ELECTRICAL SPECIFICATIONS

SCOPE OF WORK

1. FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS DEPICTED FROM THE PLANS AND SPECIFICATIONS HEREIN.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT EDITIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CONSTRUCTION CODE, NFPA 101, LOCAL CODES AND ORDINANCES AND UTILITY CO. REQUIREMENTS.

MATERIALS AND METHODS

1. EMT FITTINGS SHALL BE COMPRESSION TYPE. CODE SIZED BOND WIRE SHALL BE RUN IN ADDITION TO CIRCUIT CONDUCTORS IN EMT.
2. WIRE SHALL BE 600V COPPER, 98% CONDUCTIVITY. FEEDERS AND ANY CONDUIT EXPOSED TO THE OUTDOORS SHALL CONTAIN WIRE WITH XHHW INSULATION. INDOOR BRANCH CIRCUITS SHALL HAVE THHN OR THWN INSULATION. THE MINIMUM LINE VOLTAGE WIRE SIZE IS #12 AWG.
3. WIRING DEVICES SHALL BE SPECIFICATION GRADE MINIMUM 20 AMPS FOR SWITCHES AND RECEPTACLES.
4. COVER PLATES SHALL BE BRYANT SERIES 7000 OR EQUAL.
5. ALL CONDUITS SHALL BE CONCEALED EXCEPT TO SURFACE MOUNTED PANELS AND AT THE CEILING OF EXPOSED STRUCTURE AREAS, AND SHALL BE RUN PARALLEL & PERPENDICULAR TO BUILDING LINES.
6. NON-METALLIC CONDUIT MAY BE USED ONLY IN OR UNDER SLABS AND IN CONCRETE OF MASONRY WALLS. WHEN BELOW GRADE AND NOT UNDER SLAB, SHALL BE 24" DEEP. ALL NON-METALLIC CONDUIT SHALL BE SCHEDULE 40 BY CARLON OR APPROVED EQUAL, MINIMUM SIZE 3/4" WITH CODE SIZE BOND WIRE.
7. GALVANIZED RIGID OR INTERMEDIATE METALLIC CONDUIT MAY BE USED BELOW GRADE ONLY IF PVC COATED.

SERVICE

1. INCLUDE IN BASE BID ALL UTILITY COMPANY CHARGES.
2. COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS AND REGULATIONS.
3. PROVIDE ALL CONDUCTORS, CONDUITS, PADS, STUB-OUTS, ETC. REQUIRED BY THE SERVING UTILITY COMPANY.
4. PROVIDE AND INSTALL SERVICE ENTRANCE SECTION EQUIPMENT AS CALLED OUT ON PLANS WITH FULL NEUTRAL AND GROUND BUSSES. PROVIDE FOR FUTURE EXPANSION IN BUSSES. MUST BE EQUAL TO SQUARE D, GE, WESTINGHOUSE OR APPROVED EQUAL.

