ELECTRICAL GENERAL NOTES

1.- OVERALL INSTALLATION: THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC 2020), THE FLORIDA BUILDING CODE (FBC 2024, 8TH EDITION), AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2.- CONDUCTOR CALCULATIONS: CONDUCTOR CALCULATIONS ARE BASED ON 75°C.

3.- GENERAL: THE GENERAL AND SPECIAL CONDITIONS AND REQUIREMENTS OF THE CONTRACT AND SPECIFICATIONS AS WELL AS PLANS AND SPECIFICATIONS OF OTHER DISCIPLINES AND TRADES SHALL BE A PART OF THE WORK HEREBY SPECIFIED. THESE SPECIFICATIONS AND ACCOMPANYING PLANS ARE INTENDED TO PROVIDE FOR THE COMPLETE FURNISHING AND INSTALLATION OF THE ELECTRICAL SYSTEMS. TO PROVIDE MEANS TO FURNISH AND INSTALL.

4.- COMPLIANCE: WORKMANSHIP, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC, NFPA, NEMA, ASTM, OSHA, HRS HEALTH AGENCIES, AND OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND PERTAINING REGULATIONS ESTABLISHED BY THE RULING AUTHORITY HAVING JURISDICTION. CONTRACTORS SHALL ALSO MEET THE REQUIREMENTS OF OTHER STANDARDS WHERE SUCH REQUIREMENTS ARE MORE STRICT THAN THOSE STANDARDS CITED ABOVE.

5.-WORKMANSHIP: ALL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR RESPECTIVE DISCIPLINE. WORK SHALL BE DONE IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND TO THE ACCEPTANCE OF THE ARCHITECT AND THE ENGINEERS. CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY LABOR AND MATERIAL REQUIRED FOR THE COMPLETION OF THE WORK INCLUDING BUT NOT LIMITED TO RELATED WORK SUCH AS CONNECTION OF EXISTING SYSTEMS, EXCAVATIONS AND BACK FILLING.

6.-MATERIALS: CONTRACTOR SHALL PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE UNDERWRITER'S LABORATORY (UL) LABEL AS APPLICABLE. MATERIALS SHALL BE NEW, SUITABLE FOR THE APPLICATION AND ABOVE STANDARD QUALITY NORMALLY USED FOR THE PURPOSE AS CALLED FOR ON PLANS. SUPPLEMENTAL MATERIALS, PRODUCTS AND COMPONENTS NECESSARY TO COMPLY WITH THE INTENT OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS, BUT NOT NOTED OR SPECIFIED ON THESE SECTIONS, SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR THE COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISIONS AND COORDINATION OF DELIVERY OF MATERIALS. EQUIPMENT MARRED DURING SHIPMENT OR INSTALLATION SHALL BE TOUCHED UP AND REFINISHED TO FACTORY FINISH, REPLACED WHERE NOT ACCEPTABLE.

7.- PERMITS AND INSURANCE: CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

8.- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS OR ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

9.- SUBSTITUTIONS: PRODUCTS AND MATERIALS CALLED OUT BY TRADE NAME AND/OR CATALOG NUMBERS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSION. CONTRACTORS SHALL BASE HIS PROPOSAL ON THOSE ITEMS AS THEY SHALL BE CONSIDERED AS A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER, DEMONSTRATING THAT PRODUCT IS OF COMPARABLE AND BASIC DESIGN, CONSTRUCTION, STANDARDS AND WARRANTIES, DIMENSIONS TO FIT WITHOUT CHANGE, AND DOES NOT CAUSE EXTRA WORK TO OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EQUALITY OF SUBSTITUTION: ARCHITECT/ENGINEER WILL, UNDER NO CIRCUMSTANCES, BE REQUIRED TO PROVE SUCH ITEM IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED ITEM. ARCHITECT/ENGINEER EXPENSES INCURRED DUE TO CONTRACTOR'S REQUESTED REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY THE CONTRACTOR.

10.-MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.

11.-DATA/TELECOMMUNICATION SYSTEMS: FOR DATA/TELECOMMUNICATION SYSTEMS UTILIZE A CONTRACTOR EXPERIENCED IN THE INSTALLATION OF COMMUNICATIONSYSTEMS AND CERTIFIED BY BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL.

12.-CUTTING AND PATCHING: MAJOR CUTTING, PATCHING & PAINTING REQUIRED BY THIS CONTRACT WILL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES SHALL BE RETURNED TO ORIGINAL CONDITIONS AFTER THE INSTALLATION OF THE EQUIPMENT.

