

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

\$MS 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 LED 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, C.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

FIRE ALARM CONTROL PANEL

FIRE ALARM ANNUNCIATION PANEL

FIRE ALARM PULL STATION

FIRE ALARM HORN

FIRE ALARM STROBE

FIRE ALARM HORN STROBE

DUCT DETECTOR

SMOKE DETECTOR - PHOTOELECTRIC

SMOKE DETECTOR - IONIZATION

COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

HEAT DETECTOR - 135° ALARM

REMOTE LAMP

FLOW SWITCH

TAMPER SWITCH

DOOR HOLD - MAGNETIC HOLD

SECURITY SYSTEM LEGEND

SECURITY CAMERA

ADA DOOR OPERATOR PUSH BUTTON

ELECTRICAL DOOR STRIKE

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	ELEV ELEVATOR	L LENGTH	RMV REVOLUTIONS PER MINUTE
AV AUDIO / VIDEO	EM EMERGENCY FUNCTION	LV LEAVING AIR TEMPERATURE	SA SUPPLY AIR GRILLE / REGISTER
AVG AVERAGE	ENT ENTERING	LB POUND	SC SHORT CIRCUIT
AWG AMERICAN WIRE GAGE	EMT ELECTRIC METALLIC TUBE	LD LINEAR DIFFUSER	SCA SHORT CIRCUIT AVAILABLE
BAS BUILDING AUTOMATION SYSTEM	EQ EQUAL	LF LINEAR FEET	SCCR SHORT CIRCUIT CURRENT RATING
BB BASEBOARD	EQUI EQUIPMENT	LN LINEAR	SDH SCHEDULE
BD BACK DRAFT DAMPER	EQUIV EQUIVALENT	LQ LIQUID	SD SMOKE DAMPER
BFP BACK FLOW PREVENTOR	ES END SWITCH	LM LUMEN	SEF SMOKE EXHAUST FAN
BL BOILER	ESP EXTERNAL STATIC PRESSURE	LRA LOCKED ROTOR AMPS	SF SUPPLY FAN
BLDG BUILDING	ET EXPANSION TANK	LV LOUVER	SH SENSIBLE HEAT
BLW BELOW	EWC ELECTRIC WATER COOLER	LVG LEAVING	SH SHOWER
BOS BOTTOM OF BEAM	EWT ENTERING WATER TEMPERATURE	LWT LEAVING WATER TEMPERATURE	SP STATIC PRESSURE
BOD BOTTOM OF DUCT	EX EXHAUST	MBH THOUSANDS OF BTU PER HOUR	SPD SURGE PROTECTION DEVICE
BOP BOTTOM OF PIPE	EXPAN EXPANSION	MC MECHANICAL CONTRACTOR	SPEC SPECIFICATION
BSMT BASEMENT	EXT EXTERNAL	MCA MINIMUM CIRCUIT AMPACITY	SQ SQUARE
BTU BRITISH THERMAL UNIT	F DEGREES FAHRENHEIT	MCB MAIN CIRCUIT BREAKER	SS STAINLESS STEEL
C CHILLER	FA FREE AREA	MDP MAIN DISTRIBUTION PANEL	SS SAFETY SHOWER
CAP CAPACITY	FC FAN COIL UNIT	MED MEDIUM	STD STANDARD
CB CIRCUIT BREAKER	FC FOOTCANDLE	MFR MANUFACTURER	STL STEEL
CBV CIRCUIT BALANCING VALVE	FCV FLOW CONTROL VALVE	MIN MINIMUM	SYS SYSTEM
CCT CORRELATED COLOR TEMPERATURE	FD FIRE DAMPER	MSC MISCELLANEOUS	TEMP TEMPERATURE
CKT CIRCUIT	FD FLOOR DRAIN	MO MAXIMUM OVERCURRENT PROTECTION	TR TRANSFER GRILLE / REGISTER
CFH CUBIC FEET PER HOUR	FIN FINISHED	MTD MOUNTED	TR TAMPER RESISTANT
CFM CUBIC FEET PER MINUTE	FLA FULL LOAD AMPS	MUA MAKE-UP AIR UNIT	TT TEMPERATURE TRANSMITTER
CHWR CHILLED WATER RETURN	FLR FLOOR	N NEUTRAL	TIB TELECOMMUNICATIONS TERMINAL BACKBOARD
CHWS CHILLED WATER SUPPLY	FOB FLAT ON BOTTOM	NC NORMALLY CLOSED	TYP TYPICAL
CI CAST IRON	FOT FLAT ON TOP	NEG NEGATIVE	TX TRANSFORMER
CL CENTER LINE	FP FIRE PROTECTION	NIC NOT IN CONTRACT	UC UNDERCUT DOOR
CLG CEILING	FP FIRE PUMP	NL NIGHT / SECURITY LIGHT - DO NOT SWITCH	UH UNIT HEATER
CMU CONCRETE MASONRY UNIT	FFM FEET PER MINUTE	NO NORMALLY OPEN	UNO UNLESS NOTED OTHERWISE
CO CLEAN OUT	FPS FEET PER SECOND	NOM NOMINAL	UNOCC UNOCCUPIED
COL COLUMN	FS FLOW SWITCH	NTS NOT TO SCALE	UR URINAL
COMP COMPRESSOR	FSD FIRE/SMOKE DAMPER	OA OUTSIDE AIR	V VOLTS
CONC CONCRETE	FT FEET	OBD OPPOSED BLADE DAMPER	VA VOLT AMPERE
COND CONDENSATE	FXC FLEXIBLE CONNECTION	OC ON CENTER	VA VALVE
CONN CONNECTION	GND GROUND	OCC OCCUPIED	VAV VARIABLE AIR VOLUME UNIT
CONT CONTRACTION	GA GAUGE	OD OUTSIDE DIAMETER	VFD VARIABLE FREQUENCY DRIVE
CONTR CONTRACTOR	GAL GALLON	OL OVERLOAD	VRF VARIABLE REFRIGERANT FLOW
CRI COLOR RENDERING INDEX	GALV GALVANIZED	ORD OVERLOW ROOF DRAIN	VOLT VOLTAGE
CT COOLING TOWER	GEC GROUND ELECTRODE CONDUCTOR	OZ OUNCE	VTR VENT THROUGH ROOF
CT CURRENT TRANSFORMER	GFCI / GFI GROUND FAULT CIRCUIT INTERRUPTER	PB PARALLEL BLADE DAMPER	W WIDTH
CJH CABINET UNIT HEATER	GC GENERAL CONTRACTOR	PD PRESSURE DROP	W/O WITHOUT
CVB CONSTANT VOLUME BOX	GPH GALLONS PER HOUR	PH PHASE	WB WET BULB
CWR CONDENSER WATER RETURN	GPM GALLONS PER MINUTE	POS POSITIVE PRESSURE	WC WATER COLUMN
CWS CONDENSER WATER SUPPLY	GRSLB GRAINS PER POUND	POS POINT OF SALES	WC WATER CLOSET
DB DRY BULB	H 2O WATER	PRV PRESSURE REDUCING VALVE	WG WATER GAUGE
DEPT DEPARTMENT	HB HOSE BIBB	PS PRESSURE SWITCH	WP WEATHERPROOF
DF DRINKING FOUNTAIN	HD HEAD (SEE SCHEDULES)	PSI POUNDS PER SQUARE INCH	WPUF WEATHERPROOF IN-USE
DIAM DIAMETER	HP HORSEPOWER		WST WITHSTAND RATING
DIAG DIAGRAM			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.

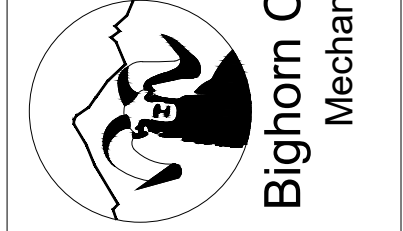
C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

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. IF THESE DRAWINGS ARE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN PERMISSION OF THE DESIGNER.

