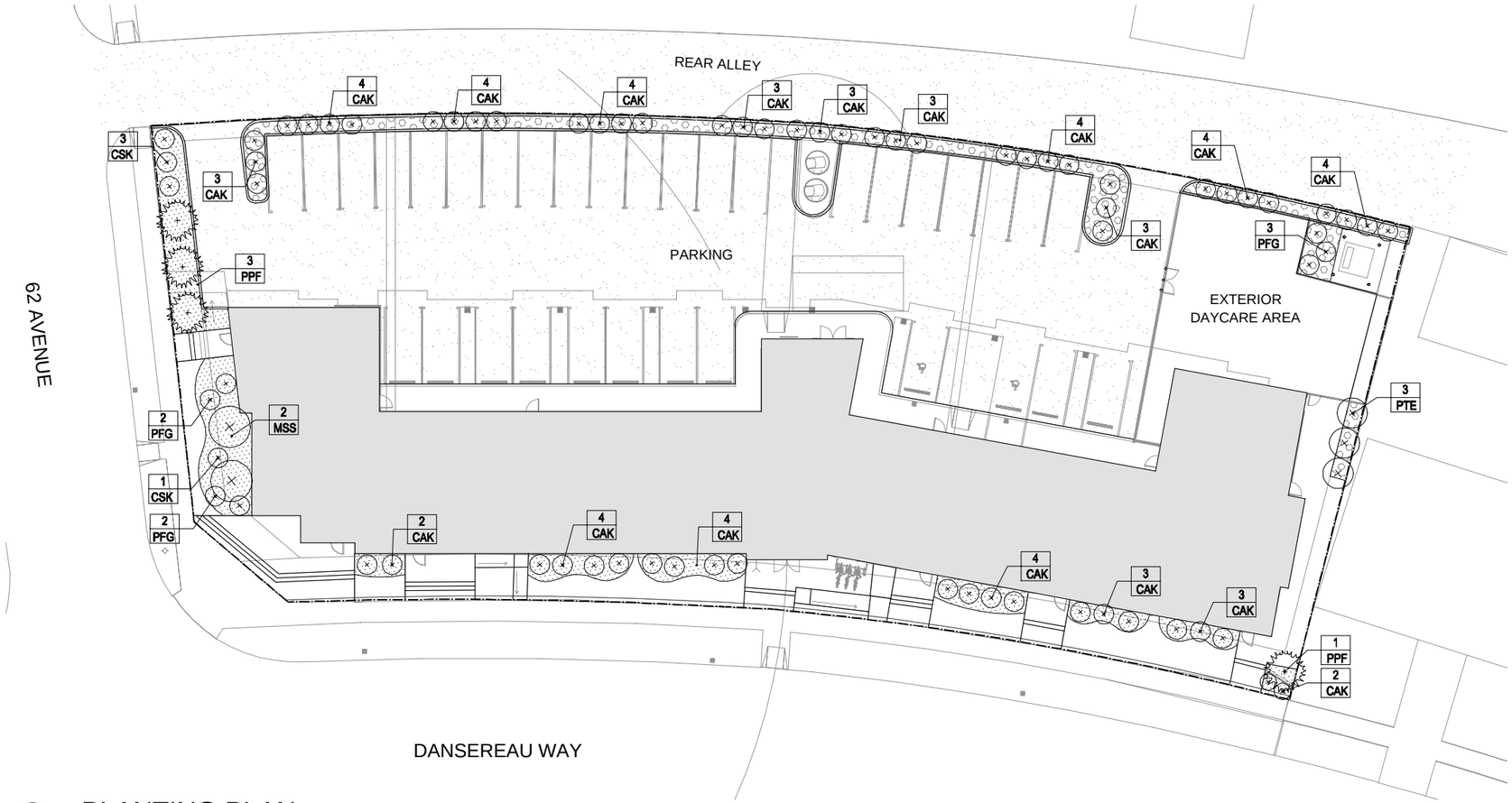
No.	Description	Date
R4		04.10.2024
R3		01.08.2024
R2		11.04.2024
R1		27.03.2024

SITE PLAN

N

Project Number: -
Scale:
DRAWN BY: RK
Checked By: DD
Date: -

Sheet No. L-101



1 PLANTING PLAN

1:200

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDIOUS TREES					
MSS	2	Malus 'Spring Snow'	Spring Snow Flowering Crab	6m. 4.5m Dia	FULL, DENSE
PTE	3	Populus tremula 'Erecta'	Swedish Aspen		
CONIFEROUS TREES					
PPF	4	Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	6m. 2.5m Dia	FULL, DENSE
SHRUBS					
PFG	7	Potentilla Fruticosa 'Goldfinger'	Goldfinger Potentilla	1.0m x 1.0m	FULL, DENSE
CAK	61	Calamagrostis Acutiflora	Karl Foerster Reed Grass	0.9m x 0.9m	FULL, DENSE
CSK	4	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red- Osier Dogwood	0.7m x 0.7m	FULL, DENSE

2 PLANT LIST

-

NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	NUMBER OF GRASSES PROVIDED
9	9	9	11	61

COST ESTIMATE FOR PLANTING

BOTANICAL NAME	COMMON NAME	QTY	COST PER TREE	TOTAL COST
DECIDIOUS TREES				
Malus 'Spring Snow'	Spring Snow Flowering Crab	2	$225	$450
Populus tremula 'Erecta'	Swedish Aspen	3	$225	$675
CONIFEROUS TREES				
Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	4	$500	$2000
SHRUBS				
Potentilla Fruticosa 'Goldfinger'	Goldfinger Potentilla	7	$60	$420
Calamagrostis Acutiflora	Karl Foerster Reed Grass	61	$60	$3660
Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red- Osier Dogwood	4	$60	$240
		Trees Subtotal		$3125
		Shrubs Subtotal		$4320
		Plantating Total		$7445

COST ESTIMATE FOR SOFTSCAPING

SUPPLY & INSTALLATION OF	AREA Sq.m	DEPTH m	VOLUME Cubic m	COST	PER UNIT	TOTAL
PLANTING BED	187.00	0.45m	84.15	$65	Cubic m	$5470
SOD	106.89	-	-	$20	Sq.m	$2138
TOP SOIL FOR SOD	106.89	0.2m	21.37	$65	Cubic m	$1390
WOOD MULCH	142.56	0.1m	14.25	$70	Cubic m	$998
GRAVEL MULCH	105.5	0.075m	7.9	$120	Cubic m	$948
				Softscaping Total		$10,944

NOTES:

1. QUANTITIES GIVEN ARE FOR INFORMATION ONLY.
2. ALL PLANTS ARE TO BE HEALTHY, FULL, BALANCED, AND EXCEPTIONALLY HEAVY. ALL PLANT MATERIAL SHALL MEET THE HORTICULTURAL STANDARDS OF THE MOST CURRENT EDITION OF THE "GUIDE SPECIFICATIONS FOR NURSERY STOCK" PRODUCED BY THE CANADIAN NURSERY TRADE ASSOCIATION.
3. PROVIDE TURF IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED OR PAVED.
4. PROVIDE WOOD MULCH AROUND ALL THE TREES AS SHOWN IN THE PLAN AS WELL AS IN DETAILS.
5. THE EXISTING TREES IN THE CITY OWNED LANDS TO BE PROTECTED.

[redacted]

TOTAL COST FOR PLANTATION & SOFTSCAPING = $ 18,389

GST (5%)= $919

TOTAL LANDSCAPE SECURITY (100% OF LANDSCAPING COST+ GST) = $19,308

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CLIENT :

ViRDI ENGINEERING

ARCHITECT :

VOSH

NOTES:

DEVELOPMENT PERMIT DRAWINGS

PROJECT :

DANSEREAU MEADOWS

6202, 65 ST. AND 6302, 65 ST. BEAUMONT, ALBERTA

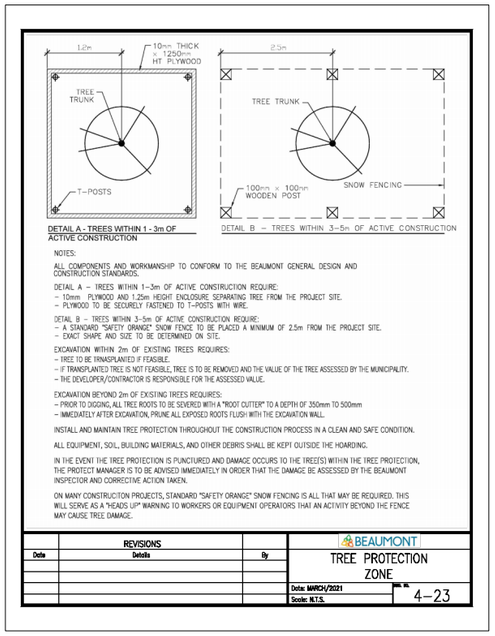
No.	Description	Date
R4		04.10.2024
R3		01.08.2024
R2		11.04.2024
R1		27.03.2024

PLANTING PLAN

N

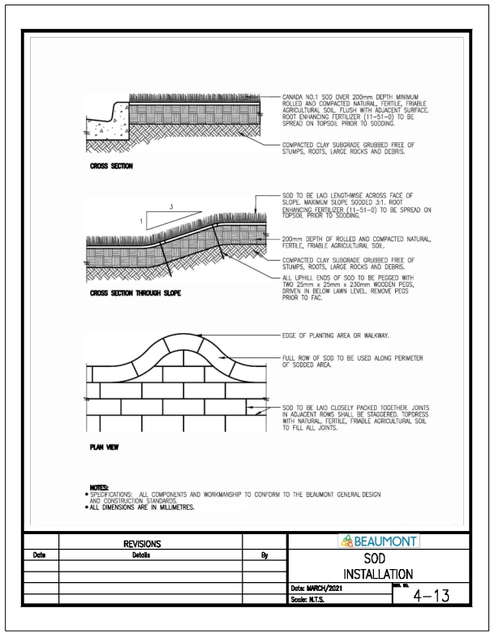
Project Number: -
Scale:
DRAWN BY: RK
Checked By: DD
Date: -

