PROPOSED MIXED USE BUILDING

31 WEST FRONT STREET

LOT 41 / BLOCK 21.01

KEYPORT, NJ

1. ALL DIMENSIONS AND FIELD CONDITIONS WILL BE VERIFIED BY THE GENERAL CONTRACTOR. THE ACCURACY OF THE FIELD MEASUREMENTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES PERTAINING TO THE CONSTRUCTION OF THIS DENTAL OFFICE.

3. ALL HAZARDS, TEMPORARY OR OTHERWISE SHALL BE PROTECTED TO PRESERVE PUBLIC SAFETY.

4. ALL EQUIPMENT WILL DEFINE THE LOCATIONS, CONNECTIONS, AND SERVICES REQUIRED BY MANUFACTURER . ERRORS RESULTING FROM THE FAILURE OF THE GENERAL CONTRACTOR TO FOLLOW THE INSTRUCTIONS AND/OR TEMPLATES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. WHERE NEW MATERIALS ARE TO BE APPLIED IN EXISTING AREAS, THE GENERAL CONTRACTOR WILL REMOVE EXISTING MATERIALS, AS REQUIRED, AND PROPERLY PREPARE AREA TO RECEIVE THE NEW WORK.

6. THE GENERAL CONTRACTOR WILL INSPECT ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF THE WORK AND PROVIDE "REPAIR" AND "TOUCH-UP" PAINTING, IN ORDER TO RETURN AREA TO ORIGINAL CONDITION.

7. ALL WORK FOR ALL TRADES WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR MINIMUM FROM THE DATE OF ITS ACCEPTANCE. ALL MATERIALS INCORPORATED INTO THE WORK WILL BE NEW, UNLESS OTHERWISE NOTED.

8. IT IS RESPONSIBILITY OF THE CUSTOMER OR HIS GENERAL CONTRACTOR TO ARRANGE FOR ALL MEETINGS, INCLUDING THE INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND TEMPLATES AND ALL SUBSEQUENT INSPECTIONS.

ARCHITECT INSPECTIONS

- INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND FIELD CONDITIONS WITH THE GENERAL CONTRACTOR, CARPENTER, PLUMBER, AND ELECTRICIAN BEFORE RENOVATIONS BEGIN.
- INSPECTION AFTER FRAMING AND BLOCKING ARE COMPLETE, PLUMBING AND ELECTRICAL LINES ARE INSTALLED, AND BEFORE WALLS AND/OR FLOORS ARE CLOSED.
- FINAL INSPECTION AFTER FINISH WORK IS COMPLETE, TWO (2) DAYS PRIOR TO THE INSTALLATION OF DENTAL EQUIPMENT.

9. CONTRACTOR SHALL CONSULT TENANT AND/OR BUILDING OWNER AND, WHERE APPLICABLE, BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF THE FOLLOWING:

   a. UPGRADING AND INSTALLATION OF ELECTRICAL SERVICE TO SPACE
   b. COMPLETE HVAC SYSTEM
   c. HOT WATER SYSTEM
   d. FIRE SAFETY DEVICES INCLUDING: ALARMS, DETECTORS, EXTINGUISHERS, ETC.
   e. ILLUMINATED EXIT SIGNS
   f. GENERAL AND EMERGENCY LIGHTING
   g. TELEPHONE SYSTEM AND WIRING
   h. SOUND SYSTEM
   i. COMPUTER SYSTEM WIRING

1. SUMMARY OF WORK

DIVISION OF RESPONSIBILITIES TERMINOLOGY:

- "CONTRACTOR": WHERE REFERENCED ON THE DRAWINGS, THE TERM "CONTRACTOR" REFERS TO THE PERSON OR ENTITY RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION WORK.

CONSTRUCTION DRAWINGS:

- CONSTRUCTION DRAWINGS SHALL NOT BE SCALED IN ORDER TO DETERMINE LOCATIONS OF ITEMS OF CONSTRUCTION. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. DIMENSIONED DETAILS TAKE PRECEDENCE OVER NON-DIMENSIONED DETAILS.
- THE WORD "FURNISH" IS USED TO MEAN "SUPPLY" COMPLETE WITH ALL ESSENTIAL ACCESSORIES SO THAT THE WORK WHEN INSTALLED FUNCTIONS FOR ITS INTENDED USE, AND DELIVERY TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
- THE WORD "INSTALL" IS USED TO DESCRIBE OPERATIONS AT THE PROJECT SITE INCLUDING THE UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, CONNECTING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS NECESSARY FOR THE WORK TO FUNCTION FOR ITS INTENDED USE.
- THE WORD "PROVIDE" MEANS "FURNISH AND INSTALL", AS DEFINED ABOVE, COMPLETE IN-PLACE AND READY FOR INTENDED USE. THE WORD "PROVIDE" THUS REQUIRES INCLUSION OF ALL ACCESSORIES, ATTACHMENTS, SUPPORTS AND SERVICES NECESSARY TO COMPLY WITH THIS DEFINITION, WHETHER OR NOT SPECIFICALLY IDENTIFIED OR DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

508.4 Separated Occupancies

ILLUSTRATION

Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[f]

OCCUPANCY	A, E		I-1[a], I-3, I-4		I-2		R[a]		F-2, S-2[b]		B[a], F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1[a], I-3, I-4	—	—	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R[a]	—	—	—	—	—	—	N	N	1[c]	2[c]	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b]	—	—	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3	2	NP
B[a], F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2	1	NP
H-1	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1[d]	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not Permitted.

a. See Section 420.

b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.

c. See Section 406.3.2.

d. Separation is not required between occupancies of the same classification.

e. See Section 422.2 for ambulatory care facilities.

f. Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 901.7.

DESIGN CRITERIA:

PARCEL ID #: BLOCK 21.01 / LOT 41 — BUILDING HEIGHT : 5 STORY @ 70'-0" UNDER
MONMOUTH COUNTY ZONING REGULATIONS
ZONING OCCUPANCY TYPE: A-2 ASSEMBLY / R-2 RESIDENTIAL
WIND UPLIFT PER STRUCTURAL DRAWING NOTES AND PLANS

BUILDING CODE:
CODE (AS ADOPTED BY NJAC 5:23) 2019.
BUILDING SUBCODE (NJAC 5:23-3.14) 2019
INTERNATIONAL BUILDING CODE/2018, NJ ED (IBC W/ NJ EDITS FROM 3.14) 2019.
* CORRECTED PAGES (NJ ERRATA)
* CORRECTED SECTIONS (ICC ERRATA)
OTHER REFERENCED I-CODES (IFC/2018; ISPSC/2018; ETC.) 2019.
OTHER REFERENCED ICC STANDARDS (ICC/ANSI A117.1-2009; ICC 300-2017; ETC.) 2019
NEW JERSEY ADMINISTRATIVE CODE § 5:70 - UNIFORM FIRE CODE & SUBCHAPTERS 1 THROUGH 4. 2019.

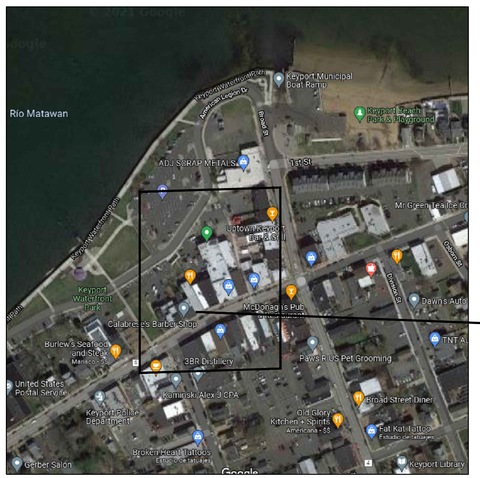
BUILDING AREA CALCS

TOTAL LOT AREA: SQ FT	NO CHANGE
BUILDING COVERAGE	3,818
GROUND FLOOR OPEN AREA SQ. FT.	3,818
LOWER LEVEL A.C. SQ. FT.	3,255
FIRST LEVEL A.C. SQ. FT.	3,157
2-4 APARTMENTS LEVELS A.C. SQ. FT.	3,269±
CONTRUCTION TYPE :	TYPE IIIB - (NEW SHELL BUILDING)
CLASSIFICATION OF WORK :	NEW BUILDING CONSTRUCTION
BUILDING VOLUME :	261,261 CUBIC SQ. FT

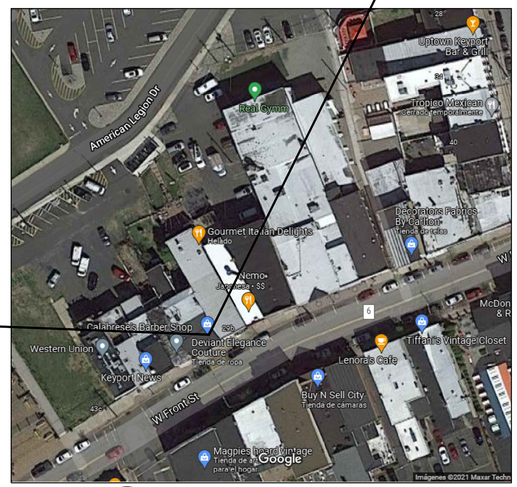
303.1 SCOPE.
ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS; RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.

310.3 SCOPE.
RESIDENTIAL GROUP R OCCUPANCY CONTAINING SLEEPING UNITS OR MORE THEN 2 DWELLING UNITS WHERE THE OCCUPANTS PRIMARILY PERMANENT IN NATURE.

OCCUPANCY CLASSIFICATION :	MIXED ASSEMBLY / RESIDENTIAL
OCCUPANT LOAD : A - ASSEMBLY :	LOWER LEVEL 3255 / 15 = 217 PERSONS 0.2 PER OCCUPANT = 217 X .2 = 43 REQUIRED
A - ASSEMBLY :	FIRST LEVEL 3157 / 15 = 210 PERSONS 0.2 PER OCCUPANT = 210 X .2 = 42 REQUIRED
R2 - RESIDENTIAL :	2-4 LEVEL 3269 / 200 = 16 PERSONS 0.2 PER OCCUPANT = 16 X .2 = 3.2 REQUIRED
OCCUPOANCY SEPARATION :	(1) HOUR
TRAVEL DISTANCE TO EXIT:	PER SECTION 36.2.6.2 - SPRINKLERED BUILDING OF ORDINARY HAZARD - MAX TRAVEL DISTANCE , SEE LIFE SAFETY PLAN
INTERIOR FINISHES:	CLASS 'A' OR 'B' CLASS 1 OR CLASS 11 - FLOOR FINISHES
WALL TENANT SEPARATION:	BASED ON 508.4 : NO FIRE RATED SEPARATION IS REQUIRED FOR MERCHANTILE SPACE OCCUPANCY.
WATER CLOSET REQUIRMENTS:	BASED ON 403.1 CHART : MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - 1 SINK 1 TOILET REQUIRED PER 75 PERSONS.
LIVE LOAD:	ASSEMBLY : 100 PSF (2000 LBS CONCENTRATED) RESIDENTIAL : 40 PSF (300 LBS CONCENTRATED)



SITE LOCATION VICINITY MAP
MACRO



SITE LOCATION VICINITY MAP
MICRO

INDEX OF DRAWINGS:

C-1.0 COVER SHEET, INDEX OF DRAWINGS, KEY MAP
LSF-1.0 LIFE SAFETY
LSF-2.0 LIFE SAFETY
SV -1.0 SURVEY
A-1.0 FOUNDATION PLAN
A-1.1 LOADING FLOOR PLAN
A-2.0 LOWER LEVEL PLAN
A-3.0 FIRST FLOOR PLAN
A-4.0 TYPICAL FLOOR PLAN
A-5.0 ROOF PLAN
A-6.0 FACADES
A-7.0 BUILDING SECTION
A-8.0 ENLARGED BATHROOM PLANS
S-1.0 LOWER LEVEL FRAMING LOCATION
S-2.0 FIRST FLOOR FRAMING LOCATION
S-3.0 2ND, 3RD & 4TH FLOOR FRAMING LOCATION
S-4.0 ROOF FRAMING LOCATION
S-5.0 BUILDING SECTION
S-7.0 ENLARGED BUILDING SECTION
A-8.1 TYPICAL DETAILS
A-8.2 FOUNDATION PLAN
A-8.3 TYPICAL DETAILS
E-1.0 ELECTRIC /LOADING FLOOR PLAN
E-2.0 ELECTRIC /LOWER LEVEL PLAN
E-3.0 ELECTRIC / FIRST FLOOR PLAN
E-4.0 ELECTRIC/TYPICAL FLOOR PLAN

ENVIRONMENTAL ASSESSMENT:

- REMOVAL OF HAZARDOUS MATERIALS, IF IDENTIFIED BY ANY ENVIRONMENTAL ASSESSMENT PERFORMED BY AN ENVIRONMENTAL ENGINEER CONTRACTED BY THE OWNER, SHALL BE COMPLETED BY WAY OF A HAZARDOUS MATERIALS REMOVAL CONTRACT EXECUTED BY THE OWNER INDEPENDENT FROM AND PRIOR TO THE DATE OF COMMENCEMENT.

2. PERMIT SUBMISSION, REVIEWS, APPROVALS & FEES

PERMIT SUBMISSION BY CONTRACTOR:

- THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR THE BUILDING PERMIT SUBMISSION, AND SHALL INCLUDE ALL REQUIRED DESIGN AND ENGINEERING DRAWINGS AND OTHER REQUIRED DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO PROVIDE FOLLOW-UP COORDINATION WITH THE LOCAL JURISDICTION, AS REQUIRED, WITH RESPECT TO BUILDING-RELATED ISSUES THAT IMPACT THE APPROVAL AND RELEASE OF THE BUILDING PERMIT.
- THE COST OF ARCHITECT/ENGINEER SIGNED/SEALED CONSTRUCTION DRAWINGS AND OTHER REQUIRED DOCUMENTS, AND TRANSMITTAL TO THE CONTRACTOR WILL BE THE OWNER'S RESPONSIBILITY.
- TIME AND MATERIAL COSTS FOR THE CONTRACTOR'S DELIVERY TO AND PICKUP FROM THE LOCAL JURISDICTION, AS APPLICABLE, WILL BE THE CONTRACTOR'S RESPONSIBILITY.

BUILDING PERMIT FEES:

- ALL BUILDING PERMIT FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, SHALL BE DUE AND PAYABLE TO THE LOCAL JURISDICTION ACCORDING TO THE LOCAL JURISDICTION'S REQUIREMENTS, AND SHALL BE INCLUDED BY THE CONTRACTOR IN THE BASE BID.

CONTRACTOR LICENSE OR LOCAL SUBCONTRACTOR PERMITS:

- IF THE CONTRACTOR OR ANY SUBCONTRACTOR IS REQUIRED BY THE STATE OR LOCAL JURISDICTION TO OBTAIN AN APPLICABLE CONTRACTOR LICENSE, OR ANY OTHER LOCAL SUBCONTRACTOR PERMITS, SO AS TO PERMIT LEGAL WORK TO BE PROVIDED FOR THIS PROJECT, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED TO SATISFY THESE JURISDICTIONAL REQUIREMENTS.
- THE COST OF ANY AND ALL CONTRACTOR LICENSE(S), SUBCONTRACTOR TRADE PERMITS, SERVICES AND INSPECTIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE BASE BID.
- THE PRINTING COST FOR DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS REQUIRED FOR ANY CONTRACTOR LICENSE(S) OR SUBCONTRACTOR TRADE PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE INCLUDED IN THE BASE BID.

FINAL CERTIFICATE OF OCCUPANCY:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCAL JURISDICTION FINAL CERTIFICATE OF OCCUPANCY, OR ITS EQUIVALENT PERMIT, SO TO ALLOW THE OWNER TO COMMENCE FULL OPERATIONS, ON OR BEFORE THE DATE OF FINAL COMPLETION.

3. SITE UTILITIES

- APPLICATIONS FOR SITE UTILITY SERVICE TO THE TENANT SPACE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER. LOCAL SITE UTILITY PROVIDERS' POINTS OF CONTACT MAY BE INCLUDED IN THE DRAWINGS FOR REFERENCE PURPOSES.
- THE CONTRACTOR SHALL COORDINATE THE ISSUANCE OF ALL LETTERS OF REQUEST FOR SITE UTILITY SERVICES WITH THE OWNER WITHOUT DELAY FOLLOWING THE AWARD OF THE CONTRACT FOR GENERAL CONSTRUCTION, SO AS TO CONFIRM SITE UTILITY SERVICES AND SCHEDULE CONNECTIONS AT THE EARLIEST POSSIBLE CALENDAR DATE.
- ALL COORDINATION OF PROVISIONS FOR THE SITE UTILITY SERVICES BY THE CONTRACTOR SHALL BE INCLUDED IN THE BASE BID. FEES DUE AND PAYABLE TO THE LOCAL UTILITY SO AS TO FACILITATE PROVISIONS FOR SITE UTILITY SERVICES WILL BE EITHER THE OWNERS RESPONSIBILITY, OR THE OWNER MAY COORDINATE WITH THE CONTRACTOR FOR PAYMENT BY THE CONTRACTOR, WITH REIMBURSEMENT BY THE OWNER TO THE CONTRACTOR AT DIRECT COST.

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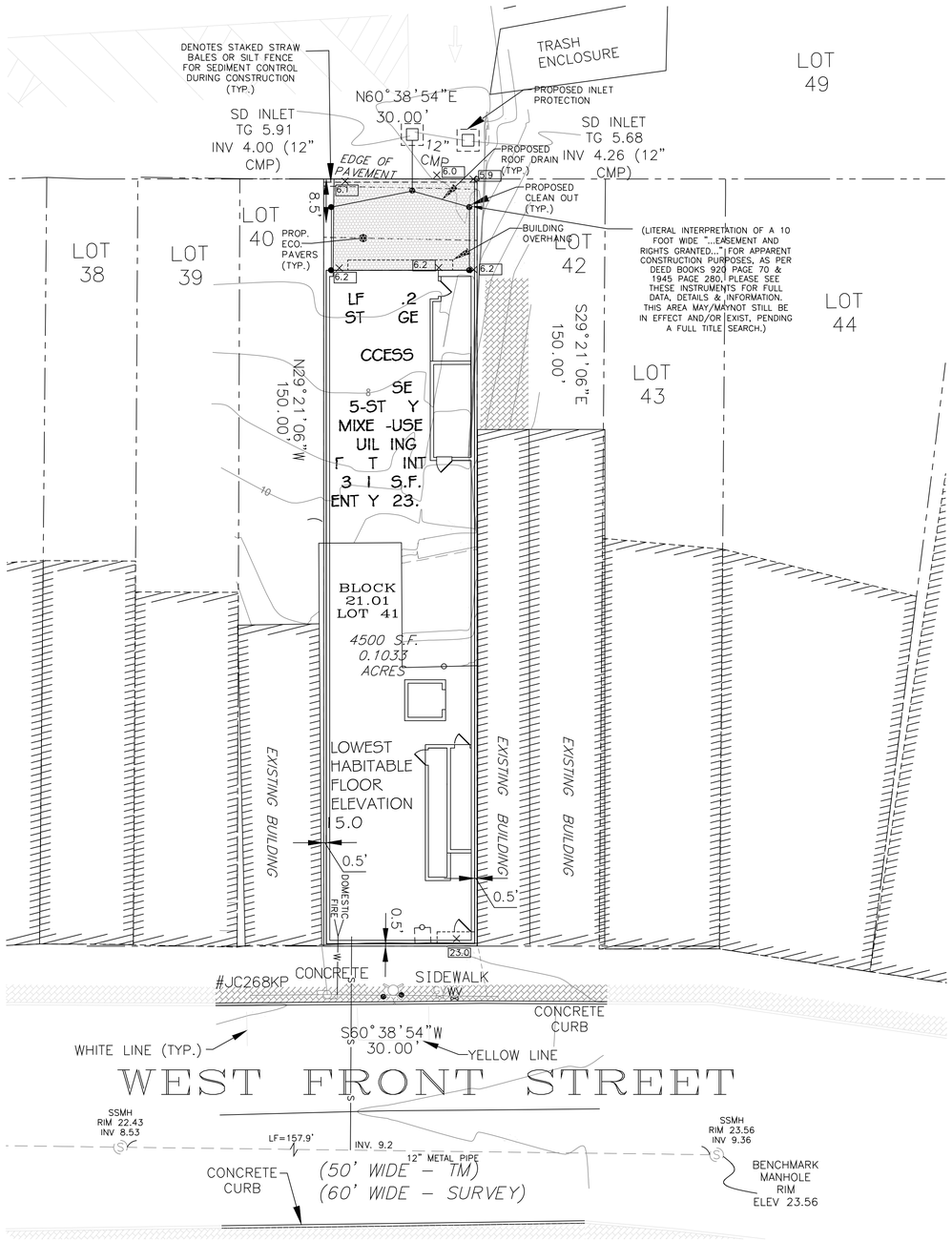

SITE PLAN SURVEY
Scale: 3/32" = 1'-0"

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MEPF ENGINEERING

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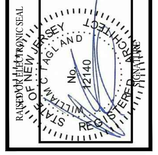

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE:	02-14-2022
REVISIONS	
⚠ REVISION NO. 1:	03-24-2022

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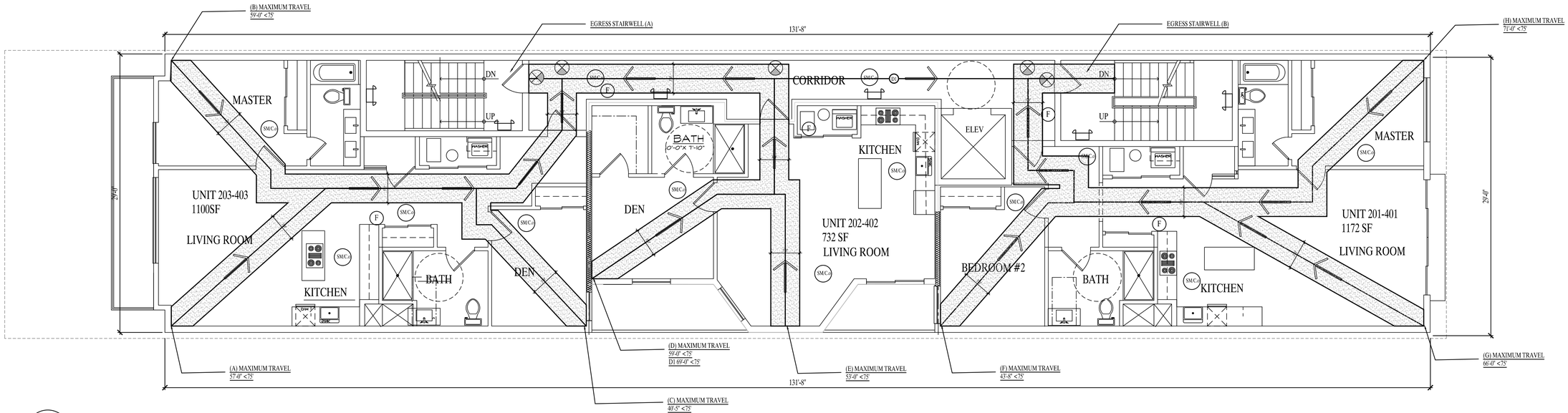
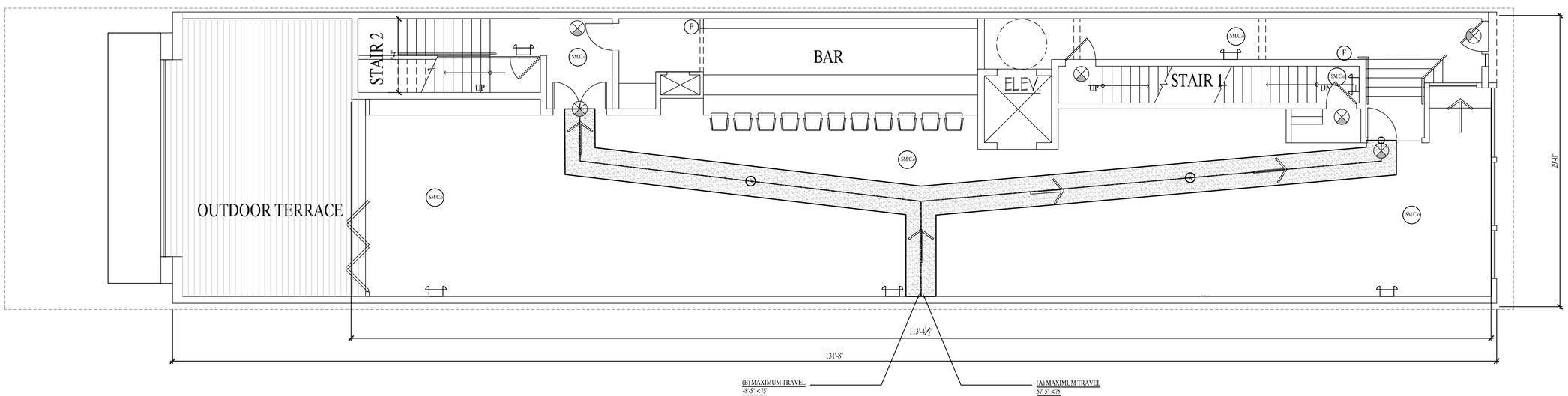


TYPICAL FLOOR 2-4 LIFE SAFETY PLAN

Scale: 3/16" = 1'-0"



TYPICAL 1ST FLOOR LIFE SAFETY PLAN

Scale: 3/16" = 1'-0"

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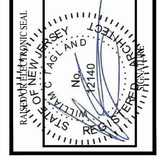

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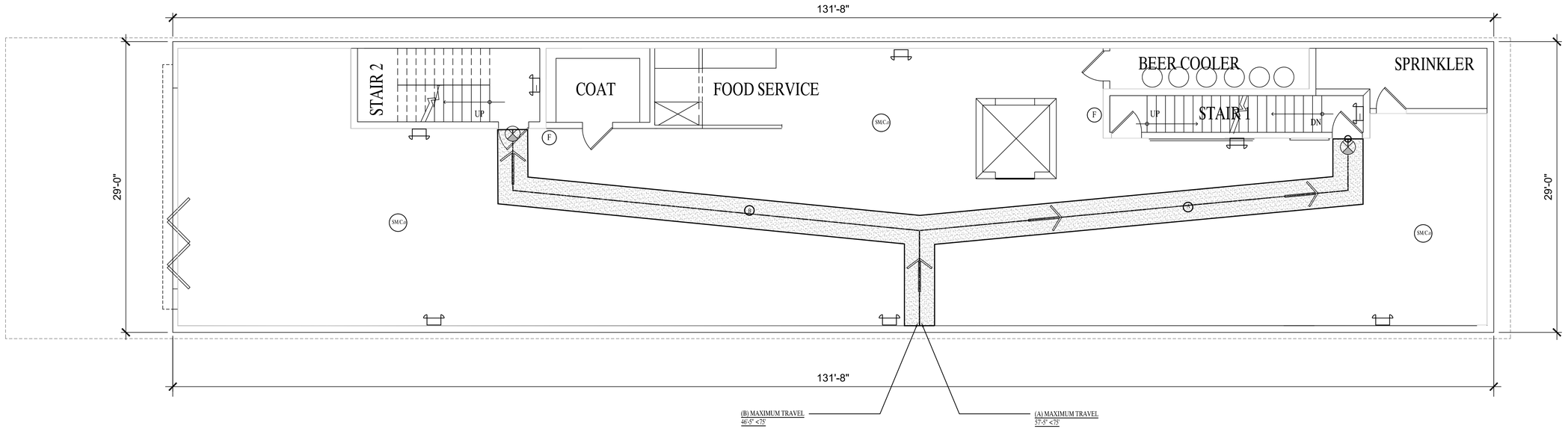
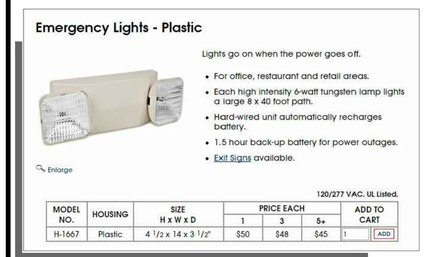


LOWER LEVEL LIFE SAFETY PLAN

Scale: 3/16" = 1'-0"



LINE DENOTES ITEMS TO REMAIN

CONSTRUCTION NOTES:

A. FOR CEILING ELEVATIONS & MATERIALS, REFER TO FLOOR PLAN & ROOM FINISH SCHEDULE, UNLESS NOTED OTHERWISE.

B. FOR WALL TYPES LEGEND, REFER TO SHEET 8.1.

C. FOR DOOR & WINDOW CASINGS COORDINATE WITH G.C.

D ALL INTERIOR WALLS TO HAVE A LEVEL 5 FINISH PAINTED.

E DRYWALL RETURN ON ALL WINDOWS AND DOORS

F G.C. TO UPDATE ALL OUTLETS TO MEET CODE

G ELECTRICAL CONTRACTOR AND ALL TRADES TO EVALUATE THE PROJECT AFTER DEMOLITION TO DETERMINE WHAT IS NEEDED TO BRING PROJECT UP TO CODE. NEW PLANS TO BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO WORK. SECURITY CONTRACTOR TO REVIEW PROJECT AND SUBMIT NEW PLANS TO BUILDING DEPT. FOR APPROVAL.

LEGEND

○ = NEW

ELECTRICAL SYMBOL LEGEND			QT
W - WEATHER PROTECTED UC - UNDER COUNTER G - GFCI CIRCUIT.		WP - WATER PROOF SHOWER AREA)	

LIGHTING

				LEVI		
F4	CEILING RECESSED LED LIGHT			GR	L.L.	IS
				57	43	
F5	4" - RECESSED CEILING LIGHT / EXHAUST FAN	P	PENDANT			1
F3	BATHROOM WALL LIGHT	F2	WALL PACK			TB
	EXIT LIGHTS	F1	2X4 RECESSED LED CEILING LIGHT			EXIT
						25

SWITCHING

$	SINGLE SWITCH	REFEI
$3	3 - WAY SWITCH	REFEI

OUTLETS

	DUPLEX OUTLET	REFEI

MISCELLANEOUS

				LEVEI		
	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS			GR	L.L.	IS

* REFER TO NFPA 101 FOR TRAVEL DISTANCES
- USE GROUP 'MIXED USE'
- OCCUPANT 1 PERSON PER 60 SQUARE FEET NET
- _____ SQ FT. DIVIDED BY 60 ALLOWS FOR __ PEOPLE MAX
- ____ SQ FT. DIVIDED BY ____ ALLOWS FOR 1 PERSON ON STORAGE LEVEL
- PROPOSED EXIT CAPACITY 36WHICH IS LESS
- THAN 170 FOR 36" DOOR(34" clear)
- EXIT CAPACITY 34 WHICH IS LESS
- THAN 170 FOR 36" DOOR(36" clear)
- ACTUAL MAX OCCUPANT LOAD FOR THIS EXIT: 32- ON MAIN FLOOR

LIFE SAFETY LEGEND PROPOSED

EM. LIGHTING WITH BATTERY BACKUP

F — FIRE EXTINGUISHER (WALL MOUNTED)

P — EXISTING FIRE ALARM PULL STATION (SEE FP-1 DRAWING)

EXIT LIGHT (WITH DIRECTION ARROW)

EXIT LIGHT/EMERGENCY LIGHTING UNIT

GENERAL NOTES:

1. REFER TO DETAIL SHEETS FOR PARTITION & INTERIOR FRAMING DETAILS

2. BUILDING IS SPRINKLERED

THESE PLANS ARE THE PROPERTY OF WILLIAM C. TAGLAND ARCHITECT INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT SHALL AUTOMATICALLY RENDER HIM/HER OF ANY RESPONSIBILITY FOR THE PROJECT. IF ANY DISCREPANCIES EXIST IN OR BETWEEN THE PLANS AND/OR SPECIFICATIONS OR IN THE INTERPRETATION OF EITHER, THE CONTRACTOR SHALL BE DEEMED TO HAVE ESTIMATED THE MORE EXPENSIVE METHOD OF CONSTRUCTION UNLESS HE ASKS FOR AND OBTAINS A DECISION ABOUT THE MATTER BEFORE SUBMITTING HIS BID. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. ANY DRAWING OR DETAIL NOT CONSISTENT WITH THE REST OF THE DRAWINGS SHALL BE DISREGARDED AS IF NOT SHOWN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR INCONSISTENCIES IN THE DRAWINGS OR SPECIFICATIONS. ANY CONFLICTS OR INCONSISTENCIES NOT SO REPORTED SHALL BE RESOLVED IN THE MANNER DEEMED MOST FAVORABLE TO THE OWNER AS DETERMINED BY THE ARCHITECT. COPYRIGHT © 2022 WILLIAM C. TAGLAND ARCHITECT INC.

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STATE OF NEW JERSEY — WILLIAM C. TAGLAND — No. 21140 — REGISTERED ARCHITECT — PROFESSIONAL SEAL

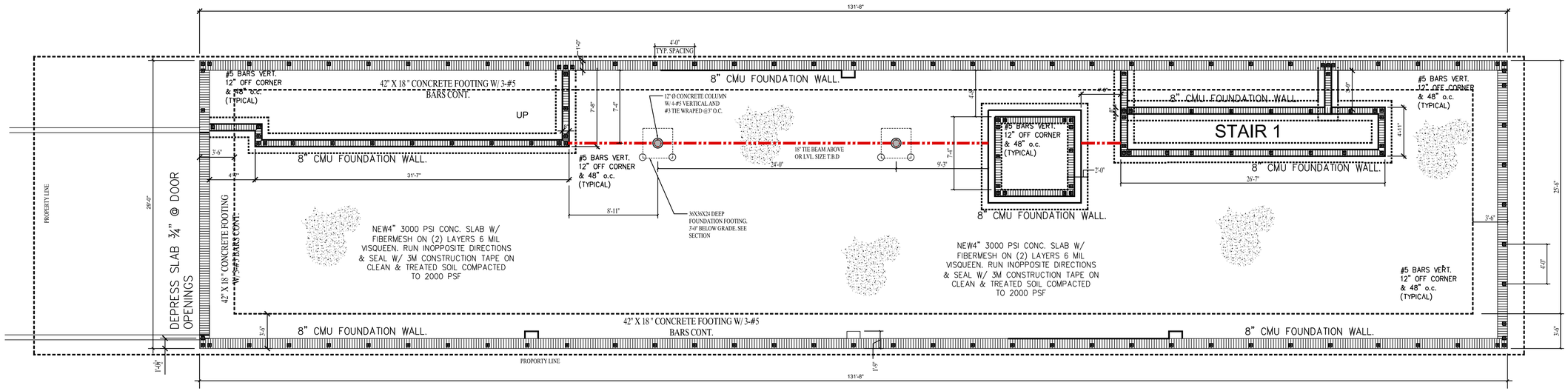
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE : 02-14-2022
REVISIONS
⚠ REVISION NO. 1: 03-24-2022

WTA 21042

SHEET NO.
LSF-2.0

PERMIT REVIEW



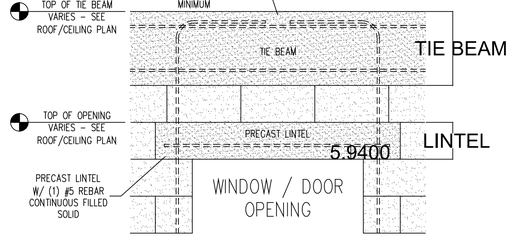
FOUNDATION PLAN AND DETAILS

Scale: 3/16" = 1'-0"

NOTE: CONTRACTOR SHALL COMMENCE CONSTRUCTION ALONG THE LOWER NORTHERLY SIDE OF THE PROPERTY LINE. FOUNDATIONS AND EXCAVATION SHEL BY COMPLETED ON A MAXIMUM OF 20 FOOT INTERVALS. CONTRACTOR SHALL CONFIRM THE CONDITION OF THE ADJACENT FOUNDATIONS OF THE BUILDINGS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL PROVIDE A SHORING PLAN FOR THE ARCHITECT AND OWNER TO REVIEW. IF ANY UNFORESEEN CONDITIONS SHALL RISE, CONSTRUCTION SHALL BE ALTERED UNTIL SUCH A TIME THAT THE ARCHITECT AND OWNER ARE ADVISED.

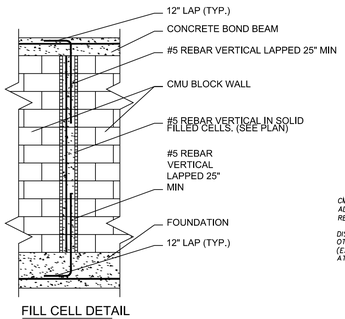
NOTE: ANY UNFORESEEN CONDITIONS DURING CONSTRUCTION TO ENSURE THE WALLS AND FOUNDATION BE ADDRESSED AS CONSTRUCTION AND DEMOLITION START AT THE SAME TIME.

FINAL SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. DOB TO DIFFER TO SUBMITTAL.



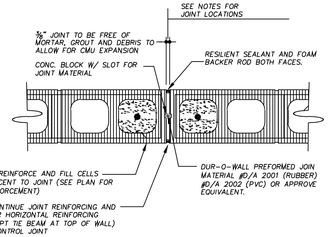
LINTEL DETAIL

SCALE: N.T.S.



