

LEGEND NOTES

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS SUCH AS: A LOWER CASE LETTER NEXT TO A SWITCH INDICATES THE SWITCH DESIGNATION, A NUMBER NEXT TO A DEVICE INDICATES A CIRCUIT NUMBER.

A LOWER CASE LETTER NEXT TO A SWITCH AND LIGHT FIXTURE INDICATES A SWITCH DESIGNATION.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. REFER TO THE LIST BELOW. A COMBINATION OF DESIGNATIONS MAY BE USED.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS.

DRAWING FLAG NOTES

ROOM 100 ROOM DESIGNATION

SWITCH LEGEND

\$ SINGLE POLE SWITCH

\$2 TWO POLE SWITCH

\$3 THREE-WAY SWITCH

\$4 FOUR-WAY SWITCH

\$0 DIMMER SWITCH

\$10 3 WAY DIMMER SWITCH - (40 INDICATES 4-WAY DIMMER)

\$M MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH

\$M MANUAL ON / AUTO OFF DIMMING VACANCY SENSOR SWITCH

\$S AUTO ON / AUTO OFF OCCUPANCY SENSOR SWITCH

OS OS CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH

\$SC SCENE CONTROL STATION

\$US UNIT LIGHTING MANAGEMENT CONTROL STATION

\$K KEY OPERATED LIGHT SWITCH

\$M MANUAL ON - TIME AUTO OFF LIGHT SWITCH

\$P PILOT LIGHT SWITCH

\$10 MANUAL MOTOR STARTER

\$OR DOOR ACTIVATED SWITCH

\$F CEILING FAN SWITCH

LIGHT FIXTURE LEGEND

A 1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED

A 2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED

A 2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED

A1 OPEN STRIP LED FIXTURE

A1 WALL BRACKET FIXTURE

A1 WALL BRACKET LIGHT FIXTURE

A1 RECESSED DOWNLIGHT CAN FIXTURE

A1 SURFACE CEILING OR PENDANT MOUNTED FIXTURE

EX1 DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED

EM WALL MOUNTED EMERGENCY LIGHT

EMR EMERGENCY EXTERIOR EGRESS FIXTURE

ELECTRICAL EQUIPMENT LEGEND

BRANCH CIRCUIT PANELBOARD

TELEPHONE TERMINAL BOARD

ELECTRIC MOTOR

FUSED SAFETY SWITCH / DISCONNECT COMBINATION

MOTOR STARTER

CONTACTOR

CIRCUITRY HOMERUN: PANEL LA - CIR. #7

CONDUIT OR WIRE CONCEALED IN WALL, G.L.G. (SOLID LINE TYPE)

CONDUIT OR WIRE UNDER FLOOR/UNDERGROUND (DASHED LINE TYPE)

ELECTRICAL DEVICE LEGEND

CEILING JUNCTION BOX - SURFACE/FLUSH

WALL JUNCTION BOX - SURFACE/FLUSH

DUPLEX RECEPTACLE

FLOOR MOUNTED RECEPTACLE

SPLIT WIRED DUPLEX RECEPTACLE

CEILING MOUNTED DUPLEX RECEPTACLE

FOURPLEX RECEPTACLE

FLOOR MOUNTED FOURPLEX RECEPTACLE

APPLIANCE RECEPTACLE - 3 WIRE

RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER

RECEPTACLE WITH USB CHARGING CAPABILITIES

RECEPTACLE MOUNTED ABOVE COUNTER

RECEPTACLE MOUNTED IN CASEWORK

RECEPTACLE - WITH GFCI AND WEATHER PROOF COVER

RECEPTACLE - WITH GFCI AND MOUNTED AT 44" A.F.F.

ELECTRIC HAND DRYER

THERMOSTAT

OPEN / CLOSE / STOP PUSH BUTTON

MAIN DISTRIBUTION GEAR LEGEND

PAD MOUNTED UTILITY TRANSFORMER

ELECTRICAL METER SHOWN IN ONE LINE

FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES CLASS T = FUSE CLASS

CIRCUIT BREAKER

ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER

PP1 PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 1200VW = PANEL VOLTAGE 3PH, 4W = PANEL PHASE, DISTRIBUTION TYPE

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.

2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.

3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO KNOU-IN.

2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.

3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.

4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.

5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.

6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.

7. COORDINATE ALL DEVICES, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.

8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.

9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.

10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UNPAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.

11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.

12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 1500 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.

13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

COMMUNICATION LEGEND

PLAIN DATA OUTLET

PLAIN DATA OUTLET WITH MOUNTING HEIGHT

COMBINATION DATA/TELEPHONE

FLOOR MOUNTED COMBINATION DATA/TELEPHONE

CEILING MOUNTED COMBINATION DATA/TELEPHONE

TELEVISION OUTLET

CLOCK ONLY

CLOCK / PA SPEAKER WALL MOUNTED

THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS

SQUARE SPEAKER

INTERCOM PUSH TO CALL SWITCH

WIRELESS ACCESS POINT ABOVE THE CEILING

PROJECTOR CONNECTION ABOVE THE CEILING

HDMI

WALL MOUNTED HDMI

FIRE ALARM EQUIPMENT LEGEND

FACP FIRE ALARM CONTROL PANEL

FAAP FIRE ALARM ANNUNCIATION PANEL

F FIRE ALARM PULL STATION

F FIRE ALARM HORN

F FIRE ALARM STROBE

F FIRE ALARM HORN STROBE

D DUCT DETECTOR

S SMOKE DETECTOR - PHOTOELECTRIC

S SMOKE DETECTOR - IONIZATION

CO COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

H135 HEAT DETECTOR - 135° ALARM

R REMOTE LAMP

F FLOW SWITCH

T TAMPER SWITCH

DH DOOR HOLD - MAGNETIC HOLD

SECURITY SYSTEM LEGEND

SECURITY CAMERA

ADA DOOR OPERATOR PUSH BUTTON

ALUM ALUMINUM

CR CARD READER FOR DOOR OPERATOR

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFDs AND CONTACTORS	23	23	26	--
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	23(1)	26	26(2)	23
MANUAL OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1) NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.

2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23. CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44' MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE	DIFF DIFFERENTIAL	HR HOUR	PT PRESSURE TRANSMITTER
A AMPS	DISCH DISCHARGE	HT HEIGHT	PTAC PACKAGED TERMINAL AIR CONDITIONER
A.D. ACCESS DOOR	DIV DIVISION	HTR HEATER	PV PLUS VALVE
AAV AIR ADMITTANCE VALVE	DN DOWN	HWR HEATING WATER RETURN	PVC POLYVINYL CHLORIDE
ABV ABOVE	DS DUCT SILENCER	HWS HEATING WATER SUPPLY	QTY QUANTITY
AC AIR CONDITIONING UNIT	DW DRAWING	HX HEAT EXCHANGER	RA RETURN AIR GRILLE / REGISTER
AC ABOVE COUNTER	DX DIRECT EXPANSION	HZ HERTZ	RCP REFLECTED CEILING PLAN
AD AREA DRAIN (SEE SYMBOLS)	(E) EXISTING	ID INSIDE DIAMETER	RD ROOF DRAIN
A.F.C. ABOVE FINISHED CEILING	EA EXHAUST AIR GRILLE/REGISTER	IG ISOLATED GROUND	REL RELIEF
A.F.G. ABOVE FINISHED GRADE	EAT ENTERING AIR TEMPERATURE	IN INCHES	REDD REQUIRED
AIC AMPERE INTERRUPTING CAPACITY	EC ELECTRICAL CONTRACTOR	INV INVERT	RF RETURN FAN
A.F.F. ABOVE FINISHED FLOOR	ECC ECCENTRIC	JBOX JUNCTION BOX	RH RELATIVE HUMIDITY
AHU AIR HANDLING UNIT	EF EXHAUST FAN	K KELVIN	RHC REHEAT COIL
ALUM ALUMINUM	EFF EFFICIENCY	KW KILOWATT	RLA RATED LOAD AMPS
AP ACCESS PANEL OR DOOR	EL ELEVATION	KVA KILO VOLT - AMPS	RM ROOM
ATS AUTOMATIC TRANSFER SWITCH	ELEC ELECTRIC	L LENGTH	RMV REVOLUTIONS PER MINUTE
AV AUDIO / VIDEO	ELEV ELEVATOR	LAT LEAVING AIR TEMPERATURE	SA SUPPLY AIR GRILLE / REGISTER
AVG AVERAGE	EM EMERGENCY FUNCTION	LV LEAVING WATER TEMPERATURE	SC SHORT CIRCUIT
AWG AMERICAN WIRE GAGE	ENT ENTERING	LS POUND	SCA SHORT CIRCUIT AVAILABLE
BAS BUILDING AUTOMATION SYSTEM	EMT ELECTRIC METALLIC TUBE	LD LINEAR DIFFUSER	SCCR SHORT CIRCUIT CURRENT RATING
BB BASEBOARD	EQ EQUAL	LF LINEAR FEET	SD SMOKE DAMPER
BD BACK DRAFT DAMPER	EQUI EQUIVALENT	LIN LINEAR	SEF SMOKE EXHAUST FAN
BFP BACK FLOW PREVENTOR	ES END SWITCH	LQ LIQUID	SF SUPPLY FAN
BL BOILER	ESP EXTERNAL STATIC PRESSURE	LM LUMEN	SH SENSIBLE HEAT
BLOG BUILDING	ET EXPANSION TANK	LRA LOCKED ROTOR AMPS	SH SHOWER
BLW BELOW	EWC ELECTRIC WATER COOLER	LV LOUVER	SPD SURGE PROTECTION DEVICE
BOS BOTTOM OF BEAM	EWT ENTERING WATER TEMPERATURE	LWG LEAVING	SPEC SPECIFICATION
BOD BOTTOM OF DUCT	EXT EXTERNAL	LWT LEAVING WATER TEMPERATURE	SQ SQUARE
BOP BOTTOM OF PIPE	F DEGREES FAHRENHEIT	MBH THOUSANDS OF BTU PER HOUR	SS STAINLESS STEEL
BSMT BASEMENT	FA FREE AREA	MC MECHANICAL CONTRACTOR	SS SAFETY SHOWER
BTU BRITISH THERMAL UNIT	FC FAN COIL UNIT	MCA MINIMUM CIRCUIT AMPACITY	STD STANDARD
C CHILLER	FD FIRE DAMPER	MCB MAIN CIRCUIT BREAKER	STL STEEL
CAP CAPACITY	FD FLOOR DRAIN	MD MOTORIZED DAMPER	SYS SYSTEM
CB CIRCUIT BREAKER	FIN FINISHED	MDP MAIN DISTRIBUTION PANEL	TEMP TEMPERATURE
CBV CIRCUIT BALANCING VALVE	FLA FULL LOAD AMPS	MED MEDIUM	TR TRANSFER GRILLE / REGISTER
CCT CORRELATED COLOR TEMPERATURE	FLEX FLEXIBLE	MFR MANUFACTURER	TR TAMPER RESISTANT
CKT CIRCUIT	FLR FLOOR	MIN MINIMUM	TT TEMPERATURE TRANSMITTER
CFM CUBIC FEET PER HOUR	FOB FLAT ON BOTTOM	MISC MISCELLANEOUS	TIB TELECOMMUNICATIONS TERMINAL BACKGROUND
CFM CUBIC FEET PER MINUTE	FOT FLAT ON TOP	MLO MAIN LUG ONLY	TYP TYPICAL
CHWR CHILLED WATER RETURN	FP FIRE PROTECTION	NC NORMALLY CLOSED	TX TRANSFORMER
CHWS CHILLED WATER SUPPLY	FP FIRE PUMP	NEG NEGATIVE	UC UNDERCUT DOOR
CI CAST IRON	FFM FEET PER MINUTE	NIC NOT IN CONTRACT	UH UNIT HEATER
CL CENTER LINE	FPS FEET PER SECOND	NL NIGHT / SECURITY LIGHT - DO NOT SWITCH	UNO UNLESS NOTED OTHERWISE
CLG CEILING	FS FLOW SWITCH	NO NORMALLY OPEN	UR URINAL
CMU CONCRETE MASONRY UNIT	FSD FIRE/SMOKE DAMPER	NOM NOMINAL	V VOLTS
CO CLEAN OUT	FT FEET	NTS NOT TO SCALE	VA VOLT AMPERE
COL COLUMN	FXC FLEXIBLE CONNECTION	OA OUTSIDE AIR	VA VALVE
COMP COMPRESSOR	GND GROUND	OBDO OPPOSED BLADE DAMPER	VAV VARIABLE AIR VOLUME UNIT
CONC CONCRETE	GA GAUGE	OC ON CENTER	VFD VARIABLE FREQUENCY DRIVE
COND CONDENSATE	GAL GALLON	OCC OCCUPIED	VRF VARIABLE REFRIGERANT FLOW
CONN CONNECTION	GALV GALVANIZED	OCF OVER CURRENT PROTECTION	VOLT VOLTAGE
CONT CONTRACTION	GEC GROUND ELECTRODE CONDUCTOR	OD OUTSIDE DIAMETER	VTR VENT THROUGH ROOF
CONTR CONTRACTOR	GFCI/GFI GROUND FAULT CIRCUIT INTERRUPTER	OL OVERLOAD	W WIDTH
CRI COLOR RENDERING INDEX	GC GENERAL CONTRACTOR	PD PRESSURE DROP	W/ WITH
CT COOLING TOWER	GPH GALLONS PER HOUR	PH PHASE	WB WET BULB
CU CONDENSING UNIT	GPM GALLONS PER MINUTE	POS POSITIVE PRESSURE	WC WATER COLUMN
CJ COIL	GRSLB GRAINS PER POUND	POS POINT OF SALES	WC WATER CLOSET
CJ COIL	H 2O WATER	PRV PRESSURE REDUCING VALVE	WG WATER GAUGE
CJ COIL	HB HOSE BIBB	PS PRESSURE SWITCH	WP WEATHERPROOF
CJ COIL	HD HEAD (SEE SCHEDULES)	PSI POUNDS PER SQUARE INCH	WPUF WEATHERPROOF IN-USE
CJ COIL	HP HORSEPOWER		WST WITHSTAND RATING
CJ COIL			XMR TRANSFORMER

