SOUTH PARK MIXED USE

DOFI PROPERTIES

2221 SOUTH PARK AVE
BUFFALO, NY 14220
08/04/25
PERMIT SET
PROJECT #2508

SHEET NUMBER	SHEET NAME
GENERAL	
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CIVIL	
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SP-102	SITE PLANS
SP-103	SITE PLANS
SP-201	SITEWORK DETAILS
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D-201	DEMO EXTERIOR ELEVATION
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A-201	EXTERIOR ELEVATIONS
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SHEET NUMBER	SHEET NAME
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M-8	HVAC SPECIFICATIONS
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CIVIL ENGINEER

TREDO ENGINEERS

755 SENECA ST
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OWNER

DOFI PROPERTIES

208 S. CAYUGA
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ABBREVIATIONS

ALL ABBREVIATIONS NOT NECESSARILY USED

A.F.F.	ABOVE FINISHED FLOOR
ABSORB.	ABSORBATIVE
A.D.	ACCESS DOOR
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.P.	ACCESS PANEL
A.W.P.	ACOUSTICAL WALL PANEL
ADH.	ADHESIVE
ADJ.	ADJACENT
ADJUST.	ADJUSTABLE
AGGR.	AGGREGATE
A.C.	AIR CONDITIONING
AL.	ALIGN
ALT.	ALTERATION
ALTN.	ALTERNATE
ALUM.	ALUMINUM
APPD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
A.A.C.	ASBESTOS ABATEMENT CONTRACTOR
ASPH.	ASPHALT
AUTO.	AUTOMATIC
AVG.	AVERAGE
BSMT.	BASEMENT
BRG.	BEARING
BTWN.	BETWEEN
BIT.	BITUMINOUS
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BTM.	BOTTOM
BRK.	BRICK
B.C.	BRICK COURSE
BLDG.	BUILDING
B.U.R.	BUILT-UP ROOFING
B.O.	BY OWNER
CAB.	CABINET
CPT.	CARPET
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
CW.	CASEWORK
C.B.	CATCH BASIN
CLG.	CEILING
CEM.	CEMENT
C.M.T.	CERAMIC MOSAIC TILE
C.M.T.B.	CERAMIC MOSAIC TILE BASE
CER.	CERAMIC
C.T.	CERAMIC TILE
C.T.B.	CERAMIC TILE BASE
CHBD.	CHALK BOARD
C.O.	CLEAN OUT
CLR.	CLEAR
CLO.	CLOSET
COL.	COLUMN
C.W.	COLD WATER
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
CORR.	CORRIDOR
C.M.P.	CORRIGATED METAL PANEL
CRS.	COURSES
DEM.	DEMOLISH / DEMOLITION
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
D.I.P.	DUCTILE IRON PIPE
EA.	EACH
E.W.	EACH WAY
ELEC.	ELECTRIC
E.C.	ELECTRIC CONTRACTOR
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.B.O.	EQUIPMENT BY OWNER
E.F.	EXHAUST FAN
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
F.W.C.	FABRIC WALL COVERING
F.B.	FACE BRICK
F.C.U.	FAN COIL UNIT
F.N.D.	FEMININE NAPKIN DISPOSAL
F.R.P.	FIBERGLASS REINFORCED POLYESTER
F.T.R.	FIN TUBE RADIATION
FIN.	FINISH (ED)
F.F.	FINISH FLOOR
F.A.	FIRE ALARM
F.A.C.P.	FIRE ALARM CONTOL PANEL
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.P.	FIRE PROOFING
FL.	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT
FTG.	FOOTING
FDTN.	FOUNDATION
FUR.	FURRING
GAL.	GALLON
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE, GAGE
G.C.	GENERAL CONTRACT (OR)
GL.	GLASS
G.B.	GRAB BAR
G.F.I.	GROUND FAULT INTERRUPTER
GRN.	GRANITE
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HDNR.	HARDENER
HDW.	HARDWARE
HDWD.	HARDWOOD
HTR.	HEATER
HTG.	HEATING
H.C.	HEATING CONTRACTOR
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
HT.	HEIGHT
HPC	HIGH PERFORMANCE COATINGS
HPL	HIGH PRESSURE PLASTIC LAMINATE
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIB
H.CAB.	HOSE CABINET
H.PL.	HOT PLATE
H.W.	HOT WATER
HR.	HOUR
H.S.	HOSPITAL STOP
IN.	INCH
I.M.	INSULATED METAL
INSUL.	INSULATION OR INSULATED
INT.	INTERIOR
INV.	INVERT
ISO.	ISOLATION
JAN.	JANITOR'S CLOSET
J.T.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LH	LEFT HAND
LGT.	LENGTH
LT.	LIGHT
LT.P.	LIGHT PANEL
LT.WT.	LIGHT WEIGHT
LF	LINEAR FEET
LTL.	LINTEL
LVR.	LOUVER
LG.	LONG
M.D.H.	MAGNETIC DOOR HOLDER
M.H.	MANHOLE
MFGR.	MANUFACTURER
MARB.	MARBLE
MT	MARBLE TILE
MKRBD.	MARKER BOARD
MAS.	MASONRY
MO	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MWU	MILLWORK UNIT
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MOV.	MOVABLE
MULL.	MULLION
NAT.	NATURAL
NRC	NOISE REDUCTION COEFFICIENT
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OH.	OVERHEAD
PNT.	PAINT (ED)
PR.	PAIR
PNL.	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
P.BD.	PARTICLE BOARD
PTN.	PARTITION
PVMT.	PAVEMENT
PERF.	PERFORATED
PLAS.	PLASTER
PLAS.LAM.	PLASTIC LAMINATE
PL.	PLATE
PL.GL.	PLATE GLASS
PLBG.	PLUMBING
P.C.	PLUMBING CONTRACTOR
PLYWD.	PLYWOOD
PT.	POINT
PPG	POLISHED PLATE GLASS
PPTG	POLISHED PLATE TEMPERED GLASS
PPWG	POLISHED PLATE WIRE GLASS
POLY.	POLYETHYLENE
PRT	POLY RESIN TILE
P.V.C.	POLYVINYL CHLORIDE
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PORCELAIN TILE
PCP	PRECAST CONCRETE PANEL
PRE-FAB.	PREFABRICATED
PREF.	PREFINISHED
PMLD.	PREMOLDED
PSC	PRE-STRESSED CONCRETE
PROJ.	PROJECTION
PL	PROPERTY LINE
PPL	PUSH PLATE
QTY.	QUANTITY
QT	QUARRY TILE
RAD.	RADIUS
R.W.L.	RAIN WATER LEADER
RECPT.	RECEPTACLE, ELECTRIC
REC.	RECESS (ED)
R.C.P.	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCE (D) (ING) (MENT)
R.C.P.	REINFORCED CONCRETE PIPE
REQD.	REQUIRED
RES.	RESILIENT
R.B.	RESILIENT BASE
RET.	RETURN
R.A.	RETURN AIR
REV.	REVISION
R.H.	RIGHT HAND
R.O.W.	RIGHT OF WAY
RVT.	RIVET
R.D.	ROOF DRAIN
RF.H.	ROOF HATCH
R.V.	ROOF VENT
RFG.	ROOFING
RM.	ROOM
R.F.S.	ROOM FINISH SCHEDULE
R.O.	ROUGH OPENING
RND.	ROUND
RUB.	RUBBER
RT	RUBBER TILE
RBL.	RUBBLE STONE
R.O.B.	RUN OF BANK
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SCHED.	SCHEDULE
SNT.	SEALANT
STG.	SEATING
SECT.	SECTION
SB	SHAMPOO BOWL
SHTG.	SHEATHING
SHT.	SHEET
SV	SHEET VINYL
SH.	SHELF, SHELVING
SHWR.	SHOWER
SIM.	SIMILAR
S.D.	SOAP DISPENSER
S.C.	SOLID CORE
SPKR.	SPEAKER
SPEC.	SPECIFICATION
SQ.	SQUARE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
S.P.	STAND PIPE
STD.	STANDARD
STL.	STEEL
ST.	STONE
STOR.	STORAGE
SD	STORM DRAIN
STR.	STRUCTURAL
SGT	STRUCTURAL GLAZED TILE
SUSP.	SUSPENDED
SW.	SWITCH
SW.BD.	SWITCH BOARD
SYM.	SYMMETRICAL
TKBD.	TACKBOARD
TEL.	TELEPHONE
TEMP.	TEMPORARY
TER.	TERRAZZO
TEXT.	TEXTURE
THK.	THICK (NESS)
THR.	THRESHOLD
TBD	TO BE DETERMINED
TLT.	TOILET
TPH	TOILET PAPER HOLDER
T&G	TONGUE & GROOVE
T.O.G.	TOP OF GRATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TB	TOWEL BAR
TYP.	TYPICAL
U/C	UNDER COUNTER
UCL	UNDER COUNTER LIGHT
UL	UNDERWRITERS LABORATORIES
UNGND.	UNDERGROUND
UV	UNIT VENTILATOR
U.N.O.	UNLESS NOTED OTHERWISE
UPH.	UPHOLSTERY
V.B.	VAPOR BARRIER
VIF	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
WSCT.	WAINSCOT
WC	WATER CLOSET
W.H.	WATER HEATER
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD
WB	WOOD BASE
XFE CABINET	EXISTING FIRE EXTINGUSIHER

PLAN SYMBOLS

ALL SYMBOLS NOT NECESSARILY USED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW CONSTRUCTION - REFER TO WALL TYPES

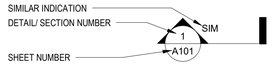
EXISTING DOOR TO BE REMOVED

NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

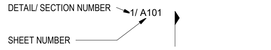
REFERENCE SYMBOLS

ALL SYMBOLS NOT NECESSARILY USED

WALL SECTION

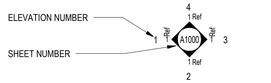


BUILDING SECTION



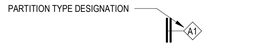
DETAIL SECTION

EXTERIOR ELEVATION

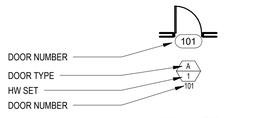


INTERIOR ELEVATION

LARGE SCALE BLOWUP OF PLAN OR DETAIL

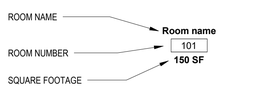


PARTITION TYPE

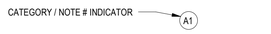


DOOR SYMBOL

WINDOW/ LOUVER SYMBOL

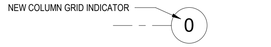


ROOM NAME AND NUMBER

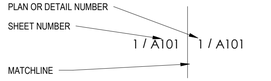


KEYNOTE SYMBOLS

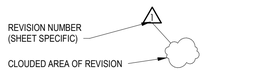
LEVEL ELEVATION



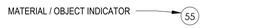
COLUMN GRID BUBBLE



MATCH LINE



REVISION



EQUIPMENT TAG

MATERIALS LEGEND

ALL MATERIALS NOT NECESSARILY USED

EARTH

POROUS FILL

CONCRETE

C.M.U.

BRICK

STONE

STRUCTURAL STEEL

ROUGH LUMBER

BLOCKING

FINISHED WOOD

PLYWOOD

RIGID INSULATION

BATT INSULATION

GYPSUM DRYWALL

ALUMINUM

POLYCARBONATE

CJS ARCHITECTS
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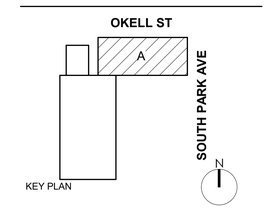
REGISTERED ARCHITECT
ROBERT E. STARK
019741
STATE OF NEW YORK



DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

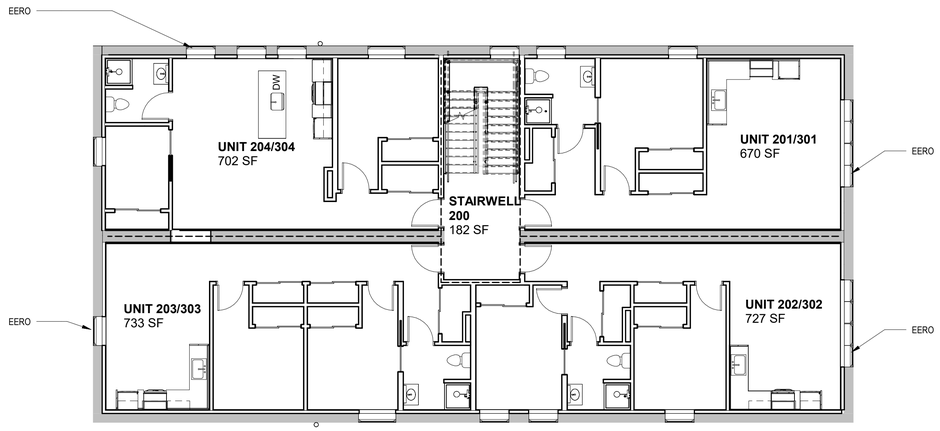
JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	NJM
CHECKED BY	RES

DRAWING TITLE

SYMBOLS, ABBREVIATIONS & GEN. NOTES

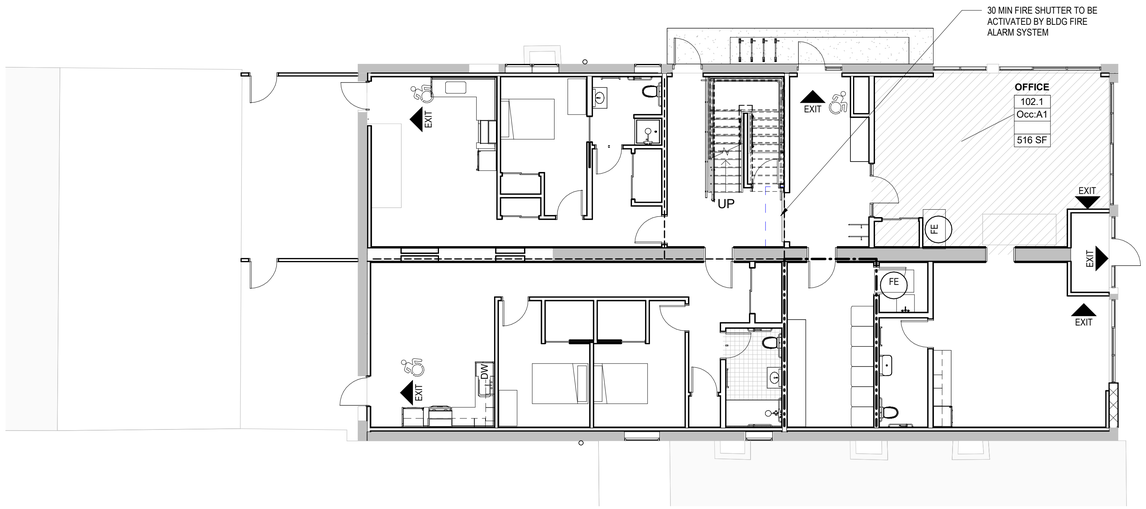
A-001

PERMIT SET



2 LS-01 SECOND AND THIRD FLOOR PLAN

1/8" = 1'-0"



1 LS-01 LS_FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

CODE REVIEW LEGEND

ALL SYMBOLS NOT NECESSARILY USED

- 1/2-HR RATED PARTITION - MIN 50 STC RATING @ COORIDOR/RES UNITS
- 1-HR RATED PARTITION
- TRAVEL DISTANCE
- MIN. 50 STC RATED DEMISING WALL
- EXIT — EXIT LOCATION
- EXIT — ADA ACCESSIBLE ENTRANCE
- ADA ACCESSIBLE RESTROOM
- FE — SEMI-RECESSED FIRE EXTINGUISHER CABINET

CODE REVIEW NOTES

PROJECT CLASSIFICATION: EXISTING BUILDING - ALTERATION LEVEL 3

OCCUPANCY CLASSIFICATION: MIXED USE - NON-SEPARATED R-2 (MORE RESTRICTIVE)

B (OFFICE SPACE) - BUSINESS USE (BCNYS 304.1)
R-2 - APARTMENT HOUSE (BCNYS 310.1)

CONSTRUCTION TYPE CLASSIFICATION: IIIB

BUILDING HEIGHTS AND AREAS: R-2 (MOST RESTRICTIVE)

	ALLOWABLE	ACTUAL
HEIGHT	5 STORIES/75'	3 STORIES/37'
AREA	48,000 SF	+/- 3,214 SF

FIRE RATING FOR:

NON-SEPARATED OCC.: B/R2/A2 = 0 HR (BCNYS 508.3.2)

DWELLING UNIT SEPARATION: 1/2 HR (BCNYS 708.3) EXCEPTION 2

STAIR & ELEVATOR ENCLOSURES: 3 STORIES - 1/2 HOUR (EBCNYS TABLE 805.3.1.1(2)

CORRIDORS: .5 HRS - R2 OCC. W/ SPRINKLERS (BCNYS TABLE 1017.1)

BUILDING ELEMENTS (FIRE RATINGS): (BCNYS TABLE 601)

CONSTRUCTION TYPE:	IIIB
STRUCTURAL FRAME	0
INT. BEARING WALLS	0
EXT. BEARING WALLS	2
EXT. NON BEARING WALLS	EXIST. TO REMAIN PER EXISTING BUILDING CODE SECTION 912.6
INT. NON BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

OCCUPANCY LOAD: (BCNYS TABLE 1004.1.1)

-BASEMENT: 0 - NOT OCCUPIABLE DUE TO HEAD HEIGHT < 7'
-FIRST FLOOR: R2 = 2,168 SF/ 200 SF PER OCC. = 11 OCC.
B = 1,039 SF/ 150 SF PER OCC. = 7 OCC.
TOTAL OCCUPANTS = 18
-2ND & 3RD FLOOR: 16 PER FLOOR - 3,214 SF / 200 SF PER OCC. - R-2

EGRESS REQUIREMENTS: (BCNYS TABLE 1061.1)

EXITS: BASEMENT - 1 EXITS REQUIRED
FIRST FLOOR - 2 EXITS REQUIRED
2ND & 3RD FLOOR - 1 EXITS REQUIRED*

* PER TABLE 805.3.1.1(2) OF THE EXISTING BUILDING CODE OF NYS ONLY 1 EXIT IS REQUIRED PERMITTED THE FOLLOWING(3 STORY BUILDING WITH SPRINKLERS):

1. MAXIMUM OF (4) DWELLING UNITS & 3,500 SF PER FLOOR
2. EXIT ACCESS TRAVEL DISTANCE OF 75' OR LESS
3. MINIMUM OF (1) EERO PER FLOOR ((1) PER UNIT PROVIDED)
4. 1/2 HOUR RATED SHAFT AND EXIT ENCLOSURES
5. INTERIOR FINISHES PER 803 & 804 OF THE BCNYS
6. 1/2 HOUR RATED INCIDENTAL USE AREAS
7. ELEC BRANCH CIRCUITS MEETING NFPA 70 REQ'S
8. MANUAL FIRE ALARM SYSTEM
9. SMOKE ALARMS WITHIN DWELLING UNITS PER 907 OF THE BCNYS
10. ELEC SUPERVISED QUICK RESPONSE WET PIPE SPRINKLER SYSTEM

REF. PLANS FOR BUILDING AND TENANT EXIT LOCATIONS

TRAVEL DISTANCE: <300' IN OCC. B - SPRINKLERED BLDG
<250' IN OCC. R2 - SPRINKLERED BLDG

MAX COMMON PATH OF EGRESS: R2 - 125' PER 1006.3.3

EGRESS WIDTH: (BCNYS TABLE 1005.1)

STAIRS - EXISTING TO REMAIN

OTHER COMPONENTS - 0.15" PER OCC.
-NOT LESS THAN 44" TO BE PROVIDED @ CORRIDORS AND 34" AT DOORS (BCNYS 1017.2)

FIRE PROTECTION:

SPRINKLER SYSTEM: PROVIDED - NFPA 13

STANDPIPES: NOT REQ'D, NOT PROVIDED

FIRE ALARM SYSTEM: PROVIDED
- BASEMENT/1ST FLOOR BUSINESS - NONE REQ'D
- R2 OCC (1ST, 2ND, 3RD FLOORS) - MANUAL SYSTEM PER BCNYS 907.2.9

FIRE EXTINGUISHERS: TO BE PROVIDED (FCNYS 906)
- BASEMENT/1ST FLOOR - LIGHT HAZARD, EXTINGUISHERS TO BE LOCATED AS SHOWN ON PLANS IN COMMON SPACES, LOCATIONS WITHIN TENANT SPACES TBD BASED ON FINAL TENANT LAYOUTS.
- R-2 - LIGHT HAZARD, 1A EXTINGUISHERS TO BE PROVIDED IN EA RESIDENTIAL UNIT KITCHEN.

ADA REQUIREMENTS:

RESIDENTIAL UNITS: FIRST FLOOR UNITS TO BE TYPE 'B' UNITS

FLOORS 2 & 3 - NOT ACCESSIBLE (NO ELEVATOR ACCESS), NO ADA REQUIREMENTS

ENERGY CODE:

ERIE COUNTY - ZONE 5A

BUILDING ENVELOPE REQUIREMENTS:
MASS WALLS ABOVE GRADE - R13.3ci
ROOF (INSUL. ABOVE ROOF DECK) - R30ci

FENESTRATION:
U-FACTOR:
FIXED: 0.38
OPERABLE: 0.45
ENTRANCE DOORS: 0.77
SHGC:
PF<0.2: 0.38

ORIGINAL DOCUMENT PRODUCED IN COLOR - DO NOT REPRODUCE IN BLACK & WHITE, DO NOT UTILIZE FOR CONSTRUCTION PURPOSES IF REPRODUCED IN BLACK & WHITE.

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REGISTERED ARCHITECT ROBERT E. STARK 019741 STATE OF NEW YORK

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

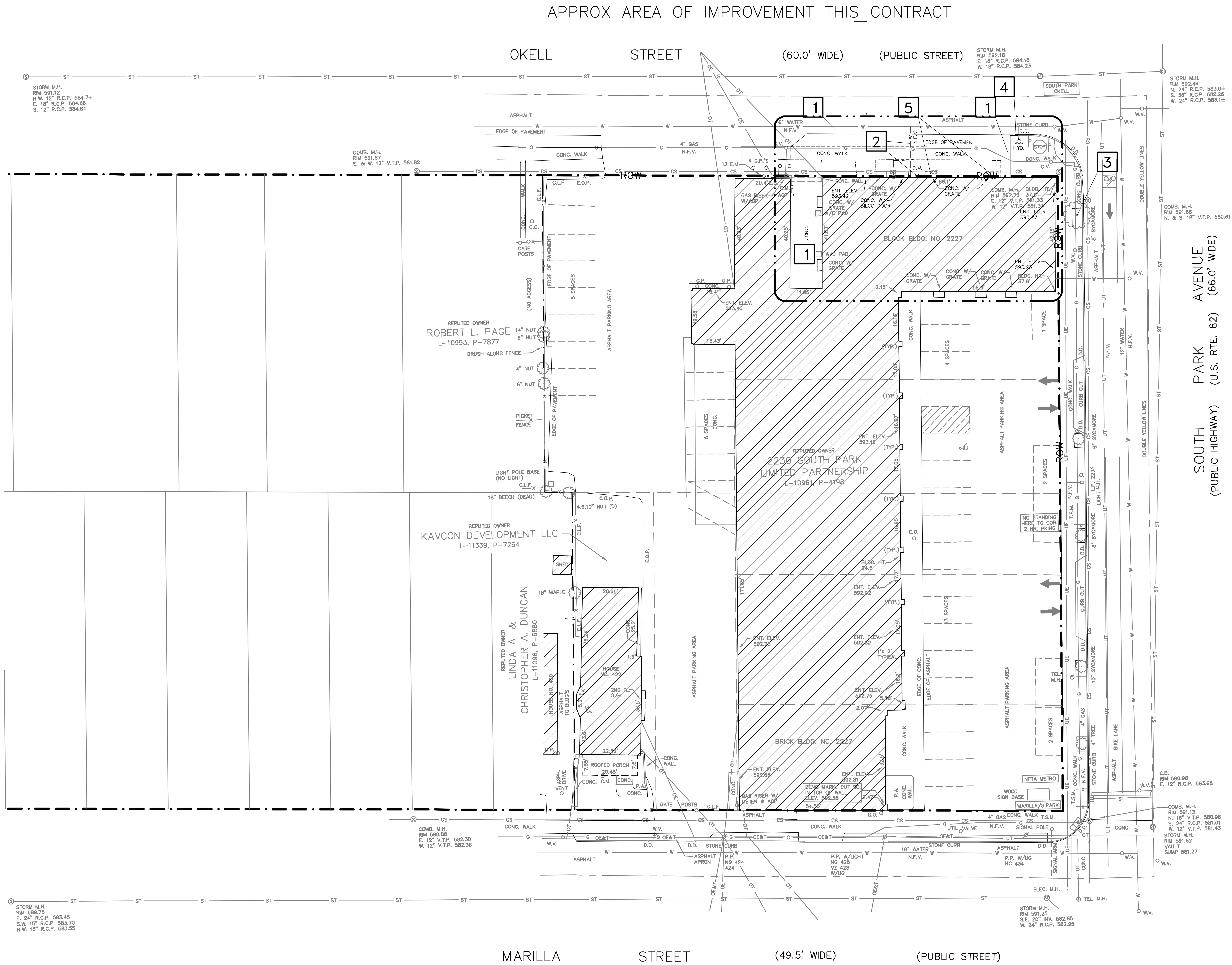
JOB NO.	2508
SCALE	As indicated
ISSUE DATE	08/04/25
DRAWN BY	JC
CHECKED BY	RES

DRAWING TITLE

LIFE SAFETY

LS-01

PERMIT SET



EXISTING CONDITIONS & SITE DEMOLITION PLAN

1" = 20'

PLAN NOTES:

1. BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. REFER TO SURVEYS PROVIDED BY THE OWNER. ENGINEER ASSUMES NO LIABILITY FOR UNFORESEEN CONDITIONS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS & FEATURES, AND M.E.P. PLANS FOR UTILITY CONNECTIONS.

SITE DEMOLITION & EROSION CONTROL NOTES:

1. SAWCUT & REMOVE PORTION OF CONCRETE/ASPHALT PAVT
2. ABANDON EXISTING UTILITIES PER CITY DPW AND/OR LOCAL SUPPLIER STANDARDS
3. EX TREE TO REMAIN -PROTECT THROUGHOUT CONSTRUCTION AS NECESSARY
4. SAWCUT & REMOVE PORTION OF (DUB DOWN) GRANITE CURB
5. AREAWAY(S) TO BE REMOVED PER 'A' DWGS. -NOTE THAT ALL WORK WITHIN THE PUBLIC ROW SHALL NOT COMMENCE WITHOUT DPW REVIEW AND APPROVAL OF HWY WORK PERMIT APPLICATION

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KEY PLAN

2221 SOUTH PARK AVE.
BUFFALO, NY

RENOVATIONS
TO 2221 SOUTH PARK AVE.

REV. #	DESCRIPTION	DATE

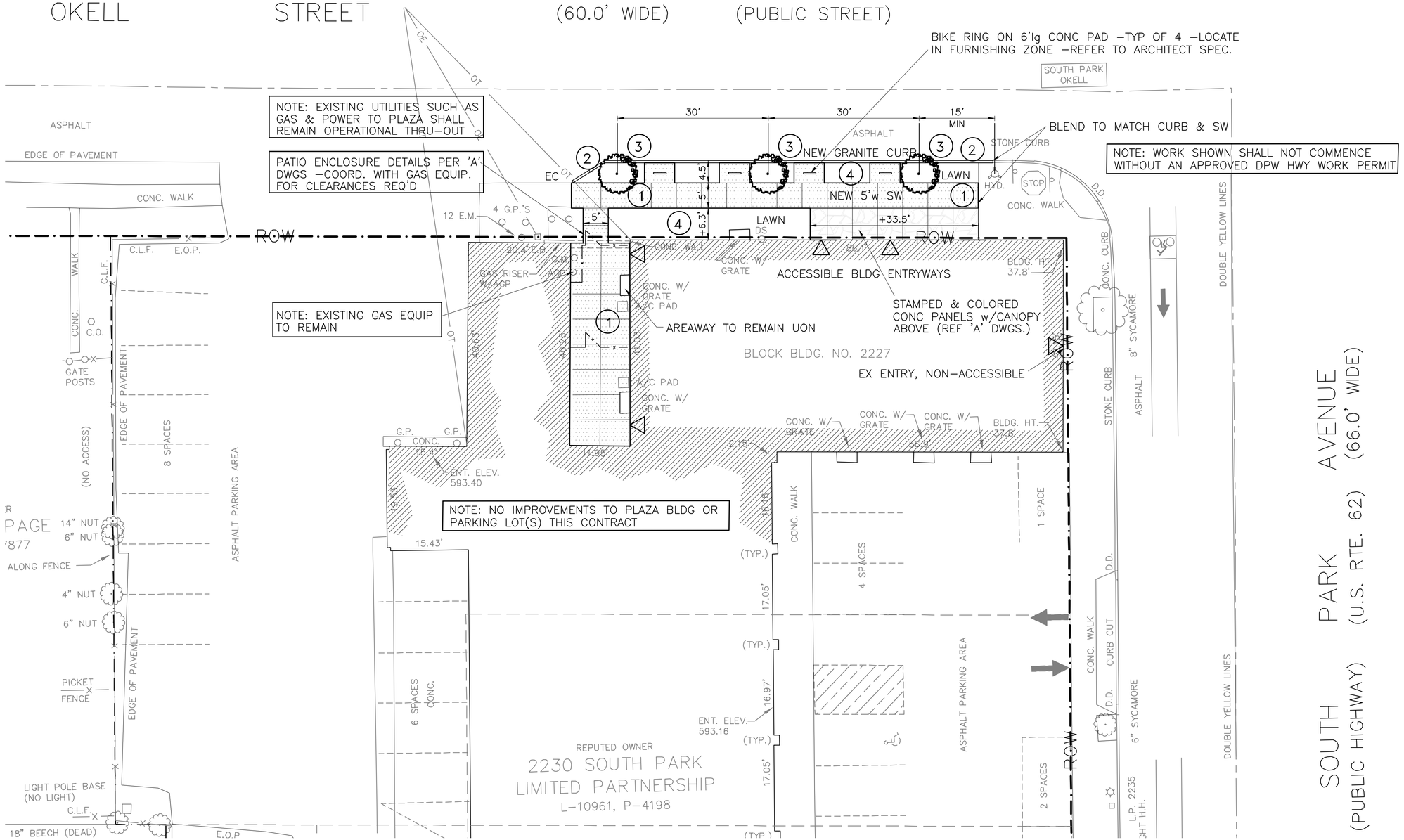
JOB NO.	(T.E. JOB #25-43)
SCALE	AS NOTED
ISSUE DATE	8.06.25
DRAWN BY	
CHECKED BY	

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

SITE PLANS

SP-101



PARTIAL SITE LAYOUT PLAN

1" = 10'

CONSTRUCTION NOTES:

1. CONCRETE PAVEMENT SECTION –PLAIN WHITE UNLESS OTHERWISE NOTED. CONCRETE PATTERN & COLOR SELECTIONS COORD w/ ARCHITECT PRIOR TO PREPARING CONCRETE MIX DESIGNS
2. UPRIGHT GRANITE CURBING PER CITY OF BUFFALO DPW STDS – FIELD VERIFY BLEND TO MATCH ADJACENT TOP & BOTTOM GRADE PRIOR TO PREPARING SHOP DWGS.
3. STREET TREE: ACER RUBRUM RED SUNSET MAPLE 2.5" CAL B&B –COORD. LOCATION WITH UTILITIES
4. 4" MIN. TOPSOIL & LAWN SEED

REDEVELOPMENT NOTES:

1. SOIL DISTURBANCE AREA +1200SF~0.03AC <0.25–AC THUS LOCAL SWPPP IS NOT REQUIRED
2. PROPOSED SEWER LOADING, NEW APARTMENTS + OFFICE USE: (17 BEDROOMS x 110 GPD*) + (936SF OFFICE x 0.10 GPD*)~1964 GPD < 2500 GPD THUS DSCA IS NOT REQUIRED (*REFERENCE NYSDOT WASTEWATER TREATMENT GUIDELINES DATED 2014)

PLAN NOTES:

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2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS & FEATURES, AND M.E.P. PLANS FOR UTILITY CONNECTIONS.

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DRAWING TITLE

SITE PLANS

SP-102

OKELL STREET (60.0' WIDE) (PUBLIC STREET)

STORM M.H.
RIM 592.18
E. 18" R.C.P. 584.18
W. 18" R.C.P. 584.23

DPW NOTE: ADDITION OF CURBING RESULTS IN RAISING PORTION OF PUBLIC SIDEWALK ABOVE CURRENT CONDITIONS

STORM M.H.
RIM 592.46
N. 24" R.C.P. 583.0±
S. 36" R.C.P. 582.26
W. 24" R.C.P. 583.1±

NEW 4"x6" S.S. TS&V & 4" DUCTILE IRON DOMESTIC w/ 5' MIN COVER (REDUCE INSIDE BLDG PER 'P' DWGS) RESTORE ROAD CUT PER DPW STDS

VERIFY LOCATION

6" WATER

4" GAS

DROP CURB

NOTE EXISTING ELECT METERS & BOLLARDS TO REMAIN

NOTE EXISTING GAS METER & EQUIP TO REMAIN

NOTE: EX SEWER

EX. DS TO REMAIN

ENT. ELEV.= 593.29

WATER METER & RPZ INSIDE BUILDING –REF. 'P' DWGS

NOTE: REUSE OF EXISTING WASTEWATER LATERAL REQUIRES VIDEO OF CONDITIONS FOR REVIEW BY COB PLUMBING INSPECTOR

FFE 693.3+/–

BLDG SPRINKLER RISER TO REMAIN –REF. 'FP' DWGS

COMB. M.H.
RIM 592.73
E. 12" V.T.P. 581.33
W. 12" V.T.P. 581.33

ENT. ELEV. 593.32

BLDG FIRE SERVICE TO REMAIN

BLDG FD CONN

CONTRACTOR NOTE: DO NOT DISTURB PUBLIC IMPROVEMENTS IN ROW U.O.N.

COMB. M.H.
RIM 591.88
N. & S. 18" V.T.P. 580.61

12" WATER

REPUTED OWNER
2230 SOUTH PARK LIMITED PARTNERSHIP
L–10961, P–4198

SOUTH PARK AVENUE (U.S. RTE. 62) (66.0' WIDE)
(PUBLIC HIGHWAY)

PAGE '877

UTILITY NOTES:

1. DOMESTIC WATER PIPING –PROVIDE 5–FT MIN. COVER –COORD. METER AND BACKFLOW DEVICE DISCHARGE LOCATIONS w/ 'P' DWGS.
2. POWER SERVICE & METER COORD. w/ M.E.P. PLANS & SUPPLIER
3. GAS METER & SERVICE COORD. w/M.E.P. PLANS & SUPPLIER

LEGEND:

ELEV — DENOTES PROPOSED SPOT ELEVATIONS	DENOTES EXISTING SPOT ELEVATIONS
	DENOTES EXISTING STORM SEWER DROP INLET
CO — DENOTES PROPOSED CLEANOUT	DENOTES EXISTING STORM SEWER MANHOLE
DENOTES CONNECTION TO EXISTING UTILITY	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING HYDRANT
	DENOTES EXISTING LIGHT POLE
DS — DENOTES PROPOSED DOWNSPOUT	DENOTES EXISTING WATER VALVE
ELEV — DENOTES NEW CONTOURS	DENOTES EXISTING CONTOURS
X X X X	DENOTES EXISTING FENCING
OHE	DENOTES EXISTING UTILITY POLE AND OVERHEAD
ST	DENOTES EXISTING STORM SEWER LINE
SAN	DENOTES EXISTING SANITARY SEWER LINE
W	DENOTES EXISTING WATER LINE
E	DENOTES EXISTING ELECTRIC LINE
G	DENOTES EXISTING GAS LINE
W	DENOTES PROPOSED WATER LINE

PARTIAL GRADING, DRAINAGE & UTILITIES PLAN

1" = 10'

DPW NOTE: REPLACEMENT OF CURB REQUIRES WALK TO BE RAISED ABOVE CURRENT CONDITIONS

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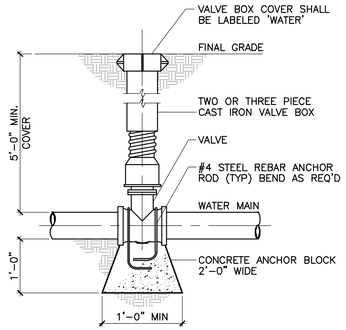
DRAWING TITLE

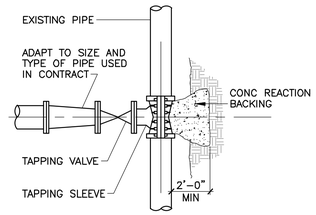
SITE PLANS

SP-103



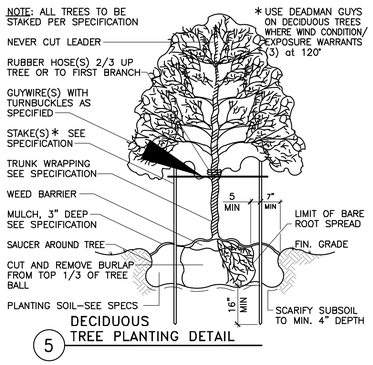
7 TYP. LINE VALVE SETTING WITH ANCHORED BLOCKING

NOTE: TO BE USED ON BOTH GATE AND BUTTERFLY VALVES

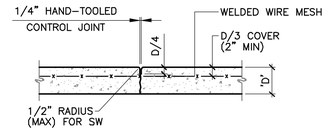


6 TYPICAL TAPPING SLEEVE AND VALVE DETAIL

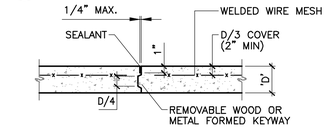
≥ 3-INCH PIPE



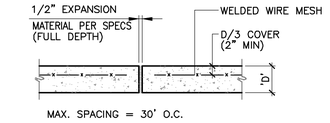
5 DECIDUOUS TREE PLANTING DETAIL



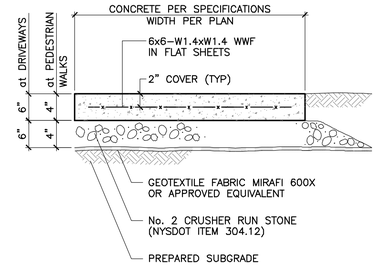
2 CONTROL JOINT IN EXTERIOR CONC PAVEMENT



3 CONSTRUCTION JOINT IN EXTERIOR CONC PAVEMENT

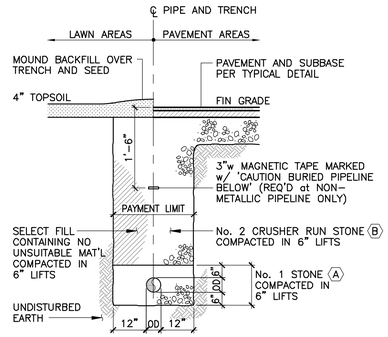


4 EXPANSION JOINT IN EXTERIOR CONC PAVEMENT



NOTE: CONC. SHALL BE 4000 PSI at 28-DAYS, 6% AIR-ENTRAINED, 4" MAX. SLUMP-PROVIDE LT. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

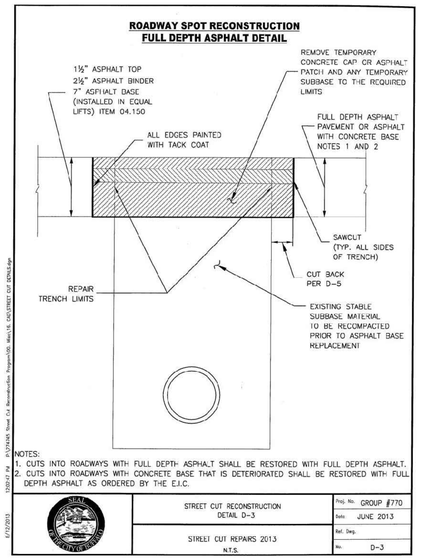
1 TYPICAL CONCRETE SIDEWALK

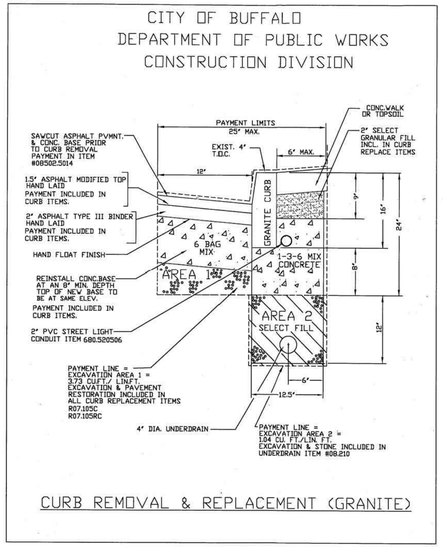


NOTES:
1. PIPE SHALL BE IN ACCORDANCE w/ MANUFACTURER'S RECOMMENDATIONS
2. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING
3. TRENCH DETAILS ARE ONLY SHOWN FOR MATERIAL PLACEMENT PURPOSES
4. AN OSHA APPROVED MOVEABLE PROTECTIVE TRENCH SHIELD MAY BE USED.

MATERIALS:
(A) No. 1 STONE WITH A GRADATION CONFORMING TO NYSDOT SECTION 703-02, LATEST EDITION. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN (1) INCH AND HAVING A MAX. GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. NO SLAG SHALL BE USED IN PLACE OF MATERIAL 'A'.
(B) No. 2 CRUSHER RUN STONE OR No. 2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02 (COMPACTED IN 6" LIFTS TO 90% DENSITY). NO SLAG SHALL BE USED IN PLACE OF MATERIAL 'B'.

8 UTILITY TRENCH SECTION





CURB REMOVAL & REPLACEMENT (GRANITE)

GENERAL SITEWORK NOTES:

1. ALL WATERLINE, SANITARY SEWER AND OTHER WORK WITHIN THE R.O.W. SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE CITY OF BUFFALO CODE ENFORCEMENT OFFICE, DPW, BUFFALO WATER AUTHORITY, BUFFALO SEWER AUTHORITY, AND NEW YORK STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
2. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
3. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER OF ANY DISCREPANCIES IN CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK DOES NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM THE WORK.

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KEY PLAN

N

2221 SOUTH PARK AVE.
BUFFALO, NY

RENOVATIONS
TO 2221 SOUTH PARK AVE.

REV. #	DESCRIPTION	DATE

JOB NO.	(T.E. JOB #25-43)
SCALE	NONE
ISSUE DATE	8.06.25
DRAWN BY	
CHECKED BY	

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DRAWING TITLE

SITEWORK DETAILS

SP-201

DIVISION 1 – GENERAL CONDITIONS

A. ALL WORK SHALL COMPLY WITH THE LATEST ADDITION OF THE BUILDING CODE OF NEW YORK STATE, ACI BUILDING CODE (ACI–318), ASTM STANDARDS, NYSDOT, NYSDEC, AND ANY OTHER APPLICABLE CODES, RULES AND REGULATIONS BY AGENCIES HAVING JURISDICTIONS INCLUDING BUT NOT LIMITED TO THE LOCAL MUNICIPALITY. WHERE CODES OVERLAP, COMPLY WITH THE MORE STRINGENT REQUIREMENTS.

B. THE CONTRACTOR SHALL MAINTAIN INSURANCE AS WILL PROTECT HIM FROM LIABILITY UNDER WORKMAN'S COMPENSATION ACTS AND OTHER EMPLOYEE BENEFITS ACTS IN ACCORDANCE WITH THE LAWS OF NEW YORK STATE, AND FROM LIABILITY FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH AND PROPERTY DAMAGE.

C. CONTRACTOR IS TO REVIEW DRAWINGS AND EXISTING SITE CONDITIONS AND DIMENSIONS FOR SCOPE OF WORK INVOLVED. CONTRACTOR IS TO INCLUDE IN HIS PROPOSAL ALL ITEMS, MATERIALS, ETC...TO ACHIEVE THE DESIGN CONCEPTS SHOWN ON THE DRAWINGS. MINOR CHANGES IN THE WORK, DUE TO EXISTING CONDITIONS, WILL BE ALLOWED IF APPROVED BY THE ENGINEER BEFORE PROCEEDING.

D. EXISTING DIMENSIONS SHOWN ARE APPROXIMATE; CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. BOUNDARY SURVEY INFORMATION SHOWN IS FOR INFORMATION ONLY, REFER TO SURVEY(S) PROVIDED BY THE OWNER. SITE PLANS MAY NOT HAVE BEEN PREPARED WITH THE BENEFIT OF RECENT TOPOGRAPHIC SURVEY AND UTILITY SEARCH AND ENGINEER ASSUMES NO LIABILITY FOR INFO CONTAINED HEREIN OR UNFORESEEN CONDITIONS BELOW GROUND. CONTRACTOR IS ADVISED TO CONTACT UNDERGROUND UTILITY LOCATION SERVICES PRIOR TO ANY EXCAVATION ACTIVITIES.

E. CONTRACTOR IS TO INCLUDE IN HIS PROPOSAL ALL ADDITIONAL MATERIALS AND LABOR AS REQUIRED TO WORK AROUND EXISTING CONDITIONS AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED.

F. ALL WORKMANSHIP MUST BE IN THE BEST PRACTICE OF THE TRADE AS DETERMINED BY THE ENGINEER. ANY WORK NOT MEETING THESE STANDARDS WILL BE REJECTED.

G. CONTRACTOR IS TO DISPOSE OF ALL DEMOLITION MATERIALS AND LEAVE THE WORK IN A READY TO USE CONDITION. STATE AND FEDERAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF WASTE MATERIALS AND CONTAMINATED SOILS, IF ENCOUNTERED.

H. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ANY EXISTING UTILITIES ON OR ADJACENT TO PROPERTY.

I. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND/OR PRODUCT INFORMATION FOR ENGINEER REVIEW AND APPROVAL. MINOR ITEMS IN THE WORK ARE NOT SPECIFIED. CONTRACTOR IS TO USE QUALITY AND QUANTITY THAT IS STANDARD TO THE TRADE. FOR ALL PRODUCTS, WORK MUST COMPLY WITH THE MANUFACTURER'S STRICT RECOMMENDATIONS FOR INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN INSTRUCTIONS AND TO THEN FOLLOW THEM.

J. TYPICAL DETAILS APPLY TO ALL DRAWINGS AND SHALL BE USED EXCEPT WHERE OTHERWISE SHOWN OR NOTED.

DIVISION 2.1 – SITE CLEARING

A. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

B. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.

C. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.

D. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

E. CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED, AND STORE ON OWNER'S PREMISES WHERE INDICATED OR DIRECTED.

F. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED. "REMOVAL" INCLUDES DIGGING OUT AND OFF_SITE DISPOSING OF STUMPS AND ROOTS.

G. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER, WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION. PROVIDE PROTECTION FOR ROOTS OVER 1_1/2 INCH DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT, OR OTHER ACCEPTABLE COATING, FORMULATED FOR USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.

H. STRIP TOPSOIL (REFERENCE DIVISION 2.2) TO WHATEVER DEPTHS ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. REMOVE HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING. WHERE EXISTING TREES ARE INDICATED TO REMAIN, LEAVE EXISTING TOPSOIL IN PLACE WITHIN DRIP LINES TO PREVENT DAMAGE TO ROOT SYSTEM. STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS INDICATED OR DIRECTED. CONSTRUCT STORAGE PILES TO PROVIDE FREE DRAINAGE OF SURFACE WATER. COVER STORAGE PILES, IF REQUIRED, TO PREVENT WIND EROSION.

I. CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION, EXCEPT FOR THOSE INDICATED TO BE LEFT STANDING. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE. USE ONLY HAND METHODS FOR GRUBBING INSIDE DRIP LINE OF TREES INDICATED TO REMAIN. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES LOOSE DEPTH, AND THOROUGHLY COMPACT TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

J. REMOVE EXISTING ABOVE_GRADE AND BELOW_GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVAL OF ABANDONED UNDERGROUND PIPING OR CONDUIT INTERFERING WITH CONSTRUCTION IS INCLUDED UNDER THIS SECTION.

K. REMOVE WASTE MATERIALS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNER'S PROPERTY.

DIVISION 2.2 – EARTHMOVING

A. SLOPED SIDES OF EXCAVATIONS ARE TO COMPLY WITH THE LOCAL CODES, ORDINANCES AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION. SHORE AND/OR BRACE WHERE SLOPING IS NOT POSSIBLE BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UP–RIGHTS, STRINGERS, AND CROSS BRACES, AS REQUIRED. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL REMAIN OPEN. EXTEND SHORING AND BRACING AS EXCAVATION PROGRESSES.

C. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS. OPERATE WARNING LIGHTS DURING HOURS FROM DUSK TO DAWN EACH DAY AND AS OTHERWISE REQUIRED.

D. PREVENT SURFACE WATER AND SUBSURFACE GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. NO MATERIALS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

E. MATERIALS:

1. GENERAL FILL: SAND, GRAVEL, FRIABLE EARTH OR CLAYS OF LOW PLASTICITY, FREE OF ORGANIC MATERIALS, FROZEN MATERIAL, TRASH, MASONRY, RUBBLE, CONCRETE, DEBRIS AND FREE OF STONES HAVING A DIMENSION OF 4–INCHES OR GREATER
2. CONCRETE SAND: NYSDOT ITEM 703–07
3. GROUT SAND: NYSDOT 703–04
4. GRAVEL: NYSDOT ITEM 703–02, TYPE 1
5. SRUCTURAL FILL: NYSDOT ITEM 304–2.02, TYPE 2 OR TYPE 4
6. CRUSHED STONE: NYSDOT 703–02, BLEND OF TYPE 1 AND TYPE 2, WITH 100% PASSING 1.5", 90–100% PASSING 1", 25–60% PASSING ½", 0–10% PASSING #4, AND 0–5% PASSING #8.
7. WOVEN GEOTEXTILE FABRIC: MIRAFI 500X
8. NON–WOVEN GEOTEXTILE FABRIC: MIRAFI 140N
9. TOPSOIL: NATURAL, FERTILE, FRIABLE GRANULAR SOIL CHARACTERISTIC OF PRODUCTIVE SOILS IN THE VICINITY, UNIFORM IN COMPOSITION AND TEXTURE, FREE FROM SUBSOIL, CLAY LUMPS, STONES, ORGANIC MATERIAL, TOXIC OR HAZARDOUS SUBSTANCES, AND ANY MATERIAL TWO INCHES OR MORE IN GREATEST DIMENSION
10. SLAG NOT PERMITTED

F. REMOVE EXISTING SURFACE SOIL MATERIAL, INCLUDING VEGETATION, TOPSOIL AND LOOSE BOULDERS TO A MINIMUM DEPTH OF 12 INCHES BELOW EXISTING SURFACE GRADE OR AS REQUIRED TO COMPLY WITH CROSS–SECTIONS, ELEVATIONS, AND GRADES AS INDICATED. THE EXPOSED SURFACE SOIL MUST BE PROOFROLLED, WITH A MINIMUM 10–TON STATIC ROLLER, IN THE PRESENCE OF THE SOILS TESTING AGENCY. WHERE UNCONTROLLED FILL, SOFT, LOOSE OR YIELDED MATERIAL EXISTS, THESE AREAS MUST BE UNDERCUT A MINIMUM OF 2'–0". TESTING AND INSPECTION OF THE UNDERCUT SUBGRADE, BY THE SOILS TESTING AGENCY, MAY REQUIRE FURTHER UNDERCUTTING ON SOME AREAS, DEPENDING ON THE TYPE AND NATURE OF FILL/UNSUITABLE MATERIAL EXPOSED.

G. EXCAVATE TRENCHES TO THE UNIFORM WIDTH REQUIRED FOR PARTICULAR ITEM TO BE INSTALLED AND SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM. PROVIDE 1'–0" MINIMUM CLEARANCE ON BOTH SIDES OF PIPE OR CONDUIT, BUT NOT LESS THAN 3'–0" TOTAL TRENCH WIDTH. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED. CARRY DEPTH OF TRENCHES FOR PIPING TO ESTABLISH INDICATED FLOW LINES AND INVERT ELEVATIONS. GRADE BOTTOMS OF TRENCHES AS INDICATED, NOTCHING TO PROVIDE SOLID BEARING FOR ENTIRE BODY OF PIPE. REMOVE UNSTABLE, SOFT, AND UNSUITABLE MATERIALS AT THE SURFACE UPON WHICH PIPES ARE TO BE LAID AND BACKFILL WITH CLEAN SAND OR PEA GRAVEL TO INDICATED LEVEL. FILL UNEVENNESS WITH TAMPED SAND BACKFILL. DIG BELL HOLES AT EACH PIPE JOINT TO RELIEVE THE BELLS OF ALL LOADS AND TO ENSURE CONTINUOUS BEARING OF THE PIPE BARREL ON THE FOUNDATION. DO NOT BACKFILL TRENCHES UNTIL TESTS AND INSPECTIONS HAVE BEEN MADE AND BACKFILLING AUTHORIZED BY THE ARCHITECT/ENGINEER. USE CARE IN BACKFILLING TO AVOID DAMAGE OR DISPLACEMENT OF PIPE SYSTEMS.

H. CONTRACTORS WILL TAKE EVERY PRECAUTION DURING FINAL STAGES OF EXCAVATION TO PREVENT DISTURBANCE OF THE NATURAL SOIL AT PROPOSED SUBGRADE ELEVATIONS. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, KEEPING EQUIPMENT OFF FINAL SUBGRADE DURING THE LAST SEVERAL FEET OF EXCAVATION, USING EXCAVATING BUCKETS WITHOUT TEETH, PLACING CONCRETE MUD MATS BELOW FOUNDATIONS AND DEWATERING EXCAVATIONS.

I. SET GRADE STAKES WHERE SPOT ELEVATIONS ARE SHOWN, AT BREAKS IN GRADE, ALONG DRAINAGE "SWALES" AND AS OTHERWISE REQUIRED TO CORRECTLY GRADE THE AREA ACCORDING TO ELEVATIONS SHOWN ON PLANS. MAXIMUM SPACING OF STAKES TO BE 50 FEET ON CENTER. GRADE NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN OR BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES. ABRUPT CHANGES IN SLOPES SHALL BE ROUNDED. ALL NEW GRADES, OTHER THAN GRADES FOR PAVED AREAS, TO BE WITHIN PLUS OR MINUS 0.50" OF GRADES INDICATED ON DRAWINGS OR IN SPECIFICATIONS. GRADE FOR PAVED AREAS, BOTH SUBGRADE AND BASE COURSES, TO BE PLUS OR MINUS 0.25" OF INDICATED GRADES.

J. COMPACTION OF FILL: UNIFORMLY SPREAD EACH LAYER, MOISTEN OR DRY AS REQUIRED FOR OPTIMUM MOISTURE CONTENT, AND THEN COMPACT SO DENSITY OF THE COMPACTED MATERIAL MEETS OR EXCEEDS 95% MAXIMUM DRY DENSITY EXCEPT IN NON–LOADED GRASSED AREAS WHICH NEED NOT EXCEED 90%.

K. REPAIR TO PROPER GRADE ANY SETTLEMENT OF SLAB, PAVEMENT, UTILITY, STRUCTURE, OR LAWN, ADVERSELY AFFECTED BY SETTLEMENT, WITHIN ONE YEAR AFTER FINAL ACCEPTANCE AT NO EXPENSE TO THE OWNER.

L. TEMPORARY SEED AND MULCH

1. SEED SHALL BE RYEGRASSES (ANNUAL OR PERENNIAL) OR CEREAL GRASSES SUITABLE TO THE AREA AND AS A TEMPORARY COVER WHICH WILL NOT COMPETE WITH THE GRASSES SOWN LATER FOR PERMANENT COVER.
2. THE CONTRACTOR SHALL APPLY SEED AND MULCH ON DISTURBED AREAS CONSISTENT WITH THE APPROVED PROJECT SCHEDULE.
3. PRIOR TO THE APPLICATION OF SEED, ALL AREAS WHERE COMPACTION HAS OCCURRED SHALL BE SCARIFIED. THE SEED BED SHALL BE LOOSE AND FRIABLE FOR POSITIVE SEED RETENTION.
4. RYEGRASSES SHALL BE SPREAD AT A RATE OF 3.5 G/M2 TO UNIFORMLY COVER THE GROUND. CEREAL GRASSES SHALL BE SPREAD AT A RATE OF 11.2 G/M2 TO UNIFORMLY COVER THE GROUND. SEEDS SHALL BE EVENLY DISTRIBUTED BY ANY METHOD OF SOWING THAT DOES NOT INJURE THE SEEDS IN THE PROCESS OF SPREADING.
5. MULCH SHALL BE SPREAD IMMEDIATELY FOLLOWING APPLICATION OF SEED. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET AT AN APPROXIMATE RATE OF 4 T/HA. MULCH MAY BE SPREAD BY HAND, MECHANICAL SPREADERS, OR BLOWERS. MULCH AND SEED SHALL NOT BE PLACED SIMULTANEOUSLY, EXCEPT IN THE CASE OF HYDROSEEDING.

DIVISION 2.4 – PAVING

A. FINE GRADE AND PROOF ROLL SUBGRADE UNDER PAVEMENT IN ALL AREAS IN ACCORDANCE WITH NYSDOT SPECIFICATIONS 203–3.14.

B. BITUMINOUS PAVING MATERIALS

1. SUB–BASE COURSE – STRUCTURAL FILL PER DIVISION 2.2
2. ASPHALT BINDER: SEE DETAIL
3. ASPHALT TOPPING: SEE DETAIL
4. TACK COAT: SEE DETAIL
5. BITUMINOUS PAVEMENT SEALER: A COAL TAR EMULSION MATERIAL SPECIFICALLY FORMULATED TO SEAL ASPHALT CONCRETE PAVEMENT. ADD FOUR POUNDS OF GROUT SAND PER GALLON OF UNDILUTED PAVEMENT SEALER AND MIX TO A UNIFORM CONSISTENCY. DILUTE SEALER WITH POTABLE WATER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

E. BITUMINOUS PAVING PLACEMENT

1. ALL COURSES: ROLL EACH COURSE WITH 10 TON ROLLER OR EQUIVALENT. COMMENCE ROLLING ALONG LOWER EDGE AND CONTINUE UNTIL EDGE IS THOROUGHLY COMPACTED, AFTER WHICH GRADUALLY ADVANCE TO THE CROWN. CONTINUE ROLLING UNTIL THE LAYER HAS BECOME THOROUGHLY COMPACTED AND IS TRUE TO GRADE AND CROSS SECTION.
2. SUB–BASE COURSE: PLACE ON DRY SUBGRADE IN MAXIMUM LIFTS OF 6" WITH A MINIMUM COMPACTION OF 95% OF MAXIMUM DRY DENSITY. REMOVE SUBGRADE MATERIAL, WHICH BECOMES MIXED WITH BASE COURSE AND RECONSTRUCT. GRADE TOLERANCE: PLUS OR MINUS 3/8" FROM INDICATED GRADES.
3. ASPHALT TOP COURSE: DO NOT INSTALL ASPHALT PAVING OVER WET BASE COURSE OR IF AMBIENT TEMPERATURE IS BELOW 50 DEGREES F. PLACE IN TWO COURSES TO COMPACTED THICKNESS AS DETAILED. WHERE PAVEMENT ABUTS CURBS, CONCRETE WALKS, OR EXISTING PAVEMENT, APPLY A LIBERAL APPLICATION OF TACK COAT MATERIAL. CHECK WITH 10' STRAIGHT EDGE AND CORRECT ALL DEPRESSIONS AND HIGH AREAS GREATER THAN 1/4". FORM OR CUT ALL PAVEMENT EDGES TO CLEAN, SHARP LINES OR RADIUS, AS INDICATED. COMPACTION FOR WEARING COURSE SHALL BE MINIMUM OF 92% OF LABORATORY SPECIMEN DENSITY.

F. PAVEMENT SEALER, REQUIRED FOR ALL PARKING AREAS AND LOTS (NOT ON ROADWAYS): ALLOW PAVEMENT TO WEATHER A MINIMUM OF FOUR WEEKS PRIOR TO SEALING. CLEAN SURFACE OF DIRT AND OTHER FOREIGN MATTER. APPLY TWO COATS OF SEALER UNIFORMLY AT A MINIMUM TOTAL COVERAGE OF 0.18 GALLONS PER SQUARE YARD PER COAT. ALLOW A MINIMUM OF 24 HOURS FOR CURING PRIOR TO CHECKING SEALED PAVEMENT FOR VEHICLE USAGE.

DIVISION 2.5 – WATER SERVICE PIPING

A. SUBMIT PRODUCT DATA FOR VALVES, WATER METER, AND IDENTIFICATION DEVICES ALONG WITH SHOP DRAWINGS FOR PRECAST CONCRETE VALVE PITS AND METER PIT, INCLUDING FRAMES AND COVERS. ALL MATERIALS AND PRODUCTS USED WITHIN THE SAME SYSTEM SHALL BE PROVIDED BY THE SAME MANUFACTURER.

B. SUBMIT RECORD DRAWINGS AT PROJECT CLOSEOUT OF INSTALLED WATER SERVICE PIPING AND PRODUCTS.

C. SUBMIT MAINTENANCE DATA FOR VALVES AND WATER METER, FOR INCLUSION IN OPERATING AND MAINTENANCE MANUALS.

D. WATER SERVICE PIPING QUALITY CONTROLS SHALL COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER TO THE PROJECT.

E. WATER VALVES SHALL BE PROPERLY PREPARED, STORED AND HANDLED PRIOR TO INSTALLATION.

F. COORDINATE CONNECTION TO PUBLIC WATER MAIN WITH UTILITY COMPANY, INTERIOR WATER DISTRIBUTION PIPING AND WITH OTHER UTILITY WORK.

G. PIPE AND PIPE FITTING MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER. WHERE MORE THAN ONE TYPE OF MATERIAL OR PRODUCT IS INDICATED, SELECTION IS INSTALLER'S OPTION.

H. COPPER WATER TUBE 2 INCHES AND SMALLER: ASTM B 88; TYPE K, SEAMLESS, ANNEALED TEMPER. COPPER FITTINGS: ANSI B16.22, WROUGHT_COPPER, SOLDER_JOINT PRESSURE TYPE. INSTALL IN ACCORDANCE WITH CDA "COPPER TUBE" HANDBOOK.

I. COUPLINGS: IRON BODY SLEEVE ASSEMBLY FABRICATED TO MATCH OUTSIDE DIAMETERS OF PIPES TO BE JOINED. SLEEVE: ASTM A 126, CLASS B, GRAY IRON.FOLLOWERS: ASTM A 47, GRADE 32510 OR ASTM A 536 DUCTILE IRON. GASKETS: RUBBER. BOLTS AND NUTS: AWWA C111. FINISH: ENAMEL PAINT.

J. NONRISING STEM GATE VALVES, 2 INCHES AND SMALLER: MSS SP_80; BODY AND SCREW BONNET OF ASTM B 62 CAST BRONZE; WITH CLASS 125 THREADED ENDS, SOLID WEDGE, NONRISING COPPER_SILICON ALLOY STEM, BRASS PACKING GLAND, TEFLON_IMPREGNATED PACKING, AND MALLEABLE IRON HANDWHEEL. COMPLY WITH AWWA C600. USE BRONZE CORPORATION STOPS AND VALVES, WITH ENDS COMPATIBLE TO PIPING, FOR 2_INCH AND SMALLER INSTALLATION. USE THREADED AND FLANGED END VALVES FOR INSTALLATION IN PITS AND INSIDE BUILDING. INSTALL BURIED VALVES WITH STEM POINTING UP AND WITH CAST_IRON VALVE BOX.

K. VALVE BOXES: CAST_IRON BOX HAVING TOP SECTION AND COVER WITH LETTERING "WATER," BOTTOM SECTION WITH BASE OF SIZE TO FIT OVER VALVE AND BARREL APPROXIMATELY 5 INCHES IN DIAMETER, AND ADJUSTABLE CAST_IRON EXTENSION OF LENGTH REQUIRED FOR DEPTH OF BURY OF VALVE. PROVIDE A STEEL TEE_HANDLE OPERATING WRENCH WITH EACH VALVE BOX. WRENCH SHALL HAVE TEE HANDLE WITH ONE POINTED END, STEM OF LENGTH TO OPERATE VALVE, AND SOCKET FITTING VALVE OPERATING NUT.

L. CURB STOPS: BRONZE BODY, GROUND KEY PLUG OR BALL, AND WIDE TEE HEAD, WITH INLET AND OUTLET TO MATCH SERVICE PIPING MATERIAL.

M. SERVICE CLAMPS AND CORPORATION STOPS: PROVIDE A COMPLETE ASSEMBLY, INCLUDING SERVICE CLAMP, CORPORATION STOP, AND BOLTS AND NUTS. THE CLAMP AND STOP SHALL BE COMPATIBLE WITH THE DRILLING MACHINE TO BE USED. SERVICE CLAMP: CAST IRON OR DUCTILE IRON WITH GASKET AND AWWA C800 THREADED OUTLET FOR CORPORATION STOP, AND THREADED END STRAPS. CORPORATION STOPS: BRONZE BODY AND GROUND KEY PLUG, WITH AWWA C800 THREADED INLET AND OUTLET TO MATCH SERVICE PIPING MATERIAL. MANIFOLD: COPPER WITH TWO TO FOUR INLETS, AS REQUIRED, WITH ENDS MATCHING CORPORATION STOPS, AND OUTLET MATCHING SERVICE PIPING. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL BURIED CURB STOPS WITH HEAD POINTED UP AND WITH CAST_IRON CURB BOX.

N. PROVIDE ANCHORAGES FOR TEES, PLUGS AND CAPS, BENDS, CROSSES, VALVES, AND HYDRANT BRANCHES.

1. CLAMPS, STRAPS, AND WASHERS: ASTM A 506, STEEL
2. RODS: ASTM A 575, STEEL
3. ROD COUPLINGS: ASTM A 197, MALLEABLE IRON.
4. BOLTS: ASTM A 307, STEEL.
5. CAST_IRON WASHERS: ASTM A 126, GRAY IRON.
6. CONCRETE REACTION BEARINGS: REF DIVISION 3

O. INSTALL CONTINUOUS POLYETHYLENE PLASTIC TAPE WITH METALLIC CORE UNDERGROUND WARNING TAPES, 6 INCHES WIDE BY 4 MILS THICK, SOLID BLUE IN COLOR WITH CONTINUOUSLY PRINTED CAPTION IN BLACK LETTERS "CAUTION _ WATER LINE BURIED BELOW" DURING BACK_FILLING OF TRENCH FOR UNDERGROUND WATER SERVICE PIPING. LOCATE 6 TO 8 INCHES BELOW FINISHED GRADE, DIRECTLY OVER PIPING.

P. PROVIDE MINIMUM 5'–0" COVER OVER PIPING.

Q. WATER METER WILL BE FURNISHED BY THE UTILITY COMPANY WITH REMOTE REGISTRATION SYSTEM.

R. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND IN LOCATION AS INDICATED, IN ACCORDANCE WITH REQUIREMENTS OF WATER UTILITY.

1. INSTALL CORPORATE STOPS INTO SERVICE CLAMPS. INSTALL VALVE WITH STEM POINTING UP AND WITH CAST_IRON VALVE BOX.

S. WATER SERVICE TERMINATION: TERMINATE WATER SERVICE PIPING 5'_0" FROM BUILDING FOUNDATION IN LOCATION AND INVERT AS INDICATED. PROVIDE TEMPORARY PIPE PLUG FOR PIPING EXTENSION INTO BUILDING.

T. TUNNELING: INSTALL PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, BY TUNNELING, JACKING, OR A COMBINATION OF BOTH.

U. FIELD QUALITY CONTROL

1. PIPING TESTS: CONDUCT PIPING TESTS BEFORE JOINTS ARE COVERED AND AFTER THRUST BLOCKS HAVE SUFFICIENTLY HARDENED. FILL PIPELINE 24 HOURS PRIOR TO TESTING AND APPLY TEST PRESSURE TO STABILIZE SYSTEM. USE ONLY POTABLE WATER.
2. HYDROSTATIC TESTS: TEST AT NOT LESS THAN 1_1/2 TIMES WORKING PRESSURE FOR 2 HOURS. INCREASE PRESSURE IN 50_PSI INCREMENTS AND INSPECT EACH JOINT BETWEEN INCREMENTS. HOLD AT TEST PRESSURE FOR ONE HOUR; DECREASE TO 0 PSI. SLOWLY INCREASE AGAIN TO TEST PRESSURE AND HOLD FOR ONE MORE HOUR. MAXIMUM ALLOWABLE LEAKAGE IS 2 QUARTS PER HOUR PER 100 JOINTS. REMAKE LEAKING JOINTS WITH NEW MATERIALS AND REPEAT TEST UNTIL LEAKAGE IS WITHIN ABOVE LIMITS.
3. CLEAN AND DISINFECT WATER DISTRIBUTION PIPING: PURGE ALL NEW WATER DISTRIBUTION PIPING SYSTEMS AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED, PRIOR TO USE. USE THE PURGING AND DISINFECTING PROCEDURE PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION OR, IN THE EVENT THAT A METHOD IS NOT PRESCRIBED BY THAT AUTHORITY, USE THE PROCEDURE DESCRIBED IN AWWA C651. PREPARE REPORTS FOR ALL PURGING AND DISINFECTING ACTIVITIES.

DIVISION 2.7 – SANITARY SEWERAGE

A. WASTEWATER PIPING

1. HUB AND SPIGOT CAST_IRON SOIL PIPE AND FITTINGS: ASTM A 74, GRAY CAST IRON, FOR COMPRESSION GASKET JOINTS.CLASS: SERVICE.CLASS: EXTRA HEAVY.GASKETS: ASTM C 564, RUBBER, THICKNESS TO MATCH CLASS OF PIPE.

2. PVC (POLYVINYL CHLORIDE) SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, FOR SOLVENT CEMENT OR ELASTOMERIC GASKET JOINTS. SOLVENT CEMENT: ASTM D 2564.GASKETS: ASTM F 477, ELASTOMERIC SEAL.

3. COUPLINGS: RUBBER OR ELASTOMERIC SLEEVE AND STAINLESS STEEL BAND ASSEMBLY FABRICATED TO MATCH OUTSIDE DIAMETERS OF PIPES TO BE JOINED.

4. SLEEVES: ASTM C 425, RUBBER FOR VITRIFIED CLAY PIPE; ASTM C 443, RUBBER FOR CONCRETE PIPE; ASTM C 564, RUBBER FOR CAST_IRON SOIL PIPE; AND ASTM F 477, ELASTOMERIC SEAL FOR PLASTIC PIPE. SLEEVES FOR DISSIMILAR OR OTHER PIPE MATERIALS SHALL BE COMPATIBLE WITH PIPE MATERIALS BEING JOINED.

5. BANDS: STAINLESS STEEL, ONE AT EACH PIPE INSERT.

B. CLEANOUTS – PROVIDE CAST_IRON FERRULE AND COUNTERSUNK BRASS CLEANOUT PLUG, WITH ROUND CAST_IRON ACCESS FRAME AND HEAVY_DUTY, SECURED, SCORIATED CAST_IRON COVER.

C. IDENTIFICATION – METALLIC_LINED PLASTIC UNDERGROUND WARNING TAPES: POLYETHYLENE PLASTIC TAPE WITH METALLIC CORE, 6 INCHES WIDE BY 4 MILS THICK, SOLID GREEN IN COLOR WITH CONTINUOUSLY PRINTED CAPTION IN BLACK LETTERS "CAUTION _ SEWER LINE BURIED BELOW."

D. INSTALL PIPING BEGINNING AT LOW POINT OF SYSTEMS, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND COUPLINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER INSTALLATION REQUIREMENTS. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED.

E. USE FITTINGS FOR BRANCH CONNECTIONS, EXCEPT WHERE DIRECT TAP INTO EXISTING SEWER IS INDICATED.

F. USE PROPER SIZE INCREASERS, REDUCERS, AND COUPLINGS, WHERE DIFFERENT SIZE OR MATERIAL OF PIPES AND FITTINGS ARE CONNECTED. REDUCTION OF THE SIZE OF PIPING IN THE DIRECTION OF FLOW IS PROHIBITED.

G. INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW, AT MINIMUM SLOPE OF 2 PERCENT, EXCEPT WHERE INDICATED OTHERWISE.

H. EXTEND SANITARY SEWERAGE SYSTEM PIPING TO CONNECT TO BUILDING SANITARY DRAINS, OF SIZES AND IN LOCATIONS INDICATED.

I. INSTALL 1_INCH_THICK EXTRUDED POLYSTYRENE OVER UNDERGROUND BUILDING DRAIN PIPING NOT UNDER BUILDING. WIDTH OF INSULATION SHALL EXTEND MINIMUM OF 12 INCHES BEYOND EACH SIDE OF PIPE. INSTALL DIRECTLY OVER AND CENTER ON PIPE CENTER LINE.

J. TUNNELING: INSTALL PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, BY TUNNELING, JACKING, OR A COMBINATION OF BOTH.

K. JOIN AND INSTALL HUB AND SPIGOT CAST_IRON SOIL PIPE AND FITTINGS WITH COMPRESSION GASKETS IN ACCORDANCE WITH CISPI "CAST IRON SOIL PIPE AND FITTINGS HANDBOOK, VOLUME I." USE "SERVICE" OR "EXTRA HEAVY" CLASS GASKETS TO MATCH CLASS OF PIPE AND FITTINGS.

L. INSTALL POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH AWWA C105.

M. INSTALL CLEANOUTS AND EXTENSION FROM SEWER PIPE TO CLEANOUT AT GRADE AS INDICATED. SET CLEANOUT FRAME AND COVER IN CONCRETE BLOCK 18 BY 18 BY 12 INCHES DEEP, EXCEPT WHERE LOCATION IS IN CONCRETE PAVING. SET TOP OF CLEANOUT 1 INCH ABOVE SURROUNDING EARTH GRADE OR FLUSH WITH GRADE WHEN INSTALLED IN PAVING.

N. TAP CONNECTIONS: MAKE CONNECTIONS TO EXISTING PIPING AND UNDERGROUND STRUCTURES SO THAT FINISHED WORK WILL CONFORM AS NEARLY AS PRACTICABLE TO THE REQUIREMENTS SPECIFIED FOR NEW WORK.

O. MAKE BRANCH CONNECTIONS FROM SIDE INTO EXISTING 24_INCH OR LARGER PIPING OR TO UNDERGROUND STRUCTURES BY CUTTING OPENING INTO EXISTING UNIT SUFFICIENTLY LARGE TO ALLOW 3 INCHES OF CONCRETE TO BE PACKED AROUND ENTERING CONNECTION. CUT END OF CONNECTION PIPE PASSING THROUGH PIPE OR STRUCTURE WALL TO CONFORM TO SHAPE OF AND BE FLUSH WITH INSIDE WALL, UNLESS OTHERWISE INDICATED. ON OUTSIDE OF PIPE OR STRUCTURE WALL, ENCASE ENTERING CONNECTION IN 6 INCHES OF CONCRETE FOR MINIMUM LENGTH OF 12 INCHES TO PROVIDE ADDITIONAL SUPPORT OF COLLAR FROM CONNECTION TO UNDISTURBED GROUND.

P. PROVIDE CONCRETE THAT WILL ATTAIN MINIMUM 28_DAY COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS OTHERWISE INDICATED.

Q. USE EPOXY BONDING COMPOUND AS INTERFACE BETWEEN NEW AND EXISTING CONCRETE AND PIPING MATERIALS.

R. PROTECT EXISTING PIPING AND STRUCTURES TO PREVENT CONCRETE OR DEBRIS FROM ENTERING WHILE MAKING TAP CONNECTIONS. REMOVE DEBRIS, CONCRETE, OR OTHER EXTRANEOUS MATERIAL THAT MAY ACCUMULATE.

DIVISION 2.7 – LANDSCAPE WORK

A. SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS. DO NOT MAKE SUBSTITUTIONS WITHOUT PRIOR AUTHORIZATION FROM ARCHITECT/ENGINEER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

B. PROVIDE HEALTHY, VIGOROUS, NURSERY GROWN TREES, SHRUBS, AND PLANTS FREE OF DISEASE AND OTHER DEFECTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1.

C. TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR. SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD(S).

D. DELIVER PACKAGED MATERIALS IN CONTAINERS; DO NOT REMOVE CONTAINER_GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. PROVIDE FRESHLY DUG TREES AND SHRUBS AND PROTECT AS REQUIRED TO AVOID DAMAGE TO TREE OR ROOT BALL. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. TIME SOD DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.

E. PLANT TREES AND SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT/ENGINEER. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.

F. WARRANTY TREES AND SHRUBS, FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION. REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANTY PERIOD. ANOTHER WARRANTY INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION.

G. SOIL AMMENDMENTS, AS REQUIRED, CAN INCLUDE LIME, COMMERCIAL GRADE ALUMINUM SULFATE, PEAT HUMUS, BONEMEAL, SUPERPHOSPHATE, SAND, PERLITE, VERMICULITE, SAWDUST, MANURE, MULCH, AND COMMERCIAL FERTILIZERS APPROPRIATE FOR EACH TYPE OF PLANT.

H. GRASS SHALL BE EITHER FRESH, CLEAN, NEW_CROP SEED OR STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD. SEED MIX OR SOD SHALL BE FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. ACCEPTABLE SPECIES SHALL BE KENTUCKY BLUEGRASS (POA PRATENSIS), BERMUDA GRASS (CYNODON DACTYLON), ST. AUGUSTINEGRASS (STENOTAPHRUM SECUNDATUM), AND/OR CENTIPEDEGRASS (EREMOCHLOA OPHIUROIDES).

I. GRAVEL: WATER_WORN, HARD, DURABLE GRAVEL, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, WITH 1_1/2 INCHES MAXIMUM, 3/4–INCH MINIMUM SIZE AND OF READILY_AVAILABLE NATURAL GRAVEL COLOR RANGE.

J. ANTI_EROSION MULCH: PROVIDE CLEAN, SEED_FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

K. ANTI_DESICCANT: EMULSION TYPE, FILM_FORMING AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. DELIVER IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIX IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

L. PLASTIC SHEET: BLACK, WEATHER_RESISTANT POLYETHYLENE SHEETING, .008 INCH (8_MILS) THICK.

M. COMMERICALLY AVAILABLE ROLLED WEED BARRIER AND UNDERLAYMENT.

N. WRAPPING: TREE_WRAP TAPE NOT LESS THAN 4 INCHES WIDE, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING.

O. STAKES AND GUYS: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOT HOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF 2_STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE, NOT LIGHTER THAN 12 GA. WITH ZINC_COATED TURNBUCKLES. PROVIDE NOT LESS THAN 1/2 INCH DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL, AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES.

P. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. PREPARE PLANTING SOIL BY REMOVING ROOTS, PLANTS, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS AND MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT APPROPRIATE RATES AND TIMES RECOMMENDED FOR EACH TYPE OF PLANT/APPLICATION.

Q. PREPARATION FOR PLANTING LAWNS:

LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1_1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS, WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION. SPREAD TOP SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS, WHICH CAN BE PLANTED IMMEDIATELY AFTER GRADING.

MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.

R. RESTORE LAWN AREAS TO SPECIFIED CONDITION, IF ERODED OR OTHERWISE DISTURBED, AFTER FINE GRADING AND PRIOR TO PLANTING.

S. PREPARATION OF PLANTING BEDS: DIG BEDS NOT LESS THAN 8 INCHES DEEP. LOOSEN BOTTOM OF BED A MINIMUM DEPTH OF 6 INCHES USING A CULTI_MULCHER OR SIMILAR EQUIPMENT. REMOVE STONES MEASURING OVER 1 1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, STONES, RUBBISH, AND OTHER EXTRANEOUS MATTER. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF PLANTING SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE PLANTING SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT.

T. PREPARATION OF EXCAVATION FOR TREES AND SHRUBS: EXCAVATE PITS, BEDS, AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL/CONTAINER DIAMETER AND EQUAL TO THE BALL/CONTAINER DEPTH INCLUDING AN ALLOWANCE FOR A 3 INCH THICK SETTING LAYER OF PLANTING SOIL MIXTURE. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING.

U. PLANTING TREES AND SHRUBS: SET BALLED AND BURLAPPED STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES. REMOVE BURLAP FROM SIDES OF BALLS; RETAIN ON BOTTOMS. (FOR CONTAINER GROWN STOCK CUT CANS ON 2 SIDES WITH AN APPROVED CAN CUTTER; REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS.) WHEN SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL. DISH TOP OF BACKFILL TO ALLOW FOR MULCHING. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE 3–INCHES MINIMUM THICKNESS OF MULCH, AND WORK INTO TOP OF BACKFILL AND FINISH LEVEL WITH ADJACENT FINISH GRADES. APPLY ANTI_DESICCANT, USING POWER SPRAY, TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS AND FOLIAGE. (IF DECIDUOUS TREES OR SHRUBS ARE MOVED WHEN IN FULL_LEAF, SPRAY WITH ANTI_DESICCANT AT NURSERY BEFORE MOVING AND SPRAY AGAIN 2 WEEKS AFTER PLANTING.) PRUNE, THIN OUT, AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY ARCHITECT/ENGINEER, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. FOLLOWING INSPECTION FOR DAMAGE OR DEFECTS, WRAP TREE TRUNKS OF 2 INCHES CALIPER AND LARGER FROM GROUND TO HEIGHT OF FIRST BRANCHES AND SECURELY ATTACH. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING, AS INDICATED.

V. SEEDING NEW LAWNS: DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. SOW SEED USING A SPREADER OR SEEDING MACHINE. DO NOT SEED WHEN WIND VELOCITY EXCEEDS 5 MILES PER HOUR. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. SOW NOT LESS THAN THE QUANTITY OF SEED SPECIFIED OR SCHEDULED. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY. PROTECT SEEDED AREAS AGAINST EROSION BY SPREADING SPECIFIED LAWN MULCH AFTER COMPLETION OF SEEDING OPERATIONS.

W. HYDROSEEDING NEW LAWNS: MIX SPECIFIED SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.

X. MISCELLANEOUS LANDSCAPE WORK:

INSTALL WOOD HEADERS AND EDGINGS WHERE INDICATED. ANCHOR WITH WOOD STAKES SPACED NOT MORE THAN 3 FEET O.C., AND DRIVEN AT LEAST 1 INCH BELOW TOP ELEVATION OF HEADER OR EDGING. USE 2 GALVANIZED NAILS PER STAKE TO FASTEN HEADERS AND EDGING, AND CLINCH POINT OF EACH NAIL.

INSTALL STEEL EDGING WHERE INDICATED. ANCHOR WITH STEEL STAKES SPACED NOT MORE THAN 3 FEET O.C., AND DRIVEN AT LEAST 1 INCH BELOW TOP ELEVATION OF EDGING.

PLACE GRAVEL BEDS WHERE INDICATED. COMPACT SOIL SUBGRADES BEFORE PLACING GRAVEL.

LAY 8_MIL POLYETHYLENE PLASTIC FILM CONTINUOUSLY OVER COMPACTED SUBGRADE PRIOR TO PLACING GRAVEL. OVERLAP EDGES 4 INCHES AT JOINTS BETWEEN SHEETS.

Y. MAINTENANCE:

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING, BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

Z. MAINTAIN LAWNS FOR NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION (30 DAYS FOR SODDED LAWNS), AND LONGER AS REQUIRED TO ESTABLISH AN ACCEPTABLE LAWN. SEEDED IN FALL AND NOT GIVEN FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

DIVISION 3 – SITE CONCRETE

A. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL COMPLY WITH NYSDOT 4000–PSI, CLASS A CONCRETE. PORTLAND CEMENT SHALL BE ASTM C150, TYPE 1P, MAX 606–LBS/CY. FINE AGGREGATE SHALL CONSIST OF WASHED NATURAL SAND CONFORMING TO ASTM C–33 (MAX 36% OF TOTAL AGGREGATE) AND COARSE AGGREGATE SHALL CONSIST OF WELL–GRADED CRUSHED STONE OR WASHED GRAVEL CONFORMING TO NYSDOT CA2.

C. ADD WRDA WATER REDUCING ADMIXTURE TO MIX PER MANUFACTURER'S RECOMMENDATIONS.

F. ADD AIR ENTRAINING ADMIXTURE TO PRODUCE MAXIMUM AIR BY VOLUME OF 6.5 +/–1.5%, CLASS A.

G. WATER–CEMENT RATIO SHALL NOT EXCEED 0.46 FOR CLASS A CONCRETE. WATER SHALL BE CLEAN, POTABLE AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS.

I. SLUMP SHALL BE 3" +/– 0.5".

J. CONCRETE ACCEPTANCE SHALL BE ON THE BASIS OF "30 CONSECUTIVE TEST" OR "TRIAL MIXTURES" AS DESCRIBED IN ACI 318, SECTION 5.3. PROVIDE TRIAL MIXTURES FOR THREE DIFFERENT WATER–CEMENT RATIOS INDICATING 7–DAY AND 28–DAY COMPRESSIVE STRENGTH (Fc); 1200 PSI GREATER THAN REQUIRED SHALL BE ACCEPTED.ALL CONCRETE SHALL BE TRUCK MIXED.

K. CLEARANCE OF REINFORCEMENT SHALL BE 1–INCH BUT, IN ALL CASES, CLEARANCE NOT LESS THAN DIAMETER OF BARS.

M. ALL PLACEMENT OF CONCRETE AND REINFORCEMENT ACCORDING TO ACI 318 (INCLUDING ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONDITIONS); AND CRSI RECOMMENDED PRACTICES FOR 'PLACING REINFORCING BARS'.

N. UNFORMED SURFACES SHALL BE MOIST CURED AT A MINIMUM TEMPERATURE OF 50 DEGREES F FOR 7 DAYS.

THE CONTRACTOR SHALL COMPLY WITH ACI COLD WEATHER CONCRETE PROCEDURES WHEN THE AIR TEMPERATURE IS AT OR BELOW 45 DEGREES F, OR WHEN WEATHER REPORTS INDICATE THAT THE AIR TEMPERATURE MAY FALL BELOW 45 DEGREES F WITHIN 24 HRS IMMEDIATELY FOLLOWING THE COMPLETION OF CONCRETE PLACEMENT.

THE CONTRACTOR SHALL COMPLY WITH ACI HOT WEATHER CONCRETE PROCEDURES SO THAT THE CONCRETE SHALL, AT THE TIME IT IS PLACED, HAVE A TEMPERATURE FROM 55 TO 80 DEGREES F BUT NEVER ABOVE 90 DEGREES F.

O. APPLY NONSLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS, STEPS, AND RAMPS, AND ELSEWHERE AS INDICATED.

P. FORM REMOVAL (MINIMUM TIME):

5–DAYS FOR AIR TEMPERATURES BETWEEN 40 & 50 DEGREES.
3–DAYS FOR AIR TEMPERATURE ABOVE 55 DEGREES.

R. WHERE EXPOSED ABOVE GRADE CONCRETE SHALL HAVE A SMOOTH FINISH AS OBTAINED BY THE USE OF SMOOTH PLYWOOD OR TEMPERED BOARD FORMS. GRIND OFF FINS, JOINT MARKS, BULGES AND OTHER PROMINENT GRAIN MARKINGS. FILL AND GRIND OFF HONEYCOMBED OR DEPRESSED AREAS AND LEAVE SMOOTH AND WASHED CLEAN.

S. REINFORCING BARS SHALL BE NEW ASTM A615, GRADE 60.

T. STEEL WELDED WIRE FABRIC SHALL BE NEW ASTM A185. FURNISH IN FLAT SHEETS. LAP 1–1/2 SQUARES IN ALL DIRECTIONS AT JOINTS.

U. BAR SUPPORTS SHALL BE GALVANIZED OR STAINLESS STEEL. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE GALVANIZED AND PLASTIC TIPPED.

V. WHERE CONTINUOUS REINFORCING IS CALLED FOR, IT SHALL BE RUN CONTINUOUSLY AROUND CORNERS, LAPPED AT NECESSARY SPLICES AND HOOKED AT DISCONTINUOUS ENDS.

Y. NON–SHRINK GROUT SHALL BE A MIXTURE OF WATER AND MASTERFLOW 713 BY MASTER BUILDERS.

Z. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

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KEY PLAN

N

2221 SOUTH PARK AVE.
BUFFALO, NY

RENOVATIONS
TO 2221 SOUTH PARK AVE.

REV. #	DESCRIPTION	DATE

JOB NO. (T.E. JOB #25-43)
SCALE NONE
ISSUE DATE 8.06.25
DRAWN BY
CHECKED BY

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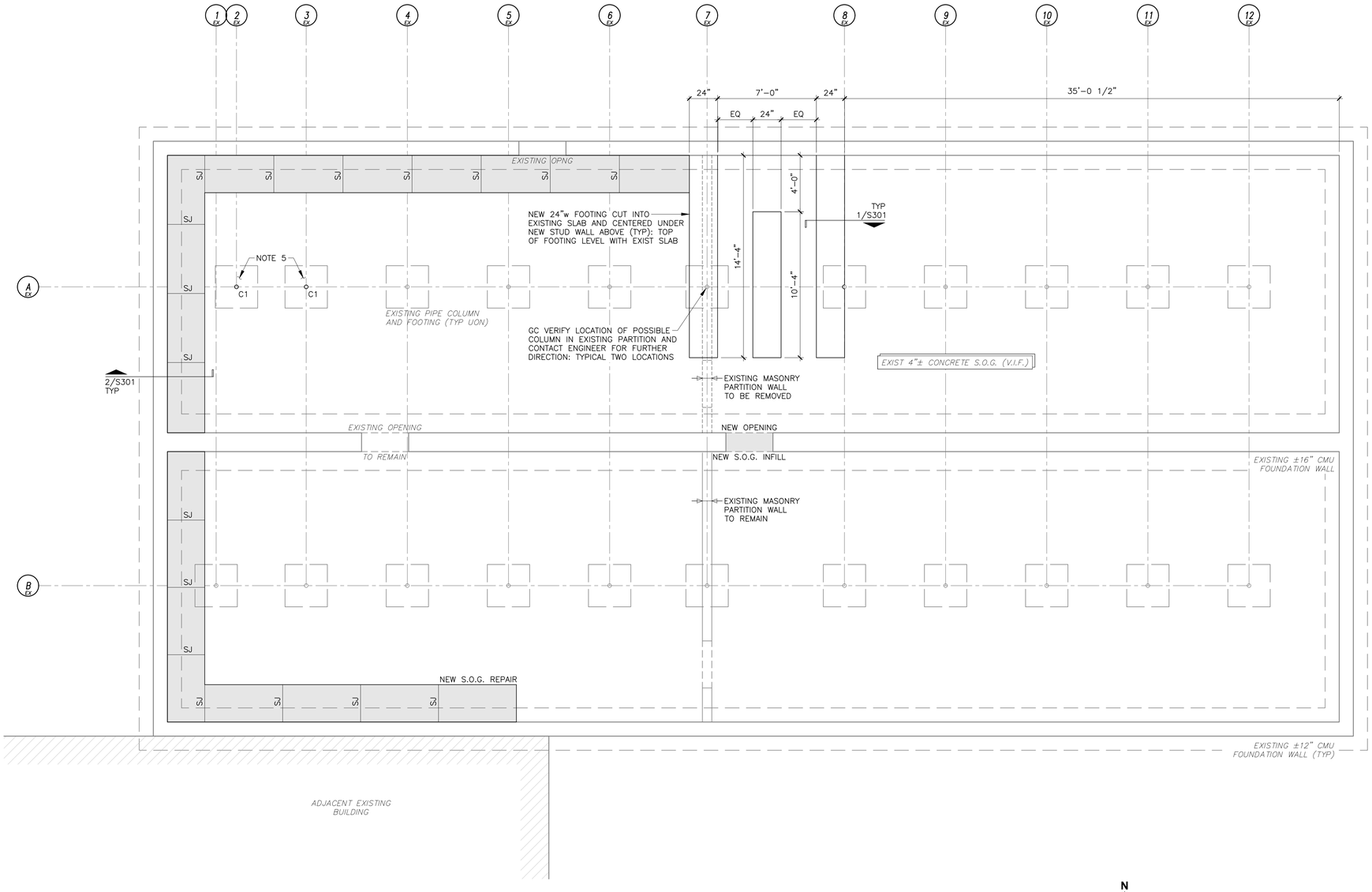
DRAWING TITLE

SITEWORK
SPECIFICATIONS

SP-202



COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	HILTI HAS THREADED ANC. RODS	REMARKS
C1	3"ø PIPE STD	3/4"x4.5"x9.5"	(2) 3/4"ø	--

N

FOUNDATION/BASEMENT PLAN

1/4" = 1'-0"

1. TOP OF FINISHED FLOOR SLAB EL. ±585.46' (-7'-10" B.F.F. FIRST FLOOR)
2. INDICATES LOCATION OF SLAB ON GRADE INFILL OR REPAIR: MATCH EXISTING SLAB THICKNESS (4" MIN) AND REINFORCE WITH 6x6-W2.9xW2.9 W.W.F.
3. SJ INDICATES SAWCUT SLAB CONTROL JOINT PER TYPICAL DETAIL
4. C* INDICATES NEW STEEL COLUMN PER SCHEDULE
5. DEMO PORTION OF EXISTING SLAB TO EXPOSE AND CONFIRM TOP OF EXISTING FOOTING ELEVATION. REMOVE EXISTING ANCHOR ROD PROJECTIONS (IF PRESENT). CLEAN AND PREPARE SURFACE FOR NEW COLUMN INSTALLATION

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MATTHEW JOHNATU
082395
LICENSED PROFESSIONAL ENGINEER

Date Stamped: 8/4/25 Expires: 10/31/25

OKELL ST
SOUTH PARK AVE
N
KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	AS NOTED
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

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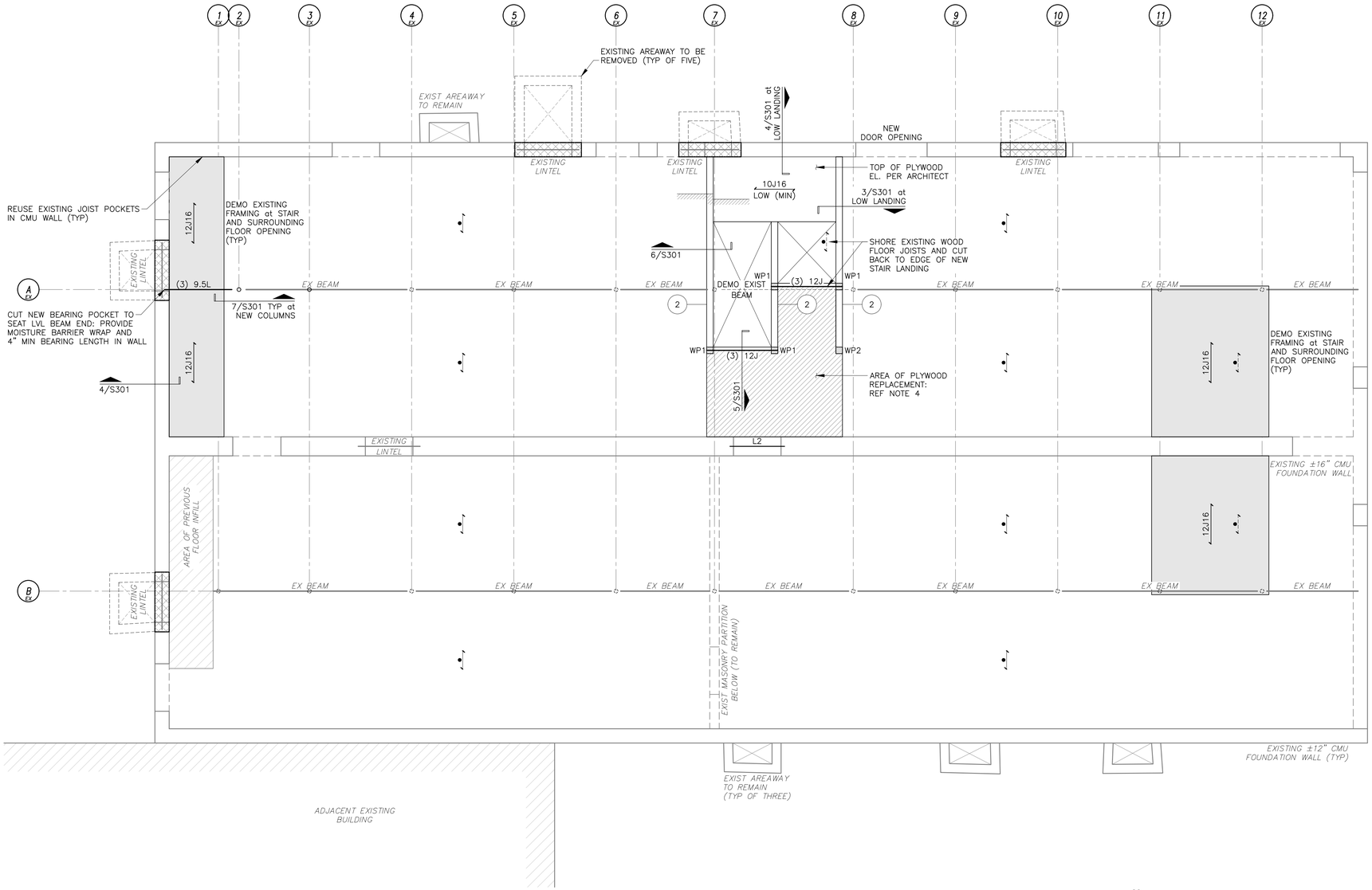
DRAWING TITLE

EXISTING BASEMENT PLAN

S-100

PERMIT SET



STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD GRADE at 16" O.C. MAX
2	2x6 SPF STUD GRADE at 16" O.C. MAX

NOTES:

1. PROVIDE PT 2x MATERIAL FOR ALL SOLE PLATES IN CONTACT WITH FOUNDATIONS
2. SHEATHING PER ARCHITECT (IF REQUIRED)
3. SILL PLATE NAILING at UPPER FLOORS TO BE 16d COMMON at 12"O.C. MAX
4. SOLE PLATE ANCHORAGE IN BASEMENT TO BE 3/4"ø SIMPSON TITEN HD at 48"O.C. MAX (4" MINIMUM CONCRETE EMBEDMENT)

N

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

1. TOP OF EXISTING SUBFLOOR EL. 593.30'
2. EX BEAM — INDICATES LOCATION OF EXISTING (3) PLY 2"x 9 1/2" WOOD BEAM
3. INDICATES DIRECTION OF SPAN OF EXISTING 2"x 11 1/2" WOOD JOISTS at ±16" O.C. MAX
4. INDICATES LOCATION OF EXISTING FLOOR INFILL: PROVIDE NEW 3/4" T&G PLYWOOD FLOOR SHEATHING, GLUED AND NAILED
5. WP1 — INDICATES (3) 2x6 SPF STUD GRADE POST: BUILD POST WITHIN STUD WALL AND SEAT BOTTOM ON SOLE PLATE
   WP2 — INDICATES 6x6 SPF STUD GRADE POST: ALIGN TO STAIR LANDING POST ABOVE. BUILD POST WITHIN STUD WALL AND SEAT BOTTOM ON SOLE PLATE
6. INDICATES NEW WOOD STUD WALL TYPE PER SCHEDULE
7. d t s — INDICATES NEW FLOOR FRAMING THUS:
   - SPACING (IN INCHES)
   - TYPE OF FRAMING: J = DFL#2 2x LUMBER; L = 1.9E LVL (1 3/4"w)
   - DEPTH (IN INCHES)
8. L* — INDICATES LOAD BEARING CMU LINTEL REQUIRED PER SCHEDULE: REF. TYPICAL DETAILS
9. INDICATES NEW 12" CMU INFILL: GROUT SOLID AND TOOTH & PATCH INTO EXISTING EACH END (TYP)

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Date Stamped: 8/4/25 Expires: 10/31/25

OKELL ST

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	AS NOTED
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

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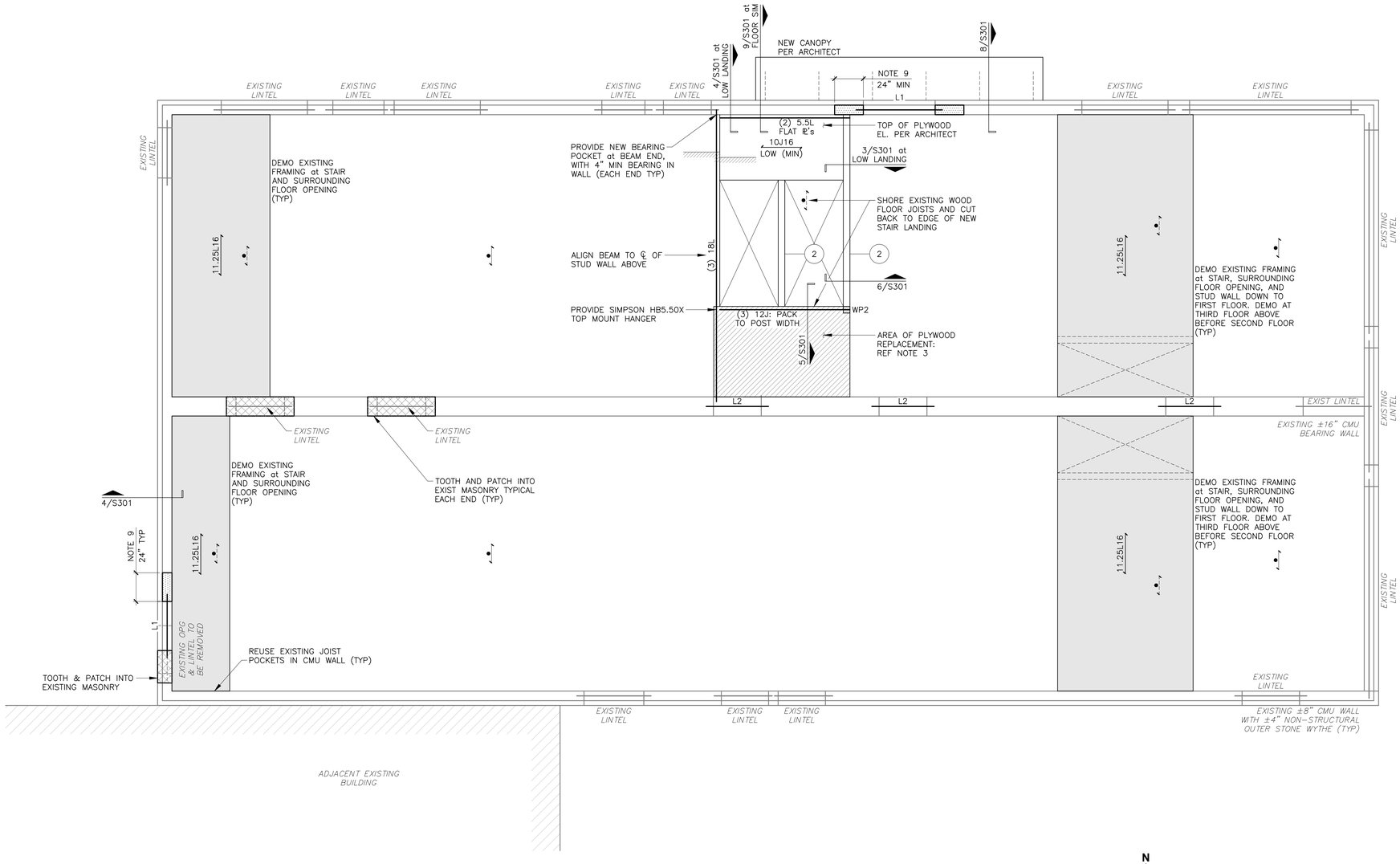
DRAWING TITLE

EXISTING 1st FLOOR FRAMING PLAN

S-101

PERMIT SET



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NOTES:

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2. SHEATHING PER ARCHITECT (IF REQUIRED)
3. SILL PLATE NAILING at UPPER FLOORS TO BE 16d COMMON at 12"O.C. MAX
4. SOLE PLATE ANCHORAGE IN BASEMENT TO BE 3/4"ø SIMPSON TITEN HD at 48"O.C. MAX (4" MINIMUM CONCRETE EMBEDMENT)

N

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

1. TOP OF EXISTING SUBFLOOR EL. ±606.13' (+12'-10" A.F.F. FIRST FLOOR V.I.F.)
2. INDICATES DIRECTION OF SPAN OF EXISTING 2"x 11 1/2" WOOD JOISTS at ±16" O.C. MAX
3. INDICATES LOCATION OF EXISTING FLOOR INFILL: PROVIDE NEW 3/4" T&G PLYWOOD FLOOR SHEATHING, GLUED AND NAILED
4. INDICATES NEW CMU INFLL REINFORCED WITH #5 VERT at 48" O.C. MAX MAX IN SOLID GROUTED CORES (MATCH WIDTH OF EXISTING CMU WALL)
5. WP2□ INDICATES NEW 6x6 SPF STUD GRADE POST: BEAR HEADER ACROSS FULL WIDTH OF POST AND PROVIDE SIMPSON LCE4 CAPS at TOP & BTM OF HEADER (EA SIDE TYP). BUILD POST WITHIN STUD WALL AND SEAT BOTTOM ON SILL PLATE
6. INDICATES NEW WOOD STUD WALL TYPE PER SCHEDULE
7. d t s INDICATES NEW FLOOR FRAMING THUS:
   - SPACING (IN INCHES)
   - TYPE OF FRAMING: J = DFL#2 2x LUMBER; L = 1.9E LVL (1 3/4"w)
   - DEPTH (IN INCHES)
8. L* INDICATES LOAD BEARING CMU LINTEL REQUIRED PER SCHEDULE: REF. TYPICAL DETAILS
9. EXISTING CMU WALLS ARE ASSUMED TO BE UNREINFORCED AND UNGROUTED: AT JAMBS OF NEW OPENING, RETROFIT GROUT INTO EXISTING CMU CORES at 8" O.C. (GROUT SOLID), FULL-HEIGHT FROM FIRST TO SECOND FLOOR

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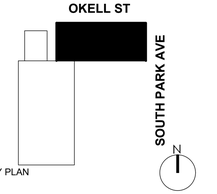


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	AS NOTED
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

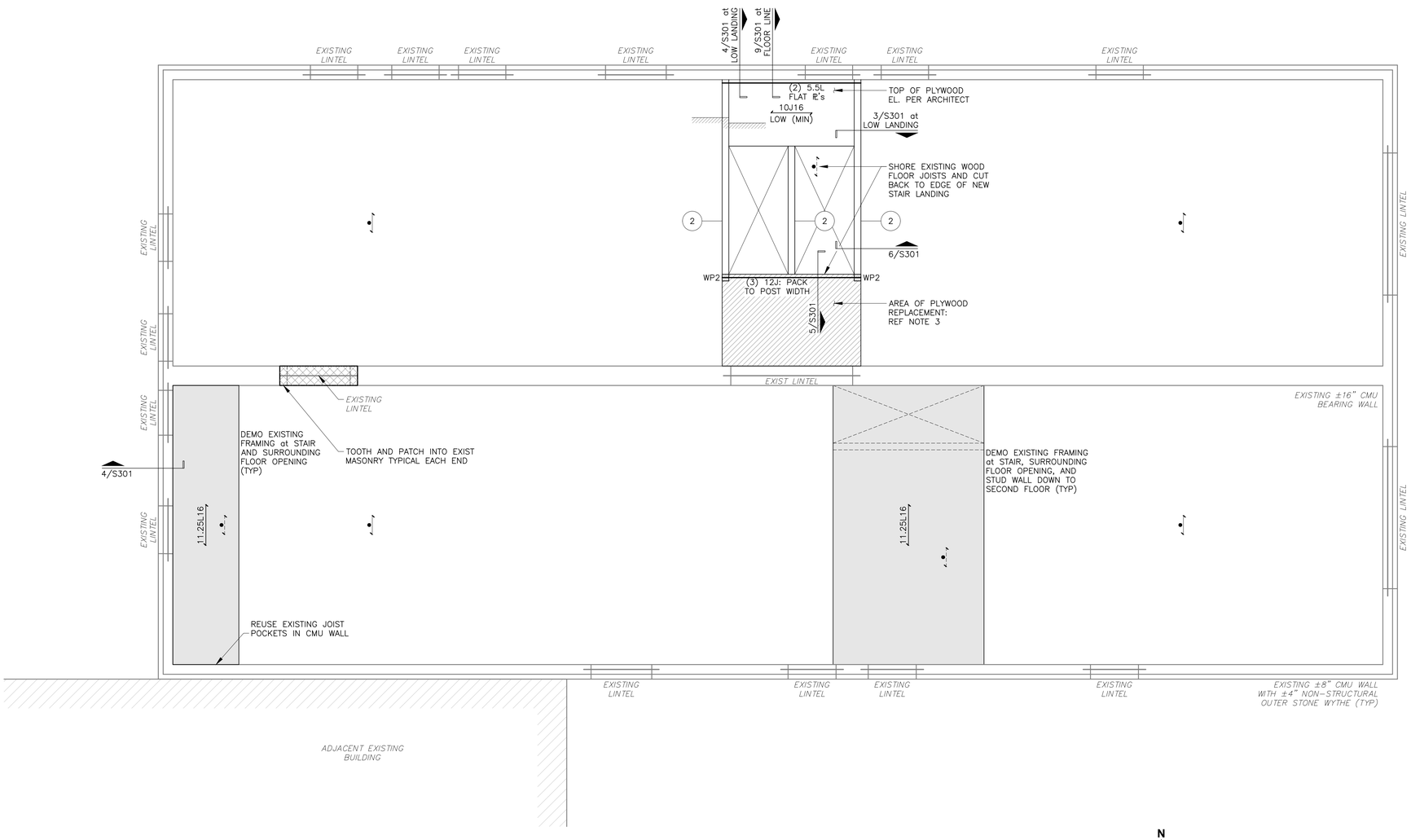
THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

EXISTING 2nd FLOOR FRAMING PLAN

S-102

PERMIT SET



STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD GRADE at 16" O.C. MAX
2	2x6 SPF STUD GRADE at 16" O.C. MAX

NOTES:

1. PROVIDE PT 2x MATERIAL FOR ALL SOLE PLATES IN CONTACT WITH FOUNDATIONS
2. SHEATHING PER ARCHITECT (IF REQUIRED)
3. SILL PLATE NAILING at UPPER FLOORS TO BE 16d COMMON at 12"O.C. MAX
4. SOLE PLATE ANCHORAGE IN BASEMENT TO BE 3/4"ø SIMPSON TITEN HD at 48"O.C. MAX (4" MINIMUM CONCRETE EMBEDMENT)

N

THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"

1. TOP OF EXISTING SUBFLOOR EL. ±616.55' (+23'-3" A.F.F. FIRST FLOOR V.I.F.)
2. INDICATES DIRECTION OF SPAN OF EXISTING 2"x 11 1/2" WOOD JOISTS at ±16" O.C. MAX
3. INDICATES LOCATION OF EXISTING FLOOR INFILL: PROVIDE NEW 3/4" T&G PLYWOOD FLOOR SHEATHING, GLUED AND NAILED
4. INDICATES NEW 16"w CMU INFILL REINFORCED WITH #5 VERT at 48" O.C. MAX IN SOLID GROUTED CORES
5. WP2 INDICATES NEW 6x6 SPF STUD GRADE POST: BEAR HEADER ACROSS FULL WIDTH OF POST AND PROVIDE SIMPSON LCE4 CAPS (EA SIDE TYP)
6. INDICATES NEW WOOD STUD WALL TYPE PER SCHEDULE
7. d t s INDICATES NEW FLOOR FRAMING THUS:
   - SPACING (IN INCHES)
   - TYPE OF FRAMING: J = DFL#2 2x LUMBER; L = 1.9E LVL (1 3/4"w)
   - DEPTH (IN INCHES)

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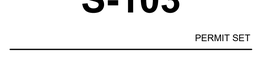
OKELL ST



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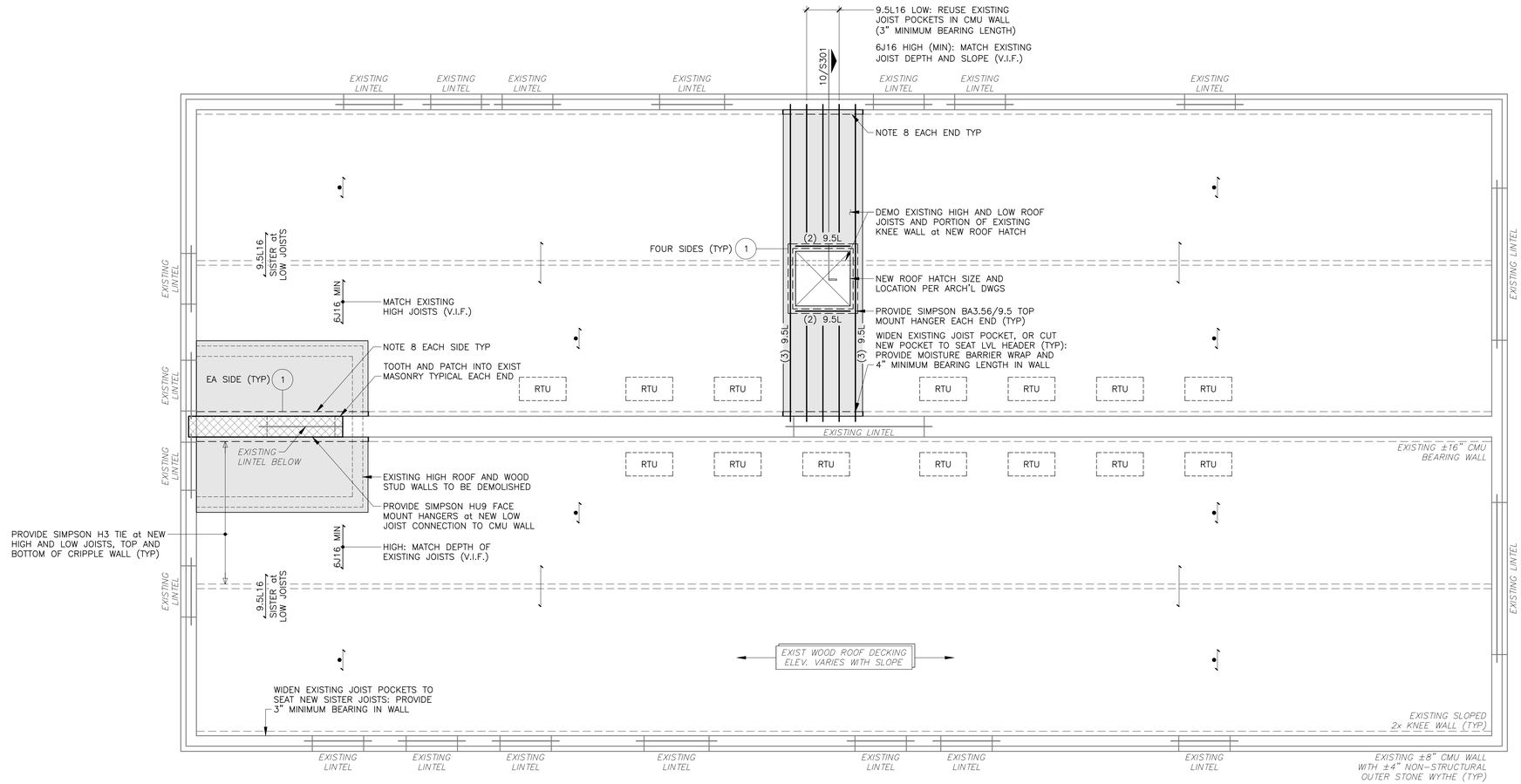
DRAWING TITLE

EXISTING 3rd FLOOR FRAMING PLAN

S-103

PERMIT SET



STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD GRADE at 16" O.C. MAX
2	2x6 SPF STUD GRADE at 16" O.C. MAX

NOTES:

1. PROVIDE PT 2x MATERIAL FOR ALL SOLE PLATES IN CONTACT WITH FOUNDATIONS
2. SHEATHING PER ARCHITECT (IF REQUIRED)
3. SILL PLATE NAILING at UPPER FLOORS TO BE 16d COMMON at 12"O.C. MAX
4. SOLE PLATE ANCHORAGE IN BASEMENT TO BE 3/4"ø SIMPSON TITEN HD at 48"O.C. MAX (4" MINIMUM CONCRETE EMBEDMENT)

N

ROOF FRAMING PLAN

1/4" = 1'-0"

1. INDICATES DIRECTION OF SPAN OF EXISTING 2"x6" WOOD ROOF JOISTS (HIGH, V.I.F. JOIST DEPTH) SUPPORTED BY CRIPPLE WALLS AND LOW ROOF JOISTS
2. INDICATES DIRECTION OF SPAN OF EXISTING 2"x 9 1/2" WOOD ROOF JOISTS (LOW) SUPPORTING CRIPPLE WALLS AND HIGH ROOF JOISTS
3. INDICATES LOCATION OF NEW 5/8" APA RATED EXPOSURE 1 PLYWOOD ROOF SHEATHING
4. INDICATES NEW 16"w CMU INFILL REINFORCED WITH #5 VERT at 48" O.C. MAX IN SOLID GROUTED CORES: TOP OF CMU EL. ±630.17' MATCH EXISTING (V.I.F.) TOP OF BOND BEAM EL. 625.96' (+32'-8" A.F.F. 1st)
5. INDICATES NEW WOOD STUD WALL TYPE PER SCHEDULE
6. d t s INDICATES NEW FLOOR FRAMING THUS:
   - SPACING (IN INCHES)
   - TYPE OF FRAMING: J = DFL#2 2x LUMBER; L = 1.9E LVL (1 3/4"w)
   - DEPTH (IN INCHES)
7. INDICATES APPROXIMATE LOCATION OF RTU AND CURB: COORDINATE EXACT LOCATION, SIZE, AND TOTAL OPERATING WEIGHT WITH ARCHITECTURAL AND MEP DRAWINGS
8. DEMO PORTION OF EXISTING CRIPPLE WALL AND PROVIDE NEW CRIPPLE WALL PER SCHEDULE: MATCH EXISTING ROOF SLOPE

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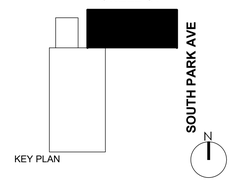

KEY PLAN

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DRAWING TITLE

EXISTING ROOF FRAMING PLAN

S-104

PERMIT SET

DIVISION 1 - GENERAL CONDITIONS

A. ALL WORK SHALL COMPLY WITH THE LATEST ADDITION OF THE BUILDING CODE OF NEW YORK STATE, AISC CODE, ACI BUILDING CODE (ACI-318), AWS CODE, ASTM STANDARDS AND ANY OTHER APPLICABLE CODES, RULES AND REGULATIONS BY AGENCIES HAVING JURISDICTIONS. WHERE CODES OVERLAP, COMPLY WITH THE MORE STRINGENT REQUIREMENTS.

B. THE CONTRACTOR SHALL MAINTAIN INSURANCE AS WILL PROTECT HIM FROM LIABILITY UNDER WORKMAN'S COMPENSATION ACTS AND OTHER EMPLOYEE BENEFITS ACTS IN ACCORDANCE WITH THE LAWS OF NEW YORK STATE, AND FROM LIABILITY FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH AND PROPERTY DAMAGE.

C. CONTRACTOR IS TO REVIEW DRAWINGS AND EXISTING SITE CONDITIONS AND DIMENSIONS FOR SCOPE OF WORK INVOLVED. CONTRACTOR IS TO INCLUDE IN HIS PROPOSAL ALL ITEMS, MATERIALS, ETC...TO ACHIEVE THE DESIGN CONCEPTS SHOWN ON THE DRAWINGS. MINOR CHANGES IN THE WORK, DUE TO EXISTING CONDITIONS, WILL BE ALLOWED IF APPROVED BY THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

D. EXISTING DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. VERIFICATION OF EXISTING DIMENSIONS AND CONDITIONS SHALL BE DONE PRIOR TO PREPARATION OF SHOP DRAWINGS.

E. CONTRACTOR IS TO INCLUDE IN HIS PROPOSAL ALL ADDITIONAL MATERIALS AND LABOR AS REQUIRED TO WORK AROUND EXISTING CONDITIONS AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED.

F. ALL WORKMANSHIP MUST BE IN THE BEST PRACTICE OF THE TRADE AS DETERMINED BY THE ARCHITECT. ANY WORK NOT MEETING THESE STANDARDS WILL BE REJECTED.

G. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

H. CONTRACTOR IS TO DISPOSE OF ALL DEMOLITION MATERIALS AND LEAVE THE WORK IN A READY TO USE CONDITION.

I. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, LABOR PROCEDURES AND SAFETY PRECAUTIONS FOR COMPLETING THE WORK.

J. CONTRACTOR IS RESPONSIBLE FOR ALL WORK DURING CONSTRUCTION UNTIL FINAL APPROVAL BY ARCHITECT, OWNER AND LOCAL OFFICIALS.

