PROJECT INFO

PROJECT DESCRIPTION:

REMODEL EXISTING OFFICE SPACE. CREATE ~~KITCHENETTE AND~~ STORAGE SPACES AS WELL AS OPEN WORKSPACES. PROVIDE NEW ~~HVAC GRILLES, LIGHT FIXTURES,~~ FIRE SPRINKLERS ~~AND ALARMS~~ TO ACCOMMODATE NEW SPACE LAYOUT. PROVIDE NEW FINISHES INCLUDING ~~FLOORING~~, PAINT ~~AND CEILING TILES~~.

ZONING DISTRICT:

G-2

APPLICABLE CODES:

2018 IBC
2018 IEBC
2018 IECC
2018 IMC
2018 IPC
2018 IFGC
NEC 2020
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2009)
ADAAG 2010

TYPE OF CONSTRUCTION:

EXISTING BUILDING TYPE V-B (SPRINKLERED)

OCCUPANCY CLASSIFICATION:

B (BUSINESS)

AREA:

EXISTING BUILDING D

FIRST LEVEL	12,200
SECOND LEVEL	2,300
TOTAL	14,500 SF

THERE IS NO PROPOSED CHANGE TO OCCUPANCY, AREA OR EGRESS WITH THIS PROJECT.

SHEET INDEX

BID SET

FOR

OFFICE TENANT FINISH PHASE 2

AT

TORIAN PLUM BUILDING D

AT:

1865 SKI TIME SQUARE DR #DS2C

LEGAL DESCRIPTION:

UNIT DS-2C BLDG D SOUTH
TORIAN PLUM CONDO AMENDED

COUNTY OF ROUTT, STATE OF COLORADO

REVIEWED FOR CODE COMPLIANCE
04/18/2023

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSION AND CONDITIONS IN FIELD. DISCREPANCIES IN DIMENSIONS, EXISTING CONDITIONS AND FIELD MEASUREMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.
2. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING REQUIREMENTS.
4. CONTRACTOR TO VERIFY TEMPERED GLAZING PROVIDED AT NEW DOORS AND WINDOWS PER CODE.
5. CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.
6. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE DONE IN A WORKMANSHIP TYPE MANNER IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. CONTRACTOR SHALL PROVIDE JOB SITE CLEAN UP. SORT AND RECYCLE JOBSITE DEBRIS TO THE FULLEST EXTENT POSSIBLE INCLUDING CARDBOARD, STEEL, WOOD, ACOUSTICAL TILE, GLASS AND GYPSUM BD. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. UPON JOB COMPLETION, LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION. PROVIDE TRASH REMOVAL FOR PROJECT RELATED WORK BY SUBCONTRACTORS, ETC.
8. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD.
9. EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT IN WRITING.
10. NO UTILITY OR DATA SERVICES MAY BE DISCONNECTED WITHOUT FIRST CONTACTING THE FACILITY MANAGER IN ADVANCE FOR AUTHORIZATION.
11. ALL EGRESS PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER, TENANTS, NEIGHBORS AND GUESTS.
12. IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION OF THE RENOVATION CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. COORDINATE ACTIVITIES WITH THE FACILITY MANAGER IN ADVANCE OF DOING WORK.
13. COORDINATE WORK OF DISCIPLINES, (ARCH., STRUCT., ELECT., MECH., PIPING, ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS AND CONSTRUCTION SCHEDULE.
14. PROVIDE, ERECT AND MAINTAIN TEMPORARY WORK AS MAY BE REQUIRED FOR PROTECTION OF THOSE IN OR ABOUT THE BUILDING.
15. PROVIDE BARRICADES, PLASTIC COVERS, DUST BARRIERS, WARNING SIGNS, FIRE EXTINGUISHERS AND OTHER NECESSARY EQUIPMENT FOR THE PROTECTION AND SAFETY OF PERSONNEL, MATERIALS AND EQUIPMENT IN THE AREA.
16. EACH CONTRACTOR SHALL INCLUDE COST OF MATERIAL AND LABOR NECESSARY TO PROVIDE ALL REQUIRED SUPPORTS, BEAMS, ANGLES, HANGERS, RODS, BASES, BRACES, CHANNELS, ETC. TO PROPERLY SUPPORT HIS CONTRACT WORK.
17. PROVIDE ADEQUATE SUPPORTING BLOCKING AT ALL OF THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: T.V. MOUNTING LOCATIONS, HOOKS, MIRRORS, CASEWORK, FAUCETS, SHELVES, TOILET PARTITIONS, TOILET ACCESSORIES, ETC.

PROJECT TEAM

OWNER:

EAST WEST PARTNERS
PH: (303) 565-6935
JAMIE SCHWARZ
JSCHWARZ@EWPARTNERS.COM

ARCHITECT:

ERIC SMITH ASSOCIATES, P.C.
1919 7th STREET
BOULDER, CO 80302
(303) 442-5458
KATE LEGGETT
KATE@ESAPC.COM

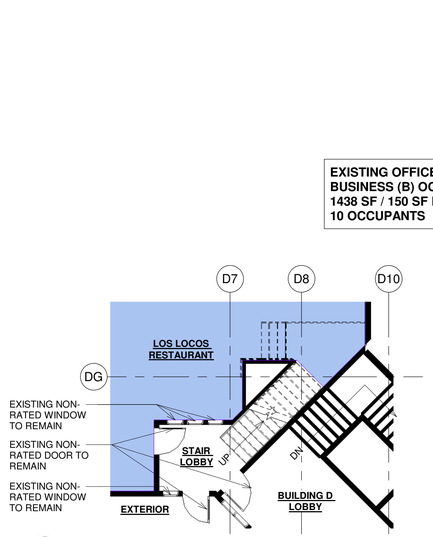
MECH ENGINEER:

THE BALLARD GROUP, INC.
2525 S. WADSWORTH BLVD., STE 200
LAKEWOOD, CO 80227
(303) 988-4514
ERIC BAALMAN
EBAALMAN@THEBALLARDGROUP.COM

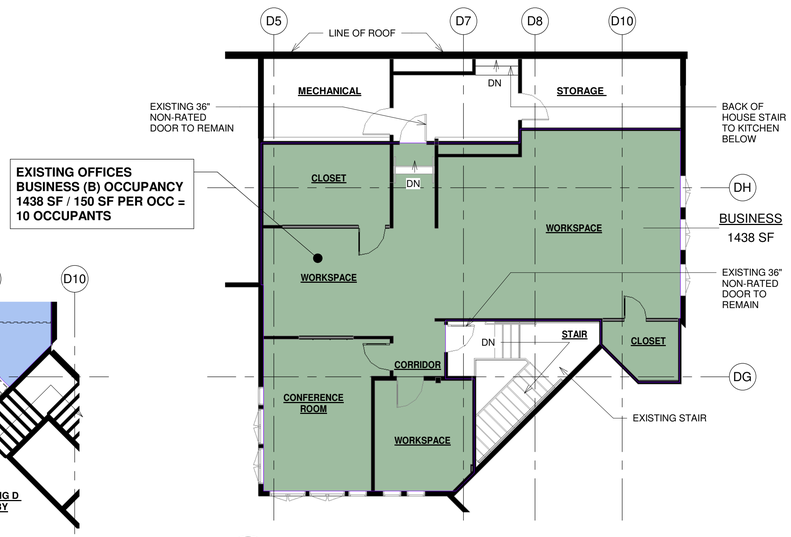
ELEC ENGINEER:

WILDER ENGINEERING
1170 BLUE SPRUCE DRIVE
STEAMBOAT SPRINGS, CO 80487
(970) 819-7848
ANDREW WILDER
ANDY@WILDER-ENG.COM

GENERAL PROJECT DATA

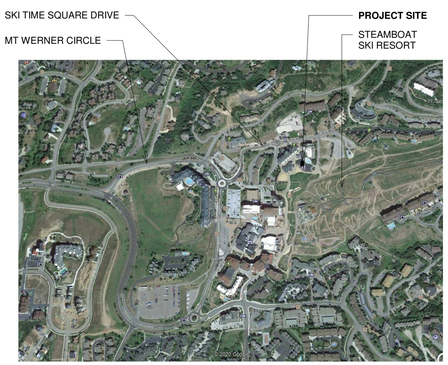


1 A001 FIRST LEVEL - AREA PLAN AT LOBBY
1/8" = 1'-0"



2 A001 SECOND LEVEL - PHASE 2 AREA PLAN
1/8" = 1'-0"

VICINITY MAP



NTS
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BID/PERMIT SET 03/29/2023

STATE OF COLORADO
Katherine Kate Leggett
ARC-401912
03/29/2023
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

REVISIONS

No.	Description	Date

EWP OFFICE RENO
1865 Ski Time Square Drive
Steamboat Springs, CO 80487

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	21029
Date:	3/29/23
Drawn By:	Author
Checked By:	Checker

Project Phase
EWP

Sheet Title
PHASE 2 PROJECT COVER SHEET

Sheet Number
A001

3/29/2023 4:41:17 PM FILE: 21029 EWP OFFICE RENO v20

DEMOLITION NOTES

X ← LETTER

A REMOVE PORTION OF EXISTING WALL. PATCH ADJACENT WALLS, CEILINGS AND FLOORS AT REMOVAL LOCATION.

