1. ALL EXIT, EMERGENCY, AND BATTERY PACKS IN FLUORESCENT FIXTURES TO BE WIRED AHEAD OF CONTROL SWITCH.

2. ALL WALL MOUNTED EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED AT HEIGHTS INDICATED ON THE PLANS.

3. ALL DIMMER SWITCHES SHALL HAVE A PRESET MINIMUM RATING OF '

4. ALL FIXTURE COUNTS, SELECTIONS, AND EXACT LOCATIONS MUST BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO PURCHASE. CONFIRM ALL LIGHT FIXTURE MODEL NUMBERS, FINISH COLORS AND ELECTRICAL REQUIREMENTS BEFORE ORDERING AND INSTALLATION.

5. ELECTRICAL CONTRACTOR TO VERIFY IF ANY LIGHTING FIXTURES REQUIRE STEP-DOWN TRANSFORMERS. QUANTITY AND LOCATION OF THE TRANSFORMERS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR LOCATIONS PRIOR TO BIDDING. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.

6. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED.

7. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.

8. CONTRACTOR TO VERIFY IF ANY LOW VOLTAGE LIGHT FIXTURES REQUIRE STEP-DOWN TRANSFORMERS, QUANTITY AND LOCATION TO E FIELD VERIFIED PRIOR TO CONSTRUCTION. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.

9. ALL FIXTURES TO HAVE U.L. CERTIFICATION.

10. ALL EXISTING AND NEW LUMINARIES SHALL COMPLY WITH SECTION 410.130(G) DISCONNECTING MEANS OF THE NEC.

11. CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE THERMAL ENVELOPE RATINGS.

12. ALL SWITCHES TO BE WHITE DECORA STYLE.

#### **GENERAL ELECTRICAL NOTES**

- DO NOT SCALE THE ELECTRICAL DRAWING. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNERS REPRESENTATIVES. CONTRACTOR SHALL REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS FOR PROJECT
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EDITIONS CURRENTLY ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION OF THE FOLLOWING: THE NATIONAL ELECTRICAL CODE (NFPA 70), NFPA 72, NFPA 75, THE FIRE PREVENTION CODE INCLUDING NFPA 1 & NFPA 101, NFPA 110, AND THE
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THHN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THWN" INSULATION. ALL CONDUCTORS IN WET LOCATIONS MUST HAVE "THWN" INSULATION. ALL CONDUCTORS #10 AND
- SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS MUST COMPLY WITH ARTICLE 310 OF THE N.E.C.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- 5. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE.
- 6. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. THE GROUNDING SYSTEM SHALL BE TESTED AND SHALL BE PROVIDED TO MEASURE A MAXIMUM OF 5 OHMS. PROVIDE A COPY OF THE TEST REPORT TO
- 8. ALL MATERIALS SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE.
- 9. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.
- 10. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER.
- 11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS, BALANCE LOADS ON EACH PHASE.
- 12. SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.
- 13. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED
- 14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- 15. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.
- 16. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 17. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO
- CIRCUITS AND START UP.
- 18. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
- 19. ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT.
- 20. THE ELECTRICAL PORTION OF THE CONTRACT DOCUMENTS ARE COORDINATED WITH THE BASIS OF DESIGN EQUIPMENT SPECIFIED BY DIVISION 16 AND OTHER DIVISIONS. WHERE THE CONTRACTOR ELECTS TO SUBSTITUTE A PRODUCT IN LIEU OF PROVIDING THE DESIGN BASIS, AND SAID SUBSTITUTION IS ACCEPTED BY THE A/E AND OWNER, THE CONTRACTOR SHALL MAKE ALL CORRECTIONS TO THE ELECTRICAL SYSTEM NECESSARY IN ORDER TO ENSURE A COMPLETE AND OPERATIONAL INSTALLATION OF THE EQUIPMENT AT NO ADDITIONAL COSTS. WHERE THE CONTRACTOR'S DECISION TO SUBSTITUTE PRODUCTS OR MODIFY DESIGN REQUIRING A/E SERVICES, THE A/E RESERVES THE RIGHT TO REQUEST COMPENSATION FROM THE CONTRACTOR FOR SAID
- 21. CONTRACTOR SHALL PROVIDE A CONTROLS TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.

AIR CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION

- ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROL RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR EQUIPMENT. A/C / ELECTRICAL PLANS OR DIAGRAMS FURNISHED BY MANUFACTURER OF THE EQUIPMENT.
- ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED, INSTALLED AND CONNECTED UNDER THIS SECTION OF THE SPECIFICATION. MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- AIR CONDITIONING EQUIPMENT INCLUDES CONDENSER, COMPRESSOR AND FAN, FAN COIL UNITS,
- ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.