Sheet No. L-102



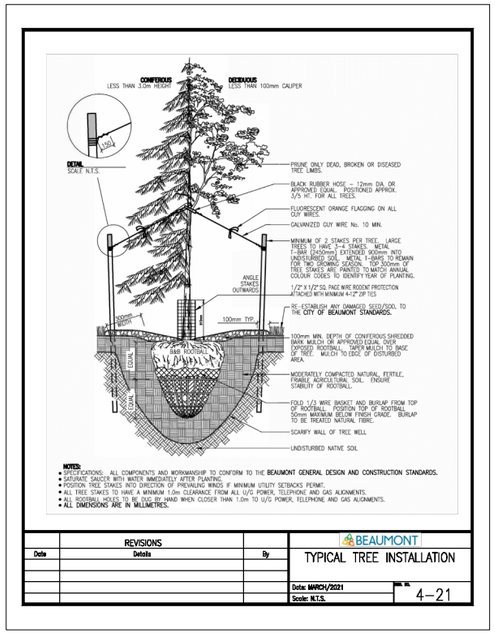
1 TREE PROTECTION ZONE

NTS



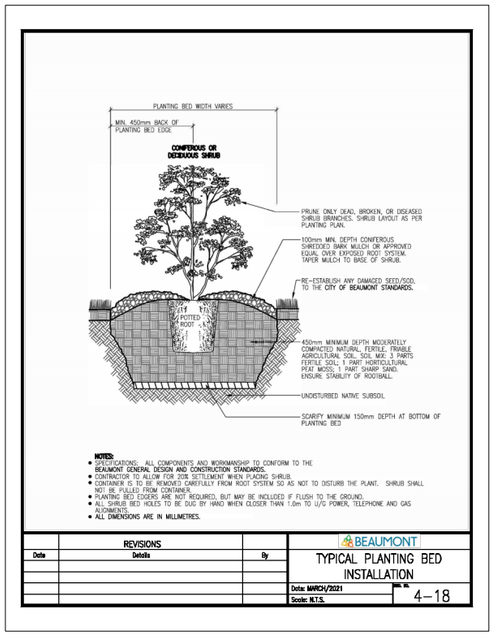
2 SOD INSTALLATION

NTS



3 TYPICAL TREE INSTALLATION

NTS



4 TYPICAL PLANTING BED INSTALLATION

NTS

[redacted]

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ARCHITECT :

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NOTES:

DEVELOPMENT PERMIT DRAWINGS

PROJECT :

DANSEREAU MEADOWS

6202, 65 ST. AND 6302, 65 ST.
BEAUMONT, ALBERTA

No.	Description	Date
R4		04.10.2024
R3		01.08.2024
R2		11.04.2024
R1		27.03.2024

LANDSCAPE DETAILS

N

Project Number: -
Scale:
DRAWN BY: RK
Checked By: DD
Date: -

Sheet No. L-103

2024057 Dansereau Meadows - Electrical Drawing List

DESCRIPTION	DRAWING NO.	SHEET NO.
Electrical Cover Page	E0.0	1
Electrical Site Plan	E1.0	2
Lighting Schedule & Details	E2.0	3
Electrical Specifications	E3.0	4

[redacted]

DesignWorks Engineering

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NOTES

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DO NOT SCALE THIS DRAWING.

No.	Description	Date
1	ISSUED FOR DEVT. PLAN	2024-04-29
2	RE-ISSUED FOR DEVT PERMIT	2024-07-31
3	RE-ISSUED FOR DEVT PERMIT	2024-10-08

ARCHITECT

CLIENT

SEAL

PERMIT

DRAWN BY:	RADP
CHECKED BY:	SHERRY KALDAS
ENGINEER:	HAYDAR AL DAHHAN, P.ENG.
PROJECT #:	2024057
SCALE:	AS NOTED

PROJECT

DANSEREAU MEADOWS

6202 65 St. and 6302 65 St.

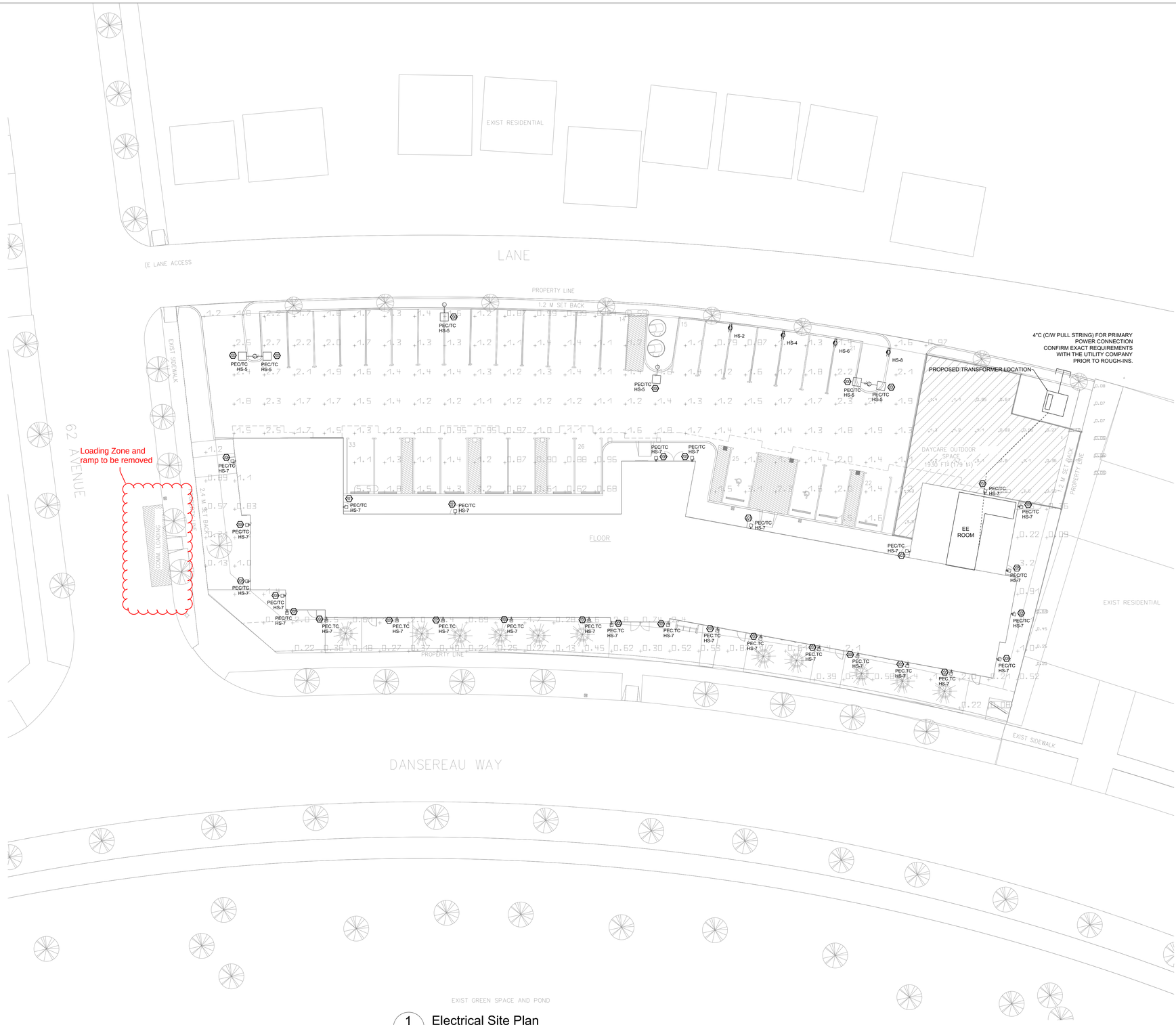
BEAUMONT, AB

DESCRIPTION

Electrical Cover Page

DRAWING NO. E0.0

SHEET 1 / 4



1 / E1.0 Electrical Site Plan
Scale: 1/16" = 1'-0"

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2	RE-ISSUED FOR DEV'T PERMIT	2024-07-31
3	RE-ISSUED FOR DEV'T PERMIT	2024-10-08

ARCHITECT

CLIENT

SEAL

PERMIT

DRAWN BY:	RADP
CHECKED BY:	SHERRY KALDAS
ENGINEER:	HAYDAR AL DAHHAN, P.ENG.
PROJECT #:	2024057
SCALE:	AS NOTED

PROJECT

DANSEREAU MEADOWS

6202 65 St. and 6302 65 St.

BEAUMONT, AB

DESCRIPTION

Electrical Site Plan

DRAWING NO. E1.0

SHEET 2 / 4

LUMINAIRES	LED POLE
LAMP	LED, 3500K
LUMENS	7120 LM
BALLAST	-
HOUSING	-
LENS	-
INPUT WATTAGE	57 W
MOUNTING	POLE LIGHT
SPECIAL REQUIREMENTS	-
ACCEPTABLE PRODUCTS	COOPER LIGHTING - GALN-SA1C-740-U-T4W (OR APPROVED EQUIVALENT)
LUMINAIRE TYPE	200

LUMINAIRES	WALL MOUNT LED
LAMP	LED
LUMENS	2102 LM
BALLAST	-
HOUSING	-
LENS	-
INPUT WATTAGE	18.2 W
MOUNTING	WALL MOUNTED
SPECIAL REQUIREMENTS	-
ACCEPTABLE PRODUCTS	COOPER LIGHTING - XTOR2B-W (OR APPROVED EQUIVALENT)
LUMINAIRE TYPE	201

LUMINAIRES	WALL DOWNLIGHT
LAMP	LED
LUMENS	500 LM
BALLAST	-
HOUSING	-
LENS	-
INPUT WATTAGE	10 W
MOUNTING	WALL MOUNTED
SPECIAL REQUIREMENTS	-
ACCEPTABLE PRODUCTS	UNILAMP - 5102-7-3-435-XX (OR APPROVED EQUIVALENT)
LUMINAIRE TYPE	205

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Cooper Lighting	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV WIDE OPTICS	GALN-SA1C-740-U-T4W	16x	7120 lm	0.80	57 W	6
2	Cooper Lighting	CROSSTOUR 18W WALL MOUNT LED	XTOR2B-W	1x EATON LED 4000K	2102 lm	0.80	18.2 W	5
3	Unilamp	Maxi CORE – Wall Downlight	5102-7-3-435-XX	1x TC-TEL 32W/840	2400 lm	0.80	35.2 W	24

1 E2.0 Lighting Schedule
Scale: 1/16" = 1'-0"

[redacted]

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No.	Description	Date
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2	RE-ISSUED FOR DEVT PERMIT	2024-07-31
3	RE-ISSUED FOR DEVT PERMIT	2024-10-08

ARCHITECT

CLIENT

SEAL

PERMIT

DRAWN BY:	RADP
CHECKED BY:	SHERRY KALDAS
ENGINEER:	HAYDAR AL DAHHAN, P.ENG.
PROJECT #:	2024057
SCALE:	AS NOTED

PROJECT

DANSEREAU MEADOWS

6202 65 St. and 6302 65 St.

