



# QUISENBERRY ARCARI MALIK LLC.

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GENERATOR & LIGHTING UPGRADES

MCKENNA COURT

# WALLINGFORD HOUSING AUTHORITY

BID SET: 04/15/2019

MCKENNA COURT

WALLINGFORD, CT

## LIST OF DRAWINGS

- G1.0 GENERAL NOTES
- L4.0 SITE PLAN LIGHTING
- L4.1 SITE LIGHTING DETAILS
- E.1 COMMUNITY ROOM
- E.2 WORKSHOP LIGHTING
- E2.1 GENERATOR PLAN AND GENERAL NOTES

## CONSULTANTS

### MEP CONSULTANT:

**ACORN CONSULTING ENGINEERING**  
 244 Farms Village RD  
 West Simsbury, Connecticut 06092

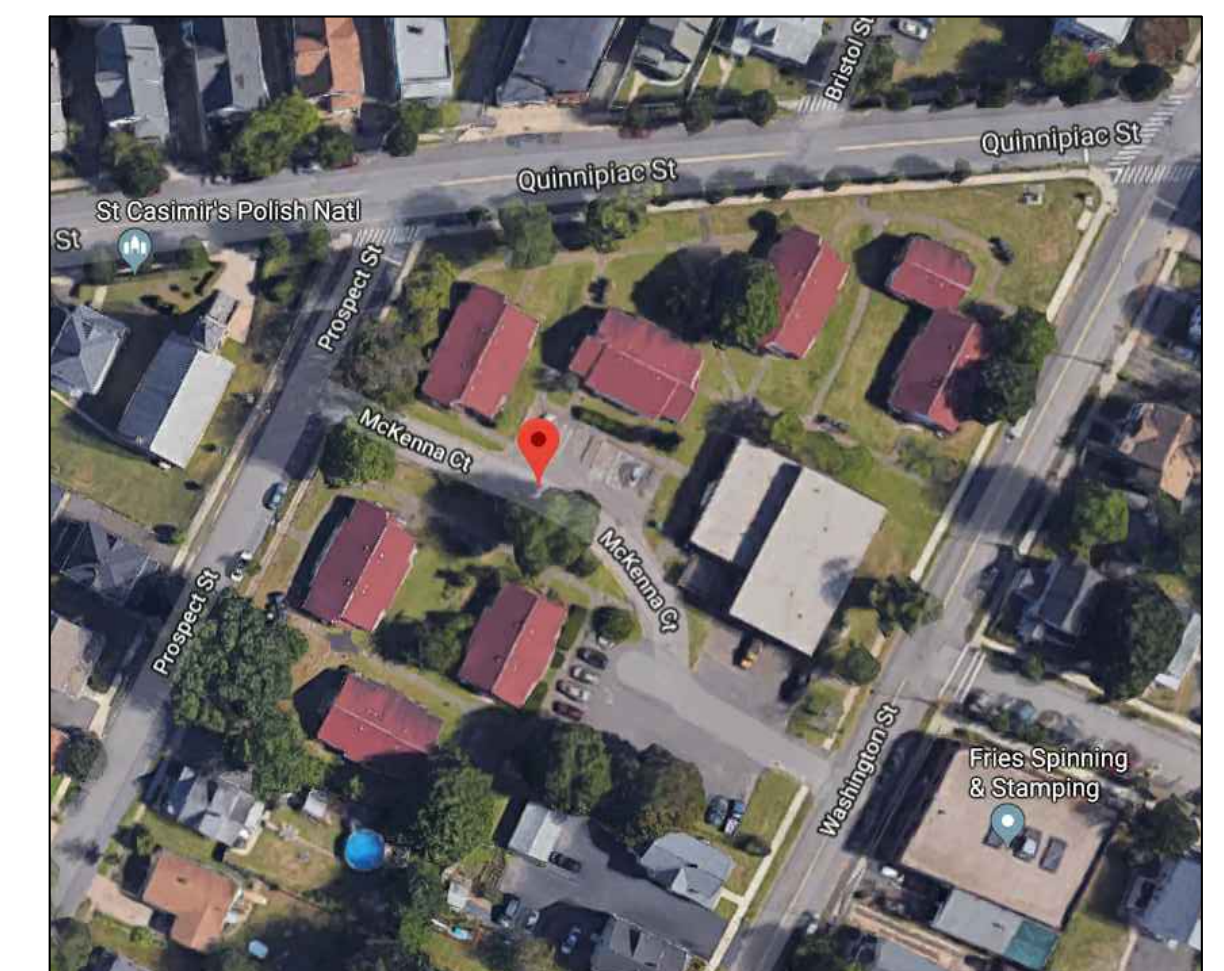
## OWNER

HOUSING AUTHORITY OF  
 THE TOWN OF WALLINGFORD  
 45 TREMPER DRIVE  
 WALLINGFORD CONNECTICUT 06492  
 ROBERT WIEDENMANN, JR. VICE-CHAIRMAN  
 GERALDINE BRONNER TENANT COMMISSIONER  
 NICHOLAS LOMBARDI COMMISSIONER  
 JAMES LOUGHLIN COMMISSIONER  
 FRANK S. STELLATO COMMISSIONER

## LOCATION MAP

TRUE NORTH: 

PROJECT NORTH: 





Sheet Description:

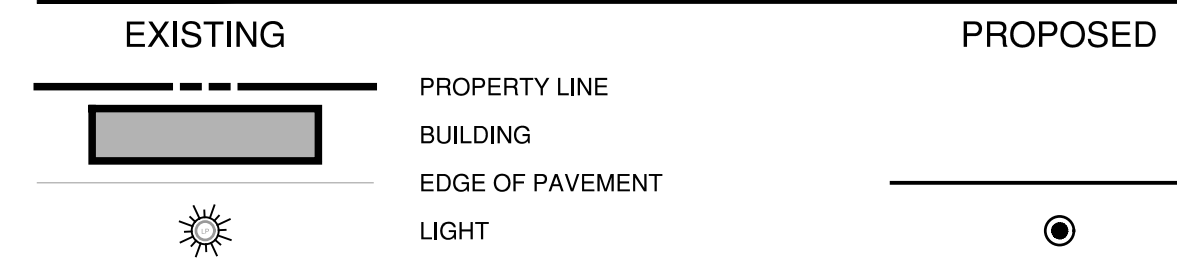
**Site Lighting Plan**

Issue Dates:  
 APRIL 11, 2019

Project #: QAM 1929 TO 6311  
 Drawn By: EW

Sheet #:  
**L-4.0**

**LEGEND**



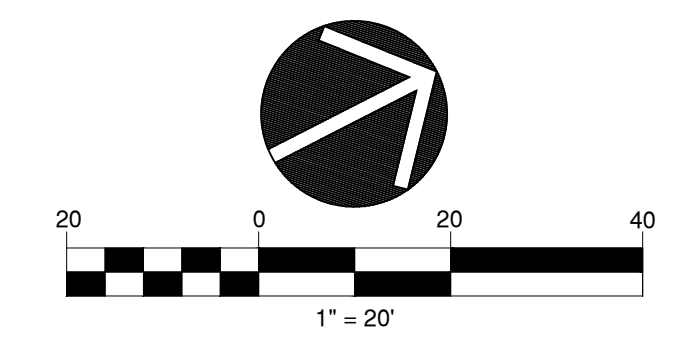
**GENERAL NOTES**

1. PLAN IS DIAGRAMMATIC. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL MEASUREMENTS. REPLACEMENT OF ALL PAVEMENTS TO EXISTING WIDTHS AND LAYOUT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
3. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 816/817 AND THE TOWN OF WALLINGFORD SPECIFICATIONS.
4. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
5. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
7. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
8. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
9. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJUT NEW CONSTRUCTION. THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
10. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
13. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
14. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
15. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.

**LAYOUT NOTES**

**ADDITIONAL NOTES**

1. PROVIDE UNIT COST FOR LIGHT AND POLE BASES
2. LIGHTING TO BE A SEPARATE BID.
3. REFER TO L-4.1 FOR SITE LIGHTING DETAILS