K. DURING DEMOLITION WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING TO PREVENT DAMAGE TO ANY ADJACENT EXISTING STRUCTURES.

L. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ANY EXISTING UTILITIES ON OR ADJACENT TO PROPERTY.

M. WHERE A SPECIFIC MANUFACTURER'S PRODUCT IS CALLED OUT, ALL MATERIALS AND WORK MUST COMPLY WITH THE MANUFACTURER'S STRICT RECOMMENDATIONS FOR INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN INSTRUCTIONS AND TO THEN FOLLOW THEM.

N. WHERE A NAME BRAND IS NOT CALLED OUT, THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND/OR PRODUCT INFORMATION FOR ARCHITECT/ENGINEER REVIEW AND APPROVAL. MINOR ITEMS IN THE WORK ARE NOT SPECIFIED. CONTRACTOR IS TO USE QUALITY AND QUANTITY THAT IS STANDARD TO THE TRADE.

O. ALL OPENINGS THROUGH SLABS, WALLS, AND ROOFS ARE NOT SHOWN. PROVIDE UNIT PRICES FOR ADDITIONAL FRAMING AND REINFORCING.

P. CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS.

Q. TYPICAL DETAILS APPLY TO ALL DRAWINGS AND SHALL BE USED EXCEPT WHERE OTHERWISE SHOWN OR NOTED.

DIVISION 1.4 - SPECIAL INSPECTIONS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING IN ACCORDANCE WITH CHAPTER 17 OF THE BUILDING CODE OF NEW YORK STATE. THE PROGRAM OF SPECIAL INSPECTIONS AND TESTING IS A QUALITY ASSURANCE PROGRAM INTENDED TO ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS SECTION IS INTENDED TO INFORM THE CONTRACTOR OF THE OWNER'S QUALITY ASSURANCE PROGRAM AND EXTENT OF THE CONTRACTOR'S RESPONSIBILITIES. THIS SECTION IS ALSO INTENDED TO NOTIFY THE SPECIAL INSPECTORS, TESTING LABORATORIES, AND OTHER AGENTS OF THE SPECIAL INSPECTORS OF THEIR REQUIREMENTS AND RESPONSIBILITIES.

B. REQUIRED INSPECTIONS AND TESTS ARE INDENTIFIED IN THE SUPPLEMENTAL STATEMENT OF SPECIAL INSPECTIONS. THE SERVICES AND QUANTITIES OF TESTING SPECIFIED ARE APPROXIMATE AND MAY VARY. ACTUAL SERVICES AND QUANTITIES OF TESTING WILL BE DETERMINED BY THE OWNER AND/OR ARCHITECT AND CONSTRUCTION MANAGER DURING THE CONSTRUCTION PERIOD.

C. THE ARCHITECT, ENGINEER AND/OR CONSTRUCTION MANAGER WILL DETERMINE THE LOCATIONS FOR TAKING SAMPLE SPECIMENS FOR TESTING IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS.

D. SPECIAL INSPECTORS MUST DEMONSTRATE, TO THE ENGINEER OF RECORD AND BUILDING OFFICIAL'S SATISFACTION, EXPERIENCE AND SKILLS TO SATISFACTORILY CONDUCT TESTING INDICATED WITHOUT DELAYING THE PROGRESS OF THE WORK. THE OWNER WILL EMPLOY AND PAY FOR THE SERVICES OF THE SPECIAL INSPECTOR'S TO PERFORM THE SERVICES SPECIFIED HEREIN; HOWEVER, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR THE COST OF THOSE SERVICES WHICH, IN THE OPINION OF THE ARCHITECT/ENGINEER (AND CONSTRUCTION MANAGER), ARE REQUIRED DUE TO THE FOLLOWING:

   a. FAILURE OF MATERIALS OR WORKMANSHIP TO MEET CONTRACT REQUIREMENTS.

   b. MATERIALS OR PRACTICES, NOT COMPLYING WITH THE SPECIFICATIONS WHICH COULD POSSIBLY RESULT IN DEFECTIVE WORK THEREBY RENDERING IT NECESSARY OR ADVISABLE TO PERFORM TESTS TO DETERMINE WHETHER OR NOT WORK IS ACCEPTABLE.

   c. CHANGES IN SOURCE, QUALITY OR CHARACTERISTICS OF MATERIALS.

   d. SITE CURED CYLINDERS REQUESTED BY THE CONTRACTOR.

E. THE SPECIAL INSPECTOR SHALL RETAIN THE SERVICES OF A FULL TIME REGISTERED PROFESSIONAL ENGINEER WHO SHALL CERTIFY ALL TEST REPORTS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE TRAINING OF THE TESTING TECHNICIANS AND SHALL BE IN RESPONSIBLE CHARGE OF THE FIELD AND LABORATORY TESTING OPERATIONS.

F. SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS WHO ARE CERTIFIED AS IDENTIFIED BELOW, OR ARE WORKING UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER.

   a. TECHNICIANS PERFORMING SAMPLING AND TESTING OF CONCRETE SHALL BE ACI CERTIFIED CONCRETE FIELD TESTING TECHNICIANS - GRADE 1.

   b. INSPECTORS PERFORMING INSPECTIONS OF CONCRETE WORK SUCH AS INSPECTIONS OF CONCRETE PLACEMENT, BATCHING, REINFORCING PLACEMENT, CURING AND PROTECTION, SHALL BE ACI CERTIFIED CONCRETE CONSTRUCTION INSPECTORS OR ICBO CERTIFIED REINFORCED CONCRETE SPECIAL INSPECTORS.

   c. TECHNICIANS PERFORMING VISUAL INSPECTION OF WELDING SHALL BE AWS CERTIFIED WELDING INSPECTORS OR ICBO CERTIFIED STRUCTURAL STEEL AND WELDING SPECIAL INSPECTORS; TECHNICIANS PERFORMING NON-DESTRUCTIVE TESTING SUCH AS ULTRASONIC TESTING, RADIOGRAPHIC TESTING, MAGNETIC PARTICLE TESTING, OR DYE-PENETRATE TESTING SHALL BE CERTIFIED AS AN ASNT-TC LEVEL II OR LEVEL III TECHNICIAN.

   d. TECHNICIANS PERFORMING STANDARD TESTS DESCRIBED BY SPECIFIC ASTM STANDARDS SHALL HAVE TRAINING IN THE PERFORMANCE OF SUCH TESTS AND MUST BE ABLE TO DEMONSTRATE EITHER BY ORAL OR WRITTEN EXAMINATION COMPETENCE FOR THE TEST TO BE CONDUCTED. THEY SHALL BE UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER AND SHALL NOT BE PERMITTED TO INDEPENDENTLY EVALUATE TEST RESULTS.

G. CONTRACTOR'S SHALL COOPERATE WITH LABORATORY PERSONNEL AND PROVIDE ACCESS TO THE WORK AND TO MANUFACTURERS/FABRICATOR'S FACILITIES AS REQUIRED FOR THE PERFORMANCE OF THEIR SERVICES, SHALL RETAIN THE LATEST SET OF CONSTRUCTION DRAWINGS, FIELD SKETCHES, APPROVED SHOP DRAWINGS, AND SPECIFICATION AT THE PROJECT SITE FOR USE BY THE INSPECTORS AND TESTING TECHNICIANS. CONTRACTOR'S SHALL ALSO PROVIDE CASUAL LABOR AND FACILITIES TO PROVIDE ACCESS TO THE WORK TO BE INSPECTED OR TESTED, TO OBTAIN AND HANDLE SAMPLES AT THE SITE, TO FACILITATE INSPECTIONS AND TESTS, TO CONSTRUCT A STORAGE BOX ON THE SITE OF SUFFICIENT SIZE TO STORE CYLINDERS, WHICH WILL AFFORD PROTECTION, REQUIRED BY ASTM C_31.

H. CONTRACTOR'S SHALL PROVIDE THE LABORATORY WITH PRELIMINARY REPRESENTATIVE SAMPLES OF MATERIALS TO BE TESTED, IN REQUESTED QUANTITIES. WHEN THE SOURCE, QUALITY OR CHARACTERISTIC OF AN APPROVED MATERIAL CHANGES OR INDICATES LACK OF COMPLIANCE WITH CONTRACT REQUIREMENTS, CONTRACTOR'S SHALL SUBMIT ADDITIONAL SAMPLES OF MATERIALS TO TESTING LABORATORY.

I. WHEN REQUESTED BY THE ARCHITECT/ENGINEER, OR THE TESTING LABORATORY, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE COPIES OF MILL REPORTS, CUTTING LISTS, MATERIAL BILLS, SHIPPING BILLS, TIME AND PLACE OF SHIPMENT OF MATERIALS TO SHOP AND FIELD AND ANY RELEVANT DATA ON PREVIOUS TESTING AND INVESTIGATIONS OF MATERIALS.

J. CONTRACTOR'S SHALL REVIEW THE STATEMENT OF SPECIAL INSPECTIONS AND BE RESPONSIBLE FOR COORDINATING AND SCHEDULING INSPECTIONS AND TESTS TO FACILITATE THE TIMELY SEQUENCE OF INSPECTION AND TESTING. THE CONTRACTOR SHALL GIVE ADVANCED NOTIFICATION TO THE TESTING LABORATORY AND THE ARCHITECT/ENGINEER (AND CONSTRUCTION MANAGER) THAT WORK HAS PROGRESSED TO A POINT WHERE INSPECTION AND TESTING MAY PROCEED.

K. ADVANCED NOTIFICATION, SHALL BE 48 HOURS (MIN.) PRIOR TO COMMENCEMENT OF THE FOLLOWING:

   a. SITE PREPARATION:
   i. EXCAVATION FOR FOUNDATIONS AND SLAB ON GRADE.
   ii. PROOF-ROLLING OF SLAB ON GRADE SUBGRADE.

   b. SOIL COMPACTION:
   i. DELIVERY OF FILL TO THE SITE.
   ii. PLACEMENT AND COMPACTION OF FILL OR BACKFILL.

   c. CONCRETE:
   i. SETTING OF REINFORCING AND FORMWORK.
   ii. PLACING CONCRETE.

   d. MASONRY:
   i. DELIVERY OF MASONRY UNITS.
   ii. SETTING OF REINFORCEMENT.
   iii. INSTALLATION OF MORTAR, GROUT AND MASONRY UNITS.

   e. STRUCTURAL STEEL:
   i. DELIVERY.
   ii. ERECTION.
   iii. ALIGNMENT AND LEVELING OF STRUCTURE.
   iv. WELDING AND BOLTING OF CONNECTIONS.

L. THE SPECIAL INSPECTION PROGRAM DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FROM IMPLEMENTING AN EFFECTIVE QUALITY CONTROL PROGRAM. ALL WORK THAT IS TO BE SUBJECTED TO SPECIAL INSPECTIONS SHALL FIRST BE REVIEWED BY THE CONTRACTOR'S QUALITY CONTROL PERSONNEL.

M. SERVICES OF TESTING LABORATORY RETAINED BY THE OWNER IS FOR VERIFICATION OF CONTRACTOR'S COMPLIANCE AND IF SUCH TESTS OF INSPECTION INDICATES FAILURE TO COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH ADDITIONAL TESTING AND INSPECTION, AFTER THE WORK HAS BEEN CORRECTED, TO VERIFY COMPLIANCE. AREAS WHERE SAMPLES ARE TAKEN FOR PURPOSES OF TESTING SHALL BE PATCHED TO THE SATISFACTION OF THE ARCHITECT.

DIVISION 1.4 - SPECIAL INSPECTIONS AND TESTING (CONTINUED)

N. THE SPECIAL INSPECTORS OR TESTING LABORATORIES MAY NOT RELEASE, REVOKE, ALTER, OR ENLARGE ON THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTORS OR TESTING LABORATORIES WILL NOT HAVE CONTROL OVER THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION. THE SPECIAL INSPECTORS OR TESTING LABORATORIES ARE NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. THE SPECIAL INSPECTORS OR TESTING LABORATORIES HAVE NO AUTHORITY TO STOP THE WORK.

O. THE SPECIAL INSPECTOR SHALL SUBMIT THREE COPIES OF BI-WEEKLY REPORTS OF EACH INSPECTION OR TEST ON SOILS, CONCRETE, MASONRY, AND STRUCTURAL STEEL TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INCLUDE THE FOLLOWING:

   a. DATE OF TEST OR INSPECTION.
   b. NAME OF INSPECTOR OR TECHNICIAN.
   c. LOCATION OF SPECIFIC AREAS TESTED OR INSPECTED.
   d. DESCRIPTION OF TEST OR INSPECTION AND RESULTS.
   e. APPLICABLE ASTM STANDARD.
   f. WEATHER CONDITIONS.
   g. SIGNATURE OF SPECIAL INSPECTOR OR TECHNICIAN.

P. SUBMIT INTERIM REPORTS TO THE BUILDING OFFICIAL WHICH INCLUDE ALL INSPECTIONS AND TEST REPORTS RECEIVED THAT WEEK. PROVIDE COPIES TO THE ARCHITECT, AND CONTRACTOR. THE FREQUENCY OF THE INTERIM REPORTS SHALL BE AS REQUIRED BY THE TOWNSHIP.

Q. ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS FOUND DURING A SPECIAL INSPECTION SHALL BE IMMEDIATELY REPORTED TO THE CONTRACTOR. IF THE DISCREPANCIES ARE NOT CORRECTED, THE SPECIAL INSPECTOR SHALL NOTIFY THE EOR AND BUILDING OFFICIAL. REPORTS SHALL DOCUMENT ALL DISCREPANCIES IDENTIFIED AND THE CORRECTIVE ACTION TAKEN.

R. THE TESTING LABORATORY SHALL IMMEDIATELY NOTIFY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE BY TELEPHONE OR FAX OF ANY TEST RESULTS WHICH FAIL TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

S. PROVIDE A STATEMENT TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AT THE COMPLETION OF THE WORK REQUIRING SPECIAL INSPECTIONS FROM EACH INSPECTION AGENCY AND TESTING LABORATORY THAT ALL WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND THAT ALL APPROPRIATE INSPECTIONS AND TESTS WERE PERFORMED.

   a. COMPLETE FINAL REPORT OF SPECIAL INSPECTIONS BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SUBMIT TO THE EOR AND BUILDING OFFICIAL PRIOR TO THE INSURANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

   b. USE C.A.S.E. FORM 102 - 2001 FOR THE FINAL REPORT OF SPECIAL INSPECTIONS.

   c. THE FINAL REPORT OF SPECIAL INSPECTIONS WILL CERTIFY THAT ALL REQUIRED INSPECTIONS HAVE BEEN PERFORMED AND WILL ITEMIZE ANY DISCREPANCIES THAT WERE NOT CORRECTED OR RESOLVED.

T. THE SPECIAL INSPECTORS AND TESTING LABORATORIES SHALL SUBMIT TO THE EOR AND BUILDING OFFICIAL FOR REVIEW A COPY OF THEIR QUALIFICATIONS WHICH SHALL INCLUDE THE NAMES AND QUALIFICATIONS OF EACH OF THE INDIVIDUAL INSPECTORS AND TECHNICIANS WHO WILL BE PERFORMING INSPECTIONS OR TESTS.

U. THE SPECIAL INSPECTORS AND TESTING LABORATORIES SHALL DISCLOSE ANY PAST OR PRESENT BUSINESS RELATIONSHIP OR POTENTIAL CONFLICT OF INTEREST WITH THE CONTRACTOR OR ANY OF THE SUBCONTRACTORS WHOSE WORK WILL BE INSPECTED OR TESTED.

V. THE FREQUENCY OF INSPECTIONS SHALL CONFORM TO THE PROGRAM OF SPECIAL INSPECTIONS. AND SHALL BE COMPLY WITH THE FOLLOWINGDEFINITIONS:

   a. PERIODIC - IN GENERAL, NO MORE THAN A HALF DAY SITE VISIT, NOT LESS THAN 48 HOURS APART, UNLESS OTHERWISE DIRECTED BY OWNER, ARCHITECT, OR ENGINEER, OR SPECIFIED BELOW.

   b. CONTINUOUS - IN GENERAL, THE SPECIAL INSPECTOR OR AGENT SHOULD BE ON SITE BEFORE, DURING, AND AFTER OPERATION REQUIRING INSPECTION.

W. TESTING AND INSPECTIONS FOR EXISTING SUBGRADES SHALL INCLUDE LABORATORY TESTING AND FIELD VERIFICATION AS FOLLOWS:

   a. LABORATORY TESTS
   i. FOR EXISTING SITE MATERIAL
1. COHESIVE SOILS AND SEMI_COHESIVE SOILS: PROVIDE ONE OPTIMUM MOISTURE_MAXIMUM DENSITY CURVE FOR EACH TYPE OF SUBGRADE SOIL ENCOUNTERED IN ACCORDANCE WITH ASTM D_1557.
2. NON-COHESIVE SOILS: PROVIDE MAXIMUM AND MINIMUM INDEX DENSITIES AND RELATIVE DENSITIES FOR EACH TYPE OF SUBGRADE SOIL ENCOUNTERED IN ACCORDANCE WITH ASTM D_4254.

   ii. FOR BORROW MATERIALS: ANALYZE EACH TYPE OF BORROW MATERIALS BEFORE ACCEPTANCE AND DELIVERY TO THE SITE. ANY CHANGE IN THE SOURCE OR QUALITY OF THE MATERIAL WILL REQUIRE A NEW SERIES OF TESTS TO DETERMINE ACCEPTABILITY.
1. PARTICLE SIZE ANALYSIS OF SOILS ASTM D_422, ASTM D_421, ASTM D_420, ASTM C_117 RECOMMENDED PRACTICE.
2. PLASTICITY INDEX DETERMINATION ASTM D_4318.
3. MOISTURE_DENSITY CURVE DETERMINATION ASTM D_1557 OR RELATIVE DENSITY (ASTM D_4253 OR ASTM D_4254) AS SPECIFIED ABOVE.
4. FROST SUSCEPTIBILITY ANALYSIS.

   b. FIELD TESTS:
   i. THE OWNER'S SOILS TESTING AGENCY REPRESENTATIVE SHALL BE PRESENT DURING DELIVERY AND COMPACTION OF FILL MATERIALS. OBSERVE PROOFROLLING OPERATIONS, IDENTIFY LOCATION AND EXTENT OF SOFT, LOOSE, OR YIELDED SUBGRADE MATERIAL THAT MUST BE REMOVED OR UNDERCUT, AND INSPECT UNDERCUT SUBGRADE.
   ii. ESTABLISH SUITABLE BEARING GRADES FOR FOUNDATIONS AND STRUCTURAL FILL BELOW SLABS ON GRADE.
   iii. VERIFY NATURAL SOIL AND STRUCTURAL FILL SUBGRADES FOR ALL SLABS ON GRADE.
   iv. IN_PLACE DENSITY TESTS: TEST IN ACCORDANCE WITH ASTM D_1556 (SAND CONE METHOD) OR ASTM D_2922 (NUCLEAR METHOD) ON COMPACTED NATURAL SOILS OR STRUCTURAL FILL MATERIALS AS FOLLOWS:
   v. ONE TEST FOR EACH 2000 SQ. FT. OF SLAB ON GRADE AND PAVEMENT SUBGRADE PER 12" LIFT.
   vi. ONE TEST FOR EACH 200 CU. YD. OF FILL AND BACKFILL AT EXTERIOR SIDE OF FOUNDATION WALLS AND UNPAVED AREAS.

X. CONCRETE SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH ASTM C_172 "SAMPLING FRESH CONCRETE" AND COMPRESSION TESTS TO VERIFY THAT DESIGN MIX COMPLIES WITH CONTRACT DOCUMENTS SHALL BE COMPLETED. TEST SLUMP AND AIR CONTENT OF CONCRETE AT SAME FREQUENCY AND FROM SAME TRUCKLOAD AS COMPRESSION TESTS AND MORE OFTEN WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.

   a. SLUMP TEST SHALL BE MADE IN ACCORDANCE WITH ASTM C_143 "METHODS FOR SLUMP OF PORTLAND CEMENT CONCRETE".

   b. DETERMINE AIR CONTENT BY ASTM C_231 "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY THE VOLUMETRIC METHOD".

   c. LABEL EACH COMPRESSION TEST CYLINDER IDENTIFYING THE TRUCKLOAD OF CONCRETE FROM WHICH SAMPLE WAS TAKEN AND THE EXACT LOCATION IN CONSTRUCTION WHERE DEPOSITED.

   d. TEST SPECIMENS IN ACCORDANCE WITH ASTM C_39 "METHODS OF TESTS FOR COMPRESSIVE STRENGTH OF MOLDED CONCRETE CYLINDERS". INCLUDE WEIGHT TEST.

   e. ONE COMPRESSION TEST, AS USED HEREIN SHALL CONSIST OF 3 TEST CYLINDERS MADE FROM COMPOSITE SAMPLES SECURED FROM A SINGLE TRUCKLOAD OF CONCRETE. ONE COMPRESSION TEST WILL BE REQUIRED FOR EACH OF THE FOLLOWING CONDITIONS:
   i. EACH 50 CU. YD. OF CONCRETE OR FRACTION THEREOF.
   ii. EACH CLASS OF CONCRETE PLACED IN ONE DAY.

   f. BREAK 1 TEST CYLINDER AT 7 DAYS AND THE REMAINING 2 AT 28 DAYS. IF DESIRED BY THE ARCHITECT, ENGINEER, OR CONSTRUCTION MANAGER A FOURTH TEST CYLINDER CAN BE MADE AND HELD FOR 56 DAYS.

Y. INSPECT FORMWORK AND REINFORCING PRIOR TO PLACING OF CONCRETE.

Z. INSPECT BATCHING, MIXING AND DELIVERY OPERATIONS FOR COMPLIANCES WITH THE SPECIFICATIONS.

AA. STRUCTURAL STEEL FIELD TESTING AND INSPECTION:

   a. VISUAL INSPECTION:
   i. VERIFY AND MONITOR WELDER QUALIFICATIONS AND WELDING PROCESSES.
   ii. INSPECT FIELD ERECTION OF STRUCTURAL ELEMENTS.
   iii. INSPECT FIELD BOLTING OPERATIONS.
   iv. INSPECT FIELD WELDING OPERATIONS.
   v. INSPECT ANCHOR BOLT INSTALLATION AND TIGHTENING.

   b. HIGH STRENGTH BOLTED CONNECTIONS:
   i. TEST ALL BOLTED CONNECTIONS FOR CONFORMANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", 2000 EDITION.

   c. MAGNETIC PARTICLE TESTING:
   i. TEST 5% OF FIELD FILLET WELDS, AT RANDOM, FINAL PASS ONLY FOR CONFORMANCE WITH ASTM E709 AND ASTM E1444.

   d. ULTRASONIC TESTING:
   i. TEST 100% OF ALL FIELD PARTIAL AND FULL PENETRATION WELDS, AT RANDOM, FOR CONFORMANCE WITH ASTM E164 AND AWS D1.1.

BB. UNIT MASONRY

   a. CONCRETE MASONRY UNITS: TEST EACH TYPE, CLASS, AND GRADE PER ASTM C140.

   b. INSPECT REBAR REINFORCING, JOINT REINFORCING, TIES AND ANCHORS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

   c. MORTAR: TEST ONE SET OF THREE CUBES PER ASTM C780 FOR EACH DAYS WORK OR EVERY 5000 SQ. FT. OF WALL AREA, WHICHEVER IS THE LESSER.

   d. GROUT: TEST ON SET OF THREE COMPRESSION TEST CYLINDERS PER ASTM C_1019 FOR EACH DAYS WORK OR EVERY 25 CU. YDS., WHICHEVER IS THE LESSER.

   e. MASONRY PRISMS:
   i. PRISM TESTS SHALL BE PERFORMED FOR THE PURPOSE OF CHECKING THE COMPRESSIVE STRENGTH OF EACH MASONRY ASSEMBLY, INCLUDING GROUTED CELLS BUT EXCLUDING REINFORCED CELLS AND FACE BRICK.
   ii. TEST ONE SET OF THREE PRISMS PER ASTM E447, METHOD B, FOR THE PROJECT.

ABBREVIATION	AGENT
SER	STRUCTURAL ENGINEER OF RECORD LISTED ABOVE.
AOR	ARCHITECT OF RECORD LISTED ABOVE.
SI	SPECIAL INSPECTOR
OIAF	OWNER'S INSPECTION AGENCY - FIELD
OIAP	OWNER'S INSPECTION AGENCY - PLANT
GE	GEOTECHNICAL ENGINEER
FQP	FABRICATOR'S QUALITY CONTROL PROGRAM
CQP	CONTRACTOR'S QUALITY CONTROL PROGRAM
NR	NOT REQUIRED
NA	NOT APPLICABLE

DIVISION 2 - SITE WORK/EARTHWORK/FOUNDATIONS

A. A TESTING AGENCY WILL BE EMPLOYED BY THE OWNER TO VERIFY ACCEPTABILITY OF WORKMANSHIP AND MATERIALS.

B. ALL SUBGRADE SUPPORTED FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SUBGRADE MATERIAL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 1.5 KIPS PER SQUARE FOOT (1 KIP=1000 LBS.), THE MINIMUM CONTAINED IN NYSBC TABLE 1806.2 - PRESUMPTIVE LOAD-BEARING VALUES.

C. PREVENT SURFACE WATER AND SUBSURFACE GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. NO FOOTINGS OR SLABS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

D. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.

E. ALL FINISHED EXCAVATIONS AND BEARING GRADES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S SOIL TESTING AGENCY BEFORE ANY CONCRETE IS PLACED.

F. THE SUBGRADE FOR THE SLAB ON GRADE SHALL BE AS DETAILED ON THE DRAWINGS, COMPACTED TO 95% MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.

G. SHOULD ROCK BE ENCOUNTERED DURING FOUNDATION EXCAVATION, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY. DO NOT PROCEED WITH ROCK EXCAVATION UNTIL GIVEN AUTHORIZATION TO DO SO. SUCH EXCAVATION WILL BE PAID FOR ON THE BASIS OF UNIT PRICES AS GIVEN IN THE BID FORM.

H. NEW FOOTINGS ADJACENT TO EXISTING FOOTINGS SHALL BE CONSTRUCTED AT THE SAME BEARING ELEVATION AND STEPPED ACCORDINGLY AT A MINIMUM SLOPE/STEP OF 2 HORIZONTAL TO ONE VERTICAL AWAY FROM THE EXISTING FOOTING.

DIVISION 3 - CONCRETE

A. CONCRETE FOR NEW FOUNDATIONS SHALL HAVE A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. ALL OTHER CONCRETE (INCLUDING NEW BASEMENT SLAB ON GRADE) SHALL HAVE A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI. PORTLAND CEMENT SHALL BE ASTM C150, TYPE 1

B. ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A NOMINAL AIR DRY DENSITY OF 145 PCF.

C. CONCRETE ACCEPTANCE SHALL BE ON THE BASIS OF “30 CONSECUTIVE TEST” OR "TRIAL MIXTURES" AS DESCRIBED IN ACI 318, SECTION 5.3. PROVIDE TRIAL MIXTURES FOR THREE DIFFERENT WATER-CEMENT RATIOS INDICATING 7-DAY AND 28-DAY COMPRESSIVE STRENGTH (Fc); 1200 PSI GREATER THAN REQUIRED SHALL BE ACCEPTED.

D. A MINIMUM OF ONE SET OF THREE STANDARD TEST CYLINDERS FOR EACH DAY'S PLACEMENT SHALL BE TAKEN, AND THE OWNER'S TESTING AGENCY WILL PERFORM COMPRESSION TESTS ON ONE CYLINDER AT 7 DAYS AND 28 DAYS, LEAVING ONE CYLINDER IN RESERVE.

E. ADD POZZOLITH OR WRDA WATER REDUCING ADMIXTURE TO MIX PER MANUFACTURER'S RECOMMENDATIONS.

F. ADD AIR ENTRAINING ADMIXTURE TO PRODUCE MAXIMUM AIR BY VOLUME OF:

6% +/- 1% CLASS A CONCRETE, FOR EXPOSURE TO EARTH OR WEATHER.
3.5%, +1%, -2% CLASS A CONCRETE, FOR INTERIOR FLOOR SLABS.

G. FINE AGGREGATE SHALL CONSIST OF WASHED NATURAL SAND CONFORMING TO ASTM C-33 AND COARSE AGGREGATE SHALL CONSIST OF WELL-GRADED CRUSHED STONE OR WASHED GRAVEL CONFORMING TO ASTM C-33, 3/4" SIZE.

H. WATER CONTENT SHALL NOT EXCEED 5.5 GALLONS/BAG OF CEMENT FOR CLASS A CONCRETE. WATER SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS.

I. SLUMP SHALL BE 3” +/-1”.

J. ALL CONCRETE SHALL BE TRUCK MIXED.

K. CLEARANCE OF MAIN REINFORCEMENT FROM ADJACENT SURFACES SHALL CONFORM TO THE FOLLOWING (UNLESS OTHERWISE SHOWN IN DETAIL):

1. UNFORMED SURFACES IN CONTACT WITH GROUND (FOOTING SIDES AND BOTTOM) 3 INCHES
2. SLABS ON GRADE 1/2 INCHES
3. IN ALL CASES, CLEARANCE NOT LESS THAN DIAMETER OF BARS.

NOTE: MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS TEN (10) INCHES OR LESS AND +1/2" FOR SECTIONS OVER TEN (10) INCHES THICK.

L. ALL PLACEMENT OF CONCRETE AND REINFORCEMENT:

ACCORDING TO ACI 318 (INCLUDING ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONDITIONS); AND CRSI RECOMMENDED PRACTICES FOR 'PLACING REINFORCING BARS'.

M. CURING COMPOUND:

BUILDING FLOORS: MASTER BUILDERS CO. "MASTERSEAL".

N. FLOOR FINISH: HARD STEEL TROWEL UNLESS OTHERWISE INDICATED ON DRAWINGS.

O. EXPANSION JOINT FILLERS: SEE DETAILS AND NOTES ON DRAWINGS.

P. WHERE EXPOSED ABOVE GRADE, CONCRETE SHALL HAVE A SMOOTH FINISH. GRIND OFF FINS, JOINT MARKS, BULGES AND OTHER PROMINENT GRAIN MARKINGS. FILL AND GRIND OFF HONEYCOMBED OR DEPRESSED AREAS AND LEAVE SMOOTH AND WASHED CLEAN.

Q. REINFORCING BARS SHALL BE NEW ASTM A615, GRADE 60.

R. STEEL WELDED WIRE FABRIC SHALL BE NEW ASTM A185. FURNISH IN FLAT SHEETS. LAP 1-1/2 SQUARES IN ALL DIRECTIONS AT JOINTS.

S. BAR SUPPORTS SHALL BE GALVANIZED OR STAINLESS STEEL. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE GALVANIZED AND PLASTIC TIPPED.

T. WHERE CONTINUOUS REINFORCING IS CALLED FOR, IT SHALL BE RUN CONTINUOUSLY AROUND CORNERS, LAPPED AT NECESSARY SPLICES AND HOOKED AT DISCONTINUOUS ENDS.

U. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION OF REBAR.

V. ALL REINFORCING SHALL BE INSPECTED BY THE OWNER'S TESTING AGENCY BEFORE CONCRETE IS PLACED.

W. NON-SHRINK GROUT SHALL BE A MIXTURE OF WATER AND MASTERFLOW 713 BY MASTER BUILDERS.

X. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

FOUNDATION REINFORCING LAP SPLICE LENGTHS

LAP SPLICE LENGTHS FOR REINFORCING IN 4000 PSI CONCRETE ARE AS FOLLOWS:

BAR SIZE	TENSION SPLICE TOP	TENSION SPLICE OTHER	DEVELOPMENT LENGTH
3	21	15	13
4	29	20	17
5	36	26	21
6	43	31	25
7	54	39	32
8	71	51	42
9	90	65	53
10	115	82	68
11	163	101	83

NOTES:

1. LAPPED SPLICE LENGTHS BASED ON ASTM A-615, GRADE 60, REBAR.
2. REINFORCING BARS ARE CLASSED AS TOP BARS WHEN MORE THAN 12" OF CONCRETE IS CAST BENEATH RESPECTIVE REINFORCING BAR.
3. COMPRESSION SPLICES PERMISSIBLE ONLY WHERE SPECIFICALLY NOTED ON THE DRAWINGS, DETAILS OR SCHEDULES.
4. TENSION SPLICES SHALL BE USED IN ALL BEAMS, SLABS AND WALLS UNLESS OTHERWISE NOTED.
5. WHEN LAPPING LARGER BAR WITH SMALLER BAR, LAP LENGTH FOR SMALLER BAR SHALL GOVERN RESPECTIVE SPLICE.
6. SPLICE CONTINUOUS TOP REINFORCING BARS AT CENTER OF CLEAR SPAN WITH COMPRESSION SPLICES.
7. SPLICE CONTINUOUS BOTTOM REINFORCING BARS AT CENTER OF SUPPORTING ELEMENT WITH COMPRESSION SPLICES.
8. ALL SPLICE LENGTHS NOTED IN INCHES.

DIVISION 4 - CONCRETE MASONRY UNITS

A. CONCRETE MASONRY UNITS SHALL BE LIGHTWEIGHT UNITS ASTM C331 AND HAVE THE FOLLOWING MINIMUM STRENGTHS:

1. BEARING WALLS AND SHEAR WALLS:

   a. MIN. COMPRESSIVE STRENGTH ON NET AREA 2800 PSI
   b. MIN. f'm OF PRISM 2000 PSI

B. A QUALITY CONTROL PROGRAM OF FIELD TESTING AND INSPECTION SHALL BE PERFORMED ON ALL CONCRETE MASONRY WORK IN ACCORDANCE WITH THE SPECIFICATIONS.

C. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" (ACI 530) AND SPECIFICATIONS (ACI 530.1).

D. INTERFACING NEW MASONRY WITH EXISTING MASONRY SHALL BE AS DETAILED ON THE DRAWINGS OR AS APPROVED BY THE ARCHITECT. CONTRACTOR IS TO MAKE ALL NECESSARY MEASUREMENTS AND TO COORDINATE DETAILS WITH THE EXISTING CONDITIONS.

E. PROVIDE TYPE M MORTAR FOR REINFORCED LOAD BEARING MASONRY IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH EQUAL TO 2800 PSI.

F. USE FLUID GROUT, NOT MASONRY MORTAR, FOR FILLING VERTICAL WALL CELLS AND HORIZONTAL BOND BEAMS. PLACE GROUT USING EITHER THE LOW LIFT OR HIGH LIFT GROUTING METHOD IN MAXIMUM 4'-0" LIFTS. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3000 PSI.

G. DO NOT USE MORTAR OR GROUT, WHICH CONTAINS CALCIUM CHLORIDE OR AUTOMOTIVE ANTI-FREEZE.

H. GROUT SOLID ALL VERTICAL AND HORIZONTAL CELLS CONTAINING REINFORCING BARS AND/OR ANCHOR BOLTS. CONSOLIDATE GROUT IN PLACE BY VIBRATION TO INSURE COMPLETE FILLING OF CELLS.

I. PROVIDE HORIZONTAL JOINT REINFORCING, WALL TIES AND STRAP ANCHORS OF THE TYPES, SIZES AND GAGES INDICATED ON THE DRAWINGS.

J. PROVIDE CONTROL AND EXPANSION JOINTS WHERE SHOWN. OMIT NONE AND ADD NONE WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.

LAP SPLICE LENGTHS FOR REINFORCING IN MASONRY

BAR SIZE	DEVELOPMENT LENGTH	TENSION SPLICE
3	14	18
4	18	24
5	23	30
6	27	36
7	32	42
8	36	48
9	41	54
10	46	61
11	51	68

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082395

Date Stamped: 8/4/25 Expires: 10/31/25

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	--
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

SPECIFICATIONS

S-201a

PERMIT SET

DIVISION 5 - METALS

SECTION 5A - STEEL FABRICATIONS

A. ALL STRUCTURAL STEEL SHALL BE NEW STEEL WHICH CONFORMS TO ASTM WITH THE FOLLOWING MINIMUM FOR YIELD STRESS (Fy):

1.	WIDE FLANGE SHAPES	50-65 KSI, ASTM A992
2.	TUBULAR SHAPES	46 KSI, ASTM A500, GRADE B
3.	ROUND SHAPES	36 KSI, ASTM A53, GRADE B
4.	PLATES, ANGLES, & C-SECTIONS	36 KSI, ASTM A36

B. DETAIL, FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH THE AISC SPECIFICATIONS AND CODES, LATEST EDITIONS.

C. PERFORM ALL WELDING USING "QUALIFIED WELDERS" AND IN ACCORDANCE WITH THE AWS "STRUCTURAL WELDING CODE D1.1, LATEST EDITION. COMPLY WITH AISC SPECIFICATION SECTION J2.2 FOR MINIMUM FILLET WELD SIZE, BUT DO NOT USE LESS THAN 1/4" UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. WELD FILLER MATERIAL PER AWS D1.1 SECTION 4.1 (INCLUDING TABLE 4.1) WITH AN ELECTRODE STRENGTH OF 58 KSI, MINIMUM YIELD STRENGTH AND 70 KSI MINIMUM TENSILE STRENGTH.

D. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION OF STRUCTURAL STEEL. SHOW SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.

E. CLEAN ALL STEEL IN ACCORDANCE WITH SSPC-SP3. NO PAINT IS REQUIRED FOR STEEL TO RECEIVE SPRAY FIREPROOFING (SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING DETAILS AND REQUIREMENTS). ALL OTHER STEEL SHALL RECEIVE ONE COAT OF RUST INHIBITIVE METAL PRIMER, TNEMEC 10-99 OR ACCEPTED EQUIVALENT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL PAINT REQUIREMENTS AT EXPOSED STEEL.

F. ANCHOR BOLTS, BASE PLATES AND BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRE-SET BY TEMPLATES OR SIMILAR METHODS. ALL PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK GROUT.

G. SCOPE - COMBINED STRUCTURAL AND MISCELLANEOUS METAL FABRICATIONS:

INCLUDING ALL METAL FABRICATION ITEMS LISTED OR DETAILED ON THE DRAWINGS THAT MAY NOT BE LISTED BELOW, AS WELL AS STANDARD AND OBVIOUS MISCELLANEOUS METAL ITEMS NECESSARY FOR THE INTENT AND FUNCTION OF THE PROJECT, UNLESS SPECIFIED UNDER OTHER DIVISIONS.

1. LINTELS - FABRICATED AND LOOSE ANGLE AS NOTED AND DETAILED ON THE DRAWINGS. SEE RESPECTIVE SCHEDULES FOR BEARING AND NON-LOAD BEARING CMU LINTEL SIZES.

2. STRUCTURAL STEEL INCLUDING COLUMNS, BEAMS, CONNECTIONS, BEARING PLATES AND BASE PLATES. INCLUDE ALL CONNECTION MATERIAL AND WELDMENTS.

H. TEMPORARY ERECTION BRACING SHALL BE PROVIDED TO HOLD STRUCTURAL STEEL SECURELY IN POSITION. IT SHALL NOT BE REMOVED UNTIL PERMANENT BRACING HAS BEEN INSTALLED. THE BUILDING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS MAY BE FINALLY BOLTED OR WELDED.

I. CONNECTIONS TO THE EXISTING STRUCTURE SHALL BE AS DETAILED ON THE DRAWINGS OR AS APPROVED BY THE ARCHITECT/ENGINEER. CONTRACTOR TO MAKE ALL NECESSARY MEASUREMENTS AND TO COORDINATE DETAILS WITH THE EXISTING CONDITIONS, PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND FABRICATION OF STRUCTURAL STEEL.

J. DO NOT FIELD CUT ANY STRUCTURAL STEEL WITHOUT THE REVIEW AND ACCEPTANCE OF THE ARCHITECT/ENGINEER.

DIVISION 5B - POST-INSTALLED ANCHORS

A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST INSTALLED ANCHORS SHALL CONSIST OF THE FOLOWING ANCHOR TYPES AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE ICC-ES REPORT AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS:

APPLICATION	ANCHORING SYSTEM	ICC-ES REPORT
ANCHORAGE TO CONCRETE	HILTI KWIK-X DUAL ACTION SYSTEM HILTI HY 200 V3 ADHESIVE	ESR-5065 ESR-4878
REBAR DOWELING	HILTI HY 200 V3 WITH SAFESET INSTALLATION	ESR-3187
ANCHORAGE TO SOLID GROUTED MASONRY	HILTI HY 270 ADHESIVE WITH SAFESET	ESR-4143
ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY	HILTI HY 270 ADHESIVE WITH SCREEN TUBE	ESR-4143, ESR-4144

BASIS OF DESIGN INCLUDES THE FOLLOWING DESIGN PARAMETERS:
(1) CRACKED CONCRETE
(2) WATER-SATURATED CONCRETE
(3) BASE MATERIAL TEMPERATURE OF 23-104 DEGREES FAHRENHEIT
(4) ALLOWABLE DRILLING METHOD: HAMMER-DRILL HOLLOW DRILL BIT SYSTEM
(5) CURRENT ICC-ES REPORT WITH APPROVAL FOR DEVELOPMENT OF BAR USING ACI PROVISIONS FOR EMBEDMENT DEPTHS GREATER THAN 20 BAR DIAMETERS

B. ACI 318 REQUIRES ADHESIVE ANCHORS TO BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.

C. FOR ADHESIVE ANCHORS INSTALLED IN CONCRETE AGED LESS THAN 21 DAYS, CONTACT ENGINEER TO RE-EVALUATE THE ANCHOR DESIGN BASED ON THE CONCRETE STRENGTH AT THE TIME OF INSTALLATION AND USE A BOND STRENGTH VALUE FOR WATER SATURATED CONCRETE. SITE TESTING IS RECOMMENDED TO VERIFY THE FASTENING CAPACITY.

D. ANCHOR CAPACITY USED IN DESIGN MUST BE BASED ON THE TECHNICAL DATA PUBLISHED BY ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. PRIOR TO USE, CONTRACTOR MUST PROVIDE CALCULATIONS STAMPED BY PROFESSIONAL ENGINEER DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, AND INSTALLATION TEMPERATURE. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF SHOP DRAWINGS IN ACCORDANCE WITH THE DESIGN DOCUMENTS. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.

E. THE DESIGN OF STRAIGHT POST-INSTALLED REINFORCING BARS TO CONCRETE MUST BE PERFORMED PER THE DEVELOPMENT AND SPLICE REQUIREMENTS OF ACI 318. THE POST-INSTALLED REINFORCING BAR SYSTEM IS AN ALTERNATIVE TO CAST-IN-PLACE REINFORCING BARS GOVERNED BY ACI 318 AND BCNYS CHAPTER 19. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER PRIOR TO USE. CONTRACTOR MUST PROVIDE SIGNED AND SEALED CALCULATIONS SEALED BY PROFESSIONAL ENGINEER. THE EPOXY SYSTEM MUST BE TESTED IN ACCORDANCE WITH THE ICC-ES ACCEPTANCE CRITERIA FOR POST-INSTALLED EPOXY ANCHORS IN CONCRETE ELEMENTS (AC308), TABLE 3.8. TECHNICAL DATA MUST BE PUBLISHED IN AN ICC-ES EVALUATION SERVICE REPORT SHOWING COMPLIANCE WITH IBC.

F. CONTINUOUSLY THREADED CARBON STEEL ANCHOR ELEMENTS MUST BE HILTI ASTM F1554 COMPLIANT UNLESS NOTED OTHERWISE.

G. DRILL HOLES WITH ROTARY IMPACT HAMMER DRILLS USING HOLLOW DRILL BIT WITH INTEGRAL VACUUM CLEAN AS PERMITTED BY ICC-ESR. USE OF DIAMOND CORE BIT WITH ROUGHENING TOOL SHALL BE PERMITTED AFTER ENGINEERS OF RECORD APPROVAL. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ALL HOLES MUST BE DRILLED PERPENDICULAR TO THE CONCRETE SURFACE.

H. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. THE CONTRACTOR MUST ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

I. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS MUST BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION MUST INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR APPROVED EQUIVALENT.

J. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

DIVISION 6 - WOOD

SECTION 6A - ROUGH CARPENTRY AND STRUCTURAL LAMINATED MEMBERS

A. LUMBER SHALL COMPLY WITH PS20 "AMERICAN SOFTWOOD LUMBER STANDARD" WITH APPLICABLE GRADING RULES.

B. ALL LUMBER SHALL BE VISUALLY GRADED OR MACHINE RATED SPRUCE-PINE-FIR (SPF) STUD GRADE, DOUGLAS FIR-LARCH (DFL) No. 2 GRADE WITH THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:

		SPF STUD:	DFL No. 2:
Fb	EXTREME FIBER IN BENDING	675 PSI	900 PSI
Fv	HORIZONTAL SHEAR, PARALLEL TO GRAIN	135 PSI	180 PSI
Fc||	COMPRESSION PARALLEL TO GRAIN	725 PSI	1,350 PSI
Fc⊥	COMPRESSION PERPENDICULAR TO GRAIN	425 PSI	625 PSI
E	MODULUS OF ELASTICITY	1,200,000 PSI	1,600,000 PSI

C. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING OF 19%.

D. PLYWOOD SHALL CONFORM TO REQUIREMENTS OF PS1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" AND AMERICAN PLYWOOD ASSOCIATION (APA) "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL USE PANELS", FORM No. E445.

E. FACTORY MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK INDICATING COMPLIANCE WITH GRADE REQUIREMENTS AS FOLLOWS:

SUBFLOORING AND ROOF SHEATHING:	EXPOSURE DURABILITY CLASSIFICATION - EXTERIOR EXPOSURE 1.

F. PROVIDE FASTENERS AND ANCHORAGE AS INDICATED AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH FEDERAL STANDARDS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS, AND ANCHORING DEVICES.

G. WHERE ROUGH CARPENTRY WORK IS EXPOSED TO GROUND OR WEATHER, USE FASTENERS WITH A HOT-DIP ZINC COATING (ASTM A153).

H. PRESSURE TREATED LUMBER WITH WATER BORNE PRESERVATIVES TO COMPLY WITH AWPB LP-2 FOR ALL LUMBER EXPOSED TO MOISTURE INCLUDING BUT NOT LIMITED TO WOOD CANTS, NAILERS, BLOCKING, STRIPPING, MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING, SILLS, SLEEPERS, MEMBERS IN CONTACT WITH MASONRY OR CONCRETE, AND MEMBERS LESS THAN 18" ABOVE GRADE.

I. STRUCTURAL LAMINATED MEMBERS SHALL BE ENGINEERED LUMBER CONSISTING OF THIN PLYWOOD VENEERS SECURELY BONDED TOGETHER. ACCEPTABLE PRODUCTS ARE MICROLLAM BY TRUS JOIST CORPORATION AND GANG-LAM LVL BY LOUISIANA PACIFIC. EQUIVALENT SUBSTITUTIONS MAY BE USED IF SUBMITTED TO, AND ACCEPTED BY, THE ARCHITECT/ENGINEER. INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL BEAMS SHALL HAVE PUBLISHED LOAD AND DESIGN CRITERIA AND MEET, BUT NOT BE LIMITED TO, MINIMUM DESIGN CRITERIA ESTABLISHED ON THE DRAWINGS, INCLUDING GRAVITY AND WIND LOADS, SPANS, AND DEFLECTION, AND SHALL PROVIDE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

Fb	EXTREME FIBER IN BENDING	2,600 PSI
Fv	HORIZONTAL SHEAR, PARALLEL TO GRAIN	285 PSI
Fc||	COMPRESSION PARALLEL TO GRAIN	2,510 PSI
Fc⊥	COMPRESSION PERPENDICULAR TO GRAIN	750 PSI
E	MODULUS OF ELASTICITY	1,900,000 PSI

MISCELLANEOUS

M1 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. VERIFICATION OF EXISTING DIMENSIONS AND CONDITIONS SHALL BE DONE PRIOR TO PREPARATION OF SHOP DRAWINGS.

M2 ALL OPENINGS THROUGH SLABS AND WALLS ARE NOT SHOWN. PROVIDE UNIT PRICES FOR ADDITIONAL FRAMING AND REINFORCING.

M3 CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS.

M4 ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE BUILDING CODE OF NEW YORK STATE, THE AISC CODE, THE ACI BUILDING CODE (ACI 318, ACI 530), THE AMERICAN WELDING SOCIETY CODE AND ALL OTHER APPLICABLE ASTM STANDARDS. IN CASES OF CONFLICT, THE MOST STRINGENT SHALL GOVERN.

M5 TYPICAL DETAILS APPLY TO ALL DRAWINGS AND SHALL BE USED EXCEPT WHERE OTHERWISE SHOWN OR NOTED.

DESIGN LOADS

RESIDENTIAL - PRIVATE ROOMS AND CORRIDORS ABOVE THE FIRST LEVEL	40 PSF
COMMONS AREAS, STAIRS, LOBBIES	100 PSF
PARTITION ALLOWANCE	15 PSF
CEILINGS	5 PSF
MECHANICAL ITEMS SUSPENDED FROM STRUCTURAL FRAMING	5 PSF

ROOF SNOW LOAD

GROUND SNOW LOAD, Pg =	50 PSF
SNOW EXPOSURE FACTOR, Ce =	1.00
SNOW LOAD IMPORTANCE FACTOR, Is =	1.00
THERMAL FACTOR, Ct =	1.00
FLAT ROOF SNOW LOAD, Pf =	35 PSF (MAIN ROOF)
THERMAL FACTOR, Ct =	1.20
FLAT ROOF SNOW LOAD, Pf =	42 PSF (NEW CANOPY)

WIND LOAD

ULTIMATE DESIGN WIND SPEED	115 MPH
RISK CATEGORY	II
WIND EXPOSURE	B
APPLICABLE INTERNAL PRESSURE COEFFICIENT	+/-0.18

COMPONENTS AND CLADDING

ZONE PER FIGURE 1609.6(2)	EFFECTIVE WIND AREA (SF)	C&C LOADS ADJUSTED FOR EXPOSURE (PSF)	
1	10	16.0	-25.0
1	20	16.0	-24.4
1	50	16.0	-23.5
1	100	16.0	-22.9
2	10	16.0	-41.9
2	20	16.0	-37.5
2	50	16.0	-31.6
2	100	16.0	-27.1
3	10	16.0	-63.1
3	20	16.0	-52.3
3	50	16.0	-37.9
3	100	16.0	-27.1
4	10	25.0	-27.1
4	20	23.8	-25.9
4	50	22.4	-24.5
4	100	21.2	-23.3
4	500	18.6	-20.8
5	10	25.0	-33.5
5	20	23.8	-31.2
5	50	22.4	-28.2
5	100	21.2	-25.9
5	500	18.6	-20.8

DESIGN LOADS (CONTINUED)

SEISMIC LOAD

RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR, Ie =	1.00
MAPPED SPECTRAL RESPONSE COEFFICIENTS	S_S = 0.161 S_1 = 0.044
SITE CLASS	D
DESIGN SPECTRAL RESPONSE COEFFICIENTS	S_{DS} = 0.172 S_{D1} = 0.070
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC FORCE RESISTING SYSTEM	BEARING WALL - ORDINARY PLAIN MASONRY SHEAR WALLS (R = 1.50)
SEISMIC RESPONSE COEFFICIENT	C_S = 0.114
DESIGN BASE SHEAR, Ve	TRANS: 88 kip LONG: 88 kip
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE PROCEDURE PER BCNYS SECTION 1617.4

BUILDING IS NOT DESIGNED FOR ADDITIONAL HORIZONTAL OR VERTICAL EXTENSIONS.

EXISTING BUILDING CODE REVIEW

IEBC CHAPTER 8, ALTERATIONS - LEVEL 2

IEBC SECTION 806.2: STRUCTURAL

IEBC SECTION 806.2: EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS

ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE, OR SNOW LOAD OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE BCNYS FOR NEW STRUCTURES. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT WHOSE GRAVITY LOAD-CARRYING CAPACITY IS DECREASED AS PART OF THE ALTERATION SHALL BE SHOWN TO HAVE THE CAPACITY TO RESIST THE APPLICABLE DESIGN DEAD, LIVE, AND SNOW LOADS REQUIRED BY THE BCNYS FOR NEW STRUCTURES.

EVALUATION AND ANALYSIS:

EXISTING WOOD ROOF JOISTS, WOOD FLOOR JOISTS, WOOD FLOOR GIRDERS, AND MASONRY WALLS WERE ANALYZED. MOST OF THESE EXISTING GRAVITY LOAD-CARRYING ELEMENTS WERE FOUND TO HAVE SUFFICIENT CAPACITY TO CARRY THE GRAVITY LOADS REQUIRED BY THE BCNYS FOR NEW STRUCTURES. ELEMENTS THAT WERE NOT FOUND TO HAVE SUFFICIENT CAPACITY AS A RESULT OF THE ALTERATIONS ARE SHOWN TO BE REINFORCED AND/OR RE-SUPPORTED TO GAIN CAPACITY BACK.

COMMENTARY:

FIELD OBSERVATIONS AND MEASUREMENTS WERE UTILIZED TO ANALYZE THE PROPOSED ALTERATIONS. THEY WERE ALSO USED TO APPROXIMATE THE MASS OF THE STRUCTURE.

EXISTING WOOD JOISTS AND GIRDERS WERE ANALYZED UNDER THE ASSUMPTION THAT THE EXISTING LUMBER HAS THE MINIMUM ALLOWABLE DESIGN STRESSES OF DOUGLAS FIR-LARCH No. 2 GRADE, OR BETTER. THIS IS A REASONABLE ASSUMPTION, GIVEN THAT LUMBER OF THIS VINTAGE IS TYPICALLY MORE DENSE THAN CONTEMPORARY LUMBER, RESULTING IN HIGHER RELATIVE ALLOWABLE DESIGN STRESSES.

EXISTING MASONRY WALLS WERE ANALYZED UNDER THE ASSUMPTION THAT THE CORES ARE UNREINFORCED AND HOLLOW (NOT GROUTED), LEADING TO COMPRESSIVE, BENDING, AND SHEAR STRENGTHS FAR LOWER THAN CONTEMPORARY REINFORCED MASONRY (ASSUMED f'm = 1000 psi). JAMBS OF NEW OPENINGS WILL REQUIRE RETROFIT SOLID-GROUTED CORES. WALLS WITHIN THE NEW STAIR HALL WILL REQUIRE BRACING TO BE INSTALLED WHERE EXISTING FLOOR FRAMING IS PROPOSED TO BE REMOVED.

IEBC SECTION 806.3:EXISTING STRUCTURAL ELEMENTS RESISTING LATERAL LOADS

WHERE THE ALTERATION INCREASES DESIGN LATERAL LOADS, OR WHERE THE ALTERATION RESULTS IN A PROHIBITED STRUCTURAL IRREGULARITY AS DEFINED BY ASCE 7, OR WHERE THE ALTERATION DECREASES THE CAPACITY OF ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT, THE STRUCTURE OF THE ALTERED BUILDING OR STRUCTURE SHALL MEET THE REQUIREMENTS OF SECTION 1609 AND 1613 OF THE BCNYS. REDUCED SEISMIC FORCES SHALL BE PERMITTED.

EXCEPTION: ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ALTERATION CONSIDERED IS NOT MORE THAN 10 PERCENT GREATER THAN ITS DEMAND-CAPACITY RATIO WITH THE ALTERATION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED.

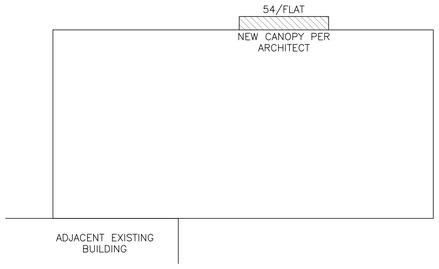
EVALUATION AND ANALYSIS:

WIND:

THE PROPOSED ALTERATION DOES NOT INCREASE THE WIND LOAD DEMANDS ON THE LATERAL LOAD-RESISTING SYSTEM. THE NEW FIRST FLOOR DOORWAY OPENINGS IN THE EXISTING NORTH EXTERIOR AND CENTRAL INTERIOR MASONRY SHEAR WALLS WILL DECREASE THE WALL'S CAPACITY AND, IN TURN, INCREASE ITS DEMAND-CAPACITY RATIO, BUT NOT BY MORE THAN 10 PERCENT. NO FURTHER ALTERATIONS ARE REQUIRED.

SEISMIC:

THE PROPOSED ALTERATION DOES NOT INCREASE THE SESIMIC LOAD DEMANDS ON THE LATERAL LOAD-RESISTING SYSTEM. THE NEW FIRST FLOOR DOORWAY OPENING IN THE EXISTING NORTH EXTERIOR AND CENTRAL INTERIOR MASONRY SHEAR WALLS WILL DECREASE THE WALL'S CAPACITY AND, IN TURN, INCREASE ITS DEMAND-CAPACITY RATIO, BUT NOT BY MORE THAN 10 PERCENT. NO FURTHER ALTERATIONS ARE REQUIRED.



SURCHARGE LOADS PRESENTED THUS:
Pd (PSF) / w (FT)
IN ADDITION TO Pf VALUES PRESENTED

SUPERIMPOSED DRIFT SURCHARGE LOAD DIAGRAM

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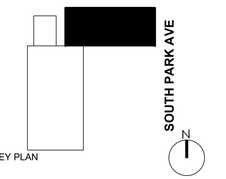
OKELL ST



KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	--
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

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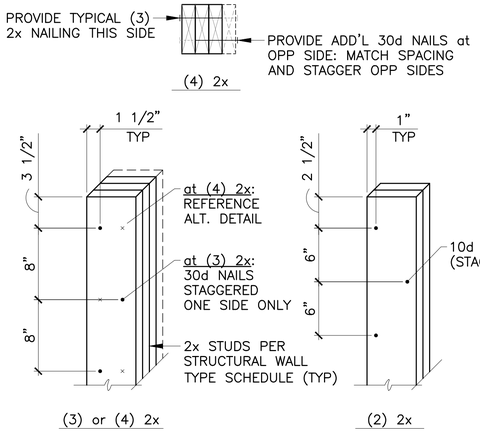
DRAWING TITLE

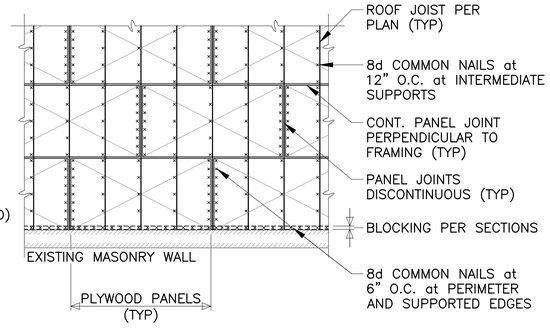
SPECIFICATIONS

S-201b

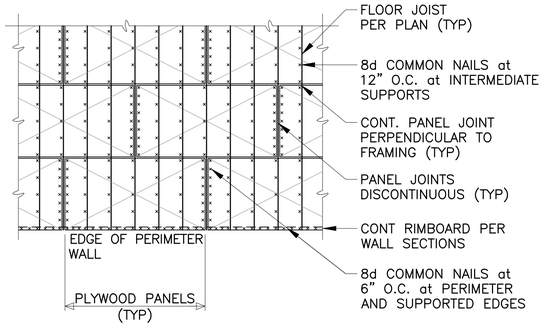
PERMIT SET



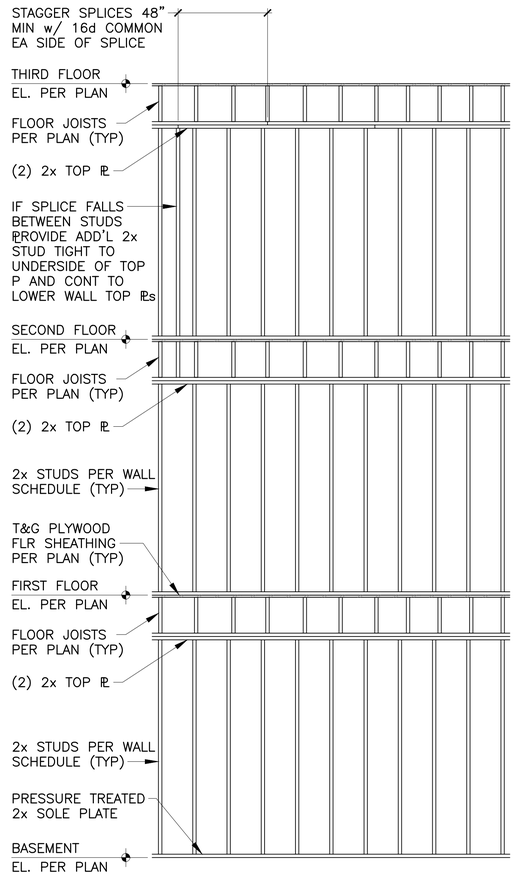
3 TYP. BUILT-UP STUD DETAIL



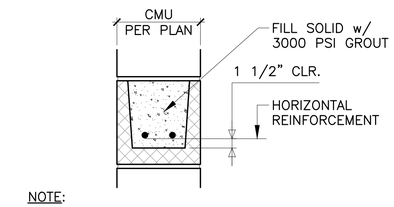
2 TYPICAL PLYWOOD NAILING at ROOF DIAPHRAGM



1 TYPICAL PLYWOOD NAILING at FLOOR DIAPHRAGM



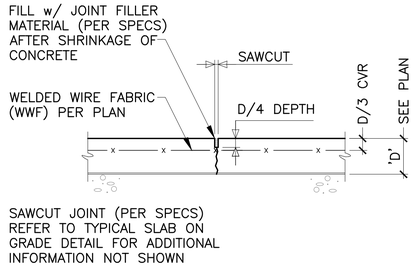
4 TYPICAL LOAD BEARING WOOD STUD WALL



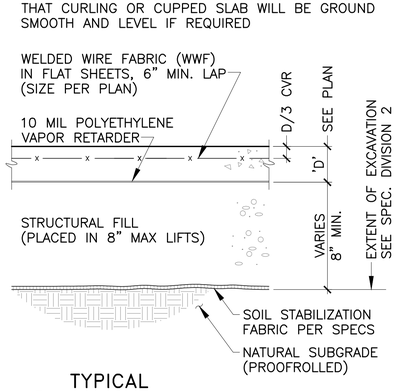
NOTE:

1. REINFORCING IN BOND BEAMS LOCATED at ROOF LEVELS TO BE CONTINUOUS THRU CONTROL JOINTS
2. REINFORCING IN INTERMEDIATE BOND BEAMS (i.e. at DOORS AND WINDOWS) TO BE DISCONTINUOUS at CONTROL JOINTS

7 BOND BEAM REINFORCING DETAIL

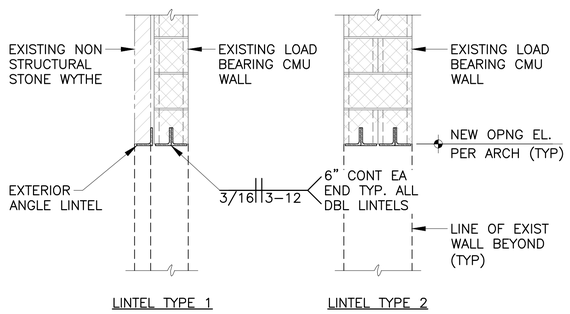


6 SAWCUT JOINT DETAIL (SJ) at SLAB ON GRADE



5 TYPICAL SLAB ON GRADE DETAIL

FOR AREAS WITH VCT, TILE OR CARPET COORDINATE WITH ARCH DRAWINGS



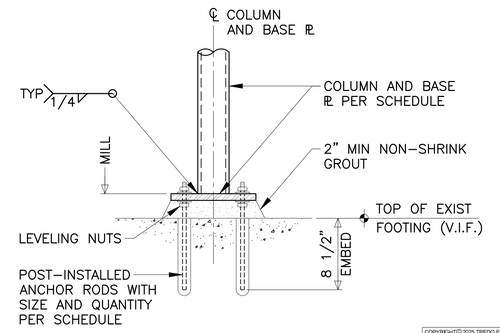
10 CMU LINTEL DETAILS

LOAD BEARING CMU LINTEL SCHEDULE		
MARK	SIZE	MINIMUM BEARING EACH END
L1	JL4x3.5 x3/8 LLV + L4x3.5 x3/8 LLV	6"
L2	JL4x3.5 x3/8 LLV + JL4x3.5 x3/8 LLV	6"

NOTES

1. REFER TO ARCH AND MECH DRAWINGS FOR EXACT SIZE AND LOCATION OF ALL MASONRY WALL OPENINGS
2. EXTERIOR ANGLES AND LINTEL PLATES SHALL BE GALVANIZED

9 LOAD BEARING CMU LINTEL SCHEDULE



8 NEW COLUMN BASE DETAIL

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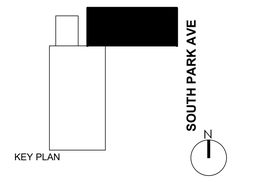

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508 (T.E. JOB #25-44)
SCALE	N.T.S.
ISSUE DATE	08.04.2025
DRAWN BY	MJN
CHECKED BY	MJE

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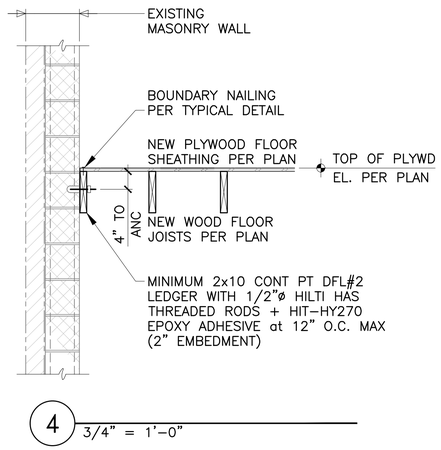
DRAWING TITLE

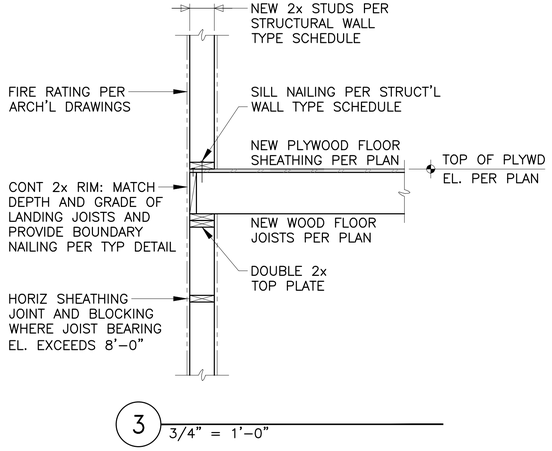
TYPICAL DETAILS

S-202

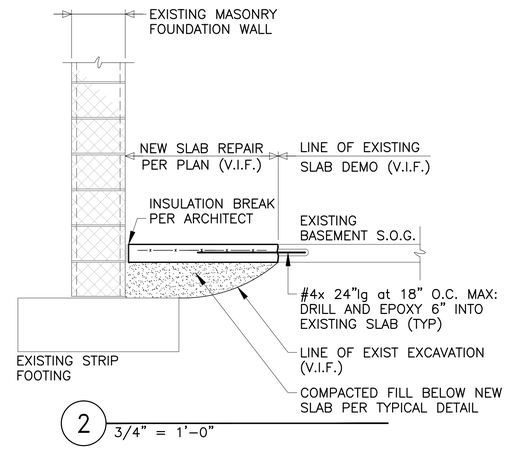
PERMIT SET



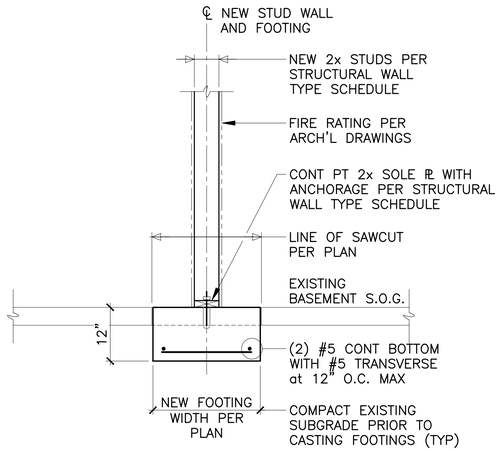
4 3/4" = 1'-0"



3 3/4" = 1'-0"



2 3/4" = 1'-0"

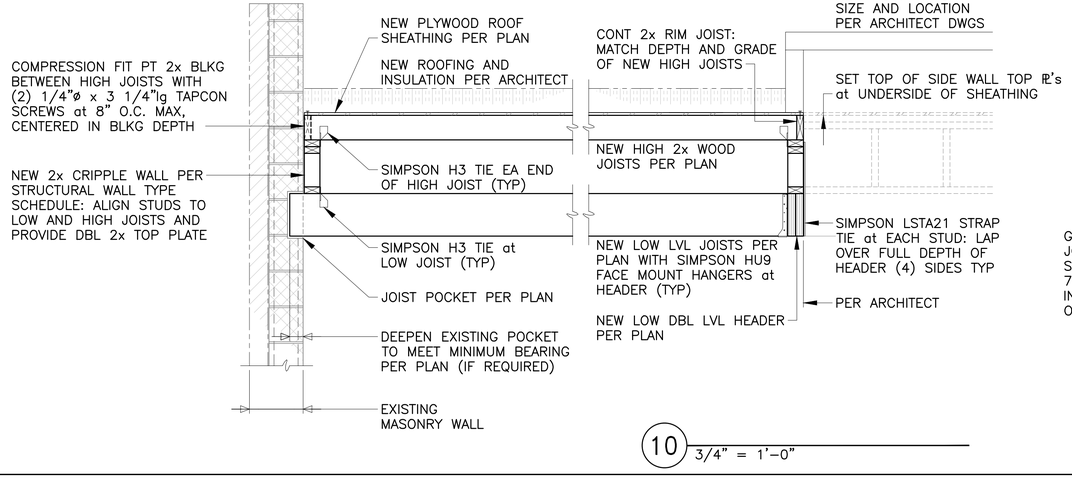


1 3/4" = 1'-0"

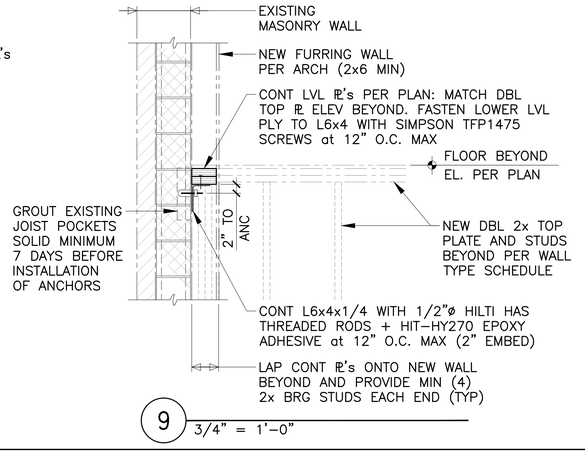
7 3/4" = 1'-0"

6 3/4" = 1'-0"

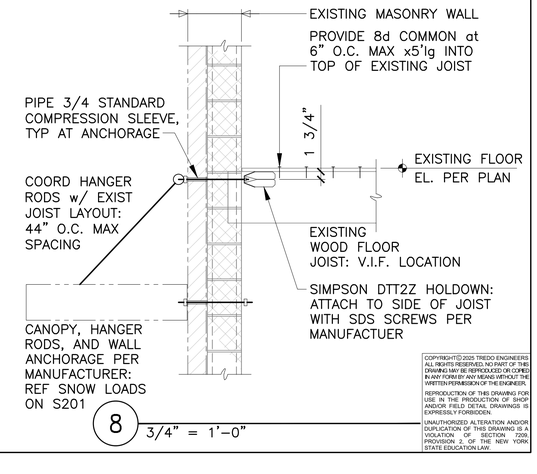
5 3/4" = 1'-0"



10 3/4" = 1'-0"



9 3/4" = 1'-0"



8 3/4" = 1'-0"

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Date Stamped: 8/4/25 Expires: 10/31/25

OKELL ST

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DRAWING TITLE

SECTIONS and DETAILS

S-301

PERMIT SET

DEMO PLAN LEGEND

ALL SYMBOLS NOT NECESSARILY USED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW CONSTRUCTION - REFER TO WALL TYPES

EXISTING DOOR TO BE REMOVED

NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

KEYNOTES - DEMOLITION

D1	DEMO EXISTING STAIRCOORD. REMOVAL W/ OTHER CONSTRUCTION ACTIVITIES AND TEMP. VERT CIRCULATION NEEDS
D2	REMOVE EXISTING WINDOW WELL AND INFILL OPENING
D3	REMOVE EXISTING DOOR AND INFILL OPENING
D4	DEMO EXISTING GWB, POLY VAPOR BARRIER, INSULATION, AND ANY WATER DAMAGED STUDS AT EXISTING EXTERIOR WALL FURRING. EXISTING STUDS IN GOOD CONDITOIN ARE TO REMAIN. INFILL STUD FRAMING/FURRING WHERE NEEDED TO FACILITATE NEW INSULATION AND DRYWALL INSTALL.
D5	REMOVE ALL EXISTING PLUMBING FIXTURES - REFER TO GENERAL NOTES FOR ADDITIONAL MEP REMOVALS
D6	REMOVE GWB, WALL FURRING AND INSULATION COMPLETELY TO INTERIOR PARTITION
D7	REMOVE EXISTING WINDOW ASSEMBLY AND MECHANICAL UNIT DOWN TO MASONRY OPENING
D8	DEMO EXISTING WALL
D9	DEMO EXISTING DOOR AND SAWCUT ENLARGED OPENING - COORD. W/ STRUC. ON LINTEL REQUIREMENTS
D10	DEMO EXISTING INFILL AND PREP OPENING FOR NEW STOREFRONT ASSEMBLY- COORD. EXTENTS W/ PLANS
D11	DEMO INFILL AND PREP OPENING FOR NEW WINDOW ASSEMBLY - COORD. EXTENTS WITH PLANS
D12	SAWCUT NEW OPENING
D13	SAWCUT MASONRY OPENING AND PREP FOR NEW DOOR ASSEMBLY
D14	DEMO EXISTING STOREFRONT AND PREP FOR NEW ASSEMBLY
D15	DEMO EXISTING PENTHOUSE DOWN TO DECK AND PREP OPENING FOR INFILL
D16	DEMO EXISTING ROOF DECK DOWN TO RAFTERS AND PREP FOR NEW ROOF ASSEMBLY
D17	DEMO EXISTING SCUPPER AND PREP FOR NEW
D19	DEMO EXISTING DOOR AND PREP FOR NEW DOOR ASSEMBLY
D20	DEMO EXISTING FLOOR FINISH DOWN TO SUBFLOOR
D21	CUT PENTRATION IN EXISTING FLOOR FOR NEW STAIRWELL - PROVIDE ALL NECESSARY SHORING + COORD. W/ STRUC. DWGS
D22	CUT EXISTING FLOOR/ROOF FOR NEW CHASE PENETRATION. ALL EXISTING STRUCTURAL MEMBERS TO REMAIN IN PLACE, COORDINATE WITH ARCHITECT IF CONFLICT ARISES.
D23	CUT EXISTING ROOF AND RAFTER FOR NEW ROOF HATCH. ALL STRUCTURAL MEMBERS TO BE BRACED AND BLOCKED OFF- COOR. W/ STRUCT DWGS
D25	COORD. REMOVAL OF WALL W/ NEW ROOF FRAMING INSTALL. REF. TO STRUCT. DWGS
D26	REMOVE EXISTING ROOFING IN ITS ENTIRETY INCLUDING ALL FLASHINGS, COPINGS ETC. COORD. W/ HAZARDOUS MATERIALS REPORT FOR ANY REGULATED BUILDING MATERIALS; CONTRACT W/ LICENSED ABATEMENT CONTRACTOR FOR REMOVAL OF SUCH ITEMS

GENERAL DEMOLITION NOTES

1. REFERENCE A001 FOR GENERAL NOTES.
2. REFER TO MEP DWG'S TO COORDINATE DEMOLITION WORK REQUIRED FOR NEW PENETRATIONS REQUIRED BY NEW UTILITY WORK
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY TO EACH OTHER. WHAT IS REQUIRED FOR ONE DRAWING SHALL BE AS BINDING AS IF REQUIRED FOR ALL.
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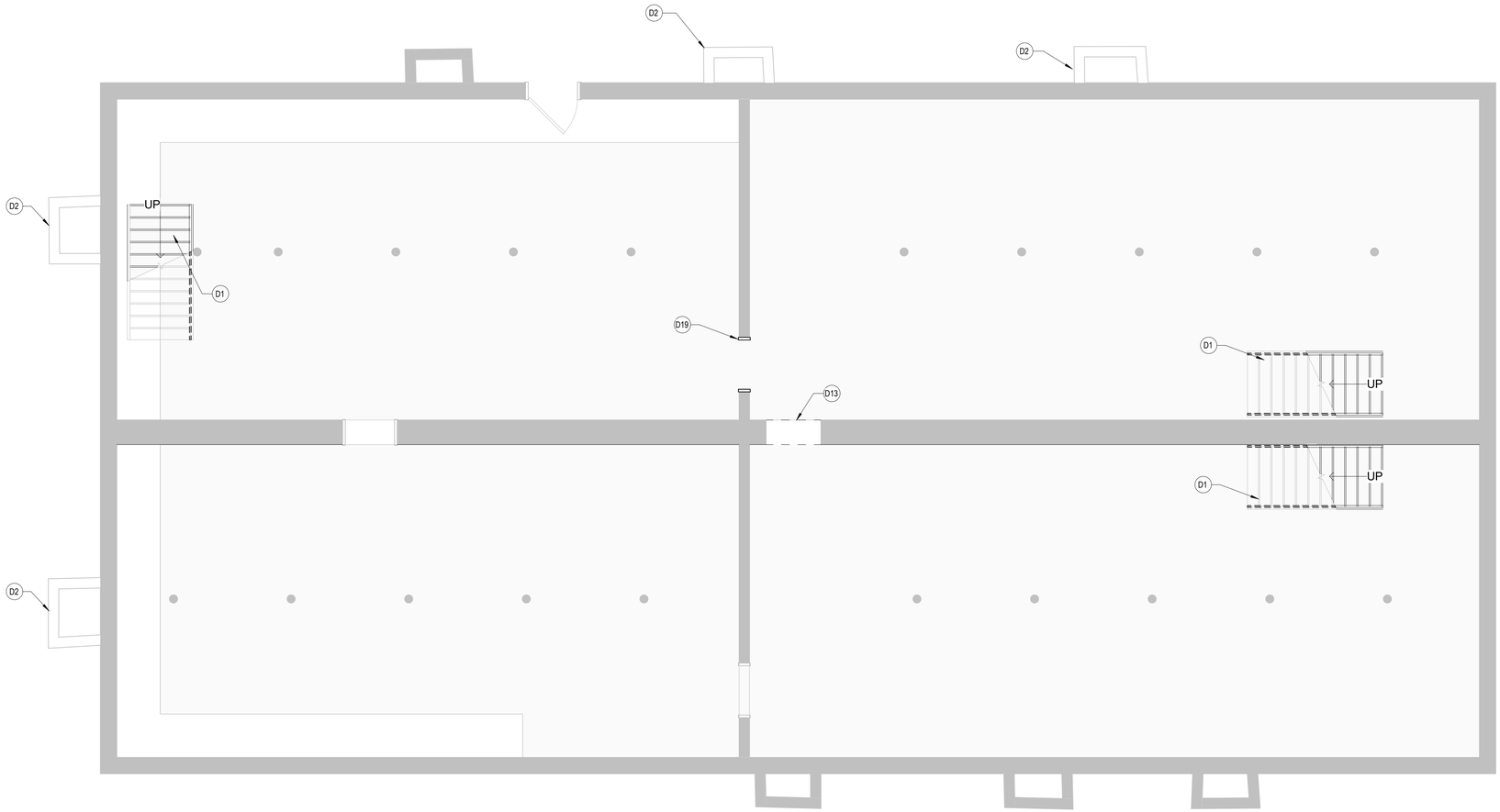
5. THE CONTRACTOR SHALL NOT ENCUMBER AREAS OUTSIDE OF CONTRACT LIMIT LINES WITH DEBRIS OR MATERIALS.
6. THE CONTRACTOR SHALL MAINTAIN THE AREA IN A SAFE MANNER TO ENSURE THE SAFETY OF STAFF AND CONSTRUCTION PERSONNEL AND NOT ALLOW INTERRUPTION OF TRAFFIC FLOW.
7. THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AT THE END OF EACH DAY. ALL COMBUSTIBLE MATERIALS / DEBRIS SHALL BE IMMEDIATELY REMOVED FROM THE AREA. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING OWNER REQUIREMENTS AND PROCEDURES.
8. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS.
9. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER / MANAGER & TENANT, AREAS TO BE USED FOR STAGING, MATERIAL DELIVERY, DEBRIS REMOVAL, ETC. PRIOR TO START OF DEMOLITION.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OWNER, PRIOR TO THE BID.
11. SHOULD HAZARDOUS MATERIALS BE ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK, SEAL THE AREA, AND REPORT CONDITION TO THE OWNER AND THE ARCHITECT AND DO NO WORK UNTIL THE CONDITION IS CORRECTED. HAZARDOUS MATERIALS INCLUDE BUT ARE NOT LIMITED TO: MOLD, ASBESTOS, PIPE COVERING (INSULATION) , VINYL ASBESTOS TILE, AND LEAD BASE PAINT.
12. REMOVE FLOOR FINISHES WHERE NOTED.
13. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH CONCRETE FILL, PLYWOOD, ETC..
14. PATCH AND/OR REPLACE ANY SURFACE THAT IS DAMAGED DURING THE DEMOLITION PHASE, OR DAMAGED WALLS AND COLUMNS THAT ARE TO REMAIN.
15. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
16. COORDINATE ALL DEMOLITION WORK W/ HAZARDOUS MATERIAL REPORT.
17. ALL DEMOLITION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY NOTED TO BE SALVAGED, WHEREIN IT REMAINS THE PROPERTY OF THE OWNER. THE OWNER RESERVES THE RIGHT TO REQUEST ITEMS BE SALVAGED DURING THE DURATION OF THE WORK OF THIS PROJECT.
18. THE CONTRACTOR SHALL PROVIDE BARRIER PARTITION CONSTRUCTION TO CONTAIN DUST, MAINTAIN BUILDING SECURITY AND WEATHER TIGHTNESS. SEAL PARTITIONS AT FLOOR, ADJACENT WALLS AND TO DECK ABOVE. PROVIDE NECESSARY EGRESS DOORS AND HARDWARE PER EGRESS REQUIREMENTS.
19. COORDINATE SIZE AND LOCATION OF FLOOR REMOVALS WITH NEW WORK.
20. FOR ALL ITEMS CALLED OUT TO BE DEMOLISHED PROVIDE COMPLETE DEMOLITION SCOPE REMOVING ALL ASSOCIATED ATTACHMENTS AND ADHESIVES COMPLETE. PREPARE SURFACES TO RECEIVE NEW CONSTRUCTION.
21. REFERENCE D104 FOR ROOF INFORMATION.
22. REMOVE ALL EXISTING CEILING TILES UNLESS OTHERWISE NOTED.
23. IT IS THE INTENT OF THESE DEMO DRAWINGS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEPFP) EQUIPMENT, PIPING, CONDUIT, WIRING, FIXTURES, ETC. TO BE REMOVED ON FLOORS 1-3. ITEMS IN THE BASEMENT SHALL BE REMOVED AS COORDINATED WITH THE FINAL MEPFP DRAWINGS AND ITEMS INDICATED TO BE EXISTING TO REMAIN.
24. REFER TO PHASE ONE DEMO SET (7/21/25) DWGS FOR PREVIOUSLY REMOVED ITEMS.
25. REMOVE ALL ABANDONED VENTS, LIGHTING, CONDUIT ETC. ON EXTERIOR FACADES. V.I.F.



1 D-100 BASEMENT FLOOR PLAN
1/4" = 1'-0"

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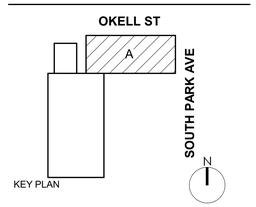

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

DRAWING TITLE

DEMO BASEMENT PLAN

D-100

PERMIT SET

DEMO PLAN LEGEND

ALL SYMBOLS NOT NECESSARILY USED

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION - REFER TO WALL TYPES
- EXISTING DOOR TO BE REMOVED
- NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

KEYNOTES - DEMOLITION

D1	DEMO EXISTING STAIRCOORD. REMOVAL W/ OTHER CONSTRUCTION ACTIVITIES AND TEMP. VERT CIRCULATION NEEDS
D2	REMOVE EXISTING WINDOW WELL AND INFILL OPENING
D3	REMOVE EXISTING DOOR AND INFILL OPENING
D4	DEMO EXISTING GWB, POLY VAPOR BARRIER, INSULATION, AND ANY WATER DAMAGED STUDS AT EXISTING EXTERIOR WALL FURRING. EXISTING STUDS IN GOOD CONDITOIN ARE TO REMAIN. INFILL STUD FRAMING/FURRING WHERE NEEDED TO FACILITATE NEW INSULATION AND DRYWALL INSTALL.
D5	REMOVE ALL EXISTING PLUMBING FIXTURES - REFER TO GENERAL NOTES FOR ADDITIONAL MEP REMOVALS
D6	REMOVE GWB, WALL FURRING AND INSULATION COMPLETELY TO INTERIOR PARTITION
D7	REMOVE EXISTING WINDOW ASSEMBLY AND MECHANICAL UNIT DOWN TO MASONRY OPENING
D8	DEMO EXISTING WALL
D9	DEMO EXISTING DOOR AND SAWCUT ENLARGED OPENING - COORD. W/ STRUC. ON LINTEL REQUIREMENTS
D10	DEMO EXISTING INFILL AND PREP OPENING FOR NEW STOREFRONT ASSEMBLY- COORD. EXTENTS W/ PLANS
D11	DEMO INFILL AND PREP OPENING FOR NEW WINDOW ASSEMBLY - COORD. EXTENTS WITH PLANS
D12	SAWCUT NEW OPENING
D13	SAWCUT MASONRY OPENING AND PREP FOR NEW DOOR ASSEMBLY
D14	DEMO EXISTING STOREFRONT AND PREP FOR NEW ASSEMBLY
D15	DEMO EXISTING PENTHOUSE DOWN TO DECK AND PREP OPENING FOR INFILL
D16	DEMO EXISTING ROOF DECK DOWN TO RAFTERS AND PREP FOR NEW ROOF ASSEMBLY
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D19	DEMO EXISTING DOOR AND PREP FOR NEW DOOR ASSEMBLY
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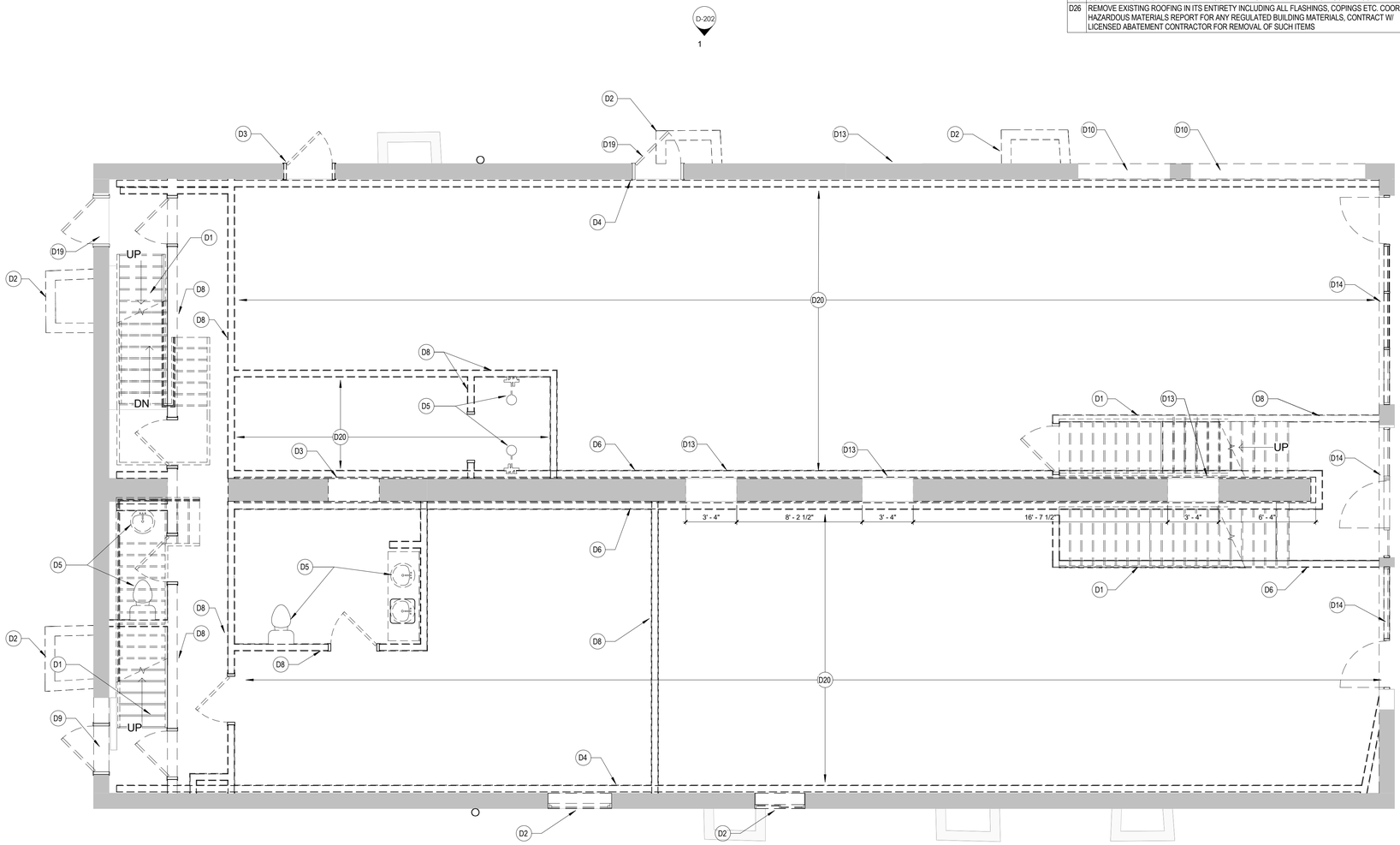

1 FIRST FLOOR PLAN
D-101 1/4" = 1'-0"

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REGISTERED ARCHITECT
ROBERT E. STARK
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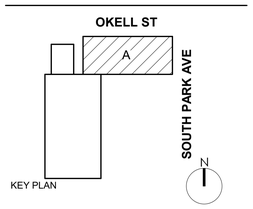
STATE OF NEW YORK



DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

D-101

PERMIT SET

DEMO PLAN LEGEND

ALL SYMBOLS NOT NECESSARILY USED

- **EXISTING WALL TO REMAIN**
- **EXISTING WALL TO BE REMOVED**
- **NEW CONSTRUCTION - REFER TO WALL TYPES**
- **EXISTING DOOR TO BE REMOVED**
- **NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION**

D-202
1

KEYNOTES - DEMOLITION

D1	DEMO EXISTING STAIRCOORD. REMOVAL W/ OTHER CONSTRUCTION ACTIVITIES AND TEMP. VERT CIRCULATION NEEDS
D2	REMOVE EXISTING WINDOW WELL AND INFILL OPENING
D3	REMOVE EXISTING DOOR AND INFILL OPENING
D4	DEMO EXISTING GWB, POLY VAPOR BARRIER, INSULATION, AND ANY WATER DAMAGED STUDS AT EXISTING EXTERIOR WALL FURRING. EXISTING STUDS IN GOOD CONDITON ARE TO REMAIN. INFILL STUD FRAMING/FURRING WHERE NEEDED TO FACILITATE NEW INSULATION AND DRYWALL INSTALL.
D5	REMOVE ALL EXISTING PLUMBING FIXTURES - REFER TO GENERAL NOTES FOR ADDITIONAL MEP REMOVALS
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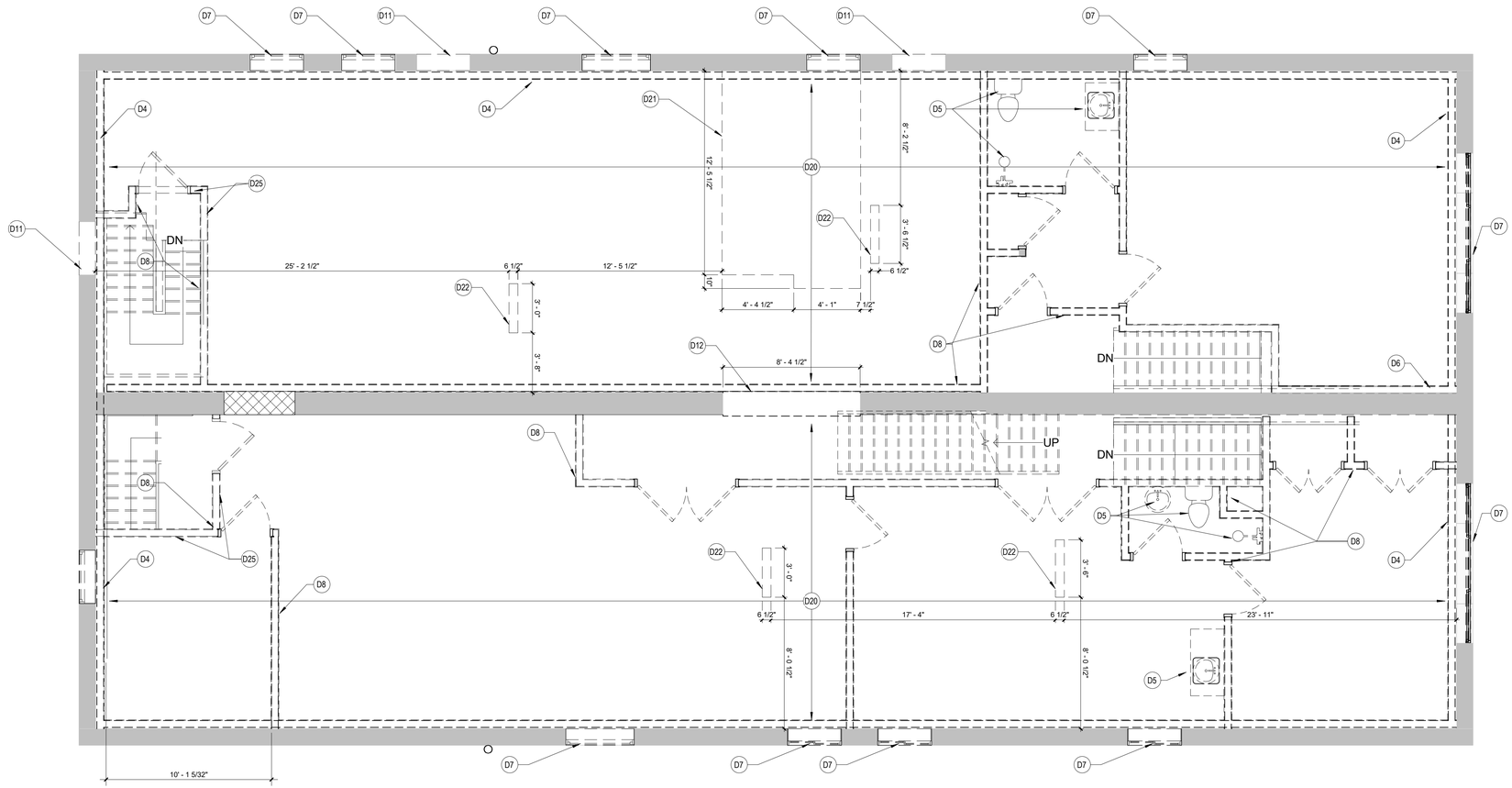

1 SECOND FLOOR PLAN
D-102 1/4" = 1'-0"

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REGISTERED ARCHITECT
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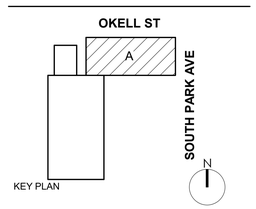

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THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

SECOND FLOOR DEMO PLAN

D-102

PERMIT SET

DEMO PLAN LEGEND

ALL SYMBOLS NOT NECESSARILY USED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW CONSTRUCTION - REFER TO WALL TYPES

EXISTING DOOR TO BE REMOVED

NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

D-202
1

KEYNOTES - DEMOLITION

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D11	DEMO INFILL AND PREP OPENING FOR NEW WINDOW ASSEMBLY - COORD. EXTENTS WITH PLANS
D12	SAWCUT NEW OPENING
D13	SAWCUT MASONRY OPENING AND PREP FOR NEW DOOR ASSEMBLY
D14	DEMO EXISTING STOREFRONT AND PREP FOR NEW ASSEMBLY
D15	DEMO EXISTING PENTHOUSE DOWN TO DECK AND PREP OPENING FOR INFILL
D16	DEMO EXISTING ROOF DECK DOWN TO RAFTERS AND PREP FOR NEW ROOF ASSEMBLY
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D19	DEMO EXISTING DOOR AND PREP FOR NEW DOOR ASSEMBLY
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D21	CUT PENTRATION IN EXISTING FLOOR FOR NEW STAIRWELL - PROVIDE ALL NECESSARY SHORING + COORD. W/ STRUC. DWGS
D22	CUT EXISTING FLOOR/ROOF FOR NEW CHASE PENETRATION. ALL EXISTING STRUCTURAL MEMBERS TO REMAIN IN PLACE, COORDINATE WITH ARCHITECT IF CONFLICT ARISES.
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D26	REMOVE EXISTING ROOFING IN ITS ENTIRETY INCLUDING ALL FLASHINGS, COPINGS ETC. COORD. W/ HAZARDOUS MATERIALS REPORT FOR ANY REGULATED BUILDING MATERIALS, CONTRACT W/ LICENSED ABATEMENT CONTRACTOR FOR REMOVAL OF SUCH ITEMS

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12. REMOVE FLOOR FINISHES WHERE NOTED.
13. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH CONCRETE FILL, PLYWOOD, ETC..
14. PATCH AND/OR REPLACE ANY SURFACE THAT IS DAMAGED DURING THE DEMOLITION PHASE, OR DAMAGED WALLS AND COLUMNS THAT ARE TO REMAIN.
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16. COORDINATE ALL DEMOLITION WORK W/ HAZARDOUS MATERIAL REPORT.
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19. COORDINATE SIZE AND LOCATION OF FLOOR REMOVALS WITH NEW WORK.
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21. REFERENCE D104 FOR ROOF INFORMATION.
22. REMOVE ALL EXISTING CEILING TILES UNLESS OTHERWISE NOTED.
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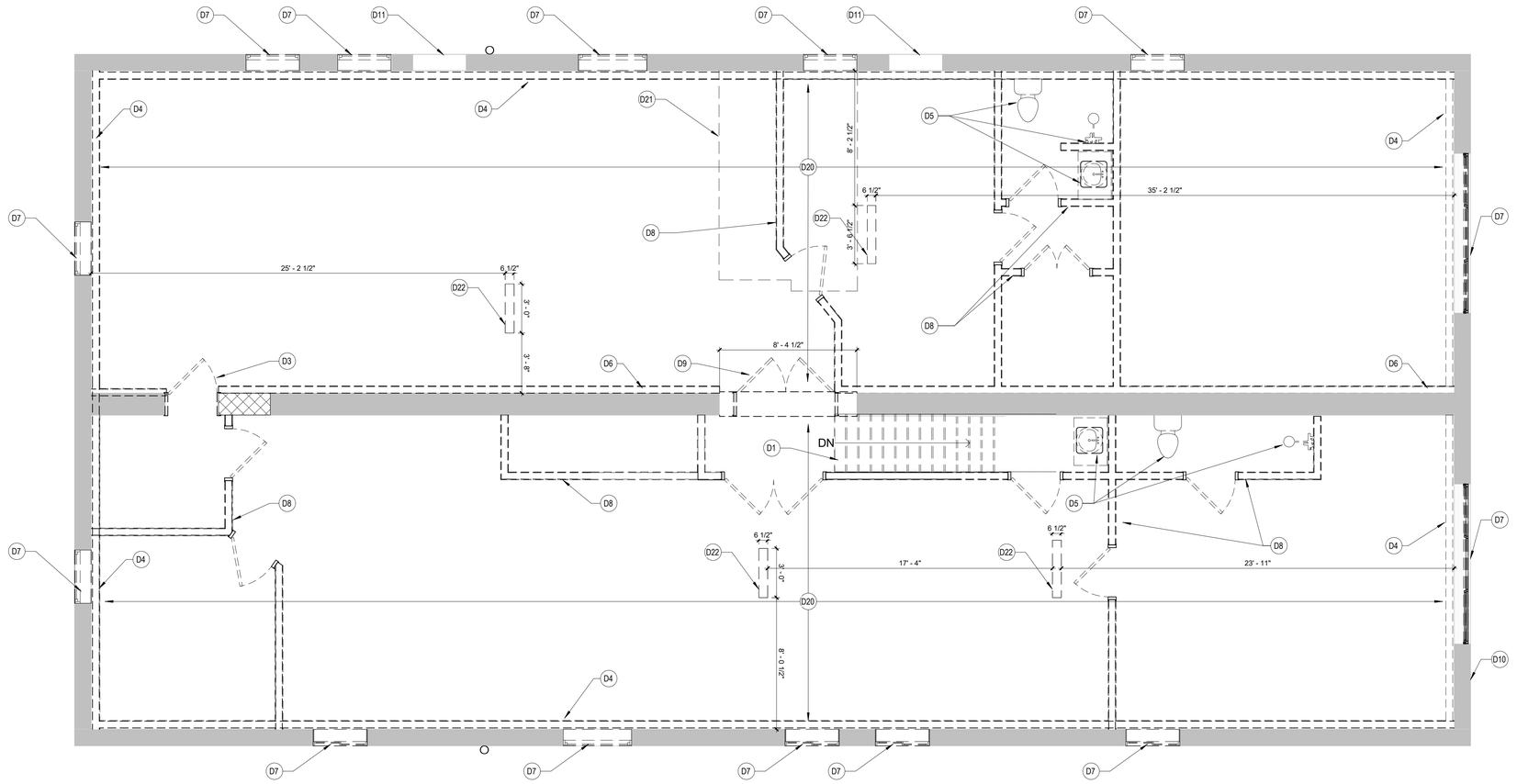

D-200 2

1 D-200

1 D-201

1 D-103 THIRD FLOOR PLAN
1/4" = 1'-0"

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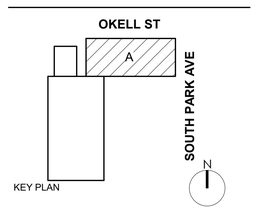

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
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ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

DRAWING TITLE

THIRD FLOOR DEMO PLAN

D-103

PERMIT SET

DEMO PLAN LEGEND

ALL SYMBOLS NOT NECESSARILY USED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW CONSTRUCTION - REFER TO WALL TYPES

EXISTING DOOR TO BE REMOVED

NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

D-202
1

KEYNOTES - DEMOLITION

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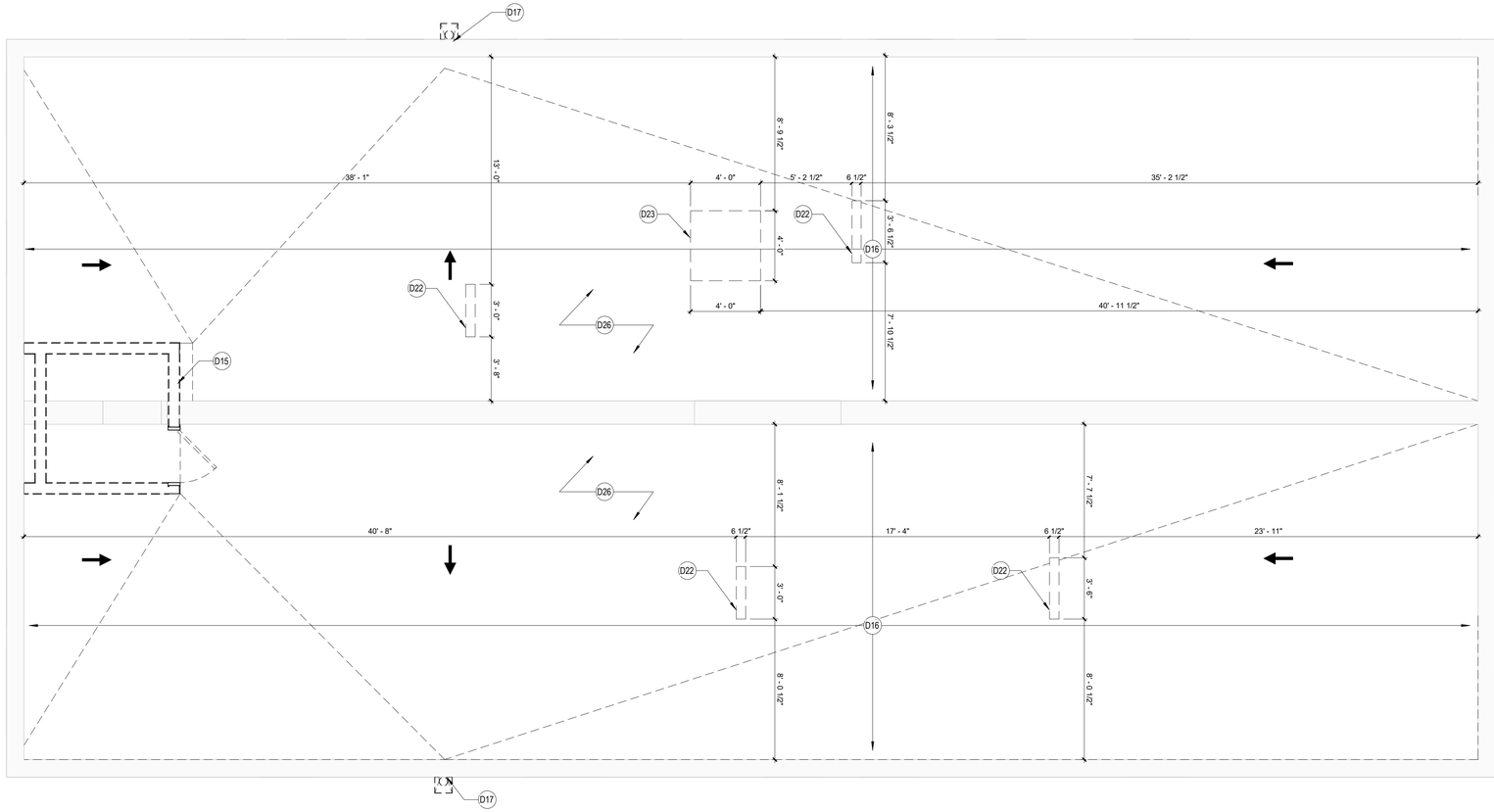

D-200 2

1 D-200

1 D-201

1 D-104 ROOF PLAN
1/4" = 1'-0"

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REGISTERED ARCHITECT
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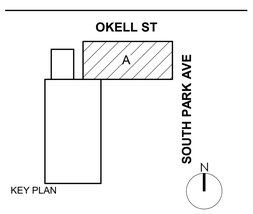

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

ROOF DEMO PLAN

D-104

PERMIT SET

KEYNOTES - DEMOLITION

D1	DEMO EXISTING STAIRCOORD. REMOVAL W/ OTHER CONSTRUCTION ACTIVITIES AND TEMP. VERT CIRCULATION NEEDS
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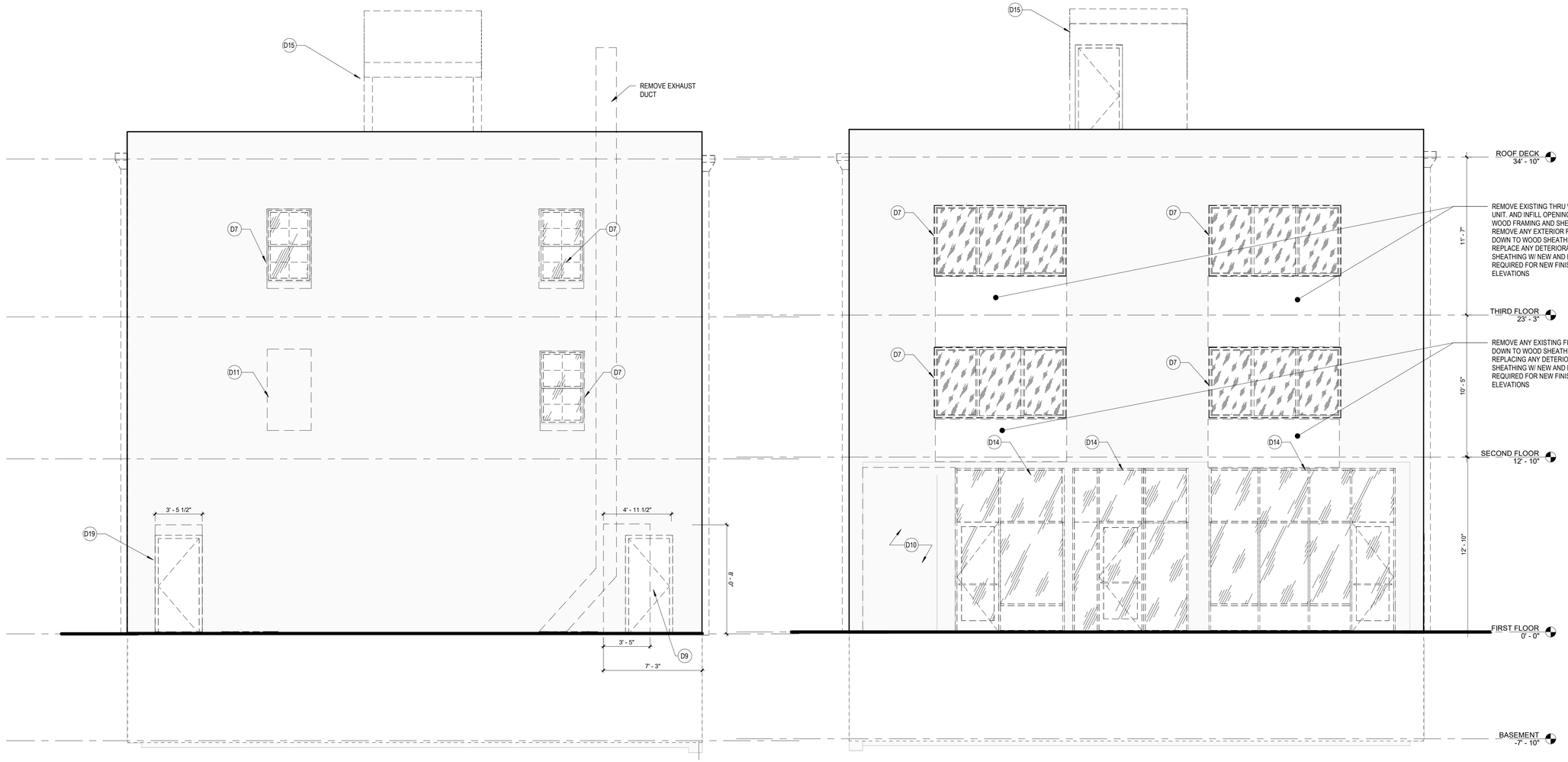

2 D-200 WEST ELEVATION 1/4" = 1'-0"

1 D-200 EAST ELEVATION 1/4" = 1'-0"

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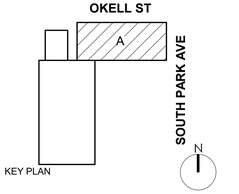

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DRAWING TITLE

DEMO EXTERIOR ELEVATIONS

D-200

PERMIT SET

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14. PATCH AND/OR REPLACE ANY SURFACE THAT IS DAMAGED DURING THE DEMOLITION PHASE, OR DAMAGED WALLS AND COLUMNS THAT ARE TO REMAIN.
15. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
16. COORDINATE ALL DEMOLITION WORK W/ HAZARDOUS MATERIAL REPORT.
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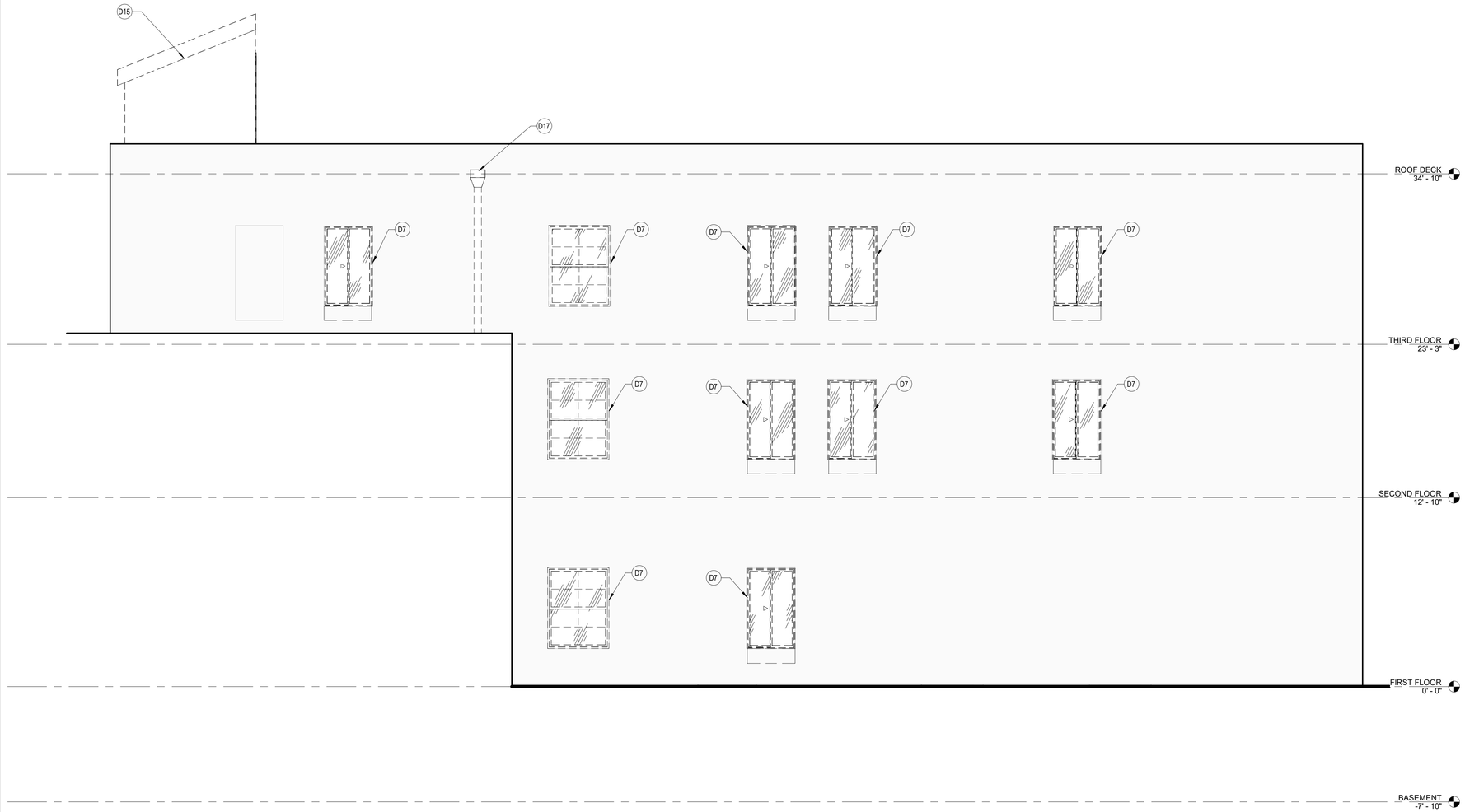
19. COORDINATE SIZE AND LOCATION OF FLOOR REMOVALS WITH NEW WORK.
20. FOR ALL ITEMS CALLED OUT TO BE DEMOLISHED PROVIDE COMPLETE DEMOLITION SCOPE REMOVING ALL ASSOCIATED ATTACHMENTS AND ADHESIVES COMPLETE. PREPARE SURFACES TO RECEIVE NEW CONSTRUCTION.
21. REFERENCE D104 FOR ROOF INFORMATION.
22. REMOVE ALL EXISTING CEILING TILES UNLESS OTHERWISE NOTED.
23. IT IS THE INTENT OF THESE DEMO DRAWINGS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEPFP) EQUIPMENT, PIPING, CONDUIT, WIRING, FIXTURES, ETC. TO BE REMOVED ON FLOORS 1-3. ITEMS IN THE BASEMENT SHALL BE REMOVED AS COORDINATED WITH THE FINAL MEPFP DRAWINGS AND ITEMS INDICATED TO BE EXISTING TO REMAIN.
24. REFER TO PHASE ONE DEMO SET (7/21/25) DWGS FOR PREVIOUSLY REMOVED ITEMS.
25. REMOVE ALL ABANDONED VENTS, LIGHTING, CONDUIT ETC. ON EXTERIOR FACADES. V.I.F.



