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Revisions/Issues

06/21/18 PERMIT SET

Key Plan

Seal

James L. Cohen AR0015903

Project Title
SOUTHERN PALM CROSSING
BUILDING SHELL
11001-11161 Southern Blvd.
Royal Palm Beach , FL. 33411

Job Number 017512.00

Drawing
ELECTRICAL NOTES,
LEGEND, AND SPECS
Scale AS SHOWN
Drawing Date 06/21/18

Drawing No.

E0.1

Sheet Of

ELECTRICAL SHEET INDEX	
SHEET#	DESCRIPTION
E0.1	ELECTRICAL NOTES, LEGEND & SPECS
EPH1.1	PHOTOMETRICS PLAN
E1.1	ELECTRICAL PLAN
E3.1	RISER AND PANEL SCHEDULES

SCOPE OF WORK	
THE PROJECT CONSISTS OF NEW CONSTRUCTION ELECTRICAL SYSTEMS - POWER/LIGHTING, SIGNALING, AND COMMUNICATIONS.	

ELECTRICAL SYMBOL LEGEND	
⊕	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
⊕	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED 42" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
⊕	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
⊕	MOUNT DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER UNLESS NOTED OTHERWISE.
⊕	JUNCTION BOX
⊕	EXHAUST FAN - SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
⊕	SINGLE POLE 20 AMP SWITCH, MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
⊕	FUSIBLE DISCONNECT SWITCH A = POLES, B = FRAME SIZE, C = FUSE RATING
⊕	ELECTRICAL PANELBOARD
⊕	TELEPHONE WOOD BACKBOARD
⊕	WEATHERPROOF/WATER RESISTANT
⊕	RELOCATED
⊕	EXISTING TO REMAIN
⊕	ABOVE FINISH FLOOR
⊕	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
⊕	TELEPHONE/DATA OUTLET, RECESSED FLOOR MOUNTED, WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
⊕	TELEVISION OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
⊕	7-DAY FULL YEAR LIGHTING CONTROL WITH ASTRONOMICAL TIME CLOCK HUBBELL LX SERIES
⊕	WALL MOUNTED OCCUPANCY SENSOR HUBBELL LHMT-S-1-W
⊕	LIGHTING CONTROL OVERRIDE SWITCH WITH PILOT LIGHT; 2 HOUR MAX TIME DELAY HUBBELL LXSWI-W
⊕	277 VAC DUAL TECHNOLOGY OCCUPANCY SENSOR, HUBBELL DT-1000RP SERIES. MOUNT IN CEILING.
⊕	MOTOR RATED SWITCH
⊕	WALL MOUNTED OCCUPANCY SENSOR 2-POLE MODEL - SENSOR SERIAL WSD-PDI-2P CAPABLE OF SWITCHING SEPARATE VOLTAGES ON EACH POLE
⊕	TRANSFORMER
⊕	SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
⊕	DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
⊕	20 AMP DUPLEX RECEPTACLE CEILING MOUNTED
⊕	CEILING MOUNTED TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT ABOVE CEILING.

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

B&K ENGINEERING GROUP
PROJECT MANAGER, JAM L. COHEN
06/21/2018
DATE

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CERTIFICATION OF AUTHORIZATION
NO. 31959

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE CONDITIONS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYING 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. THE BID IS VALID FOR 90 DAYS FROM DATE OF BIDDING.

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 CONCURRENCE. PROVIDE DRAWINGS THAT DEMONSTRATE MA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL NOT FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
- DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
- SUBSTITUTIONS:
 - 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.
 - PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, LIGHTING POWER DENSITY (LPD) SPACE BY SPACE CALCULATIONS, SPACE OR ROOM PHOTOMETRICS, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
 - 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.
 - 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.
 - 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.
- AS BUILDS - THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS BUILDS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT, ISSUE AND REVISE AS BUILDS 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, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING 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, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

FLORIDA BUILDING CODE 2017 CONFORMANCE

- CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2017 ENERGY COMPLIANCE, RELATED SECTIONS, AND STANDARDS.
- OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT(CMA) TO PREPARE FUNCTIONAL 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 RESPONSIBILITIES.

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.

SPECIAL PURPOSE OUTLET NOTES

- CONTRACTOR IS CAUTIONED TO OBTAIN COMPLETE EQUIPMENT PRODUCT DATA FROM ARCHITECT, PRIOR TO BIDDING AND ROUGH-IN.
- CONTRACTOR SHALL PROVIDE NEUA OUTLET TO MEET PROJECT AND EQUIPMENT REQUIREMENTS.
- CONTRACTOR TO PROVIDE MATCHING NEMA GAP/CORD AS REQUIRED.