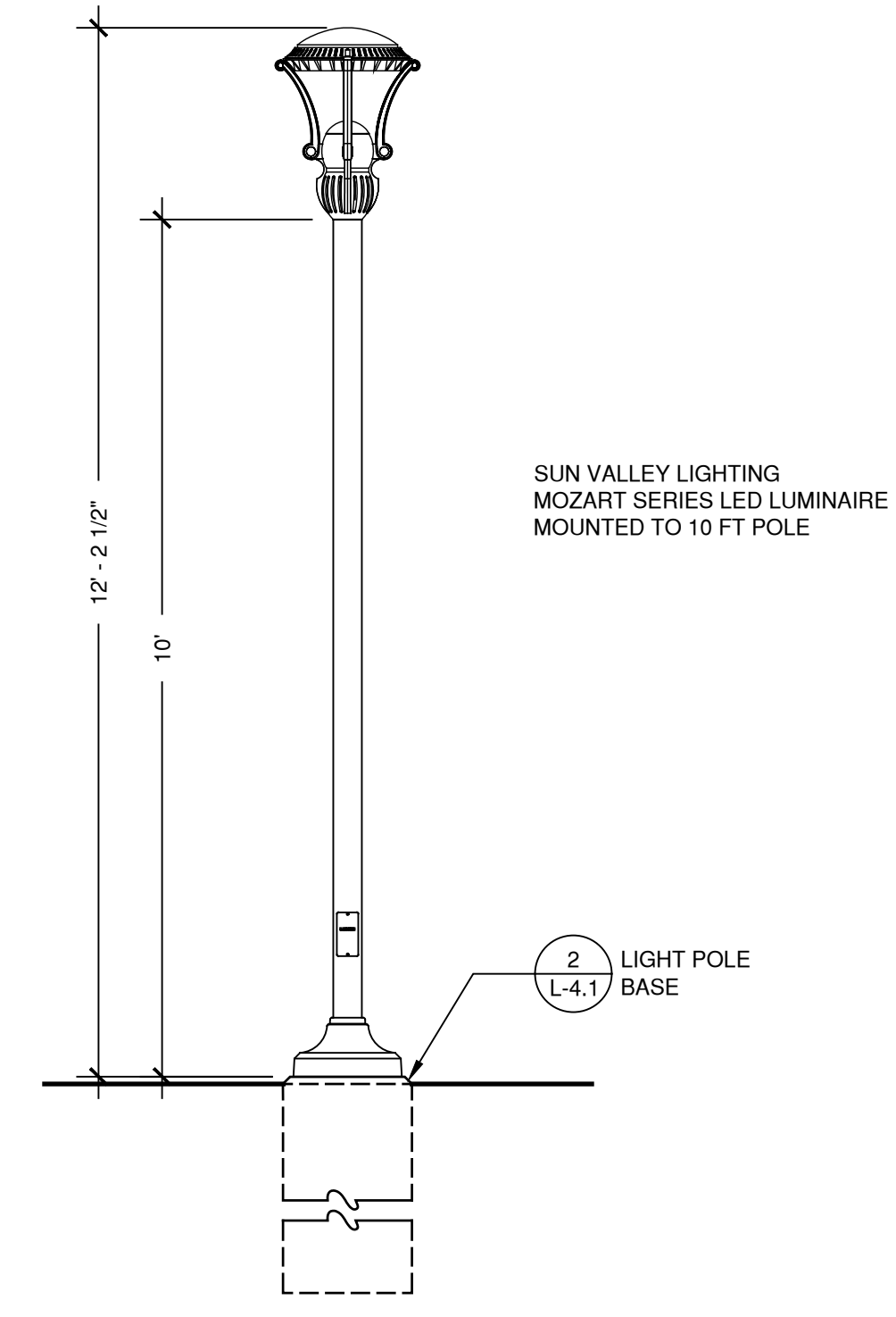
PROSPECT STREET

QUINNIPIAC STREET

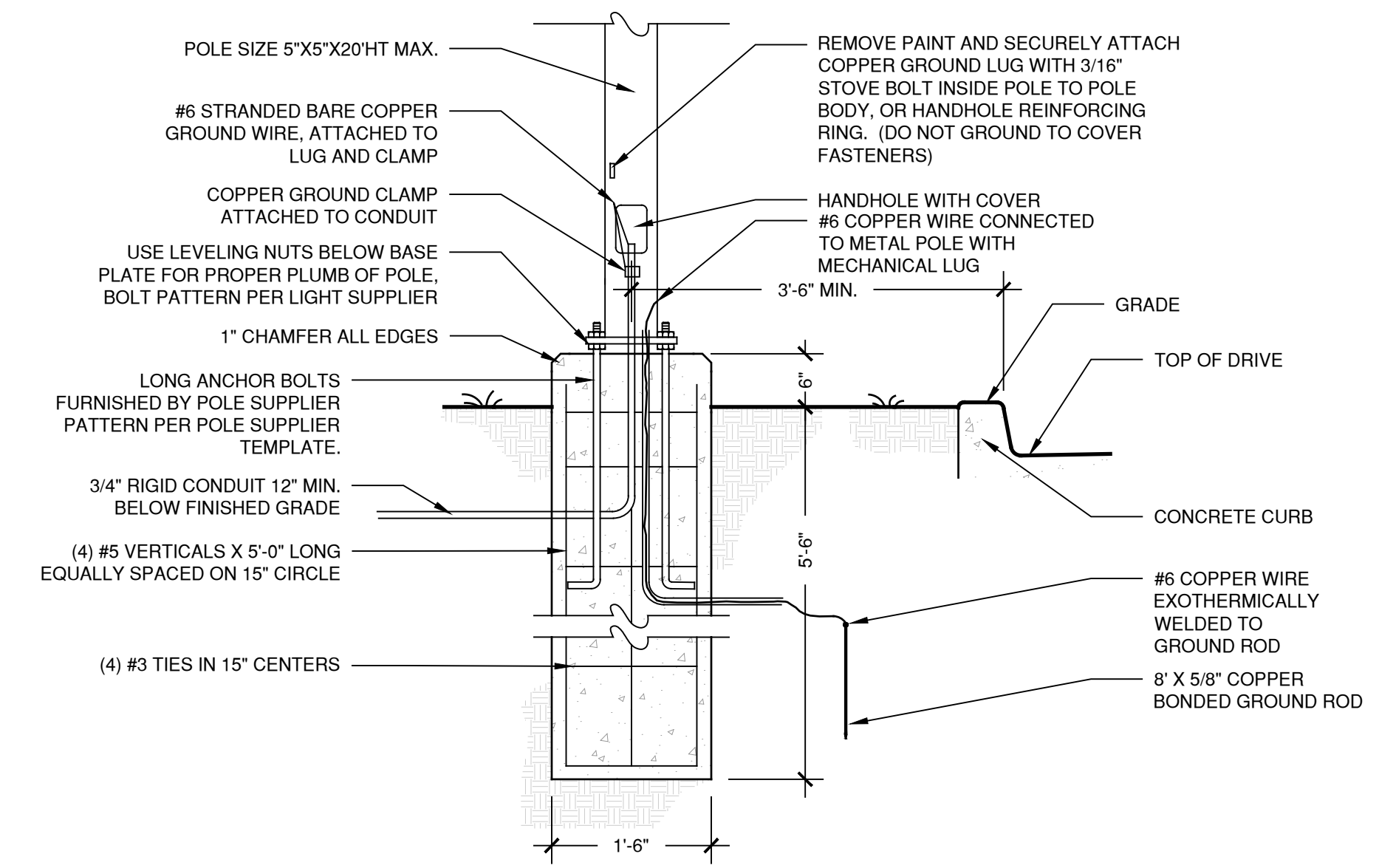
WASHINGTON STREET



CRITICAL NEEDS IMPROVEMENTS AT:  
 McKENNA COURT  
 WALLINGFORD HOUSING AUTHORITY  
 McKENNA COURT  
 WALLINGFORD, CT



**1 LIGHT POLE & LUMINAIRE**  
 SCALE 1/2" = 1'-0"



**2 LIGHT POLE BASE**  
 SCALE 3/4" = 1'-0"

Sheet Description:

**Site Lighting Details**

Issue Dates:  
 APRIL 11, 2019

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 Drawn By: EW

Sheet #:

**L-4.1**

NOT FOR CONSTRUCTION  
 ISSUED FOR REVIEW ONLY

PROJECT DESCRIPTION FOR:  
**MCKENNA APT. REHAB**  
 CITY / TOWN  
 STREET ADDRESS

Sheet Description:  
 COMMUNITY ROOM

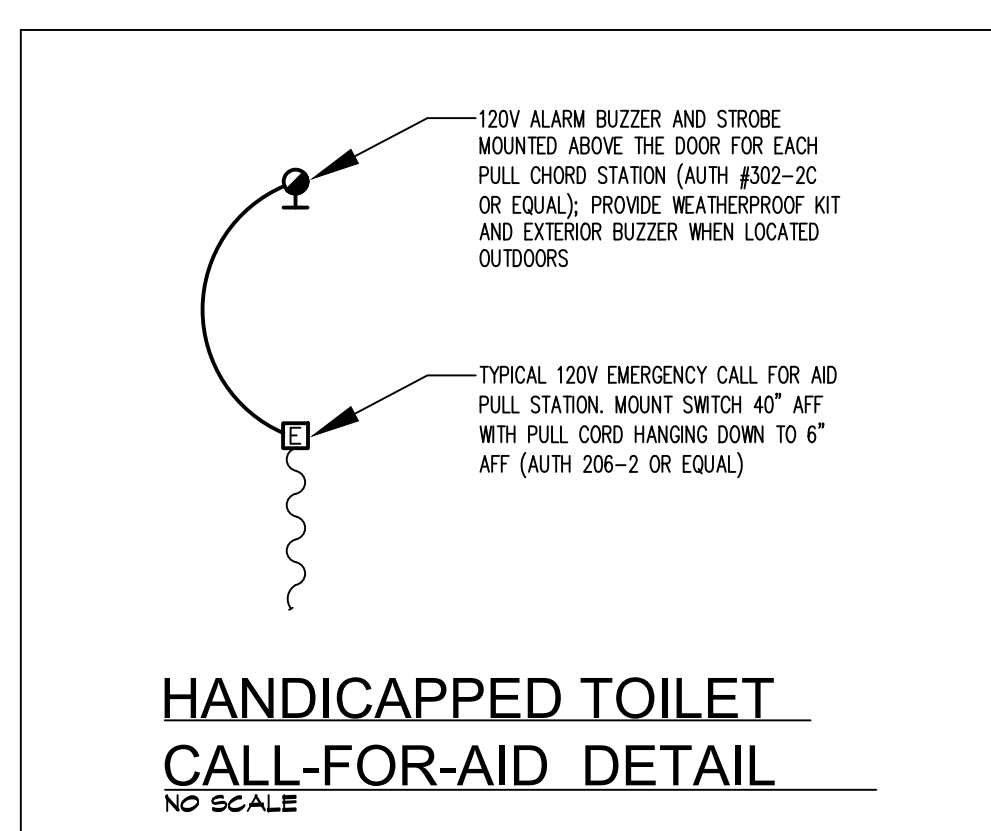
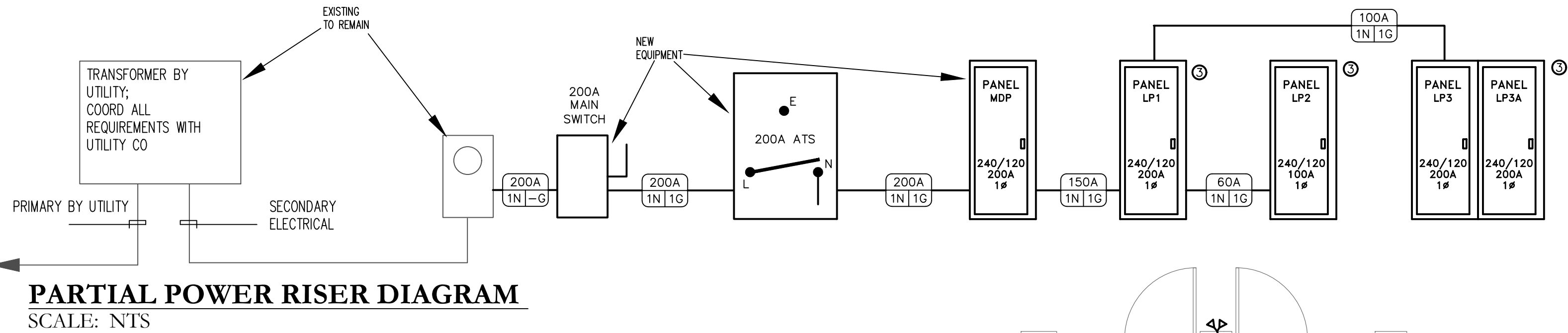
Issue Dates:  
 Final Drawings - 03/29/2019