FILL CELL DETAIL

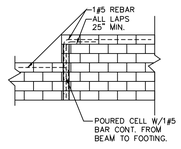
SCALE: NTS



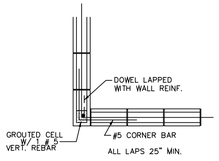
CONTROL JOINT DETAIL MASONRY WALL

SCALE: NTS

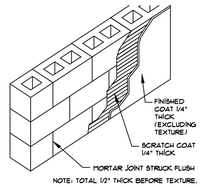
NOTES:
1. COORDINATE LOCATION OF CMU CONTROL JOINTS WITH CONCRETE WALL AND STUCCO CONTROL JOINTS WHERE POSSIBLE.
2. BLOCK CONTROL JOINTS SHALL BE LOCATED AT A SPACING OF NO MORE THAN 25 FEET BETWEEN JOINTS AND NO MORE THAN 12 FEET FROM A BUILDING CORNER.
3. CONTROL JOINTS SHALL BE LOCATED AT CHANGES IN WALL HEIGHTS & CHANGES IN WALL THICKNESS.
4. CONTROL JOINTS ADJACENT TO WALL OPENINGS SHALL BE NO CLOSER THAN 8" TO THE OPENING. DEPENDING ON THE OPENING WIDTH, THE JOINT MAY NEED TO BE FURTHER AWAY SO THAT MULTIPLE REINFORCED CELLS CAN BE LOCATED BETWEEN THE CONTROL JOINT AND THE WALL OPENING. FOR OPENINGS OVER 4 FEET IN WIDTH, CONSULT WITH THE ENGINEER FOR JOINT LOCATIONS NEXT TO WALL OPENINGS
5. SEE THE ARCHITECTURAL DRAWINGS FOR JOINT LOCATIONS. IF THE ARCHITECTURAL DRAWINGS CONFLICT WITH THE ABOVE REQUIREMENTS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE CONSULTED BY THE CONTRACTOR.
6. BLOCK WALL JOINTS THAT LINE UP WITH FLOOR & ROOF EXPANSION JOINTS SHALL BE DETAILED ESPECIALLY TO ALLOW A HIGHER MAGNITUDE OF MOVEMENT THAN THIS CONTROL JOINT DETAIL WILL ALLOW. DO NOT USE THIS DETAIL AT THESE EXPANSION JOINTS.



STEP DOWN TIE BEAM

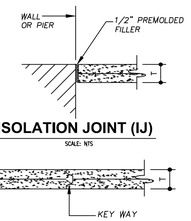


CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT



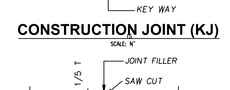
NOTE: TOTAL 1/2" THICK BEFORE TEXTURE.

1. WALLS TO BE INSPECTED FOR MISALIGNMENT, AND FAVORABLE SURFACE CONDITIONS - NO LOOSE DEBRIS.
2. MIX PLASTER: USE CLEAN MASON SEND FREE FROM IMPURITIES.
3. MOISTEN BLOCK WALL TO SLOW ABSORPTION.
4. APPLY SCRATCH COAT FILLING ALL VOIDS AND LEVELING WITHIN 1/8".
5. STUCCO EXT. FINISH TO GO MINIMUM 4" BELOW GRADE.
6. KEEP CONSISTENT TEXTURE ON FINISH COAT.
7. SAND FLOATED FINISH AT LANAI AREA AND SCREEN ENCLOSURE.
8. ALL WOOD TO BLOCK CONNECTIONS (JOINTS) TO CAULKED WITH VULKUH * NP-1 URETHANE OR EQUIVALENT CAULK W/ BACKER ROD WHERE APPLICABLE.
9. STUCCO CONTRACTOR TO APPLY 6" REEL IN STICK OVER CONNECTION (JOINTS) AND UNDER HOUSE WRAP ABOVE.
10. PRIOR TO STUCCO ALL WOOD TO BLOCK IN DOORS AND WINDOWS, SGD TO BE CAULKED WITH VULKUH * NP-1 URETHANE OR EQUIVALENT CAULK.



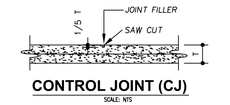
ISOLATION JOINT (IJ)

SCALE: NTS



CONSTRUCTION JOINT (KJ)

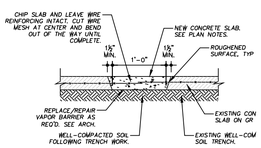
SCALE: N'



CONTROL JOINT (CJ)

SCALE: NTS

SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE. (4 TO 16 HOURS AFTER POUR)



TRENCH REPAIR DETAIL

SCALE: NTS

1. CONCRETE TO BE 4000 PSI MINIMUM.
2. STEEL REINFORCING BARS, ASTM 615, GRADE 40, MIN.SPLICE LAP OF 25".
3. STEEL COVERAGE:
   FOOTINGS AND SLABS(AGAINST EARTH), 3 INCHES.
4. CONCRETE MASONRY UNITS SHALL CONFORM WITH ASTM C-90 HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, TYPE 1 GRADE 1, NORMAL WEIGHT, 8"X8"X16".
5. MORTAR SHALL CONFORM WITH ASTM C-91 FOR MASONRY CEMENT AND ASTM C-150 FOR PORTLAND CEMENT. MORTAR SHALL BE TYPE 'M'.
   CONTRACTOR SHALL VERIFY ADEQUATE SOIL CONDITIONS BEFORE COMMENCING WORK(2500 PSF MINIMUM BEARING CAPACITY REQUIRED).
   FOR WOOD FRAME CONSTRUCTION, USE #2 SOUTHERN YELLOW PINE ALL EXTERIOR & INTERIOR BEARING WALLS / ROOF FRAMING MEMBERS.

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RAISON M. TAGLAND PROFESSIONAL SEAL. STATE OF NEW JERSEY. No. 12140. REGISTERED ARCHITECT

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
REVISIONS	
⚠ REVISION NO. 1:	03-24-2022

WTA 21042

SHEET NO.

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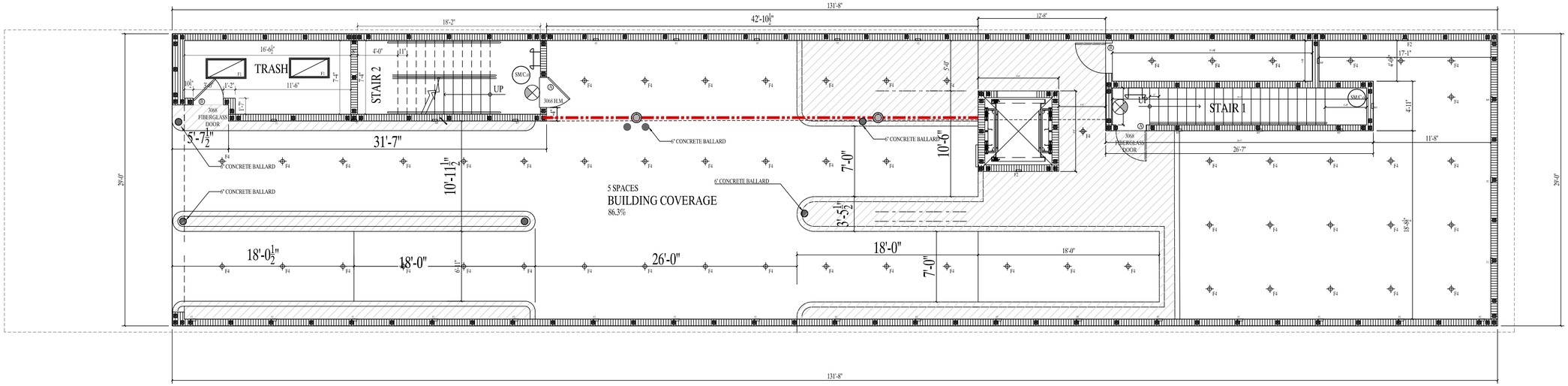
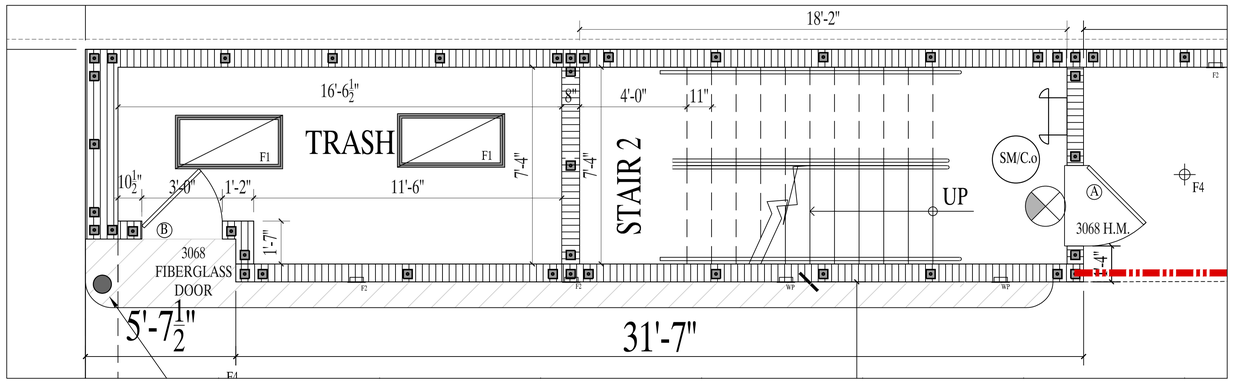


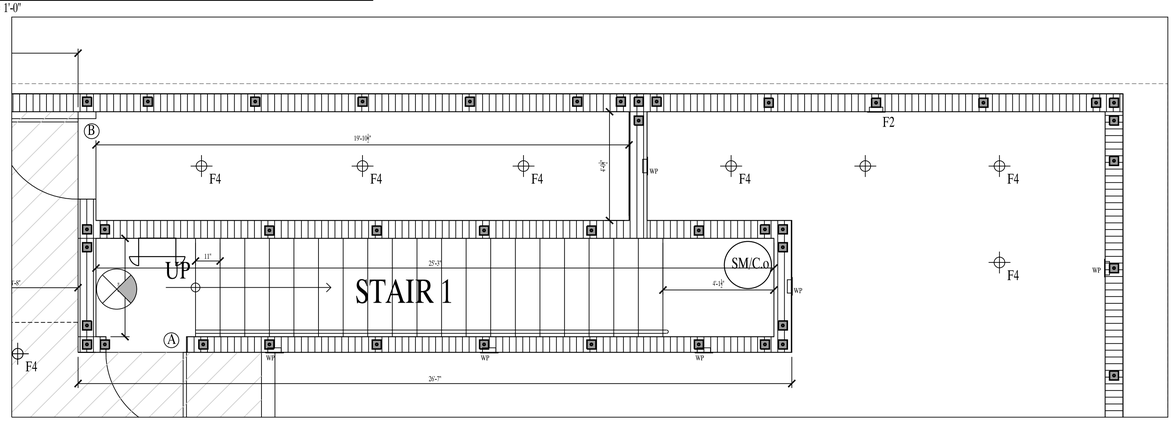
LOADING FLOOR PLAN

Scale: 3/16" = 1'-0"



ENLARGED LOADING FLOOR STAIR PLAN 2

Scale: 3/8" = 1'-0"



ENLARGED LOADING FLOOR STAIR PLAN 1

Scale: 3/8" = 1'-0"

LOADING LEVEL DOOR SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
Ⓐ	3'-0" X 7'-0"	1HR FIBERGLASS RATED DOOR	HOLLOW WOOD FRAME TBD	TBD
Ⓑ	3'-0" X 7'-0"	FIBERGLASS METAL DOOR	HOLLOW WOOD FRAME TBD	TBD

GENERAL CONTRACTOR NOTES:

1. CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM & REFERENCE THE IBC BUILDING CODE, 2020 ED.
2. THESE DRAWINGS ARE NOT TO BE RESCALED.
3. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
4. SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE, DIMENSIONS SHOWN TAKE PRECEDENCE.
5. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
7. NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECT'S APPROVAL.
8. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ AGENT ACCESS TO THE SITE AND ALL WORK.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION AND/OR FABRICATION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
12. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN FOR THAT APPLICATION (SEE MANUFACTURER'S SPECIFICATIONS & DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS.
13. ALL WORKMANSHIP & MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR, & SHALL CONFORM TO THE LATEST FBC NEC, NFPA, AND ADA STATED ON ALL SHEETS.
14. OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND MAY NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS. FINISHES TO INCLUDE BUT ARE NOT LIMITED TO: TRIM MOULDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT & CEILING TEXTURE, AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
15. ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL, & PLUMBING WORK, & ANY SHOP DRAWINGS PROVIDED.
16. CONTRACTOR TO REPAIR EXIST. CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, REINFORCEMENT AND TEXTURE AS NECESSARY.
17. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
18. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, PLANS AND SPECS. SUBMITTED HEREWITH COMPLY WITH THE LATEST FBC (2020) NEC, NFPA AND ADA AT THE TIME OF PLAN PREPARATIONS. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
19. CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE A/H BTU APPLIANCES (IF REQUIRED), AND PROPERLY LOCATE UNIT(S) UP IN 2nd FLOOR ROOF ATTIC (SEE PLAN FOR A/H VERTICAL CHASE SHOOTS).
20. NO HANDICAP PARKING RAMPS ARE NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
21. SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TERMINOLOGY SPECIFIC TO EACH PLAN SHEET.

OWNER / CONSULTANT DECLARATION:

" FOR REVIEW PURPOSES ONLY -
PRELIMINARY NOT FOR CONSTRUCTION"

NOTE: THESE PLANS & SPECIFICATIONS ARE FOR REVIEW PURPOSES ONLY, AND AS PER THE DATE LISTED ABOVE ARE SPECIFICALLY PREPARED FOR OWNER / CLIENT, CONSULTANT, DESIGNER, CONTRACTOR, SUBCONTRACTOR, ETC. REVIEW ONLY.

WALL LEGEND

DEMOLITION
BLOCK WALL
EXISTING WALL
NEW FRAME WALL
DASHED LINE DENOTES ITEMS TO BE REMOVED

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RAISED SEAL OF NEW JERSEY LICENSED ARCHITECT WILLIAM C. TAGLAND No. 12140 REGISTERED ARCHITECT

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
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⚠ REVISION NO. 1:	03-24-2022

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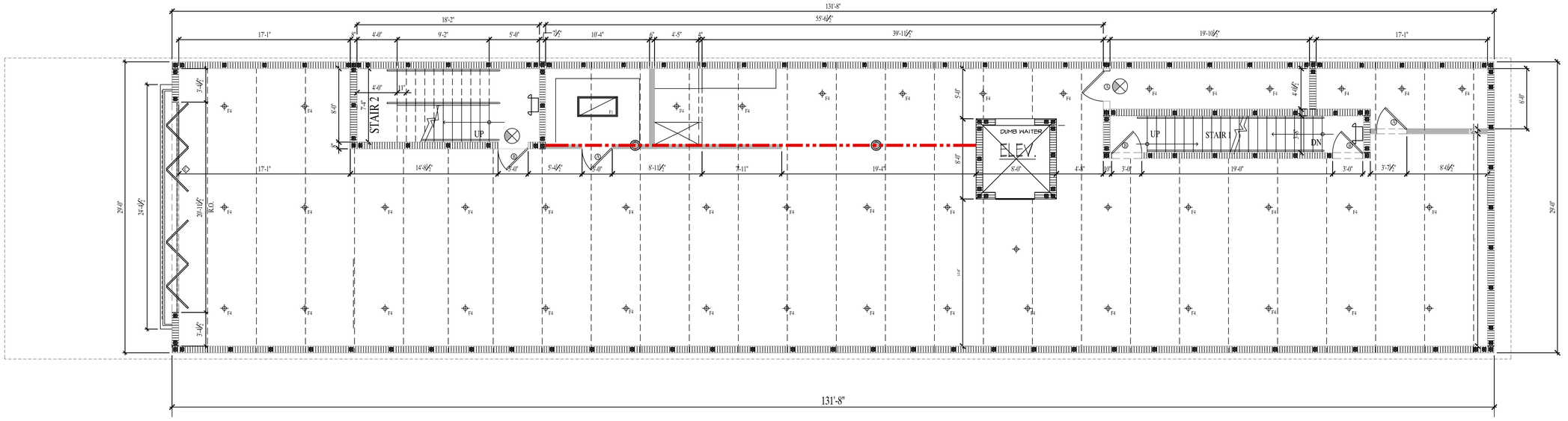


TENANT READY SPACE LOWER LEVEL FLOOR PLAN

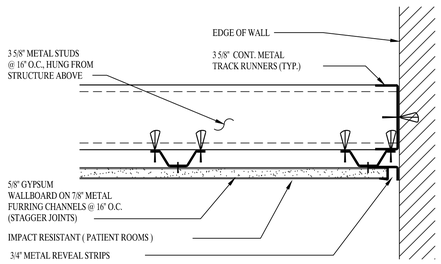
Scale: 3/16" = 1'-0"

LOWER LEVEL WINDOW SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
1	20'-11" X 9'-4"	BI-FOLDING PANEL	HOLLOW METAL FRAME TBD	TBD

LOWER LEVEL DOOR SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
A	3'-0" X 7'-0"	INTERIOR HOLLOW WOOD DOOR	HOLLOW WOOD FRAME TBD	TBD
B	3'-0" X 7'-0"	1 HR, FIBERGLASS	HOLLOW METAL FRAME TBD	TBD



1 / E1.0 TYP. GYP. BD CEILING DETAIL

SCALE: 3" = 1'-0"

LEGEND

○ = NEW

ELECTRICAL SYMBOL LEGEND	QUANTITY
W - WEATHER PROTECTED UC - UNDER COUNTER G - GFCI CIRCUIT.	WP - WATER PROOF SHOWER AREA)

LIGHTING

		LEVELS				TOTAL
		GR	L.L.	1ST	2-4	
F4	CEILING RECESSED LED LIGHT	57	43	32	196	398
F5	4" - RECESSED CEILING LIGHT / EXHAUST FAN	P PENDANT		15	6	
F3	BATHROOM WALL LIGHT	F2	WALL PACK	TBD	72	
	EXIT LIGHTS	F1	2X4 RECESSED LED CEILING LIGHT	EXIT	2X4	
				25	4	

SWITCHING

$	SINGLE SWITCH	REFER TO ELEC
$3	3 - WAY SWITCH	REFER TO ELEC

OUTLETS

	DUPLEX OUTLET	REFER TO ELEC

MISCELLANEOUS	LEVELS				TOTAL
	GR	L.L.	1ST	2-4	
CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT, TYPICAL. * COMBINATION LIGHT				8	24
SM/C.O SMOKE / CARBON MONOXIDE SENSOR : HARDWIRED TO ALARM SYSTEM	2	3	6	41	52
EM. LIGHTING WITH BATTERY BACKUP	2	8	6	18	34

GENERAL CONTRACTOR NOTES:

1. CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM & REFERENCE THE IBC BUILDING CODE, 2020 ED.
2. THESE DRAWINGS ARE NOT TO BE RESCALED.
3. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
4. SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE, DIMENSIONS SHOWN TAKE PRECEDENCE.
5. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
7. NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECTS APPROVAL.
8. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ AGENT ACCESS TO THE SITE AND ALL WORK.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION AND/OR FABRICATION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
12. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN FOR THAT APPLICATION (SEE MANUFACTURER'S SPECIFICATIONS & DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS.
13. ALL WORKMANSHIP & MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. & SHALL CONFORM TO THE LATEST FBC NEC, NFPA, AND ADA STATED ON ALL SHEETS.
14. OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND MAY NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS. FINISHES TO INCLUDE BUT ARE NOT LIMITED TO; TRIM MOULDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT & CEILING TEXTURE, AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
15. ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL, & PLUMBING WORK, & ANY SHOP DRAWINGS PROVIDED.
16. CONTRACTOR TO REPAIR EXIST. CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, REINFORCEMENT AND TEXTURE AS NECESSARY.
17. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
18. TO THE BEST OF THE ARCHITECTS KNOWLEDGE, PLANS AND SPECS. SUBMITTED HEREWITH COMPLY WITH THE LATEST FBC (2020) NEC, NFPA AND ADA AT THE TIME OF PLAN PREPARATIONS. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
19. CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE A/H BTU APPLIANCES (IF REQUIRED), AND PROPERLY LOCATE UNIT(S) UP IN 2nd FLOOR ROOF ATTIC (SEE PLAN FOR A/H VERTICAL CHASE SHOOTS)
20. NO HANDICAP PARKING RAMPS ARE NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
21. SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TERMINOLOGY SPECIFIC TO EACH PLAN SHEET.

OWNER / CONSULTANT DECLARATION:

" FOR REVIEW PURPOSES ONLY - PRELIMINARY NOT FOR CONSTRUCTION"

NOTE: THESE PLANS & SPECIFICATIONS ARE FOR REVIEW PURPOSES ONLY, AND AS PER THE DATE LISTED ABOVE ARE SPECIFICALLY PREPARED FOR OWNER / CLIENT, CONSULTANT, DESIGNER, CONTRACTOR, SUBCONTRACTOR, ETC. REVIEW ONLY.

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RAISED SEAL ELECTRONIC SEAL
STATE OF NEW JERSEY WILLIAM C. TAGLAND No. 12140 REGISTERED ARCHITECT

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
REVISIONS	
⚠ REVISION NO. 1:	03-24-2022

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SHEET NO.

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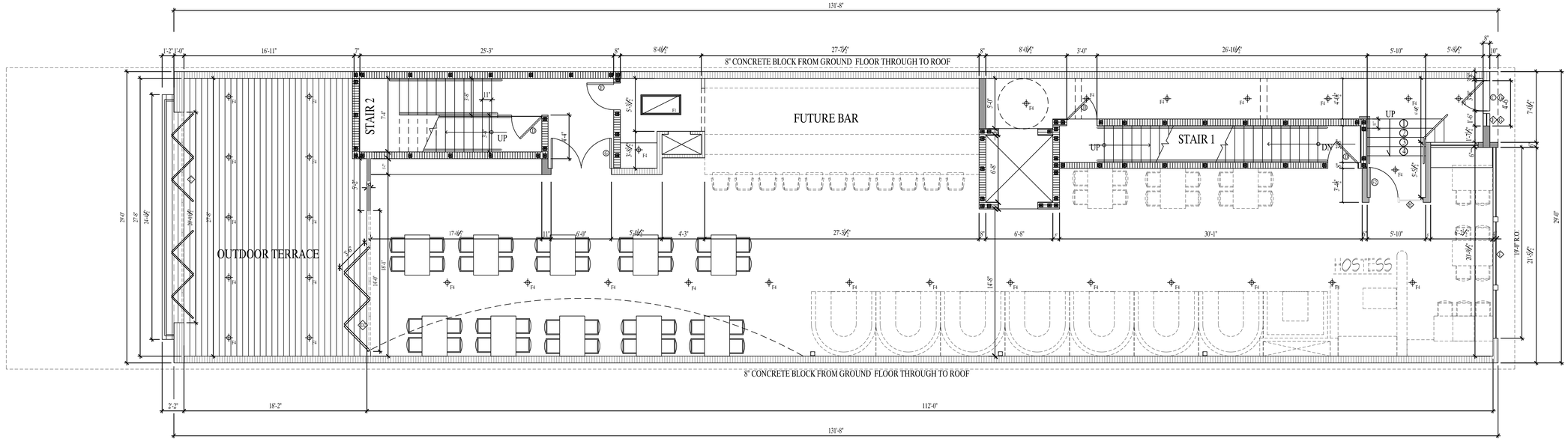
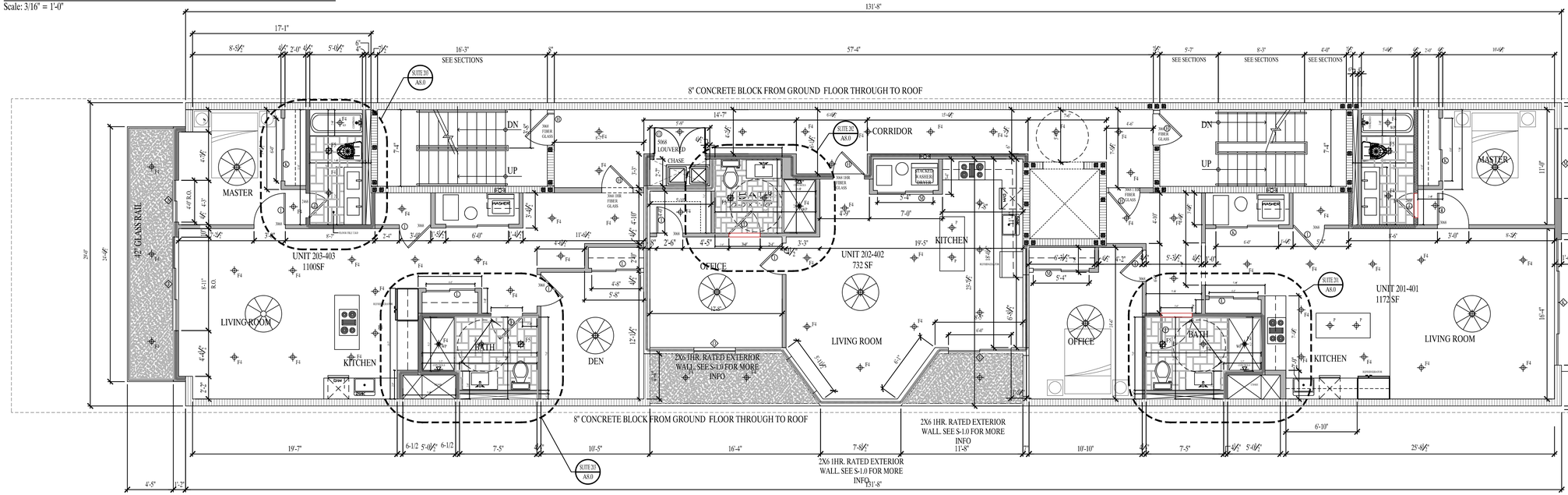


TENANT READY SPACE FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"



UNIT LEVEL 2ND, 3RD & 4TH FLOOR

Scale: 3/16" = 1'-0"

STOREFRONT INFORMATION

STORE FRONT NOTE:
Supply lowest cost of all provided quotes and install:
2 1/2 x 5 Clear anodized Ykk Impact storefornt material for 9/16" glass
1 (one) 3070 Clear anodized Ykk 35HL Medium stile Impact door
Door frames to be without transoms
Doors to have surface mounted closers, offset pivots, sweeps, 9/16' glass stops, Adams Rite dead locks, Ykk push/pulls, & 10" bottom rails
1 5/16" Clear Low E insulated impact glass with .090 interlayer

FIRST FLOOR WINDOW SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
A	20'-11" X 8'-0"	BI-FOLDING (3'-0" PANELS)	HOLLOW METAL FRAME TBD	TBD
A1	14'-0" X 8'-0"	(4) 3'-0" STORE FRONT EXT GLASS. IMPACT BI-FOLDING RATED PANEL	HOLLOW METAL FRAME TBD	TBD
E	19'-0" X 7'-0"	STORE FRONT FIXED	HOLLOW METAL FRAME TBD	NA
F	1'-6" X 8'-10"	STORE FRONT FIXED	HOLLOW METAL FRAME TBD	NA
G	4'-6" X 3'-0"	TRANSOM FIXED	HOLLOW METAL FRAME TBD	NA
H	5'-0" X 5'-8"	VISION FIXED	HOLLOW METAL FRAME TBD	NA

FIRST FLOOR DOOR SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
C	3'-0" X 8'-0"	STORE FRONT EXT GLASS. IMPACT RATED	HOLLOW METAL FRAME TBD	TBD
D	3'-0" X 8'-0"	1 HR FIBERGLASS W/ SELF CLOSER	HOLLOW METAL FRAME TBD	TBD
E	3'-0" X 8'-0"	INTERIOR	HOLLOW WOOD FRAME TBD	TBD
F	2'-8" X 8'-0"	INTERIOR	HOLLOW WOOD FRAME TBD	TBD
FE	3'-0" X 8'-0"	INTERIOR STORE FRONT. IMPACT RATED GLASS W/ SELF CLOSER	HOLLOW WOOD FRAME TBD	TBD
G	6'-0" X 7'-0"	STORE FRONT EXT GLASS. IMPACT RATED	HOLLOW WOOD FRAME TBD	TBD

SECOND FLOOR WINDOW SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
1	4'-4" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
2	9'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
3	12'-0" X 7'-0"	SLIDING PANEL DOOR	HOLLOW METAL FRAME TBD	TBD
4	6'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
4A	6'-8" X 5'-2"	DOUBLE HUNG	HOLLOW METAL FRAME TBD	TBD
5	4'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
6	3'-0" X 5'-2"	DOUBLE HUNG	HOLLOW METAL FRAME TBD	TBD

SECOND FLOOR DOOR SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
H	3'-0" X 6'-8"	1 HR FIBERGLASS	HOLLOW METAL FRAME TBD	TBD
I	3'-0" X 6'-8"	HOLLOW CORE INTERIOR	HOLLOW WOOD FRAME TBD	TBD
J	2'-6" X 6'-8"	HOLLOW CORE INTERIOR	HOLLOW WOOD FRAME TBD	TBD
K	6'-0" X 6'-8"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
L	4'-8" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
M	5'-4" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
N	4'-0" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
O	5'-0" X 6'-8"	LOUVERED DOOR	HOLLOW WOOD FRAME TBD	TBD

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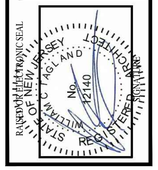

PROPOSED MIXED USE BUILDING
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31 WEST FRONT ST.
KEYPORT, NJ

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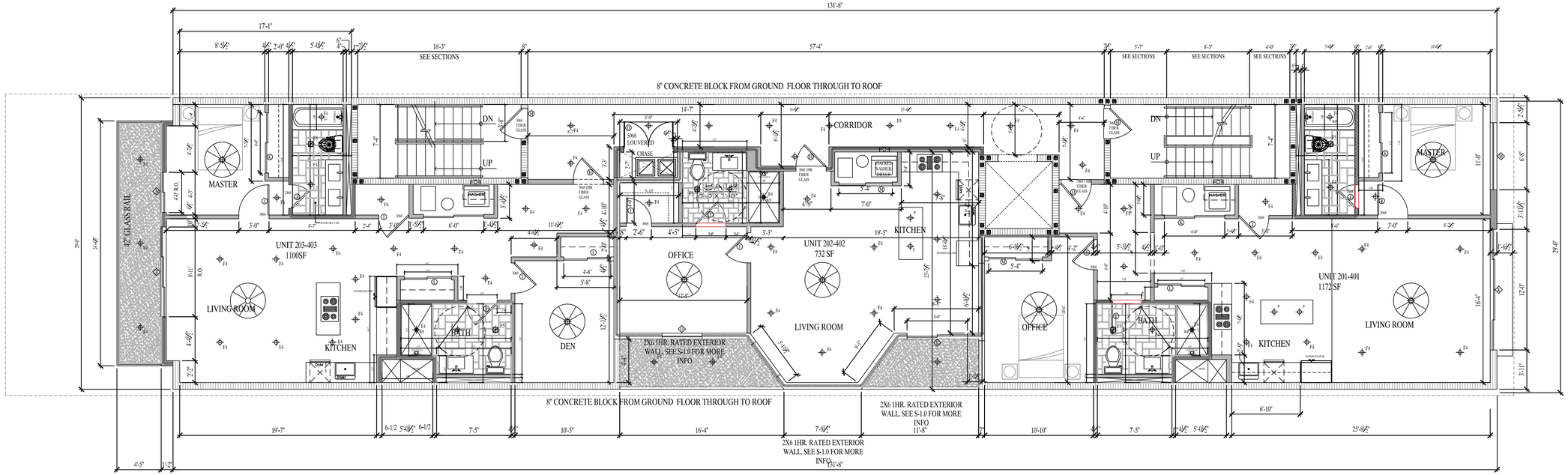

2ND - 4TH FLOOR PLAN

Scale: 3/16" = 1'-0"

SECOND FLOOR WINDOW SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
A	4'-4" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
A	9'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
K	12'-0" X 7'-0"	SLIDING PANEL DOOR	HOLLOW METAL FRAME TBD	TBD
A	6'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
W	6'-8" X 5'-2"	DOUBLE HUNG	HOLLOW METAL FRAME TBD	TBD
N	4'-0" X 7'-0"	SLIDING PANEL	HOLLOW METAL FRAME TBD	TBD
O	3'-0" X 5'-2"	DOUBLE HUNG	HOLLOW METAL FRAME TBD	TBD

SECOND FLOOR DOOR SCHEDULE

LETTER	SIZE	TYPE	FRAME	HARDWARE
B	3'-0" X 6'-8"	1 HR FIBERGLASS	HOLLOW METAL FRAME TBD	TBD
I	3'-0" X 6'-8"	HOLLOW CORE INTERIOR	HOLLOW WOOD FRAME TBD	TBD
J	2'-6" X 6'-8"	HOLLOW CORE INTERIOR	HOLLOW WOOD FRAME TBD	TBD
K	6'-0" X 6'-8"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
L	4'-8" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
M	5'-4" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
N	4'-0" X 8'-0"	CLOSET SLIDER	HOLLOW WOOD FRAME TBD	TBD
O	5'-0" X 6'-8"	LOUVERED DOOR	HOLLOW WOOD FRAME TBD	TBD

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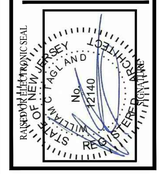

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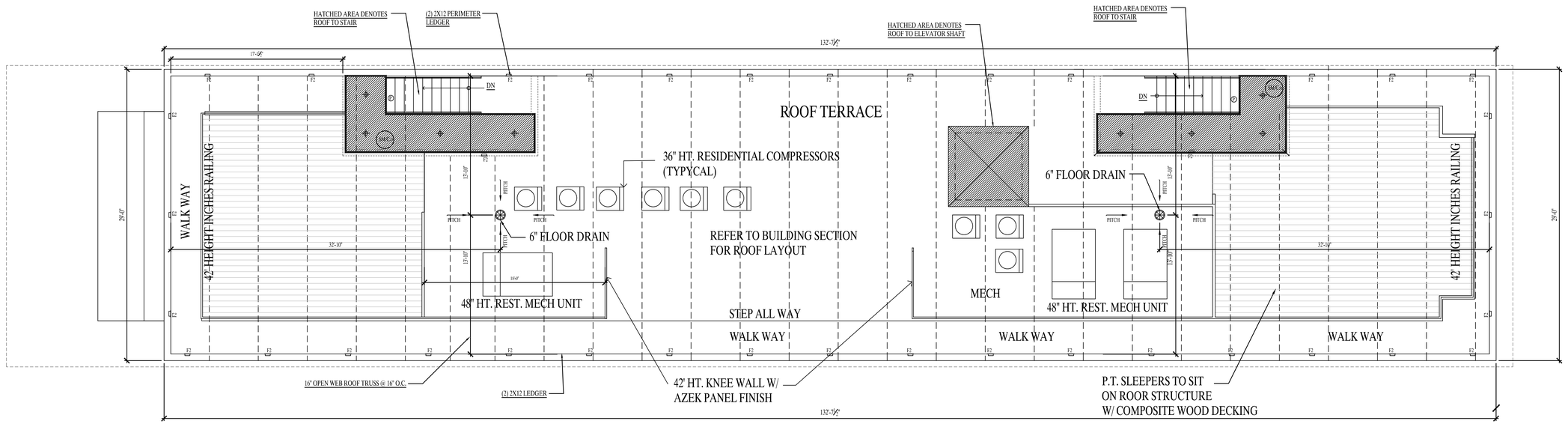

ROOF PLAN

Scale: 3/16" = 1'-0"

ROOF DOOR SCHEDULE

QUANTITY	LETTER	SIZE	TYPE	FRAME	HARDWARE
2	Ⓟ	3'-0" X 8'-0"	1 HR FIBERGLASS	HOLLOW METAL FRAME TBD	TBD

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RAISED SEAL ELECTRONIC SEAL
STATE OF NEW JERSEY WILLIAM C. TAGLAND No. 12140 REGISTERED ARCHITECT

