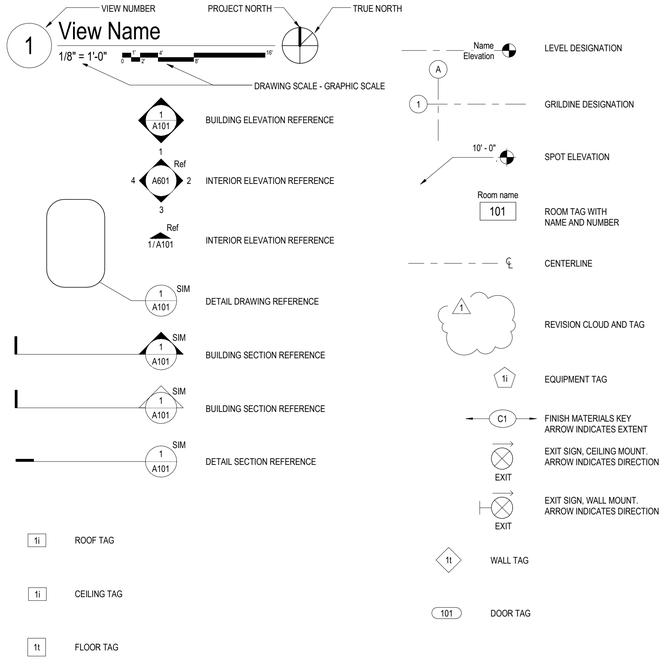


Abbreviations and Symbols

GENERAL

05-G001	COVER SHEET AND PROJECT INFORMATION

CIVIL

SEE 2719 12TH STREET BUILDING PLANS

ARCHITECTURAL

05-A201	FLOOR AND ROOF PLANS
05-A301	BUILDING EXTERIOR ELEVATIONS
A401	TYPICAL ENLARGED STAIR PLANS AND SECTIONS
A603	TYPICAL BATHROOM AND KITCHEN PLANS AND ELEVATIONS

MECHANICAL

05-MP1.0	COVER SHEET
05-MP1.1	SCHEDULES
05-MP2.0	DETAILS
05-M203	MECHANICAL FLOOR PLAN
05-P203	PLUMBING BELOW FLOOR PLAN

ELECTRICAL

05-E001	ELECTRICAL - NOTES, LEGEND AND INDEX
05-E201	ELECTRICAL - POWER PLANS 2705 12TH STREET
05-E301	ELECTRICAL - LIGHTING, ANCILLARIES AND TELECOM PLANS 2705 12TH STREET
05-E601	ELECTRICAL - POWER SYSTEM RISER DIAGRAM, PANEL AND LIGHTING FIXTURE SCHEDULES

Project Data

SITE ADDRESS:
2701 12TH ST
EVERETT, WA 98201

PARCEL NUMBER - PROPERTY ID NUMBER:
29051700103200

PROPERTY LEGAL DESCRIPTION:
SEC 17 TWP 29 RGE 05RT-12) BEG CTR SEC TH N00*41 00E 409.08 FT M/L TO N LN 12TH ST TH NELY ALG N LN SD ST 41.69FT TPB TH CONT ALG N LN 12TH ST TO E MGN POPLAR ST TH NWLY ALG SD E LN 300FT TH NELY PLL N LN 12TH ST 124FTTH SELY PLL MGN POPLAR ST 300FT TH N79*14 00 E TAP 254.49FT W MIL FRM W BDYPINE ST TH DUE E TAP 154.73FT M/L FRM W LN PINE ST TH N10*24 24W 171.12FT THS79*35 36W 77FT TH N10*24 24W 305FT TO C/L 11TH ST PROD WLY TH W ALG SD C/L TO N/S C/L SEC TH S ALG N/S C/L TAP N10*46 00W 205.79FT FRM TPB TH S10*46 00E 205. 79FT TPB LESS CITY STS SUBJ ESE PUD

SITE ADDRESS:
2711 12TH ST
EVERETT, WA 98201

PARCEL NUMBER - PROPERTY ID NUMBER:
29051700103500

PROPERTY LEGAL DESCRIPTION:
SEC 17 TWP 29 RGE 05RT-12D-) BEG MON C/L INT 12TH & POPLAR STS BAKER HEIGHTS ADD TH NWLY AT R ANG TO C/L 12TH ST 27.5FT TO N LN SD ST TH NELY & PLT N LN SD ST 18.45FT TO TPB TH CONT NELY 124FT TH NWLY AT R ANG TO 12THST 300FT TH SWLY & PLT N LN SD ST 124FT TH SELY ALG E MGN LN POPLAR ST 300FT TO TPB SUBJ ESE PUD

PROJECT DESCRIPTION:
SELECT RENOVATIONS TO SELECT SITE FEATURES, BUILDINGS AND UNITS AT AN EXISTING 80 UNIT MULTI-FAMILY HOUSING PROJECT.

DEFERRED PERMIT SUBMITTALS:
LANDSCAPE
NEEC WORKSHEETS
ELECTRICAL
FIRE ALARM MODIFICATIONS
SPECIAL INSPECTIONS AND TESTING AGREEMENT
CONTRACTOR'S STATEMENT OF RESPONSIBILITY

ZONING:
CITY OF EVERETT, R-4

CODES:

BUILDING:	2015 IEBC CHAPTER 4 PRESCRIPTIVE WITH WA STATE AMENDMENTS
	GYPSUM ASSOCIATION GA-600-2012 - 20th EDITION
ENERGY:	2015 IECC WITH WA STATE ENERGY CODE AMENDMENTS
ACCESSIBILITY:	ICC A117.1-2009
	UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
MECHANICAL:	2015 IMC, IFGC, LPGC & NFGC WITH WA STATE AMENDMENTS
PLUMBING:	2015 UPC & IPC WITH WA STATE AMENDMENTS
ELECTRICAL:	WASHINGTON CITIES ELECTRICAL CODE
FIRE:	2015 IFC WITH WA STATE AMENDMENTS
MAINTENANCE:	2015 IPMC

FIRE SPRINKLERS:
NONE

FIRE ALARM:
EXISTING AUTOMATIC SYSTEM EXTENDED TO PROVIDE ADDITIONAL COVERAGE ADDITION

OCCUPANCY SEPARATIONS:
- NO CHANGES TO ASSUMED EXISTING 1 HOUR RATED EQUIVILENT SEPARATION BETWEEN DWELLING UNITS

EXISTING BUILDING CONSTRUCTION TYPE (NO CHANGE):
- TYPE VB- NON SPRINKLERED

EXISTING OCCUPANCY (NO CHANGE) - R2

TABLE 601 FIRE RESISTANCE RATINGS FOR BUILDING:

PRIMARY STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
NON-BEARING WALLS/PARTITIONS, INTERIOR:	0 HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS:	0 HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS:	0 HOUR
SHAFT ENCLOSURES:	0 HOUR

EXISTING NET BUILDING AREA (1970) (NO CHANGE):

TYPE 1 =	2,992 SF x 3 BUILDINGS	=	8,976 SF
TYPE 2 =	2,610 SF x 3 BUILDINGS	=	7,830 SF
TYPE 3 =	3,036 SF x 6 BUILDINGS	=	18,216 SF
TYPE 4 =	5,984 SF x 1 BUILDINGS	=	5,984 SF
TYPE 5 =	6,072 SF x 1 BUILDING=		6,072 SF
TYPE 6 =	5,220 SF x 2 BUILDINGS	=	10,440 SF
TOTAL EXISTING NET LIVING AREA		**=**	**57,518 SF**

EXISTING GROSS AREAS (NO CHANGE):

NET LIVING AREA:	57,518 SF
EXTERIOR WALLS:	4,312 SF
EXTERIOR STAIR & BALCONIES:	2,875 SF
TOTAL GROSS LIVING AREA =	64,705 SF
ADMINISTRATION / LAUNDRY	2,548 SF
TOTAL EXISTING GROSS AREA =	**67,253 SQ. FT.**

EXISTING BUILDING HEIGHT - STORIES ABOVE GRADE PLANE (NO CHANGE):
- +/- 24'-3" - 2 STORIES (NO ZONING HEIGHT RESTRICTIONS)

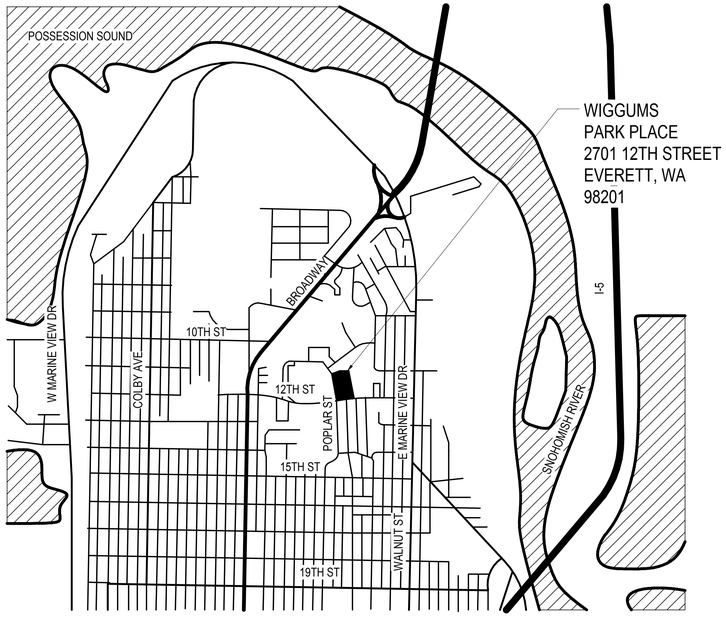
ALLOWABLE BUILDING HEIGHT:
- 80 FEET PER EVERETT MUNICIPAL CODE CHAPTER 19.06

HEAT SOURCE:
- EXISTING ELECTRIC BASEBOARD

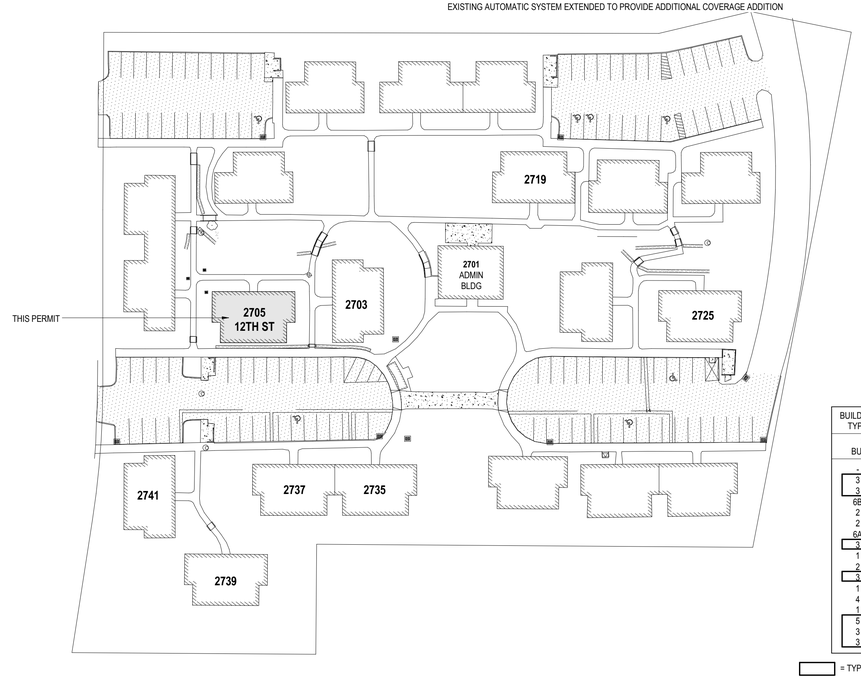
INSULATION VALUES:
(RENOVATED ASSEMBLIES LIST BELOW COMPLY WITH 2015 WSEC TABLE C402.1.3 FOR COMMERCIAL GROUP R IN 5 AND MARINE 4. ALL ELSE EXISTING, NO CHANGES)

JOIST/FRAMED FLOORS	R-30 (AT SELECT CRAWLSPACE REPAIRS)
WOOD FRAMED WALLS	R-21 int (AT NEW INFILL FRAMING)
OPAQUE DOORS - SWINGING	U-0.37 (AT SELECT LOCATIONS)

ACCESSIBILITY:
- EXISTING ACCESSIBLE PARKING LOCATED ON AN ACCESSIBLE ROUTE PROVIDED AS PER TABLE 1106.1.
- EXISTING ACCESSIBLE TOILET AND DRINKING FOUNTAIN PROVIDED PER SECTION 1109.
- EXISTING ACCESSIBLE SIGNAGE PROVIDED PER SECTION PROVIDED PER SECTION 1110.



Vicinity Map



BUILDING TYPE	BUILDING ADDRESS
SEE 1/G001 FOR BUILDING LOCATIONS	
-	2701
3	2703
3	2705
6B	2707+2709
2	2711
2	2713
6A	2715+2717
3	2719
1	2721
2	2723
3	2725
1	2727
4	2729+2731
1	2733
5	2735+2737
3	2739
3	2741

= TYPE 3 AND 5 BUILDINGS SIMILAR

Building Address and Type Key

1 2705 12th Street Location Site Plan
1" = 50'-0"

Project Team

OWNER/ CONTRACTING AGENCY:	**WIGGUMS PARK PLACE LLLP** 3107 COLBY P.O. BOX 1547 EVERETT, WA 98201 T 425 238 4016 ATTENTION: KEN VAN WINKLE kenv@evha.org
ARCHITECT:	**RMC ARCHITECTS, PLLC** 1223 RAILROAD AVENUE BELLINGHAM, WA 98225 T 360 676 7733 ATTENTION: TONY CAVA tony.c@rmcarchitects.com
CIVIL:	**PSE** 1812 CORNWALL AVENUE BELLINGHAM, WA 98225 T 360 671 7387 ATTENTION:JEFF VANDER YACHT jvanderyacht@psesurvey.com
LANDSCAPE:	**MMLA** 119 NORTH COMMERCIAL STREET BELLINGHAM, WA 98225 T 360 542 4054 ATTENTION: MOLLY MAGUIRE mmaguire@mollymaguirela.com
ELECTRICAL:	**K-ENGINNERS INC** 208 THIRD STREET LYNDEN, WA 98264 T 360 354 4757 ext 200 ATTENTION: BILL DIEPHUIS BillDiephuis@K-Enginners.com
MECHANICAL	**HARRIS GROUP** 20201 CEDAR VALLEY ROAD SUITE 120 LYNWOOD, WA 98036 T 206 494 9502 ATTENTION: JONATHON GANAL jon.ganal@harrisgroup.com
GENERAL CONTRACTOR:	**TO BE DETERMINED**

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P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

5979 REGISTERED ARCHITECT NEIL C. McCARTHY STATE OF WASHINGTON

Wiggums Park Place LLLP - 2017-17
Wiggums Park Place Renovations - Bid Package 2: Unit Remodels
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Job No: 1662 Date: May 19 2017
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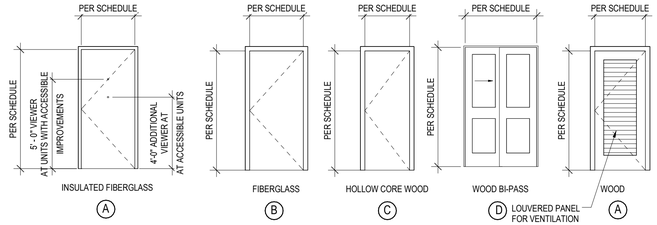
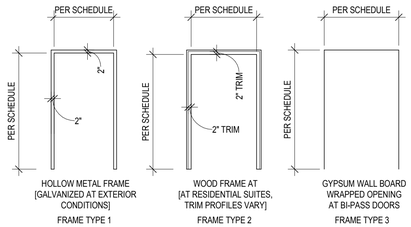
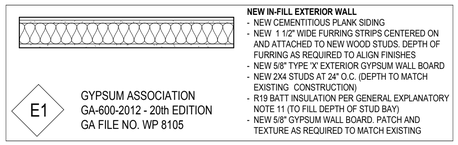
COVER SHEET AND PROJECT INFORMATION