### EQUIPMENT/FEEDER REMOVAL NOTES

SALVAGED MATERIALS, EQUIPMENT, AND FEEDERS SHALL BE DELIVERED TO THE OWNER AT HIS PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED. ANY REMOVED MATERIALS OR EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.

### **LOW VOLTAGE NOTES**

**FBC NOTE** 

PROVIDE A STRUCTURED CABLING SYSTEM (SCS) FOR THE TV/CABLE/TELEPHONE DROPS, COORDINATI DESIGN, TYPE OF CABLE, AND FINAL LOCATIONS WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR TO DESIGN/BUILD AND COMPLY WITH NEC AND EIA/TIA STANDARDS.

**ELECTRICAL SYMBOL LEGEND** 

Ш

110 V RECEPTACLE

QUAD-PLEX RECEPTACLE

WP WATER PROOF WITH WR TYPE

GFI GROUND FAULT CIRCUIT INTERRUPTER

VERIFY MOUNTING HEIGHT WITH

FLOOR RECEPTACLE WITH COVER

FLOOR RECEPTACLE/TELE/FAX/DATA WITH COVER PLATE, FLUSH WITH FLOOR

FLOOR TELE/FAX/DATA PORT WITH

CEILING TELE/FAX/DATA PORT \*\*

COVER PLATE, FLUSH WITH FLOOR

▲ TELE/FAX/DATA PORT \*\*

TELEVISION JACK \*\*

POWER POLE FOR SYSTEM FURNITURE (TELE/DATA/POWER)

T/D RECESSED JUNCTION BOX FOR SYSTEM

FURNITURE TELEPHONE/DATA

REMOTE ALARM TEST STATION

(**2**)<sub>DD</sub> SMOKE DUCT DETECTOR

TT STEP DOWN TRANSFORMER

CCP CENTRAL CONTROL PANEL

EQUIPMENT REQUIREMENTS.

EQUIVALENT TO THE BASIS OF DESIGN UL LISTING.

PRODUCT DATA SUBMISSION AND INSTALLATION.

COMPLETE INSTALLATION DRAWINGS.

AND MAINTENANCE MANUALS.

\* NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT

1. CONTRACTOR IS CAUTIONED TO OBTAIN COMPLETE EQUIPMENT

PRODUCT DATA FROM ARCHITECT, PRIOR TO BIDDING AND ROUGH-IN.

2. CONTRACTOR SHALL PROVIDE NEMA OUTLET TO MEET PROJECT AND

3. CONTRACTOR TO PROVIDE MATCHING NEMA CAP/CORD AS REQUIRED.

\* \* PROVIDE 1"C WITH PULL WIRE UNLESS OTHERWISE NOTED. STUB UP 6" ABOVE CEILING.

RECEPTACLES ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

SPECIAL PURPOSE OUTLET NOTES

**UL LISTING AND NRTL CERTIFICATIONS NOTE** 

T IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHJ AND AGENCIES FOR THE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY

EQUIPMENT THAT HE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB) LISTING AND LABELING

NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE

1. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING (

2. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS

SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

RECESSED JUNCTION BOX FOR SYSTEM

JUNCTION BOX

FURNITURE POWER

(EF) EXHAUST FAN

THERMOSTAT

SPECIAL PURPOSE OUTLET (VERIFY)

PLATE, FLUSH WITH FLOOR

CEILING RECEPTACLE

RECEPTACLE MOUNTED ABOVE COUNTER

OWNER/ARCHITECT PRIOR TO ROUGH IN

FUSE DISCONNECT

ELECTRICAL PANEL

ELECTRICAL METER

CLOCK/PANEL

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

PUSH BUTTON

BY OTHERS

MANUAL MOTOR STARTER

SENSOR DOOR OPENER/CARD READER

ALARM BY OTHERS \*\*

ISOLATED GROUND

CEILING MOUNTED

ABOVE COUNTER

UNDER COUNTER

VERIFY IN FIELD

OWNER/ARCH

 $\top$ 

NO SYMBOL NEW

ABOVE FINISHED FLOOR

TELEPHONE GROUND BAR

EXISTING - COORDINATE REPLACING

COVER PLATES W/ OWNER/ARCH

RELOCATED EXISTING - COORDINAT

REPLACING COVER PLATES W/

ABOVE SHOW WINDOW

SWITCH

TELEPHONE BOARD

LIGHTING CONTROL TIME

ELECTRICAL CIRCUIT BREAKER

FACTORY INSTALLED DISCONNECT

## SCOPE OF WORK

THE PROJECT CONSISTS OF AN EXISTING CLUBHOUSE IMPROVEMENT AND ADDITION INCLUDING A REMOTE TENNIS OFFICE. UPGRADING ELECTRICAL SYSTEMS – POWER, LIGHTING AND SIGNAL