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



REVIEWED
FOR
CODE
COMPLIANCE
11/25/2025

1805 WALTON CREEK ROAD
STEAMBOAT SPRINGS, COLORADO

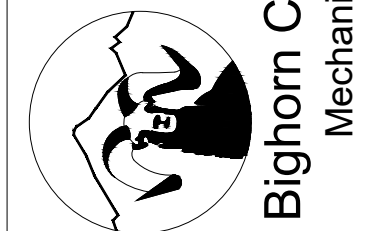
DATE:	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE



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

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 CONNECTION TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

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



REVIEWED
FOR
CODE
COMPLIANCE
11/25/2025

1805 WALTON CREEK ROAD
STEAMBOAT SPRINGS, COLORADO

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

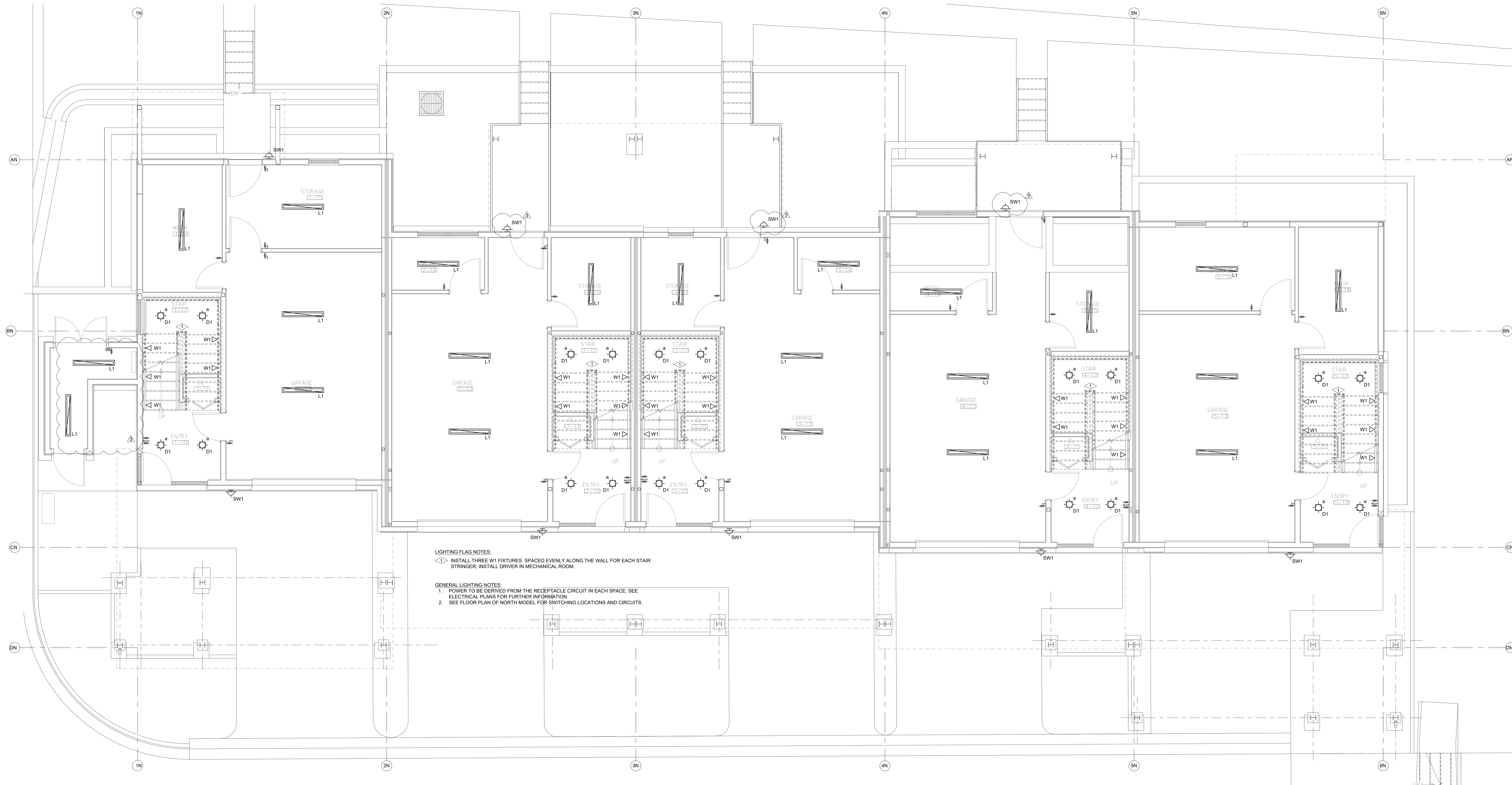


DATE: 06/17/2022
JOB NO: 21-276
DRAWN BY: BGE
CHECKED BY: BGE
SCALE: AS SHOWN
SHEET NUMBER:
E1-1

August 25, 2025 - 3:54:01pm

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	BALLAST/DRIVER LAMP SPECIFICATION	DESCRIPTION
CF1	STUDIO M SM869909FTSNBK	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	E26 LED BULB 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.

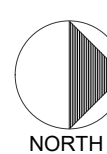
GENERAL LIGHTING NOTES:
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE; SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.
2. SEE FLOOR PLAN OF NORTH MODEL FOR SWITCHING LOCATIONS AND CIRCUITS.

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



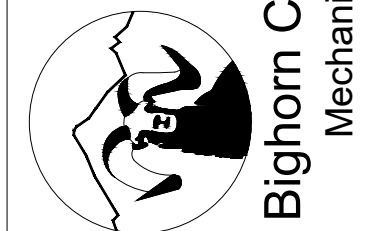
LIGHTING FLAG NOTES:
◁ INSTALL THREE W1 FIXTURES SPACED EVENLY ALONG THE WALL FOR EACH STAIR STRINGER; INSTALL DRIVER IN MECHANICAL ROOM.

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"

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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

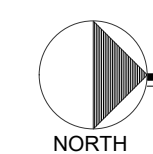


DATE	06/17/2022
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CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER	E1-2



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.