Project #: 19051  
 Drawn By: SES

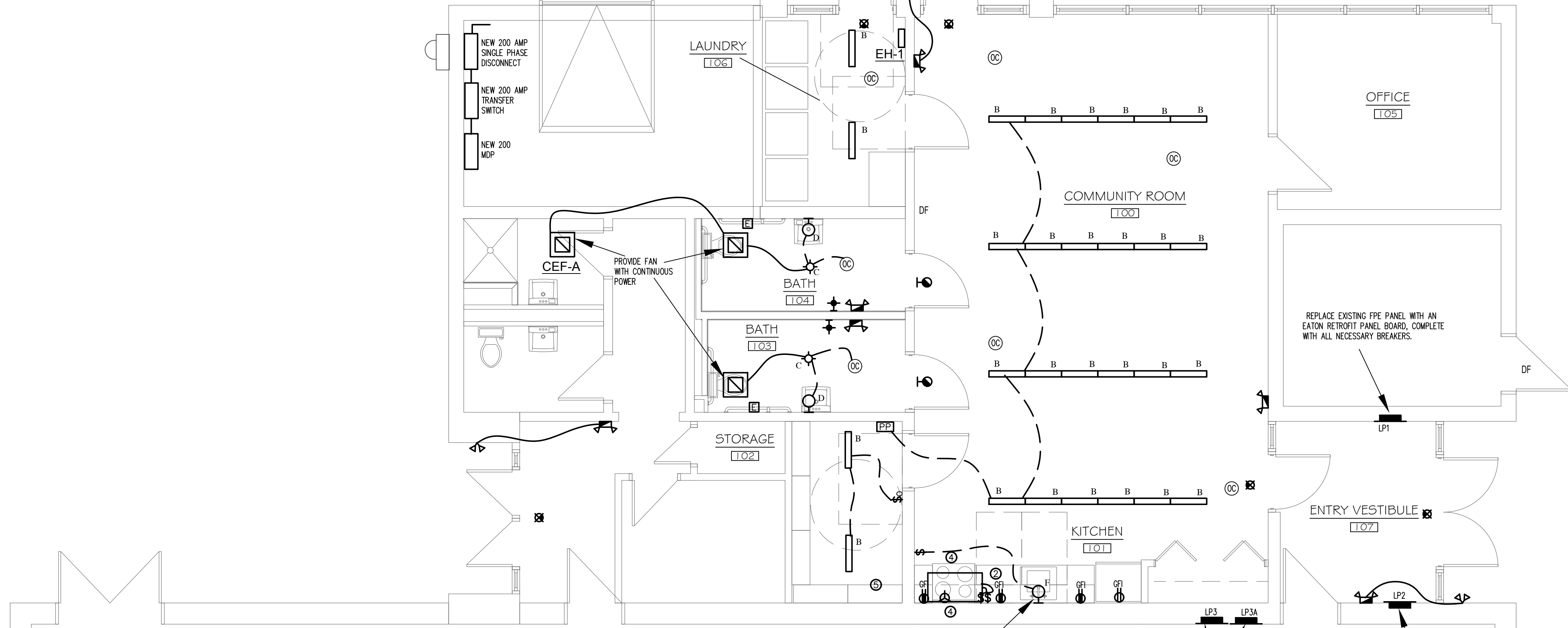
Sheet #:  
**E.1**

ELECTRIC SYMBOL LIST	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTERTOP
	SINGLE RECEPTACLE OUTLET
	SPECIAL PURPOSES OUTLET; 208/240 VOLT
	TYPICAL LIGHTING FIXTURES (see schedule)
	SINGLE POLE WALL SWITCH
	WALL SWITCH; 3 DENOTES THREE WAY; 4 DENOTES FOUR WAY
	SWITCH WITH THERMAL OVERLOAD
	WIRE CONCEALED IN WALLS OR CEILING
	SWITCHED CIRCUIT
	HOMERUN TO SERVICE PANEL; NUMBER OF WIRES INDICATED
	EXIT SIGN WITH BATTERY BACKUP (see schedule)
	CALL-FOR-AID DOME LIGHT
	CALL-FOR-AID PULL STATION
	CIRCUIT BREAKER PANEL BOARD - VOLTAGE NOTED
	EMERGENCY LIGHT WITH BATTERY PACK
	DISCONNECT SWITCH
	JUNCTION BOX
	STROBE LIGHT
	FIRE ALARM COMBINATION HORN/STROBE; LF DENOTES LOW FREQUENCY HORN/STROBE
	FIRE ALARM COMBINATION SPEAKER/STROBE
	FIRE ALARM HORN; LF DENOTES LOW FREQUENCY HORN.
	FIRE ALARM MAG DOOR HOLDER
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM SMOKE DETECTOR; D DENOTES DUCT SMOKE DETECTOR, E DENOTES ELEVATOR RECALL
	FIRE ALARM HEAT DETECTOR
	STAND ALONE INTERCONNECTED, BATTERY BACK-UP 120 VOLT SMOKE DETECTOR; CO DENOTES COMBINATION CO/SMOKE DETECTOR
	REMOTE EMERGENCY HEAD
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHERPROOF

LIGHTING FIXTURE SCHEDULE					
TYPE	MFG.	CATALOG #	DESCRIPTION	WATTS	VOLTAGE
A	DAY BRITE	CAT# RBX15L835-UNV-WR-ARR22SL	HIGH BAY FIXTURES. MOUNT TO BUILDING STRUCTURE	132	MULTI
B	DAY BRITE	CAT# OWL440L840UNV	48" LED WRAP AROUND FIXTURE	38	MULTI
C	LUMINANCE	CAT# F9913-80-1-3K	RESTROOM CEILING	20	120
D	LUMINANCE	CAT# F8624-1S	VANITY LIGHT	24	120
F	DAY BRITE	CAT# F9824-30-LED	24" UNDER-CABINET LIGHT	8	120
E	PHILIPS	CAT# F22400	EMERGENCY LIGHT	120	
E1	PHILIPS	CAT# CR2CSWA	EMERGENCY LIGHT REMOTE HEAD	120	
X	PHILIPS	CAT# CE15050	EXIT LIGHT	120	



- ELECTRICAL DEMOLITION NOTES:**
- CERTAIN SYSTEMS, SUCH AS THE FIRE ALARM SYSTEM, SECURITY SYSTEM, ETC...MAY REQUIRE STAND-BY WATCHES DURING SHUT-DOWN. E.C. SHALL ARRANGE AND PAY FOR ANY SUCH STAND-BY WATCHES.
  - THE E.C. SHALL REMOVE ALL EQUIPMENT INCLUDING CONDUIT AND WIRE BACK TO POWER SOURCE. SOME CONDUIT AND WIRING MAY BE HIDDEN. E.C. SHALL CARRY THE COST TO REMOVE SAID WIRING AT NO ADDITIONAL COST TO THE OWNER.
  - ANY DEMOLITION WORK REQUIRING THE SHUT-DOWN OF ELECTRICAL SERVICE TO THE BUILDING OR ANY PORTION THEREOF, THE E.C. SHALL MAKE ARRANGEMENTS WITH THE OWNER AND OTHER CONCERNED AUTHORITY.
  - ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM SITE UNLESS OTHERWISE NOTED. E.C. SHALL BE RESPONSIBLE FOR CLEANING OF SITE ON A DAILY BASIS.



- KEYED NOTES**
- PROVIDE POWER FOR HANDICAP DOOR OPERATOR; PROVIDE CONDUIT FOR REMOTE ACTUATOR PEDESTAL; COORDINATE WITH DOOR INSTALLER FOR LOW VOLTAGE ROUGH WIRING.
  - USE CIRCUITS MADE AVAILABLE FROM DEMOLITION OF EXISTING FOR STOVE AND APPLIANCE CIRCUITS. EXTEND ADDITIONAL NEW CIRCUITS TO NEAREST PANEL WITH AVAILABLE SPACE (TYPICAL).
  - RETROFIT THIS PANEL WITH AN APPROVED EATON CUTLER HAMMER RETROFIT INTERIOR AND NEW COVER. PROVIDE NEW BREAKERS AS NECESSARY.
  - REFER TO RANGE HOOD INSTALLATION INSTRUCTIONS FOR WIRING OF HOOD ASSEMBLY CONSISTS OF A REMOTE FAN AND A RELAY TO DISCONNECT POWER TO STOVE RECEPTACLE. REFER TO DRAWING MP.1 FOR DETAILS. MOUNT RELAY IN AN ACCESSIBLE LOCATION.
  - PROVIDE POWER TO IN LINE EXHAUST FAN, LOCATED ON ROOF. PROVIDE CODE REQUIRED DISCONNECT SWITCH AND WORK RECEPTACLE.

NOT FOR CONSTRUCTION  
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PROJECT DESCRIPTION FOR:  
**MCKENNA APT. REHAB**  
 CITY / TOWN  
 STREET ADDRESS