BEAUMONT, AB

DESCRIPTION

Lighting Schedule & Details

DRAWING NO. E2.0

SHEET 3 / 4

1. GENERAL REQUIREMENTS:
1.1. INTENT:
1.1.1. PROVIDE COMPLETE, FULLY TESTED AND OPERATIONAL ELECTRICAL SYSTEMS TO MEET REQUIREMENTS DESCRIBED HEREIN AND IN COMPLETE ACCORD WITH APPLICABLE CODES AND ORDINANCES.
1.1.2. FOLLOW MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND PROCEDURES FOR THE INSTALLATION OF ALL EQUIPMENT, DEVICES AND FIXTURES SUPPLEMENTED BY REQUIREMENTS OF CONTRACT DOCUMENTS.

1.2. SUBMITTALS:
1.2.1. UPON AWARD OF CONTRACT, SUBMIT A COMPLETE PROCUREMENT SCHEDULE INDICATING MANUFACTURER, MODEL OF EQUIPMENT, PROJECTED ORDERING, SHOP DRAWING SUBMITTAL DATES AND DELIVERY DATES OF ALL PRODUCTS TO MEET CONSTRUCTION SCHEDULE.
1.2.2. PRIOR TO ORDERING OF ANY PRODUCT, SUBMIT SHOP DRAWINGS FOR REVIEW AS SPECIFIED. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AS REQUIRED IN EACH SECTION OF SPECIFICATION.
1.2.3. REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING SHOP DRAWINGS TO CONSULTANT. CONTRACTOR'S REVIEW SHALL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
1.2.4. SHOP DRAWINGS SHALL INDICATE MATERIALS, METHODS OF CONSTRUCTION, ATTACHMENT OF SUPPORTING WIRING, DIMENSIONS, CAPACITIES, ELECTRICAL PERFORMANCE CHARACTERISTICS AND OTHER INFORMATION NECESSARY TO COMPLETE THIS WORK.
1.2.5. PROVIDE WIRING, SINGLE LINE AND SCHEMATIC DIAGRAMS FOR ELECTRICAL CONTROL SYSTEMS AND WHERE OTHERWISE APPLICABLE. INCLUDE WIRING DRAWINGS OR DIAGRAMS SHOWING INTERCONNECTION AMONG WORK OF DIFFERENT SECTIONS.
1.2.6. ORDER PRODUCTS TO CONFORM WITH REVISED SHOP DRAWINGS.

1.3. LABELING AND IDENTIFICATION:
1.3.1. IDENTIFY ALL PANELBOARDS, SWITCHGEAR, TRANSFORMERS, DISCONNECTS, CONTACTORS, JUNCTION BOXES, COMMUNICATION EQUIPMENT, FIRE ALARM COMPONENTS, MOTORS, INSTRUMENTS, CONTROL DEVICES, INCOMING SERVICE AND COMMUNICATION CABLES WITH LABELS. LABELS SHALL BE 118mm x 31mm ADHESIVE LAMICOID NAMEPLATES.
1.3.2. PROVIDE TYPEWRITTEN PANELBOARD CIRCUIT DIRECTORY INDICATING LOADS, LOCATIONS AND CIRCUIT NUMBERS UTILIZED. PLACE CIRCUIT DIRECTORY IN A METAL HOLDER C/W PLASTIC COVER ON THE INSIDE OF PANELBOARD.
1.3.3. ALL COMMON AREA RECEPTACLES AND SWITCH COVER PLATES TO BE C/W LABELS INDICATING PANEL NAME AND CIRCUIT NUMBER.
1.3.4. ALL RECESSED JUNCTION BOXES TO BE LABELED IN VISIBLE INDELIBLE INK. LABELING AT MINIMUM TO INCLUDE FUNCTION OF JUNCTION BOX (EQUIPMENT NAME, FIRE ALARM, EMERGENCY OR EXIT), PANEL NAME AND CIRCUIT NUMBER. LABELS TO BE LOCATED ON THE SIDE OF JUNCTION BOX AND ON THE COVER PLATE.
1.3.5. PROVIDE LABELING FOR ALL CONDUITS AND CABLING. CONDUITS AND CABLING TO BE MINIMUM LABELED AT BOTH ENDS, ON EITHER SIDE OF FIRE SEPARATION PENETRATION, AND EVERY 30m OF RUN. LABELING BY READILY VISIBLE COLOR CODE IS ACCEPTABLE.
1.3.6. PROVIDE A LAMICOID LABEL NAMING THE CONSULTING ELECTRICAL ENGINEER. THIS LABEL SHALL BE LOCATED ON THE MAIN DISTRIBUTION EQUIPMENT.
1.3.7. CONDUITS, CONDUCTORS AND WIRES SHALL BE LABELED IN VISIBLE INDELIBLE INK AT PANEL AND ALL JUNCTION BOXES INDICATING DEVICE BEEN FED, PANEL NAME AND CIRCUIT NUMBER.
1.3.8. LABELS SHALL IDENTIFY ALL ELECTRICAL EQUIPMENT MOUNTED AND CONNECTED. PROVIDE COLOR CODING OF CONDUIT, JUNCTION BOXES, ETC.
1.3.9. TELECOMMUNICATION SYSTEM SHALL BE PROVIDED WITH LABELS IN ACCORDANCE WITH UTILITY COMPANIES REQUIREMENTS AND AS PER TIA/EIA 607-A.

1.4. PROJECT RECORD DRAWINGS:
1.4.1. KEEP ON SITE ELECTRICAL DRAWINGS FOR RECORD PURPOSES. MARK CLEARLY IN RED ALL CHANGES AND DEVIATIONS FROM ORIGINAL DRAWINGS AS THE JOB PROGRESSES. MARK LOCATIONS OF PANELS, BOXES, EQUIPMENT, UNDERGROUND SERVICES AND FEEDERS TO LIGHTING, DISTRIBUTION, COMMUNICATION AND SIGNAL PANELS.
1.4.2. MARK ALL DEVIATIONS FROM BRANCH CIRCUIT NUMBERS SHOWN ON ENGINEER'S DRAWINGS AND/OR REVISIONS COVERED BY AUTHORIZED CHANGES.

1.5. MAINTENANCE MANUAL:
1.5.1. PROVIDE OWNER MAINTENANCE MANUAL WHICH INCLUDES SPECIFICATION, PERFORMANCE AND MAINTENANCE (WEEKLY/MONTHLY/YEARLY) DETAILS FOR ALL ELECTRICAL EQUIPMENT SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. PROVIDE ONE(1) COPY FOR CONSULTANT REVIEW AND APPROVAL WHERE REQUIRED BY OWNER. PROVIDE THREE(3) COPIES TO OWNER AS REQUIRED. MANUALS ALSO INCLUDE CONTRACTOR/SUPPLIER CONTACT INFORMATION, WARRANTY DOCUMENTS, WORKS INSPECTION CERTIFICATES AS PROVIDED BY INSPECTION AUTHORITIES, AND INSTALLED EQUIPMENT TESTING RESULT AND CERTIFICATION DOCUMENTS. ORGANIZE MANUAL BY SYSTEM AND APPROPRIATE TABBED SECTIONS (I.E. - SHOP DWGS., TEST RESULTS, MAINTENANCE).

1.6. REGULATORY REQUIREMENTS:
1.6.1. COMPLY WITH SAFETY CODES ACT AND RULES AND REGULATIONS MADE PURSUANT THERETO, INCLUDING LATEST EDITION OF CANADIAN ELECTRICAL CODE AND PROVINCIAL BUILDING CODE.
1.6.2. SUBMIT TO AUTHORITY HAVING JURISDICTION AND ALL UTILITY COMPANIES, NECESSARY NUMBER OF DRAWINGS AND SPECIFICATIONS FOR EXAMINATION AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. PAY ASSOCIATED FEES AND TAXES.
1.6.3. SUBMIT TO ENGINEER, COPY OF ELECTRICAL PERMIT OBTAINED FROM AUTHORITY HAVING JURISDICTION.

1.7. PRODUCTS:
1.7.1. ALL PRODUCTS AND MATERIALS SHALL BE NEW, FREE OF DEFECTS. DEFECTIVE PRODUCTS AND MATERIALS SHALL BE REJECTED REGARDLESS OF PREVIOUS INSPECTION. CONTRACTOR SHALL REPLACE ALL DEFECTIVE MATERIAL AND PRODUCT AT THEIR OWN EXPENSE, AND SHALL BE RESPONSIBLE FOR ANY RESULTING DELAYS AND ASSOCIATED EXPENSE AS A RESULT OF PRODUCTS BEING REJECTED.
1.7.2. ALL ELECTRICAL PRODUCTS SHALL BE TESTED AND C.S.A. APPROVED. WHERE A PRODUCT IS NOT C.S.A APPROVED, PROVIDE WRITTEN APPROVAL FROM LOCAL REGULATORY AUTHORITY. PAY ALL APPLICABLE FEES LEVIED.
1.7.3. ALL FIRESTOPPING AND SMOKE SEALS SHALL BE LISTED BY UNDERWRITERS' LABORATORIES OF CANADA (ULC) OR UNDERWRITERS LABORATORIES (UL) THAT MEET THE REQUIREMENTS OF ULC-S115-M ARE GIVEN A cUL LISTING AND ARE PUBLISHED BY UL IN THEIR "PRODUCTS CERTIFIED FOR CANADA (cUL) DIRECTORY AND SHALL FORM A DRAFT TIGHT BARRIER TO RETARD THE PASSAGE OF SMOKE, FLAME AND HOSE STEAM AS NOTED IN THE APPROPRIATE cUL/ULC CLASSIFICATION.
1.7.4. SIMILAR PRODUCTS TO BE BY SAME MANUFACTURER.
1.7.5. PRODUCT HANDLING:
1.7.1.1. PROTECT AND MAINTAIN ALL PRODUCTS AND WORK UNTIL PROJECT IS COMPLETE AND TURNED OVER TO THE OWNER. PROTECT PRODUCTS AND INSTALLED WORK OF OTHER TRADES.
1.7.1.2. CLEAN UP DIRT, RUBBISH, GREASE ETC. RESULTING FROM THIS WORK FROM ALL SURFACES, INCLUDING INSIDE CABINETS, EQUIPMENT ENCLOSURES, PANELS ETC. ON A REGULAR BASIS.
1.7.1.3. ALL EQUIPMENT MUST REMAIN CLEAN DURING CONSTRUCTION AND MUST BE CLEANED TO "AS NEW" CONDITION PRIOR TO SUBSTANTIAL PERFORMANCE.

