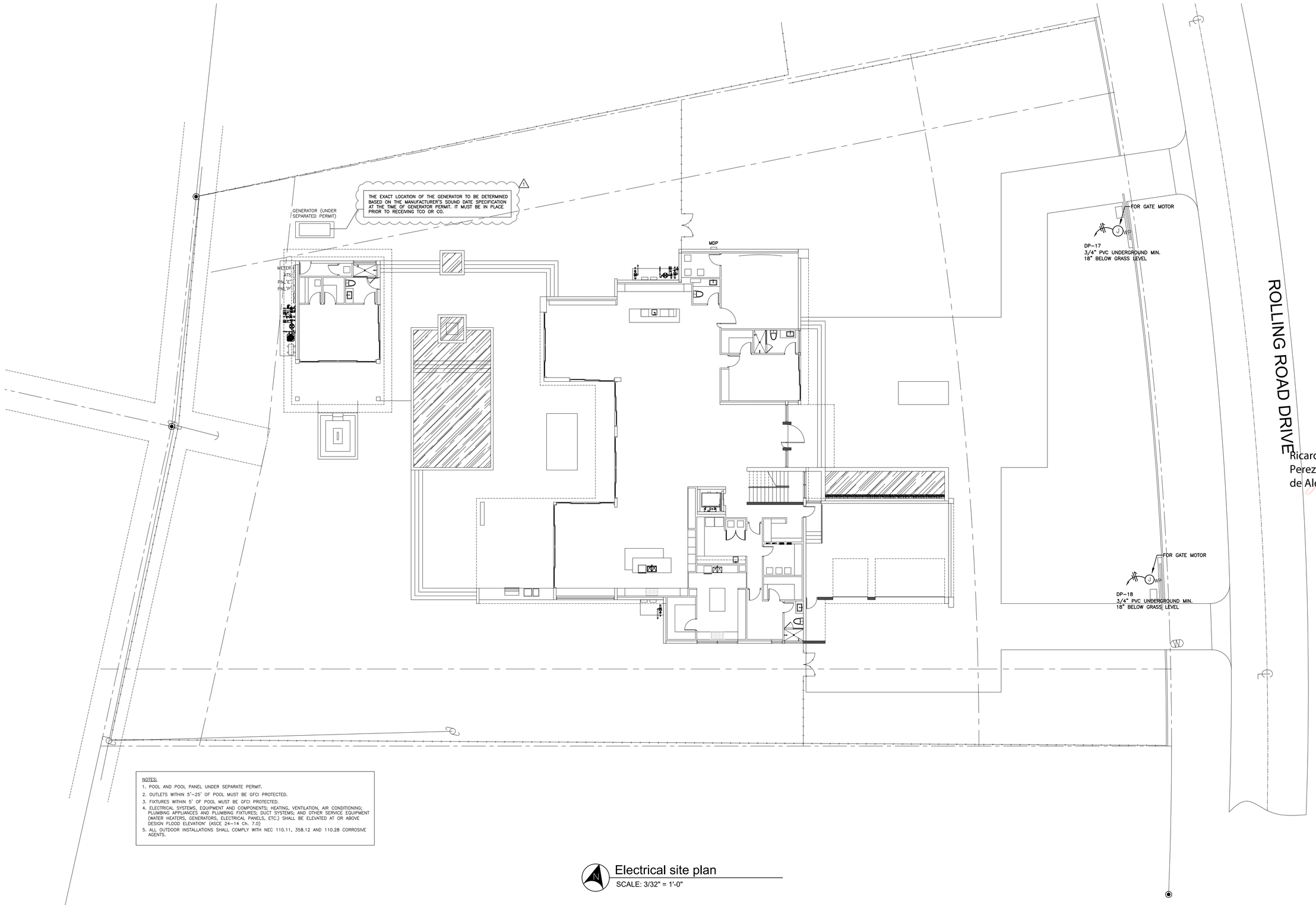

NOTES:

1. POOL AND POOL PANEL UNDER SEPARATE PERMIT.
2. OUTLETS WITHIN 5'-25' OF POOL MUST BE GFCI PROTECTED.
3. FIXTURES WITHIN 5' OF POOL MUST BE GFCI PROTECTED.
4. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION' (ASCE 24-14 Ch. 7.0)
5. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 358.12 AND 110.28 CORROSIVE AGENTS.

Electrical site plan

SCALE: 3/32" = 1'-0"

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RICARDO PERZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER

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1	REV#1 08-18-2025 B.D.C.

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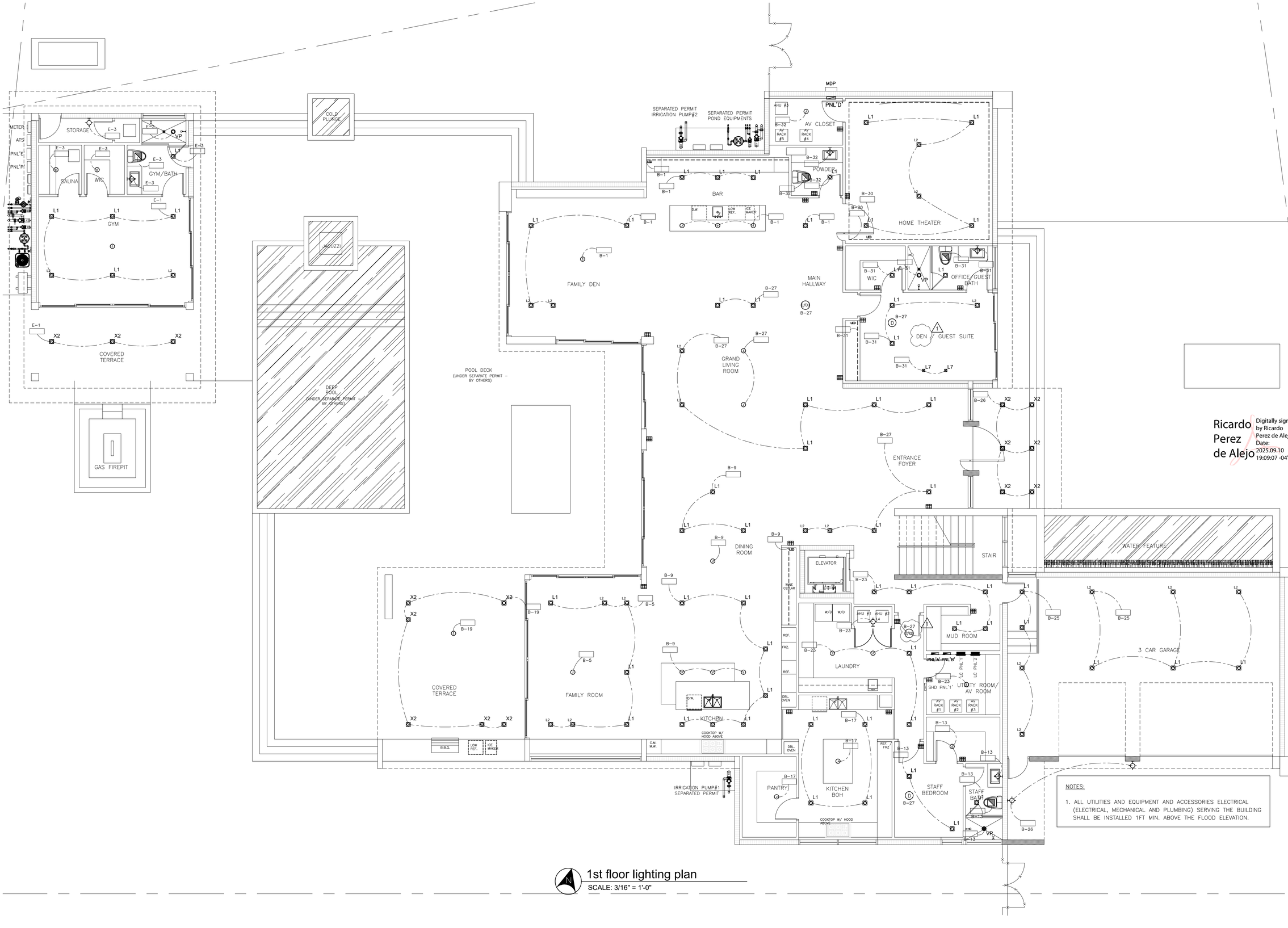
E-1.0