Sheet Description:  
 WORKSHOP LIGHTING

Issue Dates:  
 Final Drawings - 03/29/2019

Project #: 19051      Drawn By: SES

Sheet #:  
**E.2**

**ELECTRICAL GENERAL NOTES:**

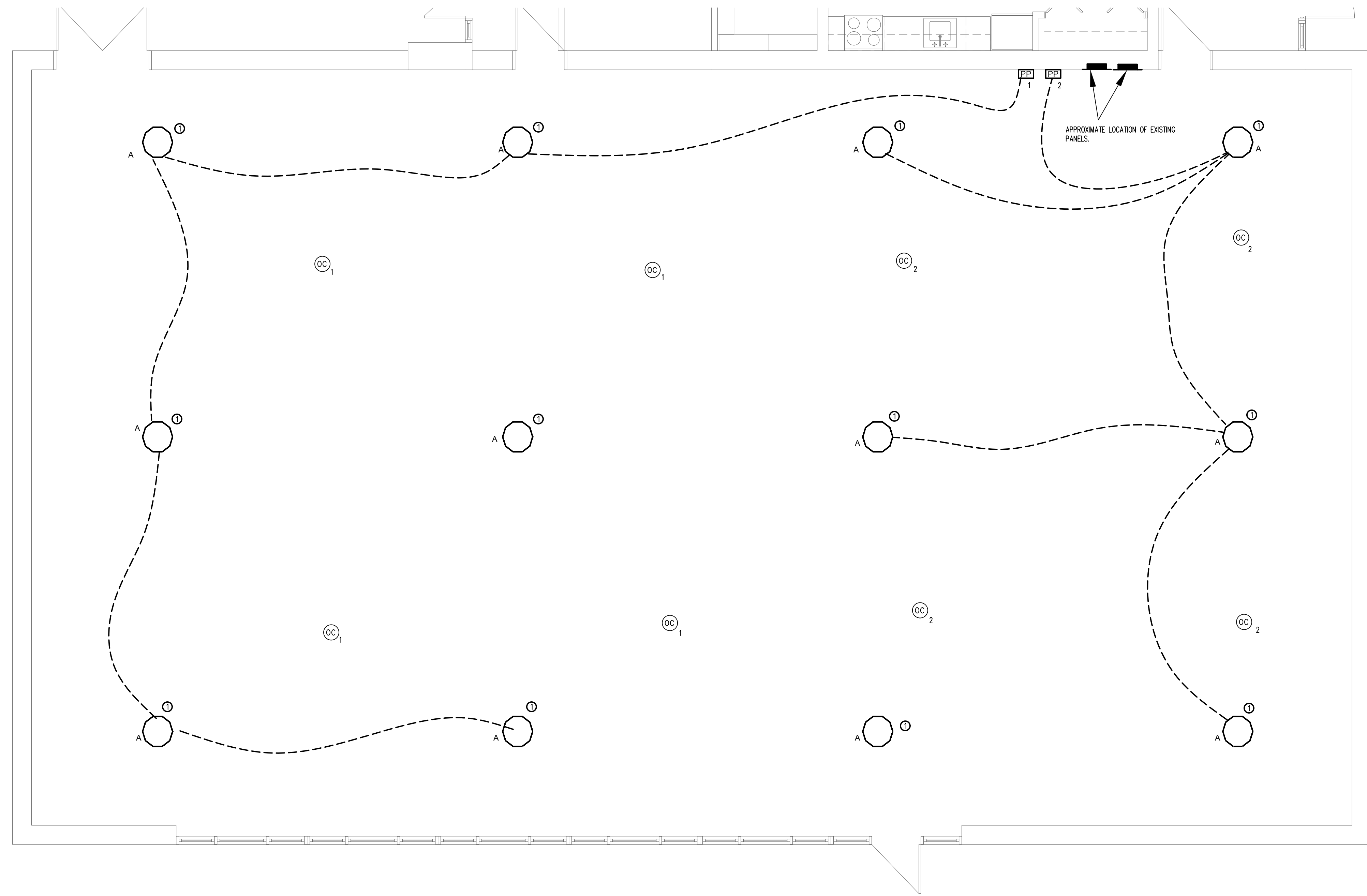
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- E.C. SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTION AND OBTAIN A CERTIFICATE OF "ELECTRICAL INSPECTION". THIS CERTIFICATE SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE AND OPERATING ELECTRICAL SYSTEM. THE E.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, EQUIPMENT, MATERIAL, ETC. AS REQUIRED, EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THE QUESTIONS SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED.
- THE E.C. SHALL COORDINATE ALL PHASING OF WORK WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR OWNER OF THE PROJECT.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC DETAILS, ARRANGEMENTS, MOUNTING HEIGHTS, CEILING CONSTRUCTION, ETC. ALL COLORS AND FINISHES TO BE SELECTED BY THE ARCHITECT.
- ALL ELECTRICAL EQUIPMENT SHALL BE SEISMICALLY SUPPORTED AS REQUIRED BY THE LOCAL AND STATE BUILDING CODE.
- ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC. SHALL BE FURNISHED AND INSTALLED BY E.C.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & #12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- ALL WIRING INSTALLED UNDER THIS CONTRACT SHALL BE TESTED FOR PROPER CONNECTIONS AND SHORT CIRCUITS PRIOR TO THE TURNING OVER OF WORK AS A COMPLETE UNIT.
- ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
- E.C. SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
- ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS, FLOORS AND CEILING UNLESS OTHERWISE NOTED TO BE EXPOSED.
- ALL WIRING SHALL BE TYPE THWN OR THW UNLESS OTHERWISE NOTED. FOR CONDUCTORS LARGER THAN #6 AWG, TYPE XHHW WILL BE ACCEPTED.
- CONDUCTORS SIZED #10 AWG AND SMALLER WITHIN A CABLE ASSEMBLY (NM SHEATHED CABLE; METAL CLAD; ARMORED CABLE) SHALL BE SOLID WIRE CONDUCTORS. CONDUCTORS SIZED LARGER THAN #10 AWG IN SUCH ASSEMBLIES SHALL BE STRANDED. TYPE COMMUNICATIONS AND CONTROL WIRE SHALL BE #14 GAUGE STRANDED, SHIELDED UNLESS OTHERWISE DIRECTED BY INSTALLATION MANUALS AND STANDARDS.
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED.
- ALL DRAWINGS ARE SCHEMATIC IN NATURE; ALL DEVICES SHALL BE INSTALLED IN ALL AREAS AND LIVING SPACES PER NEC AND SHALL BE DIMENSIONED IN FIELD TO MEET PROPER CODES; ALL DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION DURING BID PROCESS AND/OR ADJUSTED IN FIELD DURING CONSTRUCTION.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.

**ELECTRICAL POWER NOTES:**

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/CO. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
- E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
- E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & #12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- MANUAL FIRE ALARM PULL BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXIT.
- THE HEIGHT OF THE MANUAL FIRE ALARM PULL BOXES SHALL BE A MINIMUM OF 48 INCHES AND A MAXIMUM OF 48 INCHES MEASURED VERTICALLY, FROM THE FLOOR LEVEL TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.
- THE MINIMUM MOUNTING HEIGHT OF THE COMBINATION HORN/STROBES SHALL BE 80 INCHES AFF TO THE BOTTOM AND MINIMUM OF 6 INCHES BELOW THE FINISHED CEILING TO THE TOP.
- COMBINATION HORN STROBES SHALL HAVE A SOUND LEVEL RATING FROM A MINIMUM OF 75 dBA AND A MAXIMUM OF 120 dBA. THE FOLLOWING MUST BE ACHIEVED: A MINIMUM OF 15 dBA OVER AVERAGE AMBIENT SOUND LEVEL. A MINIMUM OF 90 dBA IN MECHANICAL ROOMS. ALL STROBES OUTPUTS SHALL BE 110 CANDELA.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL WIRING. COORDINATE ALL REQUIREMENTS WITH DIV 15
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED.
- HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUITS AND LIGHTS IN BATHROOMS.

**CONNECTIONS TO EXISTING CONDITIONS:**

- WHERE NEW CIRCUITS ARE TO BE ADDED TO EXISTING PANELBOARDS, CONFIRM THAT PANEL HAS SUFFICIENT SPACE AND CAPACITY FOR NEW LOADS.
- MODIFY EXISTING PANEL DIRECTORIES TO REFLECT NEW CIRCUITS, ADDED OR DELETED.
- WHERE NOT SPECIFICALLY INDICATED, NEW CIRCUITS ARE TO BE EXTENDED TO THE NEAREST APPROPRIATE PANEL.
- ALL NEW CIRCUITRY SHALL BE COMPLETE WITH REQUIRED BRANCH CIRCUIT PROTECTION AND GROUNDING CONNECTIONS.
- ANY WORK REQUIRING THE SHUT-DOWN OF ELECTRICAL SERVICE TO THE BUILDING AND/OR ANY PORTION THEREOF, THE E.C. SHALL MAKE ARRANGEMENTS WITH THE OWNER AND ANY OTHER CONCERNED AUTHORITY.
- CERTAIN SYSTEMS, SUCH AS THE FIRE ALARM SYSTEM, SECURITY SYSTEM, ETC. MAY REQUIRE STAND-BY WATCHES DURING SHUT-DOWN. E.C. SHALL ARRANGE AND PAY FOR ANY SUCH STAND-BY WATCHES.
- EXISTING SYSTEMS AFFECTED BY NEW WORK SHALL BE TESTED COMPLETELY FOR INTEGRITY AND PROPER OPERATION. RE-FEED CIRCUITS UP-STREAM AND DOWN-STREAM OF DEVICES BEING REMOVED.
- MAKE ANY REVISIONS TO THE EXISTING WORK FOUND NECESSARY TO MAINTAIN ORIGINAL OPERATION. FURNISH AND INSTALL ALL NECESSARY ELECTRICAL EQUIPMENT AND DEVICES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.