13.-THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY AND THE TELEPHONE COMPANY.

14.-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.

15.-CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUIT ROUTING TO SUIT THE JOB CONDITIONS.

16.-FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.

17.-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.

18.-ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.N.

19.-INSTALL 3/4" EMPTY CONDUIT TO ALL TELEPHONE/DATA OUTLETS. PROVIDE PULL WIRE.

20.-ALL CONDUITS SHALL BE GALVANIZED RIGID (GRC), EXCEPT AS FOLLOWS:

(A) 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 PRODUCED BY THE SAME MANUFACTURER.

(B) ELECTRICAL METALIC TUBING (EMT), MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, CORROSIVE OR DAMP CONDITIONS.

(C) ELECTRICAL NON METALIC TUBING (ENT), MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 362 AND ONDUIT MANUFACTURER'S INSTRUCTIONS.

(D) METAL CLAD CABLE (MC), SHALL BE LIMITED TO BRANCH CIRCUITING AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 330 AND CABLE MANUFACTURER'S INSTRUCTIONS.

(E) 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. ITS USE AND INSTALLATION SHALL COMPLY WITH NEC ARTICLE 334.

(F) 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.

21.-PROVIDE FIRE RETARDANT U.L. 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.

22.- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.

23.- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.

24.-ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESIBLE AREAS ONLY AND ABOVE BASE FLOOD ELEVATION.

25.-CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATES, IF DIFFERENT FROM THOSE SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.

26.-ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED J-BOXES AND CONDUITS FOR INSTALLATION OF CONTROL WIRING. LOW VOLTAGE CONTROL WIRING AND THEIR TERMINATION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

27.-ELECTRICAL METER AND PANEL LOCATIONS SHOWN MAY VARY DEPENDING ON SERVICE ENTRANCE LOCATION.

28.-ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER/ARCHITECT, U.O.N. AND SHALL BE INSTALLED BY THIS CONTRACTOR.

29.-BALANCE ALL PHASES AT EACH PANEL AND MDP/SERVICE MAINS.

30.-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.

31.-CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE AND LIGHTING FOR USE OF ALL TRADES AS REQUIRED FOR CONSTRUCTION AND AUTHORITIES HAVING JURISDICTION.

32.-ELECTRICAL CONTRACTOR SHALL ASSURE THAT ALL FEATURES OF SERVICE COMPLY WITH THE POWER COMPANY'S REQUIREMENTS AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH POWER COMPANY FOR SERVICE. ALL EQUIPMENT NOT FURNISHED AND/OR INSTALLED BY THE POWER CO. IS TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

33.-U.O.N., COORDINATE REQUIRED A.I.C. RATINGS WITH POWER COMPANY.

34.-WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED UNDER ONE COMMON COVER.

35.-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 INSTRUCTIONS. SAID ARRANGEMENTS SHALL NOT BE IN CONFLICT WITH APPLICABLE CODES.

36.-ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS, TYPE AND ARRANGEMENT OF OUTLETS FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT, PRIOR TO INSTALLATION.

37.-ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARB-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

38.-INSTALLATION OF LIGHTING FIXTURES INSIDE CLOTHES CLOSETS SHALL COMPLY WITH THE NEC ARTICLE 410-8.

39.-PROVIDE A TYPEWRITTEN DIRECTORY FOR EACH ELECTRICAL PANEL.