GENERAL ELECTRICAL NOTES

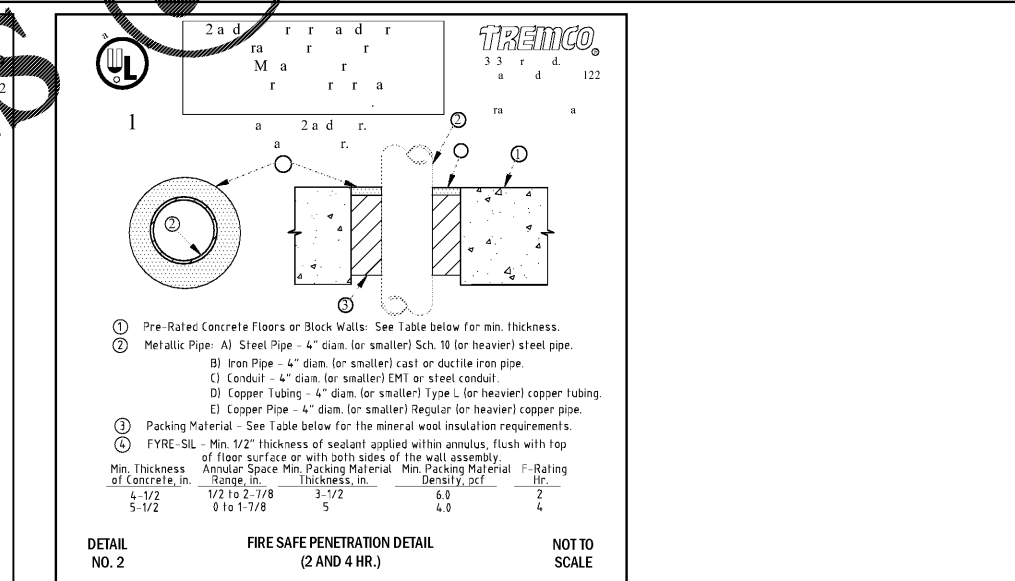
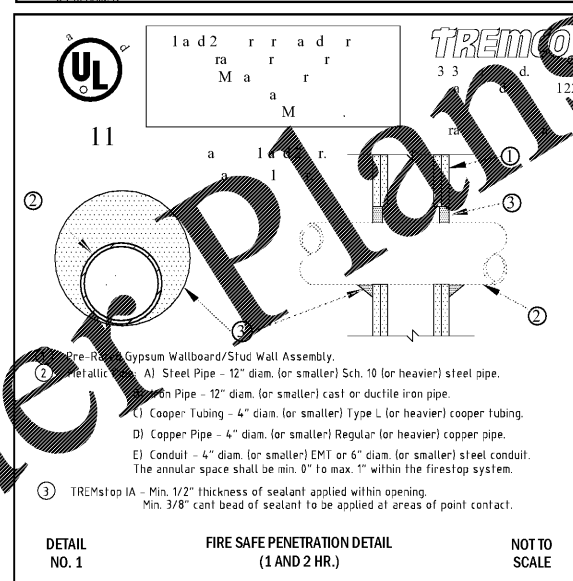
- DO NOT SCALE THE ELECTRICAL DRAWING. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNERS REPRESENTATIVES. CONTRACTOR SHALL REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS FOR PROJECT COORDINATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EDITIONS 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 FPFC.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THIN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THIN" INSULATION. ALL CONDUCTORS IN WET LOCATIONS MUST HAVE "THIN" 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.
- DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE.
- 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 ENGINEER.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE.
- 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.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER.
- 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.
- SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.
- FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- 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.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS AND START UP.
- ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVERSE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
- ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT.
- 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.
- CONTRACTOR SHALL PROVIDE A CONTROLS TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.

EQUIPMENT/FEEDER REMOVAL NOTES

SALVAGED MATERIALS, EQUIPMENT, AND FEEDERS SHALL BE REMOVED TO THE OWNER'S PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED BY REMOVAL WORK ORDER EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.

UL LISTINGS AND NRTL CERTIFICATIONS NOTE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT PROPOSED OR INSTALLED (UNLESS OTHERWISE RECOGNIZED TESTING LAB) LISTING AND LABELING EQUIPMENT TO THE BASIS OF DESIGN LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL A/E AND AGENCIES FOR THE INSTALLATION AND TO PROVIDE THE PROPOSER'S HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.



Order Plans