### FIRE RATING NOTE

ALL DEVICES PENETRATING FIRE RATED WALLS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLIES. (EQUAL TO WALL FIRE RATING -SEE ARCHITECTURAL DRAWINGS)

### COORDINATION NOTES

CONTRACTOR TO COORDINATE ALL FINAL LOCATIONS, ANY TYPES OF ALL DEVICES, AND EQUIPMENT WIT ARCHITECT PRIOR TO BID AND ROUGH-IN.

CONTRACTOR TO COORDINATE VARIOUS TRADES TO AVOID ABOVE CEILING CONFLICTS.

# FLORIDA BUILDING CODE 2014 CONFORMANCE

- CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2014 ENERGY COMPLIANCE, RELATED SECTIONS, AND STANDARDS.
- OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT(CxA) TO PREPARE FUNCTIONA TEST PROCEDURES (DOCUMENT SYSTEMS PERFORMANCE, WITNESS CONTRACTOR TESTING), AS REQUIRED BY FBC FOR LIGHTING AND HVAC SYSTEMS.
- CONTRACTOR SHALL PROVIDE SERVICES TO TEST, BALANCE AND COMMISSION THE SYSTEM VIA AN INDEPENDENT AGENT FOR THE MECHANICAL SYSTEMS ENERGY PERFORMANCE.
- CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK

#### **GENERAL DEMOLITION NOTES**

- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN RELOCATING WIRING DEVICES, EQUIPMENT AND LIGHTING FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT OTHER WIRING DEVICES, EQUIPMENT, AND LIGHTING FIXTURES THAT MAY BE CONNECTED ON THE SAME CIRCUIT REMAIN
- INFORMATION SHOWN ON THESE DOCUMENTS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR TO FIELD VERIFY ELECTRICAL CIRCUIT HOME RUNS TO ALL ELECTRICAL ITEMS SCHEDULED FOR DEMOLITION AND PERFORM THE WORK AS INTENDED AND DEPICTED ON THE DRAWINGS.
- UPDATE ALL ELECTRICAL PANEL BOARD DIRECTORIES THAT ARE AFFECTED BY THE DEMOLITION AND/OF RENOVATIONS. DIRECTORIES SHALL BE TYPED.
- . STORE ITEMS INDICATED TO BE RETURNED TO THE OWNER IN A DRY, CLEAN, AND PROTECTED AREA. NOTIFY OWNER WHEN ITEMS ARE READY TO BE REMOVED.
- 5. COORDINATE ANY ALTERATION AND CHANGES TO THE ELECTRICAL SERVICE WITH THE LOCAL UTILITY
- PRE SCHEDULE ALL POWER INTERRUPTIONS WITH OWNER. GIVE OWNER 48 HOURS NOTICE PRIOR TO DISCONNECTING POWER TO ANY PORTION OF THE BUILDING AND MAKE ARRANGEMENTS TO MAINTAIN POWER TO ALL CRITICAL EQUIPMENT AS NEEDED AND REQUESTED BY OWNER.
- CONTRACTOR IS RESPONSIBLE OF BECOMING FULLY INFORMED AS TO EXISTING CONDITIONS AT THE SITE. NEITHER THE OWNER NOR THE A/E MAKES ANY REPRESENTATION WARRANTY AS TO SITE CONDITIONS.
- 8. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED AND LOCAL CONDITIONS THAT MAY AFFECT THE WORK.
- . DUE TO REMOVAL OR CORRECTION TO ANY WALLS OR OTHER CONSTRUCTION NECESSITATING CAPPING OF EXISTING ELECTRICAL WIRING DEVICES OR ANY OTHER ELECTRICAL EQUIPMENT INCLUDING RECONNECT OF SUCH EXISTING ITEMS IS CONSIDERED TO BE PART OF THE WORK UNDER THIS CONTRACT. ALL EXISTING OUTLETS SHOWN TO REMAIN WILL REMAIN ACTIVE. THE REWIRING SHALL BE INCLUDED UNDER THIS CONTRACT WITHOUT ADDITIONAL COST TO OWNER.
- 10. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES: NATIONAL ELECTRICAL CODE (NEC) NATIONAL FIRE PROTECTION AGENCY (NFPA) FLORIDA BUILDING CODE
- WHERE CONDUIT IS INACCESSIBLE, REMOVE CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLAB OR WALL. PATCH OPENING TO MATCH EXISTING FINISH. WHERE EXISTING WIRING EXTENDS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL MODIFY EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.
- 12. THE CONTRACTOR IS TO GIVE THE OWNER AN OPPORTUNITY TO ACCEPT ANY ELECTRICAL ITEMS THAT WERE REMOVED FOR THEIR USE. SALVAGED MATERIALS, AND EQUIPMENT THE OWNER DOES NOT WISH TO KEEP SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.
- 13. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING WHERE REQUIRED DURING DEMOLITION AND CONSTRUCTION SCOPE OF WORK.
- 14. THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE TAKEN FROM ORIGINAL DRAWINGS PROVIDED BY THE OWNER AND FIELD INVESTIGATION. THE ACTUAL CONDITIONS MAY VARY, ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO BID. THE CONDITIONS SHOWN ARE INTENDED TO SHOW THE LOCATIONS OF THE EXISTING EQUIPMENT, AND IN NO WAY RELIEVES THE CONTRACTOR FROM PROVIDING ANY AND ALL COORDINATION REQUIRED TO COMPLETE THE NEW WORK. FIELD CONDITIONS SHALL GOVERN.
- 15. THE DEMOLITION PLAN IS NOT INCLUSIVE OF ALL ELECTRICAL DEVICES WITHIN THE PROJECT AREA. IT IS INTENDED TO PROVIDE THE CONTRACTOR WITH A GENERAL KNOWLEDGE OF THE EXISTING CONDITIONS WITHIN THE PROJECT AREA. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.
- 16. ALL CONDUITS SERVING OTHER SPACES OR FLOORS, THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONDUITS, NEW OR EXISTING WITHIN THE PROJECT AREA ARE PROPERLY SUPPORTED AND PROVIDED WITH BONDING BUSHINGS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- 17. THE CONTRACTOR SHALL PHASE DEMOLITION WORK AS REQUIRED OR DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR PATCHING ANY DAMAGE WHICH MAY OCCUR DURING DEMOLITION ACTIVITIES. REPAIRS TO BE DONE TO LOGICAL EDGES OF SURFACES AFFECTED, AND SHALL MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIAL, FIRE RATING, FINISH AND
- 19. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES.