1 D-201 SOUTH ELEVATION
1/4" = 1'-0"

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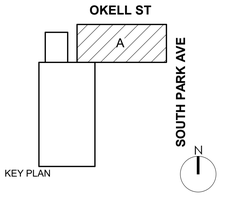
STATE OF NEW YORK



DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
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DRAWN BY	Gac
CHECKED BY	JMC

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DRAWING TITLE

DEMO EXTERIOR ELEVATION

D-201

PERMIT SET

KEYNOTES - DEMOLITION

D1	DEMO EXISTING STAIRCOORD. REMOVAL W/ OTHER CONSTRUCTION ACTIVITIES AND TEMP. VERT CIRCULATION NEEDS
D2	REMOVE EXISTING WINDOW WELL AND INFILL OPENING
D3	REMOVE EXISTING DOOR AND INFILL OPENING
D4	DEMO EXISTING GWB, POLY VAPOR BARRIER, INSULATION, AND ANY WATER DAMAGED STUDS AT EXISTING EXTERIOR WALL FURRING. EXISTING STUDS IN GOOD CONDITOIN ARE TO REMAIN. INFILL STUD FRAMING/FURRING WHERE NEEDED TO FACILITATE NEW INSULATION AND DRYWALL INSTALL.
D5	REMOVE ALL EXISTING PLUMBING FIXTURES - REFER TO GENERAL NOTES FOR ADDITIONAL MEP REMOVALS
D6	REMOVE GWB, WALL FURRING AND INSULATION COMPLETELY TO INTERIOR PARTITION
D7	REMOVE EXISTING WINDOW ASSEMBLY AND MECHANICAL UNIT DOWN TO MASONRY OPENING
D8	DEMO EXISTING WALL
D9	DEMO EXISTING DOOR AND SAWCUT ENLARGED OPENING - COORD. W/ STRUC. ON LINTEL REQUIREMENTS
D10	DEMO EXISTING INFILL AND PREP OPENING FOR NEW STOREFRONT ASSEMBLY- COORD. EXTENTS W/ PLANS
D11	DEMO INFILL AND PREP OPENING FOR NEW WINDOW ASSEMBLY - COORD. EXTENTS WITH PLANS
D12	SAWCUT NEW OPENING
D13	SAWCUT MASONRY OPENING AND PREP FOR NEW DOOR ASSEMBLY
D14	DEMO EXISTING STOREFRONT AND PREP FOR NEW ASSEMBLY
D15	DEMO EXISTING PENTHOUSE DOWN TO DECK AND PREP OPENING FOR INFILL
D16	DEMO EXISTING ROOF DECK DOWN TO RAFTERS AND PREP FOR NEW ROOF ASSEMBLY
D17	DEMO EXISTING SCUPPER AND PREP FOR NEW
D19	DEMO EXISTING DOOR AND PREP FOR NEW DOOR ASSEMBLY
D20	DEMO EXISTING FLOOR FINISH DOWN TO SUBFLOOR
D21	CUT PENTRATION IN EXISTING FLOOR FOR NEW STAIRWELL - PROVIDE ALL NECESSARY SHORING + COORD. W/ STRUC. DWGS
D22	CUT EXISTING FLOOR/ROOF FOR NEW CHASE PENETRATION. ALL EXISTING STRUCTURAL MEMBERS TO REMAIN IN PLACE, COORDINATE WITH ARCHITECT IF CONFLICT ARISES.
D23	CUT EXISTING ROOF AND RAFTER FOR NEW ROOF HATCH. ALL STRUCTURAL MEMBERS TO BE BRACED AND BLOCKED OFF- COOR. W/ STRUCT DWGS
D25	COORD. REMOVAL OF WALL W/ NEW ROOF FRAMING INSTALL. REF. TO STRUCT. DWGS
D26	REMOVE EXISTING ROOFING IN ITS ENTIRETY INCLUDING ALL FLASHINGS, COPINGS ETC. COORD. W/ HAZARDOUS MATERIALS REPORT FOR ANY REGULATED BUILDING MATERIALS; CONTRACT W/ LICENSED ABATEMENT CONTRACTOR FOR REMOVAL OF SUCH ITEMS

GENERAL DEMOLITION NOTES

1. REFERENCE A001 FOR GENERAL NOTES.
2. REFER TO MEP DWG'S TO COORDINATE DEMOLITION WORK REQUIRED FOR NEW PENETRATIONS REQUIRED BY NEW UTILITY WORK
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY TO EACH OTHER. WHAT IS REQUIRED FOR ONE DRAWING SHALL BE AS BINDING AS IF REQUIRED FOR ALL.
4. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
5. THE CONTRACTOR SHALL NOT ENCUMBER AREAS OUTSIDE OF CONTRACT LIMIT LINES WITH DEBRIS OR MATERIALS.
6. THE CONTRACTOR SHALL MAINTAIN THE AREA IN A SAFE MANNER TO ENSURE THE SAFETY OF STAFF AND CONSTRUCTION PERSONNEL AND NOT ALLOW INTERRUPTION OF TRAFFIC FLOW.
7. THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AT THE END OF EACH DAY. ALL COMBUSTIBLE MATERIALS / DEBRIS SHALL BE IMMEDIATELY REMOVED FROM THE AREA. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING OWNER REQUIREMENTS AND PROCEDURES.
8. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS.
9. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER / MANAGER & TENANT, AREAS TO BE USED FOR STAGING, MATERIAL DELIVERY, DEBRIS REMOVAL, ETC. PRIOR TO START OF DEMOLITION.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OWNER, PRIOR TO THE BID.
11. SHOULD HAZARDOUS MATERIALS BE ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK, SEAL THE AREA, AND REPORT CONDITION TO THE OWNER AND THE ARCHITECT AND DO NO WORK UNTIL THE CONDITION IS CORRECTED. HAZARDOUS MATERIALS INCLUDE BUT ARE NOT LIMITED TO: MOLD, ASBESTOS, PIPE COVERING (INSULATION) , VINYL ASBESTOS TILE, AND LEAD BASE PAINT.
12. REMOVE FLOOR FINISHES WHERE NOTED.
13. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH CONCRETE FILL, PLYWOOD, ETC..
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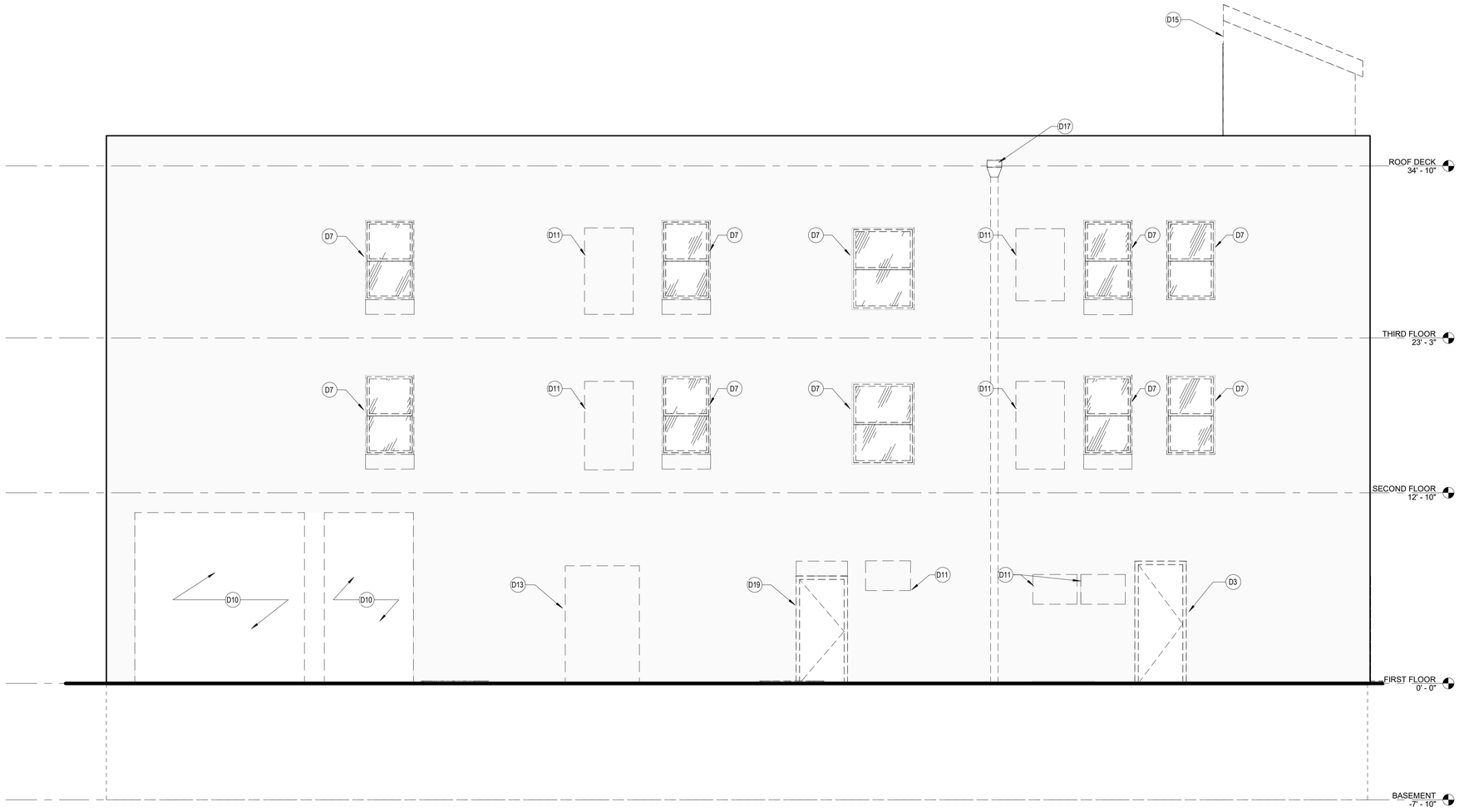

1 D-202 NORTH ELEVATION
1/4" = 1'-0"

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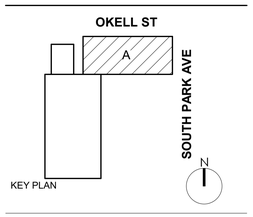

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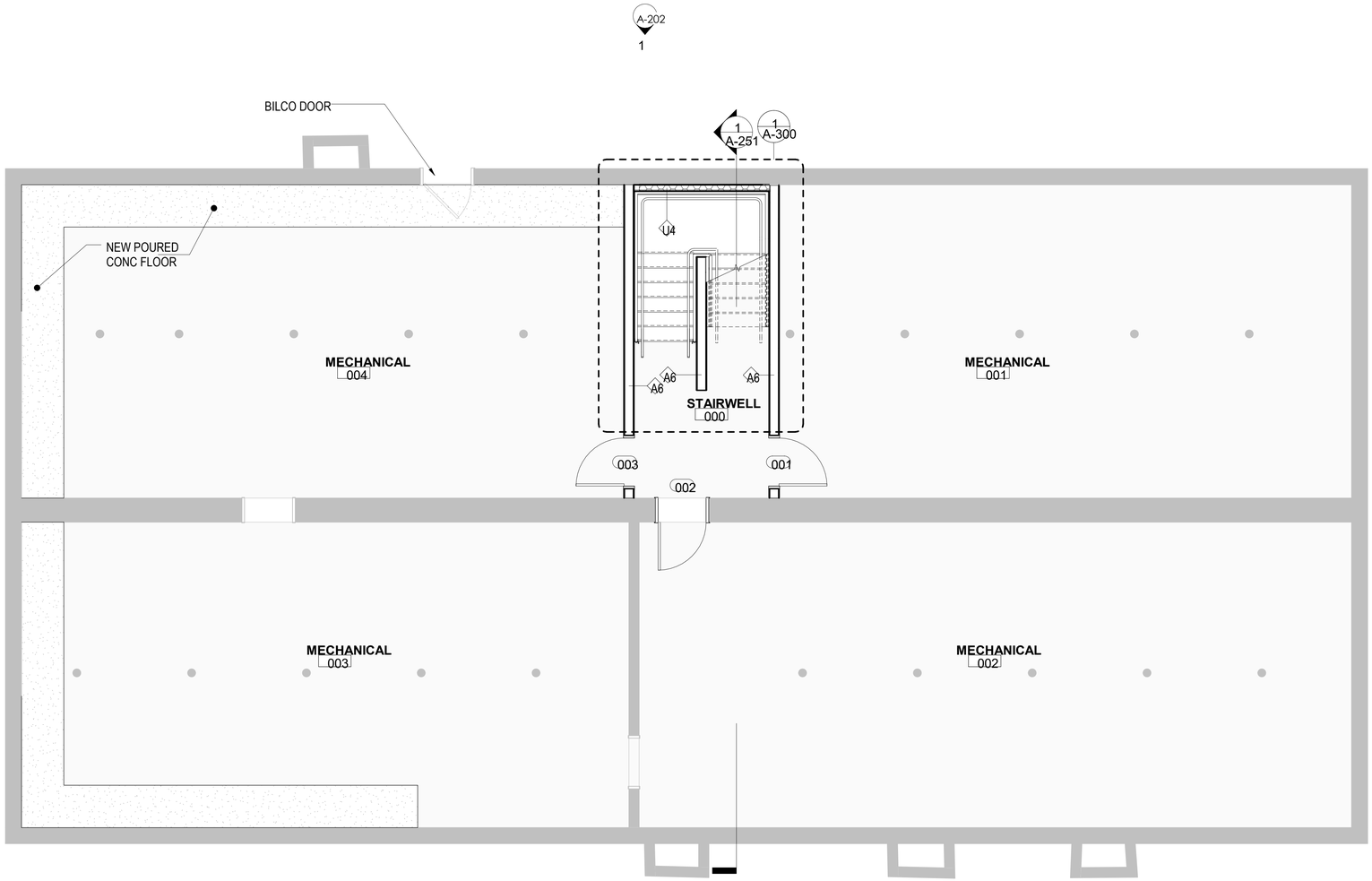
DRAWING TITLE

DEMO EXTERIOR ELEVATIONS

D-202

PERMIT SET



1 BASEMENT FLOOR PLAN
A-100 1/4" = 1'-0"

GENERAL PLAN NOTES

1. REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AN ABBREVIATIONS USED.
2. REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL. ETC. INFORMATION.
3. REFERENCE ROOM FINISH SCHEDULE, FLOOR PATTERN PLANS & R CEILING PLANS FOR FINISH INFORMATION.
4. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIR WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEI ASSEMBLIES.
5. ALL SUB-CONTRACTORS SHALL VERIFY THAT CONDITIONS PRESENT MI STANDARD INDUSTRY ACCEPTED CRITERIA FOR ACCEPTING/PERFORMING WORK OF THEIR TRADE. IF CONDITIONS PRESENT WILL NOT FACILITATE PERFORMANCE OF THEIR WORK IN AN ACCEPTABLE FASHION, SAID CONTRACTOR SHALL BRING THE DEFICIENCIES TO THE ATTENTION OF THE CM OR GC. IF WORK PROCEEDS WITHOUT CORRECTING DEFICIENT EXISTING CONDITIONS, ANY COSTS ASSOCIATED WITH REMOVAL & REINSTALLATION OF SAID WORK WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
6. BATH ROUGH OPENINGS SHALL NOT INTERRUPT UL DESIGN OF FIRE RATED FLOOR, WALL, AND CEILING ASSEMBLIES.
7. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONTINUOUS TO THE UNDERSIDE OF FLOOR DECK, FIRE RATED CEILING ASSEMBLY, OR FIRE RATED CEILING/ROOF ASSEMBLY ABOVE.
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11. ALL STRUCTURE., MECH., ELEC., PLUMB. AND FIRE PROTECTION ELEMENTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OTHER SECTIONS OF THE DOCUMENTS AS APPROPRIATE FOR OTHER TRADES. WHERE DISCREPANCIES EXIST BETWEEN ARCH. DRAWINGS AND OTHER TRADES CONTRACTOR SHALL NOTIFY GC OR CM & ARCHITECT PRIOR TO PERFORMING ANY WORK RELATED TO SAID DISCREPANCY.
12. CORD.. MECH COVERS, GRILLES, ETC. WITH MECH. DWG'S. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
13. DOORS LOCATED IN CLOSETS OR PARTITIONS TO BE CENTERED WITHIN WALL UNLESS OTHERWISE NOTED.
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15. ALIGN FINISHED FACE OF WALLS WHERE DIFFERENT WALL TYPES ABUT EACH OTHER.
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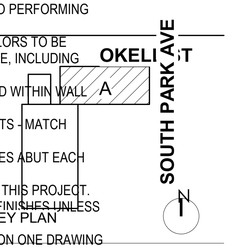

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DRAWING TITLE

BASEMENT PL

A-100

PERMIT SET

GENERAL PLAN NOTES

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1 FIRST FLOOR PLAN
A-101 1/4" = 1'-0"

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ROBERT E. STARK
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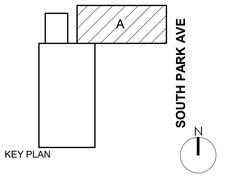
KEY PLAN



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FIRST FLOOR PLAN

A-101

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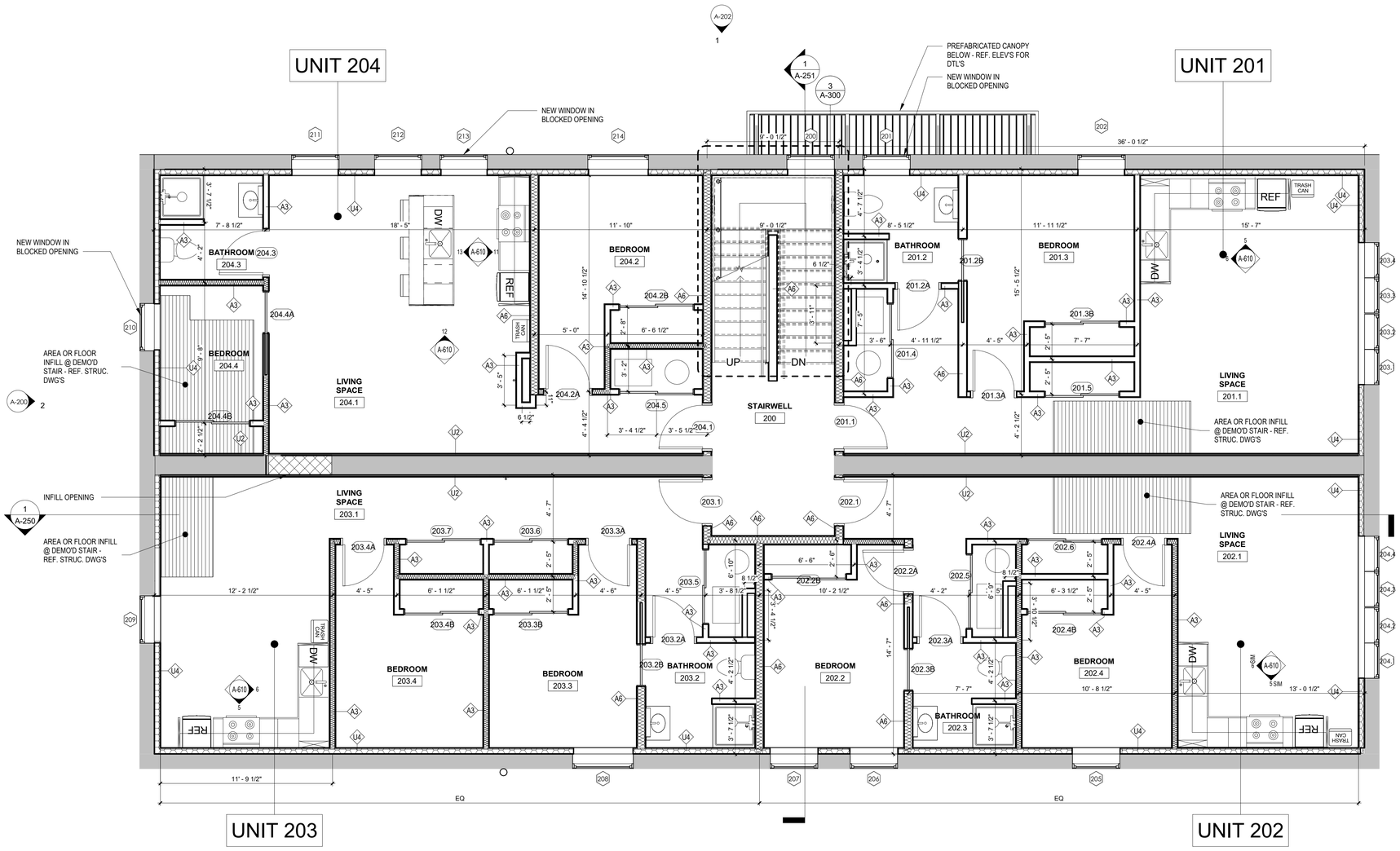

1 SECOND FLOOR PLAN
A-102 1/4" = 1'-0"

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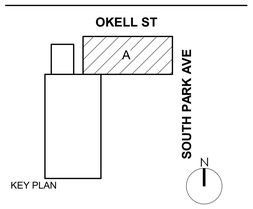

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

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DRAWING TITLE

SECOND FLOOR PLAN

A-102

PERMIT SET

GENERAL PLAN NOTES

1. REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
2. REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL, CONCRETE ETC. INFORMATION.
3. REFERENCE ROOM FINISH SCHEDULE, FLOOR PATTERN PLANS & REFLECTED CEILING PLANS FOR FINISH INFORMATION.
4. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
5. ALL SUB-CONTRACTORS SHALL VERIFY THAT CONDITIONS PRESENT MEET STANDARD INDUSTRY ACCEPTED CRITERIA FOR ACCEPTING/PERFORMING WORK OF THEIR TRADE. IF CONDITIONS PRESENT WILL NOT FACILITATE PERFORMANCE OF THEIR WORK IN AN ACCEPTABLE FASHION, SAID CONTRACTOR SHALL BRING THE DEFICIENCIES TO THE ATTENTION OF THE CM OR GC. IF WORK PROCEEDS WITHOUT CORRECTING DEFICIENT EXISTING CONDITIONS, ANY COSTS ASSOCIATED WITH REMOVAL & REINSTALLATION OF SAID WORK WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
6. BATH ROUGH OPENINGS SHALL NOT INTERRUPT UL DESIGN OF FIRE RATED FLOOR, WALL, AND CEILING ASSEMBLIES.
7. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONTINUOUS TO THE UNDERSIDE OF FLOOR DECK, FIRE RATED CEILING ASSEMBLY, OR FIRE RATED CEILING/ROOF ASSEMBLY ABOVE.
8. PROVIDE DRAFTSTOPPING AT THE TOP OF ALL CONCEALED WALL CAVITIES. DRAFTSTOPPING SHALL BE OF AN BCNYS APPROVED MATERIAL AND SHALL PREVENT THE PASSAGE OF SMOKE FROM THE WALL CAVITY INTO ANY ADJACENT CEILING/FLOOR OR CEILING/ROOF CAVITIES.
9. PROVIDE SOLID WOOD BLOCKING AS REINFORCING FOR ALL WALL HUNG ITEMS, INCLUDING BUT NOT LIMITED TO; HANDRAILS, GRAB BARS, FUTURE GRAB BARS, CABINETS, ELEC. PANELS, FIXTURES AND ACCESSORIES.
10. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE PROVIDED AT ALL WET AREAS (TOILETS, KITCHENS, MOP SINKS, ETC.)
11. ALL STRUCTURE., MECH., ELEC., PLUMB. AND FIRE PROTECTION ELEMENTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OTHER SECTIONS OF THE DOCUMENTS AS APPROPRIATE FOR OTHER TRADES. WHERE DISCREPANCIES EXIST BETWEEN ARCH. DRAWINGS AND OTHER TRADES CONTRACTOR SHALL NOTIFY GC OR CM & ARCHITECT PRIOR TO PERFORMING ANY WORK RELATED TO SAID DISCREPANCY.
12. CORD., MECH COVERS, GRILLES, ETC. WITH MECH. DWG'S. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
13. DOORS LOCATED IN CLOSETS OR PARTITIONS TO BE CENTERED WITHIN WALL UNLESS OTHERWISE NOTED.
14. CUSTOM PAINT ELECTRICAL PANEL BOXES IN RESIDENTIAL UNITS - MATCH ADJACENT WALL COLOR.
15. ALIGN FINISHED FACE OF WALLS WHERE DIFFERENT WALL TYPES ABUT EACH OTHER.
16. GENERAL FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS OF THIS PROJECT.
17. ALL DIMENSIONS ARE FINISH DIMENSIONS - FACE TO FACE OF FINISHES UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS, MATERIAL INDICATIONS AND NOTES SHOWN ON ONE DRAWING SHALL APPLY TO ALL OTHER SIMILAR DRAWINGS UNLESS OTHERWISE NOTED
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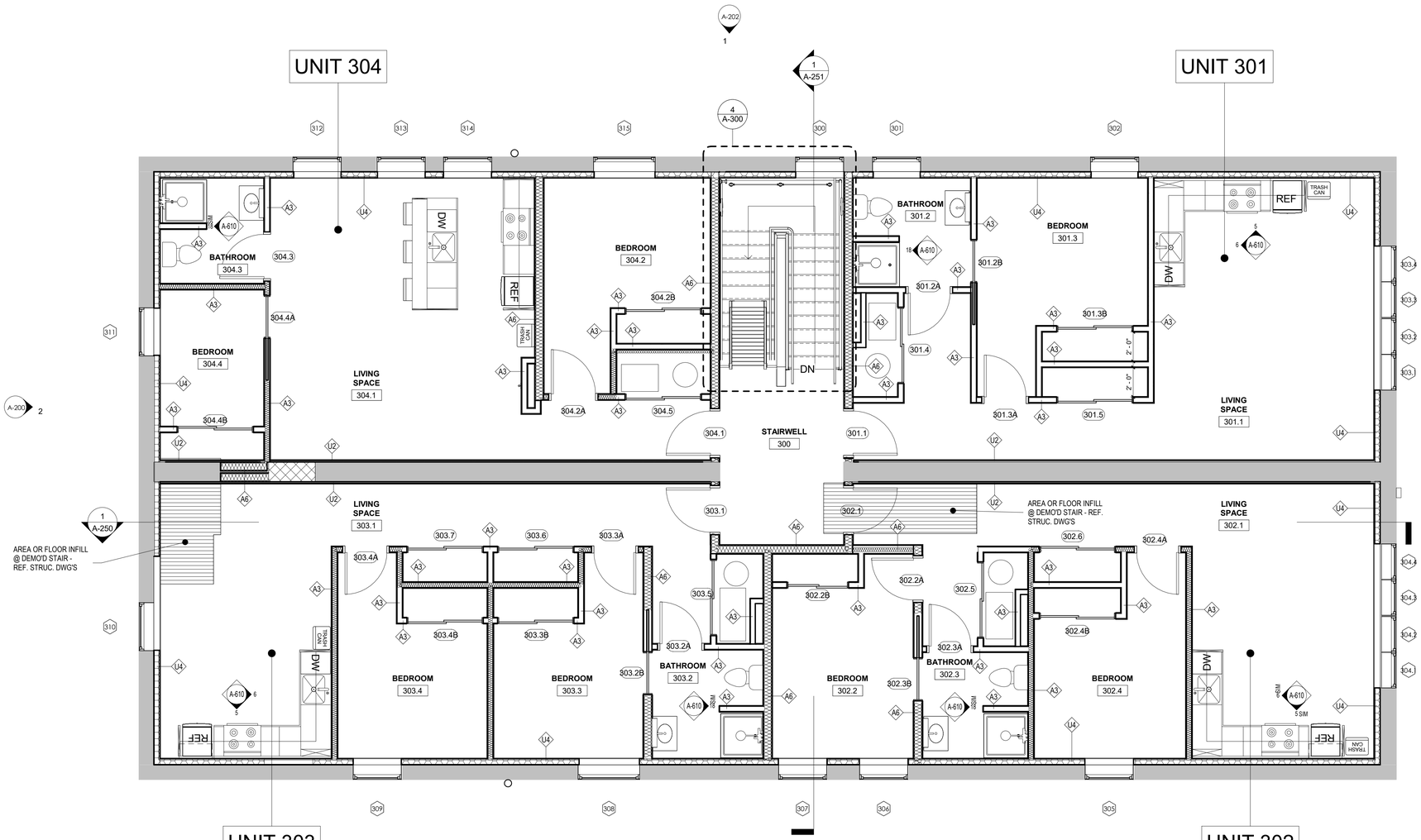

1 THIRD FLOOR PLAN (A-103) 1/4" = 1'-0"

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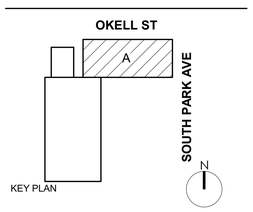

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

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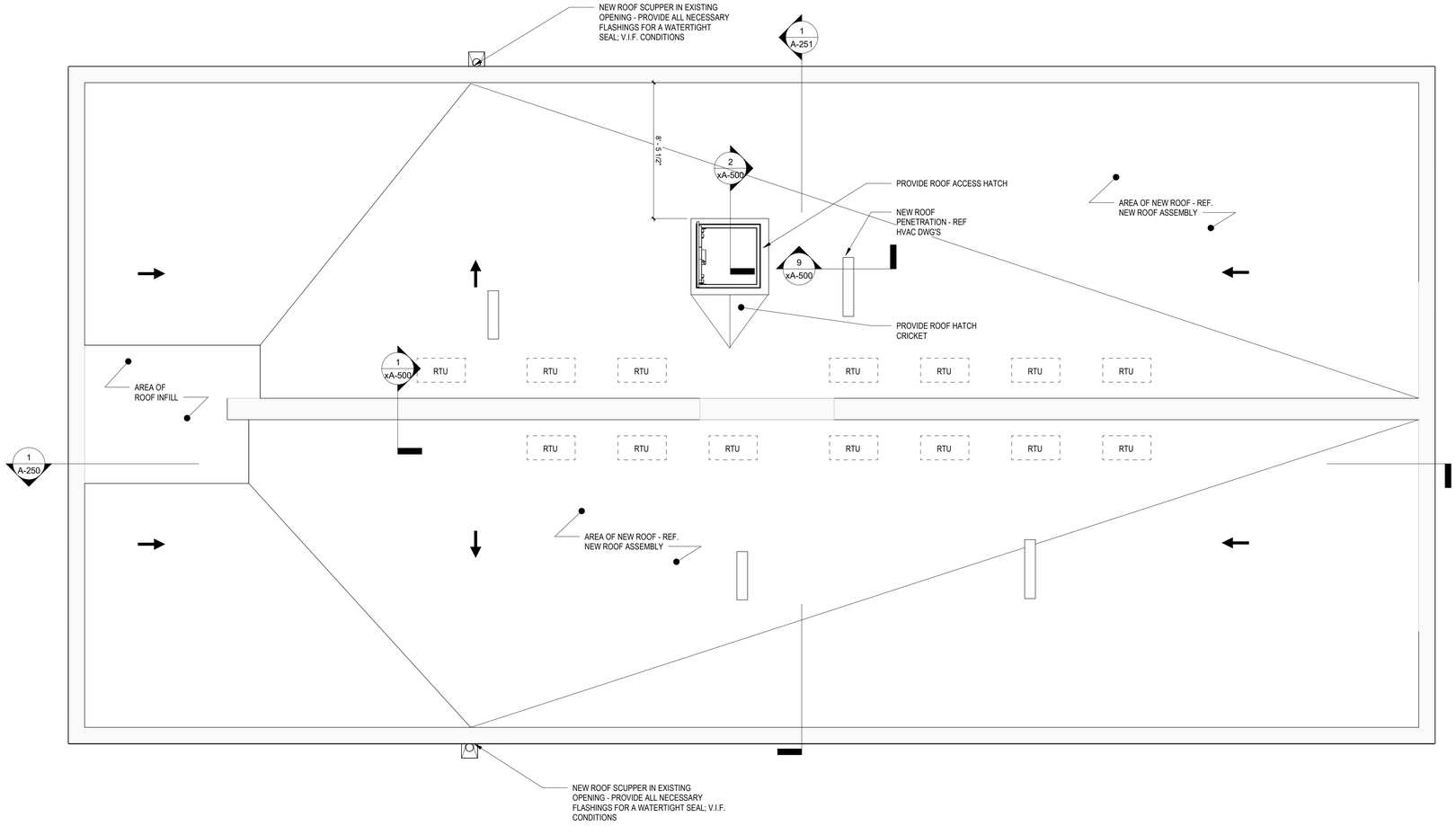
DRAWING TITLE

THIRD FLOOR PLAN

A-103

PERMIT SET



1 ROOF PLAN
A-104 1/4" = 1'-0"

GENERAL PLAN NOTES

1. REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
2. REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL, CONCRETE ETC. INFORMATION.
3. REFERENCE ROOM FINISH SCHEDULE, FLOOR PATTERN PLANS & REFLECTED CEILING PLANS FOR FINISH INFORMATION.
4. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
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NEW ROOF ASSEMBLY:
-POLY VAPOR BARRIER OVER EXISTING WOOD SHEATHING (REPLACE SHEATHING WHERE REQ'D)
-MIN. R30 CONTINUOUS RIGID ROOD INSUL. (PROVIDE CRICKETING WHERE/IF REQ'D. EXISTING STRUCT. SLOPES TOWARDS EXISTING SCUPPER LOCATIONS TO BE RE-USED)
-OPTIONAL 1/2" COVERBOARD - COORD. W/ ROOFING CONTRACTOR AND OWNER ON INCLUSION
-60 MIL EPDM MEMBRANE

CONTRACTOR TO INSTALL ROOFING SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS. PROVIDE ALL REQ-D FLASHINGS AND OTHER MATERIALS AT PENETRATIONS, PARAPETS, COPINGS, INTERFACES W/ OTHER MATERIALS, ETC. CONTRACTOR SHALL COORD. A FINAL INSPECTION W/ A MANUFACTURER CERTIFIED REPRESENTATIVE TO ENSURE FULL PRODUCT WARRANTY WILL BE PROVIDED.

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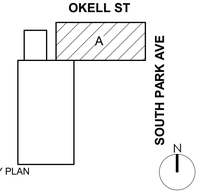


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

DRAWING TITLE

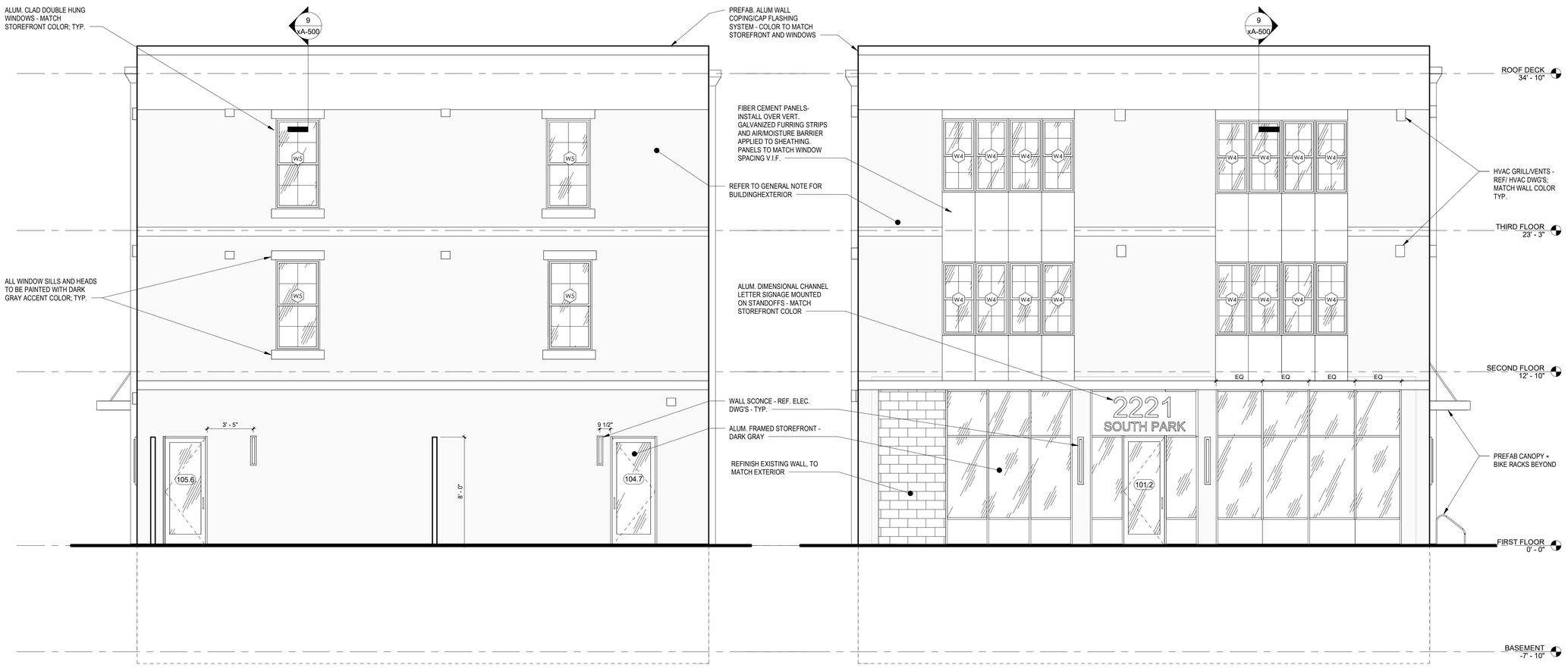
ROOF PLAN

A-104

PERMIT SET

GENERAL NOTE:

G.C. SHALL RETAIN A QUALIFIED MASON TO EXAMINE ALL EXTERIOR WALLS. MASON SHALL REMOVE PARGING WHERE FAILING AND REPARGE IN A MANNER CONSISTENT WITH THE EXISTING CONDITIONS. MASONRY INFILLS TO REMAIN SHALL BE EVALUATED AND REPAIRED/REPOINTED AS NEEDED. ALL ABANDONED WALL OPENINGS SHALL BE INFILLED WITH MASONRY IN A MANNER CONSISTENT WITH THE EXISTING INFILLS. V.I.F. ALL EXISTING CONDITIONS.



2 A-200 WEST ELEVATION
1/4" = 1'-0"

1 A-200 EAST ELEVATION
1/4" = 1'-0"

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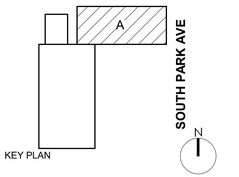

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DRAWING TITLE

EXTERIOR ELEVATIONS

A-200

PERMIT SET

GENERAL NOTE:

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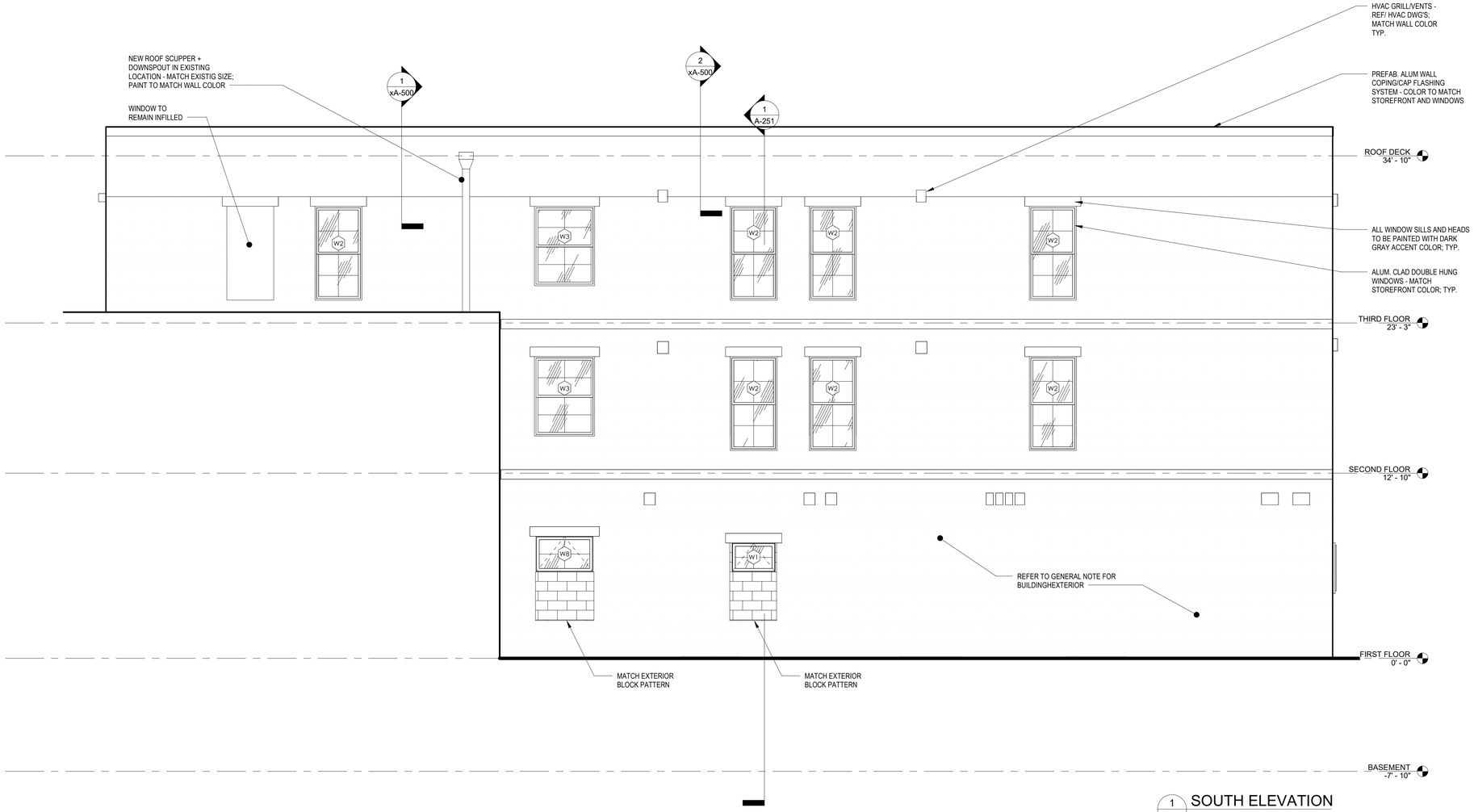

1 A-201 SOUTH ELEVATION
1/4" = 1'-0"

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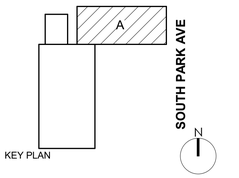

DOFI PROPERTIES

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BUFFALO, NY 14220

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DRAWING TITLE

EXTERIOR ELEVATIONS

A-201

PERMIT SET

GENERAL NOTE:

G.C. SHALL RETAIN A QUALIFIED MASON TO EXAMINE ALL EXTERIOR WALLS. MASON SHALL REMOVE PARGING WHERE FAILING AND REPARGE IN A MANNER CONSISTENT WITH THE EXISTING CONDITIONS. MASONRY INFILLS TO REMAIN SHALL BE EVALUATED AND REPAIRED/REPOINTED AS NEEDED. ALL ABANDONED WALL OPENINGS SHALL BE INFILLED WITH MASONRY IN A MANNER CONSISTENT WITH THE EXISTING INFILLS. V.I.F. ALL EXISTING CONDITIONS.

1 A-202 NORTH ELEVATION
1/4" = 1'-0"

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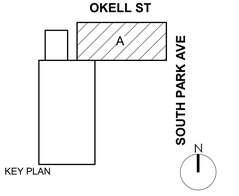

DOFI PROPERTIES

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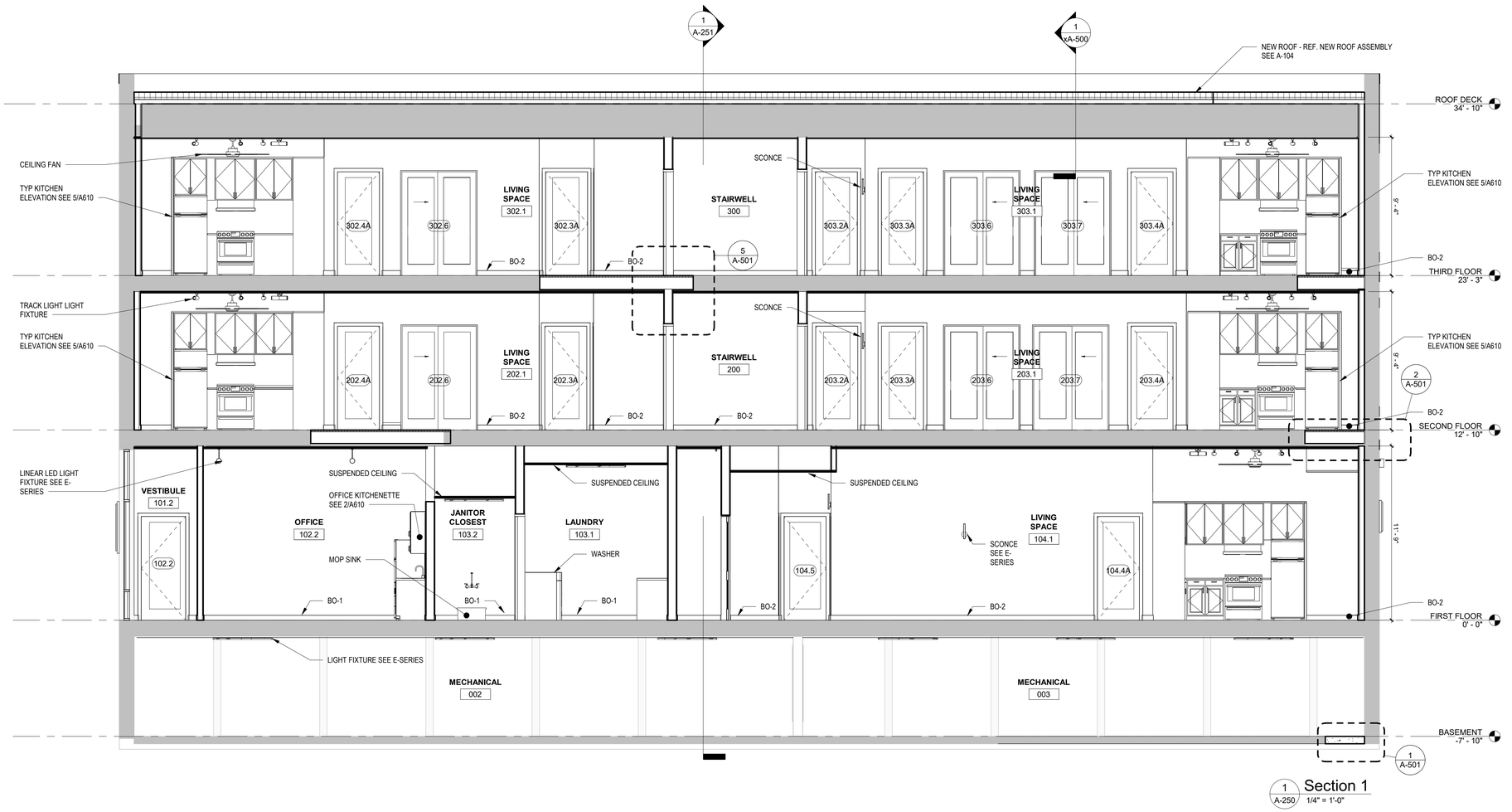
CHECKED BY	Checker

DRAWING TITLE

EXTERIOR ELEVATION

A-202

PERMIT SET



1 Section 1
A-250 1/4" = 1'-0"

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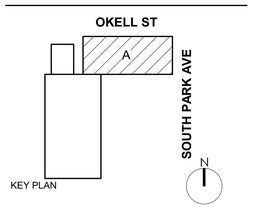

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REV. #	DESCRIPTION	DATE

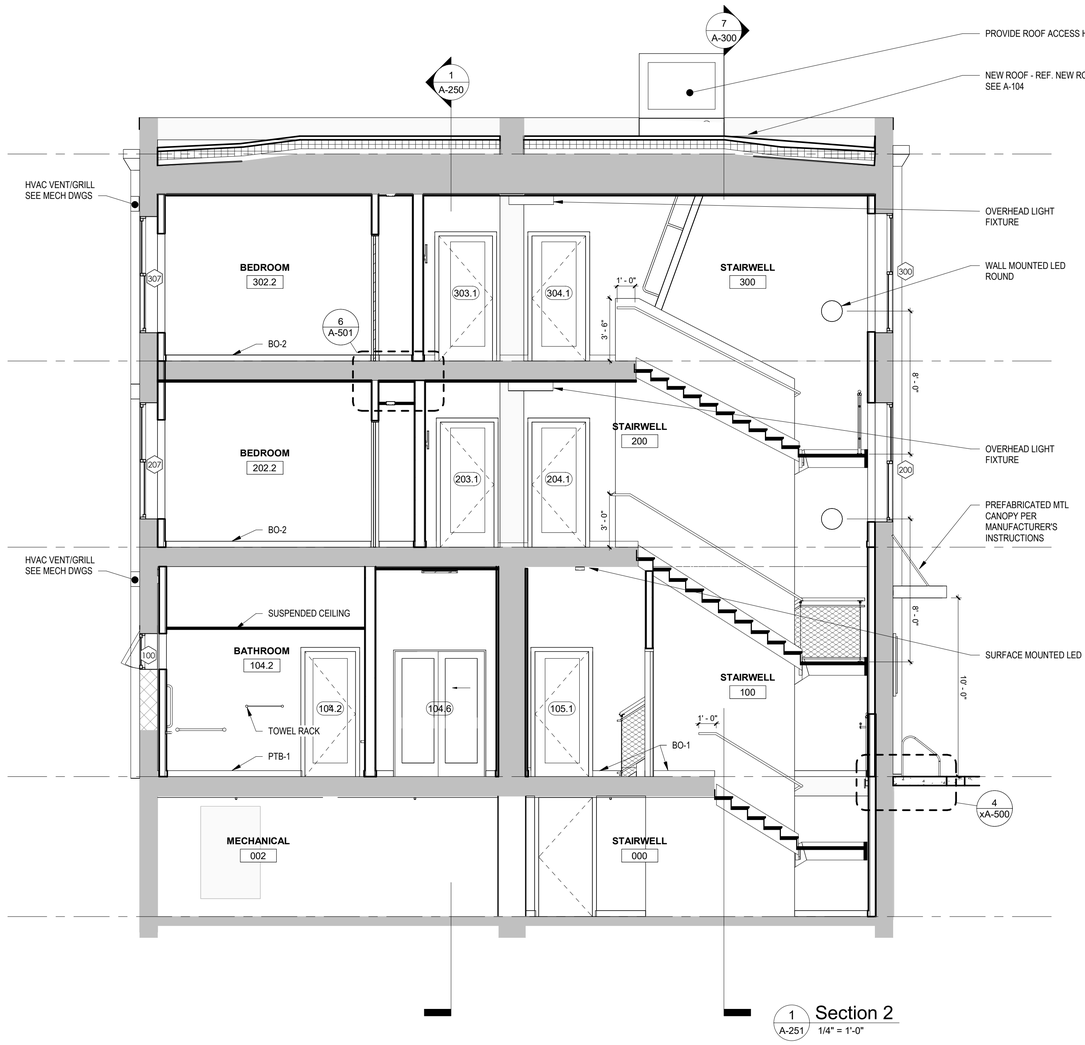
JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	XXX
CHECKED BY	XXX

DRAWING TITLE

BUILDING SECTIONS

A-250

PERMIT SET



1 A-251 Section 2
1/4" = 1'-0"

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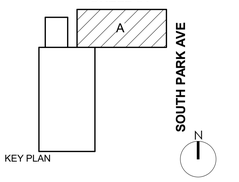

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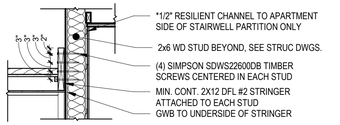
CHECKED BY	Checker

DRAWING TITLE

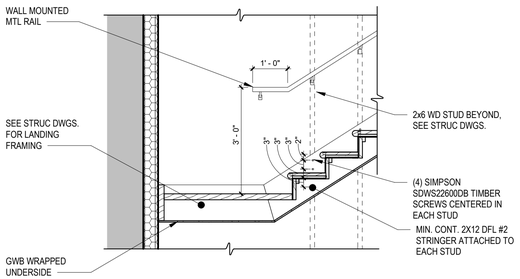
BUILDING SECTION

A-251

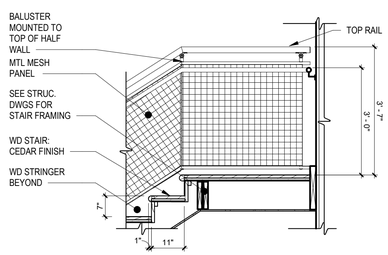
PERMIT SET



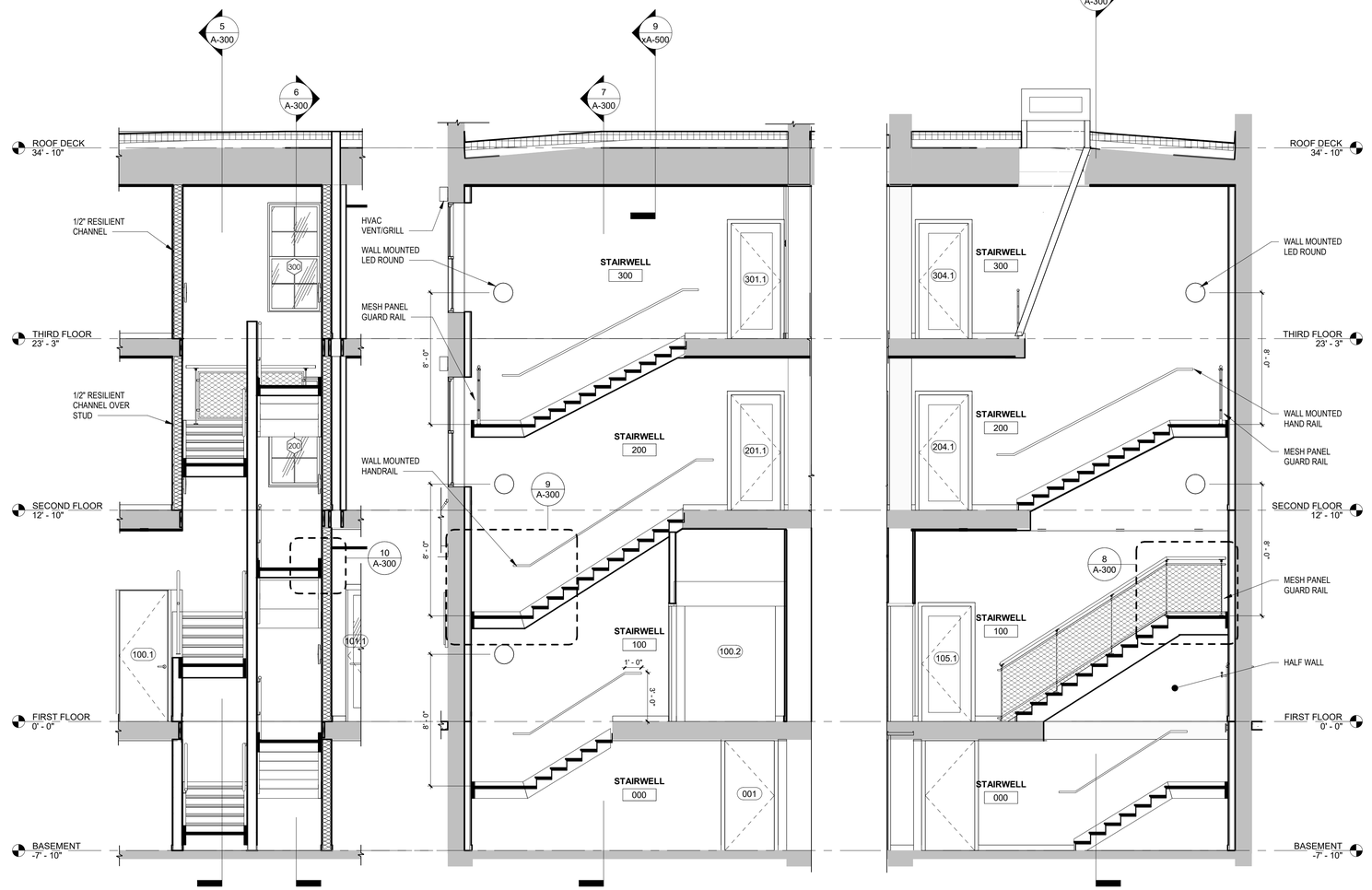
10 A-300 STAIRWELL STRINGER DETAIL
1/2" = 1'-0"



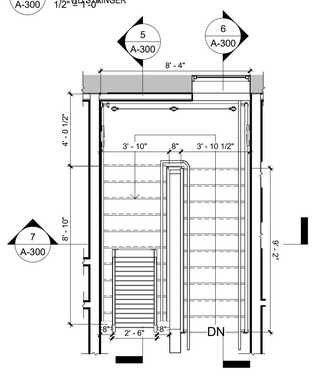
9 A-300 STAIRWELL LANDING CALL OUT
1/2" = 1'-0"



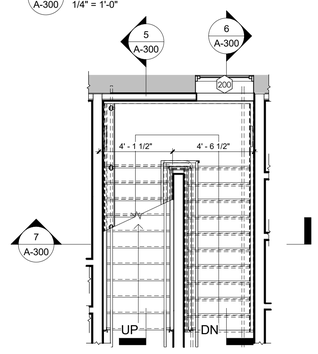
8 A-300 STAIRWELL TREAD DETAIL
1/2" = 1'-0"



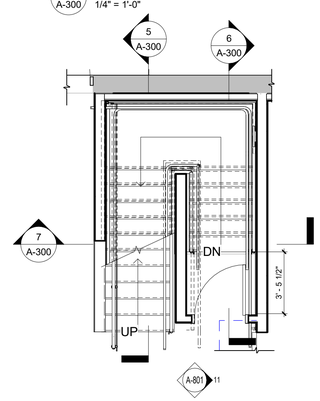
4 A-300 STAIRWELL THIRD FLOOR PLAN
1/4" = 1'-0"



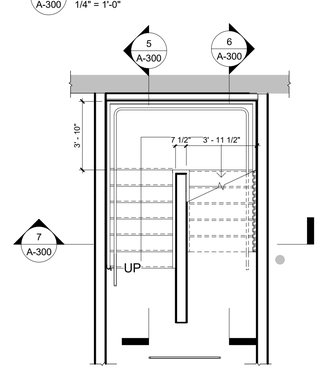
3 A-300 STAIRWELL SECOND FLOOR PLAN
1/4" = 1'-0"



2 A-300 STAIRWELL FIRST FLOOR PLAN
1/4" = 1'-0"



1 A-300 STAIRWELL BASEMENT PLAN
1/4" = 1'-0"



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STATE OF NEW YORK

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

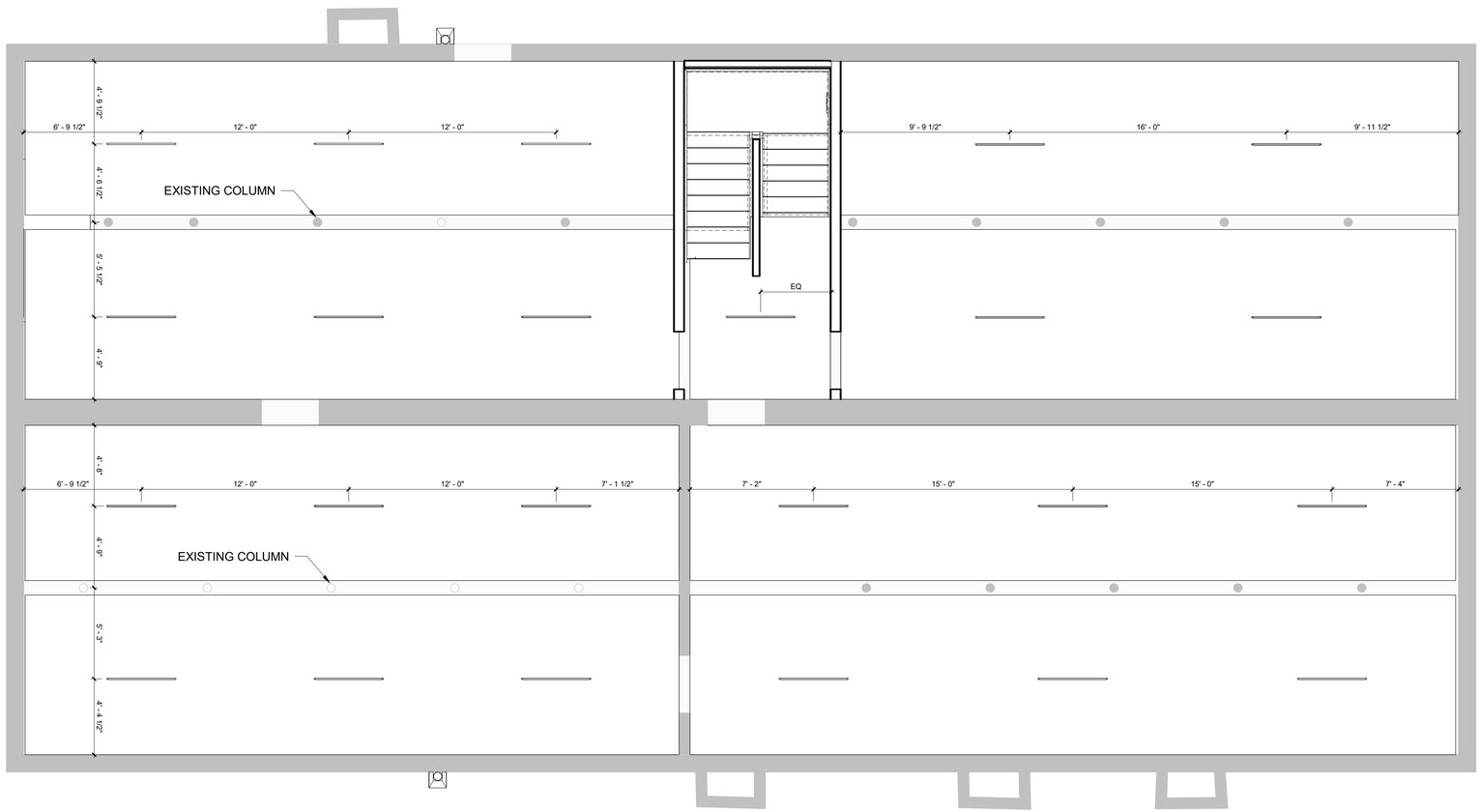
JOB NO.	2508
SCALE	As indicated
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

DRAWING TITLE

VERTICAL CIRCULATION

A-300

PERMIT SET



1 A-400 BASEMENT RCP
1/4" = 1'-0"

GENERAL RCP NOTES

1. REFER TO SHEET T001 FOR WALL TYPES, MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
2. ALL LIGHT FIXTURES, SPRINKLER HEADS, GRILLES, DIFFUSERS, ETC. LOCATED WITHIN ACP CEILINGS SHALL BE CENTERED IN CEILING TILES.
3. ALL ACP CEILING GRID SHALL BE CENTERED WITHIN SPACES & LAYED OUT TO PREVENT THE CUTTING OF TILES TO ANY DIMENSION LESS THAN 4" (UNLESS OTHERWISE INDICATED).
4. IN AN EFFORT TO ENSURE THAT CEILING HEIGHTS INDICATED ON THESE DOCUMENTS ARE MAINTAINED, ALL SUB-CONTRACTORS ARE REQUIRED TO COORDINATE W/OTHER TRADES ON MOUNTING HEIGHTS OF ALL MEP ITEMS LOCATED ABOVE ACP CEILINGS PRIOR TO INSTALLATION OF ANY ITEMS. ANY WORK INSTALLED THAT WOULD PREVENT THE INSTALLATION OF THE CEILING AT THE HEIGHT INDICATED ON THESE DOCUMENTS SHALL BE REMOVED & REINSTALLED AS REQUIRED AT THE EXPENSE OF THE SUB-CONTRACTOR RESPOSIBLE FOR INSTALLING SAID WORK.
5. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
6. PROVIDE DRAFTSTOPPING AT THE TOP OF ALL CONCEALED WALL CAVITIES. DRAFTSTOPPING SHALL BE OF AN BCNYS APPROVED MATERIAL AND SHALL PREVENT THE PASSAGE OF SMOKE FROM THE WALL CAVITY INTO ANY ADJACENT CEILING/FLOOR OR CEILING/ROOF CAVITIES.
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8. COORD. MECH COVERS, GRILLES, ETC. WITH MECH. DWG'S. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURES FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
9. SPRINKLER HEADS LOCATED IN GWB CEILINGS TO BE CONCEALED TYPE HEADS.
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11. SPRINKLER HEADS TO BE LOCATED PER FIRE PROTECTION DWG'S UNLESS OTHERWISE NOTED.
12. ALL KEY PLANS ARE FOR REFERENCE ONLY.

RCP'S MATERIALS LEGEND

ALL MATERIALS NOT NECESSARILY USED

- **EXP** - EXPOSED - EXIST TO REMAIN; PATCH & REPAIR PLASTER AS REQ'D - PAINT
- **ACT 1** - 2'x2' ACOUSTICAL CEILING TILE
- **ACT 2** - 2'x4' ACOUSTICAL CEILING TILE
- **GWB 1** - SUSPENDED GYPSUM WALL BOARD CEILING SYSTEM - PAINT
- **GWB 2** - GYPSUM WALL BOARD CEILING SYSTEM AT RESIDENTIAL FLOORS - REF 9/A-450 TYP.

RCP'S SYMBOLS LEGEND

ALL SYMBOLS NOT NECESSARILY USED; SYMBOLS NOT TO SCALE

- PENDANT MOUNTED CEILING FAN - ARCH./INTERIOR DESIGNER TO DETERMINE MOUNTING HEIGHT IN FIELD
- KITCHEN ISLAND PENDANT LIGHT FIXT. - ARCH./INTERIOR DESIGNER TO DETERMINE MOUNTING HEIGHT IN FIELD
- TRACK LIGHTING - ARCH./INTERIOR DESIGNER TO LOCATE HEADS IN FIELD - REF. ELEC DWG'S
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- WALL MOUNTED AT BATHROOM MIRROR
- EXTERIOR WALL MOUNTED SCONCE
- WALL MOUNTED SCONCE
- LOBBY/VESTIBULE CEILING LIGHT FIXT.
- STAIRWELL WALL MOUNTED ROUND
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- DIRECT/INDIRECT LIGHT FIXT.
- SPRINKLER HEAD - REF. FP DWG'S
- SPRINKLER HEAD - REF. FP DWG'S
- DIFFUSER AT ACT - REF. MECH DWG'S
- DIFFUSER AT GWB. - REF. MECH DWG'S
- SECURITY CAMERA
- EMERGENCY SIGNAGE

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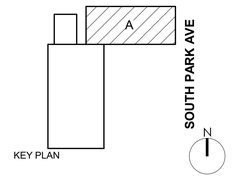

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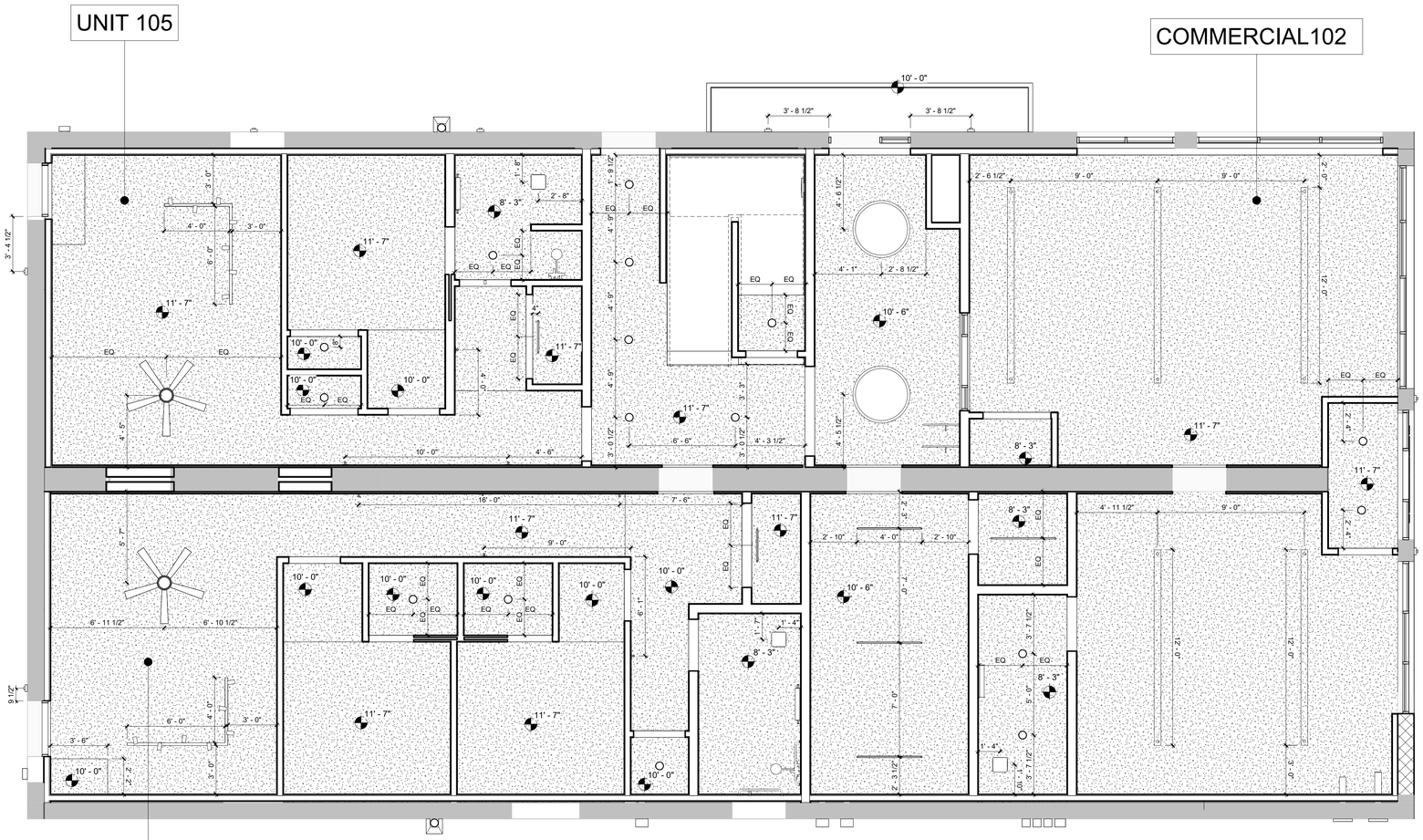
DRAWING TITLE

BASEMENT REFLECTED CEILING PLAN

A-400

PERMIT SET



1 A-401 FIRST FLOOR RCP
1/4" = 1'-0"

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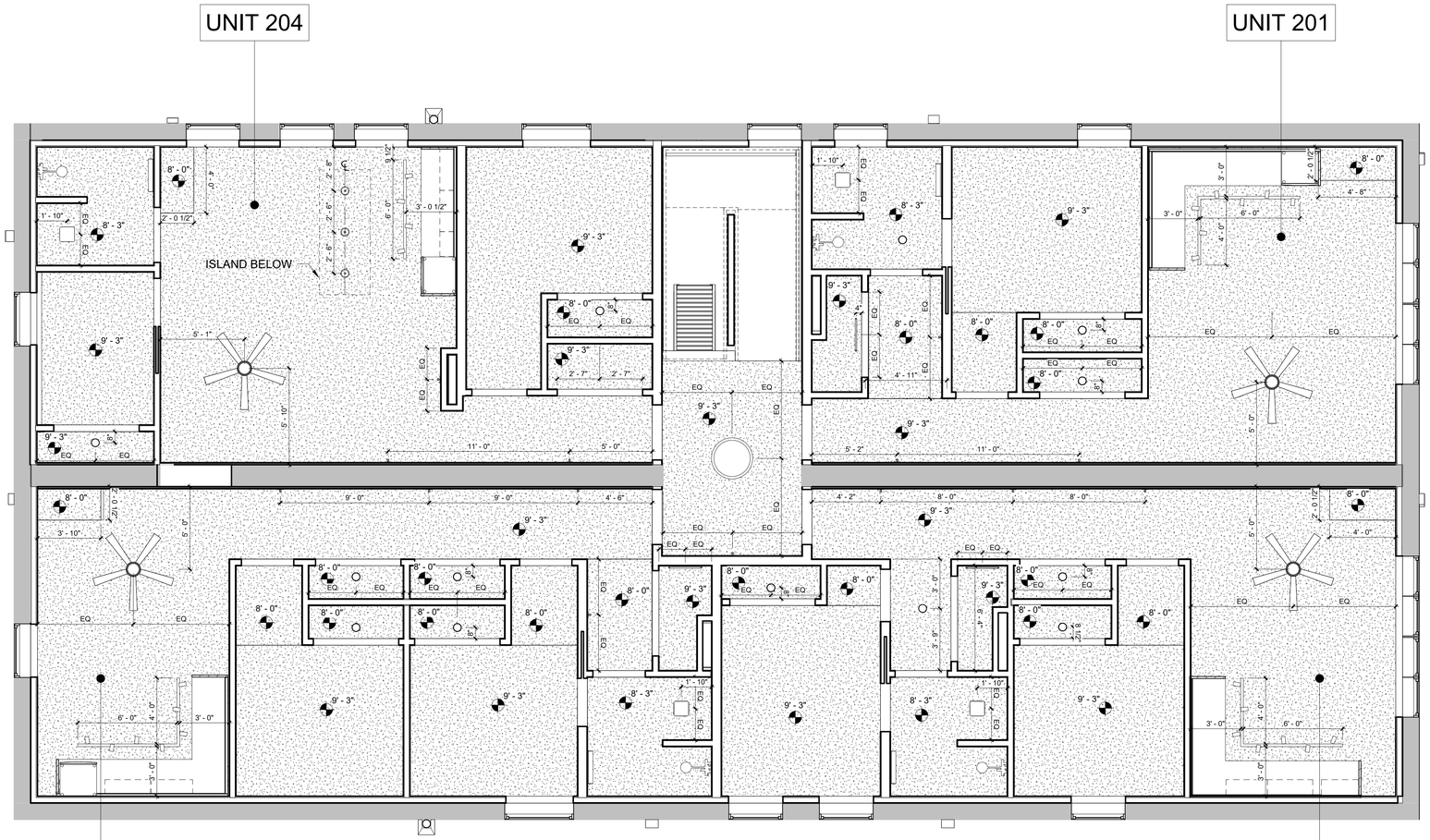
GROUND FLOOR REFLECTED CEILING PLAN

A-401

PERMIT SET



1 A-402 SECOND FLOOR RCP
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SOUTH PARK AVE
N
KEY PLAN

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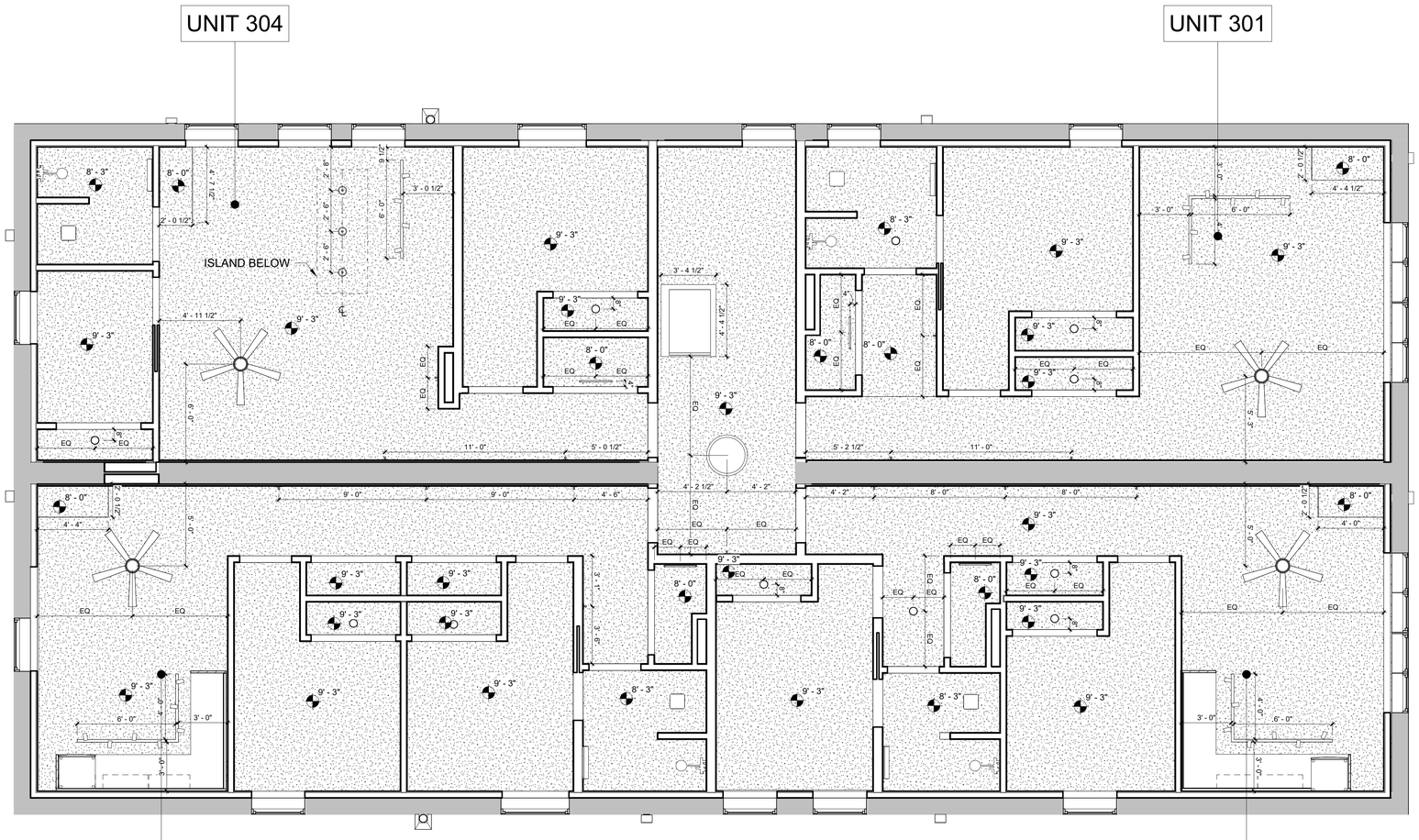
DRAWING TITLE

SECOND FLOOR REFLECTED CEILING PLAN

A-402

PERMIT SET



1 A-403 THIRD FLOOR RCP
1/4" = 1'-0"

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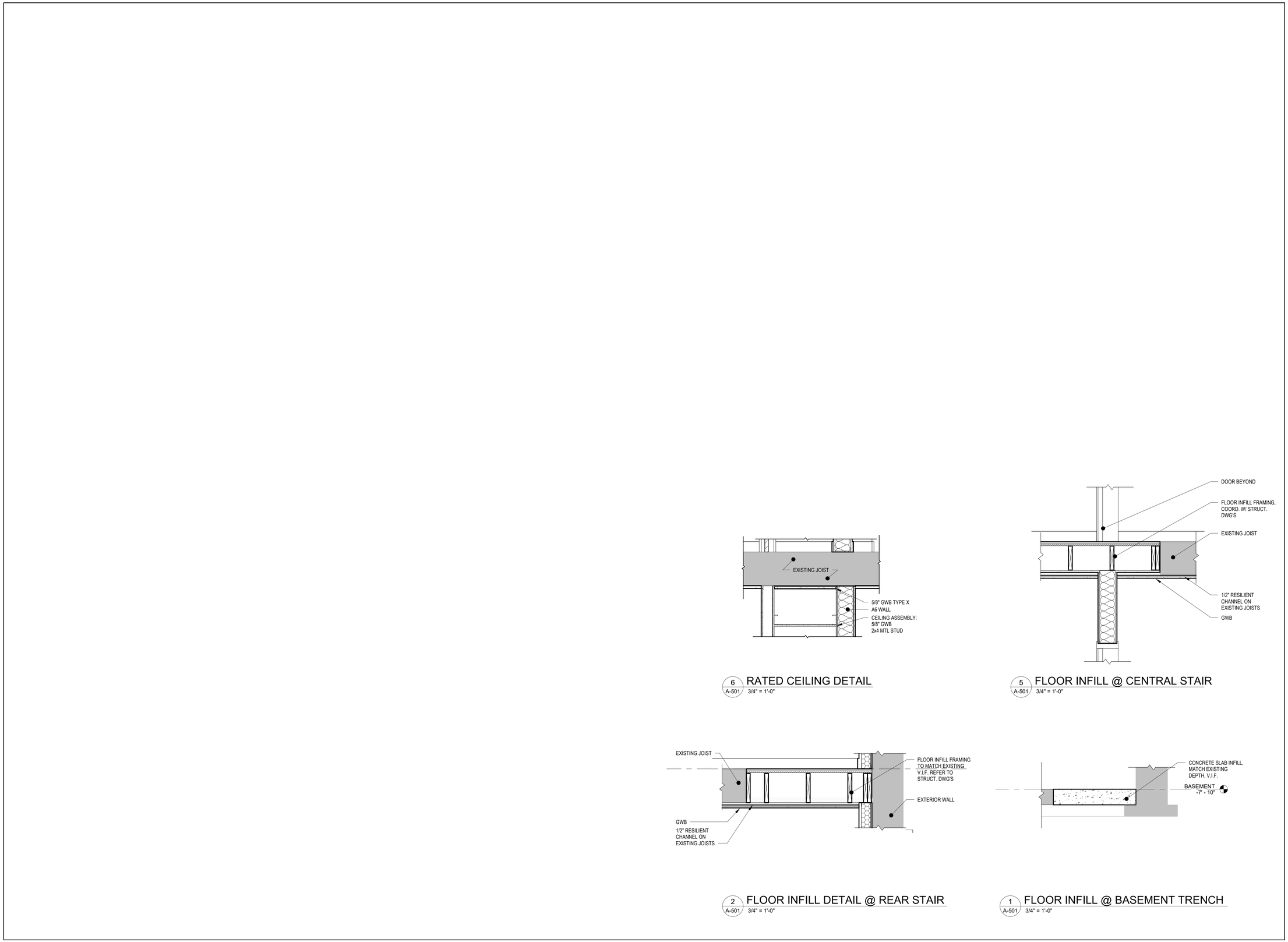

6 A-501 RATED CEILING DETAIL
3/4" = 1'-0"

5 A-501 FLOOR INFILL @ CENTRAL STAIR
3/4" = 1'-0"

2 A-501 FLOOR INFILL DETAIL @ REAR STAIR
3/4" = 1'-0"

1 A-501 FLOOR INFILL @ BASEMENT TRENCH
3/4" = 1'-0"

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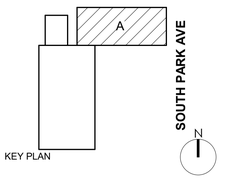

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INTERIOR DETAILS

A-501

PERMIT SET

ROOM FINISH SCHEDULE

ROOM NO	NAME	FLOOR FINISH	BASE FINISH	WALLS				CEILING FINISH	REMARKS
				NORTH	EAST	SOUTH	WEST		
BASEMENT									
000	STAIRWELL	PC/WD-1	B01	-	-	-	-	GWB	
001	MECHANICAL	EXISTING	-	-	-	-	-	-	
002	MECHANICAL	EXISTING	-	-	-			-	
003	MECHANICAL	EXISTING	-	-	-	-	-	-	
004	MECHANICAL	EXISTING	-	-	-	-	-		
FIRST FLOOR									
100	STAIRWELL	CPT-3/WD-1		PNT-2	PNT-1	PNT-2	PNT-1	GWB-PNT-3	
101.1	VESTIBULE	CPT-3	B02	PNT-2	PNT-1	PNT-2	PNT-1	GWB-PNT-3	
101.2	VESTIBULE	CPT-3	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
102.1	OFFICE	CPT-2	B01	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
102.2	OFFICE	CPT-2	B01	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
102.3	TOILET ROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
103.1	LAUNDRY	LVT-1	B01	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
103.2	JANITOR CLOSEST	LVT-1	B01	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
104.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
104.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
104.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
104.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
105.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
105.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
105.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
SECOND FLOOR									
200	STAIRWELL	LVT-2/WD-1	B02	PNT-2	PNT-1	PNT-2	PNT-1	GWB-PNT-3	
201.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
201.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
201.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
202.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
202.2	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
202.3	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
202.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
203.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
203.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
203.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
203.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
204.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
204.2	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
204.3	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
204.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
THIRD FLOOR									
300	STAIRWELL	LVT-2/WD-1	B02	PNT-2	PNT-1	PNT-2	PNT-1	GWB-PNT-3	
301.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
301.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
301.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
302.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
302.2	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
302.3	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
302.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
303.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
303.2	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
303.3	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
303.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
304.1	LIVING SPACE	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
304.2	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
304.3	BATHROOM	PT-2	PTB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	
304.4	BEDROOM	LVT-2	B02	PNT-1	PNT-1	PNT-1	PNT-1	GWB-PNT-3	

***ALL CLOSESTS TREATED SAME AS ADJOINING ROOM**

FINISH MATERIAL LIST

FLOOR

MATERIAL	TAG	MANUFACTURER	MODEL	NOTES
CARPET	CPT-1	MILLIKEN	OBEX ENTRANCE FLOORING STYLE CUT COLOR GREY TILE SIZE 19"x19"	
CARPET	CPT-2	INTERFACE	LAUNCH PAD ARTIST PROOF 125280AK00 COLOR:107480 GRAPHITE	
CARPET	CPT-3	INTERFACE	SR7799 104915 KHAKI	VESTIBULE AND ENTRANCE FLOOR STAIRWELL
PORCELAIN TILE	PT-1	DALTILE	DELEGATE COLOR OFF WHITE DL25 12"x24"	TBD
PORCELAIN TILE	PT-2	DALTILE	OUTLANDER GRAND DESIGN COLOR:ONYX OU59	BATHROOMS
LVT	LVT-1	INTERFACE	BRUSHED LINES A01605 GRAPHITE	TBD
LVT	LVT-2	INTERFACE	NATURAL WOOD GRAINS CEDAR A00212	TBD
				TBD
WOOD STEPS	WD-1	CONTRACTOR MADE 2" WOOD STEPS	CENTRAL MAIN STAIRS: CEDAR FINISH	

BASE

VINLY BASE	BO1	TARKETT REVEAL 4-1/4"	COLOR TBD	
WOOD BASE	BO2	TARKETT MANDALAY TB3 4-1/2"	COLOR TO MATCH WALL	
PORCELAIN TILE	PTB-1	DALTILE	OUTLANDER COLLECTION MARINE COLOR OU59 12"X24"	

WALLS

PORCELAIN TILE	PWT-1	ARTWALK DESIGN	AWD-T1198	
PORCELAIN TILE	PWT-2	DALTILE	SATRE POKE COLOR:CONFETTI FLECKS PK23 12"x24"	BACKSPLASH IN OFFICES KITCHENETTES
PORCELAIN TILE	PWT-3	DALTILE	SATRE POKE COLOR:CLOUD FLECKS PK23 12"x24"	BACKSPLASH IN RESIDENTIAL UNITS
PORCELAIN TILE	PWT-4	DALTILE	OUTLANDER COLLECTION MARINE COLOR OU59 12"X24"	SHOWER TILE
PAINT	PNT-1	BENJAMIN MOORE	WHITE OC-151	UNIT PAINT
PAINT	PNT-2	BENJAMIN MOORE	CSP-110 VINTAGE PEWTER	STAIRWELL/VESTIBULE PAINT
PAINT	PNT-3	BENJAMIN MOORE	CHINTILLY LACE OC-65	UNIT CEILINGS

SURFACES

DEKTON	QTZ-1	SILVERKOAST	LAGUNA VELVET FINISH 2 CM	KITCHEN ISLAND AND COUNTERTOPS
WOOD SURROUND	WD-2	LAMINATED WOOD LOOK ENCLOSURE	CHERRY FINISH	KITCHEN ENCLOSURE

CABINETS

WOLF CABINETS		ENDEAVOR	EASTON SERIES: POLAR	UNIT CABINETRY

CEILINGS

GWB	GWB			

MISC.

WINDOW TREATMENTS	FB-1	SELECT BLINDS	ROLLER SHADE TBD AND COLOR PAVEMENT	

GENERAL FINISH NOTES:
PNT-1 THROUGHOUT UNLESS OTHERWISE NOTED
ALL WALL PAINT FINISHED IS MATTE
BASE AND TRIM IS THE WALL COLOR

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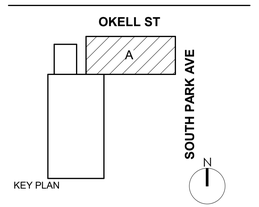


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

DRAWING TITLE

FINISH SCHEDULE

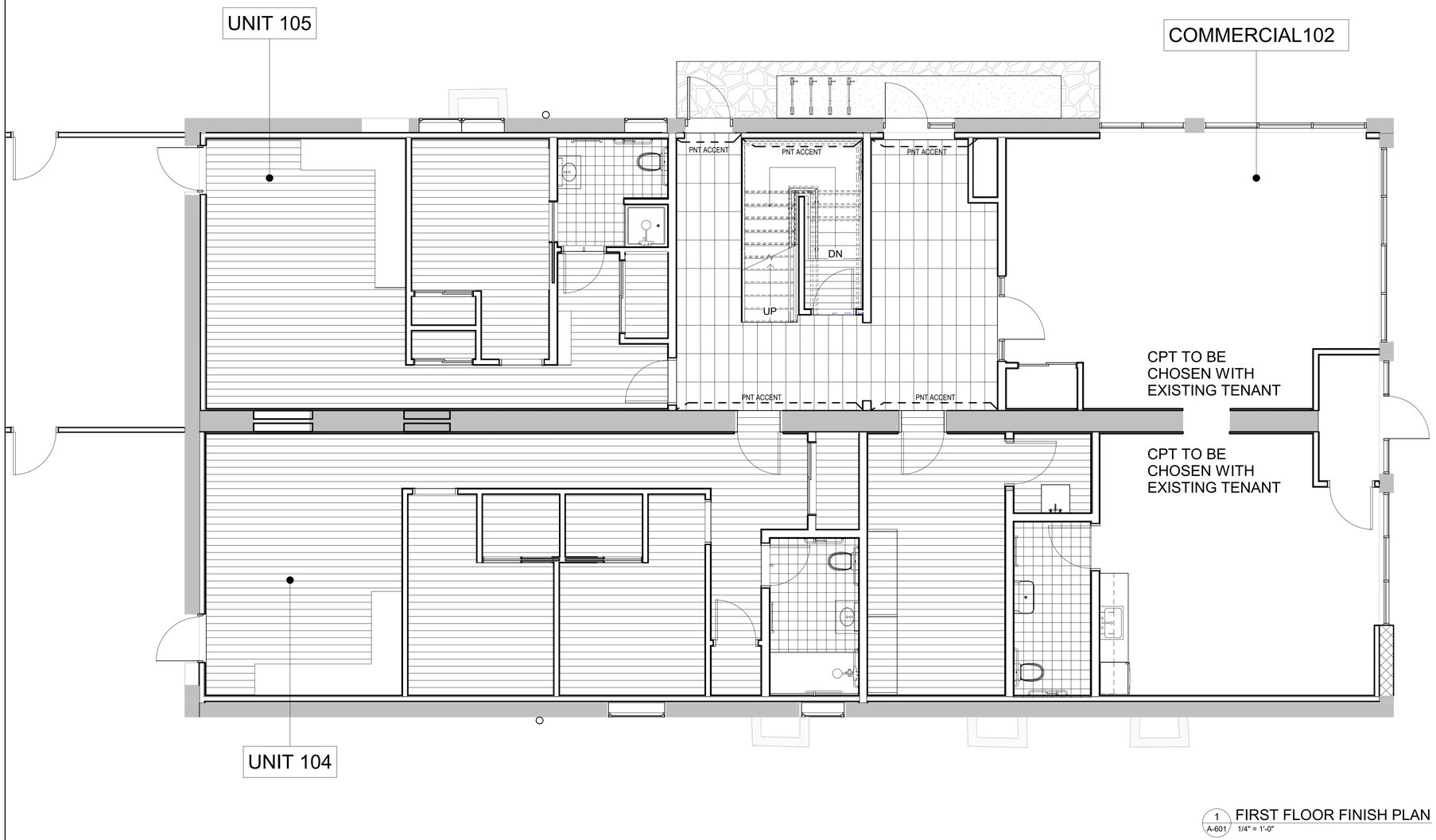
A-600

PERMIT SET

FINISHES LEGEND

ALL MATERIALS NOT NECESSARILY USED

- LVT-1
- CONCRETE
- COLORED CONCRETE
- TILE
- TILE-2
- CPT-1
- WALK OFF MAT



1 A-601 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"

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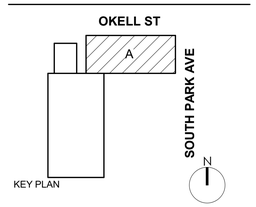

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

DRAWING TITLE

FIRST FLOOR FINISH PLAN

A-601

PERMIT SET

FINISHES LEGEND

ALL MATERIALS NOT NECESSARILY USED

- LVT-1
- CONCRETE
- COLORED CONCRETE
- TILE
- TILE-2
- CPT-1
- WALK OFF MAT

1 A-602 SECOND FLOOR PLAN
1/4" = 1'-0"

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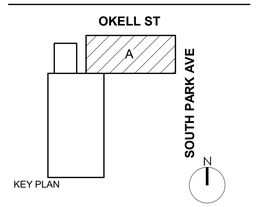

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

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DRAWING TITLE

SECOND FLOOR FINISH PLAN

A-602

PERMIT SET

FINISHES LEGEND

ALL MATERIALS NOT NECESSARILY USED

- LVT-1
- CONCRETE
- COLORED CONCRETE
- TILE
- TILE-2
- CPT-1
- WALK OFF MAT

1 A-603 THIRD FLOOR FINISH PLAN
1/4" = 1'-0"

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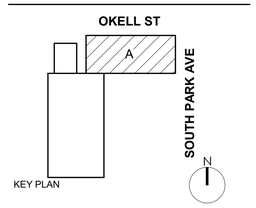


KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

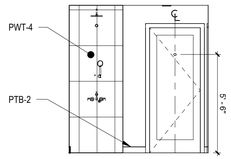
JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

DRAWING TITLE

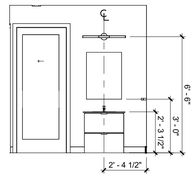
THIRD FLOOR FINISH PLAN

A-603

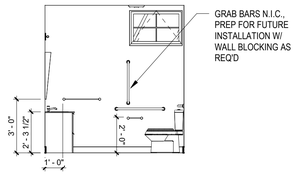
PERMIT SET



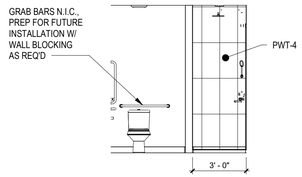
21 A-610 TYP/ BATHROOM ELEVATION 4
1/4" = 1'-0"



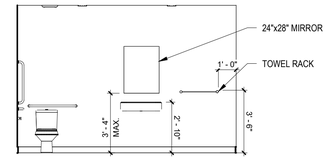
20 A-610 TYP. BATHROOM ELEVATION 3
1/4" = 1'-0"



19 A-610 TYP. BATHROOM ELEVATION 2
1/4" = 1'-0"

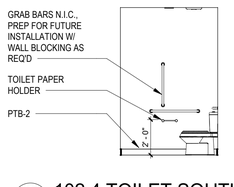


18 A-610 TYP. BATHROOM ELEVATION 1
1/4" = 1'-0"

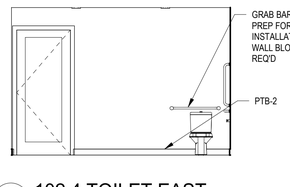


17 A-610 102.4 TOILET WEST
1/4" = 1'-0"

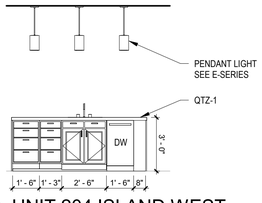
16 A-610 102.4 TOILET NORTH
1/4" = 1'-0"



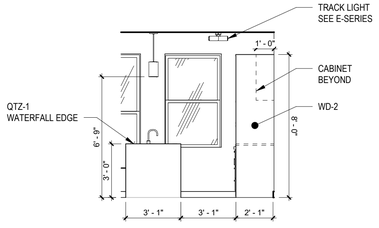
15 A-610 102.4 TOILET SOUTH
1/4" = 1'-0"



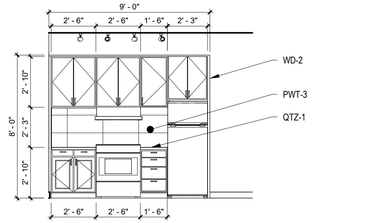
14 A-610 102.4 TOILET EAST
1/4" = 1'-0"



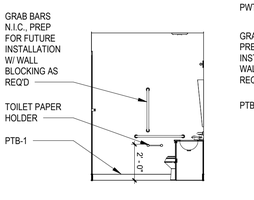
13 A-610 UNIT 204 ISLAND WEST
1/4" = 1'-0"



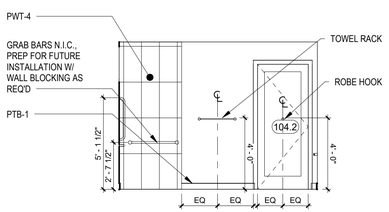
12 A-610 UNIT 204 ISLAND NORTH
1/4" = 1'-0"



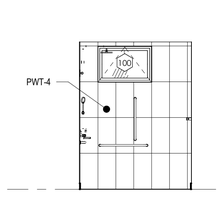
11 A-610 UNIT 204 KITCHEN EAST
1/4" = 1'-0"



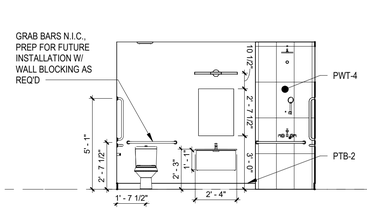
10 A-610 104 BATHROOM NORTH
1/4" = 1'-0"



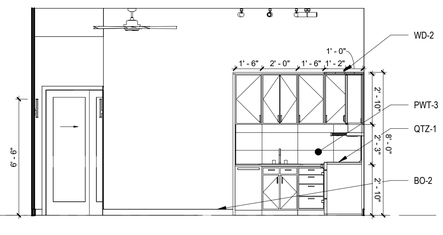
9 A-610 104 BATHROOM WEST
1/4" = 1'-0"



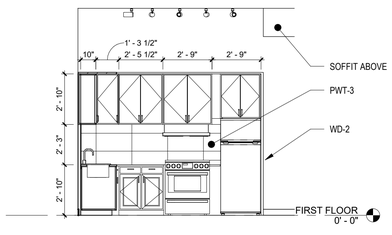
8 A-610 104 BATHROOM SOUTH
1/4" = 1'-0"



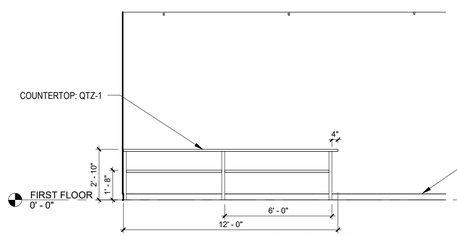
7 A-610 104 BATHROOM EAST
1/4" = 1'-0"



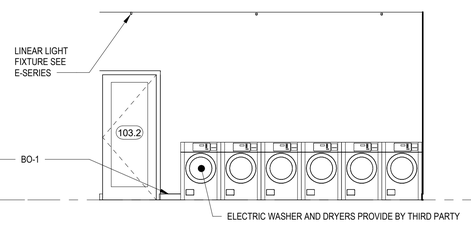
6 A-610 104 KITCHEN EAST
1/4" = 1'-0"



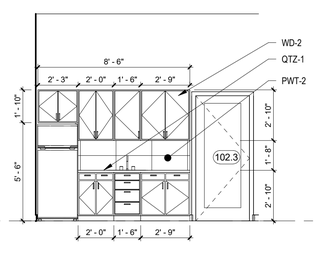
5 A-610 104 KITCHEN SOUTH
1/4" = 1'-0"



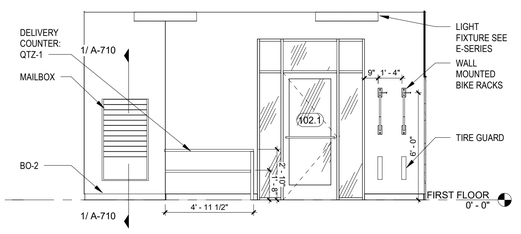
4 A-610 LAUNDRY ROOM WEST
1/4" = 1'-0"



3 A-610 LAUNDRY ROOM ELEVATION EAST
1/4" = 1'-0"



2 A-610 OFFICE KITCHENETTE SOUTH
1/4" = 1'-0"



1 A-610 MAILBOX ELEVATION
1/4" = 1'-0"

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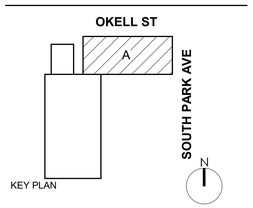

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
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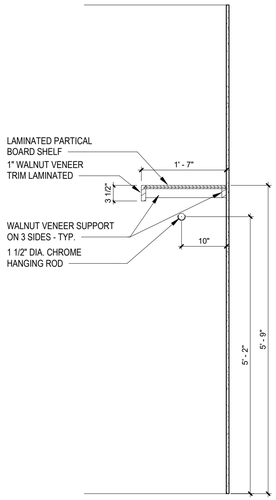
DRAWING TITLE

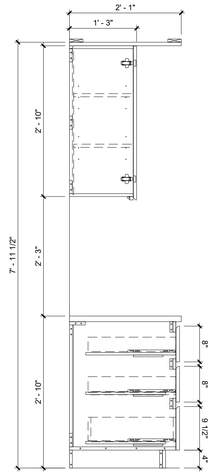
INTERIOR ELEVATIONS

A-610

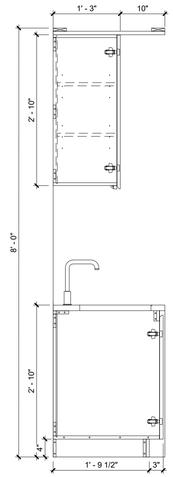
PERMIT SET



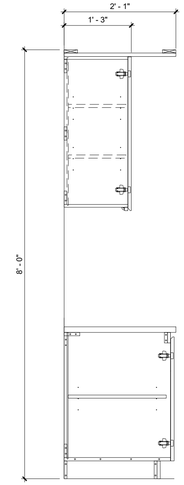
9 A-710 MILLWORK CLOSEST DETAIL
3/4" = 1'-0"



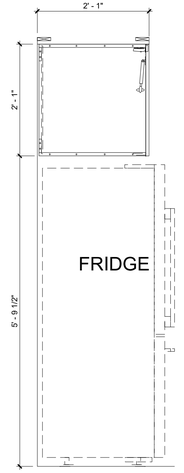
8 A-710 KITCHEN CABINET DRAWER DETAIL
3/4" = 1'-0"



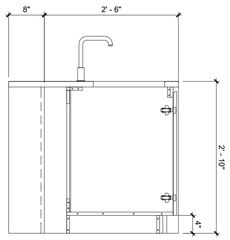
7 A-710 KITCHEN SINK AND UPPER DETAIL
3/4" = 1'-0"



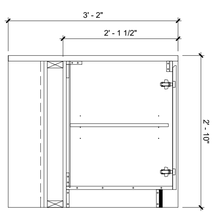
6 A-710 KITCHEN CABINET DETAIL
3/4" = 1'-0"



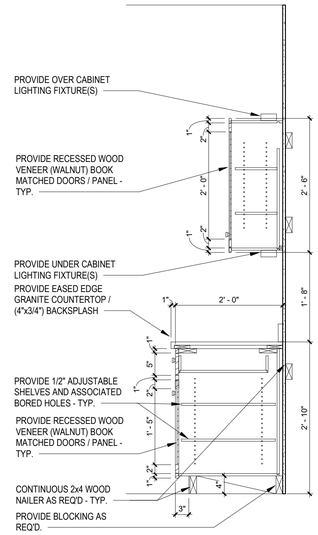
5 A-710 KITCHEN MILLWORK FRIDGE DETAIL
3/4" = 1'-0"



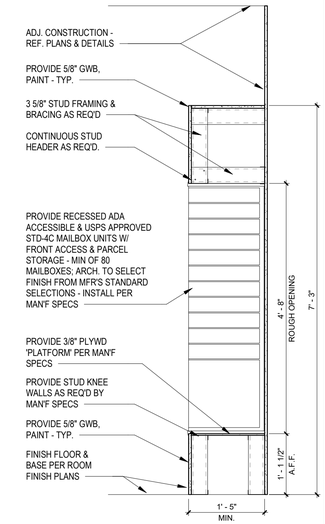
4 A-710 KITCHEN ISLAND SINK DETAIL
3/4" = 1'-0"



3 A-710 KITCHEN ISLAND DETAIL
3/4" = 1'-0"



2 A-710 OFFICE MILLWORK DETAIL
3/4" = 1'-0"



1 A-710 RECESSED MAILBOX DETAIL
3/4" = 1'-0"

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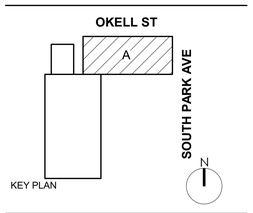


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	3/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Author
CHECKED BY	Checker

DRAWING TITLE

MILLWORK DETAILS

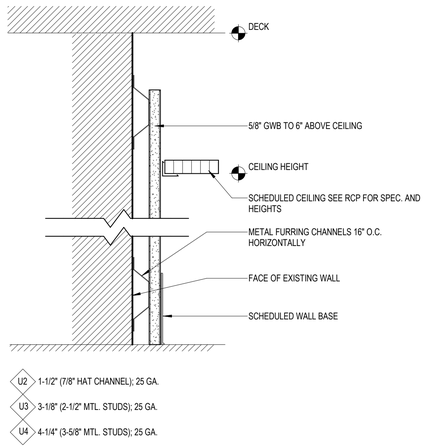
A-710

PERMIT SET

WALL TYPE NOTES

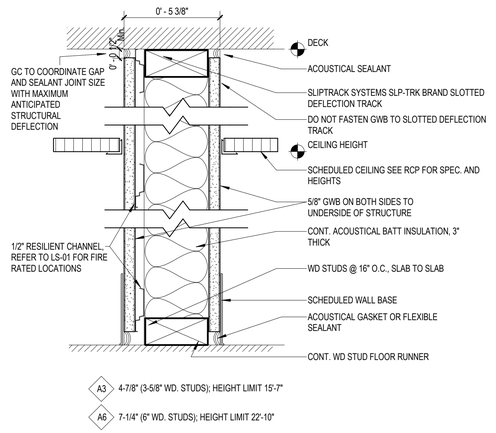
1. PROVIDE CONTINUOUS BEAD OF SEALANT AT TOP AND BOTTOM STUDS OF ALL PARTITION WALLS THAT SEPERATE A CORRIDOR, HALLWAY, TENANTS, MECHANICAL CLOSETS, COMMON SPACES, AND UTILITY SPACES FROM AN OCCUPIED SPACE. AT FIRE RATED PARTITIONS, PROVIDE FIRE RATED SEALANT.
2. SEAL ALL OPENINGS, GAPS PENETRATIONS, AND JOINTS IN PARTITION TYPES AS FOLLOWS:
   FIRE RATED PARTITIONS: SEAL IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED FOR THROUGH PENETRATION FIRESTOP SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS.
   SMOKE TIGHT PARTITIONS: SEAL COMPLETELY WITH ELASTOMERIC SEALANT. FOR LOCATION AND EXTEND OF PARTITIONS. DESIGNATED AS "SMOKE TIGHT" REFER TO CODE COMPLIANCE DRAWINGS AND OTHER LOCATIONS AS INDICATED AND REQUIRED ELSEWHERE BY THE CONTRACT DOCUMENTS.
3. FOR ALL JANITOR'S CLOSETS AND WALLS ADJACENT TO WET WALL LOCATIONS - PROVIDE 1 LAYER 5/8" MOISTURE RESISTANT G.W.B. ON WET SIDE OF WALL IN LIEU OF G.W.B. SHOWN ON PARTITION TYPE. THIS NOTE DOES NOT APPLY TO PARTION TYPES USING CEMENT BOARD.
4. FOR WALL SCHEDULED TO RECIEVE CERAMIC TILE WALL FINISH, REPLACE GYPSUM WALL BOARD BEHIND CERAMIC TILE WITH CEMENT BACKER BOARD UNITS.
5. SEE WALL SECTIONS FOR EXTERIOR WALL TYPES.
6. ALL INTERIOR PARTITION GYPSUM BOARD TO EXTEND TO UNDERSIDE OF FLOOR SLAB OR ROOF DECK ABOVE ON BOTH SIDES UNLESS OTHERWISE NOTED.

C CMU PARTITION TYPE
CONCRETE MASONRY UNIT



U UNBALANCED PARTITION TYPE
Non-rated Furred Partition

*USE MR RATED DRYWALL IN BATHROOMS



A METAL STUD INSULATED PARTITION TYPE

*USE MR RATED DRYWALL IN BATHROOMS

CJS ARCHITECTS
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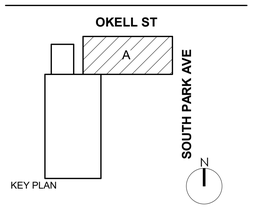
www.cjsarchitects.com

REGISTERED ARCHITECT
ROBERT E. STARK
019741
STATE OF NEW YORK



DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	As indicated
ISSUE DATE	08/04/25
DRAWN BY	NJM/JC
CHECKED BY	RES

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

PARTITION SCHEDULE

A-800

PERMIT SET

DOOR SCHEDULE - ALL

DOOR				DOOR					FRAME			
NO.	WIDTH	HEIGHT	Door Type	Door Material	Hardware	FINISH	GLASS TYPE	FIRE RATING	TYPE	MATERIAL	FINISH	COMMENTS
BASEMENT												
001	3' - 0"	6' - 8"	F	HM	2	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
002	3' - 0"	7' - 0"	C	HM	2	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
003	3' - 0"	6' - 8"	F	HM	2	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
FIRST FLOOR												
100.1	3' - 0"	8' - 0"	B	ALUM	11	CLR	2	15min	-	ALUM	CLR	
100.2	5' - 6"	7' - 0"	K		N/A	PT	-	15 min.			PT	FIRE SHUTTER
100.3	2' - 10"	7' - 0"	G	HM	10	PT2	-	15 min.	1	HM	PT	PREHUNG DOOR + FRAME
101.1	3' - 0"	8' - 0"	A	ALUM	8	CLR	2	-	-	ALUM	CLR	
101.2	3' - 0"	8' - 0"	A	ALUM	12	CLR	2	-	-	ALUM	CLR	
102.1	3' - 0"	7' - 1 1/4"	A	ALUM	8	CLR	1	-	-	ALUM	CLR	
102.2	3' - 0"	7' - 0"	C	HM	3	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
102.3	3' - 0"	7' - 0"	C	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
102.4	4' - 0"	7' - 0"	D	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
103.1	3' - 0"	6' - 8"	F	HM	7	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
103.2	3' - 0"	7' - 0"	C	HM	6	PT2	-	-	1	HM	PT2	PREHUNG DOOR + FRAME
104.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
104.2	2' - 10"	7' - 0"	G	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.3B	2' - 8"	6' - 8"	E	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.4A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.4B	2' - 8"	6' - 8"	E	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.5	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.6	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
104.7	3' - 2"	7' - 11 1/4"	A	ALUM	9	CLR	2	-	-	ALUM	CLR	
105.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
105.2A	2' - 10"	7' - 0"	G	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
105.2B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
105.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
105.3B	4' - 0"	7' - 0"	D	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
105.4	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
105.5	4' - 0"	7' - 0"	D	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
105.6	3' - 0"	7' - 11 1/4"	A	ALUM	9	CLR	2	-	-	ALUM	CLR	
106	3' - 0"	7' - 0"	C		13	PT2	-	-				FENCE GATE DOOR
107	3' - 0"	7' - 0"	C		13	PT2	-	-				FENCE GATE DOOR
SECOND FLOOR												
201.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
201.2A	2' - 10"	7' - 0"	G		3	PT2	-	-	2	WD		PREHUNG DOOR + FRAME
201.2B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
201.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
201.3B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
201.4	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
201.5	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
202.2A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.2B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.3A	2' - 10"	7' - 0"	G	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.3B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
202.4A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
202.6	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
203.2A	2' - 10"	7' - 0"	G	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.2B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
203.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.3B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.4A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.6	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
203.7	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
204.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
204.2A	3' - 0"	7' - 0"	C	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
204.2B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
204.3	3' - 0"	7' - 0"	C	WSC	3	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
204.4A	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
204.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
204.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
THIRD FLOOR												
301.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
301.2A	2' - 10"	7' - 0"	G	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
301.2B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
301.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
301.3B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
301.4	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
301.5	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
302.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
302.2A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
302.2B	4' - 0"	7' - 0"	D	WSC	5	PT2	-	-		WD	PT	PREHUNG DOOR + FRAME
302.3A	2' - 10"	7' - 0"	G	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
302.3B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
302.4A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME

DOOR SCHEDULE - ALL

DOOR				DOOR					FRAME			
NO.	WIDTH	HEIGHT	Door Type	Door Material	Hardware	FINISH	GLASS TYPE	FIRE RATING	TYPE	MATERIAL	FINISH	COMMENTS
302.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
302.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
302.6	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
303.2A	2' - 10"	7' - 0"	G	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.2B	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
303.3A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.3B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.4A	2' - 10"	7' - 0"	G	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.6	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
303.7	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
304.1	3' - 0"	7' - 0"	C	WC	1	PT2	-	15 min.	1	HM	PT2	PREHUNG DOOR + FRAME
304.2A	3' - 0"	7' - 0"	C	WSC	2	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
304.2B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
304.3	3' - 0"	7' - 0"	C	WSC	4	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME
304.4A	2' - 10"	7' - 0"	I	WSC	4	PT2	-	-	-	-	-	POCKET DOOR
304.4B	5' - 0"	7' - 0"	H	WSC	5	PT2	-	-	2		PT	PREHUNG DOOR + FRAME
304.5	5' - 0"	7' - 0"	J	WSC	5	PT2	-	-	2	WD	PT	PREHUNG DOOR + FRAME

DOOR HARDWARE SETS

SET #	DESCRIPTION	COMPONENTS (PER DOOR LEAF)	QUANTITY
1.	UNIT ENTRY DOORS	HINGES	3
		MORTISE LOCKSET	1
		CONTINUOUS SEAL	NA
		MORTISE DROPDOWN SWEEP	NA
		JAMB MOUNT CLOSER	1
		DOOR STOP	1
2.	PASSAGE (APARTMENTS)	HINGES	3
		PASSAGE LOCKSET	1
		DOOR SILENCER	3
		DOOR STOP	1
3.	PRIVACY (APARTMENTS)	HINGES	3
		PASSAGE LOCKSET	1
		DOOR SILENCER	3
		DOOR STOP	1
4.	POCKET (APARTMENTS)	STANDARD POCKET DOOR HARDWARE	
5.	SLIDING (APARTMENTS)	STANDARD SLIDING DOOR HARDWARE	
6.	STOREFRONT	HINGES	3
		STOREFRONT LOCKSET	1
		DOOR SILENCER	3
		DOOR STOP	1
7.	PASSAGE	HINGES	3
		STOREFRONT LOCKSET	1
		DOOR SILENCER	3
		DOOR STOP	1
8.	STOREFRONT ENTRY	CONTINUOUS HINGES	1
		EXTERIOR LOCKSET/LEVER W/ ELEC. LATCH RETRACTION	1
		PANIC DEVICE	1
		DOOR CLOSER	1
		CONTINUOUS WEATHERSTRIPPING (EXT DOORS)	1
		ALUM. SADDLE THRESHOLD (EXT DOORS)	1
		DOOR SWEEP (EXTERIOR DOORS)	1
		DOOR STOP	1
		ELECTRIFIED DOOR STRIKE (EXT. DOOR)	1
		BUZZER INTERCOM*	1
		*TIE INTO DOOR STRIKE	
9.	PATIO DOOR	MANUFACTURERS STANDARD HARDWARE WITH KEYED LOCKING MECHANISM FROM EXTERIOR	
		ALUM. SADDLE THRESHOLD	1
		DOOR SWEEP	1
10.	STAIR DOOR TO BASEMENT	HINGES	3
		STOREFRONT LOCKSET**	1
		DOOR STOP	1
		CLOSER	1
		CONTINUOUS SMOKE SEAL	1
11.	STAIR ENTRY DOOR - EXTERIOR	CONTINUOUS HINGE	1
		EXTERIOR LOCKSET/LEVER	1
		PANIC DEVICE STAIR SIDE	1
		DOOR CLOSER	1
		CONTINUOUS WEATHERSTRIPPING	1
		ALUM. SADDLE THRESHOLD	1
		DOOR SWEEP	1
12.	COMMERCIAL ENTRY***	CONTINUOUS HINGE	1
		EXTERIOR LOCKSET/LEVER	1
		EXTERIOR PULL	1
		PANIC DEVICE STAIR SIDE	1
		DOOR CLOSER	1
		CONTINUOUS WEATHERSTRIPPING	1
		ALUM. SADDLE THRESHOLD	1
		DOOR SWEEP	1
		PATHWAY FOR FUTURE ELEC. CONNECTIONS	1
13.	FENCE GATE DOOR	STANDARD GATE DOOR HARDWARE	

**FREE EGRESS FROM BASEMENT SIDE

***BASIS OF DESIGN (TO BE MODIFIED FOR FUTURE TENANT NEEDS)

GENERAL NOTE:

1. REFER TO LS-01 FOR ENERGY CODE REQUIREMENTS

DOOR/ FRAME FINISH LEGEND

1 PRIMED AND PAINTED - COLOR BY ARCHITECT
2 STAIN AND CLEAR COAT - FINISH BY ARCHITECT

GLAZING TYPES

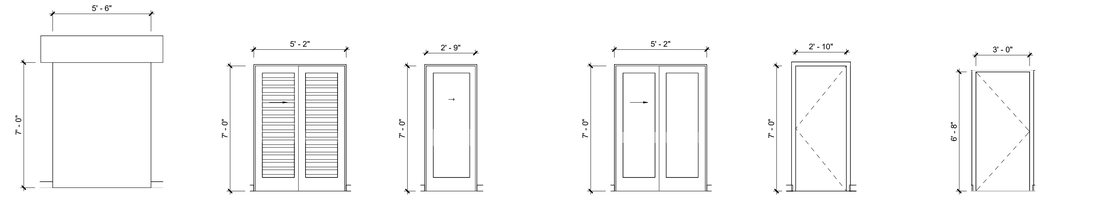
GL-1 3/16" CLEAR CERAMIC FIRE RATED SAFETY GLASS
GL-2 1" INSULATED GLAZING UNIT W/ ARGON GAS AND FULLY TEMPERED
GL-3 FIRE RATED GLASS

DOOR MATERIAL TYPES

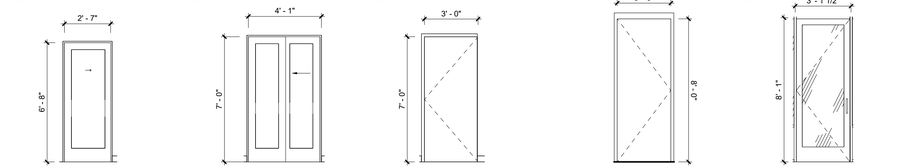
WSC	WOOD - SOLID CORE	HM	HOLLOW METAL
WC	WOOD COMPOSITE	ALUM	ALUMINUM
PT	PAINTED - PREFINISHED	CLR	CLEAR ANODIZED
PT2	PAINTED - FIELD PAINTED		
STL	STEEL		

GENERAL DOOR/ FRAME/ HARDWARE NOTES

1. HARDWARE MFR AND PRODUCTS T.B.D. - REFER TO HARDWARE SETS FOR GENERAL DESCRIPTION OF HARDWARE FUNCTION AND COMPONENTS. SUCCESSFUL BIDDER ON DOOR HARDWARE SCOPE OF WORK TO SUBMIT HARDWARE SETS AND PRODUCT DATA FOR REVIEW AND APPROVAL BY ARCHITECT, OWNER AND CONSTRUCTION MANAGER.
2. ALL HARDWARE TO BE ADA & BCNYS COMPLIANT.
3. UNIT ENTRY DOORS TO RECEIVE HARDWARE WITH A DEADBOLT INTERCONNECTED WITH THE DOOR LEVER TO ALLOW FOR EGRESS.
4. ALL FIRE RATED DOORS TO BE ADEQUATELY SMOKE SEALED PER BCNYS REQUIREMENTS.
5. ALL FIRE RATED DOORS TO BE SELF CLOSING/LATCHING
6. PROVIDE MAGNETIC HOLD OPENS TIED INTO FIRE ALARM, DOOR TO CLOSE UPON ACTIVATION OF ALARM.
7. DOORS SERVING EGRESS FROM ANY SPACE SHALL NOT LOCK OR PREVENT EXITING FROM THE BUILDING.
8. ALL GLAZING WITHIN 'HAZARDOUS LOCATIONS' REQUIRE SAFETY GLAZING.



