

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017, FLORIDA BUILDING CODE 2020, 7TH EDITION AND OTHER APPLICABLE CODES AND STANDARDS.
- THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
 - WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANEL BOARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A / E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENT PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
- THE CONTRACTOR SHALL SATISFACTORILY REPAIR EQUIPMENT OR PART OF STRUCTURE DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHED AREAS SHALL BE RESTORED TO MATCH ADJACENT AREAS.
- APPROVAL SHALL BE OBTAINED FROM AN STRUCTURAL ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- ALL CONDUITS SHALL BE INSTALLED CONCEALED IN FINISHED AREAS AS POSSIBLE. WIRING DEVICES SHALL BE INSTALLED SQUARED AND FLUSH.
- ALL CONDUCTOR SHALL BE COPPER.
- ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASE AS REQUIRED.
- ALL MATERIALS SHALL BE U.L. APPROVED.
- NEW TYPE WRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IN COMPLETED REFLECTING ALL CHANGES AND ADDITIONS.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
- RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
- THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- SPLICERS ARE NOT ALLOWED UNLESS UL LISTED APPROVED BY OWNER
- ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
- BRANCH CIRCUIT BREAKERS SHALL BE OF THE BUILT-IN TYPE. PLUG IN CIRCUIT BREAKERS WILL NOT BE ACCEPTED.
- ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED
- ALL ROUGH IN DIMENSION ARE TO CENTER LINE OF DEVICE UNLESS OTHERWISE NOTED.
- CONTRACTOR IS ALLOWED TO REARRANGE THE DISTRIBUTION OF THE ELECTRICAL LOADS CONNECTED TO BRANCH CIRCUITS IN FIELD AS LONG AS LOAD BALANCE & INDEPENDENT CIRCUIT LOADING IS IN COMPLIANCE WITH NEC.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS.
- PARKING ILLUMINATION WILL BE IN COMPLIANCE WITH CHAPTER 8C-3 OF THE MIAMI DADE MUNICIPAL CODE AND THE NEW ACCESSIBLE RAMP IS COMPLIANCE WITH FBC 10061. PARKING LOT IS OUT OF SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO VERIFY AND PROVIDE CERTIFICATION TO THE OWNER.

NUMBERED ELECTRICAL NOTES

- PRIOR TO BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL QUALIFY THE BID ACCORDINGLY.
- SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.
- THE DESIGNATED NUMBERS ARE SHOWN ON THESE PLANS AS PER THE ORIGINAL DOCUMENTS FOR THE EXISTING PANEL AND ARE FOR IDENTIFICATION ONLY. CONTRACTOR SHALL SHOW THE CIRCUIT NUMBERS ACTUALLY USED IN THE INSTALLATION ON THE "AS-BUILT" DRAWINGS.
- EXISTING ELECTRICAL SERVICE FROM F.P.L. TO REMAIN AS IS.
- THE EXISTING TENANT SPACE HAS SEVERAL ELECTRICAL DEVICES AND/OR LIGHT FIXTURES IN AREA OF DEMOLITION TO BE REMOVED. PRIOR TO BID, CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE DEMOLITION OF ALL ELECTRICAL DEVICES, INCLUDING THE REPAIR OF EXISTING DEVICES TO REMAIN SHALL BE INCLUDED IN THE BID PRICE. ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER FROM AREA OF DEMOLITION AND MAKE THE AREA SAFE FOR DEMOLITION CREW. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO BID. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION DETAILS.
- CONNECT EXIT AND EMERGENCY LIGHTS AHEAD OF SWITCH LEG ON EACH LIGHTING CIRCUIT AS PER PLANS.
- EXISTING EMERGENCY AND EXIT LIGHTS TO BE RE-USED SHALL BE TESTED FOR PROPER OPERATION OF LAMPS AND BATTERIES. REPLACE ANY DEFECTIVE COMPONENTS AS REQUIRED.
- THESE DRAWINGS ARE ONLY MINIMUM REQUIRED E.C. IS RESPONSIBLE TO PROVIDE A FULL FUNCTIONING SYSTEM. FA DEVICES INTEGRATED TO THE BUILDING FIRE ALARM SYSTEM.
- ALL WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
- CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECT IN WORKMANSHIP AND MATERIALS FOR A PRIOR OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.

