Technical II Report – Electrical Systems

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Part A – Drawings

Drawings needed for single-line diagram

- EE1.01 title sheet (electrical drawings)
- EE2.09 penthouse/roof electrical plan
- EE3.01 typical core electrical plan
- EE3.02 main electrical room and details
- EE4.01E power riser diagram
- EE4.05 panel schedules
- EE4.06 panel schedules

Feeder Schedule

Please refer to page 2-3

Existing Riser Diagram

Please refer to page 4

Part B - Report

Executive Summary

The Ballenger East Building in Alexandria, Virginia, has an gross area of just above 60,000 SF in 4 floors above grade. VEPCO, the electric utility company provides power to the service entrance where two main switchboards "A" & "B" are located. Power is then distributed to various panelboards and equipments throughout the building in either 480/277,3Ph 4w system or 208/120, 3Ph 4w system through dry type, step-down transformers at corresponding electrical rooms.

There are different lighting loads in the building; linear and compact fluorescent lamps, HID lamps, cold cathode lighting, etc. Besides that, the major mechanical loads are electric heaters, exhaust and intake fans, and air-conditioning.

The over-current devices in switchboards and panelboards are typically fuse switches, main lugs and miniature circuit breakers. In case of any emergency, there is an emergency generator run by diesel stand-by on the roof level.

Electrical Power Distribution System

Power is distributed from the utility company, VEPCO, to the two main switchboards 'A' & 'B' in the main electrical room at parking level 1 through the utility transformer outside the building. Then the power is distributed to various equipments and panelboards at different levels. 480/277V power systems are used as well as 208/120V power systems with step-down transformers, depending on the equipment need.

480/277V power is mainly distributed to systems like: exterior lightings, lightings and equipments in parking floors, decorative lighting for retail tenants on 1st and 2nd floor. While the 208/120V power is mainly distributed to systems like: lightings in offices on 3rd and 4th floors, telephone and security systems, elevator lightings, fire alarm equipments, generator battery charger, etc.

Electric Utility Company

Company name: VEPCO (Virginia Electric and Power Company, early known as Dominion Resources Company)

Company address: 120 Tredegar St. Richmond, VA 23219 United States Company website: http://www.dom.com/

Utility rate schedule: http://www.dom.com/customer/pdf/va/vabgs2.pdf

Service entrance

The service entrance point is at the electric vault where the utility transformer and utility switches are located. The electric vault is at the northwest part of the building, at P1 parking level with the main electrical room right next to it. In the main electrical room, both the main switchboards 'A' & 'B' of 480/277V are there, as long as two dry-type transformers at 45KVA and 30KVA.

The power distribution system is fed directly from the electric utility company, VEPCO, and the utility company meters the electricity use through the meter at the pulling section, where it is in the electrical room at mezzanine level.

Service entrance size

The total gross floor area of the building is about 61642 SF in four levels, while the first two levels are retail spaces and the upper two levels are office spaces, and since each level has approximate the same area, therefore the building area is categorized into 2 parts:

- (a) ~30800 SF for retail spaces (closest to arena)
- (b) ~30800 SF for office spaces

	MET	HOD 1 – CONCEPTUAL	& SCHEMATI	C PHASES
Duilding type	VA/ft ²	floor prop(SE)	kVA	Approximate size of 480 – volt
Building type	VA/IL	floor area(SF)	KVA	service entrance (Amps)
Office	12	30800 SF	369.6	445 A
Arena	13	30800 SF	400.4	482 A
				Total = 927A

11/04/2008

	METHOD 2 – DESIGN DEVELOPMENT PHASE						
Load category	VA/ft ²	Corresponding floor area (SF)	Approximate size of 480 – volt				
			service entrance (kVA)				
Normal lighting	3.5	61600 SF	215.6 kVA				
Receptacles	0.5	61600 SF	30.8 kVA				
Exhaust Fan	2	61600 SF	123.2 kVA				
Electric Heating	15	61600 SF	924 kVA				
Cooling	12	61600 SF	739.2 kVA				
Elevators	50kw ea.		200 kVA				
			Total = 2232.8 kVA				