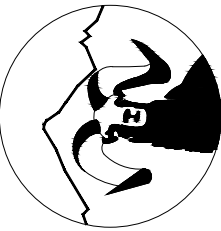


LIGHTING - NORTH BUILDING - LEVEL 3 FLOOR PLAN

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

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1805 WALTON CREEK ROAD

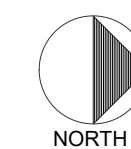
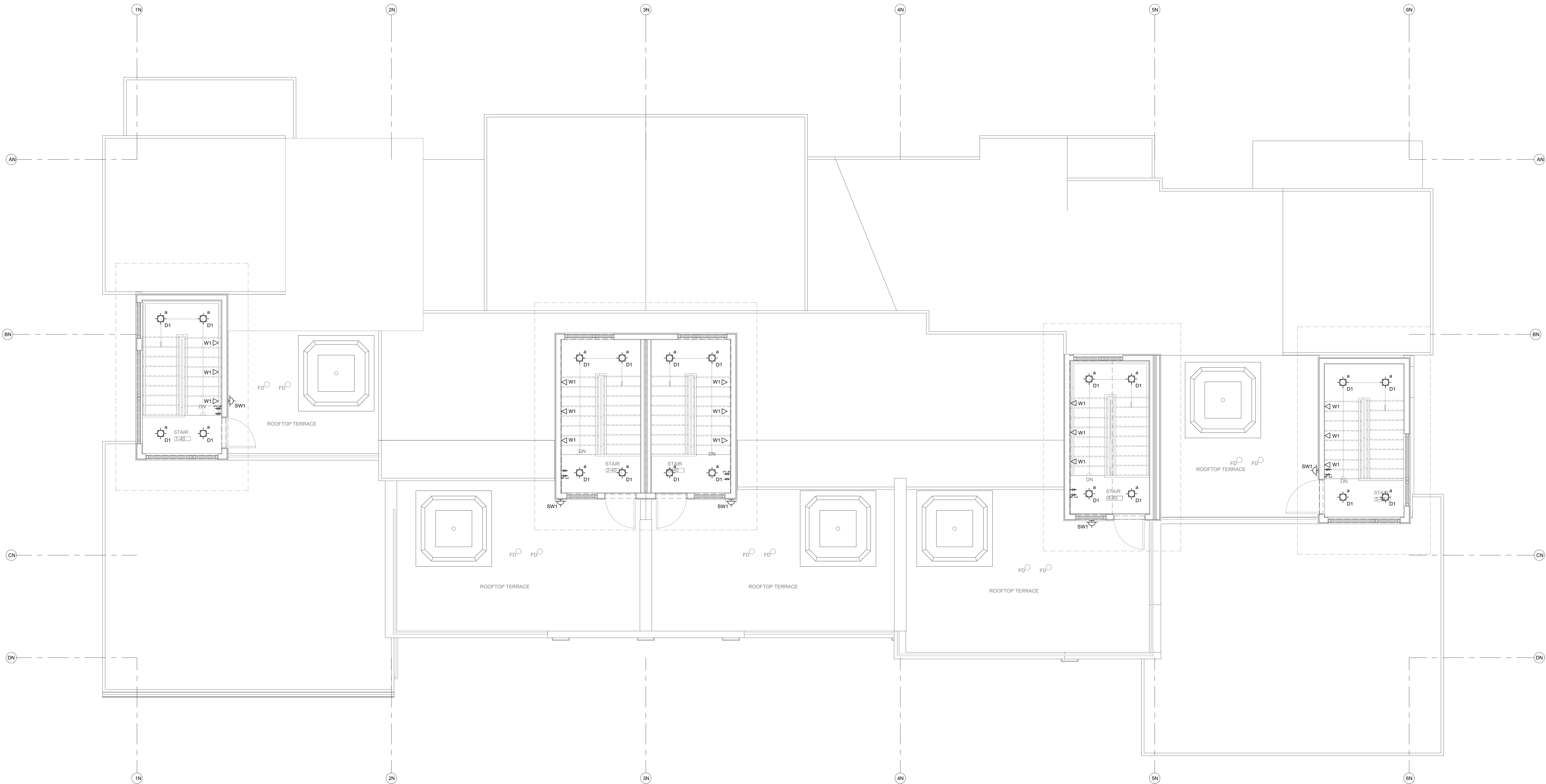
STEAMBOAT SPRINGS, COLORADO

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SCALE:	AS SHOWN
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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1805 WALTON CREEK ROAD

STEAMBOAT SPRINGS, COLORADO

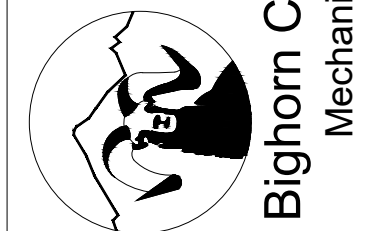
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09/21/2022	ONE-LINE REVISION
09/29/2025	ADDENDUM 1 RE-ISSUE 3



DATE:	06/17/2022
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SHEET NUMBER:	E1-4

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DATE: 06/17/2022
JOB NO: 21-276
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CHECKED BY: BCE
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

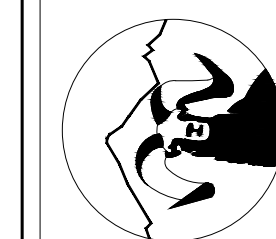


GENERAL LIGHTING NOTES:
1. POWER TO BE DERIVED FROM THE RECEPTACLE CIRCUIT IN EACH SPACE. SEE ELECTRICAL PLANS FOR FURTHER INFORMATION.

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"

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1805 WALTON CREEK ROAD

STEAMBOAT SPRINGS COLORADO

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DATE:	06/17/20
JOB NO:	21-2
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SHEET NUMBER:	

E1-6

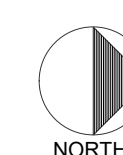
August 25, 2025 - 3:54:04pm



GENERAL LIGHTING NOTES:
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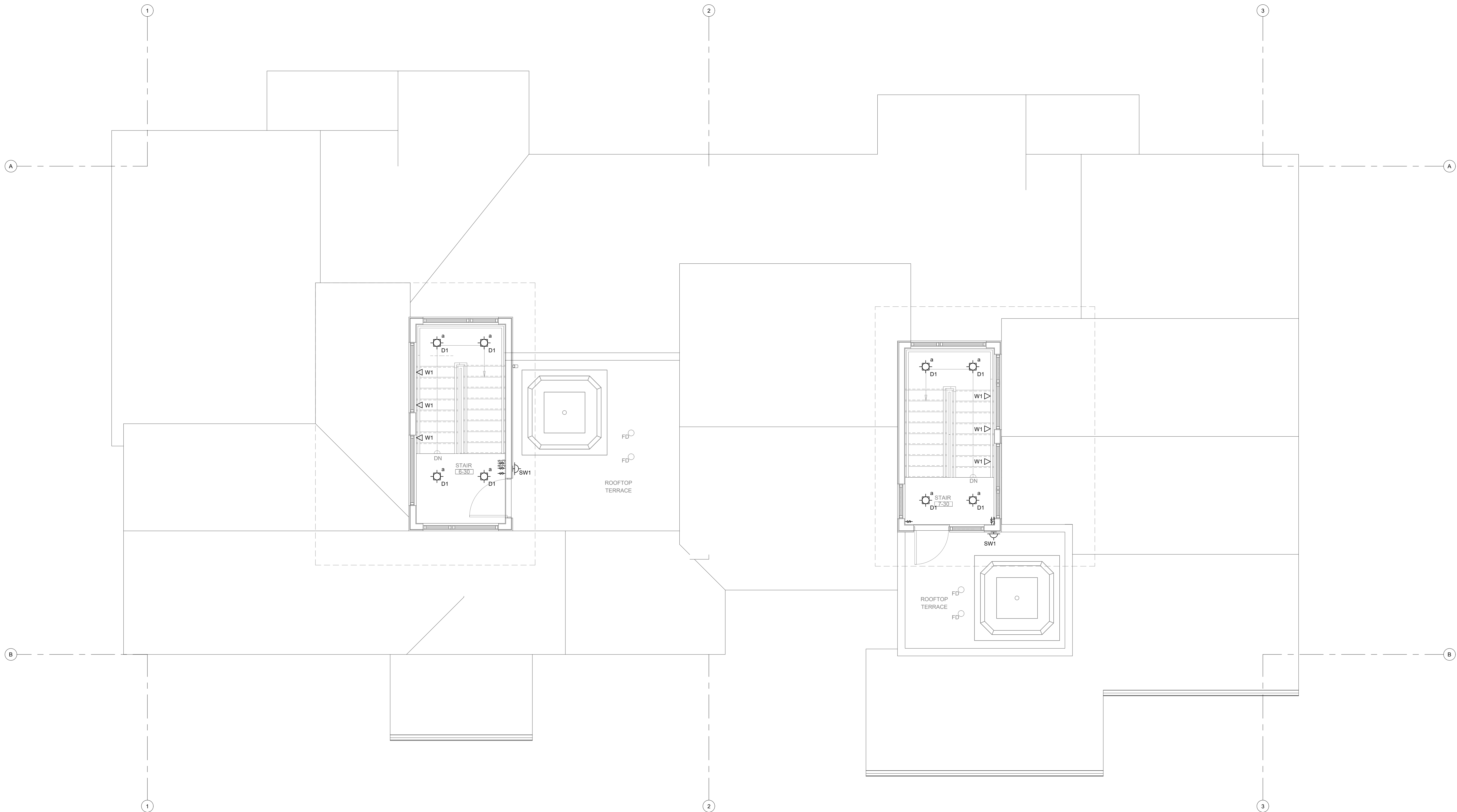
LIGHTING FLAG NOTES:

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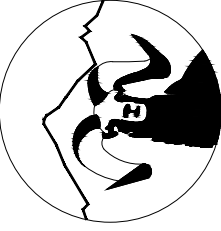
LIGHTING - SOUTH BUILDING - LEVEL 2 FLOOR PLAN