DISTRIBUTION

1. PANELBOARDS SHALL BE SQUARE "D" NQOD/NEHB OR EQUAL WITH FULL SIZED BREAKERS AND COPPER BUSSING. TANDEM AND PIGGY-BACK BREAKERS ARE NOT PERMITTED.
2. TRANSFORMERS SHALL BE SQUARE "D" T3H SERIES OR EQUAL WITH CLASS H INSULATION (220C.) AND 150 DEGREES C. MAXIMUM RISE. SIZED AS SHOWN ON PLANS.
3. CIRCUIT BREAKERS SHALL BE AMBIENT COMPENSATED, SWITCH RATED FOR ALL LIGHTING BRANCH CIRCUITS & "HACR" RATED FOR MECHANICAL EQUIPMENT BRANCH CIRCUITS.
4. ALL EQUIPMENT (PANELS, DISCONNECT SWITCHES, STARTERS, ETC.) SHALL BE MARKED WITH MICARTA TAGS ENGRAVED WITH 1/4" MINIMUM HEIGHT LETTERS DESCRIBING EACH ITEM. WIRING SHALL BE MARKED AT ALL TERMINATION AND JUNCTION POINTS (PANELS, JUNCTION BOXES, SPLICES, ETC.) WITH LABELS BEARING THE PANEL ID AND CIRCUIT NUMBER WHICH FEEDS EACH WIRE. ALL WIRE SHALL FOLLOW THE NEC COLOR CODES PRECISELY.
5. ALL PANELBOARDS SHALL HAVE TYPED DIRECTORY CARDS IDENTIFYING ALL CIRCUITS AND SPACES.
6. STARTERS SHALL BE SQUARE "D" OR EQUAL WITH OVERLOAD RELAYS. PROVIDE CONTROL POWER TRANSFORMERS, AUXILIARY CONTACTS, AND HOA SWITCHES. SIZE OVERLOAD HEATERS IN ACCORDANCE WITH THE ACTUAL MOTOR USED, INSTALL AFTER INSTALLATION OF MOTOR.
7. DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE WITH NUMBER OF POLES AS REQUIRED. SWITCHES SHALL BE FUSIBLE AS RECOMMENDED BY THE AIR CONDITIONING OR EQUIPMENT MANUFACTURER. SWITCH SIZE SHALL BE AS REQUIRED BY CODE, H.P. RATED, AND SHALL BE NEMA 3R WHERE OUTSIDE OR NEAR MOISTURE.

LIGHT FIXTURES

1. FURNISH AND INSTALL ALL LIGHTING FIXTURES COMPLETE WITH LAMPS AND ACCESSORIES AS DIRECTED BY THE ARCHITECT/ENGINEER. ALL RECESSED FIXTURES SHALL BE RATED FOR USE IN CEILING APPLICATIONS, BE ENCLOSED IN MANNER WHICH MEETS. U.L. REQUIREMENTS, AND HAVE THERMAL PROTECTION IF REQUIRED.
2. MOUNTING TYPE AND VOLTAGE OF FIXTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL BALLASTS FOR OUTDOOR USE SHALL BE LOW-TEMPERATURE TYPE.
4. ALL FIXTURES SHALL BE INSTALLED IN A SYMMETRICAL MANNER FREE FROM LIGHT LEAKS AND DIRTY LENSES OR REFLECTORS AT THE TIME THE JOB IS TURNED OVER TO THE OWNER OR TENANT.

TELEPHONE SYSTEM

1. INSTALL A COMPLETE SYSTEM OF EMPTY RACEWAY (WITH PULL LINES) AND SERVICE CONDUITS TO EACH BUILDING AS REQUIRED BY THE TELEPHONE COMPANY.

GENERAL

1. THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS BID. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED BY HIM UNDER THIS CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK OF THIS CONTRACT BY THE OWNER AND ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. ANY TIME DURING THE CONSTRUCTION PERIOD, OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND RE-INSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.
3. PROVIDE 6 SETS OF SHOP DRAWINGS FOR ALL EQUIPMENT, PRIOR TO ORDERING, TO THE ENGINEER FOR APPROVAL (IE. FUSED SWITCHES, SWITCHBOARDS, PANELBOARDS, ETC.)
4. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT LOCATIONS, LOADS, AND ADDITIONAL REQUIREMENTS.

ELECTRICAL LEGEND

(NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT).

LIGHTING

(SEE LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION OF ALL FIXTURES.)