	ME	THOD 3 – WORK	(ING DRAWINGS		
Danalkaand	Connected	Connected	Connected	Connected	Connected
Panelboard	lighting	receptacle	mechanical	equipment	transformer
	loads (kVA)	loads (kVA)	loads (kVA)	loads (kVA)	loads (kVA)
4H	0.7		91.1		3.7
4PA		2.5	1.2		
3H	0.7	67.1			3.7
3PA		2.5	1.2		
HPP1	13.6	56.4			3.7
LPP1		2.4		7.8	
ННА	10.3		133.7	5.6	23.6
LHA	0.9	7.8	8.0	6.6	
EHP1	12.3		13.9	24	29.0
ELP1	5.6	5.0	16.5	4.5	
Demand factor	1.25	1.0	1.0	1.0	1.0
Total (kVA)	55.1	143.7	265.6	48.5	63.7
				Total =	576.6 kVA
		After addition	of 20% spare c	apacity, total :	= 692 kVA

	SUMMARY TABLE		
Phase	Load (kVA)	Voltage system	Load (Amps)
Conceptual/Schematic Design	770	480/277V	927
Design Development	2233	480/277V	2686
Working Drawings	577	480/277V	694
Service Entrance 1	889	480/277V	1600

Voltage systems

The voltage system in the main switchboards 'A' & 'B' are both 480Y/277V, 3Ph, 4W.

The different types of power systems operating in the buildings are:

a. 480Y/277V, 3Ph, 4W

It is connected to higher power consuming appliances, like the fan powered VAV, transformers, various types of heaters , loading dock and parking garage door control, etc.

b. 208Y/120V, 3Ph, 4W

The low voltage system is connected to tenant receptacles; office, corridor, garage, and also for telephone system, security system, fans, etc.

c. 277V, 1Ph, 3W

Most of the lightings (interior and exterior) within the building are operating in this voltage system.

d. 120V 1Ph, 3W

There are 3 types of luminaires operating in this voltage. The lighting in elevator vault and the cove mounted luminaire in the main lobby.

Emergency power systems

There is an emergency diesel generator powered in 275kw, with a configuration of 480Y/277V, 3Ph, 4W. It provides power to emergency lighting, fire alarm system, one parking elevator and one passenger elevator, various pumps, and A/C in machine room (indoor and outdoor) The generator has a starting battery of 24 voltages DC and a 10 amp voltage regulated battery charger.

The operating mechanism of automatic transfer switches should be such that loads cannot remain simultaneously disconnected from both normal and alternate sources. Transfer sequence from normal to emergency power source should be initiated when normal voltage source drops to 85% or less of normal voltage or when frequency has attained 90% of rated value.

[Note: please refer to Emergency Generator Schedule on pg. 7]

	EMERGENCY GEN	ERATOR SCHEDULE		
		Max. SkW Red	quired: 291k	W
275kW	, 480/277V, 3Ph, 4W Diesel Generator	Max. SkVA Req	uired: 1028l	νA
		Max. Starting V	oltage DIP: 1	14%
Step	Load served		HP	kW
1	Emergency Lighti	ng		20.0
1	Fire Alarm Syster	n		10.0
1	F-13 (stairwell pre	ss.)	2.0	2.2
1	F-14		3.0	2.3
1	F-17			0.9
1	A/C -1			3.3
1	A/C -1			2.2
1	A/C -2			3.3
1	A/C -2			2.2
1	A/C -4			4.9
1	A/C -4			1.6
1	Miscellaneous Equip	ment		15.0
1	Jockey Jump		1.0	1.5
1	Duplex Sump Pun	np	7.5	9.1
1	Booster Pump		5.0	6.3
1	Parking Elevato	ſ	50.0	54
1	Passenger Elevat	or	30.0	33.2
1	Fire Pump		60.0	63.1
		Тс	tal Connect	ed kW: 235.1

Location of switchgear

There are two main switchboards 'A' and 'B'. Both of them are located in the main electrical room in the P1 parking level, where two transformers are at the room as well. There is a pulling section along with a transformer in the electrical room, M114, on the mezzanine level. There are panelboards in the electrical room on corresponding floor levels P1, mezzanine, 3rd and 4th. On the roof, there is a emergency generator and a roof-top unit.