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



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

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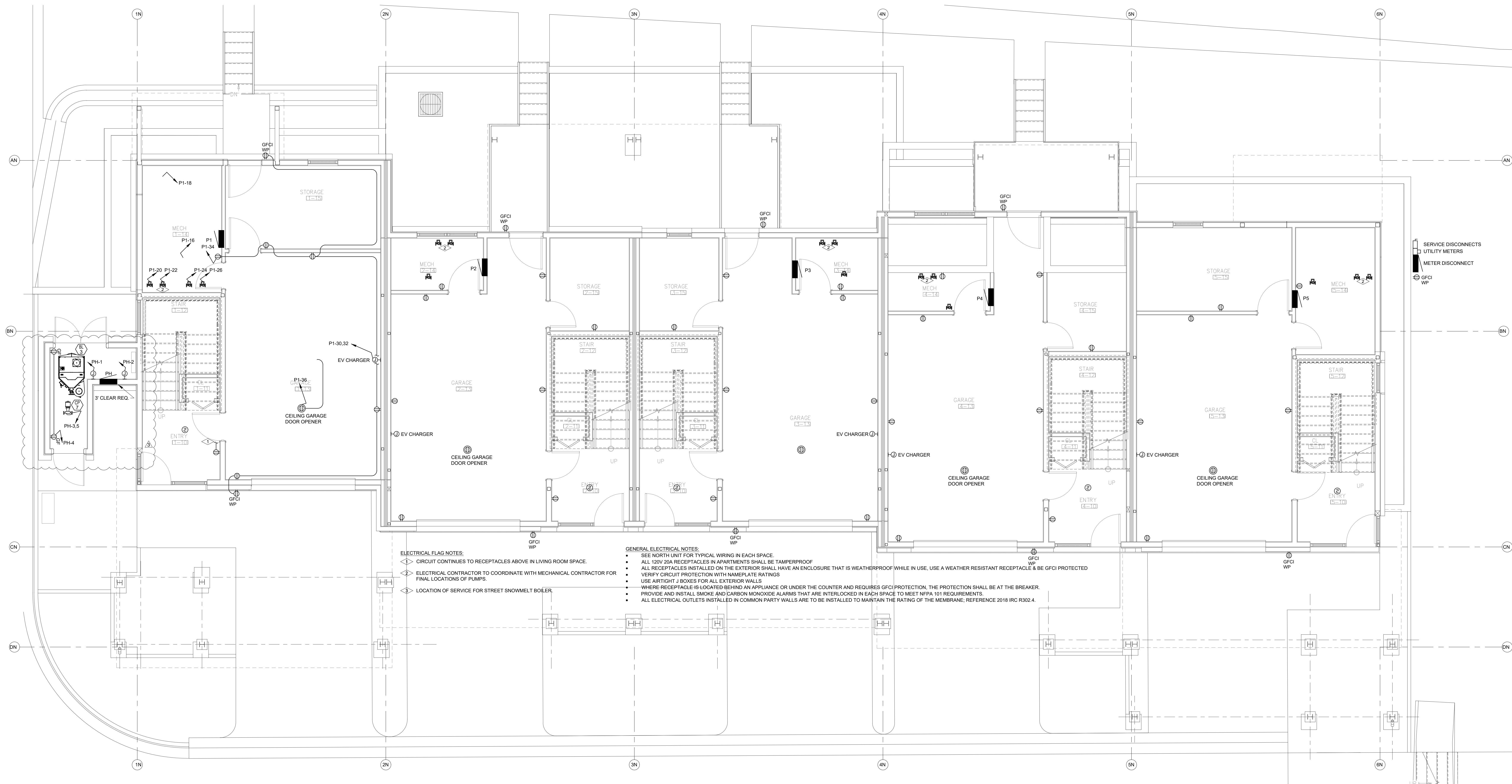
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1805 WALTON CREEK ROAD
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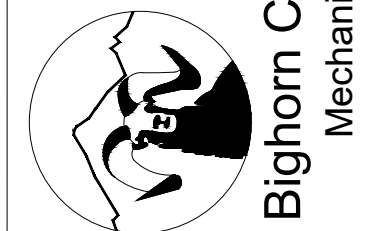
DATE	06/17/2022
JOB NO.	21-276
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CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	E1-7



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

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STEAMBOAT SPRINGS, COLORADO

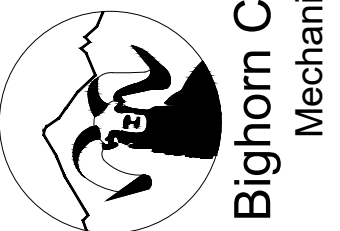
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DRAWN BY:	BCE
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SCALE:	AS SHOWN
SHEET NUMBER:	E2-1

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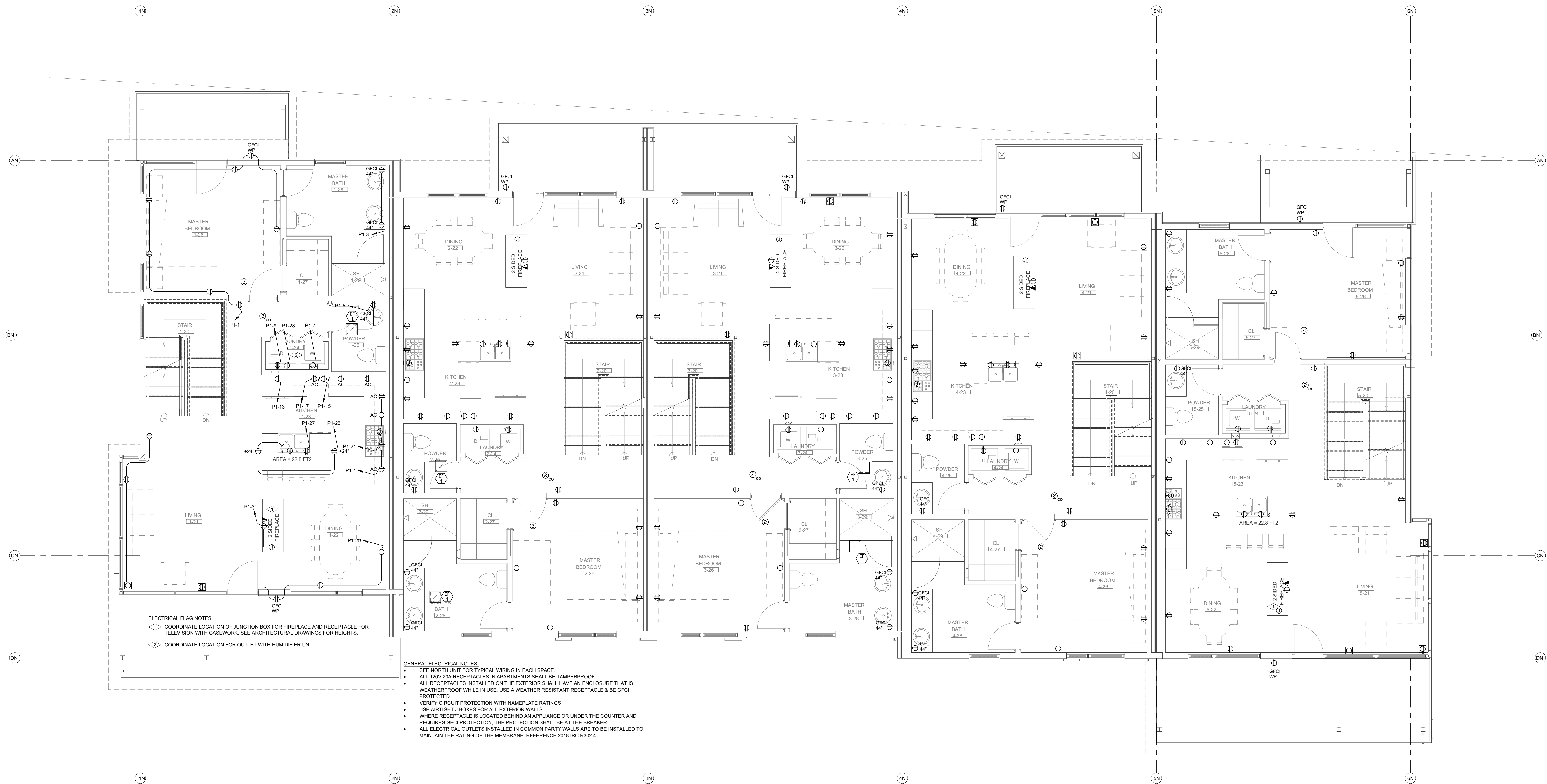
1805 WALTON CREEK ROAD
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SHEET NUMBER:	E2-2