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-08-16



NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

1st floor lighting plan

SCALE: 3/16" = 1'-0"

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SHEET: E-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-10

SOLAR PANELS NOTES

1. PHOTOVOLTAIC SYSTEMS. INSTALL A ONE-INCH DIAMETER FROM EACH SOLAR PANEL SET, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.
2. FINAL AMOUNT AND LOCATION OF SOLAR PANELS WILL BE CALCULATED BY THE SOAR PANEL CONTRACTOR.

WATERPROOF LOW VOLTAGE TRANSFORMER FOR LANDSCAPE LIGHTING WITH PHOTOCELL SENSOR. (120V AC to 12V AC ETL LISTED)

T2 DP-20 WP

T1 DP-20 WP

WATERPROOF LOW VOLTAGE TRANSFORMER FOR LANDSCAPE LIGHTING WITH PHOTOCELL SENSOR. (120V AC to 12V AC ETL LISTED)

T4 DP-20 WP

WATERPROOF LOW VOLTAGE TRANSFORMER FOR LANDSCAPE LIGHTING WITH PHOTOCELL SENSOR. (120V AC to 12V AC ETL LISTED)

NOTES:

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1st floor power plan

SCALE: 3/16" = 1'-0"

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2	REV#1 08-18-2025 B.D.C.

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E-1.2

ORIGINAL ISSUE DATE: 12-26-2024
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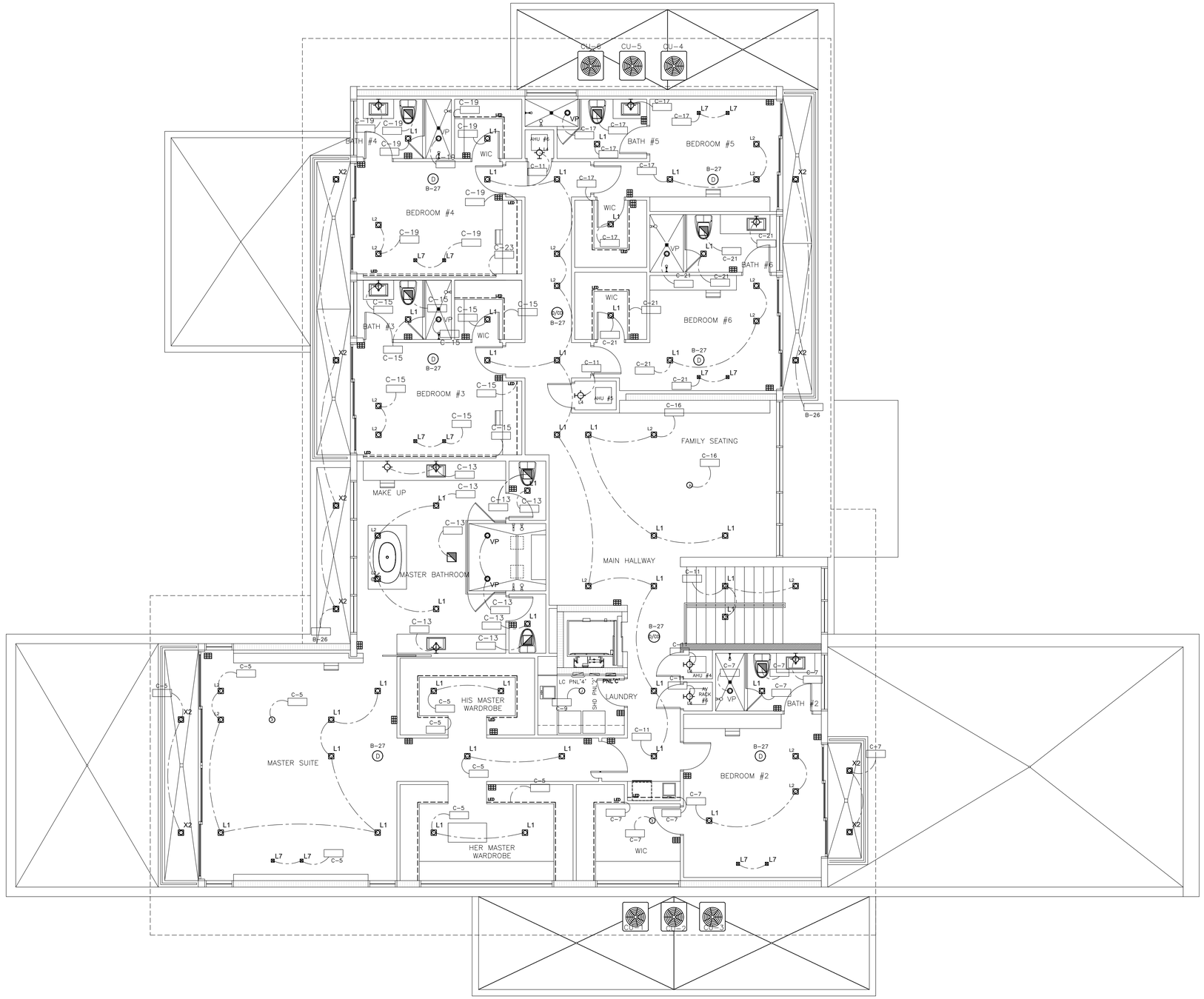