WIRING NOTES

ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, WIRE, WIREWAYS, DISTRIBUTION TRANSFORMERS, JUNCTION BOXES, ENCLOSURES, CIRCUIT BREAKERS, ETC. ALL WIRES TO BE THHN TYPE, STRANDED COPPER OR SOLID COPPER UNLESS OTHERWISE SPECIFIED. THE ELECTRICAL CONTRACTOR SHALL SUPPLY LUG PAIRS OF #8 OR GREATER FOR ALL CABLES LISTED WITHIN THE SCOPE OF THIS WORK. CONDUIT AND DUCT RUNS ARE SHOWN SCHEMATICALLY. ACTUAL BUILDING CONDITIONS WILL DETERMINE CONDUIT AND DUCT ROUTES. CONDUIT TURNS TO HAVE LARGE SWEEPING BENDS WITH MINIMUM RADIUS AS SPECIFIED IN N.E.C. ART. 346-10. IF FIEL CONDITIONS DO NO ALLOW CONDUIT LARGE BENDS USE SERVICE ENTRANCE ELBOW CONNECTORS TO AVOID DAMAGE TO CABLE. ELECTRICAL CONTRACTOR TO PROVIDE 10'-0" TAILS FOR ALL WIRES UNLESS OTHERWISE SPECIFIED AND IDENTIFY BOTH ENDS OF ALL WIRES. ELECTRICAL CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE THAT POINT TO POINT CONDUIT RUNS ARE AS SHORT AS FIELD CONDITIONS ALLOW. LEAVE PULL WIRE IN EMPTY CONDUITS. WORK SHALL COMPLY WITH REGULATORY AGENCIES OF JURISDICTION ALL SUCH AGENCIES SUPERSEDE THESE DRAWINGS AND MUST BE ADHERED TO. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCRUTINIZING THESE DRAWINGS AND SHALL MAKE CORRECTIONS ACCORDING TO PREVAILING CODES. NOTE: CONDUITS MAY BE INCREASED IN SIZE BUT NEVER DECREASED WITHOUT CONSENT FROM THE EQUIPMENT REPRESENTATIVES.

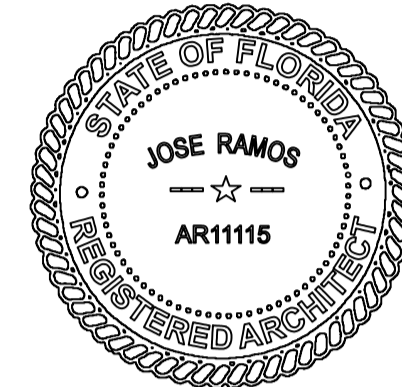
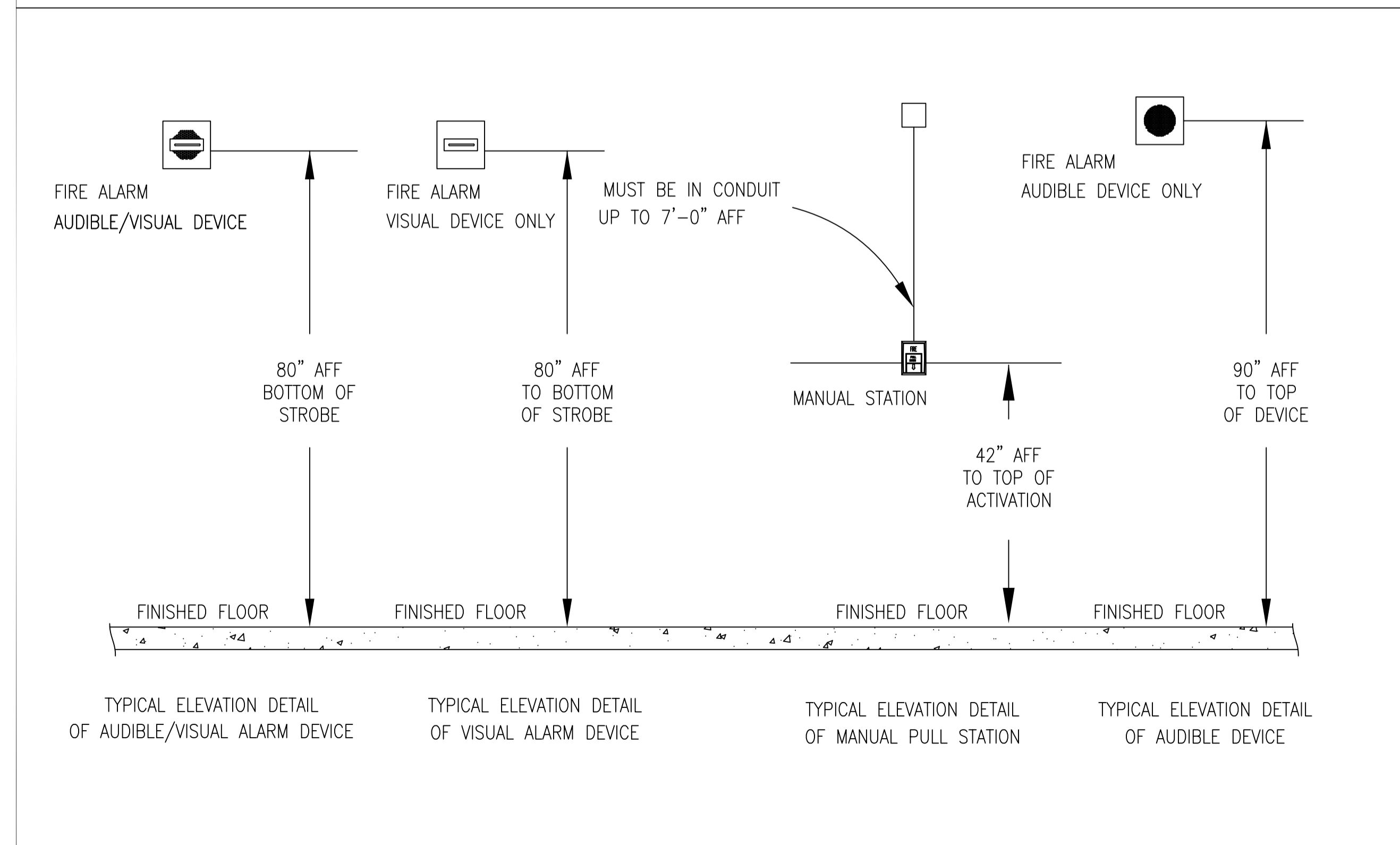
ADDITIONAL NOTES:

- CONTRACTOR SHALL PROVIDE AT EACH ELECTRICAL PANEL WITH A PERMANENT INDEX AND SERVICE MAIN IDENTIFICATION
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ARC FLASH WARNING LABELS FRONT SURFACE OF ALL PANELS IN ACCORDANCE W/ NEC-110.16
- VERIFY THAT THE EXISTING GROUNDING IS BONDED TO BLDG. STEEL AND COLD WATER SERVICE PER NEC-250. TIE TO THE MAIN WATER PIPE SERVICE AHEAD OF WATER METER. PROVIDE ALL GROUNDING PER NEC ARTICLE 250. PROVIDE ALL REQUIRED GROUND TESTING. GROUND CONNECTIONS TO BE EXOTHERMIC OR COMPRESSION STYLE.
- THE EXISTING SERVICE IS ADEQUATE TO HANDLE THE NEW LOAD AS SHOWN
- THE AVAILABLE FAULT CURRENT FROM THE UTILITY POWER COMPANY IS TO BE VERIFIED FOR PROPER A.I.C.S. RATING OF ELECTRICAL SERVICE EQUIPMENT AND PANELS. SHOP DRAWING SUBMITTAL TO INCLUDE A.I.C.S. RATING AND LETTER FROM THE UTILITY POWER COMPANY STATING THE AVAILABLE FAULT.
- LABEL PANELS WITH ENGRAVED NAMEPLATES: EX: PANEL "H"
- PROVIDE TYPED DIRECTORIES EACH PANEL.
- PROVIDE LOCK ONS FOR EMERGENCY, LIFE SAFETY AND TIME CLOCK SIGNAGE CIRCUITS IF REQUIRED.

ILLUMINATION NOTES:

- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LUMINARIES (LIGHT FIXTURES).
- ALL BRANCH CIRCUITS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. 210-19 REGARDLESS OF SIZES SHOWN ON PLANS OR PANEL SCHEDULES.
- ALL EXIT SIGN AND EMERGENCY LIGHTING SHALL BE PROVIDED WITH RECHARGEABLE BATTERY BACKUP AND CONNECTED AHEAD OF THE LOCAL LIGHTING SWITCH. COMPLY WITH NFPA-101.7.9 & N.E.C.-700-12 (E)
- MANUFACTURER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER VENTILATION AND TEMPERATURE CONDITIONS OF LUMINARIES (LIGHT FIXTURES).
- FIXTURES SHALL BE SUPPORTED IN ACCORDANCE WITH N.E.C.-410.16 (C).
- PRIOR TO ROUGH-IN OF ELECTRICAL DEVICES COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS .
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- ALL LIGHTING FIXTURES INSTALLATION AND CONTROLS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS BY LTG SUPPLIER SELECTED BY OWNER AND EC.
- CONTRACTOR SHALL VERIFY CEILING CONSTRUCTION FOR EACH LUMINARIES (LIGHT FIXTURE) TYPE AND LOCATION.
- HI-HATS TO BE AIR TIGHT AND A/C RATED. VERIFY IF HI-HATS SHALL BE REMODELING OR NEW CONSTRUCTION TYPE PRIOR TO BID AND ORDERING.
- ALL FLOURESCENT LUMINARIES (LIGHT FIXTURE) WITH DOUBLE-ENDED LAMPS AND BALLAST SHALL HAVE AN INTERNAL FACTORY INSTALLED DISCONNECTING MEANS IN COMPLIANCE WITH N.E.C. 410.73 (G).
- INSTALL "NIGHT LIGHT" LUMINARIES (LIGHT FIXTURES) AHEAD OF LIGHT SWITCH.

MOUNTING HEIGHTS



SEAL: Jose Ramos
 Digitally signed by Jose Ramos
 Date: 2021.08.27 17:55:33 -04'00'
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PROJECT: QUANTUM ON THE BAY UNIT 212
 TENANT SPACE INTERIOR RENOV.
 1900 NORTHBAYSHORE DRIVE, UNIT 212
 MIAMI, FL 33132

DATE	07/23/21

DRAWING TITLE:	
NOTES DETAILS	
DRAWN BY:	CHECKED BY:
ZM	JR
SCALE: AS NOTED	

PROJECT NUMBER
21189

SHEET
E-601