August 25, 2025 - 3:54:12pm



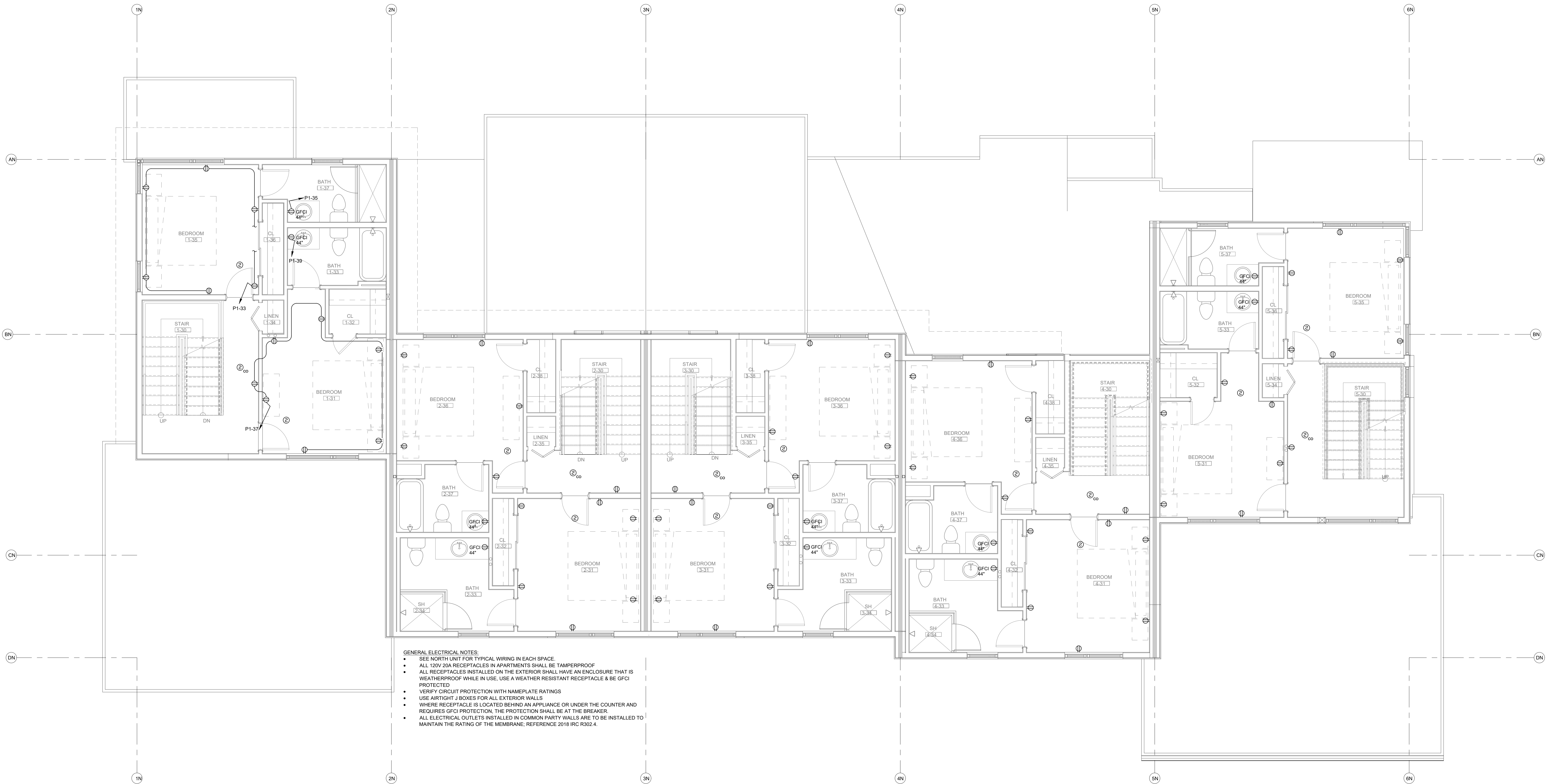
ELECTRICAL FLAG NOTES:
◇ COORDINATE LOCATION OF JUNCTION BOX FOR FIREPLACE AND RECEPTACLE FOR TELEVISION WITH CASEWORK. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS.
◇ COORDINATE LOCATION FOR OUTLET WITH HUMIDIFIER UNIT.

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.
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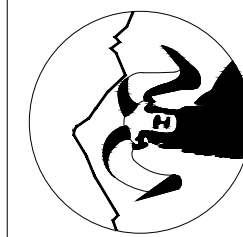


ELECTRICAL - NORTH BUILDING - LEVEL 3 FLOOR PLAN

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

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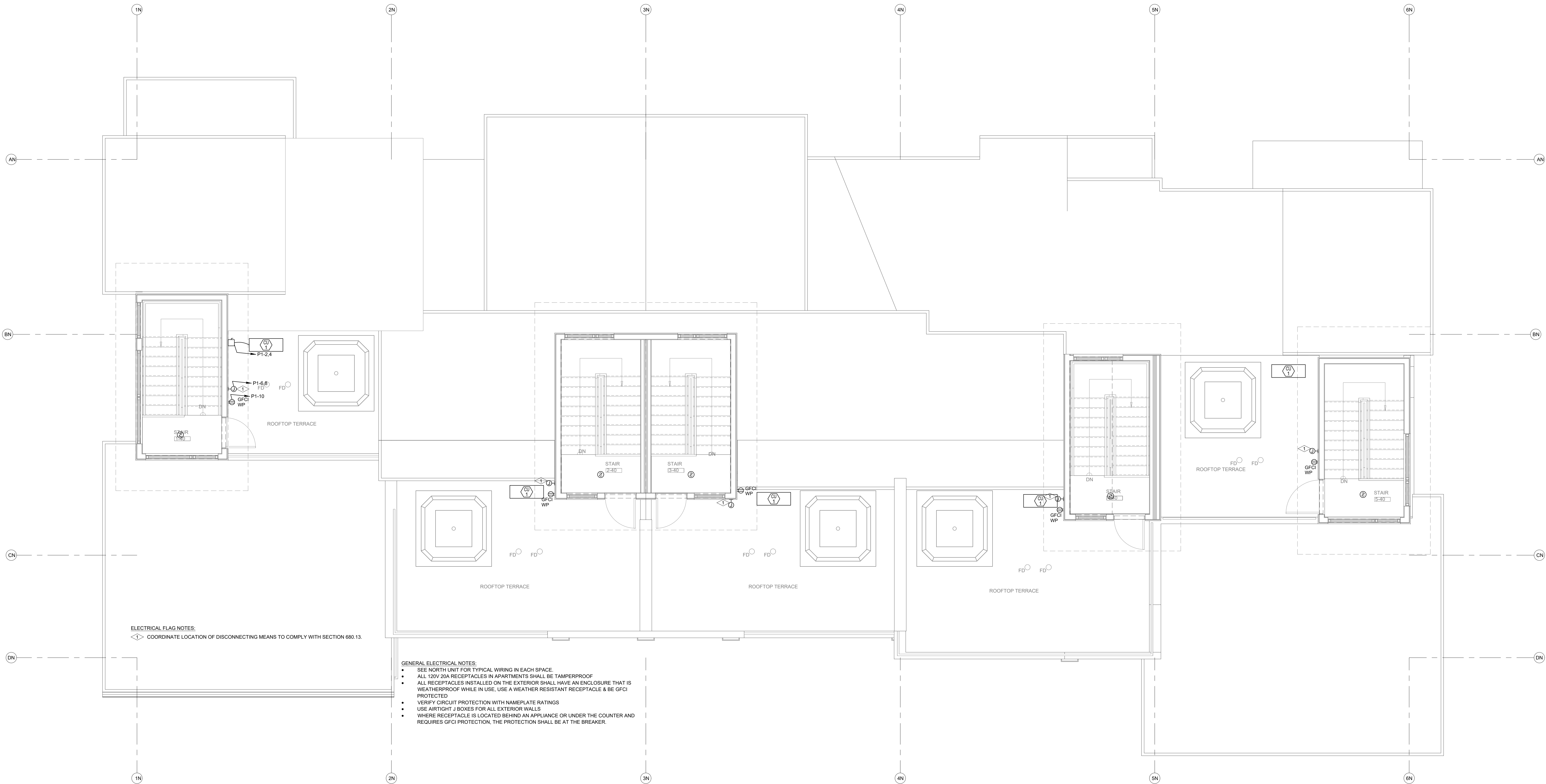
1805 WALTON CREEK ROAD