- FLUORESCENT TROFFER FIXTURE.
- FLUORESCENT STRIP FIXTURE.
- FLUORESCENT WRAPAROUND FIXTURE.
- NL, EM — NIGHTLIGHT (NL) AND/ OR EMERGENCY FIXTURE (EM). SEE PLAN FOR DESIGNATION. FLUORESCENT EMERGENCY FIXTURES SHALL BE FURNISHED W/2-LAMP EMERGENCY BALLAST & 90 MINUTE BATTERIES.
- WALL MOUNTED LIGHT FIXTURE.
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE.
- CEILING MOUNTED OR RECESSED DOWNLIGHT FIXTURE.
- RECESSED WALL WASH FIXTURE. AIM AS DIRECTED BY THE ARCHITECT.
- LIGHTING TRACK.
- TRACK HEAD OR FLOODLIGHT FIXTURE.
- DUAL HEAD EMERGENCY LIGHT FIXTURE WITH 90 MINUTE BATTERY PACK. AIM AS DIRECTED BY CITY INSPECTOR.
- CEILING MOUNTED EMERGENCY EXIT SIGN. ARROWS INDICATE PATH OF EGRESS. SHADED AREA INDICATES FACE.
- WALL MOUNTED EMERGENCY EXIT SIGN. ARROWS INDICATE PATH OF EGRESS. SHADED AREA INDICATES FACE.

DEVICES

- $ — SINGLE-POLE TOGGLE SWITCH MOUNTED +48" AFF TO TOP OF BOX OR AS NOTED.
- $2 — TWO-POLE TOGGLE SWITCH MOUNTED +48" AFF TO TOP OF BOX OR AS NOTED.
- $3 — THREE-WAY TOGGLE SWITCH MOUNTED +48" AFF TO TOP OF BOX OR AS NOTED.
- $4 — FOUR-WAY TOGGLE SWITCH MOUNTED +48" AFF TO TOP OF BOX OR AS NOTED.
- $b — MULTI-LEVEL SWITCHING. INNER LAMPS OF FLUORESCENT FIXTURES TO BE SWITCHED BY "hw" AND OUTER LAMPS TO BE SWITCHED BY "b". INCANDESCENT OR SINGLE BALLAST FIXTURES TO BE SWITCHED AS INDICATED ON DRAWINGS.
- $D — SLIDE CONTROL DIMMER AT +48" AFF TO TOP OF BOX (1500 WATT OR AS NOTED ON PLANS).
- $o — OCCUPANCY SENSOR SWITCH MOUNTED +48" AFF TO TOP OF BOX OR AS NOTED.
- ASTRONOMIC TIMESWITCH. 3PST, 40 AMP, 120 VOLT UNLESS NOTED OTHERWISE.
- PC — PHOTOCELL MOUNTED ON ROOF. AIM NORTH. "TORK" #2101 OR EQUAL.
- DUPLEX CONVENIENCE RECEPTACLE MOUNTED AT +15" AFF TO BOTTOM OF BOX OR AS NOTED.
- DOUBLE DUPLEX (FOURPLEX) CONVENIENCE RECEPTACLE MOUNTED AT +15" AFF TO BOTTOM OF BOX OR AS NOTED.
- SINGLE CONVENIENCE RECEPTACLE MOUNTED AT +15" AFF TO BOTTOM OF BOX OR AS NOTED.
- DUPLEX CONVENIENCE RECEPTACLE MOUNTED ABOVE COUNTERTOP. SEE ARCHITECT'S INTERIOR ELEVATION FOR EXACT MOUNTING HEIGHT.
- HALF-SWITCHED DUPLEX CONVENIENCE RECEPTACLE MOUNTED AT +15" AFF TO BOTTOM OF BOX OR AS NOTED. COMPUTER DUPLEX RECEPTACLE AT 15" AFF TO BOTTOM OR AS NOTED. PROVIDE "GRAY" OUTLET BODY WITH STANDARD COVERPLATE. OUTLETS
- ISOLATED GROUNDING OUTLET AT +15" TO BOTTOM OR AS NOTED. (ORANGE) RECEPTACLE WITH ISOLATED GROUND.
- SPECIAL RECEPTACLE AS NOTED ON DRAWINGS (250 VOLT).
- SPECIAL RECEPTACLE AS NOTED ON DRAWINGS (600 VOLT).
- JUNCTION BOX IN ACCESSIBLE LOCATION.
- JUNCTION BOX FLUSH MOUNTED IN WALL UNLESS NOTED OTHERWISE.
- FLOOR MOUNTED DEVICE. TYPICAL OF ALL OUTLET SYMBOLS.
- PLUG-MOLD. LENGTH AND TYPE AS NOTED ON DRAWINGS. MOUNT AT +15" AFF TO BOTTOM OR AS NOTED ON THE DRAWINGS.
- POWER POLE. SEE DRAWINGS FOR SPECIFICATIONS.