	Major equipments locat	ion	
Тад	Type of equipment	Location Floor level	Room number Room name
1	Dry-type transformer 30 KVA, 480 primary – 208 secondary, 3Ph	Mezzanine floor	M114 Electrical room
2	Dry-type transformer 45 KVA, 480V primary – 208V secondary, 3Ph	P1 parking	P102 Electrical room
3	Dry-type transformer 75 KVA, 480V primary – 208V secondary, 3Ph	3 rd and 4 th floor	307, 407 Electrical room
9	Standby diesel generator 275 KW, 460/265 V, 3Ph, 4W, 400 AMP MCB	Roof	
10	Fused safety switch 3/400/400	Roof	
11	Fused safety switch 3/100/100	Roof	
12	Fused safety switch 3/200/200	Mezzanine floor	M114 Electrical room
13	Automatic transfer switch		
14	Automatic transfer switch		
	Switchboard 'A'	P1 parking	P102 Electrical room
	Switchboard 'B'	P1 parking	P102 Electrical room
G	Emergency generator	Roof	
RTU	Roof-top Unit	Roof	

		Panelboard	ls location	
Тад	Voltage system	Main size	Corresponding level	Room number Room name
ННА	480Y/277V 3Ph, 4W	400A	P1 Parking	P102 Electrical room
ННВ	480Y/277V 3Ph, 4W	400A	P1 Parking	P102 Electrical room
LHA	208Y/120V 3Ph, 4W	150A	P1 Parking	P102 Electrical room
ELP1	208Y/120V 3Ph, 4W	225A	P1 Parking	P102 Electrical room
ELP2	208Y/120V 3Ph, 4W	225A	P1 Parking	P102 Electrical room
EHP1	480Y/277V 3Ph, 4W	400A	P1 Parking	P102 Electrical room
EHP2	480Y/277V 3Ph, 4W	400A	P1 Parking	P102 Electrical room
HPP1	480Y/277V 3Ph, 4W	225A	Mezzanine	M114 Electrical room
LPP1	208Y/120V 3Ph, 4W	100A	Mezzanine	M114 Electrical room
ЗН	480Y/277V 3Ph, 4W	400A	3 rd floor	307 Electrical room
ЗРА	208Y/120V 3Ph, 4W	225A	3 rd floor	307 Electrical room
ЗРВ	208Y/120V 3Ph, 4W	225A	3 rd floor	307 Electrical room
4н	480Y/277V 3Ph, 4W	400A	4 th floor	407 Electrical room
4PA	208Y/120V 3Ph, 4W	225A	4 th floor	407 Electrical room
4PB	208Y/120V 3Ph, 4W	225A	4 th floor	407 Electrical room

Over-current devices

The main switchboard 'A' has a 1600A bus amp size with an AIC rating of 100,000. Except the 1600 fuse switch for the distribution section main BPS with GFP, all the other branches have 400 amp frame and trip circuit breaker in the main switchboard 'A'.

The main switchboard 'B' also has an AIC rating of 100,000, but it has a 2000A bus amp size instead. There is also a distribution section main BPS with GFP, with a 2000 amp fuse switch.

The distribution panelboards usually have a bus amp size of 400A, 225A, 150A, or 100A, depending on the loads connected. The main over-current devices are usually main lugs only, 225A miniature circuit breaker, 150A or 100A miniature circuit breaker.

Transformers

			TRA	NSFORME	R SCHEDU	JLE		
Tag	Primary volt	Secondary volt	Size	Туре	Temp. rise	Taps	Mounting	remarks
UT								Utility Transformer
T-1a	480V 3Ph, 3W	208Y/120V 3Ph, 4W	30KVA	Dry type	150 C	(6) 2.5%	Pad-mounted	
T-1b	480V 3Ph, 3W	208Y/120V 3Ph, 4W	30KVA	Dry type	150 C	(6) 2.5%	Pad-mounted	
2	480V 3Ph, 3W	208Y/120V 3Ph, 4W	45KVA	Dry type	150 C	(6) 2.5%	Pad-mounted	
T-3a	480V 3Ph, 3W	208Y/120V 3Ph, 4W	75KVA	Dry type	150 C	(6) 2.5%	Pad-mounted	K-4 rated
T-3b	480V 3Ph, 3W	208Y/120V 3Ph, 4W	75KVA	Dry type	150 C	(6) 2.5%	Pad-mounted	K-4 rated

5 indoor transformers are used. All of them are step-down transformers.

Special Equipments

There is no sign of any of the special equipment either in the drawings or mentioned in the specifications, therefore an assumption of no such equipments is made.

Lighting Loads

There are about 35 luminaire types used throughout the building. The variety of luminaire type is quite wide-spread. Linear fluorescent, compact fluorescent, metal halides, cold cathode lighting, LED. The majority would be the fluorescent lightings which probably provide the most sufficient illumination efficiently, watts-usage wise.