1.8. WARRANTIES:
1.8.1. COLLECT AND COMPLETE MANUFACTURERS WARRANTY CERTIFICATES AND SUBMIT ORIGINAL COPIES TO THE ENGINEER.
1.8.2. CONTRACTOR SHALL WARRANT ALL WORK PERFORMED BY HIMSELF AND HIS SUB-CONTRACTORS FOR A PERIOD OF TWO (2) YEARS FOLLOWING OWNER'S ACCEPTANCE OF WORK.

1.9. LOCATION OF OUTLETS AND LUMINAIRES
1.9.1. SHOULD IT BE REQUIRED, ALL LIGHTING AND WIRING DEVICE LOCATIONS SHOWN MAY BE REVISED UP TO 10' (3m) TO SUIT CONSTRUCTION AND EQUIPMENT ARRANGEMENT PRIOR TO ROUGH-IN AT NO ADDITIONAL COST TO OWNER.

1.10. COORDINATION WITH OTHER TRADE WORK:
1.10.1. EXAMINE DRAWINGS AND SPECIFICATION OF OTHER TRADES AND BECOME FULLY FAMILIAR WITH THEIR WORK. PRIOR TO COMMENCING WORK, OBTAIN DECISION FROM CONSULTANT IF ANY CONFLICT EXISTS, OTHERWISE ADDITIONAL COMPENSATION WILL NOT BE MADE FOR ANY NECESSARY ADJUSTMENTS.
1.10.2. WORK AND EQUIPMENT SHALL BE LAID OUT WITH DUE REGARD TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL COMPONENTS. ARCHITECTURAL AND STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL DRAWINGS REGARDING LOCATION OF WALLS, DOORS AND EQUIPMENT.
1.10.3. ELECTRICAL CONTRACTOR SHALL NOT CUT STRUCTURAL MEMBERS WITHOUT APPROVAL FROM CONSULTANT. REVIEW STRUCTURAL DRAWINGS TO ENSURE THAT REQUIREMENTS FOR ELECTRICAL PENETRATIONS, BLOCK-OUTS, ETC. THROUGH STRUCTURAL ELEMENTS HAVE BEEN ALLOWED.
1.10.4. ANCHORS, BOLTS, PIPE SLEEVES, HANGER INSERTS, ETC. SHALL BE INSTALLED IN AMPLE TIME TO AVOID DELAYS.

1.11. UTILITY CONNECTION:
1.11.1. UNLESS OTHERWISE NOTED ON DRAWINGS OR CONTRACT DOCUMENTS, THE POWER AND COMMUNICATIONS UTILITY CONNECTION CHARGES OUTSIDE THE PROPERTY BOUNDARIES SHALL BE BOURNE DIRECTLY BY BUILDING OWNER. ELECTRICAL CONTRACTOR SHALL BRING ANY APPLICABLE UTILITIES TO THE PROPERTY LINE IN COORDINATION WITH UTILITY COMPANIES.
1.11.2. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL INCOMING UTILITIES WITH THE APPLICABLE UTILITY PROVIDER AND ADJUST TRENCHES, FEEDERS AND CONDUITS, PULLBOXES REQUIREMENTS ACCORDINGLY.
1.11.3. WHERE REQUIRED, THE ELECTRICAL CONTRACTOR, IN CONJUNCTION WITH THE GENERAL CONTRACTOR AND OWNER, SHALL INITIATE THE REQUEST FOR POWER AND COMMUNICATIONS SERVICES WITH THE RESPECTIVE UTILITY COMPANIES, AND PROVIDE ANY REQUIRED ASSISTANCE TO EXPEDITE THE UTILITY APPLICATIONS.

2. WIRING METHODS:
2.1. CONDUIT:
2.1.1. GENERAL REQUIREMENTS:
2.1.1.1. SUPPLY AND INSTALL A COMPLETE SYSTEM OF CONDUIT AND FITTINGS FOR INSTALLATION OF WIRING.
2.1.1.2. EXCEPT WHERE OTHERWISE REQUIRED BY THE CANADIAN ELECTRICAL CODE, PROVIDE CONDUIT OF TYPES SPECIFIED IN CONDUIT INSTALLATION SCHEDULE AND SIZES INDICATED ON DRAWINGS OR SPECIFIED HEREIN.
2.1.1.3. WHERE SIZES ARE NOT INDICATED, SELECT PROPER SIZES TO SUIT INTENDED USE, FULFILL WIRING REQUIREMENTS, AND COMPLY WITH CANADIAN ELECTRICAL CODE.
2.1.2. MATERIAL:
2.1.2.1. METALLIC CONDUIT AND TUBING:
2.1.1.1.1. RIGID METAL CONDUIT: TO CSA C22.2 NO. 45, AND AS FOLLOWS:
2.1.1.1.1.1. GALVANIZED RIGID STEEL CONDUIT: ZINC COATED STEEL
2.1.1.1.1.2. PVC EXTERNALLY COATED RIGID STEEL CONDUIT: ZINC COATED STEEL WITH ADDITIONAL EXTERNAL COATING OF PVC.
2.1.1.1.1.3. RIGID ALUMINUM CONDUIT: WITH FACTORY APPLIED, CLOSED-END THREAD PROTECTORS.
2.1.1.1.2. FLEXIBLE METAL CONDUIT: TO CSA C22.2 NO.56, AND AS FOLLOWS:
2.1.1.1.2.1. FLEXIBLE METAL CONDUIT: SPIRALLY WOUND, INTERLOCKED ZINC COATED STRIP STEEL, MINIMUM 10mm DIAMETER.
2.1.1.2. NON-METALLIC CONDUIT:
2.1.1.2.1. RIGID TYPE EB1 PVC CONDUIT: TO CSA C22.2 NO. 211.1
2.1.1.2.2. RIGID TYPE DB2/ES2 PVC CONDUIT: TO CSA C22.2 NO. 211.1
2.1.2. INSTALLATION:
2.1.2.1. INSTALL CONDUIT CONCEALED IN WALLS, FLOORS, CEILINGS, ABOVE SUSPENDED CEILINGS AND UNDERGROUND, EXCEPT IN FOLLOWING ROOMS:
2.1.2.1.1. MECHANICAL AND ELECTRICAL ROOMS
2.1.2.1.2. OPEN CEILING SPACES
2.1.2.2. WHERE CONDUITS ARE EXPOSED, PAINT TO MATCH SURROUNDING.
2.1.2.3. WHERE CONDUITS ARE REQUIRED TO BE CONCEALED, INSTALL CONDUIT NEATLY AND CLOSE TO BUILDING STRUCTURE TO MINIMIZE NEED FOR FURRING.
2.1.2.4. INSTALLED CONDUIT SHALL BE FREE FROM DENTS, BRUISES, AND OTHER DAMAGE
2.1.2.5. PLUG CONDUIT ENDS TO PREVENT ENTRY OF DIRT AND MOISTURE.
2.1.2.6. SEAL CONDUIT WITH DUCT SEAL COMPOUND OR FIBERGLASS WHERE CONDUIT LEAVES HEATED AREAS AND ENTERS UNHEATED AREA.
2.1.2.7. PROVIDE NECESSARY FLASHING AND PITCH POCKETS, MAKING WATERTIGHT JOINTS WHERE CONDUIT PASSES THROUGH ROOM OR WATERPROOFING MEMBRANES.
2.1.2.8. WHERE CONDUIT CROSSES BUILDING EXPANSION JOINTS, INSTALL EXPANSION FITTING APPROVED BY AUTHORITY HAVING JURISDICTION, COMPLETE WITH GROUNDING JUMPER. PROVIDE BEND OR OFFSET IN CONDUIT ADJACENT TO BUILDING EXPANSION JOINT WHERE CONDUIT IS INSTALLED ABOVE SUSPENDED CEILINGS.
2.1.2.9. ALL PVC AND EMT CONDUITS ARE TO BE PROTECTED WHERE SUBJECT TO MECHANICAL DAMAGE. USE RIGID GALVANIZED STEEL SLEEVES, CONCRETE CURBS OR OTHER APPROVED SUITABLE METHOD OF PROTECTION, CONFIRM EXACT LOCATIONS AND CONDITIONS ON SITE.
2.1.2.10. INSTALLATION OF METAL CONDUIT AND TUBING:
2.1.2.10.1. FIELD-BEND CONDUIT WITH BENDERS DESIGNED FOR PURPOSE SO AS NOT TO DISTORT NOR VARY INTERNAL DIAMETER.
2.1.2.11. INSTALLATION OF RIGID METAL CONDUIT:
2.1.2.11.1. CUT CONDUIT STRAIGHT, PROPERLY REAM, CUT THREADS AND BRUSH THREADS CLEAN.
2.1.2.11.2. WRAP WITH 3-M CORROSIVE RESISTANT TAPE WHEN CONVERTING FROM UNDERGROUND OR UNDER SLAB PVC CONDUIT TO ABOVE GROUND METAL CONDUIT.
2.1.2.12. INSTALLATION OF NON-METALLIC CONDUIT:
2.1.2.12.1. MAKE FIELD BENDS AND SOLVENT CEMENTED JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2.1.2.13. INSTALLATION OF CONDUIT IN CONCRETE SLABS:
2.1.2.13.1. PLACE CONDUIT BETWEEN BOTTOM REINFORCING STEEL AND TOP REINFORCING STEEL.
2.1.2.13.2. SEPARATE CONDUIT BY NOT LESS THAN DIAMETER OR LARGEST CONDUIT TO ENSURE PROPER CONCRETE BOND.
2.1.2.13.3. ENSURE MINIMUM 20mm CONCRETE COVER.