### **VOLTAGE DROP NOTE**

THE CONTRACTOR, AS PART OF HIS PRICING AND BIDDING, SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND TERMINATIONS. INCLUDING FPL AND UTILITY REQUIREMENTS AND APPROVALS FOR ALL CONDUCTORING AND TERMINATIONS, TO SATISFY THE PROJECT REQUIREMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND INCLUDE ALL HIS BRANCH CIRCUIT, FEEDER, AND SERVICE CONDUCTOR CONDUITING AND WIRING LENGTHS AND ROUTING BASED ON HIS PROPOSED INSTALLATION MEANS AND METHODS. WIRING LENGTHS, SHOWN AS THE BASIS OF DESIGN LENGTHS, ARE MERELY AN APPROXIMATION BY THE CONSULTANT. THE CONTRACTOR SHALL USE THOSE BASIS OF DESIGN CONDUCTOR LENGTHS AND WIRING SIZES AS THE, MINIMUM, NOT LIMITED TO, REQUIREMENTS FOR THE PROJECT BIDDING. THE CONTRACTOR, PRIOR TO BIDDING, SHALL CONFIRM ALL HIS PROPOSED LENGTHS, MAKE ANY AND ALL ADJUSTMENTS AS MAY IMPACT THE ELECTRICAL SYSTEMS AND EQUIPMENT FOR CODE COMPLIANCE AND CONSTRUCTABILITY, AND DOCUMENT ALL PROPOSED CHANGES AND ADJUSTMENTS TO THE ARCHITECT AS PART OF HIS BID RESPONSE. THE CONTRACTOR SHALL SUBMIT COMPLETE SCALED PROPOSED ROUTINGS FOR SERVICES AND FEEDERS, QUANTITIES AND CONDUCTORING, SECTIONS THRU BUILDING FOR RACKING, DUCTBANK CROSS SECTIONS FOR CLEARANCES AND COORDINATED AS FREE OF ALL NTERFERENCES, ETC. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION TO THE ARCHITECT FOR REVIEW NO LATER THAN 3 WEEKS AFTER NOTICE TO PROCEED.