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL, MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION 1 GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

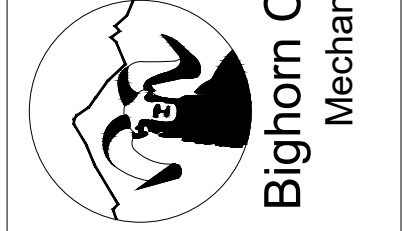
C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. ANY OTHER REUSE OF THESE DRAWINGS AND SPECIFICATIONS FOR ANY PROJECT FOR WHICH THEY ARE MADE IS AT THE USER'S RISK. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE IN ANY OTHER PROJECT OR IN ANY OTHER MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

386 Indian Road  
Grand Junction, CO 81501  
Phone: (970) 241-8709



1805 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, COLORADO

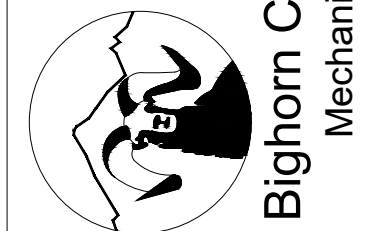
DATE:	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
08/25/2025	ADDENDUM 1 RE-ISSUE



DATE:	06/17/2022
JOB NO:	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	E0-1

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386 Indian Road  
Grand Junction, CO 81501  
Phone: (970) 241-8709



1805 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, COLORADO

DATE: 06/17/2022  
ISSUED FOR: PERMIT  
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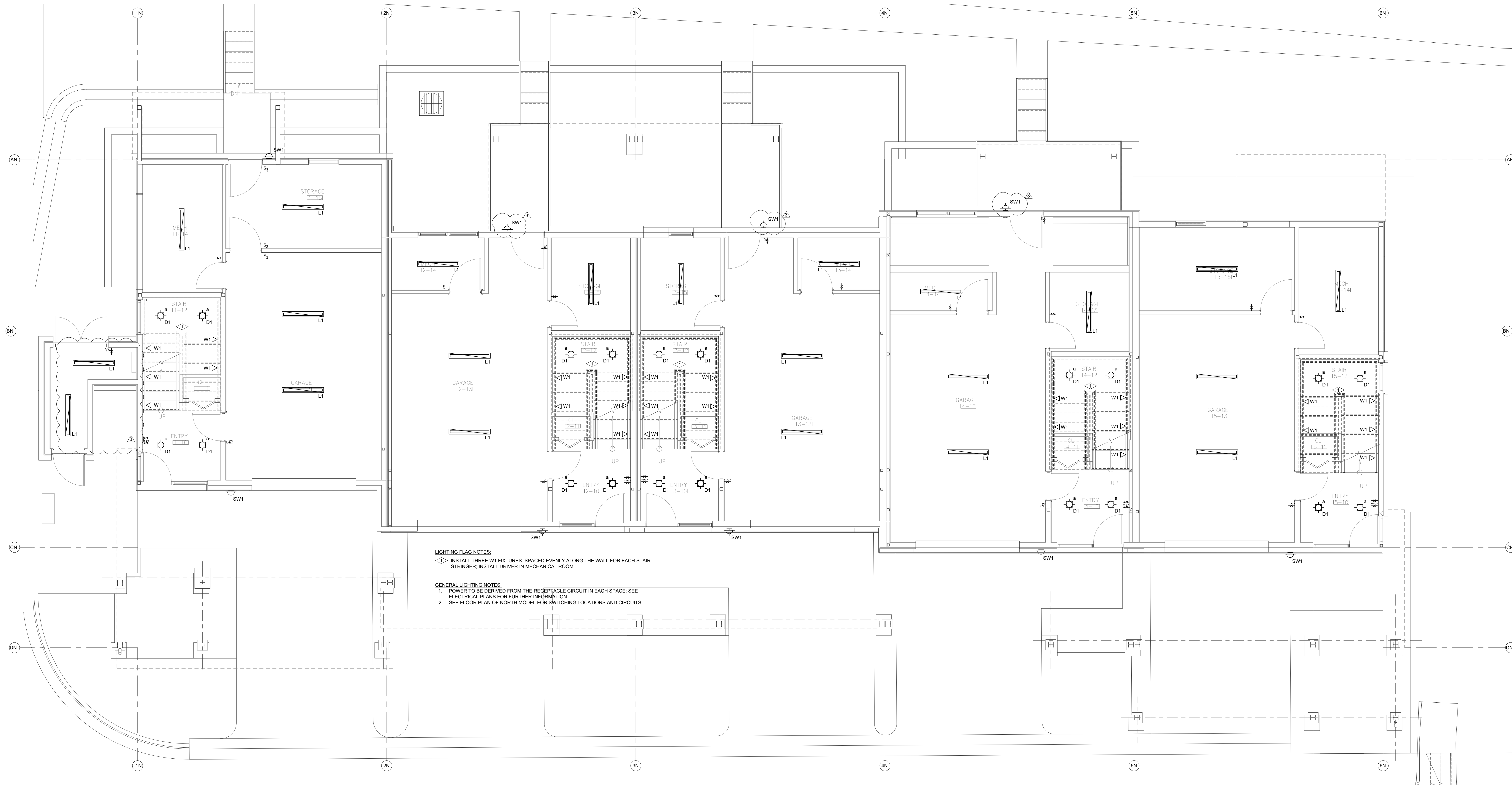


DATE: 06/17/2022  
JOB NO: 21-276  
DRAWN BY: BGE  
CHECKED BY: BGE  
SCALE: AS SHOWN  
SHEET NUMBER:  
**E1-1**

August 25, 2025 - 3:54:01pm

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER EQUIVALENT	VOLTAGE MOUNTING	BALLAST/DRIVER LAMP SPECIFICATION	DESCRIPTION
CF1	STUDIO M SM869090FTSNBK	APPROVED EQUIVALENT	120V SURFACE CEILING	E26 LED BULB 800LM, 3000K 80CRI, 9W/WW	COMBINATION CEILING FANLIGHT FROSTED LENS, MATCH WALL SWITCH WITH BULB DIMMING CONTROL, TYPE "FIVE YEAR WARRANTY"
D1	KEYSTONE KT-LED8RD-4C-9CSF-DIM	APPROVED EQUIVALENT	120V RECESSED CEILING	LED DIMMING DRIVER 750LM, 3000K 90CRI, 8W	4"DIA RECESSED DOWNLIGHT UL LISTED, ENERGY STAR, TRIAC DIMMING
L1	METALUX 45LSTP4040DD-UNV	APPROVED EQUIVALENT	120V SURFACE CEILING	LED DRIVER 4000LM, 3500K 80CRI, 40W	48" LINEAR STRIP LIGHT FROSTED LENS, COLD WEATHER RATED FIVE YEAR WARRANTY
P1	TECH LIGHTING 700-MP-K-S-12	APPROVED EQUIVALENT	120V PENDANT	E26 LED BULB 600LM, 3000K 80CRI, 12W	MINI PENDANT CONFIRM SELECTION WITH ARCHITECT
P2	TECH LIGHTING 700-TD-QNTP-K	APPROVED EQUIVALENT	120V PENDANT	LED DRIVER 1200LM, 3000K 80CRI, 19W	PENDANT FIXTURE CONFIRM SELECTION WITH ARCHITECT
V1	SHAPER 605-25-L3830-UNV-XX	APPROVED EQUIVALENT	120V WALL SURFACE	LED DRIVER 2000LM, 3000K 80CRI, 20W	24" LINEAR LENSED VANITY FIXTURE DAMP LISTED, FROSTED LENS, FIVE YEAR WARRANTY
W1	ASTRO LIGHTING 7418	APPROVED EQUIVALENT	120V STEP LIGHTING	LED DRIVER 35LM, 2700K 80CRI, 6W	WALL RECESSED STEP LIGHT DOWNWARD DIRECTED, PROVIDE WITH LED DRIVER
SW1	MINWA LAVERY 73370-66-L	APPROVED EQUIVALENT	120V WALL SURFACE	LED DRIVER 159LM, 3000K 85CRI, 8W	PADDOCK 2 - EXTERIOR FULL CUTOFF WALL SCONCE VET LISTED, ETL LISTED

NOTES:  
1. FIXTURES ARE REPRESENTATIVE OF A BASIS OF DESIGN FOR PRICING PURPOSES. VERIFY FINAL SELECTION WITH ARCHITECT AND OWNER.  
2. CONTROLS FOR EACH RESIDENCE TO BE A WHOLE HOME SYSTEM LUTRON HOMEWORX OR EQUIVALENT TO ALLOW SCENE PROGRAMMING AND INTEGRATE SHADE CONTROL.  
3. PROVIDE COMPATIBLE NORA DOWNLIGHT FOR HOUSING SPECIFIED FOR D1 WITH



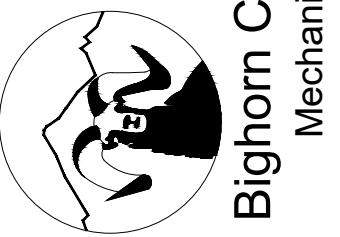
LIGHTING FLAG NOTES:  
◁▷ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER; INSTALL DRIVER IN MECHANICAL ROOM.

GENERAL LIGHTING NOTES:  
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE; SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.  
2. SEE FLOOR PLAN OF NORTH MODEL FOR SWITCHING LOCATIONS AND CIRCUITS.

LIGHTING - NORTH BUILDING - LEVEL 1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

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1805 WALTON CREEK ROAD

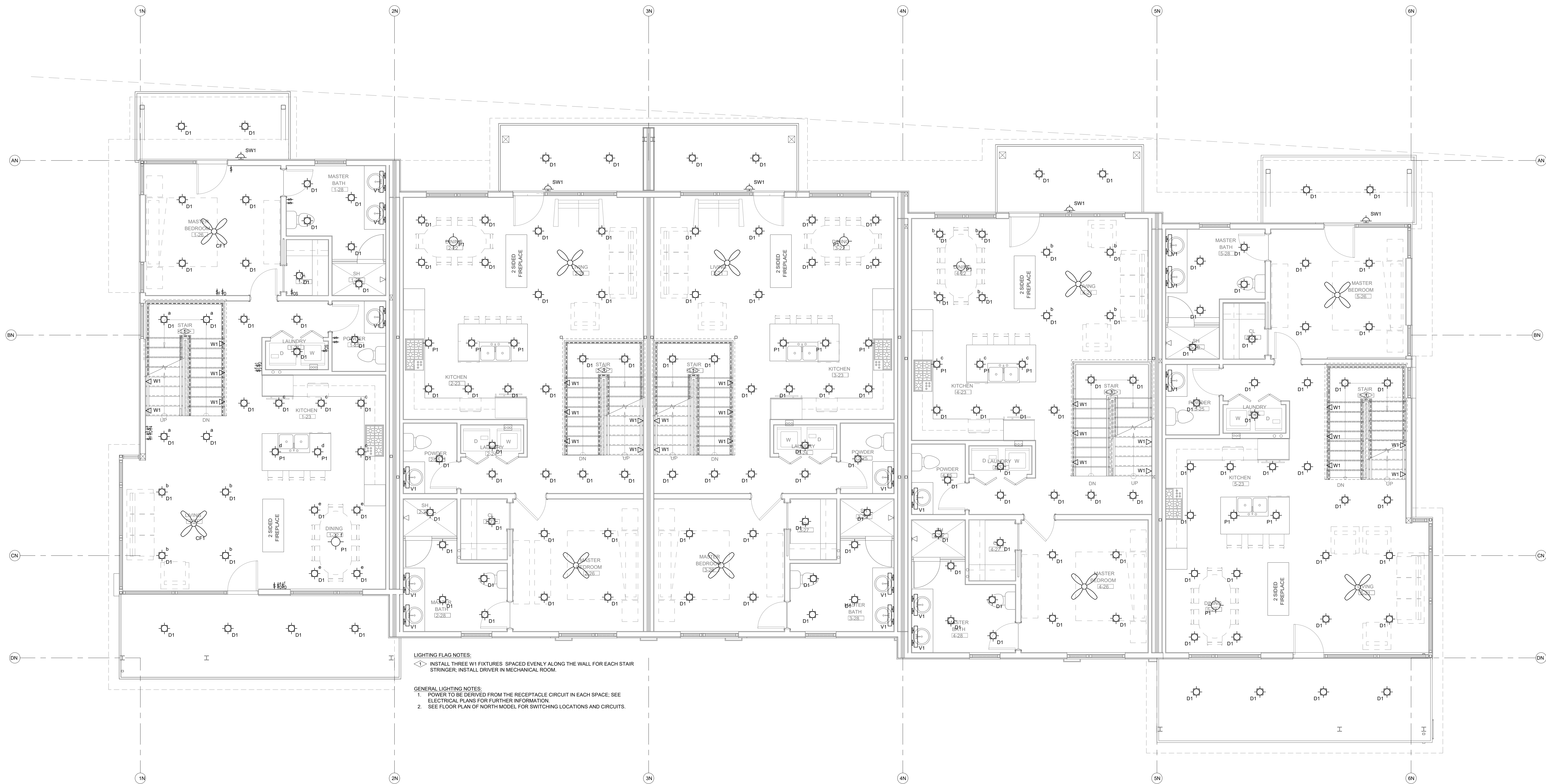
STEAMBOAT SPRINGS, COLORADO

DATE	ISSUED FOR:
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09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/23/2025	ADDENDUM 1 RE-ISSUE



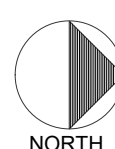
DATE	06/17/2022
JOB NO.	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER	E1-2

August 25, 2025 - 3:54:02pm



LIGHTING FLAG NOTES:  
◁ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER; INSTALL DRIVER IN MECHANICAL ROOM.