11 A-801 DOOR TYPE K 1/4" = 1'-0"
10 A-801 DOOR TYPE J 1/4" = 1'-0"
9 A-801 DOOR TYPE I 1/4" = 1'-0"
8 A-801 DOOR TYPE H 1/4" = 1'-0"
7 A-801 DOOR TYPE G 1/4" = 1'-0"
6 A-801 DOOR TYPE F 1/4" = 1'-0"



5 A-801 DOOR TYPE E 1/4" = 1'-0"
4 A-801 DOOR TYPE D 1/4" = 1'-0"
3 A-801 DOOR TYPE C 1/4" = 1'-0"
2 A-801 DOOR TYPE B 1/4" = 1'-0"
1 A-801 DOOR TYPE A 1/4" = 1'-0"

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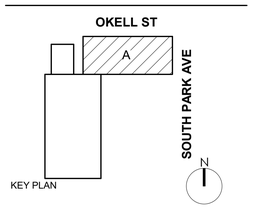


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	1/4" = 1'-0"
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

DOOR SCHEDULE

A-801

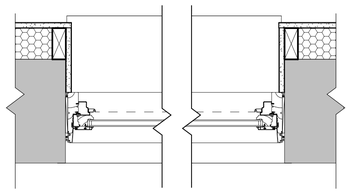
PERMIT SET

Window Schedule

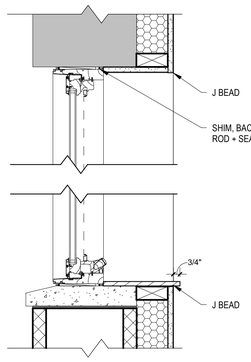
Mark	Type Mark	Head Height	Sill Height	Nominal Height	Nominal Width	Rough Height	Rough Width	Glass Type	Comments
FIRST FLOOR									
100	W1	8' - 0"	6' - 0"			2' - 0 1/2"	3' - 0 1/2"		
101	W8	8' - 5 1/2"	6' - 0"			2' - 6"	4' - 0"		
102	W1	7' - 4"	5' - 4"			2' - 0 1/2"	3' - 0 1/2"		
103	W1	7' - 4"	5' - 4"			2' - 0 1/2"	3' - 0 1/2"		
104	W1	8' - 0"	6' - 0"			2' - 0 1/2"	3' - 0 1/2"		
SECOND FLOOR									
200	W5	8' - 1"	1' - 5"			6' - 8 1/2"	3' - 3 1/2"		
201	W5	8' - 1"	1' - 5"			6' - 8 1/2"	3' - 3 1/2"		
202	W5	8' - 1"	1' - 5"			6' - 8 1/2"	3' - 3 1/2"		
203.1	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
203.2	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
203.3	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
203.4	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
204.1	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
204.2	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
204.3	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
204.4	W4	8' - 1"	2' - 8"			5' - 5 1/2"	2' - 5 1/2"		
205	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
206	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
207	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
208	W3	8' - 1"	2' - 7"			5' - 6 1/2"	4' - 2 1/2"		
209	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
210	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
211	W6	8' - 0 1/2"	2' - 8 1/2"			5' - 4 1/2"	3' - 3 1/2"		
212	W5	8' - 1"	1' - 5"			6' - 8 1/2"	3' - 3 1/2"		
213	W6	8' - 0 1/2"	2' - 8 1/2"			5' - 4 1/2"	3' - 3 1/2"		
214	W7	8' - 1"	1' - 5"			6' - 8 1/2"	4' - 2 1/2"		
THIRD FLOOR									
300	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
301	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
302	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
303.1	W4	8' - 1 3/4"	2' - 8 3/4"			5' - 5 1/2"	2' - 5 1/2"		
303.2	W4	8' - 1 3/4"	2' - 8 3/4"			5' - 5 1/2"	2' - 5 1/2"		
303.3	W4	8' - 1 3/4"	2' - 8 3/4"			5' - 5 1/2"	2' - 5 1/2"		
303.4	W4	8' - 1 3/4"	2' - 8 3/4"			5' - 5 1/2"	2' - 5 1/2"		
304.1	W4	8' - 3"	2' - 10"			5' - 5 1/2"	2' - 5 1/2"		
304.2	W4	8' - 3"	2' - 10"			5' - 5 1/2"	2' - 5 1/2"		
304.3	W4	8' - 3"	2' - 10"			5' - 5 1/2"	2' - 5 1/2"		
304.4	W4	8' - 3"	2' - 10"			5' - 5 1/2"	2' - 5 1/2"		
305	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
306	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
307	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
308	W3	8' - 1"	2' - 7"			5' - 6 1/2"	4' - 2 1/2"		
309	W2	8' - 1"	1' - 7"			6' - 6 1/2"	3' - 3 1/2"		
310	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
311	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
312	W6	8' - 2 1/2"	2' - 10 1/2"			5' - 4 1/2"	3' - 3 1/2"		
313	W5	8' - 3"	1' - 7"			6' - 8 1/2"	3' - 3 1/2"		
314	W6	8' - 2 1/2"	2' - 10 1/2"			5' - 4 1/2"	3' - 3 1/2"		
315	W7	8' - 3"	1' - 7"			6' - 8 1/2"	4' - 2 1/2"		

GENERAL WINDOW NOTES

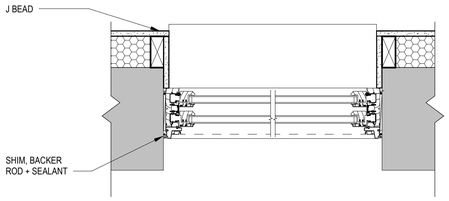
1. ALL PROPOSED WINDOW DETAILS ARE DRAWN BY WINDOW MFR WEATHER SHIELD (BASIS OF DESIGN).
2. ALL PROPOSED WINDOWS TO BE FROM MFR'S 'PREMIUM SERIES' - ALUM CLAD WOOD WINDOWS WITH FACTORY AAMA 2605 FINISH ON THE EXTERIOR. INTERIOR TO BE PINE FACTORY PRIMED & PAINTED, COLOR TBD BY ARCHITECT.
3. DRAWINGS ARE FOR COMPARING WINDOW PROFILES ONLY AND DOES NOT DETAIL METHOD FOR ATTACHMENT INTO ADJACENT CONSTRUCTION.
4. COORDINATE WITH WINDOW MFR FOR ALL BUILDING CONSTRUCTION DETAILS.
5. REFER TO LS-01 FOR ENERGY CODE REQUIREMENTS



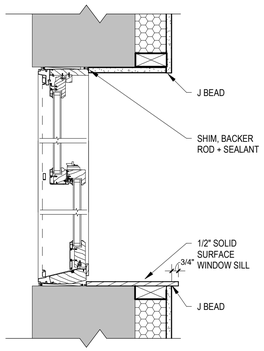
11 A-805 AWNING PLAN DETAIL
1 1/2" = 1'-0"



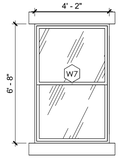
10 A-805 AWNING SECTION DETAIL
1 1/2" = 1'-0"



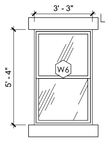
9 A-805 DOUBLE HUNG PLAN DETAIL
1 1/2" = 1'-0"



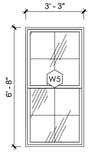
8 A-805 DOUBLE HUNG SECTION DETAIL
1 1/2" = 1'-0"



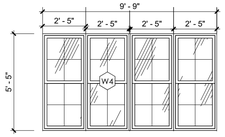
7 A-805 TYPE W7
1/4" = 1'-0"



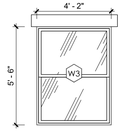
6 A-805 TYPE W6
1/4" = 1'-0"



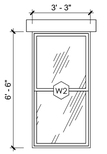
5 A-805 TYPE W5
1/4" = 1'-0"



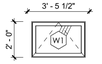
4 A-805 TYPE W4
1/4" = 1'-0"



3 A-805 TYPE W3
1/4" = 1'-0"



2 A-805 TYPE W2
1/4" = 1'-0"



1 A-805 TYPE W1
1/4" = 1'-0"

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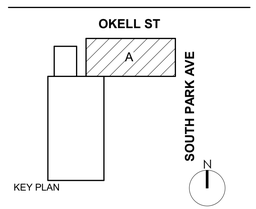


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	As indicated
ISSUE DATE	08/04/25
DRAWN BY	Gac
CHECKED BY	JMC

DRAWING TITLE

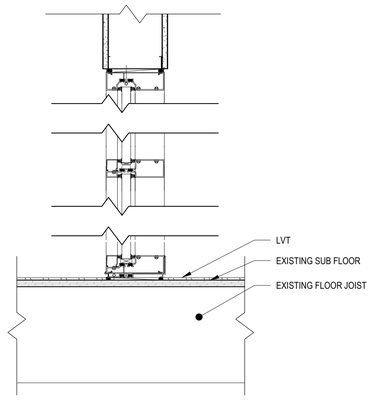
WINDOW SCHEDULE, TYPES + DETAILS

A-805

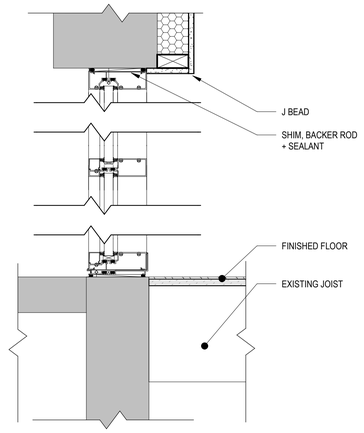
PERMIT SET

GENERAL NOTE:

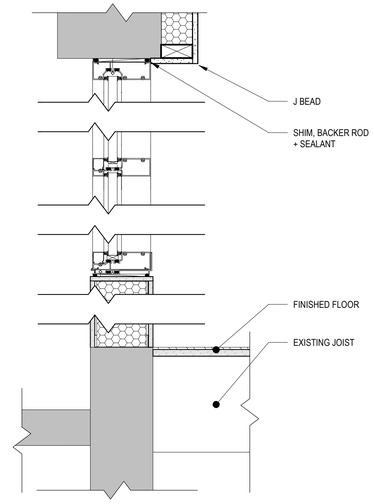
1. ALL EXTERIOR GLAZING TO BE 1" THICK INSULATED GLAZING, ARGON FILLED, W/ LOW-E- COATING
2. REFER TO LS-01 FOR ENERGY CODE REQUIREMENTS
3. UTILIZE TEMPERED GLAZING IN HAZARDOUS LOCATIONS (ADJACENT TO DOORS + WITHIN 18" OFA WALKING SURFACE).



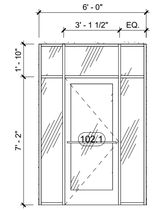
11 A-810 INTERIOR STOREFRONT SECTION DETAIL
1 1/2" = 1'-0"



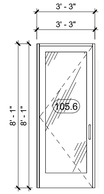
10 A-810 EXTERIOR STOREFRONT SECTION DETAIL 2
1 1/2" = 1'-0"



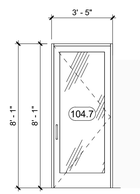
9 A-810 EXTERIOR STOREFRONT SECTION DETAIL 1
1 1/2" = 1'-0"



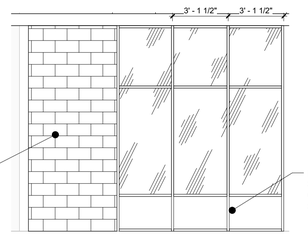
8 A-810 STOREFRONT 08
1/4" = 1'-0"



7 A-810 STOREFRONT 07
1/4" = 1'-0"



6 A-810 STOREFRONT 06
1/4" = 1'-0"



5 A-810 STOREFRONT 05
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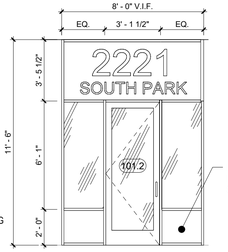

4 A-810 STOREFRONT 04
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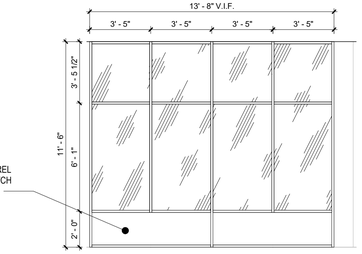

3 A-810 STOREFRONT 03
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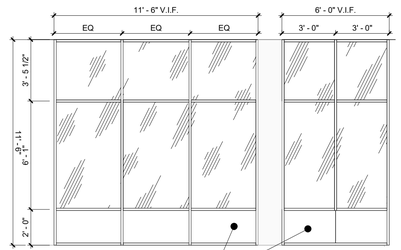

2 A-810 STOREFRONT 02
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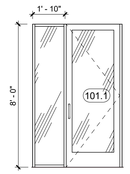

1 A-810 STOREFRONT 01
1/4" = 1'-0"

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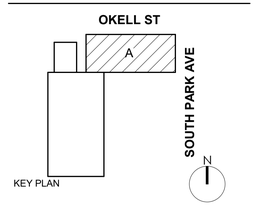

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DRAWING TITLE

STOREFRONT TYPES AND DETAILS

A-810

PERMIT SET

HVAC GENERAL NOTES

ARCHITECTURAL

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.
2. LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATION AND RATING OF ALL FIRE RATED WALLS AND CEILINGS.

GENERAL

1. THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH ALL PROJECT CONDITIONS PRIOR TO PURCHASING AND FABRICATING DUCTWORK, EQUIPMENT, ETC. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S UNFAMILIARITY WITH PROJECT CONDITIONS.
2. PIPING AND DUCTWORK ROUTING SHOWN IS SCHEMATIC. HVAC CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS, INCLUDING DIVIDED DUCTS, REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD.
3. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ASHRAE, SMACNA, NFPA, EPA, ETC.
4. PRIOR TO INSTALLATION OF ASSOCIATED WORK; INSTALLER SHALL MEET AT PROJECT SITE WITH GENERAL CONTRACTOR, INSTALLER OF EACH COMPONENT OF ASSOCIATED WORK, INSPECTION AND TESTING AGENCY REPRESENTATIVES (IF ANY), INSTALLERS OF OTHER WORK REQUIRING COORDINATION WITH WORK OF THIS SECTION AND ARCHITECT / OWNER FOR PURPOSE OF COORDINATING LOCATIONS OF PROPOSED SYSTEMS, REVIEWING MATERIAL SELECTIONS, AND PROCEDURES TO BE FOLLOWED IN PERFORMING THE WORK IN COMPLIANCE WITH REQUIREMENTS SPECIFIED.
5. COORDINATE INSTALLATION AND LOCATIONS OF DUCTWORK AND PIPING WITH BUILDING STRUCTURE, PLUMBING PIPING, ELECTRICAL CONDUIT, LIGHTING, ETC. PRIOR TO PURCHASING OR INSTALLING EQUIPMENT AND MATERIALS.
6. ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH WALLS AND ROOF SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.
7. MAINTAIN MINIMUM OF TEN (10) FEET BETWEEN OUTDOOR AIR INTAKES AND EXHAUST FAN DISCHARGE, PLUMBING VENTS, ETC.
8. MAINTAIN A MINIMUM OF TEN (10) FEET BETWEEN EDGE OF HVAC EQUIPMENT / ROOF CURBS AND EDGE OF ROOF / PARAPET.
9. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ROUTING OF ALL CONDENSATE DRAIN LINE CONNECTION POINTS.N /
10. DIVISION 23 SHALL BE LICENSED TO PERFORM MECHANICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
11. DIVISION 23 SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED UNDER THIS CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS SHALL BE RECTIFIED BY DIVISION 23 WITHOUT ANY ADDITIONAL COST TO THE OWNER.
12. WORK SHALL COMPLY WITH THE LATEST REVISIONS OF NEW YORK STATE BUILDING CODE, NEW YORK STATE MECHANICAL CODE, NEW YORK STATE UNIFORM FIRE PROTECTION AND CONSTRUCTION CODE, NEW YORK STATE ENERGY CONSERVATION CODE, AND ANY STATE AND LOCAL CODES OR REGULATIONS THAT APPLY.
    A. IN CASE OF CONFLICTS BETWEEN DRAWINGS, SPECIFICATIONS, AND INTERPRETATION OF CODES BY LOCAL AUTHORITY, LATTER SHALL GOVERN.

EQUIPMENT

1. ALL HVAC EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AS SHOWN. UTILIZE FACTORY FILTERS DURING CONSTRUCTION AND REPLACE WITH NEW FILTERS JUST PRIOR TO TESTING AND BALANCING. PROVIDE ONE (1) SET OF EXTRA FILTERS FOR EACH UNIT INSTALLED.
    A. AIR HANDLING UNITS: PROVIDE MERV-8 (MINIMUM) FILTERS.
2. ALL EQUIPMENT SHALL HAVE A ONE (1) YEAR WARRANTY; COMPRESSORS SHALL HAVE AN ADDITIONAL FIVE (5) YEAR EXTENDED WARRANTY; PROVIDE WRITTEN GUARANTEE.
3. GENERAL CONTRACTOR SHALL STORE ALL HVAC EQUIPMENT (AIR HANDLING UNITS, DUCTWORK, ETC.) THAT ARRIVES AT THE PROJECT SITE. STORE ALL EQUIPMENT IN A DRY PLACE, PROTECTING ALL EQUIPMENT FROM THE WEATHER, CONSTRUCTION TRAFFIC AND THEFT.
4. ROOF CURBS SHALL HAVE A BASE THAT FITS SLOPE OF ROOF AS REQUIRED. TOP OF ROOF CURB SHALL BE LEVEL.
5. FLEXIBLE CONNECTORS SHALL BE INSTALLED ON SUPPLY, RETURN, AND EXHAUST AIR DUCTS AT ALL EQUIPMENT CONNECTIONS.
6. THE BIDDER MUST SUBMIT IN WRITING TO THE ARCHITECT / OWNER, WHO WILL FORWARD TO THE ENGINEER, ANY REQUEST FOR A PROPOSED DEVIATION, MODIFICATION, OR SUBSTITUTION TO THESE DRAWINGS AND SPECIFICATIONS FOR EVALUATION NO LATER THAN TEN (10) DAYS PRIOR TO THE BID DATE, AND SHALL BE ACCOMPANIED BY TECHNICAL DATA, DRAWINGS, AND COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH THESE DRAWINGS AND SPECIFICATIONS.
    A. REQUESTS FOR SUBSTITUTION SHALL BE MADE ONLY BY THE BIDDER; REQUESTS FOR SUBSTITUTION FROM SALES REPRESENTATIVES, VENDORS, OR SUPPLIERS ARE NOT ACCEPTABLE.

PAINTING OF MECHANICAL WORK

1. SCOPE: THE SCOPE OF PAINTING TO BE APPLIED AS PART OF WORK UNDER DIVISION 23 SHALL CONSIST OF THE FOLLOWING:
    A. PAINT EXPOSED MECHANICAL WORK THROUGHOUT ENTIRE PROJECT INCLUDING UNINSULATED AND INSULATED PIPING, DUCTWORK, AND TERMINAL HVAC EQUIPMENT.
    B. PAINT ALL HANGERS, SUPPORTING STEEL, AND EQUIPMENT HAVING NO PRIME OR ONLY A PRIME COAT FINISH.
2. GENERAL PAINTING PRODUCT REQUIREMENTS.
    A. STEEL SURFACES.
        1. FIRST COAT: RUST-OLEUM #769 RED PRIMER.
        2. SECOND COAT: RUST-OLEUM #960 ZINC-CHROMATE RUST INHIBITIVE PRIMER.
        3. THIRD COAT: RUST-OLEUM INDUSTRIAL ENAMEL, FINISH COLOR AS SELECTED BY ARCHITECT UNLESS OTHERWISE INDICATED.
    B. PIPE AND EQUIPMENT INSULATION.
        1. FIRST COAT: RUST-OLEUM #5895 PRIMER-SEALER.
        2. SECOND AND THIRD COATS: RUST-OLEUM #5200 ACRYLIC SERIES, FINISH COLOR AS SELECTED BY ARCHITECT UNLESS OTHERWISE INDICATED.
    C. PAINT INTERIORS OF METAL DUCTS THAT DO NOT HAVE DUCT LINER, FOR 24-INCHES UPSTREAM OF REGISTERS AND GRILLES.
        1. APPLY ONE COAT OF FLAT BLACK, LATEX FINISH COAT OVER A COMPATIBLE GALVANIZED-STEEL PRIMER.

DUCTWORK

1. RUN ALL DUCTWORK AND PIPING AS TIGHT TO BOTTOM OF JOISTS / BEAMS / CEILINGS AS POSSIBLE, AND / OR WITHIN JOIST SPACE.
    A. COORDINATE EXACT LOCATIONS (HEIGHT, ROUTING, ETC.) OF EXPOSED DUCTWORK IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO FABRICATING AND INSTALLING DUCTWORK.
2. DUCTWORK SHALL NOT BE SUPPORTED FROM BRIDGING, CONDUIT, PIPING, ETC. OF ANY KIND. DO NOT USE FASTENERS THAT PENETRATE ROOF DECKS.
3. ASPECT RATIO SHALL NOT EXCEED 3:1.
4. ALL DUCTWORK INSTALLATIONS AND INSULATION SHALL RUN CONTINUOUSLY THROUGH PARTITIONS.
5. LOCATE ALL DUCT BALANCING DAMPERS, FIRE DAMPERS AND CONTROL DAMPERS ABOVE ACCESSIBLE CEILINGS OR PROVIDE CEILING AND / OR WALL ACCESS DOORS.
6. PROVIDE VOLUME CONTROL DAMPERS WITH QUADRANT AND LOCK AND STANDOFF COLLAR AT ALL BRANCH DUCTS TO DIFFUSERS. INSTALL AT A MINIMUM OF TWO DUCT WIDTHS FROM BRANCH TAKEOFF.
7. DUCTWORK SIZES INDICATED ON DRAWINGS ARE INSIDE, FREE AND CLEAR DIMENSIONS. INCREASE DUCT OUTSIDE DIMENSION SIZE BY TWO (2) TIMES THE THICKNESS OF THE INSULATION.
8. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.
9. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL IN AREAS WITH FINISHED CEILINGS.
    A. APARTMENT UNITS: ALL SUPPLY AIR, RETURN AIR AND EXHAUST AIR DUCTWORK AND FITTINGS SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE STEEL (GALVANIZED).
        1). ALL EXPOSED SUPPLY AIR DUCTWORK AND FITTINGS SHALL BE SINGLE-WALL, INTERNALLY INSULATED, "SPIRAL" AS MANUFACTURED BY JOHNS MANVILLE OR OWENS CORNING (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT) OR DOUBLE-WALL, INSULATED, "SPIRAL" AS MANUFACTURED BY SEMCILL AIRFLOW CORPORATION OR OWENS CORNING (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT).
        2). IF APPROVED BY THE OWNER, INSULATION CAN BE REMOVED FROM DUCTWORK LOCATED WITHIN THE BUILDING THERMAL ENVELOPE (I.E. ENCLOSED CEILINGS) TO ALLOW FOR MAXIMUM CEILING HEIGHT PROVIDED THAT ALL JOINTS AND SEAMS ARE SEALED AIRTIGHT BY MEANS OF TAPES, MASTICS, AND / OR GASKETING.
    B. COMMON (PUBLIC) SPACES: ALL CONCEALED DUCTWORK AND FITTINGS SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE STEEL (GALVANIZED).
        1). ALL EXPOSED DUCTWORK AND FITTINGS SHALL BE CONSTRUCTED OF MINIMUM 24-GAUGE STEEL (GALVANIZED).
            a). ALL DUCTWORK AND FITTINGS SHALL BE FREE FROM VISUAL IMPERFECTIONS (PITTING, SEAM MARKS, ROLLER MARKS, ETC.) WHICH WOULD IMPAIR PAINTING.
                1)). ALL EXPOSED SUPPLY AIR DUCTWORK AND FITTINGS SHALL BE SINGLE-WALL, INTERNALLY INSULATED, "SPIRAL" AS MANUFACTURED BY JOHNS MANVILLE OR OWENS CORNING (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT) OR INTERNALLY-LINED RECTANGULAR (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT).
                2)). ALL EXPOSED RETURN AIR DUCTWORK AND FITTINGS SHALL BE INTERNALLY-LINED RECTANGULAR (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT).
                3)). ALL EXPOSED EXHAUST AIR DUCTWORK AND FITTINGS SHALL BE RECTANGULAR (SUITABLE FOR PAINTING, COLOR AS SELECTED BY ARCHITECT).
        2). IF APPROVED BY THE OWNER, INSULATION CAN BE REMOVED FROM DUCTWORK LOCATED WITHIN THE BUILDING THERMAL ENVELOPE (I.E. ENCLOSED CEILINGS) TO ALLOW FOR MAXIMUM CEILING HEIGHT PROVIDED THAT ALL JOINTS AND SEAMS ARE SEALED AIRTIGHT BY MEANS OF TAPES, MASTICS, AND / OR GASKETING.
    C. LAUNDRY: ALL DRYER DUCTWORK AND FITTINGS SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE GALVANIZED STEEL OR MINIMUM 24-GAUGE ALUMINUM WITH SMOOTH INTERIOR FINISH (SEAL ALL JOINTS WITH FOIL-BACKED PRESSURE SENSITIVE DUCT TAPE MEETING THE REQUIREMENTS OF U.L. 181, NO SCREWS ARE ALLOWED).
10. WHERE RECTANGULAR DUCTWORK IS INDICATED, AND AT INSTALLERS OPTION, SPIRAL AND ROUND DUCTWORK MAY BE SUBSTITUTED FOR RECTANGULAR DUCTWORK PROVIDED THEY ARE EQUIVALENT TO THE RECTANGULAR DIMENSIONS INDICATED ON THE DRAWINGS (i.e.: 8x4 = 8"ø, 10x6 = 10"ø).
11. DUCTWORK INSULATION (LOCATED WITHIN THE BUILDING).
    A. APARTMENT UNITS: ALL CONCEALED SUPPLY AIR DUCTWORK AND FITTINGS SHALL BE EXTERNALLY INSULATED WITH MINIMUM 2" THICK, 1.00 LB DENSITY, FOIL-BACK INSULATION WITH VAPOR BARRIER AND A MINIMUM INSTALLED R-VALUE OF R-6, FLAME SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS.
    B. APARTMENT UNITS: ALL RETURN AIR DUCTWORK AND FITTINGS SHALL BE EXTERNALLY INSULATED WITH MINIMUM 2" THICK, 1.00 LB DENSITY, FOIL-BACK INSULATION WITH VAPOR BARRIER AND A MINIMUM INSTALLED R-VALUE OF R-6, FLAME SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS.
    C. COMMON (PUBLIC) SPACES: ALL CONCEALED SUPPLY AIR DUCTWORK AND FITTINGS SHALL BE EXTERNALLY INSULATED WITH MINIMUM 2" THICK, 1.00 LB DENSITY, FOIL-BACK INSULATION WITH VAPOR BARRIER AND A MINIMUM INSTALLED R-VALUE OF R-6, FLAME SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS.
    D. COMMON (PUBLIC) SPACES: ALL RETURN AIR DUCTWORK AND FITTINGS SHALL BE INTERNALLY LINED.
    E. ALL OUTSIDE AIR DUCTWORK AND FITTINGS SHALL BE EXTERNALLY INSULATED WITH MINIMUM 2" THICK, 1.00 LB DENSITY, FOIL-BACK INSULATION WITH VAPOR BARRIER AND ALL-SERVICE JACKET, MINIMUM INSTALLED R-VALUE OF R-6, FLAME SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS.
    F. IF APPROVED BY THE OWNER, INSULATION CAN BE REMOVED FROM THE DUCTWORK LOCATED WITHIN THE BUILDING THERMAL ENVELOPE (I.E. ENCLOSED CEILINGS) AND NOT WITHIN A PLENUM CEILING SPACE, TO ALLOW FOR MAXIMUM CEILING HEIGHT AND TO FIT WITHIN THE CEILING / JOIST / BEAM SPACE PROVIDED THAT ALL JOINTS AND SEAMS ARE SEALED AIRTIGHT BY MEANS OF TAPES, MASTICS, AND / OR GASKETING.
12. ALL DUCT LINERS SHALL BE MINIMUM 1-1/2" THICK, COATED TO PREVENT ELEMENTS FROM ENTERING THE AIRSTREAM (COATING SHALL MEET ASHRAE 62 – LATEST EDITION), AND ENVIRONMENTALLY FRIENDLY WITH A MINIMUM INSTALLED R-VALUE OF R-6. LINER SHALL BE BLACK IN COLOR SO IT IS NOT NOTICEABLE FROM THE INSIDE OF REGISTERS AND GRILLES.
13. ALL SQUARE ELBOWS SHALL HAVE AIRFOIL TYPE TURNING VANES.

PIPING

1. ALL PIPING LINES, INCLUDING CONDENSATE DRAINS, SHALL BE FULLY INSULATED WITH MINIMUM 1" THICK, 0.75 LB DENSITY, INSULATION WITH VAPOR BARRIER, FLAME SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS.
    A. ALL PIPING EXPOSED ON THE ROOF SHALL BE PROVIDED WITH A HIGH IMPACT, UV-RESISTANT PVC JACKET, MINIMUM 30 MIL (AS MANUFACTURED BY JOHNS MANVILLE).
2. CONDENSATE DRAIN PIPING FROM AIR CONDITIONING EQUIPMENT SHALL BE PITCHED A MINIMUM OF 1/4" PER FOOT, IN THE DIRECTION OF FLOW.
3. CONDENSATE DRAIN PIPES SHALL HAVE CLEANOUTS AT EVERY CHANGE IN DIRECTION, DISTANCES GREATER THAN 3 FEET, AND AT THE BEGINNING OF LONG STRAIGHT RUNS.
4. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIZING OF REFRIGERANT LINES (LONG LINE APPLICATION) GREATER THAN 50'-0". HVAC EQUIPMENT SUPPLIER SHALL VERIFY REFRIGERANT PIPE LINE SIZES AND CONFIGURATIONS BASED ON CONTRACTOR'S PROPOSED PIPE ROUTING.

CONTROLS

1. ALL CONTROL WIRING AND CONDUIT SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) AND NFPA 70.
2. COMMON (PUBLIC) SPACES: ALL CONTROL WIRING AND POWER CONDUCTOR INSULATION SHALL BE PLENUM RATED.
3. APARTMENTS: ALL CONTROL WIRING AND POWER CONDUCTOR INSULATION SHALL BE MINIMUM 18-GAUGE LOW VOLTAGE WIRING.
4. ALL EXPOSED CONTROL WIRING SHALL BE INSTALLED IN 3/4" EMT CONDUIT.
5. PROVIDE ALL RELAYS, CONTACTORS, ETC. REQUIRED TO ACHIEVE INTERLOCK OPERATION OF EQUIPMENT.

BALANCING

1. MECHANICAL CONTRACTOR, WHO IS CERTIFIED BY EITHER THE ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB); UPON COMPLETION OF THE PROJECT, SHALL PERFORM A COMPLETE TESTING AND BALANCING OF ALL EQUIPMENT. BALANCE SYSTEM TO WITHIN ±5% OF AIR QUANTITIES INDICATED ON PLANS AND SCHEDULES AND PROVIDE THE OWNER WITH A COMPLETE, SIGNED AND SEALED BALANCE REPORT.

DUCTWORK PRESSURE (TIGHTNESS) TESTING

1. ALL DUCTWORK AND PLENUM SYSTEMS SHALL BE SEALED AND PRESSURE TESTED USING INSTRUMENTS AND PROCEDURES SPECIFIED IN ANSI / ASHRAE 152 AND ASTM E1554 TEST METHOD "A", AND NEW YORK STATE ENERGY CONSERVATION CODE SECTION 403.
    A. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

HVAC DUCTWORK SYMBOLS

SYMBOL	DESCRIPTION
	SUPPLY DUCT RISER
	RETURN DUCT RISER
	EXHAUST DUCT RISER
	DUCT RISE OR DROP
	AIRFOIL TURNING VANES
	FLEXIBLE DUCT
	INTERNALLY LINED DUCTWORK
M	MOTORIZED OPPOSED BLADE CONTROL DAMPER
	MANUAL VOLUME DAMPERS
200-1 8"ø	SUPPLY AIR DEVICE – FIRST NO. CFM, SECOND NO. TYPE THIRD NO. NECK SIZE (REFER TO SCHEDULE FOR DEVICE SIZE)
200-6 8"ø	RETURN AIR DEVICE – FIRST NO. CFM, SECOND NO. TYPE THIRD NO. NECK SIZE (IF REQUIRED) (REFER TO SCHEDULE FOR DEVICE SIZE)

HVAC CONTROL SYMBOLS

SYMBOL	DESCRIPTION
T	MANUAL, PROGRAMMABLE, 7-DAY, 24-HOUR DIGITAL THERMOSTAT WITH ADJUSTABLE HUMIDISTAT AND SETBACKS, BACKLIT DISPLAY AND BATTERY BACKUP, 24V AC
—— - —— - ——	CONTROL WIRING

HVAC ABBREVIATIONS

ABV	ABOVE	HP	HORSEPOWER
AFF	ABOVE FINISHED FLOOR	HSPF	HEATING SEASONAL PERFORMANCE FACTOR
AHU	AIR HANDLING UNIT	HVAC	HEATING, VENTILATING, AIR CONDITIONING
BHP	BRAKE HORSEPOWER	IN	INCHES
BTU	BRITISH THERMAL UNITS	INT	INTERNAL
CFM	CUBIC FEET PER MINUTE	KW	KILOWATT
COP	COEFFICIENT OF PERFORMANCE	L	LOUVER
CU	CONDENSING UNIT	LAT	LEAVING AIR TEMPERATURE
DB	DRY BULB	LBS	POUNDS
EAT	ENTERING AIR TEMPERATURE	MBH	1,000 BRITISH THERMAL UNITS
ECH	ELECTRIC CEILING HEATER	MCA	MINIMUM CIRCUIT AMPACITY
ECM	ELECTRONICALLY COMMUTATED MOTOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
EER	ENERGY EFFICIENCY RATIO	RL	REFRIGERANT LIQUID
E/F	EXHAUST FAN	RPM	REVOLUTIONS PER MINUTE
EWH	ELECTRIC WALL HEATER	RS	REFRIGERANT SUCTION
F	FAHRENHEIT	SEER	SEASONAL ENERGY EFFICIENCY RATIO
FCU	FAN COIL UNIT	SP	STATIC PRESSURE
FD	FIRE DAMPER	WB	WET BULB
FPM	FEET PER MINUTE		

HVAC DRAWING LIST

AIR DISTRIBUTION DEVICE SCHEDULE

SYMBOL	STYLE & DEVICE SIZE	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL NO.	MAXIMUM NC	THROW (MINIMUM FEET)
SUPPLY							
TYPE 1	SUPPLY 10"W x 6"H 8x4 NECK	SURFACE	LOUVERED FACE, STEEL CONSTRUCTION, 3/4" BLADES, OPPOSED BLADE VOLUME DAMPERS, 22° DOUBLE DEFLECTION, COLOR AS SELECTED BY ARCHITECT	TITUS	300 RL	---	16'-0"
TYPE 2	SUPPLY 14"W x 10"H 12x8 NECK	SURFACE	LOUVERED FACE, STEEL CONSTRUCTION, 3/4" BLADES, OPPOSED BLADE VOLUME DAMPERS, 22° DOUBLE DEFLECTION, COLOR AS SELECTED BY ARCHITECT	TITUS	300 RL	19	30'-0"
TYPE 3	SUPPLY 10"W x 6"H 8x4 NECK	SURFACE	STEEL CONSTRUCTION, 2-WAY DEFLECTION, 1/2" SPACED FINS SET AT 40-DEGREES, MULTI-SHUTTER VALVE, INTERLOCKING VALVE LOUVERS FOR POSITIVE SHUT-OFF, COLOR AS SELECTED BY ARCHITECT	HART & COOLEY	682	---	13'-0"
TYPE 4	SUPPLY 14"W x 8"H 12x6 NECK	SURFACE	STEEL CONSTRUCTION, 2-WAY DEFLECTION, 1/2" SPACED FINS SET AT 40-DEGREES, MULTI-SHUTTER VALVE, INTERLOCKING VALVE LOUVERS FOR POSITIVE SHUT-OFF, COLOR AS SELECTED BY ARCHITECT	HART & COOLEY	682	---	18'-0"
TYPE 5	SUPPLY 18"W x 10"H 16x8 NECK	SURFACE	STEEL CONSTRUCTION, 2-WAY DEFLECTION, 1/2" SPACED FINS SET AT 40-DEGREES, MULTI-SHUTTER VALVE, INTERLOCKING VALVE LOUVERS FOR POSITIVE SHUT-OFF, COLOR AS SELECTED BY ARCHITECT	HART & COOLEY	682	---	29'-0"
RETURN							
TYPE 6	RETURN 18"W x 14"H 16x12 NECK	SURFACE	LOUVERED FACE, STEEL CONSTRUCTION, 1/2" BLADES, OPPOSED BLADE VOLUME DAMPERS, 35° FIXED DEFLECTION, COLOR AS SELECTED BY ARCHITECT	TITUS	355 RL	18	---
TYPE 7	RETURN 20"W x 16"H 18x14 NECK	SURFACE	LOUVERED FACE, STEEL CONSTRUCTION, 1/2" BLADES, OPPOSED BLADE VOLUME DAMPERS, 35° FIXED DEFLECTION, COLOR AS SELECTED BY ARCHITECT	TITUS	355 RL	16	---
TYPE 8	RETURN 20"W x 14"H 18x12 NECK	SURFACE	LOUVERED FACE, STEEL CONSTRUCTION, 1/2" FINS SET AT 40-DEGREES, COLOR AS SELECTED BY ARCHITECT	HART & COOLEY	672	19	---

AIR DISTRIBUTION DEVICE NOTES:

1. ALL DEVICES SHALL HAVE MATCHING MATTE, WHITE FINISH (UNLESS OTHERWISE NOTED IN DESCRIPTION ABOVE).
2. MAXIMUM NC OF 20, NO EXCEPTIONS.
3. COORDINATE EXACT MOUNTING HEIGHTS AND FRAMING OF OPENINGS OF SURFACE MOUNTED DIFFUSERS / GRILLES WITH ARCHITECT AND FRAMING PLANS IN THE FIELD PRIOR TO ORDERING AND INSTALLING DIFFUSERS / GRILLES.
4. ACCESSORIES:
    A. OPERATING KEYS: TOOLS DESIGNED TO FIT THROUGH DIFFUSER FACE AND OPERATE VOLUME CONTROL DEVICE AND / OR PATTERN ADJUSTMENT
5. ACCEPTABLE MANUFACTURER'S – TITUS, PRICE, HART & COOLEY.

NOTES:

1. SUBMITTALS SHALL INCLUDE DIFFUSER AND GRILLE SCHEDULE INDICATING ROOM LOCATION. NOISE CRITERIA (NC), THROW AND PERFORMANCE DATA FOR EACH TYPE OF DIFFUSER AND GRILLES INDICATED.
2. THROW AND NC FOR APRARTMENT UNIT SUPPLY DIFFUSERS ARE BASED ON TITUS MODEL 300 RL.
3. NC FOR APRARTMENT UNIT RETURN GRILLES ARE BASED ON TITUS MODEL 355 RL.

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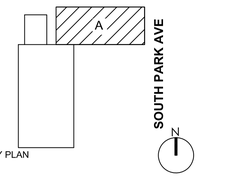

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

DRAWING TITLE

HVAC SCHEDULES, LEGENDS AND ABBREVIATIONS

M-1

PERMIT SET

ELECTRIC CEILING HEATER SCHEDULE

MARK	AREA SERVED	MANUFACTURER	MODEL NO.	SERIES	TYPE	MBH	KW	AMPS	VOLTS / PH	WEIGHT (LBS)
ECH–1	MECHANICAL 004	MARKEL	F3387D–RP	3380 SERIES (COMMERCIAL CEILING HEATER)	SURFACE MOUNTING	16.4	4.8	23.1	208/1/60	25
ECH–2	MECHANICAL 001	MARKEL	F3387D–RP	3380 SERIES (COMMERCIAL CEILING HEATER)	SURFACE MOUNTING	16.4	4.8	23.1	208/1/60	25
ECH–3	MECHANICAL 003	MARKEL	F3387D–RP	3380 SERIES (COMMERCIAL CEILING HEATER)	SURFACE MOUNTING	16.4	4.8	23.1	208/1/60	25
ECH–4	MECHANICAL 002	MARKEL	F3387D–RP	3380 SERIES (COMMERCIAL CEILING HEATER)	SURFACE MOUNTING	16.4	4.8	23.1	208/1/60	25
ECH–5	VESTIBULE 101.1	MARKEL	HF3384D–RP	3380 SERIES (COMMERCIAL CEILING HEATER)	SURFACE MOUNTING	5.1	1.5	7.2	208/1/60	25

ELECTRIC CEILING HEATER NOTES:

1. ELECTRIC CEILING HEATERS SHALL BE EQUIPPED WITH BUILT–IN THERMAL OVERLOAD PROTECTION AND DISCONNECT SWITCHES.
2. ELECTRIC CEILING HEATERS SHALL CONTAIN AN INTEGRAL, TAMPERPROOF THERMOSTAT.
3. FURNISHED AND INSTALLED BY DIVISION 23.
   A. WIRING BY DIVISION 26.
4. FURNISH SURFACE MOUNTING FRAME #3380EX33 FOR EACH SURFACE MOUNTED ELECTRIC CEILING HEATER.
5. COLOR, INCLUDING CUSTOM COLOR, AS SELECTED BY ARCHITECT.
6. COORDINATE EXACT UNIT LOCATIONS WITH THE ARCHITECT AND OWNER IN THE FIELD PRIOR TO FRAMING THE CEILINGS AND INSTALLING THE UNITS.
7. ACCEPTABLE MANUFACTURERS – MARKEL, Q'MARK, INDEECO.

ELECTRIC WALL HEATER SCHEDULE

MARK	AREA SERVED	MANUFACTURER	MODEL NO.	SERIES	TYPE	MBH	WATTS	AMPS	VOLTS / PH
EWH–1	STAIRWELL 000	MARKEL	HF3323TD–RP	3320 SERIES (COMMERCIAL FAN FORCED)	SURFACE MOUNTING	3.8	1125	5.4	208/1/60
EWH–2	STAIRWELL 100	MARKEL	HF3325TD–RP	3320 SERIES (COMMERCIAL FAN FORCED)	SURFACE MOUNTING	7.7	2250	10.8	208/1/60
EWH–3	VESTIBULE 101.1	MARKEL	E3321TD–RP	3320 SERIES (COMMERCIAL FAN FORCED)	SEMI–RECESSED MOUNTING	2.6	750	6.25	120/1/60
EWH–4	STAIRWELL 200	MARKEL	HF3325TD–RP	3320 SERIES (COMMERCIAL FAN FORCED)	SURFACE MOUNTING	7.7	2250	10.8	208/1/60

ELECTRIC WALL HEATER NOTES:

1. ELECTRIC WALL HEATERS SHALL CONTAIN AN INTEGRAL, TAMPERPROOF THERMOSTAT.
2. ELECTRIC WALL HEATERS SHALL BE EQUIPPED WITH BUILT–IN THERMAL OVERLOAD PROTECTION.
3. FURNISHED AND INSTALLED BY DIVISION 23.
   A. WIRING BY DIVISION 26.
4. FURNISH 4" SURFACE MOUNTING FRAME #3450EX34 FOR EACH SURFACE MOUNTED ELECTRIC WALL HEATER.
5. FURNISH 2" SEMI–RECESSED MOUNTING FRAME #3450EX16 FOR EACH SEMI–RECESSED MOUNTED ELECTRIC WALL HEATER.
6. COLOR, INCLUDING CUSTOM COLOR, AS SELECTED BY ARCHITECT.
7. COORDINATE EXACT UNIT LOCATIONS WITH THE ARCHITECT AND OWNER IN THE FIELD PRIOR TO FRAMING THE WALLS AND INSTALLING THE UNITS.
8. ACCEPTABLE MANUFACTURERS – MARKEL, Q'MARK, INDEECO.

OUTSIDE AIR LOUVER SCHEDULE

MARK	AREA SERVED	MANUFACTURER	MODEL NO.	SIZE	CFM	FREE AREA (SQ. FT.)	FPM	TOP OF LOUVER ± AFF
L–1	FCU–1	RUSKIN	EME220DD	12"W x 10"H	50	0.24	208	---
L–2	FCU–2	RUSKIN	EME220DD	12"W x 10"H	50	0.24	208	---
L–3	AHU–12	RUSKIN	EME220DD	12"W x 10"H	50	0.24	208	---
L–4	AHU–11	RUSKIN	EME220DD	12"W x 10"H	50	0.24	208	---

OUTSIDE AIR LOUVER NOTES:

1. EXTRUDED ALUMINUM, DRAINABLE BLADES.
2. EXTENDED SILL.
3. MINIMUM 43% FREE AREA.
4. MAXIMUM FPM OF 500 FPM.
5. COORDINATE EXACT MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
6. ACCESSORIES:
   A. ALUMINUM BIRDSCREEN IN REMOVABLE FRAME.
   B. MOTORIZED, OPPOSED BLADE, LOW LEAKAGE ALUMINUM CONTROL DAMPERS (24V ACTUATOR).
7. COLOR (AND / OR CUSTOM COLOR) AS SELECTED BY ARCHITECT.
8. INTERLOCK LOUVERS ACTUATOR WITH ASSOCIATED AIR HANDLING UNIT AND FAN COIL UNIT OPERATION.
9. ACCEPTABLE MANUFACTURER'S – RUSKIN, GREENHECK.

NOTES:

1. COORDINATE LOCATION AND SPACING OF EXTERIOR WALL FRAMING WITH THE ARCHITECT FOR LOUVER PENETRATIONS PRIOR TO FRAMING THE WALLS AND INSTALLING LOUVER. THE ARCHITECT SHALL ADJUST FRAMING SPACING TO ACCOMMODATE LOUVER INSTALLATION AND DIVISION 6 SHALL PROVIDE ANY ADDITIONAL SUPPORTS REQUIRED TO SUPPORT DIVISION 23 EQUIPMENT, ALLOWING FOR A MINIMUM OF 1" CLEAR (ALL SIDES) AROUND OPENING.

CEILING EXHAUST FAN SCHEDULE

MARK	AREA SERVED	CFM	STATIC PRESS. IN. WG EXT.	MANUFACTURER	MODEL NO.	FAN		MOTOR		OPERATING WEIGHT (LBS.)
						RPM	SONES	WATTS	VOLTS / PH	
E/F–1	RESIDENCE BATHROOMS	80	0.125	BROAN	PTE511RK	---	0.5	7.4	120/1/60	25
E/F–2	TOILET ROOM 102.3	110	0.125	BROAN	QTXEG110	---	0.4	23.9	120/1/60	25

CEILING EXHAUST FAN NOTES (E/F–1):

1. UNITS SHALL BE LISTED AND LABELED WITH THE ENERGY STAR LOGO.
2. CORROSION RESISTANT GALVANIZED STEEL HOUSING.
3. ROUND OUTLET COLLAR WITH INTEGRAL BACKDRAFT DAMPER.
4. ADJUSTABLE MOUNTING BRACKETS.
5. MULTI–SPEED MOTOR WITH THERMAL OVERLOAD PROTECTION.
   A. MOTORS SHALLE BE LISTED AND RATED FOR CONTINUOUS OPERATION.
6. PLUG TYPE DISCONNECT.
7. INFINITELY ADJUSTABLE LOW CFM SETTING.
8. SELECTABLE CFM SETTINGS (50–80–110).
9. CONTINUOUS AIRFLOW RATES.
   A. MINIMUM 30 CFM CONTINUOUS, 80 CFM WHEN BOOST SWITCH IS ACTIVATED (1–BEDROOM UNITS).
   B. MINIMUM 45 CFM CONTINUOUS, 80 CFM WHEN BOOST SWITCH IS ACTIVATED (2–BEDROOM UNITS).
10. INTEGRATED LED LIGHT (800 LUMENS, 3500K COLOR TEMPERATURE).
11. ACCESSORIES:
   A. TRANSITION DUCT REDUCER, 6"ø TO 4"ø.
   B. 3–FUNCTION SWITCH (ON / OFF, BOOSTER, LIGHT).
      1). (PROVIDED BY DIVSION 23, INSTALLED BY DIVISION 26).
   C. RESIN WALL CAP, BROAN MODEL WVK2A, WITH WEIGHTED BACKDRAFT DAMPER, COLOR (INCLUDING CUSTOM COLOR) AS SELECTED BY ARCHITECT. VERIFY SELECTION WITH OWNER / ARCHITECT PRIOR TO PURCHASING AND INSTALLING EQUIPMENT AND MATERIALS.
12. MAXIMUM SONES TO BE 0.5 OR LESS, UNLESS OTHERWISE INDICATED.
13. ACCEPTABLE MANUFACTURER'S – BROAN, NUTONE, PANASONIC.

CEILING EXHAUST FAN NOTES (E/F–2):

1. UNITS SHALL BE LISTED AND LABELED WITH THE ENERGY STAR LOGO.
2. CORROSION RESISTANT GALVANIZED STEEL HOUSING.
3. ROUND OUTLET COLLAR WITH INTEGRAL BACKDRAFT DAMPER.
4. ADJUSTABLE MOUNTING BRACKETS.
5. MOTORS WITH THERMAL OVERLOAD PROTECTION.
   A. MOTORS SHALLE BE LISTED AND RATED FOR CONTINUOUS OPERATION.
6. PLUG TYPE DISCONNECT.
7. ACCESSORIES:
   A. LOW–PROFILE WALL VENT, PREMIUM WALL VENT (OR APPROVED EQUAL), HEAVY–GAUGE GALVANIZED STEEL BODY CONSTRUCTION, BACKDRAFT DAMPER WITH MAGNETS. COLOR, INCLUDING CUSTOM COLOR, AS SELECTED BY ARCHITECT). VERIFY SELECTION WITH OWNER / ARCHITECT PRIOR TO PURCHASING AND INSTALLING EQUIPMENT AND MATERIALS.
8. MAXIMUM SONES TO BE 0.4 OR LESS, UNLESS OTHERWISE INDICATED.
9. ACCEPTABLE MANUFACTURER'S – BROAN, NUTONE, PANASONIC.

ENERGY RECOVERY VENTILATOR SCHEDULE

MARK	AREA SERVED	SUPPLY AIR CFM	EXHAUST AIR CFM	SUPPLY STATIC PRESS. IN. WG EXT.	EXHAUST STATIC PRESS. IN. WG EXT.	MANUFACTURER	MODEL NO.	FAN					WATTS	OPERATING WEIGHT (LBS.)
								RPM	MOTOR					
									BHP	HP	SONES	VOLTS / PH		
ERV–1	RESIDENCE APARTMENTS (1 BEDROOM)	30	30	0.10	0.10	PANASONIC	FV–06VE1 (WHISPER COMFORT)	---	---	---	0.9	120/1/60	39	25
ERV–2	RESIDENCE APARTMENTS (2 BEDROOM)	45	45	0.10	0.10	PANASONIC	FV–06VE1 (WHISPER COMFORT)	---	---	---	0.9	120/1/60	39	25

ENERGY RECOVERY VENTILATOR NOTES:

1. UL LISTED FOR CEILING OR WALL MOUNT.
2. HOUSING.
   A. GALVANIZED STEEL BODY WITH RUST PROOF PAINT.
   B. DUAL 4" INTAKE AND EXHAUST DUCTS.
   C. BUILT IN MULTI–SPEED CFM SELECTOR.
   E. BUILT IN BACKDRAFT DAMPER ON EXHAUST DUCT.
   E. REPLACEABLE SUPPLY AIR AND EXHAUST AIR FILTERS.
   F. EXPANDABLE MOUNTING BRACKET.
3. FULLY ENCLOSED DC ECM BRUSHLESS MOTORS RATED FOR CONTINUOUS OPERATION.
   A. MOTOR EQUIPPED WITH THERMAL CUT–OFF FUSE CONTROL.
4. HI / LO SPEED OCCUPANT BOOST CAPABILITY.
5. TWO HIGHLY EFFICIENT BLOWER WHEELS RUNNING ON TWO MOTORS FOR LOWER POWER CONSUMPTION AND DECREASED NOISE.
6. SEPERATE CONTROL OF SUPPLY AND EXHAUST AIRFLOW.
   A. MULTI–SPEED SELECTOR (20 TO 50 CFM) FOR BOTH SUPPLY AND EXHAUST AIRFLOW.
7. BUILT IN FROST PREVENTION MODE.
8. POLYPROPYLENE GRILLE ATTACHES DIRECTLY TO HOUSING WITH TORSION SPRINGS.
9. ACCESSORIES.
   A. EXTERIOR WALL CAP (MODEL FV–WC10VE1) – EXPANED POLYSTYRENE WALL CAP WITH STYROFOAM ADAPTOR. COLOR, INCLUDING CUSTOM COLOR, AS SELECTED BY ARCHITECT.
   B. WALL SWITCH WITH ON / OFF AND HIGH / LOW OPERATION (MODEL FV–WCSW21), COLOR (INCLUDING CUSTOM COLOR) AS SELECTED BY ARCHITECT.
      1). FURNISHED AND INSTALLED BY DIVISION 23, WIRING BY DIVISION 26.
   C. MERV 13 FILTERS.
10. MAXIMUM SONES TO BE 0.9 OR LESS, UNLESS OTHERWISE INDICATED.
11. ACCEPTABLE MANUFACTURER'S – PANASONIC, RENEWAIRE, BROAN.

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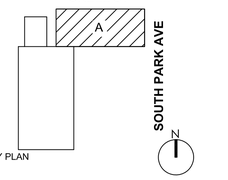

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

DRAWING TITLE

HVAC SCHEDULES

M-2

PERMIT SET

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	TONS	SUPPLY AIR CFM	RETURN AIR CFM	OUTSIDE AIR CFM	STATIC PRESS. IN. WG EXT.	MANUFACTURER	MODEL NO.	DX COOLING					DX HEATING								SUPPLY FAN				MCA	CONDENSING UNIT SEER	CONDENSING UNIT SEER2	CONDENSING UNIT EER	CONDENSING UNIT EER2	CONDENSING UNIT HSPF	CONDENSING UNIT HSPF2	CONDENSING UNIT COP	OPERATING WEIGHT (LBS.)
									RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	EAT °F (OUTSIDE DB)	EAT °F (OUTSIDE WB)	MIN. ROWS	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH (17 DEGREES)	MAXIMUM MBH (17 DEGREES)	RATED MBH (5 DEGREES)	MAXIMUM MBH (5 DEGREES)	EAT °F	LAT °F	RPM	BHP	HP	VOLTS / PH								
AHU-1	UNIT 105	1.5	525	525	---	0.40	CARRIER	45MBAAQ-18	18.0	6.0 – 20.4	95	70	3	19.5	5.0 – 21.6	14.0	19.8	18.0	18.0	72	95	550	---	1/3	208/1/60	3.0	---	18.2	---	12.0	---	10.1	3.64	125
AHU-2	UNIT 104	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-3	UNIT 204	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-4	UNIT 201	1.5	525	525	---	0.40	CARRIER	45MBAAQ-18	18.0	6.0 – 20.4	95	70	3	19.5	5.0 – 21.6	14.0	19.8	18.0	18.0	72	95	550	---	1/3	208/1/60	3.0	---	18.2	---	12.0	---	10.1	3.64	125
AHU-5	UNIT 203	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-6	UNIT 202	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-7	UNIT 304	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-8	UNIT 301	1.5	525	525	---	0.40	CARRIER	45MBAAQ-18	18.0	6.0 – 20.4	95	70	3	19.5	5.0 – 21.6	14.0	19.8	18.0	18.0	72	95	550	---	1/3	208/1/60	3.0	---	18.2	---	12.0	---	10.1	3.64	125
AHU-9	UNIT 303	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-10	UNIT 302	2.0	700	700	---	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	72	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.	3.50	125
AHU-11	COMMERCIAL 102	2.5	800	750	50	0.40	CARRIER	45MBAAQ-30	33.0	15.0 – 39.0	95	70	4	35.0	15.0 – 41.5	27.4	33.4	34.0	34.0	68	95	685	---	1/2	208/1/60	6.0	---	16.7	---	11.7	---	10.0	3.66	150
AHU-12	COMMERCIAL 102, TOILET ROOM 102.3	2.0	700	650	50	0.40	CARRIER	45MBAAQ-24	23.0	7.5 – 27.0	95	70	3	26.0	8.8 – 29.0	16.9	23.8	23.6	23.6	67	95	550	---	1/3	208/1/60	4.0	---	18.8	---	12.0	---	10.0	3.50	125

AIR HANDLING UNIT NOTES:

1. HEAT PUMP UNIT.
2. UNIT SHALL BE A COMPLETE SELF-CONTAINED, FACTORY ASSEMBLED, FULLY INSULATED, AND PRE-WIRED, 4-WAY MULTIPOISE HEATING AND COOLING PACKAGE, U.L. OR AGA APPROVED.
3. UNIT SHALL HAVE:
   - A. R-454B REFRIGERANT.
   - B. MINIMUM 20-GAUGE, FACTORY FINISHED, BONDERIZED STEEL CABINET.
   - C. DIRECT DRIVE, MULTI-SPEED, TOTALLY ENCLOSED ECM FAN MOTOR.
   - D. FAN MOTOR THERMAL OVERLOAD PROTECTOR.
   - E. CONTROL CIRCUIT BOARD.
   - F. MICROPROCESSOR CONTROLS.
   - G. SELF-DIAGNOSTICS.
   - H. AUTO-RESTART FUNCTION.
   - I. DEHUMIDIFICATION CONTROL.
   - J. CONDENSATE DRAIN PAN.
   - K. FREEZESTAT.
   - L. FILTER TRACK WITH CLEANABLE FILTERS.
   - M. INTERNAL TRANSFORMER FOR WALL MOUNTED 24V THERMOSTAT CONTROL.
   - N. ALL NECESSARY WALL AND / OR CEILING BRACKETS AS REQUIRED FOR A COMPLETE INSTALLATION.
4. ACCESSORIES:
   - A. LOW AMBIENT CONTROLS, HEATING AND COOLING (OPERATION DOWN TO MINUS 13-DEGREES F, MINIMUM)
   - B. AUXILIARY DRAIN PAN OR SECONDARY CONDENSATE DRAIN CONNECTION FOR OVERFLOW PROTECTION.
     1). WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE PROVIDED THAT WILL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN IS BLOCKED.
   - C. SERVICE VALVES WITH SCHRADER PORTS.
   - D. MEDIA FILTER CABINET WITH 1-INCH THICK, MERV 8 (MINIMUM) FILTERS.
   - E. FACTORY INSTALLED REFRIGERANT DETECTION SYSTEM (CONSISTING OF LEAK SENSOR WITH INTEGRATED CONTROL BOARD AND HARNESS, MINIMUM).
   - F. FACTORY SUPPLIED, FIELD INSTALLED CONDENSATE PUMP.
   - G. FCU-1 THRU FCU-10: FRAME MOUNT INSTALLATION.
   - H. FCU-11 AND FCU-12: BOTTOM AND SIDE ACCESS FOR SERVICING.
   - I. FACTORY WIRED CONTROLS FOR REMOTE WALL MOUNTED THERMOSTAT.
   - J. WALL MOUNTED THERMOSTAT, 7-DAY CONVENTIONAL (7-DAY PROGRAMMABLE THERMOSTAT WITH MANUAL CHANGEOVER, SINGLE-STAGE HEATING / SINGLE STAGE COOLING, HUMIDITY CONTROL, BACKLIT DISPLAY, BATTERY BACKUP, 24V AC).
5. ACCEPTABLE MANUFACTURER'S – CARRIER, LG, SAMSUNG.

NOTES:

1. AIR HANDLING UNITS ARE POWERED BY IT'S ASSOCIATED CONDENSING UNIT POWER.
2. VERIFY EXACT FAN SPEED SETTINGS WITH OWNER (SELECTIONS ARE BASED ON MEDIUM FAN SPEED).
3. SUBMITTALS SHALL INCLUDE HEATING / COOLING RATED MBH CAPACITY, AND HEATING / COOLING MINIMUM-MAXIMUM MBH RANGE FOR EACH TYPE OF FAN COIL UNIT INDICATED.

FAN COIL UNIT SCHEDULE (COMMON / PUBLIC SPACES)

MARK	AREA SERVED	TONS	SUPPLY AIR CFM	RETURN AIR CFM	OUTSIDE AIR CFM	STATIC PRESS. IN. WG EXT.	MANUFACTURER	MODEL NO.	DX COOLING					DX HEATING								SUPPLY FAN				MCA	CONDENSING UNIT SEER	CONDENSING UNIT SEER2	CONDENSING UNIT EER	CONDENSING UNIT EER2	CONDENSING UNIT HSPF	CONDENSING UNIT HSPF2	CONDENSING UNIT COP	OPERATING WEIGHT (LBS.)
									RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	EAT °F (OUTSIDE DB)	EAT °F (OUTSIDE WB)	MIN. ROWS	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH (17 DEGREES)	MAXIMUM MBH (17 DEGREES)	RATED MBH (5 DEGREES)	MAXIMUM MBH (5 DEGREES)	EAT °F	LAT °F	RPM	BHP	HP	VOLTS / PH								
FCU-1	VESTIBULE 101	1.0	325	275	50	---	CARRIER	45MBCAQ-12 (CASSETTE)	12.0	3.8 – 15.1	95	70	2	12.0	5.3 – 16.2	10.0	12.9	11.5	11.5	61	95	700	---	1/16	208/1/60	3.0	---	22.3	---	12.7	---	11.6	3.70	50
FCU-2	LAUNDRY 103	1.5	325	275	50	---	CARRIER	45MBCAQ-18 (CASSETTE)	16.0	7.0 – 18.5	95	70	2	19.0	8.7 – 20.0	14.9	18.0	17.0	17.0	61	95	800	---	1/16	208/1/60	3.0	---	20.0	---	12.5	---	12.4	3.18	50

FAN COIL UNIT NOTES:

1. HEAT PUMP UNIT.
2. UNIT SHALL HAVE:
   - A. R-454B REFRIGERANT.
   - B. MINIMUM 20-GAUGE, FACTORY FINISHED, BONDERIZED STEEL CABINET.
   - C. 3-SPEED CENTRIFUGAL MOTOR.
   - D. FAN MOTOR THERMAL OVERLOAD PROTECTOR.
   - E. CONTROL CIRCUIT BOARD.
   - F. MICROPROCESSOR CONTROLS.
   - G. SELF-DIAGNOSTICS.
   - H. AUTO-RESTART FUNCTION.
   - I. CONDENSATE DRAIN PAN WITH CONDENSATE PUMP.
   - J. INTERNAL TRANSFORMER FOR WALL MOUNTED 24V THERMOSTAT CONTROL.
   - K. FREEZESTAT.
   - L. FILTER TRACK WITH CLEANABLE FILTERS.
   - M. ALL NECESSARY WALL AND / OR CEILING BRACKETS AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ACCESSORIES:
   - A. LOW AMBIENT CONTROLS, HEATING AND COOLING (OPERATION DOWN TO MINUS 13-DEGREES F, MINIMUM)
   - B. AUXILIARY DRAIN PAN OR SECONDARY CONDENSATE DRAIN CONNECTION FOR OVERFLOW PROTECTION.
     1). WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE PROVIDED THAT WILL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN IS BLOCKED.
   - C. SERVICE VALVES WITH SCHRADER PORTS.
   - D. FACTORY INSTALLED REFRIGERANT DETECTION SYSTEM (CONSISTING OF LEAK SENSOR WITH INTEGRATED CONTROL BOARD AND HARNESS, MINIMUM).
   - E. FACTORY SUPPLIED, FIELD INSTALLED CONDENSATE PUMP.
   - F. FACTORY WIRED CONTROLS FOR REMOTE WALL MOUNTED THERMOSTAT.
   - G. WALL MOUNTED THERMOSTAT (7-DAY, 24-HOUR DIGITAL PROGRAMMABLE THERMOSTAT WITH MANUAL CHANGEOVER, SINGLE STAGE HEATING / COOLING, ADJUSTABLE HUMIDISTAT AND SETBACKS, BACKLIT DISPLAY, BATTERY BACKUP, 24V AC).
   - H. VIBRATION ISOLATION HANGERS.
4. ACCEPTABLE MANUFACTURER'S – CARRIER, LG, SAMSUNG.

NOTES:

1. FAN COIL UNITS ARE POWERED BY IT'S ASSOCIATED CONDENSING UNIT POWER.
2. VERIFY EXACT FAN SPEED SETTINGS WITH OWNER (SELECTIONS ARE BASED ON MEDIUM FAN SPEED).
3. SUBMITTALS SHALL INCLUDE HEATING / COOLING RATED MBH CAPACITY, AND HEATING / COOLING MINIMUM-MAXIMUM MBH RANGE FOR EACH TYPE OF FAN COIL UNIT INDICATED.

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DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
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DRAWING TITLE

HVAC SCHEDULES

M-3

PERMIT SET

CONDENSING UNIT SCHEDULE (AIR HANDLING UNITS)

MARK	AREA SERVED	MANUFACTURER	MODEL NO.	OPERATING RANGE (° F)		DX COOLING		DX HEATING						REFRIGERANT CONNECTIONS		MOTOR			MCA	MOCP	SEER	SEER2	EER	EER2	OPERATING WEIGHT (LBS.)
				COOLING (OUTDOOR DB MINIMUM)	HEATING (OUTDOOR DB MINIMUM)	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH (17 DEGREES)	MAXIMUM MBH (17 DEGREES)	RATED MBH (5 DEGREES)	MAXIMUM MBH (5 DEGREES)	SUCTION	LIQUID	RPM	HP	VOLTS / PH							
CU-1	AHU-1	CARRIER	37MAHAQ-18	-22	-22	18.0	6.0 - 20.4	19.5	5.0 - 21.6	14.0	19.8	18.0	18.0	1/2"	1/4"	780	1/10	208/1/60	19.0	20	---	18.2	---	12.0	100
CU-2	AHU-2	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-3	AHU-3	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-4	AHU-4	CARRIER	37MAHAQ-18	-22	-22	18.0	6.0 - 20.4	19.5	5.0 - 21.6	14.0	19.8	18.0	18.0	1/2"	1/4"	780	1/10	208/1/60	19.0	20	---	18.2	---	12.0	100
CU-5	AHU-5	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-6	AHU-6	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-7	AHU-7	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-8	AHU-8	CARRIER	37MAHAQ-18	-22	-22	18.0	6.0 - 20.4	19.5	5.0 - 21.6	14.0	19.8	18.0	18.0	1/2"	1/4"	780	1/10	208/1/60	19.0	20	---	18.2	---	12.0	100
CU-9	AHU-9	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-10	AHU-10	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150
CU-11	AHU-11	CARRIER	37MAHAQ-36	-22	-22	33.0	15.0 - 39.0	35.0	15.0 - 41.5	27.4	33.4	34.0	34.0	3/4"	3/8"	800	1/3	208/1/60	34.0	35	---	16.7	---	11.7	175
CU-12	AHU-12	CARRIER	37MAHAQ-24	-22	-22	23.0	7.5 - 27.0	26.0	8.8 - 29.0	16.9	23.8	23.6	23.6	5/8"	3/8"	950	1/8	208/1/60	24.9	25	---	18.8	---	12.0	150

CONDENSING UNIT NOTES:

1. UNIT CABINET SHALL BE CONSTRUCTED OF HEAVY-GAUGE, CORROSION RESISTANT STEEL, WITH FACTORY POWDER COAT PAINT.
2. UNIT CABINET SHALL BE EQUIPPED WITH COATED STEEL SAFETY WIRE GUARDS TO PROTECT CONDENSER FAN OPENING.
3. UNIT ENCLOSURE SHALL CONTAIN FACTORY WIRING, PIPING, CONTROLS, COMPRESSOR, REFRIGERANT CHARGE, AND SPECIAL FEATURES.
4. CONDENSER COIL SHALL BE CONSTRUCTED OF ALUMINUM FINS MECHANICALLY BONDED TO COPPER TUBES.
5. CONDENSER FAN SHALL BE DIRECT DRIVE DIRECT DRIVE, PROPELLER TYPE, MULTIPLE SPEED OPERATION.
6. COMPRESSORS SHALL BE VARIABLE SPEED (INVERTER) TYPE.
7. MOTORS SHALL HAVE BUILT-IN THERMAL OVERLOAD PROTECTION.
8. UNIT SHALL HAVE:
   A. R-454B REFRIGERANT.
   B. LINE SET.
   C. FILTER DRIER.
   D. THERMOSTATIC EXPANSION VALVES.
   E. LOW PRESSURE SWITCH.
   F. HIGH PRESSURE SWITCH.
9. ACCESSORIES:
   A. LOW AMBIENT CONTROLS, HEATING AND COOLING (OPERATION DOWN TO MINUS 13-DEGREES F, MINIMUM)
   B. WINTER START CONTROL.
   C. FACTORY INSTALLED CRANKCASE HEATER.
   D. FACTORY INSTALLED BASEPAN HEATER.
   E. FACTORY INSTALLED REFRIGERANT DETECTION SYSTEM.
   F. PE MOUNTING BASE (MINIMUM 1'-6" HIGH, INSULATED ALUMINUM ROOF CURB WITH UV-RESISTANT ABS PLASTIC PORTAL CAP).
   G. ALUMINUM EQUIPMENT RAIL (MINIMUM 2'-0" HIGH) OR ALUMINUM CONDENSING UNIT STAND (MINIMUM 2'-0" HIGH).
   H. FIELD INSTALLED WIND BAFFLE TO PROTECT THE UNIT FROM SNOW ACCUMULATION AND / OR BLOCKED AIR INTAKE, AS REQUIRED BY THE UNIT MANUFACTURER (COORDINATE EXACT UNIT LOCATIONS AND REQUIREMENTS WITH UNIT MANUFACTURER PRIOR TO INSTALLING WIND BAFFLE).
10. ACCEPTABLE MANUFACTURER'S - CARRIER, LG, SAMSUNG.

NOTES:

1. UNITS SHALL BE INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE.
2. SUBMITTALS SHALL INCLUDE HEATING / COOLING RATED MBH CAPACITY, AND HEATING / COOLING MINIMUM-MAXIMUM MBH RANGE FOR EACH TYPE OF CONDENSING UNIT INDICATED.

CONDENSING UNIT SCHEDULE (FAN COIL UNITS)

MARK	AREA SERVED	MANUFACTURER	MODEL NO.	OPERATING RANGE (° F)		DX COOLING		DX HEATING						REFRIGERANT CONNECTIONS		MOTOR			MCA	MOCP	SEER	SEER2	EER	EER2	OPERATING WEIGHT (LBS.)
				COOLING (OUTDOOR DB MINIMUM)	HEATING (OUTDOOR DB MINIMUM)	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH	MBH RANGE (MINIMUM TO MAXIMUM)	RATED MBH (17 DEGREES)	MAXIMUM MBH (17 DEGREES)	RATED MBH (5 DEGREES)	MAXIMUM MBH (5 DEGREES)	SUCTION	LIQUID	RPM	HP	VOLTS / PH							
CU-13	FCU-1	CARRIER	37MAHAQ-12	-22	-22	12.0	3.8 - 15.1	12.0	5.3 - 16.2	10.0	12.9	11.5	11.5	3/8"	1/4"	780	1/30	208/1/60	15.0	15	---	22.3	---	12.7	100
CU-14	FCU-2	CARRIER	37MAHAQ-18	-22	-22	16.0	7.0 - 18.5	19.0	8.7 - 20.0	14.9	18.0	17.0	17.0	1/2"	1/4"	780	1/10	208/1/60	19.0	20	---	20.0	---	12.5	100

CONDENSING UNIT NOTES:

1. UNIT CABINET SHALL BE CONSTRUCTED OF HEAVY-GAUGE, CORROSION RESISTANT STEEL, WITH FACTORY POWDER COAT PAINT.
2. UNIT CABINET SHALL BE EQUIPPED WITH COATED STEEL SAFETY WIRE GUARDS TO PROTECT CONDENSER FAN OPENING.
3. UNIT ENCLOSURE SHALL CONTAIN FACTORY WIRING, PIPING, CONTROLS, COMPRESSOR, REFRIGERANT CHARGE, AND SPECIAL FEATURES.
4. CONDENSER COIL SHALL BE CONSTRUCTED OF ALUMINUM FINS MECHANICALLY BONDED TO COPPER TUBES.
5. CONDENSER FAN SHALL BE DIRECT DRIVE DIRECT DRIVE, PROPELLER TYPE, MULTIPLE SPEED OPERATION.
6. COMPRESSORS SHALL BE VARIABLE SPEED (INVERTER) TYPE.
7. MOTORS SHALL HAVE BUILT-IN THERMAL OVERLOAD PROTECTION.
8. UNIT SHALL HAVE:
   A. R-454B REFRIGERANT.
   B. LINE SET.
   C. FILTER DRIER.
   D. THERMOSTATIC EXPANSION VALVES.
   E. LOW PRESSURE SWITCH.
   F. HIGH PRESSURE SWITCH.
9. ACCESSORIES:
   A. LOW AMBIENT CONTROLS, HEATING AND COOLING (OPERATION DOWN TO MINUS 13-DEGREES F, MINIMUM)
   B. WINTER START CONTROL.
   C. FACTORY INSTALLED CRANKCASE HEATER.
   D. FACTORY INSTALLED BASEPAN HEATER.
   E. FACTORY INSTALLED REFRIGERANT DETECTION SYSTEM.
   F. PE MOUNTING BASE (MINIMUM 1'-6" HIGH, INSULATED ALUMINUM ROOF CURB WITH UV-RESISTANT ABS PLASTIC PORTAL CAP).
   G. ALUMINUM EQUIPMENT RAIL (MINIMUM 2'-0" HIGH) OR ALUMINUM CONDENSING UNIT STAND (MINIMUM 2'-0" HIGH).
   H. FIELD INSTALLED WIND BAFFLE TO PROTECT THE UNIT FROM SNOW ACCUMULATION AND / OR BLOCKED AIR INTAKE, AS REQUIRED BY THE UNIT MANUFACTURER (COORDINATE EXACT UNIT LOCATIONS AND REQUIREMENTS WITH UNIT MANUFACTURER PRIOR TO INSTALLING WIND BAFFLE).
10. ACCEPTABLE MANUFACTURER'S - CARRIER, LG, SAMSUNG.

NOTES:

1. UNITS SHALL BE INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE.
2. SUBMITTALS SHALL INCLUDE HEATING / COOLING RATED MBH CAPACITY, AND HEATING / COOLING MINIMUM-MAXIMUM MBH RANGE FOR EACH TYPE OF CONDENSING UNIT INDICATED.

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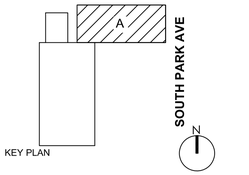

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

DRAWING TITLE
HVAC SCHEDULES

M-4

PERMIT SET

HVAC OUTSIDE AIR CALCULATIONS

AHU–11

OCCUPANCY OR USE	ROOM NAME	NUMBER OF ROOMS	ROOM SQUARE FOOTAGE	OCCUPANT LOAD (PEOPLE / SQFT)	OUTSIDE AIR VENTILATION (CFM / SQFT)	CEILING HEIGHT (FEET)	MINIMUM AIR CHANGES PER HOUR	MINIMUM OUTSIDE AIR REQUIRED
OFFICE SPACES	OFFICE 102	---	413	5 / 1000 5 x (413 / 1000) 2 PEOPLE	0.06 CFM / SQFT	---	---	5 CFM / PERSON (2 x 5) + (0.06 x 413) 35 CFM
PUBLIC SPACES	RESTROOM	---	50	5 / 1000 5 x (50 / 1000) 1 PEOPLE	0.06 CFM / SQFT	---	---	5 CFM / PERSON (1 x 5) + (0.06 x 50) 8 CFM
							TOTAL MINIMUM OUTSIDE AIR REQUIRED	43 CFM

800 SUPPLY CFM x 6% OUTSIDE AIR
48 CFM

AHU–11 TOTAL OUTSIDE AIR PROVIDED = 50 CFM

OUTSIDE AIR NOTES:

1. MINIMUM OUTSIDE AIR VENTILATION RATES ARE BASED ON NEW YORK STATE MECHANICAL CODE, TABLE 403.3.1.1.

HVAC OUTSIDE AIR CALCULATIONS

AHU–12

OCCUPANCY OR USE	ROOM NAME	NUMBER OF ROOMS	ROOM SQUARE FOOTAGE	OCCUPANT LOAD (PEOPLE / SQFT)	OUTSIDE AIR VENTILATION (CFM / SQFT)	CEILING HEIGHT (FEET)	MINIMUM AIR CHANGES PER HOUR	MINIMUM OUTSIDE AIR REQUIRED
OFFICE SPACES	OFFICE 102	---	344	5 / 1000 5 x (344 / 1000) 2 PEOPLE	0.06 CFM / SQFT	---	---	5 CFM / PERSON (2 x 5) + (0.06 x 344) 31 CFM
PUBLIC SPACES	RESTROOM	---	67	5 / 1000 5 x (67 / 1000) 1 PEOPLE	0.06 CFM / SQFT	---	---	5 CFM / PERSON (1 x 5) + (0.06 x 67) 9 CFM
LOBBIES	ENTRY	---	40	10 / 1000 10 x (40 / 1000) 1 PEOPLE	0.06 CFM / SQFT	---	---	7.5 CFM / PERSON (1 x 7.5) + (0.06 x 40) 10 CFM
							TOTAL MINIMUM OUTSIDE AIR REQUIRED	50 CFM

700 SUPPLY CFM x 7% OUTSIDE AIR
49 CFM

AHU–12 TOTAL OUTSIDE AIR PROVIDED = 50 CFM

OUTSIDE AIR NOTES:

1. MINIMUM OUTSIDE AIR VENTILATION RATES ARE BASED ON NEW YORK STATE MECHANICAL CODE, TABLE 403.3.1.1.

HVAC OUTSIDE AIR CALCULATIONS

FCU–1

OCCUPANCY OR USE	ROOM NAME	NUMBER OF ROOMS	ROOM SQUARE FOOTAGE	OCCUPANT LOAD (PEOPLE / SQFT)	OUTSIDE AIR VENTILATION (CFM / SQFT)	CEILING HEIGHT (FEET)	MINIMUM AIR CHANGES PER HOUR	MINIMUM OUTSIDE AIR REQUIRED
LOBBIES	VESTIBULE 101	---	169	10 / 1000 10 x (169 / 1000) 2 PEOPLE	0.12 CFM / SQFT	---	---	7.5 CFM / PERSON (2 x 7.5) + (0.12 x 169) 35 CFM
							TOTAL MINIMUM OUTSIDE AIR REQUIRED	35 CFM

325 SUPPLY CFM x 15% OUTSIDE AIR
49 CFM

FCU–1 TOTAL OUTSIDE AIR PROVIDED = 50 CFM

OUTSIDE AIR NOTES:

1. MINIMUM OUTSIDE AIR VENTILATION RATES ARE BASED ON NEW YORK STATE MECHANICAL CODE, TABLE 403.3.1.1.

HVAC OUTSIDE AIR CALCULATIONS

FCU–2

OCCUPANCY OR USE	ROOM NAME	NUMBER OF ROOMS	ROOM SQUARE FOOTAGE	OCCUPANT LOAD (PEOPLE / SQFT)	OUTSIDE AIR VENTILATION (CFM / SQFT)	CEILING HEIGHT (FEET)	MINIMUM AIR CHANGES PER HOUR	MINIMUM OUTSIDE AIR REQUIRED
LAUNDRY	LAUNDRY 103	---	180	10 / 1000 10 x (180 / 1000) 2 PEOPLE	0.12 CFM / SQFT	---	---	7.5 CFM / PERSON (2 x 7.5) + (0.12 x 180) 37 CFM
							TOTAL MINIMUM OUTSIDE AIR REQUIRED	37 CFM

325 SUPPLY CFM x 15% OUTSIDE AIR
49 CFM

FCU–2 TOTAL OUTSIDE AIR PROVIDED = 50 CFM

OUTSIDE AIR NOTES:

1. MINIMUM OUTSIDE AIR VENTILATION RATES ARE BASED ON NEW YORK STATE MECHANICAL CODE, TABLE 403.3.1.1.

HVAC SEQUENCE OF OPERATIONS

PART 1 – GENERAL

1.1 SEQUENCE OF OPERATION – HVAC DUCTWORK.

A. AIR HANDLING UNITS (AHU–11 AND AHU–12).

1. GENERAL.

a. CONFIGURATION: CONSTANT–VOLUME MIXED–AIR SINGLE PATH.
b. ASSOCIATED CONDENSING UNITS: CU–3 (AHU–11), CU–4 (AHU–12).
c. ASSOCIATED LOUVERS: L–3 (AHU–11), L–4 (AHU–12).

2. SYSTEM RUN.

a. OCCUPIED MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL RUN CONTINUOUSLY.
2). DX HEAT: MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE AT SETPOINT AS RESET FROM SPACE TEMPERATURE (72° F, ADJUSTABLE)

a). BELOW 50° F (ADJUSTABLE) DISCHARGE AIR TEMPERATURE (FOR A PERIOD OF 5–MINUTES) AS SENSED BY THE DISCHARGE AIR TEMPERATURE SENSOR, THE SYSTEM SHALL BE DISABLED.
b). ABOVE 115° F (ADJUSTABLE) DISCHARGE AIR TEMPERATURE (FOR A PERIOD OF 5–MINUTES) AS SENSED BY THE DISCHARGE AIR TEMPERATURE SENSOR, THE SYSTEM SHALL BE DISABLED.

1)). IF THE DISCHARGE AIR TEMPERATURE DOES NOT DROP BELOW 115° F, THE UNIT SHALL SHUT DOWN.

3). DX COOLING: MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE AT SETPOINT AS RESET FROM SPACE TEMPERATURE (75° F, ADJUSTABLE)
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY OPENED.

b. UNOCCUPIED HEATING MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE AT THE UNOCCUPIED HEATING SETPOINT (55° F, ADJUSTABLE).
2). DX HEAT: MODULATE AS FOLLOWS WHEN THE SUPPLY FAN IS ON:

a). BELOW 55° F (ADJUSTABLE) SPACE TEMPERATURE, MODULATE THE DX HEATING SYSTEM TO MAINTAIN SUPPLY AIR TEMPERATURE AT 95° F (ADJUSTABLE).
b). ABOVE 55° F (ADJUSTABLE) SPACE TEMPERATURE, MODULATE THE DX HEATING SYSTEM TO MAINTAIN SUPPLY AIR TEMPERATURE AT 95° F (ADJUSTABLE).

3). DX COOLING: OFF.
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

c. UNOCCUPIED COOLING MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE AT THE UNOCCUPIED COOLING SETPOINT (85° F, ADJUSTABLE).
2). DX HEAT: OFF.
3). DX COOLING: MODULATE THE DX COOLING SYSTEM ENABLE SETPOINT TO MAINTAIN SUPPLY AIR TEMPERATURE AT 55° F (ADJUSTABLE).
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

3. SYSTEM OFF.

a. THE SUPPLY FAN SHALL BE OFF.
b. THE DX HEATING SHALL BE OFF.
c. THE DX COOLING SHALL BE OFF.
d. DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

4. SAFETIES AND ALARMS.

a. DISPLAY OFF–NORMAL ALARM WHENEVER SUPPLY FAN STATUS DOES NOT EQUAL COMMAND.
b. LOW LIMIT: SHALL STOP THE SUPPLY FAN AND DISPLAY AN ALARM SHOULD THE COIL DISCHARGE AIR TEMPERATURE FALL BELOW 38° F (ADJUSTABLE).

1). HEATING COIL SHALL OPEN FULLY, AND DAMPERS AND DX COOLING BE INDEXED TO THEIR "SYSTEM OFF" CONDITIONS.

c. HIGH LIMIT: SHALL STOP THE SUPPLY FAN AND DISPLAY AN ALARM SHOULD THE DISCHARGE AIR TEMPERATURE RISE ABOVE 125° F (ADJUSTABLE).

d. FILTER CONDITION: MONITOR DIFFERENTIAL PRESSURE ACROSS FILTER AND DISPLAY AN ALARM WHEN DIFFERENTIAL PRESSURE SETPOINT IS EXCEEDED.

5. FAILURE MODES.

a. FAN FAILURE: IF THE SUPPLY FAN FAILS TO OPERATE, THE SUPPLY FAN SHALL SHUT DOWN AND ALARM SHALL BE DISPLAYED.
b. SENSOR FAILURE: UPON THE FAILURE OF AN ANALOG SENSOR, ASSOCIATED DAMPERS SHALL REMAIN AT THEIR LAST POSITION AND ALARM SHALL BE DISPLAYED.
c. POWER FAILURE.

1). FANS: UPON RESTORATION OF POWER, THE SUPPLY FAN SHALL START AFTER AN ADJUSTABLE DELAY TO PROVIDE A STAGGERED START OF ALL BUILDING LOADS.
2). DAMPERS: DAMPERS SHALL BE PROVIDED WITH SPRING RETURN ACTUATORS TO FAIL TO THEIR "SYSTEM OFF" POSITIONS.

B. FAN COIL UNITS (FCU–1 AND FCU–2).

1. GENERAL.

a. CONFIGURATION: CONSTANT–VOLUME MIXED–AIR SINGLE PATH.
b. ASSOCIATED CONDENSING UNITS: CU–1 (FCU–1), CU–2 (FCU–2).
b. ASSOCIATED LOUVERS: L–1 (FCU–1), L–2 (FCU–2).

2. SYSTEM RUN.

a. OCCUPIED MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL RUN CONTINUOUSLY.
2). DX HEAT: MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE AT SETPOINT AS RESET FROM SPACE TEMPERATURE (72° F, ADJUSTABLE)

a). BELOW 50° F (ADJUSTABLE) DISCHARGE AIR TEMPERATURE (FOR A PERIOD OF 5–MINUTES) AS SENSED BY THE DISCHARGE AIR TEMPERATURE SENSOR, THE SYSTEM SHALL BE DISABLED.
b). ABOVE 115° F (ADJUSTABLE) DISCHARGE AIR TEMPERATURE (FOR A PERIOD OF 5–MINUTES) AS SENSED BY THE DISCHARGE AIR TEMPERATURE SENSOR, THE SYSTEM SHALL BE DISABLED.

1)). IF THE DISCHARGE AIR TEMPERATURE DOES NOT DROP BELOW 115° F, THE UNIT SHALL SHUT DOWN.

3). DX COOLING: MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE AT SETPOINT AS RESET FROM SPACE TEMPERATURE (75° F, ADJUSTABLE)
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY OPENED.

b. UNOCCUPIED HEATING MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE AT THE UNOCCUPIED HEATING SETPOINT (55° F, ADJUSTABLE).
2). DX HEAT: MODULATE AS FOLLOWS WHEN THE SUPPLY FAN IS ON:

a). BELOW 55° F (ADJUSTABLE) SPACE TEMPERATURE, MODULATE THE DX HEATING SYSTEM TO MAINTAIN SUPPLY AIR TEMPERATURE AT 95° F (ADJUSTABLE).
b). ABOVE 55° F (ADJUSTABLE) SPACE TEMPERATURE, MODULATE THE DX HEATING SYSTEM TO MAINTAIN SUPPLY AIR TEMPERATURE AT 95° F (ADJUSTABLE).

3). DX COOLING: OFF.
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

c. UNOCCUPIED COOLING MODE.

1). SUPPLY FAN: SUPPLY FAN SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE AT THE UNOCCUPIED COOLING SETPOINT (85° F, ADJUSTABLE).
2). DX HEAT: OFF.
3). DX COOLING: MODULATE THE DX COOLING SYSTEM ENABLE SETPOINT TO MAINTAIN SUPPLY AIR TEMPERATURE AT 55° F (ADJUSTABLE).
4). DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

3. SYSTEM OFF.

a. THE SUPPLY FAN SHALL BE OFF.
b. THE DX HEATING SHALL BE OFF.
c. THE DX COOLING SHALL BE OFF.
d. DAMPERS: OUTSIDE AIR DAMPERS ARE FULLY CLOSED.

4. SAFETIES AND ALARMS.

a. DISPLAY OFF–NORMAL ALARM WHENEVER SUPPLY FAN STATUS DOES NOT EQUAL COMMAND.
b. LOW LIMIT: SHALL STOP THE SUPPLY FAN AND DISPLAY AN ALARM SHOULD THE COIL DISCHARGE AIR TEMPERATURE FALL BELOW 38° F (ADJUSTABLE).

1). HEATING COIL SHALL OPEN FULLY, AND DAMPERS AND DX COOLING BE INDEXED TO THEIR "SYSTEM OFF" CONDITIONS.

c. HIGH LIMIT: SHALL STOP THE SUPPLY FAN AND DISPLAY AN ALARM SHOULD THE DISCHARGE AIR TEMPERATURE RISE ABOVE 125° F (ADJUSTABLE).

d. FILTER CONDITION: MONITOR DIFFERENTIAL PRESSURE ACROSS FILTER AND DISPLAY AN ALARM WHEN DIFFERENTIAL PRESSURE SETPOINT IS EXCEEDED.

5. FAILURE MODES.

a. FAN FAILURE: IF THE SUPPLY FAN FAILS TO OPERATE, THE SUPPLY FAN SHALL SHUT DOWN AND ALARM SHALL BE DISPLAYED.
b. SENSOR FAILURE: UPON THE FAILURE OF AN ANALOG SENSOR, ASSOCIATED DAMPERS SHALL REMAIN AT THEIR LAST POSITION AND ALARM SHALL BE DISPLAYED.
c. POWER FAILURE.

1). FANS: UPON RESTORATION OF POWER, THE SUPPLY FAN SHALL START AFTER AN ADJUSTABLE DELAY TO PROVIDE A STAGGERED START OF ALL BUILDING LOADS.
2). DAMPERS: DAMPERS SHALL BE PROVIDED WITH SPRING RETURN ACTUATORS TO FAIL TO THEIR "SYSTEM OFF" POSITIONS.

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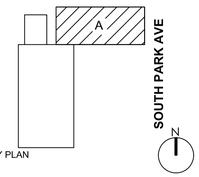

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

DRAWING TITLE

HVAC OUTSIDE AIR CALCULATIONS AND SEQUENCE OF OPERATIONS

M-5

PERMIT SET

HVAC SPECIFICATIONS

PART 1 – GENERAL

1.1 QUALITY ASSURANCE

A. MATERIALS AND EQUIPMENT SHALL BE PROVIDED BY ONE OF THE MANUFACTURERS LISTED IN PART 2 – PRODUCTS.

1. DIVISION 23 BIDS SHALL BE BASED ON THE MATERIAL MENTIONED OR SPECIFIED, AND ANY PROPOSALS FOR A SUBSTITUTION SHALL BE MADE IN WRITING TO THE ARCHITECT / ENGINEER ALLOWING ADEQUATE TIME FOR APPROPRIATE ACTION.

a. REFER TO DIVISION 1 REQUIREMENTS FOR SUBSTITUTION PROCEDURES.

2. MATERIALS AND EQUIPMENT FROM OTHER MANUFACTURERS MAY BE ACCEPTED IF PROVEN EQUAL TO THOSE SPECIFIED.

a. EQUIPMENT SELECTION OF HIGHER ELECTRICAL CHARACTERISTICS, PHYSICAL DIMENSIONS, CAPACITIES, AND RATINGS MAY BE FURNISHED PROVIDED SUCH PROPOSED EQUIPMENT IS APPROVED IN WRITING AND CONNECTING MECHANICAL AND ELECTRICAL SERVICES, CIRCUIT BREAKERS, CONDUIT, MOTOR, BASES, AND EQUIPMENT SPACES ARE INCREASED.

1). DIVISION 23 ALSO IS LIABLE FOR ALL COSTS AND CHANGES IN THE WORK REQUIRED BY SUBSTITUTE EQUIPMENT.

a). NO ADDITIONAL COSTS WILL BE APPROVED FOR THESE INCREASES, IF LARGER EQUIPMENT IS APPROVED.

2). IF MINIMUM ENERGY RATINGS OR EFFICIENCIES OF EQUIPMENT ARE SPECIFIED, EQUIPMENT MUST MEET DESIGN AND COMMISSIONING REQUIREMENTS.

3. DIVISION 23 IS LIABLE FOR AND SHALL PAY FOR, ALL ARCHITECTURAL AND ENGINEERING REVIEWS AND REDESIGN COSTS FOR SUBSTITUTE MATERIALS AND EQUIPMENT.
4. THE BIDDER MUST SUBMIT IN WRITING TO THE ARCHITECT / OWNER, WHO WILL FORWARD TO THE ENGINEER, ANY REQUEST FOR A PROPOSED DEVIATION, MODIFICATION, OR SUBSTITUTION TO THESE DRAWINGS AND SPECIFICATIONS FOR EVALUATION NO LATER THAN TEN (10) DAYS PRIOR TO THE BID DATE. PHONE CALLS, EMAILS, ETC. MADE THE DAY BEFORE AND / OR THE DAY THE BIDS ARE DUE ARE NOT ACCEPTABLE.

a. A REQUEST FOR ANY SUBSTITUTION SHALL BE ACCOMPANIED BY TECHNICAL DATA, DRAWINGS, PRODUCT SAMPLES, AND COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH THESE SPECIFICATIONS AND DRAWINGS.

1). REQUESTS FOR SUBSTITUTION SHALL BE MADE ONLY BY THE BIDDER; REQUESTS FOR SUBSTITUTION FROM SALES REPRESENTATIVES, VENDORS, OR SUPPLIERS ARE NOT ACCEPTABLE.

b. NO MATERIALS SHALL BE DEEMED ACCEPTABLE IF NOT IN STRICT AND FULL COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS.

c. ALL BIDDERS MUST BID SOLELY ON THE SPECIFIED MATERIALS UNLESS ACCEPTANCE BY THE ENGINEER OF A DEVIATION, OMISSION, MODIFICATION, OR SUBSTITUTION IS GRANTED IN WRITING THROUGH THE ARCHITECT / OWNER TO ALL BIDDERS PRIOR TO THE BID DATE.

1). FAILURE TO SUBMIT PROPOSED SUBSTITUTED EQUIPMENT / MATERIALS PRIOR TO THE BID EVALUATION DATE, AND IS INCLUDED IN THE BIDDERS' PRICE / SUBMITTAL REVIEW DRAWINGS (AFTER THE PROJECT IS AWARDED); WILL RESULT IN A "REJECTED" SUBMITTAL PACKAGE.

B. THE LENGTH OF TIME THE MANUFACTURER HAS BEEN IN BUSINESS, THE LOCATION AND CAPABILITY OF COMPLETE REPAIR FACILITIES, AVAILABILITY OF REPAIR PARTS AND ANNUAL MAINTENANCE CONTRACTS ALL WILL BE CONSIDERED IN DETERMINING EQUALITY.

1.2 LAWS, PERMITS, INSPECTIONS

A. WORK SHALL COMPLY WITH THE LATEST REVISIONS OF NEW YORK STATE BUILDING CODE, NEW YORK STATE MECHANICAL CODE, NEW YORK STATE UNIFORM FIRE PROTECTION AND CONSTRUCTION CODE, NEW YORK STATE ENERGY CONSERVATION CODE, AND ANY STATE AND LOCAL CODES OR REGULATIONS THAT APPLY.

B. COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AS APPLICABLE.

C. COMPLY TO REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS THAT ARE IN EXCESS OF GOVERNING CODES.

D. DO NOT INSTALL WORK AS SPECIFIED OR SHOWN IF IN CONFLICT WITH GOVERNING CODES.

1. NOTIFY ENGINEER IN WRITING AND REQUEST DIRECTION.

E. PAY ALL INSPECTION AND PERMIT FEES.

F. PROVIDE CERTIFICATE OF INSPECTION FROM ALL GOVERNING AUTHORITIES.

1.3 INSTALLERS QUALIFICATIONS

A. SKILLED MECHANICS WHO HAVE SUCCESSFULLY COMPLETED AN APPRENTICESHIP PROGRAM OR ANOTHER CRAFT TRAINING PROGRAM CERTIFIED BY THE U.S. DEPARTMENT OF LABOR, BUREAU OF APPRENTICESHIP AND TRAINING.

B. THE MECHANICAL CONTRACTOR SHALL BE LICENSED TO PERFORM MECHANICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.

1.4 OMISSIONS.

A. OMISSIONS, DISCREPANCIES OR POINTS OF QUESTION FOUND BY A BIDDER IN THE PLANS OR SPECIFICATIONS SHALL BE REFERRED TO THE ARCHITECT, WHO WILL FORWARD TO THE ENGINEER TO MAKE ANY CLARIFICATIONS IN WRITING.

1.5 REQUEST FOR INFORMATION (RFI).

A. PRIOR TO, AND DURING THE CONSTRUCTION OF THE PROJECT, QUESTIONS FROM THE HVAC CONTRACTOR REGARDING OMISSIONS, DISCREPANCIES, COORDINATION ITEMS, AND ANY OTHER CONDITIONS THAT RESULT IN CHANGES TO THE HVAC LAYOUT SHALL BE REFERRED TO THE ARCHITECT, WHO WILL MAKE ANY CLARIFICATIONS IN WRITING.

1. THE HVAC CONTRACTOR SHALL PROVIDE A DETAILED DESCRIPTION OF THE INFORMATION BEING REQUESTED ALONG WITH A DRAWING SHOWING THE AREA AND ITEMS WHERE THE CONFLICTS OCCUR AS WELL AS A PROPOSED SOLUTION TO RESOLVE THE CONFLICTS.
2. FAILURE TO PROVIDE A DETAILED DESCRIPTION AND PROPOSED SOLUTION TO THE INFORMATION BEING REQUESTED WILL RESULT IN THE ARCHITECT / ENGINEER RETURNING THE REQUEST AND REQUIRING THAT THIS BE PROVIDED BEFORE REVIEWING, ACCEPTING OR MODIFYING THE PROPOSED REQUEST.

B. THE ENGINEER SHALL HAVE 5 (FIVE) WORKING BUSINESS DAYS (NOT INCLUDING HOLIDAYS AND VACATIONS) FROM THE DATE THAT THE ENGINEER HAS RECEIVED THEM TO REVIEW AND ISSUE A RESPONSE THE CONTRACTOR.

1.6 SHOP DRAWINGS

A. DIVISION 23 SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL IN PDF FORMAT TO THE ARCHITECT WHO WILL THEN FORWARD THEM TO THE ENGINEER.

1. DIVISION 23 SHALL CHECK, SIGN, STAMP AND DATE ALL SUBMITTALS BEFORE SENDING THEM TO THE ENGINEER FOR REVIEW.
2. THE ENGINEER SHALL HAVE 10–WORKING BUSINESS DAYS (NOT INCLUDING HOLIDAYS AND VACATIONS) AFTER THE DATE THAT THE ENGINEER HAS RECEIVED THEM TO REVIEW, SIGN AND STAMP THE SUBMITTALS BEFORE RETURNING THEM TO THE ARCHITECT.
3. EACH PIECE OF EQUIPMENT SHALL BE SUBMITTED IN A SEPARATE PDF FILE, COMBINING THE EQUIPMENT INTO ONE (1) PDF FILE WILL NOT BE ACCEPTED.

B. PREPARE COORDINATION DRAWINGS ACCORDING TO 1/4–INCH EQUALS 1'–0" SCALE OR LARGER.

1. DETAIL MAJOR ELEMENTS, COMPONENTS AND SYSTEMS OF MECHANICAL EQUIPMENT AND MATERIALS IN RELATIONSHIP WITH OTHER SYSTEMS, INSTALLATIONS, AND BUILDING COMPONENTS.
2. INCLUDE THE FOLLOWING:

a. PROPOSED LOCATIONS AND SIZES OF PIPING, DUCTWORK, EQUIPMENT, PIPING SPECIALTIES, DUCTWORK ACCESSORIES AND MATERIALS.
b. CLEARANCES FOR SERVICING AND MAINTAINING EQUIPMENT, INCLUDING SPACE FOR EQUIPMENT DISASSEMBLY REQUIRED FOR PERIODIC MAINTENANCE.
c. EQUIPMENT SERVICE CONNECTIONS AND SUPPORT DETAILS.
d. FIRE–RATED WALL, FLOOR AND CEILING PENETRATIONS.
e. FLOOR PLANS, ELEVATIONS AND DETAILS TO INDICATE PENETRATIONS IN FLOORS, WALLS AND CEILINGS AND THEIR RELATIONSHIP TO OTHER PENETRATIONS AND INSTALLATIONS.
f. REFLECTED CEILING PLANS TO COORDINATE AND INTEGRATE INSTALLATIONS, AIR OUTLETS AND INLETS, LIGHT FIXTURES, AND OTHER CEILING MOUNTED ITEMS.

1.7 RECORD (AS–BUILT) DRAWINGS

A. DURING THE PROGRESS OF CONSTRUCTION, THE RECORD DRAWINGS SHALL BE CORRECTED BY DIVISION 23 TO INDICATE ACTUAL INSTALLATIONS.

B. UPON COMPLETION OF THE PROJECT, 3–SETS OF FINAL RECORD DRAWINGS SHALL PRODUCED, WITH 1–SET EACH BEING DELIVERED TO THE OWNER, ARCHITECT AND ENGINEER.

1.8 PROTECTION

A. DELIVER PIPES AND TUBES WITH FACTORY APPLIED END–CAPS.

1. MAINTAIN END–CAPS THROUGH SHIPPING, STORAGE AND HANDLING TO PREVENT PIPE–END DAMAGE AND PREVENT ENTRANCE OF DIRT, DEBRIS AND MOISTURE.

B. CLOSE AND WATERPROOF BETWEEN OPENINGS AND VOIDS IN WALLS AND FLOORS TO PREVENT ENTRANCE OF WATER OR MOISTURE.

C. PROTECT STORED PIPES AND TUBES FROM MOISTURE AND DIRT.

1. ELEVATE ABOVE GRADE.

D. SEAL ALL DUCTWORK AND PIPING, INCLUDING OPEN–ENDED DUCTWORK, AT THE END OF EACH DAY TO PREVENT DUST, DEBRIS, ETC. FROM ENTERING THE DUCTWORK AND PIPING.

1.9 OPERATION DURING CONSTRUCTION

A. DIVISION 23 IS RESPONSIBLE FOR THE INSTALLATION AND OPERATION, SERVICE AND MAINTENANCE OF ALL NEW EQUIPMENT DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE OWNER OF THE COMPLETED PROJECT. WARRANTY PERIODS SHALL NOT COMMENCE UNTIL FINAL ACCEPTANCE BY THE OWNER.

1.10 PROJECT COMPLETION.

A. AT THE COMPLETION OF THE PROJECT, DIVISION 23 SHALL PROVIDE, TO THE OWNER, THREE (3) HARD BOUND VOLUMES OF MANUALS CONTAINING OPERATING SERVICE AND LUBRICATION INSTRUCTIONS, AND PARTS LISTS FOR ALL MAJOR EQUIPMENT AND MANUFACTURERS GUARANTIES OR WARRANTIES.

1.11 HVAC SCOPE OF WORK.

A. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF THE PROVIDING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, SERVICES, ETC., NECESSARY TO COMPLETE THE INSTALLATION THE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS, AND OTHER ITEMS HEREIN LISTED, AND AS DESCRIBED IN THESE SPECIFICATIONS, AS ILLUSTRATED IN THE ACCOMPANYING DRAWINGS, OR AS DIRECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE. HVAC WORK IS COMPRISED OF, BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:

1. SUPPLY AND RETURN SYSTEMS INCLUDING DUCTS, GRILLES AND OUTLETS.
2. PIPING SYSTEMS INCLUDING VALVES AND PIPING SPECIALTIES,
3. EXHAUST SYSTEMS INCLUDING FANS, DUCTS, ETC.
4. INSULATION FOR PIPING, DUCTS, ETC.
5. MISCELLANEOUS EQUIPMENT REQUIRED FOR SYSTEMS.
6. TEMPERATURE CONTROLS.

1.12 GUARANTEES.

A. DIVISION 23 SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED UNDER THIS CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS SHALL BE RECTIFIED BY DIVISION 23 WITHOUT ANY ADDITIONAL COST TO THE OWNER.

1.13 PUNCH LIST.

A. DIVISION 23 SHALL SCHEDULE, THROUGH THE ARCHITECT WITH A MINIMUM OF 7–DAYS NOTICE, THE ENGINEER TO PERFORM THE FOLLOWING:

1. PRE–PUNCH LIST: VERIFICATION OF MECHANICAL ITEMS SUCH AS, BUT NOT LIMITED TO, DUCTWORK SIZES, LOCATIONS, METHODS OF ASSEMBLY / INSTALLATION, BEFORE ITEMS ARE ENCLOSED BY CEILINGS, WALLS, ETC.

a. DIVISION 23 SHALL DELIVER TO BOTH THE ARCHITECT AND ENGINEER, A LETTER STATING THAT ALL ITEMS IN THE PRE–PUNCH LIST HAVE BEEN CORRECTED OR ADJUSTED ACCORDING TO THE GENERAL CONDITIONS OF THE CONTRACT BEFORE ANY CEILINGS, WALLS, ETC. CAN BE INSTALLED TO ENCLOSE MECHANICAL ITEMS.

2. FINAL PUNCH LIST: VERIFICATION OF MECHANICAL ITEMS SUCH AS, BUT NOT LIMITED TO, UNIT OPERATION, SENSOR LOCATIONS, COLORS SELECTED BY ARCHITECT.

a. BEFORE PROCEEDING WITH THE FINAL PUNCH LIST, DIVISION 23 SHALL PROVIDE THE ENGINEER WITH A COMPLETE SIGNED AND SEALED BALANCE REPORT.

1). THE ENGINEER SHALL NOT PERFORM A FINAL PUNCH LIST UNTIL A COMPLETED BALANCE REPORT IS RECEIVED.

b. DIVISION 23 SHALL, AT THE REQUEST OF THE ENGINEER, PROVIDE A LADDER AND ONE EMPLOYEE TO REMOVE AND REPLACE CEILING TILES, OPEN ACCESS DOORS, ETC. FOR INSPECTION OF MECHANICAL ITEMS.

1). THE EMPLOYEE SHALL BE MADE IMMEDIATELY AVAILABLE TO REMOVE ITEMS THAT ARE REQUESTED BY THE ENGINEER.
2). ANY CEILING TILE THAT IS DAMAGED SHALL BE REPLACED WITH NEW (TO MATCH EXISTING) AT DIVISION 23's EXPENSE.

c. DIVISION 23 SHALL DELIVER TO BOTH THE ARCHITECT AND ENGINEER, A LETTER STATING THAT ALL ITEMS IN THE FINAL PUNCH LIST HAVE BEEN CORRECTED OR ADJUSTED ACCORDING TO THE GENERAL CONDITIONS OF THE CONTRACT.

PART 2 – PRODUCTS

2.1 FIRESTOPPING

A. PROVIDE UL LISTED AND TESTED FIRESTOPPING MATERIAL, SILICONE ELASTOMER SPECIFICALLY FORMULATED FOR USE IN HORIZONTAL AND VERTICAL APPLICATIONS.

1. THE MATERIAL SHALL POSSESS INTUMESCENT CHARACTERISTICS, AND UPON EXPOSURE TO HEAT ABOVE 250° F, SHALL EXPAND TO NOT LESS THAN FIVE TIMES ITS ORIGINAL VOLUME TO FORM A FIREPROOF ENVELOPE UL RATED FOR 2 AND 3–HOURS PROTECTION, WHEN APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. UNUSED SLOTS AND OTHER PENETRATIONS IN WALLS OR OTHER GENERAL CONSTRUCTION SHALL BE CLOSED AND SEALED WITH AN APPROVED FIRESTOPPING MATERIAL.

1. DUCT OPENINGS IN WALLS SHALL BE CLOSED WITH 16–GAUGE GALVANIZED STEEL SHEET SECURELY ATTACHED AT THE MIDPOINT OF THE WALL THICKNESS AND FIRESTOPPED ON BOTH SIDES OF THE STEEL SHEET WITH NOT LESS THAN 1/8–INCH THICK LAYER OF NON–SAGGING SILICONE ELASTOMER TO FULLY COVER THE OPENING.
2. SINGLE OR MULTIPLE PIPES PASSING THROUGH WALLS SHALL HAVE THE ANNULAR SPACE BETWEEN PIPES AND STRUCTURE FILLED WITH SILICONE ELASTOMER TO PROVIDE A MINIMUM 2–HOUR RATED FIRESTOP FOR WALLS.

C. PIPES AND DUCTS: THE ANNULUS BETWEEN PIPING AND DUCTWORK AND WALLS IN FINISHED SPACES SHALL BE FILLED, SEALED, AND PAINTED TO MATCH ADJACENT SURFACES.

1. WHERE DUCTWORK PASSES THROUGH A FIRE–RATED WALL ASSEMBLY, AND THERE ARE NO FIRE DAMPERS SHOWN ON THE PLANS (DUCTWORK SIZE IS LESS THAN 100 SQUARE INCHES), PROVIDE THE FOLLOWING, MINIMUM:

a. A MINIMUM OF 12–INCH LONG BY 0.060–INCH THICK STEEL SLEEVE SHALL BE CENTERED IN EACH DUCT OPENING.
b. THE SLEEVE SHALL BE SECURED TO BOTH SIDES OF THE WALL / CEILING AND ALL FOUR SIDES OF THE SLEEVE WITH A MINIMUM OF 1–1/2" x 1–1/2" x 0.060" STEEL RETAINING ANGLES.
c. THE RETAINING ANGLES SHALL BE SECURED TO THE SLEEVES AND THE WALL / CEILING WITH NO. 10 (M5) SCREWS.
d. THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND WALL / CEILING SHALL BE FILLED WITH SILICONE ELASTOMER TO PROVIDE A MINIMUM 2–HOUR RATED FIRESTOP.

2.2 MECHANICAL IDENTIFICATION

A. DUCT IDENTIFICATION DEVICES.

1. PLASTIC DUCT MARKERS: MANUFACTURERS STANDARD LAMINATED PLASTIC, COLOR CODED, CONTACT–TYPE, PERMANENT ADHESIVE.

a. LETTER SIZE: MINIMUM 1/4" FOR NAME OF UNITS IF VIEWING DISTANCE IS LESS THAN 2'–0", 1/2" FOR VIEWING DISTANCES UP TO 6'–0", AND PROPORTIONALLY LARGER LETTERING FOR GREATER VIEWING DISTANCES.
b. CONFORM TO THE FOLLOWING COLOR CODE:

1). GREEN: RETURN AIR.
2). YELLOW: SUPPLY AIR.
3). YELLOW / GREEN: OUTSIDE AIR.
4). BLUE: EXHAUST AIR, ENERGY RECOVERY EXHAUST AIR.
5). NOMENCLATURE: INCLUDE THE FOLLOWING, AS A MINIMUM:

a). DIRECTION OF AIRFLOW.
b). DUCT SERVICE (SUPPLY, RETURN, EXHAUST, ETC.).

2. LOCATE DUCT MARKERS NEAT POINTS WHERE DUCTS ENTER INTO CONCEALED SPACES AND AT MAXIMUM INTERVALS OF 25'–0" IN EACH SPACE WHERE DUCTS ARE EXPOSED OR CONCEALED BY REMOVABLE CEILING SYSTEMS.

B. PIPING IDENTIFICATION DEVICES.

1. MANUFACTURED PIPE MARKERS: PRE–PRINTED, COLOR CODED WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.

a. COLORS: COMPLY WITH ASME A–13.1 UNLESS OTHERWISE INDICATED.
b. PIPES WITH OD, INCLUDING INSULATION, LESS THAN 6": FULL–BAND PIPE MARKERS EXTENDING 360–DEGREES AROUND PIPE AT EACH LOCATION.
c. ARROWS: INTEGRAL WITH PIPING SYSTEM SERVICE LETTERING TO ACCOMMODATE BOTH DIRECTIONS, OR AS SEPARATE UNIT ON EACH PIPE MARKER TO INDICATE DIRECTION OF FLOW.

2. LOCATE PIPE MARKERS AS FOLLOWS:

a. NEAR PENETRATIONS THROUGH WALLS; ONE PER SIDE OF PENETRATION.
b. SPACED AT MAXIMUM INTERVALS OF 25'–0" ALONG EACH RUN.

C. EQUIPMENT IDENTIFICATION DEVICES.

1. EQUIPMENT NAMEPLATES: METAL NAMEPLATE WITH OPERATIONAL DATA ENGRAVED OR STAMPED, PERMANENTLY ATTACHED TO EQUIPMENT.

a. DATA: MANUFACTURER, PRODUCT NAME, MODEL NUMBER, SERIAL NUMBER, CAPACITY, OPERATING AND POWER CHARACTERISTICS, LABELS OF TESTED COMPLIANCES, AND SIMILAR ESSENTIAL DATA.

1). ENGRAVING: MANUFACTURER'S STANDARD LETTER STYLE, OF SIZES AND WITH TERMS TO MATCH EQUIPMENT IDENTIFICATION.
2). THICKNESS: 1/16 INCH FOR UNITS UP TO 20 SQUARE INCHES OR 8–INCHES IN LENGTH, AND 1/8 INCH FOR LARGER UNITS.

b. LOCATION: AN ACCESSIBLE AND VISIBLE LOCATION.
c. FASTENERS: AS REQUIRED TO MOUNT ON EQUIPMENT.

2. DUCT ACCESS DOOR MARKERS: 1/16–INCH THICK, ENGRAVED LAMINATED PLASTIC, WITH ABBREVIATED TERMS AND NUMBERS CORRESPONDING TO IDENTIFICATION.

a. PROVIDE 1/8–INCH CENTER HOLE FOR ATTACHMENT.
b. FASTENERS: SELF–TAPPING, STAINLESS–STEEL SCREWS OR CONTACT–TYPE, PERMANENT ADHESIVE.

2.3 PIPING MATERIALS

A. REFRIGERANT PIPING.: ALL SIZES, TYPE L ANNEALED–TEMPER COPPER, ASTM B–280, TYPE ACR.

1. FITTINGS: WROUGHT COPPER COMPLYING WITH ASME B16.22.

B. CONDENSATE PIPING: TYPE L DRAWN–TEMPER COPPER, ASTM B–88. WITH CRIMPED SOLDERED JOINTS.

1. FITTINGS: WROUGHT COPPER COMPLYING WITH ASME B16.22.

2.4 PIPING INSULATION

A. FIRE–TEST RESPONSE CHARACTERISTICS: FLAME–SPREAD RATING OF 25 OR LESS, AND SMOKE–DEVELOPED RATING OF 50 OR LESS; COMPLYING WITH ASTM E–84.

B. INSULATION MATERIALS.

1. MINERAL–FIBER INSULATION: PREFORMED PIPE INSULATION WITH GLASS FIBERS BONDED WITH A THERMOSETTING RESIN; WITH FACTORY–APPLIED, ALL PURPOSE, VAPOR–RETARDER PVC JACKET.
2. FLEXIBLE ELASTOMERIC THERMAL INSULATION: CLOSED–CELL, SPONGE OR EXPANDED RUBBER MATERIALS WITH FACTORY–APPLIED ULTRAVIOLET–PROTECTIVE COATING.
3. CLOSED–CELL PHENOLIC FOAM INSULATION: PREFORMED PIPE INSULATION OF RIGID, EXPANDED, CLOSED CELL STRUCTURE, WITH VAPOR BARRIER AND ALL SERVICE JACKET; COMPLYING WITH ASTM C–1126, TYPE III, GRADE 1.

C. ALL PIPING EXPOSED ON THE EXTERIOR OF THE BUILDING AND ROOF SHALL BE PROVIDED WITH A HIGH IMPACT, UV–RESISTANT PVC JACKET, MINIMUM 30 MIL (AS MANUFACTURED BY JOHNS MANVILLE).

D. SCHEDULE OF PIPING INSULATION THICKNESSES.

MINIMUM PIPE INSULATION

SYSTEM TYPE	TEMPERATURE RANGE (° F)	PIPE DIAMETER	INSULATION THICKNESS
REFRIGERANT SUCTION, REFRIGERANT LIQUID	35–55	≤ 1–1/2"	1"
CONDENSATE	ALL	≤ 1" TO ≤8"	1"

2.5 PIPING ROOF SUPPORT SPACING.

A. HORIZONTAL PIPING.

DRAWN–TEMPER COPPER PIPE SIZE AND SPACING (REFRIGERANT PIPING)

PIPE SIZE	MAXIMUM SPACING
1/2" – 5/8"	5'–0"
3/4" – 1"	6'–0"

B. SUPPORT HORIZONTAL PIPING WITHIN 2'–0" (MAXIMUM) OF EACH ELBOW.

2.6 SHEET METAL MATERIALS

A. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS–METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESSES, AND DUCT CONSTRUCTION METHODS, UNLESS OTHERWISE INDICATED.

1. SHEET METAL MATERIALS SHALL BE FREE FROM VISUAL IMPERFECTIONS INCLUDING PITTING, SEAM MARKS, ROLLER MARKS, OIL CANNING, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING.

B. GALVANIZED SHEET STEEL.

1. LOCK–FORMING QUALITY; COMPLYING WITH ASTM A653/A653M AND HAVING G90 ZINC COATING DESIGNATION; DUCTS SHALL HAVE MILL–PHOSPHATIZED FINISH FOR SURFACES EXPOSED TO VIEW.

C. ALUMINUM SHEETS.

1. ASTM B 209, ALLOY 3003, TEMPER H14; WITH MILL FINISH FOR CONCEALED DUCTS AND STANDARD, 1–SIDE BRIGHT FINISH FOR EXPOSED DUCTS.

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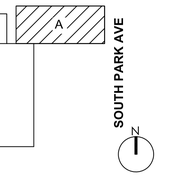

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

HVAC SPECIFICATIONS

M-6

PERMIT SET

HVAC SPECIFICATIONS (cont'd)

2.7 SHEET METAL SEALANT MATERIALS

A. MASTIC: NON-HARDENING, NON-MIGRATING MASTIC ELASTIC SEALANT SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK COMPLYING WITH UL 181 REQUIREMENTS FOR CLASS 1 DUCTS.

B. WATER-BASED JOINT AND SEAM SEALANT: FLEXIBLE, ADHESIVE SEALANT, RESISTANT TO UV LIGHT WHEN CURED, UL 723 LISTED, AND COMPLYING WITH NFPA REQUIREMENTS FOR CLASS 1 DUCTS.

C. SOLVENT-BASED JOINT AND SEAM SEALANT: ONE-PART, NONSAG, SOLVENT-RELEASE-CURING, POLYMERIZED BUTYL SEALANT FORMULATED WITH A MINIMUM OF 75 PERCENT SOLIDS.

2.8 DUCTWORK INSULATION

A. FIRE-TEST RESPONSE CHARACTERISTICS.

1. INDOOR APPLICATIONS: FLAME-SPREAD RATING OF 25 OR LESS, AND SMOKE-DEVELOPED RATING OF 50 OR LESS; COMPLYING WITH ASTM E-84.
2. OUTDOOR APPLICATIONS: FLAME-SPREAD RATING OF 75 OR LESS, AND SMOKE-DEVELOPED RATING OF 150 OR LESS; COMPLYING WITH ASTM E-84.

B. INSULATION MATERIALS.

1. MINERAL-FIBER BLANKET THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN, WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

2.9 DUCTWORK ACCESSORIES

A. VOLUME DAMPERS.

1. LOW LEAKAGE VOLUME DAMPERS: MULTIPLE OR SINGLE-BLADE, OPPOSED BLADE DESIGN, LOW LEAKAGE RATING, LINKAGE OUTSIDE OF AIRSTREAM, AND SUITABLE FOR HORIZONTAL OR VERTICAL APPLICATIONS.
   a. STEEL FRAMES: HAT-SHAPED, GALVANIZED SHEET STEEL CHANNELS, MINIMUM OF 0.064" THICK, WITH MITERED AND WELDED CORNERS; FRAMES WITH FLANGES FOR ATTACHING TO WALLS, FLANGELESS FRAMES FOR INSTALLATION IN DUCTS.
   b. ROLL-FORMED STEEL BLADES: 0.064" THICK, GALVANIZED SHEET STEEL.
   c. BLADE AXLES: 1/2", GALVANIZED STEEL.
   d. BEARINGS: TWO-PIECE MOLDED SYNTHETIC THRUST OR BALL.
   e. BLADE SEALS: FELT OR NEOPRENE.
   f. JAMB SEALS: CAMBERED STAINLESS STEEL.
   g. TIE BARS AND BRACKETS: GALVANIZED STEEL.
   h. FINISH: MILL.
2. JACKSHAFT: 1" DIAMETER, GALVANIZED STEEL PIPE ROTATING WITHIN PIPE-BEARING ASSEMBLY MOUNTED ON SUPPORTS AT EACH MULLION AND AT EACH END OF MULTIPLE DAMPER ASSEMBLIES.
3. DAMPER HARDWARE: ZINC-PLATED, DIE-CAST CORE WITH DIAL AND HANDLE MADE OF 3/32" THICK ZINC-PLATED STEEL, AND A 3/4" HEXAGON LOCKING NUT.
   a. INCLUDE CENTER HOLE TO SUIT DAMPER OPERATING-ROD SIZE.
   b. INCLUDE ELEVATED PLATFORM FOR INSULATED DUCT MOUNTING.
4. DUCT ACCESSORY HARDWARE.
   a. QUADRANT LOCKS: PROVIDE FOR EACH VOLUME DAMPER, QUADRANT LOCK DEVICE ON ONE END OF SHAFT; AND END BEARING PLATE ON OTHER END FOR DAMPER LENGTHS OVER 12".
      1). PROVIDE EXTENDED QUADRANT LOCKS FOR EXTERNALLY INSULATED DUCTWORK.
      2). MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE QUADRANT LOCKS OF ONE OF THE FOLLOWING:
         a). VENT FABRICS, INC.
         b). YOUNG REGULATOR COMPANY.
5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE VOLUME DAMPERS OF ONE OF THE FOLLOWING:
   a. AIR BALANCE, INC.
   b. GREENHECK.
   c. McGILL AIRFLOW CORPORATION.
   d. RUSKIN COMPANY.

B. DUCT-MOUNTING ACCESS DOORS.

1. DESCRIPTION: FABRICATE DOORS AIRTIGHT AND SUITABLE FOR DUCT PRESSURE CLASS.
   a. PROVIDE ACCESS DOORS IN DUCTS FOR READY ACCESS TO OPERATING PARTS INCLUDING FIRE DAMPERS, ETC.
2. ACCESS DOORS IN DUCTS - PROVIDE AND SIZE DOOR AS FOLLOWS:
   a. INSTALL THE FOLLOWING MINIMUM SIZES FOR DUCT-MOUNTING, RECTANGULAR ACCESS DOORS:
      1). HEAD AND HAND ACCESS: 18 BY 12 INCHES.
   b. INSTALL THE FOLLOWING MINIMUM SIZES FOR DUCT-MOUNTING, ROUND ACCESS DOORS:
      1). HEAD AND HAND ACCESS: 12 INCHES IN DIAMETER.
   c. WHEN FIELD CONDITIONS REQUIRE AN ACCESS OPENING SMALLER THAN 18-INCH BY 12-INCH OR 12-INCHES IN DIAMETER, PROVIDE A 24-INCH LONG REMOVABLE SECTION OF CASING OR DUCT, SECURED WITH QUICK ACTING LOCKING DEVICES, 6 INCHES ON CENTERS, TO PERMIT READY ACCESS WITHOUT DISMANTLING OTHER EQUIPMENT.
   d. LABEL FIRE DAMPERS ACCESS DOORS IN ACCORDANCE WITH NFPA AND DRAWINGS.
3. RECTANGULAR DOORS: MINIMUM 22-GAUGE, DOUBLE-WALL, DUCT MOUNTING, FABRICATED OF GALVANIZED SHEET METAL (OR MATERIAL MATCHING ADJOINING DUCTWORK).
   1). INCLUDE CONTINUOUS PIANO HINGE AND CAM LATCHES.
   2). FRAME: MINIMUM 22-GAUGE GALVANIZED SHEET STEEL, WITH BEND-OVER TABS AND FOAM GASKETS.
   3). LOCKS: MINIMUM 16-GAUGE GALVANIZED STEEL CAM AND 20-GAUGE GALVANIZED STEEL LATCH.
   4). ARRANGE DOORS SO THAT SYSTEM AIR PRESSURE WILL ASSIST CLOSURE AND PREVENT OPENING WHEN THE SYSTEM IS IN OPERATION.
   5). MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE RECTANGULAR ACCESS DOORS OF ONE OF THE FOLLOWING:
      a). DUCTMATE INDUSTRIES, INC.
      b). McGILL AIRFLOW CORPORATION.
      c). RUSKIN COMPANY.
4. ROUND DOORS: MINIMUM 22-GAUGE, DOUBLE WALL, DUCT MOUNTING; FABRICATED OF GALVANIZED SHEET METAL (OR MATERIAL MATCHING ADJOINING DUCTWORK).
   1). INCLUDE CAM LATCHES.
   2). FRAME: MINIMUM 22-GAUGE GALVANIZED SHEET STEEL, WITH SPIN-IN NOTCHED FRAME.
   3). ARRANGE DOORS SO THAT SYSTEM AIR PRESSURE WILL ASSIST CLOSURE AND PREVENT OPENING WHEN THE SYSTEM IS IN OPERATION.
   4). MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ROUND ACCESS DOORS BY ONE OF THE FOLLOWING:
      a). DUCTMATE INDUSTRIES, INC.
      b). FLEXMASTER U.S.A., INC.
5. SEAL AROUND FRAME ATTACHMENT TO DUCT AND DOOR TO FRAME WITH NEOPRENE OR FOAM RUBBER GASKET.
6. INSULATION: 1-INCH THICK, FIBROUS-GLASS OR POLYSTYRENE-FOAM BOARD.