2.2. WIRE AND CABLE:
2.2.1. GENERAL REQUIREMENT:
2.2.1.1. PROVIDE A COMPLETE SYSTEM OF WIRING, MAKING ALL CONNECTIONS NECESSARY FOR INSTALLATION SHOWN ON DRAWINGS.
2.2.1.2. ALL WIRING TO BE COPPER, EXCEPT FOR MAIN FEEDERS 100 AMPS OR LARGER WHERE ALUMINUM CONDUCTORS OF THE SAME AMPACITY MAY BE UTILIZED.
2.2.2. BUILDING WIRES:
2.2.2.1. CONDUCTORS: STRANDED FOR NO. 10AWG. MINIMUM SIZE: 12 AWG.
2.2.2.2. COPPER AND ALUMINUM CONDUCTOR MATERIAL (ACM) ALLOY CONDUCTORS: SIZE AS REQUIRED, TO CSA C22.2 NO. 75, COPPER CONDUCTOR, 600V RW90 X-LINK INSULATION. USE IN ALL LOCATIONS, EXCEPT FOR UNDERGROUND WIRE WHICH SHALL BE RW90 X-LINK -40°C OR TWU75 -40°C.
2.2.3. ARMOURED CABLES:
2.2.3.1. CONDUCTORS: COPPER.
2.2.3.2. INSULATION: RW90 CROSS LINK.
2.2.3.3. ARMOUR: INTERLOCKING TYPE FABRICATED STRIP.
2.2.3.4. RATING: 600V.
2.2.4. TECK CABLE:
2.2.4.1. CONDUCTOR:
2.2.4.1.1. GROUNDING CONDUCTOR:COPPER.
2.2.4.1.2. CIRCUIT CONDUCTORS: COPPER AND ACM ALLOY, SIZE AS INDICATED.
2.2.4.2. INSULATION: RW90 CROSS LINKED POLYETHYLENE (XLPE).
2.2.4.3. RATINGS: 600V
2.2.5. FEEDER CABLES:
2.2.5.1. CONDUCTOR: COPPER.
2.2.5.2. INSULATION: RW90 CROSS LINKED POLYETHYLENE (XLPE) AND PVC JACKET.
2.2.5.3. SIZE: AS REQUIRED
2.2.6. CONTROL CABLES:
2.2.6.1. CONDUCTORS: COPPER.
2.2.6.2. INSULATION: 300V INSULATION, RATED 60°C.
2.2.6.3. CONFIGURATION: INDIVIDUAL CONDUCTORS TWISTED TOGETHER, SHIELDED, COVERED WITH FT-4 RATED PVC JACKET.
2.2.7. ALUMINUM CONDUCTOR MATERIAL (ACM):
2.2.7.1. DISTRIBUTION FEEDER INSTALLATION:
2.2.7.1.1. ACM TO BE COMPACT STRANDED CONDUCTORS OF NUAL® (AA-8030) AS MANUFACTURED BY ALCAN CABLE OR OF A RECOGNIZED 8000 SERIES ALUMINUM ALLOY CONDUCTOR MATERIAL BY THE ALUMINUM ASSOCIATION.
2.2.7.1.2. MANUFACTURER SHALL VERIFY COMPLIANCE WITH THE ELONGATION REQUIREMENT PER TABLE 10.1 OF UL STANDARD 1581 FOR STRANDED AA-8000 SERIES ALUMINUM ALLOY CONDUCTORS ON WIRES TAKEN FROM THE CONDUCTOR AFTER STRANDING.
2.2.7.2. INSULATION:
2.2.7.2.1. FOR USE IN RACEWAYS: SIZES #6 AWG TO 1000 KCMIL TYPE RW90, TEMPERATURE RATING 90º C.
2.2.7.3. CONNECTIONS FOR CONDUCTORS:
2.2.7.3.1. USING MECHANICAL SCREW TYPE CONNECTORS:
2.2.7.3.1.1. CONNECTORS SHALL BE DUAL RATED (AL7CU OR AL9CU) AND LISTED BY CSA FOR USE WITH ALUMINUM AND COPPER CONDUCTORS AND SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.
2.2.7.3.1.2. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE INSULATION FROM THE REQUIRED LENGTH OF THE CONDUCTOR.
2.2.7.3.1.3. CLEAN THE CONDUCTOR SURFACE USING A WIRE BRUSH AND APPLY A CSA LISTED JOINT COMPOUND.
2.2.7.3.1.4. TIGHTEN THE CONNECTION PER THE CONNECTOR MANUFACTURER’S RECOMMENDATION.
2.2.7.3.1.5. WIPE OFF ANY EXCESS JOINT COMPOUND.
2.2.7.3.2. USING MECHANICAL COMPRESSION TYPE CONNECTORS:
2.2.7.3.2.1. CONNECTORS SHALL BE DUAL RATED (AL7CU OR AL9CU) AND LISTED BY CSA FOR USE WITH ALUMINUM AND COPPER CONDUCTORS AND SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.
2.2.7.3.2.2. THE LUGS SHALL BE MARKED WITH WIRE SIZE, DIE INDEX, NUMBER AND LOCATION OF CRIMPS AND SHALL BE SUITABLY COLOUR CODED. LUG BARREL SHALL BE FACTORY PRE-FILLED WITH A JOINT COMPOUND LISTED BY CSA.
2.2.7.3.2.3. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE INSULATION FROM THE REQUIRED LENGTH OF THE CONDUCTOR.
2.2.7.3.2.4. CLEAN CONDUCTOR SURFACE USING A WIRE BRUSH.
2.2.7.3.2.5. CRIMP THE CONNECTION PER THE CONNECTOR MANUFACTURER’S RECOMMENDATION.
2.2.7.3.2.6. WIPE OFF ANY EXCESS JOINT COMPOUND.
2.2.7.3.3. TERMINATION OF ALUMINUM CONDUCTOR TO ALUMINUM BUS:
2.2.7.3.3.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2.
2.2.7.3.3.2. HARDWARE:
2.2.7.3.3.2.1. BOLTS: ANODIZED ALUMINUM ALLOY 2024-T4 AND CONFORMING TO ANSI B18.2.1 AND TO ASTM B211 OR B221 CHEMICAL AND MECHANICAL PROPERTY LIMITS.
2.2.7.3.3.2.2. NUTS: ALUMINUM ALLOYS 6061-T6 OR 6262-T9 AND CONFORMING TO ANSI B18.2.2.
2.2.7.3.3.2.3. WASHERS: FLAT ALUMINUM ALLOY 2024-T4, TYPE A PLAIN, STANDARD WIDE SERIES CONFORMING TO ANSI B27.2.
2.2.7.3.3.2.4. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER’S RECOMMENDATIONS.
2.2.7.3.4. TERMINATION OF ALUMINUM CONDUCTOR TO COPPER BUS:
2.2.7.3.4.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2.
2.2.7.3.4.2. HARDWARE:
2.2.7.3.4.2.1. BOLTS: PLATED OR GALVANIZED MEDIUM CARBON STEEL; HEAT TREATED, QUENCHED AND TEMPERED EQUAL TO ASTM A-325 OR SAE GRADE 5.
2.2.7.3.4.2.2. NUTS: HEAVY SEMI-FINISHED HEXAGON, CONFORMING TO ANSI B18.2.2, THREADS TO BE UNIFIED COARSE SERIES (UNC), CLASS 2B.
2.2.7.3.4.2.3. WASHERS: SHOULD BE OF STEEL; TYPE A PLAIN STANDARD WIDE SERIES CONFORMING TO ANSI B27.2.
2.2.7.3.4.2.4. BELLEVILLE CONICAL SPRING WASHERS: SHALL BE OF HARDENED STEEL, CADMIUM PLATED OR SILICONE BRONZE.
2.2.7.3.4.2.5. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER’S RECOMMENDATIONS.
2.2.7.3.4.3. TERMINATION OF ALUMINUM CONDUCTOR TO EQUIPMENT NOT EQUIPPED FOR TERMINATION OF ALUMINUM CONDUCTOR:
2.2.7.3.4.3.1. PREPARE COMPRESSION CONNECTION USING AN ADAPTER LISTED BY CSA FOR THE PURPOSE OR BY PIGTAILING A SHORT LENGTH OF SUITABLE SIZE OF COPPER CONDUCTOR TO THE ALUMINUM
2.2.7.3.4.3.2. CONDUCTOR WITH A COMPRESSION CONNECTOR LISTED BY CSA.
2.2.7.3.4.3.3. PROVIDE AN INSULATING COVER OVER ADAPTER BODY OR THE COMPRESSION CONNECTOR.
2.2.7.3.4.3.4. TERMINATE THE ADAPTER OR THE PIGTAIL ON TO THE EQUIPMENT PER MANUFACTURER’S RECOMMENDATION.
2.2.8. INSTALLATIONS:
2.2.8.1. ALL SPLICES SHALL BE IN JUNCTION BOXES OR OUTLET BOXES.
2.2.8.2. GROUP CABLES WHERE POSSIBLE. ENSURE CALL CABLES RUNS IN CEILING SPACES ARE ADEQUATELY SUPPORTED.
2.2.8.3. CONDUCTOR LENGTHS FOR PARALLEL CIRCUITS SHALL BE IDENTICAL.

2.3. BOX AND FITTINGS:
2.3.1. PROVIDE BOXES AND FITTINGS SUITABLE FOR INTENDED USE AND AREA INSTALLED AND AS FOLLOWS:
2.3.1.1. OUTLET BOXES: TO CSA C22.2 NO. 18. SHEET STEEL, GALVANIZED FOR CONCEALED BOXES AND CAST METAL FOR SURFACE AND WEATHERPROOF BOXES.
2.3.1.2. PULL AND JUNCTION BOXES:TO CSA C22.2 NO. 40. SHEET STEEL WITH SCREW-ON COVERS AND BARRIERS AS REQUIRED.
2.3.1.3. BUSHINGS, KNOCKOUT CLOSURES, AND LOCKNUTS: TO CSA C22.2 NO. 18
2.3.1.4. INSTALL BOXES FLUSH WHERE PRACTICABLE AND FOR VERTICAL MOUNTING OF DEVICES. INSTALL TO NEAREST COURSE LINE IN MASONRY WALLS.
2.3.1.5. PROVIDE NON-COMBUSTIBLE OUTLET BOXES IN FIRE-RATED WALL.
2.3.1.6. OUTLET BOXES INSTALLED ON OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE SEPARATED BY 600mm OR A FIRE BLOCK.