**WORKSHOP LIGHTING PLAN**  
 SCALE: 1/4" = 1' 0"

KEYED NOTES	
⓪	MAINTAIN EXISTING SWITCHING ARRANGEMENT, THROUGH LIGHTING CONTRACTOR, FOR NEW LIGHTING LAYOUT. INCORPORATE OCCUPANCY SENSOR POWER PACKS ON LOAD SIDE OF CONTACTOR.

**ELECTRICAL POWER NOTES:**

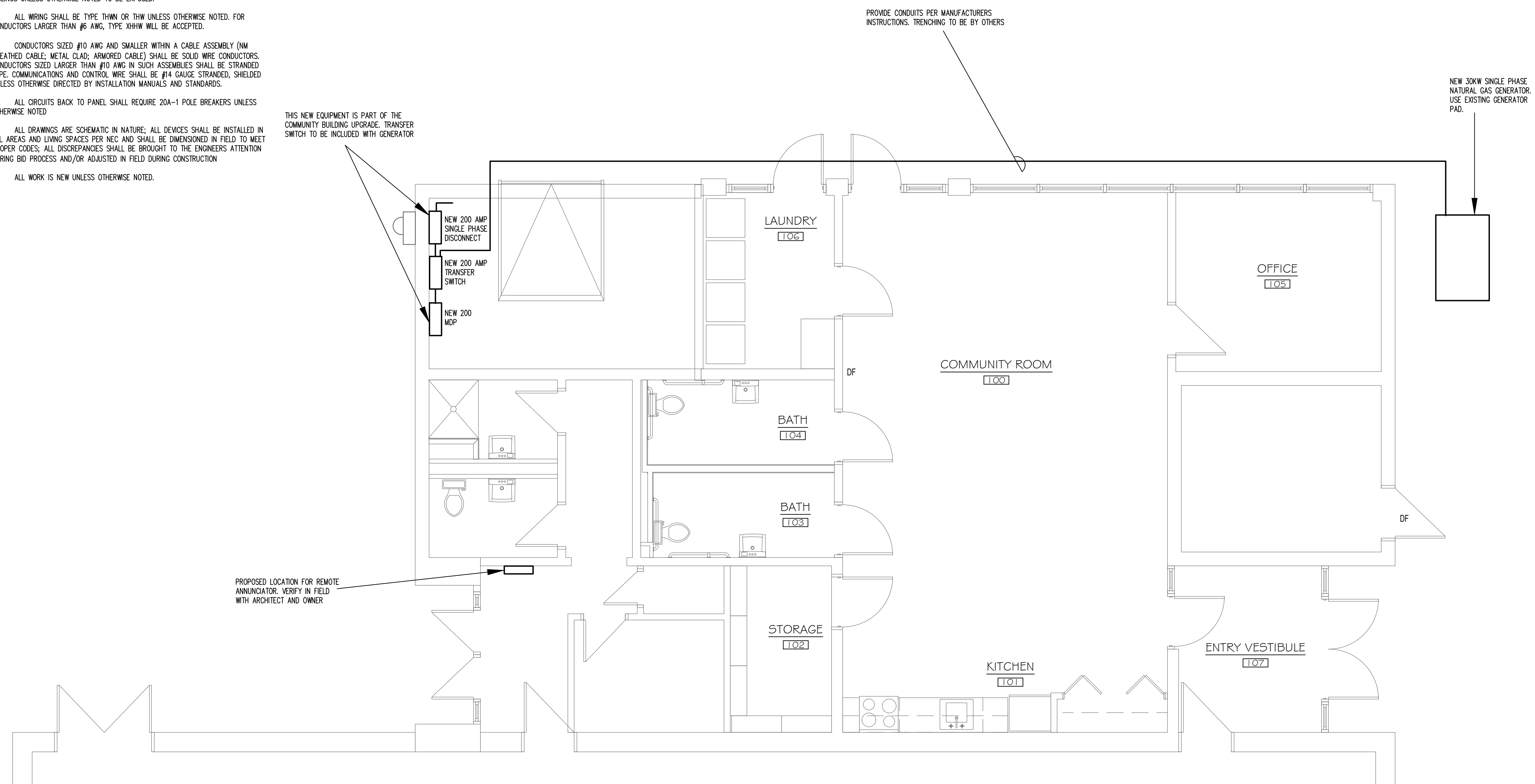
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/S.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
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- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- MANUAL FIRE ALARM PULL BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXIT.
- THE HEIGHT OF THE MANUAL FIRE ALARM PULL BOXES SHALL BE A MINIMUM OF 42 INCHES AND A MAXIMUM OF 48 INCHES MEASURED VERTICALLY, FROM THE FLOOR LEVEL TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.
- THE MINIMUM MOUNTING HEIGHT OF THE COMBINATION HORN/STROBES SHALL BE 80 INCHES AFF TO THE BOTTOM AND MINIMUM OF 6 INCHES BELOW THE FINISHED CEILING TO THE TOP.
- COMBINATION HORN STROBES SHALL HAVE A SOUND LEVEL RATING FROM A MINIMUM OF 75 dBA AND A MAXIMUM OF 120 dBA. THE FOLLOWING MUST BE ACHIEVED: A MINIMUM OF 15 dBA OVER AVERAGE AMBIENT SOUND LEVEL. A MINIMUM OF 90 dBA IN MECHANICAL ROOMS. ALL STROBES OUTPUTS SHALL BE 110 CANDELA.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL WIRING; COORDINATE ALL REQUIREMENTS WITH DIV 15
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- HEIGHT OF UNIT PANELS IN HC AND HC ADAPTIBLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.