B REMOVE EXISTING DOOR, FRAME, HARDWARE AND TRIM.

C EXISTING STRUCTURE TO REMAIN. WHEREVER EXISTING STRUCTURE IS FOUND IN EXISTING WALLS BEING REMOVED, STRUCTURE IS TO REMAIN

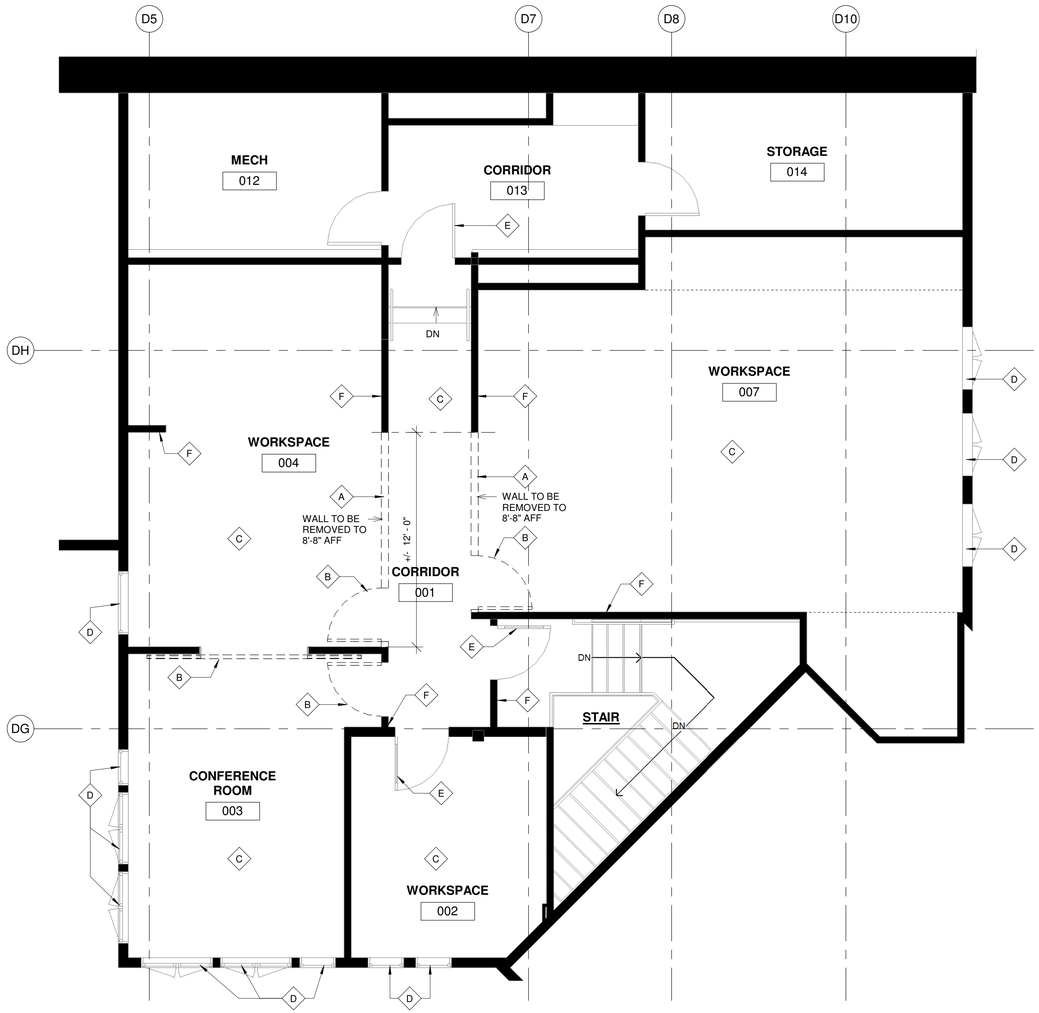
D EXISTING WINDOW TO REMAIN INCLUDING CASE/TRIM.

E EXISTING DOOR TO REMAIN INCLUDING CASE/TRIM.

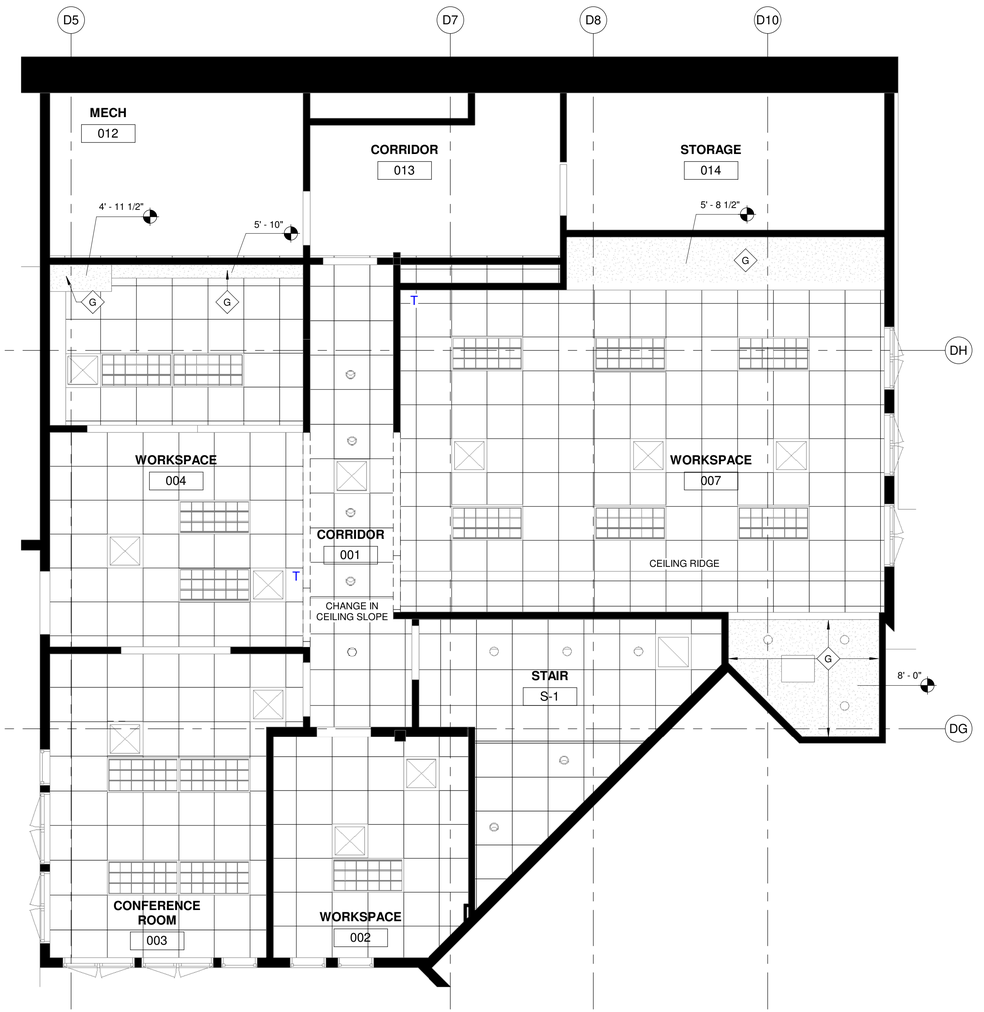
F EXISTING WALL TO REMAIN.