2nd floor lighting plan

SCALE: 3/16" = 1'-0"

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ORIGINAL ISSUE DATE: 12-26-2024
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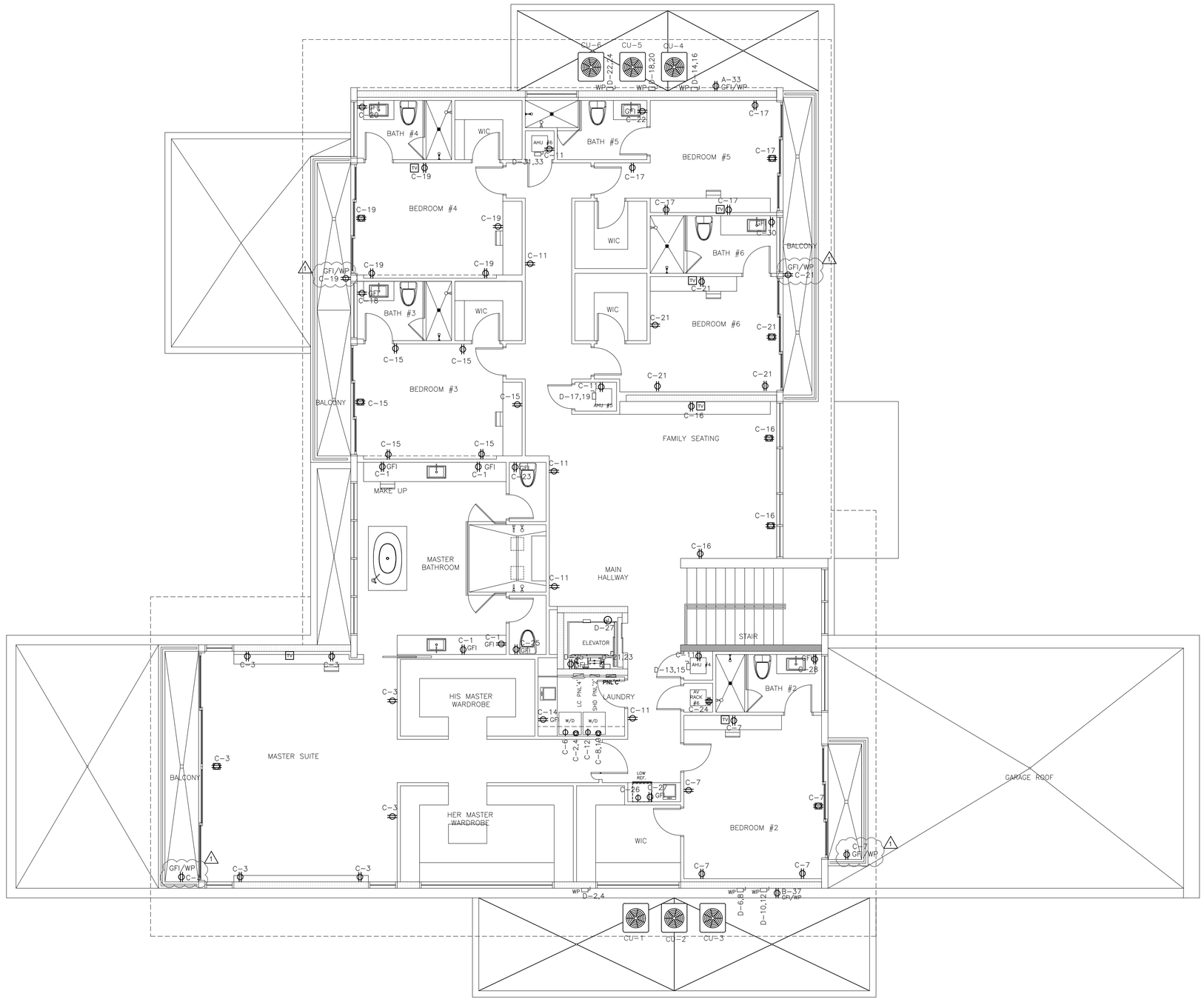

2nd floor power plan

SCALE: 3/16" = 1'-0"

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ORIGINAL ISSUE DATE: 12-26-2024
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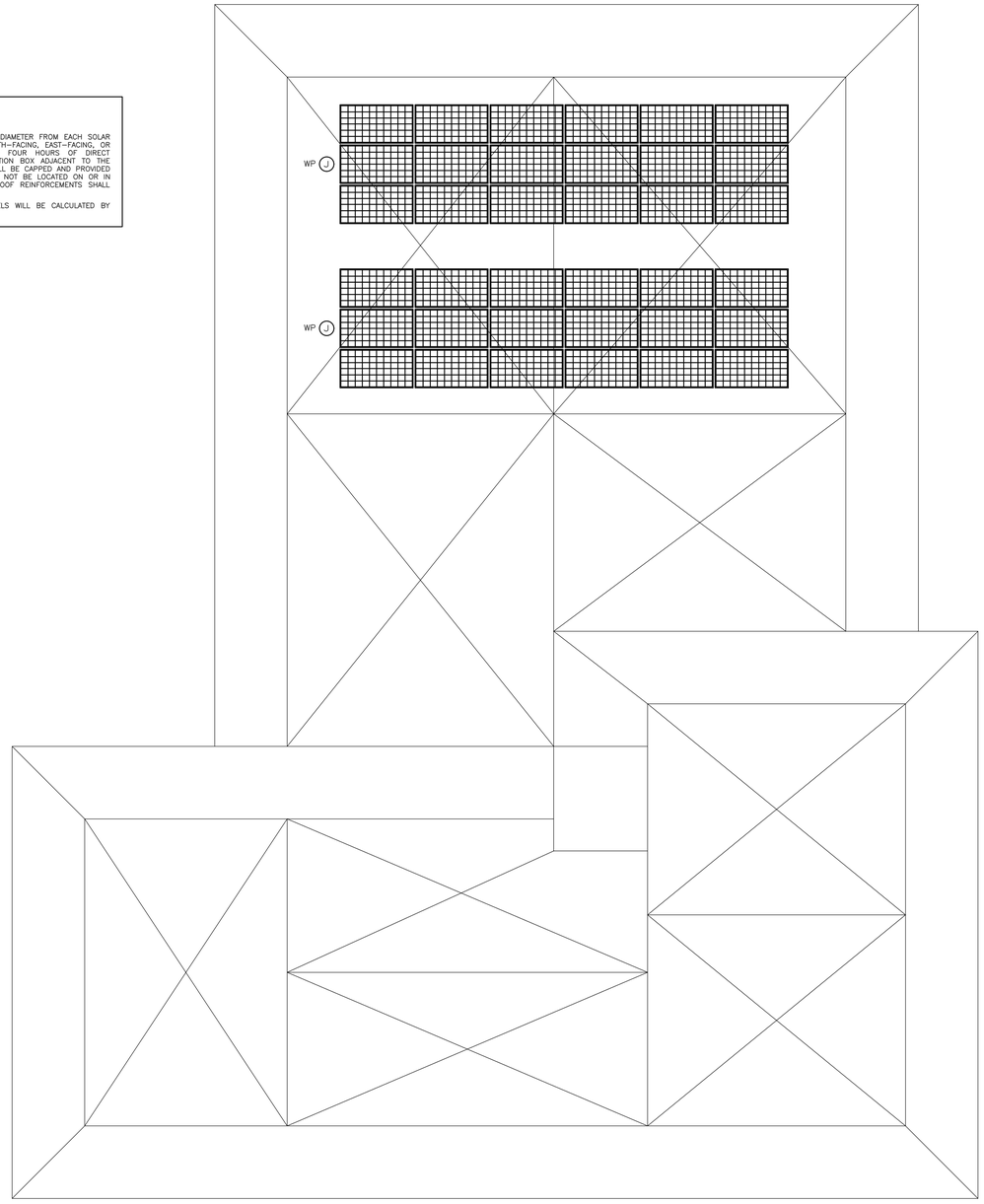