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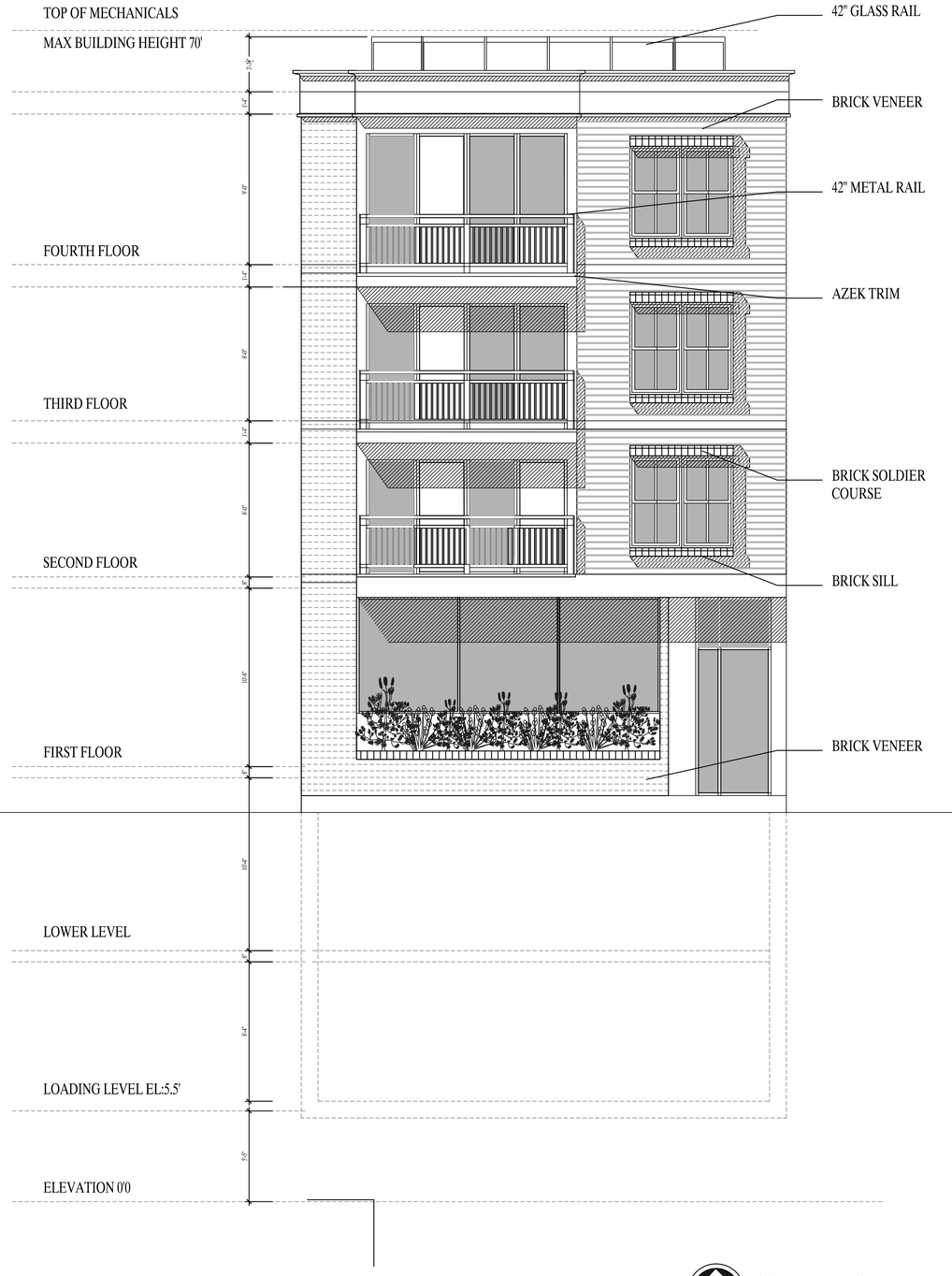
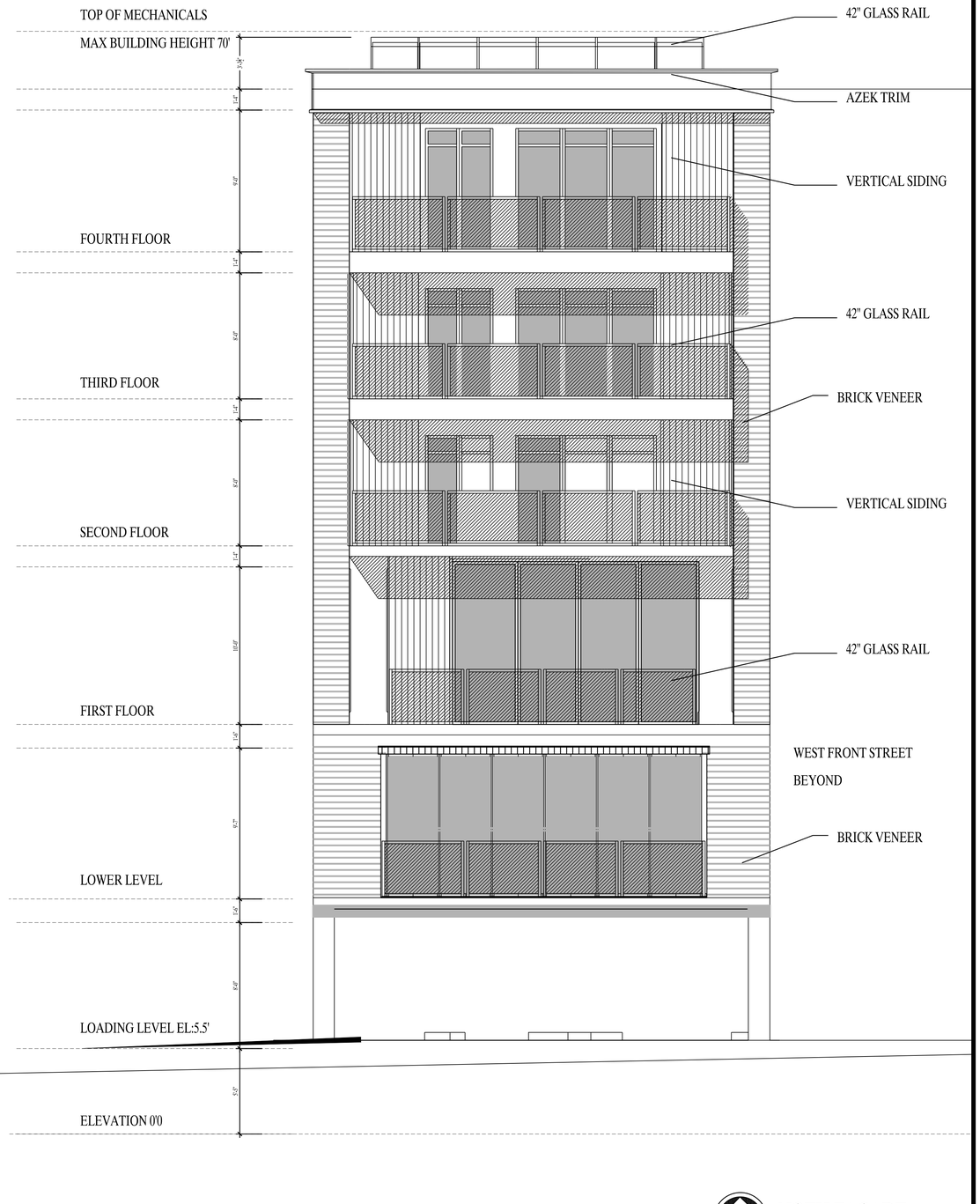


SOUTH FACADE
Scale: 1/4" = 1'-0"



NOTH FACADE
Scale: 1/4" = 1'-0"

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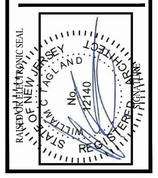


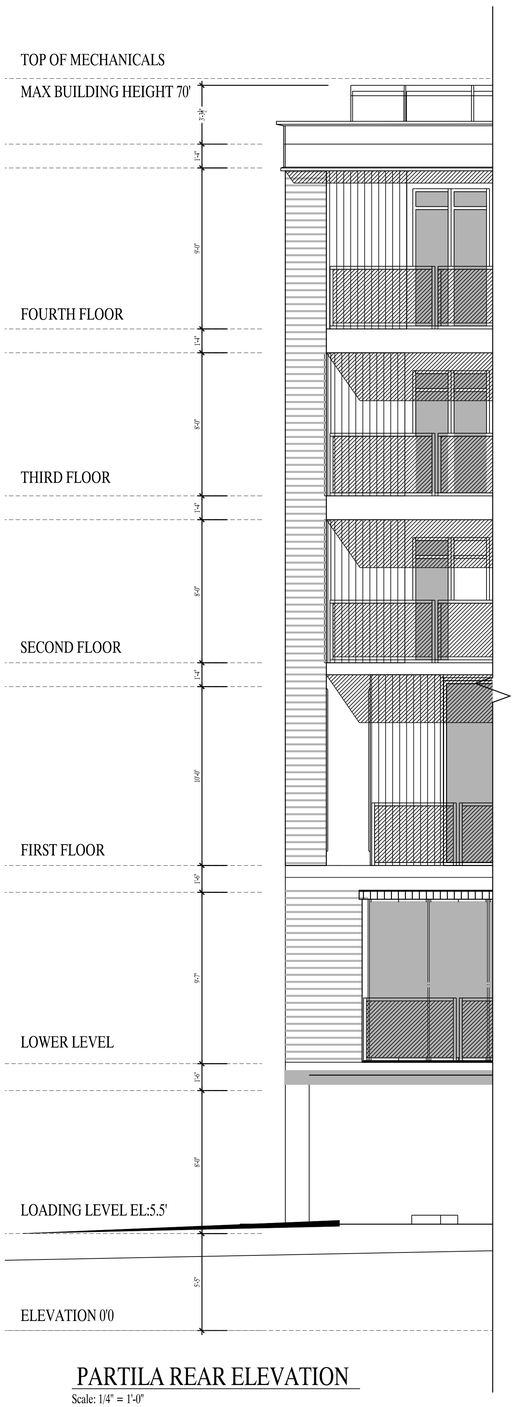
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE : 02-14-2022
REVISIONS
⚠ REVISION NO. 1: 03-24-2022

WTA 21042

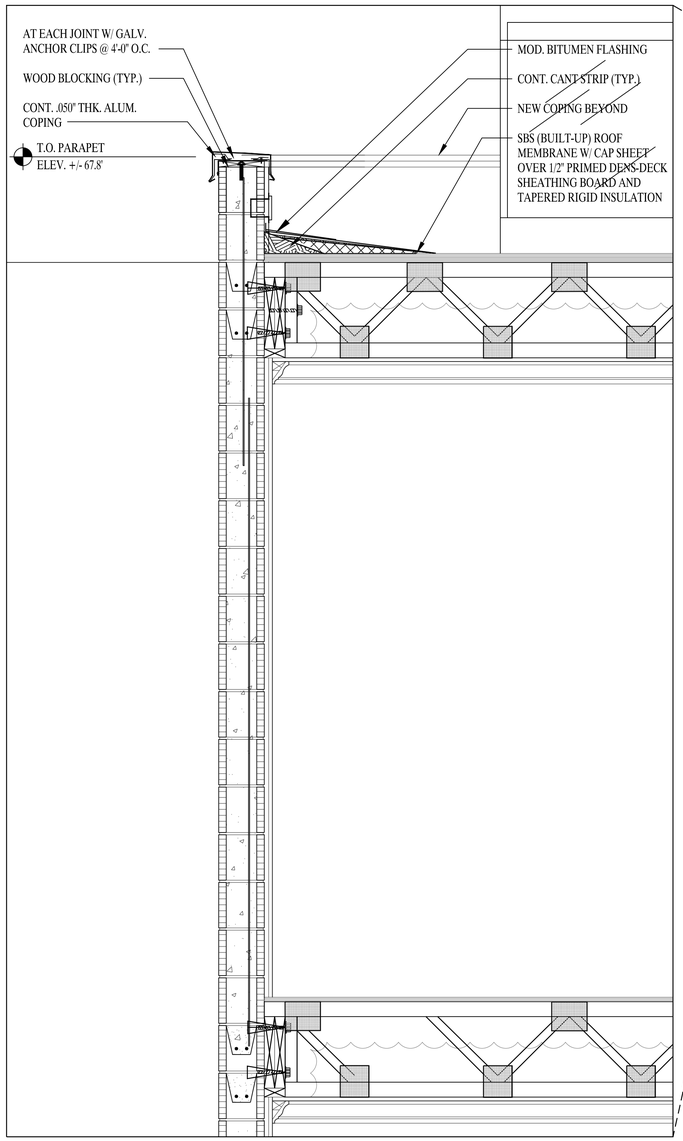
SHEET NO.
A-6.0

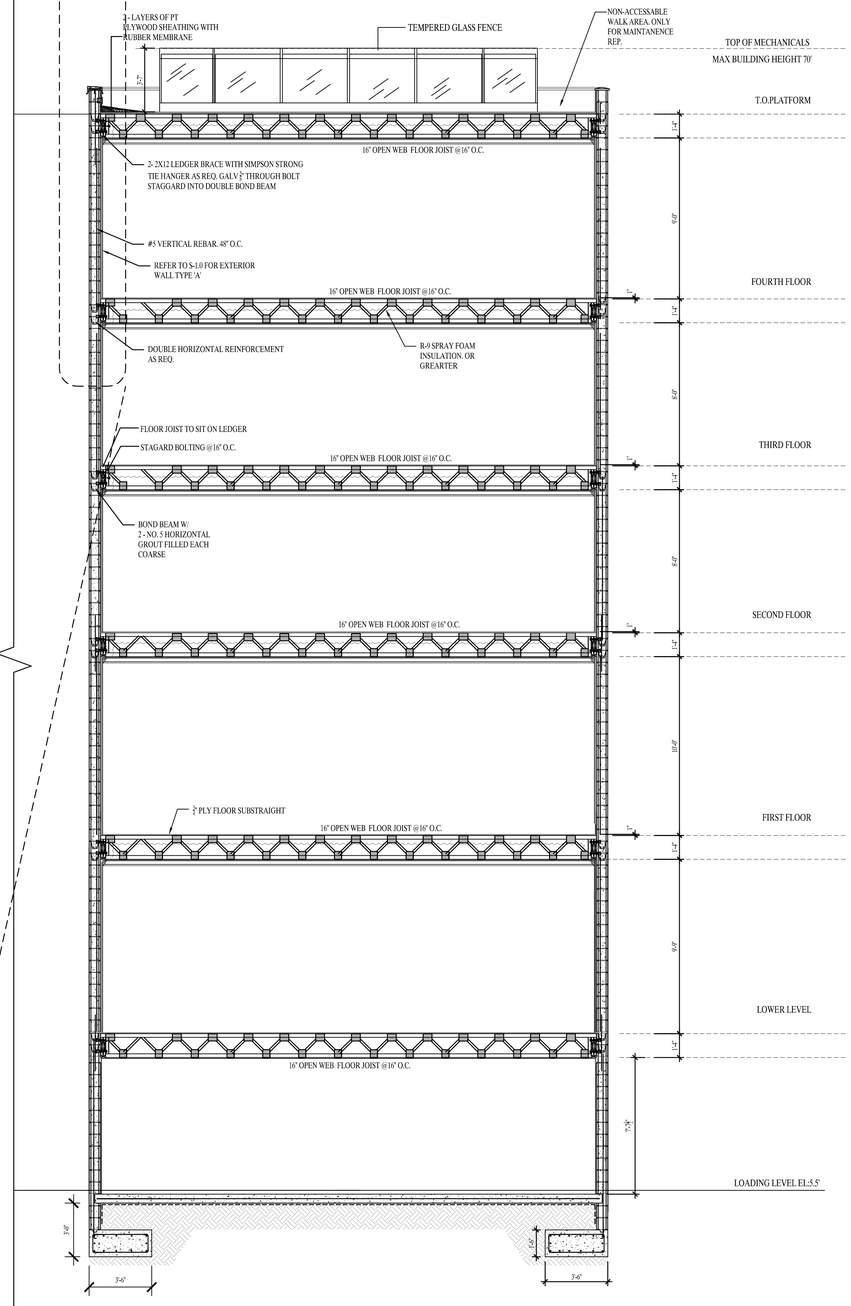
PERMIT REVIEW



PARTILA REAR ELEVATION

Scale: 1/4" = 1'-0"





BUILDING SECTION

Scale: 1/4" = 1'-0"

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RAISED SEAL NOT REQUIRED
STATE OF NEW JERSEY
WILLIAM C. TAGLAND
NO. 21140
REGISTERED ARCHITECT

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
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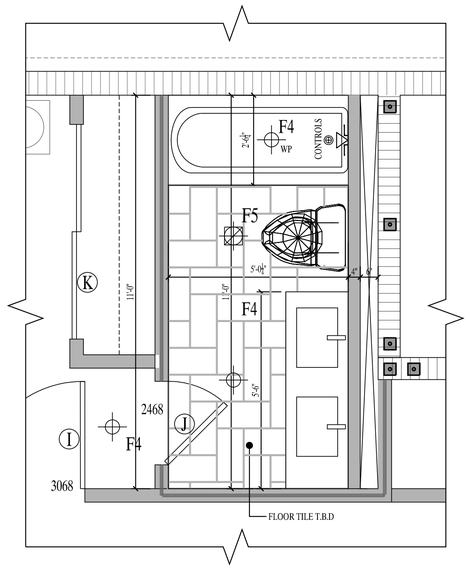
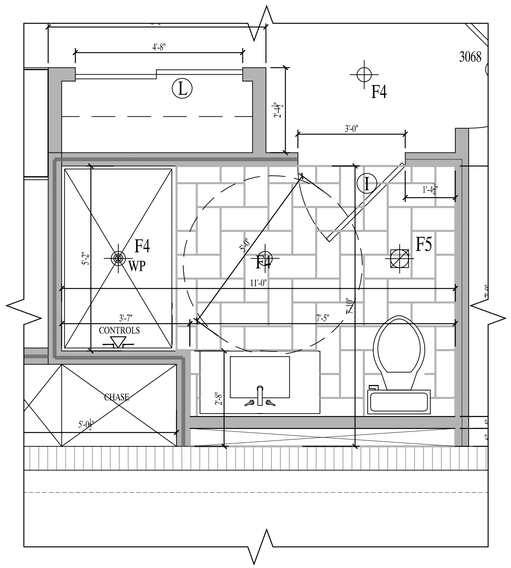
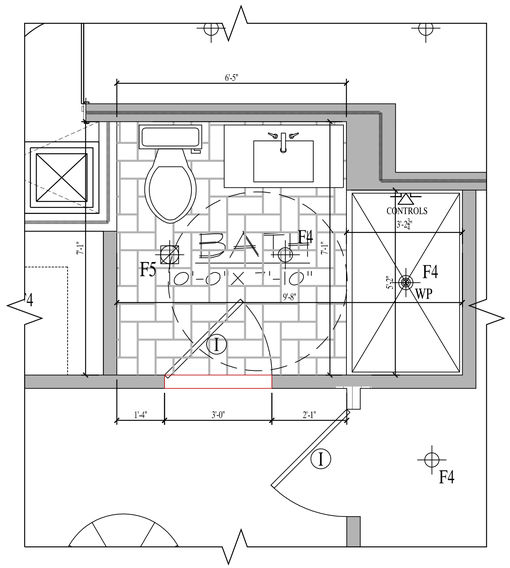


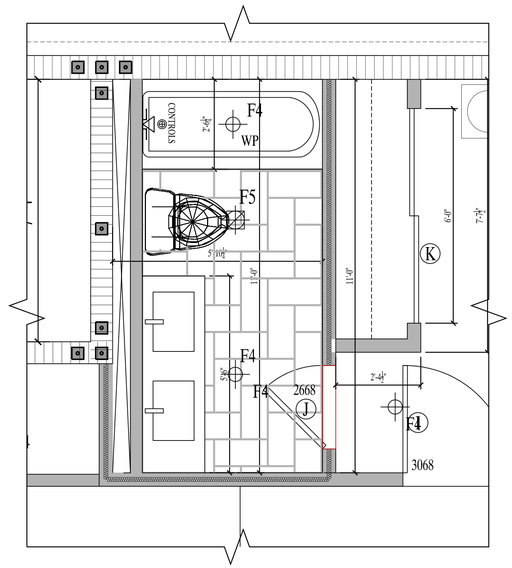
SUITE 203 MASTER BATHROOM
Scale: 1/2" = 1'-0"



SUITE 203 COMMON BATHROOM
Scale: 1/2" = 1'-0"

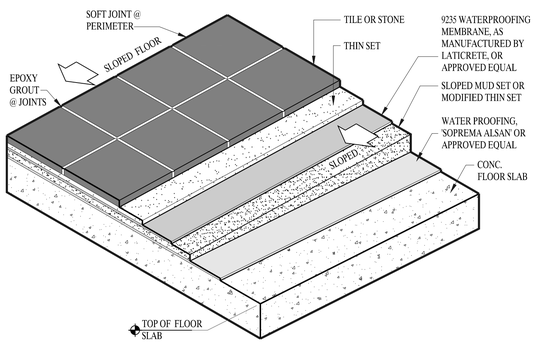


SUITE 202 BATHROOM
Scale: 1/2" = 1'-0"

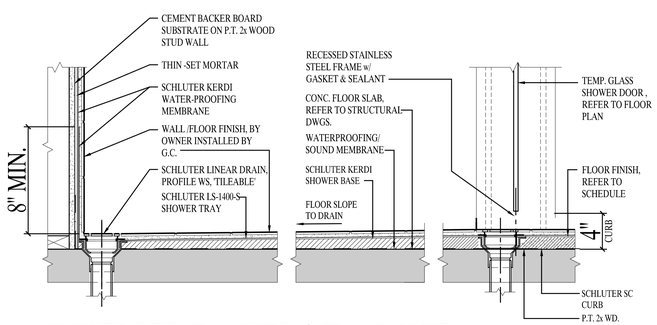


SUITE 201 MASTER BATHROOM
Scale: 1/2" = 1'-0" (OPPOSITE - SIMILAR TO SUITE 203)

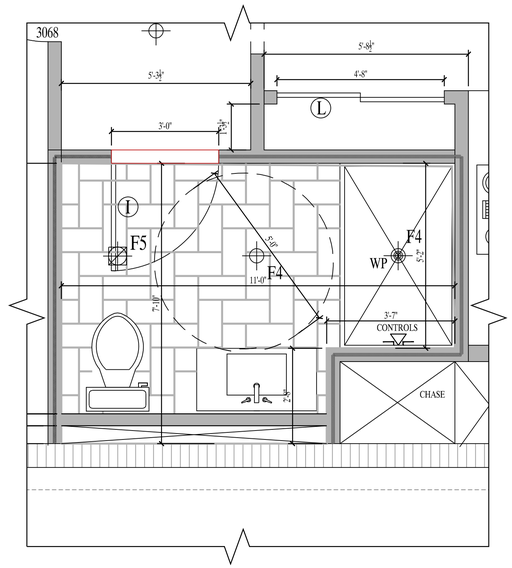
ADD ALT - OPTION FOR WALK IN SHOWER



6 A-1.3 WATERPROOFING DETAIL ISOMETRIC
Scale: NOT TO SCALE



7 A-1.3 SHOWER DETAIL w/ CURB @ FLOOR JOIST
Scale: 1-1/2" = 1'-0"



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Scale: 1/2" = 1'-0" (OPPOSITE - SIMILAR TO SUITE 203)

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RAISED SEAL

PROPOSED MIXED USE BUILDING
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KEYPORT, NJ

ISSUE DATE :	02-14-2022
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⚠ REVISION NO. 1:	03-24-2022

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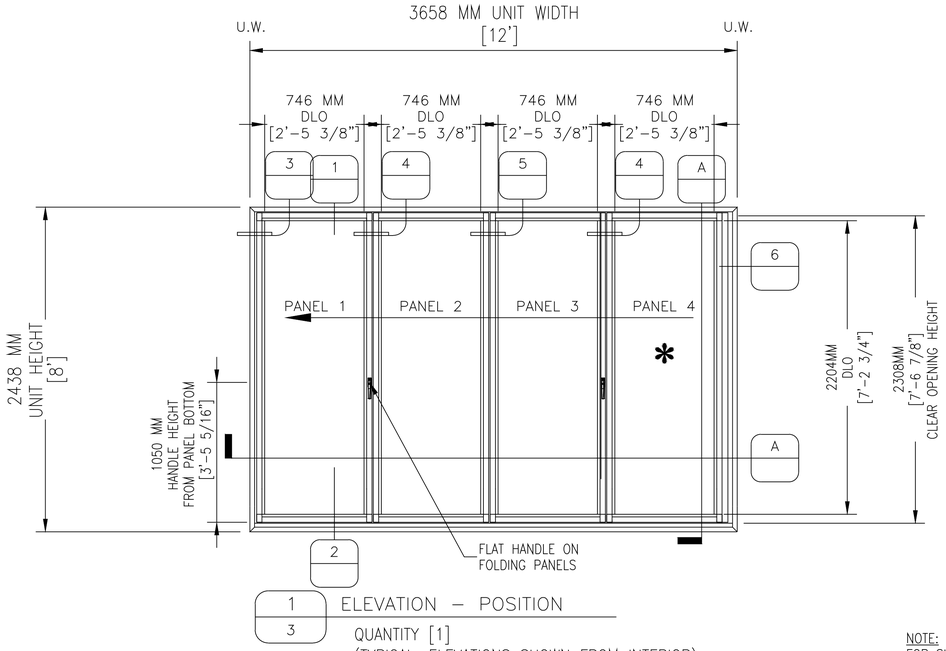


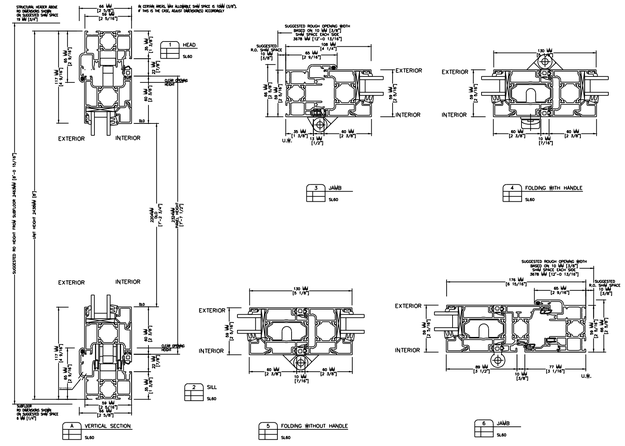
1/3 ELEVATION – POSITION

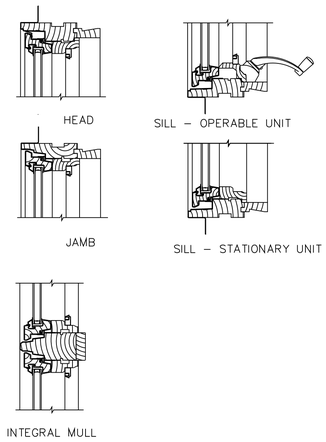
QUANTITY [1]
(TYPICAL: ELEVATIONS SHOWN FROM INTERIOR)

NANA WALL SL60 FOLDING SYSTEM (ALU)
CONFIGURATION: INWARD 4 LEFT
SILL TYPE: HIGHER WEATHER PERFORMANCE SILL
MOUNT OPTION: FLOOR

* FIRST PANEL OPEN

NOTE:
FOR SUGGESTED ROUGH OPENING DIMENSION PLEASE SEE FRAME SECTION DETAILS ON FOLLOWING DETAIL SHEET
THESE DRAWINGS ARE BASED ON A UNIT HEIGHT OF 8' AND UNIT WIDTH IN INCREMENTS OF 3' FOR EACH PANEL. THE PURPOSE IS ONLY TO SHOW RELEVANT CROSS SECTION DETAILS AND VARIOUS DIMENSIONS APPLICABLE ONLY FOR THIS SPECIFIC UNIT SIZE. IF DRAWINGS FOR OTHER UNIT SIZES ARE DESIRED, PLEASE CONTACT NANAWALL.
PLEASE SEE DETAILS TAB FOR CROSS SECTIONS OF HEAD, SILL AND SIDE JAMB

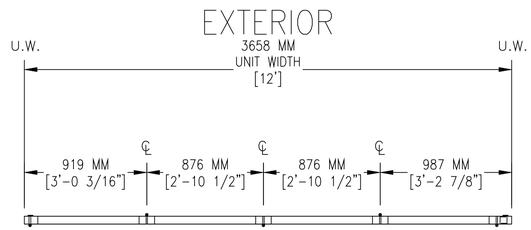




WINDOW DETAILS

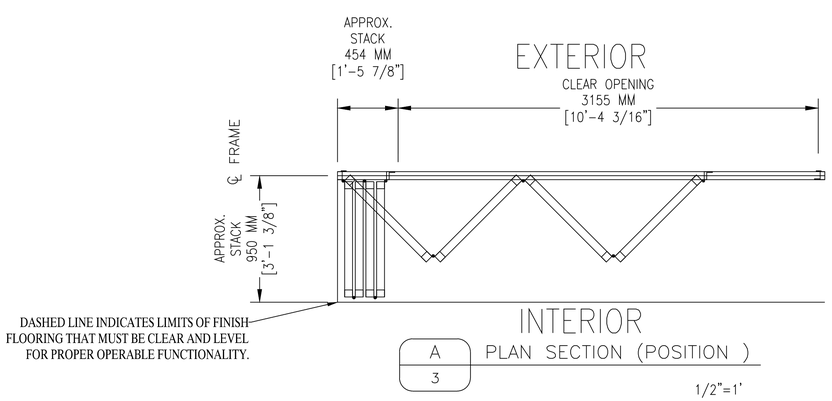
SCALE: 3"=1'-0"

EXTERIOR



PANELS CLOSED

INTERIOR



PANELS OPEN

A/3 PLAN SECTION (POSITION)

1/2"=1'

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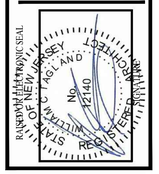

PROPOSED MIXED USE BUILDING
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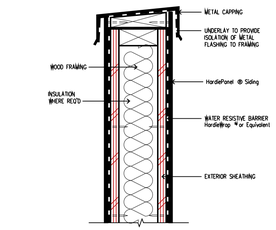
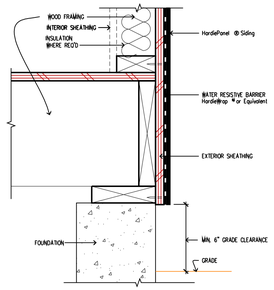


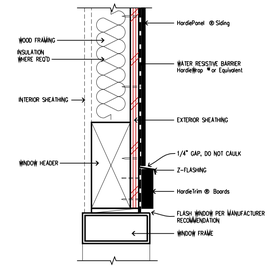
9 PARAPET

SCALE: 3"=1'-0"



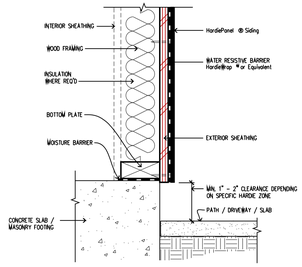
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



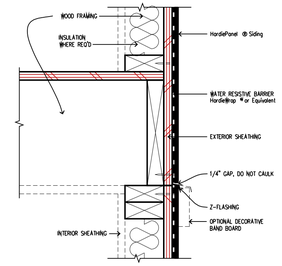
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



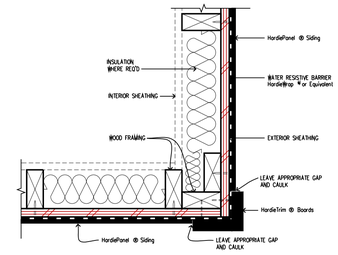
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

SCALE: 1/2"=1'-0"



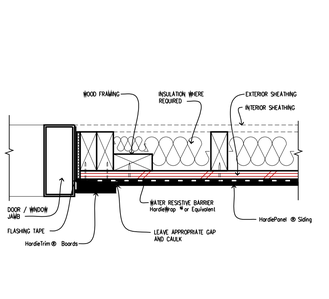
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



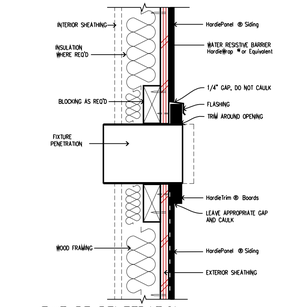
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



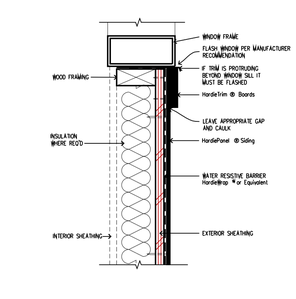
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



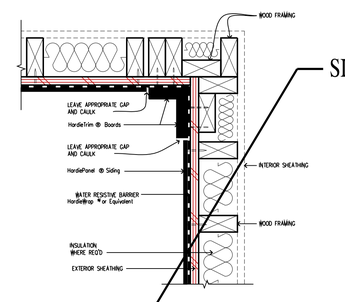
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



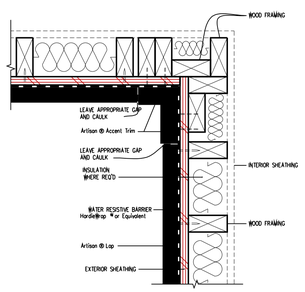
4 WINDOW SILL

SCALE: 3"=1'-0"



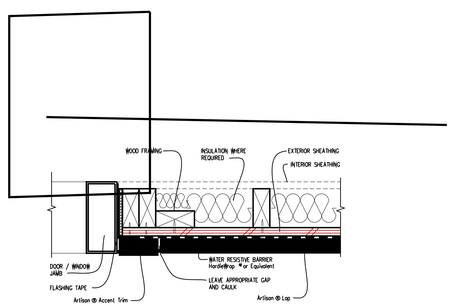
1 INSIDE CORNER

SCALE: 3"=1'-0"



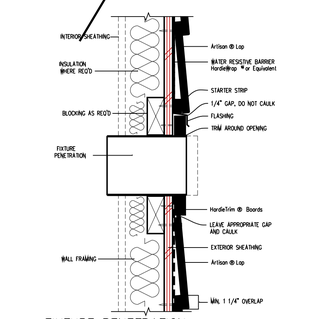
1 INSIDE CORNER

SCALE: 3"=1'-0"



10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



7 FIXTURE PENETRATION

SCALE: 3"=1'-0"

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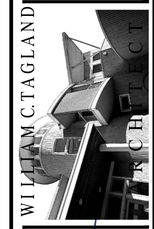

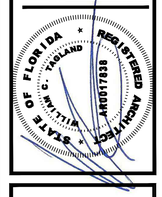

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
REVISIONS	

WTA 21042

SHEET NO.

A-8.2

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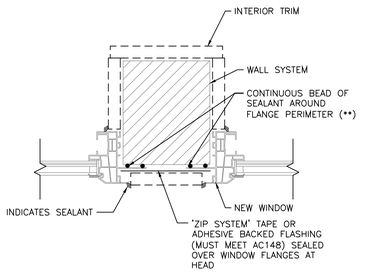
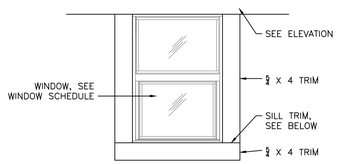
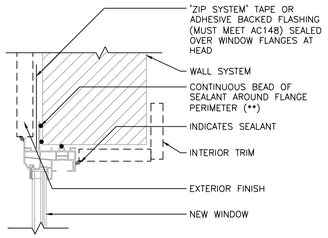


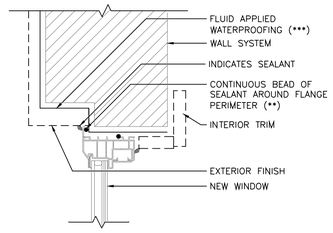
1 TYPICAL MULLION WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"



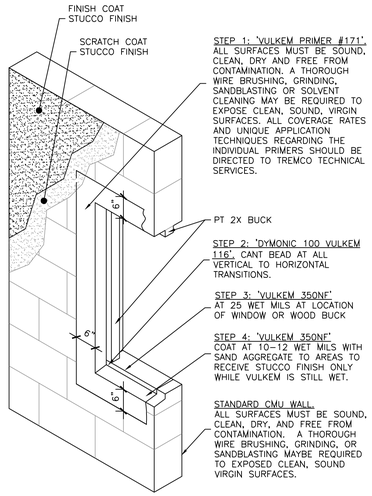
2 TYPICAL EXTERIOR WINDOW TRIM DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"



3 TYPICAL HEAD WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"

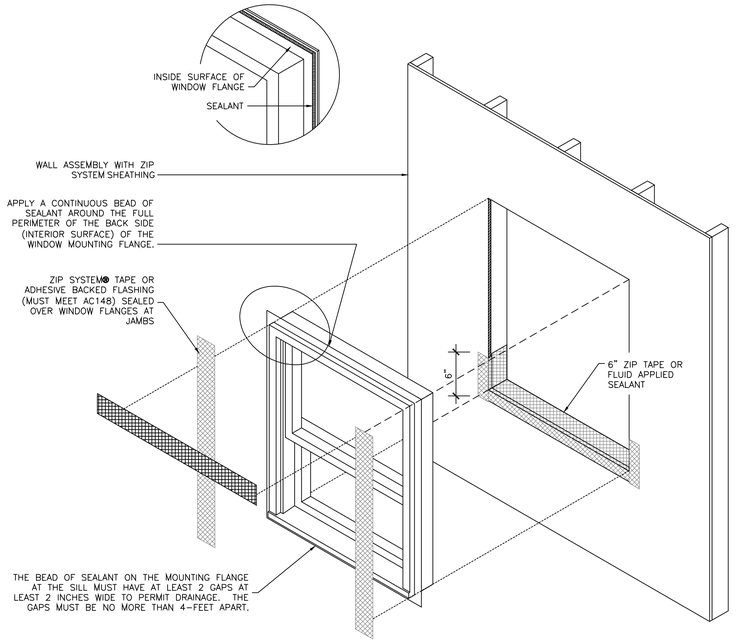


4 TYPICAL HEAD WATERPROOFING DETAIL IN CMU WALL
SCALE: 3" = 1'-0"



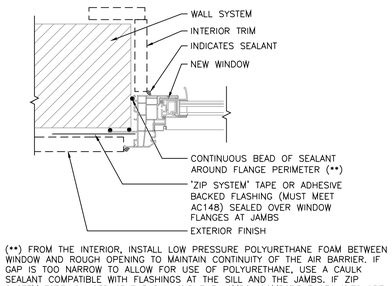
NOTES:
- REFER TO VULKEM PRODUCT APPLICATION INSTRUCTIONS FOR SPECIFIC APPLICATION DETAILS. THE TECHNIQUES INVOLVED MAY REQUIRE MODIFICATION TO ADJUST TO JOBSITE CONDITIONS.
- VULKEM PRODUCTS MUST BE MIXED PER TREMCO'S PRODUCT PUBLISHED LITERATURE.
- ALL MANUFACTURES LITERATURE SUPERSEDES DETAIL INFORMATION
- BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION PRIOR TO FLASHING OPENINGS

5 CMU FLUID APPLIED WATERPROOF DIAGRAM
SCALE: NOT TO SCALE



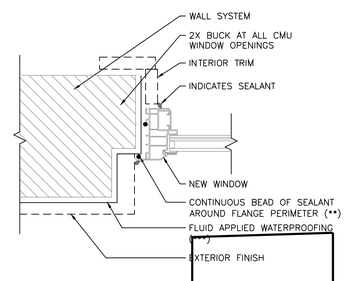
6 ZIP SYSTEM TAPE WATERPROOF DIAGRAM
SCALE: NOT TO SCALE

SITE

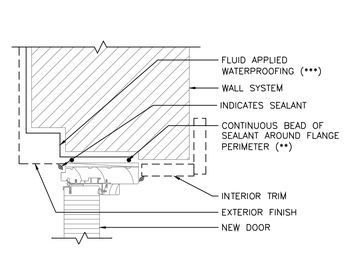


(**) FROM THE INTERIOR, INSTALL LOW PRESSURE POLYURETHANE FOAM BETWEEN WINDOW AND ROUGH OPENING TO MAINTAIN CONTINUITY OF THE AIR BARRIER. IF GAP IS TOO NARROW TO ALLOW FOR USE OF POLYURETHANE, USE A CAULK SEALANT COMPATIBLE WITH FLASHINGS AT THE SILL AND THE JAMBS. IF ZIP SYSTEM TAPE IS USED AT THE SILL AND THE JAMBS, COMPATIBLE SEALANTS ARE POLYURETHANE, BUTYL, AND SILICONE.