G EXISTING GYP BD CEILING/SOFFIT TO REMAIN.

REVIEWED FOR CODE COMPLIANCE
04/18/2023



1 AD101 SECOND LEVEL PHASE 2 DEMOLITION PLAN
1/4" = 1'-0"



2 AD101 SECOND LEVEL PHASE 2 DEMOLITION RCP
1/4" = 1'-0"

BID/PERMIT SET 03/29/2023

3/29/2023 4:41:18 PM FILE: 21029 EWP OFFICE RENO v20

STATE OF COLORADO
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BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	21029
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Project Phase
EWP

Sheet Title
DEMOLITION PLANS

Sheet Number
AD101

KEY NOTES

X ← NUMBER

1. FURNITURE BY OWNER
2. TV BY OWNER. PROVIDE POWER/DATA AND BLOCKING FOR TV AND BRACKET. COORDINATE FINAL LOCATIONS WITH OWNER SUPPLIED TV AND BRACKET.
3. NEW WALLS TO HAVE SAME TEXTURE AS ADJACENT WALLS. PAINT EXISTING AND NEW WALLS. PAINT EXISTING AND NEW FLOOR BASE, DOOR TRIM AND WINDOW TRIM.
4. PAINT EXISTING CEILING/SOFFIT.
5. EXISTING CEILING ACCESS PANEL TO REMAIN. PAINT TO MATCH ADJACENT CEILING.

Door Schedule - PHASE 3

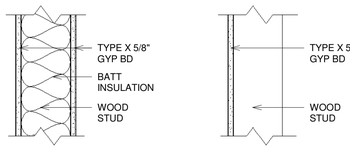
Door Number	Type	Door Width	Door Height	Door Thickness	Door Material	Door Finish	Frame Material	Frame Finish	Hardware	Comments
003	A	3' - 0"	6' - 8"	0' - 1 3/4"	WD	PNT	WD	PNT	HW-1	
005	B	3' - 0"	6' - 8"	0' - 1 3/4"	WD	PNT	WD	PNT	HW-2	
010	B	2' - 6"	6' - 8"	0' - 1 3/4"	WD	PNT	WD	PNT	HW-2	

DOOR SCHEDULE NOTES:
1. GENERAL CONTRACTOR TO COORDINATE THE NUMBER OF DOORS, SWING AND THE NUMBER OF ITEMS WITHIN HARDWARE GROUP WITH EACH SPECIFIC DOOR AT TIME OF DOOR AND HARDWARE SUBMITTAL.
2. ALL GLAZING TO BE TEMPERED PER CODE REQUIREMENTS.
3. VERIFY SIZE OF ALL OPENINGS.

DOOR HARDWARE SCHEDULE:

HG-01 INTERIOR WOOD DOOR PASSAGE SET
INCLUDING BUT NOT LIMITED TO:
HINGES, LEVER HANDLE, PASSAGE SET (OPERABLE FROM BOTH SIDES).
PROVIDE DOOR SILENCERS ON FRAME TO LIMIT NOISE. PROVIDE WALL MOUNTED DOOR STOP.

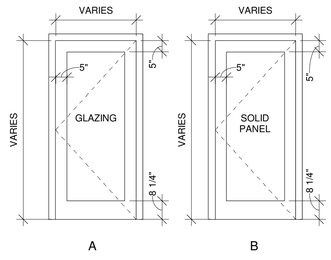
HG-02 INTERIOR WOOD DOOR OFFICE SET
INCLUDING BUT NOT LIMITED TO:
HINGES, LEVER HANDLE, PASSAGE SET (ALWAYS UNLOCKED FROM INSIDE BUT ABLE TO BE LEFT LOCKED OR TOGGLED UNLOCKED FROM THE OUTSIDE). PROVIDE DOOR SILENCERS ON FRAME TO LIMIT NOISE. PROVIDE WALL MOUNTED DOOR STOP.



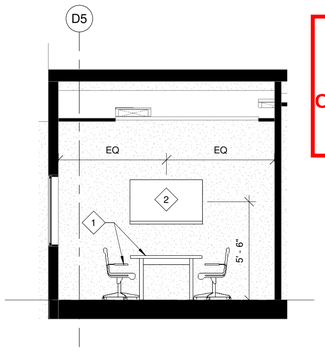
WALL TAG:
W-1-4 = 2X4
W-1-6 = 2X6
W-1-X = VARIES
(MATCH EXISTING ADJACENT)

WALL TAG:
W-2-2 = 2X2
W-2-4 = 2X4
W-2-6 = 2X6

3 / A101 WALL TYPES
1 1/2" = 1'-0"

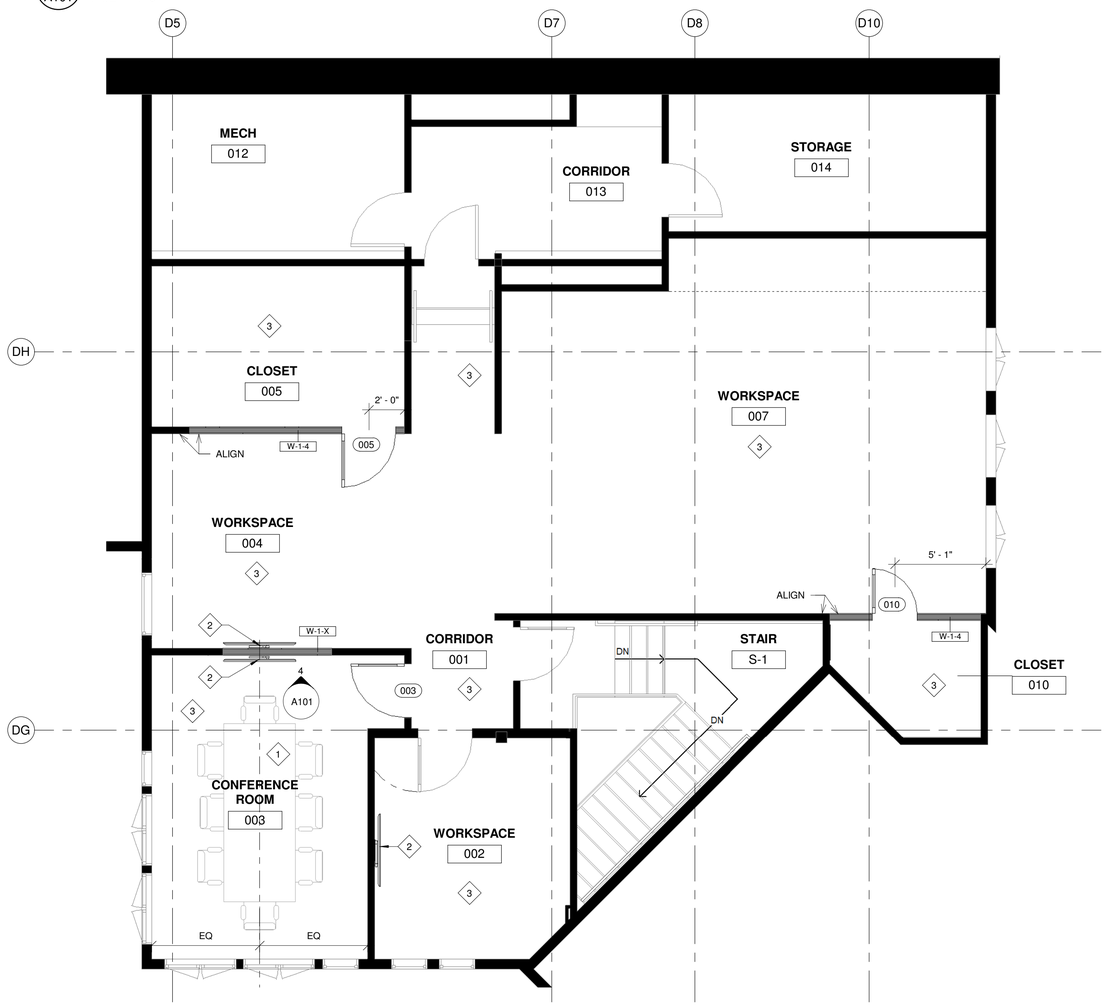


DOOR TYPES
3/8" = 1'-0"