STEAMBOAT SPRINGS, COLORADO

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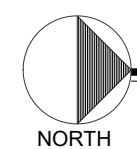


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SCALE:	AS SHOWN
SHEET NUMBER:	E2-3



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.
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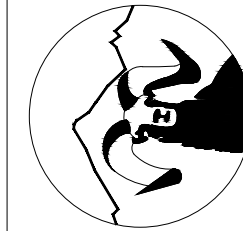


ELECTRICAL - NORTH BUILDING - LEVEL 4 FLOOR PLAN

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

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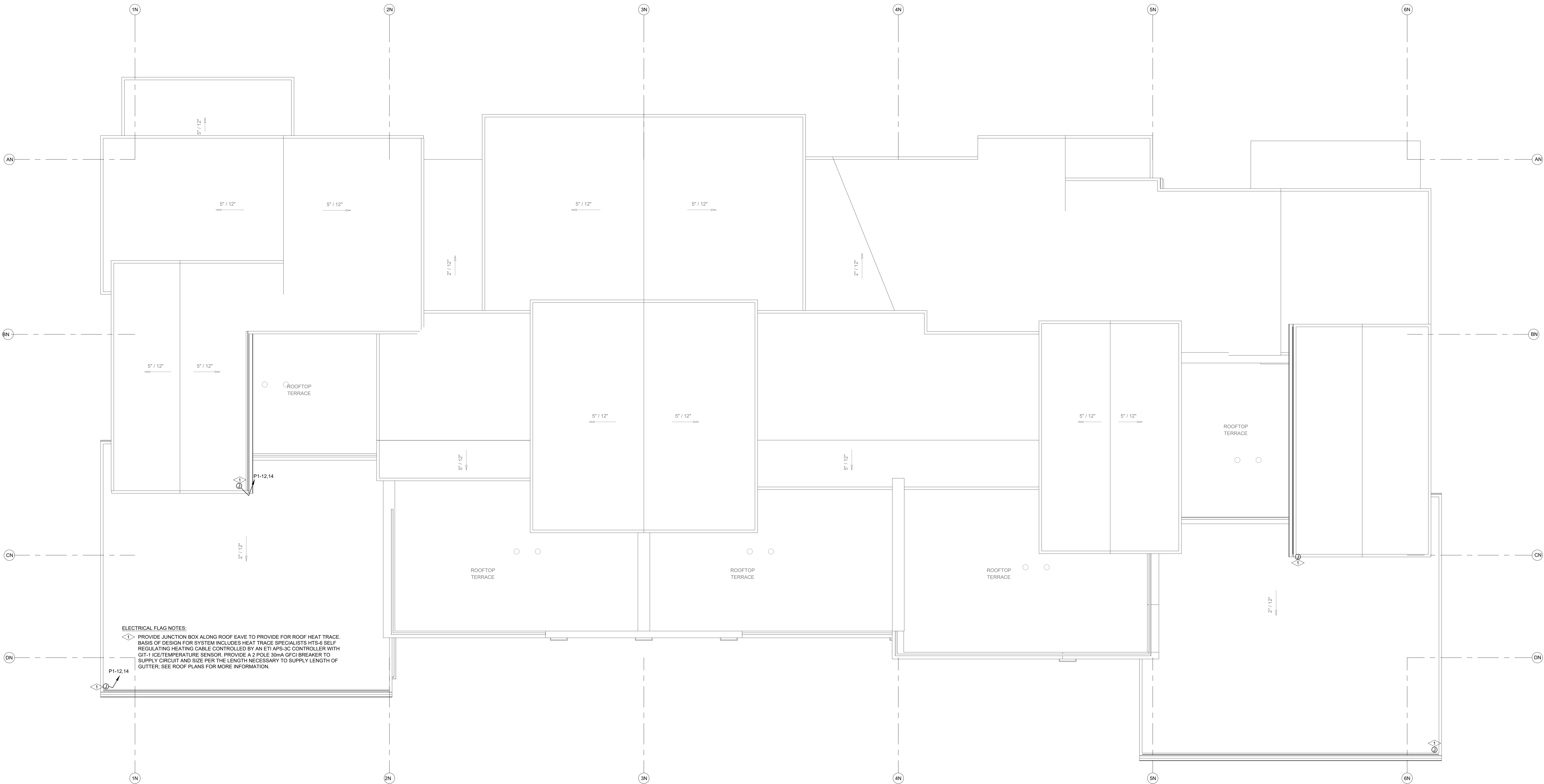
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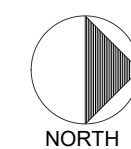
E2-4

August 25, 2025 - 3:54:13pm



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-11C/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.



ELECTRICAL - NORTH BUILDING - ROOF PLAN

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

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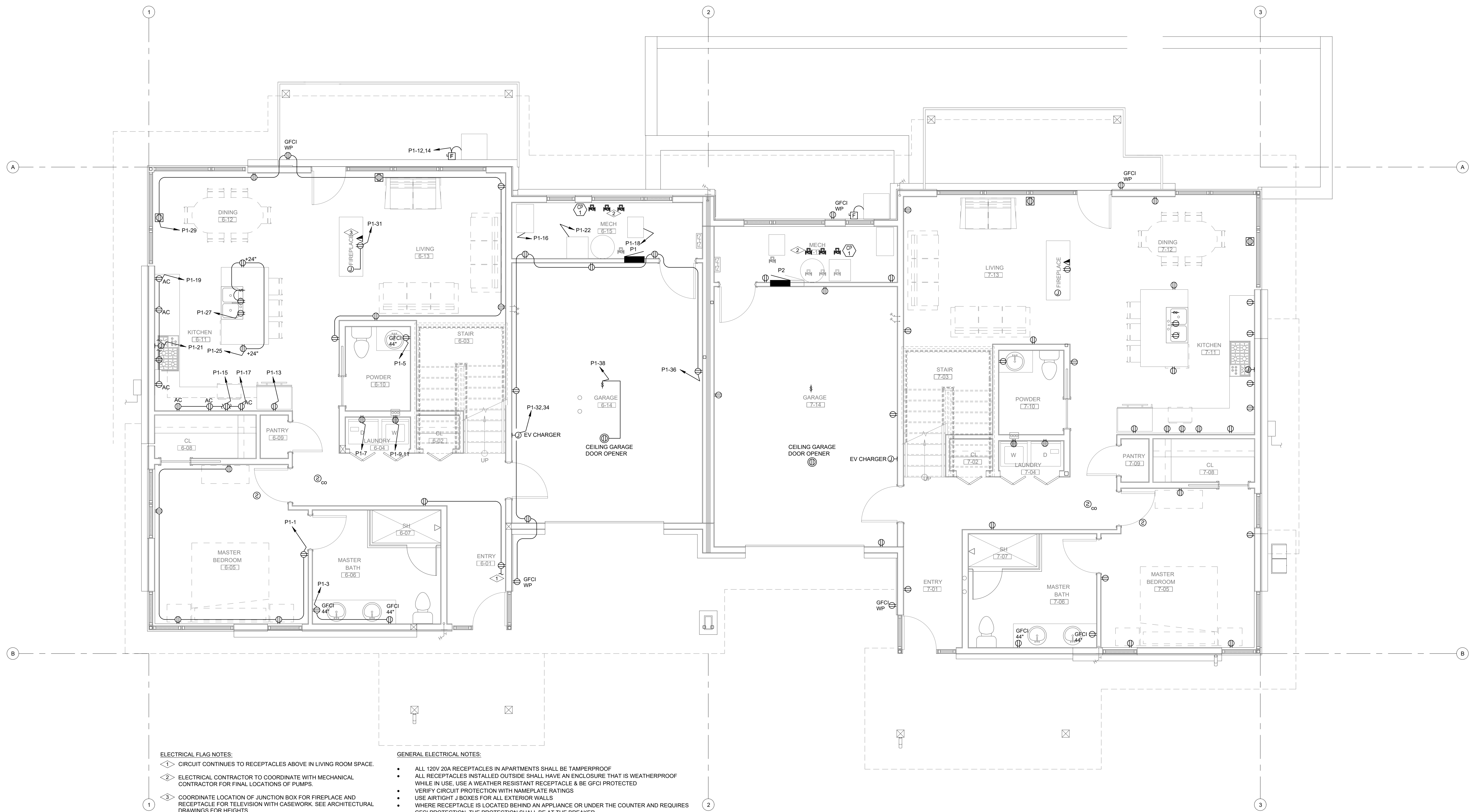
1805 WALTON CREEK ROAD
STEAMBOAT SPRINGS, COLORADO