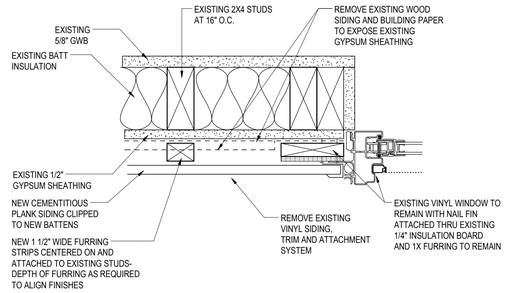
05-G001





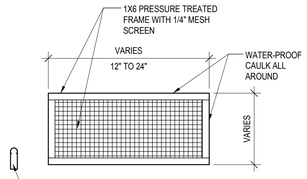
Door Types





Typical Siding Detail at Window Jamb

Door Frame Types



- REMOVE AND DISCARD EXISTING VENT
- WHERE OCCURS, CUT EXISTING HOT WATER TANK OVERFLOW PIPE AS REQUIRED. INSTALL COUPLING AND EXTEND PIPE THRU CONCRETE WALL WITH 90 DEGREE ELBOW DOWN 2" MINIMUM FROM FACE OF BUILDING

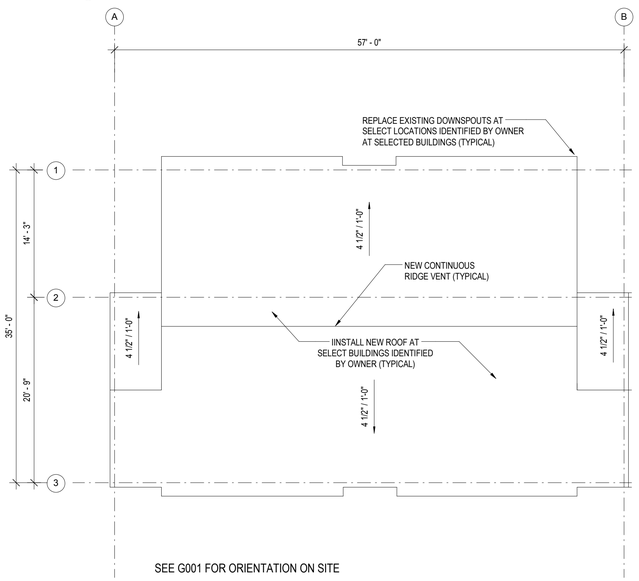
Typical Crawl Space Vent

Typical Door Schedule Notes

- REPLACE ALL HAND SETS AT ALL EXTERIOR AND INTERIOR DOORS
- WHERE EXISTING ENTRY DOORS ARE REPLACED REPLACE DOOR, DOOR FRAME, AND HARDWARE
- VERIFY ALL FRAME DEPTHS
- WHERE EXISTING EXTERIOR UTILITY ROOM DOORS ARE REPLACED REPLACE DOOR, DOOR FRAME, AND HARDWARE
- REPLACE HINGES AS ALL NEW INTERIOR AND EXTERIOR DOORS

Door Schedule C - 2705 12th Street

2705 Unit #	Door Number	Door						Frame			Fire Rating	Glazing	Hardware Group	Comments
		Size			Type	Finish	Descritpion	Depth	Type	Finish				
		Width	Height	Thickness										
Ground Floor 3 - 5														
-	3+5-001	2' - 6"	6' - 8"	0' - 1 3/4"	B	PAINT	PRE-HUNG EXTERIOR UTILITY	0' - 5 1/8"	1	PAINT	-	-	6	NO VIEWER, KEYED DOOR LATCH
1	3+5-1.2	3' - 0"	6' - 8"	0' - 1 3/4"	-	-	EXTERIOR STORAGE	0' - 5 1/8"	-	-	-	-	6	DEMO AND INFILL
1	3+5-1.10	2' - 10"	6' - 8"	0' - 1 3/4"	AA	PAINT	CLOSET	0' - 4 1/2"	2	PAINT		-	2	LOUVERED DOOR IN NEW FRAME AT W/D
3	3+5-3.2	3' - 0"	6' - 8"	0' - 1 3/4"	-	-	EXTERIOR STORAGE	0' - 5 1/8"	-	-	-	-	6	DEMO AND INFILL
3	3+5-3.3	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
3	3+5-3.4	2' - 4"	6' - 8"	0' - 1 3/4"	C	PAINT	BATHROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
3	3+5-3.5	1' - 8"	6' - 8"	0' - 1 3/4"	C	PAINT	CLOSET	0' - 4 1/2"	-	PAINT	-	-	2	
3	3+5-3.6	2' - 6"	6' - 8"	0' - 1 3/4"	C	PAINT	BEDROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
3	3+5-3.7	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
3	3+5-3.8	2' - 6"	6' - 8"	0' - 1 3/4"	C	PAINT	BEDROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
3	3+5-3.9	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
3	3+5-3.10	2' - 10"	6' - 8"	0' - 1 3/4"	AA	PAINT	CLOSET	0' - 4 1/2"	2	PAINT		-	2	LOUVERED DOOR IN NEW FRAME AT W/D
Upper Floor 3 - 5														
2	3+5-2.2	3' - 0"	6' - 8"	0' - 1 3/4"	-	-	EXTERIOR STORAGE	0' - 5 1/8"	-	-	-	-	6	DEMO AND INFILL
2	3+5-2.10	2' - 10"	6' - 8"	0' - 1 3/4"	AA	PAINT	CLOSET	0' - 4 1/2"	2	PAINT		-	2	LOUVERED DOOR IN NEW FRAME AT W/D
4	3+5-4.2	3' - 0"	6' - 8"	0' - 1 3/4"	-	-	EXTERIOR STORAGE	0' - 5 1/8"	-	-	-	-	6	DEMO AND INFILL
4	3+5-4.3	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
4	3+5-4.4	2' - 4"	6' - 8"	0' - 1 3/4"	C	PAINT	BATHROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
4	3+5-4.5	1' - 8"	6' - 8"	0' - 1 3/4"	C	PAINT	CLOSET	0' - 4 1/2"	-	PAINT	-	-	2	
4	3+5-4.6	2' - 6"	6' - 8"	0' - 1 3/4"	C	PAINT	BEDROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
4	3+5-4.7	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
4	3+5-4.8	2' - 6"	6' - 8"	0' - 1 3/4"	C	PAINT	BEDROOM PRIVACY	0' - 4 1/2"	-	PAINT	-	-	5	
4	3+5-4.9	4' - 0"	6' - 8"	0' - 1 3/8"	D	PAINT	CLOSET BY-PASS		-	PAINT	-	-	4	
4	3+5-4.10	2' - 10"	6' - 8"	0' - 1 3/4"	AA	PAINT	CLOSET	0' - 4 1/2"	2	PAINT		-	2	LOUVERED DOOR IN NEW FRAME AT W/D

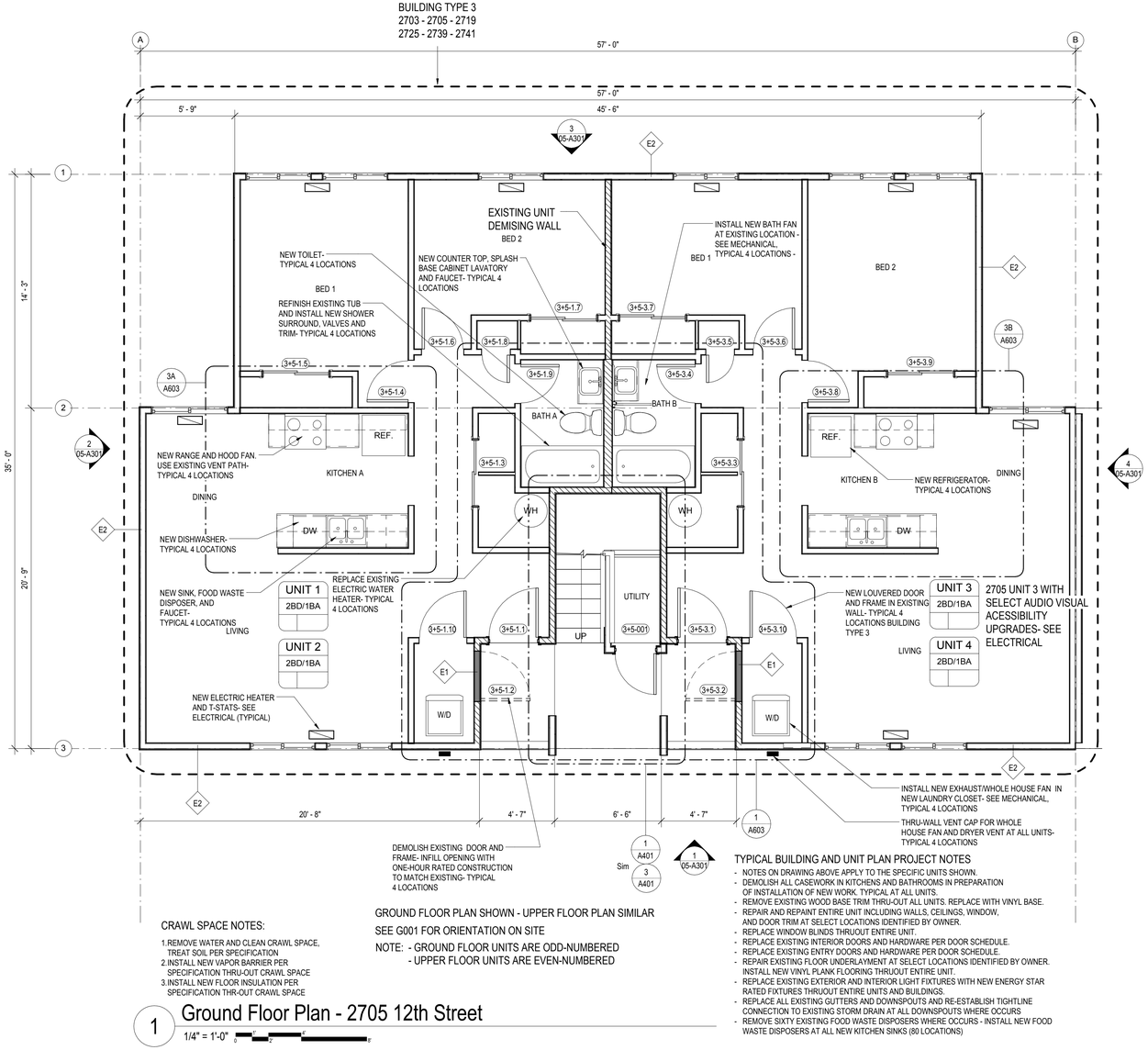


SEE G001 FOR ORIENTATION ON SITE

CONTRACTOR TO VERIFY ROOF CONFORMS TO CURRENT CODE REQUIREMENTS FOR VENTILATION. UPGRADE VENTILATION TO CURRENT CODE IF REQUIRED

2 Roof Plan - 2705 12th Street

1/8" = 1'-0"



CRAWL SPACE NOTES:

1. REMOVE WATER AND CLEAN CRAWL SPACE, TREAT SOIL PER SPECIFICATION
2. INSTALL NEW VAPOR BARRIER PER SPECIFICATION THRU-OUT CRAWL SPACE
3. INSTALL NEW FLOOR INSULATION PER SPECIFICATION THR-OUT CRAWL SPACE

GROUND FLOOR PLAN SHOWN - UPPER FLOOR PLAN SIMILAR

SEE G001 FOR ORIENTATION ON SITE

NOTE: - GROUND FLOOR UNITS ARE ODD-NUMBERED
- UPPER FLOOR UNITS ARE EVEN-NUMBERED

1 Ground Floor Plan - 2705 12th Street

1/4" = 1'-0"

TYPICAL BUILDING AND UNIT PLAN PROJECT NOTES

- NOTES ON DRAWING ABOVE APPLY TO THE SPECIFIC UNITS SHOWN.
- DEMOLISH ALL CASEWORK IN KITCHENS AND BATHROOMS IN PREPARATION OF INSTALLATION OF NEW WORK. TYPICAL AT ALL UNITS.
- REMOVE EXISTING WOOD BASE TRIM THRU-OUT ALL UNITS. REPLACE WITH VINYL BASE.
- REPAIR AND REPAINT ENTIRE UNIT INCLUDING WALLS, CEILINGS, WINDOW, AND DOOR TRIM AT SELECT LOCATIONS IDENTIFIED BY OWNER.
- REPLACE WINDOW BLINDS THRUOUT ENTIRE UNIT.
- REPLACE EXISTING INTERIOR DOORS AND HARDWARE PER DOOR SCHEDULE.
- REPLACE EXISTING ENTRY DOORS AND HARDWARE PER DOOR SCHEDULE.
- REPAIR EXISTING FLOOR UNDERLAYMENT AT SELECT LOCATIONS IDENTIFIED BY OWNER. INSTALL NEW VINYL PLANK FLOORING THRUOUT ENTIRE UNIT.
- REPLACE EXISTING EXTERIOR AND INTERIOR LIGHT FIXTURES WITH NEW ENERGY STAR RATED FIXTURES THRUOUT ENTIRE UNITS AND BUILDINGS.
- REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS AND RE-ESTABLISH TIGHTLINE CONNECTION TO EXISTING STORM DRAIN AT ALL DOWNSPOUTS WHERE OCCURS
- REMOVE SIXTY EXISTING FOOD WASTE DISPOSERS WHERE OCCURS - INSTALL NEW FOOD WASTE DISPOSERS AT ALL NEW KITCHEN SINKS (80 LOCATIONS)

RMC ARCHITECTS
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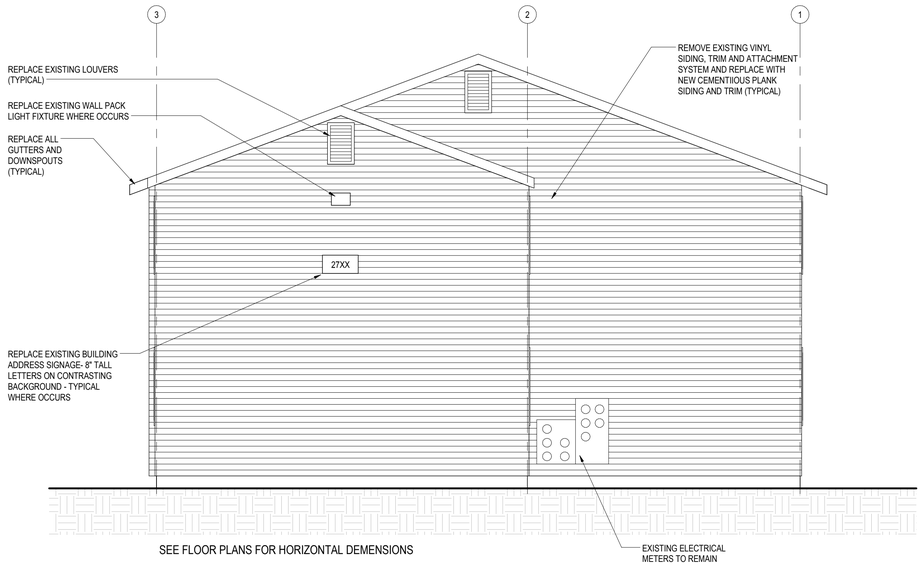
5979 REGISTERED ARCHITECT NEIL C. McCARTHY STATE OF WASHINGTON