GENERAL LIGHTING NOTES:  
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE. SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.  
2. SEE FLOOR PLAN OF NORTH MODEL FOR SWITCHING LOCATIONS AND CIRCUITS.



LIGHTING - NORTH BUILDING - LEVEL 2 FLOOR PLAN

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





LIGHTING FLAG NOTES:  
◁ ▷ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER, INSTALL DRIVER IN MECHANICAL ROOM.

GENERAL LIGHTING NOTES:  
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE, SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.  
2. SEE FLOOR PLAN OF NORTH MODEL FOR SWITCHING LOCATIONS AND CIRCUITS.

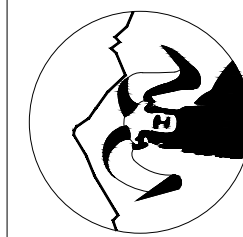


LIGHTING - NORTH BUILDING - LEVEL 3 FLOOR PLAN

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

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1805 WALTON CREEK ROAD

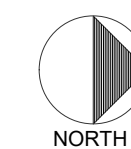
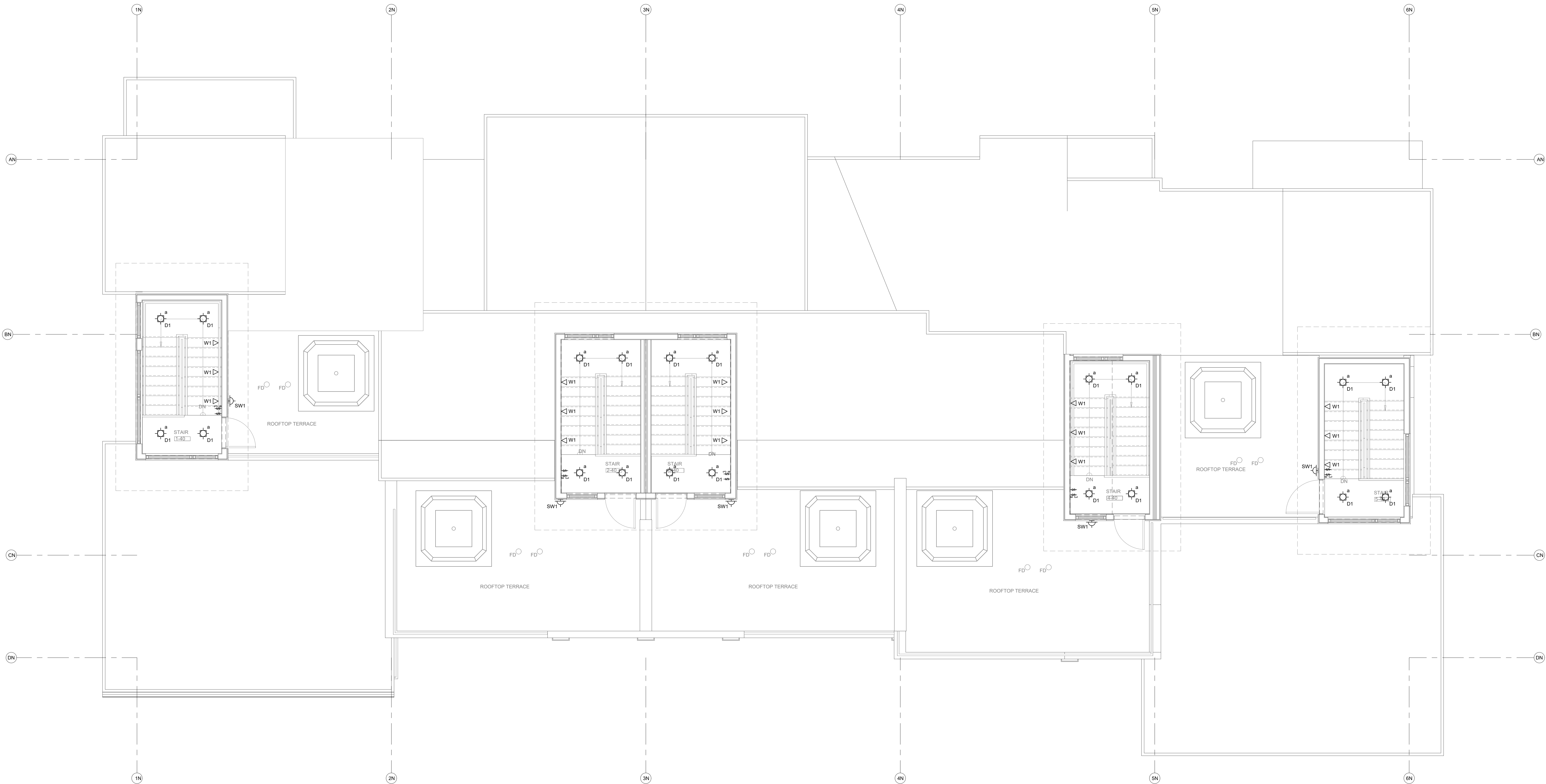
STEAMBOAT SPRINGS, COLORADO

DATE	ISSUED FOR:
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09/29/2025	ADDENDUM 1 RE-ISSUE 3



DATE	06/17/2022
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SHEET NUMBER:	E1-3

August 25, 2025 - 3:54:03pm

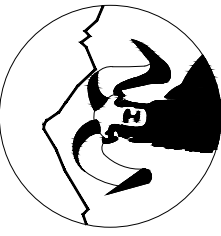


LIGHTING - NORTH BUILDING - LEVEL 4 FLOOR PLAN

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

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STEAMBOAT SPRINGS, COLORADO

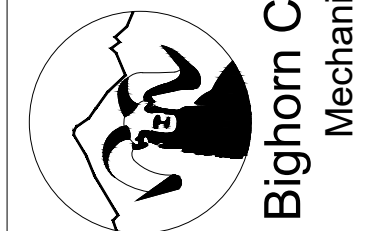
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SHEET NUMBER:	E1-4

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SCALE:	AS SHOWN
SHEET NUMBER:	E1-5

August 25, 2025 - 3:54:04pm

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER	VOLTAGE MOUNTING	BALLAST/DRIVER LAMP SPECIFICATION	DESCRIPTION
CF1	STUDIO M SM869909FTSNBK	APPROVED EQUIVALENT	120V SURFACE CEILING	E26 LED BULB 800LM, 3000K 80CRI, 9W/9W	COMBINATION CEILING FAN/LIGHT FROSTED LENS, MATCH WALL SWITCH WITH BULB DIMMING CONTROL TYPE, FIVE YEAR WARRANTY
D1	KEYSTONE KT-LED8RD-4C-9CSF-DIM	APPROVED EQUIVALENT	120V RECESSED CEILING	LED DIMMING DRIVER 750LM, 3000K 90CRI, 8W	4" DIA RECESSED DOWNLIGHT UL LISTED, ENERGY STAR, TRIAC DIMMING
L1	METALUX 4SLSTP4040DD-UNV	APPROVED EQUIVALENT	120V SURFACE CEILING	LED DRIVER 4000LM, 3500K 80CRI, 40W	48" LINEAR STRIP LIGHT FROSTED LENS, COLD WEATHER RATED FIVE YEAR WARRANTY
P1	TECH LIGHTING 700-MP-K-S-12	APPROVED EQUIVALENT	120V PENDANT	E26 LED BULB 600LM, 3000K 80CRI, 12W	MINI PENDANT CONFIRM SELECTION WITH ARCHITECT
P2	TECH LIGHTING 700-TD-QNTP-K	APPROVED EQUIVALENT	120V PENDANT	E26 LED BULB 1200LM, 3000K 80CRI, 19W	PENDANT FIXTURE CONFIRM SELECTION WITH ARCHITECT
V1	SHAPER 605-25-L3/830-UNV-XX	APPROVED EQUIVALENT	120V WALL SURFACE	LED DRIVER 2000LM, 3000K 80CRI, 20W	24" LINEAR LENSED VANITY FIXTURE DAMP LISTED, FROSTED LENS, FIVE YEAR WARRANTY
W1	ASTRO LIGHTING 7418	APPROVED EQUIVALENT	120V STEP LIGHTING	LED DRIVER 35LM, 2700K 80CRI, 6W	WALL RECESSED STEP LIGHT DOWNWARD DIRECTED, PROVIDE WITH LED DRIVER
SW1	MINKA LAVERY 73370-66-L	APPROVED EQUIVALENT	120V WALL SURFACE	LED DRIVER 159LM, 3000K 85CRI, 8W	PADDOCK 2 - EXTERIOR FULL CUTOFF WALL SCONCE WET LISTED, ETL LISTED

- NOTES:
1. FIXTURES ARE REPRESENTATIVE OF A BASIS OF DESIGN FOR PRICING PURPOSES. VERIFY FINAL SELECTION WITH ARCHITECT AND OWNER.
  2. CONTROL S FOR EACH RESIDENCE TO BE A WHOLE HOME SYSTEM. LUTRON HOMEWORX OR EQUIVALENT TO ALLOW SCENE PROGRAMMING AND INTEGRATE SHADE CONTROL.
  3. PROVIDE COMPATIBLE NORA DOWNLIGHT FOR HOUSING SPECIFIED FOR D1 WITH



GENERAL LIGHTING NOTES:  
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE. SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.

LIGHTING FLAG NOTES:  
◇ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER; INSTALL DRIVER IN MECHANICAL ROOM.

LIGHTING - SOUTH BUILDING - LEVEL 1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

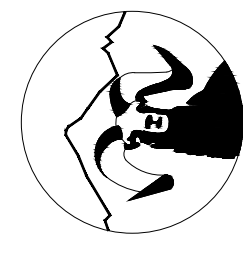


GENERAL LIGHTING NOTES:  
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE; SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.

LIGHTING FLAG NOTES:  
◇ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER; INSTALL DRIVER IN MECHANICAL ROOM.