**CONNECTIONS TO EXISTING CONDITIONS:**

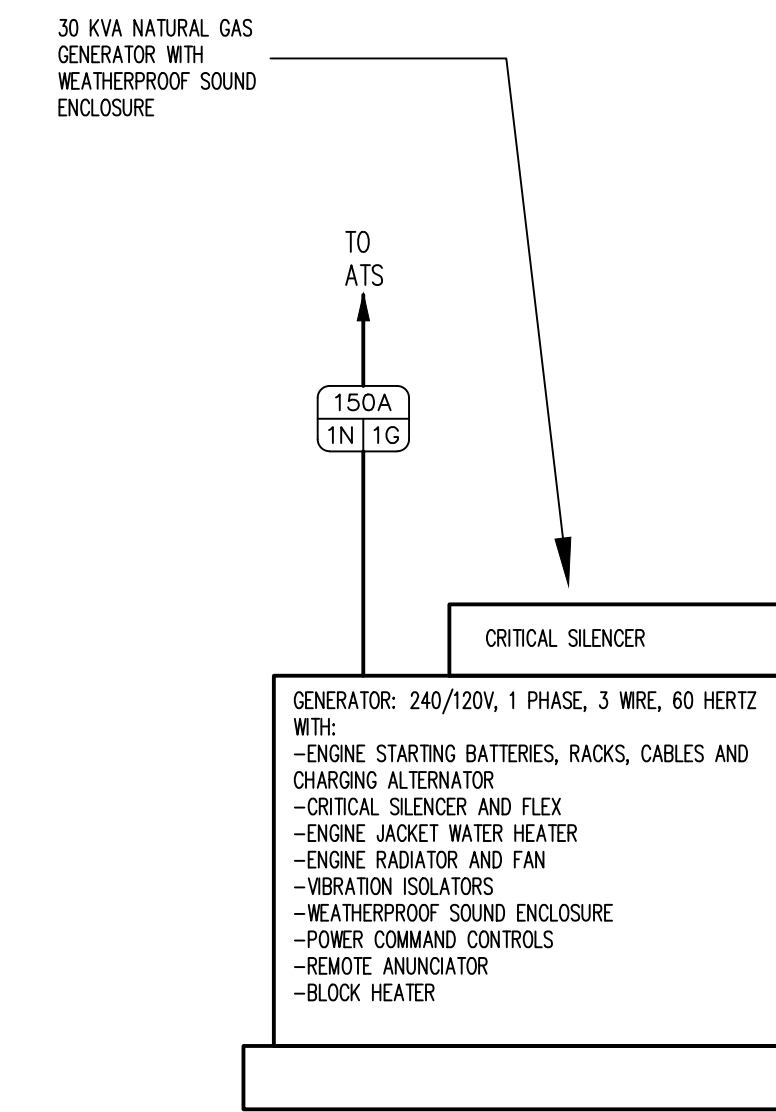
- WHERE NEW CIRCUITS ARE TO BE ADDED TO EXISTING PANELBOARDS, CONFIRM THAT PANEL HAS SUFFICIENT SPACE AND CAPACITY FOR NEW LOADS.
- MODIFY EXISTING PANEL DIRECTORIES TO REFLECT NEW CIRCUITS, ADDED OR DELETED.
- WHERE NOT SPECIFICALLY INDICATED, NEW CIRCUITS ARE TO BE EXTENDED TO THE NEAREST APPROPRIATE PANEL.
- ALL NEW CIRCUITS SHALL BE COMPLETE WITH REQUIRED BRANCH CIRCUIT PROTECTION AND GROUNDING CONNECTIONS.
- ANY WORK REQUIRING THE SHUT-DOWN OF ELECTRICAL SERVICE TO THE BUILDING AND/OR ANY PORTION THEREOF, THE E.C. SHALL MAKE ARRANGEMENTS WITH THE OWNER AND ANY OTHER CONCERNED AUTHORITY.
- CERTAIN SYSTEMS, SUCH AS THE FIRE ALARM SYSTEM, SECURITY SYSTEM, ETC. MAY REQUIRE STAND-BY WATCHES DURING SHUT-DOWN. E.C. SHALL ARRANGE AND PAY FOR ANY SUCH STAND-BY WATCHES.
- EXISTING SYSTEMS AFFECTED BY NEW WORK SHALL BE TESTED COMPLETELY FOR INTEGRITY AND PROPER OPERATION. RE-FEED CIRCUITS UP-STREAM AND DOWN-STREAM OF DEVICES BEING REMOVED.
- MAKE ANY REVISIONS TO THE EXISTING WORK FOUND NECESSARY TO MAINTAIN ORIGINAL OPERATION. FURNISH AND INSTALL ALL NECESSARY ELECTRICAL EQUIPMENT AND DEVICES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

**ELECTRICAL GENERAL NOTES:**

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- E.C. SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTION AND OBTAIN A CERTIFICATE OF "ELECTRICAL INSPECTION". THIS CERTIFICATE SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE AND OPERATING ELECTRICAL SYSTEM. THE E.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, EQUIPMENT, MATERIAL, ETC. AS REQUIRED, EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THE QUESTIONS SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED.
- THE E.C. SHALL COORDINATE ALL PHASING OF WORK WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR OWNER OF THE PROJECT.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC DETAILS, ARRANGEMENTS, MOUNTING HEIGHTS, CEILING CONSTRUCTION, ETC. ALL COLORS AND FINISHES TO BE SELECTED BY THE ARCHITECT.
- ALL ELECTRICAL EQUIPMENT SHALL BE SEISMICALLY SUPPORTED AS REQUIRED BY THE LOCAL AND STATE BUILDING CODE.
- ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC. SHALL BE FURNISHED AND INSTALLED BY E.C.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- ALL WIRING INSTALLED UNDER THIS CONTRACT SHALL BE TESTED FOR PROPER CONNECTIONS AND SHORT CIRCUITS PRIOR TO THE TURNING OVER OF WORK AS A COMPLETE UNIT.
- ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
- E.C. SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
- ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS, FLOORS AND CEILINGS UNLESS OTHERWISE NOTED TO BE EXPOSED.
- ALL WIRING SHALL BE TYPE THHN OR THW UNLESS OTHERWISE NOTED. FOR CONDUCTORS LARGER THAN #6 AWG, TYPE XHHW WILL BE ACCEPTED.
- CONDUCTORS SIZED #10 AWG AND SMALLER WITHIN A CABLE ASSEMBLY (NM SHEATHED CABLE; METAL CLAD; ARMORED CABLE) SHALL BE SOLID WIRE CONDUCTORS. CONDUCTORS SIZED LARGER THAN #10 AWG IN SUCH ASSEMBLIES SHALL BE STRANDED TYPE. COMMUNICATIONS AND CONTROL WIRE SHALL BE #14 GAUGE STRANDED, SHIELDED UNLESS OTHERWISE DIRECTED BY INSTALLATION MANUALS AND STANDARDS.
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- ALL DRAWINGS ARE SCHEMATIC IN NATURE; ALL DEVICES SHALL BE INSTALLED IN ALL AREAS AND LIVING SPACES PER NEC AND SHALL BE DIMENSIONED IN FIELD TO MEET PROPER CODES. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION DURING BID PROCESS AND/OR ADJUSTED IN FIELD DURING CONSTRUCTION
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.



**FLOOR PLAN**  
SCALE: 1/4" = 1' 0"



NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW ONLY

PROJECT DESCRIPTION FOR:  
**MCKENNA APT. REHAB**  
CITY / TOWN  
STREET ADDRESS

Sheet Description:  
GENERATOR  
PLAN AND  
GENERAL  
NOTES

Issue Dates:  
Final Drawings - 03/29/2019

Project #: 19051  
Drawn By:

Sheet #:

**E2.1**