Wiggums Park Place LLLP - 2017-17
Wiggums Park Place Renovations - Bid Package 2: Unit Remodels
2701 12th Street Everett, WA 98201
2705 12th Street Renovations

Job No: 1662 Date: May 19 2017
File No: 1662 Wiggums Renovation.rvt
Drawn By: AMC
Checked By: NCM
Issued for: BID SET

FLOOR AND ROOF PLANS

05-A201

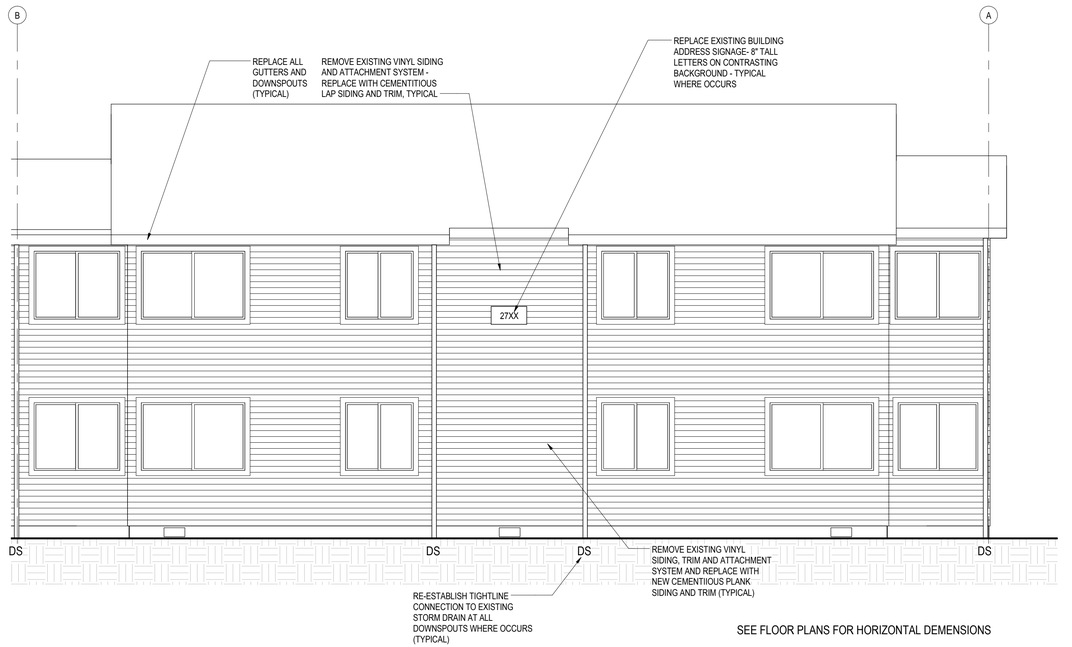


SEE FLOOR PLANS FOR HORIZONTAL DEMENSIONS

SEE G001 FOR ORIENTATION ON SITE

4 Typical Right Elevation

1/4" = 1'-0"

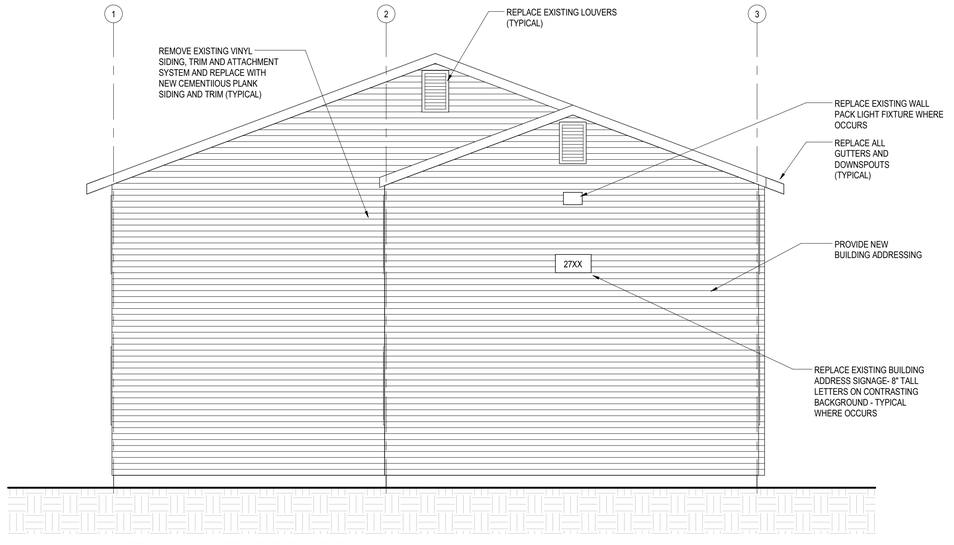


SEE FLOOR PLANS FOR HORIZONTAL DEMENSIONS

SEE G001 FOR ORIENTATION ON SITE

3 Typical Rear Elevation

1/4" = 1'-0"

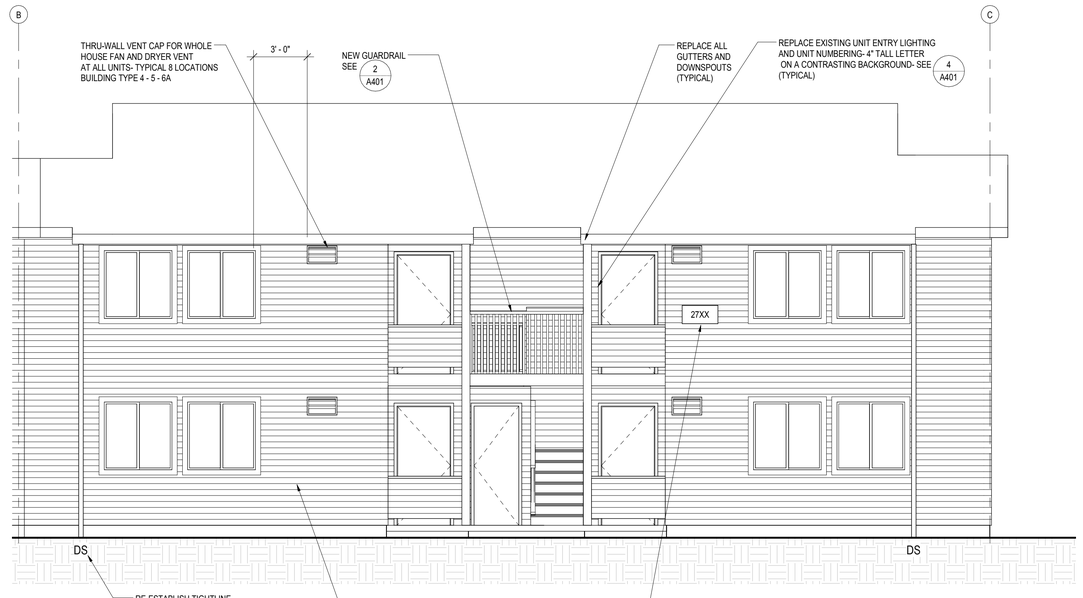


SEE FLOOR PLANS FOR HORIZONTAL DEMENSIONS

SEE G001 FOR ORIENTATION ON SITE

2 Typical Left Elevation

1/4" = 1'-0"



SEE FLOOR PLANS FOR HORIZONTAL DEMENSIONS

SEE G001 FOR ORIENTATION ON SITE

1 Typical Front Elevation

1/4" = 1'-0"

RMC ARCHITECTS

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Wiggums Park Place LLLP - 2017-17

Wiggums Park Place Renovations

2701 12th Street Everett, WA 98201

2705 12th Street Renovations

- Bid Package 2: Unit Remodels

Job No:	1662 Date: May 19 2017
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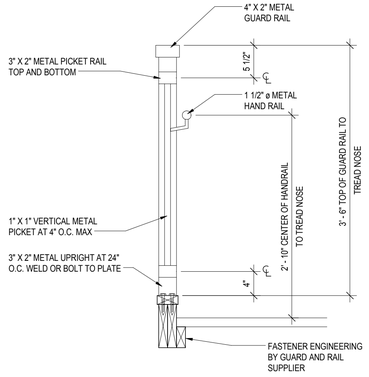
Drawn By:	AMC
Checked By:	NCM
Issued for:	BID SET

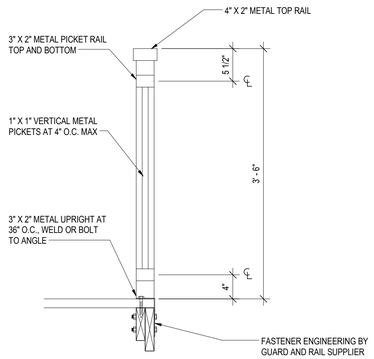
BUILDING EXTERIOR ELEVATIONS

05-A301



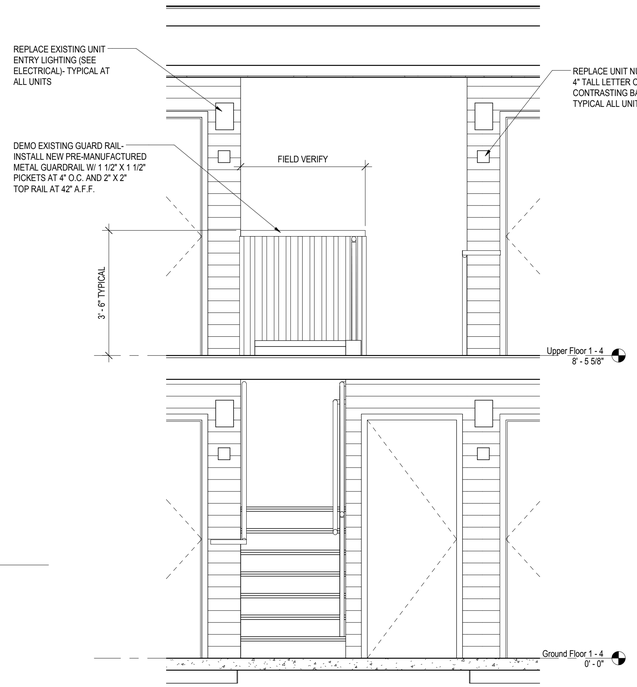
7 Guard and Hand Rail at Stair Tread

1" = 1'-0"



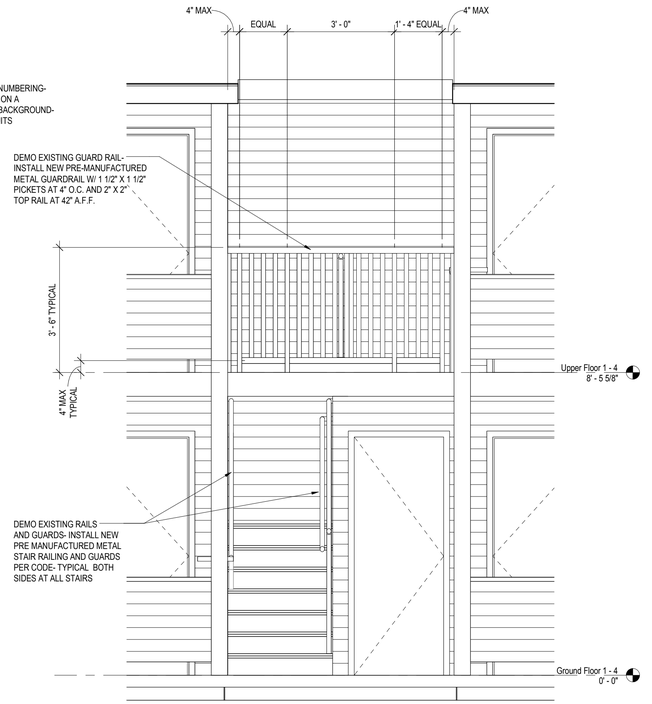
6 Guard Rail at Second Floor Landing

1" = 1'-0"



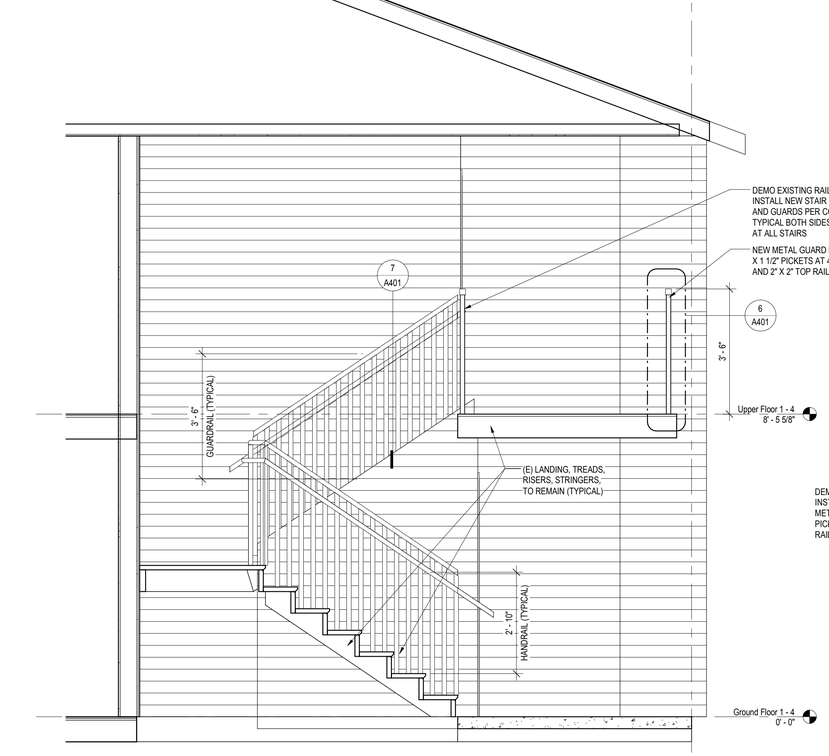
4 Stair Elevation 2

1/2" = 1'-0"



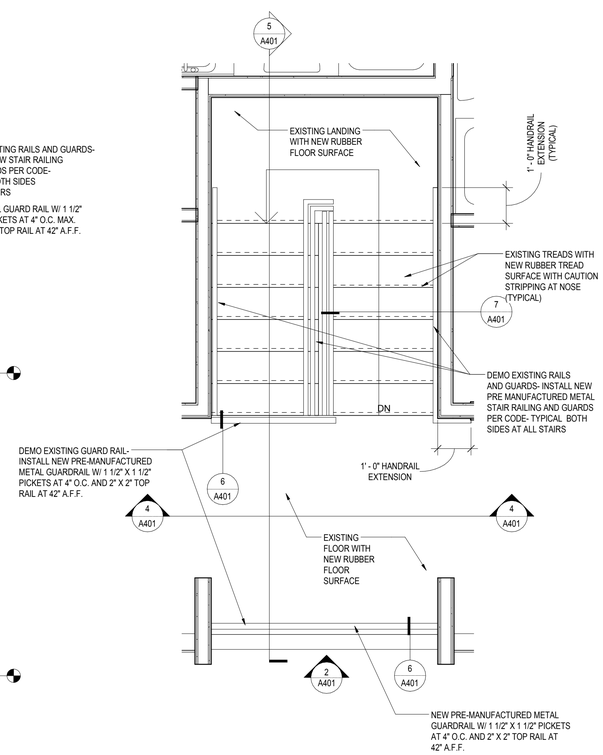
2 Stair Elevation 1

1/2" = 1'-0"