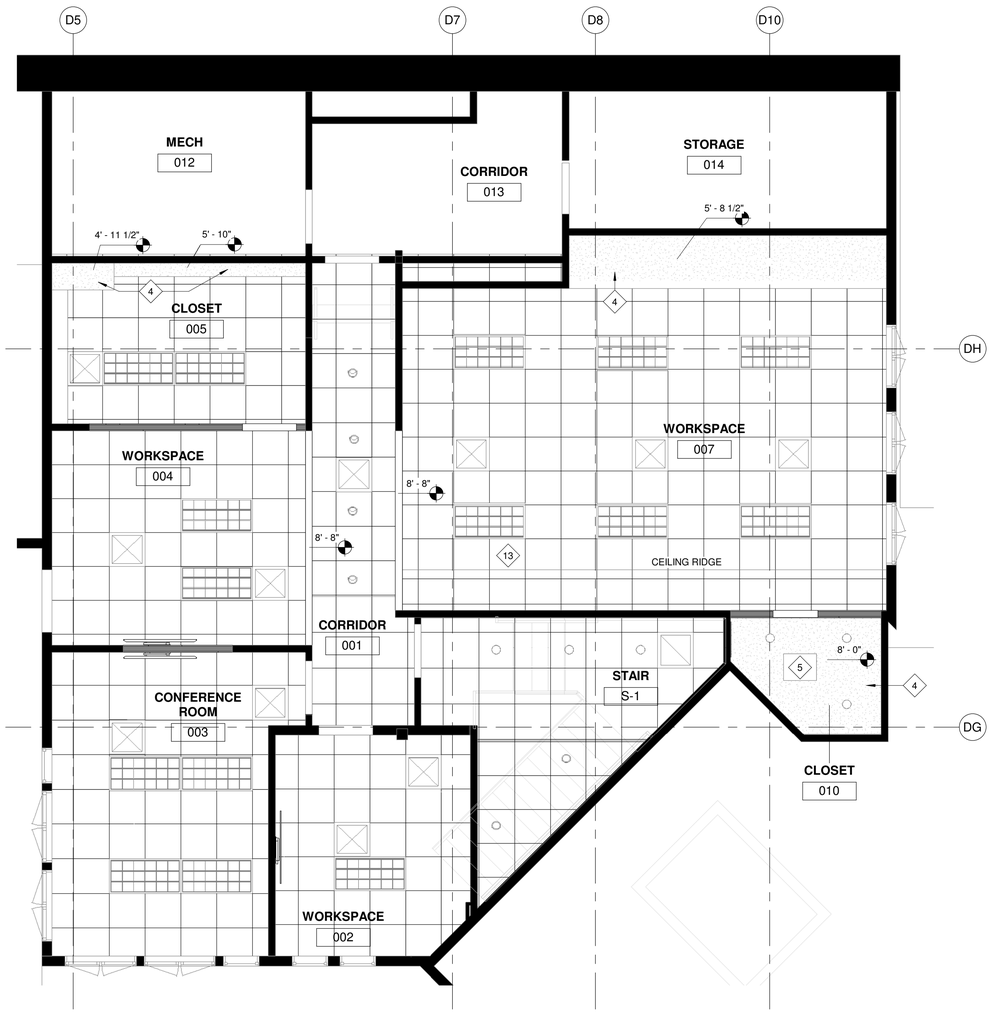


4 / A101 CONF ROOM - NORTH WALL
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
04/18/2023



1 / A101 SECOND LEVEL PHASE 2 PROPOSED PLAN
1/4" = 1'-0"



2 / A101 SECOND LEVEL PHASE 2 PROPOSED RCP
1/4" = 1'-0"

BID/PERMIT SET 03/29/2023

3/29/2023 4:41:17 PM FILE: 21029 EWP OFFICE RENO v20

STATE OF COLORADO
Katherine Kores Lassett
ARC-401912
03/29/2023
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Checked By:	Checker

Project Phase
EWP

Sheet Title
PROPOSED FLOOR PLANS

Sheet Number
A101

EXISTING

PANEL EXIST

MOUNTING RECESSED | 10,000 A.I.C. SYM | 240/120 VOLTS | 1 PHASE | 3 WIRE | MAIN MLO | BUS 200 A

VOLT AMPS ΦA	ΦB	ΦC	DESCRIPTION	REC	LTG	OLE	BKR	CIR		CIR	BKR	OLE	LTG	REC	DESCRIPTION	VOLT AMPS ΦA	ΦB	ΦC
750			EXISTING			1	20	1	A	2	20	1			EXISTING	750		
	750		EXISTING			1	20	3	B	4	30	2			EXISTING		1800	
750			EXISTING			1	20	5	A	6	30	-			-	1800		
	750		EXISTING			1	20	7	B	8	20	1			EXISTING		750	
750			EXISTING			1	20	9	A	10	20	1			EXISTING	750		
	750		EXISTING			1	20	11	B	12	20	1			EWP OFFICE		750	
750			EXISTING			1	20	13	A	14	20	1			EWP OFFICE	750		
	750		EXISTING			1	20	15	B	16	20	1			EXISTING		750	
750			EXISTING			1	20	17	A	18	20	1			EWP OFFICE	750		
	3000		EXISTING			2	50	19	B	20	20	1			EWP OFFICE		750	
3000			-			-	-	21	A	22	20	1			EWP OFFICE	750		
	750		EXISTING			1	20	23	B	24	20	1			EXISTING		750	
1000			EWP OFFICE			1	20	25	A	26	20	1			EXISTING	750		
	750		EXISTING			1	20	27	B	28	20	1			EXISTING		750	
750			EXISTING			1	20	29	A	30	20	1			EXISTING	750		
	1800		EXISTING			2	30	31	B	32	30	2			EXISTING		1800	
1800			-				-	33	A	34	-	-			-	1800		
10300	9300		VA/LINE													8850	8100	

ΦA= 19150 ΦB= 17400 ΦC=

CONTINUOUS LOADS: ____ x1.25= ____

NON-CONTINUOUS LOADS: UP TO 10 kVA ____ x1.00= ____; RECEPTACLES; REMAINDER ____ x0.50= ____; OTHER 36550 x1.00 36550

TOTAL DESIGN kVA= 37 TOTAL DESIGN AMPS= 160

2 PANEL SCHEDULE
NTS

LIGHTING FIXTURE SCHEDULE

SYMBOL	ITEM	TYPE	SIZE	LAMPS TYPE	LAMPS COLOR	FIXTURE VOLTAGE	INPUT WATTS	CATALOG NUMBER	ALTERNATE CATALOG NUMBER
	X1	LED EXIT SIGN	14"X9"	LED	–	120	2.5	LITHONIA LIGHTING ECC-G	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL

SCHEDULE NOTES

1. ALL LAMPS SHALL BE PROVIDED BY THE CONTRACTOR.
2. CONTRACTOR TO SUBMIT FIXTURE TYPES TO OWNER, ARCHITECT AND ENGINEER PRIOR TO PURCHASE AND INSTALLATION.