2.4. WIRING DEVICES:
2.4.1. GENERAL REQUIREMENTS:
2.4.2. SPECIFICATION GRADE AS FOLLOWS:
2.4.2.1. SWITCHES: TO CSA C22.2 NO. 111 AND AS FOLLOWS:
2.4.2.1.1. RATING :EXCEPT WHERE OTHERWISE INDICATED OR SPECIFIED, 15A, 125V AS REQUIRED.
2.4.2.1.2. TYPE: SINGLE, THREE-WAY OR FOUR-WAY AS REQUIRED.
2.4.2.1.3. COLOR: WHITE
2.4.2.1.4. STYLE: DECORA
2.4.2.1.5. OPERATION:
2.4.2.1.5.1. MANUALLY OPERATED GENERAL PURPOSE SWITCHES:
2.4.2.1.5.1.1. ROCKER TYPE, QUIET ACTION.
2.4.2.1.5.2. DIMMERS:
2.4.2.1.5.2.1. SOLID STATE SLIDER TYPE SUITABLE FOR DIMMING LED LIGHTS.
2.4.2.1.5.3. SENSORS (OCCUPANCY AND VACANCY)
2.4.2.1.5.3.1. PASSIVE INFRARED DETECTION, INTERNAL SELF CONTAINED RELAY FOR DIRECT LINE DETECTION, PUSHBUTTON FIELD PROGRAMMABLE DETECTION AND TIMING SETTINGS.
2.4.2.2. RECEPTACLES: TO CSA C22.2 NO. 42, DUPLEX,125V, U-GROUND, DECORA STYLE, COLOUR WHITE
2.4.2.2.1. GENERAL PURPOSE RECEPTACLES:
2.4.2.2.1.1. RATING: 15/20A, 125V EXCEPT WHERE OTHERWISE INDICATED.
2.4.2.2.1.2. CONFIGURATION, 5-15R/5-20R , 2 POLE, 3 WIRE GROUNDING.
2.4.2.2.1.3. FEATURES:
2.4.2.2.1.3.1. GROUND TERMINAL AND POLES CONNECTED TO CONTINUOUS MOUNTING YOKE.
2.4.2.2.1.3.2. WIRING TERMINALS: 8 BACK-WIRED ENTRANCES, 4 SIDE SCREWS
2.4.2.2.1.3.3. SPLIT FEED OPERATION
2.4.2.2.1.3.4. NYLON FACE
2.4.2.2.1.3.5. DOUBLE WIPE HEAVY PHOSPHOR BRONZE CONTACTS.
2.4.2.2.1.3.6. ADD TAMPER RESISTANT TO RECEPTACLES.
2.4.2.2.2. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES:
2.4.2.2.2.1. SAME AS GENERAL PURPOSE RECEPTACLES, EXCEPT FOLLOWING FEATURES:
2.4.2.2.2.1.1. SOLID STATE GROUND FAULT SENSING AND SIGNALING
2.4.2.2.2.1.2. 5 MILLIAMPERES GROUND FAULT TRIP LEVEL.
2.4.2.2.2.1.3. FEED-THROUGH TYPE.
2.4.2.3. COVER PLATES:
2.4.2.4. GENERAL REQUIREMENTS: PROVIDE COVERPLATES FOR ALL WIRING DEVICES.
2.4.2.5. TYPES:
2.4.2.5.1. GALVANIZED STEEL IN UTILITY/SERVICE ROOMS.
2.4.2.5.2. NYLON TYPE, WHITE FINISH, IN GENERAL FINISHED AREAS.
2.4.2.5.3. WEATHER-RESISTANT, DURABLE, "IN-USE" RATED, COMPLETE WITH GASKETS IN ALL WET AREAS.
2.4.2.6. DISCONNECT SWITCHES - FUSED AND UNFUSED:
2.4.2.6.1. GENERAL: PROVIDE DISCONNECT SWITCHES FOR 120/240V, AND 120/208V AS REQUIRED.
2.4.2.6.2. PRODUCTS:
2.4.2.6.2.1. FUSIBLE AND NON-FUSIBLE, DISCONNECT SWITCH IN CSA ENCLOSURE, EEMAC-1 FOR DRY LOCATIONS AND EEMAC-3 WHERE EXPOSED TO WEATHER, SIZE TO SUIT APPLICATION.
2.4.2.6.2.2. PROVISION FOR PADLOCKING IN ON-OFF SWITCH POSITION.
2.4.2.6.2.3. MECHANICALLY INTERLOCKED DOOR TO PREVENT OPENING WHEN HANDLE IN "ON" POSITION.
2.4.2.6.2.4. FUSES: SIZES AS REQUIRED.
2.4.2.6.2.5. FUSE HOLDERS: SUITABLE WITHOUT ADAPTORS, FOR TYPE AND SIZE OF FUSE SPECIFIED.
2.4.2.6.2.6. QUICK-MAKE, QUICK-BREAK ACTION.
2.4.2.6.2.7. ON-OFF SWITCH POSITION INDICATION ON SWITCH ENCLOSURE COVER.
2.4.2.6.3. INSTALLATION:
2.4.2.6.3.1. MOUNTING: PROVIDE SUPPORTS INDEPENDENT OF CONDUITS. WALL MOUNT WHERE POSSIBLE, OTHERWISE PROVIDE UNISTRUT. WHERE SWITCHES ARE GROUPED MOUNT IN UNIFORM ARRANGEMENT.
2.4.2.6.3.2. WIRING: CONNECT LINE AND LOAD CABLES TO ALL SWITCHES.
2.4.2.6.3.3. FUSE RATING: INSTALL SO THAT RATING IS VISIBLE.
2.4.2.7. CONTACTORS:
2.4.2.7.1. TO CSA C22.2 NO. 14
2.4.2.7.2. VOLTAGE: 250/600V AS REQUIRED.
2.4.2.7.3. ELECTRICALLY HELD CONTROLLED BY PILOT DEVICES AS INDICATED AND RATED FOR TYPE OF LOAD CONTROLLED.
2.4.2.7.4. COMPLETE WITH 2 NORMALLY OPEN AND 2 NORMALLY CLOSED AUXILIARY CONTACTS.
2.4.2.7.5. MOUNT IN CSA ENCLOSURE 1.
2.4.2.7.6. COMPLETE WITH RED INDICATING LIGHT AND HAND-OFF-AUTO SELECTOR SWITCH.
2.4.2.7.7. CONTROL TRANSFORMER: VOLTAGE AS REQUIRED, SIZED TO HANDLE OPERATING COIL AND ASSOCIATED AUXILIARY CONTACTS.

2.5. GROUNDING AND BONDING:
2.5.1. GENERAL REQUIREMENT:
2.5.1.1. SUPPLY AND INSTALL A COMPLETE GROUNDING SYSTEM. ALL COMPONENTS OF ELECTRICAL SYSTEM SHALL TO BE SECURELY AND ADEQUATELY GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL RELATED SECTIONS OF CANADIAN ELECTRICAL CODE, PROVINCIAL BUILDING CODE AND LOCAL ELECTRICAL INSPECTION BRANCH.
2.5.1.2. GROUNDING SYSTEM SHALL CONSISTS OF CABLES, GROUND RODS, SUPPORTS, AND ALL NECESSARY MATERIALS AND INTER-CONNECTIONS REQUIRED TO PROVIDE A COMPLETE GROUND SYSTEM.
2.5.2. GROUNDING EQUIPMENT: TO CSA C22.2 NO. 41 AND AS FOLLOWS:
2.5.2.1. GROUND RODS: 20mm DIA. X 3m LONG, COPPER CLAD STEEL
2.5.2.2. CONDUCTORS: COPPER, STRANDED, BARE OR INSULATED AS INDICATED.
2.5.2.3. NON-CORROSSIVE ACCESSORIES NECESSARY FOR GROUNDING SYSTEM, TYPE, SIZE, MATERIALS AS INDICATED INCLUDING BUT NOT NECESSARILY LIMITED TO:
2.5.2.3.1. GROUNDING AND BONDING BUSHINGS.
2.5.2.3.2. PROTECTIVE TYPE CLAMPS.
2.5.2.3.3. THERMIT WELD WHERE UNDERGROUND OR EXPOSED TO MOISTURE
2.5.2.3.4. COMPRESSION TYPE BOLT-ON IN OTHER LOCATIONS.
2.5.2.3.5. BONDING JUMPERS, STRAPS.
2.5.2.3.6. PRESSURE WIRE CONNECTORS.
2.5.3. INSTALLATION:
2.5.3.1. INSTALL COMPLETE PERMANENT, CONTINUOUS GROUNDING SYSTEM INCLUDING ELECTRODES, CONDUCTORS, CONNECTORS AND ACCESSORIES. WHERE EMT CONDUIT IS USED, RUN INSULATED COPPER WIRE IN CONDUIT.
2.5.3.2. ALL FRAMES AND METALLIC ENCLOSURES OF ALL ELECTRICAL EQUIPMENT AND ELECTRICALLY OPERATED EQUIPMENT SHALL BE GROUNDED THROUGH CONDUIT SYSTEM OR VIA GROUND WIRE.
2.5.3.3. GROUND ALL TRANSFORMERS, MOTOR CONTROL CENTRES, PANELBOARDS AND CPD'S FED FROM MAIN DISTRIBUTION CENTRE BY GROUNDING CONDUCTORS SIZED IN ACCORDANCE WITH CANADIAN ELECTRICAL CODE. TERMINATE GROUND WIRE AT EACH END WITH APPROPRIATE GROUNDING LUG. USE MECHANICAL CONNECTORS FOR GROUNDING CONNECTIONS TO EQUIPMENT PROVIDED WITH LUGS.
2.5.3.4. ALL LIGHTING PANELS, LOCAL DISTRIBUTION PANELS, ETC. SHALL BE GROUNDED WITH GREEN GROUND WIRE RUN BACK TO PANEL FROM WHICH IT IS FED. SIZE GROUND CONDUCTOR ACCORDING TO CANADIAN ELECTRICAL CODE.
2.5.3.5. INSTALL BONDING WIRE FOR FLEXIBLE CONDUIT, CONNECTED AT BOTH ENDS TO GROUNDING BUSHING, SOLDERLESS LUG, CLAMP OR CUP WASHER AND SCREW. NEATLY CLEAT BONDING WIRE TO EXTERIOR OF FLEXIBLE CONDUIT.
2.5.3.6. SOLDERED JOINTS NOT PERMITTED.
2.5.3.7. PROTECT EXPOSED GROUND CONDUCTORS FROM MECHANICAL INJURY.
2.5.3.8. INSTALL SEPARATE GROUND CONDUCTOR TO ALL OUTDOOR LIGHTING STANDARDS.
2.5.3.9. MAKE GROUND CONNECTIONS IN RADIAL CONFIGURATIONS ONLY, WITH CONNECTIONS TERMINATING AT SINGLE GROUND POINT. AVOID LOOP CONNECTIONS.
2.5.3.10. CONNECT STRUCTURAL STEEL, METAL SIDING AND SITE FLAG POLES TO GROUND.
2.5.3.11. PROVIDE SEPARATE INSULATED GROUND CONDUCTOR IN CONDUIT RUNS INSTALLED UNDERGROUND AND IN CONCRETE EXPOSED TO MOISTURE PENETRATIONS.
2.5.3.12. GROUND ALL MOTORS BY MEANS OF A PROPERLY SIZED GROUND WIRE CONTAINED IN FEEDER CONDUIT.
2.5.3.13. BOND EXPANSION JOINTS AND TELESCOPING SECTIONS OF RACEWAYS USING JUMPER CABLES AS PER CANADIAN ELECTRICAL CODE.
2.5.3.14. ENSURE ALL BOLTED CONNECTIONS ARE ACCESSIBLE.
2.5.3.15. MAKE GROUND CONNECTIONS TO CONTINUOUSLY CONDUCTIVE UNDERGROUND WATER PIPE ON STREET SIDE OF WATER METER.
2.5.3.16. BOND NON-CURRENT CARRYING METAL PARTS TOGETHER WITH PROPERLY SIZED EQUIPOTENTIAL COPPER CONDUCTOR. RUN CONDUCTOR FROM SEPARATE LUG OR SERVICE NEUTRAL TO, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING INDOOR SYSTEM AND EQUIPMENT:
2.5.3.16.1. HOT WATER HEATING SYSTEM.
2.5.3.16.2. MAIN BUILDING DRAIN.
2.5.3.16.3. OIL DRAIN.
2.5.3.16.4. PROVIDE CONNECTIONS TO PIPES BOND ON BUILDING SIDE OF MAIN VALVES AND TANKS. CONNECT JUMPERS ACROSS BOILERS TO SUPPLY AND RETURN HOT WATER HEATING PIPES.
2.5.4. EQUIPMENT GROUNDING:
2.5.4.1. INSTALL GROUNDING CONNECTIONS TO TYPICAL EQUIPMENT INCLUDED IN, BUT NOT NECESSARY LIMITED TO FOLLOWING LIST: SERVICE EQUIPMENT, TRANSFORMERS, FRAMES OF MOTORS, MOTOR CONTROL CENTRES, STARTERS, CONTROL PANELS, BUILDING STEEL WORK, ELEVATORS, DISTRIBUTION PANELS, OUTDOOR LIGHTING.
2.5.5. ELECTRODES:
2.5.5.1. PROVIDE SERVICE GROUND GRID CONSISTING OF TWO GROUND ROADS SPACED AT LEAST 3m APART AND CONNECTED WITH APPROPRIATELY SIZED BARE COPPER CONDUCTOR AS REQUIRED BY CODE.
2.5.5.2. MAKE PROVISIONS FOR INSTALLING ELECTRODES THAT WILL GIVE ACCEPTABLE RESISTANCE TO GROUND VALUE WHERE ROCK OR SAND TERRAIN PREVAILS.
2.5.6. GROUNDING BUS
2.5.6.1. PROVIDE COPPER GROUNDING BUS MOUNTED ON INSULATED SUPPORTS ON WALL IN ELECTRICAL ROOM.
2.5.6.2. GROUND ITEMS OF ELECTRICAL EQUIPMENT IN ELECTRICAL ROOM TO GROUND BUS WITH INDIVIDUAL BARE GROUND STRANDED COPPER CONNECTIONS AS REQUIRED BY CODE.
2.5.7. COMMUNICATION SYSTEM:
2.5.7.1. INSTALL GROUNDING CONNECTIONS FOR TEL./CATV, SOUND, FIRE ALARM, INTERCONNECTION SYSTEM AS FOLLOWS:
2.5.7.1.1. TEL/CATV: PROVIDE GROUNDING SYSTEM IN ACCORDANCE WITH TEL./CATV COMPANY'S REQUIREMENT.
2.5.7.1.2. SOUND, FIRE ALARM, INTERCOMMUNICATION SYSTEMS AS REQUIRED BY CODE.
2.5.8. FIELD QUALITY CONTROL:
2.5.8.1. PERFORM GROUND CONTINUITY AND RESISTANCE TESTS USING METHOD APPROPRIATE TO SITE CONDITIONS AND TO APPROVAL OF CONSULTANT AND LOCAL AUTHORITY HAVING JURISDICTION.