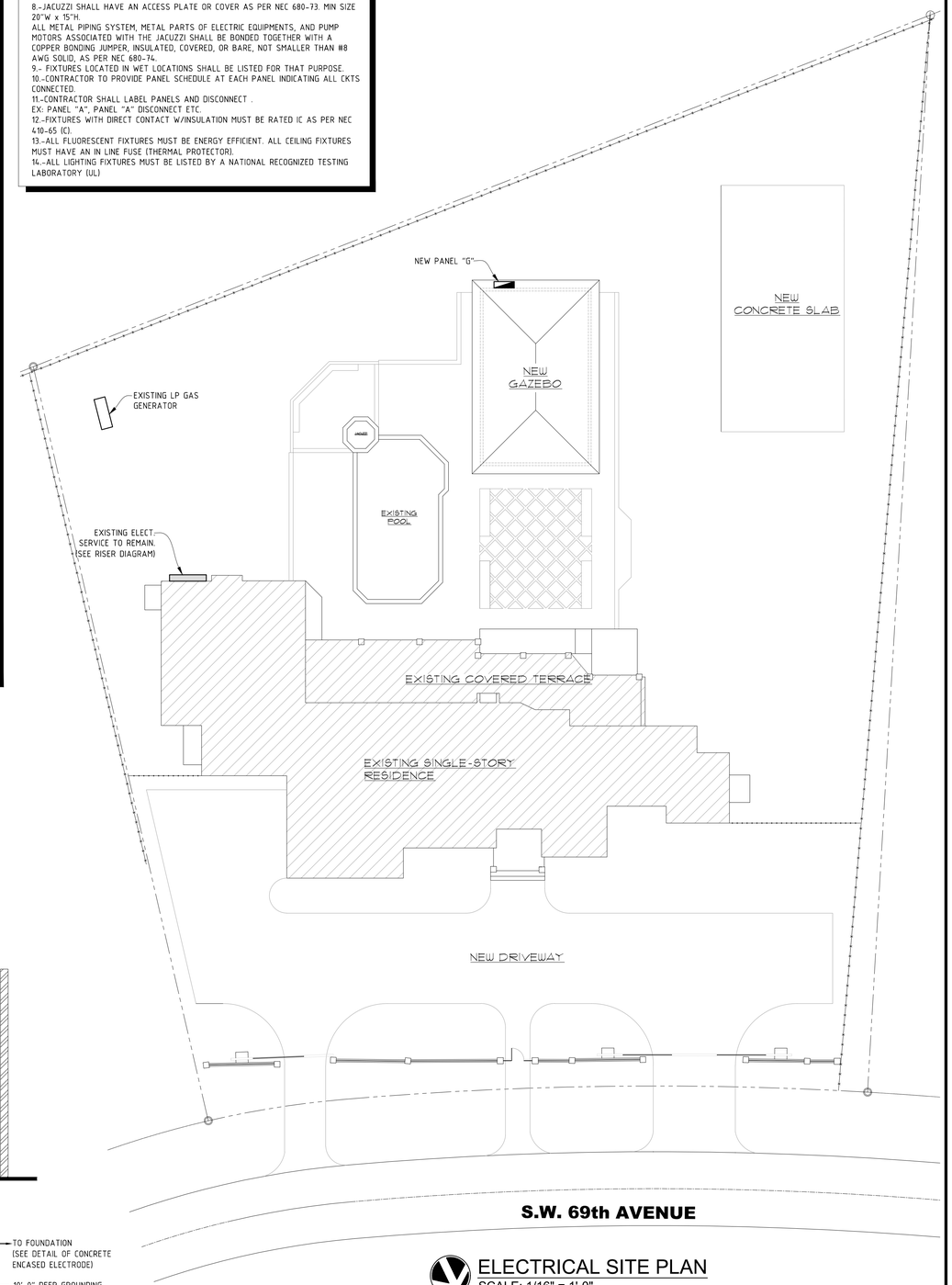
40.-CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.

41.- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS AND SHALL CONFORM TO NEMA STANDARDS. PLASTIC BOXES MAY BE USED WHERE PERMITTED UNDER APPLICABLE CODES AND ORDINANCES.

42-ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES, WHEN APPLICABLE. SWITCHES SHALL BE HP RATED, QUICK-MAKE, QUICK-BREAK, IN NEMA 1 ENCLOSURES FOR INDOOR AND NEMA 3R FOR OUTDOOR.