DATE:	ISSUED FOR:
06/17/2022	PERMIT
09/07/2022	PERMIT CORRECTIONS
09/21/2022	ONE-LINE REVISION
08/29/2025	ADDENDUM 1 RE-ISSUE



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

E2-5



ELECTRICAL FLAG NOTES:

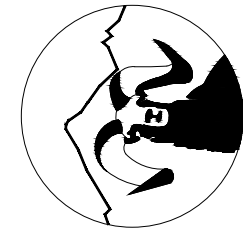
- ◀▶ CIRCUIT CONTINUES TO RECEPTACLES ABOVE IN LIVING ROOM SPACE.
- ◀▶ ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR FINAL LOCATIONS OF PUMPS.
- ◀▶ COORDINATE LOCATION OF JUNCTION BOX FOR FIREPLACE AND RECEPTACLE FOR TELEVISION WITH CASEWORK. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS.

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"
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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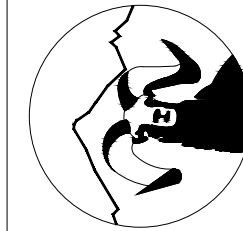


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ELECTRICAL - SOUTH BUILDING - LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"

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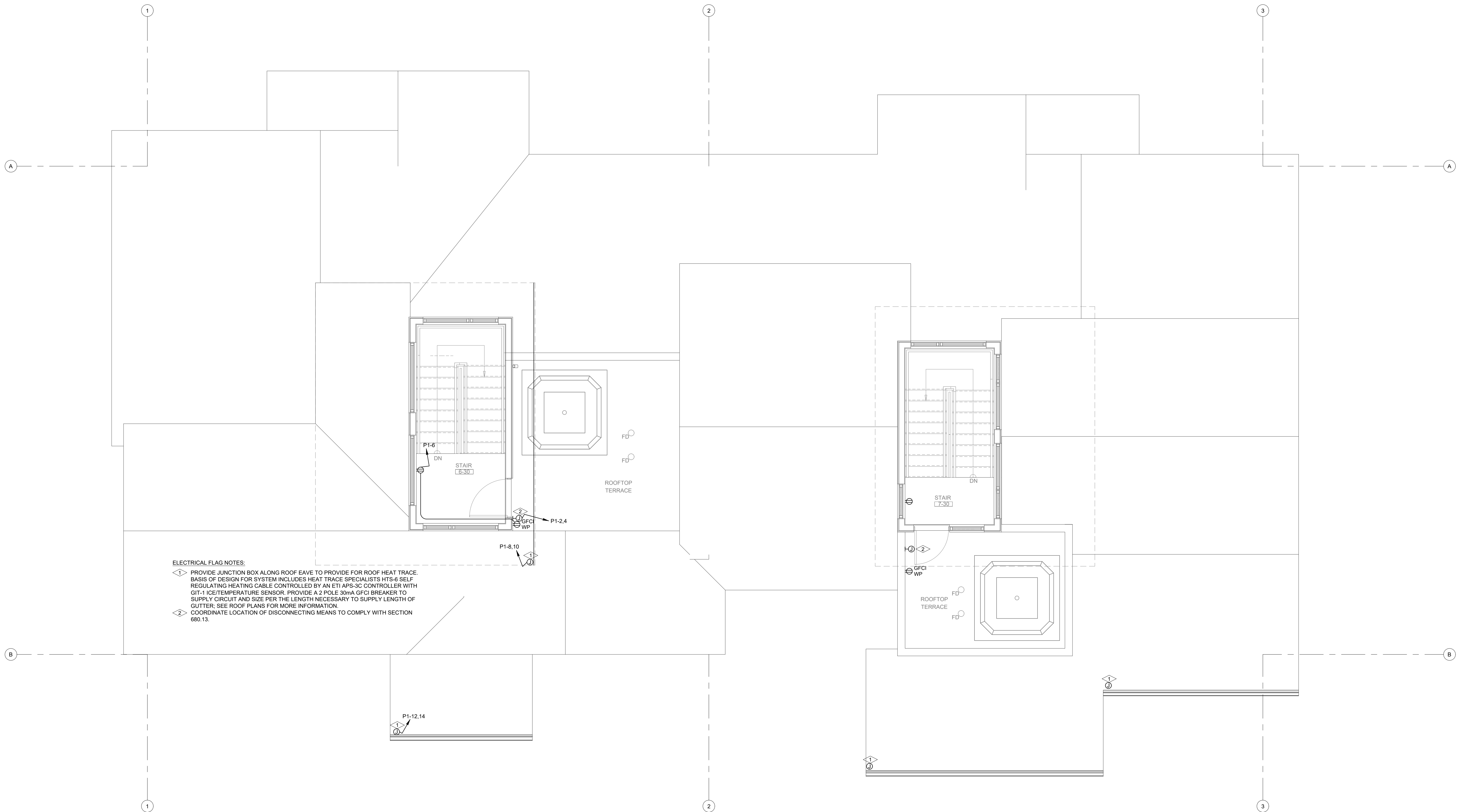
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CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	E2-7



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

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SHEET NUMBER:	E2-8

General Lighting Load: 11121 VA

Appliance Load: 4900 VA

Electric Oven Load: 9600 VA

125% LARGEST MOTOR: 1440 VA
Total Other Load: 23280 VA

0000 VA @ 100%	10000 VA
5341 VA @ 40%	18136.4 VA
	<u>28136.4 VA</u>

Heating Loads:	10860 VA
Cooling Loads:	5760 VA
of Noncoincidental Loads:	10860 VA

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

2020 NEPA 70 ART. 220 PART III

3087 VA

General Lighting Load: 6087 VA

unit plans		
6432 VA	Heating Loads	
5832 VA	Cooling Loads	
Number of Noncoincident Loads:	6432 VA	

Total Other Liab. 21200 VA

PANEL SCHEDULE -		PH	TYPE VOLTAGE: ENCLOSURE:		LOAD/CENTER 120/240 NEMA3R		BUS SIZE: MAIN ERROR: MOUNTING:		60 60 SURFACE	PHASES: 1 3 SC RATING: 10000		NEUTRAL BUS GROUND BUS:		YES YES
LOAD TYPE	LOAD DESCRIPTION		AMPS POLES	CKT# LOAD	A	B	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION				
MECH YEAR ROUND	BOILER		20A 1P	1 1440	A	2	500	20A 1P	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	200	20A 1P	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	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	0	---	---	SPACE	---		---		
LOADS BY TYPE:					LOADS BY PHASE:									
LOAD 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-S: 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	TOTAL/AVERAGE		6730.00	28.04	63.5						
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	2800.00	1.00	2800.00											
LARGEST MOTOR ¹	ABOVE	0.25	387.50											
TOTAL	6730.00		7118.00											

1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.