Automatic lighting shutoff is not provided according to exception from 9.4.1.1 in ASHRAE 90.1, because it would endanger the safety or security of the room or building occupants.

Mechanical Loads

Please refer to the mechanical load table on page.

Environmental stewardship design

There is no sign of any environmental electrical systems in either drawings or the specifications; therefore an assumption of no such design equipments is made.

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Design issues

Voltage drop would be an issue due to the power to 1st floor and 2nd floor is distributed from the panelboard 2 floors beneath, which may lead to a voltage drop problem. This voltage drop problem also extends to 3rd and 4th floors because the panelboard locations are not always in the closest distance as possible to the appliances.

Communication systems

The telephone and data system come from the outside of building and get to the base building Telephone Room, M109, on the mezzanine floor. This telephone and data system is then run throughout the entire building through telephone closets on all floor levels.

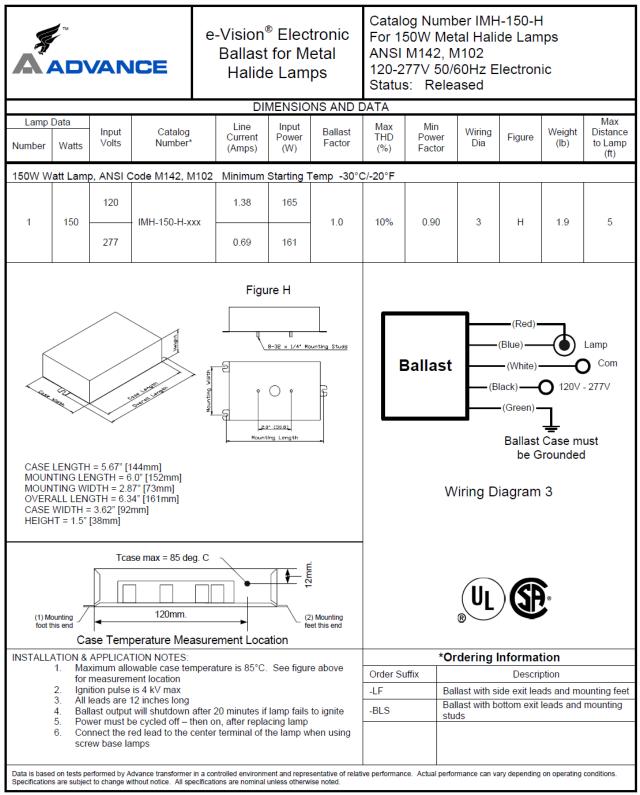
The main fire alarm enunciator panel is located in the main lobby on the 1st floor. The system is composed of manual pull station, smoke and duct detectors, main fire service and sprinklers flow switch, etc. These devices are located throughout the building.

The fire alarm system also includes an integrated fire alarm and detection system that conforming NFPA 72. The primary power for the fire alarm control panel is obtained from the power panel board while the secondary power supply is from sealed gelled electrolyte batteries.

Appendix

Please refer to the Manufacturer catalog cut-sheets on page 19 - 26

[Luminaire type "9"]