2.6. HANGERS AND SUPPORTS
2.6.1. COORDINATION:
2.6.2. COORDINATE INSTALLATION OF INSERTS WITH:
2.6.2.1. CONCRETE WORK SPECIFIED IN DIVISION 03.
2.6.2.2. SUSPENDED CEILING WORK SPECIFIED IN DIVISION 09.
2.6.2.3. MECHANICAL WORK SPECIFIED IN DIVISIONS 20 TO 23.
2.6.3. SUPPORTING DEVICES:
2.6.1.1. PROVIDE METAL BRACKETS, FRAMES, HINGES, CLAMPS AND RELATED TYPES OF SUPPORTING DEVICES AND SUPPORT SYSTEMS ADEQUATE FOR WEIGHT OF EQUIPMENT AND RACEWAYS, INCLUDING WIRING WHICH THEY CARRY.
2.6.1.2. STRAPS: STEEL
2.6.1.3. CHANNELS.
2.6.2. INSTALLATION:
2.6.2.1. INSTALL SUPPORTING DEVICES TO MAINTAIN HEADROOM, NEAT MECHANICAL APPEARANCE AND TO SUPPORT EQUIPMENT LOADS REQUIRED.
2.6.2.2. EXCEPT WHERE OTHERWISE INDICATED, SUPPORT EQUIPMENT, CONDUIT AND CABLES USING CLIPS, SPRING LOADED BOLTS, OR CABLE CLAMPS DESIGNED AS ACCESSORIES TO BASE CHANNEL MEMBERS.
2.6.2.3. SUPPORT EXPOSED CONDUIT AND CONDUIT INSTALLED IN SPACE ABOVE SUSPENDED CEILINGS AND IN CRAWL SPACES USING HANGERS, CLAMPS OR CLIPS. SUPPORT CONDUIT ON EACH SIDE OF BENDS AND ON SPACING IN ACCORDANCE WITH CANADIAN ELECTRICAL CODE.
2.6.2.4. WHERE THREE OR MORE CONDUITS RUN IN PARALLEL, INSTALL CONDUIT ON CONDUIT RACKS. SIZE CONDUIT RACKS TO PROVIDE 25% SPARE CAPACITY.
2.6.2.5. SUPPORT RISER CONDUIT AT EACH FLOOR LEVEL WITH CLAMP HANGERS
2.6.2.6. DO NOT FASTEN SUPPORTS TO PIPING, DUCTWORK, MECHANICAL EQUIPMENT OR CONDUIT.
2.6.2.7. DO NOT USE SHOT DRIVEN PINS.
2.6.2.8. INSTALL SURFACE MOUNTED CABINETS AND PANELBOARDS WITH MINIMUM OF FOUR ANCHORS.
2.6.2.9. BRIDGE STUDS TOP AND BOTTOM WITH CHANNELS TO SUPPORT FLUSH MOUNTED CABINETS AND PANEL BOARDS IN STUD WALLS.

2.7. DISTRIBUTION PANELBOARDS:
2.7.1. DISTRIBUTION PANELBOARDS TO CSA C22.2 NO. 29 AND AS FOLLOWS:
2.7.1.1. BUS CHARACTERISTICS:
2.7.1.1.1. CONSTRUCTION: RECTANGULAR SECTION COPPER PLATED JOINTS
2.7.1.1.2. BRACING: - AMPERES SYMMETRICAL
2.7.1.1.3. NEUTRAL: FULL CAPACITY, SOLID DESIGN
2.7.1.1.4. GROUND BUS: COPPER
2.7.1.2. ENCLOSURE:
2.7.1.2.1. FLUSH MOUNTED: PREFINISHED, GALVANIZED SHEET STEEL.
2.7.1.2.2. SURFACE MOUNTED: PREFINISHED, PAINTED SHEET STEEL C/W DRIP HOODS.
2.7.1.2.3. WEATHERPROOF ENCLOSURE FOR EXTERIOR MOUNTED PANELS.
2.7.1.3. TRIM:
2.7.1.3.1. SCREW-ON CONCEALED HINGES AND MOUNTING SCREWS. HINGED LOCKING DOOR WITH 2 KEYS PER PANEL.
2.7.2. OVER CURRENT PROTECTION DEVICES:
2.7.2.0. MOLDED CASE CIRCUIT BREAKERS: TO CAN/CSA-C22.2 NO. 5.1
2.7.2.1. BRANCH MOLDED CASE CIRCUIT BREAKERS:
2.7.2.1.1. TRIP TYPE: THERMAL/MAGNETIC
2.7.2.1.2. VOLTAGE: AS INDICATED IN SCHEDULES
2.7.2.1.3. POLES: AS INDICATED IN SCHEDULES.
2.7.2.1.4. POLES: AS INDICATED IN SCHEDULES
2.7.2.1.5. INTERRUPTING CAPACITY: AS REQUIRED
2.7.2.1.6. MOUNTING: BOLT-IN ANY POSITION
2.7.2.1.7. NORMAL OPERATION: IN 40°C AMBIENT
2.7.2.1.8. FEATURES:
2.7.2.1.8.1. THERMAL AND INSTANTANEOUS MAGNETIC TRIP
2.7.2.1.8.2. TRIP FREE, TOGGLE TYPE OPERATION
2.7.2.1.8.3. QUICK-MAKE, QUICK-BREAK ACTION
2.7.2.1.8.4. POSITIVE HANDLE TRIP INDICATION
2.7.2.1.8.5. TRIP RATING VISIBLE WITH PANEL TRIM INSTALLED.
2.7.2.1.8.6.
2.7.3. INSTALLATION:
2.7.3.1. INSTALL PANELBOARDS SECURELY, PLUMB AND SQUARE TO ADJOINING SURFACES.
2.7.3.2. INSTALL SURFACE MOUNTED PANELBOARDS ON PLYWOOD BACKBOARD. WHERE PRACTICAL, GROUP ON COMMON BACKBOARD.
2.7.3.3. CONNECT LOADS TO CIRCUITS.
2.7.3.4. CONNECT LOADS TO FEEDER BREAKERS AS SPECIFIED IN DISTRIBUTION PANELBOARD SCHEDULE.
2.7.3.5. BREAKER SIZES AS SPECIFIED IN DISTRIBUTION PANELBOARD SCHEDULE.
2.7.3.6. ALL TWO OR THREE POLE BREAKERS SHALL HAVE COMMON TRIP TYPE WITH SINGLE HANDLE.

