LIGHTING CONTROL SYMBOL LEGEND

Symbol	Description
	7-DAY FULL YEAR LIGHTING CONTROL WITH ASTRONOMICAL TIME CLOCK
S_{OS}	WALL MOUNTED OCCUPANCY SENSOR SENSOR SWITCH WSD-PDT
S_{OS}^{2P}	WALL MOUNTED OCCUPANCY SENSOR 2-POLE MODEL - SENSOR SWITCH WSD-PDT-2P CAPABLE OF SWITCHING SEPARATE VOLTAGES ON EACH POLE
S	SWITCH
S_3	3-WAY SWITCH
S_4	4-WAY SWITCH
S_D	DIMMER SWITCH
S_{OV}	OVERRIDE SWITCH WITH PILOT LIGHT; 2 HOUR MAX TIME DELAY MODEL: CH-# (OF BUTTONS)
OS1	CEILING MOUNTED OCCUPANCY SENSOR SENSOR SWITCH CMR_PDT LINE VOLTAGE
PS	CEILING MOUNTED PHOTO SENSOR
EF	EXHAUST FAN

NOTE:
ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

ELECTRICAL SYMBOL LEGEND

Symbol	Description	Symbol	Description
	110V RECEPTACLE		FUSE DISCONNECT
	QUAD-PLEX RECEPTACLE		ELECTRICAL CIRCUIT BREAKER
WP	WATER PROOF WITH WR TYPE RECEPTACLE		FACTORY INSTALLED DISCONNECT
GFI	GROUND FAULT CIRCUIT INTERRUPTER		ELECTRICAL PANEL
	RECEPTACLE MOUNTED ABOVE COUNTER VERIFY MOUNTING HEIGHT WITH OWNER/ARCHITECT PRIOR TO ROUGH IN		ELECTRICAL METER
	SPECIAL PURPOSE OUTLET (VERIFY)		LIGHTING CONTROL TIME CLOCK/PANEL
	FLOOR RECEPTACLE WITH COVER PLATE, FLUSH WITH FLOOR		TELEPHONE BOARD
	CEILING RECEPTACLE	S	SWITCH
	FLOOR RECEPTACLE/TELE/FAX/DATA WITH COVER PLATE, FLUSH WITH FLOOR	S_3	3-WAY SWITCH
	FLOOR TELE/FAX/DATA PORT WITH COVER PLATE, FLUSH WITH FLOOR	S_4	4-WAY SWITCH
	TELE/FAX/DATA PORT ✱✱	S_D	DIMMER SWITCH
	CEILING TELE/FAX/DATA PORT ✱✱	S_M	MANUAL MOTOR STARTER
TV	TELEVISION JACK ✱✱		PUSH BUTTON
J	JUNCTION BOX	CR	SENSOR DOOR OPENER/CARD READER ✱✱ BY OTHERS
	POWER POLE	A	ALARM BY OTHERS ✱✱
J^P	RECESSED JUNCTION BOX FOR SYSTEM FURNITURE POWER	IG	ISOLATED GROUND
$J^{T/D}$	RECESSED JUNCTION BOX FOR SYSTEM FURNITURE TELEPHONE/DATA	ASW	ABOVE SHOW WINDOW
EF	EXHAUST FAN	CM	CEILING MOUNTED
T	THERMOSTAT	AC	ABOVE COUNTER
	REMOTE ALARM TEST STATION	UC	UNDER COUNTER
S_{DD}	SMOKE DUCT DETECTOR	AFF	ABOVE FINISHED FLOOR
T	STEP DOWN TRANSFORMER	VIF	VERIFY IN FIELD
CCP	CENTRAL CONTROL PANEL	TGB	TELEPHONE GROUND BAR
		(E)	EXISTING - COORDINATE REPLACING COVER PLATES W/ OWNER/ARCH
		(RE)	RELOCATED EXISTING - COORDINATE REPLACING COVER PLATES W/ OWNER/ARCH
		NO SYMBOL	NEW

✱ NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT
✱✱ PROVIDE 1"C WITH PULL WIRE UNLESS OTHERWISE NOTED. STUB UP 6" ABOVE CEILING.

NOTES:
RECEPTACLES ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

CONTRACTOR GENERAL CONDITIONS NOTES

1. 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.
2. 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.
3. 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.
4. 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.
6. SUBSTITUTIONS:
   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 TIME.
   D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPINION, 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 THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7. 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.
8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE 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.

GENERAL ELECTRICAL NOTES

1. 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 COORDINATION.
2. 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 FBC, AND THE FFPC.
3. 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.
4. 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.
7. 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 ENGINEER.
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 BY OWNER.
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 SERVICES.
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

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

UL LISTING AND NRTL CERTIFICATIONS NOTE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB) LISTING AND LABELING EQUIVALENT TO THE BASIS OF DESIGN UL LISTING.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHJ AND AGENCIES FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.

GENERAL DEMOLITION NOTES

1. 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 OPERATIONAL AND ACTIVE.
2. 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.
3. UPDATE ALL ELECTRICAL PANEL BOARD DIRECTORIES THAT ARE AFFECTED BY THE DEMOLITION AND/OR RENOVATIONS. DIRECTORIES SHALL BE TYPED.
4. 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 COMPANY.
6. 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.
7. 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.
9. 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
11. 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.
18. 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 COLOR.
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 INTERFERENCES, 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 OUR 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 LOCAL 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.

ELECTRICAL SHEET INDEX

SHEET#	DESCRIPTION
E0.1	ELECTRICAL NOTES, LEGEND, & SPECS
E1.1	ELECTRICAL PLAN
E3.1	ELECTRICAL RISER AND PANEL SCHEDULES
E5.1	ELECTRICAL DETAILS

FBC NOTE

1. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING OF COMPLETE INSTALLATION DRAWINGS.
2. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.

LOW VOLTAGE NOTES

PROVIDE A STRUCTURED CABLING SYSTEM (SCS) FOR THE TV/CABLE/TELEPHONE DROPS, COORDINATE 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.

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 WITH ARCHITECT PRIOR TO BID AND ROUGH-IN.

CONTRACTOR TO COORDINATE VARIOUS TRADES TO AVOID ABOVE CEILING CONFLICTS.

LIGHTING NOTES

1. 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.
2. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED.
3. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

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.

SCOPE OF WORK

THE PROJECT CONSISTS OF A TENANT IMPROVEMENT WITHIN AN EXISTING BUILDING. PROVIDING A POWER TO NEW TENANT SPACE.

FLORIDA BUILDING CODE 2014 CONFORMANCE

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

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.

CHECK SET 10/19/16

FAE CONSULTING
300 LOCK ROAD, SUITE #302
DEERFIELD BEACH, FLORIDA 33442
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
DESIGNED BY: --/SK/-- PM: BJ P/N 16445

REG
· ARCHITECTS · INTERIORS · PLANNERS INCORPORATED
EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR - 0014172
300 CLEMATIS STREET
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www. regarchitects. com
CORPORATION NUMBER
AA-0002447

VILLAGE COMMONS

SUITE 602B

WEST PALM BEACH, FL. 33409

REVISIONS	NO.
	△
	△
	△
	△

DATE	10-17-16
SCALE	AS NOTED
DRAWN	--/SK/--
CHECKED	SR
REG No.	16445

© 2016
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ELECTRICAL SPECS, LEGEND, & INDEX

E0.1