3 FIXTURE SCHEDULE
NTS

SYMBOLS	WIRING DEVICE SYMBOLS
	20A, 125V, DUPLEX RECEPTACLE OUTLET +18" UNLESS NOTED OTHERWISE
	20A, 125V, DOUBLE DUPLEX RECEPTACLE OUTLET +18" UNLESS NOTED OTHERWISE
	SPECIAL PURPOSE RECEPTACLE OUTLET, +18" UNLESS NOTED OTHERWISE, NEMA CONFIGURATION AS NOTED ON PLANS
F	DUPLEX OUTLET DEDICATED FOR VENTILATION FANS
GFI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
	CEILING MOUNTED 20A, 125V, DUPLEX RECEPTACLE OUTLET
	CEILING MOUNTED 20A, 125V, DOUBLE DUPLEX RECEPTACLE OUTLET
$	SPST WALL SWITCH, LETTERS INDICATE THE NUMBER OF SWITCHES AND OUTLETS THEY CONTROL
$LV	LOW VOLTAGE CONTACT SWITCH
$D	DIMMER SWITCH
$OS	OCCUPANCY LIGHT CONTROL SWITCH; WALL MOUNTED

SYMBOLS	DESIGNATION SYMBOLS	NOTES
A	COLUMN LINE	
150NG	FEEDER DESIGNATION TAG	
A / E1.1	DETAIL REFERENCE BUBBLE DETAIL NUMBER SHEET BEARING DETAIL	
A ○ 22	FIXTURE DESIGNATION UPPER CASE LETTER INDICATES FIXTURE TYPE. LOWER CASE LETTER INDICATES SWITCH LEG NUMBER INDICATES CIRCUIT NUMBER (WHERE SHOWN).	
$a	LETTER INDICATES FIXTURES CONTROL (WHERE SHOWN)	
22	NUMBER INDICATES CIRCUIT NUMBER (WHERE SHOWN)	

SYMBOLS	TELECOMMUNICATION
	COMBINATION (1) PORT TELEPHONE AND (2) PORT DATA OUTLET, +18" UNLESS NOTED OTHERWISE.

SHEET LIST

E–0.1	SYMBOL LIST, SCHEDULES AND SINGLE LINE DIAGRAM
E–1.1	ELECTRICAL PLANS
E–2.1	SPECIFICATIONS

GENERAL NOTES

1. ALL WORK SHOWN IS NEW, UNLESS NOTED OTHERWISE.
2. ALL WORK TO BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, 2020 EDITION.
3. SEAL ALL CONDUIT PENETRATIONS OF FLOORS AND FIRE RATED ASSEMBLIES TO MAINTAIN FIRE RATING.
4. PROVIDE NEW TYPEWRITTEN DIRECTORIES REFLECTING WORK PERFORMED FOR ALL NEW PANELBOARDS IN THIS PROJECT.
5. PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUIT NUMBERS. PROVIDE AND INSTALL ALL CONDUITS, CONDUCTORS, BOXES, MISCELLANEOUS FITTINGS, ETC. FOR A COMPLETE AND OPERABLE SYSTEM (HOMERUN SHOWN). BRANCH CIRCUIT INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND N.E.C.
6. ALL NEUTRAL CONDUCTORS ON POWER BRANCH CIRCUITING ROUNDHOUSES TO BE #10 AWG UNLESS NOTED OTHERWISE.

SYMBOLS	POWER SYMBOLS	NOTES
	MOTOR OUTLET	
	FUSED DISCONNECT SWITCH SWITCH XX/XX/XX = AMP SWITCH/POLES/AMP FUSE	
	HEAVY DUTY NON–FUSED DISCONNECT SWITCH SWITCH XX/XX = AMP SWITCH/POLES	
	COMBINATION MOTOR STARTER	
S_T	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD	
T1 45KVA	TRANSFORMER	
T	TRANSFORMER	
	STATIONARY – CIRCUIT BREAKER; RATING AS SHOWN ON PLANS	
	DRAWOUT CIRCUIT BREAKER; RATING AS SHOWN ON PLANS	
	SWITCH AND FUSE; RATING AS SHOWN ON PLANS	
	SWITCH AND FUSE; RATING AS SHOWN ON PLANS	
J , J	JUNCTION BOX	
OS	CEILING MOUNTED OCCUPANCY SENSOR	
PA	FIRE ALARM PULL STATION	
AN	FIRE ALARM ANNUNCIATOR PANEL	
D	FIRE ALARM SMOKE DETECTOR	
S , S	SECURITY SENSOR	
	SURFACE MOUNTED PANELBOARD OR TERMINAL CABINET	
	FLUSH MOUNTED PANELBOARD OR TERMINAL CABINET	
	SECURITY CAMERA	

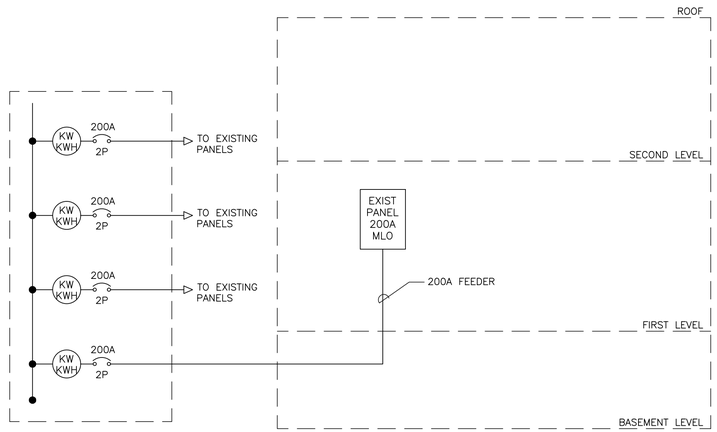

DIAGRAM NOTES

1. ALL WORK SHOWN IS EXISTING UNLESS OTHERWISE NOTED.
2. BRING ANY DISCOVERED CODE VIOLATIONS TO THE OWNER'S ATTENTION.
3. ALL WIRING SHOWN IS SIZED FOR COPPER CONDUCTORS, UON

1 SINGLE LINE DIAGRAM
NTS

EWP OFFICE RENOVATION

1865 Ski Time Square Dr
Steamboat Springs, CO
80487

ESA Architecture and Planning
1919 Seventh Street
Boulder, CO 80302

REVIEWED FOR CODE COMPLIANCE
04/18/2023

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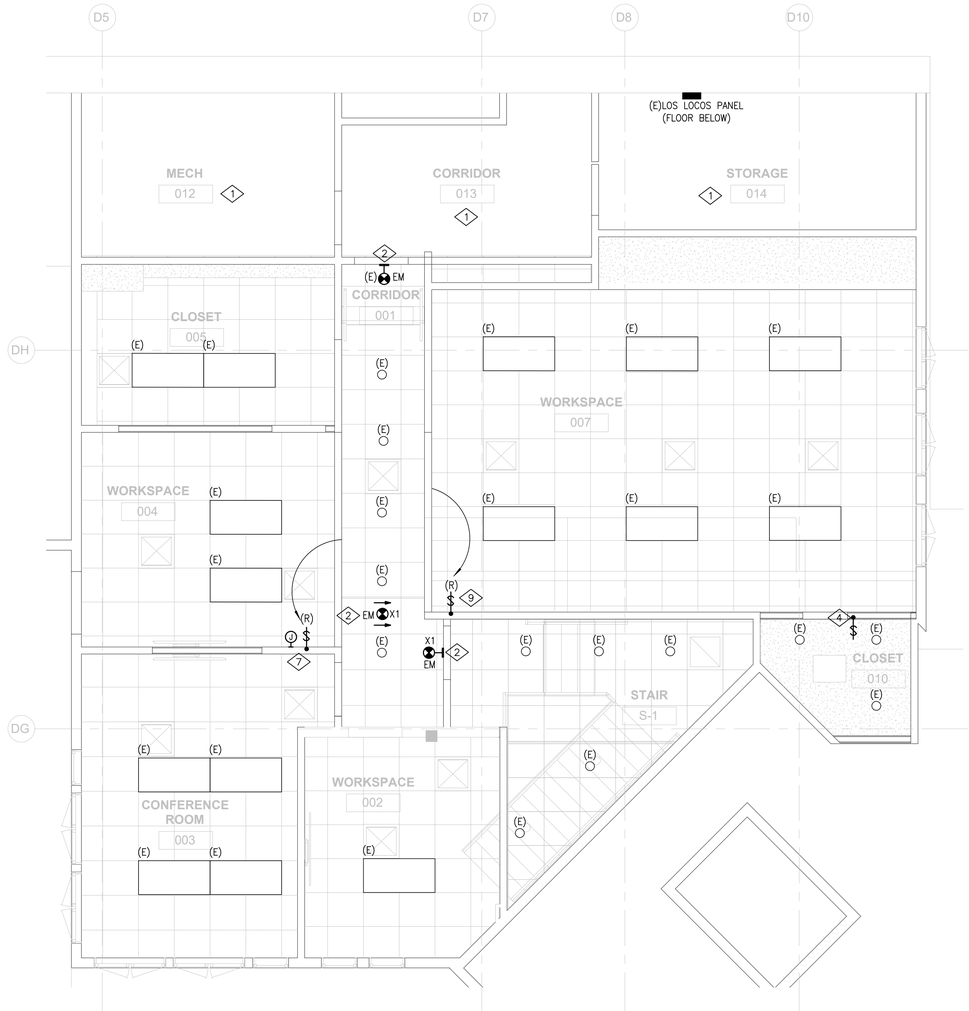
P: 970-819-7848
E: andy@wilder-eng.com