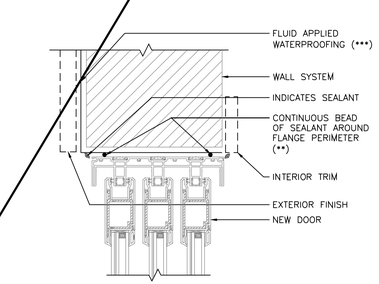
7 TYPICAL JAMB WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"



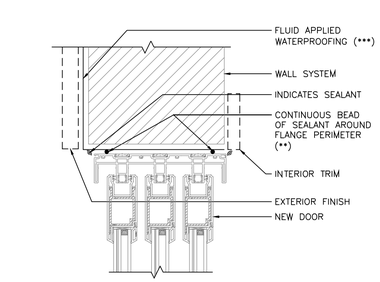
8 TYPICAL JAMB WATERPROOFING DETAIL IN CMU WALL
SCALE: 3" = 1'-0"



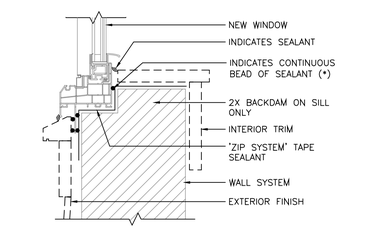
9 TYPICAL SWING DOOR HEAD/JAMB WATERPROOFING DETAIL
SCALE: 3" = 1'-0"



10 TYPICAL S.G.D. HEAD/JAMB WATERPROOFING DETAIL IN CMU WALL
SCALE: 3" = 1'-0"

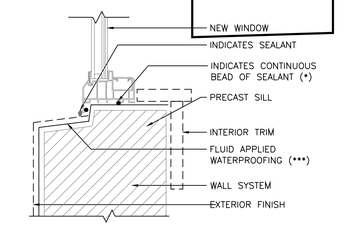


11 TYPICAL S.G.D. HEAD/JAMB WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"



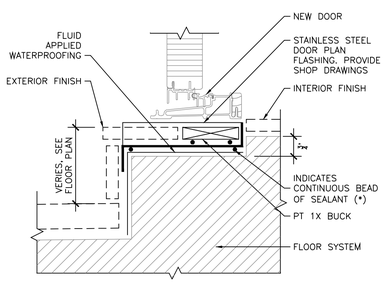
(*) THE BEAD OF SEALANT ON THE MOUNTING FLANGE AT THE WINDOW SILL MUST HAVE AT LEAST 2 GAPS AT LEAST 2 INCHES WIDE TO PERMIT DRAINAGE. THE GAPS MUST BE NO MORE THAN 4-FEET APART.

12 TYPICAL SILL WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"

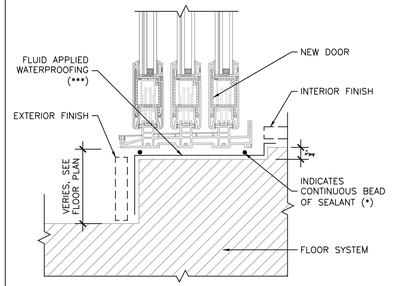


(***) FLUID APPLIED WATERPROOFING, SEE CMU WATERPROOFING DETAIL

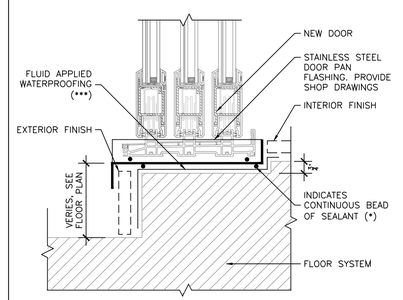
13 TYPICAL SILL WATERPROOFING DETAIL IN CMU WALL
SCALE: 3" = 1'-0"



14 TYPICAL SWING DOOR THRESHOLD WATERPROOFING DETAIL
SCALE: 3" = 1'-0"



15 TYPICAL S.G.D. THRESHOLD WATERPROOFING DETAIL IN CMU WALL
SCALE: 3" = 1'-0"



16 TYPICAL S.G.D. THRESHOLD WATERPROOFING DETAIL IN FRAMED WALL
SCALE: 3" = 1'-0"

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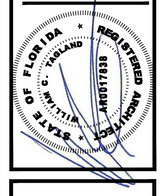

PROPOSED MIXED USE BUILDING
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PERMIT REVIEW

Smart VENT
877- 441- 8368
www.smartvent.com

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

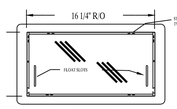

FIGURE 1
Front View

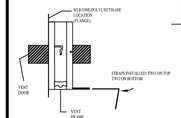

FIGURE 2
Side View

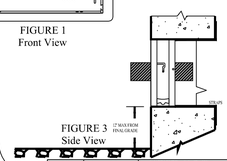

FIGURE 3
Side View

SMART VENT
877-441-8368
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FLOOD VENT INSULATED
MODEL 1540-520

(1540-520)

SHEET 1 OF 2

INSTALLATION INSTRUCTIONS

1. Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
2. Prepare a CLEAN 16.25" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the rough opening is no more than 12" above the finished grade.
3. Apply a bead of silicone or polyurethane caulk around the back of the flange on the vent frame. (FIG. 2)
4. Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
5. Insert the top straps into the top two strap slots about two clicks.
6. Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall. Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 3)
7. Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps and click into place.
8. Re-check that frame is square and slots are clear of debris, and caulk.
9. Install the door into frame by grasping the bottom of door (with float pins down) and front (weld marks back). Slide door into frame and rotate until it is latched.
10. To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.

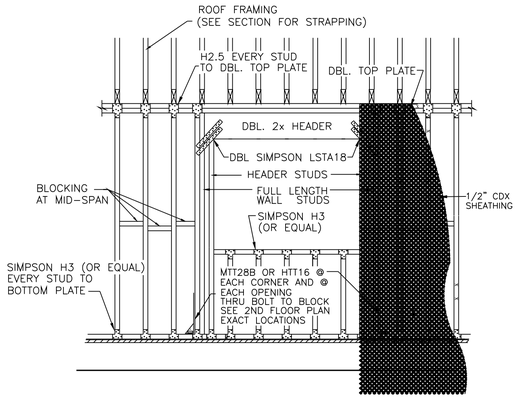
DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF, 200 Sq. Ft per Vent
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

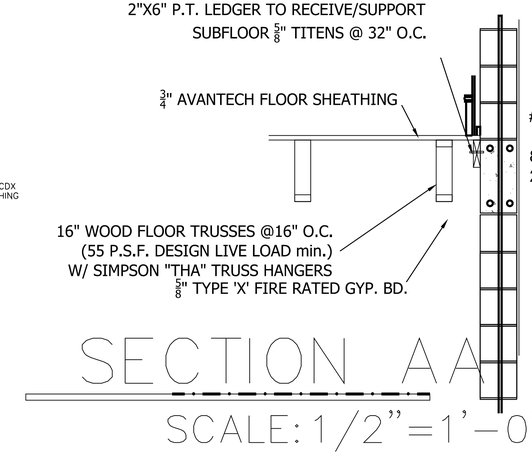
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

INSTALLATION:

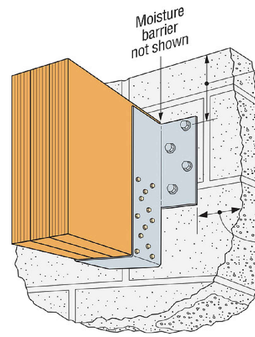
MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

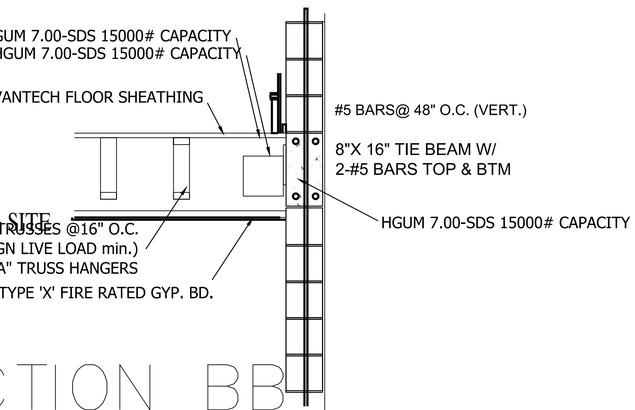


1/2" CDX PLYWOOD SHEATHING NAILING PATTERN
(EDGE) USE 8D NAILS @ 3" O/C
(FIELD) USE 8D NAILS @ 12" O/C
SHEAR WALL FRAMING DETAIL

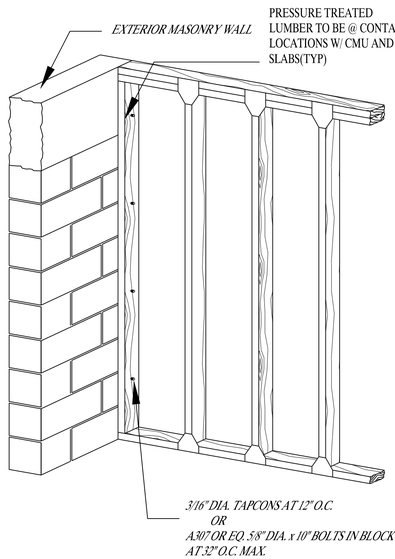


SECTION AA
SCALE: 1/2"=1'-0"

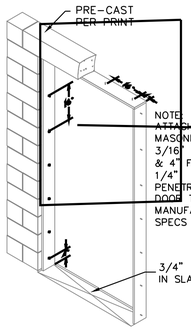




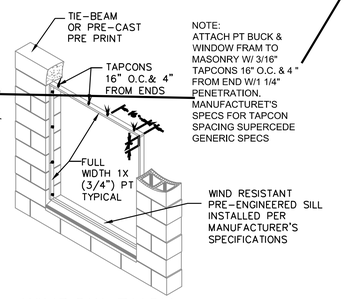
SECTION BB
SCALE: 1/2"=1'-0"



MIXED CONST. DETAIL
SCALE: NTS



EXTERIOR DOOR
BUCK DETAILS
SCALE : N.T.S.



WINDOW BUCK
DETAILS
SCALE : N.T.S.

WINDOWS AND DOOR BUCKS CAN BE PADDED OUT WITH MINIMUM 2X4 PRESSURE TREATED MATERIAL FOR PROPER TOLERANCES OF WINDOW AND DOOR INSTALLATION UP TO 3 3/4". MULTIPLE LAYERS SHALL BE CONNECTED TO THE BLOCK WITH 1/4" MASONRY FASTENER WITH MINIMUM 2" EMBEDMENT INTO MASONRY SUBSTRATE. MASONRY FASTENERS SHALL BE SPACED AT 12" O.C. AND STAGGERED. THIS APPLICATION IS ACCEPTABLE WITH A MAXIMUM OPENING SIZE NOT TO EXCEED 130 SF.

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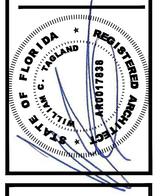

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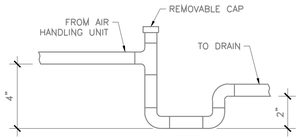
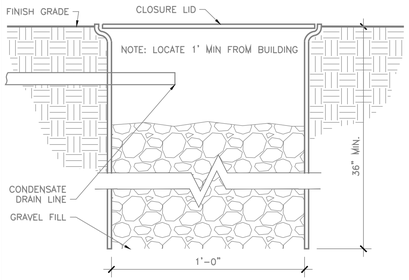
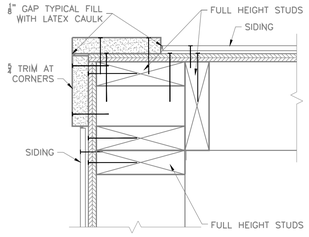


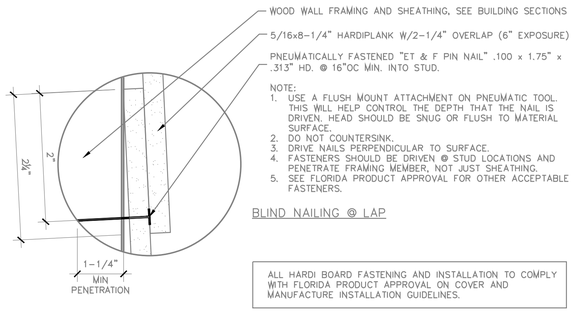
1 TYPICAL CONDENSATE DRAIN DETAIL
SCALE: NOT TO SCALE

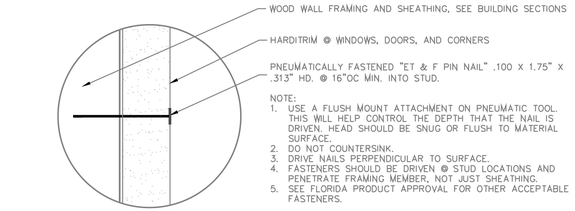


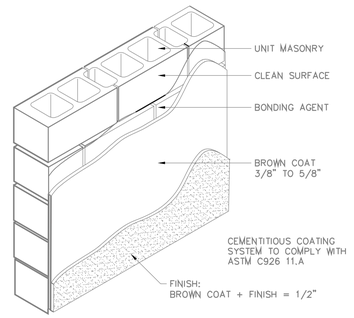
2 TYPICAL DRYWELL DETAIL
SCALE: NOT TO SCALE



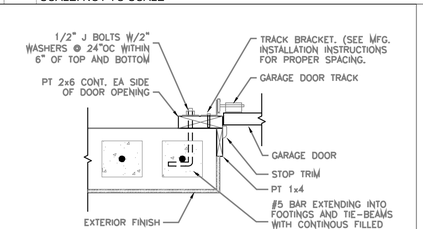
3 TYPICAL EXTERIOR CORNER TRIM DETAIL
SCALE: 3" = 1'-0"







4 TYPICAL 2 COAT CEMENTITIOUS COATING OVER MASONRY
SCALE: NOT TO SCALE

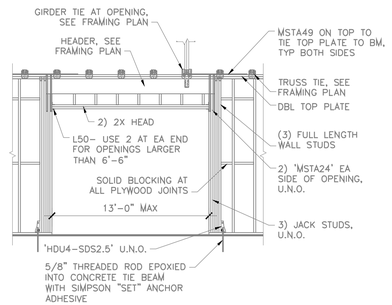


GARAGE DOOR NOTES:
1. DOOR IS TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONS.
2. PROVIDE PT 2x6 AT HEAD CONTINUOUS WIDTH OF DOOR. FASTEN TO LINTEL WITH 1/4"x4" TAPCONS 24"OC. THIS MEMBER RECEIVES NO PORTION OF THE LOAD TRANSFERRED FROM THE DOOR.

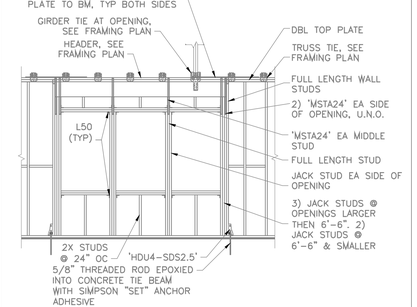
5 GARAGE DOOR ANCHOR DETAIL
SCALE: 1 1/2" = 1'-0"

6
SCALE: 3" = 1'-0"

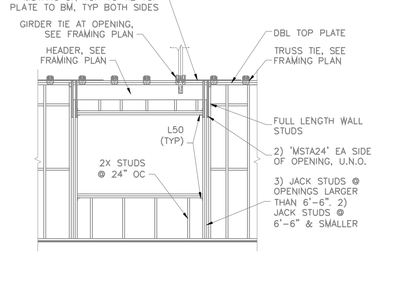
7 TYPICAL LAP SIDING NAILING DETAIL
SCALE: NOT TO SCALE



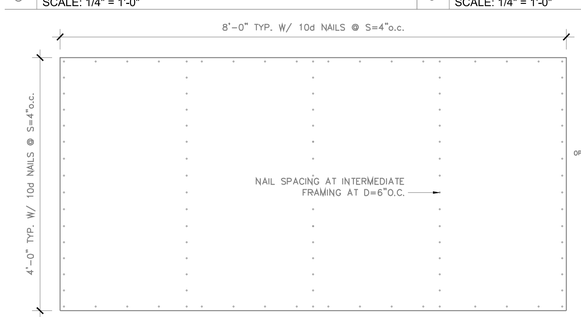
8 TYPICAL SGD FRAMED OPENING DETAIL
SCALE: 1/4" = 1'-0"



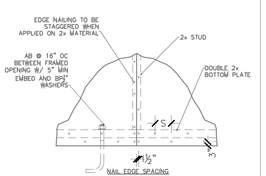
9 TYPICAL MULTIPLE WINDOW FRAMED OPENING DETAIL
SCALE: 1/4" = 1'-0"



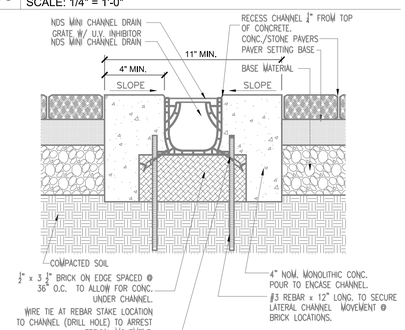
10 TYPICAL WINDOW FRAMED OPENING DETAIL
SCALE: 1/4" = 1'-0"



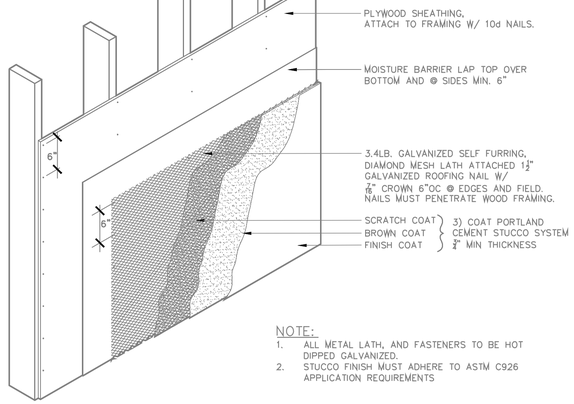
11 TYPICAL SHEATHING NAILING DIAGRAM
SCALE: 1/4" = 1'-0"



PLYWOOD/ZIP PANEL CONNECTION & NAIL SPACING

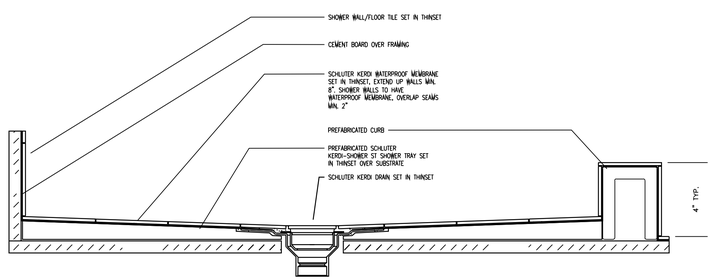


12 TYPICAL NDS TRENCH DRAIN DIAGRAM
SCALE: 3" = 1'-0"



NOTE:
1. ALL METAL LATH, AND FASTENERS TO BE HOT DIPPED GALVANIZED.
2. STUCCO FINISH MUST ADHERE TO ASTM C926 APPLICATION REQUIREMENTS

13 THREE COAT CEMENT STUCCO DETAIL
SCALE: NTS



NOTE: REFER TO SCHLUTER INSTALLATION HANDBOOK FOR FOR ADDITIONAL INFORMATI

5 SHOWER CURB DETAIL

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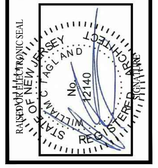


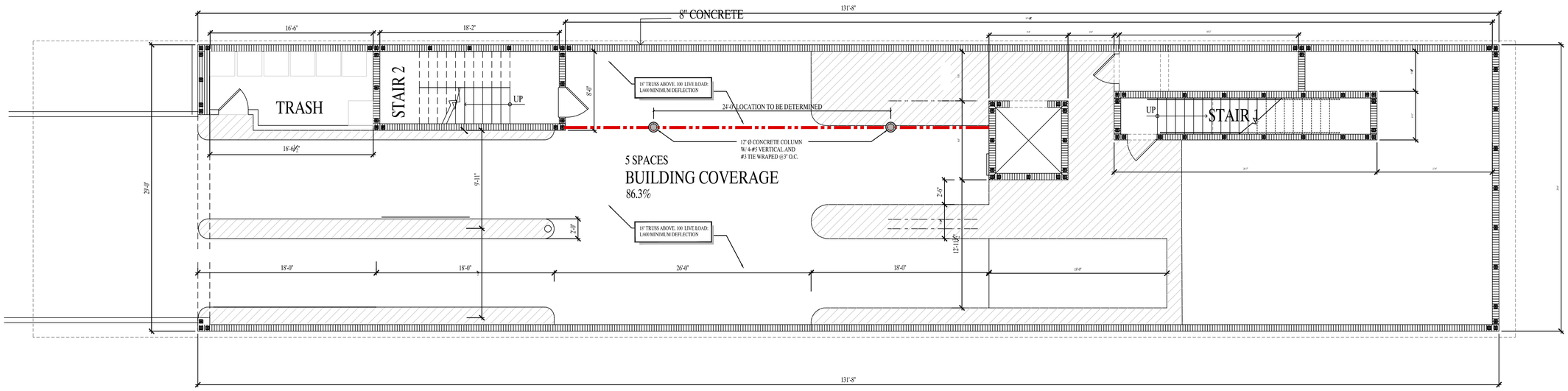
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE: 02-14-2022
REVISIONS
1 REVISION NO. 1: 03-24-2022

WTA 21042

SHEET NO.
A-8.5

PERMIT REVIEW

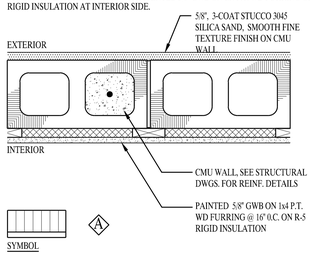


LOADING FLOOR PLAN / LOWER LEVEL FRAMING

Scale: 3/16" = 1'-0"

TYPICAL EXTERIOR MASONRY

STUCCO ON EXTERIOR 8" CMU WITH PAINTED 5/8" GWB ON 1x4 P.T. WD FURRING ON R-5 RIGID INSULATION AT INTERIOR SIDE.



SYMBOL A

N.T.S.

NOTES:

A. DIMENSIONS TO INTERIOR WOOD WALLS SHALL BE TO FACE OF WOOD STUDS, REFER TO DIMENSIONS ON PLAN..

B. DIMENSIONS TO EXTERIOR MASONRY WALLS WALLS SHALL BE TO FACE OF MASONRY, REFER TO DIMENSIONS ON PLAN.

C. WALL THICKNESS OTHER THAN DESCRIBED IN WALL TYPES WILL BE DIMENSIONED ON PLAN.

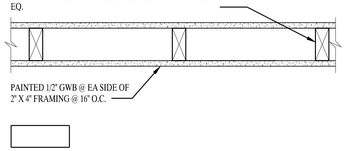
D. ALL DRYWALL BELOW FEMA ELEVATION SHALL BE FEMA APPROVED GYPSUM WALLBOARD.

E. ALL WALLS w/ POCKET DOORS SHALL BE CONSTRUCTED w/ 2" x 6" "P.T." STUD FRAMING IN LIEU OF 2" x 4".

F. ALL WALLS BEHIND TOILETS SHALL BE CONSTRUCTED W/ 2" x 6" "P.T. LSL" STUD FRAMING TO ALLOW FOR PLUMBING INSTALLATION.

TYPICAL INTERIOR WOOD STUD WALL

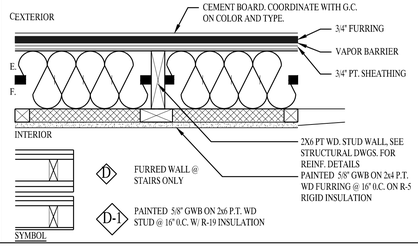
PROVIDE (1) LAYER OF 1/2" GWB @ EA SIDE OF 2" x 4" P.T. STUD @ 16" O.C. EXTEND PARTITION FROM CONC. FLOOR SLAB TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE.



SYMBOL

FURRED EXTERIOR STUD WALL

FOR UPPER FLOOR STAIR @ EXTERIOR WALL AREA



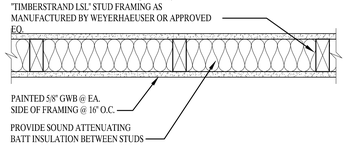
D FURRED WALL @ STAIRS ONLY

D-1 PAINTED 5/8" GWB ON 2x6 P.T. WD STUD @ 16" O.C. W/ R-19 INSULATION

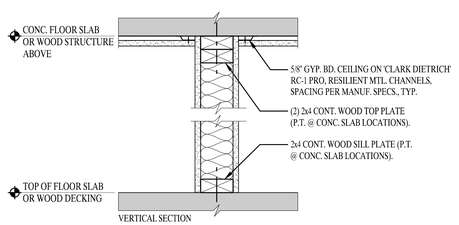
SYMBOL

INSULATED INTERIOR WOOD STUD WALL

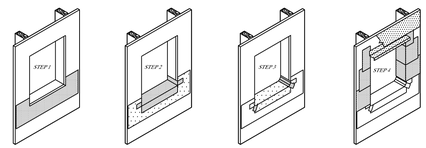
PROVIDE (1) LAYER OF 5/8" GWB @ EA. SIDE OF 2" x 4" WD. STUD @ 16" O.C. EXTEND PARTITION FROM CONC FLOOR SLAB TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE.



SYMBOL C



VERTICAL SECTION



STEP 1 — INSTALL SHEET OF MOISTURE BARRIER AT BOTTOM OF OPENING

STEP 2 — INSTALL BARRIER MEMBRANE ON SILL OF ROUGH OPENING AND ONTO THE MOISTURE BARRIER. LAP UP THE JAMBS A MINIMUM OF 4" (100 MM)

STEP 3 — COMPLETELY SEAL CORNER BY APPLYING A 2" (50 MM) STRIP OF BARRIER MEMBRANE DIAGONALLY AS SHOWN

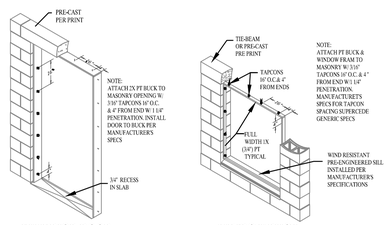
STEP 4 — WRAP MOISTURE BARRIER AROUND JAMBS OVERLAPPING BARRIER MEMBRANE 2" (50 MM) SLIDE HEAD FLASHING UNDER TOP SHEET

NOTES:
1. PREPARE OPENING PRIOR TO THE INSTALLATION OF THE WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH OTHER ASSOCIATED SUBTRADES.
2. PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM AND ACCESSORIES.
3. PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

WATER PROOFING DETAIL

SCALE: NTS

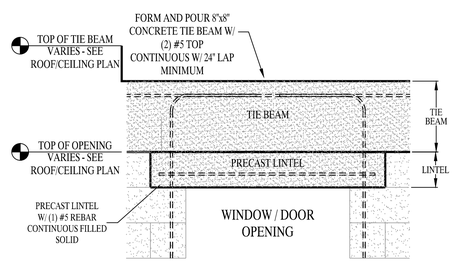
FINAL SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. DOB TO DIFFER TO SUBMITTAL.



EXTERIOR DOOR BUCK DETAILS — SCALE: N.T.S.

WINDOW BUCK DETAILS — SCALE: N.T.S.

WINDOWS AND DOOR BUCKS CAN BE FASTENED OUT WITH MINIMUM 2X4 PRESSURE TREATED MATERIAL FOR PROPER TOLERANCES OF WINDOW AND DOOR INSTALLATION UP TO 3/4" MIL EXPS LAYERS SHALL BE CONNECTED TO THE BUCK WITH 3" MASONRY FASTENER WITH MINIMUM 2" EMBEDMENT INTO MASONRY SUBSTRATE. MASONRY FASTENERS SHALL BE SPACED AT 12" O.C. AND STAGGERED. THIS APPLICATION IS ACCEPTABLE WITH A MAXIMUM OPENING SIZE NOT TO EXCEED 150 SF.



LINTEL DETAIL

SCALE: N.T.S.

GENERAL CONTRACTOR NOTES:

1. CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM & REFERENCE THE IBC BUILDING CODE, 2020 ED..
2. THESE DRAWINGS ARE NOT TO BE RESCALED.
3. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
4. SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE, DIMENSIONS SHOWN TAKE PRECEDENCE.
5. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
7. NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECTS APPROVAL.
8. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ AGENT ACCESS TO THE SITE AND ALL WORK.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION AND/OR FABRICATION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
12. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN FOR THAT APPLICATION (SEE MANUFACTURER'S SPECIFICATIONS & DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS.
13. ALL WORKMANSHIP & MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR, & SHALL CONFORM TO THE LATEST FBC NEC, NFPA, AND ADA STATED ON ALL SHEETS.
14. OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND MAY NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS. FINISHES TO INCLUDE BUT ARE NOT LIMITED TO; TRIM MOULDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT & CEILING TEXTURE, AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
15. ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL, & PLUMBING WORK, & ANY SHOP DRAWINGS PROVIDED.
16. CONTRACTOR TO REPAIR EXIST. CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, REINFORCEMENT AND TEXTURE AS NECESSARY.
17. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
18. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, PLANS AND SPECS. SUBMITTED HEREWITH COMPLY WITH THE LATEST FBC (2020) NEC, NFPA AND ADA AT THE TIME OF PLAN PREPARATIONS. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
19. CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE A/H BTU APPLIANCES (IF REQUIRED), AND PROPERLY LOCATE UNIT(S) UP IN 2nd FLOOR ROOF ATTIC (SEE PLAN FOR A/H VERTICAL CHASE SHOOTS).
20. NO HANDICAP PARKING RAMPS ARE NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
21. SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TERMINOLOGY SPECIFIC TO EACH PLAN SHEET.

OWNER / CONSULTANT DECLARATION:

" FOR REVIEW PURPOSES ONLY - PRELIMINARY NOT FOR CONSTRUCTION"

NOTE: THESE PLANS & SPECIFICATIONS ARE FOR REVIEW PURPOSES ONLY, AND AS PER THE DATE LISTED ABOVE ARE SPECIFICALLY PREPARED FOR OWNER / CLIENT, CONSULTANT, DESIGNER, CONTRACTOR, SUBCONTRACTOR, ETC. REVIEW ONLY.

WALL LEGEND

DEMOLITION — EXISTING WALL — BLOCK WALL — NEW FRAME WALL

—— —— DASHED LINE DENOTES ITEMS TO BE REMOVED

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GLOBAL SANCHEZ INC MEPF ENGINEERING

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RAISON M. HAYES, PROFESSIONAL ENGINEER SEAL. STATE OF NEW JERSEY. No. 12140. REGISTERED ARCHITECT. WILLIAM C. TAGLAND

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
REVISIONS	
⚠ REVISION NO. 1:	03-24-2022

WTA 21042

SHEET NO.

S-1.0

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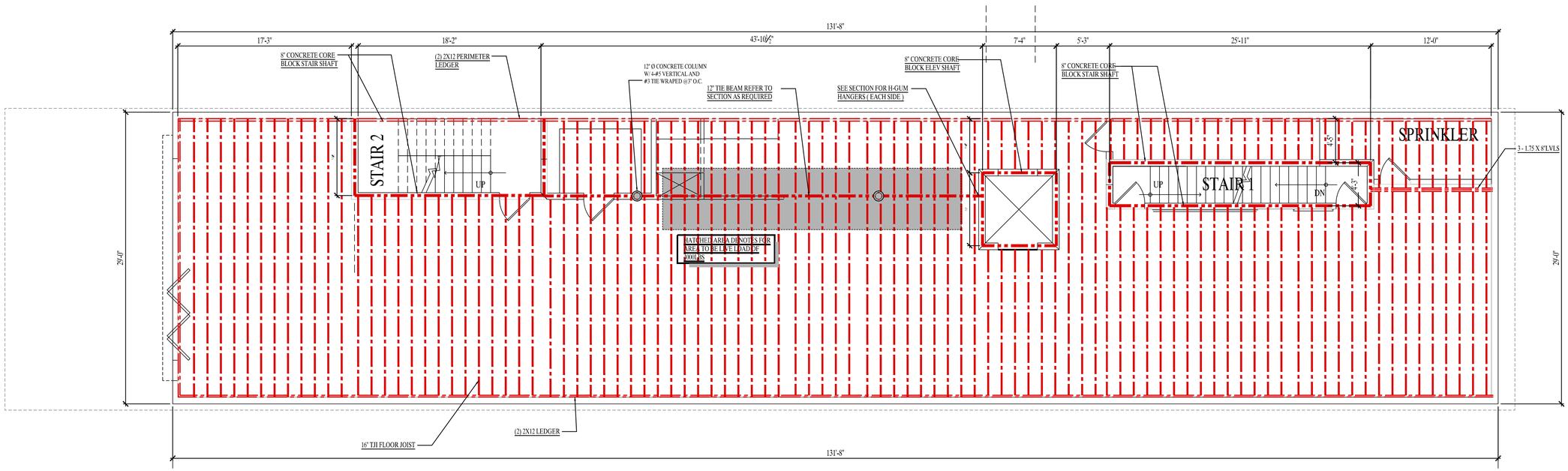
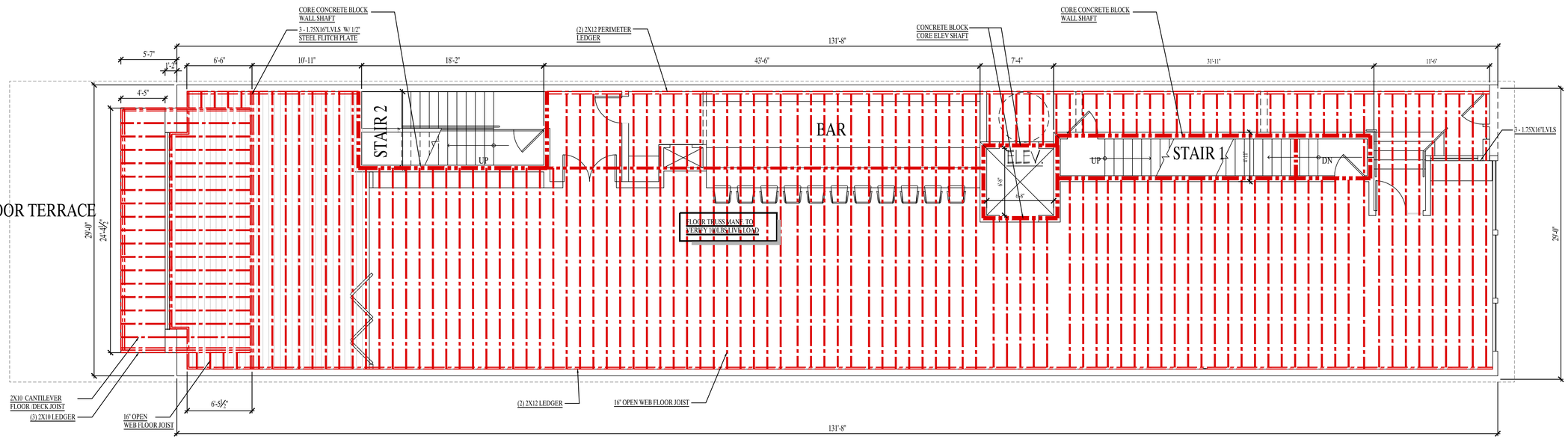


FINAL SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. DOB TO DIFFER TO SUBMITTAL.