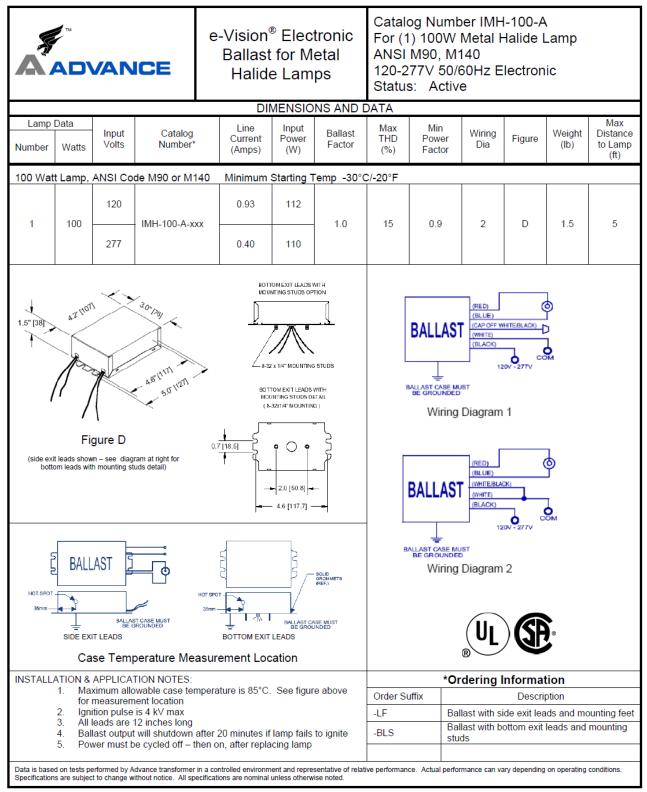


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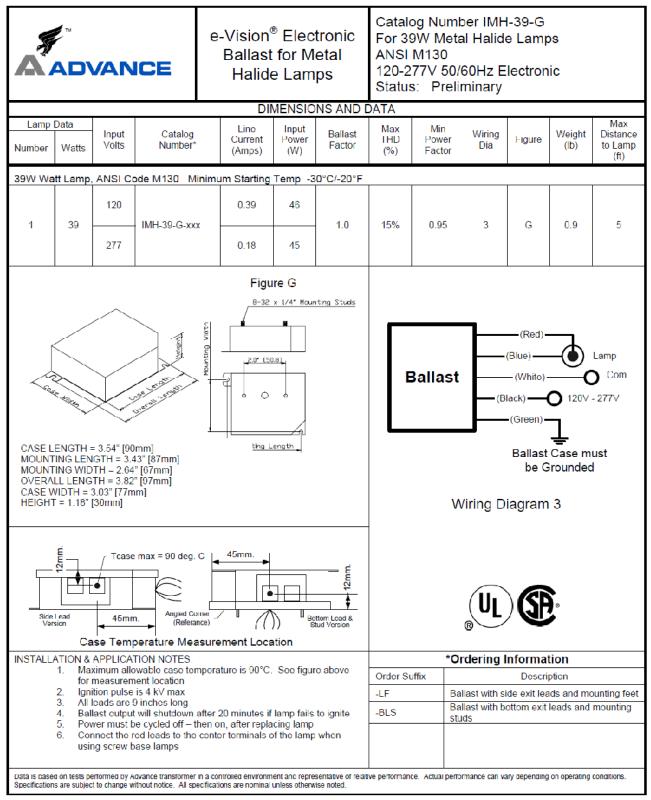
[Luminaire type "10"]



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1/26/05

[Luminaire type "11"]

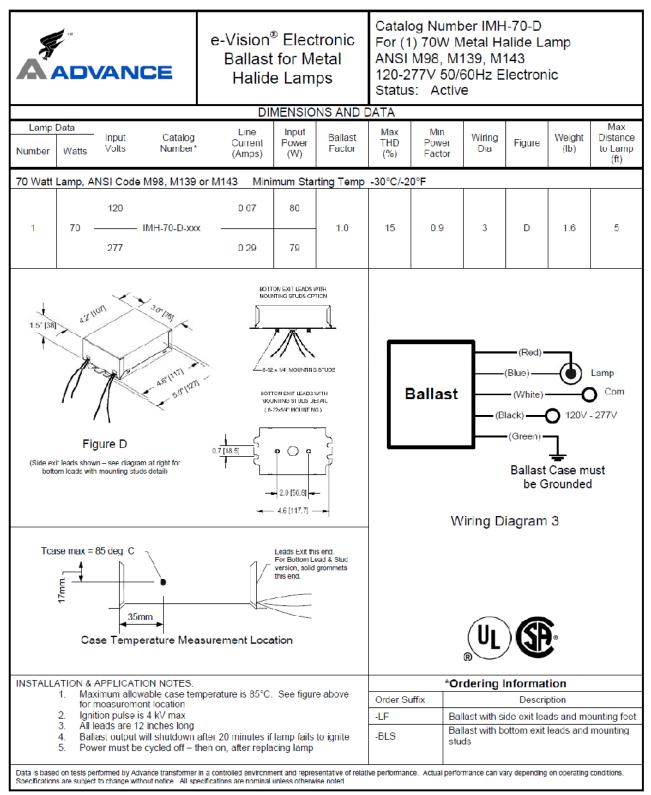


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[Luminaire type "12"]

