

NOTE:

THIS IS A SCHEMATIC PLAN. EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR/INTERIOR DESIGNER/OWNER OR AS CODE REQUIRES, UNLESS SPECIFIC LOCATION IS NOTED. THE ELECTRICAL FLOOR PLAN IS FOR REFERENCE ONLY, NOT TO BE REFERRED TO FOR ANY STRUCTURAL CHANGES. MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES ETC. ALL OUTLETS ABOVE COUNTER HEIGHT AND WITHIN 72" OF WATER IN KITCHEN AND BATHROOMS SHALL BE G.F.I. TYPE AS PER LOCAL CODES. VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT ETC., BY HOLDING AN ELECTRICAL WALK THROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETED. SMOKE DETECTORS TO BE HARDWIRED WITH BACK UP BATTERY, LOCATED PER APPLICABLE CODES. COORDINATE ALL WORK WITH GENERAL CONTRACTOR.

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL ELECTRICAL CODES
2. ALL IN-WALL WIRING IS TO BE 12 GAUGE COPPER WITH GROUND EXCEPT ON LIGHT SWITCH LEG WHERE 14 GAUGE MAY BE USED
3. VERIFY LOCATION OF FLOOR DUPLEXES IN LIVING ROOM PRIOR TO FOUNDATION WORK
4. ALL ELECTRICAL FIXTURES WILL BE PROVIDED BY OWNERS
5. CONTRACTOR TO DISCUSS ROUGH IN OF SECURITY SYSTEM WITH HOMEOWNER
6. PROVIDE DIRECT WIRED SMOKE DETECTORS AS REQUIRED IN HALLWAYS NEAR SLEEPING AREAS

ELECTRICAL SPECIFICATIONS:

THE LABOR, EXECUTION AND MATERIALS REQUIRED FOR ALL ELECTRICAL WORK AS INDICATED IN THE DRAWINGS SHALL BE IN ACCORDANCE WITH THESE APPLICABLE SECTIONS OF THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND THE UNIFORM WIRING CODE. PROVIDE ALL LABOR AND MATERIALS TO INSTALL ELECTRICAL WORK COMPLETE, IN PLACE AND AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. WORK TO INCLUDE BUT NOT LIMITED TO: INSTALLATION OF NEW ELECTRICAL METER, PULSER AND CONNECTION TO RELOCATED POWER LINES; COMPLETE ELECTRICAL WIRING, INCLUDING NEW CIRCUITS AND DISTRIBUTION PANEL, WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES, WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL FIXTURES, SMOKE DETECTORS, ETC.; ALL MISCELLANEOUS WIRING INCLUDING RELOCATING EXISTING LIGHTING FIXTURES AND SWITCHES, IF NECESSARY;

A. WIRING, UP TO AND INCLUDING GROUND FAULT INTERRUPTER CIRCUITS;

B. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES;