LOWER LEVEL PLAN / FIRST FLOOR FRAMING PLAN

Scale: 3/16 = 1'-0"



FIRST LEVEL PLAN / SECOND FLOOR FRAMING PLAN (1ST APARTMENT)

Scale: 3/16 = 1'-0"

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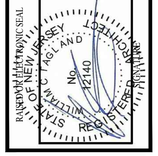

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
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⚠ REVISION NO. 1:	03-24-2022

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SHEET NO.
S-2.0

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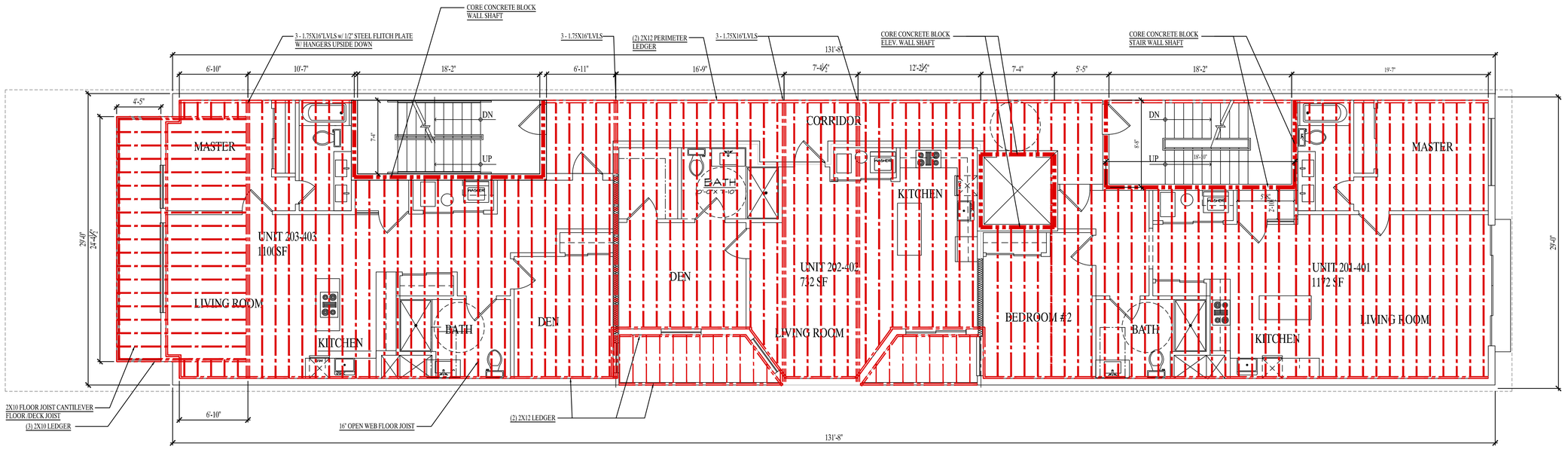

2ND, 3RD AND 4TH FLOOR / FRAMING PLAN

Scale: 3/16" = 1'-0"

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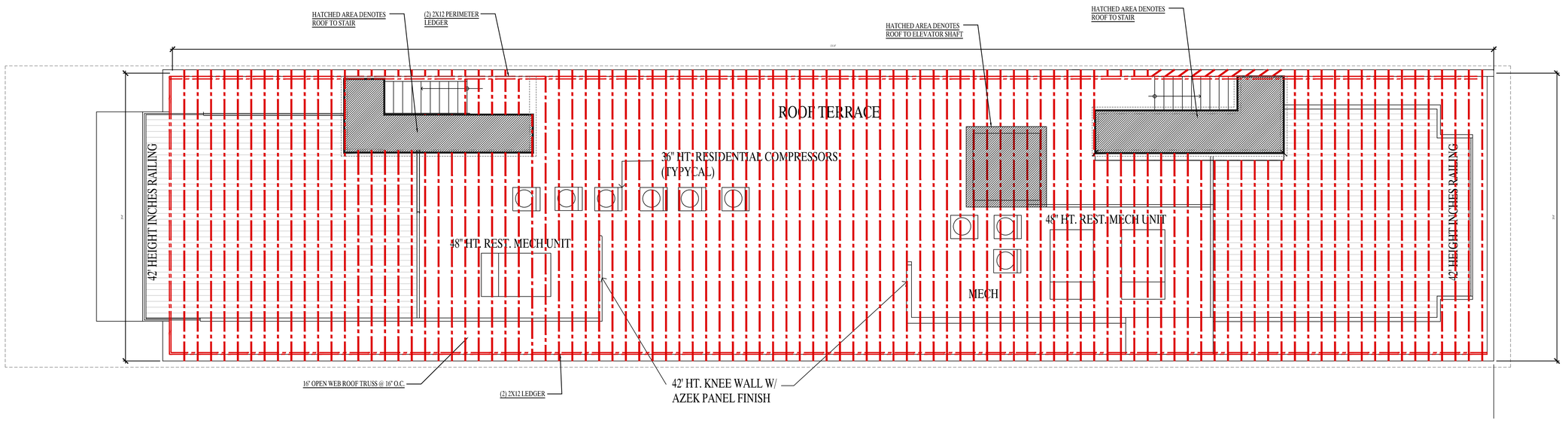

ROOF FRAMING PLAN

Scale: 3/16" = 1'-0"

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PROPOSED MIXED USE BUILDING
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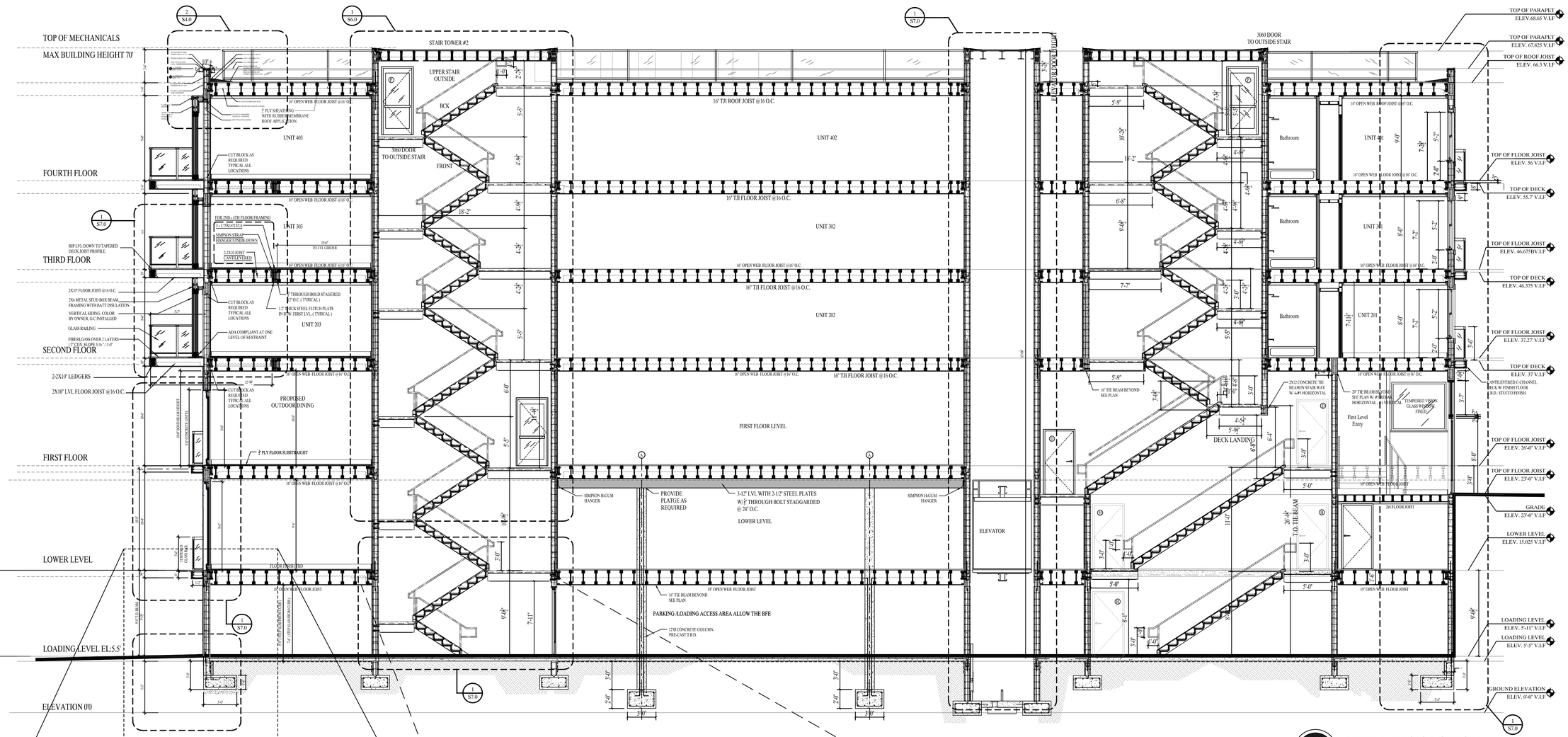
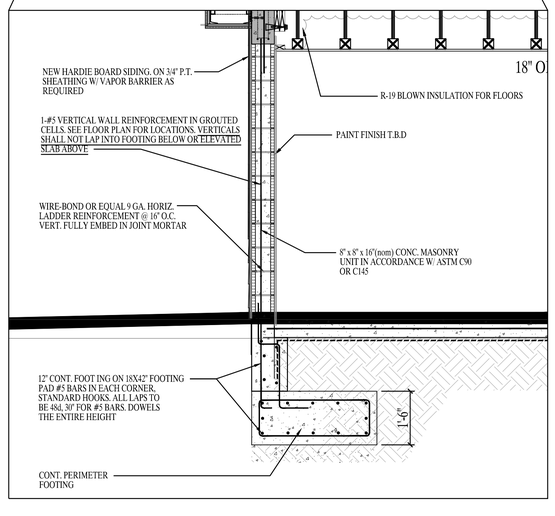
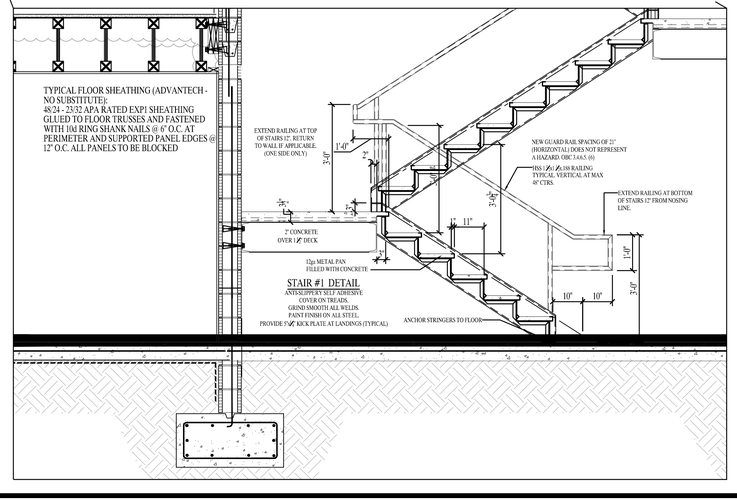
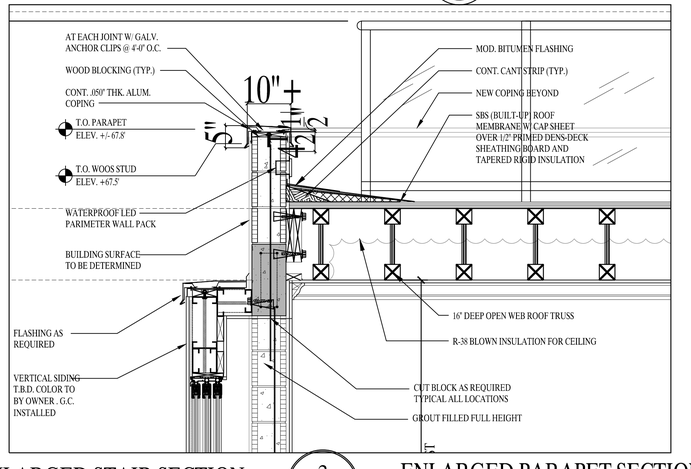


BUILDING SECTION
Scale: 3/16" = 1'-0"





ENLARGED STAIR SECTION
Scale: 1/2" = 1'-0"



ENLARGED PARAPET SECTION
Scale: 1/2" = 1'-0"

2 / S4.0

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PROPOSED MIXED USE BUILDING
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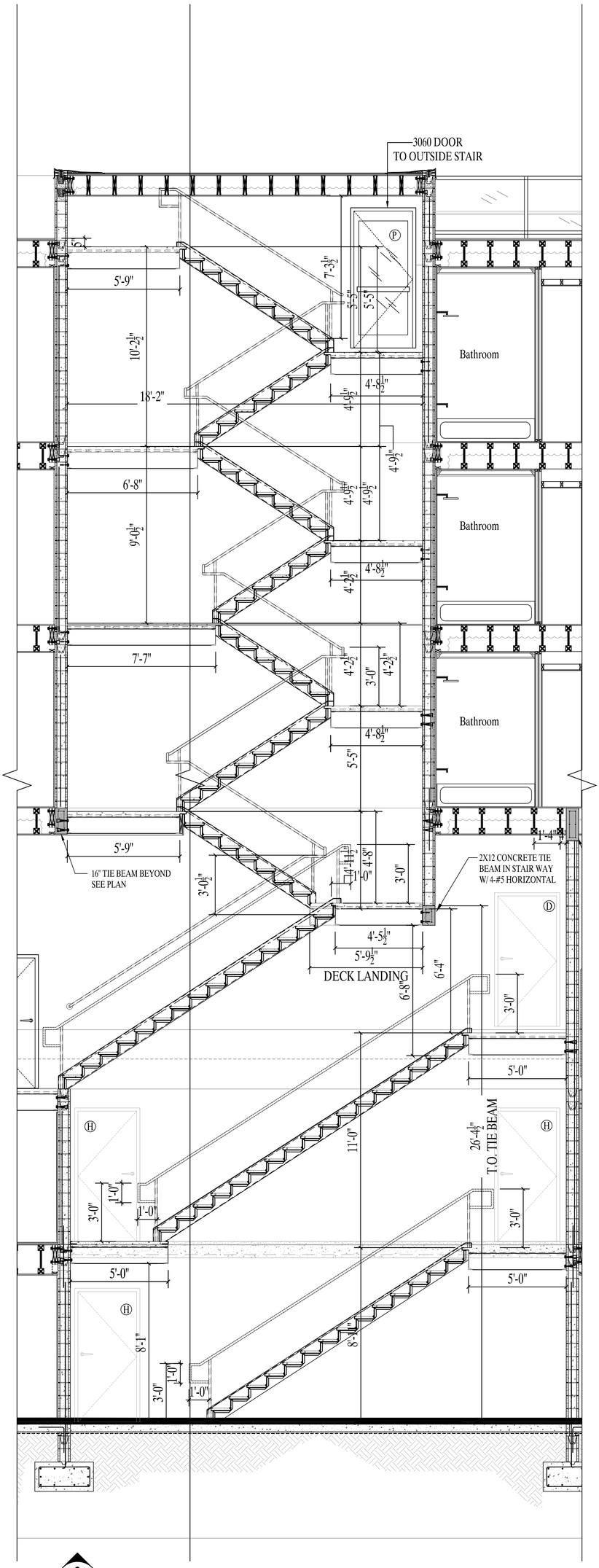
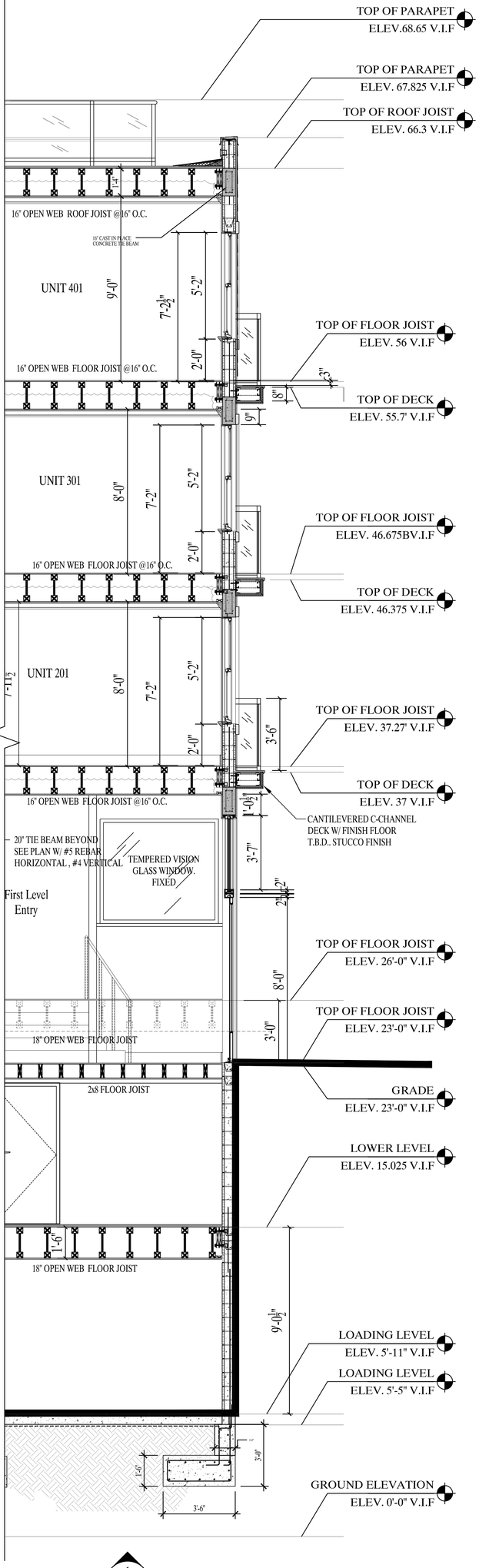


2 S 5.0 ENLARGED BUILDING SECTION
Scale: 3/8" = 1'-0"



1 S 5.0 ENLARGED BUILDING SECTION
Scale: 3/8" = 1'-0"

SHEET NO. S-5.0	WTA 21042	REVISION NO. 1 - 03-25-2022	ISSUE DATE : 02-14-2022	PROPOSED MIXED USE BUILDING LOT 41 / BLOCK 21.01 31 WEST FRONT ST. KEYPORT, NJ

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WILLIAM C. TAGLAND
No. 12140
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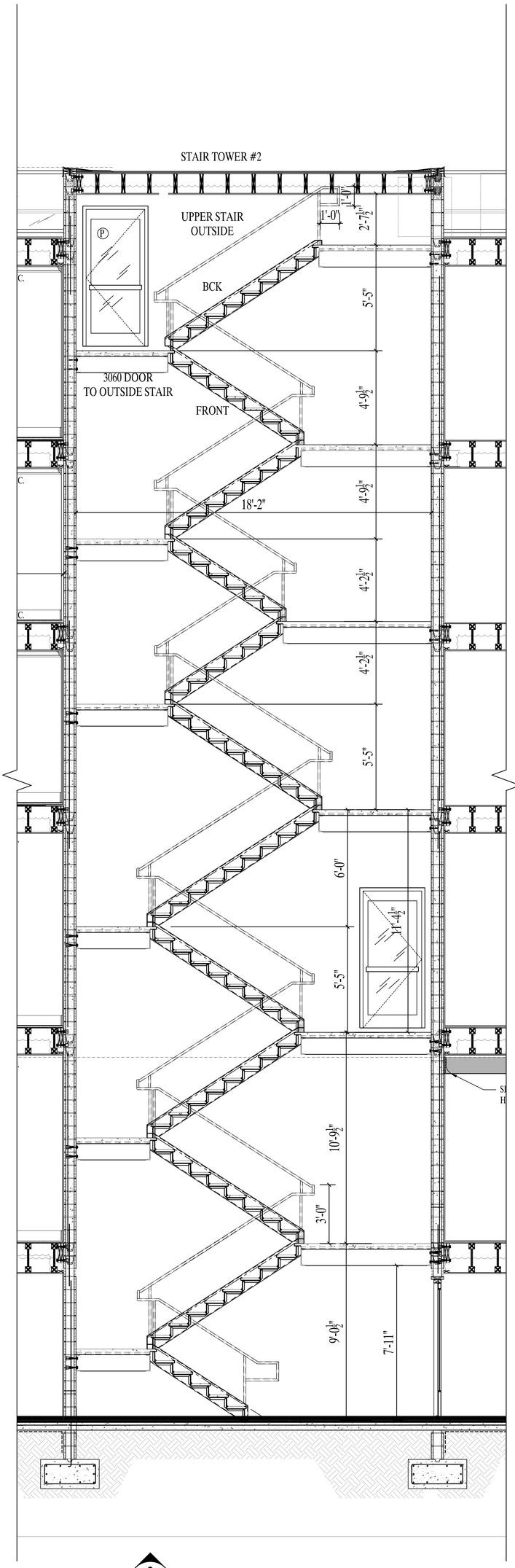

2 S 5.0 ENLARGED BUILDING SECTION
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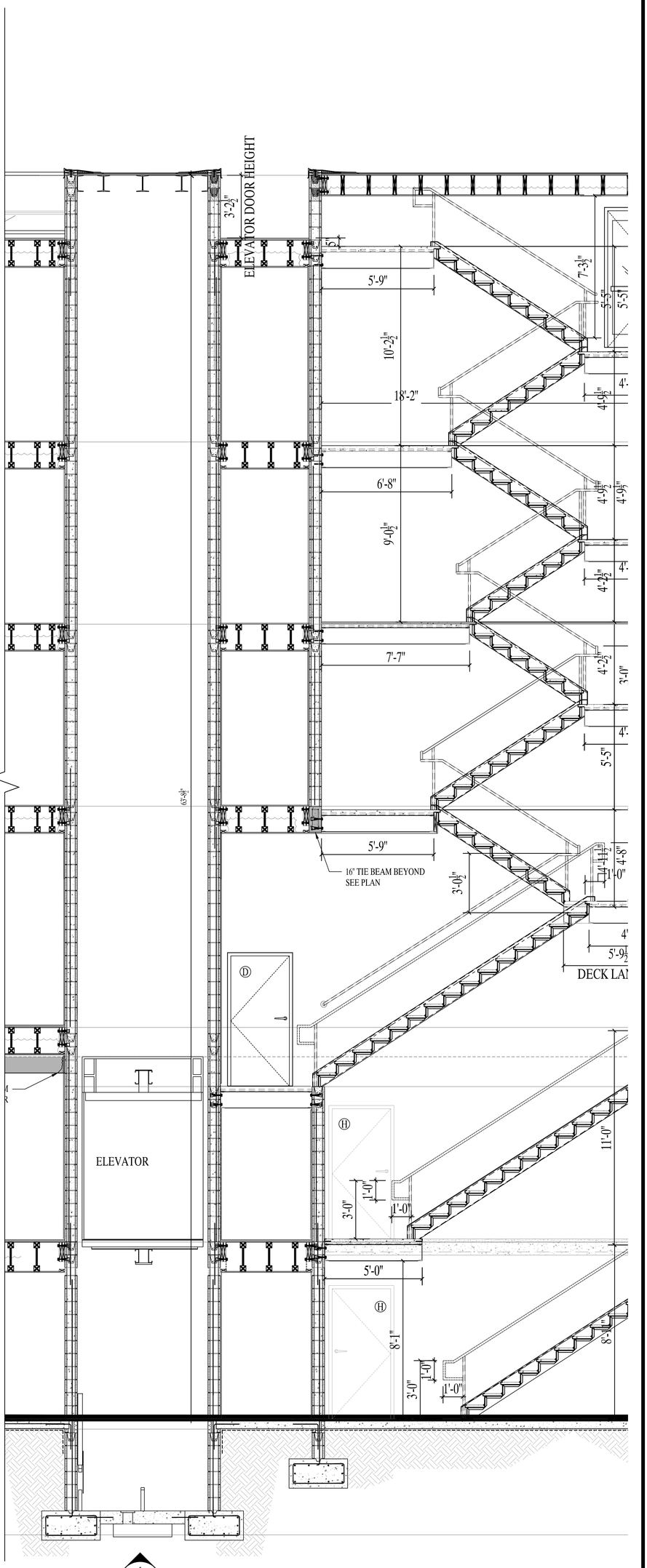

1 S 5.0 ENLARGED BUILDING SECTION
Scale: 3/8" = 1'-0"

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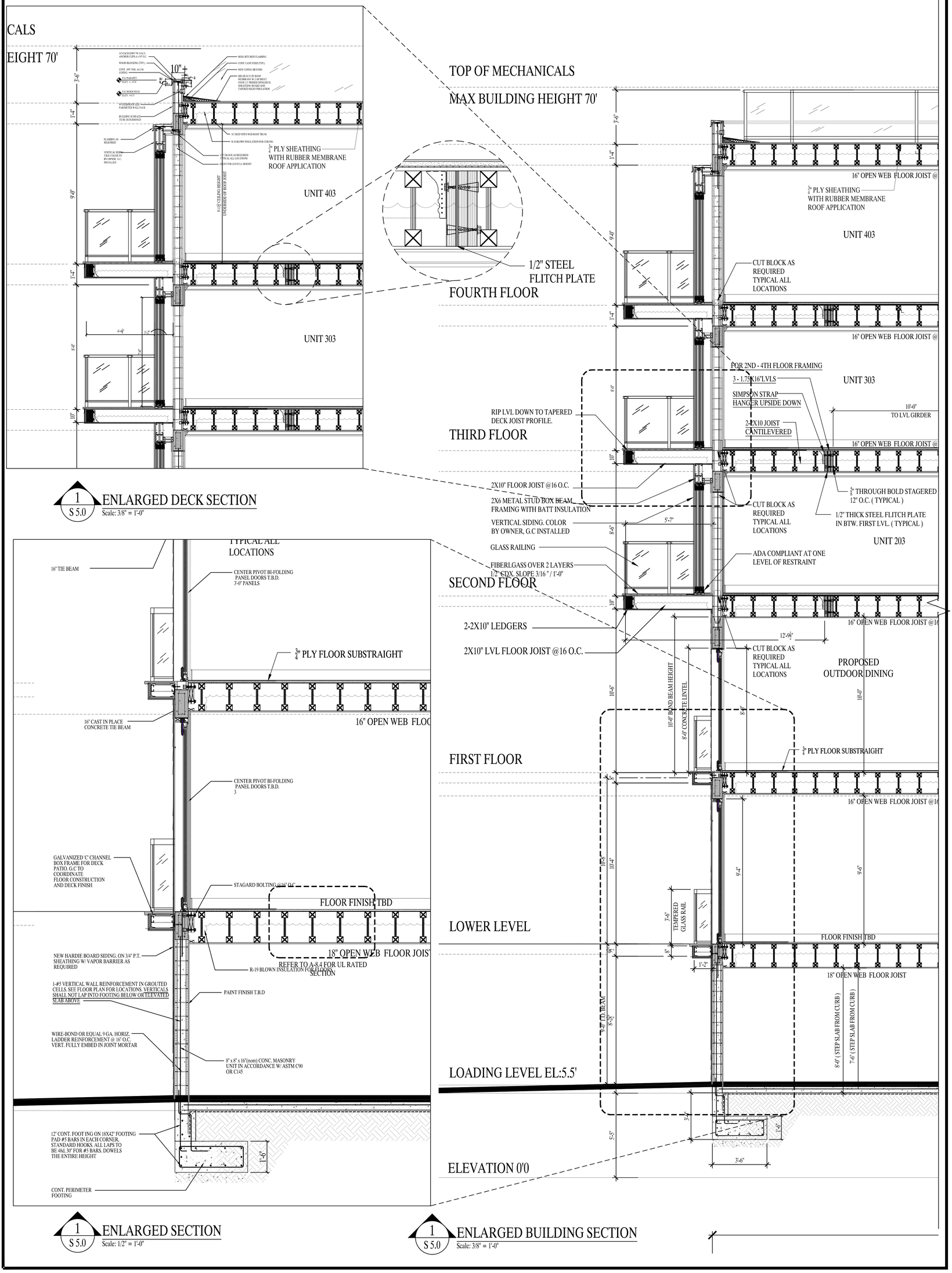

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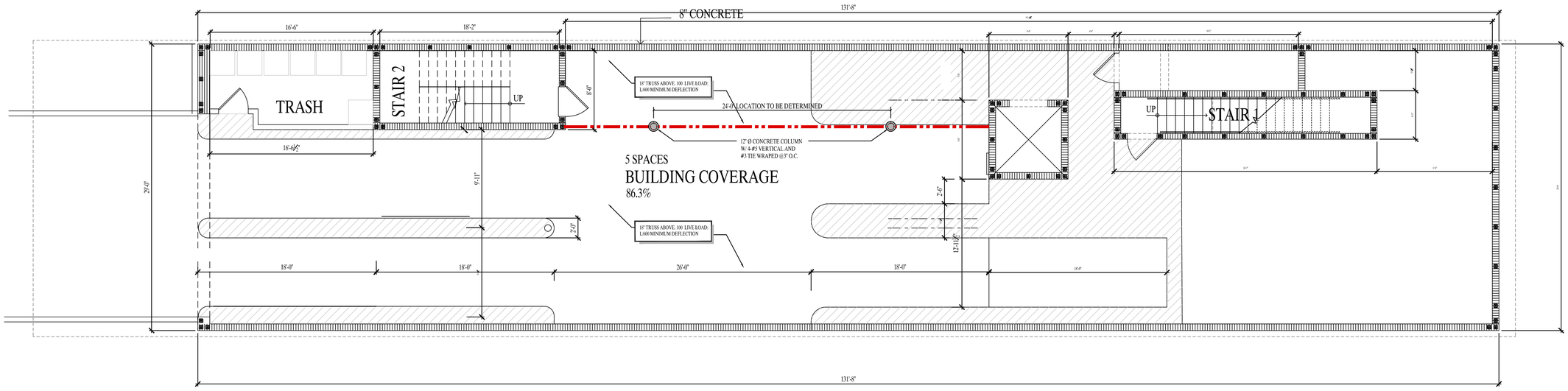
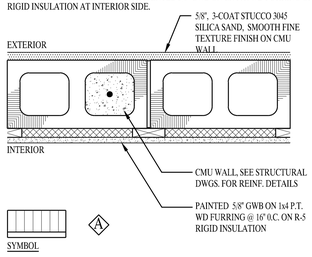


LOADING FLOOR PLAN / LOWER LEVEL FRAMING

Scale: 3/16" = 1'-0"

TYPICAL EXTERIOR MASONRY

STUCCO ON EXTERIOR 8" CMU WITH PAINTED 5/8" GWB ON 1x4 P.T. WD FURRING ON R-5 RIGID INSULATION AT INTERIOR SIDE.



SYMBOL — A

N.T.S.

NOTES:

A. DIMENSIONS TO INTERIOR WOOD WALLS SHALL BE TO FACE OF WOOD STUDS, REFER TO DIMENSIONS ON PLAN..

B. DIMENSIONS TO EXTERIOR MASONRY WALLS WALLS SHALL BE TO FACE OF MASONRY, REFER TO DIMENSIONS ON PLAN.

C. WALL THICKNESS OTHER THAN DESCRIBED IN WALL TYPES WILL BE DIMENSIONED ON PLAN.

D. ALL DRYWALL BELOW FEMA ELEVATION SHALL BE FEMA APPROVED GYPSUM WALLBOARD.

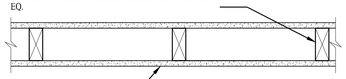
E. ALL WALLS w/ POCKET DOORS SHALL BE CONSTRUCTED w/ 2" x 6" STUD FRAMING IN LIEU OF 2" x 4".

F. ALL WALLS BEHIND TOILETS SHALL BE CONSTRUCTED W/ 2" x 6" "LSL" STUD OR APPROVED EQUAL FRAMING TO ALLOW FOR PLUMBING INSTALLATION.

TYPICAL INTERIOR WOOD STUD WALL

PROVIDE (1) LAYER OF 1/2" GWB @ EA SIDE OF 2" x 4" STUD @ 16" O.C. EXTEND PARTITION FROM CONC. FLOOR SLAB TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE.

2" x 4" FRAMING @ 16" O.C., STUD FRAMING AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQ.

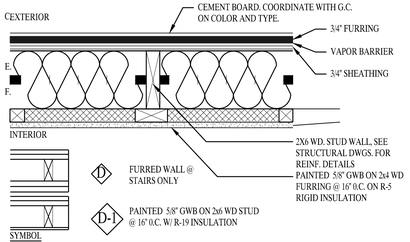


SYMBOL — C

FURRED EXTERIOR STUD WALL

FOR UPPER FLOOR STAIR @ EXTERIOR WALL AREA

B.



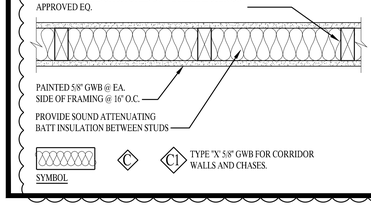
SYMBOL — D

PAINTED 5/8" GWB ON 2x6 WD STUD @ 16" O.C. W/ R-19 INSULATION — D-1

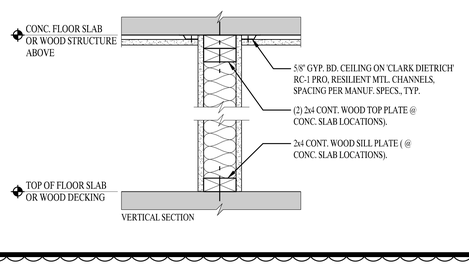
INSULATED INTERIOR WOOD STUD WALL

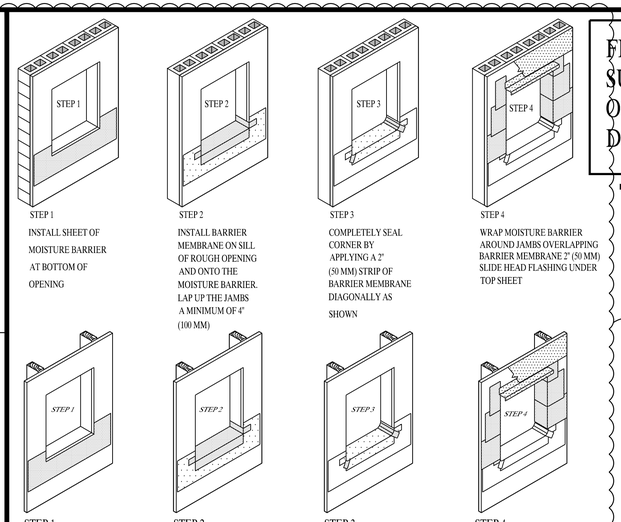
PROVIDE (1) LAYER OF 5/8" GWB @ EA. SIDE OF 2" x 4" WD. STUD @ 16" O.C. EXTEND PARTITION FROM CONC FLOOR SLAB TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE.

2" x 4" FRAMING @ 16" O.C., "TIMBERSTRAND LSL" STUD FRAMING AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQ.



SYMBOL — C — C1 TYPE 'X' 5/8" GWB FOR CORRIDOR WALLS AND CHASES.





2

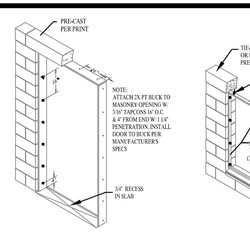
NOTES:

1. PREPARE OPENING PRIOR TO THE INSTALLATION OF THE WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH OTHER ASSOCIATED SUBTRADES.
2. PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM AND ACCESSORIES.
3. PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

WATER PROOFING DETAIL

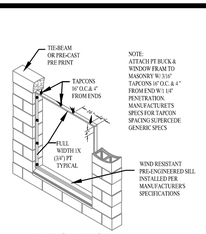
SCALE: NTS

FINAL SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. DOB TO DIFFER TO SUBMITTAL.



EXTERIOR DOOR BUCK DETAILS

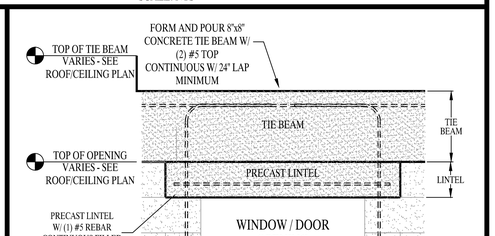
SCALE: N.T.S.



WINDOW BUCK DETAILS

SCALE: N.T.S.

WINDOWS AND DOOR BUCKS CAN BE PADDED OUT WITH MINIMUM 2X4 PRESSURE TREATED MATERIAL FOR PROPER TOLERANCES OF WINDOW AND DOOR INSTALLATION UP TO 3/4". MULTIPLE LAYERS SHALL BE CONNECTED TO THE BLOCK WITH 3" MASONRY FASTENER WITH MINIMUM 3" EMBEDMENT INTO MASONRY SUBSTRATE. MASONRY FASTENERS SHALL BE SPACED AT 12" O.C. AND STAGGERED. THIS APPLICATION IS ACCEPTABLE WITH A MAXIMUM OPENING SIZE NOT TO EXCEED 150 SF.



LINTEL DETAIL

SCALE: N.T.S.

GENERAL CONTRACTOR NOTES:

1. CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM & REFERENCE THE IBC BUILDING CODE, 2020 ED.
2. THESE DRAWINGS ARE NOT TO BE RESCALED.
3. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
4. SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE, DIMENSIONS SHOWN TAKE PRECEDENCE.
5. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
7. NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECTS APPROVAL.
8. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ AGENT ACCESS TO THE SITE AND ALL WORK.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION AND/OR FABRICATION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
12. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN FOR THAT APPLICATION (SEE MANUFACTURER'S SPECIFICATIONS & DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS.
13. ALL WORKMANSHIP & MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR, & SHALL CONFORM TO THE LATEST FBC NEC, NFPA, AND ADA STATED ON ALL SHEETS.
14. OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND MAY NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS. FINISHES TO INCLUDE BUT ARE NOT LIMITED TO: TRIM MOULDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT & CEILING TEXTURE, AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
15. ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL, & PLUMBING WORK, & ANY SHOP DRAWINGS PROVIDED.
16. CONTRACTOR TO REPAIR EXIST. CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, REINFORCEMENT AND TEXTURE AS NECESSARY.
17. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
18. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, PLANS AND SPECS. SUBMITTED HEREWITH COMPLY WITH THE LATEST FBC (2020) NEC, NFPA AND ADA AT THE TIME OF PLAN PREPARATIONS. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
19. CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE A/H BTU APPLIANCES (IF REQUIRED), AND PROPERLY LOCATE UNIT(S) UP IN 2nd FLOOR ROOF ATTIC (SEE PLAN FOR A/H VERTICAL CHASE SHOOTS).
20. NO HANDICAP PARKING RAMPS ARE NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
21. SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TERMINOLOGY SPECIFIC TO EACH PLAN SHEET.

OWNER / CONSULTANT DECLARATION:

" FOR REVIEW PURPOSES ONLY - PRELIMINARY NOT FOR CONSTRUCTION"

NOTE: THESE PLANS & SPECIFICATIONS ARE FOR REVIEW PURPOSES ONLY, AND AS PER THE DATE LISTED ABOVE ARE SPECIFICALLY PREPARED FOR OWNER / CLIENT, CONSULTANT, DESIGNER, CONTRACTOR, SUBCONTRACTOR, ETC. REVIEW ONLY.