 **LIGHTING - SOUTH BUILDING - LEVEL 2 FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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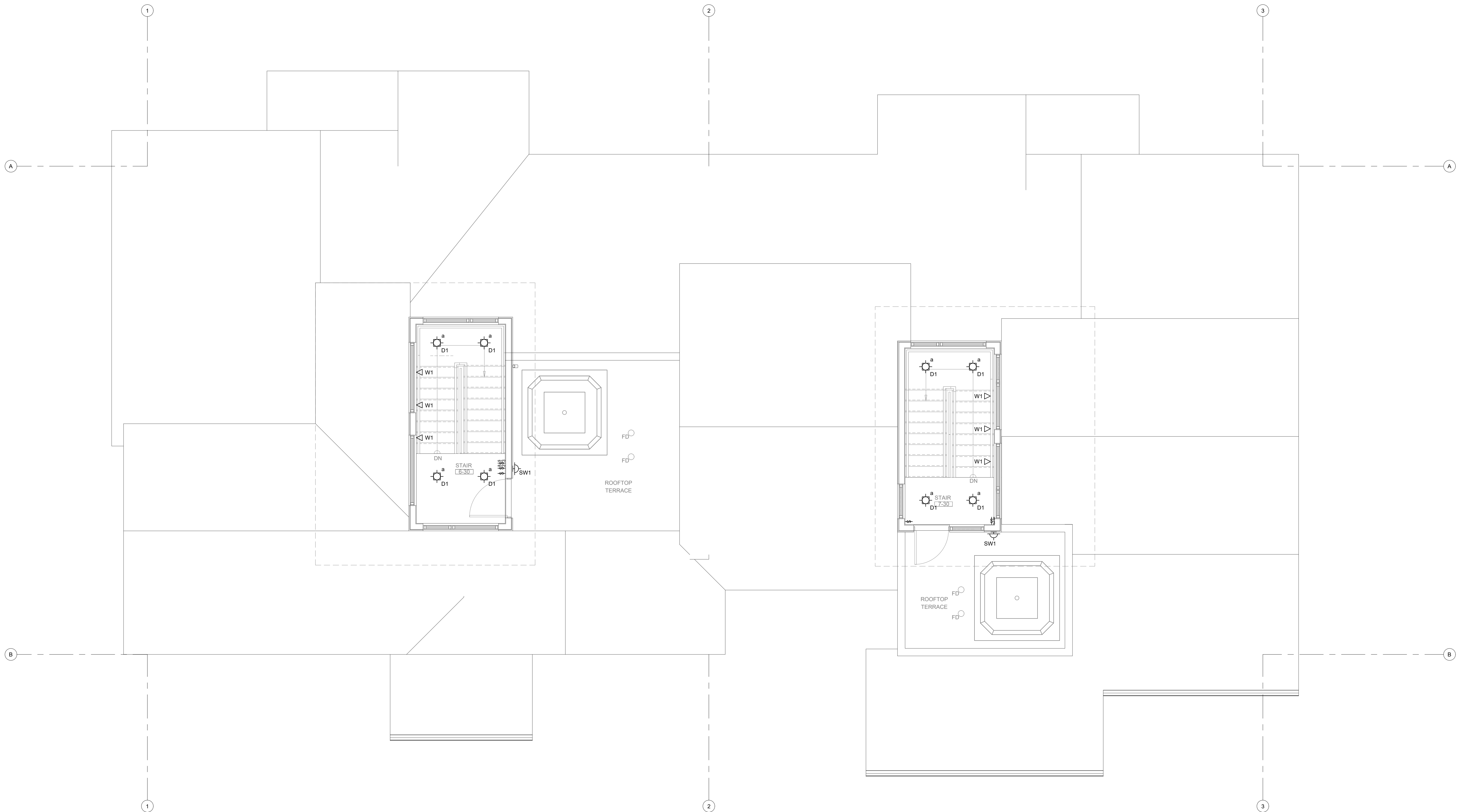
**1805 WALTON CREEK ROAD**  
**STEAMBOAT SPRINGS, COLORADO**

DATE	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE <u>3</u>



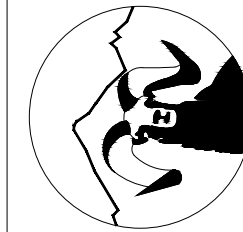
DATE	06/17/2022
JOB NO.	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	<b>E1-6</b>

August 25, 2025 - 3:54:04pm



**LIGHTING - SOUTH BUILDING - LEVEL 3 FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**1805 WALTON CREEK ROAD**

STEAMBOAT SPRINGS, COLORADO

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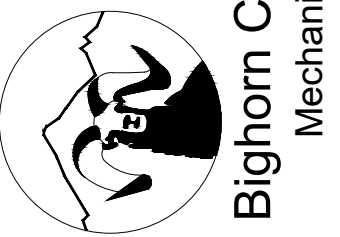


DATE	06/17/2022
JOB NO.	21-276
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CHECKED BY:	BCE
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SHEET NUMBER:	<b>E1-7</b>



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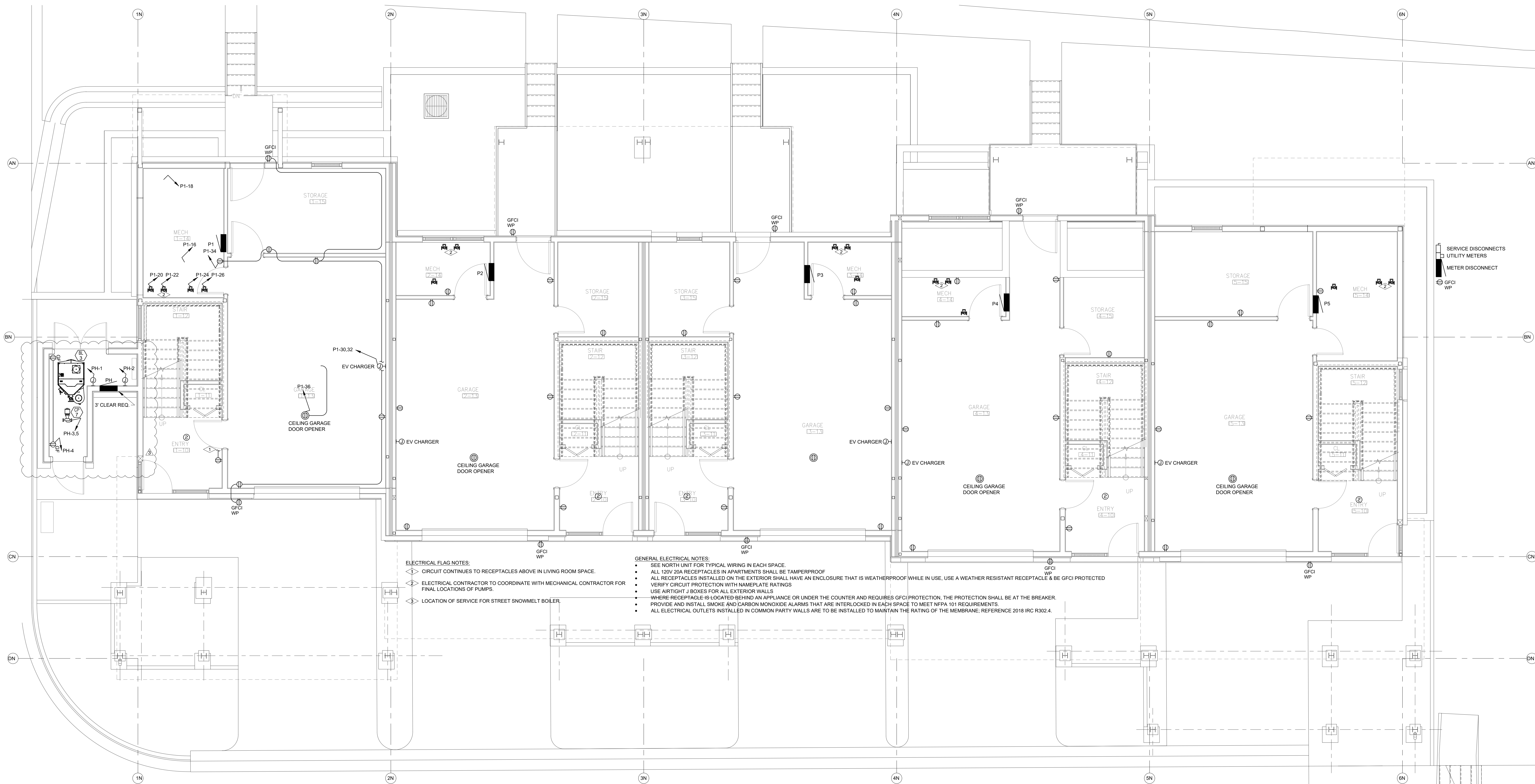
1805 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, COLORADO

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SCALE:	AS SHOWN
SHEET NUMBER:	E2-1

August 25, 2025 - 3:54:12pm



- ELECTRICAL FLAG NOTES:
- CIRCUIT CONTINUES TO RECEPTACLES ABOVE IN LIVING ROOM SPACE.
  - ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR FINAL LOCATIONS OF PUMPS.
  - LOCATION OF SERVICE FOR STREET SNOWMELT BOILER.

- GENERAL ELECTRICAL NOTES:
- SEE NORTH UNIT FOR TYPICAL WIRING IN EACH SPACE.
  - ALL 120V 20A RECEPTACLES IN APARTMENTS SHALL BE TAMPERPROOF.
  - ALL RECEPTACLES INSTALLED ON THE EXTERIOR SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHILE IN USE. USE A WEATHER RESISTANT RECEPTACLE & BE GFCI PROTECTED.
  - VERIFY CIRCUIT PROTECTION WITH NAMEPLATE RATINGS.
  - USE ARTIGHT J BOXES FOR ALL EXTERIOR WALLS.
  - WHERE RECEPTACLE IS LOCATED BEHIND AN APPLIANCE OR UNDER THE COUNTER AND REQUIRES GFCI PROTECTION, THE PROTECTION SHALL BE AT THE BREAKER.
  - PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE ALARMS THAT ARE INTERLOCKED IN EACH SPACE TO MEET NFPA 101 REQUIREMENTS.
  - ALL ELECTRICAL OUTLETS INSTALLED IN COMMON PARTY WALLS ARE TO BE INSTALLED TO MAINTAIN THE RATING OF THE MEMBRANE, REFERENCE 2018 IRC R302.4.

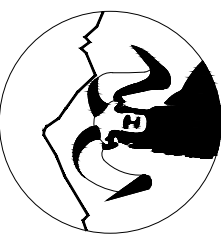


ELECTRICAL - NORTH BUILDING - LEVEL 1 FLOOR PLAN

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

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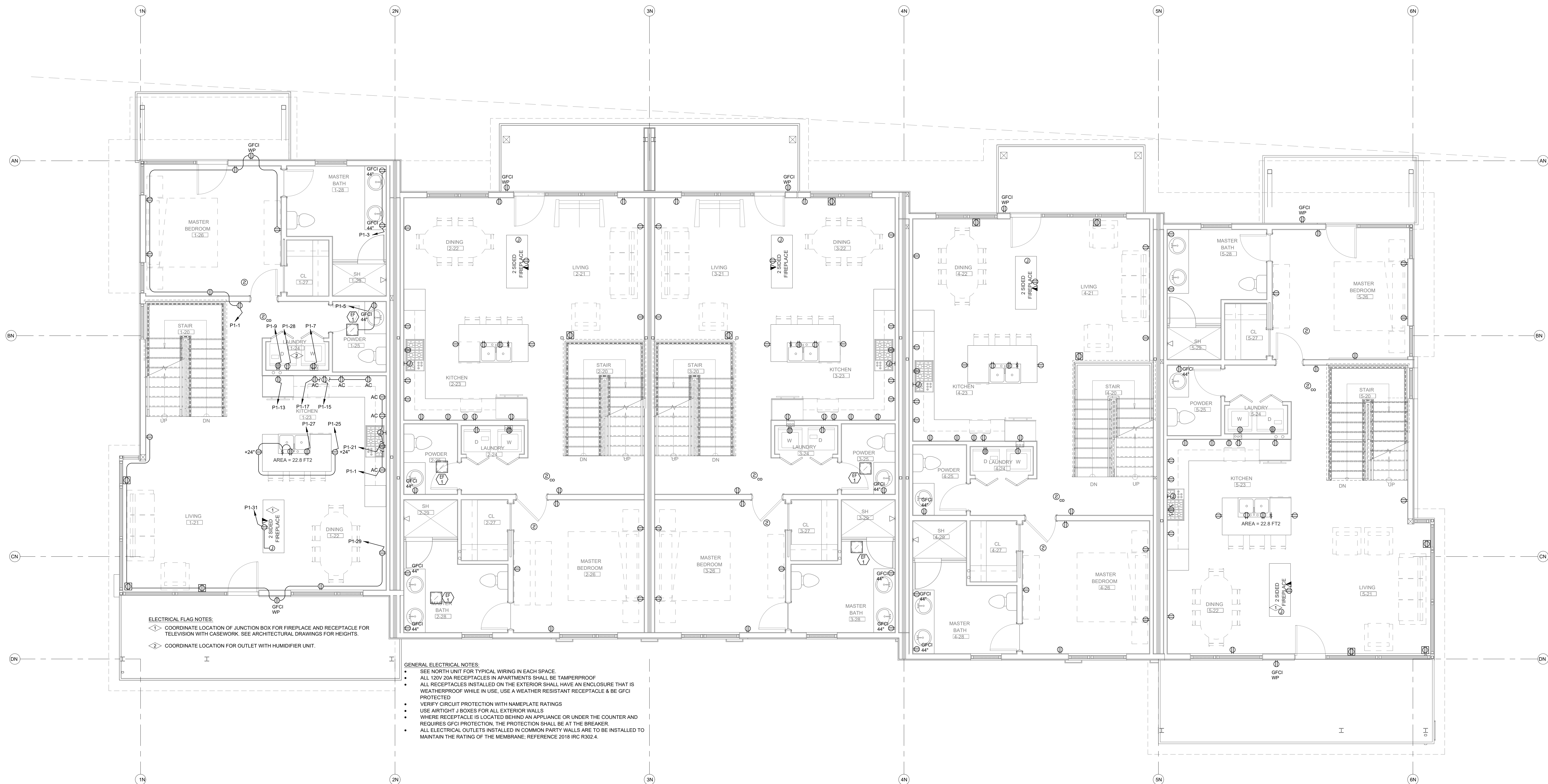
STEAMBOAT SPRINGS, COLORADO

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DATE:	06/17/2022
JOB NO:	21-276
DRAWN BY:	BCE
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SCALE:	AS SHOWN
SHEET NUMBER:	E2-2

August 25, 2025 - 3:54:12pm

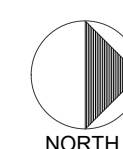


**ELECTRICAL FLAG NOTES:**

- COORDINATE LOCATION OF JUNCTION BOX FOR FIREPLACE AND RECEPTACLE FOR TELEVISION WITH CASEWORK. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS.
- COORDINATE LOCATION FOR OUTLET WITH HUMIDIFIER UNIT.