COLORADO LICENSED ANDREW CHARLES WILDER 49009 PROFESSIONAL ENGINEER

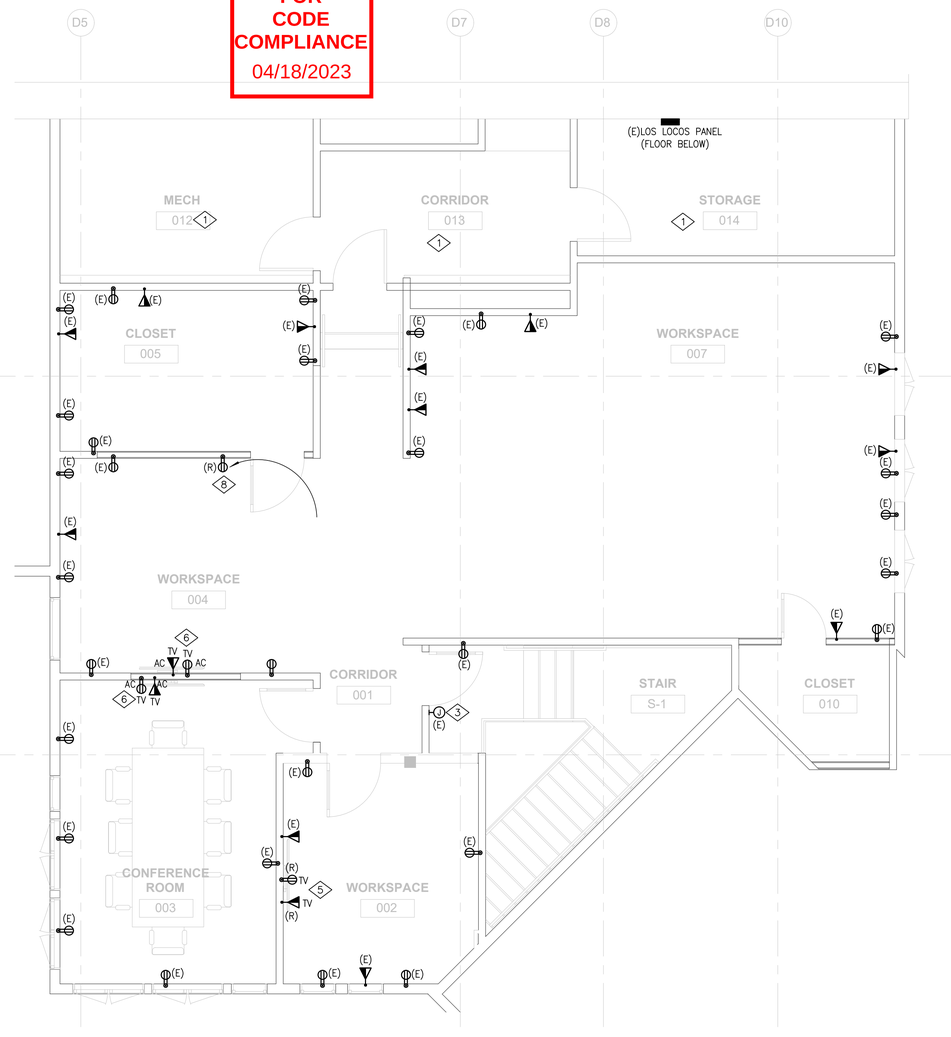
Issue	By Date & Issue Description	By
–	PERMIT SET – 2.3.23	AW
–	BID SET – 2.20.23	AW
–	BID SET – 3.29.23	AW

Scale: NTS
24x36
Description: GENERAL & SINGLE LINE
Project Name: EAST WEST PARTNERS
Project Number: 2022089
Sheet No.
E-0.1

REVIEWED
FOR
CODE
COMPLIANCE
04/18/2023



2 LIGHTING PLAN
1/4" = 1'-0"



1 POWER & SIGNAL PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. CONFIRM LOCATIONS OF ALL DEVICES WITH THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS IN THE FIELD.
4. ALL WIRE SHALL BE #12 AWG MIN., 90 DEG. "C", 1/2"C – 2#12 AWG & #12 GND, UNLESS OTHERWISE NOTED.
5. PROVIDE TYPEWRITTEN DIRECTORIES REFLECTING ALL NEW WORK PERFORMED IN THIS PROJECT.
6. FIRE ALARM CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW DEVICES AS REQUIRED.
7. ALL POWER DEVICES SHOWN ARE CONNECTED TO PANEL A, UON.
8. ALL LIGHTING FIXTURES WITH THE "EM" DESIGNATION ARE TO BE CONNECTED TO AN EMERGENCY BATTERY FOR EGRESS LIGHTING.

SHEET NOTES

1. EXISTING LIGHTING AND POWER TO REMAIN IN THIS SPACE.
2. CONNECT EXIT/EGRESS FIXTURE TO AN UNSWITCHED HOT CONDUCTOR FOR PROPER OPERATION.
3. EXISTING DOOR HARDWARE INSTALLED IN PHASE 1 SHALL REMAIN.
4. PROVIDE A NEW DEDICATED SWITCH FOR THE EXISTING LIGHTING IN THIS ROOM.
5. RAISE EXISTING OUTLET FOR NEW TV CONNECTION.
6. CONNECT NEW OUTLET TO NEAREST EXISTING CIRCUIT.
7. RELOCATE LIGHT SWITCH AND THERMOSTAT (MECHANICAL) FROM EAST WALL TO NEW LOCATION SHOWN.
8. RELOCATE RECEPTACLE FROM EAST WALL TO NEW LOCATION SHOWN.
9. RELOCATE LIGHT SWITCH FROM WEST WALL TO NEW LOCATION SHOWN.

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Issue	By Date & Issue Description	By
–	PERMIT SET – 2.3.23	AW
–	BID SET – 2.20.23	AW
–	BID SET – 3.29.23	AW

Scale: 1/4" = 1'-0"
24x36
Description: ELECTRICAL PLANS
Project Name: EAST WEST PARTNERS
Project Number: 2022089
Sheet No.
E-1.1

SECTION 16010 - BASIC ELECTRICAL REQUIREMENTS

1) PART 1 GENERAL

a) POWER AND CONTROL WIRING

i) Provide power system conduit and wiring to mechanical equipment. Controls system conduit and wiring for mechanical systems is included under Division 15. "Power" wiring includes line voltage wiring from distribution apparatus to disconnecting means provided or installed under this section, and from such disconnecting means to motors, and to terminal boxes of 'package' equipment. "Controls" wiring includes wiring, regardless of voltage, which provides start-stop control for mechanical equipment and/or which is used to monitor functions of mechanical systems. Where line voltage wiring is extended from a local disconnecting means to relays, thermostats, by-pass timers, starter coils or the like, or from mechanical control panels or motor control centers to control devices, such extensions are considered "control" wiring.

b) MOUNTING HEIGHTS

i) Mounting heights and locations: verify the exact location of equipment with architect prior to installation. Wall mounted devices requiring operational access shall be mounted a minimum of 15 inches above finished floor to bottom of device and a maximum of 48 inches above finished floor to top of device. Visual alarms shall be mounted not less than 80 inches to the bottom or 96 inches to the top of the device.

c) REGULATORY REQUIREMENTS

i) Conform to:

(1) NFPA-70 - National Electric Code.

ii) Comply with the current applicable codes, ordinances, and regulations of the authority or authorities having jurisdiction, the Owner's insurance underwriter, and applicable base building standards.

iii) When conflict exists between two or more governing codes, comply with the stricter requirement.

iv) Obtain permits, and request inspections from authority having jurisdiction.

d) PROJECT/SITE CONDITIONS

i) Install Work in locations shown on Drawings, unless prevented by Project conditions. Coordinate installation of work in available space with work furnished under other Divisions.