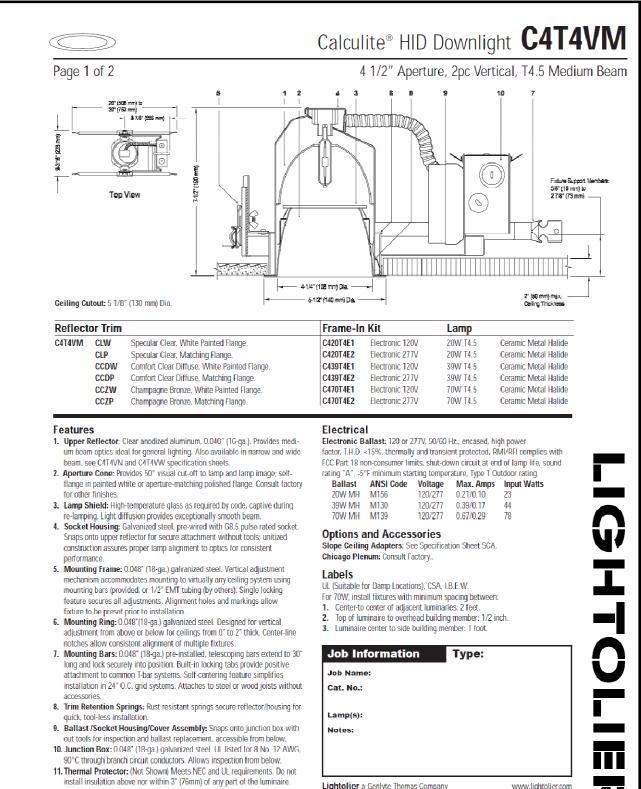


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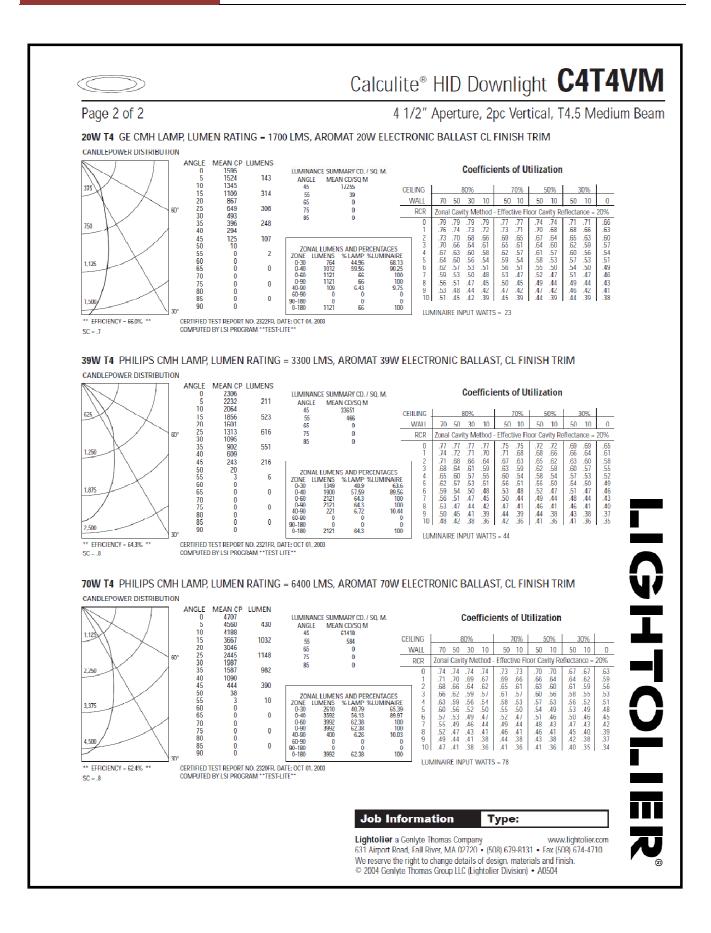
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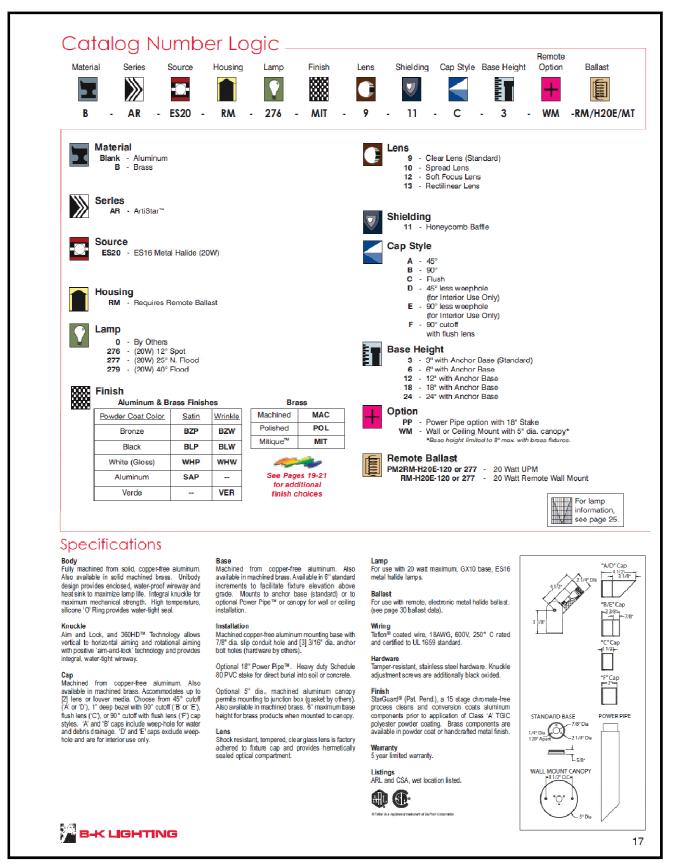
[Luminaire type "M", "M1", "AB"]