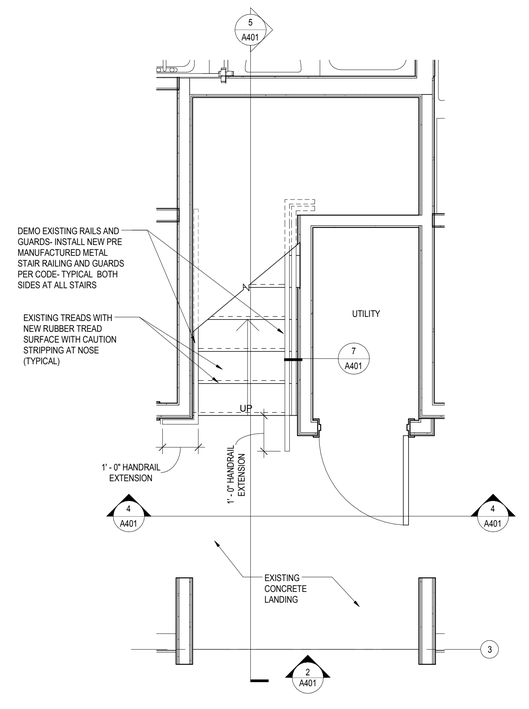
5 Typical Stair Section

1/2" = 1'-0"



3 Typical Enlarged Upper Floor Stair Plan

1/2" = 1'-0"



1 Typical Enlarged Ground Floor Stair Plan

1/2" = 1'-0"

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Wiggums Park Place LLLP - 2017-17

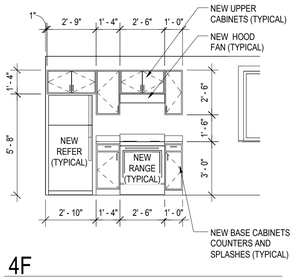
Wiggums Park Place Renovations - Bid Package 2: Unit Remodels

2701 12th Street Everett, WA 98201

Job No: 1662 Date: May 19 2017
File No: 1662 Wiggums Renovation.rvt
Drawn By: AMC
Checked By: NCM
Issued for: BID SET

TYPICAL ENLARGED STAIR PLANS AND SECTIONS

A401



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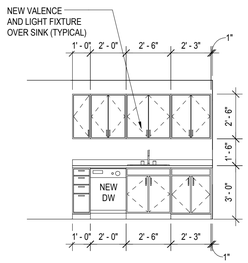

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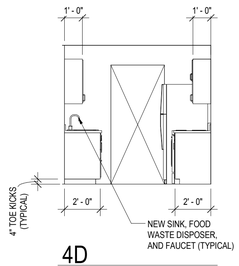
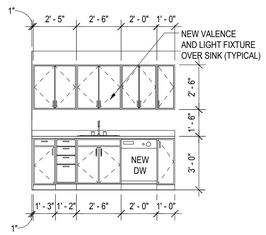


4D

Kitchen B



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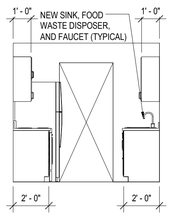

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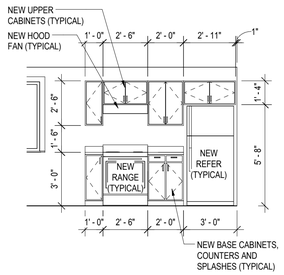
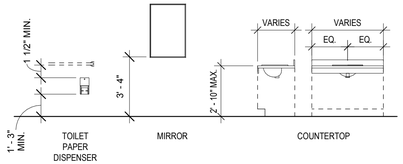


4A

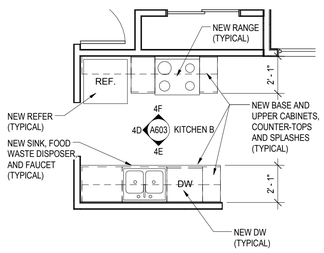
Kitchen A



Typical Fixture Mounting Heights

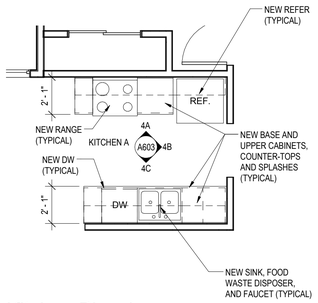
4 Typical Kitchen Elevations - Building Types 3 and 5

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



3B Kitchen Plan B

1/4" = 1'-0"



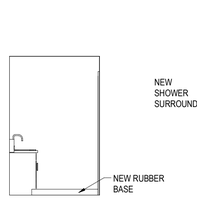
3A Kitchen Plan A

1/4" = 1'-0"

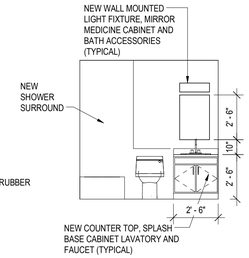
3 Typical Plans Elevations - Building Types 3 and 5

SCALE: 1/4" = 1'-0" TYPICAL GROUND AND UPPER FLOOR PLAN

BUILDING TYPE	BUILDING ADDRESS
3	2703 - 2705 - 2719 - 2725 - 2739 - 2741
5	2735+2737



2H



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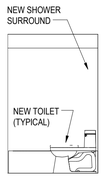

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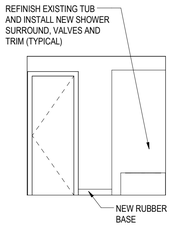
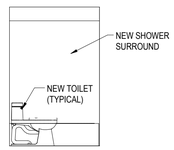


2E

Bathroom B



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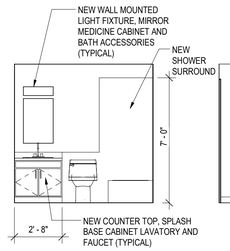

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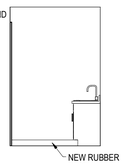
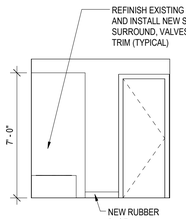


2B

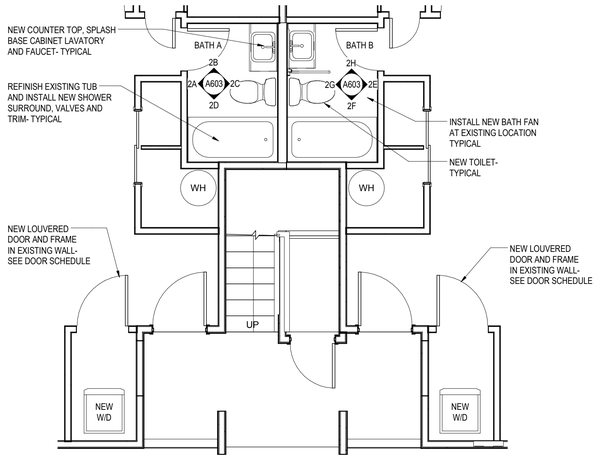


2A

Bathroom A

2 Typical Bathroom Elevations - Building Types 3 and 5

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



REPLACE THE FOLLOWING
IN ALL BATHROOMS-
TOWEL BAR
ROBE HOOK
TOILET PAPER DISPENSER
SHOWER CURTAIN ROD

SEE G001 FOR ORIENTATION ON SITE

1 Bathroom and Laundry Plan - Building Types 3 and 5

1/4" = 1'-0" 0 1" 2" 4" TYPICAL GROUND AND UPPER FLOOR PLAN

BUILDING TYPE	BUILDING ADDRESS
3	2703 - 2705 - 2719 - 2725 - 2739 - 2741
5	2735+2737

BUILDING TYPE	BUILDING ADDRESS
SEE 1/G001 FOR BUILDING LOCATIONS	
-	2701
3	2703
3	2705
6B	2707+2709
2	2711
2	2713
6A	2715+2717
3	2719
1	2721
2	2723
3	2725
1	2727
4	2729+2731
1	2733
5	2735+2737
3	2739
3	2741

= TYPE 3 AND 5 BUILDINGS SIMILAR

Building Address and Type Key

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TYPICAL BATHROOM AND KITCHEN PLANS AND ELEVATIONS

A603

WIGGUMS PARK PLACE RENOVATION

MECHANICAL AND PLUMBING

SYMBOL LIST

SYMBOL	ABBV.	DESCRIPTION
C	C	CONDENSATE
R	R	REFRIGERANT
		DUCT SECTION - SUPPLY
		DUCT SECTION - RETURN
		RECTANGULAR DUCT (INSIDE DIMENSION)
		ROUND DUCT
	SL	SOUND LINED DUCT (INSIDE DIMENSION)
		FLEXIBLE DUCT
		SPIRAL DUCT
		ADJUSTABLE AIR EXTRACTOR
		TURNING VANE
	VD	VOLUME DAMPER
M	MD	MOTORIZED DAMPER
	BDD	BACKDRAFT DAMPER
	SFD	COMBINATION SMOKE/FIRE DAMPER
	FD	FIRE DAMPER
	RAD	CEILING RADIATION DAMPER
DS	SD	DUCT SMOKE DETECTOR
T	T'STAT	THERMOSTAT
S	S	SWITCH
C	COS	CARBON MONOXIDE SENSOR
	AFF	ABOVE FINISHED FLOOR
	ARCH.	ARCHITECT/ARCHITECTURAL
	CDS	CEILING DIFFUSER-SURFACE MOUNTED
	CDL	CEILING DIFFUSER-LAY IN
	CGS	CEILING GRILLE-SURFACE MOUNTED
	CGL	CEILING GRILLE-LAY IN
	COP	COEFFICIENT OF PERFORMANCE
	X	DEMOLISH
	E, EXIST.	EXISTING ITEMS
CO	CO	CLEAN OUT
W OR SAN	W OR SAN	SANITARY WASTE
V	V	VENT PIPE

SYMBOL	ABBV.	DESCRIPTION
	ELECT.	ELECTRICAL
	EC	ELECTRICAL CONTRACTOR
	EER	ENERGY EFFICIENCY RATING
	EFF	EFFICIENCY/EFFICIENT
	FR	FLOOR REGISTER
	GC	GENERAL CONTRACTOR
	HSPF	HEATING SEASONAL PERFORMANCE FACTOR
	HWR	HIGH WALL REGISTER
	HWG	HIGH WALL GRILLE
	I.E.	INVERT ELEVATION
	IPLV	INTEGRATED PART LOAD VALUE
	LWR	LOW WALL REGISTER
	LWG	LOW WALL GRILLE
	MC	MECHANICAL CONTRACTOR
	MECH.	MECHANICAL
	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
	POC	POINT OF CONNECTION
	TYP.	TYPICAL
	U.O.N.	UNLESS OTHERWISE NOTED
WC1		PLUMBING FIXTURE TAG
EF 1		EQUIPMENT TAG
1		FLAG NOTE
		CONNECTION (NECK) SIZE
10"ø CDL 300 CFM		TYPE (CEILING DIFF. LAY-IN)
		FLOW RATE (CUBIC FEET PER MINUTE)
3" (125)		FIXTURE UNITS or BTUH
		PIPE SIZE
1 M1.0		DETAIL NUMBER
		SHEET ON WHICH DETAIL IS DRAWN
		SECTION INDICATOR
1 M1.0		SHEET ON WHICH SECTION IS DRAWN
1		REVISION TAG

FALL PROTECTION

NO FALL PROTECTION REQUIRED BECAUSE NO EQUIPMENT IS BEING LOCATED ON THE ROOF.

LAVATORY MIXING VALVE

HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FRO MEETING THIS PROVISION.

A LAVATORY SHALL BE DEFINED AS A SINK USED PRIMARILY FOR HAND WASHING THAT IS ADJACENT TO WATER CLOSET(S)/URINAL(S).

ALL LAVATORIES SHALL BE CONSIDERED PUBLIC USE EXCEPT FOR THE FOLLOWING:

- LAVATORIES IN RESIDENCES AND APARTMENTS
- LAVATORIES IN HOTEL ROOMS
- LAVATORIES IN PRIVATE HOSPITAL ROOMS

NOISE CALCS

NO NOISE CALCULATIONS PROVIDED. NO NEW EQUIPMENT PROVIDED TO THE EXTERIOR OF THE BUILDING.

ELEVATIONS

NO ELEVATIONS ELEVATIONS PROVIDED. NO NEW EQUIPMENT PROVIDED TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES

PROTECT ALL DUCT OPENINGS OF FIRE RATED ASSEMBLIES PER I.B.C. 716.

INSTALL COMBINATION SMOKE FIRE DAMPERS AT ALL PENETRATIONS OF SHAFT ENCLOSURES PER I.B.C. SECTION 707.

INSTALL COMBINATION SMOKE FIRE DAMPERS AT ALL PENETRATIONS OF FIRE PARTITIONS, FIRE WALLS, FIRE BARRIERS AND SMOKE PARTITIONS PER I.B.C. CHAPTER 7.

ALL FIRE DAMPERS SHALL BE DYNAMIC TYPE, U.L. 555 RATED. ALL CEILING RADIATION DAMPERS SHALL BE U.L. 555C RATED. ALL COMBINATION SMOKE FIRE DAMPERS SHALL BE U.L. 555S RATED.

INSTALL SEISMIC BRACING FOR ALL DUCTWORK, EQUIPMENT AND PIPING PER I.B.C. REQUIREMENTS. PROVIDE ENGINEERED AND STAMPED DESIGN DRAWINGS IF REQUIRED BY IBC. CONTRACTOR TO CONTACT OR HIRE A STRUCTURAL ENGINEER TO DETERMINE BUILDING AND SYSTEM IMPORTANCE FACTORS. UTILIZE ISAT OR OTHER SEISMIC BRACING COMPANY.

INSTALL ALL PIPING ON ROOM SIDE OF BUILDING INSULATION.

MECHANICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE, AND DO NOT NECESSARILY REFLECT EVERY REQUIRED OFF-SET, FITTING OR ACCESSORY.

COORDINATE INSTALLATION OF MECHANICAL SYSTEMS WITH BUILDING STRUCTURE AND ALL OTHER TRADES.

THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BEGINNING WORK IN ORDER TO OBSERVE EXISTING CONDITIONS. VERIFY EXACT SIZE, LOCATION AND CONDITION OF ALL EXISTING SYSTEMS, DUCTS, PIPES, UTILITIES AND BUILDING STRUCTURE.

VERIFY VOLTAGES AT THE SITE PRIOR TO ORDERING ANY EQUIPMENT.

PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL AUTOMATIC FIRE SPRINKLER SYSTEM PER N.F.P.A. 13. PROVIDE ALL REQUIRED PIPING, HEADS, VALVES, CONTROLS AND ACCESSORIES. PROVIDE ALL REQUIRED CALCULATIONS. OBTAIN ANY REQUIRED PERMITS, AND PAY ALL REQUIRED FEES IN ORDER TO INSTALL A COMPLETE AND OPERATIONAL SYSTEM.

PROVIDE WATER HAMMER ARRESTOR ON FAST ACTION VALVES.

ALL MECHANICAL EQUIPMENT LOCATED IN CEILING CAVITIES THAT REQUIRE ELECTRICAL CONNECTION SHALL HAVE AN 8-1/2"x11" LAMINATED SIGN PERMANENTLY MOUNTED ON THE ELECTRICAL ENCLOSURES THAT INDICATES: "THIS EQUIPMENT MUST HAVE A MINIMUM ACCESS OF 36" (LESS THAN 460V) AND 42" (460V AND ABOVE)". NO TRADE SHALL BLOCK THIS SPACE EVEN IF SHOWN ON THE DRAWINGS. INSTALL SIGN PRIOR TO INSTALLATION OF EQUIPMENT.