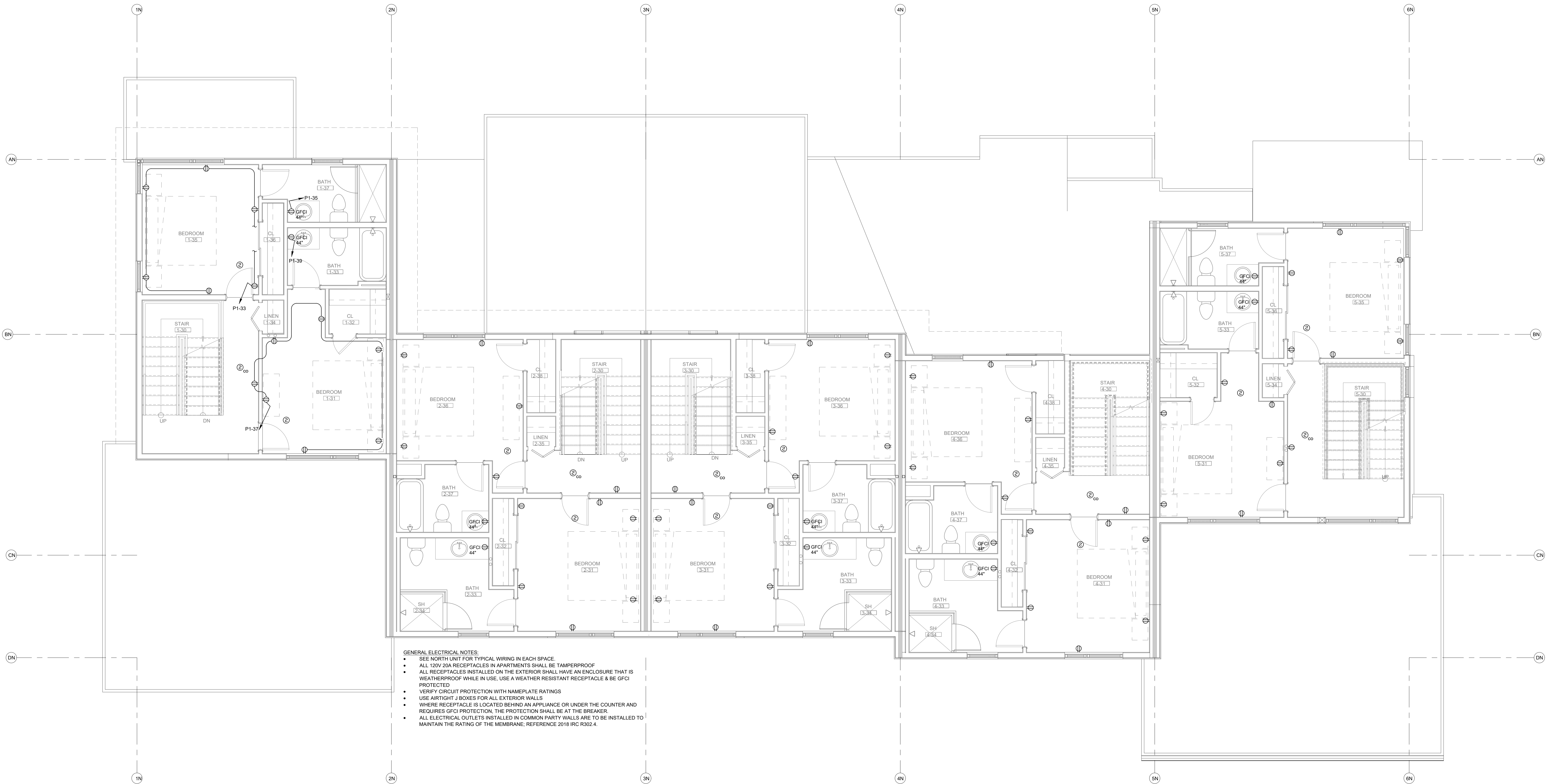
**GENERAL ELECTRICAL NOTES:**

- SEE NORTH UNIT FOR TYPICAL WIRING IN EACH SPACE.
- ALL 120V 20A RECEPTACLES IN APARTMENTS SHALL BE TAMPERPROOF.
- ALL RECEPTACLES INSTALLED ON THE EXTERIOR SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHILE IN USE. USE A WEATHER RESISTANT RECEPTACLE & BE GFCI PROTECTED.
- VERIFY CIRCUIT PROTECTION WITH NAMEPLATE RATINGS.
- USE AIRTIGHT J BOXES FOR ALL EXTERIOR WALLS.
- WHERE RECEPTACLE IS LOCATED BEHIND AN APPLIANCE OR UNDER THE COUNTER AND REQUIRES GFCI PROTECTION, THE PROTECTION SHALL BE AT THE BREAKER.
- ALL ELECTRICAL OUTLETS INSTALLED IN COMMON PARTY WALLS ARE TO BE INSTALLED TO MAINTAIN THE RATING OF THE MEMBRANE; REFERENCE 2018 IRC R302.4.



**ELECTRICAL - NORTH BUILDING - LEVEL 2 FLOOR PLAN**

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



- GENERAL ELECTRICAL NOTES:
- SEE NORTH UNIT FOR TYPICAL WIRING IN EACH SPACE
  - ALL 120V/20A RECEPTACLES IN APARTMENTS SHALL BE TAMPERPROOF
  - ALL RECEPTACLES INSTALLED ON THE EXTERIOR SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHILE IN USE, USE A WEATHER RESISTANT RECEPTACLE & BE GFCI PROTECTED
  - VERIFY CIRCUIT PROTECTION WITH NAMEPLATE RATINGS
  - USE AIRTIGHT J BOXES FOR ALL EXTERIOR WALLS
  - WHERE RECEPTACLE IS LOCATED BEHIND AN APPLIANCE OR UNDER THE COUNTER AND REQUIRES GFCI PROTECTION, THE PROTECTION SHALL BE AT THE BREAKER.
  - ALL ELECTRICAL OUTLETS INSTALLED IN COMMON PARTY WALLS ARE TO BE INSTALLED TO MAINTAIN THE RATING OF THE MEMBRANE, REFERENCE 2018 IRC R302.4.

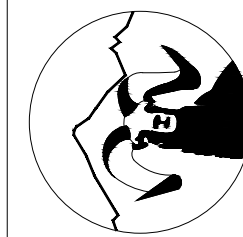


ELECTRICAL - NORTH BUILDING - LEVEL 3 FLOOR PLAN

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

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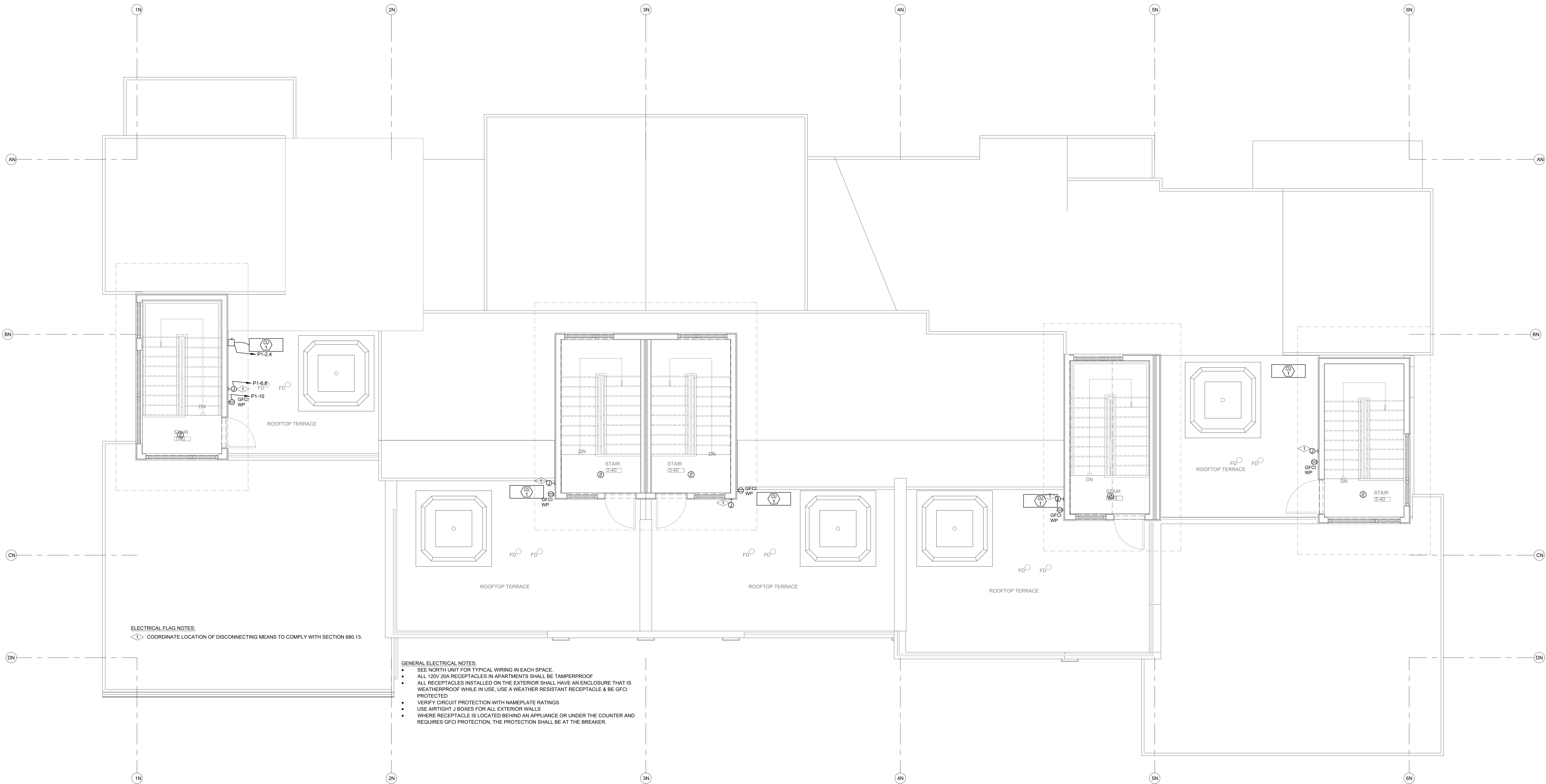
1805 WALTON CREEK ROAD

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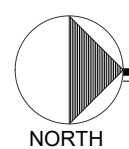


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SCALE:	AS SHOWN
SHEET NUMBER:	E2-3



ELECTRICAL FLAG NOTES:  
◀▶ COORDINATE LOCATION OF DISCONNECTING MEANS TO COMPLY WITH SECTION 680.13.

- GENERAL ELECTRICAL NOTES:
- SEE NORTH UNIT FOR TYPICAL WIRING IN EACH SPACE.
  - ALL 120V 20A RECEPTACLES IN APARTMENTS SHALL BE TAMPERPROOF.
  - ALL RECEPTACLES INSTALLED ON THE EXTERIOR SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHILE IN USE. USE A WEATHER RESISTANT RECEPTACLE & BE GFCI PROTECTED.
  - VERIFY CIRCUIT PROTECTION WITH NAMEPLATE RATINGS.
  - USE AIRTIGHT J BOXES FOR ALL EXTERIOR WALLS.
  - WHERE RECEPTACLE IS LOCATED BEHIND AN APPLIANCE OR UNDER THE COUNTER AND REQUIRES GFCI PROTECTION, THE PROTECTION SHALL BE AT THE BREAKER.