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[Luminaire type "OD"]



[Luminaire type "OE1"]

Notes:				Job: Type:			
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			combines high output an renowned Gardco 100 Lin				
			des full cutoff performance				
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u l	6		0				
		CE: 111 Iuminaire	s installed in the normal	downlight position	, with a flat g	lass lens, provide i	ull cutoff performan
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РК		DISTRIBUTION	WATTAGE	VOLTAGE		FINISH	OPTIONS
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			dco reserves the right to refuse a co oncerns, please consult the factory.	nfiguration. Not all combir	nations and configu	rations are valid. Refer	
PREFI				DISTRIBUTI			
111	Trapezoidal W	edge Refer to	confliguration chart below for			H and CMHE types only.	
111EM	Emergency So	available	e combinations.		hrow T6 MH and		
111EMC	Emergency So	once Cold Tempe	rature	MT Medium	Throw Fluore	econt and E-17 lamp only.	
111EMR	Remote Emer	gency Sconce					
WATT	AGE AND	VOLTAGE					
	MP / VOLTAGE C		Combinations marked with a			AGE CHART - 111 ISTRIBUTION	
C47 U/D	Vo 120 208 240	oltage 277 347 480	shown with "UNIV" are availab ordering.	ole for	120 20	Voltage 8 240 277 347	480
e <u>17 - Hid</u> 50mh	• <u>120</u> <u>200</u> <u>240</u>	• •	MH Metal Halide	<u>T Lamps</u> (T6 Lamps S	Supplied by Gardco.)		100
70MH 35HPS			CMHE Ceramic Metal Halide Electronic Ballast	with T39MH	•		
50HPS	•	•	HPS High Pressure Sodiu QF Quad Tube Fluoresce	m T39CMI		UNIV	
70HPS Fluorescent			TRF Triple Tube Fluoresce		1E ¹	UNIV	
26QF1	UNIV	•		CONFIGURA	TION CHART	- 111EM, 111EMC,	OR 111EMR
32TRF ¹ 42TRF ¹			-		Distribution	Volta	
Incandescent	•				1 1		
INC				Fluorescent		120 208 240	<u>277 347 480</u>
		s feature electronic balla NIV" voltage for 120V th	sts that accept 120V through rough 277V.	32TRF	•	•	•
2. Not Availab	le in 111EM or 111EM	2		42TRF ²	•	•	•
FINIS	H		OPTIC	DN S			
BRP	Bronze Paint		F		rough 277V only. I	V/A with Incandescent.	
BLP	Black Paint		PCB	Button Type I	Photocontrol /	lot available with 111EM.	
WP	White Paint		SL WLU	Solite [®] Diffus Wet Location	•	rted Mounting	
NP	Natural Aluminu	m Paint		Not available with			
BGP	Beige Paint		WG WS		Vot available with V	VLU option. ace Conduit Rear ent	runomittad
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SC	Special Color Pa Specity. Must supply of		B84CG		gency Battery ry Packs for EMR	/ Pack lypes MUST be ordered i	villa
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