Roof plan (Future solar panels distribution)
SCALE: ##############

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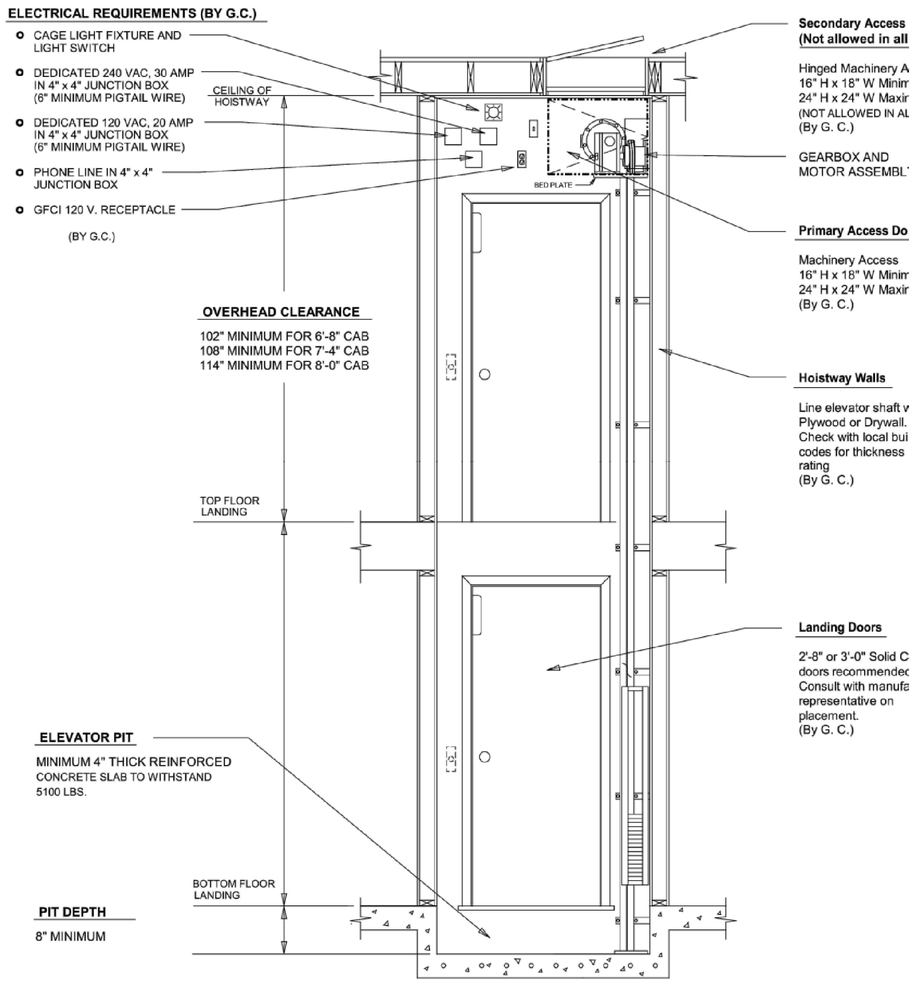
HOR 01 - HP1 TRACTION HOISTWAY ELEVATION (TYP.) LUXURY LIFT TRACTION