C. CEILING AND WALL ACCESS DOORS.

1. WHERE CEILINGS AND WALLS MUST BE PENETRATED FOR ACCESS TO MECHANICAL WORK, PROVIDE TYPES OF ACCESS DOORS INDICATED.
   a. FURNISH SIZES INDICATED OR, WHERE NOT OTHERWISE INDICATED, FURNISH ADEQUATE SIZE FOR INTENDED AND NECESSARY ACCESS.
      1). HEAD AND HAND ACCESS MINIMUM SIZES FOR RECTANGULAR ACCESS DOORS: 20 INCHES BY 12 INCHES.
   b. FURNISH MANUFACTURER'S COMPLETE UNITS, OF TYPE RECOMMENDED FOR APPLICATION IN INDICATED SUBSTRATE CONSTRUCTION, IN EACH CASE, COMPLETE WITH ANCHORAGES AND HARDWARE.
2. CONSTRUCTION: EXCEPT AS OTHERWISE INDICATED, FABRICATE CEILING AND WALL DOOR UNITS OF WELDED STEEL CONSTRUCTION WITH WELDS GROUND SMOOTH, 16-GAUGE FRAMES AND 14-GAUGE FLUSH PANEL DOORS, 175 DEGREE SWING WITH CONCEALED SPRING HINGES, FLUSH SCREWDRIVER OPERATED CAM LOCKS, FACTORY APPLIED RUST-INHIBITIVE PRIME COAT PAINT FINISH (FINISH COLOR AS SELECTED BY ARCHITECT).
3. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE CEILING AND WALL ACCESS DOORS OF ONE OF THE FOLLOWING:
   a. MILCOR DIV., INRYCO INC.
   b. SMITH (JAY R.) MFG. CO.
   c. ZURN INDUSTRIES, INC.

D. FIRE DAMPERS.

1. DESCRIPTION: LABELED ACCORDING TO UL 555, AND UL 555C (FIRE RATED CEILINGS WITH WOOD JOIST / TRUSS CONSTRUCTION), HORIZONTAL OR VERTICAL MOUNTING, MILL FINISH.
   a. FIRE RATING: 1-1/2 HOURS AND 2 HOURS.
   b. FRAME: CURTAIN TYPE WITH BLADES OUTSIDE AIRSTREAM; FABRICATED WITH ROLL-FORMED, MINIMUM 20-GAUGE GALVANIZED STEEL; WITH MITERED AND INTERLOCKING CORNERS.
   c. MOUNTING SLEEVE: FACTORY FURNISHED, FIELD INSTALLED, MINIMUM 20-GAUGE GALVANIZED SHEET STEEL AND RETAINING ANGLES.
      1). MINIMUM THICKNESS: 0.138" THICK AND OF LENGTH TO SUIT APPLICATION.
      2). EXCEPTIONS: OMIT SLEEVE WHERE DAMPER FRAME WIDTH PERMITS DIRECT ATTACHMENT OF PERIMETER MOUNTING ANGLES ON EACH SIDE OF WALL OR FLOOR, AND THICKNESS OF DAMPER FRAME COMPLIES WITH SLEEVE REQUIREMENTS.
   d. BLADES: ROLL-FORMED, INTERLOCKING, MINIMUM 24-GAUGE GALVANIZED SHEET STEEL.
      1). IN PLACE OF INTERLOCKING BLADES, USE FULL LENGTH, 0.034" THICK, GALVANIZED STEEL BLADE CONNECTORS.
   e. HORIZONTAL MOUNTING: INCLUDE BLADE LOCK AND 301 STAINLESS STEEL CONSTANT FORCE TYPE CLOSURE SPRING.
   f. FUSIBLE LINK: REPLACEABLE, 165° F, VIBRATION PROOF AND SECURED WITH CLINCHED "S" HOOKS OR STAINLESS STEEL BOLTS AND LOCK NUTS.
2. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE FIRE DAMPERS OF ONE OF THE FOLLOWING:
   a. AIR BALANCE, INC.
   b. GREENHECK.
   c. RUSKIN COMPANY.

E. CEILING RADIATION DAMPERS (AS REQUIRED).

1. DESCRIPTION: LABELED ACCORDING TO UL 555C (FIRE RATED FLOORS / CEILINGS WITH WOOD JOIST / TRUSS CONSTRUCTION), VERTICAL MOUNTING, MILL FINISH.
   a. FIRE RATING: 1-1/2 HOURS AND 2 HOURS.
   b. FRAME: FABRICATED WITH ROLL-FORMED, MINIMUM 20-GAUGE GALVANIZED STEEL; WITH MITERED AND INTERLOCKING CORNERS.
   d. BLADES: GALVANIZED SHEET STEEL, MINIMUM 24-GAUGE, WITH REFRACTORY INSULATION.
   e. FUSIBLE LINK: REPLACEABLE, 165° F, VIBRATION PROOF.
2. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE FIRE DAMPERS OF ONE OF THE FOLLOWING:
   a. AIR BALANCE, INC.
   b. GREENHECK.
   c. RUSKIN COMPANY.

F. FLEXIBLE CONNECTORS.

1. DESCRIPTION: FLAME RETARDANT OR NON-COMBUSTIBLE FABRICS, COATINGS, AND ADHESIVES COMPLYING WITH UL 181, CLASS 1.
   a. FABRIC: GLASS FABRIC DOUBLE COATED WITH NEOPRENE.
   b. METAL EDGE CONNECTORS: FACTORY FABRICATED WITH A FABRIC STRIP 3-1/2" WIDE ATTACHED TO TWO STRIPS OF 2-3/4" WIDE, 0.028" THICK GALVANIZED SHEET STEEL OR 0.032" THICK ALUMINUM SHEETS.
      1). SELECT METAL COMPATIBLE WITH DUCTS.
2. ATTACHMENTS: ATTACH TO EQUIPMENT CONNECTIONS AS SPECIFIED BY MANUFACTURER AND AS SHOWN ON THE DRAWINGS.
   a. LENGTH: LIMIT FLEXIBLE CONNECTIONS TO 4" ACTIVE LENGTH IN DIRECTION OF AIRFLOW.
3. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE FLEXIBLE CONNECTORS OF ONE OF THE FOLLOWING:
   a. DUCTMATE INDUSTRIES, INC.
   b. DURO DYNE CORPORATION.
   c. VENTFABRICS, INC.

G. FLEXIBLE DUCTS.

1. INSULATED FLEXIBLE DUCTS: UL 181, CLASS 1; BLACK POLYMER FILM SUPPORTED BY HELICALLY WOUND, SPRING-STEEL WIRE; 1" THICK FIBROUS-GLASS INSULATION; ALUMINUM VAPOR BARRIER FILM; MAXIMUM 5'-0" IN LENGTH.
2. FLEXIBLE DUCT CLAMPS: STAINLESS STEEL BAND WITH CADMIUM-PLATED HEX SCREW TO TIGHTEN BAND WITH A WORM-GEAR ACTION, IN SIZES TO SUIT DUCT SIZE.
3. FLEXIBLE DUCT FITTINGS: FACTORY FABRICATED GALVANIZED STEEL FITTINGS.
   a. USE 45-DEGREE LATERALS, BALL MOUTH TEES, SPIN COLLARS, OR CONICAL TEES FOR DUCT TAPS.
   b. 90-DEGREE TEES ARE NOT ALLOWED.
4. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE FLEXIBLE DUCTS OF ONE OF THE FOLLOWING:
   a. FLEXMASTER U.S.A., INC.
   b. McGILL AIRFLOW CORPORATION.

H. MOTORIZED CONTROL DAMPERS.

1. DESCRIPTION: OPPOSED-BLADE DESIGN WITH INFLATABLE SEAL BLADE EDGING, OR REPLACEABLE RUBBER SEALS, AMCA RATED AND TESTED TO AMCA 500D.
   a. FRAME: 5"x1"x16-GAUGE GALVANIZED STEEL HAT CHANNEL REINFORCED WITH CORNER BRACES EQUAL TO 13-GAUGE CHANNEL FRAMES (3-1/2"x3/8"x16-GAUGE TOP AND BOTTOM ON 12" HIGH OR LESS) AND HOLES FOR DUCT MOUNTING.
   b. BLADES: 6" WIDE, 14-GAUGE ALUMINUM AIRFOIL SHAPE, DOUBLE-SKIN CONSTRUCTION.
      1). SECURE BLADES TO 1/2" REMOVABLE DIAMETER, ZINC-PLATED AXLES USING ZINC-PLATED HARDWARE, WITH NYLON BLADE BEARINGS, BLADE-LINKAGE HARDWARE OF ZINC-PLATED STEEL AND BRASS (CONCEALED IN FRAME), ENDS SEALED AGAINST SPRING-STAINLESS STEEL BLADE BEARINGS, AND THRUST BEARINGS AT EACH END OF EVERY BLADE.
   c. LEAKAGE RATE: NOT GREATER THAN 4 CFM / FT2 OF DAMPER SURFACE AREA AT 1.0 INCH WATER GAUGE.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE MOTORIZED CONTROL DAMPERS OF ONE OF THE FOLLOWING:
   a. AIR BALANCE, INC.
   b. GREENHECK.
   c. RUSKIN COMPANY.

2.10 DIFFUSERS, REGISTERS AND GRILLES

A. CEILING COMPATIBILITY: PROVIDE DIFFUSERS AND GRILLES WITH BORDER STYLES THAT ARE COMPATIBLE WITH ADJACENT CEILING SYSTEMS, AND THAT ARE SPECIFICALLY MANUFACTURED TO FIT INTO CEILING MODULE AND WITH ACCURATE FIT AND ADEQUATE SUPPORT.

B. WALL COMPATIBILITY: PROVIDE REGISTERS AND GRILLES WITH BORDER STYLES THAT ARE COMPATIBLE WITH ADJACENT WALL SYSTEMS, AND THAT ARE SPECIFICALLY MANUFACTURED TO FIT INTO WALL CONSTRUCTION WITH ACCURATE FIT AND ADEQUATE SUPPORT.

C. PERFORMANCE: PROVIDE CEILING AND WALL DIFFUSERS / GRILLES THAT HAVE, AS MINIMUM, TEMPERATURE AND VELOCITY TRAVERSES, THROW AND DROP, AND NOISE CRITERIA RATINGS FOR EACH SIZE DEVICE AS LISTED IN MANUFACTURERS CURRENT DATA.

1. MAXIMUM NOISE CRITERIA OF 20, NO EXCEPTIONS.

D. SURFACE MOUNTED SUPPLY AND RETURN REGISTERS AND GRILLES.

1. ADJUSTABLE BAR GRILLE - SUPPLY.
   a. MATERIAL: STEEL, FITTED WITH FELT OR NEOPRENE GASKET AND ADJUSTABLE BLADES.
   b. FINISH: BAKED ENAMEL, COLOR AS SELECTED BY ARCHITECT.
   c. FACE BLADE ARRANGEMENT: SPACED 3/4" APART, INDIVIDUALLY ADJUSTABLE HORIZONTAL BLADES.
   d. GRILLE PATTERN: LOUVERED FACE, DOUBLE-DEFLECTION, TWO SETS OF BLADES IN FACE. 22° DEFLECTION.
   e. REAR BLADE ARRANGEMENT: SET AT 90-DEGREES TO FACE AND SPACED 3/4" APART.
   f. FRAME: MINIMUM 20-GAUGE, 1-1/4" WIDE.
   g. MOUNTING: SURFACE WITH COUNTERSUNK PHILLIPS SCREWS.
   h. DAMPERS: ADJUSTABLE, OPPOSED-BLADE, FORMED STEEL, CADMIUM PLATED, GANG KEY OPERATED, AND ARRANGED SO THAT THE OPERATING MECHANISM DOES NOT PROJECT THROUGH ANY PART OF THE GRILLE FACE.
2. ADJUSTABLE BAR GRILLE - SUPPLY (APARTMENTS).
   a. MATERIAL: STEEL, FITTED WITH FELT OR NEOPRENE GASKET AND ADJUSTABLE BLADES.
   b. FINISH: BAKED ENAMEL, COLOR AS SELECTED BY ARCHITECT.
   c. FACE BLADE ARRANGEMENT: SPACED 1/2" APART, INDIVIDUALLY ADJUSTABLE HORIZONTAL BLADES.
   d. GRILLE PATTERN: LOUVERED FACE, 2-WAY DEFLECTION, TWO SETS OF BLADES IN FACE. 40° DEFLECTION.
   e. REAR BLADE ARRANGEMENT: SET AT 90-DEGREES TO FACE AND SPACED 1/2" APART.
   f. FRAME: MINIMUM 20-GAUGE, 1-1/4" WIDE.
   g. MOUNTING: SURFACE WITH COUNTERSUNK PHILLIPS SCREWS.
   h. DAMPERS: FACTORY INSTALLED MULTI-LOUVER DAMPER FOR POSITIVE SHUT-OFF.
3. FIXED FACED REGISTER - RETURN.
   a. MATERIAL: STEEL, FITTED WITH FELT OR NEOPRENE GASKET AND ADJUSTABLE BLADES.
   b. FINISH: BAKED ENAMEL, COLOR AS SELECTED BY ARCHITECT.
   c. FACE BLADE ARRANGEMENT: SPACED 1/2" APART, BLADES PARALLEL TO HORIZONTAL DIMENSION, 35-DEGREE DEFLECTION.
   d. FRAME: MINIMUM 20-GAUGE, 1-1/4" WIDE.
   e. MOUNTING: SURFACE WITH COUNTERSUNK PHILLIPS SCREWS.
   f. DAMPERS: ADJUSTABLE, OPPOSED-BLADE, FORMED STEEL, CADMIUM PLATED, GANG KEY OPERATED, AND ARRANGED SO THAT THE OPERATING MECHANISM DOES NOT PROJECT THROUGH ANY PART OF THE GRILLE FACE.
4. FIXED FACED REGISTER - RETURN (APARTMENTS).
   a. MATERIAL: STEEL, FITTED WITH FELT OR NEOPRENE GASKET AND ADJUSTABLE BLADES.
   b. FINISH: BAKED ENAMEL, COLOR AS SELECTED BY ARCHITECT.
   c. FACE BLADE ARRANGEMENT: SPACED 1/2" APART, BLADES PARALLEL TO HORIZONTAL DIMENSION, 35-DEGREE DEFLECTION.
   d. FRAME: MINIMUM 20-GAUGE, 1-1/4" WIDE.
   e. MOUNTING: SURFACE WITH COUNTERSUNK PHILLIPS SCREWS.

E. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE DIFFUSERS, REGISTERS AND GRILLES OF ONE OF THE FOLLOWING:

1. PRICE INDUSTRIES.
2. TITUS.
3. HART & COOLEY.

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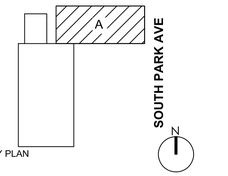

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	
ISSUE DATE	08/04/25
DRAWN BY	
CHECKED BY	

DRAWING TITLE
HVAC SPECIFICATIONS

M-7

PERMIT SET

HVAC SPECIFICATIONS (cont'd)

2.11 AIR DUCTWORK AND COIL CLEANING

A. SCOPE OF WORK.

1. EXTENT OF WORK INCLUDES THE FOLLOWING.

a. SUPPLY, RETURN AND EXHAUST AIR DUCTWORK SYSTEMS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF VISIBLE SURFACE CONTAMINANTS AND DEPOSITS FROM WITHIN THE HVAC SYSTEM IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS.
3. THE HVAC SYSTEM INCLUDES ANY INTERIOR SURFACE OF THE FACILITY?S AIR DISTRIBUTION SYSTEM FOR CONDITIONED SPACES AND / OR OCCUPIED ZONES.

a. THIS INCLUDES THE ENTIRE HEATING, AIR CONDITIONING AND VENTILATION SYSTEMS FROM THE POINTS WHERE THE AIR ENTERS THE SYSTEM TO THE POINTS WHERE THE AIR IS DISCHARGED FROM THE SYSTEM.

B. CLEANING REQUIREMENTS.

1. ENGAGE A QUALIFIED AIR SYSTEM CLEANING SPECIALIST (ASCS) TO CLEAN THE SYSTEMS.
2. COMPONENT CLEANING: CLEANING METHODS SHALL BE EMPLOYED SUCH THAT ALL HVAC SYSTEM COMPONENTS MUST BE VISIBLY CLEAN AS DEFINED IN APPLICABLE STANDARDS; SEE NATIONAL AIR DUCT CLEANERS ASSOCIATION (NADCA) STANDARDS.
3. AIR VOLUME CONTROL DEVICES: DAMPERS AND ANY AIR DIRECTIONAL MECHANICAL DEVICES INSIDE THE HVAC SYSTEM MUST HAVE THEIR POSITION MARKED PRIOR TO CLEANING AND, UPON COMPLETION, MUST BE RESTORED TO THEIR MARKED POSITION.
4. SERVICE OPENINGS: THE CONTRACTOR SHALL UTILIZE SERVICE OPENINGS, AS REQUIRED FOR PROPER CLEANING, AT VARIOUS POINTS OF THE HVAC SYSTEM FOR PHYSICAL AND MECHANICAL ENTRY AND INSPECTION.

a. OTHER OPENINGS SHALL BE CREATED WHERE NEEDED AND THEY MUST BE CREATED SO THEY CAN BE SEALED IN ACCORDANCE WITH INDUSTRY CODES AND STANDARDS.
b. CLOSURES MUST NOT SIGNIFICANTLY HINDER, RESTRICT, OR ALTER THE AIRFLOW WITHIN THE SYSTEM AND MUST BE PROPERLY INSULATED TO PREVENT HEAT LOSS / GAIN OR CONDENSATION ON SURFACES WITHIN THE SYSTEM.

5. CUTTING SERVICE OPENINGS INTO FLEXIBLE DUCTS AND FLEXIBLE CONNECTORS IS NOT PERMITTED.
6. CEILING SECTIONS (TILE): THE CONTRACTOR MAY REMOVE AND REINSTALL CEILING SECTIONS TO GAIN ACCESS TO HVAC SYSTEMS DURING THE CLEANING PROCESS; ANY CEILING TILE THAT IS DAMAGED SHALL BE REPLACED WITH NEW (TO MATCH EXISTING) AT THE CONTRACTOR'S EXPENSE.

7. CLEAN THE FOLLOWING METAL DUCT SYSTEM COMPONENTS BY REMOVING VISIBLE SURFACE CONTAMINANTS AND DEPOSITS.

a. AIR DISTRIBUTION DEVICES (REGISTERS, GRILLES AND DIFFUSERS.
b. SUPPLY, RETURN AND EXHAUST AIR DUCTS, DAMPERS, ACTUATORS, AND TURNING VANES.

C. MECHANICAL CLEANING METHODOLOGY.

1. THE HVAC SYSTEM SHALL BE CLEANED USING SOURCE REMOVAL MECHANICAL CLEANING METHODS DESIGNED TO EXTRACT CONTAMINANTS FROM WITHIN THE HVAC SYSTEM AND SAFELY REMOVE CONTAMINANTS FROM THE FACILITY.

a. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT SOURCE REMOVAL METHODS WHICH WILL RENDER THE HVAC SYSTEM VISIBLY CLEAN AND CAPABLE OF PASSING CLEANING VERIFICATION METHODS (SEE APPLICABLE NADCA STANDARDS).

1). NO CLEANING METHOD, OR COMBINATION OF METHODS, SHALL BE USED WHICH COULD POTENTIALLY DAMAGE COMPONENTS OF THE HVAC SYSTEM OR NEGATIVELY ALTER THE INTEGRITY OF THE SYSTEM.

b. ALL METHODS USED SHALL INCORPORATE THE USE OF VACUUM COLLECTION DEVICES THAT ARE OPERATED CONTINUOUSLY DURING CLEANING.
c. ALL VACUUM DEVICES EXHAUSTING AIR INSIDE THE BUILDING SHALL BE EQUIPPED WITH HEPA FILTERS (MINIMUM 99.97 PERCENT COLLECTION EFFICIENCY FOR 0.3-MICRON SIZE OR GREATER PARTICLES), INCLUDING HAND-HELD VACUUMS AND WET VACUUMS.
d. ALL VACUUM DEVICES EXHAUSTING AIR OUTSIDE THE FACILITY SHALL BE EQUIPPED WITH PARTICULATE COLLECTION INCLUDING ADEQUATE FILTRATION TO CONTAIN DEBRIS REMOVED FROM THE HVAC SYSTEM AND SHALL BE LOCATED DOWN WIND AND AWAY FROM AIR INTAKES AND OTHER POINTS OF ENTRY INTO BUILDING.

1). RELEASE OF DEBRIS OUTDOORS MUST NOT VIOLATE ANY OUTDOOR ENVIRONMENTAL STANDARDS, CODES OR REGULATIONS.

e. ALL METHODS REQUIRE MECHANICAL AGITATION DEVICES TO DISLODGE DEBRIS ADHERED TO INTERIOR HVAC SYSTEM SURFACES, SUCH THAT DEBRIS MAY BE SAFELY CONVEYED TO VACUUM COLLECTION DEVICES.

1). ACCEPTABLE METHODS WILL INCLUDE THOSE WHICH WILL NOT POTENTIALLY DAMAGE THE INTEGRITY OF THE DUCTWORK, NOR DAMAGE POROUS SURFACE MATERIALS SUCH AS LINERS INSIDE THE DUCTWORK OR SYSTEM COMPONENTS.

2. METHODS OF CLEANING FIBROUS GLASS INSULATED COMPONENTS.

a. FIBROUS GLASS THERMAL OR ACOUSTICAL INSULATION ELEMENTS PRESENT IN ANY EQUIPMENT OR DUCTWORK SHALL BE THOROUGHLY CLEANED WITH HEPA VACUUMING EQUIPMENT, WHILE THE HVAC SYSTEM IS UNDER CONSTANT NEGATIVE PRESSURE, AND NOT PERMITTED TO GET WET IN ACCORDANCE WITH APPLICABLE NADCA AND NAIMA STANDARDS AND RECOMMENDATIONS.
b. CLEANING METHODS USED SHALL NOT CAUSE DAMAGE TO FIBROUS GLASS COMPONENTS AND WILL RENDER THE SYSTEM CAPABLE OF PASSING CLEANING VERIFICATION TESTS (SEE NADCA STANDARDS).

1). IN THE EVENT FIBER GLASS MATERIALS MUST BE REPLACED, ALL MATERIALS SHALL CONFORM TO APPLICABLE INDUSTRY CODES AND STANDARDS, INCLUDING THOSE OF UL AND SMACNA.

3. CLEANING OF COILS.

a. ANY CLEANING METHOD MAY BE USED WHICH WILL RENDER THE COIL VISIBLY CLEAN AND CAPABLE OF PASSING COIL CLEANING VERIFICATION (SEE APPLICABLE NADCA STANDARDS).
b. COIL DRAIN PANS SHALL BE SUBJECT TO NON-POROUS SURFACES CLEANING VERIFICATION (THE DRAIN FOR THE CONDENSATE DRAIN PAN SHALL BE OPERATIONAL).
c. CLEANING METHODS SHALL NOT CAUSE ANY APPRECIABLE DAMAGE TO, DISPLACEMENT OF, INHIBIT HEAT TRANSFER, OR EROSION OF THE COIL SURFACE OR FINS, AND SHALL CONFORM TO COIL MANUFACTURER RECOMMENDATIONS.
d. COILS SHALL BE THOROUGHLY RINSED WITH CLEAN WATER TO REMOVE ANY LATENT RESIDUES AND CLEANING MATERIALS; COMB AND STRAIGHTEN FINS.
e. PROVIDE OPERATIVE DRAINAGE SYSTEM FOR WASHDOWN PROCEDURES.

D. CLEANLINESS VERIFICATION.

1. VERIFICATION OF HVAC SYSTEM CLEANLINESS WILL BE DETERMINED AFTER MECHANICAL CLEANING AND BEFORE THE APPLICATION OF ANY TREATMENT OR INTRODUCTION OF ANY TREATMENT-RELATED SUBSTANCE TO THE HVAC SYSTEM, INCLUDING BIOCIDAL AGENTS AND COATINGS.
2. VISUAL INSPECTION: THE HVAC SYSTEM SHALL BE INSPECTED VISUALLY TO ENSURE THAT NO VISIBLE CONTAMINANTS ARE PRESENT.

a. IF NO CONTAMINANTS ARE EVIDENT THROUGH VISUAL INSPECTION, THE HVAC SYSTEM SHALL BE CONSIDERED CLEAN; HOWEVER, THE OWNER RESERVES THE RIGHT TO FURTHER VERIFY SYSTEM CLEANLINESS THROUGH GRAVIMETRIC OR WIPE TESTING ANALYSIS TESTING AS SPECIFIED HEREIN.
b. IF VISIBLE CONTAMINANTS ARE EVIDENT THROUGH VISUAL INSPECTION, THOSE PORTIONS OF THE SYSTEM WHERE CONTAMINANTS ARE VISIBLE SHALL BE RE-CLEANED AND SUBJECTED TO RE-INSPECTION FOR CLEANLINESS.

3. GRAVIMETRIC ANALYSIS: AT THE DISCRETION AND EXPENSE OF THE OWNER, SECTIONS OF THE HVAC SYSTEM MAY BE TESTED FOR CLEANLINESS USING THE NADCA VACUUM TEST (GRAVIMETRIC ANALYSIS) AS SPECIFIED IN APPLICABLE NADCA STANDARDS (LEVELS OF DEBRIS COLLECTED SHALL BE EQUAL TO OR LESS THAN ACCEPTABLE LEVELS DEFINED IN APPLICABLE NADCA STANDARDS).

a. GRAVIMETRIC ANALYSIS SHALL BE PERFORMED BY A QUALIFIED THIRD-PARTY EXPERIENCED IN TESTING OF THIS NATURE.

1). IF GRAVIMETRIC ANALYSIS DETERMINES THAT LEVELS OF DEBRIS EXCEED THOSE SPECIFIED IN APPLICABLE NADCA STANDARDS, THE SYSTEM SHALL NOT BE CONSIDERED CLEAN AND THOSE SECTIONS OF THE SYSTEM WHICH FAILED CLEANLINESS VERIFICATION SHALL BE RE-CLEANED AT THE EXPENSE OF THE ORIGINAL HVAC SYSTEM CLEANING CONTRACTOR.

PART 3 - TESTING, ADJUSTING AND BALANCING

3.1 TESTING, ADJUSTING AND BALANCING

A. GENERAL: MULTIPLE MOBILIZATIONS ARE REQUIRED PER EACH COMPLETED WORK AREA / PHASE (i.e. PRIOR TO OWNER'S OCCUPANCY SPACE).

1. HVAC PRIME CONTRACTOR SHALL REVIEW THE PHASING PLANS AND INCLUDE IN BASE BID, SEPARATE BALANCE REPORTS FOR EACH COMPLETED AREA OF WORK.

B. TAB FIRM QUALIFICATIONS: ENGAGE A TAB FIRM CERTIFIED BY EITHER ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB).

1. A SPECIALIST WITH AT LEAST 5-YEARS OF EXPERIENCE IN THOSE TESTING, ADJUSTING AND BALANCING REQUIREMENTS SIMILAR TO THOSE REQUIRED FOR THIS PROJECT.

a. SUBMIT BIOGRAPHICAL DATA ON TAB SUPERVISOR WHO IS DIRECTLY SUPERVISING TESTING, ADJUSTING AND BALANCING WORK.
b. SUBMIT THE INDIVIDUAL QUALIFICATIONS OF ALL PERSONS RESPONSIBLE FOR SUPERVISING AND PERFORMING THE ACTUAL WORK.

C. TAB FORM REPORTS: USE STANDARD FORMS FROM AABC'S "NATIONAL STANDARDS FOR TESTING AND BALANCING HEATING, VENTILATING,, AND AIR CONDITIONING SYSTEMS" OR NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS".

D. INSTRUMENTATION TYPE, QUANTITY AND ACCURACY: AS DESCRIBED IN AABC'S "NATIONAL STANDARDS FOR TESTING AND BALANCING HEATING, VENTILATING,, AND AIR CONDITIONING SYSTEMS" OR NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS", SECTION II, "REQUIRED INSTRUMENTATION FOR NEBB CERTIFICATION".

1. CALIBRATE INSTRUMENTS AT LEAST EVERY 6-MONTHS OR MORE FREQUENTLY IF REQUIRED BY INSTRUMENT MANUFACTURER.

a. PROVIDE UPDATED RECORD OF INSTRUMENT CALIBRATION THAT INDICATES DATE OF CALIBRATION AND THE NAME OF THE PARTY PERFORMING INSTRUMENT CALIBRATION.

E. PROJECT CONDITIONS.

1. GENERAL: DO NOT PROCEED WITH TESTING, ADJUSTING AND BALANCING WORK UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET.

a. WORK HAS BEEN COMPLETED AND IS OPERABLE.
b. WORK SCHEDULED FOR TESTING, ADJUSTING AND BALANCING IS CLEAN AND FREE FROM DEBRIS, DIRT AND DISCARDED BUILDING MATERIALS.
c. ALL ARCHITECTURAL OPENINGS (DOORS, WINDOWS, AND OTHER OPENINGS) WHICH MAY AFFECT THE OPERATION OF THE SYSTEM TO BE TESTED, ADJUSTED AND BALANCED SHALL BE AT THEIR NORMAL STATES.
d. ALL RELATED MECHANICAL SYSTEMS, WHICH MAY AFFECT THE OPERATION OF THE SYSTEM TO BE TESTED, ADJUSTED AND BALANCED SHALL BE AT THEIR NORMAL OPERATING CONDITIONS; COORDINATE WITH CONTROLS CONTRACTOR.
e. UNIT FILTERS ARE NOT "LOADED"; MECHANICAL CONTRACTOR SHALL REPLACE, IF REQUIRED, PRIOR TO BALANCING.

F. GENERAL PROCEDURES FOR TESTING AND BALANCING.

1. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TESTING AND BALANCING HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS" OR NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS".
2. TEST, ADJUST AND BALANCE SYSTEMS DURING NEAR-PEAK SUMMER SEASON FOR AIR CONDITIONING SYSTEMS AND DURING NEAR-PEAK WINTER SEASON FOR HEATING SYSTEMS, INCLUDING AT LEAST A PERIOD OF OPERATION AT OUTSIDE CONDITIONS WITHIN 5 DEGREE F (3 DEGREE C) WET BULB TEMPERATURE OF MAXIMUM SUMMER DESIGN CONDITION, AND WITHIN 10 DEGREE F (6 DEGREE C) DRY BULB TEMPERATURE OF MINIMUM WINTER DESIGN CONDITION. WHEN SEASONAL OPERATION DOES NOT PERMIT MEASURING FINAL TEMPERATURES, THEN TAKE FINAL TEMPERATURE READINGS WHEN SEASONAL OPERATION DOES PERMIT.

a. TEST DURATION: OPERATING TESTS OF EQUIPMENT SHALL BE OF NOT LESS THAN FOUR (4) HOURS DURATION AFTER STABILIZED OPERATING CONDITIONS HAVE BEEN ESTABLISHED.

3. MARK EQUIPMENT AND BALANCING DEVICE SETTINGS WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL, INCLUDING DAMPER-CONTROL POSITIONS, FAN-SPEED CONTROL LEVERS, AND SIMILAR CONTROL DEVICES, TO SHOW FINAL SETTINGS.

G. PROCEDURES FOR SOUND-LEVEL MEASUREMENTS.

1. PERFORM SOUND-PRESSURE-LEVEL MEASUREMENTS WITH AN OCTAVE-BAND ANALYZER COMPLYING WITH ANSI S-1.4 FOR TYPE 1 SOUND-LEVEL METERS AND ANSI S-1.11 FOR OCTAVE-BAND FILTERS.
2. PERFORM SOUND-LEVEL TESTING AFTER AIR AND WATER BALANCING AND EQUIPMENT TESTING ARE COMPLETE.

a. PERFORM THE MEASUREMENTS WHEN THE SPACE IS NOT OCCUPIED AND WHEN THE OCCUPANT NOISE LEVEL FROM OTHER SPACES IN THE BUILDING AND OUTSIDE ARE AT A MINIMUM.

3. TAKE SOUND MEASUREMENTS AT A HEIGHT APPROXIMATELY 4'-0" ABOVE THE FLOOR AND AT LEAST 3'-0" FROM WALL, COLUMN, AND OTHER LARGE SURFACES CAPABLE OF ALTERING THE MEASUREMENTS.

a. MAXIMUM NOISE CRITERIA FOR ALL SPACES SHALL NOT EXCEED NC 25.

4. PERFORM SOUND TESTINGS AT LOCATIONS ON PROJECT FOR EACH OF THE FOLLOWING SPACE TYPES:

a. OFFICES.
b. VESTIBULE.
c. LAUNDRY.

H. PROCEDURES FOR INDOOR-AIR QUALITY MEASUREMENTS.

1. AFTER AIR BALANCE IS COMPLETE AND WITH HVAC SYSTEMS OPERATING AT INDICATED CONDITIONS, PERFORM INDOOR-AIR QUALITY TESTING.
2. OBSERVE AND RECORD THE FOLLOWING CONDITIONS FOR EACH HVAC SYSTEM.

a. THE DISTANCE BETWEEN THE OUTSIDE AIR INTAKE AND THE CLOSEST EXHAUST FAN DISCHARGE OR VENT TERMINATIONS.
b. SPECIFIED FILTERS ARE INSTALLED.
c. COOLING COIL DRAIN PANS HAVE A POSITIVE SLOPE TO DRAIN.
d. COOLING COIL CONDENSATE DRAIN TRAP MAINTAINS AN AIR SEAL.
e. EVIDENCE OF WATER DAMAGE.
f. INSULATION IS IN CONTACT WITH SUPPLY, RETURN AND OUTSIDE AIR IS DRY AND CLEAN.

3. MEASURE AND RECORD INDOOR CONDITIONS SERVED BY EACH HVAC SYSTEM.

a. MAKE MEASUREMENTS AT MULTIPLE LOCATIONS SERVED BY THE SYSTEM IF REQUIRED TO SATISFY THE FOLLOWING:

1). ONE LOCATION PER FLOOR.

4. MEASURE AND RECORD THE FOLLOWING INDOOR CONDITIONS FOR EACH LOCATIONS TWO TIMES AT TWO-HOUR INTERVALS, AND IN ACCORDANCE WITH ASHRAE 113.

a. TEMPERATURE.
b. RELATIVE HUMIDITY,
c. AIR VELOCITY.
d. CONCENTRATION OF CATBON DIOXIDE (PPM).
e. CONCENTRATION OF CARBON MONOXIDE (PPM).

I. TOLERANCES.

1. SUPPLY AND EXHAUST FANS: 0% TO PLUS 5%.
2. AIR OUTLETS AND INLETS: 0% TO PLUS 5%.

J. FINAL REPORT.

1. GENERAL: PROVIDE TYPEWRITTEN OR COMPUTER PRINTOUT IN LETTER-QUALITY FONT, ON STANDARD BOND PAPER, IN THREE-RING BINDER, TABULATED AND DIVIDED INTO SECTIONS BY TESTED AND BALANCED SYSTEM.

a. INCLUDE A CERTIFICATION SHEET IN FRONT OF BINDER, SEALED AND SIGNED BY THE TESTING AND BALANCING ENGINEER.
b. INCLUDE A LIST OF INSTRUMENTS USED FOR PROCEDURES, ALONG WITH PROOF OF CALIBRATION.

2. GENERAL REPORT DATA: IN ADDITION TO FORM TITLES AND ENTRIES, INCLUDE THE FOLLOWING DATA IN THE FINAL REPORT, AS APPLICABLE.

a. TITLE PAGE.
b. NAME AND ADDRESS OF TAB FIRM.
c. PROJECT NAME AND LOCATION.
d. ARCHITECTS NAME AND ADDRESS.
e. ENGINEERS NAME AND ADDRESS.
f. MECHANICAL CONTRACTORS NAME AND ADDRESS.
g. REPORT DATE.
h. TABLE OF CONTENTS WITH THE TOTAL NUMBER OF PAGES (NUMBER EACH PAGE IN REPORT) DEFINED FOR EACH SECTION OF THE REPORT.
i. SUMMARY OF CONTENTS INCLUDING THE FOLLOWING:

1). INDICATED VERSUS FINAL PERFORMANCE.
2). NOTABLE CHARACTERISTICS OF SYSTEMS.
3). DESCRIPTION OF SYSTEM OPERATION SEQUENCE IF IT VARIES FROM THE CONTRACT DOCUMENTS.

K. INSPECTIONS.

1. INITIAL INSPECTION.

a. AFTER TESTING AND BALANCING ARE COMPLETE, OPERATE EACH SYSTEM AND RANDOMLY CHECK MEASUREMENTS TO VERIFY THAT THE SYSTEM IS OPERATING ACCORDING TO THE FINAL TEST AND BALANCE READINGS DOCUMENTED IN THE FINAL REPORT.

1). RANDOMLY CHECK THE FOLLOWING FOR EACH SYSTEM:

a). MEASURE AIRFLOW OF AT LEAST 10% OF AIR OUTLETS.
b). MEASURE ROOM TEMPERATURE AT EACH THERMOSTAT.
c). MEASURE SPACE PRESSURE OF AT LEAST 10% OF LOCATIONS.
d). BALANCING DEVICES ARE MARKED WITH FINAL BALANCE POSITION.

2. FINAL INSPECTION.

a. AFTER INITIAL INSPECTION IS COMPLETE AND EVIDENCE BY RANDOM CHECKS VERIFIES THAT TESTING AND BALANCING ARE COMPLETE AND ACCURATELY DOCUMENTED IN THE FINAL REPORT, REQUEST THAT A FINAL INSPECTION BE MADE BY THE ARCHITECT AND OWNER.

1). TAB FIRM TEST AND BALANCE ENGINEER SHALL CONDUCT THE INSPECTION IN THE PRESENCE OF THE ARCHITECT AND OWNER.

b. ARCHITECT AND OWNER SHALL RANDOMLY SELECT MEASUREMENTS DOCUMENTED IN THE FINAL REPORT TO BE RECHECKED.

1). THE RECHECKING SHALL BE LIMITED TO EITHER 10% OF THE TOTAL MEASUREMENTS RECORDED, OR THE EXTENT OF THE MEASUREMENTS THAT CAN BE ACCOMPLISHED IN A NORMAL 8-HOUR BUSINESS DAY.

c. IF THE RECHECKS YIELD MEASUREMENTS THAT DIFFER FROM THE MEASUREMENTS DOCUMENTED IN THE FINAL REPORT BY MORE THAN THE TOLERANCES ALLOWED, THE MEASUREMENTS SHALL BE NOTED AS "FAILED".

1). IF THE NUMBER OF "FAILED" MEASUREMENTS IS GREATER THAN 10% OF THE TOTAL MEASUREMENTS CHECKED DURING THE FINAL INSPECTION, OR A SOUND LEVEL OF 2 db OR MORE GREATER THAN THAT RECORDED IN THE REPORT LISTINGS, THE TESTING AND BALANCING SHALL BE CONSIDERED INCOMPLETE AND SHALL BE REJECTED.

a). IN THE EVENT THE REPORT IS REJECTED, ALL SYSTEMS SHALL BE READJUSTED AND TESTED, NEW DATA RECORDED, NEW CERTIFIED REPORTS SUBMITTED, AND NEW INSPECTIONS TEST MADE, ALL AT NO ADDITIONAL COST.

d. TAB FIRM SHALL RECHECK ALL MEASUREMENTS AND MAKE READJUSTMENTS.

1). REVISE THE FINAL REPORT AND BALANCE DEVICE SETTINGS TO INCLUDE ALL CHANGES AND RESUBMIT THE FINAL REPORT.

e. REQUEST A SECOND FINAL INSPECTION.

1). IF THE SECOND FINAL INSPECTION ALSO FAILS, THE OWNER SHALL CONTRACT THE SERVICES OF ANOTHER QUALIFIED TAB FIRM TO COMPLETE THE TESTING AND BALANCING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND DEDUCT THE COST OF THE SERVICES FROM THE FINAL PAYMENT OF THE ORIGINAL TAB FIRM.

3.2 EQUIPMENT REPORT TEST DATA.

A. TEST DATA REQUIREMENTS: PROVIDE THE FOLLOWING, AS A MINIMUM, INDICATED AND ACTUAL VALUES PER EACH PIECE OF SYSTEM TESTED.

1. AIR HANDLING UNITS (COMMON / PUBLIC SPACES).

a. TOTAL SUPPLY AIRFLOW RATE IN CFM.
b. TOTAL RETURN AIRFLOW RATE IN CFM.
c. TOTAL OUTSIDE AIRFLOW RATE IN CFM.
d. TOTAL SUPPLY FAN STATIC PRESSURE IN INCHES WG.
e. DISCHARGE STATIC PRESSURE IN INCHES WG.
f. OUTSIDE AIR DAMPER POSITION.
g. OUTSIDE AIR ENTERING TEMPERATURE IN DEGREES F.
h. RETURN AIR ENTERING AIR TEMPERATURE IN DEGREES F.
i. MIXED AIR ENTERING AND LEAVING AIR TEMPERATURE IN DEGREES F.
j. SUPPLY AIR LEAVING AIR TEMPERATURE IN DEGREES F.
k. MOTOR VOLTAGE AT EACH CONNECTION.
l. MOTOR AMPERAGE FOR EACH PHASE.

2. AIR HANDLING UNITS (APARTMENTS).

a. TOTAL SUPPLY AIRFLOW RATE IN CFM.
b. TOTAL RETURN AIRFLOW RATE IN CFM.
c. TOTAL SUPPLY FAN STATIC PRESSURE IN INCHES WG.
d. DISCHARGE STATIC PRESSURE IN INCHES WG.
e. RETURN AIR ENTERING AIR TEMPERATURE IN DEGREES F.
f. SUPPLY AIR LEAVING AIR TEMPERATURE IN DEGREES F.
g. MOTOR VOLTAGE AT EACH CONNECTION.
h. MOTOR AMPERAGE FOR EACH PHASE.

3. FAN COIL UNITS (COMMON / PUBLIC SPACES).

a. TOTAL SUPPLY AIRFLOW RATE IN CFM.
b. TOTAL RETURN AIRFLOW RATE IN CFM.
c. TOTAL OUTSIDE AIRFLOW RATE IN CFM.
d. TOTAL SUPPLY FAN STATIC PRESSURE IN INCHES WG.
e. DISCHARGE STATIC PRESSURE IN INCHES WG.
f. OUTSIDE AIR DAMPER POSITION.
g. OUTSIDE AIR ENTERING TEMPERATURE IN DEGREES F.
h. RETURN AIR ENTERING AIR TEMPERATURE IN DEGREES F.
i. MIXED AIR ENTERING AND LEAVING AIR TEMPERATURE IN DEGREES F.
j. SUPPLY AIR LEAVING AIR TEMPERATURE IN DEGREES F.
k. MOTOR VOLTAGE AT EACH CONNECTION.
l. MOTOR AMPERAGE FOR EACH PHASE.

4. AIR TERMINAL DEVICES.

a. AIR VELOCITY IN FPM.
b. PRELIMINARY AIRFLOW RATE AS NEEDED IN CFM.
c. PRELIMINARY VELOCITY AS NEEDED IN FPM.
d. FINAL AIRFLOW RATE IN CFM.
e. FINAL VELOCITY IN FPM.
f. NOISE CRITERIA (NC).
g. SPACE TEMPERATURE IN DEGREES F.

5. RECTANGULAR AND ROUND DUCTWORK.

a. SYSTEM AND FURNACE UNIT NUMBER.
b. DUCT STATIC PRESSURE IN INCHES WG.
c. DUCT SIZE IN INCHES.
d. ACTUAL AIRFLOW RATE IN CFM.
e. ACTUAL VELOCITY IN FPM.

3.3 DUCTWORK PRESSURE (TIGHTNESS) TESTING

1. ALL DUCTWORK AND PLENUM SYSTEMS SHALL BE SEALED AND PRESSURE TESTED USING INSTRUMENTS AND PROCEDURES SPECIFIED IN ANSI / ASHRAE 152 AND ASTM E1554 TEST METHOD "A", AND NEW YORK STATE ENERGY CONSERVATION CODE SECTION 403.

A. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

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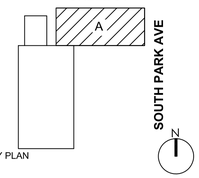

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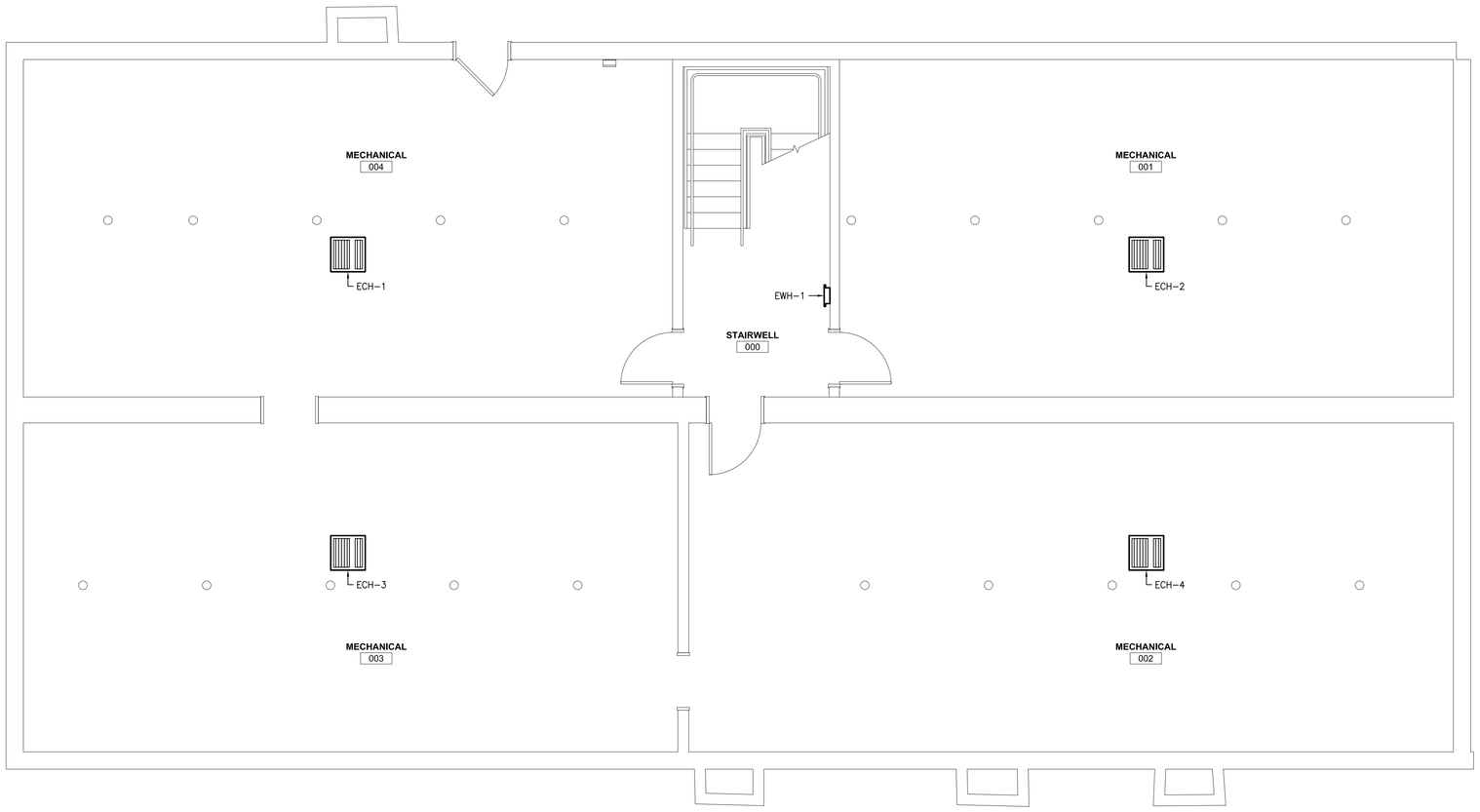

1 / M-9 BASEMENT FLOOR PLAN - HVAC DUCTWORK
SCALE: 1/4" = 1'-0"

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BASEMENT FLOOR PLAN - HVAC DUCTWORK

M-9

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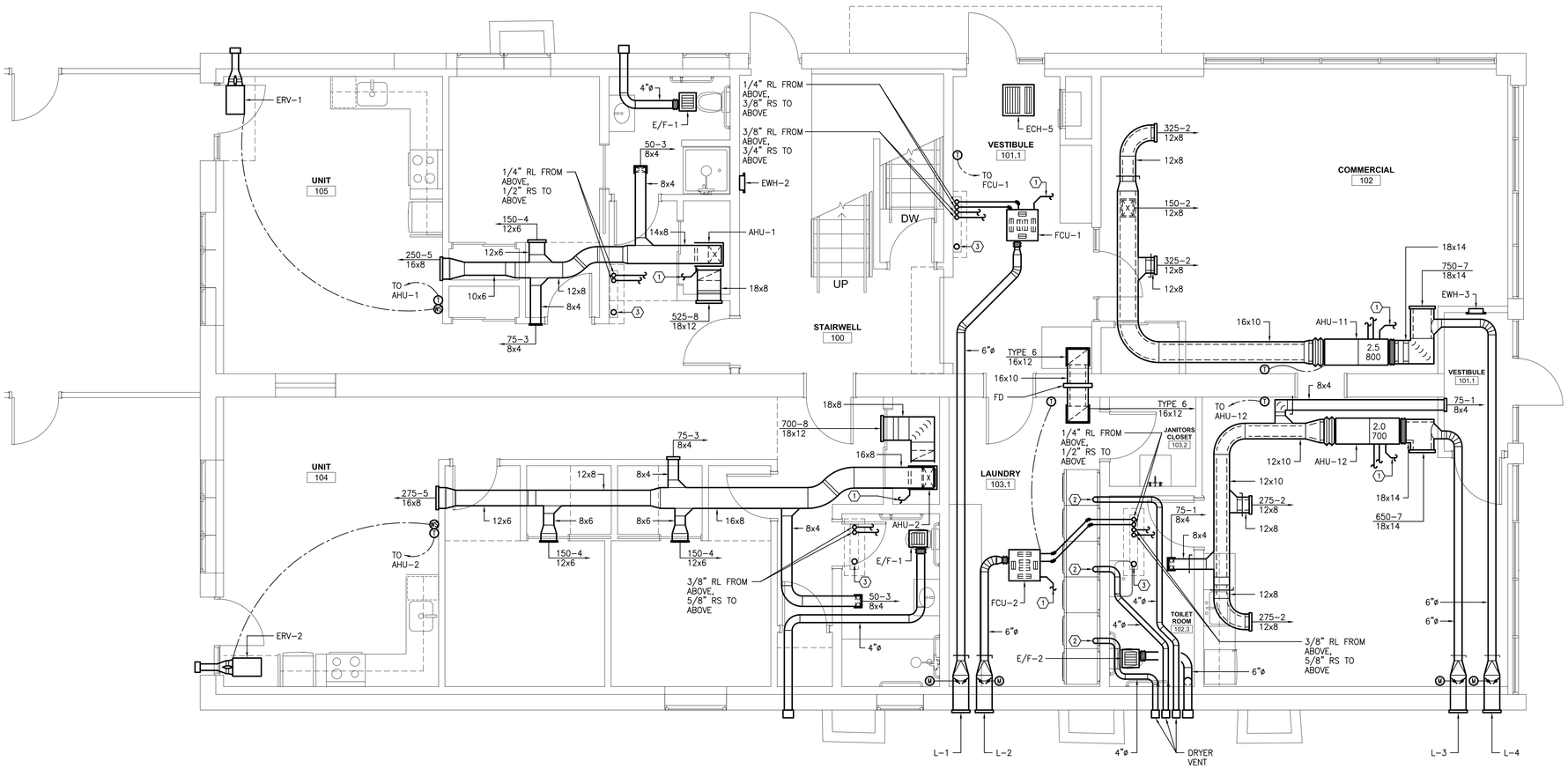

1 M-10 FIRST FLOOR PLAN - HVAC DUCTWORK AND PIPING

SCALE: 1/4" = 1'-0"

2 M-10 HVAC NOTES:

1. 3/4" CONDENSATE DRAIN LINE TO NEAREST SANITARY CONNECTION. POINT, REFER TO PLUMBING DRAWINGS FOR DRAIN CONNECTION LOCATION.
2. CONNECT 4"ø DUCTWORK TO DRYER EXHAUST COLLAR.
3. 4"ø ALUMINUM SHAFT VENT DUCT TO ABOVE (MOUNT BOTTOM ±6" ABOVE SHAFT FINISHED FLOOR).

3 M-10 HVAC GENERAL NOTES:

1. PROVIDE VOLUME DAMPERS AT ALL BRANCH DUCTWORK TAPS (DAMPERS CAN BE REMOVED FROM APARTMENT UNITS DUCTWORK).
2. COORDINATE EXACT LOCATIONS (HEIGHT, ROUTING, ETC.) OF EXPOSED DUCTWORK IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO FABRICATING AND INSTALLING DUCTWORK.
3. PROVIDE DUCT ACCESS DOOR AT ALL FIRE DAMPER LOCATIONS. ACCESS DOOR SHALL BE LABELED "FIRE DAMPER ACCESS DOOR". ACCESS DOOR SHALL BE SQUARE, WHEREVER POSSIBLE, AND 2 INCHES SMALLER THAN DUCT SIZE (i.e.: DUCT SIZE = 20", DOOR SIZE = 18").
4. COORDINATE LOCATION AND SPACING OF INTERIOR WALL FRAMING WITH THE ARCHITECT FOR SUPPLY AIR, RETURN AIR AND EXHAUST AIR DUCTWORK PENETRATIONS PRIOR TO FRAMING THE WALLS, ADJUSTING THE SPACING TO ALLOW FOR A MINIMUM OF 1" CLEAR (ALL SIDES) AROUND DUCTWORK PENETRATION.
5. COORDINATE LOCATION AND SPACING OF EXTERIOR WALL FRAMING WITH THE ARCHITECT FOR LOUVER PENETRATIONS PRIOR TO FRAMING THE WALLS AND INSTALLING THE LOUVERS. THE ARCHITECT SHALL ADJUST THE FRAMING SPACING TO ACCOMMODATE LOUVER INSTALLATION AND AND DIVISION 6 SHALL PROVIDE ANY ADDITIONAL SUPPORTS REQUIRED TO SUPPORT DIVISION 23 EQUIPMENT, ALLOWING FOR A MINIMUM OF 1" CLEAR (ALL SIDES) AROUND OPENING.
6. DIVISION 26 TO PROVIDE AND INSTALL WALL MOUNTED OCCUPANCY SENSOR ALONG WITH WIRING FROM OCCUPANCY SENSOR TO LIGHT FIXTURE AND EXHAUST FAN FOR INTERLOCK OPERATION FOR TOILET ROOM EXHAUST FANS (E/F-2). MINIMUM AMOUNT OF RUN-TIME AFTER THE SENSOR HAS NOT DETECTED ANY MOTION SHALL BE 5-MINUTES.
7. DIVISION 23 SHALL COORDINATE WITH THE ARCHITECT THE EXACT DRYER EXHAUST DUCTWORK SIZE, ROUNTING AND DRYER VENT CAP SIZE PRIOR TO FABRICATING AND INSTALLING DUCTWORK.
8. ALL DRYER EXHAUST DUCTWORK AND FITTINGS, SUPPORTS, ETC. SHALL BE OF ALUMINUM CONSTRUCTION (MINIMUM 24-GAUGE) OR GALAVANIZED STEEL (MINIMUM 26-GAUGE) WITH A SMOOTH INTERIOR FINISH.
   A. SEAL ALL JOINTS WITH FOIL-BACKED PRESSURE SENSITIVE DUCT TAPE MEETING THE REQUIREMENTS OF U.L. 181.
   B. PROVIDE CLEANOUTS IN VERTICAL RISERS.
   C. PROVIDE WALL MOUNTED, RECESSED, DRYER VENT BOX WITH TRIM RING FOR DRYER VENT CONNECTION WHERE POSSIBLE (DRYERBOX, DRYER SOLUTIONS OR APPROVED EQUAL).
9. DRYER VENT CAP - PROVIDE DRYER WALL VENT (OR APPROVED EQUAL) LOW-PROFILE WALL VENT, MINIMUM 22-GAUGE GALVANIZED STEEL BODY CONSTRUCTION, MINIMUM 30-GAUGE STEEL BACKDRAFT DAMPER WITH MAGNETS (COLOR, INCLUDING CUSTOM COLOR, AS SELECTED BY ARCHITECT). VERIFY SELECTION WITH OWNER / ARCHITECT PRIOR TO PURCHASING AND INSTALLING EQUIPMENT AND MATERIALS.
10. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF THERMOSTATS IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH WALL MOUNTED ARCHITECTURAL ITEMS.

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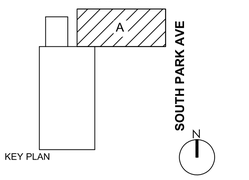

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FIRST FLOOR PLAN - HVAC DUCTWORK AND PIPING

M-10

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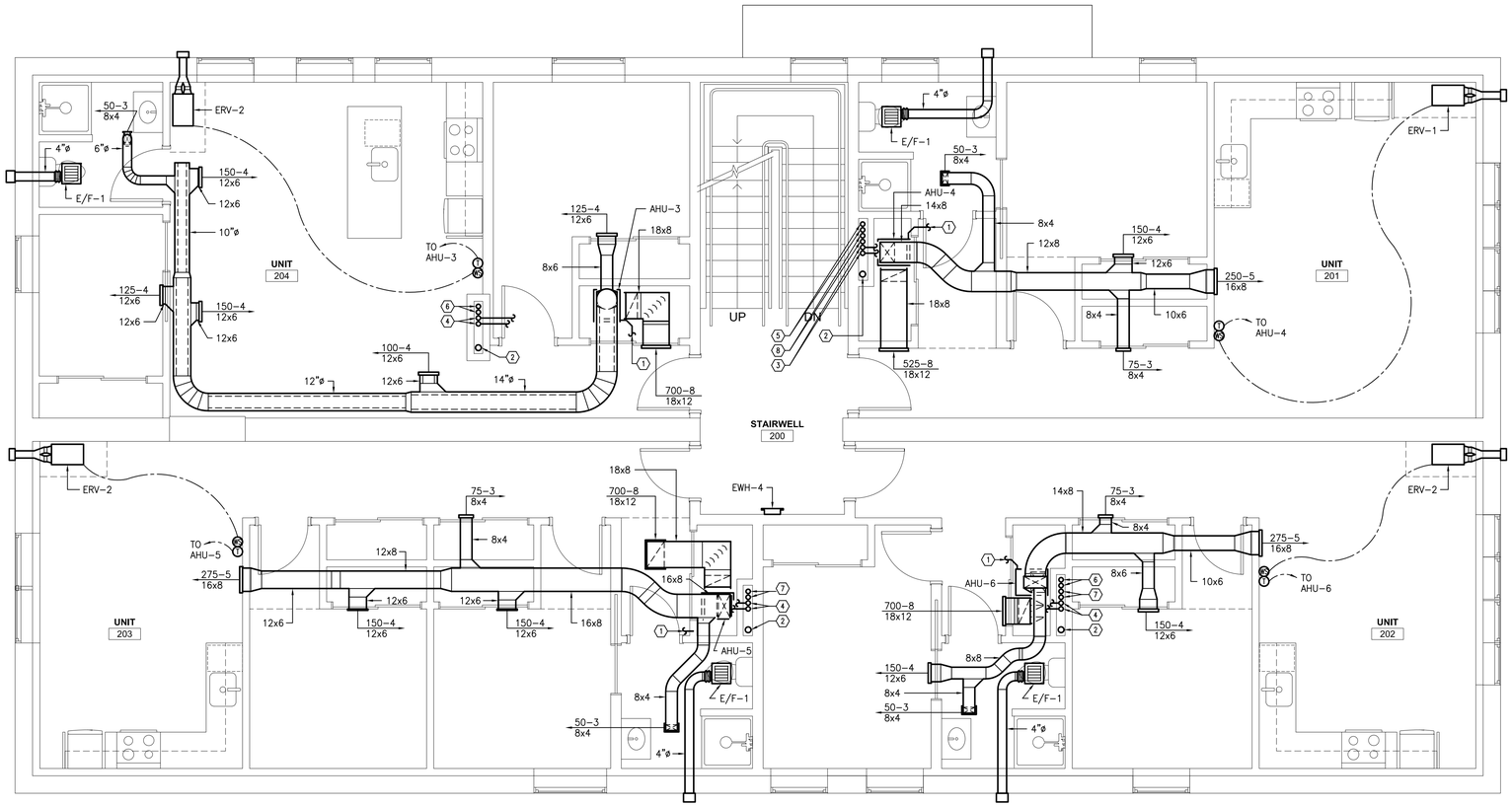

1 M-11 SECOND FLOOR PLAN - HVAC DUCTWORK AND PIPING

SCALE: 1/4" = 1'-0"

2 M-11 HVAC NOTES:

1. 3/4" CONDENSATE DRAIN LINE TO NEAREST SANITARY CONNECTION. POINT. REFER TO PLUMBING DRAWINGS FOR DRAIN CONNECTION LOCATION.
2. 4"ø ALUMINUM SHAFT VENT DUCT FROM BELOW AND TO ABOVE.
3. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE, 1/2" REFRIGERANT SUCTION (RS) TO ABOVE.
4. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE, 5/8" REFRIGERANT SUCTION (RS) TO ABOVE.
5. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 3/8" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
6. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 1/2" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
7. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 5/8" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
8. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 3/4" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.

3 M-11 HVAC GENERAL NOTES:

1. COORDINATE EXACT LOCATIONS (HEIGHT, ROUTING, ETC.) OF EXPOSED DUCTWORK IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO FABRICATING AND INSTALLING DUCTWORK.
2. COORDINATE LOCATION AND SPACING OF INTERIOR WALL FRAMING WITH THE ARCHITECT FOR SUPPLY AIR, RETURN AIR AND EXHAUST AIR DUCTWORK PENETRATIONS PRIOR TO FRAMING THE WALLS, ADJUSTING THE SPACING TO ALLOW FOR A MINIMUM OF 1" CLEAR (ALL SIDES) AROUND DUCTWORK PENETRATION.
3. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF THERMOSTATS IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH WALL MOUNTED ARCHITECTURAL ITEMS.

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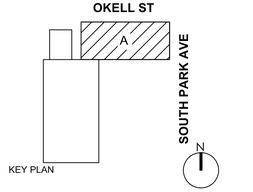

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SECOND FLOOR PLAN - HVAC DUCTWORK AND PIPING

M-11

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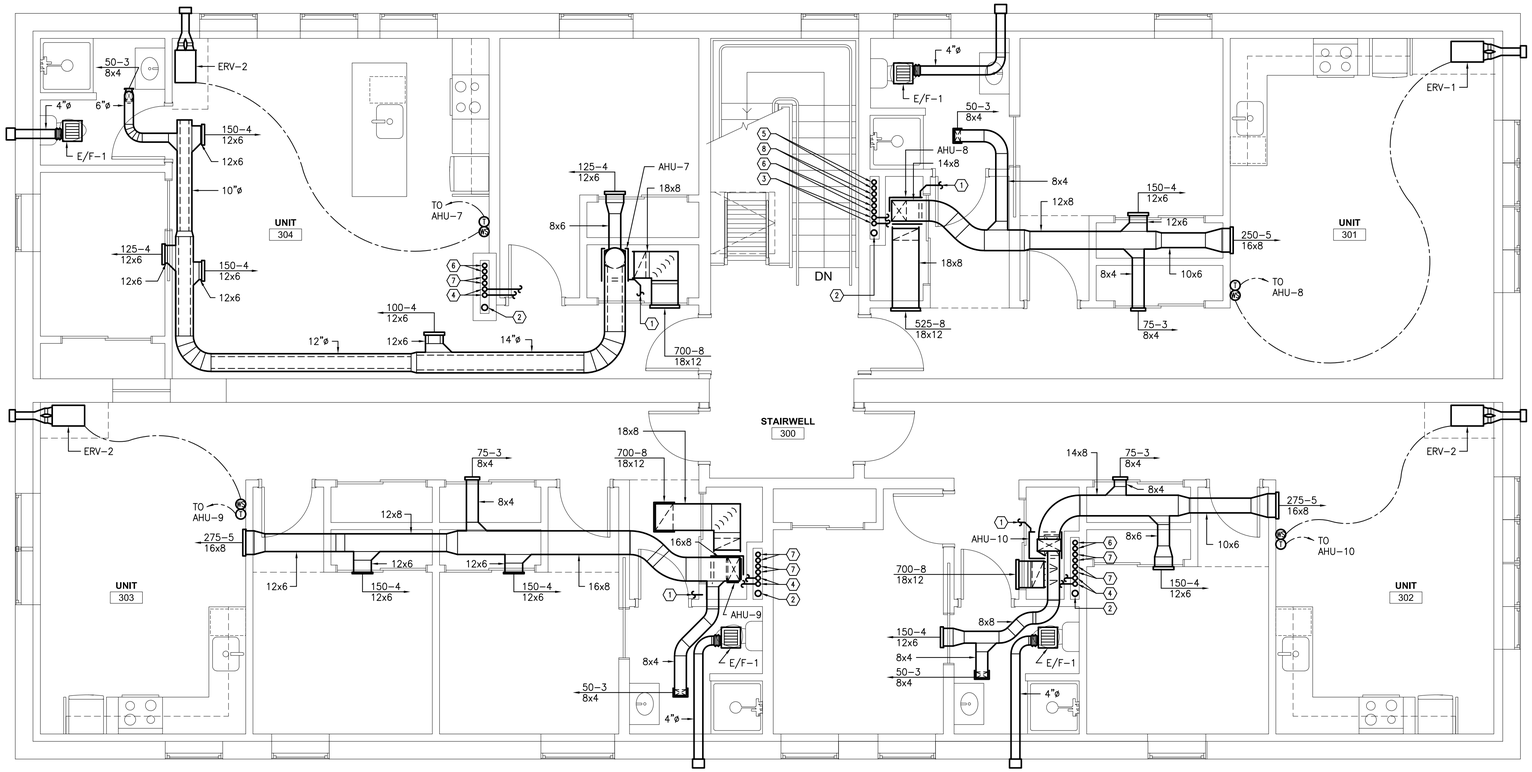

1 M-12 THIRD FLOOR PLAN - HVAC DUCTWORK AND PIPING

SCALE: 1/4" = 1'-0"

2 M-12 HVAC NOTES:

1. 3/4" CONDENSATE DRAIN LINE TO NEAREST SANITARY CONNECTION. POINT. REFER TO PLUMBING DRAWINGS FOR DRAIN CONNECTION LOCATION.
2. 4"ø ALUMINUM SHAFT VENT DUCT FROM BELOW AND TO ABOVE.
3. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE, 1/2" REFRIGERANT SUCTION (RS) TO ABOVE.
4. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE, 5/8" REFRIGERANT SUCTION (RS) TO ABOVE.
5. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 3/8" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
6. 1/4" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 1/2" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
7. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 5/8" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.
8. 3/8" REFRIGERANT LIQUID (RL) FROM ABOVE AND TO BELOW, 3/4" REFRIGERANT SUCTION (RS) FROM BELOW AND TO ABOVE.

3 M-12 HVAC GENERAL NOTES:

1. COORDINATE EXACT LOCATIONS (HEIGHT, ROUTING, ETC.) OF EXPOSED DUCTWORK IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO FABRICATING AND INSTALLING DUCTWORK.
2. COORDINATE LOCATION AND SPACING OF INTERIOR WALL FRAMING WITH THE ARCHITECT FOR SUPPLY AIR, RETURN AIR AND EXHAUST AIR DUCTWORK PENETRATIONS PRIOR TO FRAMING THE WALLS, ADJUSTING THE SPACING TO ALLOW FOR A MINIMUM OF 1" CLEAR (ALL SIDES) AROUND DUCTWORK PENETRATION.
3. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF THERMOSTATS IN THE FIELD WITH THE ARCHITECT AND OWNER PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH WALL MOUNTED ARCHITECTURAL ITEMS.

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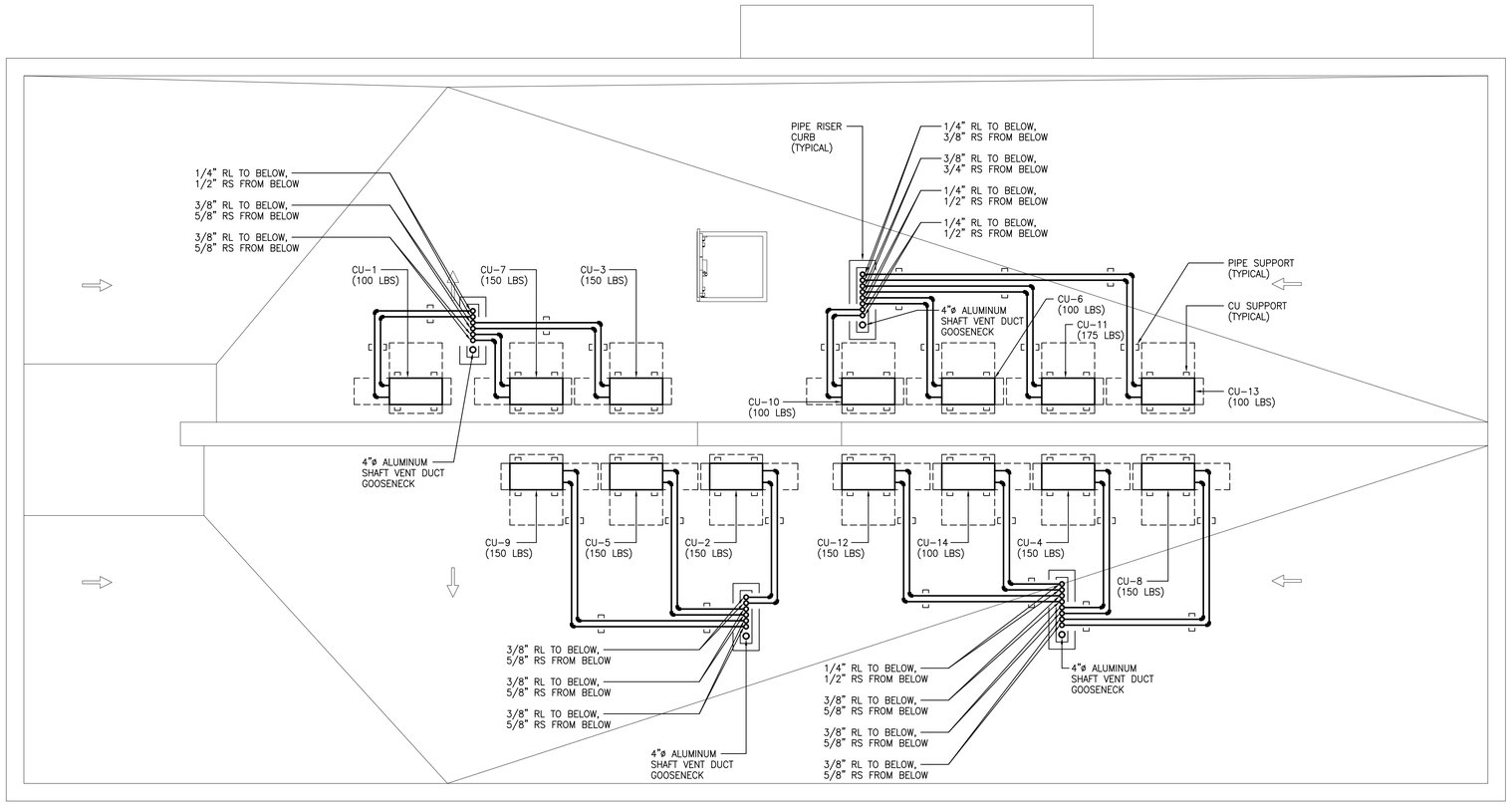
THIRD FLOOR PLAN - HVAC DUCTWORK AND PIPING

M-12

PERMIT SET



1 M-13 ROOF PLAN - HVAC DUCTWORK AND PIPING

SCALE: 1/4" = 1'-0"

2 M-13 HVAC ROOF GENERAL NOTES:

1. DIVISION 7 AND DIVISION 23 TO COORDINATE ALL ROOF OPENINGS, ROOF PENETRATIONS, AND EQUIPMENT INSTALLATIONS.
2. DIVISION 7 TO CUT ALL ROOF OPENINGS.
3. DIVISION 23 TO PROVIDE AND INSTALL ALL EQUIPMENT PADS AND CURBS.
4. DIVISION 7 TO PROVIDE ROOF FLASHING AND SEALING OF ALL ROOF OPENINGS.
5. COORDINATE LOCATION AND SPACING OF ROOF BEAMS WITH THE ARCHITECT AND DIVISION 6 FOR DUCTWORK AND PIPING PENETRATIONS PRIOR TO INSTALLING DUCTWORK AND PIPING. DIVISION 6 SHALL PROVIDE ANY ADDITIONAL SUPPORTS REQUIRED TO SUPPORT DIVISION 23 EQUIPMENT, ALLOWING FOR A MINIMUM OF 2" CLEAR (ALL SIDES) AROUND OPENINGS.
6. HVAC EQUIPMENT LOCATIONS SHOWN FOR PROPOSED LOCATIONS ONLY. ALL HVAC EQUIPMENT SHALL BE INSTALLED TO AVOID ALL ROOF CRICKET SLOPES AND PITCHES.

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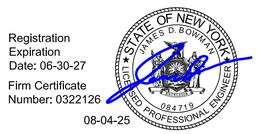

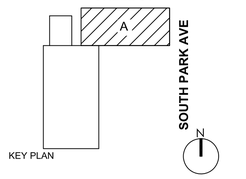

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ROOF PLAN - HVAC DUCTWORK AND PIPING

M-13

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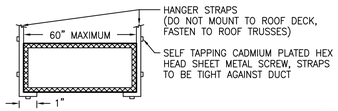
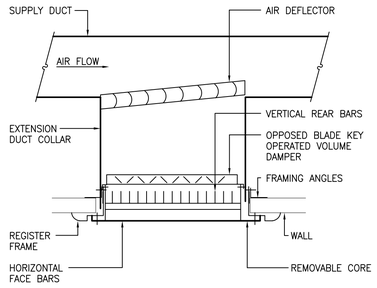
HANGER SIZES FOR ROUND DUCT				
DUCT DIAMETER	ROUND HANGERS	STRAP HANGERS	MAXIMUM SPACING	NUMBER OF HANGERS
UP THRU 18"	1/4" ROD	1" x 16 GAUGE	10'-0"	1
19" THRU 36"	3/8" ROD	1" x 12 GAUGE	10'-0"	1



HANGER SIZES FOR RECTANGULAR DUCT			
LONGEST DIMENSION OF DUCT	ROUND HANGERS	STRAP HANGERS	MAXIMUM SPACING
UP THRU 18"	1/4" ROD	1" x 16 GAUGE	10'-0"
19" THRU 42"	1/4" ROD	1" x 16 GAUGE	10'-0"
43" THRU 60"	3/8" ROD	1" x 16 GAUGE	10'-0"

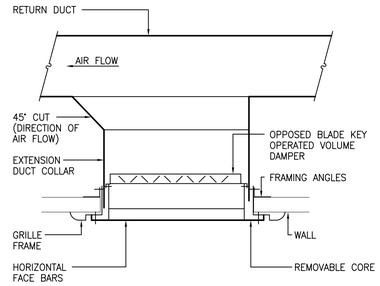
DUCT HANGER DETAIL



INSTALLATION NOTES:

1. FASTEN EXTENSION DUCT COLLAR TO DUCTWORK WITH SHEET METAL SCREWS. AFTER WALL IS INSTALLED, SECURE FRAME TO WALL FRAMING ANGLES AND TO EXTENSION DUCT COLLAR.
2. INSTALL REMOVABLE CORE DAMPER ASSEMBLY.
3. DETAIL SHOWN DOES NOT DEPICT ALL REGISTER DUCTWORK ARRANGEMENTS.

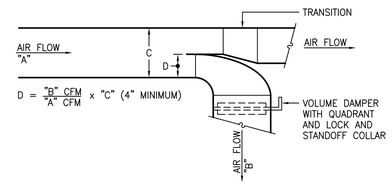
SUPPLY SIDEWALL REGISTER DETAIL



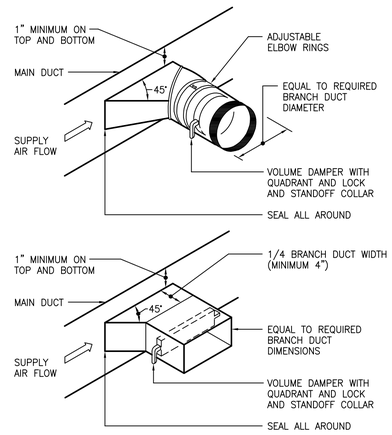
INSTALLATION NOTES:

1. FASTEN EXTENSION DUCT COLLAR TO DUCTWORK WITH SHEET METAL SCREWS. AFTER WALL IS INSTALLED, SECURE FRAME TO WALL FRAMING ANGLES AND TO EXTENSION DUCT COLLAR.
2. INSTALL REMOVABLE CORE DAMPER ASSEMBLY.
3. DETAIL SHOWN DOES NOT DEPICT ALL GRILLE DUCTWORK ARRANGEMENTS.

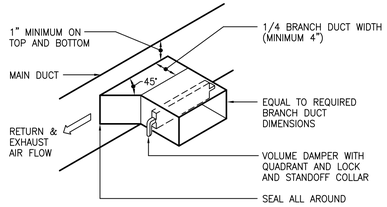
RETURN SIDEWALL GRILLE DETAIL



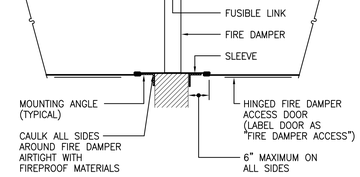
UTILIZE FOR CFM OF "B" EQUAL OR MORE THAN 25% OF "A"



SUPPLY BRANCH TAKE-OFF FITTING DETAIL



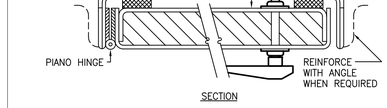
RETURN BRANCH TAKE-OFF FITTING DETAIL



NOTES:

1. OPENINGS IN WALL SHALL BE 1/8" PER FOOT LARGER THAN DAMPER DIMENSIONS (3/16" LARGER PER FOOT FOR STAINLESS STEEL). MINIMUM CLEARANCE OF 1/4" REQUIRED FOR ALL INSTALLATIONS.
2. SLEEVE GAUGE SHALL BE AT LEAST EQUAL TO THE GAUGE OF THE DUCT AS DEFINED BY THE APPROPRIATE SMACNA DUCT CONSTRUCTION STANDARDS AND NFPA 90A, WHEN ONE OR MORE OF THE FOLLOWING DUCT SLEEVE CONNECTIONS ARE USED:
   - A. PLAIN "S" SLIP.
   - B. HEMMED "S" SLIP.
   - C. STANDING "S" SLIP.
   - D. REINFORCED STANDING "S" SLIP.
   - E. INSIDE SLIP JOINT.
   - F. DOUBLE "S" SLIP.
3. IF ANY OTHER DUCT SLEEVE CONNECTIONS ARE USED, THE SLEEVE SHALL BE MINIMUM 16-GAUGE FOR DAMPERS UP TO 36"W x 24"H AND 14-GAUGE IF WIDTH EXCEEDS 36" OR HEIGHT EXCEEDS 24".
4. MOUNTING ANGLE SHALL BE MINIMUM OF 2"x1"x14-GAUGE AND BOLTED, TACK WELDED OR SCREWED TO SLEEVE AT MAXIMUM SPACING OF 12" AND WITH MINIMUM OF TWO CONNECTIONS IN EACH SIDE, TOP AND BOTTOM. MOUNTING ANGLES SHALL OVERLAP WALL A MINIMUM OF 1" ON ALL FOUR SIDES.
5. DAMPER SHALL BE BOLTED, TACK WELDED OR SCREWED TO SLEEVE ON SAME SPACING AS ANGLES. SLEEVES SHALL NOT EXTEND MORE THAN 6" OUTSIDE OF WALL.

FIRE DAMPER (OUTSIDE DUCT) DETAIL

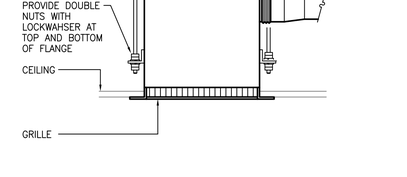


SECTION

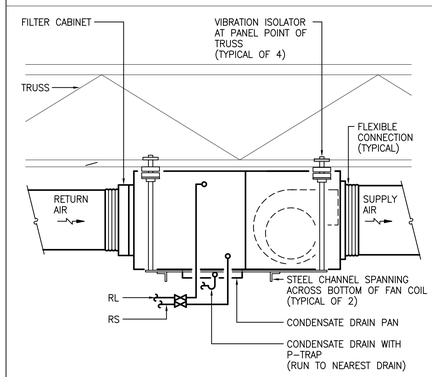
NOTE:

1. ALL DOORS TO OPEN AGAINST PRESSURE.
2. LABEL DOOR "FIRE DAMPER ACCESS".

DUCT ACCESS DOOR DETAIL



CEILING EXHAUST FAN DETAIL

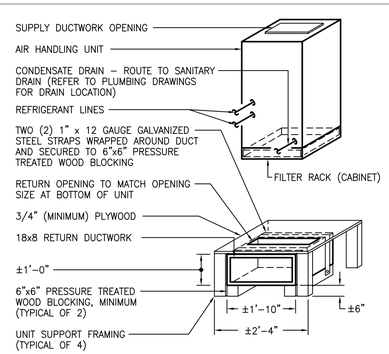


ELEVATION VIEW

NOTES:

1. DETAIL SHOWN DOES NOT DEPICT ALL FAN COIL DUCTWORK ARRANGEMENTS.

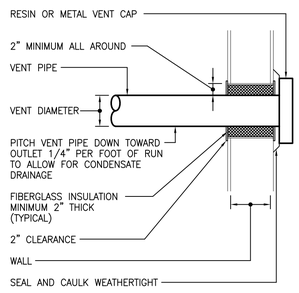
CEILING SUSPENDED AIR HANDLING UNIT DETAIL



NOTES:

1. DETAIL SHOWN DOES NOT DEPICT ALL AIR HANDLING UNIT AND DUCTWORK ARRANGEMENTS.
2. ORIENTATION OF RETURN AIR DUCTWORK AND OPENING MAY VARY.
3. COORDINATE EXACT MOUNTING HEIGHT OF AIR HANDLING UNIT PLYWOOD SUPPORT STRUCTURE WITH THE ARCHITECT PRIOR TO INSTALLATION.

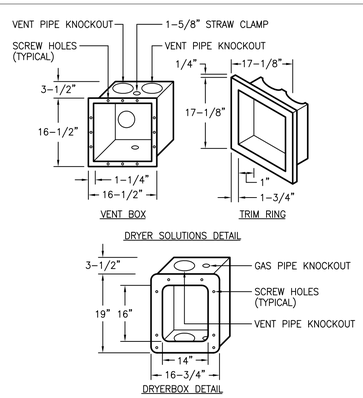
AIR HANDLING UNIT FABRICATED BASE RAIL DETAIL



NOTES:

1. COORDINATE EXACT MOUNTING HEIGHT IN THE FIELD WITH THE ARCHITECT PRIOR TO INSTALLATION.

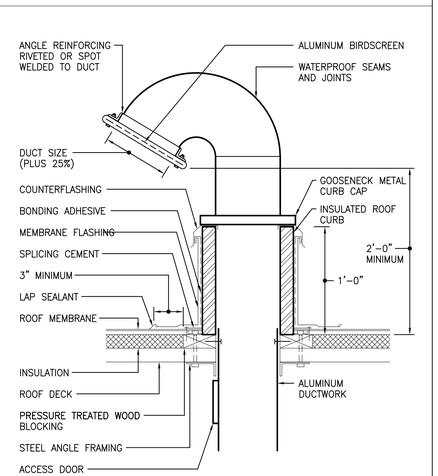
DRYER VENT THRU WALL DETAIL



NOTES:

1. MAINTAIN A MINIMUM OF 1-3/4" CLEARANCE TO EDGE OF SIDE BASEBOARD (TRIM).
2. MAINTAIN A MINIMUM OF 2-1/4" TO 2-5/8" CLEARANCE TO BOTTOM OF UNFINISHED FLOOR.
3. VENT BOX DEPTH FOR 6" WALLS IS 5-1/2".

DRYER VENT BOX DETAIL



SHAFT VENT DUCT GOOSENECK DETAIL

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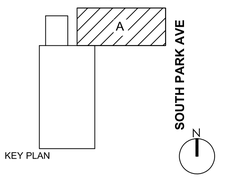

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HVAC DETAILS

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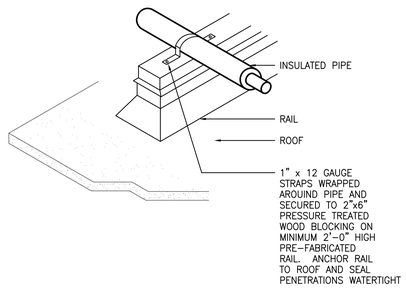
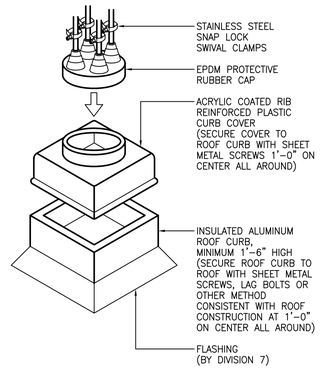


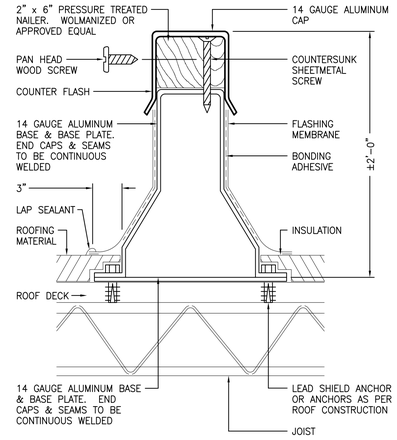
ROOF MOUNTED PIPE SUPPORT DETAIL



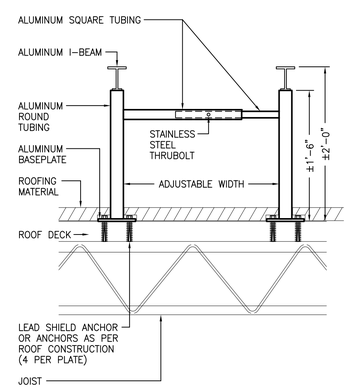
NOTES:

1. DETAIL SHOWN DOES NOT DEPICT ALL PE MOUNTING BASE ARRANGEMENTS.
2. DIVISION 7 SHALL PROVIDE PRESSURE TREATED WOOD BLOCKING AS REQUIRED TO SUPPORT ROOF CURB.

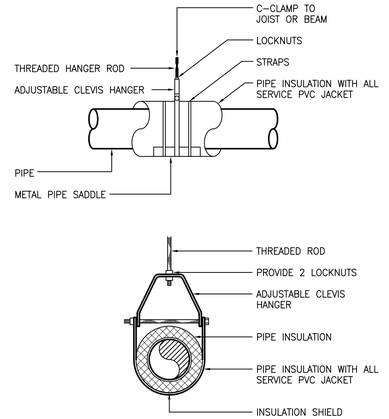
PE MOUNTING BASE (PIPE PORTAL) DETAIL



ROOF MOUNTED EQUIPMENT RAIL DETAIL



ROOF MOUNTED CONDENSING UNIT STAND DETAIL

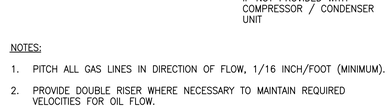


SINGLE PIPE HANGER DETAIL

NOTE:

1. ALL PIPING EXPOSED IN OCCUPIED AREAS SHALL BE JACKETED WITH MATERIALS SUITABLE FOR PAINTING.

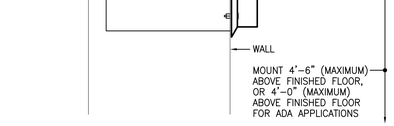
PIPING INSULATION JACKET DETAIL



NOTES:

1. PITCH ALL GAS LINES IN DIRECTION OF FLOW, 1/16 INCH/FOOT (MINIMUM).
2. PROVIDE DOUBLE RISER WHERE NECESSARY TO MAINTAIN REQUIRED VELOCITIES FOR OIL FLOW.
3. PROVIDE A TRAP FOR EVERY 25 FEET OF VERTICAL RISE IN GAS LINES.
4. HVAC EQUIPMENT SUPPLIER SHALL SIZE REFRIGERANT LINES TO MEET SYSTEM REQUIREMENTS.

DX COOLING COIL PIPING DETAIL



THERMOSTAT MOUNTING DETAIL

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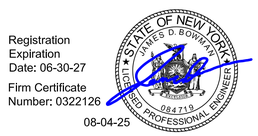

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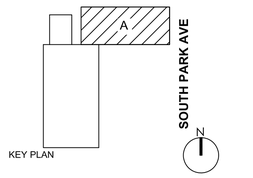

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HVAC DETAILS

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PLUMBING FIXTURE SCHEDULE

ITEM		FIXTURE	MATERIAL	TYPE	OPERATOR/FITTING	CARRIER	H.W.	C.W.	WASTE	VENT	REMARKS/ACCESSORIES
WC–1	DESCRIPTION	ADA FLOOR MOUNTED WATER CLOSET	VITREOUS CHINA	HIGHLINE ELONGATED TANK TYPE	REVOLUTION 360 FLUSHING SYSTEM	––	––	½"	3"	2"	ELONGATED OPEN FRONT SEAT WITHOUT COVER – KOHLER STRONGHOLD #K–4731–CA–0
	MANUFACTURER	KOHLER	––	#K–43999–0, #K–43999–RA–0	––	––	––	––	––	––	PROVIDE KOHLER #K–7637–CP SUPPLY WITH STOP. 1.28 GALLONS PER FLUSH. SEE NOTE #1.
WC–2	DESCRIPTION	ADA FLOOR MOUNTED WATER CLOSET	VITREOUS CHINA	HIGHLINE ELONGATED TANK TYPE	REVOLUTION 360 FLUSHING SYSTEM	––	––	½"	3"	2"	ELONGATED CLOSED FRONT READY–LATCH QUIET–CLOSE SEAT WITH COVER – KOHLER CACHET #K–4636–RL–0
	MANUFACTURER	KOHLER	––	#K–43999–0, #K–43999–RA–0	––	––	––	––	––	––	PROVIDE KOHLER #K–7637–CP SUPPLY WITH STOP. 1.28 GALLONS PER FLUSH. SEE NOTE #1.
LAV–1	DESCRIPTION	ADA WALL MOUNTED LAVATORY	VITREOUS CHINA	KINGSTON	BATTERY OPERATED FAUCET	––	½"	½"	1½"	1½"	PROVIDE ALL ACCESSORIES FOR A 100% COMPLETE INSTALLATION – INCLUDING POINT OF USE MIXING VALVE (–BDT OPTION LISTED UNDER OPERATOR/FITTING). FAUCET – 0.5 GPM. SEE NOTE #7.
	MANUFACTURER	KOHLER	––	#K–2005–0	SLOAN #EBF–650–BAT–BDT–CP–0.5GPM–MLM–FCT	––	––	––	––	––	
LAV–2	DESCRIPTION	LAVATORY AND VANITY BY OTHERS. PLUMBING CONTRACTOR TO COORDINATE FAUCET INSTALL IN FIELD WITH GC.			MANUAL SINGLE HANDLE FAUCET	––	½"	½"	1½"	1½"	POP–UP DRAIN IS INCLUDED WITH FAUCET. PROVIDE ALL ACCESSORIES FOR A 100% COMPLETE INSTALLATION. FAUCET – 1.0 GPM SEE NOTE #7.
	MANUFACTURER				SYMMONS #SLS3512MBPP	––	––	––	––	––	
KS–1	DESCRIPTION	ADA TOP MOUNT KITCHEN SINK	18 GAUGE STAINLESS STEEL	SINGLE BASIN SINK	SINGLE HANDLE PULL–DOWN FAUCET	––	½"	½"	1½"	1½"	PROVIDE ALL OTHER ACCESSORIES FOR A 100% COMPLETE INSTALLATION – INCLUDING POINT OF USE MIXING VALVE. FAUCET – 1.5 GPM. SEE NOTE #7.
	MANUFACTURER	ELKAY	––	#LRAD3122651	SYMMONS #SPR–3510–PD–MB–1.5	––	––	––	––	––	
KS–2	DESCRIPTION	TOP MOUNT KITCHEN SINK	18 GAUGE STAINLESS STEEL	SINGLE BASIN SINK	SINGLE HANDLE PULL–DOWN FAUCET	––	½"	½"	2"	2"	PROVIDE ALL OTHER ACCESSORIES FOR A 100% COMPLETE INSTALLATION – INCLUDING POINT OF USE MIXING VALVE. FAUCET – 1.5 GPM. SEE NOTES #4 & #7.
	MANUFACTURER	ELKAY	––	#DLR2219101	SYMMONS #SPR–3510–PD–MB–1.5	––	––	––	––	––	
SHWR–1	DESCRIPTION	SHOWER FLOOR AND WALLS TO BE TILED BY OTHERS.		MIFAB SQUARE FLOOR DRAIN (6" STRAINER)	WALL MOUNT SHOWER HEAD & HAND SHOWER – 2.0 GPM EACH. SEE ACCESSORIES.	––	½"	½"	2"	1½"	PROVIDE SYMMONS: #3595BMBTRM SHOWER TRIM, #261XP2BODY TEMPTROL VALVE, & #2DIVBODYSRT DIVERTER VALVE. SEE NOTE #2.
	MANUFACTURER			#F1102–C–S6–1 –6–7–7MG–49–HP		––	––	––	––	––	
SHWR–2	DESCRIPTION	SHOWER FLOOR AND WALLS TO BE TILED BY OTHERS.		MIFAB SQUARE FLOOR DRAIN (6" STRAINER)	WALL MOUNT SHOWER HEAD & HAND SHOWER – 2.0 GPM EACH. SEE ACCESSORIES.	––	½"	½"	2"	1½"	PROVIDE SYMMONS: #3595BMBTRM SHOWER TRIM, #261XP2BODY TEMPTROL VALVE, & #2DIVBODYSRT DIVERTER VALVE. SEE NOTE #2.
	MANUFACTURER			#F1102–C–S6–1 –6–7–7MG–49–HP		––	––	––	––	––	
WB–1	DESCRIPTION	FIRE RATED WASHING MACHINE OUTLET BOX	BULK MOLDED COMPOUND	DRAIN WITH DOMESTIC VALVES	SINGLE LEVER	––	½"	½"	2"	––	BOX SHALL HAVE WATER HAMMER ARRESTORS & 2" DRAIN FITTING. FLEXIBLE VALVE/DRAIN ARRANGEMENT CAPABILITIES TO FIT IN FIELD REQUIREMENTS. SEE NOTE #4.
	MANUFACTURER	OATEY	THERMOSET FIRE–RATED PLASTIC	#38485	½" ASTM F1960 PEX CONNECTION VALVES	––	––	––	––	––	
DB–1	DESCRIPTION	FIRE REATED WATER HEATER DRAIN BOX	PVC	MODA FIRE RATED PLAIN DRAIN BOX	––	––	––	––	2"	––	BOX SHALL HAVE 2" DRAIN FITTING. UNITS TO BE USED TO ACCOMMODATE WH–3 DRAINS. SEE DETAILS #6 & #7 ON DRAWING P–2.
	MANUFACTURER	OATEY	––	#37450	––	––	––	––	––	––	
MR–1	DESCRIPTION	MOP RECEPTOR	TERRAZZO	DROP FRONT	MANUAL FAUCET – CHROME FINISH	––	½"	½"	3"	2"	PROVIDE HOSE 36" LONG WITH WALL HANGER (–KH36), MOP HANGER WITH 3 GRIPS ON STAINLESS STEEL BRACKET (–KMH), AND 24" WALL GUARDS (–KWG). SEE NOTES #6 & #7.
	MANUFACTURER	ACORN	––	#TDF–24	OPTION –KFC	––	––	––	––	––	
HYD–1	DESCRIPTION	NON–FREEZE WALL HYDRANT	CAST BRASS	WALL MOUNT HYDRANT WITH BOX	––	––	––	¾"	––	––	UNIT SHALL HAVE CAST BRASS HINGED LATCHING COVER WITH SATIN NICKEL FINISH, INTEGRAL VACUUM BREAKER–BACKFLOW PREVENTER, AND CONTROL KEY. SEE NOTE #5.
	MANUFACTURER	PRIER	––	C–634N (HYDRANT) C–634BX1 (BOX)	––	––	––	––	––	––	
FD–1	DESCRIPTION	FLOOR DRAIN	CAST IRON	SQUARE ADJUSTABLE STRAINER	––	––	––	––	4"	2"	DRAINS SHALL HAVE OPTIONS LISTED: (–3–6–7–7MG–HP) & 8" STRAINER. SEE NOTE #3.
	MANUFACTURER	MIFAB	––	#F1100–C–S	––	––	––	––	––	––	
FD–2	DESCRIPTION	FLOOR DRAIN	CAST IRON	SQUARE ADJUSTABLE STRAINER	––	––	––	––	6"	3"	DRAINS SHALL HAVE OPTIONS LISTED: (–3–6–7–7MG) & 10" STRAINER. SEE NOTE #3.
	MANUFACTURER	MIFAB	––	#F1100–C–S	––	––	––	––	––	––	

NOTES: MANUFACTURERS AND MODELS INDICATED ARE BASIS OF DESIGN, CONTRACTOR MAY SUBMIT EQUAL FOR APPROVAL.

1. WC–1 & FIRST FLOOR WC–2'S ORIENTATION SHALL BE VERIFIED BEFORE UNITS ARE ORDERED. TRIP LEVER SHOULD BE INSTALLED AWAY FROM GRAB BARS PER ADA STANDARDS.
2. SHOWER HEADS ARE SHOWN ON BASEPLANS AND WALLS BEHIND THEM VARY – SOME ARE SHOWN IN EXTERIOR WALLS – WALLS IN THOSE LOCATIONS ARE FURRED OUT AND HEAD SHALL REMAIN (ALL PIPING IS TO BE INSULATED PER SPECIFICATIONS). SOME SHOWERHEADS ARE SHOWN IN FIRE RATED WALLS – PIPING FOR SHOWER HEAD SHALL BE FIRESTOPPED TO MAINTAIN THE INTEGRITY OF THE WALL'S FIRE RATING.
3. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS (–7 OPTION) UNLESS OTHERWISE NOTED. AUTOMATIC TRAP PRIMER ON COLD WATER SUPPLY AT NEAREST FIXTURE AND RUN TO TRAP SEAL BEING PROTECTED. PROVIDE ACCESS PANEL WHEN PRIMERS ARE INSTALLED IN WALLS. WHERE NO FIXTURE IS AVAILABLE (I.E. MECHANICAL ROOMS) SEE DETAILS #10, #11, AND #12 ON DRAWING P–3.
4. FIXTURES LABELED DW (DISHWASHER), W (WASHING MACHINE), AND IM (ICE MAKER) SHALL BE SELECTED BY ARCHITECT/OWNER. PLUMBING CONTRACTOR IS TO ONLY CONNECT HOT WATER AND SANITARY TO THE DISHWASHER – SEE DETAIL #15 ON DRAWING P–3. PLUMBING CONTRACTOR IS TO ONLY CONNECT COLD WATER TO THE ICEMAKER (COORDINATE FINAL CONNECTION SIZE AND LOCATION IN FIELD). PLUMBING CONTRACTOR IS TO ONLY CONNECT HOT, COLD, AND WASTE LINES TO THE WASHER AND PROVIDE AND FULLY INSTALL WASHER BOX (WB–1) AND ASSOCIATED PIPING. SEE DETAIL #9 ON DRAWING P–3.
5. ALL WALLS CONTAINING WALL HYDRANT (HYD–1) SHALL HAVE WALL THICKNESS MEASURED BEFORE UNITS ARE ORDERED.
6. WALL GUARDS ARE TO BE INSTALLED ON ANY WALLS ADJACENT TO THE MOP RECEPTOR AND SHALL BE ORDERED AS MANY AS REQUIRED PER MOP RECEPTOR. CONTRACTOR TO VERIFY THE REQUIRED NUMBER OF WALL GUARDS PER MOP RECEPTOR BEFORE ORDERING
7. PROVIDE CALEFFI SINKMIXER MODEL #521201A THERMOSTATIC MIXING VALVE AT SINKS AND LAVATORIES WITHOUT SPECIFIC VALVE NOTED. PROVIDE CALEFFI 5213 SERIES THERMOSTATIC MIXING VALVE AT MOP RECEPTORS WITHOUT SPECIFIC VALVES NOTED. FOR THE FIXTURES THAT HAVE MIXING VALVES INCLUDED WITH THE OPTIONS LISTED – THE CALEFFI VALVES MAY BE SUBSTITUTED FOR THOSE VALVES. ENDS OF VALVES TO BE SWEAT OR F1960 PEX CONNECTION. TEMPERATURE AT FAUCET TO BE 110°F.

BOOSTER PUMP SCHEDULE

Unit No.		P–1 & P–2
System		DOMESTIC WATER SERVICE
Service		WATER PRESSURE BOOSTING
Location		MECHANICAL 001
Pump	**GPM**	62.3
	Head psi	30
	Style	IN–LINE
Connections	**Inlet**	2"
	Outlet	2"
Motor	**HP (Each)**	2
	Electric	200–240 V / 1PH / 60 HZ
Make		GRUNDFOS
Model		10–54
Series		CMBE TWIN

NOTES:

1. PROVIDE DUPLEX PACKAGE SYSTEM, VFD CONTROLLED, CONSTANT PRESSURE PUMPS MOUNTED ON BASE AND PIPED IN PARALLEL, WITH ISOLATION VALVES. EACH UNIT REQUIRES SEPARATE POWER CONNECTION VIA FUSE. PACKAGE SYSTEM INCLUDES: (2) 5–WAY VALVES, (2) EXPANSION TANKS, (2) PRESSURE GAUGES, (2) PRESSURE SENSORS. DIMENSIONS OF UNIT: 22" H X 21.10" L X 26.8" D.
2. SYSTEM CONSISTS OF (2) PUMPS, CONNECTED IN PARALLEL, AND MOUNTED ON A COMMON BASE PLATE FEATURES INCLUDE: CONSTANT PRESSURE VIA INTEGRATED SPEED CONTROL, CASCADE CONTROL AND PUMP ALTERNATION, AND DRY–RUNNING PROTECTION.
3. ALL BOOSTER PUMPS SHALL HAVE A CUTOFF SET AT A SUCTION PRESSURE NO LESS THAN 10 PSI. PUMP SHUTOFF PRESSURE SHALL BE 70 PSIG.

BACKFLOW PREVENTER SCHEDULE

MARK	MANUFACTURER	SIZE	MAX. PRESSURE DROP	SERVING	REMARKS
BFP–1	WATTS	2½"	10 PSI	DOMESTIC WATER SERVICE	MODEL 957OSY. SEE DETAIL #1 ON DRAWING P–2.

GENERAL PLUMBING NOTES

1. GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING WORKING DRAWINGS.
2. THE WORK SHALL BE EXECUTED IN STRICT CONFORMITY WITH BASE BUILDING SPECIFICATION AND WITH THE LATEST EDITION OF THE PREVAILING LOCAL PLUMBING AND BUILDING CODES AND ALL LOCAL REGULATIONS THAT MAY APPLY. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE THE MORE STRINGENT STANDARD SHALL APPLY.
3. ALL PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
4. NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION BY THE ENGINEER OF RECORD.
5. NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
6. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
7. ROUGH–IN DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH GENERAL CONTRACTOR AND FIELD SUPERVISOR.
8. INSTALL BALL VALVES ON ALL BRANCH SUPPLY LINES.
9. PROVIDE ACCESS PANELS ON ALL INACCESSIBLE VALVES AND CLEANOUTS. ACCESS PANELS SHALL BE PROVIDED BY PLUMBING CONTRACTOR AND CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LOCATION. MOUNT SHUT–OFF VALVES NO HIGHER THAN 12'–8" AFF.
10. ALL WORK SHALL BE PROPERLY TESTED, BALANCED AND CLEANED. PROVIDE A ONE YEAR WARRANTY FROM DATE OF FINAL INSPECTION ON ALL PARTS AND LABOR.
11. FOLLOW PDI STANDARDS FOR WATER HAMMER ARRESTORS.
12. ALL FIXTURES TO BE SUPPLIED & INSTALLED BY PLUMBING CONTRACTOR UNLESS OTHERWISE NOTED. FIXTURES ON THE SCHEDULE ARE BASIS OF DESIGN, CONTRACTOR MAY SUBMIT EQUAL FOR APPROVAL. PROVIDE DEARBORN #ADA100 OR #ADA101 INSULATING KITS ON TRAPS AND HOT AND COLD WATER SUPPLIES TO ALL HANDICAPPED LAVATORIES. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF HANDICAPPED FIXTURES.
13. ALL NOTED FIXTURES SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT OF 1990". FIXTURES AND THEIR INSTALLATION SHALL ALSO COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) PUBLICATION A117.1 – "PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE" AND/OR GOVERNING CODE. ALL PLUMBING FIXTURES, EQUIPMENT, TRIM, AND FITTINGS SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES.
14. WATER AND ENERGY CONSERVATION CODES. THE SCHEDULED AND/OR SPECIFIED PLUMBING FIXTURES AND EQUIPMENT REPRESENT THE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR THE CONTRACTOR'S BASE BID. IF THE SCHEDULED OR SPECIFIED FIXTURES OR EQUIPMENT DO NOT COMPLY WITH GOVERNING CODES OR REGULATIONS IN ALL RESPECTS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR COMPLYING FIXTURES, EQUIPMENT, TRIM, OR FITTINGS. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTOR'S BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS AND CODES.
15. PLUMBING FIXTURES SHALL BE WATER CONSERVING TYPE AS FOLLOWS PER NYS PLUMBING CODE (PROVIDE REQUIRED AERATORS ON ALL FAUCETS TO ENSURE FLOW RATES ARE MET):
    WATER CLOSET (TOILET) – MAX. 1.28 GPF
    PUBLIC LAVATORY FAUCET – MAX. 0.5 GPM; PRIVATE LAVATORY FAUCET – MAX. 1.0 GPM
    SHOWER – MAX. 2.0 SHOWERHEAD
16. GENERAL CONTRACTOR SHALL COORDINATE WATER METER LOCATION AND INSTALLATION WITH LOCAL AUTHORITIES AND SITE DRAWINGS IF NOT EXISTING.
17. PROVIDE BUILDING WATER AND GAS SERVICE LINES 5'–0" FROM BUILDING LINE, OR INSIDE BUILDING FROM OUTLET SIDE OF METER AS SHOWN ON SITE PLAN. COORDINATE EXACT LOCATION WITH SITE DRAWINGS AND AT JOB SITE. PROVIDE BACKFLOW PREVENTER AS REQUIRED BY LOCAL AUTHORITIES FOR WATER SERVICE.
18. SANITARY SEWER PIPING SHOWN IS BASED ON 0.125"/FT FOR 3"–6" & 0.25"/FT FOR 2½" OR LESS FOR ALL PIPING. COORDINATE BUILDING SEWER LOCATION AND INVERT ELEVATION WITH SITE DRAWINGS.
19. TRAP SEAL PRIMERS ARE TO BE PROVIDED AT ALL FLOOR DRAIN LOCATIONS.
20. FIRESTOP ALL FLOOR TO FLOOR PENETRATIONS AS REQUIRED.
21. CONCEAL PIPING AS MUCH AS POSSIBLE. PIPING IS RUN ON PLANS IN PLACES WHERE CEILINGS EXIST. ONLY WHEN IT CANNOT BE AVOIDED SHALL THE PLUMBER RUN PIPING WHERE NO CEILING EXISTS. SHOULD ANY PIPING BE EXPOSED PAINT PER SPECIFICATIONS.
22. COMMISSIONING (INCLUDING COMMISSIONING PLAN AND REPORT) OF PLUMBING SYSTEMS (HOT WATER TANKS, BOILERS, CONTROLS, RECIRCULATION PUMPS, ETC.) SHALL BE PROVIDED AND PERFORMED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE SECTIONS C408.2 AND C408.2.1 BY AN APPROVED THIRD PARTY TESTING AGENCY SELECTED BY THE OWNER, WHERE THE FOLLOWING APPLIES:
    22.1. TOTAL HVAC SYSTEM AND SERVICE WATER HEATING EQUIPMENT CAPACITIES ARE GREATER THAN OR EQUAL TO 600,000 BTUH COMBINED SERVICE WATER HEATING AND SPACE HEATING CAPACITY.

BUILDING SANITARY SEWER LOADS

BUILDING LOAD	159.0 DFU's
TOTALS	159.0 DFU's
FUTURE LOADS	x 1.1
	175 DFU's
BUILDING TOTAL	+/– 10 DFU's
	(REUSE EXISTING 6" SANITARY SEWER LINE @ 1/8" SLOPE)

DFU DRAINAGE FIXTURE UNITS

BUILDING DOMESTIC WATER LOADS

BUILDING LOAD	76.00 WSFU
TOTALS	76.00 WSFU
FUTURE LOADS	x 1.1
	83.60 WSFU
BUILDING TOTAL	+/– 5 WSFU
	(62.3 GPM = 2½" WATER LINE. MINIMUM PRESSURE AT 3RD FLOOR TO BE 50 PSI.)

WSFU WATER SUPPLY FIXTURE UNITS

LEGEND

	SANITARY SEWER IN CEILING (SS)
XSS XSS	EXISTING UNDERSLAB SANITARY SEWER (XSS)
LSS U/F LSS U/F	UNDERFLOOR LINT SANITARY SEWER (LSS U/F)
LSS LSS LSS	LINT SANITARY SEWER IN CEILING (LSS)
U	UNDERGROUND PIPING (U)
ST ST ST	STORM SEWER (ST)
CW	DOMESTIC COLD WATER (CW)
HWR	HOT WATER RECIRCULATING – STANDARD TEMPERATURE (HWR)
140° HWR	HOT WATER RECIRCULATING – ELEVATED TEMPERATURE (HWR)
110°	HOT WATER – REDUCED TEMPERATURE (110° HW)
HW	HOT WATER – STANDARD TEMPERATURE (120° HW)
140°	HOT WATER – ELEVATED TEMPERATURE (140° HW)
V	SANITARY VENT (V)
EX GAS EX GAS	EXISTING GAS PIPING (7" WC)
U/F	UNDERFLOOR PIPING
EX FP EX FP	EXISTING FIRE PROTECTION PIPING
	UNION
	PLUG COCK
	ELBOW – TURNED DOWN
	ELBOW – TURNED UP
	TEE – TURNED DOWN
	TEE – TURNED UP
	GATE VALVE
	CONCENTRIC REDUCER
	CONCENTRIC INCREASER
	BALL VALVE
	MIXING VALVE
	CHECK VALVE
	SHUT–OFF VALVE IN VERTICAL LINE
	GAS PRESSURE REGULATOR
	TEMP. & PRESS. RELIEF VALVE
	STRAINER
RD	ROOF DRAIN
RD ORD	ROOF DRAIN/OVERFLOW DRAIN
FD	FLOOR DRAIN
	PUMP
FCO	FLOOR CLEANOUT
HB	HOSE BIBB
WH	WALL HYDRANT – ALSO SHOWN AS HYD
HYD	POST MOUNT ROOF HYDRANT
WCO	WALL CLEANOUT
CO	CLEANOUT
WHA	WATER HAMMER ARRESTOR (WHA)
CAP	CAP/PLUG
	POINT OF CONNECTION – NEW TO EXISTING
	CALIBRATED BALANCING VALVE
#	EQUIPMENT NUMBER
AAV	AIR ADMITTANCE VALVE (AAV)
	DIRECTION OF FLOW

FD	FLOOR DRAIN	HW	HOT WATER
FCU	FAN COIL UNIT	CW	COLD WATER/CITY WATER
TYP.	TYPICAL	GC	GENERAL CONTRACTOR
DN	DOWN	FCO	FLOOR CLEANOUT
VTR	VENT THRU ROOF	CONT.	CONTINUATION
U/F	UNDER FLOOR	W.C.	WATER COLUMN
SS	SANITARY SEWER	CD	CONDENSATE DRAIN
V	PLUMBING VENT	VBF	VENT BELOW FLOOR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	ETR	EXISTING TO REMAIN
		APT.	APARTMENT
AHU	AIR HANDLING UNIT	VFB	VENT UP FROM BELOW
CI	CAST IRON	N/A	NOT APPLICABLE
MC	MECHANICAL CONTRACTOR	PC	PLUMBING CONTRACTOR
FLR./FLRS.	FLOOR/FLOORS	AAV	AIR ADMITTANCE VALVE
EC	ELECTRICAL CONTRACTOR	DRWG./DRWGS.	DRAWING/DRAWINGS
LAV(S)	LAVATORY(IES)	WC(S)	WATER CLOSET(S)
F/#	FOR (# OF ITEMS)	&	AND
FDC	FIRE DEPARTMENT CONNECTION	DW	DISHWASHER
		SHWR(S)	SHOWER(S)
GRND	GROUND	KS	KITCHEN SINK
AFF	ABOVE FINISHED FLOOR	AD	ACCESS DOOR
		BSMT	BASEMENT

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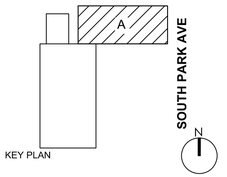


DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	AMD
CHECKED BY	JDB

DRAWING TITLE
PLUMBING LEGENDS AND SCHEDULES

P-1

PERMIT SET

ELECTRIC DOMESTIC WATER HEATER SCHEDULE

Designation	Capacity (gallons)	Recovery (gal's./hr. @ 100°F rise)	First Hour Rating (Gallons)	Fuel Data			Physical Data		Controls	Remarks
				Efficiency or UEF	Type	Input (kW)	Diameter	Height		
WH–1	50	74	114	PREMIUM	Electric	18.0 kW	55¾" H X 27" W X 21¾" L		Built–in Adjustable Thermostat	1, 4, 5, & 8
WH–2	10	12	20	PREMIUM	Electric	3.0 kW	18"	18¼"	Built–in Adjustable Thermostat	2, 4, 6, & 9
WH–3	40	19	51	0.92	Electric	4.5 kW	23"	32"	Built–in Adjustable Thermostat	3, 4, 7, & 10

NOTES:
1. WATER HEATER SELECTION BASED ON: AO SMITH – MODEL #DRE–52–18, 208V 3ø – THREE 6.0 kW ELEMENTS, SIMULTANEOUS OPERATION. (MAY CONTAIN 3 ADDITIONAL ELEMENTS – LOAD STILL EQUALS ONLY 18 kW.)
2. WATER HEATER SELECTION BASED ON: AO SMITH – MODEL #DEL–10S–3.0, 208V 1ϕ – SINGLE 3.0 kW ELEMENT.
3. WATER HEATER SELECTION BASED ON: AO SMITH – MODEL #DEL–40D–4.5, 208V 1ø – DUAL 4.5 kW ELEMENTS, NON–SIMULTANEOUS OPERATION.
4. PIPE RELIEF VALVE OUTLET TO MOP RECEPTOR, FLOOR DRAIN, OR DRAIN BOX (DB–1) USING FULL SIZE TYPE 'L' COPPER PIPING.
5. SEE DETAILS #2, #4, & #5 ON DRAWING P–2. PROVIDE AMTROL ST–12C–DD EXPANSION TANK WITH ANTIMICROBIAL LINER TO MATCH WH–1. PROVIDE DRAIN PAN AS PER NYS PLUMBING CODE, CHAPTER 5.
6. SEE DETAILS #3A, #3B, #4, & #5 ON DRAWING P–2. PROVIDE HOLDRITE WATER HEATER STAND #40–S–22–A & OATEY DRAIN PAN # 34171. PROVIDE AMTROL ST–5C–DD EXPANSION TANK WITH ANTIMICROBIAL LINER TO MATCH WH–2.
7. SEE DETAILS #6 & #7 ON DRAWING P–2. PROVIDE HOLDRITE WATER HEATER STAND #50–SWHP–W. PROVIDE AMTROL ST–5C–DD EXPANSION TANK WITH ANTIMICROBIAL LINER TO MATCH WH–3.
8. PROVIDE RCP–1 AT WH–1 – SEE SCHEDULE. PROVIDE ALL RELATED PIPING ETC FOR A 100% COMPLETE INSTALLATION.
9. PROVIDE RCP–2 AT WH–2 – SEE SCHEDULE. PROVIDE ALL RELATED PIPING ETC FOR A 100% COMPLETE INSTALLATION.
10. PROVIDE ALL RELATED PUMPING/PIPING ETC FOR A 100% COMPLETE INSTALLATION. COORDINATE ALL EQUIPMENT LAYOUTS WITH GC – SPACE IS LIMITED.

RECIRCULATION PUMP SCHEDULE

Designation	Location/Description	GPM	Head	Motor Wattage	Volts/PH	Connection – Discharge	Notes	Manufacturer	Model
RCP–1	MECHANICAL 002 / SUPER HIGH EFFICIENCY STAINLESS STEEL CIRCULATOR	0.13	3.45	106	115/1/60	GF15/26/40/43	1	GRUNDFOS	MAGNA3 32–60 GF N
RCP–2	MECHANICAL 002 / SUPER HIGH EFFICIENCY STAINLESS STEEL CIRCULATOR	0.10	3.41	106	115/1/60	GF15/26/40/43	2	GRUNDFOS	MAGNA3 32–60 GF N

NOTES: ALTERNATE MANUFACTURER: AQUAMOTION.

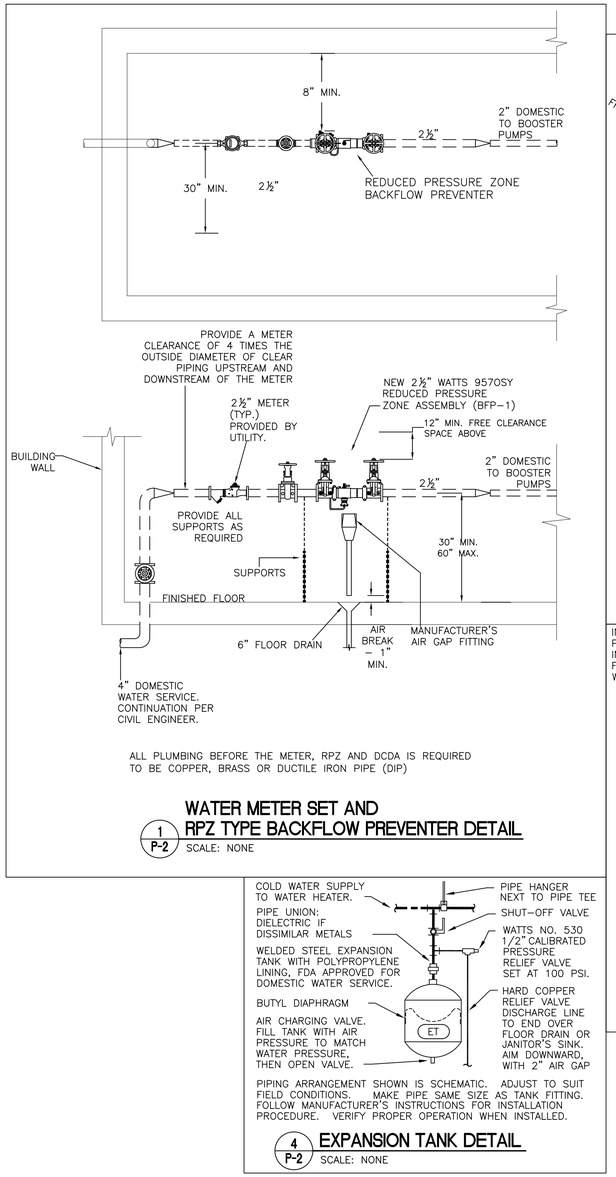
1. PRODUCT NUMBER: 98126822. PROVIDE SHUT–OFF VALVES AS INDICATED ON PLANS. PROVIDE 7–DAY PROGRAMMABLE TIMER. SEE DETAILS #2 & #5 ON DRAWING P–2.
2. PRODUCT NUMBER: 98126822. PROVIDE SHUT–OFF VALVES AS INDICATED ON PLANS. PROVIDE 7–DAY PROGRAMMABLE TIMER. SEE DETAILS #3A & #5 ON DRAWING P–2.