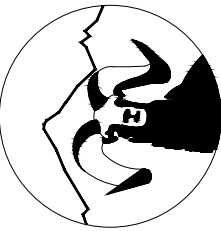


ELECTRICAL - NORTH BUILDING - LEVEL 4 FLOOR PLAN

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

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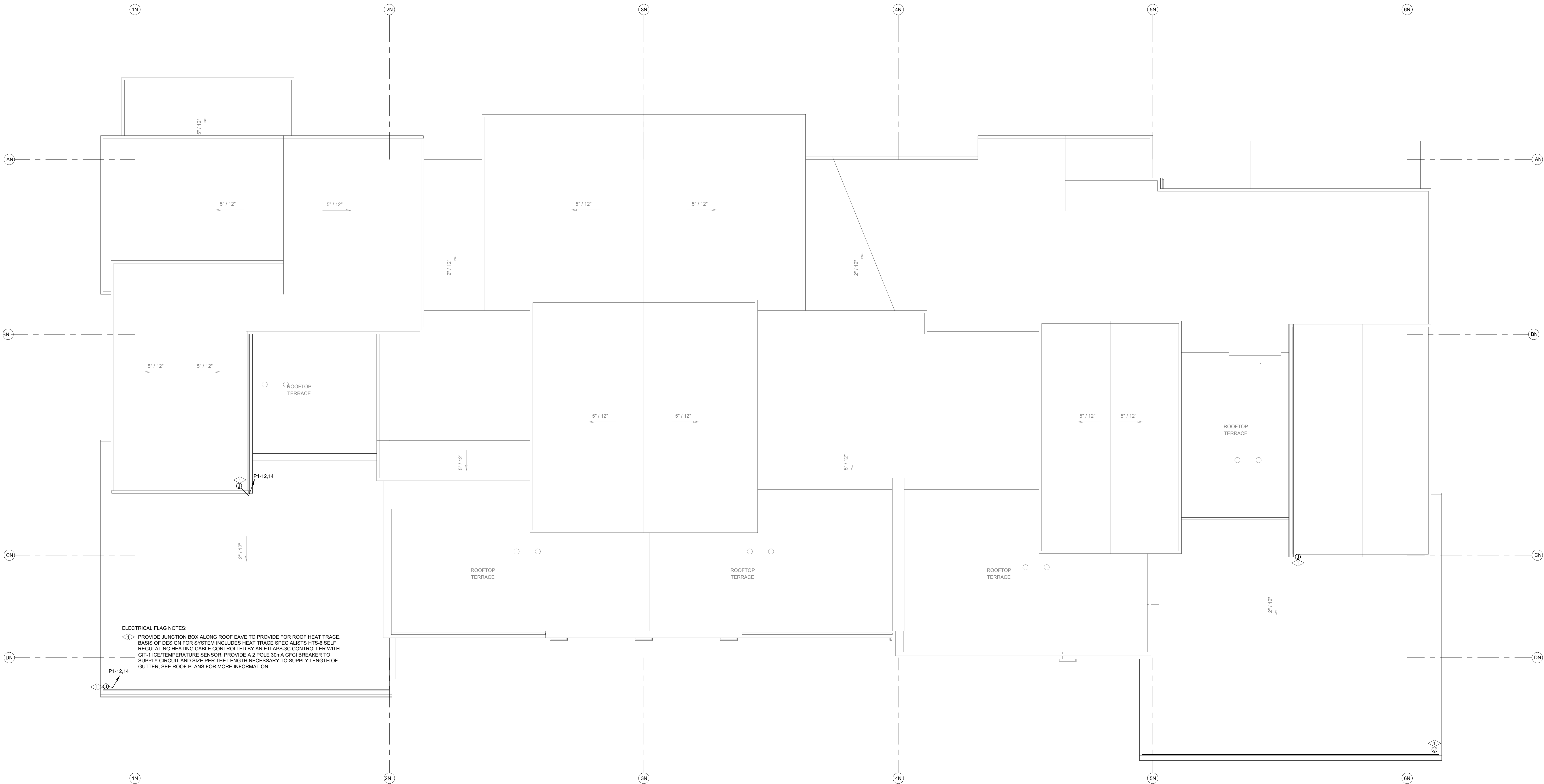
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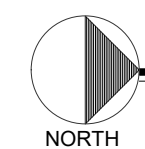
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SHEET NUMBER:	



ELECTRICAL FLAG NOTES:

◁▷ PROVIDE JUNCTION BOX ALONG ROOF EAVE TO PROVIDE FOR ROOF HEAT TRACE BASIS OF DESIGN FOR SYSTEM INCLUDES HEAT TRACE SPECIALISTS HTS-6 SELF REGULATING HEATING CABLE CONTROLLED BY AN ETI APS-3C CONTROLLER WITH GT-1 ICE/TEMPERATURE SENSOR. PROVIDE A 2 POLE 30mA GFCI BREAKER TO SUPPLY CIRCUIT AND SIZE PER THE LENGTH NECESSARY TO SUPPLY LENGTH OF GUTTER. SEE ROOF PLANS FOR MORE INFORMATION.

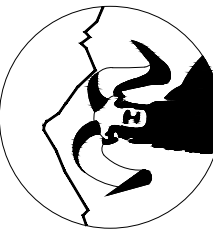
P1-12.14



ELECTRICAL - NORTH BUILDING - ROOF PLAN

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

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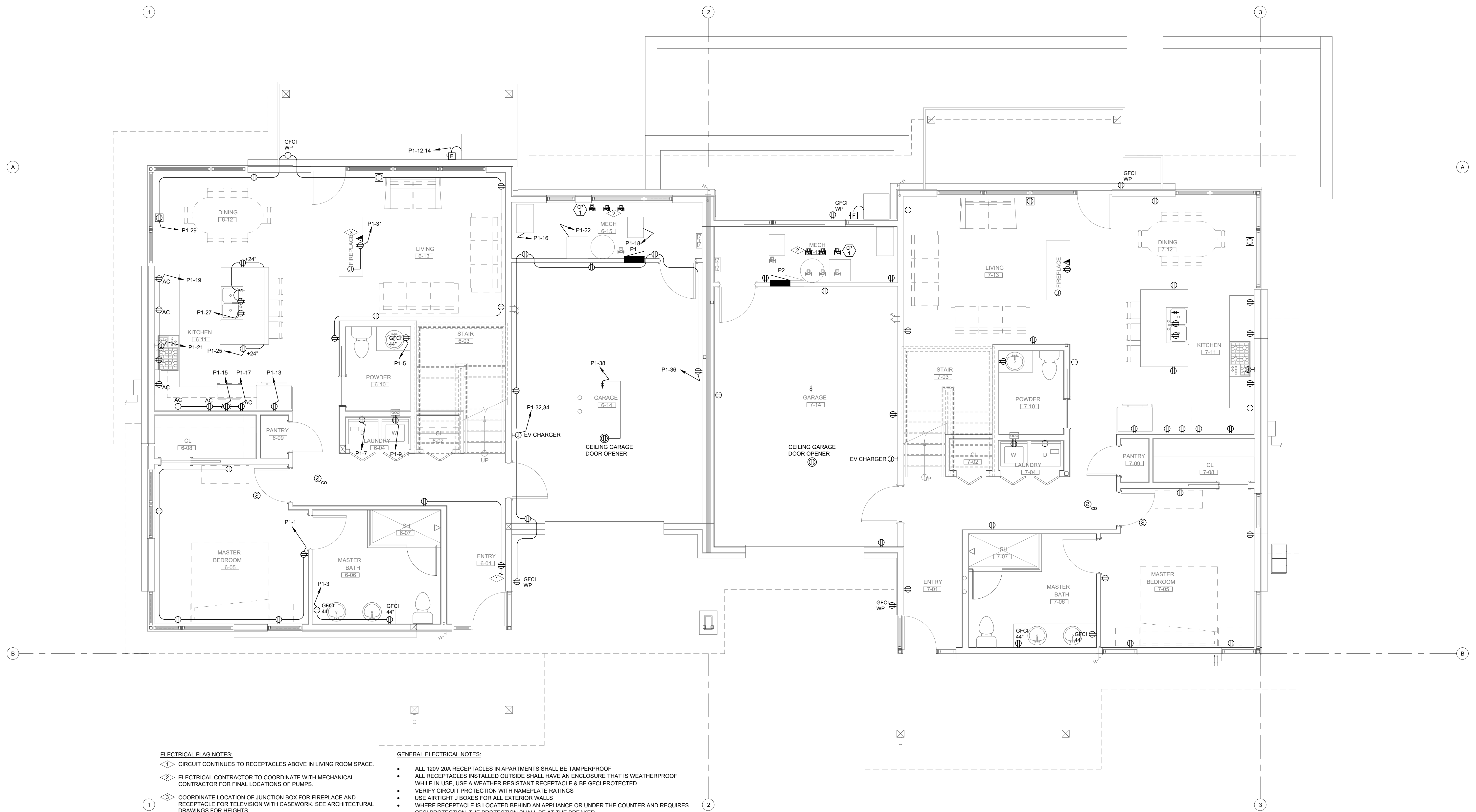
1805 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, COLORADO

DATE:	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE 3



DATE:	06/17/2022
JOB NO:	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	E2-5



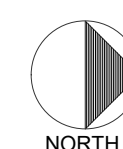


ELECTRICAL FLAG NOTES:

- ◀▶ CIRCUIT CONTINUES TO RECEPTACLES ABOVE IN LIVING ROOM SPACE.
- ◀▶ ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR FINAL LOCATIONS OF PUMPS.
- ◀▶ COORDINATE LOCATION OF JUNCTION BOX FOR FIREPLACE AND RECEPTACLE FOR TELEVISION WITH CASEWORK. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS.

GENERAL ELECTRICAL NOTES:

- ALL 120V 20A RECEPTACLES IN APARTMENTS SHALL BE TAMPERPROOF
- ALL RECEPTACLES INSTALLED OUTSIDE SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF
- WHILE IN USE, USE A WEATHER RESISTANT RECEPTACLE & BE GFCI PROTECTED
- VERIFY CIRCUIT PROTECTION WITH NAMEPLATE RATINGS
- USE AIRTIGHT J BOXES FOR ALL EXTERIOR WALLS
- WHERE RECEPTACLE IS LOCATED BEHIND AN APPLIANCE OR UNDER THE COUNTER AND REQUIRES GFCI PROTECTION, THE PROTECTION SHALL BE AT THE BREAKER.
- PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE ALARMS THAT ARE INTERLOCKED IN EACH SPACE TO MEET NFPA 101 REQUIREMENTS.
- ALL ELECTRICAL OUTLETS INSTALLED IN COMMON PARTY WALLS ARE TO BE INSTALLED TO MAINTAIN THE RATING OF THE MEMBRANE; REFERENCE 2018 IRC R302.4.

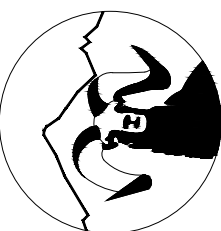


ELECTRICAL - SOUTH BUILDING - LEVEL 1 FLOOR PLAN

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

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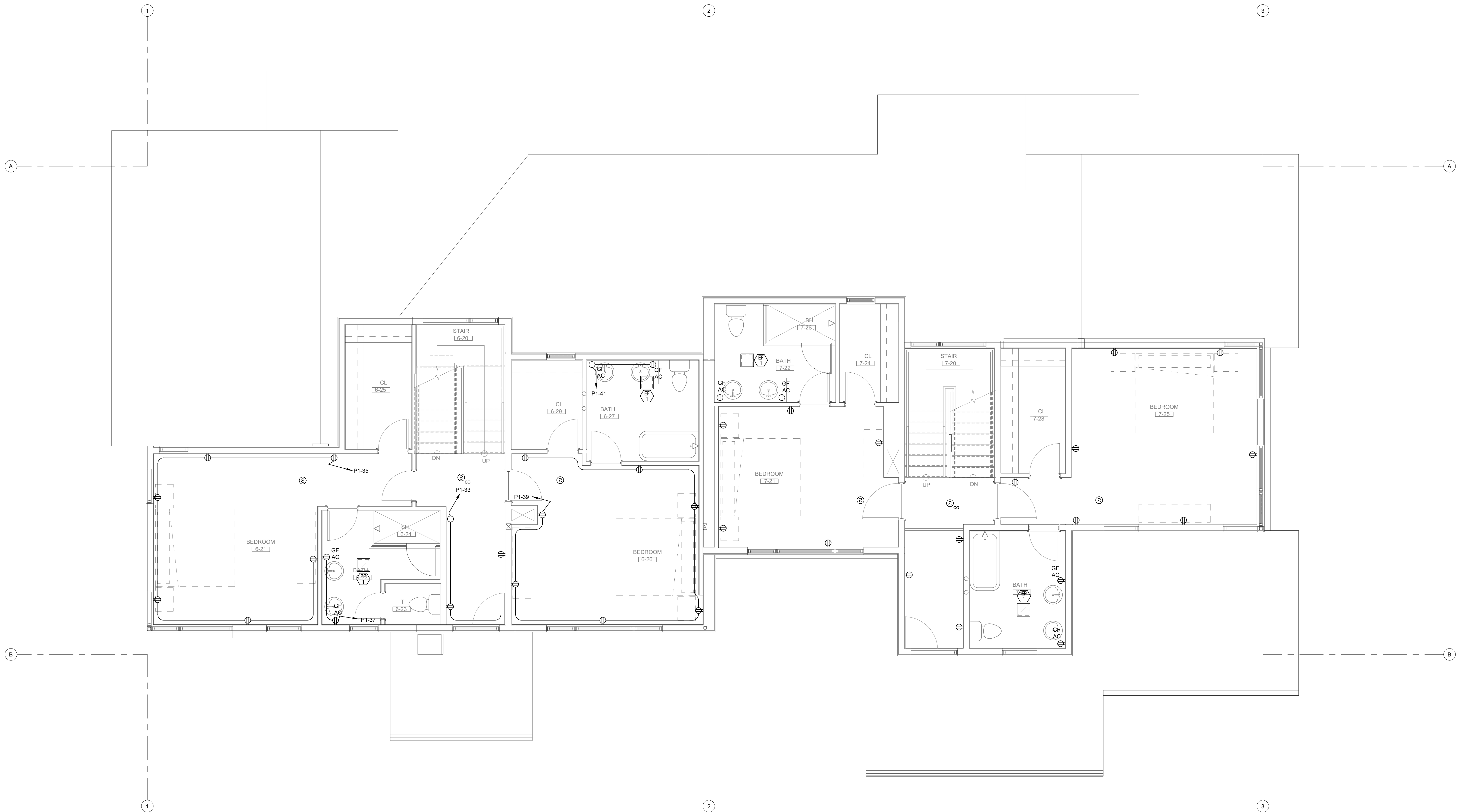
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1805 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, COLORADO