SPECIAL SYSTEMS

- TELEPHONE OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED. STUB 3/4" E.C. TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE.
- DATA OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED. STUB 3/4" E.C. TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE.
- COMBINATION TELEPHONE AND DATA OUTLET IN COMMON 4-SQUARE BOX AT +15" AFF TO BOTTOM OR AS NOTED. STUB 1" E.C. TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE.
- (2) — MULTIPLE DATA OUTLET IN COMMON 4-SQUARE BOX AT +15" AFF TO BOTTOM OR AS NOTED. STUB 1" E.C. TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE. (NUMBER INDICATES REQUIRED CABLE TACKS)
- TV — TELEVISION OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED STUB 1" E.C. TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE.

POWER

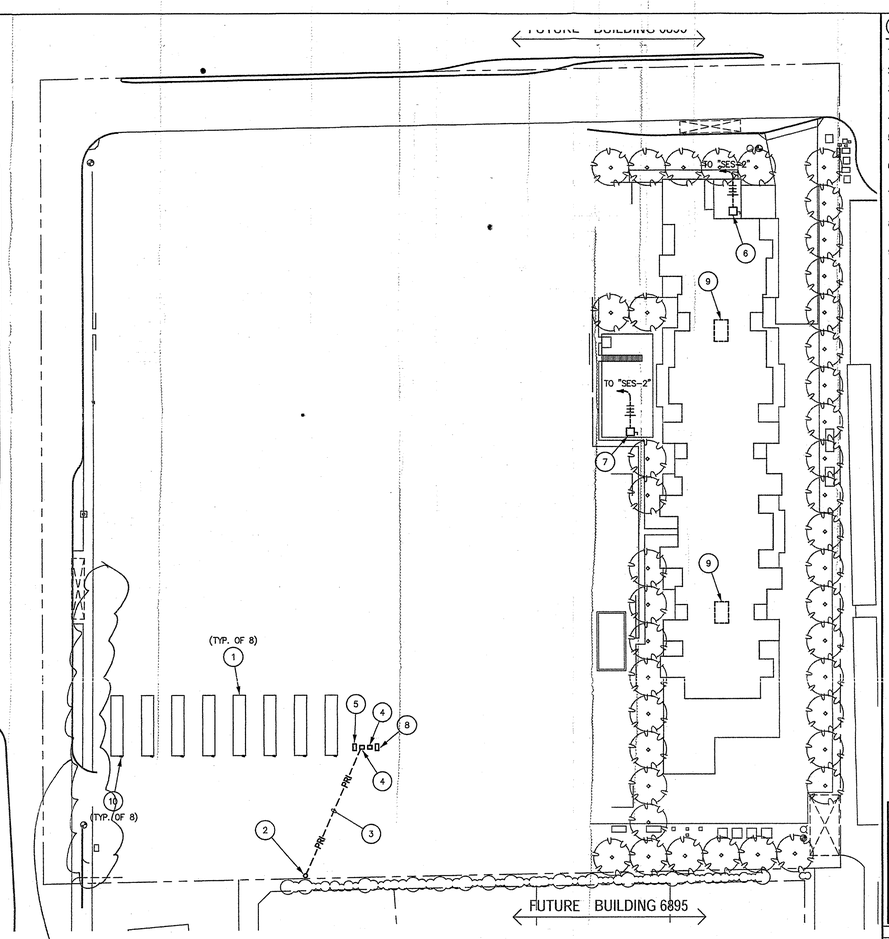
- U.L. LABELLED, HORSEPOWER RATED, MANUAL MOTOR STARTER WITH THERMAL OVERLOAD(S). OVERLOAD HEATERS TO BE SIZED PER NEMA AND EQUIPMENT MANUFACTURER'S REQUIREMENTS. SQUARE "D" TYPE "M" SERIES OR EQUAL.
- CONTACTOR FURNISHED AND INSTALLED BY OTHERS.
- CONTACTOR FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SIZE AS INDICATED ON DRAWINGS.
- FUSED DISCONNECT SWITCH FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. SIZE AND FUSES PER RECOMMENDATIONS OF EQUIPMENT MANUFACTURER OR AS NOTED. PROVIDE NEMA 3R ENCLOSURE FOR EXTERIOR OR WET LOCATIONS. (N.F. INDICATES NON-FUSED).
- ELECTRIC MOTOR. SIZE AS INDICATED ON DRAWINGS.
- CIRCUIT BREAKER. SIZE AS INDICATED ON DRAWINGS.
- FUSED SWITCH WITH REJECTION TYPE CLIPS. SIZE AS INDICATED ON DRAWINGS.
- PULL-OUT STYLE FUSED DISCONNECT SWITCH. SIZE AS INDICATED ON DRAWINGS.
- DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER OR SERVICE ENTRANCE SECTION. SEE DRAWINGS FOR EXACT TYPE.
- T — TRANSFORMER. SEE DRAWINGS FOR TYPE AND SPECIFICATION.
- SURFACE OR FLUSH MOUNTED PANELBOARD. MOUNT TOP OF PANEL AT +6'-6" AFF OR AS NOTED. SEE PANELBOARD SCHEDULE.
- CONTROL CABINET. SEE DRAWING FOR TYPE AND SPECIFICATION.
- PLYWOOD TELEPHONE MOUNTING BOARD WITH #6 COPPER GROUND & DEDICATED DUPLEX CONVENIENCE OUTLET. FURNISH IN ACCORDANCE WITH TELEPHONE COMPANY'S REQUIREMENTS. SIZE AS NOTED ON DRAWINGS. PLYWOOD SHALL BE 3/4" TYPE "CDX".