TYPICAL ELEVATION - HP-1

TYPICAL 2 STOP HOISTWAY LAYOUT

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CODES IN EFFECT: NATIONAL ELECTRICAL CODE 2020, FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDTION, AND ALL OTHER APPLICABLE CODES AND ORDINANCES IN EFFECT AT THIS LOCATION.
2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITER'S AND UNION LABELS, WHERE APPLICABLE.
3. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
4. ALL CABLE MUST BE ROMEX TYPE CABLE ACCORDING WITH THE DIAMETER SPECIFIED IN THE DRAWINGS. ALL ROMEX CABLE SHALL COMPLY WITH ALL NATIONAL ELECTRICAL CODE SPECIFICATIONS.
5. RACEWAYS INSTALLED UNDERGROUND, IN CONCRETE SLABS, AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC PIPE SCHEDULE 40 IS ACCEPTABLE FOR UNDERGROUND INSTALLATION ONLY IF APPROVED BY LOCAL AUTHORITIES. RACEWAY 2 INCHES AND SMALLER IN DIAMETER SHALL BE I.M.C. IF EXPOSED TO WEATHER, E.M.T. ELSEWHERE. FLEXIBLE CONDUIT USED WHERE INDICATED SHALL BE METAL FOR INDOOR LOCATIONS, LIQUID-TIGHT FOR OUTDOOR LOCATIONS.
6. RACEWAYS INSTALLED IN OR THRU ANY CONCRETE SLABS SHALL BE SPACED A MINIMUM OF 3 DIA. OF THE LARGEST RACEWAY. METALLIC RACEWAYS INSTALLED UNDERGROUND OR UNDER SLABS SHALL BE COATED WITH TWO COATS OF AN ASPHALTIC PAINT. USE STEEL COMPRESSION TYPE FITTING.
7. OUTLETS SHALL BE FLUSHED WITH FINISHED SURFACES. TWO OR MORE LIGHT SWITCHES IN SAME WALL SHALL BE INSTALLED IN GANG-TYPE BOXES.
8. JUNCTION BOXES SHALL BE GALVANIZED STEEL WITH SCREW OR HINGED COVERS FOR INDOOR LOCATIONS AND WEATHER-PROOF WHERE EXPOSED TO WEATHER. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
9. ELECTRICAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR A COMPLETE ELECTRICAL INSTALLATION AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND SPECIAL APPARATUS TO CONDUCT ANY TEST THAT MAY BE REQUIRED TO INSURE THE SYSTEM IS FREE OF ALL IMPROPER GROUNDS AND SHORT CIRCUITS, AND THAT ALL FEEDERS ARE PROPERLY BALANCED.
10. ALL GROUND CONNECTIONS TO BE DONE AS PER NATIONAL ELECTRICAL CODE 2020.
11. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING.
12. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
13. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
14. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING; AND ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
15. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECT FOR A PERIOD NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE.
16. CONTRACTOR'S WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ACT.
17. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING HIS BID IN ORDER THAT HE MAY BECOME AWARE OF EXISTING CONDITIONS. NO ALLOWANCES WILL BE MADE FOR ANY EXISTING CONDITIONS OF WHICH THIS CONTRACTOR WAS NOT AWARE.
18. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER, TELEPHONE AND CABLE T.V. UTILITIES.
19. FURNISH AND INSTALL ALL LIGHTING FIXTURES WITH LAMPS. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
20. WIRING DEVICES SHALL BE APPROVED RESIDENTIAL GRADE. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
21. CONTRACTOR SHALL DO HIS OWN CUTTING OF FLOORS AND WALLS AND GENERAL CONTRACTOR SHALL DO ALL PATCHING. OBTAIN APPROVAL BEFORE DOING ANY CUTTING. REPAIR ANY DAMAGE DONE TO OTHER'S EQUIPMENT OR MATERIAL.
22. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE INSTALLATION OF ANY ADDITIONAL SYSTEM TO BE PROVIDED BY HIMSELF OR BY OTHERS, SUCH AS ALARM SYSTEM, INTERCOM SYSTEM, ETC.
23. PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING, CHECK NAMEPLATE DATA OF A/C EQUIPMENT, KITCHEN EQUIPMENT AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVERCURRENT DEVICE SIZES.
24. ALL CIRCUITS SHALL BE CLEARLY IDENTIFIED AND SHOWN ON PANEL DIRECTORIES. DO NOT CHANGE CIRCUIT ARRANGEMENT SHOWN ON THESE DRAWINGS.
25. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
26. ALL RECEPTACLES SPECIFIED IN NEC 2020, 210.52 SHALL BE TAMPER RESISTANT.
27. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED. 2017 NEC, SECTION 210.12(D).
28. ALL EQUIPMENT DISCONNECT MEANS SHALL COMPLY WITH NEC 2020.
29. ALL ELECTRICAL EQUIPMENTS SHALL BE ABOVE FLOOD LEVEL AS FEMA AND CMB REGULATIONS.
30. ALL LUMINARIES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS. " ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
31. SPACE ABOUT ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 2020 ART 110.26.
32. STAIR SHALL BE ILLUMINATED AT A MINIMUM OF 1 FOOT CANDLE AT FLOOR LEVEL.
33. AT LEAST 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS/W. FBC RE R404.
34. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
35. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 2020 SART 110.11, 358.12 AND 110.28 CORROSIVE AGENTS.
36. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 (AIR TIGHT). FBC EC 502.3.8.
37. ALL TERMINATIONS SHALL BE RATED AT 75 DEG. NEC 110.14.
38. NOT LESS THAN 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS/W. FBC RE R404.
39. ALL FANS UNITS MUST BE INSTALLED USING A FAN BOX. NEC 422.18.

SMOKE DETECTOR NOTES (FIELD VERIFY):

1. SMOKE DETECTOR WIRING SHALL BE MADE SO THAT WHEN ONE IS ACTIVATED THE REST SHALL BE ACTIVIATED.
2. SMOKE ALARM STATION SHALL BE 120 VOLTS HARDWIRE WITH BATTERY BACKUP.
3. PROVIDE SMOKE ALARMS (DETECTORS) ON EACH SLEEPING ROOM, IMMEDIATE VICINITY OF SLEEPING AREAS, AND ON EACH ADDITIONAL STORY. IN COMPLIANCE WITH FBCR 314.

NOTES

1- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES, LIGHTING CONTROL, TV OUTLETS, TELEPHONE OULETS, ETC.

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ORIGINAL ISSUE DATE: 12-26-2024
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ELECTRICAL PANEL SCHEDULE "A"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : UTILITY ROOM

10,000 A.I.C.

MAINS : M.C.B.
BUS RATING : 200 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
	DBL/OVEN	#8-3/4"	6000	2/40	1	2	1/20	(1)	#12-1/2"	BAR REC.	*
					3	4	1/20	(1)	#12-1/2"	FAMILY DEN	*
	DBL/OVEN	#8-3/4"	6000	2/40	5	6	1/20	1500	#12-1/2"	KITCHEN APP.	*
					7	8	1/20	1500	#12-1/2"	KITCHEN APP.	*
***	DISH WASHER	#12-1/2"	1200	1/20	9	10	1/20	(1)	#12-1/2"	POWDER REC.	
***	GARBAGE DISPOSAL	#12-1/2"	1200	1/20	11	12	1/15	100	#14-1/2"	COOK TOP PILOT	
	COOK TOP PILOT	#14-1/2"	100	1/15	13	14	1/15	200	#14-1/2"	HOOD	
	HOOD	#14-1/2"	100	1/15	15	16	1/20	1500	#12-1/2"	KITCHEN APP.	*
***	FREEZER	#12-1/2"	1000	1/20	17	18	1/20	1500	#12-1/2"	KITCHEN APP.	*
*	MICROWAVE	#12-1/2"	1200	1/20	19	20	1/20	(1)	#12-1/2"	STAFF BATH REC.	
***	COFFEE MAKER	#12-1/2"	800	1/20	21	22	1/20	1500	#12-1/2"	LAUNDRY #1 REC.	
***	FREEZER	#12-1/2"	800	1/20	23	24	1/20	300	#12-1/2"	GARAGE REC.	
***	REFRIGERATOR	#12-1/2"	800	1/20	25	26	1/20	(1)	#12-1/2"	POWDER REC.	
***	REFRIGERATOR	#12-1/2"	800	1/20	27	28	1/20	800	#12-1/2"	ICE MAKER	*
*	THEATER RC.	#12-1/2"	(1)	1/20	29	30	1/20	800	#12-1/2"	LOW REF.	*
***	REFRIGERATOR	#12-1/2"	600	1/20	31	32	1/20	(1)	#12-1/2"	OFFICE/GUEST BATH	
	EXTERIOR REC.	#12-1/2"	600	1/20	33	34					
***	DISH WASHER	#12-1/2"	1200	1/20	35	36					
					37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'A'