DATE	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
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09/29/2025	ADDENDUM 1 RE-ISSUE

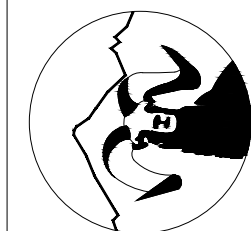


DATE	06/17/2022
JOB NO.	21-276
DRAWN BY	BCE
CHECKED BY	BCE
SCALE	AS SHOWN
SHEET NUMBER	E2-6



**ELECTRICAL - SOUTH BUILDING - LEVEL 2 FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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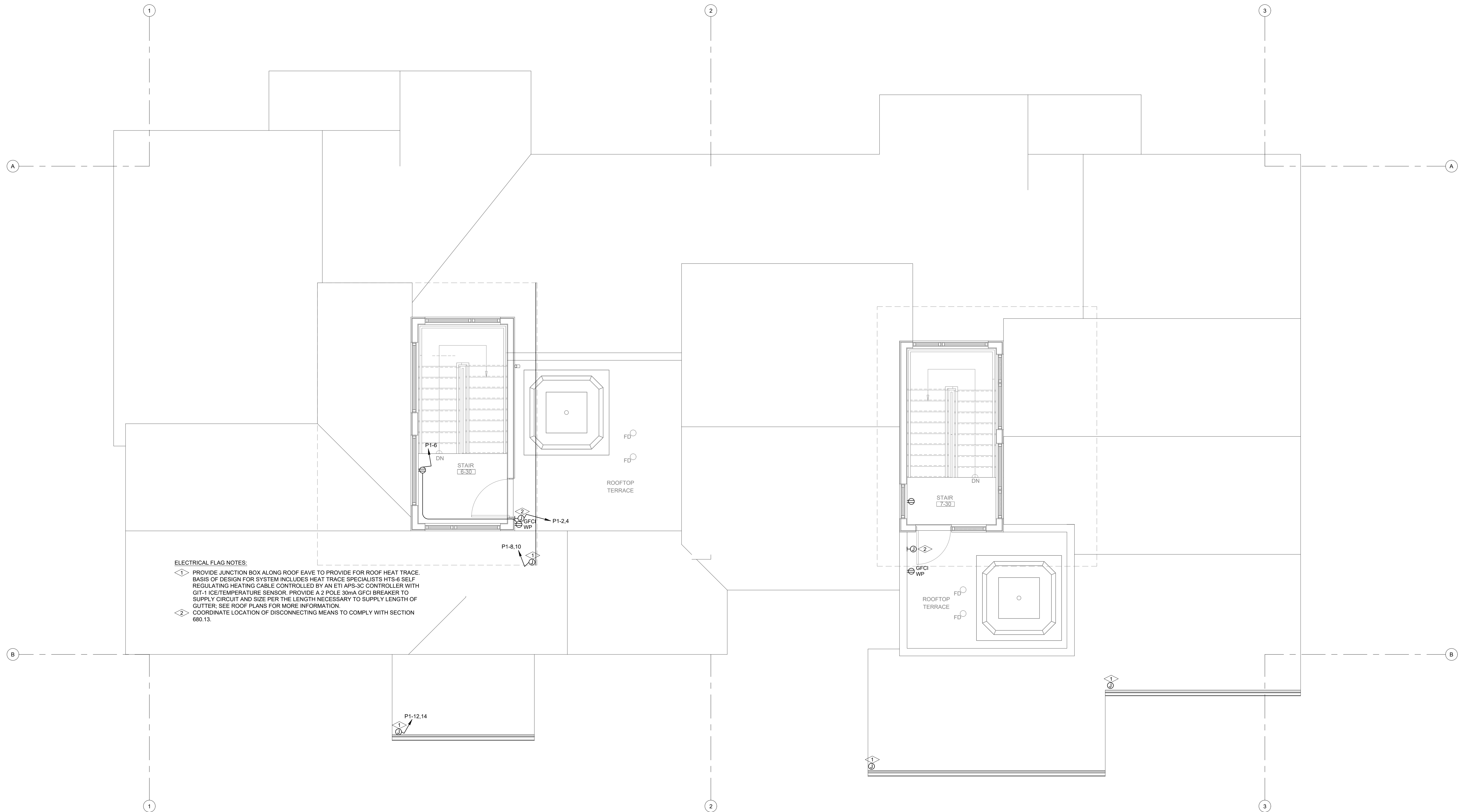
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**1805 WALTON CREEK ROAD**  
**STEAMBOAT SPRINGS, COLORADO**

DATE	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE <b>3</b>



DATE	06/17/2022
JOB NO.	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	<b>E2-7</b>



ELECTRICAL FLAG NOTES:

- 1. PROVIDE JUNCTION BOX ALONG ROOF EAVE TO PROVIDE FOR ROOF HEAT TRACE. BASIS OF DESIGN FOR SYSTEM INCLUDES HEAT TRACE SPECIALISTS HTS-6 SELF-REGULATING HEATING CABLE CONTROLLED BY AN ETI APS-30 CONTROLLER WITH GIT-1 ICE/TEMPERATURE SENSOR. PROVIDE A 2 POLE 30mA GFCI BREAKER TO SUPPLY CIRCUIT AND SIZE PER THE LENGTH NECESSARY TO SUPPLY LENGTH OF GUTTER. SEE ROOF PLANS FOR MORE INFORMATION.
- 2. COORDINATE LOCATION OF DISCONNECTING MEANS TO COMPLY WITH SECTION 680.13.

**ELECTRICAL - SOUTH BUILDING - LEVEL 3 FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
NORTH

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECT OR IN ADDITION TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

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**Bighorn Consulting Engineers, Inc.**  
Mechanical & Electrical Engineers

**1805 WALTON CREEK ROAD**  
**STEAMBOAT SPRINGS, COLORADO**

DATE	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE 3



DATE	06/17/2022
JOB NO.	21-276
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	<b>E2-8</b>

# Residential Calculation - Village Drive North 2020 NFPA 70 ART. 220 PART IV

2020 NEC 220.62(B)		
371 SFT Garage Level		
1014 SFT Main Level		
686 SFT Upper Level		
136 SFT Upper Stairwell		
2207 SFT General Lighting Load	6621 VA	
2 CCT Small Appliance	3000 VA	
1 CCT Laundry Circuit	1500 VA	
Total General Load:		11121 VA

Appliance Loads:		
1 Refrigerator	600 VA	
1 Dishwasher	1200 VA	
1 Disposal	500 VA	
1 Microwave	1200 VA	
1 Gas Range/ Hood	1000 VA	
4900 VA		

Dryer Loads:		
1 Electric Dryer	5000 VA	

Oven loads:		
1 Electric Oven	9600 VA	

Other Loads:		
1 Humidifier	1200 VA	
1 Boiler	1440 VA	
2 Circ Pumps	720 VA	
1 Irrigation Pump	2400 VA	
1 Hot Tub	9600 VA	
1 EVC Level II	7200 VA	
23280 VA		

General Lighting Load: 11121 VA

Appliance Load: 4900 VA

Electric Dryer Load: 5000 VA

Electric Oven Load: 9600 VA

125% LARGEST MOTOR: 1440 VA

Total Other Load: 23280 VA

Subtotal General Loads: 55341 VA

10000 VA @ 100% 10000 VA

45341 VA @ 40% 18136.4 VA

28136.4 VA

2020 NEC 220.62(C)		
Cooling Loads Heating Loads		
Equipment Power	Equipment	Power
CU Heat P 5760 VA	CU Heat Pump	5760 VA
	Gutter Heat trace	1200 VA
	EUH - Garage Unit He	1500 VA
	Radiant Pumps	2400 VA
Connected: 10860 VA		Greater of Noncoincident Loads: 10860 VA