WIRE/CONDUIT

- FLEXIBLE CONDUIT AT CONNECTIONS TO VIBRATING EQUIPMENT AND TRANSFORMERS. PROVIDE LIQUID-TIGHT FLEX FOR WET OR EXTERIOR LOCATIONS.
- CONDUIT CONCEALED IN WALLS OR ABOVE CEILING. 2 #12, 1 #12 NEUT., 1 #12 GRD., 1/2" C., UNLESS NOTED OTHERWISE.
- CONDUIT ROUTED UNDER FLOOR OR BELOW GRADE. 2 #12, 1 #12 NEUT., 1 #12 GRD., 3/4" C., UNLESS NOTED OTHERWISE.
- CONDUIT TURNING UP.
- CONDUIT TURNING DOWN.
- PHASE CONDUCTORS
- NEUTRAL CONDUCTOR
- ISOLATED GROUNDING CONDUCTOR (EQUIPMENT BONDING CONDUCTOR INCLUDED, BUT NOT SHOWN).

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR.
A.F.G.	ABOVE FINISHED GRADE.
E.F.	EXHAUST FAN
GFCI	GROUND FAULT CURCUIT INTERRUPTER.
GRD.	GROUND
WP	WEATHERPROOF.
XFMR	TRANSFORMER.
XP	EXPLOSION PROOF.



ELECTRICAL SITE PLAN - CONSTRUCTION ELECTRICAL SERVICE

1"=50'-0"

Developer to maintain existing construction fencing w/ screening ~~as long as construction~~ for the duration of construction.