GENERAL LIGHTING 1651 S.F. AT 3 VA/S.F. = 4953 VA
GENERAL LOAD = 37053 VA
SMALL APP. = 6000 VA
LAUNDRY REC. =1500
TOTAL = 12453 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 12453 - 3000 = 9453 * 0.35 = 3309 VA
LIGHTING LOAD = 3000 + 3309 = 6309 VA
DBL/OVEN = 12000 VA
APPLIANCES LOAD = 11200 VA
MISCELLANEOUS LOAD = 1400 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 30909 VA
TOTAL DEMAND AMPS = 129 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: BOTH OVENS

ELECTRICAL PANEL SCHEDULE "B"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : UTILITY ROOM

10,000 A.I.C.

MAINS : M.C.B.
BUS RATING : 200
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
*	FAMILY / BAR LTS.	#12-1/2"	(1)	1/20	1	2	1/20	800	#12-1/2"	AV #4 RECEPTACLE	
	AV RECEPTACLE	#12-1/2"	800	1/20	3	4	1/20	600	#12-1/2"	TERRACE REC.	
*	FAMILY ROOM LTS.	#12-1/2"	(1)	1/20	5	6	2/30	5000	#10-1/2"	DRYER	**
*	FAMILY ROOM REC.	#12-1/2"	(1)	1/20	7	8					
*	DINING / KITCHEN LTS.	#12-1/2"	(1)	1/20	9	10	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	DINING ROOM REC.	#12-1/2"	1500	1/20	11	12	2/30	5000	#10-1/2"	DRYER	**
*	STAFF BEDROOM	#12-1/2"	(1)	1/20	13	14					
	AV RECEPTACLE	#12-1/2"	700	1/20	15	16	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	KITCHEN BOH LTS.	#12-1/2"	(1)	1/20	17	18	1/20	800	#12-1/2"	ICE MAKER	*
	COVERED TERRACE	#12-1/2"	(1)	1/20	19	20	1/20	800	#12-1/2"	UC REF.	*
*	AV RECEPTACLE	#12-1/2"	700	1/20	21	22	1/20	1200	#12-1/2"	DISH WASHER	***
*	LAUNDRY #1 LTS.	#12-1/2"	(1)	1/20	23	24	1/20	1200	#12-1/2"	GARBAGE DISPOSAL	***
	CAR GARAGE LTS.	#12-1/2"	(1)	1/20	25	26	1/20	600	#12-1/2"	EXTERIOR LTS.	
*	LIVING ROOM LTS.	#12-1/2"	(1)	1/20	27	28	1/20	700	#12-1/2"	AV #5 RECEPTACLE	
*	LIVING ROOM REC.	#12-1/2"	(1)	1/20	29	30	1/20	(1)	#12-1/2"	HOME THEATER LTS.	*
*	OFFICE/GUEST SUITE	#12-1/2"	(1)	1/20	31	32	1/20	(1)	#12-1/2"	POWDER LTS	
	GARAGE DOOR	#12-1/2"	450	1/20	33	34					
	GARAGE DOOR	#12-1/2"	450	1/20	35	36					
	EXTERIOR REC.	#12-1/2"	500	1/20	37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'B'

GENERAL LIGHTING 3883 S.F. AT 3 VA/S.F. = 11649 VA
GENERAL LOAD = 36449 VA
SMALL APP. = 1500 VA
LAUNDRY REC. = 3000 VA
TOTAL = 16149 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 16149 - 13149 = 13149 * 0.35 = 5652 VA
LIGHTING LOAD = 3000 + 5652 = 8652 VA
DRYER LOAD = 10000 VA
APPLIANCES LOAD = 4000 VA
MISCELLANEOUS LOAD = 6300 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 28952 VA
TOTAL DEMAND AMPS = 121 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: BOTH DRYER MACHINES & WASHER MACHINES.

ELECTRICAL PANEL SCHEDULE "E"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : SURFACE
LOCATION : EXTERIOR WALL

10,000 A.I.C.

MAINS : M.L.O.
BUS RATING : 100 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
*	GYM LTS.	#12-1/2"	(1)	1/20	1	2	2/40	6000	#8-3/4"	SAUNA
*	SAUNA/GYM/BATH	#12-1/2"	(1)	1/20	3	4				
	EXTERIOR REC.	#12-1/2"	600	1/20	5	6	2/25	2880	#10-1/2"	CU-7
	GYM/BATH	#12-1/2"	(1)	1/20	7	8				
*	GYM REC.	#12-1/2"	(1)	1/20	9	10				
	AHU-7	#12-1/2"	432	2/20	11	12				
					13	14				
					15	16				
					17	18				
					19	20				
					21	22				
					23	24				

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'E'

GENERAL LIGHTING 587 S.F. AT 3 VA/S.F. = 1761 VA
GENERAL LOAD = 8361 VA
SAUNA LOAD AT 100% = 6000 VA
OTHER LOADS AT 100% = 600 VA
A/C LOAD AT 100% = 3312 VA
TOTAL DEMAND LOAD = 11673 VA
TOTAL DEMAND AMPS = 49 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

ELECTRICAL PANEL SCHEDULE "C"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : 2ND FLOOR CLOSET.

10,000 A.I.C.

