

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

DRAWN
CHECKED
DATE 11/14/22
SCALE
JOB NO.
SHEET

OF SHEETS

ELECTRICAL NOTES

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE FLORIDA BUILDING CODE 2019 (2nd EDITION) AND ANY OTHER FEDERAL, STATE AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, PERMITS, FEES, TESTS, INSPECTIONS, ETC.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF FINAL ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE TO THE OWNER AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF INSTALLATION THAT HAVE BEEN DAMAGED.
- IT IS NOT BE THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ANY ADDITIONAL CONDUIT, EQUIPMENT, MATERIALS, AND SUPPLIES FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND LOCATIONS FOR ALL EQUIPMENT LOCATIONS OF ALL THE EQUIPMENT. CONFIRM WITH THE OWNER AND/OR HIS REPRESENTATIVE.
- CONTRACTOR TO VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND SHALL THOROUGHLY REVIEW DRAWINGS, SPECIFICATIONS AND POSSIBLE MODIFICATIONS PRIOR TO BEGINNING WORK. CONTRACTOR'S CONTRACT SHALL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR SO THAT INTERFERENCE WITH OTHER TRADES BE AVOIDED.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE TELEPHONE COMPANY.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
- LOAD DATA IS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. ALL EQUIPMENT AND PANEL SIZES SHALL BE VERIFIED BEFORE ORDERING.
- CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUIT ROUTING TO SUIT THE JOB CONDITIONS.
- FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.
- MINIMUM WIRE SIZE SHALL BE #14 AWG. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; #8 AND LARGER SHALL BE STRANDED.
- ALUMINUM CONDUCTORS MAY BE ALLOWED FOR SERVICE ENTRANCE IF SPECIFICALLY APPROVED BY THE ENGINEER.
- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.N.
- INSTALL 3/4" EMPTY CONDUIT TO ALL TELEPHONE/DATA/OUTLETS. PROVIDE PULL WIRE.
- ALL CONDUITS SHALL BE GALVANIZED RIGID (GRC), EXCEPT AS FOLLOWS:
 - UL LISTED PVC CONDUITS MAY BE USED UNDERGROUND OUTDOORS OR UNDER SLAB INSIDE THE BUILDING AS ALLOWED BY CODE. CONDUIT FITTINGS AND CEMENT SHALL BE PROVIDED BY THE SAME MANUFACTURER.
 - ELECTRICAL METALIC TUBING (EMT), MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, CORROSIVE OR DAMP CONDITIONS.
 - ELECTRICAL NON METALIC TUBING (ENT), MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 362 AND CONDUIT MANUFACTURER'S INSTRUCTIONS.
 - METAL CABLE (CMC), SHALL BE LIMITED TO BRANCH CIRCUITS AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 330 AND CABLE MANUFACTURER'S INSTRUCTIONS.
 - NONMETALLIC CABLE (NM), (NMC) & (NMS) MAY BE USED FOR INTERIOR WIRING, EXPOSED OR CONCEALED IN DRY LOCATIONS. MUST NOT BE USED EMBEDDED IN CONCRETE, MASONRY, FILL OR PLASTER.
 - USE AND INSTALL EXCEPT AS SPECIFIED IN NEC ARTICLE 334.
 - FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES, WHERE PERMITTED BY CODE. EMBEDDED IN CONCRETE, MASONRY, FILL OR PLASTER.
 - IF USED OUTDOORS, IT SHALL BE LIQUIDTIGHT.
- PROVIDE FIRE RETARDANT UL APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP AREAS AND SPECIAL ENCLOSURES AS REQUIRED FOR ALL WET/DAMP AREAS AND SHALL CONFORM TO NEMA STANDARDS.
- OUTLET BOXES MAY BE USED WHERE PERMITTED UNDER APPLICABLE CODES AND ORDINANCES.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING RECEPTION CLIPS AND FUSES, WHEN APPLICABLE BE HP RATED, CIRCUIT BREAKERS, OR CIRCUIT BREAKER-BREAK, IN NEMA 1 ENCLOSURES FOR INDOOR AND NEMA 3R FOR OUTDOOR.
- MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD PROTECTION ON EACH MOTOR.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS AND ABOVE DESIGN FLOOD ELEVATION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATES, IF DIFFERENT FROM THOSE AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED J-BOXES AND CONDUITS FOR INSTALLATION OF CONTROL WIRING. LOW VOLTAGE CONTROL WIRING SHALL BE INSTALLED AT THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- ELECTRICAL METER AND PANEL LOCATIONS SHOWN MAY VARY DEPENDING ON SERVICE ENTRANCE LOCATION.
- ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER/ARCHITECT. U.O.N. SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- BALANCE ALL PHASES AT EACH PANEL AND MOP/SERVICE MAINS.
- CHECK AVAILABLE ELECTRICAL SERVICE CHARACTERISTICS WITH THE LOCAL POWER COMPANY PRIOR TO ORDERING ANY EQUIPMENT. INFORM THE ARCH/ENGINEER IF IT IS DIFFERENT FROM WHAT IS SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE AND LIGHTING FOR USE OF ALL TRADES AS REQUIRED FOR CONSTRUCTION AND AUTHORITIES HAVING JURISDICTION.
- ELECTRICAL CONTRACTOR SHALL ASSURE THAT ALL FEATURES OF SERVICE SHALL COMPLY WITH THE ELECTRICAL CODE AND ALL OTHER CODES. MAKE ALL NECESSARY ARRANGEMENTS WITH POWER COMPANY FOR SERVICE. ELECTRICAL EQUIPMENT NOT FURNISHED AND/OR INSTALLED BY THE POWER CO. IS TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR.
- U.O.N., COORDINATE REQUIRED A.I.C. RATINGS WITH POWER COMPANY.
- WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE CANCELED UNDER ONE COMMON COVER.
- QUANTITY AND LOCATION OF ELECTRICAL TELEPHONE/DATA & TV OUTLETS, LIGHTS AND LIGHT CONTROLS, SHALL BE ADJUSTED TO SUIT THE OWNER'S REQUIREMENTS AS PER OWNER/ARCHITECT'S RESTRICTIONS.
- WIRE ARRANGEMENTS SHALL NOT BE IN CONFLICT WITH APPLICABLE CODES.
- ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS, TYPE AND ARRANGEMENT OF OUTLETS FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT, PRIOR TO INSTALLATION.
- SINGLE STATION SMOKE DETECTORS TO HAVE BATTERY BACKUP AND TO BE REQUIRED FOR ALL MECHANICAL INTERLOCK AREAS. ALL SMOKE DETECTORS SO OPERATION OF ANY OF THEM SHALL CAUSE THE ALARM SOUNDING DEVICES IN ALL SMOKE DETECTORS WITHIN THE DWELLING UNIT TO SOUND.
- SINGLE STATION SMOKE DETECTOR SHALL BE INSTALLED MIN. 3' FROM ANY A/C REGRINDER, BATHROOM OR KITCHEN DOOR. CONTRACTOR TO VERIFY IN FIELD.
- INSTALLATION OF LIGHTING FIXTURES INSIDE CLOTHES CLOSETS SHALL COMPLY WITH THE NEC ARTICLE 410-8.
- PROVIDE A TYPEWRITTEN DIRECTORY FOR EACH ELECTRICAL PANEL.
- CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.
- CONQUATOR CALCULATIONS BASED ON 75% EQUIPMENT TERMINATIONS SHALL BE LISTED AND RECHECKED BY THE ENGINEER. EACH TRADE SHALL BE RESPONSIBLE FOR ANY DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
- IN ALL AREAS SPECIFIED IN NEC 210.52, ALL 120V, 15 AND 20 AMPS RECEPTACLES SHALL BE LISTED TAMPED RESISTANT RECEPTACLES, AS PER NEC 406.12.
- NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT, OR THE EQUIVALENT, UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JULIO C. VIDAL, PE, USING A DIGITAL SIGNATURE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



STATE OF
FLORIDA
PROFESSIONAL ENGINEER

P

S

I

ENGINEERING INC

Engineer of Record: JULIO VIDAL, PE
FLA. REG. # 52792
Project Manager: ROGER PEREZ

16556 NW 26 STREET, SUITE D, 382 DORAL, FL 33177 PH: 786-645-7526 FAX: 786-752-3284
CERTIFICATE OF AUTHORIZATION # 30280 email: roger.perez@psieengineering.com