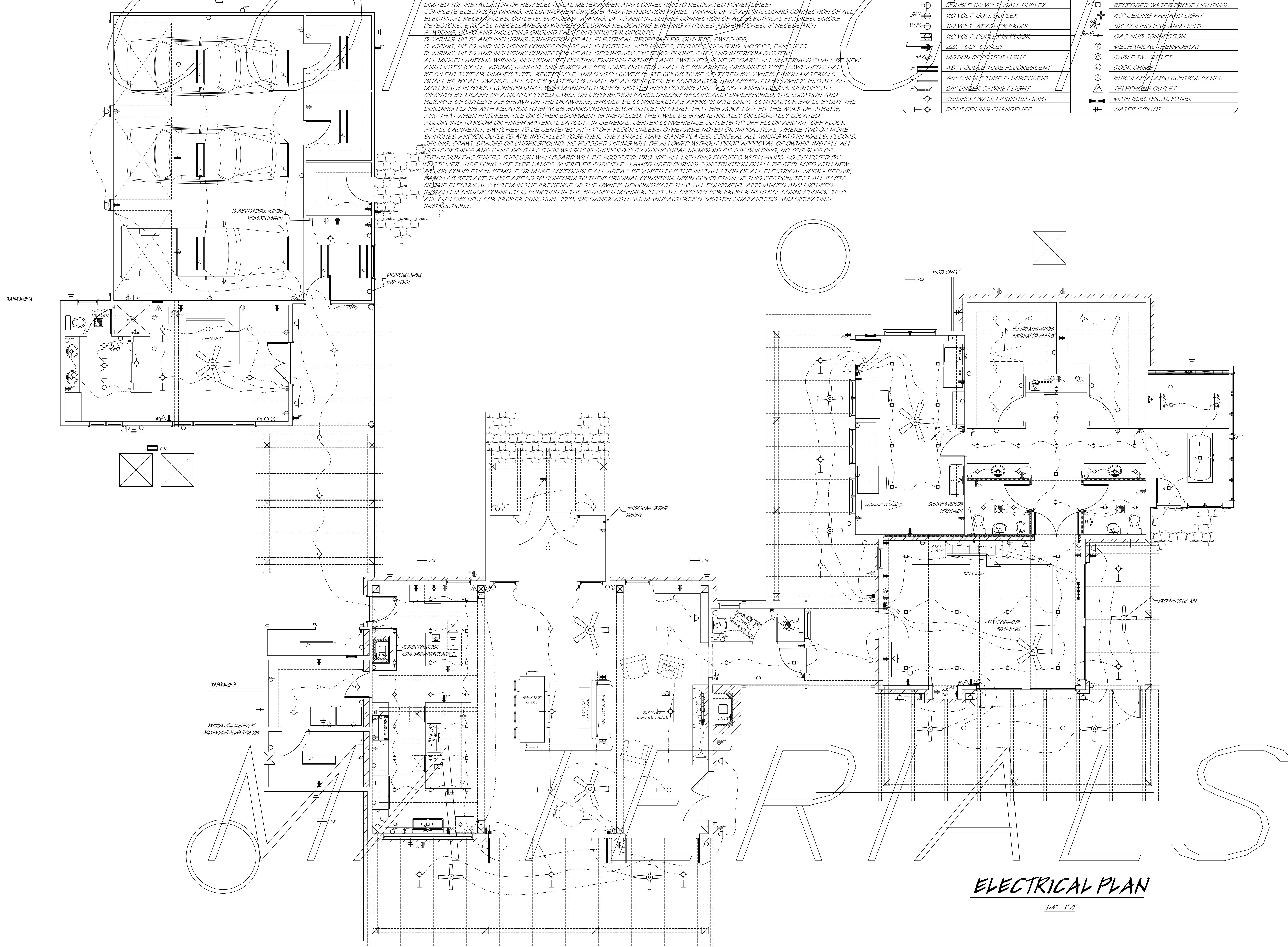
C. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL APPLIANCES, FIXTURES, HEATERS, MOTORS, FANS, ETC.