LINT INTERCEPTOR SCHEDULE

Designation	Location/ Description	GPM	Liquid Capacity (gallons)	Solid Capacity (gallons)	Inlet/ Outlet Size	Shipping Weight (lbs.)	Model No.	Manufacturer	Notes
LINT–1	RECESSED IN FLOOR/ LAUNDRY 103.1	50	44	22	3"	71	LI–50–L–HD	MIFAB	1

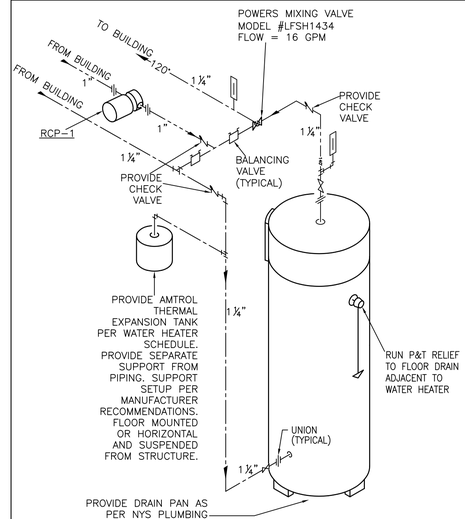
NOTES: UNIT DIMENSIONS – 33" L X 25.5" W X 24.25" D.

1. COORDINATE FINAL LOCATION IN FIELD WITH OTHER EQUIPMENT IN THE ROOM. (–HD) OPTION PROVIDES REINFORCED LID SINCE UNIT IS OUT IN WALKWAY AND COULD HAVE HEAVY ITEMS WHEELED OVER TOP OF UNIT. INTERCEPTOR SUPPORTS 3 WASHING MACHINES.

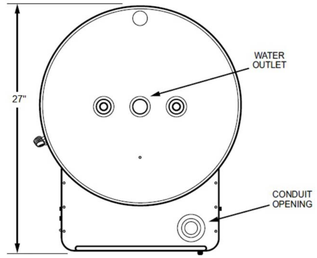


ALL PLUMBING BEFORE THE METER, RPZ AND DCDA IS REQUIRED TO BE COPPER, BRASS OR DUCTILE IRON PIPE (DIP)

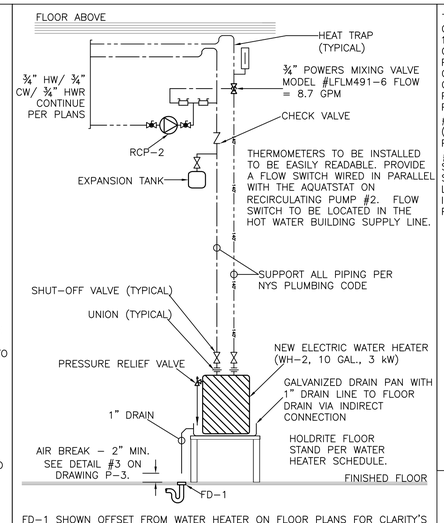
1 P–2 WATER METER SET AND RPZ TYPE BACKFLOW PREVENTER DETAIL
SCALE: NONE



2 P–2 WH–1 ELECTRIC HOT WATER HEATER DETAIL
SCALE: NONE

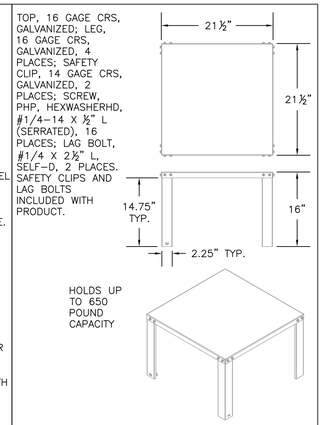


NOTES:
1. THERMOMETERS TO BE INSTALLED TO BE EASILY READABLE – PROVIDE A FLOW SWITCH WIRED IN PARALLEL WITH THE AQUATSTAT ON RECIRCULATING PUMP #1. FLOW SWITCH TO BE LOCATED IN THE HOT WATER BUILDING SUPPLY LINE. PROVIDE 7–DAY PROGRAMMABLE TIMER.
2. PROVIDE ELECTRICAL CONNECTION FOR CALEFFI LEGIOMIX VALVE. COORDINATE WITH ELECTRICAL CONTRACTOR.
3. WATER HEATER SHALL BE INSTALLED PER MANUF. RECOMMENDATIONS.
4. PIPING DIAGRAM IS SCHEMATIC AND SHALL BE MODIFIED TO SUIT FIELD CONDITIONS.
5. COORDINATE ALL ADDITIONAL REQUIREMENTS WITH THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS IN THE FIELD.

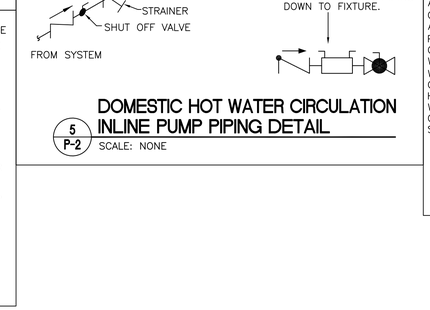


FD–1 SHOWN OFFSET FROM WATER HEATER ON FLOOR PLANS FOR CLARITY'S SAKE. UNIT MAY BE DIRECTLY INSTALLED UNDERNEATH WATER HEATER.

3A P–2 WH–2 ELECTRIC WATER HEATER DETAIL
SCALE: NONE

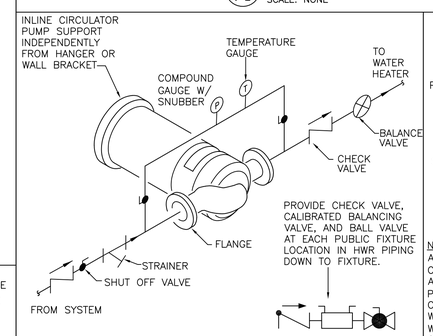


3B P–2 WH–2 STAND DETAIL
SCALE: NONE

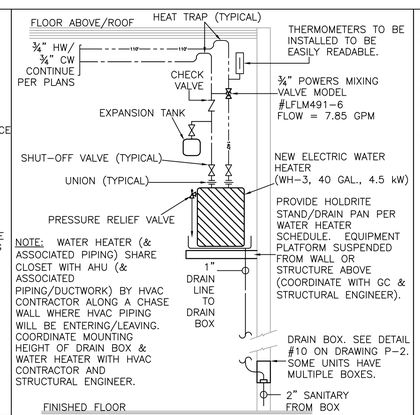


PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. MAKE PIPE SAME SIZE AS TANK FITTING. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED.

4 P–2 EXPANSION TANK DETAIL
SCALE: NONE



5 P–2 DOMESTIC HOT WATER CIRCULATION INLINE PUMP PIPING DETAIL
SCALE: NONE

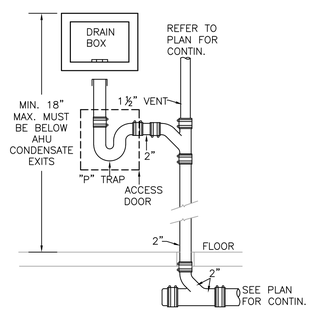


6 P–2 WH–3 ELECTRIC WATER HEATER DETAIL
SCALE: NONE

NOTE: UNIT USED FOR WATER HEATER DRAINS & AHU CONDENSATE. AHU HAS PRIMARY & SECONDARY CONDENSATE. AHU SITS ON STAND SO THAT RETURN DUCTWORK CAN RUN UNDERNEATH IT.

WATER HEATER (& ASSOCIATED PIPING) SHARE CLOSET WITH AHU (& ASSOCIATED PIPING/DUCTWORK) BY HVAC CONTRACTOR ALONG A CHASE WALL WHERE HVAC PIPING WILL BE ENTERING/LEAVING. COORDINATE MOUNTING HEIGHT OF DRAIN BOX & WATER HEATER WITH HVAC CONTRACTOR AND STRUCTURAL ENGINEER.

SOME UNIT MECHANICAL SPACES MUST HAVE (2) DRAIN BOXES DUE TO EQUIPMENT LAYOUT, CHASE LOCATIONS, & HVAC PIPING RISERS. SEE FLOOR PLANS.



7 P–2 DRAIN BOX PIPING DIAGRAM
SCALE: NONE

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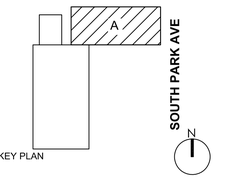

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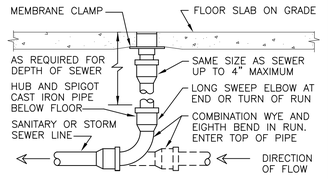
PLUMBING SCHEDULES CONTINUED & DETAILS

P-2

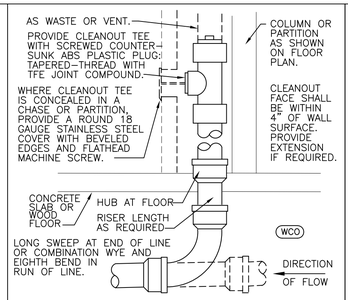
PERMIT SET

TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE BRONZE PLUG IN CAST IRON BODY.



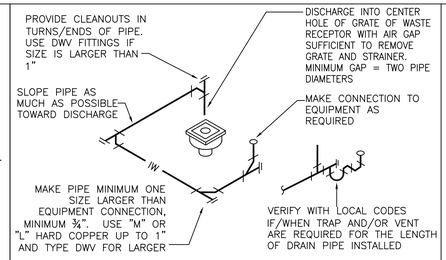
LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

1 P-3 FLOOR CLEANOUT DETAIL
SCALE: NONE



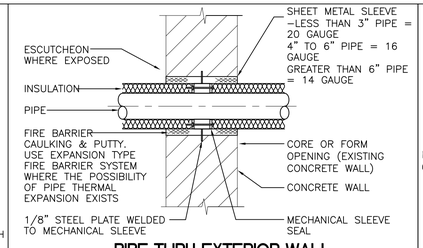
PROVIDE WCO WHERE SHOWN ON PLAN, AND ON SANITARY WASTE BRANCHES NOT SERVED WITH A FLOOR CLEANOUT: LOCATE ABOVE FIXTURE FLOOD RIM WITHIN 4' OF FLOOR. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

2 P-3 WALL CLEANOUT DETAIL
SCALE: NONE

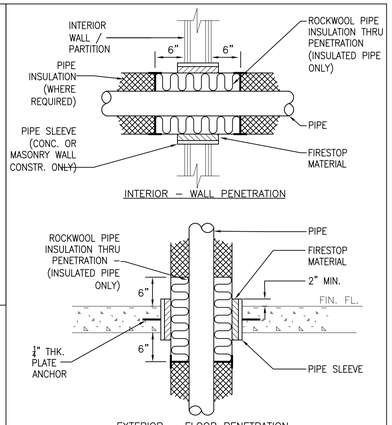


NOTE: ROUTE PIPE INCONSPICUOUSLY AND UNOBTRUSIVELY. HANG PIPE AS REQUIRED. DO NOT INSULATE INDIRECT DRAIN PIPE WHEN INSTALLED EXPOSED IN FOOD SERVICE FACILITY. REFER TO LOCAL CODES FOR ADDITIONAL INFORMATION.

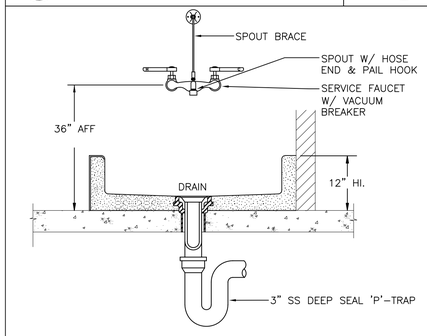
3 P-3 INDIRECT WASTE PIPE AT DRAIN RECEPTOR DETAIL
SCALE: NONE



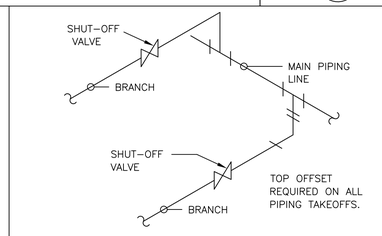
4 P-3 PIPE THRU EXTERIOR WALL PENETRATION DETAIL
SCALE: NONE



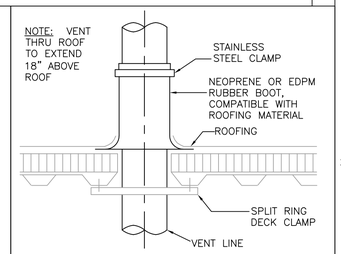
5 P-3 TYP. FIRESTOPPING AT PENETRATIONS (PIPE THRU WALL/FLOOR) DETAIL
SCALE: NONE



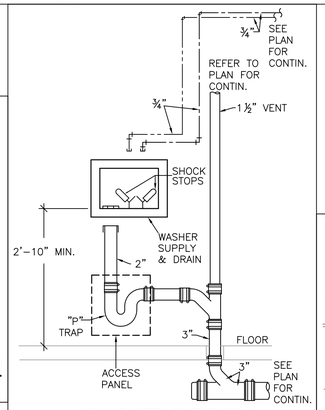
6 P-3 MOP RECEPTOR DETAIL
SCALE: NONE



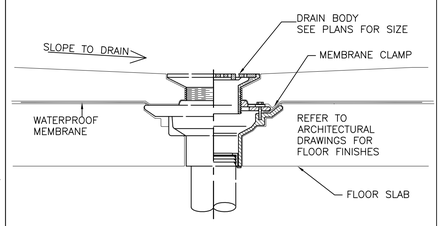
7 P-3 TYP. BRANCH PIPING TAKEOFF DETAIL
SCALE: NONE



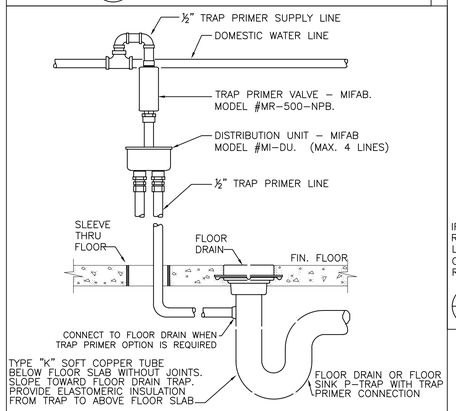
8 P-3 VENT PIPING ROOF PENETRATION
SCALE: NONE



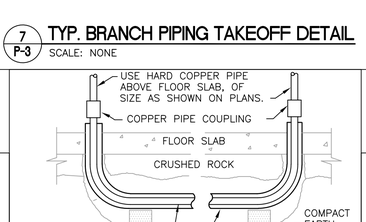
9 P-3 WASHER SUPPLY + DRAIN PIPING DIAGRAM
SCALE: NONE



10 P-3 FLOOR DRAIN DETAIL
SCALE: NONE

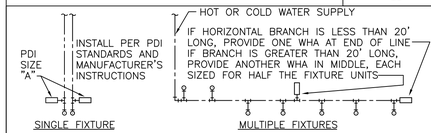


11 P-3 TRAP PRIMER PIPING DETAIL
SCALE: NONE



IF FLOOR SLAB IS EXISTING, SAW CUT IT, EXCAVATE, BACKFILL, REPAIR VAPOR BARRIER, AND PATCH SLAB. PIPE SHALL HAVE LONG RADIUS TURNS WITHOUT KINKS. THERE SHALL BE NO CONTACT OF COPPER TUBE WITH OTHER PIPE, CONDUIT, OR REINFORCING STEEL.

12 P-3 WATER PIPING UNDER THE SLAB
SCALE: NONE



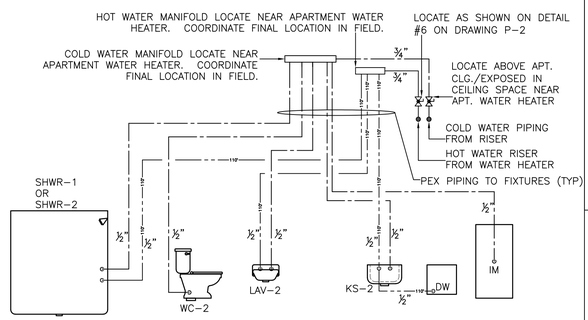
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	½"	1–11
B	¾"	12–32
C	1"	33–60
D	1¼"	61–113
E	1½"	114–154
F	2"	154–330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	––
TANK WATER CLOSET	5	––
URINAL	5	––
LAVATORY/SINK	1.5	1.5
MOP RECEPTOR	3	3
SHOWER/BATHTUB	2	2

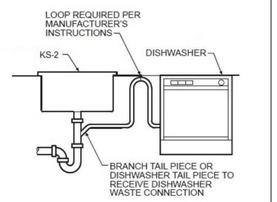
PC TO PROVIDE WATER HAMMER ARRESTERS BY MIFAB, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

13 P-3 WATER HAMMER REQUIREMENTS
SCALE: NONE

NOTES:
1. NO DOMESTIC WATER PIPING SHALL BE RUN IN EXTERIOR WALLS.
2. IN CERTAIN UNITS, KS-2 AND DW ARE CONSIDERED ISLAND FIXTURES. PIPING IS TO NOT RUN EXPOSED. DROP PIPING IN NEARBY WALL AND FEED FIXTURES FROM BELOW OR THROUGH CABINETRY. COORDINATE WITH GC. SEE SPECIFICATIONS WITH REGARDS TO UNDERGROUND PIPING.

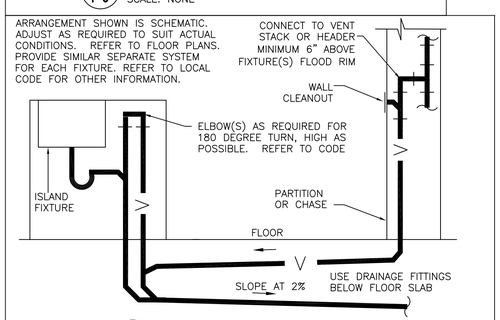


14 P-3 TYPICAL ONE BATH APARTMENT DOMESTIC WATER DIAGRAM
SCALE: NONE



15 P-3 DISHWASHER SANITARY CONNECTION DETAIL
SCALE: NONE

ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT ACTUAL CONDITIONS. REFER TO FLOOR PLANS. PROVIDE SIMILAR SEPARATE SYSTEM FOR EACH FIXTURE. REFER TO LOCAL CODE FOR OTHER INFORMATION.



16 P-3 ISLAND FIXTURE DETAIL
SCALE: NONE

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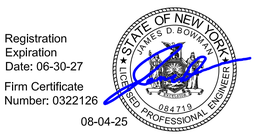

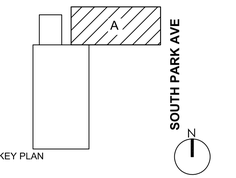

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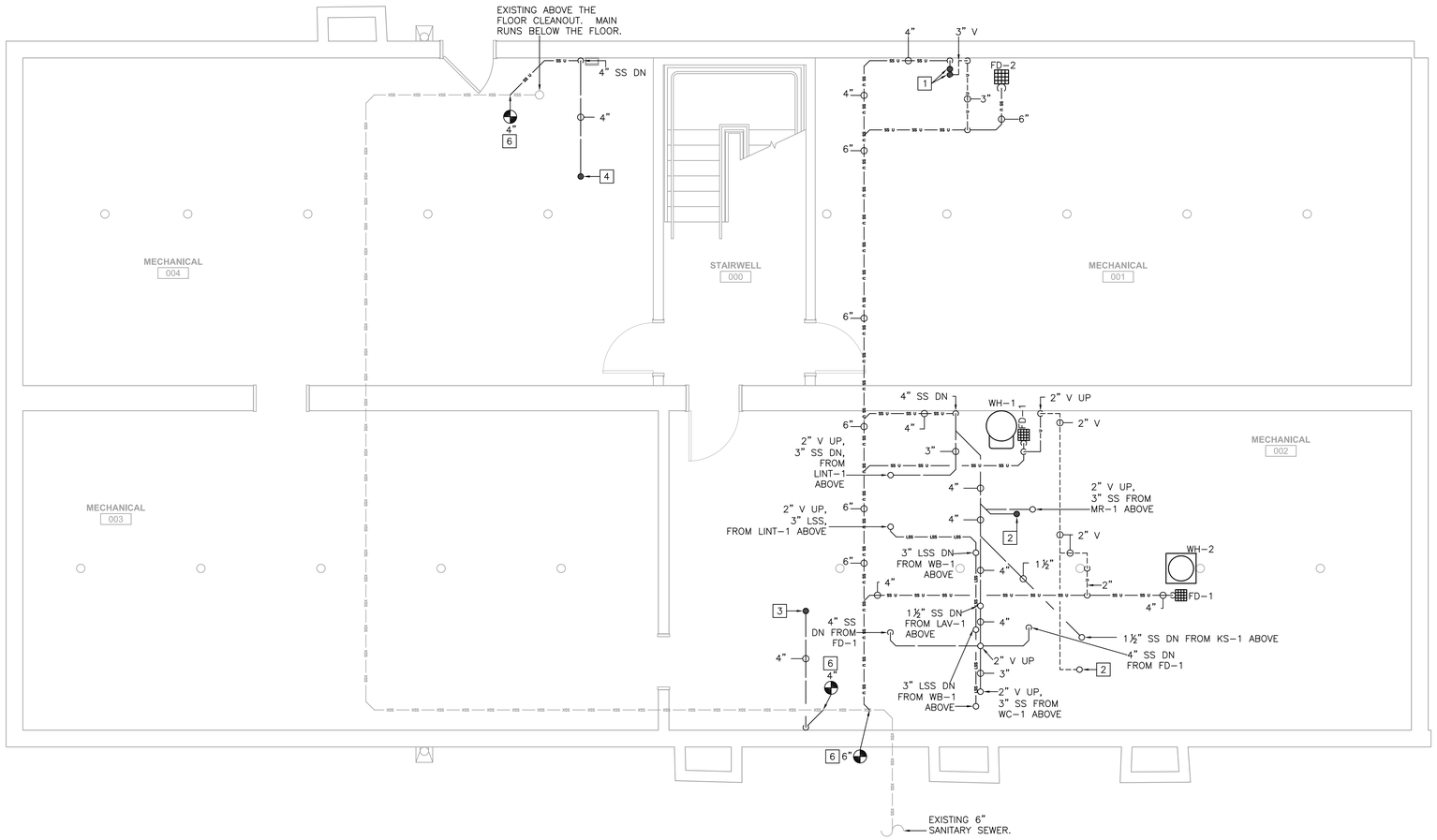
P-3

PERMIT SET



1 / P-4 SANITARY SEWER BASEMENT PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
2. PLUMBING CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OF ALL CONCRETE, PIPING MATERIALS, ETC. OFF-SITE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

SANITARY SEWER DRAWING NOTES [#]:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY SANITARY SEWER DRAWING.)

1. AT BSMT, 1ST, & 2ND FLR. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE BSMT MECHANICAL 001 VENT & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1'S. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
2. AT BSMT – 4" SS & 2" V RISERS. AT 1ST & 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE BSMT MECHANICAL 002 VENTS, 1ST FLR. OFFICE 102.3, TOILET ROOM 102.4, LAUNDRY 103.1, & JANITOR'S CLOSET 103.2 VENTS, & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
3. AT BSMT – 4" SS RISER. AT 1ST FLR. – 4" SS & 3" V RISERS. AT 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE 1ST FLR. UNIT 104 & 2ND & 3RD FLR. 2 BED/1 BATH APTS. UNIT 104 IS TO BE SERVED BY 4" SS & 3" V BRANCH PIPING & CONTAIN A SHWR, FD, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
4. AT BSMT – 4" SS RISER. AT 1ST & 2ND FLRS. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. 1 BED/1 BATH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & EACH CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
5. CONDENSATE FROM FCU'S & AHU'S TO BE CONNECTED TO SANITARY RISERS, FLOOR DRAINS/FLOOR SINKS, LAVATORY/SINK DRAINS (VIA WYE BRANCH TAILPIECE), OR MOP RECEPTORS VIA INDIRECT CONNECTION. SEE DETAIL #3 ON DRWG. P-3. COORDINATE INSTALLATION WITH HVAC CONTRACTOR.
6. ASSUMED LOCATION OF EXISTING 6" SANITARY MAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, INVERTS, AND FLOW DIRECTION IN FIELD. IT IS ASSUMED THAT THE FLOW DIRECTION IS TOWARD COMMERCIAL BUILDING PARKING LOT PER INITIAL SANITARY SCOPING PERFORMED BY GC. ALL SANITARY PIPING SHOWN ON DRAWINGS SHALL BE ADJUSTED AS NECESSARY TO CONNECT TO EXISTING MAIN PER CODE. SEE GENERAL NOTES. CONTRACTOR TO PROVIDE AS-BUILTS WHEN PROJECT IS COMPLETE.

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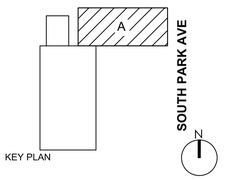

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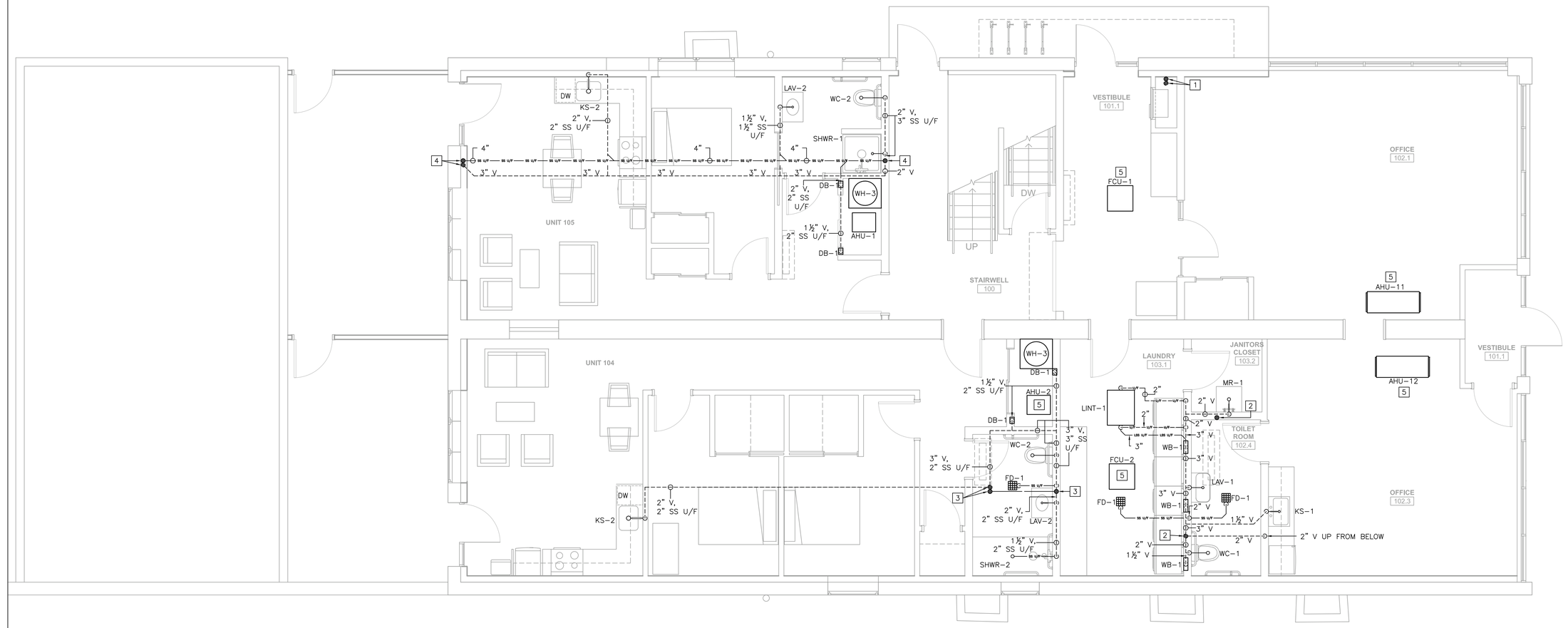
PLUMBING SANITARY SEWER BASEMENT PLAN

P-4

PERMIT SET



GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
2. PLUMBING CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OF ALL CONCRETE, PIPING MATERIALS, ETC. OFF-SITE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 4.3 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

SANITARY SEWER DRAWING NOTES [#]:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY SANITARY SEWER DRAWING.)

1. AT BSMT, 1ST, & 2ND FLR. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE BSMT MECHANICAL 001 VENT & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1'S. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
2. AT BSMT – 4" SS & 2" V RISERS. AT 1ST & 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE BSMT MECHANICAL 002 VENTS, 1ST FLR. OFFICE 102.3, TOILET ROOM 102.4, LAUNDRY 103.1, & JANITOR'S CLOSET 103.2 VENTS, & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
3. AT BSMT – 4" SS RISER. AT 1ST FLR. – 4" SS & 3" V RISERS. AT 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE 1ST FLR. UNIT 104 & 2ND & 3RD FLR. 2 BED/1 BATH APTS. UNIT 104 IS TO BE SERVED BY 4" SS & 3" V BRANCH PIPING & CONTAIN A SHWR, FD, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
4. AT BSMT – 4" SS RISER. AT 1ST & 2ND FLRS. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. 1 BED/1 BATH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & EACH CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
5. CONDENSATE FROM FCU'S & AHU'S TO BE CONNECTED TO SANITARY RISERS, FLOOR DRAINS/FLOOR SINKS, LAVATORY/SINK DRAINS (VIA WYE BRANCH TAILPIECE), OR MOP RECEPTORS VIA INDIRECT CONNECTION. SEE DETAIL #3 ON DRWG. P-3. COORDINATE INSTALLATION WITH HVAC CONTRACTOR.
6. ASSUMED LOCATION OF EXISTING 6" SANITARY MAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, INVERTS, AND FLOW DIRECTION IN FIELD. IT IS ASSUMED THAT THE FLOW DIRECTION IS TOWARD COMMERCIAL BUILDING PARKING LOT PER INITIAL SANITARY SCOPING PERFORMED BY GC. ALL SANITARY PIPING SHOWN ON DRAWINGS SHALL BE ADJUSTED AS NECESSARY TO CONNECT TO EXISTING MAIN PER CODE. SEE GENERAL NOTES. CONTRACTOR TO PROVIDE AS-BUILTS WHEN PROJECT IS COMPLETE.

1 / P-5 SANITARY SEWER FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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08-04-25

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SOUTH PARK AVE
A
KEY PLAN
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DOFI PROPERTIES

SOUTH PARK MIXED USE

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BUFFALO, NY 14220

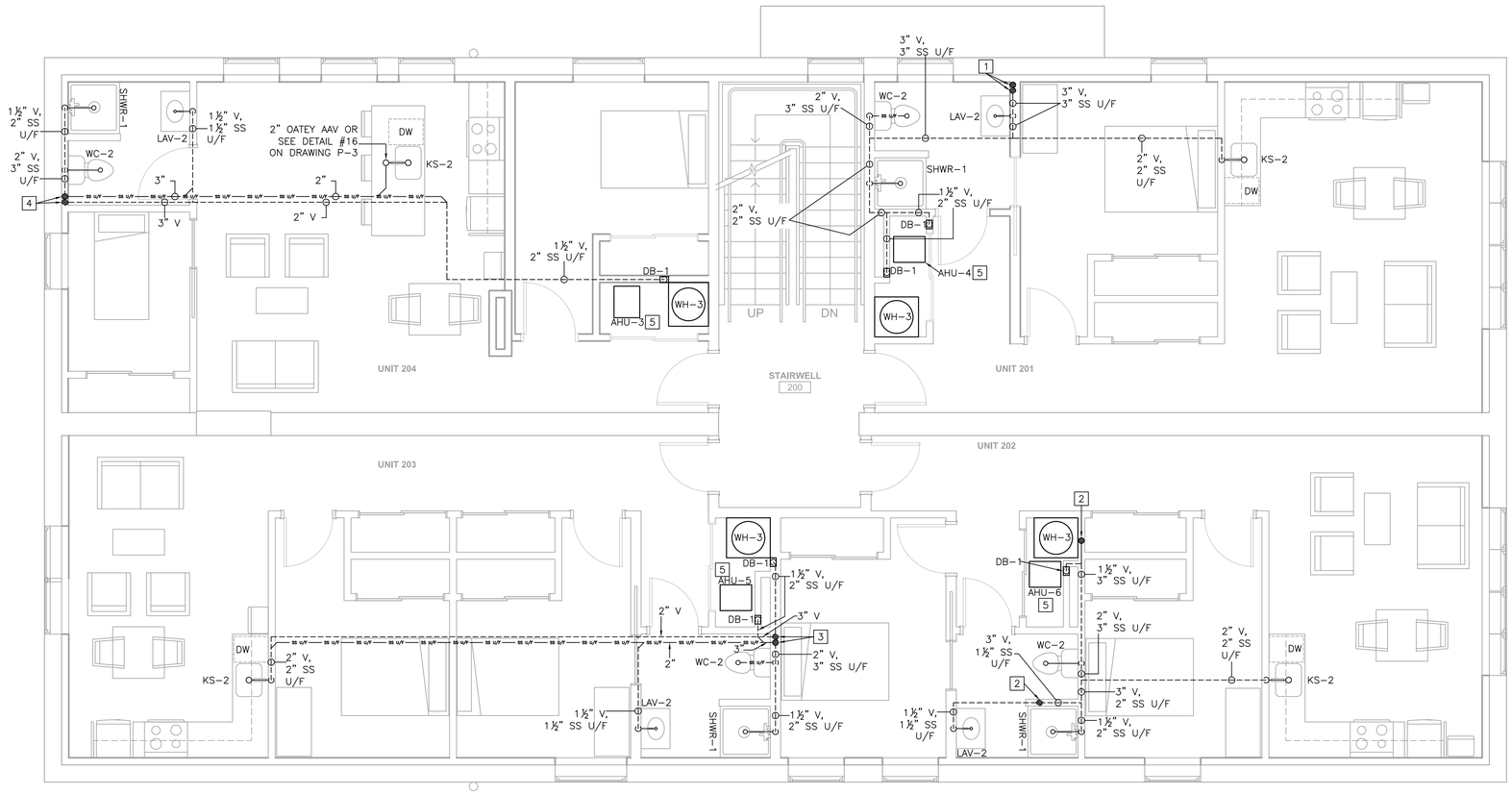
REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	AMD
CHECKED BY	JDB

DRAWING TITLE
PLUMBING SANITARY SEWER FIRST FLOOR PLAN

P-5

PERMIT SET



1 P-6 SANITARY SEWER SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
2. PLUMBING CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OF ALL CONCRETE, PIPING MATERIALS, ETC. OFF-SITE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

SANITARY SEWER DRAWING NOTES [#]:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY SANITARY SEWER DRAWING.)

1. AT BSMT, 1ST, & 2ND FLR. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE BSMT MECHANICAL 001 VENT & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1'S. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
2. AT BSMT – 4" SS & 2" V RISERS. AT 1ST & 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE BSMT MECHANICAL 002 VENTS, 1ST FLR. OFFICE 102.3, TOILET ROOM 102.4, LAUNDRY 103.1, & JANITOR'S CLOSET 103.2 VENTS, & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
3. AT BSMT – 4" SS RISER. AT 1ST FLR. – 4" SS & 3" V RISERS. AT 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE 1ST FLR. UNIT 104 & 2ND & 3RD FLR. 2 BED/1 BATH APTS. UNIT 104 IS TO BE SERVED BY 4" SS & 3" V BRANCH PIPING & CONTAIN A SHWR, FD, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
4. AT BSMT – 4" SS RISER. AT 1ST & 2ND FLRS. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. 1 BED/1 BATH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & EACH CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
5. CONDENSATE FROM FCU'S & AHU'S TO BE CONNECTED TO SANITARY RISERS, FLOOR DRAINS/FLOOR SINKS, LAVATORY/SINK DRAINS (VIA WYE BRANCH TAILPIECE), OR MOP RECEPTORS VIA INDIRECT CONNECTION. SEE DETAIL #3 ON DRWG. P-3. COORDINATE INSTALLATION WITH HVAC CONTRACTOR.
6. ASSUMED LOCATION OF EXISTING 6" SANITARY MAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, INVERTS, AND FLOW DIRECTION IN FIELD. IT IS ASSUMED THAT THE FLOW DIRECTION IS TOWARD COMMERCIAL BUILDING PARKING LOT PER INITIAL SANITARY SCOPING PERFORMED BY GC. ALL SANITARY PIPING SHOWN ON DRAWINGS SHALL BE ADJUSTED AS NECESSARY TO CONNECT TO EXISTING MAIN PER CODE. SEE GENERAL NOTES. CONTRACTOR TO PROVIDE AS-BUILTS WHEN PROJECT IS COMPLETE.

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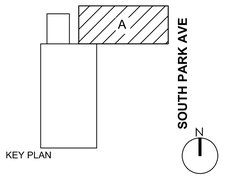

DOFI PROPERTIES

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REV. #	DESCRIPTION	DATE

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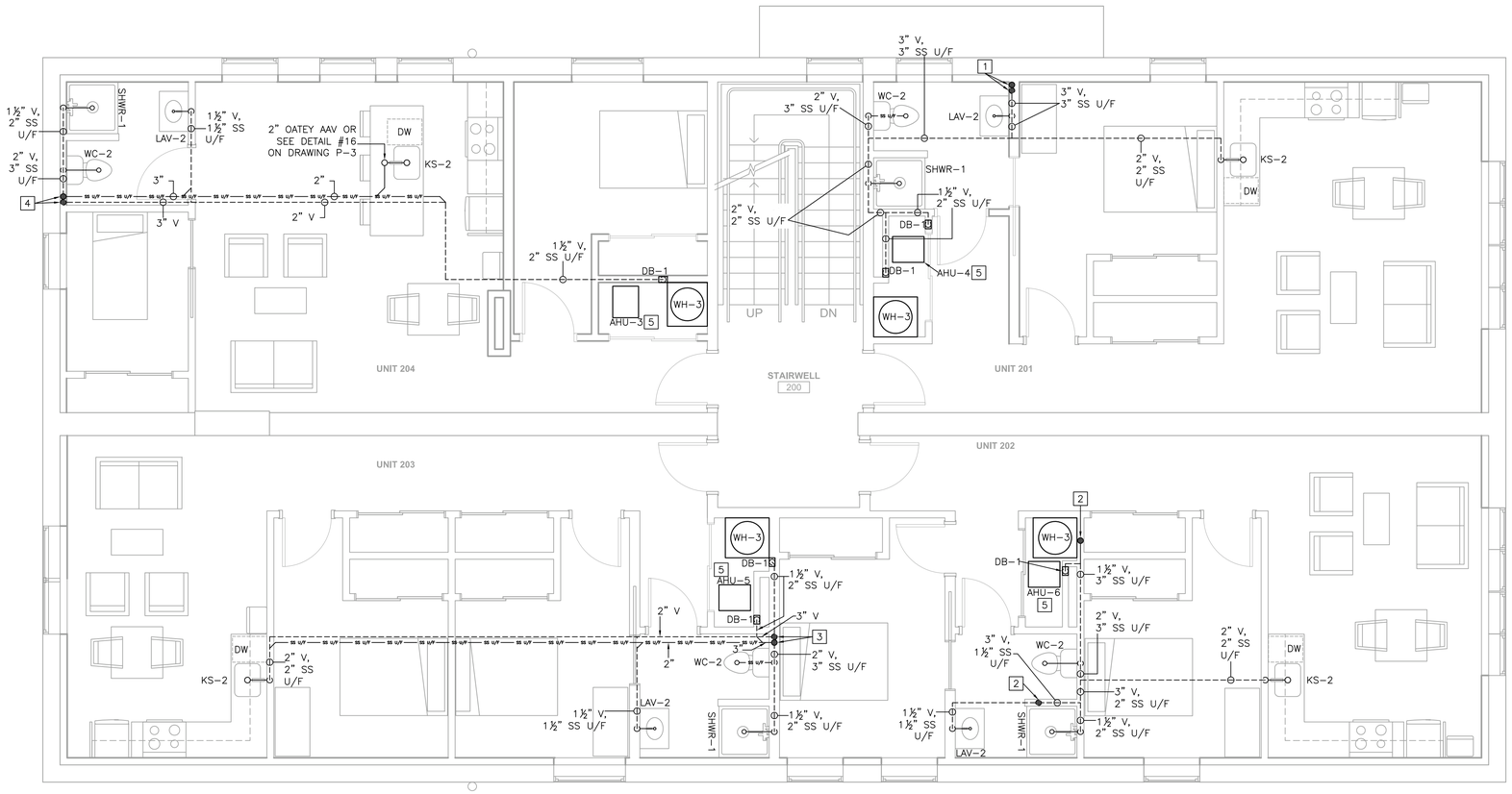
ISSUE DATE	08/04/25
DRAWN BY	AMD
CHECKED BY	JDB

DRAWING TITLE

PLUMBING SANITARY SEWER SECOND FLOOR PLAN

P-6

PERMIT SET



1 / P-7 SANITARY SEWER THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
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3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

SANITARY SEWER DRAWING NOTES [#]:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY SANITARY SEWER DRAWING.)

1. AT BSMT, 1ST, & 2ND FLR. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE BSMT MECHANICAL 001 VENT & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1'S. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
2. AT BSMT – 4" SS & 2" V RISERS. AT 1ST & 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE BSMT MECHANICAL 002 VENTS, 1ST FLR. OFFICE 102.3, TOILET ROOM 102.4, LAUNDRY 103.1, & JANITOR'S CLOSET 103.2 VENTS, & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
3. AT BSMT – 4" SS RISER. AT 1ST FLR. – 4" SS & 3" V RISERS. AT 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE 1ST FLR. UNIT 104 & 2ND & 3RD FLR. 2 BED/1 BATH APTS. UNIT 104 IS TO BE SERVED BY 4" SS & 3" V BRANCH PIPING & CONTAIN A SHWR, FD, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
4. AT BSMT – 4" SS RISER. AT 1ST & 2ND FLRS. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. 1 BED/1 BATH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & EACH CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
5. CONDENSATE FROM FCU'S & AHU'S TO BE CONNECTED TO SANITARY RISERS, FLOOR DRAINS/FLOOR SINKS, LAVATORY/SINK DRAINS (VIA WYE BRANCH TAILPIECE), OR MOP RECEPTORS VIA INDIRECT CONNECTION. SEE DETAIL #3 ON DRWG. P-3. COORDINATE INSTALLATION WITH HVAC CONTRACTOR.
6. ASSUMED LOCATION OF EXISTING 6" SANITARY MAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, INVERTS, AND FLOW DIRECTION IN FIELD. IT IS ASSUMED THAT THE FLOW DIRECTION IS TOWARD COMMERCIAL BUILDING PARKING LOT PER INITIAL SANITARY SCOPING PERFORMED BY GC. ALL SANITARY PIPING SHOWN ON DRAWINGS SHALL BE ADJUSTED AS NECESSARY TO CONNECT TO EXISTING MAIN PER CODE. SEE GENERAL NOTES. CONTRACTOR TO PROVIDE AS-BUILTS WHEN PROJECT IS COMPLETE.

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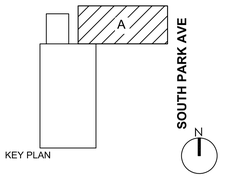

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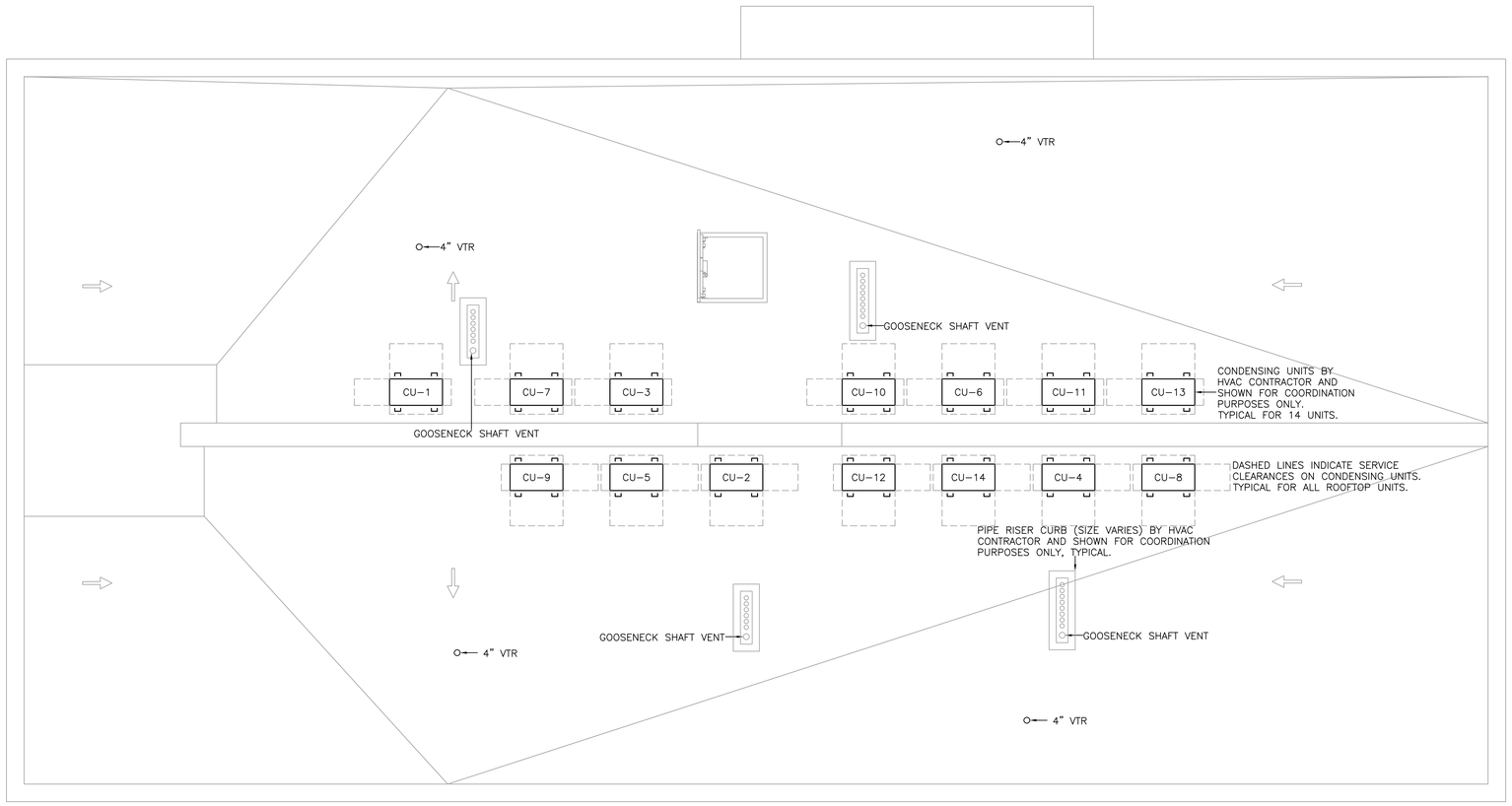
DRAWING TITLE

PLUMBING SANITARY SEWER THIRD FLOOR PLAN

P-7

PERMIT SET



1 P-8 **SANITARY SEWER ROOF PLAN**

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
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4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

SANITARY SEWER DRAWING NOTES #:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY SANITARY SEWER DRAWING.)

1. AT BSMT, 1ST, & 2ND FLR. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE BSMT MECHANICAL 001 VENT & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1'S. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
2. AT BSMT – 4" SS & 2" V RISERS. AT 1ST & 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE BSMT MECHANICAL 002 VENTS, 1ST FLR. OFFICE 102.3, TOILET ROOM 102.4, LAUNDRY 103.1, & JANITOR'S CLOSET 103.2 VENTS, & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
3. AT BSMT – 4" SS RISER. AT 1ST FLR. – 4" SS & 3" V RISERS. AT 2ND FLR. – 4" SS & V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. AT ROOF – 4" VTR. RISERS SERVE 1ST FLR. UNIT 104 & 2ND & 3RD FLR. 2 BED/1 BATH APTS. UNIT 104 IS TO BE SERVED BY 4" SS & 3" V BRANCH PIPING & CONTAIN A SHWR, FD, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
4. AT BSMT – 4" SS RISER. AT 1ST & 2ND FLRS. – 4" SS & 3" V RISERS. AT 3RD FLR. – 3" SS & 4" V RISERS. RISERS SERVE 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. 1 BED/1 BATH APT IS TO BE SERVED BY 3" SS & V BRANCH PIPING & EACH CONTAIN A SHWR, WC, LAV, KS, DW, & (2) DB-1. 2 BED/1 BATH APTS ARE TO BE SERVED BY 3" SS & V BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & DB-1. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES & GENERAL NOTES.
5. CONDENSATE FROM FCU'S & AHU'S TO BE CONNECTED TO SANITARY RISERS, FLOOR DRAINS/FLOOR SINKS, LAVATORY/SINK DRAINS (VIA WYE BRANCH TAILPIECE), OR MOP RECEPTORS VIA INDIRECT CONNECTION. SEE DETAIL #3 ON DRWG. P-3. COORDINATE INSTALLATION WITH HVAC CONTRACTOR.
6. ASSUMED LOCATION OF EXISTING 6" SANITARY MAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, INVERTS, AND FLOW DIRECTION IN FIELD. IT IS ASSUMED THAT THE FLOW DIRECTION IS TOWARD COMMERCIAL BUILDING PARKING LOT PER INITIAL SANITARY SCOPING PERFORMED BY GC. ALL SANITARY PIPING SHOWN ON DRAWINGS SHALL BE ADJUSTED AS NECESSARY TO CONNECT TO EXISTING MAIN PER CODE. SEE GENERAL NOTES. CONTRACTOR TO PROVIDE AS-BUILTS WHEN PROJECT IS COMPLETE.

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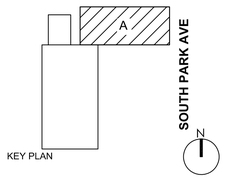

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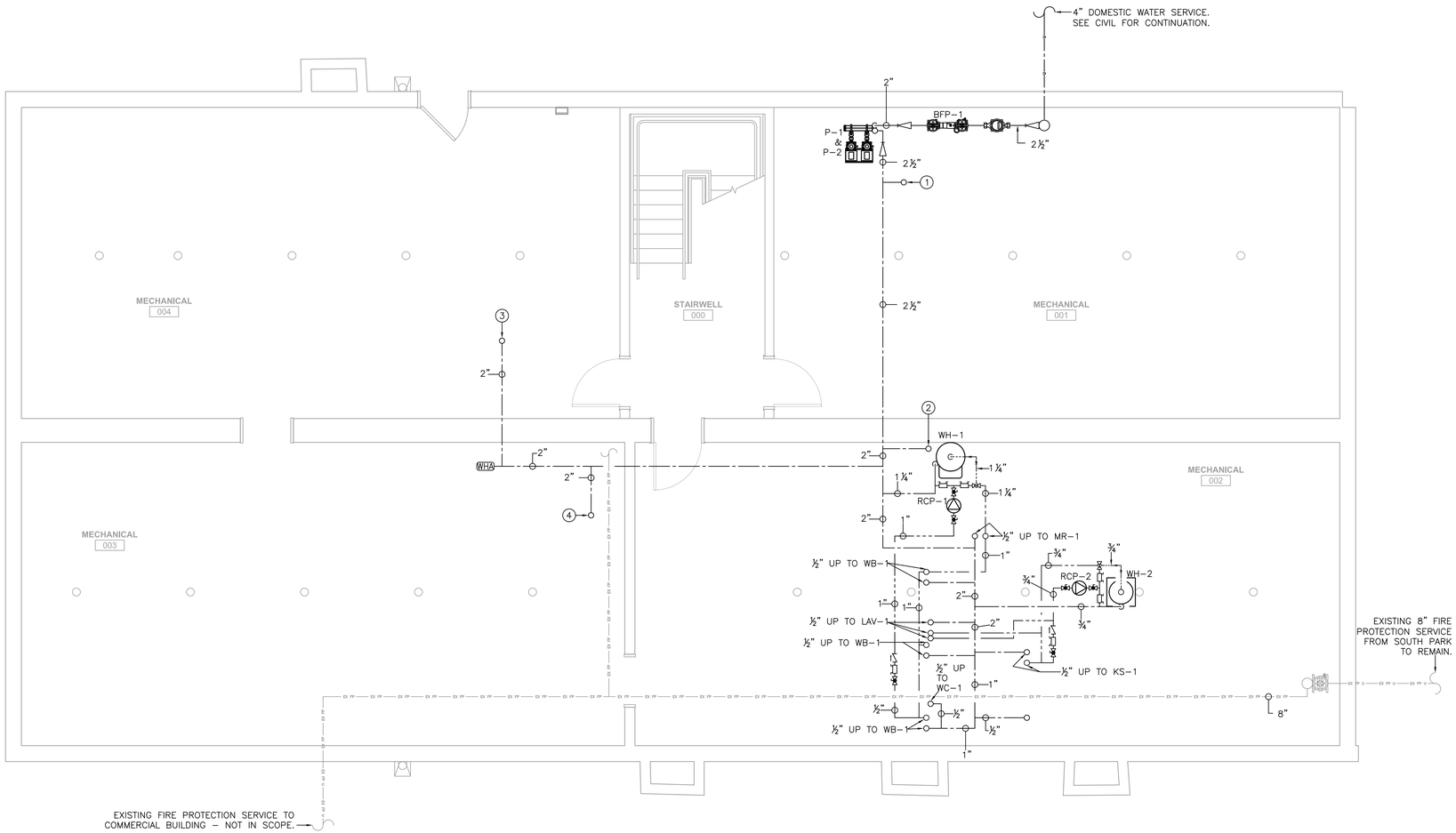
DRAWING TITLE

PLUMBING SANITARY SEWER ROOF PLAN

P-8

PERMIT SET



1 P-9 **DOMESTIC WATER BASEMENT PLAN**

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
2. PLUMBING CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OF ALL CONCRETE, PIPING MATERIALS, ETC. OFF-SITE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

DOMESTIC WATER/NATURAL GAS DRAWING NOTES (#):

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY DOMESTIC WATER/NATURAL GAS DRAWING.)

1. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. HYD-1, & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
2. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
3. AT BSMT & 1ST FLRS. – 2" CW RISER. AT 2ND FLR. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
4. AT BSMT & 1ST FLRS. – 2" CW RISER. AT 2ND FLR. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST, 2ND, & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
5. PROVIDE DOMESTIC WATER SHOCK STOPS (WATER HAMMER ARRESTORS) AT THE TOP OF ALL RISERS AND ENDS OF MAINS AS ILLUSTRATED.
6. BUILDING NO LONGER REQUIRES A NATURAL GAS SERVICE. METER AND ALL EXISTING INTERIOR & EXTERIOR PIPING UP TO EXTERIOR GAS SHUT OFF VALVE IS TO BE REMOVED. COORDINATE WITH LOCAL UTILITY. SEE ARCHITECTURAL AND CIVIL SITE DRAWINGS.

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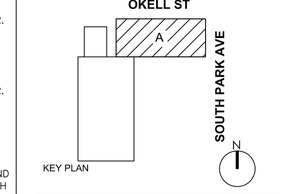

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BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

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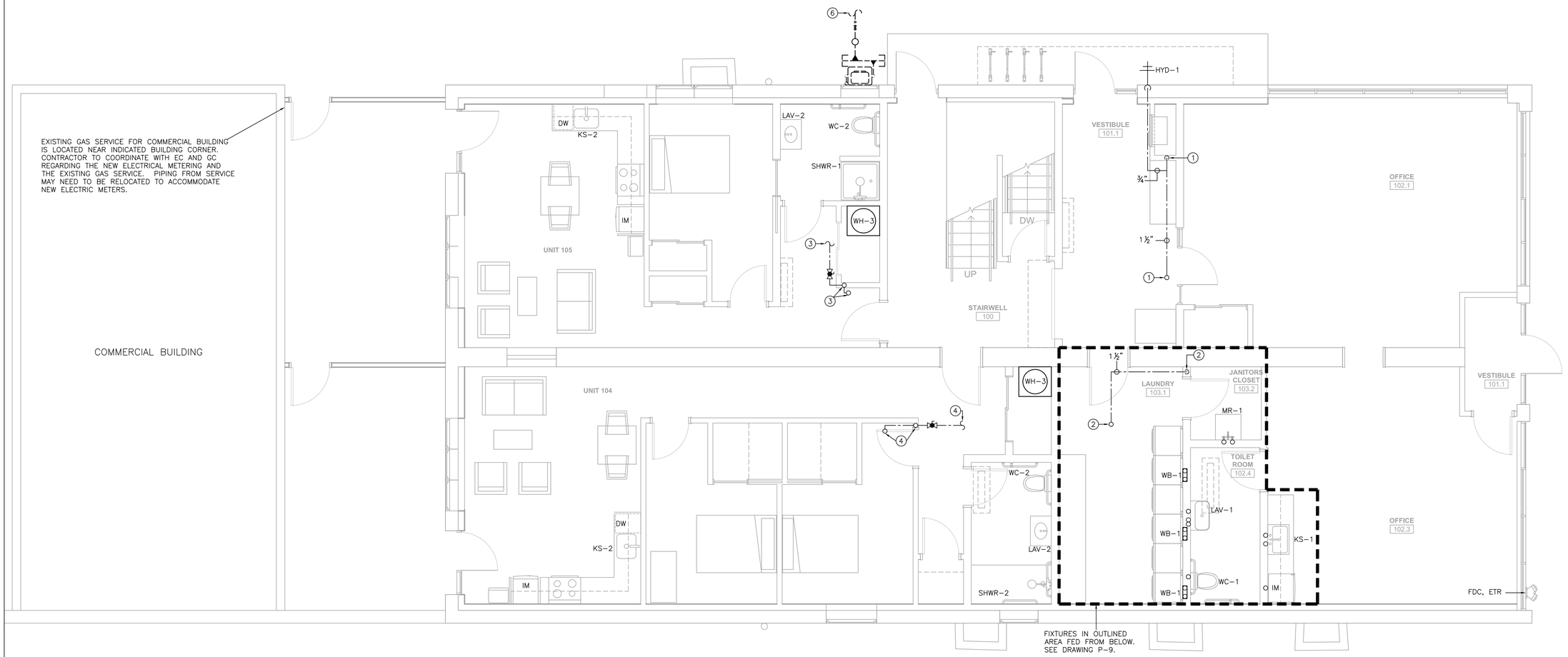
THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

PLUMBING DOMESTIC WATER BASEMENT PLAN

P-9

PERMIT SET



GENERAL NOTES:

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DOMESTIC WATER/NATURAL GAS DRAWING NOTES (#):

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY DOMESTIC WATER/NATURAL GAS DRAWING.)

1. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. HYD–1, & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P–3.
2. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P–3.
3. AT BSMT & 1ST FLRS. – 2" CW RISER. AT 2ND FLR. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P–3.
4. AT BSMT & 1ST FLRS. – 2" CW RISER. AT 2ND FLR. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST, 2ND, & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P–3.
5. PROVIDE DOMESTIC WATER SHOCK STOPS (WATER HAMMER ARRESTORS) AT THE TOP OF ALL RISERS AND ENDS OF MAINS AS ILLUSTRATED.
6. BUILDING NO LONGER REQUIRES A NATURAL GAS SERVICE. METER AND ALL EXISTING INTERIOR & EXTERIOR PIPING UP TO EXTERIOR GAS SHUT OFF VALVE IS TO BE REMOVED. COORDINATE WITH LOCAL UTILITY. SEE ARCHITECTURAL AND CIVIL SITE DRAWINGS.

1 / P–10 DOMESTIC WATER + NATURAL GAS FIRST FLOOR PLAN

SCALE: 1/4" = 1'–0"

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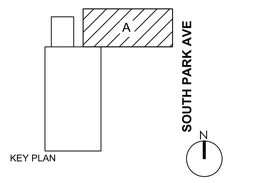

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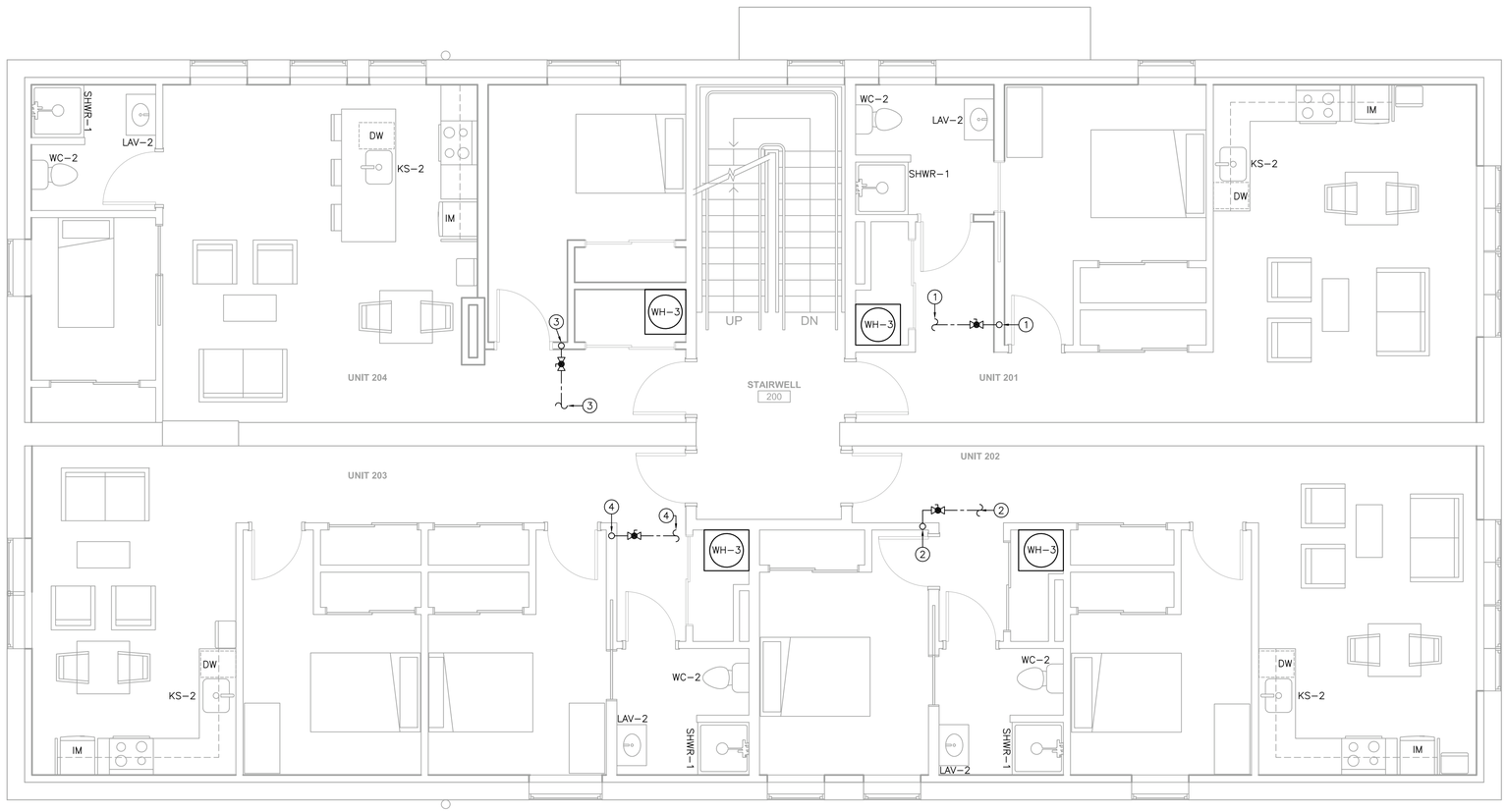
DRAWING TITLE

PLUMBING DOMESTIC WATER & NATURAL GAS FIRST FLOOR PLAN

P-10

PERMIT SET



1 P-11 DOMESTIC WATER SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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DOMESTIC WATER/NATURAL GAS DRAWING NOTES (#):

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY DOMESTIC WATER/NATURAL GAS DRAWING.)

1. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. HYD-1, & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
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3. AT BSMT & 1ST FLRS. – 2" CW RISER. AT 2ND FLR. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. 1 BED/1 BATH APT & 2ND & 3RD FLR. 2 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
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5. PROVIDE DOMESTIC WATER SHOCK STOPS (WATER HAMMER ARRESTORS) AT THE TOP OF ALL RISERS AND ENDS OF MAINS AS ILLUSTRATED.
6. BUILDING NO LONGER REQUIRES A NATURAL GAS SERVICE. METER AND ALL EXISTING INTERIOR & EXTERIOR PIPING UP TO EXTERIOR GAS SHUT OFF VALVE IS TO BE REMOVED. COORDINATE WITH LOCAL UTILITY. SEE ARCHITECTURAL AND CIVIL SITE DRAWINGS.

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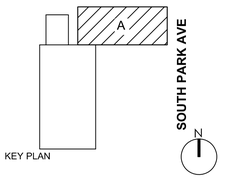


KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

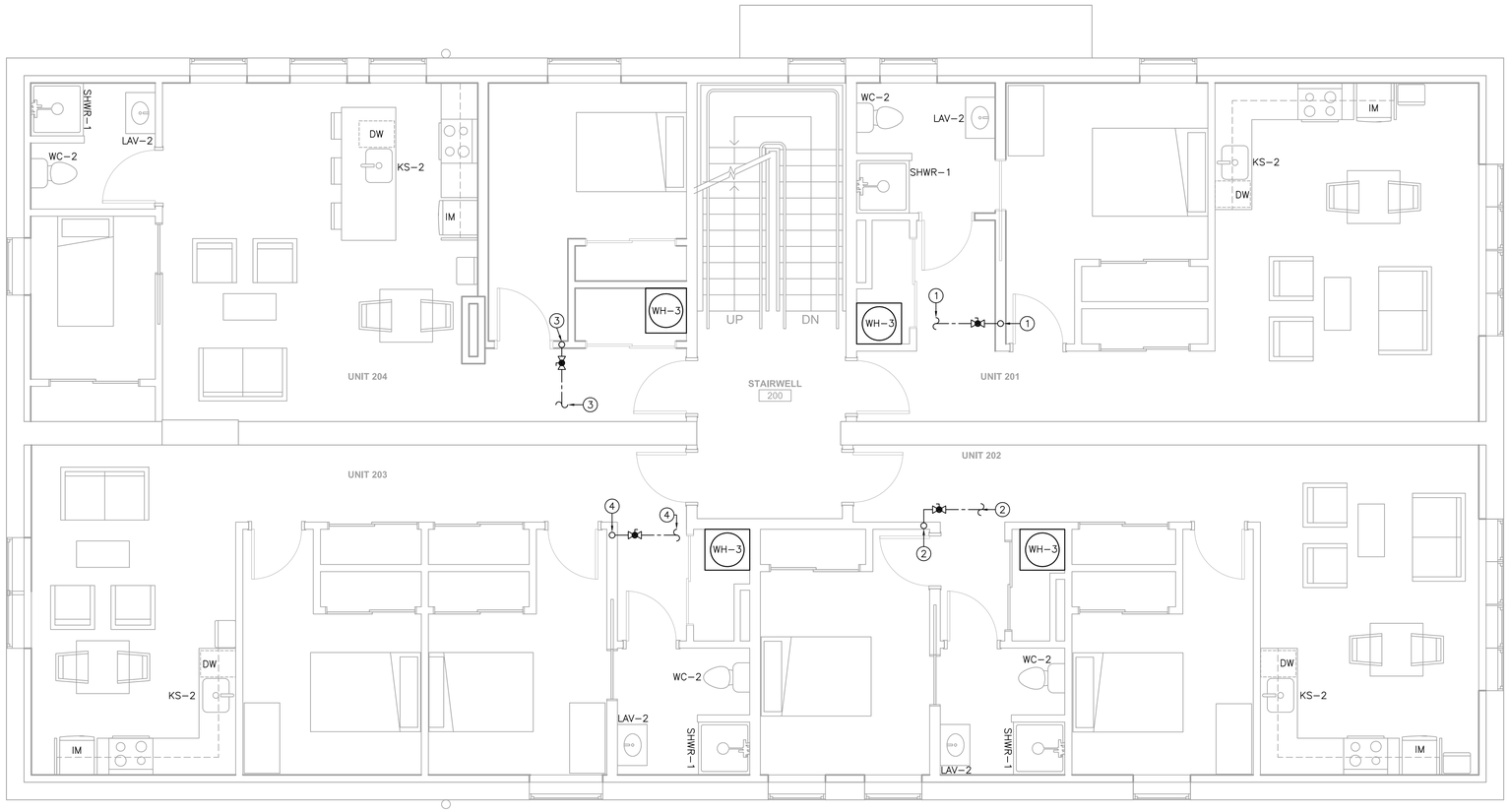
JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	AMD
CHECKED BY	JDB

DRAWING TITLE

PLUMBING DOMESTIC WATER SECOND FLOOR PLAN

P-11

PERMIT SET



1 P-12 DOMESTIC WATER THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PRIOR TO BIDDING – CONTRACTOR TO FIELD VERIFY SIZE AND EXACT LOCATIONS EXISTING CONDITIONS – INCLUDING NATURAL GAS SERVICE (WHICH IS TO BE REMOVED – SEE DRAWINGS) AND SANITARY SEWER. BUILDING IS BEING PROVIDED NEW DOMESTIC WATER SERVICE. SANITARY SERVICE WAS SCOPED AND DOCUMENTED BY GENERAL CONTRACTOR PRIOR TO SANITARY SEWER DESIGN. ALL SANITARY SEWER WORK SHOWN BASED OFF OF THAT DOCUMENTATION.
2. PLUMBING CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OF ALL CONCRETE, PIPING MATERIALS, ETC. OFF-SITE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
3. PLUMBING CONTRACTOR RESPONSIBLE FOR PATCHING/REPAIR OF CONCRETE FLOOR AND WALL SURFACES TO MATCH ARCHITECTURAL FINISHES.
4. ALL NEW UNDERSLAB SANITARY SEWER PIPING WILL BE SLOPED DOWN AT ⅛" PER FOOT TO EXISTING SANITARY SEWER.
5. NOT ALL PIPE SIZES SHOWN. SEE FIXTURE SCHEDULE FOR MAIN CONNECTIONS SIZES.
6. NOT ALL SHUTOFF VALVES ARE SHOWN. SHUTOFF VALVES FOR ALL FIXTURES DOMESTIC WATER CONNECTIONS SHALL BE LOCATED WHERE THEY ARE ACCESSIBLE. PROVIDE ACCESS DOOR AS REQUIRED PER FIXTURE IF VALVES WILL NOT BE ACCESSIBLE. SEE FIXTURE SCHEDULE FOR PIPE SIZES.
7. ALL VENTED FIXTURES ARE TO HAVE THE VENT PIPING CONNECT TO THE SANITARY PIPING ABOVE THE FLOOD RIM. VENT PIPING COMING FROM BELOW THE FLOOR (I.E. TOILET VENTS, FLOOR DRAINS, AND FLOOR SINKS) SHALL COME OFF THE TOP OF THE SANITARY PIPE. FIXTURES THAT ARE VENTED BEFORE SANITARY HEADS BELOW THE FLOOR (I.E. LAVATORIES AND HAND SINKS) SHALL HAVE THE VENT GO UP AND THE SANITARY GO DOWN AT LOCATION INDICATED (UNLESS OTHERWISE NOTED – DUE TO EXISTING STRUCTURE SOME APARTMENT LAVATORIES WILL HAVE VENTS COMING FROM BELOW THE FLOOR. THESE VENTS SHALL COME OFF THE TOP OF THE SANITARY PIPE). AIR ADMITTANCE VALVES MAY BE SUBSTITUTED FOR VENTING IN NOTED AREAS.
8. BREAKS ARE SHOWN IN THE PIPING (BOTH UNDERFLOOR AND ABOVE CEILING) FOR CLARITY ONLY. ALL SYSTEMS SHALL BE INSTALLED IN THEIR ENTIRETY FOR A FULL WORKING SYSTEM.
9. FINAL RISER LOCATIONS SHALL BE COORDINATED BETWEEN FLOORS AS NECESSARY TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACTORS BEFORE BEGINNING WORK.
10. PER NEW YORK STATE ENERGY CODE, ALL PUBLIC LAVATORIES MUST HAVE SOURCE OF DEVELOPED HOT WATER (RECIRC LINE) WITHIN 2 FEET OF THE FAUCET IN QUESTION – ALL OTHER FIXTURES MUST HAVE THE SOURCE LOCATED WITHIN 43 FEET OF THEIR FAUCETS. ADDITIONALLY, A MIXING VALVE SHALL BE INSTALLED TO ACHIEVE TEMPERED WATER AT THESE SINKS. SEE DETAIL #5 ON DRAWING P-2 AND FIXTURE SCHEDULE ON DRAWING P-1.

DOMESTIC WATER/NATURAL GAS DRAWING NOTES (#):

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY DOMESTIC WATER/NATURAL GAS DRAWING.)

1. AT BSMT, 1ST, & 2ND FLRS. – 1½" CW RISER. AT 3RD FLR. – ¾" CW RISER. RISER SERVES 1ST FLR. HYD-1, & 2ND & 3RD FLR. 1 BED/1 BATH APTS. EACH APT IS TO BE SERVED BY ¾" BRANCH PIPING & CONTAIN A SHWR, WC, LAV, KS, DW, & IM. SEE FIXTURE SCHEDULE FOR FIXTURE CONNECTION SIZES, GENERAL NOTES, & DETAIL #14 ON DRAWING P-3.
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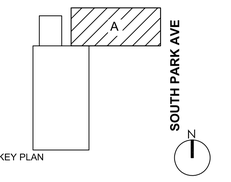

KEY PLAN

DOFI PROPERTIES

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REV. #	DESCRIPTION	DATE

JOB NO.	2508
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THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

PLUMBING DOMESTIC WATER THIRD FLOOR PLAN

P-12

PERMIT SET

PLUMBING SYSTEMS SPECIFICATIONS

PART 1 GENERAL

1.01 SUMMARY:

A. The Contractor shall provide the building plumbing systems as shown on the drawings, as specified in this Section, and as needed for a complete installation including, but not necessarily limited to:

1. Applications and fees for all plumbing permits, services, and interim and final inspections.
2. Temporary water provisions as required for construction purposes.
3. Excavation and backfill for plumbing systems work.
4. Concrete pads and pits as may be required for plumbing systems work.
5. Domestic hot and cold water piping systems, including backflow preventer.
6. Drain, waste, and vent systems.
7. Gas piping system.
8. Storm piping system.
9. Plumbing fixtures and trim.
10. Cathodic and dielectric protection.
11. Accessory plumbing devices including but not necessarily limited to hangers, supports, inserts, valves, and Pipe Labeling.
12. Access panels and boxes for Contractor–provided valves.
13. Piping insulation.
14. Cutting and patching.
15. Final gas connections to HVAC equipment.
16. Painting of exposed piping.
17. Sterilization of the potable water system.
18. Seismic Restraints (as may be required by the local jurisdiction).
19. Testing, adjusting and balancing.

B. The Contractor shall include the cost of applications and fees for all plumbing permits, services, and interim and final inspections in the Base Bid.

1.02 SUBMITTALS:

The Contractor shall submit Product Data of the following: Domestic Water Piping, Sanitary/Storm Piping, Gas Piping, Valves, Brazing and Welding Certificates, Pipe Hangers/Supports, Piping Insulation, and Plumbing Fixtures for review by the Architect/Engineer. Any Request for Product Substitution must be submitted one week prior to bid submission.

1.03 QUALITY ASSURANCE:

Codes and Regulations:

All materials, apparatus, and equipment and the installation thereof shall comply with all state and county ordinances and all other governmental and/or private authorities having jurisdiction, and shall comply with all county and state laws, rules, and regulations, as well as rules and regulations of the National Board of Fire Underwriters, and the Plumbing Code having jurisdiction.
In the event of conflict between or among specified requirements and pertinent regulations, the more stringent requirement will govern and shall be provided at no additional cost to the owner.

Drawings and Coordination:

Construction drawings shall be considered as a part of the work, insofar as the drawings furnish the Contractor with information relating to design and construction of the building. Because of the scale of the mechanical drawings, it is not possible to indicate all offsets, fittings, and accessories which may be required to meet such conditions.
The plumbing drawings show the general arrangements of all piping, ductwork, equipment, etc., and shall NOT BE SCALED. This work shall be coordinated with ALL trades. Critical locations are dimensioned on the drawings; if a conflict arises, the Contractor shall notify the owner and the Architect/ Engineer immediately for clarification.

The Contractor shall verify the dimensions governing the plumbing systems work in the building. No extra compensation shall be claimed or allowed on account of differences between actual dimensions and those indicated on the drawings. The Contractor shall examine adjoining work, on which mechanical work is dependent for proper operation, and shall report any work which must be corrected. No waiver of responsibility for defective work shall be claimed or allowed due to any failure to report unfavorable conditions affecting the plumbing systems work.

1.04 WARRANTY/ CLOSEOUT DOCUMENTS:

Manufacturer's Warranty: The Contractor shall provide the manufacturer's standard product warranty.

Installer's Warranty: The Contractor shall include a copy of the Subcontractor's Warranty for all work provided under the contract for construction for a term of 1 year after the Date of Substantial Completion.

Warranties shall be included in the Building Maintenance Manuals submitted to the owner after the Date of Final Completion.

Sterilization Certificate of Performance: Upon completion of the water line sterilization, the Contractor shall deliver a copy of an acceptable sterilization "Certificate of Performance" to the owner. This Sterilization Certificate of Performance shall additionally be included in the Building Maintenance Manuals submitted to the Construction Project Manager after the Date of Final Completion, as further described in this section.

Project Record Drawings: The Contractor shall record all changes as the work progresses on a set of project record drawings kept at the job site, and shall provide record drawings to the Construction Project Manager after the Date of Substantial Completion.

PART 2 PRODUCTS

2.01 GENERAL:

The word piping shall mean pipe, fittings, nipples, valves, etc. completely assembled.

2.02 DOMESTIC WATER SYSTEM:

Water Lines:

Copper: Type "L" hard drawn, per ASTM B88–7, for all water pipe above concrete or ground.
Copper: Type "K" hard drawn, per ASTM B88–7, for water pipe set in or under concrete or in the ground. Wrap lines below concrete floors with 5 mils polyethylene tape with joints overlapped 25% minimum, and insulate with Armaflex insulation. No fittings shall be under the slab.

Fittings: Wrought copper, per ANSI B16.18 and B16.22.

Identification: Color identify pipe with size of pipe manufacturer's trademark, and conform to the following schedule:

Type "K" Copper – Green; Type "L" Copper – Blue

PEX Water Lines:

Uponor PEX–a Tubing: Tubing to be per ASTM F876 and ASTM F877, Uponor AQUAPEX, for all water pipe above or below concrete or ground, all sizes up to and including 3". Fittings: Fitting assembly is manufactured from material listed in paragraph 5.1 of ASTM F1960. All fitting material is to comply with ASTM F1960. Type: PEX–a cold expansion fitting. Assembly consists of the appropriate ProPEX insert with a corresponding ProPEX Ring. PEX Manifold: Material: Type L copper body with UNS 3600 series brass ProPEX outlet connections or Engineered Plastic (EP) body with ProPEX outlet connections. Manifold Type: Uponor ProPEX 1" Copper Manifold or Uponor engineered plastic (EP) Manifold. All manifolds manufactured with the appropriate–sized ProPEX fittings on the manifold supply inlets.

Specification for CPVC Hot and Cold Water Commercial Systems (with piping components ½" – 6"):

All pipe and fittings to be manufactured from CPVC compound with a cell class of 24448 for pipe and 23447 for fittings as per ASTM D–1784 and conform with National Sanitation Foundation (NSF) standards 14 and 61.

½" through 2" sizes: FlowGuard Gold® CPVC Copper Tube Size mfg. to standard dimension ratio (SDR) 11 and shall conform to ASTM D–2846. Transition fittings to have brass male or female connections with integral CPVC socket connections as mfg. by Charlotte Pipe and Foundry Co.

3" through 6" sizes: Corzan® CPVC Schedule 80 iron pipe size (IPS). Pipe shall conform to ASTM F–441. Socket type fittings shall conform to ASTM F–439. Transition to metal piping to be made using 150# flanged connections.

All pipe and fittings to be produced by a single manufacturer and to be installed in accordance with manufacturer's recommendations and local code requirements. FlowGuard Gold to be joined using approved one–step solvent cement conforming to ASTM F–493. Corzan to be installed using approved solvent cement conforming to ASTM F–493 and primer conforming to ASTM F–656. Pipe and fittings to be manufactured by Charlotte Pipe and Foundry Co. and are intended for hot and cold domestic water distribution systems.

2.03 SANITARY/CONDENSATE/STORM DRAINAGE SYSTEM:

Waste, Condensate, Vent, & Storm Lines: Sanitary & Storm piping to be either cast iron or copper. Where allowable by local and national codes, plastic DWV piping may be used under slab and where concealed by walls – no exposed piping shall be plastic. Copper or cast piping shall be utilized for sanitary, condensate, vent, & gravity storm piping above ceiling spaces, where otherwise exposed, and within plenum areas. No condensate or storm water filled piping shall run in unheated spaces such as attics or porte cocheres without heat trace protection – coordinate with electrical contractor.

Cast Iron – Aboveground: Provide cast iron no–hub soil and vent pipe, coated inside and out, conforming to CISPI 301–69T Specifications, for all soil and waste lines above ground and for all vent lines with inside diameter 2 inches and larger. Standard weight soil and waste fittings will be accepted throughout. Pipe shall conform to CISPI Standard 301. Pipe and fittings to be manufactured by Charlotte Pipe and Foundry Co.

Copper: Provide DWV Tube (ASTM B 306, drainage tube, drawn temper) with Drainage Fittings (ASME B16.23, cast copper or ASME B16.29, wrought copper, solder–joint fittings). Hard Copper Tube shall be ASTM B 88, Type L and Type M, water tube, drawn temper. Soft Copper Tube shall be ASTM B 88, Type L, water tube, annealed temper. Copper Pressure Fittings shall be ASME B16.18, cast–copper–alloy or ASME B16.22, wrought–copper, solder–joint fittings. Furnish wrought–copper fittings if indicated. Copper Unions shall be MSS SP–123, copper–alloy, hexagonal–stock body with ball–and–socket, metal–to–metal seating surfaces, and solder–joint or threaded ends. Copper Flanges shall be ASME B16.24, Class 150, cast copper with solder–joint end. The Flange Gasket Materials shall be ASME B16.21, full–face, flat, nonmetallic, asbestos–free, ⅛" maximum thickness unless thickness or specific material is indicated. Flange Bolts and Nuts shall be ASME B18.2.1, carbon steel unless otherwise indicated. Solder shall be ASTM B 32, lead free with ASTM B 813, water–flushable flux.

Cast Iron – Under Building: Service weight cast iron pipe with bell and spigot joints and fittings. Underground pipe may be installed with "Tyseal" gaskets as specified hereinafter. Pipe and fittings to be manufactured by Charlotte Pipe and Foundry Co.

2.04 GAS PIPING SYSTEM:

Provide Schedule 40 black steel pipe conforming to ASTM A120 and A53 with extra–heavy malleable iron banded thread fittings. Unions shall be ground iron to bronze seat. Plug valves shall be Rockwell–Nordstrom No. 142. Factory spiral wrapped in two directions, using Scotch wrap 10 mil tape with 1" overlap for all underground piping.

Provide drip legs on all mains and risers and at equipment connections. Provide gas cocks at all equipment connections.

Fittings: Provide extra–heavy black malleable iron banded screwed or weld pattern as applicable per ASA B16.3.

Rooftop horizontal gas piping support pedestals shall be pre–manufactured roof piping supports. Wood blocking with pipe clamps is NOT an acceptable means of supporting horizontal piping located on the roof.

2.05 ROOF PENETRATIONS:

Each trade shall provide their own roof penetrations and the Contractor shall coordinate the installation of same with other related trades, such that in no way shall the roof warranty be altered, modified, or voided. The roof flashing system shall be as specified in Section 07510– Single–Ply Membrane Roofing System and Section 07720– Roof Accessories.

2.06 ACCESS DOORS:

The Plumbing Subcontractor shall furnish access doors for the Contractor's installation in finished work for concealed valves, cleanouts, and to concealed parts of the plumbing system that require accessibility for proper operation, maintenance, and repair. Doors are not required for suspended acoustical ceilings with lift–out panels.

Access doors shall be of the proper size for respective concealed items, with minimum size exclusive of other requirements, 18" x 18", or as size called out on drawings. Access door shall be flush type, with 14 gauge or 16 gauge door and trim, concealed hinges and screwdriver operated, stainless steel cam lock. Access door shall be shop painted with one coat of zinc chromate primer.

2.07 VALVES:

Valves for water piping shall be 125 lb. SWP, all bronze gate valves. Drips shall be all bronze ½" globe SWP hose end. Check valves shall be horizontal swing check 125 lb. SWP type. Where used in connection with chrome plated pipe, valves shall be the same finish as the pipe. Install valves on all hot and cold water branch lines to each group of fixtures or individual fixtures. All products listed meet the low–lead requirements of NSF–372 and meet the requirements of ANSI/NSF61.

Gate Valves: Red White #206AB, 125# brass body, non–rising stem, for all lines up to 4".

Check Valves: Red White #236AB 125# brass body, Y–pattern, PTFE seat for all sizes up to 2" in diameter. Nibco #F–910–LF, 125# iron body, bronze trimmed, flanged horizontal check valve for all valves larger than 2" in diameter.

Balancing Valves: Caleffi QuickSetter+ 132 Series – Balancing valve with flow meter made from dezincification resistant low–lead brass. Direct reading of flow rate with no sight gauge clouding or scaling. Rotatable stainless steel flow rate adjuster with inlet flow check valve. Graduated scale flow meter with magnetic movement flow rate indicator.

Mixing Valves – Temperature at faucets to be 110°F, unless otherwise noted. Ends of valves to be sweat or F1960 PEX connection: Caleffi 5213 series (showers & mop receptors) – Three–way thermostatic mixing valve designed with a low–lead brass body and regulating spindle, PPO shutter, seats and slide guides with integral inlet port check valves, stainless steel springs and seals in peroxide–cured EPDM.

Caleffi SinkMixer model #521201A (lavatories & sinks) – Four port thermostatic mixing valve designed with a forged low–lead brass body, AISI 302 stainless steel spring, AISI 304 stainless steel hot inlet strainers, seals in peroxide–cured EPDM, and polysulphone shutter. Provided with inlet port check valves and strainers.

Plug Valves: Rockwell–Nordstrom #142 for lines two inches and smaller and #143 for 2–1/2 inches and larger, lubricated plug valve with #555 lubricant for natural gas service.

Globe Valves: Red White #211AB, brass body, 200# WOG, swivel style disc.

Ball Valves: Red White #5049AB Brass Body, 600# WOG, 150# WSP, PTFE seat, blow–out proof stem.

Gas Valves: 1½" and smaller: Provide Rockwell–Nordstrom #143 with #555 lubricant for natural gas service. 2½" and larger: Provide Rockwell–Nordstrom #143 with #555 lubricant for natural gas service.

Valve Manufacturers: Provide as manufactured by Crane, Jenkens, Walworth, Kennedy, Stockham, Red–White, Caleffi, or Nibco–Scott. No other product/manufacturers are permitted.

Provide valve boxes for all valves. Boxes shall be Mueller #H–10360, Size 564 S, screw type, and shall have 5¼" shaft with "WATER" cast in lid.

Trap Primers: Where shown on the drawings or required by plumbing code (see Drawings for product specifications). Automatic trap primer on cold water supply at nearest fixture and run drain to trap seal being protected. Provide access panel when primers are installed in walls.

Air Cushions and Shock Absorbers: Each hot and cold water connection to a fixture or faucet shall be equipped with full size vertical air cushion not less than 12" long. In addition to air cushions, provide 1 inch pipe size, shock absorber at each hot and cold connection and battery of fixtures. Shock absorbers shall be MIFAB #CL–A–NPB.

Hose Bibs: Provide as scheduled and detailed on the Drawings.

Vacuum Breakers: Furnish and install on all faucets, hydrants and all other water discharge points with threaded hose connector, where shown on drawings and where required by Code. Hose thread vacuum breaker shall be Watts Model #8–A or approved equal.
Vacuum breakers for general piping application shall be Watts Regulator Company, No. 288A or approved equal, with bronze body and internal trim and brass external trim. Vacuum breakers shall have angle type bodies with female inlet connection at bottom and female outlet connections at side. Furnish and install where contamination of potable water is possible and where required by local authorities.

2.08 PIPE HANGERS AND SUPPORTS:

Rooftop Piping Support Pedestals: Horizontal piping mounted on roof shall be supported with pre–manufactured pedestals and Accessory Pipe Straps as specified in Section 07720– Roof Accessories. Wood blocking with pipe clamps is NOT an acceptable means of supporting horizontal piping located on the roof, and the installation of same will be rejected by the Architect/ Engineer.

Adequately support piping against sagging, pocketing, swaying, and displacement. Properly space and apply hangers to achieve the result, and not farther apart than the following:

Steel Pipe: 1¼" and smaller, 8 foot on center; 1½" and larger, 10 foot on center; Copper Tubing: 1¼" and smaller, 6 foot on center; 1½" and larger, 10 foot on center; Plastic Pipe (Where Allowed): 1½" and smaller, 3 foot on center; 2" and larger, 4 foot on center

Install Trisolator #500 isolators around all uninsulated copper lines where hanger occurs. Install dielectric fitting between all ferrous and non–ferrous piping with a 12" section of red brass pipe in between.

Size all hangers on insulated lines to fit around outside diameter of insulation specified with allowance for sheet metal shield. Pipe shield shall be 169A, 1/3 circumference of insulation of a length of not less than 3 x diameter of the insulation (maximum 24").

Manufacturer: Grinnell Company catalog numbers are indicated to simplify the description, however, hangers and supports shall be Grinnell, Grabler, Fee & Mason, Elcen or approved equal.

Overhead Supported: Each horizontal pipe shall be supported on adjustable wrought iron clevis hangers equal to Grinnell, Figure 260, except that groups of pipes shall be supported on trapeze hangers made up of steel rods and steel channels or angles. Pipe shall be "U" bolted to trapeze and trapeze spaced for the smallest pipe in the group.

2.09 PLUMBING SYSTEM INSULATION:

All insulation shall be applied in a neat and workmanlike manner. Remove and replace all insulation not applied in strict accordance with manufacturer's specifications or not presenting a neat appearance. Insulation shall be continuous through wall and ceiling openings and sleeves.

Work Included: Pipe covering for domestic hot water (including recirculation), cold water, and roof drain piping.

Materials and Installation: No pipe insulation shall be applied until piping has been pressure tested and approved. All insulation shall be applied strictly in accordance with the manufacturer's recommendations. Materials as manufactured by Johns Manville, Fiberglass, Phillip Carey, or Armstrong will be acceptable if equal to those specified. All insulation on indoor work shall have composite fire and smoke hazard ratings as tested by procedure NFPA 255 not exceeding: Flame Spread 25, Fuel Contributed 50, Smoke Developed 50. Accessories, such as adhesives, mastics, cements, tapes, and cloth for fitting, shall have the same component ratings as listed above. Insulation shall have an average thermal conductivity not to exceed 0.25 BTU/inch of thickness per square foot per 1°F. at a mean temperature of 75 °F.

Domestic Hot Water, Tempered Water, Cold Water, and Roof Drain Piping Piping: All piping shall be insulated with fiberglass pipe insulated with foil–kraft laminate vapor barrier fastened with pressure sensitive tape and stapled 12" on center – see schedule below for thicknesses. All piping, fittings, valves, flanges, etc. shall be covered with PVC jackets/fitting covers (20 mils thick minimum), taped and tacked fastened.

PIPING INSULATION SCHEDULE – Follow New York State Energy Code Table C403.11.3 for insulation thickness (ceiling space is at a premium and insulation must be minimum values):

Domestic Cold Water: 1¼" and Smaller: ½" thick; 1½" and Larger: 1" thick.
Domestic Hot, Recirculated, and Tempered Hot Water: 1¼" and Smaller: 1" thick; 1½" and Larger: 1½" thick.
Stormwater and Overflow: All Pipe Sizes: 1" thick – unless otherwise noted.

No insulation shall be installed on any piping before the building is adequately closed in. Where necessary to install any insulation before it is protected by building enclosures, and if acceptable by the local jurisdiction, the covering must be effectively protected with roofing felt, wired on the covering to make an absolute waterproof protection for the pipe covering.

Pipe Insulation at Handicap Accessible Lavatories: Provide Dearborn #ADA100 or #ADA101 insulating kits on traps and hot and cold water supplies at each handicap accessible toilet room lavatory.

2.10 PAINTING & PIPE LABELS:

Comply with Architectural requirements for painting interior piping. Paint exposed, interior metal piping, valves, service regulators, service meters and meter bars, and piping specialties, except components, with factory–applied paint or protective coating.

W.B. Light Industrial Coating: MPI INT 5.1B – G5. Prime Coat: Rust Inhibitive Primer (MPI #107). Intermediate Coat: W.B. Light Industrial Coating (MPI #153). Topcoat: W.B. Light Industrial Coating (MPI #153). Color: Selected by Architect or as noted on plans.

All piping and valves shall be labeled in accordance with New York State Code and ANSI/ASME A13.1.

Damage and Touchup: Repair marred and damaged factory–applied finishes with materials and by procedures to match original factory finish.

2.11 TRAPS:

All fixtures and floor drains are to be separately trapped as near to the fixture or floor drain as possible. Traps shall be self–cleaning, water–sealed, and shall have a scouring action. Traps shall be set true with respect to water seal and shall be protected from freezing. All underground traps, except "P" traps into which floor drains with removable strainers discharge, shall be provided with accessible cleanouts. Traps which are not part of plumbing fixtures shall be of the same material and size as pipes or branches into which they discharge.

2.12 VENTS:

Collect vents together as shown on the drawings to minimize number of vents terminating through roof. Verify location of roof equipment indicated. Offset vents through roof to maintain a minimum distance of 10 feet away from outside air intakes.

2.13 CLEANOUTS:

Where indicated on the drawings and as required by local plumbing code. Make all cleanouts accessible by one of the following means:

• Within 6 inches from ceiling access panel; Extending to floor or grade above; Locate in wall with removable plate.

Size: Same as pipe on which installed.

Installation: Covers set flush with finished wall, floor or grade, to be securely anchored by means of integral lugs or bolts. Where surfacing materials such as resilient floor covering is used, install the clean out with top so that finished surface is smooth and flush.

Manufacturers: Cleanout products shall be as manufactured by MIFAB or as detailed in the fixture schedule.

Floor Cleanouts and Access Covers: Duco coated cast iron body and frame with "Leckeromated" plug and heavy duty adjustable scoriated secured polished bronze top.

Cleanout to Grade with Countersunk Plug: Duco–coated cast iron body with bronze taper thread countersunk plug. Installed in 24" x 24" concrete pad, tapered for drainage.

Wall Cleanouts: Stainless steel chrome plated bronze deep cover with center screw.

2.14 FLOOR DRAINS:

Floor drains shall be properly anchored to building construction with clamping device or with lugs embedded in concrete slabs. Floor drains shall be as scheduled and detailed on the drawings. All floor drains shall have automatic trap primers installed as required. Acceptable Manufacturers include: Jay R Smith, MIFAB, Watts, and Zurn.

2.15 FIXTURE SUPPORTS:

Steel plated supports for all wall hung fixture shall be supported with 3/8" x 6" steel plates recessed and lag screwed to wood studs or welded to steel studs and tapped for fixture bolts. Install the length and number of plates as required to satisfactorily support the fixtures.

2.16 PLUMBING FIXTURES:

General: Furnish and install plumbing fixtures complete with trim and caulk. See drawings for Plumbing Fixture Schedule.
All fixtures shall be Class "A". Vitreous fixtures shall be best quality. Warped, imperfect fixtures are NOT acceptable. Brass products shall contain at least 75% copper. All exposed metal below and above each fixture throughout shall be chrome plated on brass, with cast brass escutcheons. Where fixtures are noted on drawings as furnished by others, they shall be set by this contractor and this contractor shall furnish, install and connect service to such fixtures. All fixtures supported from walls shall be provided with carriers by MIFAB. Furnish, set and connect all plumbing fixtures including all necessary supports, and chrome plated exposed work and fittings. Provide loose–key type fixtures stops for all fixtures unless noted otherwise. The plumbing subcontractor shall purchase plumbing fixtures, flush valves, toilet seats and carriers as specified on the drawings.

The plumbing subcontractor shall purchase faucets, tailpiece, P–trap, lavatory insulation supply kit, valves, sink accessories, trap primer, water hammer arrester, floor drains and wall clean out as specified on the drawings.

Traps exposed above the floor shall be chrome plated adjustable brass, with chrome plated approved cleanout plugs, cast set screw wall escutcheon and casing. All trim shall be of polished chrome–plated brass and of one acceptable manufacturer unless specifically noted otherwise. Provide fixture stops or valve ahead of all equipment or fixtures. Refer to Plumbing Fixture Schedule on Drawings.

Domestic Water Heaters: Provide water heater of size, capacity and make as scheduled on the drawings. Heaters shall be fully warranted for minimum of 5 full years after final acceptance of the building. Furnish heaters with the following accessories:
ASME combination temperature and pressure relief valve rated in excess of heater input; Run full size drain to location shown on plans; Automatic thermostat actuated controls with 100 percent shutoff; Dual high–limit controls; Tank drain.

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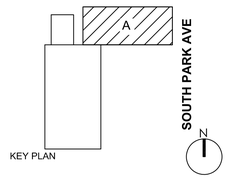

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
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DRAWN BY	AMD
CHECKED BY	JDB

DRAWING TITLE
PLUMBING SPECIFICATIONS

P-13

PERMIT SET

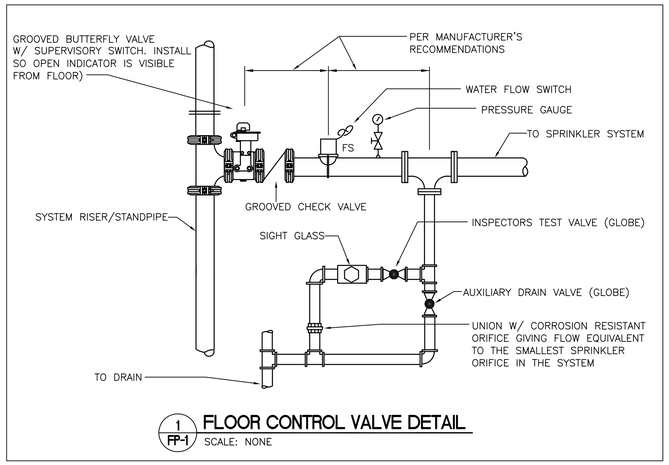
LEGEND

TYP.	TYPICAL	ACT	ACOUSTICAL TILE
U/F	UNDER FLOOR	—D FP—	EXISTING FIRE PROTECTION SERVICE PIPING
RPZ	REDUCED PRESSURE ZONE ASSEMBLIES	—FP—	FIRE PROTECTION PIPING
MC	MECHANICAL CONTRACTOR	ETR	EXISTING TO REMAIN
GC	GENERAL CONTRACTOR		
CONT.	CONTINUATION		
N/A	NOT APPLICABLE		
PC	PLUMBING CONTRACTOR		
RM.	ROOM		
BLDG.	BUILDING		
FDC	FIRE DEPARTMENT CONNECTION		
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
F/#	FOR/NUMBER OF HEADS		

SPRINKLER HEADS SHALL BE QUICK RESPONSE TYPE AS REQUIRED BY CODE. CONTRACTOR TO CONSULT WITH SPECIFICATIONS REGARDING EXPOSED SPRINKLER HEAD FINISH BEFORE ORDERING.

SCHEDULE OF SPRINKLER HEADS

SYMBOL	DESCRIPTION
	Reliable Model N252EC Pendent Sprinkler Storage and Non–Storage Sprinkler K25.2 with brass finish, 165°F. ***UL Listed*** and FM approved.
	Pendant Semi–recessed head with white finish and upright sprinkler head. ½" orifice, 155°F. ***UL Listed*** and FM approved. "Rooster Style" – Reliable Sprinkler or equal.
	Pendant fully–recessed anti–corrosion head with finish cover plate. ½" orifice, 155°F – Steam and Sauna rooms head temperature shall be a minimum of 285°F. ***UL Listed*** and FM approved. Reliable Sprinkler F1FR56 series or Viking VK302 with ENT Coating.
	Dry Pendant Semi–recessed head with white finish and upright sprinkler head. ½" orifice, 155°F. ***UL Listed*** and FM approved. "Rooster Style"
	Upright brass head. ½" orifice, 210°F. ***UL Listed*** and FM approved.
	Anti–corrosion Upright head with corrosion resistant polyester coating. ½" orifice, 200°F. ***UL Listed*** and FM approved. Reliable Sprinkler F1FR56 series or equal.
	Dry–Upright brass head. ½" orifice, 200°F. ***UL Listed*** and FM approved.
	Full–(concealed) head with white finish, ½" orifice, 165°F. ***UL Listed*** and FM approved.
	Sidewall type head with white finish, ½" orifice, 155°F. ***UL Listed*** and FM approved.
	Dry Sidewall type head with white finish and white escutcheon. ½" orifice, 155°F. ***UL Listed*** and FM approved.



1 / FP-1 **FLOOR CONTROL VALVE DETAIL**
SCALE: NONE

FIRE PROTECTION SYSTEMS SPECIFICATIONS

1. The contractor shall be responsible for a complete turn key installation using Underwriter Laboratories UL listed products including design, obtaining approvals and coordination with other trades. Install to meet NFPA 13, NFPA 72, NFPA 101, and the local Authority Having Jurisdiction requirements.

2. Sprinkler heads, mains, runouts, tailbacks, sprigs etc. shall be provided as follows:

2.1. All equipment required for the project (sprinklers, hose valves, check valves, fittings, etc.) shall meet standard pressure requirements. The fire protection contractor shall provide services for this project on a design build basis. Provide all required materials and designs for a 100% complete, functional and code compliant installation. Provide piping drawings, schematics, material specifications etc. with flow calculations to the local jurisdiction having authority for review and approval prior to installation. All prospective bidders shall visit the site prior to bid submission to verify field conditions and scope of work. Coordinate main fire protection service size requirements and all locations of fire protection mains serving the building with the Civil Engineer and Architect prior to bid submission. Provide flow and tamper switches as required and coordinate terminations with the electrical contractor. If main fire protection service is existing, provide new drops to new sprinkler heads. Coordinate exterior AV location with electrical contractor and wiring requirements in advance. Existing Siamese connection at exterior is to remain – Contractor to inspect for any defects and confirm in working order.

3. Sprinkler head locations shall be used as a guide for bid. Sprinkler locations show approximate locations with full rcp and field coordination to be provided by the successful contractor. Existing 8" fire protection service is in place and feeds commercial building on same parcel. See drawings and notes. Locations of existing piping shown on plans is approximate and must be confirmed in field. In areas noted where no ceilings are installed – all work from other trades are considered obstructions and shall be sprinklered per NFPA 13 Chapter 8. Existing structure is a mix of concrete and combustible wood trusses and joists. Provide sprinklers in concealed ceiling spaces per NFPA 13 due to existing structure as mentioned above. Concealed spaces under the volume of 160 cubic feet shall not require sprinklers provided they meet all requirements under NFPA 13, Chapter 8, Section 8.15.1.2. New tenant occupancy is mix of Ordinary Hazard Group 1 and Light Hazard as space is now one occupied commercial space and ten apartments with full basement mechanical spaces. Provide all heads as required per NFPA 13 – all heads are shown as new. Verify all piping and head requirements with hydraulic calculations.

4. The suggested sprinkler locations are not intended to limit the contractor from providing another design that may be more economical and still meet the requirements of the local Authority Having Jurisdiction and NFPA.

5. Comply with standards mentioned above, ANSI/ASME, and Architectural requirements for painting interior piping. Paint exposed, interior metal piping, valves, and piping specialties, except components, with factory–applied paint or protective coating. Exposed sprinkler heads shall be ordered according to color requirements below.

   W.B. Light Industrial Coating: MPI INT 5.1B – G5. Prime Coat: Rust Inhibitive Primer. (MPI #107). Intermediate Coat: W.B. Light Industrial Coating (MPI #153). Topcoat: W.B. Light Industrial Coating (MPI #153). Color: Black or coordinate with GC.

   All piping and valves shall be labeled in accordance with New York State Code and ANSI/ASME A13.1.

   Damage and Touchup: Repair marred and damaged factory–applied finishes with materials and by procedures to match original factory finish.

6. Working plans and computerized hydraulic calculations shall be prepared by a minimum Level 3 N.I.C.E.T. Certified Sprinkler Layout Designer. Submit working plans and hydraulic calculations signed and sealed by a Professional Fire Protection Engineer registered in the state in which the project is located, to Authorities that Have Jurisdiction. Design documents are for permit purposes. The design is not intended to limit the contractor from providing another design that may be more economical and still meet the requirements of the Local Authority Having Jurisdiction. All drawings, including As–Builts, shall be submitted electronically in AUTO CAD compatible format.

7. The hydraulic calculations shall include the pressure drop through all pipe, fittings and devices, including the pressure drop through the reduced pressure principle backflow preventer, from the most hydraulic remote point of the sprinkler system to the location of the test hydrant.

8. Submit drawings to local fire dept. and obtain necessary approvals, permits and certificates prior to submission to the engineer for final review.

9. Where required by code or directed by local authorities, contractor shall provide seismic hanging & constraints on all piping in complete accordance with the latest issue of the State Plumbing Building Code, local codes and NFPA.

10. The fire protection contractor shall provide a guarantee covering all design, installation, material and workmanship for one year following date of acceptance by Owner.

11. The hydraulic calculations shall be based on the flow test data listed below (this information shall be provided by the fire protection contractor at submittal of shop drawings and calculations):

    a. Static pressure psi.
    b. Residual pressure psi.
    c. Flow gpm.
    d. Flow/test hydrant locations.
    e. Date of test.
    f. Time of test.
    g. Responsible party conducting test.
    h. Hydrant outlet discharge coefficient.

12. Piping shall be sloped to drain back to sprinkler riser. Auxiliary drainage in accordance with NFPA 13 shall be provided for all trapped sections of pipe.

13. Pipe all drains and inspector's test to outside, or discharge to a drain approved by the owner for sprinkler discharge. existing discharge is located near existing Fire Department Connection.

14. Provide automatic sprinkler below obstructions 48 inches and wider. (platforms, ductwork, stairways, unit heater, etc).

15. Refer to the architectural drawings for reflected ceiling plans and coordinate all work with all other contractors prior to installation of the sprinkler system. Up front field coordination between all contractors is required due to limited space constraints.

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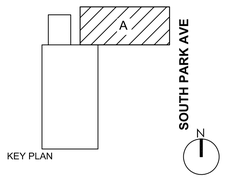

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

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BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

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SCALE	AS NOTED
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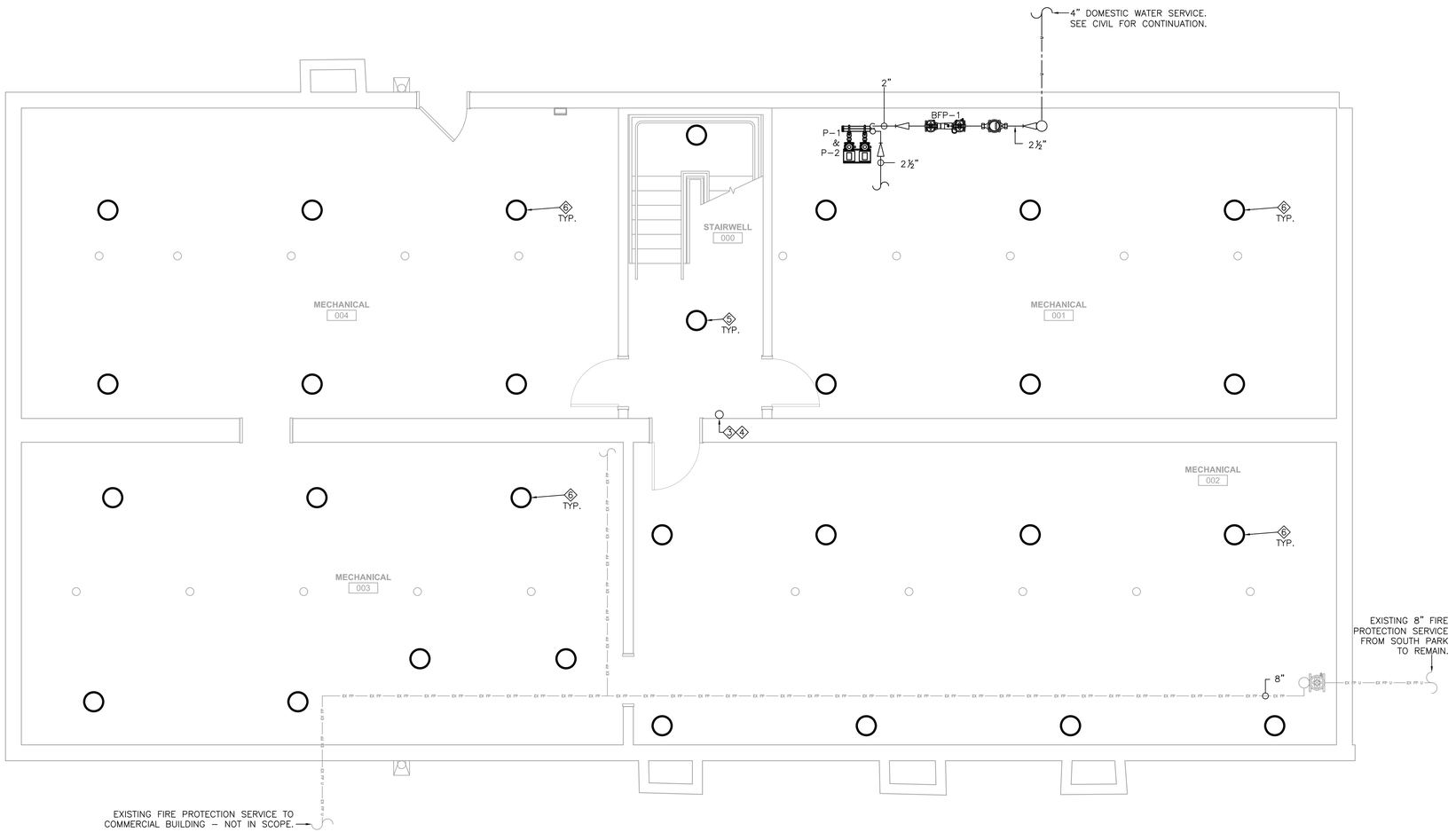
DRAWN BY	AMD
CHECKED BY	JDB

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE
FIRE PROTECTION LEGENDS, SCHEDULES, & DETAILS

FP-1

PERMIT SET



1 FP-2 FIRE PROTECTION BASEMENT PLAN

SCALE: 1/4" = 1'-0"

GENERAL FIRE PROTECTION DRAWING NOTES:

1. FIELD VERIFY ALL EXISTING HEADS AND PIPING LOCATIONS, SIZES, ETC. IN BUILDING. ALL HEADS ARE TO BE REPLACED AND PIPING SHALL BE REMOVED AS REQUIRED FOR NEW LAYOUT – SEE DRAWING NOTES. ALL REMOVED HEADS AND PIPING ARE TO BE DISPOSED OF PROPERLY PER NEW YORK STATE CODES. EXISTING PIPING IS TO REMAIN AND SHALL BE REUSED AS MUCH AS POSSIBLE. ZONING CONTROLS ARE TO BE REPLACED AS OCCUPANCY OF THE BUILDING IS SHIFTING AND THE SPRINKLER RISER TO FEED EACH FLOOR IS BEING RELOCATED. SHOULD ANY EXISTING PIPING, VALVES, OR NON-ZONING CONTROLS, NOT PASS THE REQUIRED TESTS, THEY ARE TO BE REPLACED IN KIND. COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED SHOULD ANY CONTROLS NEED TO BE REPLACED. CONTRACTOR TO PERFORM NEW HYDRAULIC CALCULATIONS PER SPECIFICATIONS BEFORE INSTALLING ANY NEW ELEMENTS OF THE SYSTEM.

1A. EXISTING FIRE PROTECTION SERVICE FEEDS COMMERCIAL BUILDING ON SAME PARCEL. COMMERCIAL BUILDING MUST NOT BE LEFT WITHOUT FIRE PROTECTION PER NFPA REQUIREMENTS. ALL SERVICE INTERRUPTIONS REQUIRED TO ADJUST SYSTEM FOR PROJECT MUST BE COORDINATED WITH COMMERCIAL BUILDING TENANTS, FIRE MARSHAL, AND OWNERSHIP.

2. CONTRACTOR TO FOLLOW OCCUPANCY HAZARDS REFERRED TO IN DRAWINGS NOTES. IF NO HAZARD OR NOTE IS GIVEN FOR A SPACE, THE CONTRACTOR IS TO FOLLOW NFPA 13.

3. WHERE UPRIGHT SPRINKLER HEADS ARE SHOWN, SPRINKLER PIPING IS TO RUN EXPOSED TO EACH HEAD. SPRINKLER PIPING IN APARTMENTS IS TO RUN EXPOSED WITH A MIX OF UPRIGHT, PENDENT, AND SIDEWALL HEADS.

4. COORDINATE ALL PIPING WITH STRUCTURE AND ALL OTHER WORK. CONTRACTOR SHALL REFERENCE ARCHITECTURAL RCP PLANS TO VERIFY ALL CEILING TYPES. COORDINATE WORK WITH CEILING TYPES SHOWN ON ARCHITECTURAL DRAWINGS. EXISTING STRUCTURAL BEAMS ARE EXPOSED IN AREAS WITH NO CEILINGS AND MAY ACT AS OBSTRUCTIONS.

5. CONTRACTOR TO COORDINATE WITH CEILING, MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS IN REGARDS TO RUNNING SPRINKLER PIPING AND HEAD LOCATIONS BEFORE BEGINNING WORK.

FIRE PROTECTION DRAWING NOTES #:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY FIRE PROTECTION DRAWING.)

1. EXISTING 8" FIRE SERVICE LOCATED AS SHOWN. CONTINUE AS REQUIRED PER SPRINKLER LAYOUTS AND NFPA 13 AS NOTED. SEE SPECIFICATIONS.

2. 2½" DOMESTIC WATER SERVICE AND BOOSTER PUMPS BY PLUMBING CONTRACTOR. SHOWN FOR CLARITY ONLY. SEE PLUMBING DRAWINGS.

3. 6" FIRE PROTECTION RISER UP. PIPING SIZE SHOWN IS TO BE VERIFIED WITH HYDRAULIC CALCULATIONS PER THE SPECIFICATIONS. RISER LOCATION VARIES FLOOR TO FLOOR TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE FINAL LOCATION WITH ARCHITECT TO ENSURE REQUIRED EGRESS PATHS ARE ACHIEVABLE.

4. FLOOR TO BE ZONED WITH FLOOR CONTROL VALVE (WITH TAMPER SWITCH), CHECK VALVE, MAIN DRAIN VALVE, AND FLOW SWITCH. TAMPER AND FLOW SWITCHES TO BE ELECTRICALLY SUPERVISED. COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION. SEE DETAIL #1 ON DRAWING FP-1.

5. PROVIDE SPRINKLER HEADS PER NFPA 13 IN STAIRWELLS.

6. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR MECHANICAL ROOMS AND LAUNDRY ROOMS. THE SPACES ARE ORDINARY HAZARD GROUP 1. SEE GENERAL NOTES.

7. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR APARTMENTS (SEE GENERAL NOTE #3) – COORDINATE ALL SIDEWALL HEADS IN CLOSETS WITH DOORS. APARTMENT MECHANICAL ROOMS ARE TIGHT DUE TO AIR HANDLING UNITS AND WATER HEATERS, ALL HEADS TO BE COORDINATED WITH ALL OTHER TRADES. ALSO TYPICAL FOR VESTIBULES, TOILET ROOMS, JANITOR'S CLOSETS, AND OFFICES. VESTIBULE 101.1 CONTAINS BIKE STORAGE RACK. SPRINKLER HEADS IN VICINITY OF THE RACK SHALL HAVE PROTECTIVE CAGES. THE SPACES ARE LIGHT HAZARD. SEE GENERAL NOTES.

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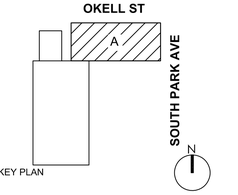

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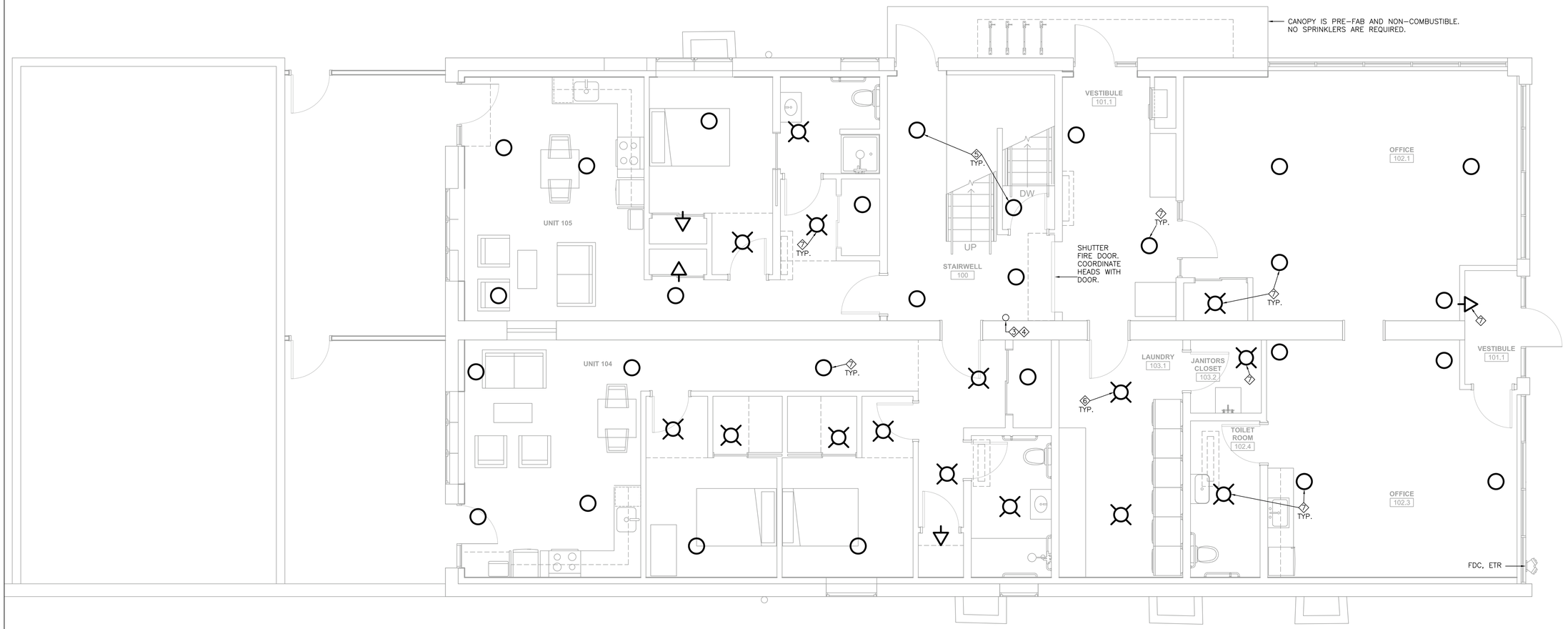
DRAWING TITLE
FIRE PROTECTION BASEMENT PLAN

FP-2

PERMIT SET



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1A. EXISTING FIRE PROTECTION SERVICE FEEDS COMMERCIAL BUILDING ON SAME PARCEL. COMMERCIAL BUILDING MUST NOT BE LEFT WITHOUT FIRE PROTECTION PER NFPA REQUIREMENTS. ALL SERVICE INTERRUPTIONS REQUIRED TO ADJUST SYSTEM FOR PROJECT MUST BE COORDINATED WITH COMMERCIAL BUILDING TENANTS, FIRE MARSHAL, AND OWNERSHIP.

2. CONTRACTOR TO FOLLOW OCCUPANCY HAZARDS REFERRED TO IN DRAWINGS NOTES. IF NO HAZARD OR NOTE IS GIVEN FOR A SPACE, THE CONTRACTOR IS TO FOLLOW NFPA 13.