WALL LEGEND

DEMOLITION — BLOCK WALL

EXISTING WALL — NEW FRAME WALL

DASHED LINE DENOTES ITEMS TO BE REMOVED

THESE PLANS ARE THE PROPERTY OF WILLIAM C. TAGLAND ARCHITECT INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ALL ARCHITECTURAL WORKS AS DESCRIBED IN THESE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO ALL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC DATA, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSONS OR ENTITIES ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION AND MUTUALLY AGREEABLE COMPENSATION TO THE ARCHITECT. ALL COPYRIGHT AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO THE ARCHITECT. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING FROM THE UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS BY THE USER OR PERSONS UNDER USER'S CONTROL OR OBTAINING ACCESS THROUGH THE USER. UNDER NO CIRCUMSTANCES SHALL ANY ELECTRONIC DATA BE RELIED UPON FOR ACCURACY WITHOUT WRITTEN VERIFICATION BY THE ARCHITECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND COURT COSTS ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE PLANS AND SPECIFICATIONS AND ANY LIABILITY ARISING OUT OF THE MODIFICATIONS.

GLOBAL SANCHEZ INC MEPF ENGINEERING

WILLIAM C. TAGLAND ARCHITECT
FL. LICENSE | AR0017838
AZ. LICENSE
N.J. LICENSE | AE-12140
1234 1st STREET
SARASOTA, FLORIDA, 34226
941-993-5300 CELL.
941-217-4352 OFFICE
ARCHITAG.COM

RAISON M. HAITHCOCK SEAL: STATE OF NEW JERSEY — WILLIAM C. TAGLAND — No. 12140 — REGISTERED ARCHITECT

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :	02-14-2022
REVISIONS	
⚠ REVISION NO. 1:	03-24-2022
⚠ CONTRACTOR REVISION:	06-27-2022

WTA 21042

SHEET NO.

S-1.0

PERMIT REVIEW

IECC 2018 Compliance Calculation

EnergyGauge Summit® v7.00

IECC 2018 : Total Building Performance for Commercial Buildings

PROJECT SUMMARY

Short Desc:	6064.22.00	**Description:**	PROPOSED MIXED USE B
Owner:	WILLIAM TANGLAND		
Address1:	LOT 41/BLOCK 21.01	**City:**	KEYPORT
Address2:	31 WET FRONT ST	**State:**	NJ
		Zip:	8757
Type:	Multi-Family	**Class:**	New Finished building
Weather File:	NJ_ATLANTIC_CITY_INTL_AP.tm3		
Conditioned Area:	14516 SF	**Conditioned & UnConditioned Area:**	17747 SF
No of Stories:	1	**Area entered from Plans**	17747 SF
Permit No:	0	**Max Tonnage**	5.5
		If different, write in:	_____

Compliance Summary

Component	Design	Criteria	Result
Gross Energy Cost (in $)	11,060.0	11,091.0	**PASSED**
System Unmet Hours		2,279.0	**PASSED**
LIGHTING CONTROLS			**PASSES**
EXTERNAL LIGHTING			**PASSES**
HVAC SYSTEM			**PASSES**
PLANT			**No Entry**
WATER HEATING SYSTEMS			**Not Checked**
PIPING SYSTEMS			**PASSES**
Met all required compliance from Check List?			**Yes/No/NA**

IMPORTANT MESSAGE
Info 5009 -- -- -- An input report of this design building must be submitted along with this Compliance Report

CERTIFICATIONS

I hereby certify that the plans and specifications covered by this calculation are in compliance as required by the authority of jurisdiction

Prepared By: Mr. Maksim A. Segal

Date: _____

Building Official: _____

Date: _____

I certify that this building is in compliance as required by the authority of jurisdiction

Owner Agent: _____ Date: _____

If required by law, I hereby certify (*) that the system design is in compliance as required by the authority of jurisdiction

Architect: _____ Reg No: _____ Signature_____

Electrical Designer: Mr. Philip J. Feikema Reg No: 65083 Signature_____

Lighting Designer: Mr. Philip J. Feikema Reg No: 65083 Signature_____

Mechanical Designer: Mr. Maksim A. Segal Reg No: 71454 Signature_____

Plumbing Designer: Mr. Maksim A. Segal Reg No: 71454 Signature_____

(*) Signature may be required when law requires design to be performed by registered design professionals. Typed names and registration numbers may be used where all relevant information is contained on signed/sealed plans.

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

Building End Uses

	1) Proposed	2) Baseline
Total	***770.40***	***899.70***
	$11,060	***$13,048***
ELECTRICITY(MBtu/kWh/$)	**770.40**	**899.70**
	225718	**263594**
	$11,060	***$13,048***
AREA LIGHTS	**132.90**	**189.80**
	38932	**55620**
	$1,908	***$2,753***
MISC EQUIPMT	**150.40**	**150.40**
	44067	**44067**
	$2,159	***$2,181***
PUMPS & MISC	**6.70**	**1.60**
	1960	**465**
	$96	***$23***
SPACE COOL	**49.30**	**127.90**
	14435	**37462**
	$707	***$1,854***
SPACE HEAT	**358.10**	**341.40**
	104928	**100016**
	$5,141	***$4,951***
VENT FANS	**73.00**	**88.60**
	21396	**25964**
	$1,048	***$1,285***

Credits Applied: None
Passing Criteria = 11091
Design (including any credits) = 11060
Passing requires Proposed Building cost to be at most 85% of Baseline cost. This Proposed Building is at 84.8%

PASSES

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

External Lighting Compliance

Description	Category	Tradable?	Allowance (W/Unit)	Area or Length or No. of Units (Sqft or ft)	ELPA (W)	CLP (W)
Ext Light 3	Special Feature areas	Yes	0.11	3,696.0	407	840

Tradable Surfaces: 840 (W) Allowance for Tradable: 906.56 (W) **PASSES**
All External Lighting: 840 (W)
Complicance check includes a excess/Base allowance of 500.00(W)

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

Lighting Controls Compliance

Acronym	Ashrae ID	Description	Area (sq.ft)	Design CP	Min CP	Compliance
LOWER LEVEL	25,001	Sales Area	3,233	2	2	**PASSES**
1ST FLOOR LEV	25,001	Sales Area	2,658	2	2	**PASSES**
LIVING	16,001	Private Living Space	275	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	209	2	1	**PASSES**
MASTER	16,001	Private Living Space	151	2	1	**PASSES**
MASTER BATH	16,001	Private Living Space	57	2	1	**PASSES**
FOYER	16,001	Private Living Space	79	1	1	**PASSES**
OFFICE	16,001	Private Living Space	158	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
LIVING	16,001	Private Living Space	275	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	209	2	1	**PASSES**
MASTER	16,001	Private Living Space	151	2	1	**PASSES**
MASTER BATH	16,001	Private Living Space	57	2	1	**PASSES**
FOYER	16,001	Private Living Space	79	1	1	**PASSES**
OFFICE	16,001	Private Living Space	158	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
LIVING	16,001	Private Living Space	275	1	1	**PASSES**
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OFFICE	16,001	Private Living Space	158	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
FOYER	16,001	Private Living Space	79	1	1	**PASSES**
LIVING	16,001	Private Living Space	317	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	87	2	1	**PASSES**
WIC	16,001	Private Living Space	41	1	1	**PASSES**
OFFICE	16,001	Private Living Space	134	1	1	**PASSES**
BATH	16,001	Private Living Space	62	2	1	**PASSES**
LIVING	16,001	Private Living Space	317	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	87	2	1	**PASSES**
WIC	16,001	Private Living Space	41	1	1	**PASSES**
OFFICE	16,001	Private Living Space	134	1	1	**PASSES**
BATH	16,001	Private Living Space	62	2	1	**PASSES**
LIVING	16,001	Private Living Space	317	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	87	2	1	**PASSES**
WIC	16,001	Private Living Space	41	1	1	**PASSES**
OFFICE	16,001	Private Living Space	134	1	1	**PASSES**
BATH	16,001	Private Living Space	62	2	1	**PASSES**
LIVING	16,001	Private Living Space	431	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	96	2	1	**PASSES**
MASTER	16,001	Private Living Space	139	2	1	**PASSES**
MASTER BATH	16,001	Private Living Space	57	2	1	**PASSES**
DEN	16,001	Private Living Space	132	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
LIVING	16,001	Private Living Space	431	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	96	2	1	**PASSES**
MASTER	16,001	Private Living Space	139	2	1	**PASSES**
MASTER BATH	16,001	Private Living Space	57	2	1	**PASSES**

DEN	16,001	Private Living Space	132	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
LIVING	16,001	Private Living Space	431	1	1	**PASSES**
KITCHEN	16,001	Private Living Space	96	2	1	**PASSES**
MASTER	16,001	Private Living Space	139	2	1	**PASSES**
MASTER BATH	16,001	Private Living Space	57	2	1	**PASSES**
DEN	16,001	Private Living Space	132	1	1	**PASSES**
BATH	16,001	Private Living Space	77	2	1	**PASSES**
LOADING LEVE	19,001	Parking Area - Pedestrian	3,118	2	2	**PASSES**
TRASH	2	Storage & Warehouse - Inactive Storage	113	1	1	**PASSES**
CORRIDOR	16,001	Private Living Space	296	1	1	**PASSES**
CORRIDOR	16,001	Private Living Space	296	1	1	**PASSES**
CORRIDOR	16,001	Private Living Space	296	1	1	**PASSES**

PASSES

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

System Report Compliance

ASSUMED AHU **ASSUMED AHU** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 3**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	60000	20.00	13.00	13.00		**PASSES**
Heating System	Heat Pumps Air Cooled (Heating Mode) Split System < 65000 Btu/h Cooling Capacity	1	8.20	8.20			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	1950	0.41	0.82			**PASSES**

ASSUMED AHU **ASSUMED AHU** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 3**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	60000	20.00	13.00	13.00		**PASSES**
Heating System	Heat Pumps Air Cooled (Heating Mode) Split System < 65000 Btu/h Cooling Capacity	1	8.20	8.20			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	1950	0.41	0.82			**PASSES**

AHU-U-1 **AHU-U-1** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

AHU-U-2 **AHU-U-2** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	600	0.41	0.82			**PASSES**

AHU-U-3 **AHU-U-3** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

AHU-U-1 **AHU-U-1** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

AHU-U-2 **AHU-U-2** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance

Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	600	0.41	0.82			**PASSES**

AHU-U-3 AHU-U-3 **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

AHU-U-1 AHU-U-1 **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

AHU-U-2 AHU-U-2 **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. of Units 1**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	600	0.41	0.82			**PASSES**

AHU-U-3	AHU-U-3	Constant Volume Air Cooled Split System < 65000 Btu/hr	No. of Units 1

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled Split System < 65000 Btu/h Cooling Capacity	24000	20.00	13.00	13.00		**PASSES**
Heating System	Electric Furnace	27304	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	800	0.41	0.82			**PASSES**

RTU-1	RTU-1	Constant Volume Packaged System	No. of Units 1

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Compliance
Cooling System	Air Conditioners Air Cooled 65000 to 135000 Btu/h Cooling Capacity	66500	12.50	11.00	13.00	12.20	**PASSES**
Heating System	Heat Pumps Air Cooled (Heating Mode) 65000 to 135000 Btu/h Clg Cap	38567	3.40	3.30			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	1950	0.41	0.82			**PASSES**

PASSES

Plant Compliance

Description	Installed No	Size	Design Eff	Min Eff	Design IPLV	Min IPLV	Category	Compliance

None

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

Water Heater Compliance

Description	Type	Category	Design Eff	Min Eff	Design Loss	Max Loss	Compliance
Water Heater 1	Electric Storage water heater	Unknown	96.00				**Not Checked**

Not Checked

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

Piping System Compliance

Category	Pipe Dia [inches]	Is Runout?	Operating Temp [F]	Ins Cond [Btu-in/hr.SF.F]	Ins Thick [in]	Req Ins Thick [in]	Compl-iance
Heating System (Steam, Steam Condensate, & Hot Water)	0.75	False	105.00	0.28	1.25	0.50	**PASSES**

PASSES

Project: 6064.22.00
Title: PROPOSED MIXED USE BUILDING
Type: Multi-Family
(WEA File: NJ_ATLANTIC_CITY_INTL_AP.tm3)

Unmet Hours Report

Baseline Building

System: RTU-1 Base

Zone: UNIT CORRIDOR		Hours Under Heated	Hours Under Cooled
	Jan	683	0
	Feb	429	0
	Mar	305	0
	Nov	87	0
	Dec	498	0
	Year:	**2002**	**0**

Zone: UNIT CORRIDOR		Hours Under Heated	Hours Under Cooled
	Jan	706	0
	Feb	509	0
	Mar	348	0
	Nov	113	0
	Dec	524	0
	Year:	**2200**	**0**

Zone: UNIT CORRIDOR		Hours Under Heated	Hours Under Cooled
	Jan	704	0
	Feb	538	0
	Mar	346	0
	Nov	126	0
	Dec	561	0
	Year:	**2275**	**0**

DISCONNECT SCHEDULE

D/C #	SIZE	POLES	PHASE	NEMA	FUSE	VOLT.	SERVES	COMMENTS
D-1	1600A	3	3	4X	NON-F	208	MAIN	MOUNT ON WALL
D-2	100A	3	3	3R	NON-F	208	ELEVATOR	MOUNT ON WALL
D-3	30A	1	1	3R	20A	120	ELEV CAB LTS	MOUNT ON WALL
D-4	60A	2	1	4X	NON-F	208	UNIT 3 CU(S)	MOUNT ON EQUIPMENT
D-5	60A	2	1	4X	NON-F	208	UNIT 2 CU(S)	MOUNT ON EQUIPMENT
D-6	60A	2	1	4X	NON-F	208	UNIT 1 CU(S)	MOUNT ON EQUIPMENT

NOTES

1. VERIFY FUSE SIZES FOR ACTUAL EQUIPMENT SUBMITTED.
2. FUSES SHALL BE DUAL ELEMENT, TIME DELAY, 100,000 AIC MININUM.
3. FINAL CONNECTIONS TO MECHANICAL EQUIPMENT FROM DISCONNECT SHALL BE FLEX. FLEX SHALL BE WATERTIGHT AT EXTERIOR OR WET LOCATIONS.
4. ADDITIONAL POLE TO DISCONNECT NEUTRAL SHALL BE PROVIDED WHERE REQUIRED.
5. ALL DISCONNECTS SHALL HAVE LOCKED OFF PROVISION.

CONDUIT AND CONDUCTOR SCHEDULE

C.B.	POLES	WIRE SIZE (TYPE THW)	CONDUIT	PHASE
20A	1	2-#12, 1-#12 E.G.	3/4"	1Ø 2W
	2	2-#12, 1-#12 E.G.		1Ø 2W
	3	3-#12, 1-#12 E.G.		3Ø 3W
	3	3-#12, 1-#12 N., 1-#12 E.G.		3Ø 4W
25A	1	2-#10, 1-#10 E.G.	3/4"	1Ø 2W
	2	2-#10, 1-#10 E.G.		1Ø 2W
	3	3-#10, 1-#10 E.G.		3Ø 3W
	3	3-#10, 1-#10 N., 1-#10 E.G.		3Ø 4W
30A	1	2-#10, 1-#10 E.G.	3/4"	1Ø 2W
	2	2-#10, 1-#10 E.G.		1Ø 2W
	3	3-#10, 1-#10 E.G.		3Ø 3W
	3	3-#10, 1-#10 N., 1-#10 E.G.		3Ø 4W
35A	3	3-#8, 1-#10 E.G.	1"	3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
40A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#8, 1-#10 E.G.		3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
45A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#8, 1-#10 E.G.		3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
50A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#8, 1-#10 E.G.		3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
60A	2	2-#6, 1-#10 E.G.	1"	1Ø 2W
	3	3-#6, 1-#10 E.G.		3Ø 3W
	3	3-#6, 1-#6 N., 1-#10 E.G.	1 1/4"	3Ø 4W
70A	2	2-#4, 1-#8 E.G.	1"	1Ø 2W
	3	3-#4, 1-#8 E.G.	1 1/4"	3Ø 3W
	3	3-#4, 1-#4 N., 1-#8 E.G.		3Ø 4W
80A	2	2-#4, 1-#8 E.G.	1"	1Ø 2W
	3	3-#4, 1-#8 E.G.	1 1/4"	3Ø 3W
	3	3-#4, 1-#4 N., 1-#8 E.G.		3Ø 4W
90A	2	2-#3, 1-#8 E.G.	1 1/4"	1Ø 2W
	3	3-#3, 1-#8 E.G.		3Ø 3W
	3	3-#3, 1-#3 N., 1-#8 E.G.		3Ø 4W
100A	2	2-#3, 1-#8 E.G.	1 1/4"	1Ø 2W
	3	3-#3, 1-#8 E.G.		3Ø 3W
	3	3-#3, 1-#3 N., 1-#8 E.G.		3Ø 4W

NOTES:

1. ALL CONDUCTORS SHALL BE COPPER
2. ALL CONDUIT SHALL HAVE EQUIPMENT GROUNDING CONDUCTOR INSTALLED.
3. CONDUIT BELOW GRADE OUTSIDE OF BUILDING SHALL BE 1" MINIMUM.
4. SIZING OF CONDUCTORS SHALL BE ALTERED FOR DERATING PER N.E.C. OR VOLTAGE DROP CONSIDERATIONS.
5. SEE RISER DIAGRAM FOR SIZING OF CIRCUITS GREATER THAN 100A.
6. USE #10 AWG, COPPER CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET. USE #10 AWG, COPPER CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET. WHERE WIRE SIZE IS INCREASED IN SIZE FOR VOLTAGE DROP, EQUIPMENT GROUND SHALL BE INCREASED PROPORTIONATELY PER NEC 250.122 (B).
7. WHERE MC CABLE IS ALLOWED BY THE AUTHORITY HAVING JURISDICTION, THE CONDUCTORS FOR MC CABLE SHALL BE THHN. JACKET SHALL BE THE MANUFACTURER'S STANDARD SIZE FOR CONDUCTORS UTILIZED.

SPECIAL INFORMATIONAL NOTE:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

ELECTRICAL SYMBOL LEGEND

SWITCHES

- $ — SENSOR SWITCH SPODM-SA MANUAL/AUTOMATIC SWITCH. SWITCH HAS PUSHBUTTON OVERRIDE IF OCCUPANTS ARE PRESENT. RECESS MOUNT 48"AFF TO CENTER OF BACKBOX. "3" OR "4" INDICATES SWITCH IS USED FOR 3-WAY OR 4-WAY OPERATION, FOLLOW MANUFACTURER'S WIRING DIAGRAM FOR CONNECTION OF SWITCHES.
- $ — MANUAL ONLY SWITCH. PROVIDE DECORA TYPE FOR DWELLING UNITS AND FINISHED SPACES. COORDINATE WITH ARCHITECT.
- "3" / "4" INDICATES THREE-WAY OR FOUR-WAY SWITCH FOR SYMBOLS ABOVE.
- $2P — "2P" INDICATES A 2-POLE SWITCH.
- $FC — CEILING FAN SPEED CONTROLLER AND LIGHTING DIMMER. COORDINATE WITH FAN MANUFACTURER REQUIREMENTS.
- D — "D" INDICATES DIMMER SWITCH. COORDINATE REQUIREMENTS WITH LIGHT FIXTURE(S) TO BE DIMMED.
- "K" INDICATES KEY SWITCH. PROVIDE OWNER WITH (2) KEYS PER SWITCH. MATCH ANY EXISTING KEYED SWITCHES IF RENOVATION. VERIFY KEY TYPE (MANUFACTURER) WITH OWNER
- $M — "M" INDICATES THE SWITCH SHALL BE MOTOR DUTY RATED
- $OS — "OS" INDICATES OCCUPANCY SENSOR SWITCH (SENSOR SWITCH WSX PDT)
- "TS" INDICATES INTERVAL TIMER SWITCH PROGRAMMED FOR 20 MINUTES MAXIMUM ALLOWED TIME (SENSOR SWITCH PTS60)
- "R" INDICATES DEVICE SHALL BE A RED COLOR. DEVICE IS CONNECTED TO A CIRCUIT FED FROM A GENERATOR (IF APPLICABLE).
- $3 — LOWER CASE LETTER (i.e. "a") INDICATES THE FIXTURE(S) CONTROLLED BY THE SWITCH.

LIGHTING FIXTURES (REFER TO THE "LIGHTING FIXTURE SCHEDULE")

- A2 — 2' x 4' LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
  NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO LIGHTING FIXTURES WHERE INDICATED:
  UPPER CASE LETTER/NUMBER (i.e. 'A2') INDICATES FIXTURE TYPE.
  LOWER CASE LETTER (i.e. 'b') INDICATES CONNECTION TO INDICATED SWITCH.
- EM — NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO LIGHTING FIXTURES WHERE INDICATED:
  "EM" INDICATES LIGHT FIXTURE WITH EMERGENCY BATTERY PACK.
- LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
- DOWNLIGHT
- WALL SCONCE
- PENDANT
- EXIT SIGN WITH BATTERY PACK, MOUNTED WITHIN 6'-8" OF TOP OF OPENING PER NFPA 101:7.10.1.9. FACES AND ARROWS SHALL BE AS INDICATED ON PLANS. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- EMERGENCY EGRESS LIGHTING UNIT WITH BATTERY PACK MOUNTED 7'-6" AFF OR AS INDICATED. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- EXIT SIGN AND EMERGENCY EGRESS LIGHTING COMBO UNIT WITH BATTERY PACK MOUNTED 7'-6" AFF. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- PASSIVE INFRARED (PIR) OCCUPANCY SENSOR. 360°. 450 SQ. FT. COVERAGE. SENSOR SWITCH CM 10. CONNECT TO LOCAL POWER PACK.
- MULTI-TECHNLOGY (PIR & ULTRASONIC) OCCUPANCY SENSOR. 360°. 1000 SQ. FT. COVERAGE. SENSOR SWITCH CM-PDT-10. CONNECT TO LOCAL POWER PACK.
- EXT — EXTERIOR PASSIVE INFRARED (PIR) OCCUPANCY SENSOR SBO-10-OEX. CONNECT TO LOCAL POWER PACK. PROVIDE BOX FOR CEILING MOUNTING.
- PP — OCCUPANCY SENSOR POWER PACK. 20A @120/277VAC. PROVIDE QUANTITY AS NEEDED. SENSOR SWITCH PP-20-2P. CONNECT TO LOCAL OCCUPANCY SENSORS.
- PS — LED POWER SUPPLY (TECLED MODEL: VBS-12060D024)

COMMUNICATIONS

- 1-GANG, DEEP BOX FOR TELEPHONE OUTLET, RECESS MOUNT 18" TO CENTER OF BACKBOX AFF, ABOVE COUNTER OR AS NOTED. INSTALL 3/4" CONDUIT WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL BLANK COVERPLATE. NUMBER OF PHONE JACKS AS INDICATED OR INSTALL BLANK COVERPLATE. 'W' INDICATES PHONE WILL BE WALL MOUNTED, MOUNT AT 48" AFF TO CENTER OF BACKBOX AND INSTALL WALL PHONE PLATE.
- TV — (2) GANG, DEEP BOX FOR DECORA STYLE DUPLEX RECEPTACLE AND TELEVISION OUTLET. COORDINATE MOUNTING HEIGHT AND LOCATION. INSTALL 3/4" CONDUIT FOR LOW VOLTAGE WIRING WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL DECORA COVERPLATE.
- 1-GANG, DEEP BOX FOR TELEPHONE / DATA OUTLET, RECESS MOUNT 18" TO CENTER OF BACKBOX AFF, ABOVE COUNTER OR AS NOTED. INSTALL 3/4" CONDUIT WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL BLANK COVERPLATE.
- COAX — COAXIAL CABLE OUTLET. COORDINATE WITH LOW VOLTAGE PROVIDER.
- CABINET. SEE PLANS AND SPECIFICATIONS FOR USAGE AND REQUIREMENTS.

MISCELLANEOUS

- 1 — KEYED NOTE INDICATOR. REFER TO THE "KEYED NOTES" WHERE INDICATED.
- EXHAUST FAN.
  'R' SYMBOL INDICATES TO PROVIDE AND INSTALL 10 MINUTE TIME DELAY OFF RELAY. EXHAUST FAN SHALL OPERATE FOR 10 MINUTES AFTER LIGHTING SWITCH IS TURNED OFF. CONNECT HOT LEAD FROM AHEAD OF SWITCH TO RELAY FOR DELAYED OPERATION AND SWITCH LEG TO RELAY FOR NORMAL OPERATION.
  'T' SYMBOL INDICATES TO PROVIDE AND INSTALL 277V-120V TRANSFORMER. WATTAGE OF TRANSFORMER VA SHALL BE A MINIMUM 20% GREATER THAN EXHAUST FAN POWER REQUIREMENTS, COORDINATE WITH MECHANICAL CONTRACTOR.
- MD — MOTORIZED DAMPER. PROVIDE POWER AND MAKE CONNECTIONS AS INDICATED. COORDINATE WITH MECHANICAL CONTRACTOR.
- SP — CEILING MOUNTED SPEAKER LOCATIONS ON A/V SYSTEM

ABBREVIATIONS

AFF	HEIGHT ABOVE FINISHED FLOOR	PH	PHASE
AFG	HEIGHT ABOVE FINISHED GRADE	REL	RELOCATED
ETR	EXISTING TO REMAIN	REM	TO BE REMOVED
EXT	EXTERIOR TYPE WIRING DEVICE OR CIRCUIT BREAKER	REP	REPLACE WITH NEW
		TBR	TO BE RELOCATED
LTG	LIGHTING	U.N.O.	UNLESS NOTED OTHERWISE
MH	MOUNTING HEIGHT	VA	VOLT AMPERE (POWER)
MTR	MOTOR	WP	WEATHERPROOF ENCLOSURE
N.I.C.	NOT IN CONTRACT	XFMR	TRANSFORMER
NF	NON-FUSED	+48"	DEVICE MOUNTED AT HEIGHT INDICATED

WIRING DEVICES

NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO WIRING DEVICES WHERE INDICATED:

- 'WP' INDICATES WEATHERPROOF WHILE-IN-USE ENCLOSURE. ENCLOSURE SHALL HAVE LOCKABLE COVER. DEVICES SHALL BE LISTED AS WEATHER RESISTANT. (WR)
- 'EWC' INDICATES DEVICE MOUNTED BEHIND ELECTRIC WATER COOLER ENCLOSURE. COORDINATE DEVICE LOCATION WITH PLUMBING CONTRACTOR AND APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN. CIRCUIT BREAKER SHALL BE GFCI TYPE.
- 'H' INDICATES HORIZONTALLY MOUNTED WIRING DEVICE.
- 'R' INDICATES DEVICE SHALL BE A RED COLOR. DEVICE IS CONNECTED TO A CIRCUIT FED FROM THE GENERATOR (IF APPLICABLE).
- 'FD' INDICATES RECEPTACLE MOUNTED IN FLOOR DUCT. INSTALL ACCESSORIES FOR MOUNTING OF RECEPTACLE IN FLOOR DUCT SYSTEM.
- 'IG' ISOLATED GROUND
- 'USB' INDICATES RECEPTACLE WITH USB OUTLETS.

- 20 AMP SIMPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX OR AT HEIGHT INDICATED.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT AT HEIGHT INDICATED OR ABOVE COUNTER, CASEWORK, ETC. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND EXISTING CONDITIONS PRIOR TO ROUGH-IN.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT AT HEIGHT INDICATED OR ABOVE COUNTER, CASEWORK, ETC. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND EXISTING CONDITIONS PRIOR TO ROUGH-IN.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX. 1 OF 2 RECEPTACLES IS SWITCHED, REMOVE JUMPER BETWEEN OUTLETS.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH COMMON COVER PLATE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH COMMON COVER PLATE, RECESS MOUNT ABOVE COUNTER, CASEWORK, ETC OR AT HEIGHT INDICATED. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND CONDITIONS PRIOR TO ROUGH-IN.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX. 1 OF 2 RECEPTACLES IS SWITCHED, REMOVE JUMPER BETWEEN OUTLETS.
- F — 20 AMP DUPLEX RECEPTACLE. RECESS FLUSH WITH FLOOR IN SINGLE GANG FLOOR BOX. COVER SHALL BE BRASS WITH HINGED LID FOR EACH OUTLET OF RECEPTACLE.
- F — 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE. RECESS FLUSH WITH FLOOR IN DOUBLE GANG FLOOR BOX. COVER SHALL BE BRASS WITH HINGED LID FOR EACH OUTLET OF RECEPTACLES.
- GFI — 20A SIMPLEX RECEPTACLE WITH GFCI PROTECTION MOUNTED AT HEIGHT OR AS INDICATED. VERIFY RATING AND NEMA CONFIGURATION FOR EQUIPMENT TO BE CONNECTED.
- GFI — 20 AMP DUPLEX RECEPTACLE WITH GFCI PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- GFI — 20 AMP DUPLEX RECEPTACLE WITH GFCI PROTECTION, RECESS MOUNT ABOVE SINK, COUNTER, CASEWORK, ETC. OR AT HEIGHT INDICATED. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND CONDITIONS PRIOR TO ROUGH-IN.
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH GFCI PROTECTION AND COMMON COVER PLATE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- MULTI-POLE RECEPTACLE FOR APPLIANCE MOUNTED AS INDICATE. COORDINATE AMPERAGE RATING, POLES, NEMA CONFIGURATION, ETC. WITH EQUIPMENT TO BE CONNECTED.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT HORIZONTALLY AT HEIGHT INDICATED.
- 20 AMP DUPLEX RECEPTACLE MOUNTED 18" AFF, ABOVE COUNTER, OR AT HEIGHT INDICATED (INDICATES RECEPTACLE COORDINATED WITH DATA OUTLET FOR COMPUTER USE).
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE MOUNTED 18" AFF, ABOVE COUNTER, OR AT HEIGHT INDICATED (INDICATES RECEPTACLE COORDINATED WITH DATA OUTLET FOR COMPUTER USE).
- POWER POLE. 2-SECTION (POWER AND COMMUNICATIONS), 2" SQUARE METALLIC, BRUSHED ALUMINUM FINISH. DEVICES MOUNTED AT POLE AS SHOWN. POLE SHALL EXTEND FROM FLOOR TO CEILING, SECURE TO CEILING.
- 20 AMP DUPLEX RECEPTACLE, FLUSH MOUNT AT CEILING. SUPPORT BACKBOX FROM STRUCTURE, NOT GRID.
- 2-SECTION FLOOR BOX WITH DUPLEX RECEPTACLE AND DATA SECTION. FLOOR BOX SHALL BE FLUSH WITH FLOOR WITH CARPET/TILE PLATE AND TRAP DOOR FOR WIRING OUT OF BOX.
- J — JUNCTION BOX. FAN RATED IN DWELLING UNITS.
- DC — DROP CORD. RECEPTACLE AND BOX SUSPENDED FROM JUNCTION BOX AT CEILING WITH S/O CORD. PROVIDE STRAIN RELIEF AT EACH END OF CORD. RECEPTACLE SHALL BE TYPE OF DEVICE SHOWN.
- PLUGMOLD WITH RECEPTACLES 12" ON-CENTER. PLUGMOLD SHALL BE NON-METALLIC, 2-PIECE. MOUNT AS INDICATED. VERIFY COLOR OF FINISH.

POWER DISTRIBUTION (REFER TO THE "ELECTRICAL RISER DIAGRAM")

- PANELBOARD, RECESS MOUNT IN FINISHED SPACES, SURFACE MOUNT IN BACK OF HOUSE. REFER TO THE "PANELBOARD SCHEDULE".
- FEEDER OR BRANCH CIRCUIT RACEWAY CONCEALED IN WALL, CEILING.
- FEEDER OR BRANCH CIRCUIT RACEWAY CONCEALED UNDER FLOOR, IN SLAB OR BELOW GRADE.
- DISCONNECT SWITCH. PROVIDE DISCONNECT SWITCH AS INDICATED ON THE SCHEDULES. REFER TO PLANS AND SCHEDULES FOR ADDITIONAL REQUIREMENTS. FUSES SHALL BE DUAL ELEMENT TIME DELAY. VERIFY NAMEPLATE RATINGS OF FRAME SIZE AND FUSING OF THE ACTUAL EQUIPMENT TO BE INSTALLED.
- DRY-TYPE VENTILATED TRANSFORMER. SEE SPECIFICATIONS, PLANS AND RISER FOR REQUIREMENTS. TRANSFORMERS SHALL BE NEMA 1 UNLESS AT THE EXTERIOR OR IN AREAS WHERE WATER MAY BE PRESENT. MOUNT ON 4" HOUSE KEEPING PAD BOLTED TO PAD. MAINTAIN REQUIRED CLEARANCE FROM WALLS OR OBSTRUCTIONS FOR VENTILATION.
- GROUND TO METAL FRAME OF BUILDING, SLAB STEEL, OTHER MADE ELECTRODES, AND METAL UNDERGROUND WATER PIPE. PROVIDE A MINIMUM OF (3) 3/4" DIA. 10 FOOT LONG COPPER CLAD GROUND RODS LOCATED AT LEAST 6 FEET APART. ALL CONCEALED CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. INTERIOR GROUND RODS SHALL STUB ABOVE FLOOR AT LOCATIONS NOT INTERFERING WITH FOOT TRAFFIC. LOCATE EXTERIOR GROUND ROD ASSEMBLY IN LANDSCAPE AREA OR PROVIDE WELL FOR ACCESS TO EACH GROUND ROD IF ASSEMBLY IS LOCATED IN HARD SURFACE AREAS, SUCH AS CONCRETE, ASPHALT, ETC. PROVIDE BOLTED PRESSURE CLAMP WITH AT LEAST TWO BOLTS ON RODS IN TEST WELLS. ALL GROUND ROD LOCATIONS SHALL BE ACCESSIBLE.
- VFD — VARIABLE FREQUENCY DRIVE. REFER TO SPECIFICATIONS, AND FLOOR PLANS FOR ADDITIONAL ELECTRICAL REQUIREMENTS. VFD SUPPLIED BY MECHANICAL CONTRACTOR (U.N.O.) AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL CONNECTIONS TO VFD, DISCONNECT AND EQUIPMENT SERVED SHALL BE BY THE ELECTRICAL CONTRACTOR. CIRCUIT SHALL UTILIZE METAL CONDUIT TO MINIMIZE RFI NOISE.
- COMBINATION MOTOR STARTER WITH FUSED DISCONNECT OR CIRCUIT BREAKER DISCONNECT. REFER TO PLANS AND SCHEDULES FOR ADDITIONAL REQUIREMENTS. FUSES SHALL BE DUAL ELEMENT TIME DELAY. VERIFY NAMEPLATE RATINGS OF FRAME SIZE AND FUSING OF THE ACTUAL EQUIPMENT TO BE INSTALLED.
- LP-1 — PANEL HOMERUN/CIRCUIT
  PANEL DESIGNATION/CIRCUIT NUMBER

NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND ARE USED ON FLOOR PLANS.

GENERAL NOTES

GENERAL NOTES APPLY TO ALL ELECTRICAL SHEETS

1. DO NOT SCALE FROM THESE DRAWINGS.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) NFPA 70.
3. ELECTRICAL CONTRACTOR (E.C.) SHALL COORDINATE WORK WITH ALL OTHER TRADES TO ASSURE PROPER CLEARANCES FOR EQUIPMENT AND TO KEEP THE JOB PROGRESSING.
4. DRAWINGS ARE BASED ON FIELD OBSERVATION AND EXISTING DOCUMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
5. EXISTING TO REMAIN ELECTRICAL CIRCUITRY DOWNSTREAM AND UPSTREAM OF DEMOLISHED DEVICES SHALL BE MAINTAINED. E.C. SHALL PROVIDE ALL ELECTRICAL COMPONENTS (BOXES, CONDUIT, WIRING, ETC.) AS REQUIRED.
6. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO CUT, CAPTURE AND EXTEND OR RE-ROUTE EXISTING CONDUITS AND CONDUCTORS AS REQUIRED TO ACCOMMODATE NEW DUCTWORK. COORDINATE WITH MECHANICAL CONTRACTOR AS REQUIRED.
7. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT NEEDING ELECTRICAL CONNECTIONS (MOTORS, FANS, PUMPS, ETC.). MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRE, CONDUIT, AND OVERCURRENT PROTECTION FOR ALL EQUIPMENT. INSTALL ANY ELECTRICAL EQUIPMENT (STARTERS, RELAYS, VFD'S, ETC.) FURNISHED BY MECHANICAL CONTRACTOR (DIV 15). COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
8. VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5% VOLTAGE DROP TOTAL PER FBC-ENERGY C405.5.3. USE 10 AWG CU. CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET. USE 10 AWG CU. WHERE WIRE SIZE IS INCREASED IN SIZE FOR VOLTAGE DROP, E.G SHALL BE INCREASED PROPORTIONATELY. PER NEC 250.122 (B).
9. ALL CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION.
10. WHERE DISCONNECTING MEANS IS NOT PROVIDED "WITHIN SIGHT" FROM EQUIPMENT SERVED, THE OVERCURRENT DEVICE SERVING SUCH EQUIPMENT SHALL HAVE PERMANENT PROVISION TO LOCK IN THE OPEN POSITION PER NEC 422.31 AND 110.25.
11. CONDUIT RUNS SHOWN ARE DIAGRAMMATIC IN NATURE. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND LOCATING PULL BOXES PER NEC.
12. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F).
13. RECEPTACLES IN MECHANICAL ROOMS, ELECTRICAL ROOMS, STORAGE ROOMS, AND JANITOR CLOSETS SHALL BE G.F.C.I. TYPE MOUNTED AT 48" A.F.F.
14. PROVIDE REVISED PHOTOMETRICS FOR ANY SUBSTITUTE FIXTURES.