D. WIRING, UP TO AND INCLUDING CONNECTION OF ALL SECONDARY SYSTEMS: PHONE, CABLE AND INTERCOM SYSTEMS.

ALL MISCELLANEOUS WIRING, INCLUDING RELOCATING EXISTING FIXTURES AND SWITCHES, IF NECESSARY. ALL MATERIALS SHALL BE NEW AND LISTED BY U.L. WIRING, CONDUIT AND BOXES AS PER CODE. OUTLETS SHALL BE POLARIZED, GROUNDED TYPE. SWITCHES SHALL BE SILENT TYPE OR DIMMER TYPE. RECEPTACLE AND SWITCH COVER PLATE COLOR TO BE SELECTED BY OWNER. FINISH MATERIALS SHALL BE BY ALLOWANCE. ALL OTHER MATERIALS SHALL BE AS SELECTED BY CONTRACTOR AND APPROVED BY OWNER. INSTALL ALL MATERIALS IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ALL GOVERNING CODES. IDENTIFY ALL CIRCUITS BY MEANS OF A NEATLY TYPED LABEL ON DISTRIBUTION PANEL, UNLESS SPECIFICALLY DIMENSIONED. THE LOCATION AND HEIGHTS OF OUTLETS AS SHOWN ON THE DRAWINGS, SHOULD BE CONSIDERED AS APPROXIMATE ONLY. CONTRACTOR SHALL STUDY THE BUILDING PLANS WITH RELATION TO SPACES SURROUNDING EACH OUTLET IN ORDER THAT HIS WORK MAY FIT THE WORK OF OTHERS, AND THAT WHEN FIXTURES, TILE OR OTHER EQUIPMENT IS INSTALLED, THEY WILL BE SYMMETRICALLY OR LOGICALLY LOCATED ACCORDING TO ROOM OR FINISH MATERIAL LAYOUT. IN GENERAL, CENTER CONVENIENCE OUTLETS 18" OFF FLOOR AND 44" OFF FLOOR AT ALL CABINETS, SWITCHES TO BE CENTERED AT 44" OFF FLOOR UNLESS OTHERWISE NOTED OR IMPRACTICAL. WHERE TWO OR MORE SWITCHES AND/OR OUTLETS ARE INSTALLED TOGETHER, THEY SHALL HAVE GANG PLATES. CONCEAL ALL WIRING WITHIN WALLS, FLOORS, CEILING, CRAWL SPACES OR UNDERGROUND. NO EXPOSED WIRING WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF OWNER. INSTALL ALL LIGHT FIXTURES AND FANS SO THAT THEIR WEIGHT IS SUPPORTED BY STRUCTURAL MEMBERS OF THE BUILDING, NO TOUGLES OR EXPANSION FASTENERS THROUGH WALLBOARD WILL BE ACCEPTED. PROVIDE ALL LIGHTING FIXTURES WITH LAMPS AS SELECTED BY CUSTOMER. USE LONG LIFE TYPE LAMPS WHEREVER POSSIBLE. LAMPS USED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW AT JOB COMPLETION. REMOVE OR MAKE ACCESSIBLE ALL AREAS REQUIRED FOR THE INSTALLATION OF ALL ELECTRICAL WORK - REPAIR, PATCH OR REPLACE THOSE AREAS TO CONFORM TO THEIR ORIGINAL CONDITION. UPON COMPLETION OF THIS SECTION, TEST ALL PARTS OF THE ELECTRICAL SYSTEM IN THE PRESENCE OF THE OWNER. DEMONSTRATE THAT ALL EQUIPMENT, APPLIANCES AND FIXTURES INSTALLED AND/OR CONNECTED, FUNCTION IN THE REQUIRED MANNER. TEST ALL CIRCUITS FOR PROPER NEUTRAL CONNECTIONS. TEST ALL G.F.I. CIRCUITS FOR PROPER FUNCTION. PROVIDE OWNER WITH ALL MANUFACTURER'S WRITTEN GUARANTEES AND OPERATING INSTRUCTIONS.

PLAN LEGEND

SYMBOL	DESCRIPTION	DESCRIPTION	
	MULTIPLE WAY SWITCH		WALL SCONCE LIGHT
	RHEOSTAT SWITCH		LANDSCAPE LIGHTING
	LIGHT SWITCH		PROJECTOR TRACK LIGHTS
	DOOR JAMB ACTIVATED SWITCH		LOW INTENSITY LIGHTING
	EXHAUST FAN		RECESSED LIGHTING
	110 VOLT WALL DUPLEX		RECESSED DIRECTIONAL LIGHTING
	DOUBLE 110 VOLT WALL DUPLEX		RECESSED WATER PROOF LIGHTING
	GFI		48" CEILING FAN AND LIGHT
	110 VOLT WEATHER PROOF		62" CEILING FAN AND LIGHT
	110 VOLT DUPLEX IN FLOOR		GAS NUB CONNECTION
	220 VOLT OUTLET		MECHANICAL THERMOSTAT
	MOTION DETECTOR LIGHT		CABLE T.V. OUTLET
	48" DOUBLE TUBE FLUORESCENT		DOOR CHIME
	48" SINGLE TUBE FLUORESCENT		BURGLAR ALARM CONTROL PANEL
	24" UNDER CABINET LIGHT		TELEPHONE OUTLET
	CEILING / WALL MOUNTED LIGHT		MAIN ELECTRICAL PANEL
	DROP CEILING CHANDELIER		WATER SPIGOT



ELECTRICAL PLAN

1/4" = 1'

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REVIEWER
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CUSTOMER DESIGN FOR:
NAME OF CUSTOMER:
NAME OF BEAUTIFUL RANCH:
PROPERTY ADDRESS:
TOWN, TEXAS ZIP:
PHONE NUMBERS:

Drawing Sealed By:

SCALE:
1/4" = 1'

Elec. Plan
SHEET
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