REFER TO BID PACKAGE 1 FOR SCOPE OF WORK AND DEDUCTIVE ALTERNATES FOR ADDITIONAL INFORMATION.

MAJOR APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS
2015 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS
2015 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE WITH WASHINGTON STATE AMENDMENTS
2015 WASHINGTON STATE ENERGY CODE

DRAWING INDEX

SHEET	DESCRIPTION
05-MP1.0	COVER SHEET
05-MP1.1	SCHEDULES
05-MP2.0	MECHANICAL DETAILS
05-M203	HVAC - FLOOR PLAN
05-P203	PLUMBING - BELOW FLOOR PLAN

2015 WASHINGTON STATE ENERGY CODE NOTES

NOTE: ITEMS IN (PARENTHESIS) REFERENCE CODE SECTIONS FROM THE 2015 WASHINGTON STATE ENERGY CODE.

(C403.2 PROVISIONS APPLICABLE TO ALL MECHANICAL SYSTEMS) CONTRACTOR SHALL PROVIDE ALL MECHANICAL SYSTEMS AND EQUIPMENT, SERVING THE BUILDING HEATING, COOLING OR VENTILATING NEEDS, WHICH COMPLY WITH SECTIONS C403.2.1 THROUGH C403.2.13.

(C403.2.6 VENTILATION) CONTRACTOR SHALL PROVIDE VENTILATION, EITHER NATURAL OR MECHANICAL, IN ACCORDANCE WITH CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE. WHERE MECHANICAL VENTILATION IS PROVIDED, THE SYSTEM SHALL BE CONFIGURED TO PROVIDE NO GREATER THAN 150 PERCENT OF THE MINIMUM OUTDOOR AIR REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE OR OTHER APPLICABLE CODE OR STANDARD, WHICHEVER IS GREATER.

(C403.2.6.3 OCCUPANCY SENSORS) CONTRACTOR SHALL PROVIDE OCCUPANCY SENSORS FOR CLASSROOMS, GYMS, AUDITORIUMS AND CONFERENCE ROOMS LARGER THAN 500 SQUARE FEET OF FLOOR AREA THAT WILL EITHER CLOSE OUTSIDE AIR DAMPERS OR TURN OFF SERVING EQUIPMENT WHEN THE SPACE IS UNOCCUPIED EXCEPT WHERE EQUIPPED WITH ANOTHER MEANS TO AUTOMATICALLY REDUCE OUTSIDE AIR INTAKE BELOW DESIGN RATES WHEN SPACES ARE PARTIALLY OCCUPIED.

(C403.2.8.1) CONTRACTOR SHALL PROVIDE DUCTS, SHAFTS AND PLENUMS CONVEYING OUTSIDE AIR FROM THE EXTERIOR OF THE BUILDING TO THE MECHANICAL SYSTEM WHICH MEET ALL AIR LEAKAGE AND BUILDING ENVELOPE INSULATION REQUIREMENTS OF SECTION C402, PLUS BUILDING ENVELOPE VAPOR CONTROL REQUIREMENTS FROM THE INTERNATIONAL BUILDING CODE, EXTENDING CONTINUOUSLY FROM THE BUILDING EXTERIOR TO AN AUTOMATIC SHUTOFF DAMPER OR HEATING OR COOLING EQUIPMENT. FOR THE PURPOSES OF BUILDING ENVELOPE INSULATION REQUIREMENTS, DUCT SURFACES SHALL MEET THE REQUIREMENTS FOR METAL FRAMED WALLS PER TABLE C402.1.2.

(C403.2.8.3.1 LOW-PRESSURE DUCT SYSTEMS) CONTRACTOR SHALL PROVIDE ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY AND RETURN DUCTS OPERATING AT A STATIC PRESSURE LESS THAN OR EQUAL TO 2 INCHES WATER GAUGE (W.G.) (500 PA) WITH SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS EMBEDDED-FABRIC SYSTEMS OR TAPES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PRESSURE CLASSIFICATIONS SPECIFIC TO THE DUCT SYSTEM SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

(C403.2.9 PIPING INSULATION) CONTRACTOR SHALL PROVIDE ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM WITH THERMAL INSULATION IN ACCORDANCE WITH TABLE C403.2.9.

(C403.2.9.1 PROTECTION OF PIPING INSULATION) CONTRACTOR SHALL PROTECT ALL PIPING INSULATION EXPOSED TO WEATHER FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVES TAPE SHALL NOT BE PERMITTED.

(C403.2.10 MECHANICAL SYSTEMS COMMISSIONING AND COMPLETION REQUIREMENTS) MECHANICAL SYSTEMS SHALL BE COMMISSIONED AND COMPLETED IN ACCORDANCE WITH SECTION C408.

(C403.2.11.3 FAN EFFICIENCY) CONTRACTOR SHALL PROVIDE FANS WITH A FAN EFFICIENCY GRADE (FEG) OF 67 OR HIGHER PER AMCA 205. THE TOTAL EFFICIENCY AT DESIGN CONDITIONS SHALL BE WITHIN 15 PERCENT OF THE MAXIMUM TOTAL EFFICIENCY.

(C403.2.14 ELECTRIC MOTOR EFFICIENCY) CONTRACTOR SHALL PROVIDE ALL ELECTRIC MOTORS, INCLUDING FRACTIONAL HP MOTORS WITH C405.8.

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Wiggums Park Place LLLP - 2017-17

Wiggums Park Place Renovations - Bid Package 2: Unit Remodels

2701 12th Street Everett, WA 98201

2705 12th Street Renovations and Site Improvements

Job No: 1662 Date: MAY 19 2017
File No: 1662 Wiggums Renovation.rvt
Drawn By: ADD
Checked By: RP
Issued for: BID SET

COVER SHEET

05-MP1.0

EXHAUST FAN SCHEDULE

EQUIP. TAG	AREA SERVED	MFG' / MODEL NUMBER	CFM	E.S.P. INCHES W.G.	FAN MOTOR HP/ WATTS	FAN MOTOR VOLTS	FAN MOTOR PH.	NOISE SONES	DRIVE	DISCONNECT	CONFIGURATION	WEIGHT (LBS)	REMARKS
EF-1	BATHROOM	PANASONIC / FV-05-11VKSL1	60	0.25	12.8 W	120	1	0.4	DIRECT	BY ELECTRICAL	CEILING	15	1,2,3,4,5
WEF-1	WHOLE HOUSE FAN	PANASONIC / FV-05-11VKSL1	110	0.25	12.8 W	120	1	0.4	DIRECT	BY ELECTRICAL	CEILING	15	1,2,3,4,5,6,7

NOTES:
1. FAN TO RUN OFF OF SWITCH.
2. PROVIDE FAN WITH SPEED CONTROL.
3. MOUNT FANS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CLEARANCES.
4. DUCT CONNECTS TO FAN WITH APPROVED FLEXIBLE CONNECTORS.
5. PROVIDE FAN WITH BACKDRAFT DAMPER.
6. PROVIDE ENERGY STAR LABELED FAN, WITH HUMIDITY SENSOR, WALL SWITCH, AND TIMER TO OPERATE MINIMUM 2 HOURS PER EVERY 4 HOUR SEGMENT
7. PROVIDE FAN WITH POLYPROPYLENE WHEEL, GALVANIZED STEEL HOUSING, OUTLET DUCT COLLAR, AND WHITE DESIGNER GRILLE.

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	LOCAL CONNECTIONS W	V	HW	CW
KS1	KITCHEN SINK - JUST, DOUBLE COMPARTMENT SINK WITH INTEGRA FLOW OVERFLOW SYSTEM, AMERICAN STANDARD COLONY PRO (7074.020) CHROME PLATED FAUCET WITH 1.50 GPM AERATOR, ADA COMPLIANT. PROVIDE WITH GARBAGE DISPOSAL.	2"	1-1/2"	1/2"	1/2"
L1	LAVATORY (ADA) - COUNTER MOUNT, AMERICAN STANDARD 0476.028 AQUALYN, VITREOUS CHINA, 3-HOLE 4" CENTERS, FAUCET - AMERICAN STANDARD COLONY SOFT (2275.500), WATER SENSE LABELED, 1.2 GPM FLOW, CHROME PLATED, POP UP DRAIN, 1/4 TURN WASHERLESS CERAMIC DISC VALVE CARTRIDGE, 17 GA CHROME PLATED P-TRAP, PLUMBEREX TRAP GEAR SERIES P-TRAP/ H&C COVERS, PROVIDE WITH LEONARD 270 THERMOSTATIC MIXING VALVE.	2"	1-1/2"	1/2"	1/2"
WC1	TWO PIECE WATER CLOSET - (FLOOR MOUNT FLUSH TANK / GRAVITY FLUSH) AMERICAN STANDARD 215CA.104 CADET PRO ELONGATED TOILET, WATER SENSED LABELED, 1.28 GPF, VITREOUS CHINA, STANDARD WHITE, TOILET SEAT WITH COVER, PROVIDE LOOSE KEY STOP AND STAINLESS STEEL SUPPLY.	3"	2"	--	1/2"
SH1	SHOWER TRIM (ADA) - EXISTING BATH/SHOWER TO RECEIVE AMERICAN STANDARD, COLONY LINE (T375.128) TRIM KIT, THAT INCLUDES WATER SENSE LABELED, 1.5 GPM SHOWERHEAD, WALL TUB SPOUT, AND LEVER HANDLE. PROVIDE WITH R110 SERIES PRESSURE BALANCING VALVE TO BE COORDINATED WITH PLUMBER. PROVIDE WITH TUB SURROUND.	2"	1-1/2"	1/2"	1/2"
DW1	UNDER COUNTER DISHWASHER BY CONTRACTOR, ROUGH-IN AND CONNECT DOUBLE HW STOP VALVE AT ADJACENT SINK, PROVIDE AIR GAP FITTING AT SINK.	--	--	1/2"	--
CW1	CLOTHES WASHING MACHINE BY CONTRACTOR. PROVIDE SHOCK ARRESTORS AND RECESSED WALL BOX WITH DRAIN OUTLET AND TWO WATER VALVES GUY GRAY B-200 WALL BOX. EXISTING DOMESTIC WATER PROVIDED FOR WALL BOX.	2"	1-1/2"	3/4"	3/4"
WH1	WATER HEATER (ELECTRIC) - RHEEM XE406ST38U1, NON-SIMULTANEOUS SINGLE ELEMENT OPERATION 3800/3800 WATTAGE, 40 GALLON TANK, 17 GPH RECOVERY @ 90F TEMPERATURE RISE, 40 GAL. 1ST HOUR RATING. PROVIDE PRESSURE AND TEMPERATURE RELIEF, PROVIDE SEISMIC STRAPS, 240V/1PH, 15.8 FLA.	--	--	3/4"	3/4"

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Bid Package 2: Unit Remodels

Site Improvements

Wiggums Park Place LLLP - 2017-17

Wiggums Park Place Renovations -

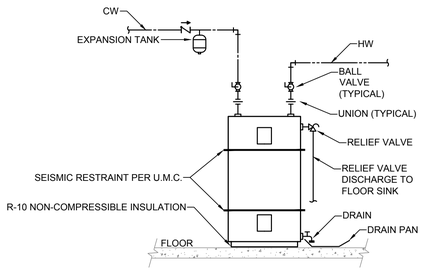
2701 12th Street Everett, WA 98201

2705 12th Street Renovations and

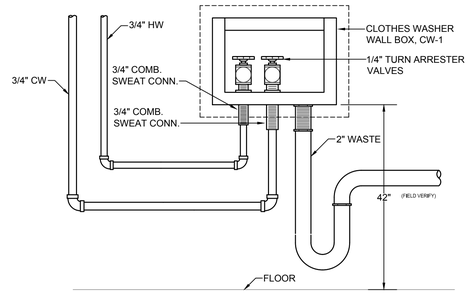
Job No: 1662 Date: MAY 19 2017
File No: 1662 Wiggums Renovation.rvt
Drawn By: ADD
Checked By: RP
Issued for: BID SET

SCHEDULES

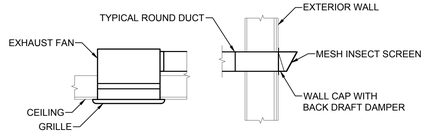
05-
MP1.1



3 MP2.0 WATER HEATER PIPING DETAIL
SCALE: NTS



2 MP2.0 UTILITY WALL BOX FOR CLOTHES WASHER
NTS



1 MP2.0 CEILING EXHAUST FAN & WALL CAP DETAIL
SCALE: NTS

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Wiggums Park Place LLLP - 2017-17
Wiggums Park Place Renovations - Bid Package 2: Unit Remodels
2701 12th Street Everett, WA 98201
2705 12th Street Renovations and Site Improvements

Job No: 1662 Date: MAY 19 2017
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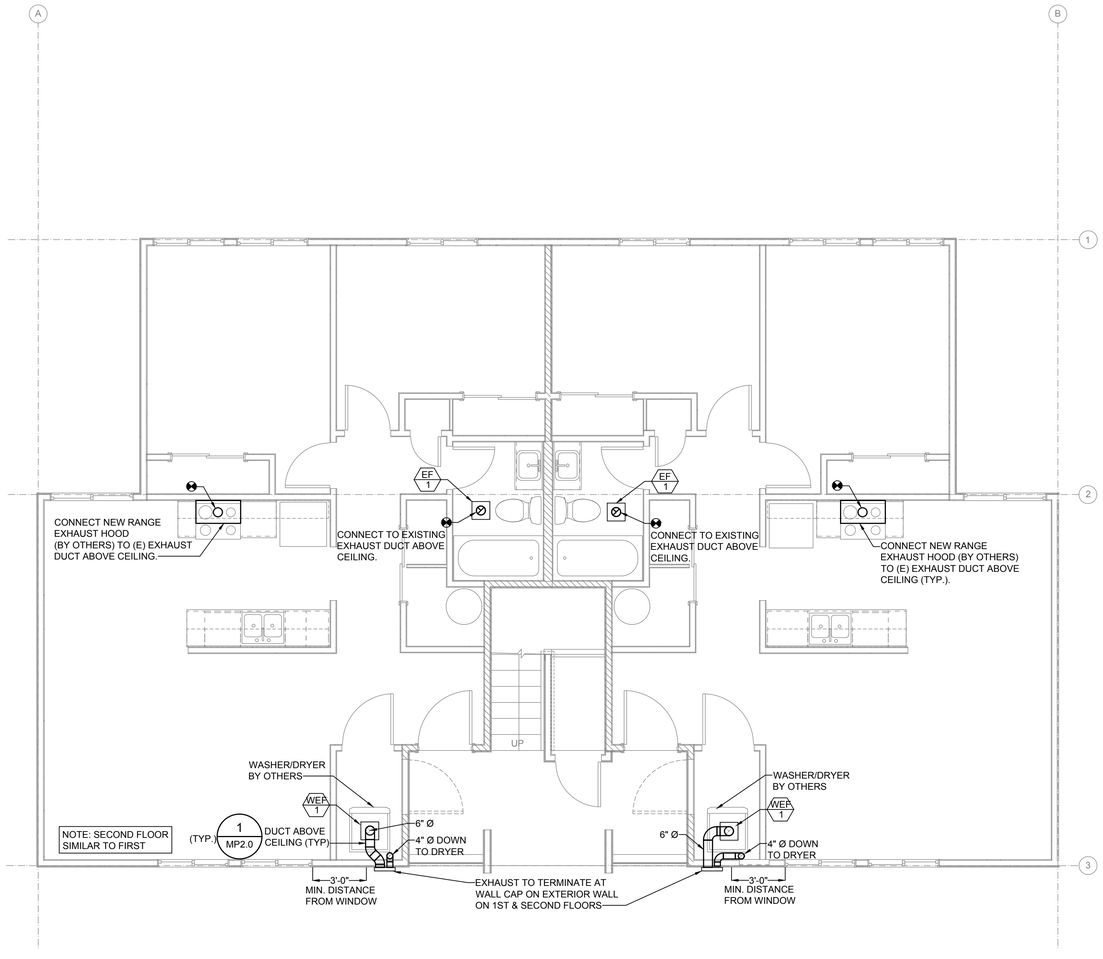
DETAILS