KEY NOTES:

1. CONSTRUCTION TRAILERS
2. EXISTING SRP POLE.
3. NEW SRP UNDERGROUND PRIMARY. SEE ONE-LINE DIAGRAM ON SHEET E200.
4. NEW SRP PAD MOUNTED TRANSFORMER.
5. NEW "SES-1". SEE ONE-LINE DIAGRAM ON SHEET E200.
6. NEW DISCONNECT SWITCH FOR MAN LIFT. SEE ONE-LINE DIAGRAM ON SHEET E200.
7. NEW DISCONNECT SWITCH FOR TOWER CRANE. SEE ONE-LINE DIAGRAM ON SHEET E200.
8. NEW "SES-2". SEE ONE-LINE DIAGRAM ON SHEET E200.
9. NEW ELECTRICAL CORE. SEE ONE-LINE DIAGRAM ON SHEET E200.
10. PANELBOARD FUNISHED WITH MODULAR BUILDING. 92.0 AMPS AT 120/208V, 1ϕ.

* Construction trailers only

APPROVED
FINAL PLANS PLANNING
11-23-11
DATE APPROVED BY

As Noted

Please scan into case
GP-DR-10
Thx. Carol

REGISTERED PROFESSIONAL ENGINEER (ELECTRICAL)
CERTIFICATE NO. 29556
WILLIAM M. CHASE, JR.
Date Signed 11-23-11
ARIZONA, U.S.A.
EXPIRES 6/30/12

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NO.	DATE	DESCRIPTION	BY
	11-23-11	PERMIT SUBMITTAL	

OPTIMA SONORAN VILLAGE
6895 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA
OWNER: OPTIMA SONORAN VILLAGE LLC

CONSTRUCTION ELECTRICAL SERVICE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC.
7147 E RANCO VISTA DR, SUITE 104, SCOTTSDALE, AZ 85251
TEL: (480) 874 - 9900 FAX: (480) 874 - 9910

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DRAWINGS ARE NOT TO BE SCALED.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION.

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, FOR RELEASE OF RETENTION WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, AND FOR FINAL PAYMENT WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF ALTERNATE ARRANGEMENTS FOR RELEASE OF RETENTION AND FINAL PAYMENT

THIS CONTRACT ALLOWS THE OWNER TO MAKE ALTERNATE ARRANGEMENTS FOR THE RELEASE OF RETENTION AND MAKING OF FINAL PAYMENT. SUCH ALTERNATE ARRANGEMENTS ARE AS FOLLOWS: RETAINAGE TO BE TEN PERCENT (10%) UNTIL SUBSTANTIAL COMPLETION. AFTER SUBSTANTIAL COMPLETION OWNER SHALL, AFTER APPROVAL AND CERTIFICATION BY OWNER OF A BILLING AND ESTIMATE RECEIVED FROM THE CONTRACTOR, REDUCE RETENTION TO FIVE PERCENT (5%) LESS ANY WITHHOLDINGS THEREFROM. PAYMENT OF THE PARTIAL REDUCTION OF RETENTION AS SET FORTH IN THE PRECEDING SENTENCE SHALL BE MADE SEVEN (7) DAYS AFTER THE BILLING AND ESTIMATE IS CERTIFIED AND APPROVED. FINAL PAYMENT AND FULL RELEASE OF RETENTION SHALL BE MADE SEVEN (7) DAYS FROM THE END OF THE WARRANTY PERIOD AND AFTER APPROVAL AND CERTIFICATION BY THE OWNER OF A BILLING AND ESTIMATE RECEIVED FROM THE CONTRACTOR SUBJECT TO ANY PERMITTED WITHHOLDINGS.

ELECTRICAL SITE PLAN

E100

SCALE: AS SHOWN

11.23.11 - 8:08 AM

PLAN CHECK #: 478-10 NATIVE PLANT #: 2659-11 DR #: 88-DRB-2010 GP #: 1-GP-2010 QS #:

PLANNING

478-10-15

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11-23-11