NOTES

1.- AC SHALL HAVE BUILT-IN BREAKER.
2.- ALL SINGLE/CO STATION SMOKE DETECTOR WITHIN THE HOUSE SHALL BE INTERCONNECTED AS PER NFPA 72 ART. 8-14.16
3.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL BE POWERED BY 120V POWER AND SHALL BE CONNECTED TO BRANCH CIRCUIT AHEAD OF ANY SWITCH.
4.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL HAVE BATTERY BACK-UP.
5.- ALL SINGLE STATION SMOKE/CO DETECTORS SHALL BE INSTALLED MIN 3' FROM ANY A/C REGISTER. CONTRACTOR TO VERIFY IN FIELD.
6.- COORDINATE EXACT LOCATION OF ALL DEVICES WITH ARCH/OWNER.
7.- HANGING FIXTURES & FANS MUST BE SUPPORTED AS PER NEC 314-27D/422-18.
8.-JACUZZI SHALL HAVE AN ACCESS PLATE OR COVER AS PER NEC 680-73. MIN SIZE 20"W x 15"H.
ALL METAL PIPING SYSTEM, METAL PARTS OF ELECTRIC EQUIPMENTS, AND PUMP MOTORS ASSOCIATED WITH THE JACUZZI SHALL BE BONDED TOGETHER WITH A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN #8 AWG SOLID, AS PER NEC 680-74.
9.- FIXTURES LOCATED IN WET LOCATIONS SHALL BE LISTED FOR THAT PURPOSE.
10.-CONTRACTOR TO PROVIDE PANEL SCHEDULE AT EACH PANEL INDICATING ALL CKTS CONNECTED.
11.-CONTRACTOR SHALL LABEL PANELS AND DISCONNECT .
EX: PANEL "A", PANEL "A" DISCONNECT ETC.
12.-FIXTURES WITH DIRECT CONTACT W/INSULATION MUST BE RATED IC AS PER NEC 410-65 (C).
13.-ALL FLUORESCENT FIXTURES MUST BE ENERGY EFFICIENT. ALL CEILING FIXTURES MUST HAVE AN IN LINE FUSE (THERMAL PROTECTOR).
14.-ALL LIGHTING FIXTURES MUST BE LISTED BY A NATIONAL RECOGNIZED TESTING LABORATORY (UL)



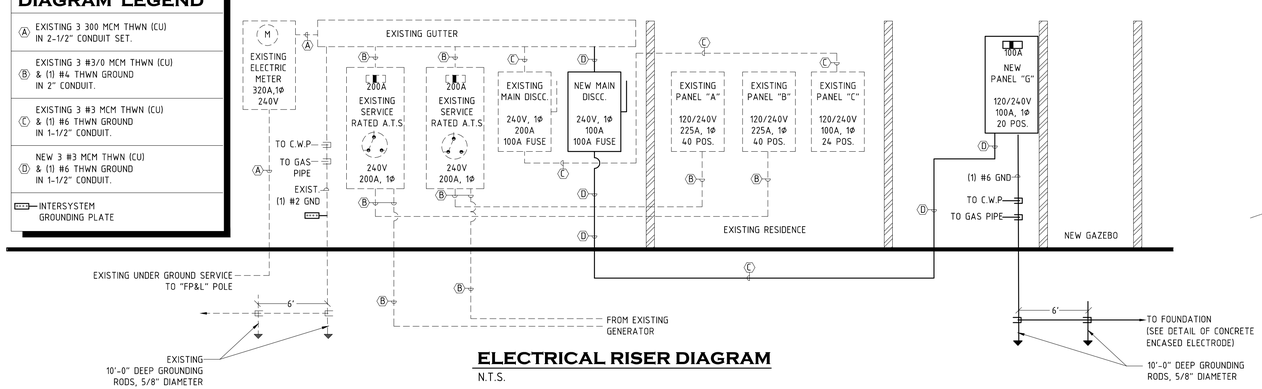
ELECTRICAL SITE PLAN
SCALE: 1/16" = 1'-0"

SERVICE LOAD CALCULATION
120/240V/ 1Φ-3W

Lighting 4,310 sqf x 3 va/sqf = 12,930 va
Other Loads = 43,800 VA
First 10,000 va @ 100% and Rest @ 40% = 28,476 va
A/C Load = 28,640 va
Total VA = 57,116 va
Service Load = 57,116/240 = 237 Amps

ELECTRICAL RISER DIAGRAM LEGEND

Ⓐ	EXISTING 3 300 MCM THWN (CU) IN 2-1/2" CONDUIT SET.
Ⓑ	EXISTING 3 #3/0 MCM THWN (CU) & (1) #4 THWN GROUND IN 2" CONDUIT.
Ⓒ	EXISTING 3 #3 MCM THWN (CU) & (1) #6 THWN GROUND IN 1-1/2" CONDUIT.
Ⓓ	NEW 3 #3 MCM THWN (CU) & (1) #6 THWN GROUND IN 1-1/2" CONDUIT.
	INTERSYSTEM GROUNDING PLATE



ELECTRICAL RISER DIAGRAM
N.T.S.

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JOB NUMBER:	2024.01
DATE:	06.17.2024

REVISION

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DRAWING TITLE:

ELECTRICAL SITE PLAN

DRAWING NO:

E1.00

SCAN TO VERIFY ELECTRONIC DOCUMENT

Ernesto Rodriguez
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