ELECTRICAL SHEET INDEX

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SHEET NO.
E0.1

ELECTRICAL GENERAL

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS WATTS/TYPE	VOLTS	MOUNTING	COMMENTS
A	LITHONIA LIGHTING	WF6 LED 27K30K35K 90CRI MW	15W LED	120V	CEILING RECESSED	6" SQUARE LED DOWNLIGHT, WET LOCATION LISTED
	APPROVED EQUAL FROM TAMPA BAY LIGHTING					
	APPROVED EQUAL FROM SESCO LIGHTING					
	APPROVED EQUAL FROM WESTERN NEW JERSEY LIGHTING					
CFR	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	WITH 30W LED LIGHT KIT	120V	CEILING	MAX 250W RESIDENTIAL CEILING FAN TO BE SELECTED BY OWNER.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
P	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	100W LED LIGHT	120V	CEILING PENDANT	MAX 60W RESIDENTIAL PENDANT LIGHT FIXTURE TO BE SELECTED BY OWNER.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
V	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	100W LED LIGHT	120V	WALL SURFACE	MAX 100W RESIDENTIAL VANITY LIGHT FIXTURE TO BE SELECTED BY OWNER.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
A1	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	43W LED	120V	CEILING SURFACE	LED LUMINAIRE FOR PARKING GARAGE APPLICATIONS. THE LED FIXTURE DELIVERS UP TO 87% IN ENERGY SAVINGS WHEN REPLACING 175W METAL HALIDE LUMINAIRES. 100,000 HOUR LIFE EXPECTANCY, 12+ YEARS OF 24/7 CONTINUOUS OPERATION.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
A4	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	40W LED	120V	CEILING RECESSED	2x4 LED FLAT PANEL
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
B2	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	40W LED	120V	WALL/CEILING SURFACE	WALL MOUNTED STAIRWELL LIGHT WITH OCCUPANCY SENSOR
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
B4	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	40W LED	120V	WALL/CEILING SURFACE	WALL MOUNTED STAIRWELL LIGHT WITH OCCUPANCY SENSOR
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
F2	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	64W/LED	120V	WALL/CEILING SURFACE	IP65 RATED FOR OUTDOOR APPLICATIONS, RATED FOR -40°C MINIMUM AMBIENT.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
C4S	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	45W/LED	120V	CEILING RECESSED	4" SQUARE OPEN NEW CONSTRUCTION DOWNLIGHT
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
C4ST	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	25W/LED	120V	CEILING RECESSED	4" SQUARE OPEN NEW CONSTRUCTION DOWNLIGHT, ADJUSTABLE LUMEN OUTPUT
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
EL	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	6.6W/LED	120V	WALL SURFACE	PROVIDES A MINIMUM OF 90 MINUTES ILLUMINATION FOR THE RATED WATTAGE UPON LOSS OF AC POWER TO MEET AND EXCEED CODE REQUIRED EMERGENCY LIGHTING.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
EL1	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	6.6W/LED	120V	WALL SURFACE	LEAD ACID BATTERY PROVIDES A MINIMUM OF 90 MINUTES ILLUMINATION FOR THE RATED WATTAGE UPON LOSS OF AC POWER TO MEET AND EXCEED CODE REQUIRED EMERGENCY LIGHTING, WET LOCATION LISTED.
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
EX	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	5W/LED	120V	CEILING	NICKEL CADIUM BATTERY WITH A MINIMUM OF 90 MINUTE CAPACITY
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					
EX1	TO BE SELECTED	LUXE LIGHT STUDIO (973)-244-4444	5W/LED	120V	CEILING	NICKEL CADIUM BATTERY WITH A MINIMUM OF 90 MINUTE CAPACITY
	APPROVED EQUAL					
	APPROVED EQUAL					
	APPROVED EQUAL					

NOTES:
1. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER, FOURTEEN DAYS PRIOR TO BID DATE.
2. VERIFY LIGHTING FIXTURE COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.
3. ADJUST MOUNTING HEIGHTS/LOCATIONS TO SUIT FIELD CONDITIONS.
4. (2) LAMPS TO BE WIRED IN PARALLEL FOR EMERGENCY BALLAST.

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E0.2

ELECTRICAL LIGHT FIXTURE SCHEDULE

ELECTRICAL SPECIFICATIONS - DIVISION 16

ELECTRICAL

PART 1 - GENERAL

0.01 GENERAL SCOPE

A. THIS PROJECT WILL REQUIRE POWER DISTRIBUTION, LIGHTING, AND LIGHTING CONTROLS SYSTEMS AS SHOWN ON THE PLANS AND INCLUDED IN THE SPECIFICATIONS.

B. THE SCOPE OF WORK SPECIFIED HEREIN CONSISTS OF PROVIDING (DEFINED AS FURNISH AND INSTALL) ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE ELECTRICAL AND RELATED WORK INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. ELECTRICAL WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- PANELBOARDS
- CIRCUIT BREAKERS
- DISCONNECT SWITCHES
- GROUNDING
- RACEWAY FOR POWER DISTRIBUTION
- CONDUCTORS FOR POWER DISTRIBUTION
- WIRING DEVICES
- LIGHTING FIXTURES
- RACEWAY FOR COMMUNICATIONS WIRING (VOICE, DATA, CABLE TELEVISION)
- CONNECTION OF MOTORS, CONTROL DEVICES AND ELECTRICAL EQUIPMENT FURNISHED BY OTHERS
- TESTING
- FINAL ACCEPTANCE/WARRANTY
- RECORD DRAWINGS
- RACEWAY FOR SECURITY SYSTEM WIRING
- FIRE DETECTION AND ALARM SYSTEM

C. ITEMS SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, AND/OR REASONABLY INTERPRETED FROM THE DRAWINGS THAT ARE NECESSARY TO COMPLETE THE ELECTRICAL WORK SHALL BE PROVIDED BY THIS DIVISION, WHETHER ITEM IS SPECIFICALLY SHOWN OR NOT.

1.01 GENERAL DOCUMENTS

A. ELECTRICAL CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH THE PROJECT SITE (e.g. EXISTING CONDITIONS) AND THE ENTIRE CONSTRUCTION DOCUMENTS PACKAGE (e.g. ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL DRAWINGS AND SPECIFICATIONS) BEFORE BID SUBMISSION. WORK OF THE ELECTRICAL CONTRACTOR MUST BE COORDINATED WITH THE WORK OF ALL TRADES.

B. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO DESCRIBE THAT COMPLETE ELECTRICAL AND SPECIAL SYSTEMS ARE REQUIRED. HOWEVER, THE WORK SHALL BE COMPLETE EVEN THOUGH ITEMS MAY NOT BE SPECIFICALLY CALLED FOR OR SHOWN. INSTALLATIONS SHALL MEET ALL GOVERNING CODES, SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER AND ALL AGENCIES HAVING JURISDICTION.

C. WORK NOT COVERED IN THIS SECTION, RECESSES, CHASES, AND OTHER PROVISIONS TO BE MADE IN THE STRUCTURE AS REQUIRED TO ACCOMMODATE ELECTRICAL ITEMS, SUCH AS CONDUIT, PANELS, SWITCHES, ETC, SHALL BE PROVIDED BY THE TRADES CONCERNED. THE ELECTRICAL CONTRACTOR SHALL, HOWEVER, NOTIFY ALL SUCH TRADES OF HIS EXACT REQUIREMENTS AHEAD OF TIME AND SHALL PAY THE COSTS OF ANY CUTTING OR PATCHING CAUSED BY FAILURE TO DO SO. ALL SUCH REMEDIAL WORK SHALL BE DONE ONLY BY MECHANICS OF THE TRADES INVOLVED.

1.02 PERMITS, TAXES, FEES.

A. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL GOVERNMENTAL PERMITS, PAY ALL SALES TAXES AND OTHER ASSOCIATED FEES INCLUDING COSTS FOR UTILITY CONNECTIONS, REQUIRED TO PERFORM THE INTENDED ELECTRICAL WORK. ELECTRICAL CONTRACTOR SHALL FILE ALL NECESSARY PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR ELECTRICAL WORK AND DELIVER SAME TO THE OWNER AND ARCHITECT BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

B. ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, OR DRAWINGS NECESSARY TO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED.

C. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE FOLLOWING:
- NATIONAL ELECTRIC CODE 2017 EDITION
- NEW JERSEY BUILDING CODE 7TH EDITION (EFF. 12/31/2020)
- APPLICABLE STATE AND LOCAL CODES
- NATIONAL BUREAU OF FIRE UNDERWRITERS
- REGULATIONS OF THE SERVING UTILITY COMPANIES

D. ALL MATERIAL AND EQUIPMENT PROVIDED FOR THE ELECTRICAL WORK SHALL BEAR THE APPROVAL LABEL, OR SHALL BE LISTED, BY UNDERWRITERS' LABORATORIES, INC.

1.03 MEASUREMENTS

A. SHOULD THE ELECTRICAL CONTRACTOR DISCOVER ANY DISCREPANCY BETWEEN ACTUAL MEASUREMENTS AND THOSE INDICATED ON THE DRAWINGS, WHICH PREVENTS FOLLOWING GOOD PRACTICE OR THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT/ELECTRICAL ENGINEER THROUGH THE GENERAL CONTRACTOR, AND SHALL NOT PROCEED WITH HIS WORK UNTIL HE HAS RECEIVED INSTRUCTIONS FROM THE ARCHITECT/ELECTRICAL ENGINEER. ALL REQUESTS FOR INFORMATION (RFI) SHALL INCLUDE A PROPOSED SOLUTION.

B. PRIOR TO ROUGH-IN OF EQUIPMENT THE GENERAL CONTRACTOR, ARCHITECT AND ELECTRICAL ENGINEER RESERVE THE RIGHT TO RELOCATE ANY PANELBOARD, DISCONNECT, STARTER, LIGHTING FIXTURE, WIRING DEVICE, COMMUNICATIONS OUTLET, ETC THREE (3) FEET IN ANY DIRECTION WITHOUT ANY ADDITIONAL CHARGE, FEE, OR CHANGE ORDER.

1.04 DRAWINGS

A. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION OF THE ELECTRICAL AND SPECIAL SYSTEMS WORK INCLUDED IN THE CONTRACT. THE ENTIRE CONSTRUCTION DOCUMENTS PACKAGE (DRAWINGS AND SPECIFICATIONS) SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES, DEVICES AND EQUIPMENT. WHERE ITEMS ARE NOT LOCATED BY THE DRAWINGS OR SPECIFICATIONS OF OTHER CONSULTANTS THEN THE ITEMS SHALL BE LOCATED PER THE ENGINEERING DRAWINGS, HOWEVER, THE DRAWINGS ARE NOT TO BE SCALED.

B. ELECTRICAL CONTRACTOR SHALL FOLLOW THE ELECTRICAL DRAWINGS IN LAYING OUT WORK AND SHALL COORDINATE WITH THE DRAWINGS OF OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. MAINTAIN MAXIMUM HEADROOM AND SPACE AT ALL LOCATIONS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, THE ARCHITECT/ELECTRICAL ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. ALL REQUESTS FOR INFORMATION (RFI) SHALL INCLUDE A PROPOSED SOLUTION.

C. IF DIRECTED BY THE ARCHITECT/ELECTRICAL ENGINEER, THE ELECTRICAL CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LOCATIONS OF ELECTRICAL WORK AS NEEDED TO PREVENT CONFLICTS WITH WORK OF OTHER TRADES AND FOR PROPER INSTALLATION OF THE WORK.

1.05 SUBSTITUTION OF SPECIFIED EQUIPMENT

A. MATERIALS OR PRODUCTS SPECIFIED BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBER SHALL BE PROVIDED AS SPECIFIED.

B. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER VIA THE ARCHITECT TEN (10) WORKING DAYS PRIOR TO BID DATE. APPROVALS OF "EQUIVALENT" MATERIALS OR PRODUCTS WILL BE MADE AVAILABLE TO ALL KNOWN BIDDERS AND ISSUED AS AN ADDENDUM (PRIOR TO BID) TO THE CONTRACT DOCUMENTS IF SUBSTITUTED MATERIALS OR PRODUCTS ARE APPROVED BY ARCHITECT/ELECTRICAL ENGINEER.

C. ANY CONTRACTOR PROPOSING AN 'EQUIVALENT" MATERIAL OR PRODUCT MUST SUBMIT, WITH THE REQUEST, COMPLETE CATALOG INFORMATION TO PERMIT EVALUATION OF THE PRODUCT. IN THE CASE OF LIGHTING FIXTURES, AN INDEPENDENT TESTING LABORATORY TEST REPORT (NOT THE MANUFACTURER'S) STATING FIXTURE EFFICIENCY AND PERFORMANCE, SHALL ACCOMPANY THE REQUEST.

D. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CORRECTIONS TO ALL SITUATIONS CREATED BY THE SUBSTITUTION OF MATERIALS OR PRODUCTS. THE ACCEPTANCE OF SUBSTITUTED MATERIALS OR PRODUCTS, EITHER PRIOR TO BID OR THEREAFTER, DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE CORRECTIONS, AT THEIR EXPENSE, FOR ALL DISCREPANCIES AND CONFLICTS CREATED BY THE SUBSTITUTION OF MATERIALS OR PRODUCTS.

1.06 SHOP DRAWINGS

A. ELECTRICAL CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL SHOP DRAWINGS OF ALL MATERIALS OR PRODUCTS REQUIRED TO COMPLETE THE PROJECT AND NO MATERIALS OR PRODUCTS SHALL BE DELIVERED TO THE JOB SITE OR INSTALLED UNTIL THE ELECTRICAL CONTRACTOR HAS ELECTRICAL ENGINEER APPROVED SHOP DRAWINGS. SHOP DRAWINGS FOR MATERIALS OR PRODUCTS SHALL BE SUBMITTED AS ONE COMPLETE PACKAGE. ELECTRICAL CONTRACTOR SHALL FURNISH THE NUMBER OF COPIES REQUIRED BY THE GENERAL AND SPECIAL CONDITIONS OF THE CONTRACT, BUT IN NO CASE LESS THAN SIX (6) IDENTICAL COPIES. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE ELECTRICAL AND GENERAL CONTRACTORS FOR COMPLIANCE WITH THE SPECIFIED MATERIALS AND PRODUCTS PRIOR TO SUBMISSION TO THE ARCHITECT/ELECTRICAL ENGINEER.

B. SAMPLES, DRAWINGS, SPECIFICATIONS, CUT SHEETS, ETC SUBMITTED FOR REVIEW SHALL BE PROPERLY LABELED AND SHALL INDICATE THE SPECIFIC ITEM FOR WHICH THE ELECTRICAL CONTRACTOR IS PROPOSING TO PROVIDE.

C. "NO EXCEPTION" RENDERED ON SHOP DRAWINGS SHALL NOT BE CONSIDERED AS A GUARANTEE THAT THE MATERIAL OR PRODUCTS COMPLY WITH THE BUILDING CONDITIONS OR MEASUREMENTS. WHERE SHOP DRAWINGS ARE REVIEWED, SAID "NO EXCEPTION" DOES NOT IN ANY WAY RELIEVE THE ELECTRICAL CONTRACTOR FROM THE RESPONSIBILITY OF PROVIDING LABOR, MATERIAL OR PRODUCTS REQUIRED TO PERFORM THE WORK AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

D. SHOP DRAWINGS SUBMITTALS ARE REQUIRED ON ELECTRICAL DISTRIBUTION EQUIPMENT, PANELBOARDS, TRANSFORMERS, CONDUIT, CONDUCTORS (WIRE), CIRCUIT BREAKERS, DISCONNECT SWITCHES, WIRING DEVICES, FLOOR BOXES, LIGHT FIXTURES, TIMECLOCKS, CONTACTORS AND SURGE PROTECTION DEVICES (SPD)

PART 2 - PRODUCTS

2.01 SERVICE ENTRANCE

A. SERVICE ENTRANCE SHALL BE OVERHEAD FROM THE POWER COMPANY TRANSFORMER OR OTHER SERVICE POINT TO THE SERVICE ENTRANCE METER/ EQUIPMENT SHOWN ON THE ELECTRICAL RISER DIAGRAM AND/OR SITE PLAN. VOLTAGE/PHASE OF INCOMING POWER SHALL BE AS INDICATED ON THE ELECTRICAL RISER DIAGRAM AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY PRIOR TO BID.

2.02 PANELBOARDS

A. PROVIDE POWER DISTRIBUTION EQUIPMENT AS INDICATED ON THE ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES. PANELBOARDS SHALL BE OF DEAD FRONT CONSTRUCTION AND SHALL BE MANUFACTURED BY SQUARE "D", GENERAL ELECTRIC, CUTLER-HAMMER OR SIEMENS.

B. PANELBOARDS SHALL NOT BE LESS THAN 20" WIDE AND SHALL BE FABRICATED FROM CODE GAUGE STEEL WITH A POST FABRICATION APPLIED GRAY ENAMEL FINISH.

C. PANELBOARD AND INTERNAL COMPONENTS SHALL BE CONSTRUCTED AND U.L. LISTED TO WITHSTAND THE SYMMETRICAL SHORT CIRCUIT AMPERES INDICATED ON THE ELECTRICAL RISER DIAGRAM OR PANEL SCHEDULES.

D. WIRE GUTTER SPACE SHALL COMPLY WITH U.L. AND NEC STANDARDS FOR PANELBOARDS.

E. PANELBOARDS SHALL BE SURFACE OR FLUSH MOUNTED AS SHOWN ON PANEL SCHEDULES AND/OR FLOOR PLANS. PANEL SHALL BE EQUIPPED WITH RECESSED HINGES, FLUSH LOCK WITH CATCH AND SPRING LOADED DOOR PULL. ALL LOCKS SHALL BE KEYED A LIKE. TURN OVER ALL KEYS TO OWNER.

F. PROVIDE TYPED CIRCUIT IDENTIFICATION CARD INSIDE EACH PANEL. BASE DESCRIPTION ON LOAD SERVED.

G. PROVIDE LAMINATED, ENGRAVED PLASTIC NAMEPLATE WITH WHITE LETTERS STATING PANELBOARD NAME MOUNTED ON FRONT OF EACH PANEL. MOUNT NAMEPLATE WITH METAL FASTNERS. MINIMUM NAMEPLATE SIZE SHALL BE 3" WIDE BY 1-1/2" HIGH WITH 1/2" HIGH ENGRAVED LETTERS. PROVIDE BLACK NAMEPLATE COLOR FOR NORMAL AND RED NAMEPLATE COLOR FOR EMERGENCY PANELBOARDS OR COLOR AS REQUIRED TO MEET OWNERS STANDARD NAMEPLATE COLORS.

2.03 CIRCUIT BREAKERS:

A. CIRCUIT BREAKERS SHALL BE QUICK-MAKE, QUICK-BREAK, THERMAL MAGNETIC MOLDED CASE OF FRAME SIZE, NUMBER OF POLES AND TRIP RATINGS AS SHOWN ON THE ELECTRICAL RISER DIAGRAM AND/OR PANEL SCHEDULES. MULTI-POLE BREAKERS SHALL HAVE A SINGLE HANDLE TO TRIP ALL POLES AT ONCE. CIRCUIT BREAKERS SHALL BE FROM THE SAME MANUFACTURER AS THE POWER DISTRIBUTION EQUIPMENT. PROVIDE CIRCUIT BREAKERS WITH GROUND FAULT AND ARC FAULT PROTECTION WHERE REQUIRED.

2.04 DISCONNECT SWITCHES

A. DISCONNECT SWITCHES SHALL BE U.L. LISTED AND FROM SAME MANUFACTURER AS POWER DISTRIBUTION EQUIPMENT. SWITCH BLADES SHALL BE FULLY VISIBLE IN THE "OFF" POSITION WITH THE DOOR OPEN. ALL CURRENT CARRYING PARTS SHALL BE PLATED TO RESIST CORROSION.

B. SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK SUCH THAT, DURING NORMAL OPERATION, THE CONTACTS SHALL NOT BE CAPABLE OF BEING RESTRAINED BY THE OPERATING HANDLE AFTER THE CLOSING OR OPENING ACTION OF THE CONTACTS HAS STARTED. THE HANDLE AND MECHANISM SHALL BE AN INTEGRAL PART OF THE BOX, NOT THE COVER, WITH POSITIVE PADLOCKING PROVISIONS IN THE "OFF" POSITION.

C. PROVIDE HEAVY-DUTY, NEMA-1 ENCLOSURE UNLESS NEMA-3R (RAIN PROOF) IS REQUIRED BY THE SWITCH LOCATION. ENCLOSURES SHALL BE PROVIDED WITH A POST FABRICATION APPLIED GRAY ENAMEL FINISH.

D. FUSIBLE SWITCHES SHALL BE CAPABLE OF FIELD CONVERSION FROM STANDARD CLASS-H FUSE SPACING TO CLASS-J FUSE SPACING WITHOUT AFFECTING THE U.L. LISTING. THE SWITCH MUST ALSO ACCEPT CLASS-R FUSES AND HAVE A FIELD INSTALLABLE U.L. LISTED REJECTION FEATURE TO REJECT ALL FUSES EXCEPT CLASS-R. THE U.L. LISTED SHORT CIRCUIT RATING, WHEN EQUIPPED WITH CLASS-J OR CLASS-R FUSES, SHALL BE 200,000 AMPERES RMS SYMMETRICAL.

2.05 GROUNDING AND BONDING

A. PROVIDE A SINGLE, COMPLETE GROUNDING NETWORK FOR THE ENTIRE ELECTRICAL AND SPECIAL SYSTEMS WHICH COMPLIES WITH NEC REQUIREMENTS.

B. SERVICE NEUTRAL AND EQUIPMENT GROUND SHALL BE CONNECTED AT ONE POINT INSIDE THE MAIN DISTRIBUTION PANEL WITH ONE CONTINUOUS CONDUCTOR FROM THIS LOCATION TO THREE 10 FOOT LONG DRIVEN GROUND RODS LOCATED IN A TRIANGULAR PATTERN, TO BUILDING STEEL AND TO METAL WATER PIPE.

C. PROVIDE BONDING CONNECTION WITH GROUND BUSHING TO CONDUIT FROM DISTRIBUTION PANEL TO THE BREAKERS AND PANELS SERVED.

D. CONNECTIONS TO GROUND RODS SHALL BE MADE WITH EXOTHERMIC WELDS. PROVIDE TEST WELL OVER EACH GROUND ROD.

2.06 CONDUIT FOR POWER DISTRIBUTION WIRING

A. WIRING FOR POWER DISTRIBUTION SHALL BE INSTALLED IN RIGID METALLIC (GALVANIZED STEEL) CONDUIT (RMC), INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL METALLIC TUBING (EMT), FLEXIBLE METAL CONDUIT OR SCHEDULE 40/80 PVC CONDUIT. PROVIDE THE CONDUIT TYPE INDICATED IN THIS SPECIFICATION WHERE CONDUIT TYPE IS NOT NOTED ON THE DRAWINGS.

B. RIGID GALVANIZED STEEL (RGS) CONDUIT WITH THREADED FITTINGS SHALL BE PROVIDED ABOVE GROUND AT EXPOSED INTERIOR AND EXTERIOR LOCATIONS WHERE CONDUIT MAY BE SUBJECTED TO PHYSICAL DAMAGE FROM VEHICLES, MAINTENANCE EQUIPMENT, ETC. PROVIDE LARGE RADIUS SWEEP ELBOWS FOR RGS CONDUIT.

C. IMC CONDUIT WITH THREADED FITTINGS SHALL BE PROVIDED IN ABOVE GROUND, EXPOSED INTERIOR AND EXTERIOR LOCATIONS WHERE CONDUIT WILL NOT BE SUBJECTED TO PHYSICAL DAMAGE, BUT WILL BE EXPOSED TO RAIN WATER, HAZARDOUS CONDITIONS, ETC. THREADLESS FITTINGS FOR IMC IS NOT ACCEPTABLE.

D. EMT CONDUIT WITH SET SCREW FITTINGS SHALL BE PROVIDED IN ABOVE GROUND INTERIOR LOCATIONS WHERE CONDUIT WILL NOT BE SUBJECTED TO PHYSICAL DAMAGE AND WILL REMAIN COMPLETELY DRY DURING ALL WEATHER CONDITIONS.

E. EMT CONDUIT SHALL NOT BE USED IN LOCATIONS WHERE CONDUIT COULD BE EXPOSED TO DIRECT/INDIRECT RAIN/WATER/LIQUIDS, WIND DRIVEN RAIN, HOSE DOWN AREAS, OPEN AIR AREAS WITHOUT AIR CONDITIONING (UNLESS CONDUIT WILL REMAIN COMPLETELY DRY DURING ALL WEATHER CONDITIONS) AND AREAS WHERE RAIN/WATER/LIQUIDS MIGHT DRIP OR RUN INTO CONDUIT, BACKBOXES OR DEVICES.

F. SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR UNDERGROUND SERVICE ENTRANCE FEEDERS AND ALL CONDUIT BELOW ROADWAYS U.N.O. ON THE RISER DIAGRAMS AND/OR FLOOR PLANS. PROVIDE LARGE RADIUS RIGID GALVANIZED STEEL ELBOWS FOR SCHEDULE 80 PVC CONDUIT. COAT RGS ELBOWS WITH BLACK MASTIC.

G. SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR ALL UNDERGROUND FEEDERS AND WIRING EXCEPT FOR SERVICE ENTRANCE FEEDERS AND UNDER ROADWAYS. PROVIDE LARGE RADIUS RIGID GALVANIZED STEEL ELBOWS FOR SCHEDULE 40 PVC CONDUIT WHERE OVERALL CONDUIT RUN IS GREATER THAN 100 FEET. COAT RGS ELBOWS WITH BLACK MASTIC.

H. PVC CONDUIT SHALL NOT BE USED MORE THAN SIX INCHES ABOVE FINISHED GRADE IN EITHER INTERIOR OR EXTERIOR LOCATIONS. PVC CONDUIT SHALL TRANSITION TO METAL CONDUIT NO MORE THAN SIX INCHES ABOVE GRADE.

I. ALL PVC CONNECTIONS SHALL BE WATERTIGHT.

J. FLEXIBLE METAL CONDUIT SHALL BE USED TO CONNECT LIGHTING FIXTURES AND EQUIPMENT SUBJECT TO VIBRATION, INCLUDING A/C EQUIPMENT, MOTORS, TRANSFORMERS, ETC. PROVIDE LIQUID TIGHT FLEXIBLE METAL CONDUIT AND FITTINGS FOR EXTERIOR APPLICATIONS.

K. CONCEAL ALL CONDUIT IN WALLS, PARTITIONS, OR CEILINGS IN FINISHED AREAS. CONDUIT SHALL NOT BE EXPOSED IN FINISHED AREAS EXCEPT WHEN ABSOLUTELY NECESSARY. CONDUIT SHALL BE STRAIGHT AND PARALLEL TO BUILDING LINES.

L. DURING CONSTRUCTION CONDUIT SHALL BE PROTECTED AGAINST DAMAGE AND ENTRANCE OF WATER, DIRT OR FOREIGN MATERIAL WITH WATERTIGHT CAPS. FIRE RATED ASSEMBLIES SHALL BE PROVIDED WHERE CONDUIT PASSES THROUGH FIRE RATED CONSTRUCTION. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FIRE RATED CONSTRUCTION. REFER TO THE FIRE STOP PENETRATION DETAILS ON THE ELECTRICAL DRAWINGS.

M. INSULATING BUSHINGS WITH DOUBLE LOCK-NUTS SHALL BE USED WHEREVER A NEW CONDUIT 1-1/4" DIA OR LARGER ENTERS A BOX, PANEL, DISCONNECT OR ELECTRICAL EQUIPMENT.

N. CONDUIT SIZES SHOWN ON THE DRAWINGS AND SCHEDULES ARE THE MINIMUM SIZES REQUIRED. LARGER SIZE CONDUIT TO FACILITATE WIRE PULLS, ETC, IS PERMITTED.

2.07 CONDUCTORS

A. PROVIDE 75 DEGREE CELSIUS (167 DEGREE FAHRENHEIT) TYPE THHW, THW, THWN, OR XHHW INSULATED COPPER CONDUCTORS RATED AT 600V FOR POWER DISTRIBUTION WIRING. CONDUIT WIRE FILL SHOWN ON THE DRAWINGS AND FEEDER SCHEDULES ARE BASED ON TYPE THW WIRE UNLESS NOTED OTHERWISE.

B. CONDUCTORS UP TO AND INCLUDING NO. 10 AWG SHALL BE SOLID AND CONDUCTORS NO. 8 AWG AND LARGER SHALL BE STRANDED. MINIMUM CONDUCTOR SIZE SHALL BE NO.12 AWG. CONDUCTORS SHALL BE CONTINUOUS BETWEEN EQUIPMENT AND DEVICES. SPLICES ARE TO BE MADE ONLY IN ACCESSIBLE JUNCTION OR OUTLET BOXES AND SHOULD BE KEPT TO A MINIMUM. SPLICES ON NO.12 AND NO.10 WIRE SHALL BE MADE WITH PRESSURE CONNECTORS CAPABLE OF CARRYING FULL WIRE CAPACITY. SPLICES ON NO.8 WIRE AND LARGER SHALL BE MADE WITH SOLDERLESS LUGS WRAPPED WITH BOTH RUBBER AND PLASTIC ELECTRICAL TAPE. CONNECTIONS TO FIXED EQUIPMENT TERMINALS ARE TO BE MADE WITH SOLDERLESS LUGS.

C. ALL NEW CONDUIT USED FOR POWER DISTRIBUTION SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR. CONDUIT RACEWAY SHALL NOT BE USED IN PLACE OF A GROUNDING CONDUCTOR.

D. MC TYPE CABLE MAY BE UTILIZED FOR FINAL EQUIPMENT CONNECTIONS IF ALLOWED BY THE AUTHORITY HAVING JURISDICTION. MC TYPE CABLE SHALL NOT BE USED FOR HOMERUNS TO PANELS.

E. ROMEX (NM) CABLE MAY BE UTILIZED IN ONE- AND TWO-FAMILY DWELLINGS AND MULTI-FAMILY DWELLINGS PERMITTED TO BE OF TYPES III, IV, AND V CONSTRUCTION, PER NEC 334.10.

2.08 WIRING DEVICES

A. THE EXTENT OF WIRING DEVICE WORK IS INDICATED ON THE DRAWINGS. WIRING DEVICES ARE DEFINED AS SINGLE DISCRETE UNITS OF ELECTRICAL DISTRIBUTION SYSTEMS THAT ARE INTENDED TO CARRY BUT NOT UTILIZE ELECTRIC ENERGY. TYPES OF WIRING DEVICES IN THIS SECTION INCLUDE:
- RECEPTACLES
- GROUND FAULT CIRCUIT INTERRUPTERS
- ARC FAULT CIRCUIT INTERRUPTERS
- LIGHT SWITCHES

B. PROVIDE WHITE COLORED WIRING DEVICES AND MATCHING THERMOPLASTIC COVERPLATES UNLESS NOTED OTHERWISE. FINAL COLOR SELECTION SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO BID.

C. QUALITY ASSURANCE

1. NEC COMPLIANCE: COMPLY WITH NEC AS APPLICABLE TO INSTALLATION AND WIRING OF ELECTRICAL WIRING DEVICES.

2. UL COMPLIANCE: COMPLY WITH APPLICABLE REQUIREMENTS OF U.L. 20, 486A, 498 AND 943 PERTAINING TO INSTALLATION OF WIRING DEVICES. PROVIDE WIRING DEVICES WHICH ARE U.L. LISTED AND LABELED.

3. IEEE COMPLIANCE: COMPLY WITH APPLICABLE REQUIREMENTS OF IEEE STANDARD 241, "RECOMMENDED PRACTICE FOR ELECTRIC POWER SYSTEMS IN COMMERCIAL BUILDINGS", PERTAINING TO ELECTRICAL WIRING SYSTEMS.

4. NEMA COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF NEMA STANDARDS PUBLICATION NUMBER WD-1, "GENERAL PURPOSE WIRING DEVICES", WD-2, "SEMICONDUCTOR DIMMERS FOR INCANDESCENT LAMPS", AND WD-5, "SPECIFIC PURPOSE WIRING DEVICES".

D. RECEPTACLES

1. SIMPLEX: PROVIDE SPECIFICATION GRADE 20-AMPERE, 125 VOLT, HEAVY-DUTY, 2-POLE, 3-WIRE, RECEPTACLE WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW AND METAL PLASTER EARS DESIGNED FOR SIDE AND BACK WIRING WITH SPRING LOADED, SCREW ACTIVATED PRESSURE PLATE IN NEMA 5-20R CONFIGURATION UNLESS NOTED OTHERWISE. COORDINATE ALL "SPECIAL" RECEPTACLES WITH THE EQUIPMENT SERVED PRIOR TO PURCHASE. PROVIDE RECEPTACLE RATING AND CONFIGURATION TO MATCH EQUIPMENT SERVED.

2. DUPLEX: PROVIDE SPECIFICATION GRADE 20-AMPERE, 125 VOLT, HEAVY-DUTY, 2-POLE, 3-WIRE, RECEPTACLE WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW AND METAL PLASTER EARS DESIGNED FOR SIDE AND BACK WIRING WITH SPRING LOADED, SCREW ACTIVATED PRESSURE PLATE IN NEMA 5-20R CONFIGURATION.

E. GROUND-FAULT CIRCUIT INTERRUPTERS

1. PROVIDE SPECIFICATION GRADE "FEED-THRU" TYPE GROUND-FAULT CIRCUIT INTERRUPTERS, WITH HEAVY-DUTY DUPLEX RECEPTACLES, CAPABLE OF PROTECTING CONNECTED DOWNSTREAM RECEPTACLES ON SINGLE CIRCUIT, AND OF BEING INSTALLED IN A 2-3/4" DEEP OUTLET BOX WITHOUT ADAPTER, GROUNDING TYPE U.L. RATED CLASS A, GROUP 1, RATED 20-AMPERES, 120-VOLTS, 60 HZ, WITH SOLID-STATE GROUND-FAULT SENSING AND SIGNALING, WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL, EQUIP WITH NEMA 5-20R CONFIGURATION.

F. MANUAL LIGHT SWITCHES

1. PROVIDE DECORA TYPE IN FINISHED SPACES AND DWELLING UNITS. COORDINATE WITH ARCHITECT/OWNER.

2. SINGLE AND TWO POLE: PROVIDE HARD USE SPECIFICATION GRADE RECESS MOUNTED SINGLE AND TWO-POLE QUIET TOGGLE SWITCHES, 20-AMPERE, 120/277 VOLTS AC. PROVIDE WITH MOUNTING YOKE INSULATED FROM METAL MECHANISM, PLASTER EARS, SWITCH HANDLE, AND SIDE-WIRED SCREW TERMINALS.

3. THREE AND FOUR WAY: PROVIDE HARD USE SPECIFICATION GRADE RECESS MOUNTED 3 AND 4-WAY AC QUIET SWITCHES, 20-AMPERES, 120/277 VOLTS PROVIDE WITH MOUNTING YOKE INSULATED FROM MECHANISM, PLASTER EARS, SWITCH HANDLE, SIDE-WIRED SCREW TERMINALS, WITH BREAK-OFF TAB FEATURES, WHICH ALLOWS WIRING WITH SEPARATE OR COMMON FEED.

2.09 LIGHTING FIXTURES

A. ELECTRICAL CONTRACTOR SHALL PROVIDE, WIRE AND LAMP ALL LIGHTING FIXTURES SHOWN ON SITE PLAN, FLOOR PLANS AND LIGHTING FIXTURE SCHEDULE. AT SUBSTANTIAL COMPLETION, ELECTRICAL CONTRACTOR SHALL CLEAN DUST, DEBRIS, FINGERPRINTS, ETC FROM ALL FIXTURE LENSES, LOUVERS, AND REFLECTORS AND SHALL REPLACE ALL LAMPS, BALLASTS, ETC THAT ARE NOT WORKING.

B. ELECTRICAL CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS (SECTIONS, ELEVATIONS, DETAILS, ETC.) FOR LIGHTING FIXTURES WHICH MAY BE SHOWN AND SHALL NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO BID IF FIXTURES APPEAR ON THE ARCHITECTURAL DRAWINGS THAT DO NOT APPEAR ON THE ELECTRICAL DRAWINGS.

C. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PATH OF EGRESS LIGHTING AND EXIT SIGNAGE AS SHOWN ON THE PLANS AND AS REQUIRED BY APPLICABLE LIFE SAFETY CODE(S).