MAINS : M.C.B.
BUS RATING : 125 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
	MASTER BATH REC.	#12-1/2"	(1)	1/20	1	2	2/30	5000	#10-1/2"	DRYER	**
*	MASTER SUITE REC.	#12-1/2"	(1)	1/20	3	4					
*	MASTER SUITE LTS.	#12-1/2"	(1)	1/20	5	6	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	BEDROOM #2	#12-1/2"	(1)	1/20	7	8	2/30	5000	#10-1/2"	DRYER	**
*	LAUNDRY #2 LTS.	#12-1/2"	(1)	1/20	9	10					
*	MAIN HALLWAY	#12-1/2"	(1)	1/20	11	12	1/20	1500	#12-1/2"	WASHER MACHINE	*** (1)
*	MASTER BATH LTS.	#12-1/2"	(1)	1/20	13	14	1/20	1500	#12-1/2"	LAUNDRY #2 RC.	
*	BEDROOM #3	#12-1/2"	(1)	1/20	15	16	1/20	(1)	#12-1/2"	FAMILY SEATING	*
*	BEDROOM #5	#12-1/2"	(1)	1/20	17	18	1/20	(1)	#12-1/2"	BATH #3 REC.	
*	BEDROOM #4	#12-1/2"	(1)	1/20	19	20	1/20	(1)	#12-1/2"	BATH #4 REC.	
*	BEDROOM #6	#12-1/2"	(1)	1/20	21	22	1/20	(1)	#12-1/2"	BATH #5 REC.	
	TOILET REC.	#12-1/2"	800	1/20	23	24	1/20	800	#12-1/2"	AV#6 RECEPTACLE	
	TOILET REC.	#12-1/2"	800	1/20	25	26	1/20	800	#12-1/2"	U/C REF.	
	COUNTER REC.	#12-1/2"	1200	1/20	27	28	1/20	(1)	#12-1/2"	BATH #2 REC.	
					29	30	1/20	(1)	#12-1/2"	BATH #6 REC.	
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'C'

GENERAL LIGHTING 4369 S.F. AT 3 VA/S.F. = 13107 VA
GENERAL LOAD = 29207 VA
LAUNDRY REC. = 1500 VA
TOTAL = 14607 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 14607 - 3000 = 11607 * 0.35 = 4062 VA
LIGHTING LOAD = 3000 + 4062 = 7062 VA
DRYER LOAD = 10000 VA
APPLIANCES LOAD = 3800 VA
MISCELLANEOUS LOAD = 800 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 21662 VA
TOTAL DEMAND AMPS = 90 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: DRYER MACHINE & WASHER MACHINE. (C-2,4,6)

ELECTRICAL PANEL "D"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : FLUSH
LOCATION : AV CLOSET

22,000 A.I.C.

MAINS : M.C.B.
BUS RATING : 200 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE

DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
AHU-1	#12-1/2"	576	2/20	1	2	2/30	3840	#10-1/2"	CU-1
				3	4				
AHU-2	#12-1/2"	888	2/20	5	6	2/45	5376	#8-3/4"	CU-2
				7	8				
AHU-3	#12-1/2"	888	2/20	9	10	2/45	5376	#8-3/4"	CU-3
				11	12				
AHU-4	#12-1/2"	576	2/20	13	14	2/30	3840	#10-1/2"	CU-4
				15	16				
AHU-5	#12-1/2"	888	2/20	17	18	2/45	5376	#8-3/4"	CU-5
				19	20				
ELEVATOR	#10-1/2"	5000	2/30	21	22	2/25	2880	#10-1/2"	CU-6
				23	24				
ELEVATOR REC.	#12-1/2"	600	1/20	25	26				SPACE
ELEVATOR CONTROLS	#14-1/2"	200	1/15	27	28				SPACE
AHU-6	#12-1/2"	432	2/20	29	30				SPACE
				31	32				SPACE
SPACE				33	34				SPACE
SPACE				35	36				SPACE

(*) PROVIDE AFCI TYPE BREAKER

LOAD CALCULATION PANEL 'D'

GENERAL LOAD = 5800 VA
GENERAL LOAD = 5800 VA
A/C LOAD AT 100% = 30936 VA
TOTAL DEMANDED LOAD = 36736 VA
TOTAL DEMAND AMPS = 153 AMPS PER PHASE

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: CU-3 AND AHU-3

ELECTRICAL PANEL SCHEDULE "DP"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : FLUSH
LOCATION : GARAGE

22,000 A.I.C.

MAINS : M.C.B.
BUS RATING : 400 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE

DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
PANEL A	3#3/0 & 1#6G" THWN CU IN 2"C	30909	2/200	1	2	2/200	36736	3#3/0 & 1#6G" THWN CU IN 2"C	PANEL D
				3	4				
PANEL B	3#3/0 & 1#6G" THWN CU IN 2"C	28952	2/200	5	6	2/100	8361	3#3 & 1#8G" THWN CU IN 1-1/2"C	PANEL E
				7	8				
PANEL C	3#1 & 1#6G" THWN CU IN 1-1/2"C	21662	2/150	9	10	2/100	6200	3#3 & 1#8G" THWN CU IN 1-1/2"C	FUTURE POOL PANEL
				11	12				
FUTURE IRRIGATION PUMP #1	#12-1/2"	800	2/20	13	14	2/20	800	#12-1/2"	FUTURE IRRIGATION PUMP #2
				15	16				
GATE MOTOR	#12-1/2"	600	1/20	17	18	1/20	600	#12-1/2"	GATE MOTOR
FUTURE POND FILTER PUMP	#12-1/2"	800	2/20	19	20	1/20	700	#12-1/2"	LANDSCAPE LTS
				21	22				
FUTURE POND PUMP	#12-1/2"	800	2/20	23	24				
				25	26				
				27	28				
				29	30				

SUMMARY LOAD CALCULATIONS:

PANEL "A" GENERAL LOAD = 37053 VA
PANEL "B" GENERAL LOAD = 36449 VA
PANEL "C" GENERAL LOAD = 29207 VA
PANEL "D" GENERAL LOAD = 5800 VA
PANEL "E" GENERAL LOAD = 8361 VA
FUTURE POOL PANEL GENERAL LOAD = 6200 VA
MISCELLANEOUS LOAD = 4900 VA
TOTAL GENERAL LOAD = 119600 VA
FIRST 10000 VA AT 100% = 10000 VA
REMAINDER AT 40% = 43844 VA
AC COOLING LOAD AT 100% = 30936 VA
TOTAL DEMAND LOAD = 84780 VA
TOTAL DEMAND AMPS = 353 A

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: PNL 'E', FUTURE PNL 'P', AND FUTURE IRRIGATION PUMPS.

GENERATOR LOAD CALCULATIONS:

PANEL "A" GENERAL LOAD = 25053 VA
PANEL "B" GENERAL LOAD = 23449 VA
PANEL "C" GENERAL LOAD = 22707 VA
PANEL "D" GENERAL LOAD = 5800 VA
MISCELLANEOUS LOAD = 2500 VA
TOTAL GENERAL LOAD = 79509 VA
FIRST 10000 VA AT 100% = 10000 VA
REMAINDER AT 40% = 27804 VA
AC COOLING LOAD AT 100% = 21360 VA
TOTAL DEMAND LOAD = 59162 VA

USE A 60 KW GENERATOR

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
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E: construction@jd-miami.com
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JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.09.10 19:11:22 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

FELIX DAYAN GUERRA
16267 SW 97th ST.
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(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
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(786) 308-9857 PE 58728

REVISIONS:
1 REV#1 05-09-2025 B.D.C.