3. WHERE UPRIGHT SPRINKLER HEADS ARE SHOWN, SPRINKLER PIPING IS TO RUN EXPOSED TO EACH HEAD. SPRINKLER PIPING IN APARTMENTS IS TO RUN EXPOSED WITH A MIX OF UPRIGHT, PENDENT, AND SIDEWALL HEADS.

4. COORDINATE ALL PIPING WITH STRUCTURE AND ALL OTHER WORK. CONTRACTOR SHALL REFERENCE ARCHITECTURAL RCP PLANS TO VERIFY ALL CEILING TYPES. COORDINATE WORK WITH CEILING TYPES SHOWN ON ARCHITECTURAL DRAWINGS. EXISTING STRUCTURAL BEAMS ARE EXPOSED IN AREAS WITH NO CEILINGS AND MAY ACT AS OBSTRUCTIONS.

5. CONTRACTOR TO COORDINATE WITH CEILING, MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS IN REGARDS TO RUNNING SPRINKLER PIPING AND HEAD LOCATIONS BEFORE BEGINNING WORK.

FIRE PROTECTION DRAWING NOTES #:

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY FIRE PROTECTION DRAWING.)

1. EXISTING 8" FIRE SERVICE LOCATED AS SHOWN. CONTINUE AS REQUIRED PER SPRINKLER LAYOUTS AND NFPA 13 AS NOTED. SEE SPECIFICATIONS.

2. 2½" DOMESTIC WATER SERVICE AND BOOSTER PUMPS BY PLUMBING CONTRACTOR. SHOWN FOR CLARITY ONLY. SEE PLUMBING DRAWINGS.

3. 6" FIRE PROTECTION RISER UP. PIPING SIZE SHOWN IS TO BE VERIFIED WITH HYDRAULIC CALCULATIONS PER THE SPECIFICATIONS. RISER LOCATION VARIES FLOOR TO FLOOR TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE FINAL LOCATION WITH ARCHITECT TO ENSURE REQUIRED EGRESS PATHS ARE ACHIEVABLE.

4. FLOOR TO BE ZONED WITH FLOOR CONTROL VALVE (WITH TAMPER SWITCH), CHECK VALVE, MAIN DRAIN VALVE, AND FLOW SWITCH. TAMPER AND FLOW SWITCHES TO BE ELECTRICALLY SUPERVISED. COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION. SEE DETAIL #1 ON DRAWING FP-1.

5. PROVIDE SPRINKLER HEADS PER NFPA 13 IN STAIRWELLS.

6. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR MECHANICAL ROOMS AND LAUNDRY ROOMS. THE SPACES ARE ORDINARY HAZARD GROUP 1. SEE GENERAL NOTES.

7. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR APARTMENTS (SEE GENERAL NOTE #3) – COORDINATE ALL SIDEWALL HEADS IN CLOSETS WITH DOORS. APARTMENT MECHANICAL ROOMS ARE TIGHT DUE TO AIR HANDLING UNITS AND WATER HEATERS, ALL HEADS TO BE COORDINATED WITH ALL OTHER TRADES. ALSO TYPICAL FOR VESTIBULES, TOILET ROOMS, JANITOR'S CLOSETS, AND OFFICES. VESTIBULE 101.1 CONTAINS BIKE STORAGE RACK. SPRINKLER HEADS IN VICINITY OF THE RACK SHALL HAVE PROTECTIVE CAGES. THE SPACES ARE LIGHT HAZARD. SEE GENERAL NOTES.

1 FP-3 FIRE PROTECTION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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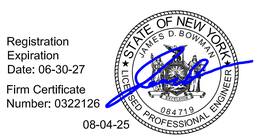

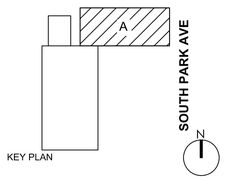

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
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REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	AMD
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DRAWING TITLE
FIRE PROTECTION FIRST FLOOR PLAN

FP-3

PERMIT SET

1 FP-4 **FIRE PROTECTION SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

GENERAL FIRE PROTECTION DRAWING NOTES:

1. FIELD VERIFY ALL EXISTING HEADS AND PIPING LOCATIONS, SIZES, ETC. IN BUILDING. ALL HEADS ARE TO BE REPLACED AND PIPING SHALL BE REMOVED AS REQUIRED FOR NEW LAYOUT – SEE DRAWING NOTES. ALL REMOVED HEADS AND PIPING ARE TO BE DISPOSED OF PROPERLY PER NEW YORK STATE CODES. EXISTING PIPING IS TO REMAIN AND SHALL BE REUSED AS MUCH AS POSSIBLE. ZONING CONTROLS ARE TO BE REPLACED AS OCCUPANCY OF THE BUILDING IS SHIFTING AND THE SPRINKLER RISER TO FEED EACH FLOOR IS BEING RELOCATED. SHOULD ANY EXISTING PIPING, VALVES, OR NON-ZONING CONTROLS, NOT PASS THE REQUIRED TESTS, THEY ARE TO BE REPLACED IN KIND. COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED SHOULD ANY CONTROLS NEED TO BE REPLACED. CONTRACTOR TO PERFORM NEW HYDRAULIC CALCULATIONS PER SPECIFICATIONS BEFORE INSTALLING ANY NEW ELEMENTS OF THE SYSTEM.

1A. EXISTING FIRE PROTECTION SERVICE FEEDS COMMERCIAL BUILDING ON SAME PARCEL. COMMERCIAL BUILDING MUST NOT BE LEFT WITHOUT FIRE PROTECTION PER NFPA REQUIREMENTS. ALL SERVICE INTERRUPTIONS REQUIRED TO ADJUST SYSTEM FOR PROJECT MUST BE COORDINATED WITH COMMERCIAL BUILDING TENANTS, FIRE MARSHAL, AND OWNERSHIP.

2. CONTRACTOR TO FOLLOW OCCUPANCY HAZARDS REFERRED TO IN DRAWINGS NOTES. IF NO HAZARD OR NOTE IS GIVEN FOR A SPACE, THE CONTRACTOR IS TO FOLLOW NFPA 13.

3. WHERE UPRIGHT SPRINKLER HEADS ARE SHOWN, SPRINKLER PIPING IS TO RUN EXPOSED TO EACH HEAD. SPRINKLER PIPING IN APARTMENTS IS TO RUN EXPOSED WITH A MIX OF UPRIGHT, PENDENT, AND SIDEWALL HEADS.

4. COORDINATE ALL PIPING WITH STRUCTURE AND ALL OTHER WORK. CONTRACTOR SHALL REFERENCE ARCHITECTURAL RCP PLANS TO VERIFY ALL CEILING TYPES. COORDINATE WORK WITH CEILING TYPES SHOWN ON ARCHITECTURAL DRAWINGS. EXISTING STRUCTURAL BEAMS ARE EXPOSED IN AREAS WITH NO CEILINGS AND MAY ACT AS OBSTRUCTIONS.

5. CONTRACTOR TO COORDINATE WITH CEILING, MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS IN REGARDS TO RUNNING SPRINKLER PIPING AND HEAD LOCATIONS BEFORE BEGINNING WORK.

FIRE PROTECTION DRAWING NOTES (#):

(THIS IS A MASTER LIST. NOT EVERY NOTE IS USED ON EVERY FIRE PROTECTION DRAWING.)

1. EXISTING 8" FIRE SERVICE LOCATED AS SHOWN. CONTINUE AS REQUIRED PER SPRINKLER LAYOUTS AND NFPA 13 AS NOTED. SEE SPECIFICATIONS.

2. 2½" DOMESTIC WATER SERVICE AND BOOSTER PUMPS BY PLUMBING CONTRACTOR. SHOWN FOR CLARITY ONLY. SEE PLUMBING DRAWINGS.

3. 6" FIRE PROTECTION RISER UP. PIPING SIZE SHOWN IS TO BE VERIFIED WITH HYDRAULIC CALCULATIONS PER THE SPECIFICATIONS. RISER LOCATION VARIES FLOOR TO FLOOR TO ACCOMMODATE VARYING WALL LOCATIONS & STRUCTURE BETWEEN FLOORS. COORDINATE FINAL LOCATION WITH ARCHITECT TO ENSURE REQUIRED EGRESS PATHS ARE ACHIEVABLE.

4. FLOOR TO BE ZONED WITH FLOOR CONTROL VALVE (WITH TAMPER SWITCH), CHECK VALVE, MAIN DRAIN VALVE, AND FLOW SWITCH. TAMPER AND FLOW SWITCHES TO BE ELECTRICALLY SUPERVISED. COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION. SEE DETAIL #1 ON DRAWING FP-1.

5. PROVIDE SPRINKLER HEADS PER NFPA 13 IN STAIRWELLS.

6. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR MECHANICAL ROOMS AND LAUNDRY ROOMS. THE SPACES ARE ORDINARY HAZARD GROUP 1. SEE GENERAL NOTES.

7. PROVIDE WET SPRINKLER SYSTEM INSTALLED AS PER NFPA 13, TYPICAL FOR APARTMENTS (SEE GENERAL NOTE #3) – COORDINATE ALL SIDEWALL HEADS IN CLOSETS WITH DOORS. APARTMENT MECHANICAL ROOMS ARE TIGHT DUE TO AIR HANDLING UNITS AND WATER HEATERS, ALL HEADS TO BE COORDINATED WITH ALL OTHER TRADES. ALSO TYPICAL FOR VESTIBULES, TOILET ROOMS, JANITOR'S CLOSETS, AND OFFICES. VESTIBULE 101.1 CONTAINS BIKE STORAGE RACK. SPRINKLER HEADS IN VICINITY OF THE RACK SHALL HAVE PROTECTIVE CAGES. THE SPACES ARE LIGHT HAZARD. SEE GENERAL NOTES.

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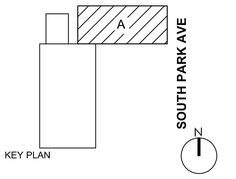

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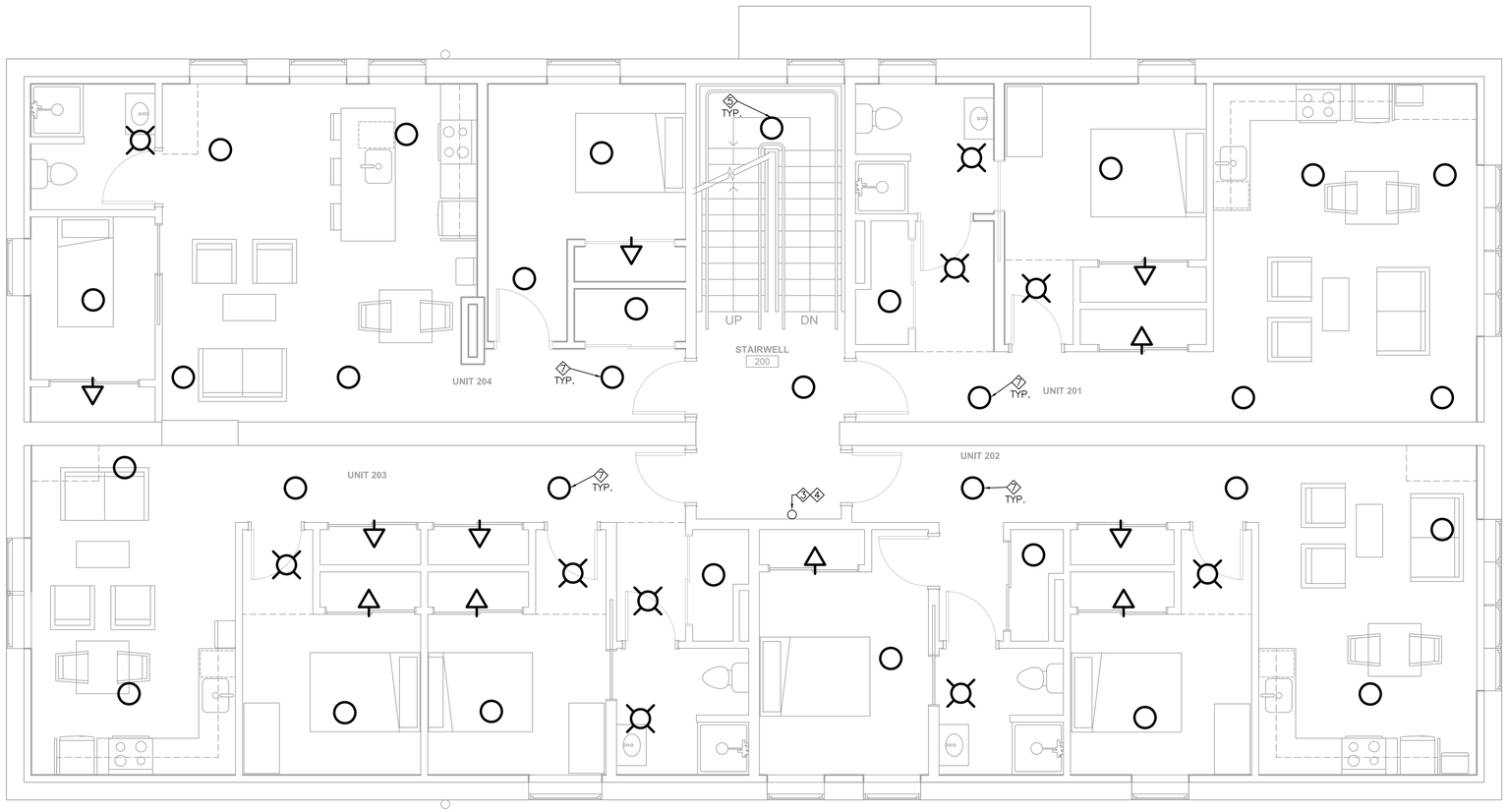
FP-4

PERMIT SET



1 FP-5 FIRE PROTECTION THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL FIRE PROTECTION DRAWING NOTES:

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2. CONTRACTOR TO FOLLOW OCCUPANCY HAZARDS REFERRED TO IN DRAWINGS NOTES. IF NO HAZARD OR NOTE IS GIVEN FOR A SPACE, THE CONTRACTOR IS TO FOLLOW NFPA 13.

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5. CONTRACTOR TO COORDINATE WITH CEILING, MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS IN REGARDS TO RUNNING SPRINKLER PIPING AND HEAD LOCATIONS BEFORE BEGINNING WORK.

FIRE PROTECTION DRAWING NOTES (#):

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2. 2½" DOMESTIC WATER SERVICE AND BOOSTER PUMPS BY PLUMBING CONTRACTOR. SHOWN FOR CLARITY ONLY. SEE PLUMBING DRAWINGS.

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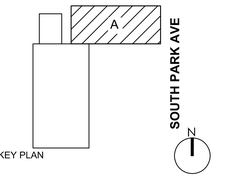

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FP-5

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ELECTRICAL SYMBOLS LEGEND

NOT ALL SYMBOLS MAY BE REPRESENTED ON DRAWINGS

POWER SYMBOLS

- SIGNIFIES TWO(2) CONDUCTORS 2#12 + 1#12 GRND. IN ½" CONDUIT.
- SIGNIFIES THREE(3) CONDUCTORS 3#12 + 1#12 GRND. IN ½" CONDUIT.
- SIGNIFIES FOUR(4) CONDUCTORS 4#12 + 1#12 GRND. IN ¾" CONDUIT.
- SIGNIFIES FIVE(5) CONDUCTORS 5#12 + 1#12 GRND. IN ¾" CONDUIT.
- #10 SIGNIFIES TWO(2) CONDUCTORS 2#10 + 1#10 GRND. IN ¾" CONDUIT.
- #10 SIGNIFIES THREE(3) CONDUCTORS 3#10 + 1#10 GRND. IN ¾" CONDUIT.
- #8 SIGNIFIES TWO(2) CONDUCTORS 2#8 + 1#10 GRND. IN ¾" CONDUIT.
- #8 SIGNIFIES THREE(3) CONDUCTORS 3#8 + 1#10 GRND. IN ¾" CONDUIT.
- #6 SIGNIFIES TWO(2) CONDUCTORS 2#6 + 1#8 GRND. IN 1" CONDUIT.
- #6 SIGNIFIES THREE(3) CONDUCTORS 3#6 + 1#8 GRND. IN 1" CONDUIT.
- HOMERUN TO PANELBOARD
- LOW VOLTAGE CONTROL WIRING
- SIGNIFIES INTENDED SWITCHING SCHEME
- JB — JUNCTION BOX (SIZE AS REQUIRED)
- CONDUIT/WIRE BREAK
- CONDUIT STUB OUT
- CONDUIT STUB-DOWN
- CONDUIT STUB-UP
- 208Y/120V RECESSED OR SURFACE MOUNTED PANELBOARD
- 480Y/277V RECESSED OR SURFACE MOUNTED PANELBOARD
- 1ø POWER TERMINAL CONNECTION TO EQUIPMENT ITEM SUPPLIED BY OTHERS.
- 3ø POWER TERMINAL CONNECTION TO EQUIPMENT ITEM SUPPLIED BY OTHERS.
- HP — ELECTRIC MOTOR – PROVIDED & INSTALLED BY OTHERS, WIRE BY E.C. XX = HORSE POWER RATING
- RECEPTACLE (SIMPLEX)
- RECEPTACLE (DUPLEX)
- RECEPTACLE (QUAD)
- FLUSH MOUNT, TAMPER RESISTANT, POP-UP COUNTER TOP RECEPTACLE (DUPLEX).
- USB — RECEPTACLE (DUPLEX WITH 2 USB CHARGING PORTS) DECORATOR STYLE
- RECEPTACLE (DUPLEX) – TOP HALF SHALL BE CONTROLLED BY A TOGGLE SWITCH, BOTTOM HALF SHALL BE HARDWIRED.
- RECEPTACLE (DUPLEX) W/ GROUND FAULT PROTECTION
- NL — RECEPTACLE (DUPLEX) W/ GROUND FAULT PROTECTION AND INTEGRAL NIGHT LIGHT.
- RECEPTACLE (QUAD) W/ GROUND FAULT PROTECTION
- BLANK FACE GROUND FAULT PROTECTION DEVICE.
- WP — RECEPTACLE (DUPLEX) WEATHER-PROOF W/ GROUND FAULT PROTECTION & A WEATHERPROOF COVER
- ES — 120V ELECTRONIC DOOR STRIKE. SUPPLIED & INSTALLED BY OTHERS, WIRED BY E.C.
- "SPECIAL" RECEPTACLE – VERIFY NEMA TYPE AND INSTALLATION LOCATION IN FIELD.
- FB# — RECESSED FLOOR BOX – TO BE INSTALLED FLUSH WITHIN FINISHED FLOOR
- MS — MANUAL MOTOR STARTER
- MAGNETIC MOTOR STARTER
- COMBINATION MOTOR STARTER/FUSED DISCONNECT SWITCH
- NON-FUSED DISCONNECT SWITCH
- F — FUSED DISCONNECT SWITCH

LIGHTING CONTROL SYMBOLS

- TOGGLE SWITCH (SINGLE-POLE)
- II,III,IV — TOGGLE SWITCHES (SINGLE-POLE, GANGED)
- 3 — TOGGLE SWITCH (SINGLE-POLE, 3-WAY)
- 3,II,III,IV — TOGGLE SWITCH (SINGLE-POLE, 3-WAY, GANGED)
- 4 — TOGGLE SWITCH (SINGLE-POLE, 4-WAY)
- K — KEYED SWITCH (SINGLE-POLE)
- T — DIGITAL PROGRAMMABLE TIMER (SINGLE-POLE, 3-WAY)
- FC — 3-SPEED FAN CONTROLLER WITH INTEGRAL SWITCH FOR ON/OFF LIGHTING CONTROL (SINGLE-POLE, 3-WAY).
- PL — PILOT LIGHT SWITCH (SINGLE-POLE)
- M — MOMENTARY CONTACT SWITCH (SINGLE-POLE)
- D — DIMMER (SINGLE-POLE). PHASE DIMMING OR LOW VOLTAGE 0-10V AS REQUIRED FOR THE APPLICATION.
- OS — DUAL TECHNOLOGY WALL SWITCH MOTION SENSOR. ACUITY SENSOR SWITCH CONTROLS #WSX-PDT-SA (OR EQUAL).
- LV — NETWORK LOW VOLTAGE ON/OFF CONTROLLER WITH CAT. 5e PORTS. ACUITY nLIGHT CONTROLS nPODM SERIES (OR EQUAL). SELECT CONTROLLER TO MEET PROJECT DESIGN REQUIREMENTS.
- LVD — NETWORK LOW VOLTAGE ON/OFF/DIMMING CONTROLLER WITH CAT. 5e PORTS. ACUITY nLIGHT CONTROLS nPODM SERIES (OR EQUAL) SELECT CONTROLLER TO MEET PROJECT DESIGN REQUIREMENTS.
- OS — NETWORK LOW-VOLTAGE, DUAL TECHNOLOGY, SMALL MOTION CEILING SENSOR WITH CAT. 5e PORTS. ACUITY nLIGHT CONTROLS #nCM-PDT-9-RJB (OR EQUAL).
- OS2 — NETWORK LOW VOLTAGE, DUAL TECHNOLOGY SMALL (40'), LARGE (70') MOTION CORNER MOUNT SENSOR. MOUNT ±9'-0" A.F.F. ACUITY SENSOR SWITCH CONTROLS #nWV-16-PDT-16-WH \ (OR EQUAL)
- DL — NETWORK LOW-VOLTAGE DAYLIGHT HARVESTING PHOTOCELL SENSOR WITH CAT. 5e PORTS AND NO MOTION CONTROL. ACUITY nLIGHT CONTROLS #nCM-ADCX-RJB (OR EQUAL).
- PC — EXTERIOR REMOTE PHOTOCELL. TORK MODEL #2101 OR EQUAL.
- LC# — LIGHTING CONTACTOR – INSTALL WITHIN A NEMA 1 ENCLOSURE
- TC# — DIGITAL TIME CLOCK
- ER — UL924 EMERGENCY BYPASS / SHUNT-TRIP RELAY AS MANUFACTURED BY HUBBLE, WATT-STOPPER, FUNCTIONAL DEVICES, PHILIPS BODINE OR EQUAL.

COMMUNICATION SYMBOLS

- BAP — BUILDING ACCESS PANEL (BAP) – BUILDING ACCESS CONTROL SYSTEM TO BE SUPPLIED BY OWNER AND INSTALL BY E.C. PER OWNER AND G.C. DIRECTION. E.C. MUST CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER.
- TELEPHONE OUTLET – SUPPLY 2-GANG ELECTRICAL BOX WITH SINGLE-GANG DEVICE RING AND INSTALL 18" A.F.F., UNLESS OTHERWISE NOTED. SUPPLY ¾" EMT CONDUIT AND ROUTE WITHIN WALL FROM ELECTRICAL BOX TO ACCESSIBLE CEILING SPACE. SUPPLY CONDUIT WITH PLASTIC BUSHINGS AND A PULLSTRING. TELEPHONE OUTLET, COVERPLATE, AND ASSOCIATED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
- TELEPHONE/DATA OUTLET – SUPPLY 2-GANG ELECTRICAL BOX WITH SINGLE-GANG DEVICE RING AND INSTALL 18" A.F.F., UNLESS OTHERWISE NOTED. SUPPLY ¾" EMT CONDUIT AND ROUTE WITHIN WALL FROM ELECTRICAL BOX TO ACCESSIBLE CEILING SPACE. SUPPLY CONDUIT WITH PLASTIC BUSHINGS AND A PULLSTRING. TELEPHONE/DATA OUTLET, COVERPLATE, AND ASSOCIATED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
- TV — TELEVISION OUTLET – SUPPLY 2-GANG ELECTRICAL BOX WITH SINGLE-GANG DEVICE RING AND INSTALL 18" A.F.F., UNLESS OTHERWISE NOTED. SUPPLY ¾" EMT CONDUIT AND ROUTE WITHIN WALL FROM ELECTRICAL BOX TO ACCESSIBLE CEILING SPACE. SUPPLY CONDUIT WITH PLASTIC BUSHINGS AND A PULLSTRING. CABLE TELEVISION OUTLET, COVERPLATE, AND ASSOCIATED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
- CR — CARD / KEYFOB READER – SUPPLY 1-GANG ELECTRICAL BOX AND INSTALL 44" A.F.F. SUPPLY ¾" EMT CONDUIT AND ROUTE WITHIN WALL FROM ELECTRICAL BOX TO ACCESSIBLE CEILING SPACE. SUPPLY CONDUIT WITH PLASTIC BUSHINGS AND A PULLSTRING. CARD READER AND ASSOCIATED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
- HC — HANDICAP PUSH-BUTTON

FIRE ALARM SYMBOLS

- FACP — FIRE ALARM CONTROL PANEL
- AP — FIRE ALARM REMOTE ANNUNCIATOR PANEL
- F — FIRE ALARM PULLSTATION – INSTALL 48" A.F.F. TO CENTER OF BOX
- CM — CARBON MONOXIDE DETECTOR WITH AUDIBLE BASE. WIRE INTO SUPERVISORY CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL @ FINISHED CEILING.
- S — PHOTOELECTRIC SMOKE DETECTOR WITH STANDARD BASE. WIRE INTO INITIATING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL @ FINISHED CEILING.
- CS — COMBINATION CARBON MONOXIDE / PHOTOELECTRIC SMOKE DETECTOR WITH AN AUDIBLE BASE. WIRE INTO INITIATING / SUPERVISORY / SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL @ FINISHED CEILING.
- H — HEAT DETECTOR – FIXED TEMPERATURE OF 135°, WIRED INTO INITIATING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL @ FINISHED CEILING.
- CH — COMBINATION CARBON MONOXIDE / HEAT DETECTOR, FIXED TEMPERATURE OF 135° WITH AN AUDIBLE BASE. WIRE INTO INITIATING / SUPERVISORY / SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL @ FINISHED CEILING.
- DS — DUCT SMOKE DETECTOR – WIRED INTO INITIATING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL WITHIN HVAC DUCTWORK.
- A — AUDIO DEVICE (WALL) – WIRED INTO SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL 80" A.F.F. TO BOTTOM OF BOX
- LF A — AUDIO DEVICE WITH A 520Hz LOW FREQUENCY SOUNDER (WALL) – WIRE INTO SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL 80" A.F.F. TO BOTTOM OF BOX
- V — VISUAL DEVICE (WALL) – WIRE INTO SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL 80" A.F.F. TO BOTTOM OF BOX
- COMBINATION AUDIO/VISUAL DEVICE (WALL) – WIRE INTO SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL 80" A.F.F. TO BOTTOM OF BOX
- LF 177cd — COMBINATION AUDIO/VISUAL DEVICE WITH 177cd RATED STROBE AND A 520Hz LOW FREQUENCY SOUNDER (WALL) – WIRE INTO SIGNALING CIRCUITS OF BUILDING FIRE ALARM SYSTEM. INSTALL 80" A.F.F. TO BOTTOM OF BOX
- DH — WALL MOUNT MAGNETIC DOOR HOLDER – TO BE INSTALLED WITHIN WALL & WIRED INTO BUILDING FIRE ALARM SYSTEM AS REQUIRED.
- FL — FLOW SWITCH – PROVIDED & INSTALLED BY SPRINKLER CONTRACTOR, WIRED INTO BUILDING FIRE ALARM SYSTEM BY ELECTRICAL CONTRACTOR.
- TA — TAMPER SWITCH – PROVIDED & INSTALLED BY SPRINKLER CONTRACTOR, WIRED INTO BUILDING FIRE ALARM SYSTEM BY ELECTRICAL CONTRACTOR.
- MM — MONITORING MODULE
- CM — CONTROL MODULE
- RT — REMOTE TEST STATION

120V FIRE ALARM DEVICE SYMBOLS

- SS — 120V DUAL IONIZATION SMOKE DETECTOR WITH AUDIBLE ALARM AND A SEALED 10 YEAR LITHIUM BATTERY THAT IS CAPABLE OF TANDEM WIRING UP TO 18 SMOKE, CO & HEAT ALARMS. INSTALL AT FINISHED CEILING. BRK MODEL #9120LEB (OR EQUAL)
- SC — 120V ELECTROCHEMICAL, DUAL IONIZATION COMBINATION CO SMOKE DETECTOR WITH AUDIBLE CO / SMOKE ALARMS AND A SEALED 10 YEAR LITHIUM BATTERY THAT IS CAPABLE OF TANDEM WIRING UP TO 18 SMOKE, CO & HEAT ALARMS. INSTALL @ FINISHED CEILING. BRK MODEL #SC9120LBL (OR EQUAL)
- SSV — 120V PHOTOELECTRIC SMOKE DETECTOR WITH AUDIBLE ALARM, INTEGRATED 177cd STROBE AND A SEALED 10 YEAR LITHIUM BATTERY THAT IS CAPABLE OF TANDEM WIRING UP TO 18 SMOKE, CO & HEAT ALARMS. INSTALL AT FINISHED CEILING. BRK MODEL #7020BSL (OR EQUAL)
- COV — 120V ELECTROCHEMICAL, PHOTOELECTRIC COMBINATION CO SMOKE DETECTOR WITH AUDIBLE CO / SMOKE ALARMS, INTEGRATED 177cd STROBE AND A SEALED 10 YEAR LITHIUM BATTERY THAT IS CAPABLE OF TANDEM WIRING UP TO 18 SMOKE, CO & HEAT ALARMS. INSTALL @ FINISHED CEILING. BRK MODEL #7030BSL (OR EQUAL)
- V — 120V DUAL MODE LED STROBE LIGHT FOR THE HEARING IMPAIRED CAPABLE OF TANDEM WIRING UP TO 18 SMOKE, CO & HEAT ALARMS. INSTALL @ FINISHED CEILING. BRK MODEL #SLED177 (OR EQUAL)
- RM — 120V ALARM RELAY MODULE FOR INTERCONNECTION TO BUILDING FIRE ALARM SYSTEM VIA AN ADDRESSABLE INPUT MODULE. BRK MODEL #RM4 (OR EQUAL)

ELECTRICAL SYMBOLS LEGEND GENERAL NOTES:

LIGHTING CONTROLS:

a. PROVIDE NECESSARY POWER PACK RELAYS TO POWER AND INTERCONNECT LIGHTING CONTROLS, OCCUPANCY SENSORS, DAYLIGHT HARVESTING SENSORS ETC. TO MEET LIGHTING DESIGN REQUIREMENTS.

b. PROVIDE NECESSARY CATEGORY 5e AND/OR LOW-VOLTAGE CONTROL WIRING TO SUPPORT LIGHTING AND DIMMING CONTROL REQUIREMENTS PER LIGHTING DESIGNS.

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LAMP (QTY/TYPE/COLOR)	VOLT	VA	MOUNTING	MANUFACTURER/ MODEL #
A1	4' LINEAR LED SWITCHABLE LUMEN AND COLOR TEMPERATURE STRIP LIGHT WITH A STEEL HOUSING, ACRYLIC LENS AND 0-10V DIMMING DRIVER.	LED/3500°K/ 4000LM (NOMINAL) 4732LM (DELIVERED)	120-277V	37W (44W MAX)	SURFACE MOUNT (GYP. / ACT / CONCRETE CEILINGS)	LITHONIA LIGHTING: CSS-L48-AL03-MVOLT-SWW3-80CRI
A2	4' LINEAR LED SWITCHABLE LUMEN AND COLOR TEMPERATURE STRIP LIGHT WITH A STEEL HOUSING, ACRYLIC LENS AND 0-10V DIMMING DRIVER.	LED/3500°K/ 5000LM (NOMINAL) 5437LM (DELIVERED)	120-277V	37W (44W MAX)	SURFACE MOUNT (GYP. / ACT / CONCRETE CEILINGS)	LITHONIA LIGHTING: CSS-L48-AL03-MVOLT-SWW3-80CRI
B1	6"ø SURFACE MOUNT "RECESSED" LIGHT FIXTURE WITH AN ALUMINUM HOUSING AND WHITE ACRYLIC DIFFUSER PROVIDING UNIFORM LIGHTING.	LED/3000°K/ 1000LM (NOMINAL) 1050LM (DELIVERED)	120V	15W	SURFACE @ CEILING	WAC LIGHTING: FM-6166Z-9CS-WT
C1	30"ø SURFACE MOUNT FIXTURE WITH 6" TALL ALUMINUM HOUSING AND CONVEX WHITE ACRYLIC DIFFUSER.	LED/3000°K/ 5000LM (NOMINAL) 4996LM (DELIVERED)	120-277V	49W	SURFACE @ CEILING	BROWNLEE LIGHTING: INNIE SURFACE 2080-30-WH-S49-WH-30K
D1	15"ø SURFACE MOUNT FIXTURE WITH INDIRECT LIGHT OPTION, AN ALUMINUM HOUSING, AND A FROSTED ACRYLIC DIFFUSER.	LED/3000°K/ 3200LM (NOMINAL) 2980LM (DELIVERED) DIRECT & INDIRECT	120-277V	32W TOTAL	SURFACE @ CEILING	BROWNLEE LIGHTING: PENNY ID 2100-BL-L16-30K-UP1
E1	15"ø SURFACE MOUNT FIXTURE WITH INDIRECT LIGHT OPTION, AN ALUMINUM HOUSING, AND A FROSTED ACRYLIC DIFFUSER. ADA COMPLIANT	LED/3000°K/ 1600/1600 LM/FT (DELIVERED) DIRECT/INDIRECT	120-277V	32W TOTAL	SURFACE @ WALL 5'-6" A.F.F.	BROWNLEE LIGHTING: PENNY ID 2100-BL-L16-30K-UP1
E2	1.25ø x 13" TALL DECORATIVE WALL SCONCE WITH AN ALUMINUM HOUSING AND FROSTED ACRYLIC DIFFUSER. ADA COMPLIANT.	LED/3000°K/ 900LM (NOMINAL) 840LM (DELIVERED)	120-277V	9W	SURFACE @ WALL 5'-0" A.F.F.	BROWNLEE LIGHTING: TRACE MINI 1250-BL-H09-30K
F1	3.5" WIDE, 12' LINEAR LED DIRECT/INDIRECT FIXTURE WITH A 1.5" DROP SATIN DIFFUSE LENS AND A 0-10V DIMMING DRIVER DOWN TO 1%. INCLUDE 5' CABLE KIT FOR PENDANT INSTALLATION.	LED/3500°K/ 500/500 LM/FT (DELIVERED) DIRECT/INDIRECT	120-277V	102W (TOTAL)	SUSPEND 8'-6" A.F.F.	STARTEK LIGHTING: BEAMDI-500/500-DLE15-8W-35K-80-PB-ACBOS-U-1C
G1	3.5" WIDE x 26" TALL DECORATIVE EXTERIOR WALL SCONCE WITH POWDER COATED STEEL HOUSING AND VANDAL RESISTANT ACRYLIC DIFFUSER.	LED/3000°K/ 2500LM (NOMINAL) 2420LM (DELIVERED)	120V	18W	SURFACE @ WALL 6'-0" A.F.F.	LIGHTWAY LIGHTING: NECW-426-LED-2-B1-B1
R1	SINGLE CIRCUIT 6' TRACK WITH FOUR(4) TRACK HEADS. INCLUDE NECESSARY POWER FEED AND INSTALLATION ACCESSORIES TO OBTAIN A 100% COMPLETE INSTALLATION.	LED/3000°K/ 850LM/EA (DELIVERED)	120V	11W EA (44W TOTAL)	SURFACE @ CEILING	WAC LIGHTING: TRACK: JT6-WH TRACK HEAD: J-8010-30-WT
R1.1	SINGLE CIRCUIT L-SHAPE TRACK (4'X6') WITH SEVEN(7) TRACK HEADS. INCLUDE NECESSARY POWER FEED AND INSTALLATION ACCESSORIES TO OBTAIN A 100% COMPLETE INSTALLATION. INCLUDE 24" TRACK SUSPENSION KIT, WITH CANOPY POWER FEED, FOR SPECIFIC APPLICATIONS WHERE IDENTIFIED ON LIGHTING PLANS.	LED/3000°K/ 850LM/EA (DELIVERED)	120V	11W EA (77W TOTAL)	SURFACE @ CEILING OR SUSPEND WHERE INDICATED	WAC LIGHTING: TRACK: JT4/JT6-WH TRACK HEAD: J-8010-30-WT
R2	6"ø x 12" TALL LED PENDANT FIXTURE WITH 3-12" RODS MULTIPLE SUSPENSION OPTIONS.	LED/3000°K/ 1000LM (NOMINAL) 1050LM (DELIVERED)	120V	15W	SUSPEND +7'-0" A.F.F.	VERSALED LIGHTING: PND23-15L-120V-30K-BLK
R3	53ø 3-BLADE CEILING FAN WITH A 3-SPEED REVERSIBLE MOTOR AND INTEGRAL LED LIGHT. INCLUDE 18" DOWNROD FOR SPECIFIC APPLICATIONS WHERE IDENTIFIED ON LIGHTING PLANS.	LED/3000°K/ 1600LM (NOMINAL) 708LM (DELIVERED)	120V	105W	PENDANT	WAC LIGHTING: F-072L-MB-MB (DR18-MB) WHERE DESIGNATED
R4	1.25ø x 13" TALL DECORATIVE WALL SCONCE WITH AN ALUMINUM HOUSING AND FROSTED ACRYLIC DIFFUSER. ADA COMPLIANT.	LED/3000°K/ 900LM (NOMINAL) 840LM (DELIVERED)	120-277V	9W	SURFACE @ WALL 5'-0" A.F.F.	BROWNLEE LIGHTING: TRACE MINI 1250-BL-H09-30K
R5	1.25ø x 34" LONGE DECORATIVE VANITY FIXTURE WITH AN ALUMINUM HOUSING AND FROSTED ACRYLIC DIFFUSER.	LED/3000°K/ 2400LM (NOMINAL) 2220LM (DELIVERED)	120-277V	25W	SURFACE @ WALL 8" ABOVE VANITY MIRROR	BROWNLEE LIGHTING: TRACE 5200-35-BL-H25-30K
R6	6"ø SURFACE MOUNT "RECESSED" LIGHT FIXTURE WITH AN ALUMINUM HOUSING AND WHITE ACRYLIC DIFFUSER PROVIDING UNIFORM LIGHTING.	LED/3000°K/ 1000LM (NOMINAL) 1050LM (DELIVERED)	120V	15W	SURFACE @ CEILING	WAC LIGHTING: FM-6166Z-9CS-WT
R7	2' LINEAR LED STRIP LIGHT WITH A WHITE FINISH AND WHITE ACRYLIC LENS.	LED/3500°K/ 2000LM (NOMINAL) 2144LM (DELIVERED)	120V	15W	SURFACE ON WALL +84" A.F.F. OR +6" ABOVE DOOR FRAME	LITHONIA LIGHTING: CSS-L24-2000LM-MVOLT-35K-80CRI
OK X1	EXIT SIGN, UNIVERSAL MOUNT WITH CANOPY, WHITE IMPACT & SCRATCH RESISTANT THERMOPLASTIC HOUSING, 8" STENCILED RED LETTERS WITH LED LAMPS & AN INTEGRAL BATTERY PACK.	LED – FURNISHED WITH FIXTURE	120/ 277V	.71W	CEILING/WALL (+7'-6"A.F.F.) TBD BY E.C.	LITHONIA LIGHTING: "QUANTUM" LQM-S-W-3-R-120/277-ELN
OK X2	COMBINATION LED EXIT SIGN / EMERGENCY LIGHTING UNIT, UNIVERSAL MOUNT WITH CANOPY, WHITE IMPACT & SCRATCH RESISTANT THERMOPLASTIC HOUSING, 8" STENCILED RED LETTERS WITH, TWIN ADJUSTABLE HEADS FOR EMERGENCY LIGHTING & AN INTEGRAL BATTERY PACK.	LED (EXIT), TWO 1.5W/LEDs FURNISHED WITH FIXTURE	120/ 277V	4.3W	CEILING/WALL (+7'-6"A.F.F.) TBD BY E.C.	LITHONIA LIGHTING: "QUANTUM" LHQM-LED-R
OK X3	COMBINATION LED EXIT SIGN / EMERGENCY LIGHTING UNIT, UNIVERSAL MOUNT WITH CANOPY, WHITE IMPACT & SCRATCH RESISTANT THERMOPLASTIC HOUSING, 8" STENCILED RED LETTERS WITH, TWIN ADJUSTABLE HEADS FOR EMERGENCY LIGHTING & AN INTEGRAL HIGH OUTPUT BATTERY PACK.	LED (EXIT), TWO 1.5W/LEDs FURNISHED WITH FIXTURE	120/ 277V	4.3W	CEILING/WALL (+7'-6"A.F.F.) TBD BY E.C.	LITHONIA LIGHTING: "QUANTUM" LHQM-LED-R-HO
OK E1	EMERGENCY LED LIGHTING UNIT WITH A WHITE IMPACT & SCRATCH RESISTANT THERMOPLASTIC HOUSING, TWIN ADJUSTABLE HEADS & AN INTEGRAL BATTERY PACK.	TWO 2.4W/220 LUMEN LEDs FURNISHED WITH FIXTURES	120/ 277V	1.09W	WALL +7'-6" A.F.F.	LITHONIA LIGHTING: "QUANTUM" ELM2L
OK E2	REMOTE EMERGENCY LED FIXTURE WITH TWIN, ADJUSTABLE LAMP HEADS AND A WEATHER-PROOF ALUMINUM HOUSING, COLOR BY ARCHITECT. LAMP TO BE POWER BY A AN LED REMOTE BATTERY PACK.	TWO 1.5W/9.6V LEDs	9.6V	4.8W	WALL +6'-0" A.F.F. OR AS NOTED	LITHONIA LIGHTING: ELA-(TBD)-T-SD-QWP-LO309

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

a. ALTERNATE FIXTURE SELECTIONS MUST HAVE EQUIVALENT DELIVERED LUMEN OUTPUT WITH A MAXIMUM WATTAGE THAT DOES NOT EXCEED THE SPECIFIED WATTAGE, NO EXCEPTIONS.

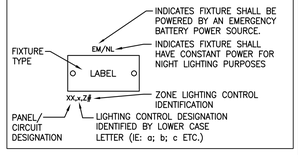
b. SWITCHABLE LUMEN FIXTURE ARE NOT PERMITTED UNLESS OTHERWISE SPECIFIED.

c. FIXTURES WITH SWITCHABLE LUMEN AND COLOR TEMPERATURES ARE TO BE SET PER INFORMATION PROVIDED IN "LAMP" COLUMN.

EXIT SIGN SYMBOL LEGEND

SINGLE FACE	DOUBLE FACE	SINGLE FACE DIRECTIONAL	DOUBLE FACE DIRECTIONAL
X#	X#	X#	X#

EXAMPLE OF THE TYPICAL LABELS FOR ALL LIGHTING FIXTURES. LABELS MAY BE REPOSITIONED ON DRAWINGS TO ACCOMMODATE A SPECIFIC LAYOUT.



GENERAL SYMBOLS & ABBREVIATION

NOT ALL ABBREVIATIONS MAY BE REPRESENTED ON DRAWINGS

- SIGNIFIES EXISTING ELECTRICAL EQUIPMENT/ DEVICES TO REMAIN
- SIGNIFIES EXISTING ELECTRICAL EQUIPMENT/ DEVICES TO BE REMOVED
- X — KEYNOTE
- REVISION TAG

Φ	PHASE
A	AMPERES
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONING
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AF	AMPERE FRAME
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
C.C.	CIVIL CONTRACTOR
CCTV	CLOSED CIRCUIT TELEVISION
CD	CANDELA
CKT	CIRCUIT
CLF	CURRENT LIMITING FUSE
CM	CEILING MOUNT
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DIA	DIAMETER
E.C.	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEV	ELEVATOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EX	EXISTING
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
F	FUSE
FAA	FIRE ALARM ANNUNCIATOR
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPERES
FMC	FLEXIBLE METAL CONDUIT
G	GROUND
G.C.	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GDS	GENERATOR DOCKING STATION
GND	GROUND
GRC	GALVANIZED RIGID STEEL CONDUIT
HACR	HEATING/AIR CONDITIONING/REFRIGERATION
HOA	HAND-OFF-AUTOMATIC SWITCH
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HP	HOUSE PHONE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INT	INTERLOCK
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERES
KVAR	KILOVOLT-AMPERES REACTIVE
LC	LIGHTING CONTACTOR
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MAU	MAKE-UP AIR UNIT
M.C.	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MIN	MINIMUM
MLO	MAIN LUGS ONLY
NA	NOT APPLICABLE
NAC	NOTIFICATION APPLIANCE CIRCUIT
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	OVER COUNTER
OHE	OVER HEAD ELECTRIC
PB	PULL BOX
P.C.	PLUMBING CONTRACTOR
PNL	PANEL
PWR	POWER
PT	POTENTIAL TRANSFORMER
PVC	RIGID NON-METALLIC CONDUIT
QTY	QUANTITY
RE	REPLACE EXISTING
RMC	RIGID METAL CONDUIT
RTS	REMOTE TEST STATION
RTU	ROOF TOP UNIT
S.C.	STRUCTURAL CONSULTANT
SPD	SURGE PROTECTION DEVICE
ST	SHUNT TRIP
TBD	TO BE DETERMINED BY EC
UC	UNDER GROUND COMMUNICATIONS
UGE	UNDER GROUND ELECTRIC
UL	UNDERWRITERS LABORATORY
V	VOLT
VA	VOLT-AMPERE
W	WATT
WG	WIRE GUARD
WP	WEATHER PROOF
XFMR	TRANSFORMER

AS A REQUIREMENT FOR ALL PROSPECTIVE BIDDERS SHALL:

a. VISIT THE SITE PRIOR TO BID SUBMISSION

b. FIELD VERIFY ALL MEASUREMENTS

c. GENERATE A COMPREHENSIVE LIST DETAILING SITE CONDITIONS FOR FIELD PERSONNEL.

THE SUCCESSFUL BIDDING CONTRACTOR SHALL:

a. ENGAGE THE SERVICES OF A NEW YORK STATE UNDERGROUND UTILITY LOCATING SERVICE AND HAVE THE SITE PROPERLY MARKED PRIOR TO COMMENCING ANY UNDERGROUND EXCAVATION.

b. REVIEW ENTIRE DRAWING PACKAGE AND EFFECTIVELY COORDINATE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

c. COORDINATE ALL BUILDING INTERCONNECTIONS AND POWER SYSTEMS SHUTDOWN WITH OWNER.

d. PROVIDE ONE COMPLETE SET OF AS-BUILD DRAWINGS TO THE ENGINEER OF RECORD AND ONE TO THE OWNER.

CJS ARCHITECTS
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2568 WALDEN AVENUE #107
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(716)836-9600

Registration Expiration Date: 06-30-27
Firm Certificate Number: 0322126
08-04-25

STATE OF NEW YORK — JAMES D. BOWMAN — 084719 — REGISTERED PROFESSIONAL ENGINEER

OKELL ST

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

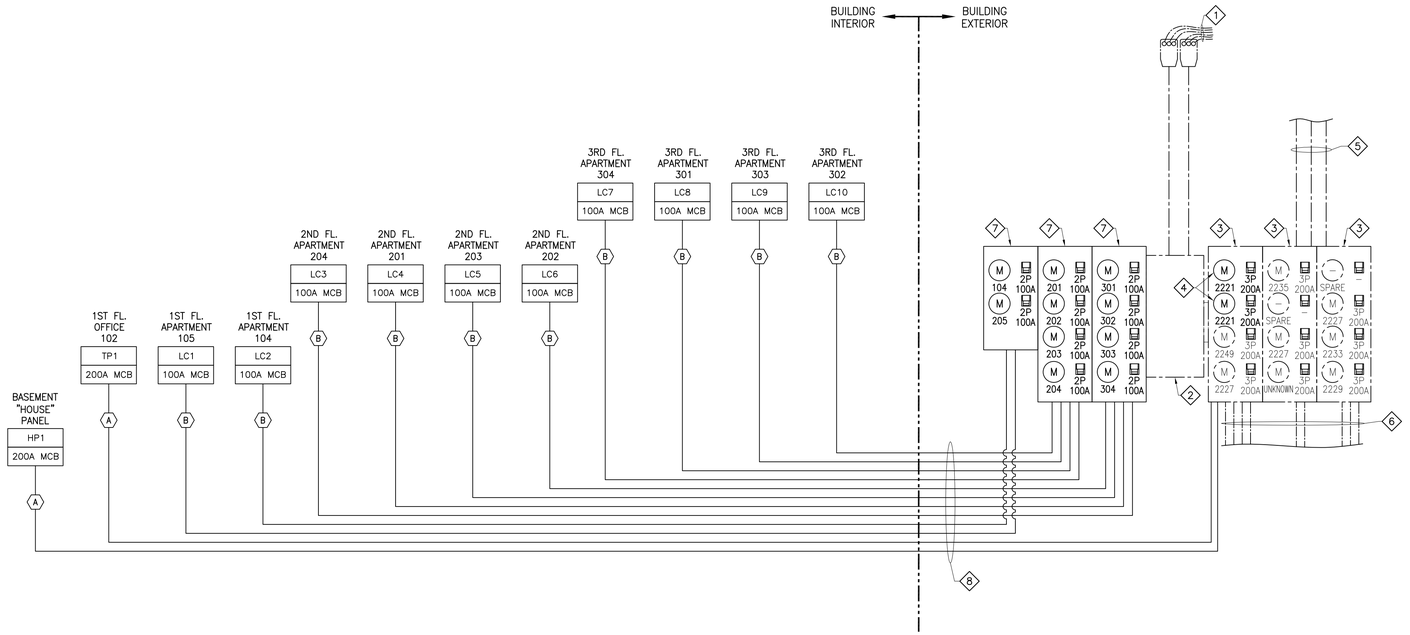
JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	DJM
CHECKED BY	JDB

DRAWING TITLE

ELECTRICAL SCHEDULES & LEGENDS

E-1

PERMIT SET



2221 South Park Mixed Use Building - Electrical Load Analysis				
Service Voltage (L-L):	208	Phase	3	
Service Voltage (L-N):	120	Wire	4	
Occupancy:	Mixed Use Building			
Load Description	Quantity	Connected Load (Watts)	Diversity %	Demand Load (Watts)
Apartment Units	10	244,300	*	105,049
House and Commerical loads:				
Lighting		2,292	100.00%	2,292
Receptacles		16,490	****	13,245
Elevator	0	0	***	0
HVAC (Cooling)		0	80.00%	0
HVAC (Electric Resistance Heat)		27,090	90.00%	24,381
HVAC (Heat Pump)		16,920	80.00%	13,536
HVAC (Food Service Area)		0	80.00%	0
Kitchen (Other than Dwelling)	0	0	**	0
Electric Water Heating	2	21,000	40.00%	8,400
Electric Dryers	3	11,520	100.00%	11,520
Trash Compactors	0	0	100.00%	0
Water Booster Pump	1	5,760	50.00%	2,880
Parking Lighting		0	100.00%	0
Parking HVAC		0	65.00%	0
Parking Power (Recepts., EV's, Etc.)		0	100.00%	0
Fire Pump	0	0	100.00%	0
Load (Watts)		345,372		181,303
Load (Amps)		959		503
* N.E.C. 220.84				
** N.E.C. 220.56				
***N.E.C. 430.22E				
****N.E.C. 220.44				

NOTE:
ELECTRIC LOAD ANALYSIS IS FOR THE MIXED USE APARTMENT BUILDING ONLY. THIS ANALYSIS DOES NOT TAKE IN ACCOUNT EXISTING TENANT ELECTRICAL LOADS FOR THE 1–STORY COMMERCIAL PLAZA. ELECTRICAL LOADS FOR THE COMMERCIAL PLAZA MUST BE ACCOUNTED FOR, BY THE POWER COMPANY, WHILE REVIEWING ELECTRICAL DEMAND FOR THE ENTIRE COMPLEX.

Typical aparment loads based on an average 800 sq/ft apartment			
Each Apartment Contains:			
3w/sq.ft. general appliance and lighting load	2.4	KW	
Two 20A dedicated kitchen circuits + Fridge + Counter Microwave	3.8	KW	
Microwave	n/a	KW	
Dishwasher	1.2	KW	
Garbarge Disposal	n/a	KW	
Stovetop/Range (Electric)	7.7	KW	
Laundry Dryer (Electric)	n/a	KW	
Laundry Washer	na	KW	
Hot Water Heater (Electric)	4.5	KW	
HVAC Unit (Heat Pump)	5.2	KW	
Total Connected Load:	24.8	KW (Per Apartment)	

GENERAL NOTES:

a. E.C. MUST PROVIDE FULL UTILITY COORDINATION WITH LOCAL POWER COMPANY. CONFIRM WITH POWER COMPANY THAT THE EXISTING OVERHEAD ELECTRIC SERVICE IS ADEQUATELY SIZED TO SUPPORT BOTH THE MIXED USE APARTMENT BUILDING AND COMMERCIAL PLAZA. PROVIDE FOR AN ELECTRIC UTILITY SERVICE UPGRADE AS REQUIRED.

b. EXISTING AND NEW UTILITY METERING ARRANGEMENT IDENTIFIED IN ONE–LINE DIAGRAM IS INTENDED TO MEET POWER COMPANY INSTALLATION STANDARDS. FINAL EQUIPMENT ARRANGEMENT MUST BE FULLY REVIEWED AND APPROVED BY THE POWER COMPANY PRIOR TO ORDERING AND INSTALLING NEW METERING OR PERFORMING ANY SITE WORK.

c. ENSURE NEW METER SECTIONS AND PROPOSED LINEUP ARE COMPATIBLE WITH EXISTING EATON CUTLER–HAMMER GEAR.

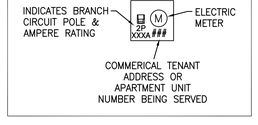
d. FURNISH ARC FLASH ANALYSIS WITH WARNING LABELS AFFIXED TO PANELBOARDS AS REQUIRED BY NFPA 70E.

ONE–LINE DIAGRAM KEYNOTES: (#)

1. EXISTING OVERHEAD UTILITY SERVICE LINES FED FROM A 3ø, 150kVA UTILITY TRANSFORMER BANK ARE SCHEDULED TO REMAIN AS–IS UNLESS OTHERWISE DETERMINED BY THE POWER COMPANY. TRANSFORMER BANK IS LOCATED ON UTILITY POLE LOCATED ACROSS OKELL STREET.
2. EXISTING EATON CUTLER–HAMMER, SERVICE ENTRANCE RATED, 208Y/120V, 3ø, 4–WIRE, 800A, NEMA 3R GROUP METERING FUSED DISCONNECT SWITCH. EXISTING FUSES ARE ASSUMED TO BE RATED AT 500 AMPERES. FUSE SIZES MUST BE FIELD VERIFIED BY E.C. FURNISH AND INSTALL NEW FUSES, AS NEEDED, TO ACCOMMODATE A MAXIMUM SERVICE UPGRADE TO 800 AMPERES AT 3ø, 208V.
3. EXISTING EATON CUTLER–HAMMER COMMERCIAL METER STACK. 200 AMPERE FOUR–SOCKET METERING (3ø IN – 3ø OUT) WITH A 1200A RATED CROSS BUS AND NEMA 3R CONSTRUCTION. METERING SERVES EXISTING COMMERCIAL TENANTS.
4. FURNISH NEW CIRCUIT BREAKER AND METER TO SUPPORT HOUSE (HP1) AND COMMERCIAL TENANT (TP1) PANEL FEEDS.
5. EXISTING COMMERCIAL TENANT FEEDERS ROUTED OVERHEAD ARE SCHEDULED TO REMAIN AS–IS.
6. EXISTING COMMERCIAL TENANT FEEDERS ROUTED BELOW GRADE. FIELD VERIFY AND CONFIRM WHICH SPACES THESE FEEDERS ARE SERVING. ANY FEEDERS SERVING THE MIXED USE APARTMENT BUILDING ARE TO BE DISCONNECTED AND COMPLETELY REMOVED. CONDUITS SHOULD BE CUT BACK FROM METER SECTION AND CAPPED AS REQUIRED UNLESS IT IS OTHERWISE DETERMINED, IN FIELD, BY E.C., THAT THEY CAN BE REUSED TO SERVE THE NEW HOUSE (HP1) AND/OR COMMERCIAL TENANT (TP1) POWER PANELS.
7. EATON CUTLER–HAMMER RESIDENTIAL METER STACK. FURNISH 125 AMPERE TWO OR FOUR–SOCKET RINGLESS METERING (3ø IN – 1ø OUT) WITH 1200A RATED CROSS BUS AND NEMA 3R CONSTRUCTION. METERING SHALL SERVE RESIDENTIAL APARTMENT UNITS. NOTE: METERING MAY BE LOCATED TO "RIGHT" SIDE OF EXISTING GEAR SETUP "PLUGGED" INTO COMMERCIAL METER STACK UPON CONFIRMATION WITH EQUIPMENT MANUFACTURE THAT THAT PROPOSED LINE–UP IS ACCEPTABLE FOR THIS SPECIFIC APPLICATION.
8. ROUTE CONDUITS 30" (MIN.) BELOW GRADE FROM EXTERIOR METERING SECTION(S) INTO BASEMENT OF MIXED USE BUILDING. FIELD VERIFY CONDUIT ROUTING WITH G.C. BASED ON EXISTING SITE CONDITIONS.

FEEDER SCHEDULE	
LABEL	DESCRIPTION
(A)	4–#250 MCM THHN AL. 1–#4 GRND. AL. } 3" PVC SCH.40 (BELOW GRADE USE) } 3" EMT (INTERIOR USE)
(B)	3–#1 MCM THHN AL. 1–#6 GRND. AL. } 1½" PVC SCH.40 (BELOW GRADE USE) } 1½" EMT (INTERIOR USE)

METER LEGEND



1 E-2 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

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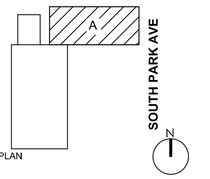

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DRAWN BY	DJM
CHECKED BY	JDB

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

ELECTRICAL ONE-LINE DIAGRAM

E-2

PERMIT SET

HP1
(SURFACE MOUNT)

208Y/120V, 225 Amp Mains — Three Phase Four Wire, Fully Rated (@22 kAIC) 54Ckt. — MAIL LUGS ONLY, MAIN BREAKER ← 200A MCB

LOCATION: BASEMENT

ckt#	DESCRIPTION	BREAKER	L1	L2	L3	BREAKER	DESCRIPTION	ckt#
1	Condensing Unit (CU-13)	20A-2P	10.40	50.00				2
3					10.40	50.00	70A-3P Water Heater (WH-1)	4
5	Condensing Unit (CU-14)	20A-2P				13.20 50.00		6
7			13.20	1.20			15A-1P Recirculating Pump (RCP-1)	8
9	Basement Area Lights	20A-1P			8.10	24.00		10
11	Stairwell, Vest, Laundry, Jan. & Exterior Lights	20A-1P				6.00 24.00	40A-2P Domestic Water Booster Pump (P-1/2)	12
13	Fire Door	20A-1P	1.00	20.00				14
15	Building Access System	20A-1P			2.50	20.00	30A-2P Water Ceiling Heater (ECH-1)	16
17	Basemen Plywood Recepts.	20A-1P				6.00 20.00		18
19	Basement Mech. & Stair Recepts.	20A-1P	9.00	20.00			30A-2P Water Ceiling Heater (ECH-2)	20
21	Basement Mech. Recepts.	20A-1P			9.00	20.00		22
23	Laundry Dryer Mach. Recept.	30A-2P				16.00 20.00	30A-2P Water Ceiling Heater (ECH-3)	24
25			16.00	20.00				26
27	Laundry Dryer Mach. Recept.	30A-2P			16.00	20.00	30A-2P Water Ceiling Heater (ECH-4)	28
29						16.00 4.70	15A-2P Electric Wall Heater (EWH-1)	30
31	Laundry Dryer Mach. Recept.	30A-2P	16.00	4.70				32
33					16.00	9.40	15A-2P Electric Wall Heater (EWH-2)	34
35	Laundry Washer Mach. Recept.	20A-1P				10.50 9.40		36
37	Laundry Washer Mach. Recept.	20A-1P	10.50	6.25			15A-2P Water Ceiling Heater (ECH-5)	38
39	Laundry Washer Mach. Recept.	20A-1P			10.50	6.25		40
41	1st Fl. Vest, Laundry, Ext, Jan Recepts.	20A-1P				7.50 9.40	15A-2P Electric Wall Heater (EWH-4)	42
43	1st, 2nd, 3rd Fl. Stair & Roof Recepts.	20A-1P	7.50	9.40				44
45	SPARE	20A-1P			0.00	0.00	20A-1P SPARE	46
47	SPARE	20A-1P				0.00 0.00	20A-1P SPARE	48
49	SPARE	20A-1P	0.00	0.00			20A-1P SPARE	50
51	SPARE	20A-1P			0.00	0.00	20A-1P SPARE	52
53	SPARE	20A-1P				0.00 0.00	20A-1P SPARE	54
	TOTAL CONNECTED AMPS/LEG		215.15		222.15		212.70	TOTAL CONNECTED kVA 78.00
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.							TOTAL CONNECTED AMPERES 216.67

TP1
(FLUSH MOUNT)

208Y/120V, 225 Amp Mains — Three Phase Four Wire, Fully Rated (@22 kAIC) 42Ckt. — MAIL LUGS ONLY, MAIN BREAKER ← 200A MCB

LOCATION: FIRST FLOOR - COMMERCIAL TENANT 102

ckt#	DESCRIPTION	BREAKER	L1	L2	L3	BREAKER	DESCRIPTION	ckt#
1	Office, Vest, Tlt. Lights	20A-1P	5.00	27.00				2
3	Tele/Data Network Plywood Recepts.	20A-1P			6.00	27.00	35A-2P Condensing Unit (CU-11)	4
5	Office Receptcs.	20A-1P				6.00 19.90	25A-2P Condensing Unit (CU-12)	6
7	Office Receptcs.	20A-1P	6.00	19.90				8
9	Tlt. Rm. & Office Receptcs.	20A-1P			6.00	12.50	20A-2P Water Heater (WH-2)	10
11	Office Receptcs.	20A-1P				4.50 12.50		12
13	Office Fridge Receptcs.	*20A-1P	5.50	1.25			15A-1P Recirculating Pump (RCP-2)	14
15	Office Counter Receptcs.	20A-1P			3.00	6.25	15A-1P Electric Wall Heater (EWH-3)	16
17	SPARE	20A-1P				0.00 0.00	20A-1P SPARE	18
19	SPARE	20A-1P	0.00	0.00			20A-1P SPARE	20
21	SPARE	20A-1P			0.00	0.00	20A-1P SPARE	22
23	SPARE	20A-1P				0.00 0.00	20A-1P SPARE	24
25	SPARE	20A-1P	0.00	0.00			20A-1P SPARE	26
27	SPARE	20A-1P			0.00	0.00	20A-1P SPARE	28
29	SPARE	20A-1P				0.00 0.00	20A-1P SPARE	30
31	SPACE	-	0.00	0.00			- SPACE	32
33	SPACE	-			0.00	0.00	- SPACE	34
35	SPACE	-				0.00 0.00	- SPACE	36
37	SPACE	-	0.00	0.00			- SPACE	38
39	SPACE	-			0.00	0.00	- SPACE	40
41	SPACE	-				0.00 0.00	- SPACE	42
	TOTAL CONNECTED AMPS/LEG		64.65		60.75		42.90	TOTAL CONNECTED kVA 20.20
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.							TOTAL CONNECTED AMPERES 56.10

LC1
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: First Floor - Apartment Unit 105

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	13.20	20A-2P	Condensing Unit (CU-1)	2
3				32.00 13.20			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.80	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet, Patio Receptcs.	14
15	SPACE	-		0.00 10.50	**20A-1P	Bedroom, Hall Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		102.25	93.95		TOTAL CONNECTED kVA	23.54
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	98.10

LC2
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: First Floor - Apartment Unit 104

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-2)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.90	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet, Patio Receptcs.	14
15	SPACE	-		0.00 15.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		106.45	102.55		TOTAL CONNECTED kVA	25.08
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	104.50

LC3
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Second Floor - Apartment Unit 204

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-3)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.70	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 12.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		106.25	99.55		TOTAL CONNECTED kVA	24.70
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	102.90

LC4
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Second Floor - Apartment Unit 201

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	13.20	20A-2P	Condensing Unit (CU-4)	2
3				32.00 13.20			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.70	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 7.50	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		102.15	90.95		TOTAL CONNECTED kVA	23.17
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	96.55

LC5
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Second Floor - Apartment Unit 203

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-5)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.90	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 15.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		106.45	102.55		TOTAL CONNECTED kVA	25.08
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	104.50

LC6
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Second Floor - Apartment Unit 202

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-6)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.80	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	9.00	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 15.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		104.85	102.55		TOTAL CONNECTED kVA	24.89
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	103.70

LC7
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Third Floor - Apartment Unit 304

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-7)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.70	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 12.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		106.25	99.55		TOTAL CONNECTED kVA	24.70
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	102.90

LC8
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Third Floor - Apartment Unit 301

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	13.20	20A-2P	Condensing Unit (CU-8)	2
3				32.00 13.20			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.70	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 7.50	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		102.15	90.95		TOTAL CONNECTED kVA	23.17
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	96.55

LC9
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Third Floor - Apartment Unit 303

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-9)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.90	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	10.50	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 15.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		106.45	102.55		TOTAL CONNECTED kVA	25.08
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	104.50

LC10
(FLUSH MOUNT)

120/240 Volt, 100 Amp Mains — Single Phase Three Wire, Fully Rated (@ 10 kAIC) 20Ckt. — MAIN LUGS ONLY, 100A MAIN CIRCUIT BREAKER ←

LOCATION: Third Floor - Apartment Unit 302

ckt#	DESCRIPTION	BREAKER	L1	L2	BREAKER	DESCRIPTION	ckt#
1	Kitchen Electric Range	50A-2P	32.00	17.30	25A-2P	Condensing Unit (CU-10)	2
3				32.00 17.30			4
5	Kitchen Range Hood	***20A-1P	2.50	18.75	30A-2P	Electric Water Heater (WH-3)	6
7	Kitchen GFI Receptacles	**20A-1P		12.50 18.75			8
9	Kitchen GFI Receptacles	**20A-1P	12.50	2.80	**15A-1P	Lights / Fire Alarm Devices	10
11	Kitchen Fridge Recept.	***20A-1P		4.00 3.00	**20A-1P	Bathroom GFI Receptacle	12
13	Dishwasher Recept.	***20A-1P	10.00	9.00	**20A-1P	Living Rm., Hall, Closet Receptcs.	14
15	SPACE	-		0.00 15.00	**20A-1P	Bedroom Receptcs	16
17	SPACE	-	0.00	0.00	-	Provision for SPD	18
19	SPACE	-		0.00 0.00	-		20
	TOTAL CONNECTED AMPS/LEG		104.85	102.55		TOTAL CONNECTED kVA	24.89
	* Denotes GFCI C.B.; ** DENOTES AFCI C.B.; ***Denote AFCI + GFCI C.B.					TOTAL CONNECTED AMPERES	103.70

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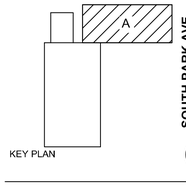
OKELL ST



KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

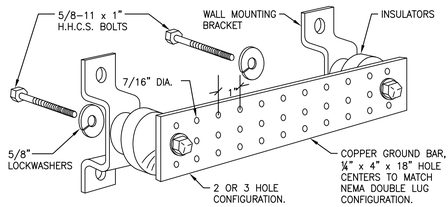
JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	DJM
CHECKED BY	JDB

DRAWING TITLE

ELECTRICAL PANEL SCHEDULES

E-3

PERMIT SET

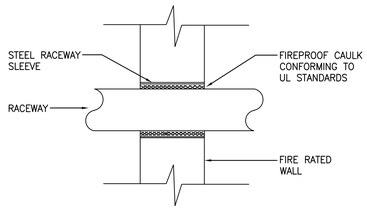


GENERAL NOTES:

a. FURNISH AND INSTALL ONE(1) GROUND BAR AT EACH LOCATION WHERE PLYWOOD BACKBOARD IS BEING SUPPLYIED FOR TELEPHONE / DATA / CATV EQUIPMENT.
b. BOND PER ALL NEC REQUIREMENTS.

1 E-4 TYPICAL COPPER GROUND BAR

SCALE: N.T.S. Electrical Detail

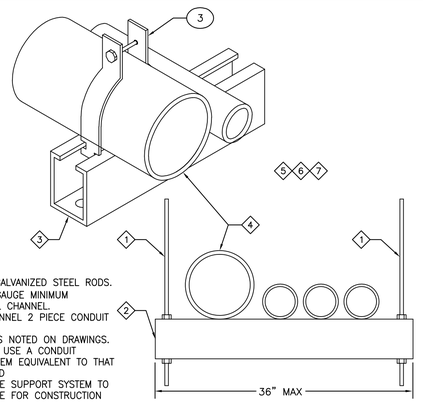


GENERAL NOTES:

a. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY PENETRATIONS FOR CONDUIT SLEEVES AND FIRESTOP AS INDICATED ABOVE. THIS DETAIL IS TYPICAL TO ALL FLOOR TO FLOOR AND FIREWALL PENETRATIONS.

2 E-2 RACEWAY PENETRATION THRU FIRE RATED WALL/CEILING

SCALE: N.T.S. Electrical Detail

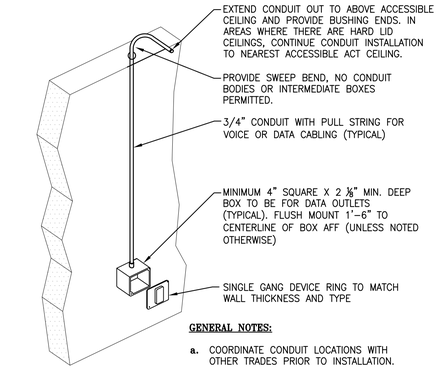


KEYNOTES:

1. 1/2" THREADED GALVANIZED STEEL RODS.
2. 1-1/2" SQ. 12 GAUGE MINIMUM GALVANIZED STEEL CHANNEL.
3. SINGLE BOLT CHANNEL 2 PIECE CONDUIT STRAPS.
4. CONDUIT SIZED AS NOTED ON DRAWINGS.
5. CONTRACTOR MAY USE A CONDUIT SUSPENSION SYSTEM EQUIVALENT TO THAT WHICH IS DETAILED
6. PROVIDE A SAMPLE SUPPORT SYSTEM TO KEEP ON JOB SITE FOR CONSTRUCTION GUIDE PURPOSES.
7. CONDUIT SUSPENSION SYSTEM SHALL BE INDEPENDENT OF ANY OTHER SUSPENSION SYSTEM.

3 E-4 CONDUIT/TRAPEZE MOUNTING DETAIL

SCALE: N.T.S. Electrical Detail

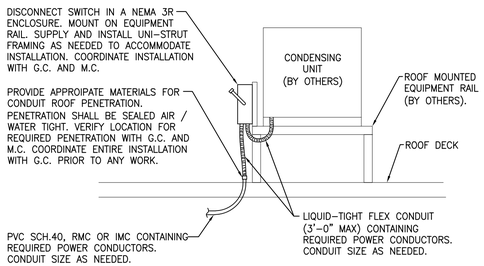


GENERAL NOTES:

a. COORDINATE CONDUIT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION.

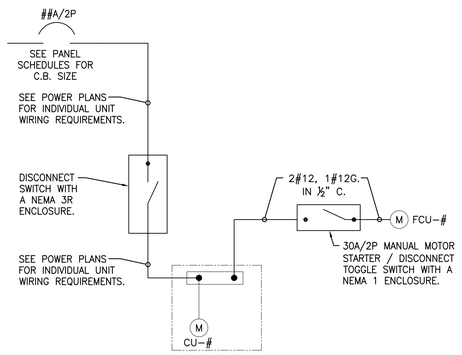
4 E-4 COMMUNCATIONS (DATA/TELEPHONE) BOX AND CONDUIT INSTALLATION DETAIL

SCALE: N.T.S. Electrical Detail



5 E-4 TYPCIAL ROOF MOUNT CONDENSING UNIT

SCALE: N.T.S. Electrical Detail

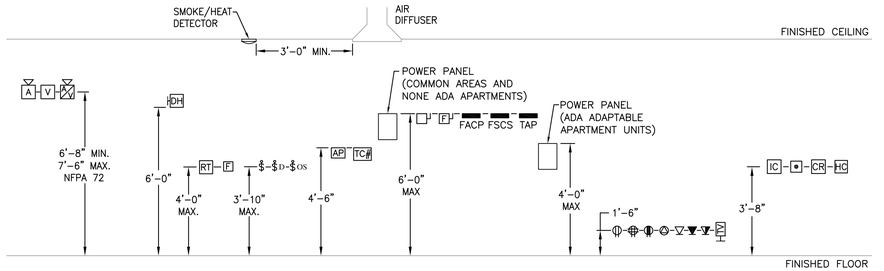


GENERAL NOTES:

a. COORDINATE EXACT POWER REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ELECTRICAL ROUGH-IN.

6 E-4 HVAC AIR HANDLER AND FAN COIL UNIT SPLIT SYSTEM WIRING DIAGRAM

SCALE: N.T.S. Electrical Detail

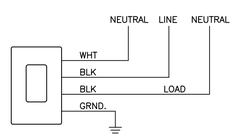


GENERAL NOTES:

a. ALL DEVICES SHOWN MAY NOT BE USED IN DRAWINGS.
b. ELECTRICAL DEVICE DIMENSIONS ARE TO CENTER OF BOX.
c. ELECTRICAL POWER, FIRE ALARM, MISC. SYSTEM PANEL DIMENSIONS ARE TO TOP OF ENCLOSURE OR HIGHEST MECHANICAL SWITCH WITHIN PANEL.
d. FIRE ALARM DEVICES DIMENSION ARE ARE TO BOTTOM OF STROBE LENS, WHEN APPLICABLE, AND WITHIN NFPA 72 REQUIREMENTS.
e. ALL DIMENSIONS SHOWN ARE ACCURATE UNLESS NOTED OTHERWISE ON DRAWINGS.

7 E-4 MOUNTING HEIGHT DETAIL

SCALE: N.T.S. Electrical Detail

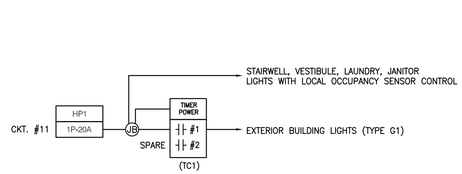


GENERAL NOTES:

a. DETAIL SHOWN FOR REFERENCE ONLY. INSTALL AND WIRE PER MANUFACTURE INSTRUCTIONS.
b. PROGRAMMING FUNCTIONS SHALL REMAIN AT DEFAULT SETTING EXCEPT FOR AS FOLLOWS:
- –ON MODE = SET FOR MANUAL ON AUTO OFF IN THE FOLLOWING ROOMS (ENCLOSED OFFICES, BREAK RMS., CONFERENCE/MEETING ROOMS, JANITOR CLOSETS, STORAGE RMS, ETC. PER CURRENT IECC REQUIREMENTS)
- –ON MODE = SET FOR AUTO ON AUTO OFF IN THE FOLLOWING ROOM / AREAS (PUBLIC SPACES IE; PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCES, LOBBIES, MECHANICAL ROOMS ETC. PER CURRENT IECC REQUIREMENTS)
- –OCCUPANCY SENSOR SET FOR 20 MINUTE TIME DELAY

8 E-4 TYPICAL 1-POLE WALL SWITCH / OCCUPANY SENSOR

SCALE: N.T.S. Electrical Detail



NOTES:

a. 7-DAY/365-DAY 2 CIRCUIT ASTRONOMIC TIME CLOCK WITH DIGITAL TIME DISPLAY, KEYPAD, INTEGRAL BATTERY BACK UP, DAY-LIGHT SAVINGS TIME, MANUAL OVERRIDE THAT IS CAPABLE OF INDIVIDUAL RELAY CONTROL WITH A NEMA 1 ENCLOSURE. FURNISH INTERMATIC MODEL #ET2825C (OR EQUAL).

b. PROGRAM TIME CLOCK TO TURN LIGHTING CIRCUITS ON/OFF AUTOMATICALLY VIA ASTRONOMIC TIME CLOCK UNLESS OTHERWISE DIRECTED BY OWNER.

c. ENSURE OWNER IS FULLY TRAINED ON TIME CLOCK OPERATION AND CONTROL BY END OF CONSTRUCTION.

9 E-4 DIGITAL TIME CLOCK WIRING DIAGRAM (TC1)

SCALE: N.T.S. Electrical Detail

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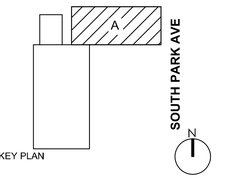

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ELECTRICAL DETAILS

E-4

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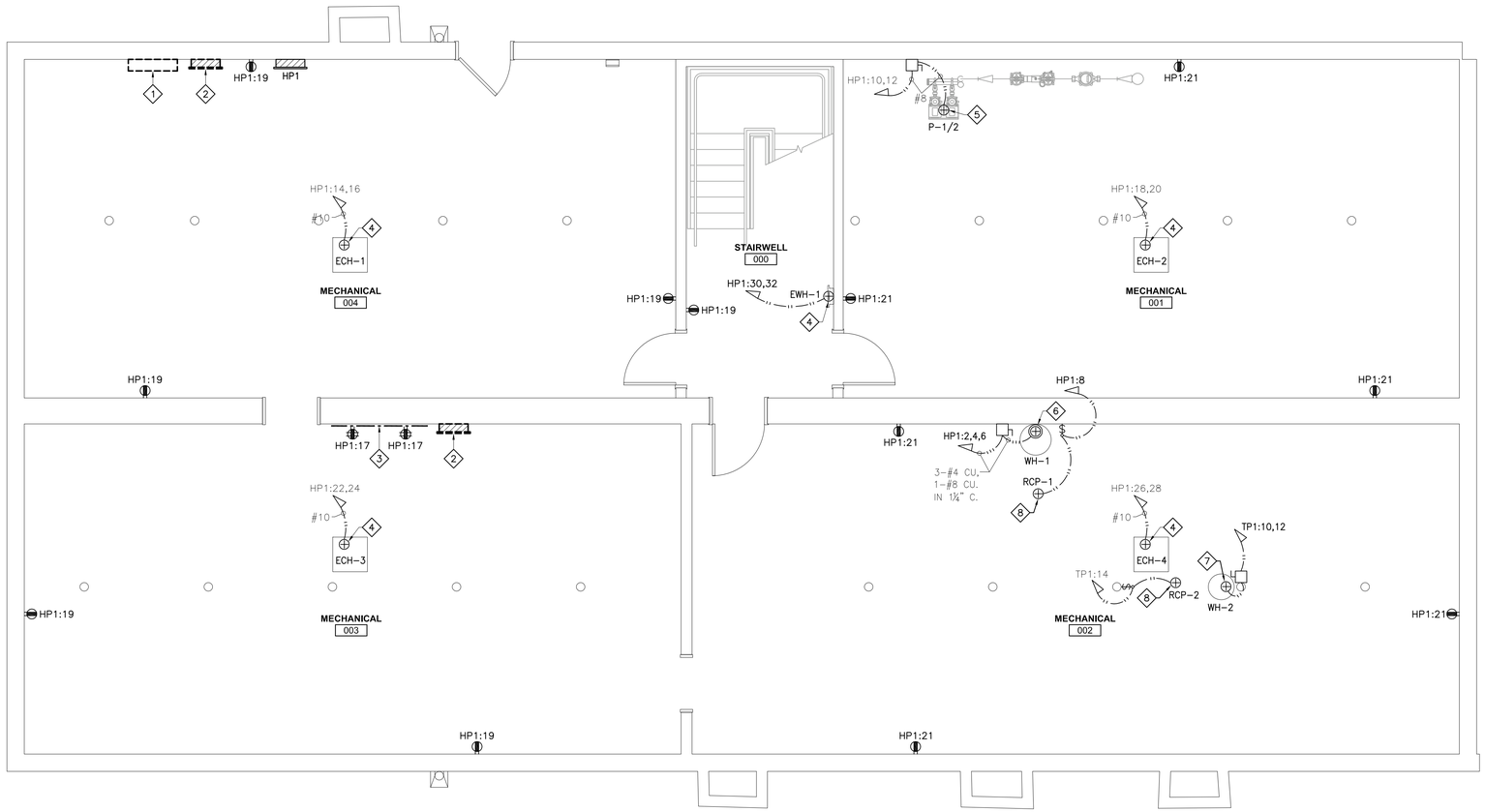

BASEMENT FLOOR PLAN POWER AND SYSTEMS

1 / E-5

SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. UNLESS OTHERWISE SHOWN OR NOTED EXISTING ELECTRICAL DEVICES (IE: RECEPTACLES, TELEPHONE OUTLETS, DATA OUTLETS, WIREMOLD ETC.) DISCOVERED THROUGHOUT BASEMENT THAT REMAIN AFTER DEMOLITION PHASE HAS BEEN COMPLETED AND ARE CONFIRMED TO NO LONGER BE IN USE SHALL BE DISCONNECTED AND COMPLETELY REMOVED BY THIS CONTRACTOR. ASSOCIATED WIRING SHALL BE REMOVED BACK TO SOURCE. FIELD VERIFY EXISTING SITE CONDITIONS AFTER DEMOLITION HAS BEEN COMPLETED TO DETERMINED ALL REQUIRED ELECTRICAL WORK.

b. POWER CIRCUIT WIRING SHALL BE PROVIDED TO ELECTRICAL DEVICES AND EQUIPMENT SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.

c. CIRCUIT DEVICES AND EQUIPMENT TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.

d. 15 AMPERE (NEMA 5-15R) RECEPTACLES MAY BE FURNISHED FOR SINGLE, DUPLEX, AND GFI RECEPTACLE OUTLETS UNLESS OTHERWISE NOTED.

DRAWING KEYNOTES: (#)

1. DISCONNECT AND COMPLETELY REMOVE ELECTRICAL ENCLOSURE INCLUSIVE OF ALL INCOMING AND OUTGOING ELECTRICAL FEEDERS. INCOMING FEEDERS EMANATE FROM EXTERIOR ELECTRIC METERBANK. ASSOCIATED WIRING IS TO BE DISCONNECTED FROM METERING AND COMPLETELY REMOVED. CONDUITS SHOULD BE CUT BACK AND CAP AS REQUIRED. OUTGOING FEEDERS ROUTED THROUGH BASEMENT AND BUILDING ARE TO BE DISCONNECTED AND COMPLETELY REMOVED IN THEIR ENTIRETY. FIELD VERIFY ALL NECESSARY WORK.
2. DISCONNECT AND COMPLETELY REMOVE PANELBOARD INCLUSIVE OF THE ASSOCIATED FEEDER. ALL ASSOCIATED BRANCH CIRCUIT WIRING SHALL BE DISCONNECTED AND COMPLETELY REMOVED IN THEIR ENTITY. FIELD VERIFY ALL NECESSARY WORK.
3. RETAIN EXISTING PLYWOOD BACKBOARD. REMOVE EXISTING TELEPHONE DISTRIBUTION BLOCKS AND ANY OTHER EQUIPMENT OR DEVICES THAT ARE CONFIRMED TO NO LONGER BE IN USE INCLUSIVE OF ALL ASSOCIATED WIRING. NEW TELEPHONE / NETWORK / CATV SERVICE DISTRIBUTION EQUIPMENT SHOULD BE INSTALLED ON EXISTING PLYWOOD TO SUPPORT NEW APARTMENTS AND COMMERCIAL SPACES. THIS EQUIPMENT AND ALL ASSOCIATED WIRING IS TO BE FURNISHED AND INSTALLED BY OTHERS UNLESS OTHERWISE DIRECTED BY E.C. MOUNT QUAD RECEPTACLES ON BACKBOARD +40" A.F.F. FIELD VERIFY AND COORDINATE ALL NECESSARY ELECTRICAL WORK WITH G.C.
4. FEED ELECTRIC CEILING / WALL HEATER WITH A 1ø, 208V POWER CONNECTION. HEATER SHALL BE EQUIPPED WITH AN INTEGRAL NON-FUSED DISCONNECT SWITCH. COORDINATE INSTALLATION WITH M.C.
5. FEED DOMESTIC BOOSTER PUMP CONTROLLER WITH A 1ø, 208V POWER CONNECTION. FURNISH A NEMA-3R, 2-POLE, 60A RATED NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO UNIT. COORDINATE ENTIRE INSTALLATION WITH G.C. & P.C.
6. FEED HOT WATER HEATER WITH A 3ø, 208V POWER CONNECTION. FURNISH A NEMA 1, 3-POLE, 100A RATED, NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO WATER HEATER. COORDINATE INSTALLATION WITH G.C. AND P.C.
7. FEED HOT WATER HEATER WITH A 1ø, 208V POWER CONNECTION. FURNISH A NEMA 1, 2-POLE, 30A RATED, NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO WATER HEATER. COORDINATE ENTIRE INSTALLATION WITH G.C. AND P.C.
8. FEED RECIRCULATING PUMP WITH A 1ø, 120V POWER CONNECTION. FURNISH A HEAVY DUTY TOGGLE SWITCH WITH A NEMA-1 ENCLOSURE AND MOUNT ON WALL, OR COLUMN, NEAR RECIRCULATING PUMP. COORDINATE INSTALLATION WITH P.C.

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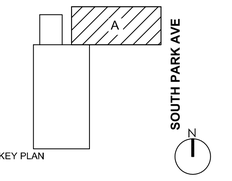

KEY PLAN

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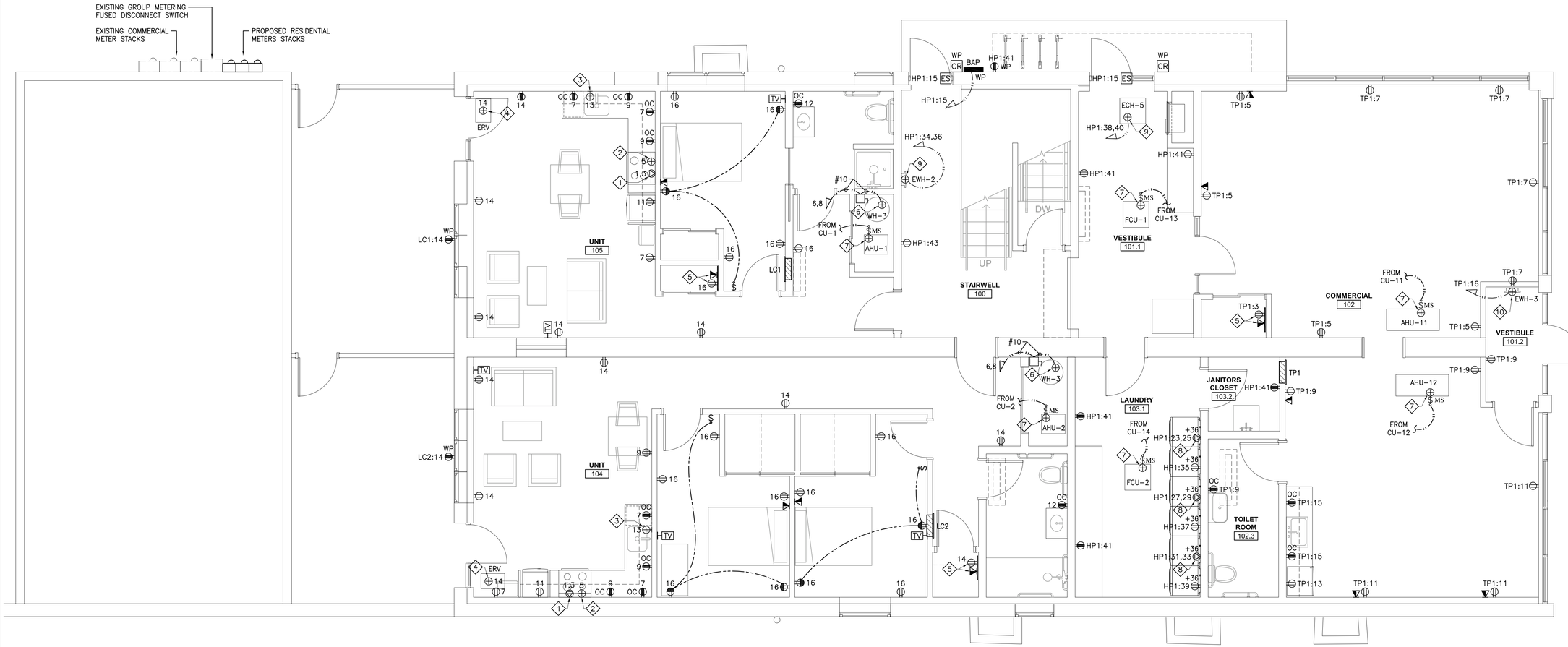
BASEMENT FLOOR PLAN - POWER AND SYSTEMS

E-5

PERMIT SET



1 E-6 FIRST FLOOR PLAN POWER AND SYSTEMS

SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO ELECTRICAL DEVICES AND EQUIPMENT SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
NOTE REGARDING APARTMENT UNITS – DEVICES FED FROM 1-POLE, 20A CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CONDUCTORS. DEVICES AND EQUIPMENT FED FROM 2-POLE CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CU. CONDUCTORS (MINIMAL) UNLESS OTHERWISE DESIGNATED. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER DESIGNATIONS.

b. CIRCUIT DEVICES AND EQUIPMENT TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – ELECTRICAL DEVICES, HVAC, AND PLUMBING EQUIPMENT SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. 15 AMPERE (NEMA 5-15R) RECEPTACLES MAY BE FURNISHED FOR SINGLE, DUPLEX, AND GFI RECEPTACLE OUTLETS UNLESS OTHERWISE NOTED.

d. FURNISH TAMPER-RESISTANT RECEPTACLES FOR ALL OUTLETS.

e. RECEPTACLES WITH "OC" DESIGNATIONS TO BE INSTALLED 42" (MAX) A.F.F. COORDINATE INSTALLATION HEIGHT WITH G.C. AND ARCHITECTURAL ELEVATIONS PRIOR TO ELECTRICAL ROUGH-IN.

f. ELECTRICAL BOXES SHALL NOT BE INSTALLED BACK-TO-BACK. ENSURE ELECTRICAL BOX LOCATIONS ARE OFFSET A MINIMAL OF 4" CLEAR TO AVOID CONFLICTS. WHEN ELECTRICAL BOXES ARE INSTALLED OPPOSITE EACH OTHER WITHIN THE SAME WALL CAVITY OF A FIRE RATED WALL, THE E.C. SHALL INSTALL THERMOFIBER PADDING AROUND BOXES TO MAINTAIN FIRE RATINGS. VERIFY FIRE RATED WALL LOCATIONS WITH ARCHITECTURAL PLANS.

DRAWING KEYNOTES: (#)

1. NEMA 14-50R FOR ELECTRIC RANGE. FIELD VERIFY RECEPTACLE LOCATION WITH G.C. AND MANUFACTURE INSTRUCTIONS PRIOR TO ELECTRICAL ROUGH-IN. UTILIZE #6AWG CU. CONDUCTORS FOR BRANCH CIRCUIT WIRING REQUIREMENTS.
2. FEED RANGE HOOD WITH A 1ø, 120V POWER CONNECTION. COORDINATE ELECTRICAL WIRING REQUIREMENTS WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
3. DEDICATED SINGLE RECEPTACLE FOR DISHWASHER. INSTALL IN CABINET BELOW SINK IN AN ACCESSIBLE LOCATION WITHIN 48" OF DISHWASHER. FIELD VERIFY RECEPTACLE LOCATION IN COORDINATION WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
4. FEED ENERGY RECOVERY VENTILATOR WITH A 1ø, 120V POWER CONNECTION. UNIT SHALL BE EQUIPPED WITH AN INTEGRAL DISCONNECT SWITCH. UNIT CONTROLLER TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. PER MANUFACTURE INSTRUCTIONS. REFERENCE MECHANICAL FLOOR PLANS FOR CONTROLLER LOCATION. CONFIRM ERV WIRING REQUIREMENTS WITH INSTALLATION INSTRUCTIONS AND COORDINATE ENTIRE INSTALLATION WITH M.C.
5. FURNISH PLYWOOD BACKBOARD (2'x2' OR AS REQUIRED) AND INSTALL HIGH ON WALL, NEAR CEILING, FOR INSTALLATION OF TELEPHONE / TELEVISION / INTERNET MODE, ROUTER, AND / OR DISTRIBUTION BLOCKS TO SERVE COMMUNICATIONS OUTLETS WITHIN APARTMENT. EQUIPMENT AND ASSOCIATED WIRING IS TO BE FURNISHED AND INSTALLED BY OTHERS. MOUNT DEVICES SHOWN ON PLYWOOD BACKBAORD TO SUPPORT EQUIPMENT. FURNISH AND INSTALL ¾" EMT CONDUIT FROM THIS LOCATION TO EACH TELEPHONE/DATA AND CATV ELECTRICAL BOX LOCATION WITHIN THE APARTMENT UNIT OR COMMERCIAL TENANT SPACE. FURNISH CONDUITS WITH A PULLSTRINGS FOR COMMUNICATION CABLE INSTALLATION BY OTHERS. VERIFY INSTALLATION CONCEPT WITH G.C. AND LOCAL UTILITY PROVIDERS PRIOR TO ELECTRICAL ROUGH-IN.
6. FEED HOT WATER HEATER WITH A 1ø, 208V POWER CONNECTION. SUPPLY A NEMA 1, 2-POLE, 30A RATED NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO WATER HEATER IN AN ACCESSIBLE LOCATION.
7. AIR HANDLING / FAN COIL UNIT TO BE POWERED BY THE ASSOCIATED CONDENSING UNIT. SUPPLY A NEMA 1, 2-POLE, 30A RATED, NON-FUSED MANUAL MOTOR STARTER AND MOUNT ON UNIT HOUSING IN AN ACCESSIBLE LOCATION. COORDINATE INSTALLATION WITH M.C.
8. NEMA 14-30R FOR ELECTRIC DRYER. UTILIZE #10AWG CU. CONDUCTORS FOR BRANCH CIRCUIT WIRING REQUIREMENTS.
9. FEED ELECTRIC CEILING / WALL HEATER WITH A 1ø, 208V POWER CONNECTION. HEATER SHALL BE EQUIPPED WITH AN INTEGRAL NON-FUSED DISCONNECT SWITCH. COORDINATE INSTALLATION WITH M.C.
10. FEED ELECTRIC WALL HEATER WITH A 1ø, 120V POWER CONNECTION. HEATER SHALL BE EQUIPPED WITH AN INTEGRAL NON-FUSED DISCONNECT SWITCH. COORDINATE INSTALLATION WITH M.C.

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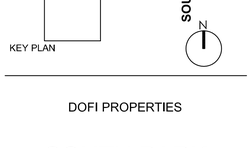

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FIRST FLOOR PLAN - POWER AND SYSTEMS

E-6

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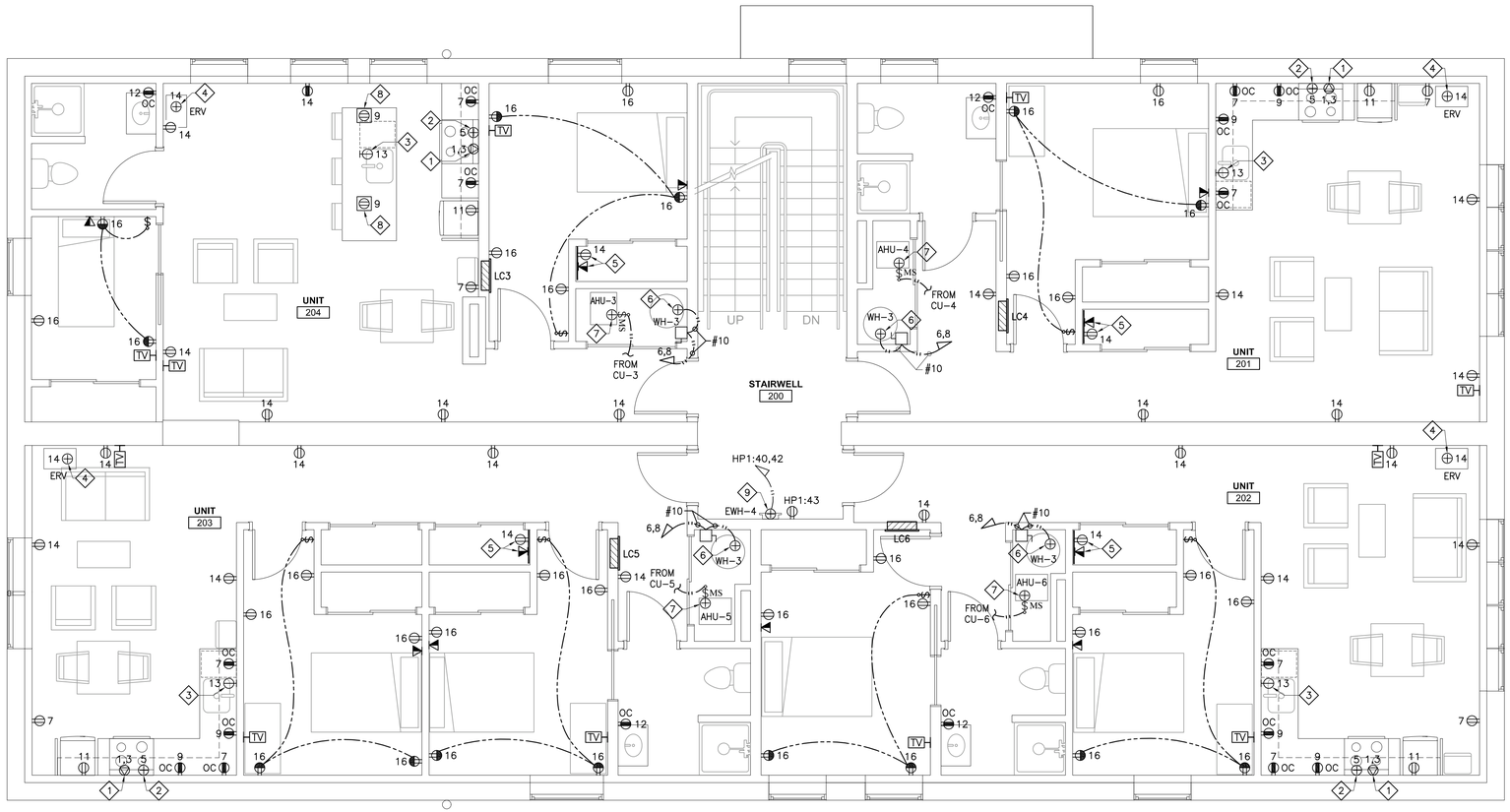

SECOND FLOOR PLAN POWER AND SYSTEMS

1 / E-7 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO ELECTRICAL DEVICES AND EQUIPMENT SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
NOTE REGARDING APARTMENT UNITS – DEVICES FED FROM 1-POLE, 20A CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CONDUCTORS. DEVICES AND EQUIPMENT FED FROM 2-POLE CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CU. CONDUCTORS (MINIMAL) UNLESS OTHERWISE DESIGNATED. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER DESIGNATIONS.

b. CIRCUIT DEVICES AND EQUIPMENT TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – ELECTRICAL DEVICES, HVAC, AND PLUMBING EQUIPMENT SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. 15 AMPERE (NEMA 5-15R) RECEPTACLES MAY BE FURNISHED FOR SINGLE, DUPLEX, AND GFI RECEPTACLE OUTLETS UNLESS OTHERWISE NOTED.

d. FURNISH TAMPER-RESISTANT RECEPTACLES FOR ALL OUTLETS.

e. RECEPTACLES WITH "OC" DESIGNATIONS TO BE INSTALLED 42" (MAX) A.F.F. COORDINATE INSTALLATION HEIGHT WITH G.C. AND ARCHITECTURAL ELEVATIONS PRIOR TO ELECTRICAL ROUGH-IN.

f. ELECTRICAL BOXES SHALL NOT BE INSTALLED BACK-TO-BACK. ENSURE ELECTRICAL BOX LOCATIONS ARE OFFSET A MINIMAL OF 4" CLEAR TO AVOID CONFLICTS. WHEN ELECTRICAL BOXES ARE INSTALLED OPPOSITE EACH OTHER WITHIN THE SAME WALL CAVITY OF A FIRE RATED WALL, THE E.C. SHALL INSTALL THERMOFIBER PADDING AROUND BOXES TO MAINTAIN FIRE RATINGS. VERIFY FIRE RATED WALL LOCATIONS WITH ARCHITECTURAL PLANS.

DRAWING KEYNOTES: #

1. NEMA 14-50R FOR ELECTRIC RANGE. FIELD VERIFY RECEPTACLE LOCATION WITH G.C. AND MANUFACTURE INSTRUCTIONS PRIOR TO ELECTRICAL ROUGH-IN. UTILIZE #6AWG CU. CONDUCTORS FOR BRANCH CIRCUIT WIRING REQUIREMENTS.
2. FEED RANGE HOOD WITH A 1ø, 120V POWER CONNECTION. COORDINATE ELECTRICAL WIRING REQUIREMENTS WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
3. DEDICATED SINGLE RECEPTACLE FOR DISHWASHER. INSTALL IN CABINET BELOW SINK IN AN ACCESSIBLE LOCATION WITHIN 48" OF DISHWASHER. FIELD VERIFY RECEPTACLE LOCATION IN COORDINATION WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
4. FEED ENERGY RECOVERY VENTILATOR WITH A 1ø, 120V POWER CONNECTION. UNIT SHALL BE EQUIPPED WITH AN INTEGRAL DISCONNECT SWITCH. UNIT CONTROLLER TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. PER MANUFACTURE INSTRUCTIONS. REFERENCE MECHANICAL FLOOR PLANS FOR CONTROLLER LOCATION. CONFIRM ERV WIRING REQUIREMENTS WITH INSTALLATION INSTRUCTIONS AND COORDINATE ENTIRE INSTALLATION WITH M.C.
5. FURNISH PLYWOOD BACKBOARD (2'x2' OR AS REQUIRED) AND INSTALL HIGH ON WALL, NEAR CEILING, FOR INSTALLATION OF TELEPHONE / TELEVISION / INTERNET MODE, ROUTER, AND / OR DISTRIBUTION BLOCKS TO SERVE COMMUNICATIONS OUTLETS WITHIN APARTMENT. EQUIPMENT AND ASSOCIATED WIRING IS TO BE FURNISHED AND INSTALLED BY OTHERS. MOUNT DEVICES SHOWN ON PLYWOOD BACKBAORD TO SUPPORT EQUIPMENT. FURNISH AND INSTALL ¾" EMT CONDUIT FROM THIS LOCATION TO EACH TELEPHONE/DATA AND CATV ELECTRICAL BOX LOCATION WITHIN THE APARTMENT UNIT. FURNISH CONDUITS WITH A PULLSTRINGS FOR COMMUNICATION CABLE INSTALLATION BY OTHERS. VERIFY INSTALLATION CONCEPT WITH G.C. AND LOCAL UTILITY PROVIDERS PRIOR TO ELECTRICAL ROUGH-IN.
6. FEED HOT WATER HEATER WITH A 1ø, 208V POWER CONNECTION. SUPPLY A NEMA 1, 2-POLE, 30A RATED NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO WATER HEATER IN AN ACCESSIBLE LOCATION.
7. AIR HANDLING UNIT TO BE POWERED BY THE ASSOCIATED CONDENSING UNIT. SUPPLY A NEMA 1, 2-POLE, 30A RATED, NON-FUSED MANUAL MOTOR STARTER AND MOUNT ON UNIT HOUSING IN AN ACCESSIBLE LOCATION. COORDINATE INSTALLATION WITH M.C.
8. LOCATE COUNTER RECEPTACLE NEAR REAR OF BASE CABINET. COORDINATE LOCATION IN FIELD WITH G.C., COUNTER TOP SUPPLIER, AND BASE CABINET DIMENSIONS. WIRE FROM GFCI PROTECTED SIDE OF ASSOCIATED KITCHEN COUNTER GFCI RECEPTACLE WITH SAME CIRCUIT DESIGNATION.
9. FEED ELECTRIC WALL HEATER WITH A 1ø, 208V POWER CONNECTION. HEATER SHALL BE EQUIPPED WITH AN INTEGRAL NON-FUSED DISCONNECT SWITCH. COORDINATE INSTALLATION WITH M.C.

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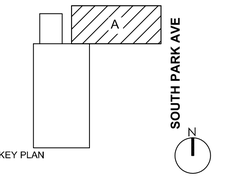

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

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REV. #	DESCRIPTION	DATE

JOB NO.	2508
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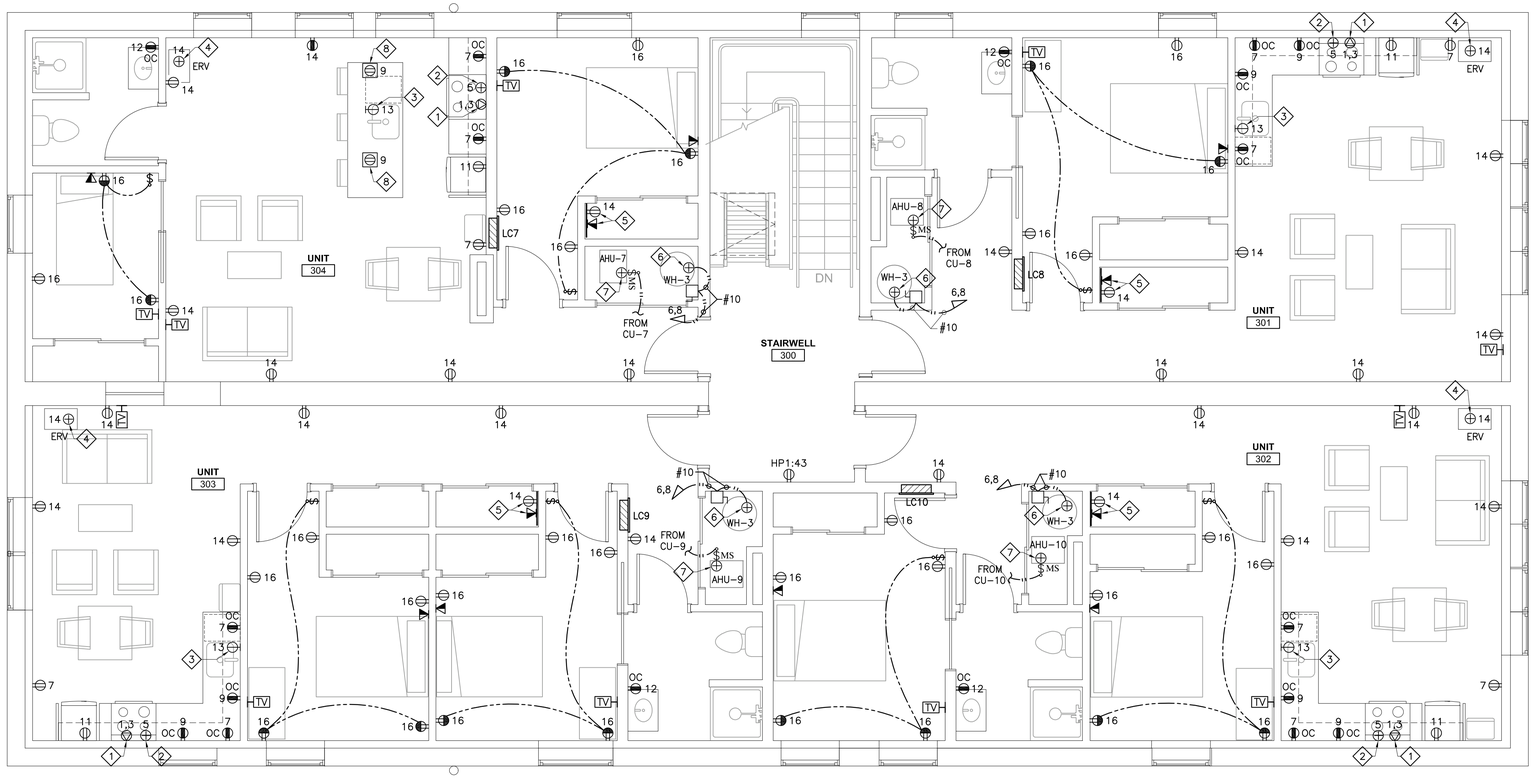
SECOND FLOOR PLAN - POWER AND SYSTEMS

E-7

PERMIT SET



THIRD FLOOR PLAN
POWER AND SYSTEMS

1 / E-8 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO ELECTRICAL DEVICES AND EQUIPMENT SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
NOTE REGARDING APARTMENT UNITS – DEVICES FED FROM 1-POLE, 20A CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CONDUCTORS. DEVICES AND EQUIPMENT FED FROM 2-POLE CIRCUIT BREAKERS MUST BE WIRED WITH 12AWG CU. CONDUCTORS (MINIMAL) UNLESS OTHERWISE DESIGNATED. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER DESIGNATIONS.

b. CIRCUIT DEVICES AND EQUIPMENT TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – ELECTRICAL DEVICES, HVAC, AND PLUMBING EQUIPMENT SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. 15 AMPERE (NEMA 5-15R) RECEPTACLES MAY BE FURNISHED FOR SINGLE, DUPLEX, AND GFI RECEPTACLE OUTLETS UNLESS OTHERWISE NOTED.

d. FURNISH TAMPER-RESISTANT RECEPTACLES FOR ALL OUTLETS.

e. RECEPTACLES WITH "OC" DESIGNATIONS TO BE INSTALLED 42" (MAX) A.F.F. COORDINATE INSTALLATION HEIGHT WITH G.C. AND ARCHITECTURAL ELEVATIONS PRIOR TO ELECTRICAL ROUGH-IN.

f. ELECTRICAL BOXES SHALL NOT BE INSTALLED BACK-TO-BACK. ENSURE ELECTRICAL BOX LOCATIONS ARE OFFSET A MINIMAL OF 4" CLEAR TO AVOID CONFLICTS. WHEN ELECTRICAL BOXES ARE INSTALLED OPPOSITE EACH OTHER WITHIN THE SAME WALL CAVITY OF A FIRE RATED WALL, THE E.C. SHALL INSTALL THERMOFIBER PADDING AROUND BOXES TO MAINTAIN FIRE RATINGS. VERIFY FIRE RATED WALL LOCATIONS WITH ARCHITECTURAL PLANS.

DRAWING KEYNOTES: #

1. NEMA 14-50R FOR ELECTRIC RANGE. FIELD VERIFY RECEPTACLE LOCATION WITH G.C. AND MANUFACTURE INSTRUCTIONS PRIOR TO ELECTRICAL ROUGH-IN. UTILIZE #6AWG CU. CONDUCTORS FOR BRANCH CIRCUIT WIRING REQUIREMENTS.
2. FEED RANGE HOOD WITH A 1ø, 120V POWER CONNECTION. COORDINATE ELECTRICAL WIRING REQUIREMENTS WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
3. DEDICATED SINGLE RECEPTACLE FOR DISHWASHER. INSTALL IN CABINET BELOW SINK IN AN ACCESSIBLE LOCATION WITHIN 48" OF DISHWASHER. FIELD VERIFY RECEPTACLE LOCATION IN COORDINATION WITH G.C. PRIOR TO ELECTRICAL ROUGH-IN.
4. FEED ENERGY RECOVERY VENTILATOR WITH A 1ø, 120V POWER CONNECTION. UNIT SHALL BE EQUIPPED WITH AN INTEGRAL DISCONNECT SWITCH. UNIT CONTROLLER TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. PER MANUFACTURE INSTRUCTIONS. REFERENCE MECHANICAL FLOOR PLANS FOR CONTROLLER LOCATION. CONFIRM ERV WIRING REQUIREMENTS WITH INSTALLATION INSTRUCTIONS AND COORDINATE ENTIRE INSTALLATION WITH M.C.
5. FURNISH PLYWOOD BACKBOARD (2'x2' OR AS REQUIRED) AND INSTALL HIGH ON WALL, NEAR CEILING, FOR INSTALLATION OF TELEPHONE / TELEVISION / INTERNET MODE, ROUTER, AND / OR DISTRIBUTION BLOCKS TO SERVE COMMUNICATIONS OUTLETS WITHIN APARTMENT. EQUIPMENT AND ASSOCIATED WIRING IS TO BE FURNISHED AND INSTALLED BY OTHERS. MOUNT DEVICES SHOWN ON PLYWOOD BACKBAORD TO SUPPORT EQUIPMENT. FURNISH AND INSTALL ¾" EMT CONDUIT FROM THIS LOCATION TO EACH TELEPHONE/DATA AND CATV ELECTRICAL BOX LOCATION WITHIN THE APARTMENT UNIT. FURNISH CONDUITS WITH A PULLSTRINGS FOR COMMUNICATION CABLE INSTALLATION BY OTHERS. VERIFY INSTALLATION CONCEPT WITH G.C. AND LOCAL UTILITY PROVIDERS PRIOR TO ELECTRICAL ROUGH-IN.
6. FEED HOT WATER HEATER WITH A 1ø, 208V POWER CONNECTION. SUPPLY A NEMA 1, 2-POLE, 30A RATED NON-FUSED DISCONNECT SWITCH AND MOUNT ON WALL ADJACENT TO WATER HEATER IN AN ACCESSIBLE LOCATION.
7. AIR HANDLING UNIT TO BE POWERED BY THE ASSOCIATED CONDENSING UNIT. SUPPLY A NEMA 1, 2-POLE, 30A RATED, NON-FUSED MANUAL MOTOR STARTER AND MOUNT ON UNIT HOUSING IN AN ACCESSIBLE LOCATION. COORDINATE INSTALLATION WITH M.C.
8. LOCATE COUNTER RECEPTACLE NEAR REAR OF BASE CABINET. COORDINATE LOCATION IN FIELD WITH G.C., COUNTER TOP SUPPLIER, AND BASE CABINET DIMENSIONS. WIRE FROM GFCI PROTECTED SIDE OF ASSOCIATED KITCHEN COUNTER GFCI RECEPTACLE WITH SAME CIRCUIT DESIGNATION.

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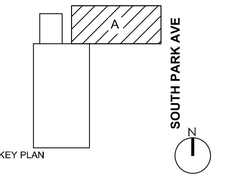

KEY PLAN

DOFI PROPERTIES

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THIRD FLOOR PLAN - POWER AND SYSTEMS

E-8

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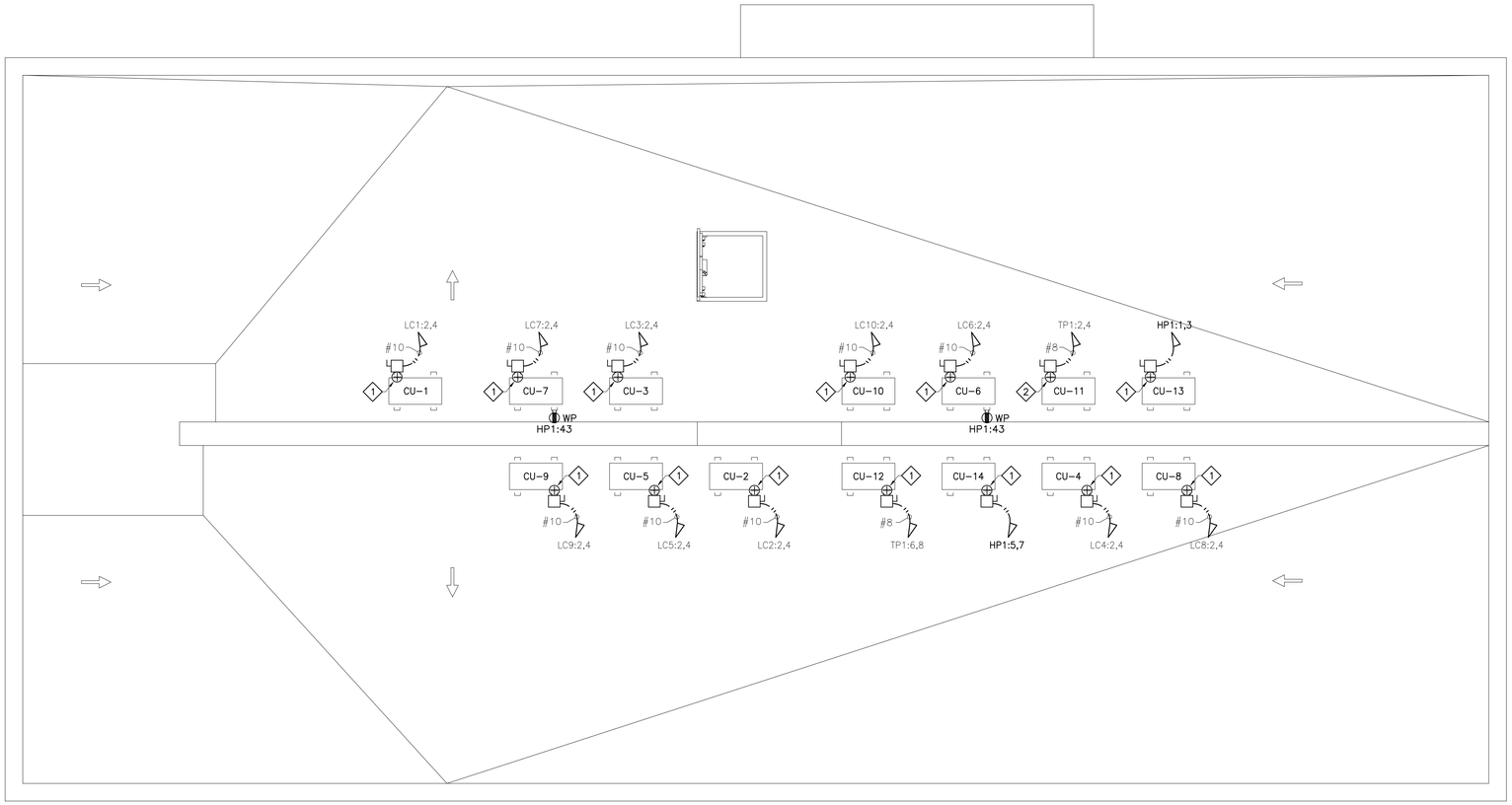

1 E-9 ROOF PLAN POWER AND SYSTEMS

SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO ELECTRICAL DEVICES AND EQUIPMENT SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.

b. CIRCUIT DEVICES AND EQUIPMENT TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.

DRAWING KEYNOTES: (#)

1. FEED CONDENSING UNIT WITH A 1ø, 208V POWER CONNECTION. FURNISH A NEMA-3R, 2-POLE, 30A RATED NON-FUSED DISCONNECT SWITCH. MOUNT DISCONNECT SWITCH ON UNI-STRUT FRAMING ADJACENT TO CONDENSING UNIT 36" (MIN.) ABOVE FINISHED ROOF. UNI-STRUT FRAMING MAY BE AN EXTENSION TO CONDENSING UNIT EQUIPMENT RAIL. CONDENSING UNIT SHALL SUPPLY POWER TO THE ASSOCIATED AIR HANDLING / FAN COIL UNIT PER MANUFACTURE INSTRUCTIONS. SUPPLY ALL REQUIRED WIRING, HARDWARE, MATERIALS, ETC. TO OBTAIN A 100% COMPLETE INSTALLATION. COORDINATE INSTALLATION WITH M.C.

2. FEED CONDENSING UNIT WITH A 1ø, 208V POWER CONNECTION. FURNISH A NEMA-3R, 2-POLE, 60A RATED NON-FUSED DISCONNECT SWITCH. MOUNT DISCONNECT SWITCH ON UNI-STRUT FRAMING ADJACENT TO CONDENSING UNIT 36" (MIN.) ABOVE FINISHED ROOF. UNI-STRUT FRAMING MAY BE AN EXTENSION TO CONDENSING UNIT EQUIPMENT RAIL. CONDENSING UNIT SHALL SUPPLY POWER TO THE ASSOCIATED AIR HANDLING UNIT PER MANUFACTURE INSTRUCTIONS. SUPPLY ALL REQUIRED WIRING, HARDWARE, MATERIALS, ETC. TO OBTAIN A 100% COMPLETE INSTALLATION. COORDINATE INSTALLATION WITH M.C.