05-
MP2.0



1 FLOOR PLAN - 2705 12 ST

0 2' 4' 8'

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

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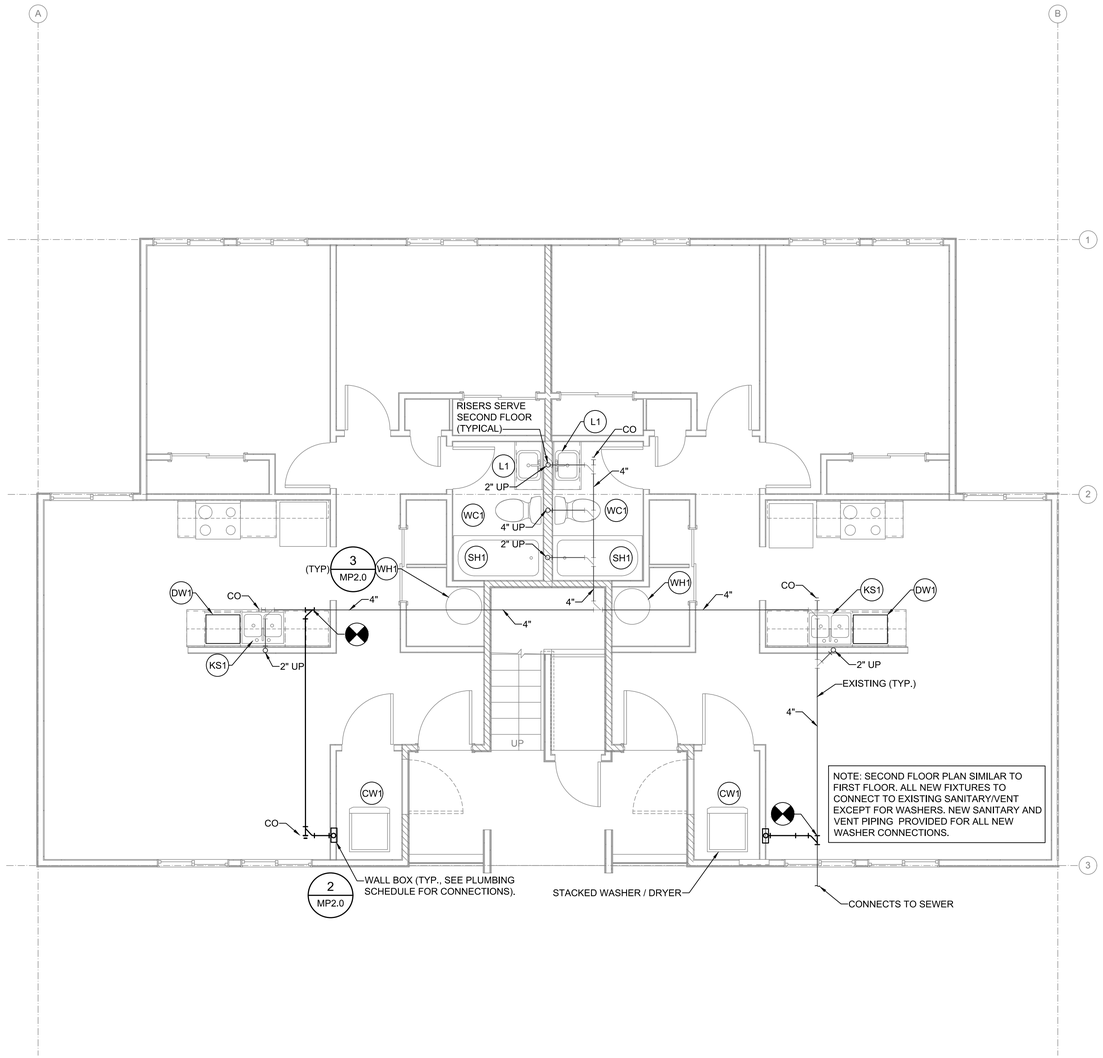
MECHANICAL FLOOR PLAN

05-M203



1 BELOW FLOOR PLAN - 2705 12TH ST

0 2' 4' 8'

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

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PLUMBING
BELOW FLOOR
PLAN

05-P203

NOTES (APPLICABLE TO ALL ELECTRICAL DRAWINGS):

1. ALL SYSTEMS, EQUIPMENT, DEVICES, RACEWAYS, CABLES, ETC. INDICATED ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.

2. THE ELECTRICAL WORK SHALL INCLUDE ALL WORK SHOWN ON THE DRAWINGS, DETAILS, DIAGRAMS, SCHEDULES, ETC., AND AS DESCRIBED IN THE SPECIFICATIONS.

3. PLAN DRAWINGS ARE DIAGRAMMATIC IN FORM AND DO NOT ATTEMPT TO SHOW COMPLETE DETAILS OR LIST EVERY ITEM OF THE ELECTRICAL SYSTEM, EQUIPMENT, OR BUILDING CONSTRUCTION; HOWEVER, THE ROUTING OF RACEWAYS AND CIRCUITS, THE LOCATIONS OF EQUIPMENT, DEVICES AND FIXTURES REPRESENT THE DESIRED FINISHED ARRANGEMENT.

4. RACEWAYS AND CABLES THROUGHOUT THE FACILITY SHALL BE RUN CONCEALED IN THE WALLS, ABOVE THE CEILING OR BELOW THE FLOOR WHERE POSSIBLE, EXCEPT, EXPOSED WITHIN UTILITY & OTHER NON-PUBLIC SPACES. WITHIN PUBLIC SPACES, WHERE DUE TO THE BUILDINGS CONSTRUCTION, IT IS NOT POSSIBLE TO ROUTE RACEWAYS & CABLES CONCEALED, RACEWAYS MAY BE RUN EXPOSED. (EXPOSED CABLES ARE NOT ALLOWED EXCEPT IN TELECOMMUNICATIONS ROOMS.) EXPOSED RACEWAYS SHALL BE RUN AS NEATLY & UNOBTRUSIVELY AS POSSIBLE, SUPPORTED AS REQUIRED, PARALLEL OR AT RIGHT ANGLES TO CEILINGS, WALLS & STRUCTURAL MEMBERS.

5. RACEWAYS AND CABLES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

   A. BRANCH CIRCUIT INTERIOR ACCESSIBLE CONCEALED SPACES - ROMEX (TYPE NM (FLEX) FOR FINAL CONNECTIONS TO VIBRATING EQUIPMENT.

   B. FEEDER INTERIOR ACCESSIBLE CONCEALED SPACES - TYPE SE CABLE

   C. INTERIOR, EXPOSED IN ROOMS, CORRIDORS & THE LIKE WHERE READILY VISIBLE TO BUILDING OCCUPANTS - SURFACE METAL RACEWAY (SMR).

   D. EXTERIOR ABOVE GRADE - GALVANIZED RIGID STEEL CONDUIT (GRS).

   E. EXTERIOR BELOW GRADE - POLYVINYL CHLORIDE CONDUIT (PVC).

6. RACEWAYS SHALL BE SIZED SO THAT THE CABLE FILL DOES NOT EXCEED 40%, EXCEPT, MINIMUM CONDUIT SIZES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

   A. 1" - UNDERGROUND CONDUITS.

7. DEVICE BOX SIZES SHALL BE SIZED IN ACCORDANCE WITH NEC FOR BOX FILL, EXCEPT MINIMUM SHALL BE AS FOLLOWS, UNLESS SPECIFICALLY NOTED OTHERWISE:

   A. POWER & LIGHTING - 4" x 4" x 1 1/2"

   B. TELECOMMUNICATIONS - 4 11/16" x 4 11/16" x 2 1/8"

   C. AUDIO/VIDEO - 5" x 5" x 2 7/8"

   D. FIRE ALARM, ACCESS CONTROL, SECURITY, PAGING, ANCILLARY, ETC. SYSTEMS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

8. DEVICE MOUNTING HEIGHTS SHALL BE AS FOLLOWS, UNLESS SPECIFICALLY NOTED OTHERWISE. MOUNTING HEIGHTS SHOWN ON THE DRAWINGS ARE TO THE CENTER OF THE BACK BOX FROM THE INTERIOR FINISHED FLOOR.

   A. POWER, TELECOMMUNICATIONS, AUDIO/VIDEO, ETC. RECEPTACLES - 18"

   B. LIGHTING SWITCHES, CONTROL STATIONS, ETC. - 44"

   C. DEVICES ABOVE COUNTERS - 4" ABOVE BACKSPLASH.

   D. FIRE ALARM PULL STATIONS - 44"

9. TELECOMMUNICATIONS CONDUITS SHALL BE PROVIDED WITH PULL ROPES BELOW GRADE AND PULL STRINGS ABOVE GRADE. EXISTING CONDUITS TO BE USED SHALL BE FISHED AND CLEANED PRIOR TO INSTALLATION OF CABLES.

10. BRANCH CIRCUIT CABLES, EQUIPMENT GROUND CABLES AND ABOVE GRADE FEEDER CABLES SHALL BE 2/C COPPER, #12 AWG UNLESS NOTED OTHERWISE, WITH 600V TYPE NM CABLE .

11. IN ADDITION TO THE CIRCUIT CONDUCTORS INDICATED, CONTRACTOR SHALL PROVIDE AN EQUIPMENT GROUND CABLE (SIZED THE SAME AS THE LARGEST CIRCUIT CONDUCTOR UNLESS SPECIFICALLY NOTED OTHERWISE) WITHIN EACH RACEWAY WITH THE CIRCUIT CONDUCTORS.

12. PROTECT "OPEN" CABLE WIRING FROM ROUGH AND/OR SHARP EDGES ON SUPPORTS, STRUCTURAL MEMBERS, ETC. AS REQUIRED DURING INSTALLATION.

13. LABELING & NAMEPLATES:

   A. OUTLETS SHALL BE LABELED WITH THE PANEL AND CIRCUIT NUMBER FROM WHICH ITS FED. LABELS SHALL BE HEAVY DUTY ADHESIVE TYPE, CLEAR TAPE WITH BLACK LETTERING, MADE WITH A LABEL PRINTING DEVICE.

   B. JUNCTION BOXES SHALL BE LABELED WITH THE PANEL AND CIRCUIT NUMBER CONTAINED WITHIN. MARKING SHALL BE LEGIBLY HAND-WRITTEN WITH BLACK INDELIBLE MARKER.

   C. PANELBOARDS AND FEEDER BREAKERS SHALL BE PROVIDED WITH PHENOLIC NAMEPLATES, BLACK FACE, WHITE CORE, ENGRAVED WITH 1/8" LETTERS.

   D. SWITCHBOARDS AND PANELBOARDS SHALL BE PROVIDED WITH PHENOLIC NAMEPLATES TO IDENTIFY THE SYSTEM COLOR CODING SCHEME FOR PHASE AND NEUTRAL CONDUCTORS.

   E. SWITCHBOARDS AND PANELBOARDS SHALL BE PROVIDED WITH LABELS TO WARN PERSONNEL OF POTENTIAL ARC FLASH AND SHOCK HAZARDS.

ELECTRICAL LEGEND

LIGHTING

- LUMINAIRE, SURFACE MTD.
- LUMINAIRE, PENDANT MTD.
- LUMINAIRE, WALL MTD.
- STRIP LUMINAIRE
- RECESSED DOWNLIGHT
- LUMINAIRE, WALL MTD
- LUMINAIRE, CEILING MTD
- LUMINAIRE, POLE MTD.

SWITCHING

- S SINGLE-POLE SWITCH
- S_{2P30A} DOUBLE-POLE SWITCH, 30A RATED
- S_3 THREE-WAY SWITCH
- S_{3P} THREE-POLE SWITCH
- S_T TIMER SWITCH
- THERMOSTAT

OUTLETS

- DUPLEX OUTLET
- DOUBLE DUPLEX OUTLET
- $_{GFI}$ DUPLEX OUTLET, GROUND FAULT INTERRUPTING
- SWITCH CONTROLLED OUTLET
- $_{WP}$ DUPLEX OUTLET, WEATHERPROOF
- SPECIAL PURPOSE OUTLET
- SPECIAL PURPOSE CONNECTION
- TELECOMMUNICATIONS OUTLET, FLUSH MOUNTED
- DEMOLISHED DUPLEX OUTLET

ANCILLARIES

- FIRE ALARM HEAT DETECTOR, FIXED TEMP.
- FIRE ALARM HEAT DETECTOR, RATE OF RISE
- FIRE ALARM SMOKE DETECTOR
- FIRE ALARM SMOKE DETECTOR, WALL MOUNTED
- DOORBELL BUTTON
- DOORBELL STROBE/CHIME
- DOORBELL POWER SUPPLY

MISCELLANEOUS

- BRANCH CIRCUIT, ABOVE GRADE, CONCEALED (OR SIMILAR, SLASHES = NO. OF CIRCUIT CONDUCTORS WHERE APPLICABLE)
- BRANCH CIRCUIT, ABOVE GRADE, EXPOSED (OR SIMILAR, SLASHES = NO. OF CIRCUIT CONDUCTORS WHERE APPLICABLE)
- HOMERUN TO LOCATION INDICATED, CONCEALED (TYPICAL)
- HOMERUN TO LOCATION INDICATED, EXPOSED (TYPICAL)
- UNDER FLOOR CONDUIT
- BELOW GRADE CONDUIT
- GROUND CABLE
- SURFACE METAL RACEWAY (SMR)
- JUNCTION BOX
- $_T$ DISCONNECT SWITCH
- PANELBOARD
- EXHAUST FAN
- WP WEATHER PROOF
- EX EXISTING TO REMAIN
- REX REPLACE EXISTING
- REL RELOCATE EXISTING
- FUT FUTURE
- TC TIME CLOCK
- PE PHOTO EYE

DRAWING INDEX

SHEET	DRAWING TITLE
E001	ELECTRICAL - NOTES, LEGEND & INDEX
E201	ELECTRICAL - GROUND FLOOR POWER PLAN
E301	ELECTRICAL - GROUND FLOOR LIGHTING, ANCILLARIES & TELECOM PLAN
E601	ELECTRICAL - POWER SYSTEM RISER DIAGRAM, PANEL & LIGHTING FIXTURE SCHEDULES

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WILLIAM R. DIRKSEN — STATE OF WASHINGTON — 44704 — REGISTERED PROFESSIONAL ENGINEER — 5/19/2017