RES. METER STACK
120/240V
1Ø, 3W
200A 2P

METER DISCONNECT
800A
RK1
120/240V
1Ø, 3W
22kAIC

HOUSE METER
100A
120/240V
1Ø, 3W
60A 2P

PH 6Ø 120/240V
1Ø, 3W
1ØAIC

P1 2ØA 120/240V
1Ø, 3W
1ØAIC

P2 2ØA 120/240V
1Ø, 3W
1ØAIC

P3 2ØA 120/240V
1Ø, 3W
1ØAIC

P4 2ØA 120/240V
1Ø, 3W
1ØAIC

P5 2ØA 120/240V
1Ø, 3W
1ØAIC

COMBINATION MOTOR STARTER
MAGNETIC MOTOR STARTER

MECHANICAL EQUIPMENT

ONE-LINE CONDUCTOR LEGEND

- (A) 3(x) - 3" (3#400K(CMIL)) (AL)
- (B) 2" (3#250K(CMIL)) + 1#4AWG(ALL)
- 1 1/2" (3#6AWG(CU, THWN)) + 1#10AWG(CU)
- (C) #4AWG(CU) TO 20' CONCRETE ENCASED ELECTRODE
#6AWG(CU) TO GROUND ROD

SCALE: NO SCALE

ELECTRICAL ONE-LINE NOTES:

3. PROVIDE GROUNDING AND BONDING MEETING NEC ARTICLE 250 (640.0) REQUIREMENTS.
4. PROVIDE SURGE SUPPRESSIVE DEVICES ON ALL RESIDENTIAL PANELS PER 250.67.
5. MINIMIZE SERIES RATED BREAKER COMBINATIONS IN RESIDENTIAL PANELS TO REDUCE BRANCH BREAKER INTERRUPT RATINGS.
6. CIRCUITS IDENTIFIED WITHIN NEC 210.8(A) AND 210.12(A) ARE TO RECEIVE GROUND FERRULE AND ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION. ALL OTHER OUTLETS ARE TO RECEIVE GROUND FERRULE AND GFCI PROTECTION IS TO BE AT THE BREAKER.
7. SHORT CIRCUIT VALUES BASED UPON AN ANTICIPATED NATURAL VOLTAGE TRANSFORMER LOCATED AT A DISTANCE OF 100 FEET FROM THE SERVICE ENTRANCE TO THE TRANSFORMER TO FIELD VERIFY INSTALLED TRANSFORMER AND DISTANCES TO RECALCULATE AS NECESSARY.
8. FEEDERS SERVING INDIVIDUAL TENANT PANELS ARE TO BE INSTALLED UNDER SLAB SO THAT THE FEEDERS DO NOT EXTEND THROUGH NEIGHBORING UNITS.

COMB: COMBINATION MOTOR STARTER	NR: NONE REQUIRED	CONT: CONTRACTOR
MAG: MAGNETIC MOTOR STARTER	DR: DRUG TEST	MAN: MANUAL MOTOR STARTER

UNIT NO.		FUNCTION (NOTES)		LOAD	VOLTS	Ø	MIN CIRCUIT AMP	BRANCH CIRCUIT CONDUIT SIZE	CIRCUIT BREAKER WIRE SIZE	GRND WIRE SIZE	BKRK WIRE SIZE	START
								INCHES	AWG	AWG		
CU	HEAT PUMP CONDENSING UNIT	4TON	240V	1	230A	1/2"	2	10	30A	WU	3	
HP	HEAT PUMP INTERIOR CASSETTE TYPICAL OF HP2-3&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	§
EH	ELECTRIC UNIT HEATER	1.5KW	120V	1	12A	1/2"	2	12	12	20A	WU	§
BL	GAS FIRED BOILER	14400W	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:

- 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.

COMB: COMBINATION MOTOR STARTER	NR: NONE REQUIRED	CONT: CONTRACTOR
MAG: MAGNETIC MOTOR STARTER	RI: PLUG-IN UNIT	MAN: MANUAL MOTOR STARTER

UNIT NO.			FUNCTION (NOTES)			LOAD	VOLTS	Ø	MIN CIRC AMP	BRANCH CIRCUIT		GRND	BRKR SIZE	START
										CONDUIT SIZE	NO. OF CONDUCTORS	WIRE SIZE	WIRE SIZE	
BL	GAS FIRED BOILER			1440W	120V	1	12A	1/2"	2	12	12	20A	W/U	
CP 7	CIRCULATION PUMP			1550W	240V	1	6.8A	1/2"	2	12	12	20A	W/U	

COMB: COMBINATION MOTOR STARTER	NR: NONE REQUIRED	CONT: CONTRACTOR
---------------------------------	-------------------	------------------

UNIT: MAGNETIC MOTOR STARTER			PFC: PLUG-IN UNIT				MAN: MANUAL MOTOR STARTER				
UNIT	FUNCTION (NOTES)	LOAD	VOLTS	Ø	MIN CIRCU AMP	CONDUIT SIZE	BRANCH CIRCUIT WIRE SIZE NO. OF CONDUCTORS	GRND WIRE SIZE	BKRK WIRE SIZE	START	F
CU 1	AC CONDENSING UNIT	270N	240V	1	17.6A	1/2"	2 10	10	30A	W/U	3/3
GF	GAS FURNACE		120V	1	8.6A	1/2"	2 12	12	20A	W/U	3/3
EF	EXHAUST FAN - BATH	10W	120V	1	0.1A	1/2"	2 12	12	15A	W/U	3/3
GF	EXHAUST FAN - GARAGE	64W	120V	1	0.5A	1/2"	2 12	12	15A	W/U	3/3
EH 1	ELECTRIC UNIT HEATER	1.5KW	120V	1	12A	1/2"	2 12	12	20A	W/U	3/3
BL	GAS FIRED BOILER	1440W	120V	1	12A	1/2"	2 12	12	20A	W/U	3/3
CP	CIRCULATION PUMP	270W	120V	1	5A	1/2"	2 12	12	15A	W/U	3/3
CP 2	CIRCULATION PUMP TYPICAL OF CP-34	270W	120V	1	5A	1/2"	2 12	12	15A	W/U	3/3
CP 3	CIRCULATION PUMP	184W	120V	1	3A	1/2"	2 12	12	15A	W/U	3/3
CP 4	CIRCULATION PUMP	370W	120V	1	3A	1/2"	2 12	12	15A	W/U	3/3

SCALE: NO SCALE

ELECTRICAL ONE-LINE NOTES:

2. PROVIDE GROUNDING AND BONDING MEETING 2008 NEC ARTICLE 250 REQUIREMENTS.
3. PROVIDE SURGE SUPPRESSIVE DEVICES IN ALL RESIDENTIAL PANELS PER 230.67.
4. UTILIZE SERIES RATED BREAKER COMBINATIONS IN RESIDENTIAL PANELS TO REDUCE BRANCH BREAKER INTERRUPT RATES.
5. PROVIDE LABELING AT MAIN DISCOMBINATION TO MEET 230.55.
6. CIRCUITS IDENTIFIED WITHIN 2008 NEC 210.8(A) AND 210.12(A) ARE TO BE REWIND GROUND FAULT AND ARC FAULT PROTECTION, RESPECTIVELY, WHERE OUTLETS ARE BEHIND LARGE EQUIPMENT. UNMOUNTED OUTLETS LOCATED OUTSIDE OF THE MAIN PANEL ARE TO BE INSTALLED UNDER SLAB SO THAT THE FEEDERS DO NOT EXTEND THROUGH NEIGHBORING UNITS.

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August 25, 2025 - 3:54:17pm