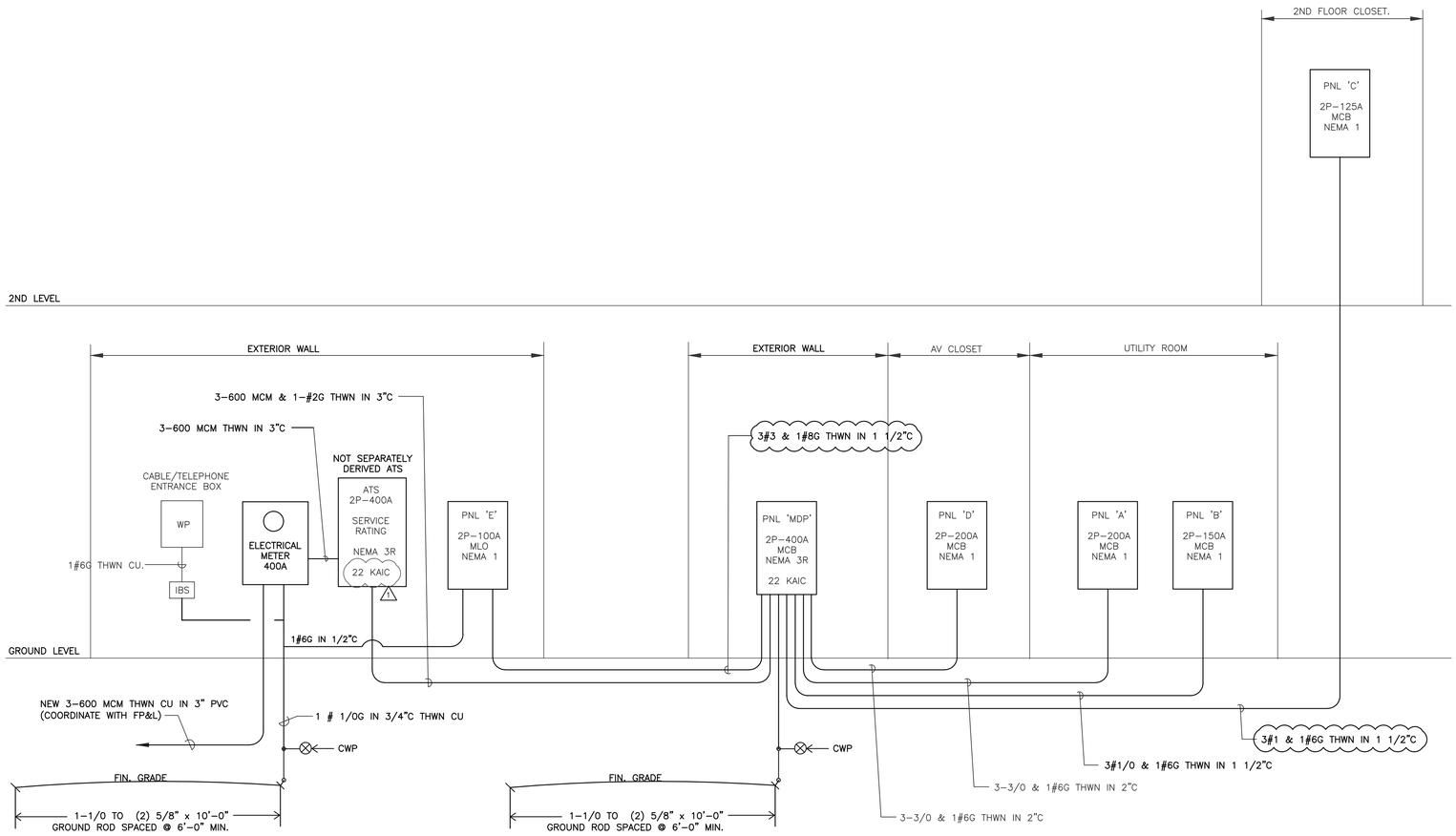
JOB:
12700

SHEET:
E-2.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-10

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL MTD LIGHT FIXTURE	I.B.T.	INTERSYSTEM BONDING TERMINATION
	SURFACE MOUNTED LIGHT FIXTURE	J	ELECTRICAL JUNCTION BOX
	RECESSED MOUNTED LIGHT FIXTURE	IG	DUPLEX RECEPTACLE, 20A, 120V W/ISOLATED GROUND
	FLUORESCENT STRIP FIXTURE		ELECTRICAL PLUG MOLD
D	SMOKE DETECTOR	TO	TELEPHONE OUTLET,FLOOR MTD
CO	CARBON MONOXIDE DETECTOR	TV	TELEVISION OUTLET
D/CO	SMOKE/CARBON MONOXIDE DETECTOR	$	TOGGLE SWITCH, SINGLE POLE, 20 A
	DISCONNECT SWITCH	$3	TOGGLE SWITCH, THREE WAY, 20 A
3	MOTOR, NUMBER INDICATES HP		TELEPHONE/DATA COMB. OUTLET
	ELECTRICAL PANEL		TELEPHONE OUTLET
	POWER BRANCH CKT HOME RUN HATCH MARKS DENOTE # OF WIRE /- DENOTE GROUND WIRE	WP	DUPLEX RECEPTACLE, 20A, 120V W/ WEATHERPROOF, 20 A
			FLOOR MTD DUPLEX RECEPT, 120V, 20A
A.F.F.	ABOVE FINISHED FLOOR	MH	MOUNTING HEIGHT
GFI	GROUND FAULT INTERRUPTION	C	CONDUIT
WP	WEATHER RESISTENT		DUPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 18" A.F.F.
$3	TOGGLE SWITCH, THREE WAY, 20 A		DUPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 48" A.F.F.
$D	DIMMER SWITCH RATED FOR CKT LOAD		QUADRAPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 18" A.F.F.
	SINGLE RECEPTACLE, 20A, 120V		GARAGE DOOR SWITCH
GFI	DUPLEX RECEPTACLE, 20A, 120V W/ GROUND FAULT CIRCUIT INTERRUPT		SPECIAL RECEPTACLE OUTLET, 250 VOLTS, SINGLE PHASE, 4-WIRE, GROUNDING TYPE, AMPS AS SHOWN. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
V.P.	VAPOR PROOF.		



ELECTRICAL RISER DIAGRAM
N.T.S.

JD MIAMI
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REVISIONS:

1	REV#1 05-09-2025 ENGINEER CHANGE

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.09.10 19:12:09 -04'00'

JOB: 12700

SHEET: E-2.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-10