Wiggums Park Place LLLP - 2017-17

Wiggums Park Place Renovations

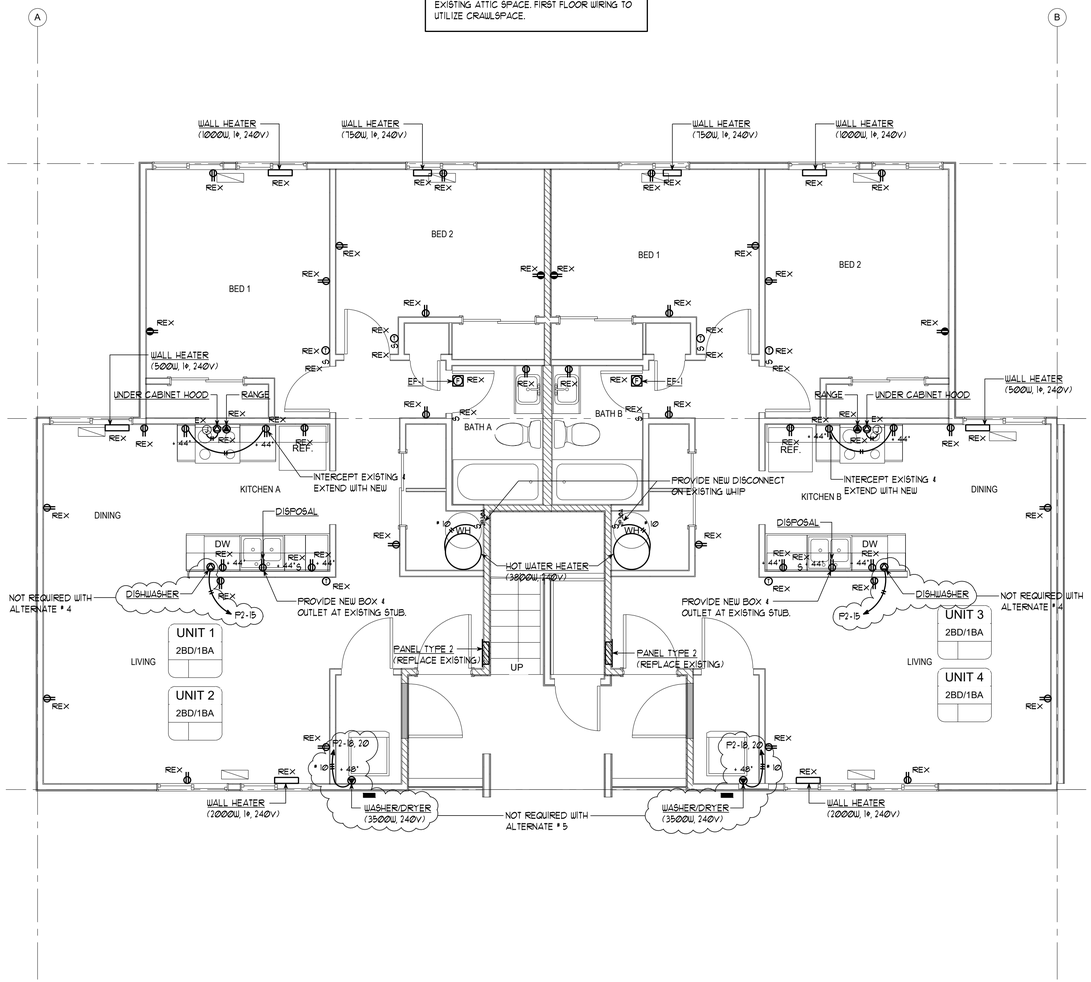
2701 12th Street Everett, WA 98201
2705 12th Street Renovations

Job No: 1793 Date: May 19 2017
File No: Wiggums Renovation
Drawn By: KL
Checked By: RD
Issued for: BID SET

ELECTRICAL - NOTES, LEGEND AND INDEX

05-E001

NOTE: SECOND FLOOR PLAN SIMILAR TO GROUND FLOOR FOR HOMERUN WIRING, UTILIZE EXISTING ATTIC SPACE. FIRST FLOOR WIRING TO UTILIZE CRAWLSPACE.



1 Electrical - Ground & Second Floor Power Plans - 2705 12th Street

1/4" = 1'-0"

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Wiggums Park Place LLLP

Wiggums Park Place Renovation

2701 12th Street Everett, WA 98201
2705 12th Street Renovations

Job No: 1793 Date: May 19 2017
File No: Wiggums Renovation
Drawn By: KL
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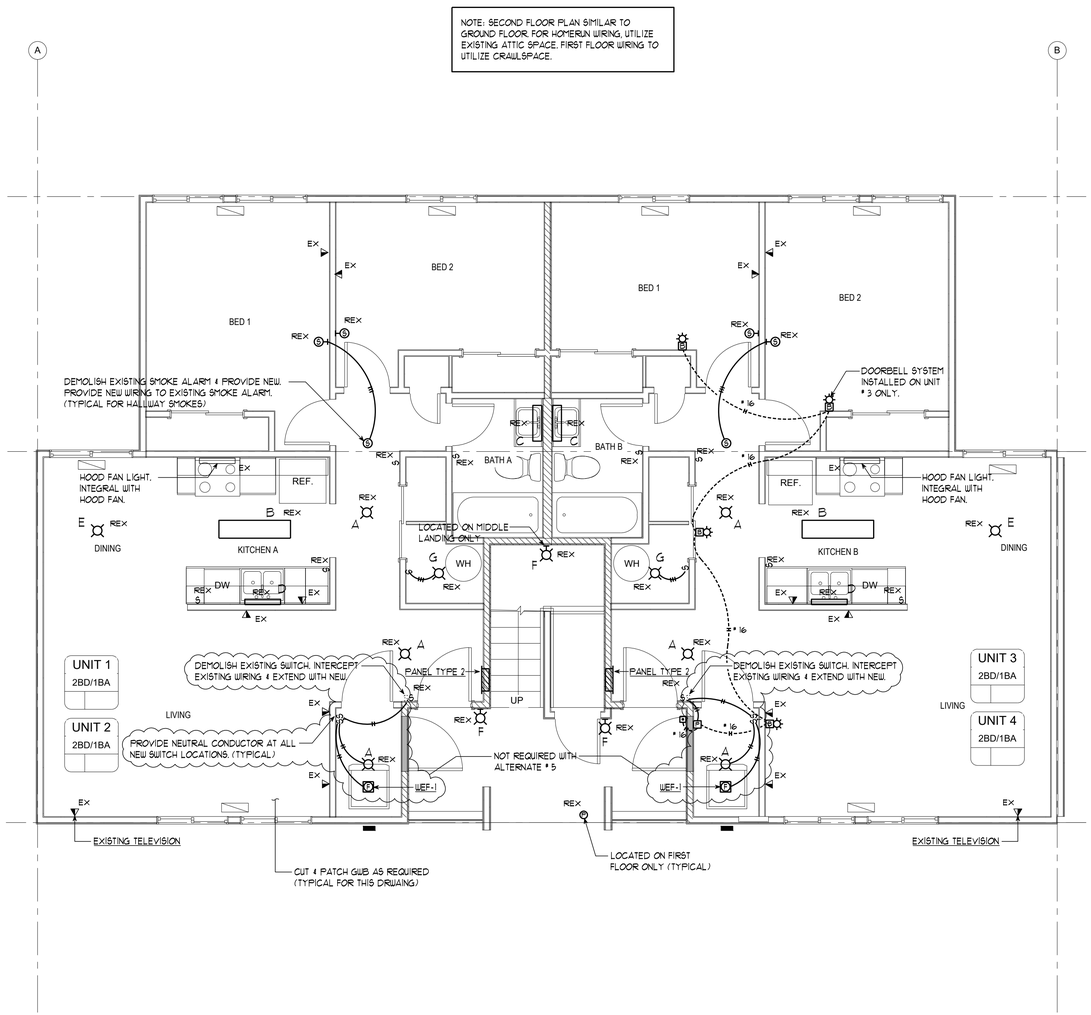
ELECTRICAL - POWER PLANS 2705 12TH STREET

05-E201



1 Electrical - Ground & Second Floor Ltg., Ancillaries & Telecom Plans - 2705 12th Street

1/4" = 1'-0"

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Wiggums Park Place Renovation
2701 12th Street Everett, WA 98201
2705 12th Street Renovations

Job No: 1793 Date: May 19 2017
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ELECTRICAL - LTG., ANCILLARIES & TELECOM PLANS
2705
12TH STREET

05-E301

EXISTING CIRCUIT BREAKER — BUILDING 2705

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: CIRCUIT BREAKER
ENCLOSURE: NEMA 1
MOUNTING: SURFACE
CONTINUOUS RATING: 200 A
FULL AIC RATING: 22,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
NAMEPLATE
GROUND BAR
SUITABLE FOR USE AS SERVICE ENTRANCE EQUIPMENT

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	9573.0	0.0	9573.0	0.45	4307.9
Small Appliance, Kitchen & Laundry	12000.0	0.0	12000.0	0.45	5400.0
Electric Range	32000.0	0.0	32000.0	0.45	14400.0
Electric Clothes Dryer	0.0	14000.0	14000.0	0.45	6300.0
Misc. Fixed Appliances	17868.0	3726.0	21594.0	0.45	9717.3
Air Conditioning	0.0	0.0	0.0	0.45	0.0
Electric Space Heating	17000.0	0.0	17000.0	0.45	7650.0
TOTAL LOAD	88441.0	17726.0	106167.0		47775.2
TOTAL AMPS	368.5	73.9	442.4		199.1

EXISTING METER PACK — BUILDING 2705

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: EATON POWER MASTER MULTI-METER PACK
ENCLOSURE: NEMA 3R
MOUNTING: SURFACE
BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 600 A
FULL AIC RATING: 22,000 A
SERIES AIC RATING: NONE
MAIN: LUGS ONLY
LOCATION: BOTTOM

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: 22,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
MASTER & FEEDER NAMEPLATES
GROUND BAR
SUITABLE FOR USE AS SERVICE ENTRANCE EQUIPMENT
EATON CAT # 1MP5126R

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	9573.0	0.0	9573.0	0.45	4307.9
Small Appliance, Kitchen & Laundry	12000.0	0.0	12000.0	0.45	5400.0
Electric Range	32000.0	0.0	32000.0	0.45	14400.0
Electric Clothes Dryer	0.0	14000.0	14000.0	0.45	6300.0
Misc. Fixed Appliances	17868.0	3726.0	21594.0	0.45	9717.3
Air Conditioning	0.0	0.0	0.0	0.45	0.0
Electric Space Heating	17000.0	0.0	17000.0	0.45	7650.0
TOTAL LOAD	88441.0	17726.0	106167.0		47775.2
TOTAL AMPS	368.5	73.9	442.4		199.1

DISTRIBUTION SECTION

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	BKR AMP/P		CKT NO	BUS (PHASE)	CKT NO		BKR AMP/P	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	CONN. LOAD (VA)
11942.0	PANEL TYPE 2 - UNIT 1		100/2	MTR	1	A	2	MTR	100/2	PANEL TYPE 2 - UNIT 2		11942.0
12206.5						B						12206.5
11942.0	PANEL TYPE 2 - UNIT 3		100/2	MTR	3	A	4	MTR	100/2	PANEL TYPE 2 - UNIT 4		11942.0
12206.5						B						12206.5
93.0	OUTDOOR LTG		15/1	MTR	5	A						0.0
0.0						B						0.0

NEW PANEL TYPE 2 (REPLACE EXISTING) — UNIT #1

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: LOADCENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 100 A
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE
MAIN: LUGS ONLY
LOCATION: BOTTOM

FEEDER/BRANCH CIRCUIT DEVICES:
PLUG-ON CIRCUIT BREAKERS
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
MASTER NAMEPLATE
GROUND BAR
SQUARE D TYPE HOM

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	2382.0	0.0	2382.0		
Small Appliance, Kitchen & Laundry	3000.0	0.0	3000.0		
Electric Range	8000.0	0.0	8000.0		
Electric Clothes Dryer	0.0	3500.0	3500.0		
Misc. Fixed Appliances	4467.0	931.5	5398.5		
TOTAL	17849.0	4431.5	22280.5		
Demand Factor (First 10,000W)				1.00	10000.0
Demand Factor (Remainder)				0.40	4912.2
Air Conditioning	0.0	0.0	0.0	1.00	0.0
Electric Space Heating	4250.0	0.0	4250.0	0.40	1700.0
25% Largest Motor					166.8
TOTAL LOAD	22099.0	4431.5	26530.5		16779.0
TOTAL AMPS	92.1	18.5	110.5		69.9

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	CONN. LOAD (VA)
1500.0	KITCHEN	(3)	20/1	1	A	2	15/1	LTG & OUTLETS	(4)	0.0
1500.0	KITCHEN	(3)	20/1	3	B	4	15/1	LTG & OUTLETS	(4)	0.0
667.0	DISPOSAL	(3)	20/1	5	A	6	15/1	LTG & OUTLETS	(4)	0.0
4000.0	OVEN	(1)	40/2	7	B	8	15/1	LTG & OUTLETS	(4)	0.0
4000.0				9	A	10	30/2	HOT WATER TANK	(1)	1900.0
1250.0	HEATERS - DINING & LIVING	(1)	20/2	11	B	12				1900.0
1250.0				13	A	14	30/2	HEATERS - BEDROOMS	(1)	875.0
931.5	DISHWASHER	(2)	20/1	15	B	16				875.0
0.0	SPARE	AFCI	20/1	17	A	18	30/2	WASHER/DRYER	(5)	1750.0
0.0	SPARE	AFCI	20/1	19	B	20				1750.0
0.0			SPACE	21	A	22	SPACE			0.0
0.0			SPACE	23	B	24	SPACE			0.0
					MAIN LUGS					

NOTES:
(1) EXISTING CIRCUIT TO BE RE-CONNECTED TO RELOCATED CIRCUIT BREAKER IN NEW PANEL.
(2) NEW CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(3) EXISTING CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(4) EXISTING CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL
(5) NEW CIRCUIT CONNECTED TO NEW CIRCUIT BREAKER IN NEW PANEL.
(6) NEW CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL.

NEW PANEL TYPE 2 (REPLACE EXISTING) — UNIT #2

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: LOADCENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 100 A
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE
MAIN: LUGS ONLY
LOCATION: BOTTOM

FEEDER/BRANCH CIRCUIT DEVICES:
PLUG-ON CIRCUIT BREAKERS
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
MASTER NAMEPLATE
GROUND BAR
SQUARE D TYPE HOM

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	2382.0	0.0	2382.0		
Small Appliance, Kitchen & Laundry	3000.0	0.0	3000.0		
Electric Range	8000.0	0.0	8000.0		
Electric Clothes Dryer	0.0	3500.0	3500.0		
Misc. Fixed Appliances	4467.0	931.5	5398.5		
TOTAL	17849.0	4431.5	22280.5		
Demand Factor (First 10,000W)				1.00	10000.0
Demand Factor (Remainder)				0.40	4912.2
Air Conditioning	0.0	0.0	0.0	1.00	0.0
Electric Space Heating	4250.0	0.0	4250.0	0.40	1700.0
25% Largest Motor					166.8
TOTAL LOAD	22099.0	4431.5	26530.5		16779.0
TOTAL AMPS	92.1	18.5	110.5		69.9

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	CONN. LOAD (VA)
1500.0	KITCHEN	(3)	20/1	1	A	2	15/1	LTG & OUTLETS	(4)	0.0
1500.0	KITCHEN	(3)	20/1	3	B	4	15/1	LTG & OUTLETS	(4)	0.0
667.0	DISPOSAL	(3)	20/1	5	A	6	15/1	LTG & OUTLETS	(4)	0.0
4000.0	OVEN	(1)	40/2	7	B	8	15/1	LTG & OUTLETS	(4)	0.0
4000.0				9	A	10	30/2	HOT WATER TANK	(1)	1900.0
1250.0	HEATERS - DINING & LIVING	(1)	20/2	11	B	12				1900.0
1250.0				13	A	14	30/2	HEATERS - BEDROOMS	(1)	875.0
931.5	DISHWASHER	(2)	20/1	15	B	16				875.0
0.0	SPARE	AFCI	20/1	17	A	18	30/2	WASHER/DRYER	(5)	1750.0
0.0	SPARE	AFCI	20/1	19	B	20				1750.0
0.0			SPACE	21	A	22	SPACE			0.0
0.0			SPACE	23	B	24	SPACE			0.0
					MAIN LUGS					

NOTES:
(1) EXISTING CIRCUIT TO BE RE-CONNECTED TO RELOCATED CIRCUIT BREAKER IN NEW PANEL.
(2) NEW CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(3) EXISTING CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(4) EXISTING CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL
(5) NEW CIRCUIT CONNECTED TO NEW CIRCUIT BREAKER IN NEW PANEL.
(6) NEW CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL.