3. CONNECTION OF EQUIPMENT:
3.1. GENERAL REQUIREMENT:
3.1.1. UNLESS OTHERWISE SPECIFIED, PROVIDE ALL WIRING AND CONNECTIONS TO ALL ELECTRICALLY OPERATED EQUIPMENT SUPPLIED UNDER ALL CONTRACTS RELATED TO THIS PROJECT. EXAMINE AND BECOME FULLY FAMILIAR WITH DRAWINGS AND SHOP DRAWINGS OF ALL TRADES FOR EXTENT OF ELECTRICALLY OPERATED EQUIPMENT SUPPLIED UNDER OTHER CONTRACTS RELATED TO THIS PROJECT.
3.2. INSTALLATION:
3.2.1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL CONDUITS, CONDUCTORS, MOTOR DISCONNECT SWITCHES, MOTOR PROTECTION SWITCHES, CONTACTORS, RELAYS, COMBINATION STARTERS AND ALL RELATED EQUIPMENT AND COMPLETE ALL LINE AND LOW VOLTAGE WIRING OF ALL EQUIPMENT SUPPLIED BY MECHANICAL OR BY OTHERS.
3.2.2. ALL CONTROL DEVICES, THERMOSTATS, SENSORS, ETC. SHALL BE SUPPLIED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS INDICATED OTHERWISE.
3.2.3. ALL LOW VOLTAGE (24V) WIRING AND TERMINATIONS TO BE COMPLETED BY ELECTRICAL CONTRACTOR
3.2.4. ALL LINE VOLTAGE (120V) WIRING AND TERMINATIONS TO BE COMPLETED BY ELECTRICAL CONTRACTOR.
3.2.5. ALL CONTROL SYSTEM OUTLETS AND CONDUIT RACEWAY (LOW AND LINE VOLTAGE) TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. CONFIRM EXACT LOCATIONS, CONDITIONS AND REQUIREMENTS ON SITE PRIOR TO ROUGH-INS.
3.2.6. COORDINATE ALL WORK WITH MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER, AND CONFIRM PROPER OPERATION AND SEQUENCING OF MECHANICAL SYSTEMS AT START-UP.

4. LIGHTING:
4.1. GENERAL REQUIREMENTS:
4.1.1. SUPPLY AND INSTALL ALL LUMINARIES NOTED ON DRAWINGS OR PRIOR APPROVED EQUALS COMPLETE WITH LAMPS, ALL NECESSARY MOUNTING HARDWARE, RELAYS, CONTACTORS, REQUIRED CONTROL SYSTEM, SWITCHES AND ALL OTHER MISCELLANEOUS EQUIPMENT OR DEVICES NECESSARY FOR A COMPLETE AND OPERATIONAL INSTALLATION.
4.2. INSTALLATION:
4.2.1. INSTALL ALL LIGHT FIXTURES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, CODE REQUIREMENT AND AS SHOWN ON DRAWINGS.
4.2.2. CONTRACTOR SHALL CONFIRM COMPATIBILITY AND INTERFACE OF OTHER MATERIALS WITH LIGHT FIXTURE AND CEILING TYPES. REVIEW ROOM FINISH SCHEDULE AND CEILING DRAWINGS. NOTIFY CONSULTANT OF ANY DISCREPANCIES AND DEFER ORDERING UNTIL CLARIFIED.
4.2.3. WHERE REQUIRED, COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF 'BOX-OUTS' AROUND RECESSED LUMINARIES TO MAINTAIN CEILING ASSEMBLY FIRE RATINGS.
4.2.4. UNLESS NOTED OTHERWISE, LUMINARIES TO BE CHAIN SUSPENDED TO BOTTOM OF JOISTS IN EXPOSED CEILING AREAS.
4.2.5. GROUND LIGHT FIXTURES TO METAL RACEWAY, ARMOUR OF ARMOURED CABLE, OR TO A SEPARATE GROUNDING CONDUCTOR.
4.2.6. LOCATION OF OCCUPANCY SENSORS ARE FOR REFERENCE PURPOSES ONLY. COORDINATE LOCATION ON SITE TO PROVIDE COMPLETE COVERAGE.
4.2.7. PROVIDE ADEQUATE SUPPORT FOR FIXTURES, LEVEL, PLUMB AND TRUE WITH STRUCTURE AND OTHER EQUIPMENT IN HORIZONTAL OR VERTICAL POSITION AS INTENDED. INSTALL WALL OR SIDE BRACKET MOUNTED LIGHT FIXTURE HOUSING RIGIDLY AND ADJUST TO NEATLY FLUSH WITH MOUNTING SURFACE.
4.2.8. UNLESS SHOWN OTHERWISE, ADJUST LENGTHS OF HANGERS OF SUSPENDED LIGHT FIXTURES TO LEVEL FIXTURE BODIES IN THE SAME HORIZONTAL PLANE.
4.2.9. T-BAR RECESSED LIGHT FIXTURES SHALL BE SUPPORTED BY CEILING T-BAR GRID STRUCTURE. PROVIDE ADDITIONAL SUPPORT NECESSARY FOR OVERSIZED LIGHT FIXTURES TO MEET CODE.
4.2.10. PRIOR TO INTERIM ACCEPTANCE OF THE WORK, CLEAN ALL GLASSWARE, LAMPS AND HANGERS. POLISH METAL PARTS.

5. COMMUNICATION SYSTEM
5.1. SUPPLY AND INSTALL A COMPLETE WORKING COMMUNICATION SYSTEM READY FOR FINAL CONNECTION BY TELEPHONE / CATV UTILITY SERVICE.
5.2. SUPPLY AND INSTALL RG-6 RATED COAXIAL CABLE FROM EACH CATV OUTLET TO TELECOMMUNICATION BACKBOARD. TERMINATE EACH END WITH F-TYPE CONNECTOR. PROVIDE APPLICABLE COVER PLATES TO SUIT.
5.3. SUPPLY AND INSTALL A 4 PAIR CAT6 CABLE FROM EACH VOICE OUTLET (WHITE COLOR) BACK TO THE TELECOMMUNICATION BACKBOARD. TERMINATE EACH VOICE OUTLET WITH RJ-11 CONNECTOR. PROVIDE APPLICABLE COVER PLATES TO SUIT.
5.4. SUPPLY AND INSTALL A 4 PAIR CAT6 CABLE FROM EACH DATA OUTLET (BLUE COLOR) BACK TO THE TELECOMMUNICATION BACKBOARD. TERMINATE EACH VOICE OUTLET WITH RJ-45 CONNECTOR.
5.5. PROVIDE COMBINATION RJ-11/RJ-45 ON EACH DUPLEX VOICE AND DATA OUTLET.
5.6. ALL CABLES WITHIN RETURN AIR PLENUM SPACES TO BE INSTALLED IN EMT OR RIGID STEEL CONDUITS, OR IF RUN IN FREE AIR:
5.6.1. IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION THE CABLES SHALL MEET THE FT4 FLAME SPREAD RATING.
5.6.2. IN BUILDINGS OF NON-COMBUSTIBLE CONSTRUCTION THE CABLE SHALL MEET THE FT6 FLAME SPREAD RATING.
5.7. PROVIDE TELEPHONE BIX BLOCK(S) WHERE REQUIRED ON TELECOMMUNICATION BACKBOARD.TERMINATE EACH TELEPHONE CABLE TO BIX BLOCK. ALLOW 25% EXTRA CAPACITY FOR FUTURE CABLING.
5.8. ENSURE ALL COMMUNICATION EQUIPMENT IS MOUNTED ON 3/4"x4'x8' PLYWOOD BACKBOARD (AS PER TELUS SPECS) IN THE ROOM(S) NOTED.
5.9. PROVIDE CAT6 RATED DATA PATCH PANEL ON TELECOMMUNICATION BACKBOARD. TERMINATE ALL DATA CABLE TO PATCH PANEL. ALLOW 25% EXTRA CAPACITY FOR FUTURE CABLING.
5.10. TEST ALL VOICE AND DATA TERMINATIONS AND CABLING TO THE "STANDARD FOR COMMERCIAL BUILDING TELECOMMUNICATIONS CABLING", AND PROVIDE THE TEST RESULT.

6. STARTING AND TESTING:
6.1. GENERAL REQUIREMENTS:
6.1.1. PRIOR TO TESTING ENSURE ALL ELECTRICAL EQUIPMENT IS CLEANED AND FREE OF DUST.
6.1.2. AFTER TESTING, PROTECT EQUIPMENT SUBJECT TO DUST FROM CONSTRUCTION ACTIVITIES
6.1.3. NOTIFY ENGINEER WHEN STARTING AND TESTING OF ALL SYSTEMS HAS BEEN COMPLETED.
6.1.4. DO NOT CONCEAL OR COVER EQUIPMENT UNTIL INSPECTED, TESTED AND APPROVED BY ENGINEER.
6.1.5. ASSUME ALL LIABILITIES ASSOCIATED WITH STARTING, TESTING AND BALANCING PROCEDURES.
6.1.6. ASSUME ALL COSTS ASSOCIATED WITH STARTING, TESTING, ADJUSTING AND BALANCING, INCLUDING SUPPLY OF TESTING EQUIPMENT AND WITNESSING OF FACTORY TESTING BY CONTRACTOR AND ENGINEER.
6.1.7. SUPPLY AND INSTALL ALL EQUIPMENTS CALLED FOR IN THE DWG. ELECTRICAL CONTRACTOR TO INCLUDE PRICE OF ANY THIRD PARTY TRADE FOR CABLING/PROGRAMMING AS PART OF THEIR BID.

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NOTES

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED AND SEALED, AND DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION IN THE TABLE BELOW.

DO NOT SCALE THIS DRAWING.

No.	Description	Date
1	ISSUED FOR DEVT. PLAN	2024-04-29
2	RE-ISSUED FOR DEV'T PERMIT	2024-07-31
3	RE-ISSUED FOR DEV'T PERMIT	2024-10-08

ARCHITECT

CLIENT

SEAL

PERMIT

DRAWN BY: RADP
CHECKED BY: SHERRY KALDAS
ENGINEER: HAYDAR AL DAHHAN, P.ENG.
PROJECT #: 2024057
SCALE: AS NOTED

PROJECT
DANSEREAU MEADOWS
6202 65 St. and 6302 65 St.
BEAUMONT, AB

DESCRIPTION
Electrical Specification

DRAWING NO. E3.0
SHEET 4 / 4