2) PRODUCTS

a) Where manufacturer's model or series numbers are specified or shown, these indicate generally acceptable types required. Furnish products which comply with all requirements, as specified or shown.

b) When more than one unit of the same class of equipment is required, provide units produced by a single manufacturer.

3) TESTS

a) Furnish test equipment, facilities, and technical personnel required to perform field tests.

b) At completion of job, check voltage at several points of utilization on the system. Energize all loads installed.

4) CLEANING

a) Clean all fixtures and equipment at the completion of the project. Wipe clean exposed lighting fixture reflectors and trim pieces with a non-abrasive cloth just prior to occupancy.

5) RECORD DRAWINGS

a) Upon completion of the Work, deliver to Architect and up-to-date set of "as-built" record drawings on a reproducible medium including AutoCAD.

6) DEMOLITION

a) Remove, relocate, and reroute existing electrical equipment to facilitate new construction or remodeling work.

b) Examine the site to observe and note existing conditions prior to submitting a bid.

c) Schedule demolition in advance. Schedule work to avoid disruption of normal operations.

d) Reconnect circuits serving equipment required to remain in service to other panelboards, motor control centers, or other appropriate distribution equipment. Provide additional panelboards, motor control centers, or other appropriate distribution equipment where there is insufficient available capacity in remaining existing equipment for reconnection.

e) Remove existing conduit and wire back to panelboard, motor control center, or other distribution source.

f) Where a circuit is interrupted by removal of a device or fixture from that circuit, provide additional conduit and wire to restore service to the remaining devices and fixtures on that circuit.

g) Electrical equipment to be removed that is in good working order shall be carefully removed and offered to the Owner. Items rejected by the Owner shall be removed from the project site and properly disposed of.

SECTION 16100 - BASIC MATERIALS AND METHODS

1) PART 1 GENERAL

a) REFERENCES

i) All equipment and installations shall meet or exceed minimum requirements of ADA, ANSI, ASTM, IEEE, IES, NEC, NEMA, NETA, NFPA, OSHA, SMACNA, UL, and the State Fire Marshal. Equipment shall be certified for use in the State of the project and shall meet the State energy code. Provide products and materials that are new, clean, free of defects, and free of damage and corrosion.

b) PERFORMANCE REQUIREMENTS

i) Provide support system for equipment and conduit, including wiring, with a minimum safety factor of 4. For empty conduits, include weight of 4 type XHHW wires of maximum permissible size.

c) QUALITY ASSURANCE

i) All equipment and installations shall meet or exceed minimum requirements of ADA, ANSI, ASTM, IEEE, IES, NEC, NEMA, NETA, NFPA, OSHA, SMACNA, UL, and the State Fire Marshal. Equipment shall be certified for use in the State of the project and shall meet the State energy code. Provide products and materials that are new, clean, free of defects, and free of damage and corrosion.

2) PART 2 PRODUCTS

a) CONDUIT

i) General

(1) Exposed Dry and Damp Locations:

(a) Use electrical metallic tubing.

(2) Concealed Locations:

(a) Furred, Ceiling Spaces and Stud Walls: Use electrical metallic tubing.

(b) Connections to Lighting Fixtures in Accessible Ceilings: Use flexible conduit.

(3) Equipment Connections:

(a) Connections to Liquid-Handling Equipment in Dry Locations: Use liquid-tight flexible conduit.

(4) Equipment for Dry Systems in Dry Locations: Use flexible conduit.

ii) Electrical Metallic Tubing:

(1) Continuous, seamless steel tubing, galvanized or sherardized on exterior, coated on interior with smooth hard finish of lacquer, varnish or enamel, with steel, set screw or compression type fittings. Provide concrete type fittings where required.

(2) Use for general purpose feeders and branch circuits.

iii) Flexible Steel Conduit:

(1) Single strip, continuous, flexible interlocked double-wrapped steel, hot dip galvanized inside and out forming smooth internal wiring channel, with steel, compression type fittings.

(2) Use in dry locations only, connections to lighting fixtures in suspended ceilings, connections to equipment installed above suspended ceilings, transformer connections, busway plug in units, and connections to equipment where vibration isolation is required, maximum length of 6 feet.

iv) Liquid Tight Flexible Steel Conduit:

(1) Same as flexible steel conduit except with tough, inert, watertight plastic outer jacket. Fittings shall be cast malleable iron body and gland nut, cadmium plated with one-piece brass grounding bushings threaded to interior of conduit. Spiral molded vinyl sealing ring between gland nut and bushing and nylon insulated throat.

(2) Use same as flexible steel conduit in damp or wet locations and at motor connections.

iv) Non-metallic Building Wire (NM):

(1) Type NM-B cable may be used for both exposed and concealed work in normally dry locations at temperatures not to exceed 90 degrees Centigrade (with ampacity limited to that for 60 degree Centigrade conductors) as specified in the National Electric Code. NM-B cable may be run in air voids of masonry block or tile walls where such walls are not subject to excessive moisture or dampness. Voltage rating of NM-B cable is 600-volts.

iw) Type SEU and SER Cable

(1) Type SER and SEU cable shall be UL Listed Type as specified, suitable for operation at 600 volts or less as specified in the NEC. Conductors shall be aluminum alloy per ASTM B-801. Insulation type XHHW-2 cross linked polyethylene (XLP) insulation. Gray sunlight resistant polyvinyl chloride (PVC) jacket.

b) BUILDING WIRE AND CABLE

i) Provide wire with a minimum insulating rating of 600 volts, except for wire used in low voltage (below 50 volts) control or signal systems. The use of teflon (multi-conductor) for low tension systems may be permitted for fire alarm, signal and communication systems (voice and data) as approved on shop drawings by engineers and where permitted by local codes and union practice.

ii) Conductors

(1) Electrical grade, annealed copper, and fabricated in accordance with ASTM standards. Minimum size number 12 AWG for branch circuits; number 14 AWG for control wiring.

(2) Unless otherwise specified, all wires numbers 10 and smaller shall be solid.

(3) All wires number 8 and larger shall be stranded in accordance with ASTM Class B stranding designations.

(4) Control wires shall be stranded in accordance with ASTM Class B stranding designations.

(5) Cables for low tension systems shall be multi-conductor, 16 gauge, color coded and insulated in armored cable assembly, with number of conductors as required.

(6) All 600 volt wire and cables unless otherwise specified shall be single conductor suitable for use in wet and dry and locations.

iii) Connectors

(1) Make connections, splices, taps and joints with solderless devices, mechanically and electrically secure. Protect exposed wires and connecting devices with electrical tape or insulation to provide insulation values not less than on conductor.

iv) Cables (No. 8 and Larger):

(1) Use set screw or compression type connectors, taps and splices specifically designed for the particular connection. Insulate splice either by taping or by use of "Bakelite" covers designed to fit around splice.

v) Branch Circuit Wires (Number 10 and Smaller): Use any of the following types of terminals and connecting devices:

(1) Hand Applied: Coiled, tapered, spring wound devices with a conducting corrosion-resistant coating over the spring steel and a plastic cover and skirt providing full insulation for splice and wired ends. Screw connector on by hand.

(2) Tool Applied: Steel cap, with conduction and corrosion resistant metallic plating, open at both ends, fitted around the twisted ends of the wire and compressed or crimped by means of a special die designed for the purpose. Specifically fitted plastic or rubber insulating cover wrap over each connector.

c) BOXES

i) Pressed steel, galvanized or cadmium-plated, 4 inches minimum octagonal or square with galvanized cover or extension ring as required.

ii) Back-to-back outlets in the same wall, or "through-wall" type boxes are not permitted. Provide 12 inch minimum spacing for outlets shown on opposite sides of a common wall. Provide acoustical potting compound on all outlet boxes.

d) WIRING DEVICES

i) Switches and Receptacles: Arrow Hart, Hubbell, Leviton, Pass & Seymour, or Slater.

ii) Wall Dimmers: Lutron.

iii) Occupancy Sensors: Mytech, Novitas, or Watt Stopper.

iv) Floor Boxes and Fittings:

(1) Poke through type: Wiremold Legrand.