NEW PANEL TYPE 2 (REPLACE EXISTING) — UNIT #3

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: LOADCENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 100 A
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE
MAIN: LUGS ONLY
LOCATION: BOTTOM

FEEDER/BRANCH CIRCUIT DEVICES:
PLUG-ON CIRCUIT BREAKERS
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
MASTER NAMEPLATE
GROUND BAR
SQUARE D TYPE HOM

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	2382.0	0.0	2382.0		
Small Appliance, Kitchen & Laundry	3000.0	0.0	3000.0		
Electric Range	8000.0	0.0	8000.0		
Electric Clothes Dryer	0.0	3500.0	3500.0		
Misc. Fixed Appliances	4467.0	931.5	5398.5		
TOTAL	17849.0	4431.5	22280.5		
Demand Factor (First 10,000W)				1.00	10000.0
Demand Factor (Remainder)				0.40	4912.2
Air Conditioning	0.0	0.0	0.0	1.00	0.0
Electric Space Heating	4250.0	0.0	4250.0	0.40	1700.0
25% Largest Motor					166.8
TOTAL LOAD	22099.0	4431.5	26530.5		16779.0
TOTAL AMPS	92.1	18.5	110.5		69.9

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	CONN. LOAD (VA)
1500.0	KITCHEN	(3)	20/1	1	A	2	15/1	LTG & OUTLETS	(4)	0.0
1500.0	KITCHEN	(3)	20/1	3	B	4	15/1	LTG & OUTLETS	(4)	0.0
667.0	DISPOSAL	(3)	20/1	5	A	6	15/1	LTG & OUTLETS	(4)	0.0
4000.0	OVEN	(1)	40/2	7	B	8	15/1	LTG & OUTLETS	(4)	0.0
4000.0				9	A	10	30/2	HOT WATER TANK	(1)	1900.0
1250.0	HEATERS - DINING & LIVING	(1)	20/2	11	B	12				1900.0
1250.0				13	A	14	30/2	HEATERS - BEDROOMS	(1)	875.0
931.5	DISHWASHER	(2)	20/1	15	B	16				875.0
0.0	SPARE	AFCI	20/1	17	A	18	30/2	WASHER/DRYER	(5)	1750.0
0.0	SPARE	AFCI	20/1	19	B	20				1750.0
0.0			SPACE	21	A	22	SPACE			0.0
0.0			SPACE	23	B	24	SPACE			0.0
					MAIN LUGS					

NOTES:
(1) EXISTING CIRCUIT TO BE RE-CONNECTED TO RELOCATED CIRCUIT BREAKER IN NEW PANEL.
(2) NEW CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(3) EXISTING CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(4) EXISTING CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL
(5) NEW CIRCUIT CONNECTED TO NEW CIRCUIT BREAKER IN NEW PANEL.
(6) NEW CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL.

NEW PANEL TYPE 2 (REPLACE EXISTING) — UNIT #4

VOLTAGE: 120/240V, 1 PH, 3 W
TYPE: LOADCENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 100 A
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE
MAIN: LUGS ONLY
LOCATION: BOTTOM

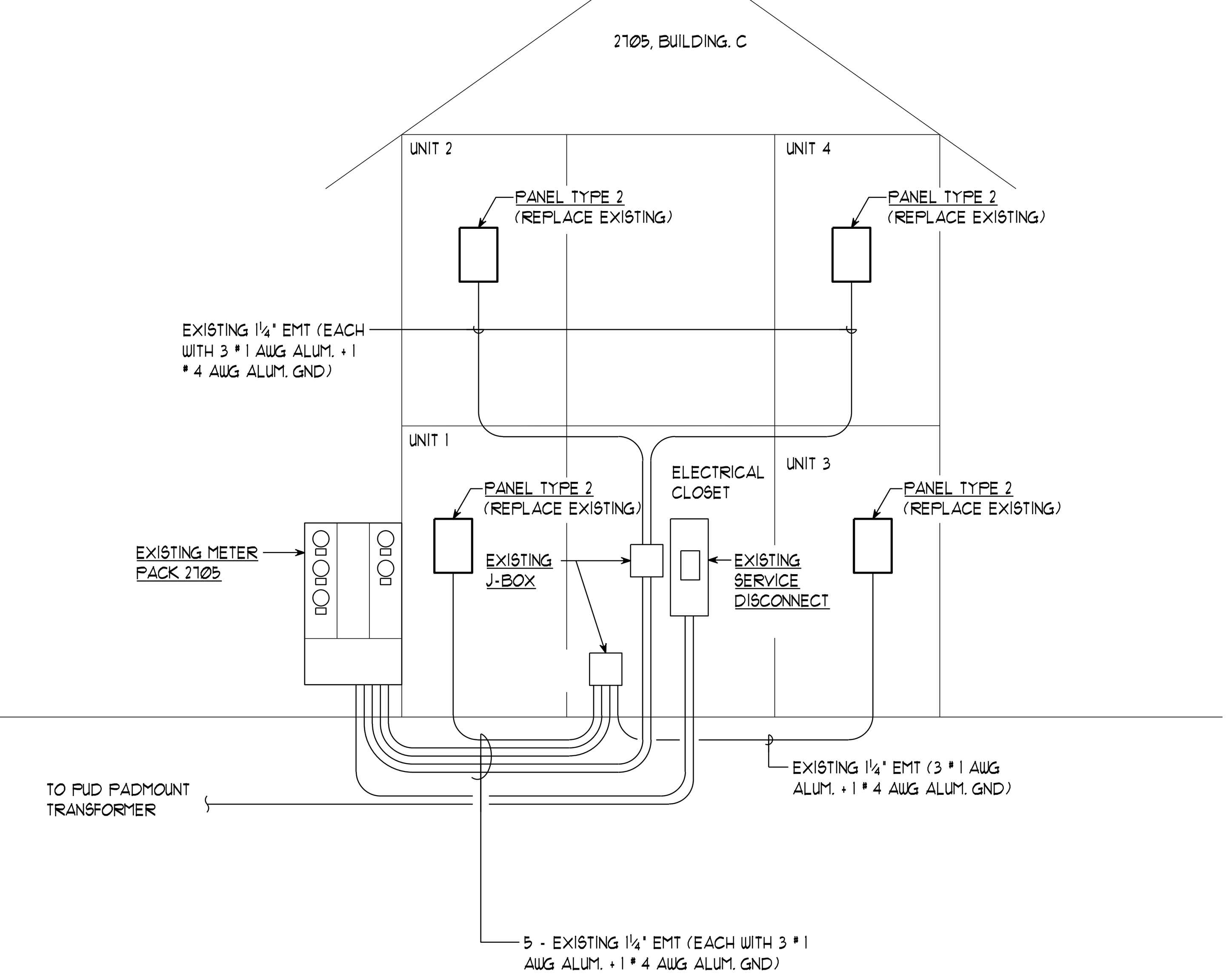
FEEDER/BRANCH CIRCUIT DEVICES:
PLUG-ON CIRCUIT BREAKERS
FULL AIC RATING: 10,000 A
SERIES AIC RATING: NONE

SPECIAL PROVISIONS:
MASTER NAMEPLATE
GROUND BAR
SQUARE D TYPE HOM

ELECTRICAL LOAD CALCULATION	CONN. LOAD (VA) EXIST.	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
General Lighting & Outlets (3 W/SF)	2382.0	0.0	2382.0		
Small Appliance, Kitchen & Laundry	3000.0	0.0	3000.0		
Electric Range	8000.0	0.0	8000.0		
Electric Clothes Dryer	0.0	3500.0	3500.0		
Misc. Fixed Appliances	4467.0	931.5	5398.5		
TOTAL	17849.0	4431.5	22280.5		
Demand Factor (First 10,000W)				1.00	10000.0
Demand Factor (Remainder)				0.40	4912.2
Air Conditioning	0.0	0.0	0.0	1.00	0.0
Electric Space Heating	4250.0	0.0	4250.0	0.40	1700.0
25% Largest Motor					166.8
TOTAL LOAD	22099.0	4431.5	26530.5		16779.0
TOTAL AMPS	92.1	18.5	110.5		69.9

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT DESCRIPTION	NOTE	CONN. LOAD (VA)
1500.0	KITCHEN	(3)	20/1	1	A	2	15/1	LTG & OUTLETS	(4)	0.0
1500.0	KITCHEN	(3)	20/1	3	B	4	15/1	LTG & OUTLETS	(4)	0.0
667.0	DISPOSAL	(3)	20/1	5	A	6	15/1	LTG & OUTLETS	(4)	0.0
4000.0	OVEN	(1)	40/2	7	B	8	15/1	LTG & OUTLETS	(4)	0.0
4000.0				9	A	10	30/2	HOT WATER TANK	(1)	1900.0
1250.0	HEATERS - DINING & LIVING	(1)	20/2	11	B	12				1900.0
1250.0				13	A	14	30/2	HEATERS - BEDROOMS	(1)	875.0
931.5	DISHWASHER	(2)	20/1	15	B	16				875.0
0.0	SPARE	AFCI	20/1	17	A	18	30/2	WASHER/DRYER	(5)	1750.0
0.0	SPARE	AFCI	20/1	19	B	20				1750.0
0.0			SPACE	21	A	22	SPACE			0.0
0.0			SPACE	23	B	24	SPACE			0.0
					MAIN LUGS					

NOTES:
(1) EXISTING CIRCUIT TO BE RE-CONNECTED TO RELOCATED CIRCUIT BREAKER IN NEW PANEL.
(2) NEW CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(3) EXISTING CIRCUIT CONNECTED TO NEW DUAL AFCI/GFCI CIRCUIT BREAKER IN NEW PANEL
(4) EXISTING CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL
(5) NEW CIRCUIT CONNECTED TO NEW CIRCUIT BREAKER IN NEW PANEL.
(6) NEW CIRCUIT CONNECTED TO NEW AFCI CIRCUIT BREAKER IN NEW PANEL.



1 Electrical - Power System Riser Diagram - 2705
NO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTS	MANUFACTURER & CAT. NO. (OR APPROVED EQUAL)	LAMP(S)	LOADS WATTS	LOADS VA
A	LED CEILING MOUNTED DRUM, 14" DIAMETER, 4" HIGH, ACRYLIC DIFFUSER, BRUSHED NICKEL FINISH, 1100 LUMEN, 3500 COLOR TEMPERATURE, 22 WATT.	120	THOMAS PARALLEL CEILING TD0003217	LED 3500K (INTEGRAL)	22	23
B	LED 1' x 4' WRAPAROUND, 3100 LUMEN, 3500K COLOR TEMPERATURE, WITH ACRYLIC CLOUD WRAPAROUND LENS.	120	LITHONIA FMLL 9 30840	LED 3500K (INTEGRAL)	35	37
C	LED BATHROOM VANITY FIXTURE, 2' LONG X 5" HIGH, 1100 LUMEN, 3500K COLOR TEMPERATURE, WITH ACRYLIC DIFFUSER AND BRUSHED NICKEL HARDWARE.	120	THOMAS PARALLEL BATH	LED 3500K (INTEGRAL)	20	21
D	LED UNDERCABINET, 2' x 4.5" x 1.25", HIGH EFFICIENCY INTEGRAL DRIVER, 900 LUMEN OUTPUT, 3000K COLOR TEMPERATURE, ALUMINUM HOUSING (WHITE) WITH ACRYLIC LENS AND END CAPS. INTRAL SWITCH	120	KENALL AUCLED-MW-16L30-24-SW	LED 3000K (INTEGRAL)	18	19
E	LED CEILING MOUNTED DRUM, 18" DIAMETER, 4" HIGH, ACRYLIC DIFFUSER, BRUSHED NICKEL FINISH, 1700 LUMEN, 3500 COLOR TEMPERATURE, 32 WATT.	120	THOMAS PARALLEL CEILING TD0004217	LED 3500K (INTEGRAL)	32	34
F	LED EXTERIOR EYELID, WALL SUFACE MOUNTED, 700 LUMEN, 5" RO BRONZE HOUSING, SUITABLE FOR WET LOCATIONS, MARINE GRADE VANDAL RESISTANT, WITH WHITE OPAL LENS.	120	FC LIGHTING FCW3040-LED-700-BZ	LED 3500K (INTEGRAL)	18	19
G	LED SURFACE MOUNTED CYLINDER, 5.5" ROUND X 3/4" HIGH, SATIN NICKEL FINISH, 550 LUMEN MIN., FROSTED DIFFUSER.	120	SLIM DISK 9Y205	LED 3000K (INTEGRAL)	9	9
AA	EXTERIOR SCONCE, LED, 30W MAX, 2700 LUMENS, 10.5" x 5.5" x 6.5"D, SUITABLE FOR WET LOCATIONS, INTEGRAL ALUMINUM HEAT SINK, DIECAST ALUMINUM HOUSING (BRONZE), CLEAR IMPACT RESISTANT ACRYLIC LENS, SPECULAR ALUMINUM REFLECTOR WITH TYPE 4 FORWARD THROW DISTRIBUTION AND CUTOFF OPTICS.	120	HUBBELL LNC2-12L-4K-4-1	LED 4000K (INTEGRAL)	28	29
BB	ARCHITECTURAL WING SHAPED LUMINAIRE, 70W LED, POLE MTD, IP66 RATED, WITH 350mA DRIVER, EXTRUDED ALUMINUM MOUNTING ARM, ALUMINUM HOUSING (BRONZE COLOR) TYPE 3 OPTICS, & TEMPERED GLASS LENS POLE SHALL BE 12' SQUARE STRAIT ALUMINUM WITH CAST ALUMINUM BASE, BASE COVER AND ANCHOR BOLTS.	120	LUMINAIRE: GARDCO GL13-GL13-MRI-1-3-70LA-NW-BRP-LF-SPA KIM 1SA WP9S3P-LED-35-60L-4K-DB-SF POLE: GARDCO SSA4-CB-12'-D1 KIM PSA12-4125	LED 4000K (INTEGRAL)	70	74

NOTES:
1. CONTRACTOR & LIGHTING FIXTURE SUPPLIER SHALL VERIFY DESCRIPTION, MOUNTING REQUIREMENTS, CATALOG NUMBERS, ETC. MATCH. ADVISE ENGINEER OF ANY CONFLICTS OR DESCREPANCIES.

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WILLIAM R. DIEPHUIS, STATE OF WASHINGTON, 44794, REGISTERED PROFESSIONAL ENGINEER, 5/19/2017

Wiggums Park Place LLLP - 2017-17
Wiggums Park Place Renovations
2701 12th Street Everett, WA 98201
2705 12th Street Renovations

Job No: 1793 Date: May 19 2017
File No: Wiggums Renovation
Drawn By: KL
Checked By: BD
Issued for: BID SET

ELECTRICAL - POWER SYSTEM RISER DIAGRAM, PANEL & LIGHTING FIXTURE SCHEDULES

05-E601