### **LIGHTING CONTROLS - FBC 2014 NOTE**

DAYLIGHTING CONTROL SENSORS AND LOCAL CONTROLS ARE INDICATED IN A DIAGRAMMATICAL MANNER AND PER DUR INTERPRETATION AND UNDERSTANDING OF THE CURRENT FBC 2014. CONTRACTOR AND HIS MANUFACTURER SHALL PROVIDE A COMPLETE LIGHTING CONTROL SYSTEM THAT COMPLIES WITH THE REQUIREMENTS OF THE LOCA AUTHORITIES AND THE CURRENT FBC. CONTRACTOR AND MANUFACTURER SHALL DESIGN AND INSTALL THE SYSTEMS, PREPARE A COMPLETE LIGHTING CONTROL AND DAYLIGHTING CONTROL SYSTEM DRAWINGS INCLUDING ZONES, ANY ADJUSTED BRANCH CIRCUIT, SWITCHING LOCATIONS, DAYLIGHT CONTROL SENSOR LOCATIONS. PRODUCT DATA AND SPECIFICATIONS, WIRING AND INTERCONNECTION WIRING DIAGRAMS, CONDUIT DIAGRAMS, CABLING DIAGRAMS, TESTING AND COMMISSIONING SERVICES, TRAINING SERVICES FOR OWNER, ARCHITECT AND ENGINEER REVIEW. PROVIDE AS BUILDS.

### LIGHTING CONTRACTOR BID OPTION

CONTRACTOR, AS HIS OPTION AND WITH OWNER/ ARCHITECT APPROVAL, MAY PROVIDE LIGHTING FIXTURES WITH BUILT-IN PHOTO SENSORS ON ALL FIXTURE TYPES WITH THIS OPTION/CAPABILITY FOR ALL REQUIRED AREAS PE FBC 2014. FOR ALL OTHER FIXTURE TYPES, CONTRACTOR TO USE CEILING MOUNTED PHOTO SENSORS IN REQUIRED LIGHTING ZONE AREAS.

CONTRACTOR TO PROVIDE INDIVIDUAL ZONE LIGHTING CONTROLS AS REQUIRED PER FBC 2014 AND AHJ.

# **ELECTRICAL SHEET INDEX** DESCRIPTION ELCTRICAL NOTES, LEGEND & SPECS POWER PLAN LIGHTING PLAN ELECTRICAL RISER ELECTRICAL SCHEDULES ELECTRICAL DETAILS E6.1 ELECTRICAL SPECIFICATIONS

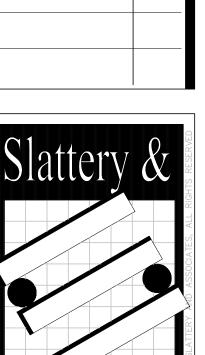
SEE FIRE ALARM DRAWINGS MADE PART OF THE CONTRACT DOCUMENTS

CONTRACTOR GENERAL CONDITIONS NOTES

- RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
- SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS. PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
- 5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
- A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.
- B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
- C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT
- D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.
- E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

### **LIFE SAFETY NOTE**

RATED WALLS, CONSTRUCTION. 3. COORDINATE WITH ALL PROJECT DRAWINGS. REVISIONS



**ARCHITECTS PLANNERS** 

2060 NW BOCA RATON BLVD. SUITE 2

BOCA RATON, FL 33431 TEL: 561-392-3848 FAX: 561-392-5402

WWW.SLATTERYARCHITECTS.COM

THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY

INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE

1. CONTRACTOR IS CAUTIONED TO REFER TO ARCHITECT'S LIFE SAFETY DRAWINGS FOR 2. PROVIDE COMPLETE REQUIRED FIRE DAMPERS, FIRE/SMOKE DAMPERS, REALASING F.A. SMOKE DETECTORS, HVAC INTERLOCKING ETC. TO MEET AHJ/PERMIT/C.O.O. REQUIREMENTS

E REJ ODFIEL BHOU! AND]

**PERMIT SET: 07/21/16** 



700 WEST HILLSBORO BLVD. - BLDG. #1, SUITE 204 DEERFIELD BEACH, FLORIDA 33441 TEL: (561) 391-9292 FAX: (561) 391-9898 CERTIFICATE OF AUTHORIZATION NO. 28107 URSULA IAFRATE, P.E. LICENSE #73122 STEPHEN F. ROLLIN, P.E. LICENSE #36428 DONALD H. AUSTIN, JR., PE LICENSE #60651 JASON BARBER, P.E. LICENSE #73050 E-MAIL: INFO@FAECONSULTING.COM

DRAWN

DB/FR/AB

CHECKED UI/SR/DA/JB

> DATE 07-21-16

PRIOR TO SUBMITTING THE BID. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED. DESIGNED BY: DB/FR/AB PM: KS P/N: 16104

SCALE AS NOTED JOB NO. 16104 SHEET