(2) Recessed flush floor box type: Steel City or Wiremold Legrand.

v) Plugstrip: Wiremold.

vi) Device and cover plate colors shall be as selected by Architect.

e) SUPPORTS

i) Support raceways on accepted types of wall brackets, specialty steel clips, or hangers, ceiling trapeze hangers, or malleable iron straps. Plumber's perforated straps are not permitted. Acceptable manufacturers' brackets or hangers are Kindorf, Elcan, Binkley, Multi-Frame, Power-Strut, or Unistrut. Do not suspend raceways or equipment from other raceways, steam, water, or other piping or ductwork, except as otherwise permitted. Provide independent and secure support methods.

f) PANELBOARDS

i) Acceptable Manufacturers: Cutler-Hammer/Westinghouse, General Electric, Siemens, or Square D/Groupe Schneider.

ii) AIC Rating: Branch panelboards and overcurrent protection devices shall have a minimum short circuit rating of 10,000 RMS symmetrical amperes minimum interrupting capacity (120/208V) or 14,000 RMS symmetrical amperes minimum interrupting capacity (277/480V).

iii) AIC Rating: Distribution panelboards and overcurrent protection devices shall have a minimum short circuit rating of 42,000 RMS symmetrical amperes minimum interrupting capacity (120/208V) or 200,000 RMS symmetrical amperes minimum interrupting capacity (277/480V).

iv) Enclosures: Corrosion resistant galvanized (zinc finished) sheet steel. Fronts shall be cold rolled steel, finish coated with ANSI 61 grey enamel over a rust inhibitor. Panel locks shall be keyed alike.

v) Doors: One piece bolt on front with a lockable hinged door over the overcurrent protection devices.

vi) Bus Bars: Silver plated aluminum or copper. Neutral bus shall be full size. Neutral bus shall be 200% rated when supplied from a double neutral feeder. Provide an equipment ground bus in each panelboard. In addition to the equipment ground bus, provide an isolated ground bus when supplied from a feeder which includes an isolated grounding conductor.

vii) Overcurrent Protection Devices: Molded case circuit breakers for branch panelboards and 120/208V rated distribution panels, and fusible switch units for 277/480V rated distribution panels.

g) MOTOR STARTERS

i) Acceptable Manufacturers: Eaton/Cutler-Hammer, General Electric, Siemens, or Square D/Groupe Schneider.

ii) Manual Motor Starters

iii) Fractional Horsepower Manual Starter: General-purpose, Class A, manually operated, full-voltage controller for fractional horsepower induction motors, with thermal overload unit, and toggle operator.

iv) Voltage, Rating and Thermal Element: As required by motor controller.

v) Enclosure: NEMA ICS 6; Type 1.

h) PULL LINE

i) 1/8 inch diameter braided yellow polypropylene.

3) PART 3 EXECUTION

a) INSTALLATION

i) Conduit

(1) Install conduit in accordance with NECA "Standard of Installation".

(2) Do not combine individual homeruns into common conduit.

(3) Do not support conduit with wire or perforated pipe straps. Remove wire used for temporary supports.

(4) Arrange conduit to maintain headroom and present neat appearance.

(5) Use conduit hubs to fasten conduit to cast boxes.

(6) Provide insulated equipment ground conductor in flexible conduit.

(7) Install conduit to preserve fire resistance rating of partitions and other elements.

(8) Do not attach conduit to ceiling support wires.

ii) Building Wire and Cable

(1) Use conductor not smaller than 12 AWG for power and lighting circuits.

(2) Neatly train and lace wiring inside boxes, equipment, and panelboards.

(3) Make splices, taps, and terminations to carry full ampacity of conductors with no perceptible temperature rise.

(4) Use hardened and tempered steel, tin-plated or stainless steel Belleville washer with slightly larger tin-plated mild steel flat washer for aluminum lugs.

(5) Use insulated spring wire connectors with plastic caps for copper conductor splices and taps, 8 AWG and smaller.

iii) Boxes

(1) Install electrical boxes as shown on Drawings, and as required for splices, taps, wire pulling, equipment connections and compliance with regulatory requirements.

(2) Install electrical boxes to maintain headroom and to present neat mechanical appearance.

(3) Install boxes to preserve fire resistance rating of partitions and other elements; arrange boxes to meet regulatory requirements.

(4) Align adjacent wall-mounted outlet boxes for switches, thermostats, and similar devices to each other.

(5) Do not use through-walls boxes or install flush mounting boxes back-to-back in walls; provide minimum 6 inch separation. Provide minimum24 inches separation in acoustic rated walls.

(6) Use stamped steel bridges in bar hanger assemblies to fasten flush mounting outlet box between studs.

(7) Use adjustable steel channel fasteners for hung ceiling outlet box.

(8) Do not fasten boxes to ceiling support wires.

(9) Support steel metal boxes independently of conduit.

(10) Use gang box where more than one device is mounted together, including floor boxes. Do not use sectional box.

(11) Plaster Rings: Use for all concealed work; depth of rings as required to reach finished surfaces.

(12) Coordinate trimming of openings for outlet boxes in partitions to achieve neat, closely-fitting openings.

(13) Install knockout closure in unused box opening.

iv) Wiring Devices

(1) Install devices plumb, level, and rigidly in place.

(2) Install switches 2 inches to 8 inches from trim on the strike side.

(3) Install decorative plates on switch, receptacle, and blank outlets in finished areas. Use multi-gang plates for multiple devices.

(4) Connect wiring devices by wrapping conductor around screw terminal.

v) Supporting Devices

(1) Fasten hanger rods, conduit clamps, and outlet and junction boxes to building structure using expansion anchors, beam clamps, steel ramset fasteners.

(2) Use toggle bolts or hollow wall fasteners in plaster or gypsum board partitions and walls; sheet metal screws or spring steel bar retainer clips in sheet metal studs.

(3) Do not fasten supports to piping, ductwork, mechanical equipment, or conduit.

(4) Do not use powder-actuated anchors without specific permission.

(5) Do not drill structural steel members without specific permission.

(6) Fabricate supports from structural steel or steel channel, rigidly welded or bolted to present a neat appearance. Use hexagon head bolts with spring lock washers under nuts.

vi) Electrical Identification

(1) Provide wire markers on each conductor in panelboard gutters, pull boxes, and at load connection. Identify with branch circuit for power and lighting circuits, and with control wire number as indicated on equipment manufacturer's shop drawings for control wiring. If more than one neutral conductor is present, mark each with related circuit numbers.

(2) Color code all secondary branch circuit and feeder conductors as follows:

(a) Four Wire, Three Phase, Grounded Wye System: For 120/208 volt systems, use one black, one red, one blue, one white (neutral). For 277/480 volt systems, use one brown, one orange, one yellow and one gray (neutral).

(3) Use wire with insulation of required color. For sizes of wire, which may not be available in specified colors use self-adhesive wrap around, markers of solid colors to color code conductors.

(4) Color code conductors at accessible locations.

(5) Pull Rope Marking: Affix label identifying termination point at each end of pull rope.

vii) Disconnect Switches

(1) Install disconnect switches shown mounted on walls at +4'-6" to centerline of switch.

(2) Install disconnect switches shown on or adjacent to equipment on field fabricated galvanized steel frames.

viii) Panelboards

(1) Provide filler plates for unused spaces in panelboards.

(2) Provide typed circuit directory in plastic holder for each branch circuit panelboard.

ix) Motor Starters

(1) Install motor control equipment in accordance with manufacturer's instructions.

(2) Select and install heater elements in motor starters to match installed motor characteristics.

x) Pull Line: Provide in each empty conduit except sleeves and nipples; leave 8 inches of slack at each outlet.

xi) Firestopping: Provide firestopping around all pipes, conduits, sleeves, etc., which pass through rated walls, partitions and floors.

END OF SECTION

REVIEWED FOR CODE COMPLIANCE
04/18/2023

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–	PERMIT SET – 2.3.23	AW
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–	BID SET – 3.29.23	AW

Scale: NTS
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