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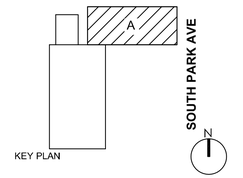

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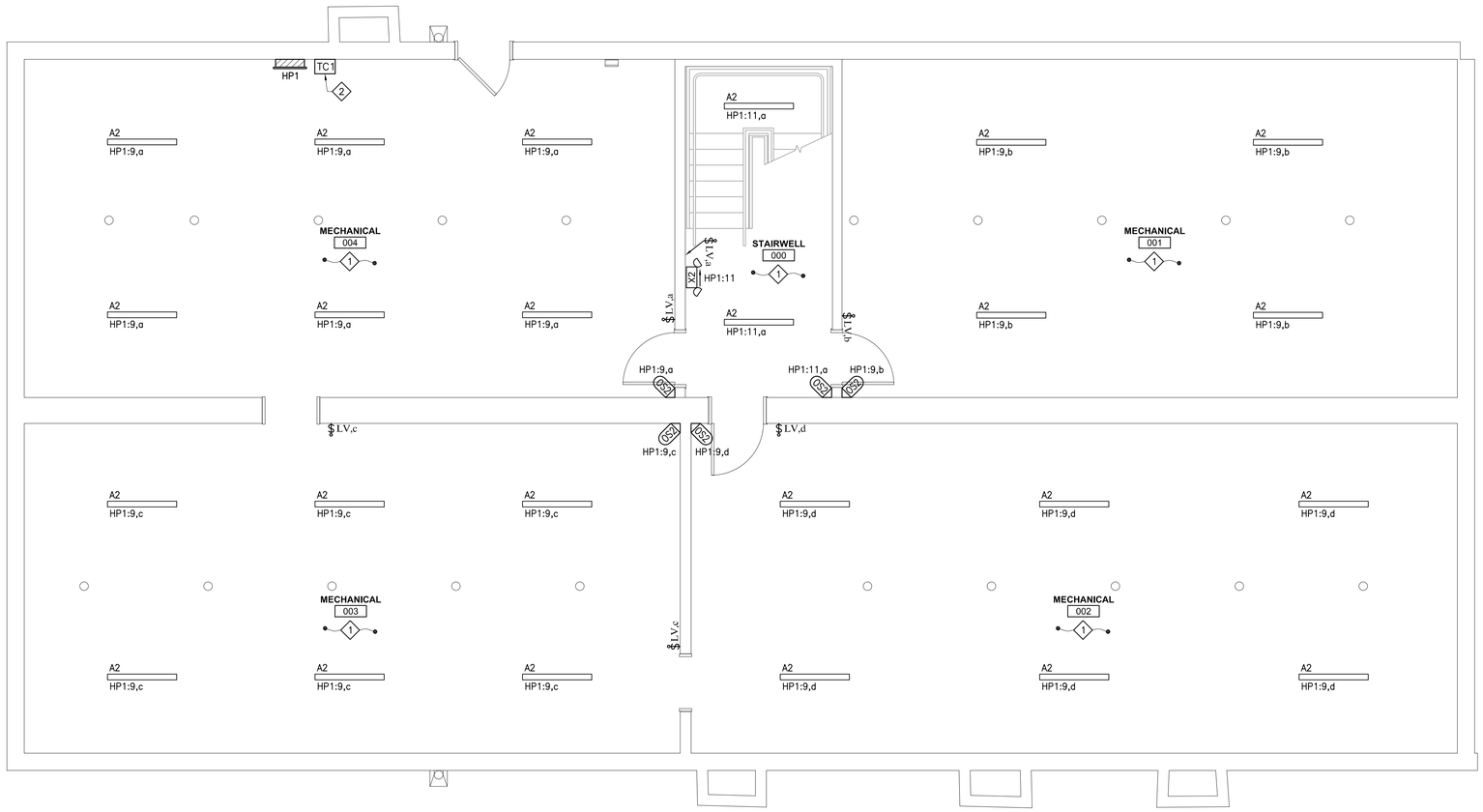
DRAWING TITLE

ROOF PLAN POWER AND SYSTEMS

E-9

PERMIT SET



BASEMENT FLOOR PLAN LIGHTING

1 / E-10 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. UNLESS OTHERWISE SHOWN OR NOTED EXISTING ELECTRICAL DEVICES (IE: LIGHTING AND CONTROLS) DISCOVERED THROUGH BASEMENT THAT REMAIN AFTER DEMOLITION PHASE HAS BEEN COMPLETED AND ARE CONFIRMED TO NO LONGER BE IN USE SHALL BE DISCONNECTED AND COMPLETELY REMOVED BY THIS CONTRACTOR. ASSOCIATED WIRING SHALL BE REMOVED BACK TO SOURCE. FIELD VERIFY EXISTING SITE CONDITIONS AFTER DEMOLITION HAS BEEN COMPLETED TO DETERMINED ALL REQUIRED ELECTRICAL WORK.

b. POWER CIRCUIT WIRING SHALL BE PROVIDED TO LIGHTING SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.

c. CIRCUIT LIGHTING TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.

d. EXIT SIGNS TO BE FED WITH A CONSTANT POWER CONNECTION FROM LOCAL AREA LIGHTING CIRCUIT.

DRAWING KEYNOTES: (#)

1. INCLUDE NECESSARY POWER PACKS, CONTROL RELAYS, CAT. 5e CABLING, LOW-VOLTAGE CONTROL WIRING, INSTALLATION, PROGRAMMING ETC., TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION FOR ROOM LIGHTING CONTROL:
   a. PROGRAM WALL CONTROLLER FOR MANUAL ON/OFF AND 3-WAY CONTROL.
   b. PROGRAM MOTION SENSOR FOR OCCUPANCY CONTROL (AUTO ON/OFF) WITH 20 MIN. TIME DELAY.
2. DIGITAL TIME CLOCK (TC1) – FURNISHED, INSTALLED, AND WIRED TO PROVIDE AUTOMATIC CONTROL FOR EXTERIOR BUILDING LIGHTING. SEE WIRING DIAGRAM 9/E-4 FOR FURTHER INFORMATION.

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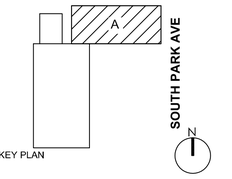

KEY PLAN

DOFI PROPERTIES

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BASEMENT FLOOR PLAN LIGHTING

E-10

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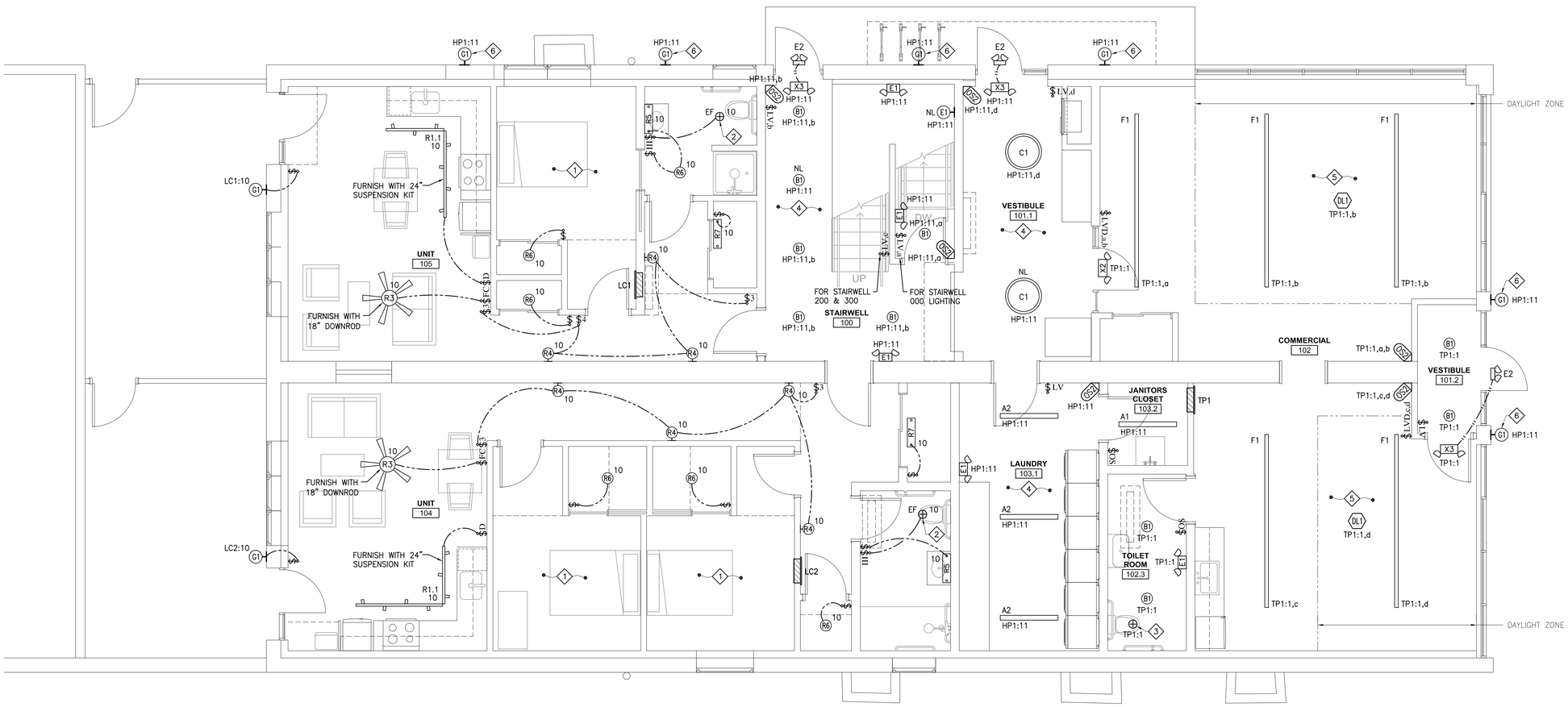

FIRST FLOOR PLAN LIGHTING

1 / E-11 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO LIGHTING SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
NOTE REGARDING APARTMENT UNITS – LIGHTING FED FROM 1-POLE, 15A CIRCUIT BREAKERS MAY BE WIRED WITH 14AWG CU. CONDUCTORS. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER DESIGNATIONS.

b. CIRCUIT LIGHTING TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – LIGHTING SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. EXIT SIGNS TO BE FED WITH A CONSTANT POWER CONNECTION FROM LOCAL AREA LIGHTING CIRCUIT.

d. FURNISH "CEILING FAN RATED" ELECTRICAL BOXES FOR EACH PADDLE FAN INSTALLATION.

DRAWING KEYNOTES: (#)

1. BEDROOM TO HAVE SWITCHED RECEPTACLES. SEE POWER PLANS FOR FURTHER INFORMATION.

2. FEED CEILING EXHAUST FAN / LIGHT / NIGHT LIGHT UNIT WITH 1ø, 120V POWER CONNECTIONS WIRED FROM A SINGLE-GANG, 3-FUNCTION SWITCH. 3-FUNCTION SWITCH TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. FOR CONTROL AS FOLLOWS.
   a. SWITCH FUNCTION 1 = MAIN CONTROL
   b. SWITCH FUNCTION 2 = FAN BOOST TO HIGH CFM
   c. SWITCH FUNCTION 3 = INTEGRAL FAN LIGHT
   FAN NIGHT LIGHT TO BE CONTROLLED BY AN INTEGRAL PHOTO CONTROL SENSOR. CONFIRM FAN WIRING REQUIREMENTS WITH INSTALLATION INSTRUCTIONS AND COORDINATE ENTIRE INSTALLATION WITH M.C.

3. FEED CEILING EXHAUST FAN WITH A 1ø, 120V POWER CONNECTION WIRE FROM ROOM LIGHTING CIRCUIT. WIRE FOR CONTROL WITH ROOM LIGHT FIXTURES VIA THE WALL MOUNT SWITCH OCCUPANCY SENSOR.

4. INCLUDE NECESSARY POWER PACKS, CONTROL RELAYS, CAT. 5e CABLING, LOW-VOLTAGE CONTROL WIRING, INSTALLATION, PROGRAMMING ETC., TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION FOR ROOM LIGHTING CONTROL:
   a. PROGRAM WALL CONTROLLER FOR MANUAL ON/OFF CONTROL.
   b. PROGRAM MOTION SENSOR FOR OCCUPANCY CONTROL (AUTO ON/OFF) WITH 20 MIN. TIME DELAY.

5. INCLUDE NECESSARY POWER PACKS, CONTROL RELAYS, CAT. 5e CABLING, LOW-VOLTAGE CONTROL WIRING, INSTALLATION, PROGRAMMING ETC., TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION FOR ROOM LIGHTING CONTROL:
   a. PROGRAM WALL CONTROLLER FOR MANUAL ON/OFF CONTROL.
   b. PROGRAM MOTION SENSOR FOR VACANCY CONTROL (MANUAL ON, AUTO OFF) WITH 20 MIN. TIME DELAY.
   c. PROGRAM DAYLIGHT HARVESTING SENSOR TO PROVIDE AUTO DIMMING FOR DESIGNATED ZONE BASED ON AVAILABLE DAYLIGHT WHEN LIGHTING IS ON.

6. EXTERIOR BUILDING LIGHTING, EXCLUDING APARTMENT PATIO LIGHTING, SHALL BE WIRED FOR CONTROL BY DIGITAL TIME CLOCK (TC1). SEE WIRING DIAGRAM 9/E-4 FOR FURTHER INFORMATION.

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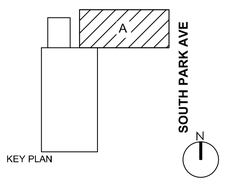

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FIRST FLOOR PLAN LIGHTING

E-11

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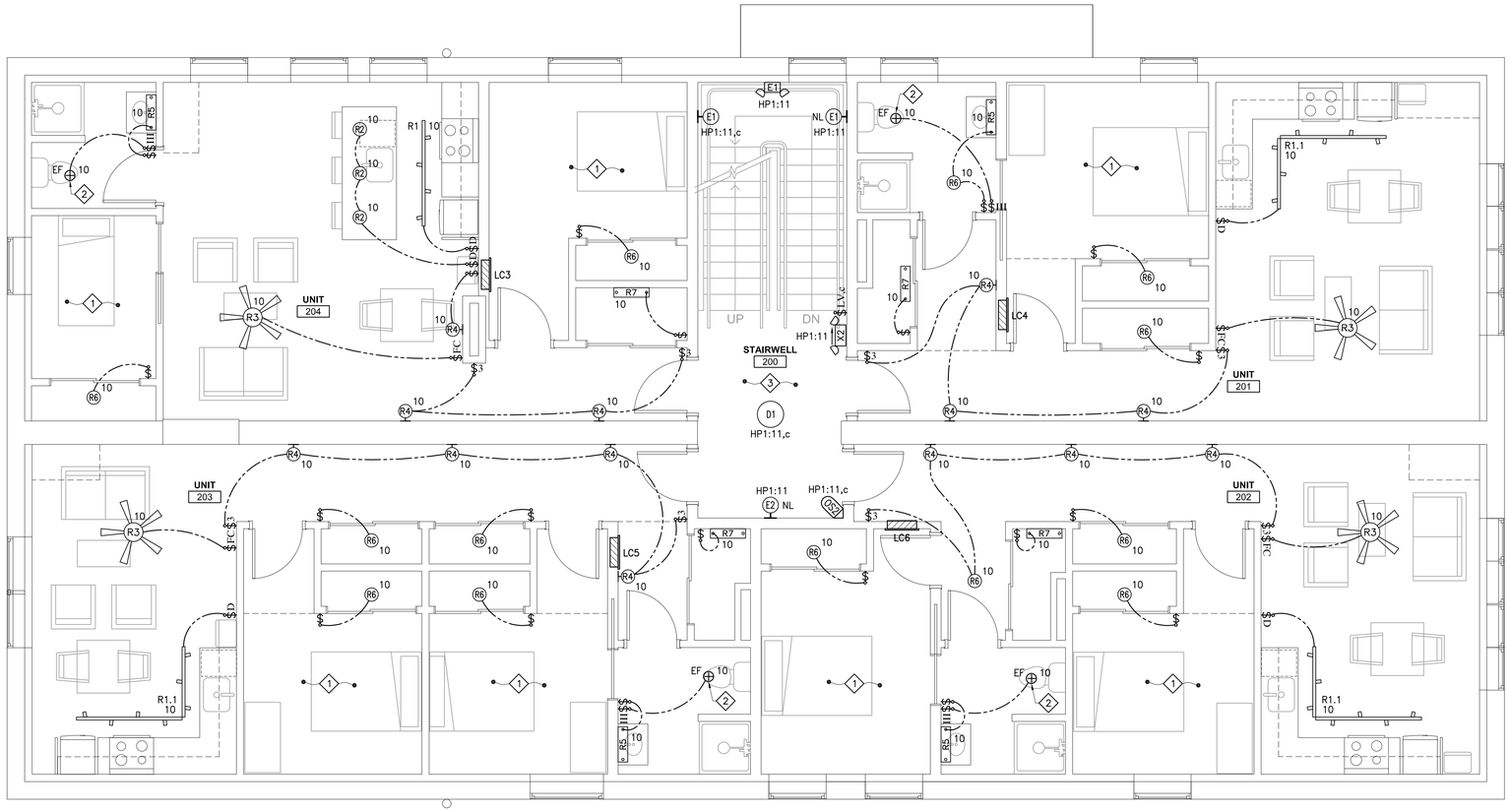

SECOND FLOOR PLAN LIGHTING

1 / E-12 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO LIGHTING SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
NOTE REGARDING APARTMENT UNITS – LIGHTING FED FROM 1-POLE, 15A CIRCUIT BREAKERS MAY BE WIRED WITH 14AWG CU. CONDUCTORS. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER DESIGNATIONS.

b. CIRCUIT LIGHTING TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – LIGHTING SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. EXIT SIGNS TO BE FED WITH A CONSTANT POWER CONNECTION FROM LOCAL AREA LIGHTING CIRCUIT.

d. FURNISH "CEILING FAN RATED" ELECTRICAL BOXES FOR EACH PADDLE FAN INSTALLATION.

DRAWING KEYNOTES: (#)

1. BEDROOM TO HAVE SWITCHED RECEPTACLES. SEE POWER PLANS FOR FURTHER INFORMATION.

2. FEED CEILING EXHAUST FAN / LIGHT / NIGHT LIGHT UNIT WITH 1ø, 120V POWER CONNECTIONS WIRED FROM A SINGLE-GANG, 3-FUNCTION SWITCH. 3-FUNCTION SWITCH TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. FOR CONTROL AS FOLLOWS.
a. SWITCH FUNCTION 1 = MAIN CONTROL
b. SWITCH FUNCTION 2 = FAN BOOST TO HIGH CFM
c. SWITCH FUNCTION 3 = INTEGRAL FAN LIGHT
FAN NIGHT LIGHT TO BE CONTROLLED BY AN INTEGRAL PHOTO CONTROL SENSOR. CONFIRM FAN WIRING REQUIREMENTS WITH M.C. AND FAN INSTALLATION INSTRUCTIONS.

3. INCLUDE NECESSARY POWER PACKS, CONTROL RELAYS, CAT. 5e CABLING, LOW-VOLTAGE CONTROL WIRING, INSTALLATION, PROGRAMMING ETC., TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION FOR ROOM LIGHTING CONTROL:
a. PROGRAM WALL CONTROLLERS FOR MANUAL ON/OFF AND 4-WAY CONTROL. WALL CONTROLLERS ARE LOCATED ON 1ST, 2ND, AND 3RD FLOOR LEVELS.
b. PROGRAM MOTION SENSOR FOR OCCUPANCY CONTROL (AUTO ON/OFF) WITH 20 MIN. TIME DELAY.

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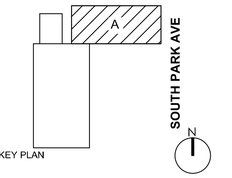

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SECOND FLOOR PLAN LIGHTING

E-12

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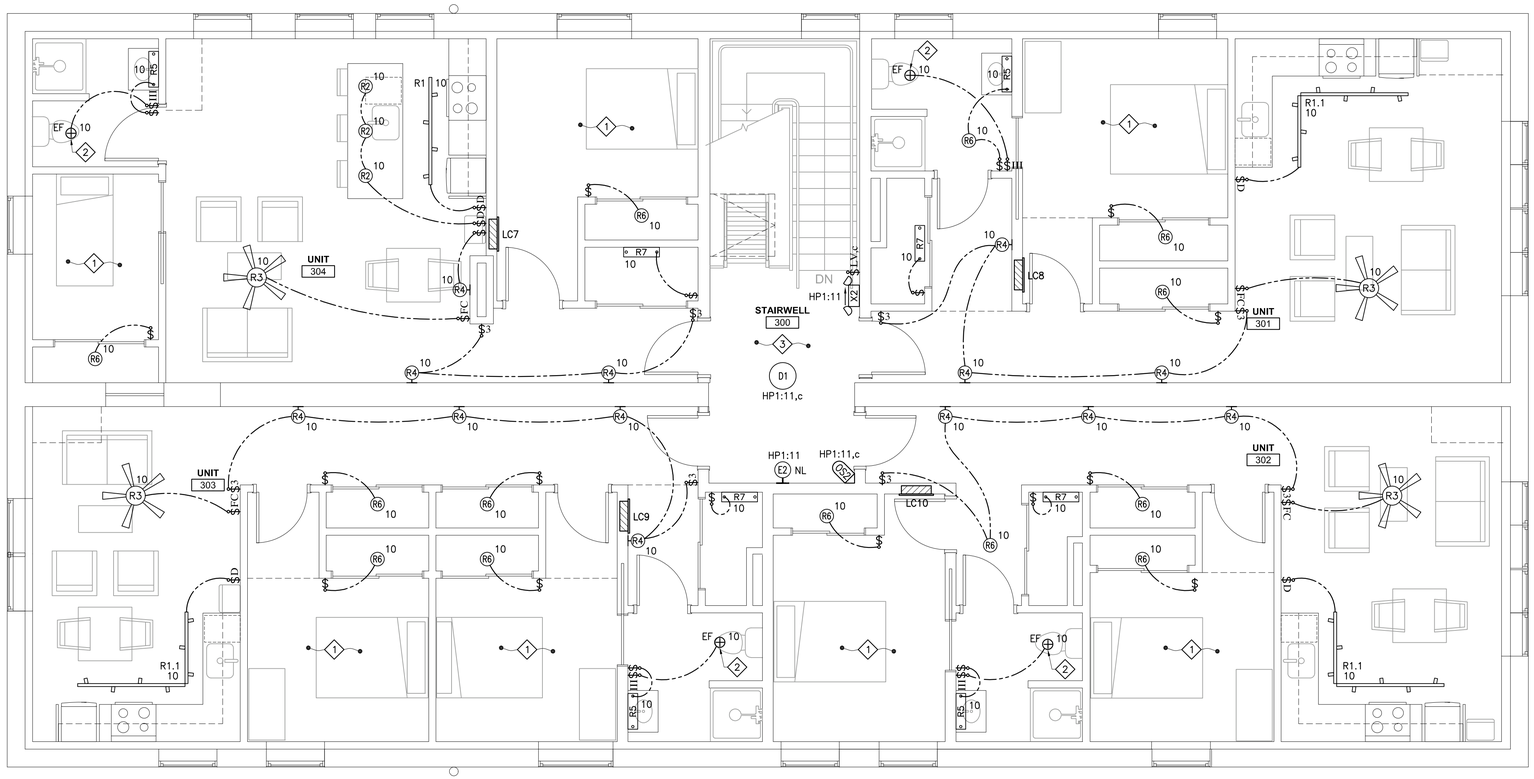

THIRD FLOOR PLAN LIGHTING

1 / E-13 SCALE: 1/4 = 1'-0"

GENERAL NOTES:

a. POWER CIRCUIT WIRING SHALL BE PROVIDED TO LIGHTING SHOWN. MINIMUM WIRING SIZE SHALL BE #12 AWG., UNLESS OTHERWISE INDICATED OR REQUIRED AS A RESULT OF HOMERUN LENGTH AS DETERMINED BY THE E.C. DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
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b. CIRCUIT LIGHTING TO DESIGNATED POWER PANEL. SEE INDIVIDUAL SYMBOLS FOR PANEL AND CIRCUIT DESIGNATIONS.
NOTE REGARDING APARTMENT UNITS – LIGHTING SHALL BE WIRED BACK TO THE ASSOCIATED APARTMENT UNIT LOAD CENTER. SEE INDIVIDUAL SYMBOLS FOR CIRCUIT DESIGNATIONS ONLY.

c. EXIT SIGNS TO BE FED WITH A CONSTANT POWER CONNECTION FROM LOCAL AREA LIGHTING CIRCUIT.

d. FURNISH "CEILING FAN RATED" ELECTRICAL BOXES FOR EACH PADDLE FAN INSTALLATION.

DRAWING KEYNOTES: (#)

1. BEDROOM TO HAVE SWITCHED RECEPTACLES. SEE POWER PLANS FOR FURTHER INFORMATION.

2. FEED CEILING EXHAUST FAN / LIGHT / NIGHT LIGHT UNIT WITH 1ø, 120V POWER CONNECTIONS WIRED FROM A SINGLE–GANG, 3–FUNCTION SWITCH. 3–FUNCTION SWITCH TO BE FURNISHED BY M.C. INSTALLED AND WIRED BY E.C. FOR CONTROL AS FOLLOWS.
   a. SWITCH FUNCTION 1 = MAIN CONTROL
   b. SWITCH FUNCTION 2 = FAN BOOST TO HIGH CFM
   c. SWITCH FUNCTION 3 = INTEGRAL FAN LIGHT
   FAN NIGHT LIGHT TO BE CONTROLLED BY AN INTEGRAL PHOTO CONTROL SENSOR. CONFIRM FAN WIRING REQUIREMENTS WITH M.C. AND FAN INSTALLATION INSTRUCTIONS.

3. INCLUDE NECESSARY POWER PACKS, CONTROL RELAYS, CAT. 5e CABLING, LOW–VOLTAGE CONTROL WIRING, INSTALLATION, PROGRAMMING ETC., TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION FOR ROOM LIGHTING CONTROL:
   a. PROGRAM WALL CONTROLLERS FOR MANUAL ON/OFF AND 4–WAY CONTROL. WALL CONTROLLERS ARE LOCATED ON 1ST, 2ND, AND 3RD FLOOR LEVELS.
   b. PROGRAM MOTION SENSOR FOR OCCUPANCY CONTROL (AUTO ON/OFF) WITH 20 MIN. TIME DELAY.

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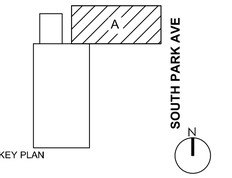

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
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REV. #	DESCRIPTION	DATE

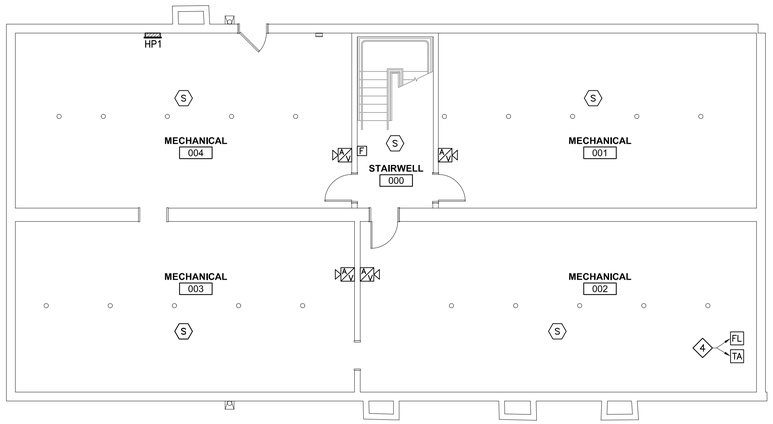
JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	DJM
CHECKED BY	JDB

DRAWING TITLE

THIRD FLOOR PLAN LIGHTING

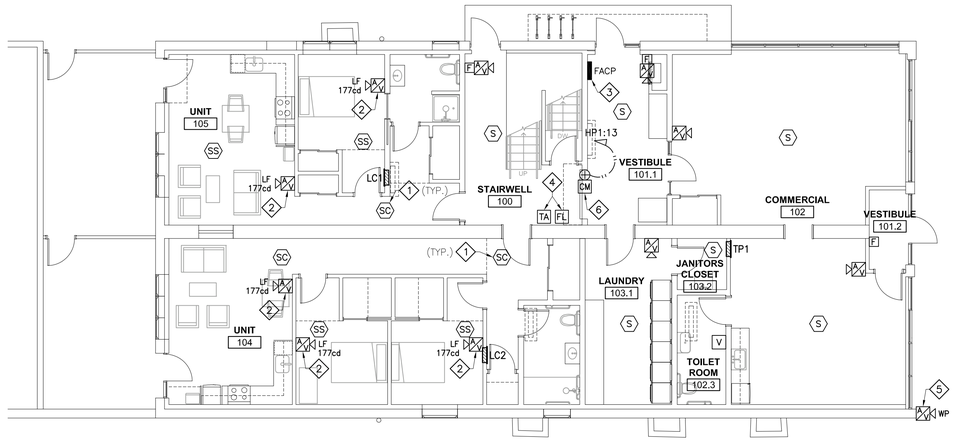
E-13

PERMIT SET



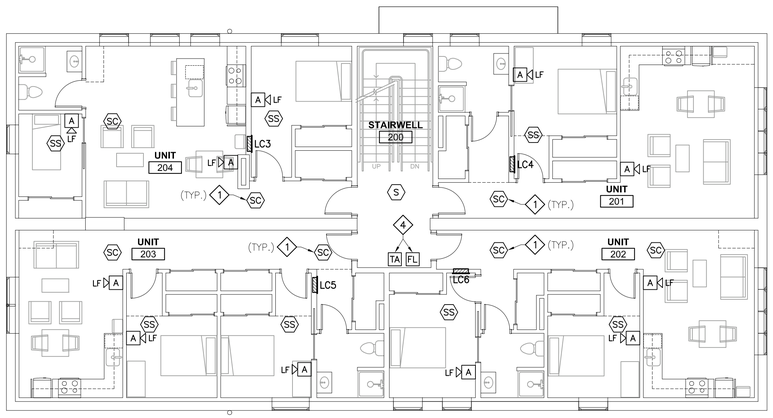
1 E-14 BASEMENT FLOOR PLAN FIRE ALARM

SCALE: 1/8 = 1'-0"



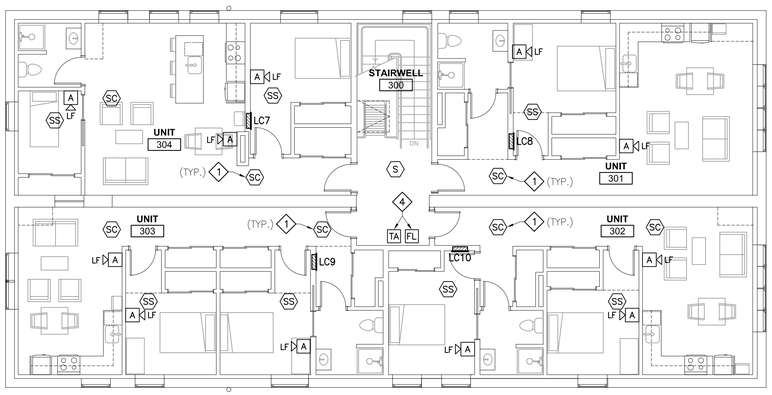
2 E-14 FIRST FLOOR PLAN FIRE ALARM

SCALE: 1/8 = 1'-0"



3 E-14 SECOND FLOOR PLAN FIRE ALARM

SCALE: 1/8 = 1'-0"



4 E-14 THIRD FLOOR PLAN FIRE ALARM

SCALE: 1/8 = 1'-0"

GENERAL DRAWING NOTES:

a. ENSURE ALL SMOKE AND HEAT DETECTORS ARE PLACED A MINIMAL DISTANCE OF 3'-0" FROM HVAC SUPPLY / RETURN AIR GRILLS. IN OPEN CEILING APPLICATIONS, ENSURE SMOKE AND HEAT DETECTORS ARE LOCATED SUCH THAT THEY ARE NOT BLOCK BY MECHANICAL DUCTWORK AND PIPING SYSTEMS. LOCATIONS SHOWN ON PLANS ARE SUGGESTED.

b. REQUIRED NAC EXTENDER PANEL QUANTITY TO BE DETERMINED BY FIRE ALARM MANUFACTURE SELECTED FOR THE PROJECT. E.C. IS RESPONSIBLE FOR NAC PANEL(S) INSTALLATION AND 120V POWER SUPPLY THAT SHALL EMANATE FROM A "SPARE", SINGLE-POLE, 20A CIRCUIT BREAKER(S) IN 'HP1'.

c. FIRE ALARM VISUAL (STROBE) DEVICES SHALL BE SET AT 15cd UNLESS OTHERWISE INDICATED.

DRAWING KEYNOTES:

1. TYPE 'SC' AND 'SS' FIRE ALARM DEVICES REQUIRE 120V POWER CONNECTION WIRED FROM APARTMENT LIGHTING CIRCUIT. TANDEM WIRE FIRE ALARM DEVICES, WITHIN APARTMENT, SO THAT ACTIVATION OF ANY ONE DEVICE ACTIVATES ALL REMAINING DEVICES IN THAT APARTMENT. SEE SHEETS E-11 THRU E-13 FOR APART LIGHTING CIRCUIT DESIGNATIONS.
2. LOW FREQUENCY SYSTEM HORN / STROBE SUPPLIED AND INSTALLED TO SUPPORT FUTURE ADA CONVERSION.
3. FEED FIRE ALARM CONTROL PANEL (FACP) WITH A 120V POWER CONNECTION PER CITY OF BUFFALO REQUIREMENTS. SEE ONE-LINE DIAGRAM 1/E-2 FOR FURTHER INFORMATION. SUPPLY FACP WITH TWO(2) DEDICATED "OUTSIDE" TELEPHONE CONNECTIONS FOR SYSTEM MONITORING. COORDINATE TELEPHONE CONNECTION REQUIREMENTS WITH LOCAL FIRE MARSHAL AND UTILITY PROVIDER PRIOR TO ANY WORK. CELLULAR COMMUNICATION IS ACCEPTABLE PENDING AHJ APPROVAL.
4. FLOW AND TAMPER SWITCHES TO BE SUPPLIED AND INSTALLED BY SPRINKLER CONTRACTOR, WIRED INTO BUILDING FACP BY E.C. FINAL QUANTITY AND LOCATIONS MUST BE CONFIRMED WITH PROJECT DESIGN BUILD SPRINKLER CONTRACTOR PRIOR TO SUBMITTAL PHASE. LOCATIONS SHOWN ON DRAWING ARE FOR REFERENCE ONLY. SUPPLY ALL REQUIRED DEVICES, MATERIALS AND PROGRAMMING OF FACP TO OBTAIN A 100% COMPLETE INSTALLATION.
5. WEATHER-PROOF AUDIO/VISUAL (HORN / STROBE - NO SPEAKER) DEVICE TO BE INSTALLED ON EXTERIOR OF BUILDING TO INDICATE WATER FLOW FROM SPRINKLER RISER UPON SYSTEM ACTIVATION. FIELD VERIFY LOCATION WITH G.C. AND LOCAL FIRE MARSHAL PRIOR TO ANY WORK.
6. WIRE FIRE DOOR INTO BUILDING FACP. FACP SHOULD BE PROGRAMMED TO SHUT FIRE DOOR UPON FIRE ALARM SYSTEM ACTIVATION.

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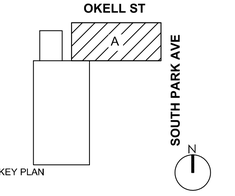

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BASEMENT, FIRST SECOND, AND THIRD FLOOR PLANS FIRE ALARM

E-14

PERMIT SET

GENERAL PROVISIONS

1.1 GENERAL:

A. REQUIREMENTS SPECIFIED ON COVER SHEET, ALONG WITH ELECTRICAL SPECIFICATIONS AND ALL ITS SECTIONS, COMPRISE THE CONTRACT DOCUMENTS FOR THE ELECTRICAL CONTRACT. DRAWINGS AND ALL THEIR REVISIONS UP TO THE BID SUBMITTAL DATE BECOME A BINDING PART OF THE CONTRACT, ALONG WITH THESE SPECIFICATIONS AS THOUGH THEY WERE ONE, AND ANYTHING IMPLIED BY THE SPECIFICATIONS SHALL BE INTERPRETED AS ALSO IMPLIED BY THE DRAWINGS AND VICE VERSA. PROVIDE NECESSARY ITEMS FOR A COMPLETE INSTALLATION OF ALL ELECTRICALLY OPERATED EQUIPMENT LISTED IN THE SPECIFICATIONS OR SHOWN ON THE CONTRACT DRAWINGS.

B. THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND EQUIPMENT DRAWINGS AND SPECIFICATIONS ARE INCORPORATED INTO, AND BECOME A PART OF THIS DIVISION. THIS CONTRACTOR SHALL EXAMINE ALL SUCH DRAWINGS AND SPECIFICATIONS AND BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS CONTAINED THEREIN. THE SUBMISSION OF HIS BID SHALL INDICATE SUCH KNOWLEDGE.

C. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. THEY ARE INTENDED TO SHOW THE APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT. DIMENSIONS GIVEN ON THE PLANS, IN FIGURES, SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD. THE ELECTRICAL CONTRACTOR SHALL LAYOUT ALL EQUIPMENT ROOMS TO MAKE SURE THE EQUIPMENT, AS PURCHASED, FITS IN THE ROOM OR SPACE SHOWN. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.

D. UNTIL THE TIME OF INSTALLATION, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LOCATION OF CONDUIT AND EQUIPMENT WITHOUT ADDITIONAL COST TO THE CONTRACT.

E. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER. MATERIAL AND LABOR NECESSARY TO THE PROJECT SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. LABOR AND/OR MATERIALS NEITHER SHOWN NOR SPECIFIED, BUT OBVIOUSLY NECESSARY FOR THE COMPLETION AND PROPER FUNCTIONING OF THE SYSTEM, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AT NO ADDITIONAL COST.

F. ARRANGE ALL EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE. CHECK ALL EQUIPMENT SIZES AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE.

G. EXAMINE THE WORK OF OTHER TRADES INSOFAR AS THEIR WORK COMES IN CONTACT WITH OR IS COVERED BY THIS WORK. IN NO CASE ATTACH TO, OR FINISH AGAINST ANY DEFECTIVE WORK OR INSTALL WORK IN A MANNER WHICH WILL PREVENT PROPER INSTALLATION OF THE WORK OF OTHER TRADES.

H. ELECTRICAL CONTRACTOR SHALL VERIFY WITH OTHER TRADES ALL ELECTRICAL CHARACTERISTICS OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND HORSEPOWER AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AND OVERLOAD PROTECTION FOR ALL EQUIPMENT, UNLESS FURNISHED INTEGRAL WITH EQUIPMENT PACKAGE.

I. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL JOB. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, PRIOR TO BIDDING THE JOB, WHO WILL MAKE CLARIFICATIONS IN WRITING.

1.2 VISIT TO THE SITE:

A. THIS CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. THE SUBMISSION OF HIS PROPOSAL SHALL INDICATE SUCH KNOWLEDGE. NO ADDITIONAL PAYMENT SHALL BE MADE ON CLAIMS THAT ARISE FROM A LACK OF KNOWLEDGE OF THE EXISTING CONDITIONS.

1.3 CODE AND PERMITS:

A. INSTALLATION SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF MUNICIPAL, CITY, COUNTY, STATE AND PUBLIC UTILITIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE PREMISES.

B. COMPLY WITH ANY SPECIFICATION REQUIREMENTS THAT ARE IN EXCESS BUT NOT IN CONFLICT WITH CODE REQUIREMENTS.

C. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, PLAN REVIEWS AND CERTIFICATES OF INSPECTION IN CONNECTION WITH HIS WORK, REQUIRED BY THE FOREGOING AUTHORITIES. BEFORE FINAL PAYMENT OF THE CONTRACT IS ALLOWED, ALL CERTIFICATES SHALL BE DELIVERED TO THE ARCHITECT IN DUPLICATE.

D. ELECTRICAL MATERIAL AND EQUIPMENT SHALL BE LISTED TO A NATIONALLY RECOGNIZED TESTING LABORATORY, SUCH AS UL, CSA, ETL OR APPROVED EQUIVALENT.

1.4 ELECTRICAL INSPECTION:

A. ALL ELECTRICAL INSPECTIONS SHALL BE BY THE LOCAL AHJ (AUTHORITY HAVING JURISDICTION).

1.5 RECORD DRAWINGS:

A. IMMEDIATELY AFTER THE CONTRACT IS SIGNED, THE CONTRACTOR SHALL OBTAIN A COMPLETE SET OF REPRODUCTIONS OF THE CONTRACT DRAWINGS. THESE WILL BE THE BASIC RECORD DRAWINGS, TO BE DELIVERED TO THE ARCHITECT WITH TWO SETS OF PRINTS, UPON COMPLETION OF THE PROJECT, PRIOR TO REQUEST FOR FINAL PAYMENT. DURING THE PROGRESS OF THE JOB, THE RECORD DRAWINGS SHALL BE CORRECTED FROM MONTH-TO-MONTH TO SHOW THE WORK AS ACTUALLY INSTALLED.

1.6 STANDARDS AND SUBSTITUTIONS:

A. WHEREVER THE WORDS "APPROVED BY", "APPROVED EQUAL", "AS DIRECTED" OR SIMILAR PHRASES ARE USED IN THE FOLLOWING SPECIFICATIONS, THEY SHALL BE UNDERSTOOD TO REFER TO THE OWNER AS THE APPROVING AGENCY. THE NAME OR MAKE OF ANY EQUIPMENT OR MATERIALS NAMED IN THIS SPECIFICATION (WHETHER OR NOT THE WORDS "OR APPROVED EQUAL" ARE USED) SHALL BE KNOWN AS THE "STANDARD".

B. THESE SPECIFICATIONS ESTABLISH QUALITY STANDARD OF MATERIALS AND EQUIPMENT TO BE PROVIDED. SPECIFIC ITEMS ARE IDENTIFIED BY MANUFACTURER, TRADE NAME OR CATALOG DESIGNATION. THIS CONTRACTOR SHALL SUBMIT HIS BASE BID PRICE BASED UPON STANDARD SPECIFIED EQUIPMENT DESCRIBED HEREIN AND AS DETAILED ON DRAWINGS AND ASSOCIATED CONTRACT DOCUMENTS. THESE SPECIFICATIONS ARE NOT TO BE CONSIDERED PROPRIETARY. THE CONTRACTOR MAY SUBMIT INFORMATION ON MATERIALS AND MANUFACTURERS (OTHER THAN THOSE LISTED) FOR REVIEW BY THE ARCHITECT AND ENGINEER NO LATER THAN TEN (10) DAYS BEFORE BIDS ARE SUBMITTED. IN ADDITION, SAMPLES OF PROPOSED EQUIPMENT MAY BE REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR REVIEW NO LATER THAN TEN (10) DAYS BEFORE BIDS ARE SUBMITTED. MANUFACTURERS OF PRODUCTS ACCEPTED BY THE ARCHITECT AND ENGINEER WILL BE LISTED IN AN ADDENDUM TO THE SPECIFICATIONS AS AN ACCEPTABLE SUBSTITUTION EQUIPMENT ACCEPTED AS DETAILED BELOW AND SHALL BE SHOWN AS A SEPARATE ADD OR DEDUCT PRICE TO BE FACTORED INTO THE BASE BID PRICE BY THE ARCHITECT AND OWNER IF ACCEPTED.

C. SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS AND EQUIPMENT OTHER THAN THOSE SPECIFIED OR APPROVED BY ADDENDUM, SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS TO THE ARCHITECT AT THE BID OPENING. THE REQUEST SHALL BE AN ALTERNATE TO THE ORIGINAL BID; BE ACCOMPANIED WITH COMPLETE DESCRIPTIVE (MANUFACTURER, BRAND NAME, CATALOG NUMBER, ETC.) AND TECHNICAL DATA FOR ALL ITEMS. FAILURE BY THIS CONTRACTOR TO SUBMIT THE REQUISITE DOCUMENTATION DETAILED ABOVE SHALL BE UNDERSTOOD BY THE ARCHITECT AND ENGINEER TO INDICATE THAT SUBSTITUTE EQUIPMENT WILL NOT BE PRESENTED BY THE CONTRACTOR FOR CONSIDERATION. SUCH SUBSTITUTIONS WILL NOT BE CONSIDERED AFTER THE BID OPENING DATE AND DELAY OF PROJECT WILL NOT BE PERMITTED FOR FURTHER INSPECTION AND EVALUATION AFTER THIS DATE.

D. WHERE SUCH SUBSTITUTIONS ALTER THE DESIGN OR SPACE REQUIREMENTS INDICATED ON THE DRAWINGS, INCLUDE ALL ITEMS OF COST FOR THE REVISED DESIGN AND CONSTRUCTION INCLUDING COST OF ALL ALLIED TRADES INVOLVED.

E. ACCEPTANCE OR REJECTION OF THE PROPOSED SUBSTITUTIONS SHALL BE SUBJECT TO APPROVAL OF THE ARCHITECT AND ENGINEER. IF REQUESTED, THE CONTRACTOR SHALL SUBMIT (AT HIS COST) INSPECTION SAMPLES OF BOTH THE SPECIFIED AND PROPOSED SUBSTITUTE ITEMS.

F. IN ALL CASES WHERE SUBSTITUTIONS ARE PERMITTED, THE CONTRACTOR SHALL BEAR ANY EXTRA COST OF EVALUATING THE QUALITY OF THE MATERIAL AND EQUIPMENT TO BE PROVIDED, INCLUDING ALL ARCH/ENGINEER FEES ASSOCIATED WITH CHANGE.

1.7 TESTING AND PLACING IN SERVICE:

A. ANY MATERIAL OR EQUIPMENT FAILING A TEST SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

B. TESTS SHALL INCLUDE THE FOLLOWING:

1. MEASURE THE LOAD ON EACH PHASE OF THE MAIN SERVICE AND EACH PHASE OF EVERY FEEDER UNDER FULL LOAD CONDITIONS.
2. MEASURE THE NO-LOAD AND FULL-LOAD VOLTAGES (PHASE TO PHASE, PHASE TO NEUTRAL AND PHASE TO GROUND FOR EACH PHASE OF EACH SERVICE, OF EACH SEPARATELY DERIVED SYSTEM, AND AT EACH PANELBOARD OR TRANSFORMER).
3. MEASURE THE GROUND RESISTANCE OF THE MAIN SERVICE GROUNDING ELECTRODE AND THE GROUND RESISTANCE OF EACH SEPARATELY DERIVED SYSTEM'S GROUNDING ELECTRODE.
4. MAKE INSULATION RESISTANCE TESTS ON ALL DRY TYPE TRANSFORMERS AND MOTORS.

1.8 INTERFERENCES:

A. BEFORE THE INSTALLATION OF ANY ITEM BEGINS, THE ELECTRICAL CONTRACTOR SHALL CAREFULLY ASCERTAIN THAT IT DOES NOT INTERFERE WITH CLEARANCES FOR THE ERECTION OF FINISH BEAMS, COLUMNS, PILASTERS, WALLS OR OTHER STRUCTURAL OR ARCHITECTURAL MEMBERS AS SHOWN ON THE ARCHITECTURAL DRAWINGS. IF ANY WORK IS INSTALLED AND THE ARCHITECTURAL DESIGN CANNOT BE FOLLOWED, THIS CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE CHANGES IN HIS WORK AS DIRECTED BY THE ARCHITECT TO PERMIT THE COMPLETION OF THE ARCHITECTURAL WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.

B. IT SHALL BE THE DUTY OF THIS CONTRACTOR TO REPORT ANY INTERFERENCES BETWEEN HIS WORK AND THAT OF ANY OF THE OTHER CONTRACTORS AS SOON AS THEY ARE DISCOVERED. THE ARCHITECT AND / OR ENGINEER SHALL DETERMINE WHICH EQUIPMENT WILL BE RELOCATED, REGARDLESS OF WHICH WAS INSTALLED FIRST. THEIR DECISION WILL BE FINAL.

1.9 QUALITY ASSURANCE:

A. ALL PRODUCTS SHALL BE NEW AND OF THE TYPE AND QUALITY SPECIFIED. WHERE MATERIALS, EQUIPMENT, APPARATUS OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAME, TYPE OF CATALOG NUMBER, SUCH DESIGNATION SHALL ESTABLISH THE STANDARDS OF THE DESIRED QUALITY AND STYLE. IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY OF MATERIALS AND EQUIPMENT INSTALLED.

1.10 EXCAVATION AND BACKFILLING:

A THIS CONTRACTOR SHALL HAVE THE ENTIRE SITE MARKED PRIOR TO PERFORMING ANY DIGGING & EXCAVATION NECESSARY TO FACILITATE HIS WORK.

B. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS INVOLVED WITH THE REPAIRING OF EXISTING UTILITIES AND SERVICES IN THE EVENT OF DAMAGE OCCURRING AS A RESULT OF HIS WORK.

C. THIS CONTRACTOR SHALL PROVIDE FOR ALL FILL AND COMPACTION OF EXCAVATED AREAS ASSOCIATED WITH HIS WORK TO THE STANDARDS OF THE CIVIL ENGINEER FOR SPECIFIC AREAS ASSOCIATED WITH THIS PROJECT.

1.11 LABOR:

A. THIS CONTRACTOR SHALL HAVE COMPETENT SUPERVISION IN RESPONSIBLE CHARGE OF THE WORK, WHO SHALL BE ON THE SITE DURING THE ERECTION OF THE MATERIAL FURNISHED UNDER THESE SPECIFICATIONS AND WHEN THE SYSTEM IS PUT INTO OPERATION. USE ONLY COMPETENT LABOR AND PERFORM IN A FIRST-CLASS MANNER.

1.12 STORAGE AND PROTECTION:

A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE TO THE BUILDING AND ITS CONTENTS CAUSED BY HIS/HER EMPLOYEES OR EQUIPMENT. ALL SUCH DAMAGE SHALL BE REPAIRED OR THE ITEMS REPLACED, TO THE SATISFACTION OF THE ARCHITECT.

1.13 VERIFICATION OF MEASURMENTS:

A. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, THIS CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF THE DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DIFFERENCE WHICH MAY BE FOUND, SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION, BEFORE PROCEEDING WITH THE WORK.

1.14 MAINTENANCE AND OPERATION MANUALS:

A. UPON COMPLETION OF THE WORK AND BEFORE REQUEST FOR FINAL PAYMENT, THIS CONTRACTOR SHALL DELIVER TO THE ARCHITECT'S ENGINEER, ONE PDF SET OF FULL AND COMPLETE DIRECTIONS PERTAINING TO THE OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS INSTALLED UNDER THIS CONTRACT. THESE DIRECTIONS SHALL BE NEATLY TYPEWRITTEN ON 8 1/2" X 11" SHEETS WITH INDEX TABS, AND SHALL BE ACCOMPANIED BY PRINTS OF THE WORK AS INSTALLED, PARTS LIST DIAGRAMS, ETC., NECESSARY FOR THE GUIDANCE OF THE OWNER.

BASIC ELECTRICAL MATERIALS AND METHODS

1.1 ELECTRICAL IDENTIFICATION:

A. COMPLY WITH NFPA 70 "NATIONAL ELECTRIC CODE"

1.2 NAMEPLATES:

A. GENERAL: FURNISH AND MOUNT ON EACH PANELBOARD, SWITCHBOARD (INCLUDING BRANCH SWITCHES), LARGE JUNCTION BOX, SAFETY SWITCH, STARTER, REMOTE CONTROL, PUSH BUTTON STATION, AND ALL SIMILAR CONTROLS, A NAMEPLATE DESCRIPTIVE OF THE EQUIPMENT OR EQUIPMENT CONTROLLED.

B. PROVIDE BLACK AND WHITE NAMEPLATES CONSTRUCTED FROM LAMINATED PHENOLIC WITH A WHITE CENTER CORE. LETTERS SHALL BE ENGRAVED IN THE PHENOLIC TO FORM WHITE LETTERS 3/8" HIGH. FASTEN THE NAMEPLATES WITH SCREWS AND AN ADHESIVE TYPE FASTENER.

1.3 MOUNTING ACCESSORIES:

A. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL ANGLE IRON, CHANNEL IRON, RODS, SUPPORTS, HANGERS, CONCRETE OR PLYWOOD REQUIRED TO INSTALL, MOUNT AND SUPPORT ANY ELECTRICAL EQUIPMENT OR DEVICE CALLED FOR ON THE PLANS.

B. SUPPORTING MATERIAL SHALL BE COMPLETE WITH HANGERS, CONNECTORS, BOLTS, CLAMPS AND NECESSARY ACCESSORIES TO MAKE A COMPLETE INSTALLATION. SUPPORTING MATERIAL SHALL BE GALVANIZED, PAINTED OR OTHERWISE SUITABLY FINISHED. PRODUCTS BY BRINKLEY, STEEL CITY OR RACO WILL BE ACCEPTABLE.

C. ALL SURFACE-MOUNTED EQUIPMENT ON BLOCK WALLS SHALL BE MOUNTED ON 3/4" PAINTED PLYWOOD BACKBOARD. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED ON A 4" HIGH CONCRETE HOUSEKEEPING PAD UNLESS OTHERWISE NOTED.

1.4 EXECUTION:

A. THE ELECTRICAL WORK FOR CONSTRUCTION PROPOSED SHALL CONFORM TO ALL FEDERAL (OSHA), STATE, ALL SPECIFIC SAFETY REQUIREMENTS AND THE REQUIREMENTS OF THE CURRENT EDITION OF THE NEC.

B. CHECK THE HVAC AND PLUMBING SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND INCLUDE THE SAME IN THE CONTRACT COST.

C. EQUIPMENT CONNECTIONS, STARTERS, DISCONNECT SWITCHES, CONTROL TRANSFORMERS AND PUSHBUTTON STATIONS FOR THE EQUIPMENT FURNISHED BY THE OWNER OR UNDER A SEPARATE CONTRACT SHALL BE INSTALLED AND CONNECTED UNDER THIS DIVISION, AS INDICATED ON THE CONTRACT DRAWINGS.

D. ALL CUTTING, PATCHING, EXCAVATING, BACKFILLING AND CONCRETE WORK RELATED TO THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. THIS CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROVIDING THE SLEEVES, CHASES AND OPENINGS NECESSARY FOR THE ELECTRICAL INSTALLATION AND FOR THEIR REPAIR IN AN ACCEPTABLE MANNER, AS DETERMINED BY THE ARCHITECT. ALL HOLES SHALL BE CORE-DRILLED. PROVIDE FIRE STOP IN ALL OPENINGS CREATED THROUGH FIRE-RATED WALLS, FLOORS OR CEILINGS. PROVIDE WATER TIGHT SEALS FOR ALL OPENINGS CREATED THROUGH FOUNDATION WALLS OR EXTERIOR WALLS.

E. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESS PANELS NECESSARY FOR HIS WORK, COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.

1.5 OPENINGS AND CHASES:

A. THIS CONTRACTOR SHALL DETERMINE AND BE RESPONSIBLE FOR PROPER SIZE AND LOCATION OF OPENINGS AND CHASES REQUIRED. INSTALL ALL SLEEVES NECESSARY FOR THE WORK. WHEREVER ANY PIPING PASSES THROUGH ANY WALL, THE OPENING SHALL BE SEALED TIGHT AGAINST THE PIPING BY THIS CONTRACTOR. PIPING THROUGH FOUNDATION WALLS AND ROOFS SHALL BE SEALED WATERTIGHT BY THIS CONTRACTOR.

1.6 MATERIALS AND WORKMANSHIP:

A. ALL WORK SHALL BE INSTALLED IN A PRACTICAL AND WORKMANLIKE MANNER, BY MECHANICS SKILLED IN THE SEVERAL TRADES NECESSARY.

B. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND SHALL BE THE BEST OF THEIR SEVERAL KINDS UNLESS SPECIFIED OR INDICATED ON THE DRAWINGS TO THE CONTRARY.

C. DURING EACH PHASE AND AT THE COMPLETION OF THE CONSTRUCTION, THIS CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS CAUSED BY HIS WORK. HE SHALL LEAVE THE AREA OF OPERATION BROOM CLEAN.

E. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR ETL LABEL.

F, THIS CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIAL (LAMPS EXCEPTED) FOR A PERIOD OF ONE YEAR FROM THE DATE OF BUILDING OPENING AND LEAVE HIS WORK IN PERFECT ORDER AT THE COMPLETION. SHOULD DEFECTS DEVELOP WITHIN THE GUARANTEE PERIOD, THE CONTRACTOR SHALL, UPON NOTICE OF THE SAME, REMEDY THE DEFECTS AND HAVE ALL DAMAGES TO OTHER WORK OR FURNISHINGS CAUSED BY THE REPAIRS CORRECTED AT HIS EXPENSE TO THE CONDITION BEFORE SUCH DAMAGE.

1.7 FIRE STOPPING:

A. FIRE-STOPPING FOR OPENINGS THROUGH FIRE AND SMOKE RATED WALLS AND ALL FLOOR ASSEMBLIES SHALL BE LISTED OR CLASSIFIED BY AN APPROVED INDEPENDENT TESTING LABORATORY FOR "THROUGH-PENETRATION FIRE-STOP SYSTEMS." THE SYSTEM SHALL MEET THE REQUIREMENTS OF "FIRE TESTS OF THROUGH-PENETRATION FIRE-STOPS" DESIGNATED ASTM E814.

B. ACCEPTABLE MANUFACTURERS:

1. DOW CORNING FIRE-STOP SYSTEM FOAMS AND SEALANTS
2. NELSON ELECTRIC FIRE-STOP SYSTEM PUTTY, CLK AND WRP
3. THOMAS & BETTS - S-100 FS500/600
4. CARBORUNDUM FYRE PUTTY
5. HILTI FIRESTOP SYSTEMS

C. INSTALLATION OF FIRE-STOPPING FOR OPENINGS THROUGH FIRE AND SMOKE RATED WALLS AND FLOOR ASSEMBLIES SHALL BE AS FOLLOWS:

1. PROVIDE FIRE-STOP SYSTEM SEALS AT ALL LOCATIONS WHERE PIPING, TUBING, CONDUIT, ELECTRICAL BUSWAYS/CABLES/WIRES, DUCTWORK AND SIMILAR UTILITIES PASS THROUGH OR PENETRATE FIRE RATED WALL OR FLOOR ASSEMBLY. PROVIDE FIRESTOP SEAL BETWEEN SLEEVE AND WALL FOR DRY WALL CONSTRUCTION.
2. PROVIDE INTUMESCENT INSERT (SPECIFIED TECHNOLOGIES, INC. SERIES EP POWERSHIELD FIRESTOP INSERT, OR APPROVED EQUIVALENT) IN ALL ELECTRICAL SWITCH, OUTLET AND JUNCTION BOXES INSTALLED IN A FIRE RATED WALL ASSEMBLY.
3. THE MINIMUM REQUIRED FIRE RESISTANCE RATINGS OF THE WALL OR FLOOR ASSEMBLY SHALL BE MAINTAINED BY THE FIRE-STOP SYSTEM. THE INSTALLATION SHALL PROVIDE AN AIR AND WATERTIGHT SEAL.
4. THE METHODS USED SHALL INCORPORATE QUALITIES THAT PERMIT THE EASY REMOVAL OR ADDITION OF ELECTRICAL CONDUITS OR CABLES WITHOUT DRILLING OR USE OF SPECIAL TOOLS. THE PRODUCT SHALL ADHERE TO ITSELF TO ALLOW REPAIRS TO BE MADE WITH THE SAME MATERIAL AND PERMIT THE VIBRATION, EXPANSION AND/OR CONTRACTION OF ANY ITEMS PASSING THROUGH THE PENETRATION WITHOUT CRACKING, CRUMBLING AND RESULTING REDUCTION IN FIRE RATING.
5. PROVIDE RIGID STEEL SLEEVES WHERE NON-ARMORED CABLES PASS THROUGH FIRE RATED WALLS AND BARRIERS.

1.8 SCOPE OF WORK:

A. THIS CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, STORAGE, UNPACKING AND PLACEMENT; TO INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

1. COMPLETE POWER AND LIGHTING DISTRIBUTION SYSTEM INCLUDING ALL PANELS AND FEEDERS.
2. COMPLETE BRANCH CIRCUIT WIRING SYSTEM.
3. COMPLETE POWER WIRING FOR ALL AIR CONDITIONING EQUIPMENT, PLUMBING SYSTEM, HEATING EQUIPMENT, VENTILATING AND EXHAUST EQUIPMENT.
4. WIRING DEVICES.
5. COMPLETE LIGHTING FIXTURE INSTALLATION INCLUDING ALL REQUIRED LAMPS.
6. ILLUMINATED EXIT LIGHT SYSTEM.
7. LIGHTING CONTROLS.
8. OUTDOOR LIGHTING AND CONTROLS.
9. FIRE ALARM SYSTEM.
10. GROUNDING OF THE ELECTRICAL SYSTEM, IF NECESSARY.
11. TESTING OF ALL CABLES AND CIRCUIT WIRING AFTER INSTALLATION.
12. TELEPHONE AND COMMUNICATION CONDUIT SYSTEM INCLUDING BOXES SHOWN ON THE DRAWINGS AND REQUIRED BY THE LOCAL TELEPHONE COMPANY AND/OR OWNER.
13. TELEPHONE AND ELECTRIC SERVICE UPGRADES AS NEEDED.
14. UNDERGROUND WARNING TAPE: PERMANENT, BRIGHT-COLORED, CONTINUOUS-PRINTED, VINYL TAPE NOT LESS THAN 6 INCHES WIDE BY 4 MILS THICK WITH EMBEDDED CONTINUOUS METALLIC STRIP OR CORE AND PRINTED LEGEND THAT INDICATES TYPE OF UNDERGROUND LINE.
15. IDENTIFY RACEWAYS AND CABLES WITH COLOR BANDING AS FOLLOWS:
    a). FIRE ALARM SYSTEM: RED
16. TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED FOR CONSTRUCTION.

1.9 TEMPORARY SERVICE:

A. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND REMOVE AS REQUIRED ALL TEMPORARY POWER AND TEMPORARY LIGHTING IN ALL AREAS AND INDIVIDUAL ROOMS WHEN NEEDED BY THE INDIVIDUAL TRADES IN THE PERFORMANCE OF THEIR WORK. THIS CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY (20) FOOTCANDLES OF ILLUMINATION FOR TEMPORARY LIGHTING. ANY ADDITIONAL LIGHTING REQUIRED BY INDIVIDUAL TRADES SHALL BE PROVIDED BY THE INDIVIDUAL TRADES INCLUDING POWER FOR THE LIGHTING. THE ELECTRICAL WORK FOR CONSTRUCTION PURPOSES SHALL CONFORM TO ALL FEDERAL (OSHA), STATE, SPECIFIC SAFETY REQUIREMENTS, AS WELL AS THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND NATIONAL ELECTRICAL SAFETY CODE. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED APPLICATIONS, PERMITS AND INSPECTIONS PERTAINING TO THIS WORK. THIS COST SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE.

B. NEW LIGHT FIXTURES SHALL NOT BE USED FOR TEMPORARY LIGHTING.

1.10 ELECTRIC SERVICE:

A. PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK, THIS CONTRACTOR SHALL CONTACT THE LOCAL POWER UTILITY COMPANY AND DETERMINE THE REQUIREMENTS FOR A POSSIBLE ELECTRICAL SERVICE UPGRADE TO EXISTING SERVICE EQUIPMENT. UPGRADE MAY CONSIST OF A NEW TRANSFORMER BANK AND OVERHEAD SERVICE LINES TO FEED THE EXISTING 800A FUSED DISCONNECT SWITCH. THIS SERVICE UPGRADE SHOULD INCLUDE NEW 800A FUSES FOR THE DISCONNECT SWITCH. THE CONTRACTOR SHALL INCLUDE ALL CHARGES BY THE UTILITY COMPANY FOR THIS SERVICE UPGRADE IN THEIR BID PROPOSAL. THE ACTUAL REQUIREMENT FOR A SERVICE UPGRADE MUST BE DETERMINED BY THE POWER COMPANY.

B. AFTER THE NOTICE TO PROCEED IS ISSUED, THE ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL POWER UTILITY COMPANY REPRESENTATIVE AND COORDINATE ANY REQUIREMENTS FOR A SERVICE UPGRADE AND INSTALLATION OF NEW METERING.

C. PROVIDE METERING TO UTILITY COMPANY SPECIFICATIONS.

D. PAY THE COST OF ALL UTILITY COMPANY CHARGES CONNECTED WITH UPDAGED ELECTRIC SERVICE TO THE BUILDING.

E. FULLY COORDINATE ALL WORK WITH THE G.C., UTILITY COMPANY, EXISTING SITE CONDITIONS AND PERFORM ANY WORK NECESSARY TO ASSURE A COMPLETE WORKING INSTALLATION. THE ENTIRE SERVICE INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH THE LOCAL POWER UTILITY COMPANY'S SPECIFICATIONS.

WIRES AND CABLE

1.1 GENERAL AND PRODUCTS:

A. UNLESS OTHERWISE SPECIFIED, NM (NONMETALLIC-SHEATHED) CABLE MAY BE UTILIZED FOR BRANCH CIRCUIT WIRING. NM CABLE MUST BE CONCEALED WITHIN FINISHED WALLS AND CEILING ON FIRST, SECOND, AND THIRD FLOOR LEVELS PER NEC REQUIREMENTS. EXPOSED INSTALLATION IS PERMITTED WITHIN THE BASEMENT LEVEL PER NEC REQUIREMENTS.

B. CONDUCTORS SHALL BE ANNEALED COPPER, STRANDED 98% CONDUCTIVITY, 600 V RATED FOR FEEDERS AND BRANCH CIRCUITS, TYPE THHN/THWN INSULATION, MINIMUM #12 AWG SIZE FOR BRANCH CIRCUITS. PROVIDE #10 AWG MINIMUM SIZE FOR BRANCH CIRCUIT RUNS EXCEEDING 100 FEET. ALUMINUM CONDUCTORS SHALL NOT BE USED FOR BRANCH CIRCUITS. ANACONDA, GENERAL CABLE, ROME CABLE OR ACCEPTED EQUAL.

C. COLOR CODE CONDUCTORS (EXCEPT CONTROL AND INSTRUMENTATION CONDUCTORS) AS FOLLOWS:

1 240/120V 1ø SYSTEM PHASE A-BLACK; PHASE B-RED; NEUTRAL-WHITE; GROUND-GREEN

2. 208/120V 3ø SYSTEM PHASE A-BLACK; PHASE B-RED; PHASE C-BLUE; NEUTRAL-WHITE; GROUND-GREEN

D. #12 AND #10 CONDUCTORS SHALL HAVE CONTINUOUS INSULATION COLOR, AS LISTED ABOVE.

E. COLOR CODE CONDUCTORS LARGER THAN ABOVE, WHICH DO NOT HAVE CONTINUOUS INSULATION COLOR BY APPLICATION OF AT LEAST TWO LAPS OF COLORED TAPE ON EACH CONDUCTOR AT ALL POINTS OF ACCESS INCLUDING JUNCTION BOXES. COLOR TAPE SHALL BE THE EQUAL OF 3M PRODUCTS SCOTCH #35.

F. FLEXIBLE CORD SHALL BE HEAVY DUTY TYPE SO WITH AN EQUIPMENT GROUND CONDUCTOR IN ADDITION TO THE CURRENT CARRYING CONDUCTORS.

G. CONTROL CONDUCTORS SHALL BE #14 MINIMUM FOR NEC CLASS I AND #16 FOR NEC CLASS II.

H. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.

I. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID.

J. CONNECT #10 AND SMALLER WIRES WITH CONSTANT PRESSURE EXPANDABLE SPRING TYPE CONNECTORS, "SCOTCHLOK" BY 3M OR B-CAP BY BUCHANAN.

K. CONNECT #8 AND LARGER WIRES WITH COMPRESSION CONNECTORS OR SPLICES AS MANUFACTURED BY BURNDY OR T&B.

L. INSULATE SPLICING CONNECTORS TO AT LEAST 200% OF THE WIRE INSULATION. USE PRE-STRETCHED TUBING CONNECTOR INSULATORS, 3M PST FOR #2 AND LARGER CONDUCTORS.

M. PULL CONDUCTORS USING RECOGNIZED METHODS AND EQUIPMENT LEAVING AT LEAST 6" WIRE AT ALL JUNCTION BOXES FOR CONNECTIONS.

N. CLEANOUT EACH CONDUIT SYSTEM BEFORE PULLING WIRE.

O. FORM AND TIE ALL WIRING IN PANELBOARDS.

P. THERE SHALL BE NO WIRENUT JOINTS OR SPLICES MADE INSIDE SWITCHBOARDS/PANELBOARDS.

Q. MAKE ALL CONNECTIONS TO DISCONNECT SWITCHES, MOTOR CONTROLLERS, MOTORS AND OTHER EQUIPMENT SHOWN ON THE PLANS. EXIT LIGHTS, FIRE ALARM AND EMERGENCY CIRCUITS SHALL BE INSTALLED IN SEPARATE CONDUIT SYSTEMS. INSTALL A MAXIMUM OF 3 SINGLE PHASE CIRCUITS IN A SINGLE RACEWAY, UNLESS OTHERWISE SPECIFICALLY CALLED FOR. SIX (6) CURRENT CARRYING CONDUCTORS MAXIMUM PLUS GROUND).

R. INSTALL MULTIWIRE BRANCH CIRCUITS PER ALL REQUIREMENTS OF N.E.C. ARTICLE 210.4. HANDLE TIES MUST BE INSTALLED TO IDENTIFY SINGLE-POLE, MULTIWIRE BRANCH CIRCUITS PER ALL REQUIREMENTS OF N.E.C. ARTICLE 240.15(B).

1. HANDLE TIES ARE NOT REQUIRED WHEN SEPARATE NEUTRALS ARE INSTALLED WITH EACH SINGLE PHASE BRANCH CIRCUIT FOR MULTWIRE BRANCH CIRCUITS.

S. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED LIMIT OF 3%.

RACEWAYS AND BOXES

1.1 RACEWAYS:

A. FOR APPLICATIONS WHERE MN CABLE IS NOT UTILIZED, ALL WIRE SHALL BE RUN IN ACCORDANCE WITH CODE IN CORROSION RESISTANT, RIGID, THREADED, METAL CONDUIT OR ELECTRICAL METALLIC TUBING (E.M.T.) UNLESS OTHERWISE SPECIFICALLY STATED HEREIN.

1. CONDUIT IN EXTERIOR WALLS, BELOW FLOOR SLAB, OR UNDERGROUND SHALL BE RIGID, THREADED, GALVANIZED, HEAVY WALL TYPE.
2. CARLON PVC TYPE 40 HEAVY WALL CONDUIT WITH GROUND WIRE MAY BE USED BELOW FLOOR SLAB OR UNDERGROUND IN LIEU OF RIGID, THREADED, GALVANIZED CONDUIT. PVC SCHEDULE 40 CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID, THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL.
3. CONDUIT RUN EXPOSED TO THE WEATHER SHALL BE HEAVY WALL, METAL THREADED TYPE.

B. CONDUIT SIZE SHALL BE 1/2" MINIMUM.

C. CONDUIT SHALL BE SECURELY FASTENED IN PLACE.

D. ALL CONDUIT SHALL BE CONCEALED IN WALLS, FLOOR AND CEILINGS WHEREVER POSSIBLE. EXPOSED CONDUIT IN FINISHED AREAS WILL NOT BE PERMITTED. EXPOSED CONDUIT WILL BE PERMITTED IN UNFINISHED AREAS WITH THE SPECIFIC APPROVAL OF THE ARCHITECT.

E. USE FLEXIBLE CONDUIT FOR THE CONNECTION TO RECESSED OR SEMI-RECESSED LIGHTING FIXTURES (6' LENGTH MAXIMUM). USE LIQUID TIGHT METAL CONDUIT FOR ALL CONNECTIONS TO MOTORS AND OTHER EQUIPMENT SUBJECT TO VIBRATION AND IN AREAS SUBJECT TO MOISTURE.

F. USE WATERTIGHT JOINTS WITH BURIED AND CONCRETE ENCASED CONDUIT. ALL BURIED CONDUITS OUTSIDE OF BUILDINGS SHALL HAVE A MINIMUM OF 24" OF COVER UNLESS SHOWN OTHERWISE. METAL CONDUITS BURIED IN EARTH SHALL BE PAINTED (TWO COATS) WITH HEAVY ASPHALTUM PAINT.

G. SUPPORT RUNS OF CONDUIT AS DETAILED IN THE APPROPRIATE TABLE OF THE NATIONAL ELECTRICAL CODE (NEC).

F. INSTALL EXPOSED RUNS OF CONDUIT AND CONDUIT ABOVE LAY-IN CEILINGS PARALLEL OR PERPENDICULAR TO THE WALLS, STRUCTURAL MEMBERS OF INTERSECTIONS OF VERTICAL PLANES AND CEILINGS. PROVIDE RIGHT ANGLE TURNS USING FITTINGS OR SYMMETRICAL BENDS. SUPPORT CONDUITS WITHIN 1" OF ALL CHANGES IN DIRECTION.

G. IF CONDUIT IS SUSPENDED, IT SHALL BE SUPPORTED ON TRAPEZE HANGERS WHICH USE "ALL-THREAD" RODS FROM THE STRUCTURAL STEEL. THE USE OF CEILING SUPPORT WIRE OR SIMILAR MATERIAL WILL NOT BE ACCEPTED.

H. INSTALL EMPTY CONDUIT FOR FUTURE USE AS INDICATED ON THE DRAWINGS. CONDUIT SHALL BE COMPLETE WITH JETLINE OR PULL ROPE, JUNCTION/OUTLET BOXES, TILE RINGS AND APPROPRIATE COVER PLATES.

I. PROVIDE PITCHPOCKETS WHERE CONDUITS PENETRATE THE ROOF.

J. THREAD LUBRICATION/SEALANT IS REQUIRED ON OUTDOOR AND UNDERGROUND THREADED METAL JOINTS.

K. INSTALL FIRE SEAL FITTINGS WHERE CONDUITS PENETRATE CONCRETE FLOOR SLABS OR MASONRY WALLS REQUIRED TO BE FIRE RATED.

L. HORIZONTAL PORTION OF CONDUIT EXPOSED ON THE ROOF AND FEEDING EQUIPMENT SHALL NOT BE MORE THAN 5'-0" UNLESS THE WRITTEN APPROVAL FROM ARCHITECT OR ENGINEER IS OBTAINED.

1.2 PULL & JUNCTION BOXES:

A. INSTALL PULL AND JUNCTION BOXES WHERE SHOWN ON THE DRAWINGS, AND WHERE REQUIRED FOR CHANGES IN DIRECTION, AT JUNCTION POINTS, AND TO FACILITATE WIRE PULLING. FURNISH BOX SIZES IN ACCORDANCE WITH NEC UNLESS LARGER BOXES ARE INDICATED.

B. PROVIDE STEEL BOXES AND REMOVABLE COVERS OF CODE GAGE, HOT ROLLED SHEET STEEL, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE, FOR ABOVE GROUND WORK. FURNISH WEATHERPROOF BOXES WHEN INSTALLED ABOVE GROUND OUTSIDE.

C. PROVIDE CAST IRON BOXES, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE WHERE SHOWN ON THE DRAWINGS. FURNISH REMOVABLE COVERS WITH GASKETS AND STAINLESS STEEL, BRASS OR BRONZE SCREWS.

D. PROVIDE CONCRETE BOXES FOR UNDERGROUND WORK UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FURNISH STEEL FRAMES AND COVERS WITH THE COVER ATTACHED TO THE FRAME WITH HEXAGON HEAD, BRASS OR BRONZE CAP SCREWS, 3/8" DIAMETER. PROVIDE A RUBBER GASKET FOR SEALING BETWEEN THE COVER AND THE FRAME. PAINT THE COVER WITH TWO COATS OF HEAVY ASPHALTUM.

E. PROVIDE SIZE AS REQUIRED FOR NUMBER AND SIZE OF CONDUIT AND CONDUCTORS. COORDINATE DEPTH TO SUIT WALL DEPTH AND CONSTRUCTION. MAXIMUM NUMBER OF CONDUCTORS PERMITTED IN STANDARD BOXES SHALL BE AS LISTED IN N.E.C. INSTALL FLUSH RECESSED WHEREVER POSSIBLE AND SECURELY SUPPORTED FROM BUILDING CONSTRUCTION., O.Z./GEDNEY, CROUSE HINDS, T&B, STEEL CITY, RACO OR ACCEPTED EQUAL.

GROUNDING AND BONDING

1.1 GENERAL:

A. ALL GROUNDING AND GROUNDING CIRCUITRY SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC 2017, ARTICLE 250. RACEWAY SYSTEMS WHICH INCLUDES ALL METAL CONDUIT, PULLBOXES, JUNCTION BOXES, ENCLOSURES, MOTOR FRAMES, ETC. SHALL BE MADE TO FORM A CONTINUOUS CONDUCTING, PERMANENT GROUND CIRCUIT OF THE LOWEST PRACTICAL IMPEDANCE TO ENHANCE THE SAFE CONDUCTION OF GROUND FAULT CURRENTS AND TO PREVENT OBJECTIONABLE DIFFERENCES IN VOLTAGE BETWEEN METAL CURRENT CARRYING PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A GREEN GROUNDING CONDUCTOR IN ALL CIRCUITS. CONDUIT SYSTEM SHALL NOT BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR. CONDUCTOR SIZE SHALL BE AS REQUIRED BY NEC, ARTICLE 250. ALL EQUIPMENT GROUND BUS, GROUND PADS, FRAMES, ENCLOSURES, ETC SHALL HAVE SURFACES AT THE POINT OF CONNECTION THOROUGHLY CLEANED AND BRIGHTENED JUST PRIOR TO ACTUALLY MAKING THE CONNECTION. TOUCH-UP DAMAGED PAINTED SURFACES. SPLICES IN WIRE OR CABLE GROUNDING CONDUCTORS ARE PROHIBITED. SOLDER PROHIBITED FOR CONNECTIONS.

B. ALL CONDUITS SHALL CONTAIN A CODE-SIZED GROUND WIRE SIZE PER N.E.C. IN ADDITION TO THE CONDUCTORS SHOWN ON THE PLANS. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY.

C. ALL GROUNDING SYSTEMS SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL METHODS OF CONSTRUCTION THAT ARE NOT SPECIFICALLY DESCRIBED OR INDICATED IN THE CONTRACT DOCUMENTS SHALL BE SUBJECT TO THE CONTROL AND APPROVAL OF THE OWNER'S REPRESENTATIVE.

D. GROUND EACH OUTSIDE LIGHTING POLE SEPARATELY.

E. SEE CONTRACT DOCUMENTS FOR ADDITIONAL GROUNDING INFORMATION SPECIFIC TO THIS PROJECT.

1.2 CONDUCTORS:

A. EXPOSED GROUNDING CONDUCTORS SUCH AS BARS, STRAPS, CABLES, FLEXIBLE JUMPERS, BRAIDS, SHUNTS, ETC., SHALL BE BARE COPPER UNLESS OTHERWISE CALLED FOR.

B. CONDUCTORS SHALL BE COPPER.

C. PROVIDE CONDUCTORS WITH THHN/THWN INSULATION. SIZES #10 AWG AND SMALLER SHALL BE GREEN IN COLOR. CONDUCTOR SIZES #8 AWG AND LARGER MAY HAVE GREEN TAPED BANDS AT EACH END AND IN ALL PULLBOXES.

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Firm Certificate
Number: 0322126

JAMES D. BOWMAN
084719

08-04-25

DOFI PROPERTIES

SOUTH PARK
MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO. 2508
SCALE AS NOTED
ISSUE DATE 08/04/25
DRAWN BY DJM
CHECKED BY JDB

THIS IS A SINGLE SHEET OF A COHESIVE
SET OF CONSTRUCTION DOCUMENTS
(INCLUDING DRAWINGS AND SPECIFICATIONS).
INTERPRETATION OF THE INFORMATION
AS PRESENTED SHOULD BE BASED ON
THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

ELECTRICAL
SPECIFICATIONS

E-15

PERMIT SET

WIRING DEVICES

1.1 GENERAL:
A. PROVIDE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED WHICH ARE UL LISTED AND WHICH COMPLY WITH NEMA WD 1 AND OTHER APPLICABLE UL AND NEMA STANDARDS.
B. WIRING DEVICE COLOR SHALL BE SELECTED BY ARCHITECT, UNLESS OTHERWISE INDICATED.
C. PROVIDE COVER OR DEVICE PLATES FOR OUTLET BOXES AS FOLLOWS UNLESS OTHERWISE NOTED:
1. FINISHED AREAS: THERMOPLASTIC – COLOR TO MATCH DEVICE.
2. UNFINISHED AREAS: ZINC COATED SHEET METAL, ALUMINUM, OR CAST METAL, AS APPROPRIATE FOR THE TYPE OF BOX.
3. EXTERIOR AREAS: COPPER FREE ALUMINUM WITH GRAY, POWDER EPOXY FINISH, GASKET, WEATHERPROOF, CROUSE–HINDS "WLRD" FOR DUPLEX RECEPTACLES AND "WLRS" FOR SINGLE RECEPTACLES OR EQUAL.
4. TELEPHONE, COMMUNICATION, AND SIGNAL OUTLET PLATES, SHALL MATCH THOSE USED FOR RECEPTACLES AND SWITCHES. ALL OUTLET AND/OR JUNCTION BOXES SHALL BE COMPLETE WITH A COVER PLATE BY THIS CONTRACTOR.
5. WHERE DEVICES ARE GANGED, THEY SHALL BE INSTALLED UNDER A COMMON COVERPLATE.
D. LOCATE SWITCHES AND WALL SWITCH SENSORS AT A MAXIMUM HEIGHT OF 4'–0" A.F.F., MEASURED TO CENTER OF BOX, OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS) UNLESS OTHERWISE INDICATED. THE LONG DIMENSION OF THE SWITCHES SHALL BE VERTICAL. INSTALL ALL SWITCHES ON STRIKE SIDE OF DOOR.
E. LOCATE RECEPTACLES AT A MINIMUM HEIGHT OF 1"–6" A.F.F., MEASURED TO CENTER OF BOX, OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS), UNLESS NOTED OTHERWISE. THE LONG DIMENSION OF RECEPTACLES SHALL BE VERTICAL.
F. ALL WIRING DEVICES SHALL BE INSTALLED NEATLY AND PARALLEL WITH BUILDING LINES.

1.2 SUBMITTALS:
A. SUBMIT DEVICE PRODUCT DATA SHEETS IDENTIFYING MANUFACTURE AND MODEL NUMBERS.

1.3 RECEPTACLES:
A. PROVIDE NEMA CONFIGURATION 5–20R DUPLEX 125 VOLT GROUNDING TYPE RECEPTACLES RATED FOR 20 AMPERES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
1. STANDARD RECEPTACLES SHALL BE SPECIFICATION GRADE.
2. GFCI RECEPTACLES SHALL BE SPECIFICATION GRADE.
3. GFCI WP RECEPTACLES SHALL BE SPECIFICATION GRADE, WEATHER–RESISTANT "WR" TYPE AND BE LISTED FOR THE PURPOSE PER CURRENT NEC REQUIREMENTS.
4. COUNTER TOP AND WORK SURFACE RECEPTACLES SHALL BE FLUSH MOUNT, POP–UP STYLE THAT MEET NEC 406.5 REQUIREMENTS FOR THE INTENDED APPLICATION. COLOR BY ARCHITECT.
5. RECEPTACLES WITH INTEGRAL USB CARGING PORTS SHALL BE LISTED AND CONSTRUCTED SUCH THAT CLASS CIRCUITRY IS INTEGRAL WITH RECEPTACLE.
B. PROVIDE TAMPER–RESISTANT RECEPTACLE IN THE FOLLOWING AREAS:
1. DWELLING UNITS
2. AS NOTED ON DRAWINGS
C. RECEPTACLES REQUIRING AMPERAGES, VOLTAGES OR CONFIGURATIONS DIFFERENT FROM THE DUPLEX CONVENIENCE RECEPTACLES ABOVE SHALL BE AS INDICATED ON THE DRAWINGS OR AS REQUIRED FOR EQUIPMENT SUPPLIED BY OTHERS.
D. CONNECT WIRING DEVICE GROUNDING TERMINAL TO BRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTOR.
E. PROVIDE OTHER RECEPTACLES OF A QUALITY, MATERIAL AND WORKMANSHIP EQUAL TO THAT OF ABOVE DESCRIPTIONS.
F. ACCEPTABLE MANUFACTURES INCLUDE: EATON/ARROW HART, LEGRAND (P&S), LUTRON, LEVITON OR APPROVED EQUAL. ALL DEVICES SELECTED FOR PROJECT SHALL BE SUPPLIED BY THE SAME MANUFACTURE.

1.4 WALL SWITCHES:
A. PROVIDE SINGLE–POLE, THREE_WAY, AND FOUR_WAY 20A, 120/277 VOLT HEAVY–DUTY SPECIFICATION GRADE DEVICES WITH COPPER ALLOY CONTACT ARM, HEAVY DUTY BUMPER PADS FOR QUIET, SMOOTH OPERATION, HIGH STRENGTH THERMOPLASTIC POLYCARBONATE TOGGLE, AND SILVER ALLOY CONTACTS.
B. ACCEPTABLE MANUFACTURES INCLUDE EATON/ARROW HART, LUTRON, LEVITON, LEGRAND OR APPROVED EQUAL. ALL DEVICES SELECTED FOR PROJECT SHALL BE SUPPLIED BY THE SAME MANUFACTURE.

1.5 WALL DIMMER / SIWTCHES:
A. PROVIDE SINGLE–POLE, THREE_WAY 120/277 VOLT SPECIFICATION GRADE 0–10V LED DIMMER DEVICES WITH THERMOPLASTIC POLYCARBONATE CONSTRUCTION, SEPERATE ON/OFF CONTROL AND SLIDE ADJUSTER FOR DIMMING. FOR USE WHEN SERVING LED FIXTURES WITH 0–10V DIMMING DRIVERS. INCLUDE LOW–VOLTAGE CONTROL WIRING INSTALLED FROM SENSOR TO DESIGNATED LIGHT FIXTURES FOR DIMMING OPERATION.
B. PROVIDE SINGLE–POLE, THREE_WAY 120/277 VOLT SPECIFICATION GRADE ELECTRONIC LOW–VOLTAGE (ELV) AND/OR CFL–LED COMPATIBLE DIMMER DEVICES WITH THERMOPLASTIC POLYCARBONATE CONSTRUCTION, TOGGLE/ROCKER ON/OFF CONTROL AND SLIDE ADJUSTER FOR DIMMING. FOR USE WHEN SERVING LINE–VOLTAGE LED FIXTURES.
C. ACCEPTABLE MANUFACTURERS INCLUDE EATON/ARROW HART, LUTRON, LEVITON, LEGRAND OR APPROVED EQUAL. ALL DEVICES SELECTED FOR PROJECT SHALL BE SUPPLIED BY THE SAME MANUFACTURE.

1.6 AUTOMATIC LIGHTING CONTROL DEVICES:
A. ALL LIGHTING CONTROLS MUST BE SELECTED, INSTALLED AND WIRED TO MEET CURRENT LOCAL AND STATE ENERGY CODE REQUIREMENTS (2020 ENERGY CONSERVATION CODE OF NEW YORK). ANY DISCREPANCIES BETWEEN THESE DESIGN DOCUMENTS AND CURRENT ENERGY CODES MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO BID SUBMISSION.
B. PROVIDE SINGLE RELAY, DUAL TECHNOLOGY, 120/277 VOLT, OCCUPANCY SENSOR WALL SWITCH, UNLESS OTHERWISE INDICATED IN DESIGN DOCUMENTS. BASIC PROGRAMMING SHALL INCLUDE MANUAL ON, AUTOMATIC OFF WITH THE OCCUPANCY SENSOR TIME DELAY SET FOR 20 MINUTES IN ENCLOSED OFFICES, BREAK RMS., CONFERENCE/MEETING ROOMS, JANITOR CLOSETS, STORAGE RMS., ETC. PER CURRENT IECC REQUIREMENTS. ALTERNATE PROGRAMMING SHALL INCLUDE AUTOMATIC ON, AUTOMATIC OFF WITH THE OCCUPANCY SENSOR TIME DELAY SET FOR 20 MINUTES IN PUBLIC SPACES IE: CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCES, LOBBIES, MECHANICAL ROOMS ETC. PER IECC REQUIREMENTS. REMAINING PROGRAMMING OPTIONS SHALL BE FACTORY DEFAULT UNLESS OTHERWISE INDICATED OR REQUIRED TO MEET DESIGNS NEEDS.
C. PROVIDE SINGLE ZONE, DUAL TECHNOLOGY 120/277V CEILING MOUNT DIMMING AND/OR PHOTOCONTROL OCCUPANCY SENSOR WITH 360 DEGREE VIEWING ANGLE, UNLESS OTHERWISE INDICATED IN DESIGN DOCUMENTS. PROVIDE ALL REQUIRED POWER PACKS, SLAVE POWER PACKS, CONTROL UNITS, RELAYS, BACKBOXES, MOUNTING PLATES AND OTHER EQUIPMENT NECESSARY FOR PROPER SYSTEM OPERATION. BASIC PROGRAMMING SHALL INCLUDE OCCUPANCY SENSOR TIME DELAY SET FOR 20 MINUTES AND DIMMING SET TO 0V WHEN APPLICABLE. REMAINING PROGRAMMING OPTIONS SHALL BE FACTORY DEFAULT UNLESS OTHERWISE INDICATED OR REQUIRED.
D. ACCEPTABLE MANUFACTURERS INCLUDE ACUITY SENSOR SWITCH, ACUITY nLIGHT, LEGRAND–WATTSTOPPER, LUTRON, LEVITON, EATON/ARROW HART OR APPROVED EQUAL. ALL DEVICES SELECTED FOR PROJECT SHALL BE SUPPLIED BY THE SAME MANUFACTURE.
E. WHEN APPLICABLE, OBTAIN REQUIRED REMOTES OR DEVICE APPS, AS RECOMMEND BY PROJECT LIGHTING CONTROL SUPPLIER, NECESSARY TO SET AND ADJUST CEILING OCCUPANCY, VACANCY, AND DAYLIGHT HARVESTING SET POINTS.

1.7 FUNCTIONAL TESTING OF LIGHTING SYSTEMS
A. FUNCTIONAL TESTING OF AUTOMATIC LIGHTING CONTROLS INSTALLED TO MEET PROJECT DESIGN REQUIREMENTS SHALL BE PROVIDED AND PERFORMED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC) SECTIONS C408.3 AND C408.3.1 FOR THE FOLLOWING:
1. OCCUPANCY SENSORS – C408.3.1.1
2. TIME SWITCH CONTROLS – C408.3.1.2
3. DAYLIGHT RESPONSIVE CONTROLS – C408.3.1.3
B. DOCUMENTATION SHALL BE PROVIDED TO ENGINEER OF RECORD AND LOCAL AHJ CONFIRMING THAT LIGHTING CONTROL SYSTEMS HAVE BEEN CALIBRATED, TESTED AND ARE IN PROPER WORKING CONDITION IN ACCORDANCE WITH DESIGN DOCUMENTS, MANUFACTURE INSTRUCTIONS, AND IECC.

LIGHTING

1.1 GENERAL:
A. SEE SHEET E–1 FOR PROJECT LIGHT FIXTURE SPECIFICATIONS.
B. ALL LIGHTING FIXTURES SHALL BE UL LISTED AND BARE THE UL LABEL OF APPROVAL
C. LIGHT FIXTURE HOUSINGS RECESSED WITHIN FIRE RATED CEILINGS MUST BE SUPPLIED WITH FIRE RATED COVERS. UTILIZE TENMAT PRODUCTS OR EQUAL. CONFIRM FIRE RATED CEILING LOCATIONS AND TYPES WITH ARCHITECTURAL DRAWINGS.
D. SET LEVEL, PLUMB, AND SQUARE WITH CEILINGS AND WALLS UNLESS OTHERWISE INDICATED.
E. INSTALL LAMPS IN EACH LUMINAIRE AS NEEDED.
F. FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE.
G. WHERE FIXTURES ARE INSTALLED ON DRYWALL CEILINGS, THEY SHALL BE SUPPORTED FROM THE CEILING FRAMING SYSTEM OR THE BUILDING STRUCTURE. SUPPORT FROM DRYWALL IS NOT ACCEPTABLE.
H. NFPA 70 REQUIRES MINIMUM SUPPORT FOR FIXTURES. REFER TO "LAY–IN CEILING LIGHTING FIXTURES SUPPORTS" PARAGRAPH BELOW FOR MORE SPECIFIC SUPPORT REQUIREMENTS AND FOR REQUIREMENTS EXCEEDING CODE MINIMUMS. FOR PROJECTS REQUIRING SEISMIC DESIGN, ADDITIONAL SUPPORTS, AND RESTRAINING DEVICES BEYOND THOSE SPECIFIED HERE MAY BE REQUIRED.

1.2 SUBMITTALS:
1. SUBMIT LIGHT FIXTURE DATA SHEETS IDENTIFYING MANUFACTURE AND MODEL NUMBERS.

1.3 LAY–IN CEILING LIGHTING FIXTURES SUPPORTS:
1. USE GRID AS A SUPPORT ELEMENT.
2. INSTALL CEILING SUPPORT SYSTEM RODS OR WIRES FOR EACH FIXTURE. LOCATE NOT MORE THAN 6 INCHES FROM LIGHTING FIXTURE CORNERS.
3. SUPPORT CLIPS: FASTEN TO LIGHTING FIXTURES AND TO CEILING GRID MEMBERS AT OR NEAR EACH FIXTURE CORNER WITH CLIPS THAT ARE UL LISTED FOR THE APPLICATION.
4. FIXTURES OF SIZES LESS THAN CEILING GRID: INSTALL AS INDICATED ON REFLECTED CEILING PLANS OR CENTER IN ACOUSTICAL PANEL, AND SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4–INCH METAL CHANNELS SPANNING AND SECURED TO CEILING TEES.

1.4 SUSPENDED LIGHTING FIXTURE SUPPORT:
1. PENDANTS AND RODS: WHERE LONGER THAN 48 INCHES (1200 MM), BRACE TO LIMIT SWINGING.
2. STEM–MOUNTED, SINGLE–UNIT FIXTURES: SUSPEND WITH TWIN–STEM HANGERS.
3. CONTINUOUS ROWS: USE TUBING OR STEM FOR WIRING AT ONE POINT AND TUBING OR ROD FOR SUSPENSION FOR EACH UNIT LENGTH OF FIXTURE CHASSIS, INCLUDING ONE AT EACH END.
4. DO NOT USE GRID AS SUPPORT FOR PENDANT LUMINAIRES. CONNECT SUPPORT WIRES OR RODS TO BUILDING STRUCTURE.

1.5 GYPSUM CEILING LIGHTING FIXTURE SUPPORT
1. USE CEILING BEAMS AS SUPPORT ELEMENT.
2. INSTALL CEILING SUPPORT SYSTEM WIRES FOR EACH FIXTURE. LOCATE NOT MORE THAN 6 INCHES FROM LIGHTING FIXTURE CORN
3. SUPPORT SCREWS / WIRE TIES: FASTEN TO LIGHTING FIXTURES AND TO CEILING BEAMS AT OR NEAR FIXTURE CORNER

1.6 IMMEDIATELY PRIOR TO OCCUPANCY, DAMP CLEAN ALL DIFFUSERS, GLASSWARE, FIXTURE TRIMS, REFLECTORS, LAMPS AND REPLACE BURNED OUT LAMPS.

SAFETY SWITCHES & FUSES

1.1 SWITCHES:
A. SAFETY SWITCHES SHALL BE THE ENCLOSED HEAVY–DUTY TYPE (TYPE HD) WITH QUICK–MAKE, QUICK–BREAK MECHANISM AND EXTERNAL PAD LOCKABLE OPERATING HANDLE.
B. SAFETY SWITCHES SHALL BE RATED FOR 240 OR 600 VOLTS AS APPLICABLE. THEY SHALL BE HORSEPOWER RATED WHEN USED IN MOTOR CIRCUITS.
C. SAFETY SWITCHES SHALL BE FUSIBLE OR NON–FUSIBLE, 2, 3, OR 4 POLE AS INDICATED ON THE DRAWINGS.
D. SAFETY SWITCHES SHALL BE SINGLE THROW UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
E. ENCLOSURES SHALL BE NEMA 1 INDOORS AND NEMA 3R OUTDOORS UNLESS OTHERWISE INDICATED ON DRAWINGS.
F. MANUFACTURER SHALL BE SQUARE D, SIEMENS, OR CUTLER–HAMMER. ALL SAFETY SWITCHES SHALL BE BY ONE MANUFACTURER.
G. MOUNT THE SAFETY SWITCHES SECURELY BETWEEN 3' X 6' LEVELS ABOVE THE FLOOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
H. SWITCHES ON BLOCK WALLS SHALL BE MOUNTED ON A 3/4" PLYWOOD BACKBOARD, WHERE LOCATED INDOORS.

1.2 FUSES:
A THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF FUSES FOR ALL SWITCHES, PLUS FUSIBLE EQUIPMENT FURNISHED BY OTHER TRADES. UNLESS INDICATED OTHERWISE ON PLANS, THE FUSES SHALL BE OF THE FOLLOWING TYPES:
1. FUSES 601 TO 6000 AMPS SHALL BE UL CLASS. TRADE TYPE SHALL BE KRP–C AS MANUFACTURED BY THE BUSSMANN COMPANY.
2. FUSES 1/10 TO 600 AMPS SHALL BE UL CLASS RK1. TRADE TYPE SHALL BE LOW PEAK LPS–RK (600V) AND LPN–RK (250V) AS MANUFACTURED BY BUSSMANN COMPANY.
3. ALL OTHER FUSES SHALL BE DUAL–ELEMENT CURRENT–LIMITING TYPE WITH 200,000 AMPERES SYMMETRICAL INTERRUPTING CAPACITY.
4. FUSES SHALL BE MANUFACTURED BY BUSSMANN, GOULD–SHAUMUTT, OR RELIANCE.
5. SPARE FUSES AMOUNTING TO A DUPLICATE SET OF EACH SIZE INSTALLED SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT. PROVIDE AND PLACE IN A SPARE FUSE CABINET SIMILAR TO BUSSMANN # SFC.
6. THIS CONTRACTOR SHALL REPLACE ALL FUSES BLOWN DURING CONSTRUCTION.

13. MOTOR CONTROLLERS:
1. TYPE A (FULL VOLTAGE, NON–MAGNETIC, SINGLE PHASE): TOGGLE SWITCH, STAINLESS STEEL ENCLOSURE, THERMOPLASTIC COVERPLATE; SIEMENS CLASS SMF SERIES, OR ACCEPTED EQUAL.
2. TYPE A1 (FULL VOLTAGE, NON–MAGNETIC SINGLE PHASE): SIMILAR TO TYPE A ABOVE, EXCEPT WITH RED PILOT LIGHT; SIEMENS CLASS SMF SERIES, OR ACCEPTED EQUAL.
3. TYPE B (FULL VOLTAGE MAGNETIC): NEMA 1 ENCLOSURE WITH PILOT LIGHT; SIEMENS CLASS 14 SERIES WITH AUXILIARY CONTACTS, OR ACCEPTED EQUAL.
4. TYPE B1 (FULL VOLTAGE, COMBINATION MAGNETIC): FUSIBLE DISCONNECT SWITCH TYPE, NEMA 1 ENCLOSURE, PILOT LIGHT AND HOA IN COVER; SIEMENS CLASS 17 SERIES WITH AUXILIARY CONTACTS, OR ACCEPTED EQUAL.

PANELBOARDS

1.1 MANUFACTURER:
A. ALL EQUIPMENT IDENTIFIED IN THIS SECTION, AND THROUGHOUT DESIGN DOCUMENTS, IS BASED ON THE MANUFACTURER OF CUTLER–HAMMER. ACCEPTABLE ALTERNATE MANUFACTURES INCLUDE SQUARE–D, SIEMENS OR EQUAL PROVIDED EQUIPMENT MEETS ALL DESIGN CRITERIA AND PHYSICAL CHARACTERISTICS OF THE PROJECT.

1.2 SUBMITTALS:
A. SUBMIT EQUIPMENT DATA SHEETS INCLUDING CIRCUIT BREAKERS AND ALL ASSOCIATED ACCESSORIES. INFORMATION SHALL INCLUDE EQUIPMENT MANUFACTURE, MODEL NUMBERS AND APPLICABLE SHOP DRAWINGS.

1.3 GENERAL AND PRODUCTS:
A. PROVIDE SHORT CIRCUIT AND COORDINATION STUDIES FOR THE ELECTRICAL SERVICE AND POWER DISTRIBUTION SYSTEM PER NFPA 70E.
B. PROVIDE ARC FLASH ANALYSIS WITH WARNING LABELS AFFIXED TO PANELBOARD AS REQUIRED BY NFPA 70 AND 70E.
C. PANELBOARDS SHALL BE LABELED WITH PHENOLIC NAMEPLATES INSCRIBED AS INDICATED ON THE DRAWINGS.
D. PANELBOARDS SHALL BE ENCLOSED DEAD FRONT SAFETY TYPE WITH FEATURES AND RATINGS AS SCHEDULED ON THE DRAWINGS.
E. PANELBOARDS SHALL HAVE COPPER OR ALUMINUM (SEE G BELOW) BUS WITH BOLTED BREAKERS, FULLY RATED NEUTRAL BUS AND FULLY RATED INTERRUPTING CAPACITY AS DESIGNATED. PROVIDE WITH BLANK END WALLS (NO PRE–PUNCHED BOXES), DOOR–IN–DOOR OR HINGED TRIM, INTERRUPTING RATING AS CALLED FOR, 24 CIRCUIT MINIMUM PANEL SIZE, FLUSH OR SURFACE MOUNTED AS INDICATED.
F. ALL BUS BARS SHALL BE RECTANGULAR SOLID COPPER. ALUMINUM BUS BARS ARE ACCEPTABLE WHEN ALUMINUM FEEDERS ARE SPECIFIED.
G. PANELS KNOWN AS "LOAD CENTERS" ARE UNACCEPTABLE EXCEPT FOR USE IN APARTMENT UNITS.
H. SPACES, AS IDENTIFIED IN PANEL SCHEDULES, FOR FUTURE PROTECTIVE DEVICES SHALL INCLUDE BUS AND SUPPORT.
I. INSTALL CABINETS SO THAT CENTER OF THE TOP BREAKER DOES NOT EXCEED 6'–6" ABOVE THE FINISHED FLOOR. IN ADA APATMENT UNITS, OR APARTMENT UNITS THAT ARE ADA ADAPTABLE FOR FUTURE CONVERSION TO ADA, INSTALL CABINET SO THAT CENTER OF THE TOP BREAKER DOES NOT EXCEED 4'–0" ABOVE THE FINISHED FLOOR TO MEET ADA REQUIREMENTS.
J. MOLDED CASE CIRCUIT BREAKERS SHALL BE AS SCHEDULED ON THE DRAWINGS AND SPECIFIED IN THIS DIVISION.
K. ALL BREAKERS SHALL BE BOLT–ON TYPE. PUSH–ON TYPE ARE ONLY ACCEPTABLE FOR USE IN "LOAD CENTERS".
L. ALL BOLTED CONNECTIONS SHALL BE TORQUED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS.
M. ELECTRICAL CONTRACTOR SHALL ARRANGE CIRCUITS AS NEAR AS POSSIBLE TO CIRCUIT NUMBERS ON THE DRAWINGS. AT COMPLETION OF JOB, ELECTRICAL CONTRACTOR SHALL TAKE CURRENT READING CHECKS OF RESPECTIVE PHASES. A MINIMUM OF CIRCUIT CONNECTIONS SHALL BE REARRANGED TO BALANCE, AS CLOSELY AS POSSIBLE, THE LOAD IN THE PANEL.
N. GFCI CIRCUIT BREAKERS: SINGLE–POLE AND TWO–POLE CONFIGURATIONS WITH CLASS A GROUND–FAULT PROTECTION (6–MA TRIP).
O. GROUND–FAULT EQUIPMENT PROTECTION (GFEP) CIRCUIT BREAKERS: CLASS B GROUND–FAULT PROTECTION (30–MA TRIP).
P. ARC–FAULT CIRCUIT INTERRUPTER (AFCI) CIRCUIT BREAKERS: COMPLY WITH UL 1699; 120/240–V, SINGLE–POLE CONFIGURATION.
Q. PROVIDE (3) SPARE 1" CONDUITS INTO ACCESSIBLE CEILING SPACE WHERE PANELS ARE FLUSH–MOUNTED. PROVIDE REMOVABLE CAP OR PLUG AT CONDUIT AND ABOVE CEILING.
R. ENTRIES ON DIRECTORY CARDS SHALL BE TYPED, COMPLETE AND ACCURATE.

FIRE ALARM SYSTEM SPECIFICATION

PART 1 – GENERAL

1.1 GENERAL:
A. THE FIRE ALARM SYSTEM SHALL BE A COMPLETE SYSTEM OF ONE OF THE FOLLOWING MANUFACTURERS:

FIRE–LITE
MIRCOM
SILENT KNIGHT
NOTIFIER
EDWARDS
SIMPLEX
OR APPROVED EQUAL

1.2 SUBMITTALS:
A. INCLUDE THE FOLLOWING ITEMS FOR REVIEW BY THE ENGINEER OF RECORD AND LOCAL BUILDING DEPARTMENT.
1. SYSTEM DEVICE DATA SHEETS INCLUDING CONTROL PANEL AND ALL ASSOCIATED ACCESSORIES. INFORMATION SHALL INCLUDE EQUIPMENT MANUFACTURE AND MODEL NUMBERS.
2. BATTERY CALCULATIONS.
3. RISER DIAGRAM IDENTIFYING DEVICES, CONDUCTOR TYPES / SIZES, CANDELA RATINGS AND REQUIRED POWER SUPPLIES TO FACILITATE ENTIRE SYSTEM INSTALLATION.
4. SHOP DRAWINGS INDICATING THE USE OF ALL ROOMS WITH LOCATIONS OF ALARM AND INITIATING DEVICES IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS.

NOTE: CAD FILES OF THE FIRE ALARM DESIGN DOCUMENTS WILL BE PROVIDED UPON REQUEST.

1.3 COMPLIANCE
A. SYSTEM AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE NFPA INCLUDING:
1. NFPA 70 – INCLUDING ARTICLE 760
2. NFPA 72 – COMPLETE
3. NFPA 101
4. APPLICABLE REQUIREMENTS OF THE TOWN.
B. ALL EQUIPMENT SHALL BE "UL" LISTED UNDER THE FIRE PROTECTION DIRECTORY AND SUPPLEMENTS.

1.4 PROJECT DESCRIPTION
A. PROVIDE INTELLIGENT MANUAL FIRE ALARM, SMOKE DETECTION AND SUPERVISION OF FIRE SUPPRESSION SYSTEM FOR AN EXISTING 3–STORY MIXED USE APARTMENT COMPLEX WITH A BASEMENT.
B. PROVIDE INTELLIGENT INITIATING DEVICES, NOTIFICATION APPLIANCES, ADDRESSABLE MODULES AND OTHER EQUIPMENT REQUIRED FOR A COMPLETE, OPERATIONAL AND CODE–COMPLIANT SYSTEM.
C. PROVIDE AUDIBLE AND VISIBLE NOTIFICATION APPLIANCES IN AREAS INDICATED ON DRAWINGS
D. PROVIDE NAC POWER SUPPLIES AS NEEDED TO ACCOMMODATE NOTIFICATION APPLIANCES
E. PROVIDE COMPATIBLE ADDRESSABLE MODULES FOR SUPERVISION OF FIRE SUPPRESSION SYSTEM EQUIPMENT.
F. PROVIDE DEDICATED NOTIFICATION APPLIANCE CIRCUIT AND WEATHERPROOF BACKBOX FOR EXTERIOR ELECTRIC WATERFLOW ALARM BELL.
G. PERFORM TESTING OF COMPLETED INSTALLATION IN ACCORDANCE WITH NFPA 72 CHAPTER 10
H. PROVIDE SURGE PROTECTION DEVICE WITH VISIBLE NOTIFICATION TO PROTECT FIRE ALARM CONTROL PANEL (FACP) 120V POWER FEED. PROVIDE DITEK SURGE PROTECTION DTK–120SRD (OR EQUAL).

PART 2 – DESIGN PARAMETERS

2.1 INFORMATION AND PARAMETERS
A. SYSTEM DESIGN BASIS IS NFPA 72 'PARTIAL' DETECTION. SMOKE DETECTION IS BASED ON THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR APPLICABLE USE GROUPS.
B. THE BUILDING SHALL BE UNDER ONE NOTIFICATION ZONE.
C. NOTIFICATION APPLIANCES SHALL CONSIST OF AUDIO (HORNS), FIRE ALARM VISUAL (STROBES) AND AUDIBLE BASES FOR CARBON MONOXIDE DETECTORS.
D. CONNECT FIRE SUPPRESSION ALARM, SUPERVISORY AND TROUBLE POINTS TO SIGNALING LINE CIRCUIT USING COMPATIBLE ADDRESSABLE INPUT MODULES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPERVISION OF WATER SUPPLY CONTROL VALVES IN FIRE PUMP ROOM, SPRINKLER CONTROL VALVES, AND FIRE STANDPIPE CONTROL VALVES.
E. CONNECT EXTERIOR WATERFLOW ALARM AUDIO/VISUAL TO DEDICATED NOTIFICATION APPLIANCE CIRCUIT
F. STANDBY POWER BATTERIES IN FACP AND NAC POWER SUPPLIES SHALL BE SIZED TO PROVIDE 24 HOURS OF STANDBY POWER IN ADDITION TO 15 MINUTES IN FULL LOAD ALARM IN ACCORDANCE WITH NFPA 72.
G. PATHWAY SURVIVABILITY MEANS THE ABILITY OF ANY CONDUCTOR, OPTIC FIBER, RADIO CARRIER, OR OTHER MEANS FOR TRANSMITTING SYSTEM INFORMATION TO REMAIN OPERATIONAL DURING FIRE CONDITIONS.
H. PATHWAY SURVIVABILITY WILL BE ACCOMPLISHED BY USING A COMBINATION OF LISTED CIRCUIT INTEGRITY (CI) CABLE, CLASS "B" CIRCUITS AND ROUTING OF VERTICAL AUDIO, NETWORK AND COMMUNICATION RISERS IN STAIRWELLS WHICH HAVE A TWO HOUR FIRE RESISTANCE RATING.

PART 3 – PRODUCT AND EQUIPMENT

3.1 FIRE ALARM CONTROL UNIT
A. INTELLIGENT/ADDRESSABLE UNIT WITH MANUAL AND AUTOMATIC ALARM CAPABILITIES, LCD DISPLAY CAPABLE OF SUPPORTING SYSTEM NEEDS AS SHOWN AND IDENTIFIED IN CONTRACTOR DOCUMENTS AND ALSO THE ABILITY TO SUPPORT FUTURE COMMERCIAL TENANTS. INCLUDE REMOTE POWER SUPPLIES SIZED FOR THE SIMULTANEOUS OPERATION OF ALL AUDIBLE AND VISIBLE NOTIFICATION APPLIANCES.
B. AUTOMATIC DETECTOR SENSITIVITY TESTING; MAINTENANCE ALERT (TWO LEVELS); SENSITIVITY ADJUST FEATURE; DRIFT COMPENSATION AND SMOOTHING
C. MAIN CABINET SHALL BE FOR SURFACE INSTALLATION WITH APPROPRIATE COVERPLATE RED IN COLOR.
D. SYSTEM SHALL BE FULLY SUPERVISED, SHALL BE FOR 120 VOLT SUPPLY, FOR 24 VOLT DC OPERATION AND SHALL HAVE BATTERY "BACKUP" FOR 24 HOUR OPERATION AFTER 120 VOLT POWER FAILURE.
E. CONTROL PANEL SHALL CONTAIN DIGITAL COMMUNICATOR FOR TOUCH–TONE AND/OR DIAL INTERFACE (PER OWNER).

3.2 DEVICES
A. PULLSTATIONS SHALL BE DUAL ACTION, RED IN COLOR LABELED "FIRE".
B. AUDIO/VISUAL (HORN/STROBE) SHALL BE RED IN COLOR LABELED "FIRE" WITH FIELD SELECTABLE CANDELA RATINGS (15, 30, 75, 95, 110) AS REQUIRED FOR SPACES COVERED. AUDIO/VISUAL WITH 520Hz LOW FREQUENCY SOUNDER AND 177cd STROBE SHALL BE SUPPLIED FOR ADA APARTMENTS.
C. VISUAL (STROBE) DEVICES SHALL BE RED IN COLOR LABELED "FIRE". WITH FIELD SELECTABLE CANDELA RATINGS (15, 30, 75, 95, 110) AS REQUIRED FOR SPACES COVERED.
D. AUDIO (HORN) DEVICES WITH 520Hz LOW FREQUENCY SOUNDER SHALL BE SUPPLIED FOR NON–ADA APARTMENTS.
E. WEATHER–PROOF AUDIO (HORN) SHALL BE RED IN COLOR LABELED "FIRE"
F. INTELLIGENT INTERFACE MODULE (SINGLE OR DUEL INPUT) TO MONITOR SPRINKLER, FLOW SWITCHES, TAMPER SWITCHES AND OTHER POINTS OF SUPERVISION AS INDICATED ON DRAWINGS.
G. INTELLIGENT OUTPUT MODULE TO CONTROL AUXILIARY FUNCTION SUCH AS RELEASE OF DOORS ON MAGNET HOLDS OPENS, ACTUATION OF SMOKE DAMPERS AND SHUT DOWN OF HVAC FANS.
H. SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE WITH STANDARD BASE UNLESS OTHERWISE INDICATED.
I. HEAT DETECTORS SHALL BE 190° FIXED TEMPERATURE WITH STANDARD BASE UNLESS OTHERWISE INDICATED.
J. CO DETECTORS SHALL HAVE AN AN AUDIBLE BASE PROVIDING A TEMPORAL 4 NOTIFICATION TONE.
K. SEE 'FIRE ALARM SYSTEM SCHEDULE' ON SHEET E–1 FOR FURTHER INFORMATION ON SYSTEM DEVICES.

PART 4 – EXECUTION

4.1 INSTALLATION
A. THE CONTRACTOR SHALL FURNISH ALL CONDUIT, WIRING, OUTLET BOXES, JUNCTION BOXES, CABINETS, AND SIMILAR DEVICES NECESSARY FOR THE COMPLETE INSTALLATION. ALL WIRING SHALL BE OF THE TYPE RECOMMENDED BY THE MANUFACTURER.
B. FIRE PROTECTION AND DETECTION SYSTEMS ARE SUBJECT TO PERIOD INSPECTION BY LOCAL MUNICIPALITY. WORK SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL INSPECTED AND ACCEPTED BY THE CODE ENFORCEMENT OFFICER. FIRE ALARM SYSTEMS, FIRE DETECTION DEVICES OR SYSTEMS, FIRE PROTECTION SYSTEMS, FIRE SUPPRESSION SYSTEMS, INCLUDING ROUGH–IN AND FINAL OPERATIONAL TESTING SHALL BE INSPECTED BY THE CITY OF BUFFALO.
C. ALL CONDUCTORS SHALL BE INSTALLED IN EMT WHERE CONDUCTORS ARE NOT CONCEALED ABOVE CEILINGS OR IN WALLS OR AS OTHERWISE PRESCRIBED BY NEC ARTICLE 760, SUCH AS WHEN PASSING THROUGH A FLOOR. CONDUCTORS LOCATED AT THE ROOF DECK ARE NOT REQUIRED TO BE IN EMT, AND SHALL BE ATTACHED TO THE BUILDING STRUCTURE WITH APPROVED SUPPORTS.
D. ALL LOW VOLTAGE OPERATIONS FOR ALL FIRE ALARM SYSTEM DEVICES SHALL BE PROVIDED FROM THE CONTROL UNIT.
E. FIRE ALARM CABLE SHALL COMPLY WITH NEC ARTICLE 760 FOR NPLFA OR PLFA AS APPLICABLE OR SHALL BE LISTED FIRE ALARM CABLE; SOLID OR STRANDED COPPER IS PERMITTED; AND SHALL COMPLY WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INITIATING DEVICE CIRCUITS, SIGNALING LINE CIRCUITS AND NOTIFICATION APPLIANCE CIRCUITS.
F. ALL SYSTEM WIRING SIZE SHALL BE AS DETERMINED SUITABLE BY THE MANUFACTURER AND IN COMPLIANCE WITH THE CURRENT CARRYING CAPACITIES AS SET FORTH BY THE NATIONAL ELECTRICAL CODE.
G. EACH CIRCUIT SHALL UTILIZE WIRE OF A COLOR DIFFERENT AND DISTINGUISHABLE FROM OTHER CIRCUITS. COLOR CODING SHALL BE APPROVED BY THE OWNER'S DESIGNATED REPRESENTATIVE. COLORS SHALL BE CONTINUOUS THROUGHOUT EACH ENTIRE CIRCUIT. MATCH EXISTING.
H. RACEWAYS SHALL NOT CONTAIN BOTH POWER LIMITED AND NON–POWER LIMITED CONDUCTORS UNLESS SPECIFICALLY PERMITTED BY NEC AND THE MANUFACTURER'S EQUIPMENT LISTINGS.
I. RACEWAY SHALL ENTER PANELS FROM THE SIDES OR BOTTOM; NO RACEWAY SHALL ENTER THE TOP OF A PANEL.
J. EXPOSED RACEWAYS SHALL BE RUN PARALLEL AND PERPENDICULAR TO THE WALLS AND CEILINGS. WHEREVER PRACTICAL, EXPOSED RACEWAYS SHALL BE RUN ON THE CEILING AS CLOSE AS POSSIBLE TO A WALL OR AS HIGH AS POSSIBLE ON A WALL. WHERE EXPOSED RACEWAYS MUST CROSS UNDER A STRUCTURAL BEAM OR RIB, THEY SHALL BE RUN DOWN ON ONE SIDE OF THE BEAM OR RIB, ACROSS ITS BOTTOM, AND UP TO THE CEILING ON THE OTHER SIDE OF THE BEAM OR RIB. NO SPANNING FROM BEAM TO BEAM OR RIB TO RIB WILL BE PERMITTED. THE USE OF A CONDUIT BODY ON ONE SIDE OF A BEAM OR RIB WILL BE PERMITTED PROVIDED IT WILL BE READILY ACCESSIBLE.
K. ALL RACEWAYS, FLEXIBLE RACEWAYS, MOUNTING BOXES, JUNCTION BOXES, AND PANELS SHALL BE SECURELY FASTENED TO ENSURE POSITIVE GROUNDING THROUGHOUT THE ENTIRE SYSTEM.
L. WHERE NEW PENETRATIONS OF FLOOR SLABS OR FIRE WALLS ARE MADE, THEY SHALL BE FIRE–STOPPED IN ACCORDANCE WITH THE BUILDING CODE.
M. END–OF–LINE RESISTORS SHALL BE FURNISHED AS REQUIRED AND SHALL BE MOUNTED AS DIRECTED BY THE MANUFACTURER.
N. END–OF–LINE RESISTORS SHALL COMPLY WITH THE SYSTEM MANUFACTURER'S RECOMMENDATIONS.
O. THE FIELD LOCATION OF THE END–OF–LINE RESISTORS SHALL BE LABELED SO THAT THE DEVICES MAY BE EASILY LOCATED, AND THAT LOCATION SHALL BE NOTED ON THE POINT–TO–POINT DRAWINGS.
P. ALL WIRING WITHIN THE CONTROL PANEL SHALL BE NEATLY SERVED IN THE PANEL GUTTERS, WHERE APPLICABLE, AND SHALL BE SECURED BY MEANS OF THOMAS & BETTS "TY–RAPS" OR BY OTHER APPROVED MEANS.
Q. ALL WIRING SHALL BE TESTED FOR STRAY VOLTAGE, SHORT CIRCUITS, AND GROUND FAULTS PRIOR TO CONNECTION TO THE CONTROL PANEL AND ANY DEVICES.
R. SPLICING OF WIRING CONNECTIONS, USE OF COMMON WIRE NUTS, OR MORE THAN TWO WIRES ON ONE TERMINAL SCREW IS PROHIBITED.
S. SURGE PROTECTION DEVICE FOR FACP 120V CIRCUIT FEED SHALL BE INSTALLED AND WIRED PER MANUFACTURE INSTRUCTIONS MEETING ALL NEC REQUIREMENTS.

4.2 COMMISSIONING
A. THE COMPLETED FIRE ALARM SYSTEM SHALL BE FULLY TESTED IN THE PRESENCE OF: THE OWNER'S REPRESENTATIVE, CITY REPRESENTATIVE, THE CONTRACTOR AND THE FACTORY AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER. UPON COMPLETION OF A SUCCESSFUL TEST, THE CONTRACTOR SHALL SO CERTIFY, IN WRITING, TO THE JURISDICTION HAVING AUTHORITY, OWNER, ARCHITECT AND THE ENGINEER.
B. THE CONTRACTOR SHALL WARRANTY THE COMPLETED FIRE ALARM SYSTEM EQUIPMENT, WIRING AND INSTALLATION, TO BE FREE FROM INHERENT DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE CERTIFIED TEST.

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Registration
Expiration
Date: 06-30-27
Firm Certificate
Number: 0322126

JAMES D. BOWMAN
084719
08-04-25

KEY PLAN

DOFI PROPERTIES

SOUTH PARK MIXED USE

2221 SOUTH PARK AVE
BUFFALO, NY 14220

REV. #	DESCRIPTION	DATE

JOB NO.	2508
SCALE	AS NOTED
ISSUE DATE	08/04/25
DRAWN BY	DJM
CHECKED BY	JDB

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