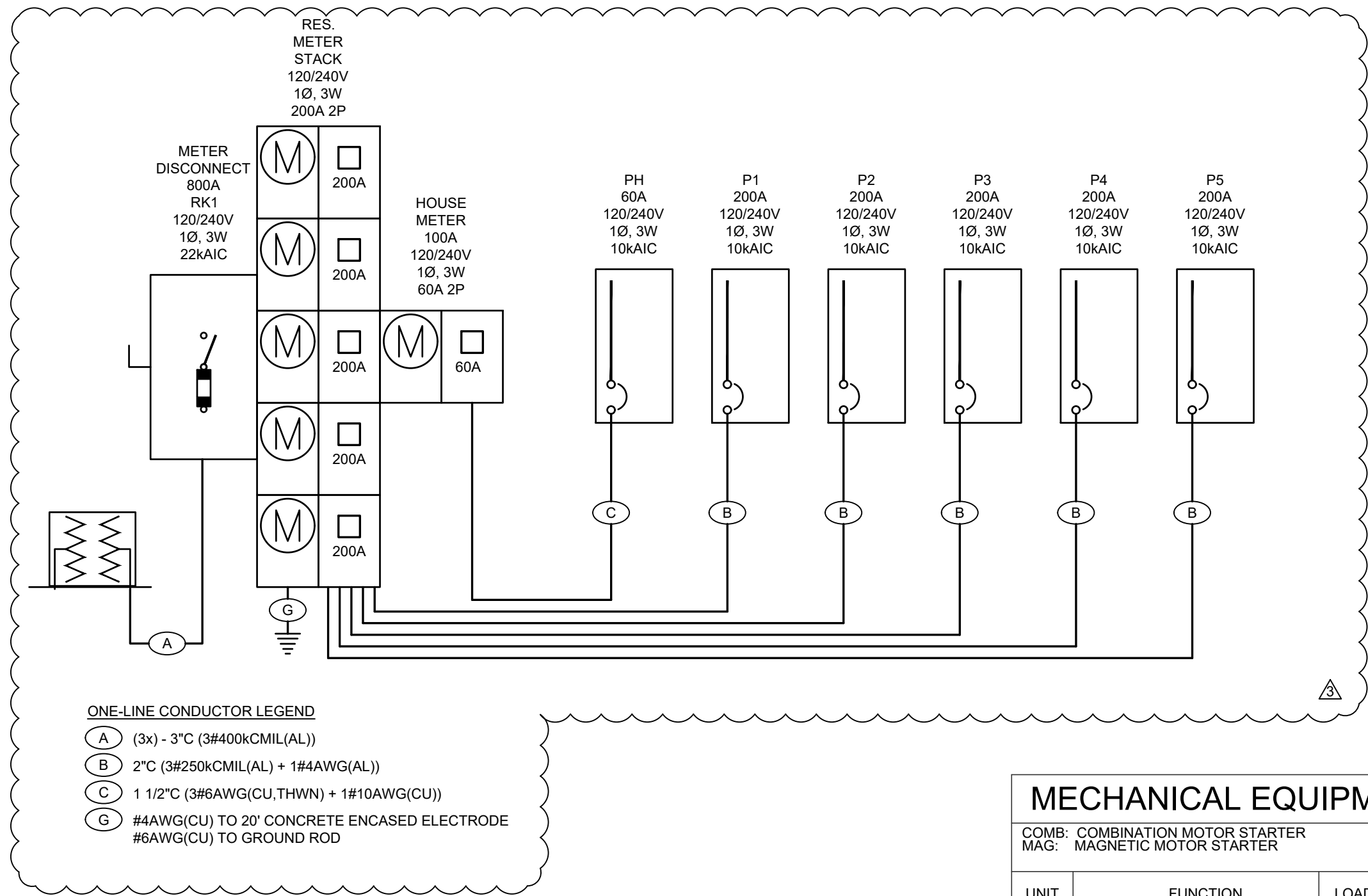
Heating Loads: 10860 VA

Cooling Loads: 5760 VA

240 V	CONNECTED:	66201 VA	DEMAND:	38996 VA
1 Ø		275.8 A		162.5 A

PANEL SCHEDULE -		P1	TYPE: VOLTAGE ENCLOSURE:	LOADCENTER 120/240 NEMA1	BUS SIZE: MAIN BRKR: MOUNTING:	400 NONE FLUSH	PHASES: WIRES: SC RATING:	1 3 10000	NEUTRAL BUS: GROUND BUS:	YES YES
LOAD TYPE	LOAD DESCRIPTION	AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION		
RECEPTACLE	RCPT - MAST BED	20A 1P	1 1440	A	2 2880	30A 2P	MECH YEAR ROUND	CU-1 - HEAT PUMP		
RECEPTACLE	RCPT - MAST BATH	20A 1P	3 500	B	4 2880	30A 2P	MECH YEAR ROUND	---		
RECEPTACLE	RCPT - POWDER ROOM	20A 1P	5 300	A	6 4800	50A 2P	MISCELLANEOUS	SPA - ROOF		
MISCELLANEOUS	WASHER CAF/CGFCI 5mA	20A 1P	7 1500	B	8 4800	---	MISCELLANEOUS	---		
MISCELLANEOUS	DRYER GFCI 5mA	30A 2P	9 2500	A	10 180	20A 1P	RECEPTACLE	RCPT - ROOF		
MISCELLANEOUS	---	---	11 2500	B	12 1000	2P	MECH HEATING	GUTTER HEAT TRACE GFCI 30mA		
APPLIANCE	FRIDGE CAFCI	15A 1P	600	A	14 1000	---	MECH HEATING	---		
APPLIANCE	MICROWAVE DRAWER CAFCI	20A 1P	15 1500	B	16 1A	1A	MECH HEATING	EUH-1 - UNIT HEATER		
RECEPTACLE	RCPT - KITCHEN COUNTER CAF/CGFCI 5mA	20A 1P	17 1500	A	18 1A	1P	MECH YEAR ROUND	BL-1 BOILER		
RECEPTACLE	RCPT - KITCHEN COUNTER CAF/CGFCI 5mA	20A 1P	19 1500	B	20 20A	20A	MOTOR	CP1/3-BOILER/LOOP PUMP		
APPLIANCE	GAS RANGE/hood CAFCI	20A 1P	21 1500	A	22 1500	20A 1P	MOTOR	CP2/7- WATER HEATER/DOMESTIC		
SPACE	---	---	23 0	B	24 20A	20A	MOTOR	CP4/6 - SNOWMELT / LOOP		
RECEPTACLE	RCPT - ISLAND COUNTER CAF/CGFCI 5mA	20A 1P	25 1500	A	26 1500	1P	MOTOR	CP6/7-RADIANT/LOOP		
APPLIANCE	DISHWASHER CAF/CGFCI 5mA	20A 1P	27 1200	B	28 20A	20A	MISCELLANEOUS	HUMIDIFIER CAF/CGFCI 5mA		
RECEPTACLE	RCPT - LIVING/DINING CAFCI	20A 1P	29 1260	A	30 3500	40A 2P	MISCELLANEOUS	EVC - GARAGE		
RECEPTACLE	RCPT - FIREPLACE/TV CAFCI	20A 1P	31 1200	B	32 3500	---	MISCELLANEOUS	---		
RECEPTACLE	RCPT - BEDROOM E CAFCI	20A 1P	33 1880	A	34 20A	20A	RECEPTACLE	RCPT - GARAGE GFCI 5mA		
RECEPTACLE	RCPT - 3RD BATH E	20A 1P	35 500	B	36 1500	20A 1P	RECEPTACLE	RCPT - GARAGE GFCI 5mA		
RECEPTACLE	RCPT - BEDROOM W	20A 1P	37 0	A	38 ---	---	SPACE	---		
RECEPTACLE	RCPT - 3RD BATH W	20A 1P	39 500	B	40 0	---	SPACE	---		

PANEL SCHEDULE -		PH	TYPE: VOLTAGE ENCLOSURE:	LOADCENTER 120/240 NEMA1	BUS SIZE: MAIN BRKR: MOUNTING:	60 60 SURFACE	PHASES: WIRES: SC RATING:	1 3 10000	NEUTRAL BUS: GROUND BUS:	YES YES
LOAD TYPE	LOAD DESCRIPTION	AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION		
MECH YEAR ROUND	BOILER	20A 1P	1 1440	A	2 20A	20A	MISCELLANEOUS	FACP		
MOTOR	CP-1 - BOILER LOOP PUMP	20A 2P	3 775	B	4 440	20A 1P	RECEPTACLE	RCPT/LIGHT - BOILER ROOM		
MOTOR	---	---	5 775	A	6 20A	20A	SPARE	SPARE		
SPARE	SPARE	20A 1P	7 1200	B	8 200	20A 1P	SPARE	SPARE		
SPARE	SPARE	20A 1P	9 1200	A	10 0	---	SPACE	---		
SPACE	---	---	11 0	B	12 0	---	SPACE	---		
SPACE	---	---	13 0	A	14 0	---	SPACE	---		
SPACE	---	---	15 0	B	16 0	---	SPACE	---		
SPACE	---	---	17 0	A	18 0	---	SPACE	---		
SPACE	---	---	19 0	B	20 0	---	SPACE	---		
LOADS BY TYPE:		CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE	CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)		
LIGHTING		0.00	1.25	0.00	A	4115.00	34.29	A-B: 63.5		
KITCHEN		0.00	0.00	0.00	B	2615.00	21.79	B-A: 63.5		
PROCESS		0.00	1.00	0.00	C	---	---	---		
RECEPTACLES		440.00	1.00	440.00		---	---	---		
MECH HEATING		0.00	1.00	0.00		---	---	---		
MECH COOLING		0.00	1.00	0.00		---	---	---		
MECH YEAR ROUND		1440.00	1.00	1440.00		---	---	---		
APPLIANCE		0.00	1.00	0.00		---	---	---		
MISCELLANEOUS		500.00	1.00	500.00		---	---	---		
MOTOR		1550.00	1.00	2325.00		---	---	---		
SPARE		2880.00	1.00	2880.00		---	---	---		
LARGEST MOTOR <sup>1</sup>		ABOVE	0.25	387.50		---	---	---		
TOTAL		6730.00		7118.00		---	---	---		
LOADS BY PHASE:		CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE	CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)		
LIGHTING		0.00	1.25	0.00	A	4115.00	34.29	A-B: 63.5		
KITCHEN		0.00	0.00	0.00	B	2615.00	21.79	B-A: 63.5		
PROCESS		0.00	1.00	0.00	C	---	---	---		
RECEPTACLES		440.00	1.00	440.00		---	---	---		
MECH HEATING		0.00	1.00	0.00		---	---	---		
MECH COOLING		0.00	1.00	0.00		---	---	---		
MECH YEAR ROUND		1440.00	1.00	1440.00		---	---	---		
APPLIANCE		0.00	1.00	0.00		---	---	---		
MISCELLANEOUS		500.00	1.00	500.00		---	---	---		
MOTOR		1550.00	1.00	2325.00		---	---	---		
SPARE		2880.00	1.00	2880.00		---	---	---		
LARGEST MOTOR <sup>1</sup>		ABOVE	0.25	387.50		---	---	---		
TOTAL		6730.00		7118.00		---	---	---		
NOTES:		1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.								



## ELECTRICAL - ONE LINE - NORTH BUILDING

SCALE: NO SCALE

ELECTRICAL ONE-LINE NOTES:

1. PROVIDE GROUNDING AND BONDING MEETING 2020 NEC ARTICLE 250.64(D) REQUIREMENTS.
2. PROVIDE SURGE SUPPRESSIVE DEVICES IN ALL RESIDENTIAL PANELS PER 230.67.
3. UTILIZE SERIES RATED BREAKER COMBINATIONS IN RESIDENTIAL PANELS TO REDUCE BRANCH BREAKER INTERRUPT RATINGS.
4. CIRCUITS IDENTIFIED WITHIN 2020 NEC 210.8(A) AND 210.12(A) ARE TO RECEIVE GROUND FAULT AND ARC FAULT PROTECTION, RESPECTIVELY, WHERE OUTLETS ARE BEHIND LARGE EQUIPMENT OR UNDER COUNTERS.
5. SHORT CIRCUIT VALUES BASED UPON AN ANTICIPATED 167kVA UTILITY TRANSFORMER LOCATED AT A DISTANCE OF 100 FEET TO THE SERVICE ELECTRICAL CONTRACTOR TO FIELD VERIFY INSTALLED TRANSFORMER AND DISTANCES TO RECALCULATE AS NECESSARY.
6. FEEDERS EXTENDING FROM SERVICE GEAR TO INDIVIDUAL TENANT PANELS ARE TO BE INSTALLED UNDER SLAB SO THAT THE FEEDERS DO NOT EXTEND THROUGH NEIGHBORING UNITS.

## MECHANICAL EQUIPMENT SCHEDULE - NORTH BUILDING

COMB:	COMBINATION MOTOR STARTER		NR: NONE REQUIRED		CONTRACTOR					
MAG:	MAGNETIC MOTOR STARTER		P1: PLUG-IN UNIT		MAN: MANUAL MOTOR STARTER					
			WU: SUPPLIED WITH UNIT							
UNIT NO	FUNCTION (NOTES)	LOAD	VOLTS	Ø	MIN CIRCUIT AMP	BRANCH CIRCUIT CONDUIT SIZE NO. 1 WIRE SIZE	GRND WIRE SIZE	BRKR SIZE	START	DISC FUSE
CU-1	HEAT PUMP CONDENSING UNIT	4TON	240V	1	29.0A	1/2"	2 10 10	30A	WU	30A 30A
PH	HEAT PUMP INTERIOR CASSETTE TYPICAL OF HP-2.3&4		240V	1	0.4A	1/2"	2 14 14	**	WU	**
EF	EXHAUST FAN - BATH	10W	120V	1	0.1A	1/2"	2 12 12	15A	WU	\$
EF	EXHAUST FAN - GARAGE	64W	120V	1	0.5A	1/2"	2 12 12	15A	WU	\$
EUH	ELECTRIC UNIT HEATER	1.5kW	120V	1	12A	1/2"	2 12 12	20A	WU	\$
BL	GAS FIRED BOILER	1440W	120V	1	12A	1/2"	2 12 12	20A	WU	\$
CP	CIRCULATION PUMP	270W	120V	1	5A	1/2"	2 12 12	15A	WU	\$
CP	CIRCULATION PUMP TYPICAL OF CP-3&4	270W	120V	1	5A	1/2"	2 12 12	15A	WU	\$
CP	CIRCULATION PUMP	18HP	120V	1	2A	1/2"	2 12 12	15A	WU	\$
CP	CIRCULATION PUMP	370W	120V	1	3A	1/2"	2 12 12	15A	WU	\$

MECHANICAL EQUIPMENT SCHEDULE NOTES:

1. FIELD VERIFY FINAL LOCATIONS OF CIRCULATION PUMPS WITH MECHANICAL CONTRACTOR.
2. HEAT PUMP CASSETTES ARE SUPPLIED FROM EXTERIOR UNIT. SEE MANUFACTURER'S INSTALLATION REQUIREMENTS FOR MORE INFORMATION.

## MECHANICAL EQUIPMENT SCHEDULE - SITE EQUIPMENT

COMB: COMBINATION MOTOR STARTER		NR: NONE REQUIRED		CONTRACTOR								
MAG: MAGNETIC MOTOR STARTER		P1: PLUG-IN UNIT		MAN: MANUAL MOTOR STARTER								
		BKR: BREAKER IN SPACE		WU: SUPPLIED WITH UNIT								
UNIT NO	FUNCTION (NOTES)	LOAD	VOLTS	Ø	MIN CIRCUIT AMP	BRANCH CIRCUIT CONDUIT SIZE	N° WIRE SIZE	GRND WIRE SIZE	BRKR SIZE	START	DISC FUSE	
BL	GAS FIRED BOILER	1440W	120V	1	12A	1/2"	2	12	12	20A	WU	\$
CP	CIRCULATION PUMP	1550W	240V	1	6.6A	1/2"	2	12	12	20A	WU	BKR

# Residential Calculation - Village Drive South 2020 NFPA 70 ART. 220 PART III

2020 NEC 220.14(J), 220.42 & 220.52		
1286 SFT Garage Level		
1018 SFT Upper Level		
136 SFT Upper Stairwell		
2440 SFT General Lighting Load	7320 VA	
2 CCT Small Appliance	3000 VA	
1 CCT Laundry Circuit	1500 VA	
Total General Load:		11620 VA

3000 VA @ 100% 3000 VA

8620 VA @ 35% 3087 VA

General Lighting Load: 6087 VA

2020 NEC 220.51 and 220.60		
Cooling Loads Heating Loads		
Equipment Power	Equipment	Power
GF-1 Air 1032 VA	GF-1 Gas Furnace	1032 VA
CU AC 4800 VA	EUH - Garage Unit He	1500 VA
	Gutter Heat Trace	1500 VA
	Radiant Pumps	2400 VA
Connected: 11232 VA		Greater of Noncoincident Loads: 6432 VA

\* See unit plans

Heating Loads: 6432 VA

Cooling Loads: 5832 VA

6432 VA

2020 NEC 220.53		
Appliance Loads		
1 Refrigerator	600 VA	
1 Dishwasher	1200 VA	
1 Disposal	900 VA	
1 Microwave	1200 VA	
1 Gas Range/ Hood	1000 VA	
4900 VA @ 75%		

Appliance Load: 3675 VA

2020 NEC 220.54	
Dryer Loads	Load Sum
1 Electric Dryer	5000 VA
	<hr/> 5000 VA