2.10 LIGHTING CONTROLS

A. INTERIOR. PROVIDE A COMPLETE, AUTOMATIC LIGHTING CONTROLS SYSTEM TO SHUT OFF INTERIOR LIGHTING IN COMPLIANCE WITH FBC ENERGY SECTION C405. THE SYSTEM SHALL FUNCTION ON EITHER OF THE FOLLOWING:

1. OCCUPANCY SENSOR(S) THAT SHALL TURN LIGHTING OFF WITHIN 20 MINUTES OF ALL OCCUPANTS VACATING THE SPACE.

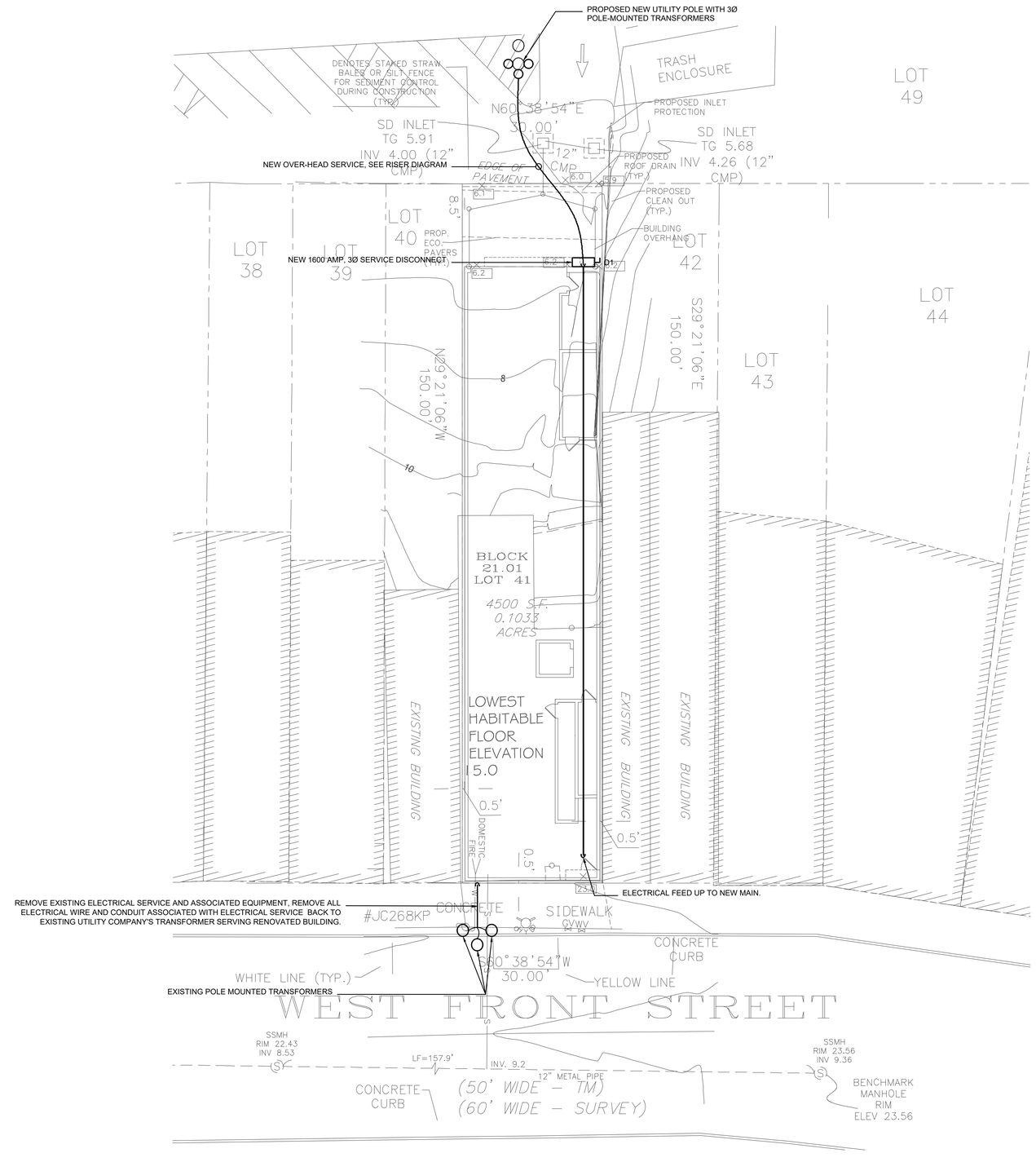
2. A SCHEDULED BASIS THAT TURNS LIGHTING OFF AT A PROGRAMMED TIME OF DAY. PROVIDE INDICATION 5 MINUTES PRIOR TO TURNING LIGHTING OFF TO ALLOW OCCUPANTS TO MANUALLY OVERRIDE SCHEDULE.

B. EXTERIOR. PROVIDE TIMECLOCK(S) FOR EXTERIOR LIGHTING CONTROL. TIME CLOCKS SHALL BE 7-DAY, 24-HOUR MECHANICAL OR ELECTRONIC WITH CARRYOVER PROVISIONS FOR A MINIMUM OF 10 HOURS. PROVIDE PHOTOCELL FOR AUTOMATIC FIXTURE SWITCHING WHERE INDICATED ON SITE AND FLOOR PLANS. PHOTOCELL SHALL BE RATED FOR REQUIRED LOAD AND VOLTAGE WITH BUILT-IN DELAY FOR TRANSIENT LIGHT FLASHES AND LIGHT LEVEL ADJUSTMENT.

C. DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE DOCUMENTED PERFORMANCE CRITERIA OF FBC-ENERGY SECTION C405 SHALL BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

2.11 EQUIPMENT FURNISHED BY OTHERS

A. ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO EQUIPMENT PROVIDED BY OTHERS INC



ELECTRICAL SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

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PROGRESS DRAWINGS

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PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

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SHEET NO.
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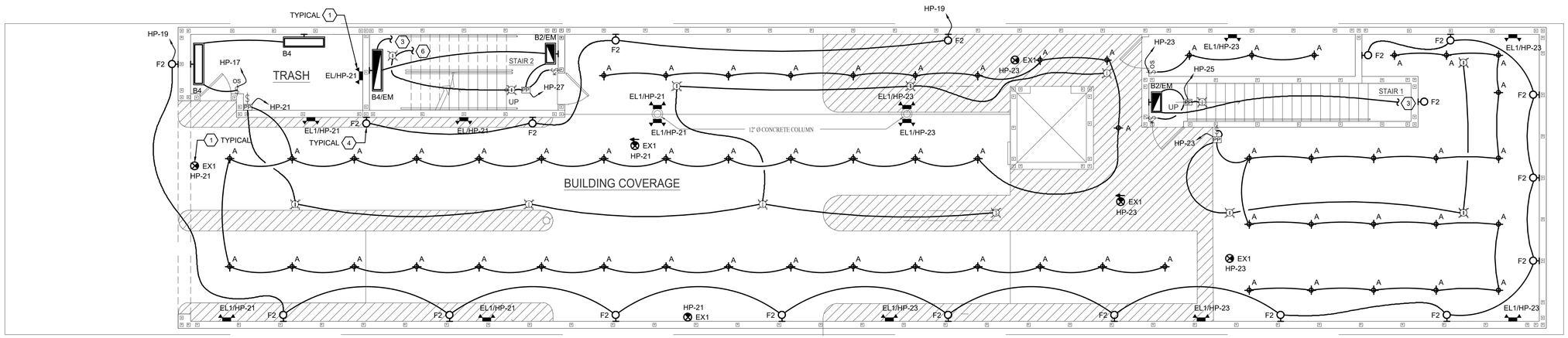
ELECTRICAL SITE PLAN

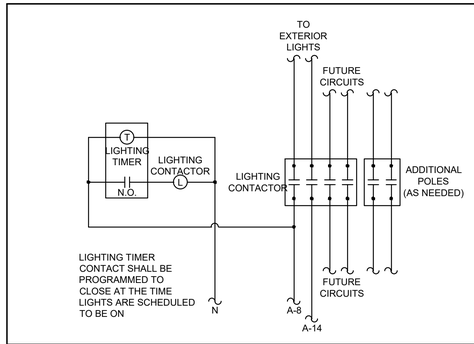


ELECTRICAL PROPOSED LOADING LEVEL LIGHTING PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

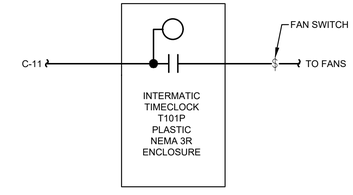


EXTERIOR LIGHTING CONTROLS

NO SCALE

01

TIMER ON/OFF CONTROL



FAN CONTROLS

SCALE: NOT TO SCALE

02

LIGHTING KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. NOT USED
3. TO LIGHT FIXTURE ABOVE IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA. COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.
6. TO LOCAL STAIRWELL LIGHTING CONTROLS ABOVE.

COORDINATE EXIT AND EGRESS LIGHT HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS. COORDINATE EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

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PROGRESS DRAWINGS

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PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
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ELECTRICAL PROPOSED LOADING LEVEL LIGHTING PLAN

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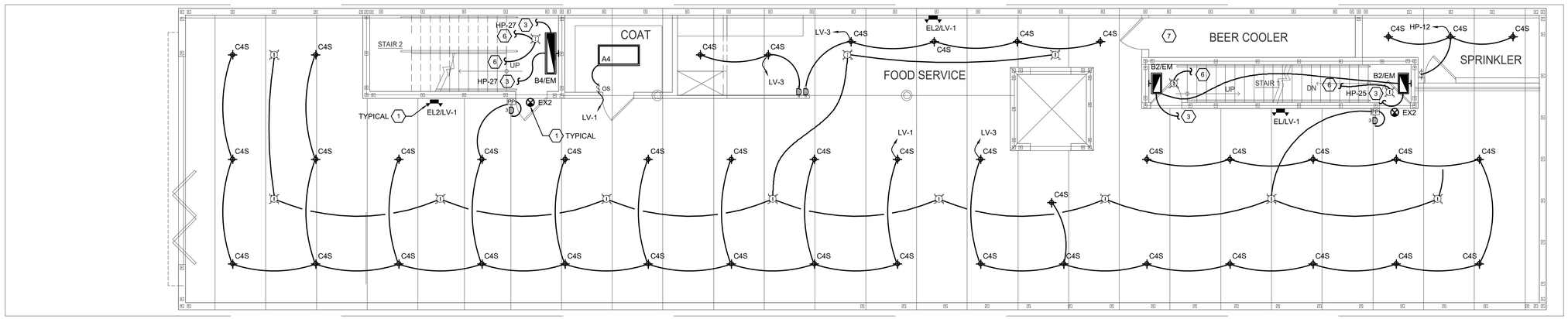

ELECTRICAL PROPOSED LOWER LEVEL LIGHTING PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

LIGHTING KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. NOT USED
3. TO LIGHT FIXTURE ABOVE/BELOW IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA, COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.
6. TO LIGHTING CONTROLS ABOVE/BELOW IN LOCAL STAIRWELL.
7. BEER COOLER LIGHT FIXTURES AND CONTROLS SHALL BE SUPPLIED WITH EQUIPMENT, FIELD VERIFY EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS PRIOR TO ELECTRICAL ROUGH-IN.

COORDINATE EXIT AND EGRESS LIGHT HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS. COORDINATE EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

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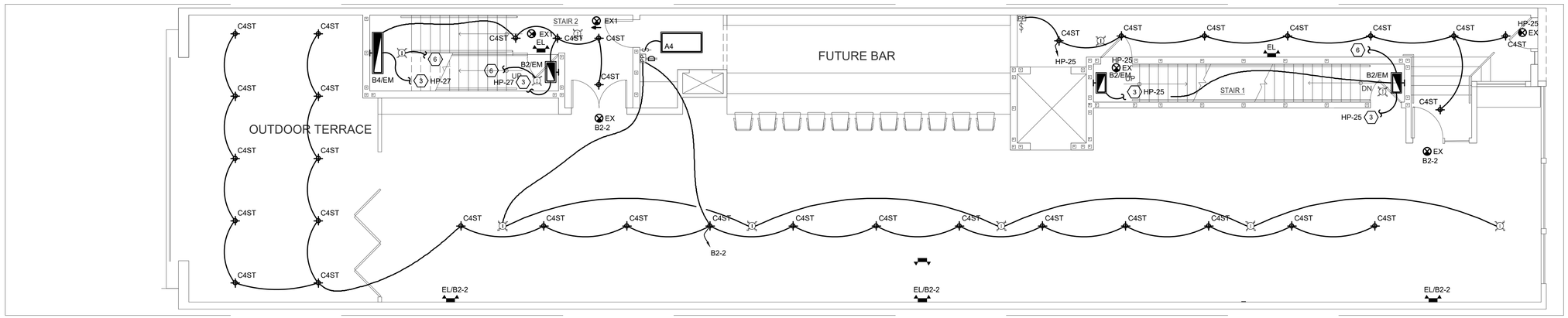
E4.2

ELECTRICAL PROPOSED LOWER LEVEL LIGHTING PLAN



ELECTRICAL PROPOSED 1ST FLOOR LIGHTING PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

LIGHTING KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. PROVIDE LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT AREA, COORDINATE EXACT LOCATION WITH OWNER CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN..
3. TO LIGHT FIXTURE ABOVE/BELOW IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA. COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.
6. TO LIGHTING CONTROLS ABOVE/BELOW IN LOCAL STAIRWELL.
7. BEER COOLER LIGHT FIXTURES AND CONTROLS SHALL BE SUPPLIED WITH EQUIPMENT, FIELD VERIFY EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS PRIOR TO ELECTRICAL ROUGH-IN.

COORDINATE EXIT AND EGRESS LIGHT HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS. COORDINATE EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

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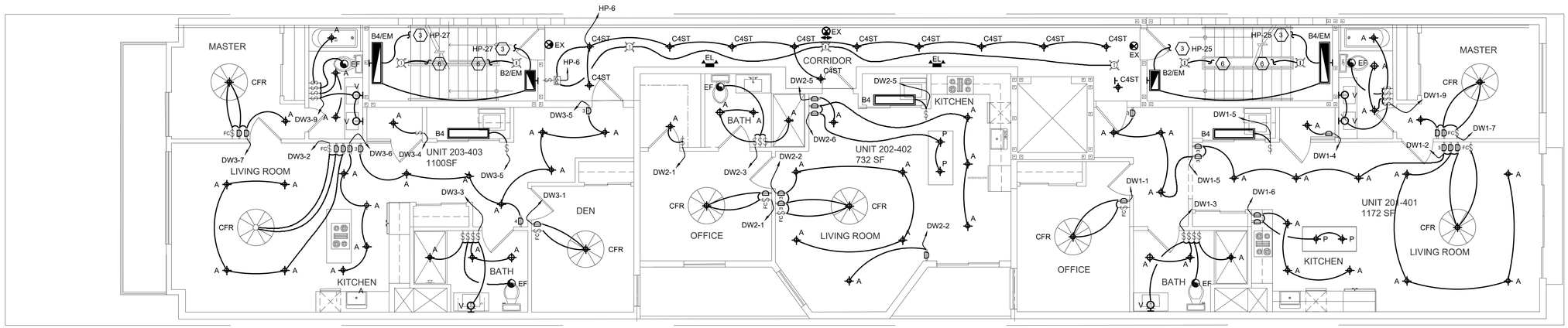
E4.3

ELECTRICAL PROPOSED 1ST FLOOR LIGHTING PLAN



N

ELECTRICAL PROPOSED 2ND - 4TH FLOOR LIGHTING PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

LIGHTING KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. PROVIDE LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT AREA, COORDINATE EXACT LOCATION WITH OWNER CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN..
3. TO LIGHT FIXTURE ABOVE/BELOW IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA, COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.
6. TO LIGHTING CONTROLS ABOVE/BELOW IN LOCAL STAIRWELL.
7. BEER COOLER LIGHT FIXTURES AND CONTROLS SHALL BE SUPPLIED WITH EQUIPMENT. FIELD VERIFY EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS PRIOR TO ELECTRICAL ROUGH-IN.

COORDINATE EXIT AND EGRESS LIGHT HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS. COORDINATE EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

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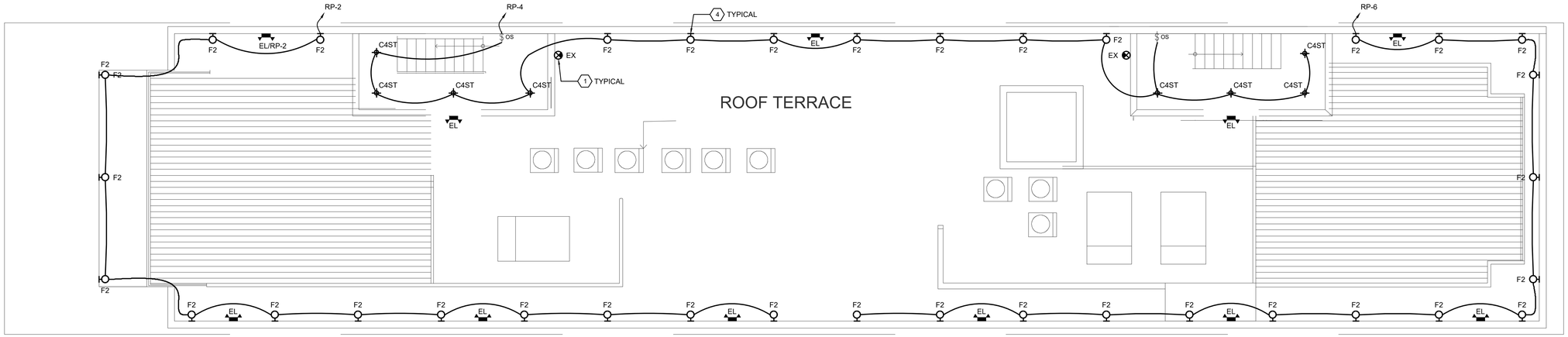
ELECTRICAL PROPOSED 2ND - 4TH FLOOR LIGHTING PLAN

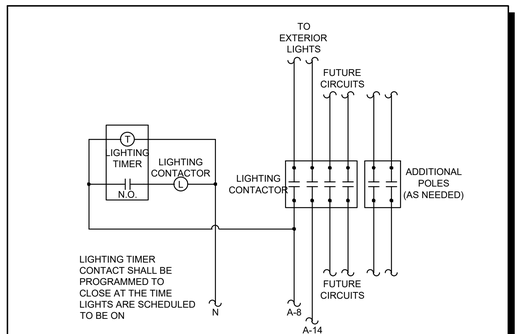


ELECTRICAL PROPOSED ROOF LIGHTING PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

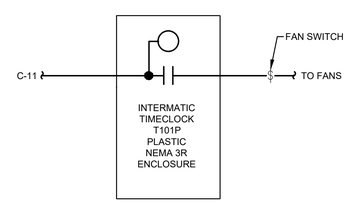


EXTERIOR LIGHTING CONTROLS

NO SCALE

01

TIMER ON/OFF CONTROL



FAN CONTROLS

SCALE: NOT TO SCALE

02

LIGHTING KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. NOT USED
3. TO LIGHT FIXTURE BELOW IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA, COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.

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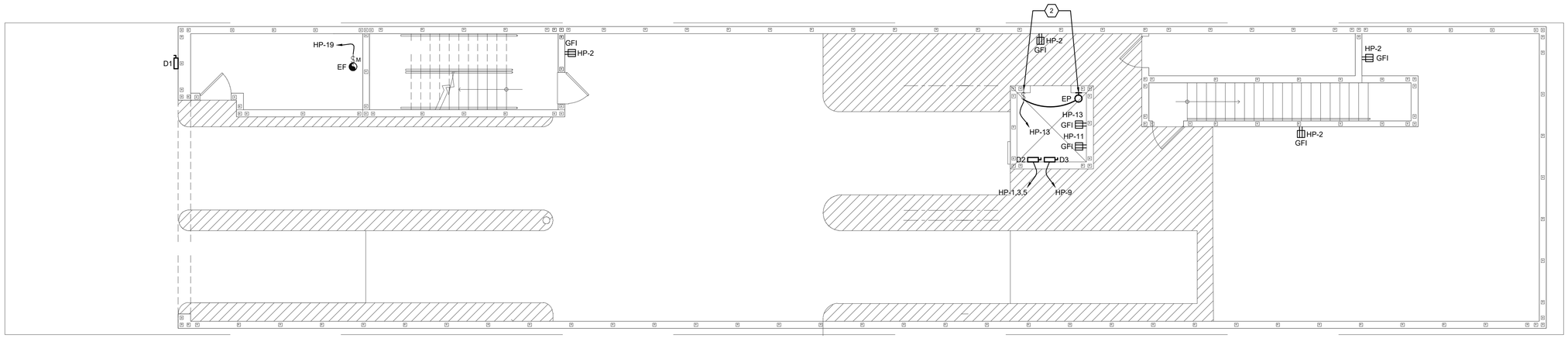
E4.5

ELECTRICAL PROPOSED ROOF LIGHTING PLAN



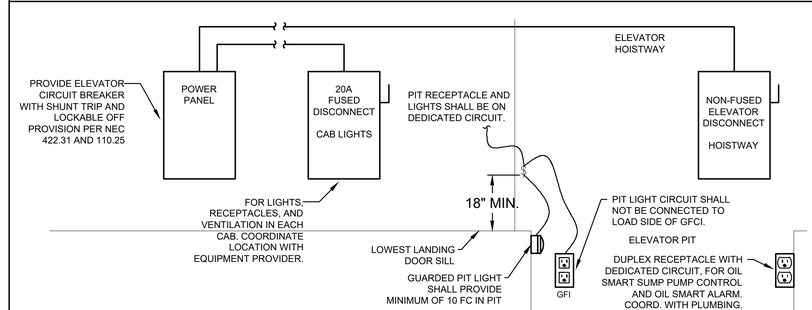
ELECTRICAL PROPOSED LOADING LEVEL POWER PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

TYPICAL ELEVATOR POWER



ELEVATOR POWER (VERIFY WITH EQ. PROVIDER) — 01

SCALE: NOT TO SCALE

POWER KEYED NOTES

1. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F). CIRCUIT SHALL BE CLEARLY IDENTIFIED AT DISTRIBUTION PANEL.
2. PROVIDE LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT AREA, COORDINATE EXACT LOCATION WITH OWNER CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN..
3. TO LIGHT FIXTURE ABOVE IN LOCAL STAIRWELL.
4. WALL PACKS SHALL BE CONTROLLED VIA TIME-CLOCK, SEE EXTERIOR LIGHTING CONTROLS DETAIL ON THIS SHEET.
5. INSTALL/MOUNT OCCUPANCY SENSOR POWER-PACK IN AN ACCESSIBLE AREA, COORDINATE EXACT LOCATION WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO ELECTRICAL ROUGH-IN.
6. TO LOCAL STAIRWELL LIGHTING CONTROLS ABOVE.

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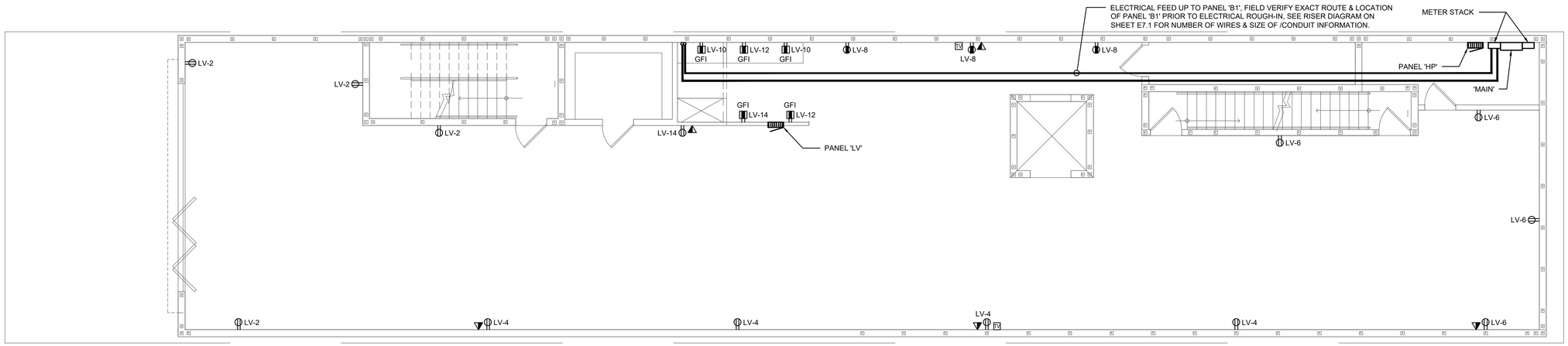
ELECTRICAL PROPOSED LOADING LEVEL POWER PLAN



ELECTRICAL PROPOSED LOWER LEVEL POWER PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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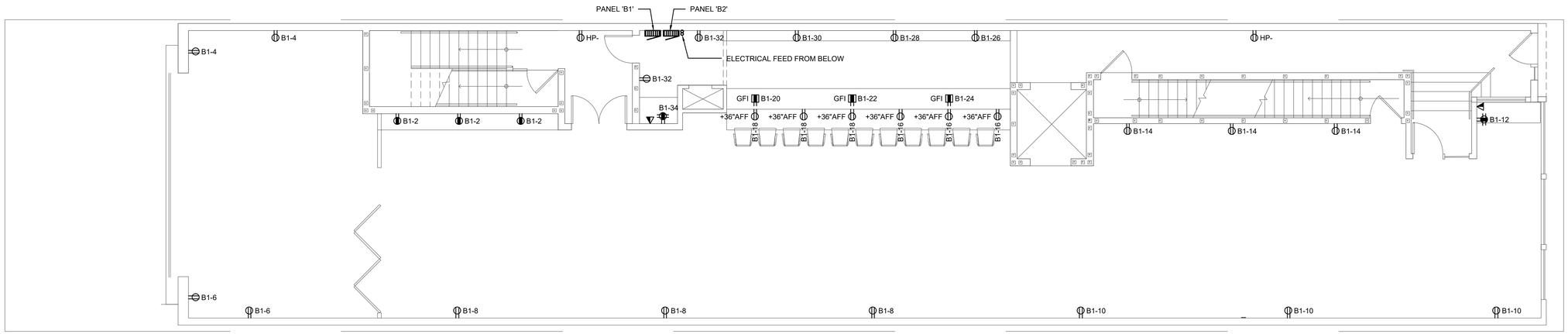
ELECTRICAL PROPOSED LOWER LEVEL POWER PLAN



ELECTRICAL PROPOSED 1ST FLOOR POWER PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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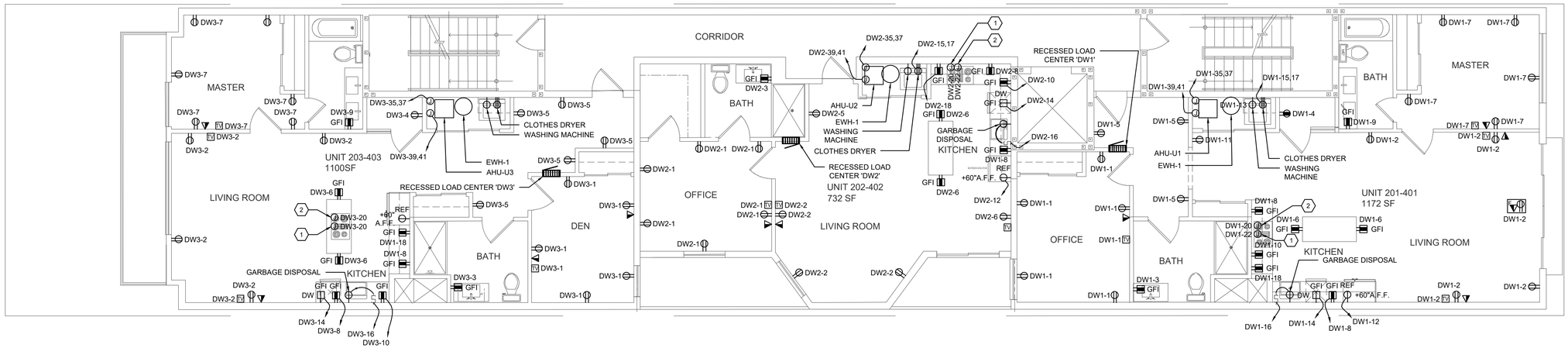
SHEET NO.

E5.3

ELECTRICAL PROPOSED 1ST FLOOR POWER PLAN



ELECTRICAL PROPOSED 2ND - 4TH FLOOR POWER PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

LIGHTING KEYED NOTES

1. JUNCTION BOX SHALL SERVE GAS COOK-TOP IGNITER/CONTROLS, COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS/RECOMMENDATIONS PRIOR TO ELECTRICAL ROUGH-IN.
2. JUNCTION BOX SHALL SERVE HOOD, COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS/RECOMMENDATIONS PRIOR TO ELECTRICAL ROUGH-IN.
3. JUNCTION BOX SHALL SERVE HOOD, COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS CUT-SHEETS/RECOMMENDATIONS PRIOR TO ELECTRICAL ROUGH-IN.

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LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

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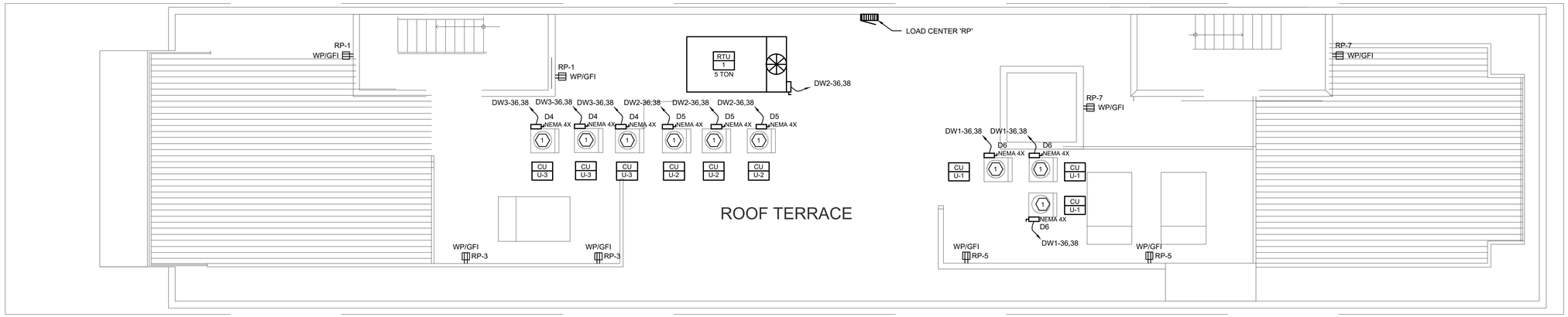
ELECTRICAL PROPOSED 2ND - 4TH FLOOR POWER PLAN



ELECTRICAL PROPOSED ROOF POWER PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

LIGHTING KEYED NOTES

1. FIELD VERIFY EXACT UNIT & FLOOR CONDENSING UNIT IS SERVING WITH MECHANICAL CONTRACTOR PRIOR TO ELECTRICAL ROUGH-IN.

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ELECTRICAL PROPOSED ROOF POWER PLAN

PANEL 'HP' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, CU
RESISTANCE (Ω/1000')	0.082
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	20'
APPROXIMATE LOAD	200 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	0.57 V
VOLTAGE	208 V
VOLTAGE DROP	0.27 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD 'HP': COPPER FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, CU
CONDUCTOR LENGTH	20'
CONDUCTOR "C"	13,923
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	13,923
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	36,568 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
36,568A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANEL 'HP' ESTIMATED VOLTAGE DROP ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, AL
RESISTANCE (Ω/1000')	0.130
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	20'
APPROXIMATE LOAD	200 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	0.90 V
VOLTAGE	208 V
VOLTAGE DROP	0.43 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD 'HP': ALUMINUM FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, AL
CONDUCTOR LENGTH	20'
CONDUCTOR "C"	9,110
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	9,110
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	29,704 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
29,704A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD DESIGNATION: 'HP'

VOLTAGE: 208/120V | 3Ø-4W | MAINS RATING: 200 AMPS | MAIN CB TRIP RATING: 200 AMPS
■ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 42000 AIC
□ FLUSH □ MLO | ENCLOSURE: NEMA 1

	SERVES	CB SIZE	LOAD VA	CKT	A	B	C	CKT	LOAD VA	CB SIZE	SERVES	
	ELEVATOR	100	9600	1	●			2	540	20	RCPTS - LOADING LVL	
*			9600	3		●		4	500	20	FACP	L
			9600	5			●	6	500	20	2nd FLR CORRIDOR	
	SHUNT TRIP			7	●			8	500	20	3rd FLR CORRIDOR	
*	ELEV CAB LIGHTS	20	500	9		●		10	500	20	4th FLR CORRIDOR	
*	ELEV SUMP PUMP	20	1656	11			●	12				
	ELEV PIT LTG./REC.	20	500	13	●			14				
	~ SPARE ~	20		15		●		16				
	LOADING LVL LIGHTS	20	1000	17			●	18				
	TRASH LIGHTS/EX. FAN	20	500	19	●			20				
	LOAD LVL LIGHTS/EM	20	1000	21		●		22				
	LOAD LVL LIGHTS/EM	20	1000	23			●	24				
	STAIR 1 LIGHTING/EM	20	750	25	●			26				
	STAIR 2 LIGHTING/EM	20	750	27		●		28				
				29			●	30				
				31	●			32				
				33		●		34		100	PANEL 'RP'	
				35			●	36				
			890	37	●			38				
*	SUMP PUMP #1	15	890	39		●		40		30	SPD	
			890	41			●	42				

A PROVIDE WITH LOCKED ON PROVISION FOR FIRE ALARM CIRCUITS.
* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION

PANELBOARD: 'HP' ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
ELEVATOR #1	28,800	28,800
CAB LIGHTS ELEV. #1	500	625
RECEPTACLES	540	540
LIGHTING	5,000	6,250
ELEVATOR CAB/PIT LIGHTING	1,000	1,250
ELEVATOR SUMP PUMP	1,656	1,656
SUMP PUMP #1	2,670	2,670
FACP	500	500
TOTAL	40,666	42,291
118 AMP DEMAND		
200A SERVICE @ 208V, 3-PHASE PROVIDED		

MAIN SERVICE ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
PANEL 'HP'	40,166	41,791
PANEL 'LV'	74,413	75,677
PANEL 'B1'	93,670	93,670
PANEL 'DW1' 2nd FLOOR	40,743	23,590
PANEL 'DW1' 3rd FLOOR	40,743	23,590
PANEL 'DW1' 4th FLOOR	40,743	23,590
PANEL 'DW2' 2nd FLOOR	39,468	23,080
PANEL 'DW2' 3rd FLOOR	39,468	23,080
PANEL 'DW2' 4th FLOOR	39,468	23,080
PANEL 'DW3' 2nd FLOOR	40,488	23,488
PANEL 'DW3' 3rd FLOOR	40,488	23,488
PANEL 'DW3' 4th FLOOR	40,488	23,488
TOTAL	570,346	421,612
1,172 AMP DEMAND		
1600A SERVICE @ 208V, 3-PHASE PROVIDED		

'MAIN' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	500 kCMIL, CU
RESISTANCE (Ω/1000')	0.032
NUMBER OF PARALLEL RUNS	4
CONDUCTOR LENGTH	0'
APPROXIMATE LOAD	0 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	0.00 V
VOLTAGE	208 V
VOLTAGE DROP	0.00 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

MAIN PANELBOARD: COPPER FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	500 kCMIL, CU
CONDUCTOR LENGTH	0'
CONDUCTOR "C"	26,706
NUMBER OF PARALLEL RUNS	0
TOTAL CONDUCTOR "C"	0
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	#########
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
##########################	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ESTIMATED VOLTAGE DROP (208V) ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	500 kCMIL, AL
RESISTANCE (Ω/1000')	0.048
NUMBER OF PARALLEL RUNS	0
CONDUCTOR LENGTH	0'
APPROXIMATE LOAD	0 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	#######
VOLTAGE	208 V
VOLTAGE DROP	#######
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD: '208V' (ALUMINUM) ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	500 kCMIL, AL
CONDUCTOR LENGTH	100'
CONDUCTOR "C"	21,391
NUMBER OF PARALLEL RUNS	3
TOTAL CONDUCTOR "C"	64,173
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	35,260 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
35,260A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

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PANEL 'HP' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	250 kCMIL, CU
RESISTANCE (Ω/1000')	0.057
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	110'
APPROXIMATE LOAD	250 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	2.71 V
VOLTAGE	208 V
VOLTAGE DROP	1.31 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD: '208V' (COPPER) ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	250 kCMIL, CU
CONDUCTOR LENGTH	110'
CONDUCTOR "C"	18,594
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	18,594
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	15,469 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
15,469A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ESTIMATED VOLTAGE DROP (208V) ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	250 kCMIL, AL
RESISTANCE (Ω/1000')	0.090
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	110'
APPROXIMATE LOAD	250 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	4.29 V
VOLTAGE	208 V
VOLTAGE DROP	2.06 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD: '208V' (ALUMINUM) ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	250 kCMIL, AL
CONDUCTOR LENGTH	110'
CONDUCTOR "C"	12,862
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	12,862
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	11,547 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
11,547A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANEL 'RP' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	#3 AWG, CU
RESISTANCE (Ω/1000')	0.250
NUMBER OF PARALLEL RUNS	1
MAX CONDUCTOR LENGTH	225'
APPROXIMATE LOAD	80 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	4.50 V
VOLTAGE	208 V
VOLTAGE DROP	2.16 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD 'RP': COPPER FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	#3 AWG, CU
CONDUCTOR LENGTH	225'
CONDUCTOR "C"	4,811
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	4,811
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	4,163 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
4,163A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD DESIGNATION: 'LV'

VOLTAGE: 208/120V | 3Ø-4W | MAINS RATING: 250 AMPS | MAIN CB TRIP RATING: 250 AMPS
□ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 22000 AIC
■ FLUSH □ MLO | ENCLOSURE: NEMA 1

SERVES	CB SIZE	LOAD VA	CKT	A	B	C	CKT	LOAD VA	CB SIZE	SERVES
LIGHTING/EM	625	20	1	●			2	720	20	RECEPTACLES
LIGHTING/EM	625	20	3		●		4	720	20	RECEPTACLES
~ SPARE ~	20		5			●	6	720	20	RECEPTACLES
~ SPARE ~	20		7	●			8	540	20	RECEPTACLES
~ SPARE ~	20		9		●		10	360	20	RECEPTACLES
~ SPARE ~	20		11			●	12	360	20	RECEPTACLES
~ SPARE ~	20		13	●			14	360	20	RECEPTACLES
~ SPARE ~	20		15		●		16		20	~ SPARE ~
~ SPARE ~	20		17			●	18		20	~ SPARE ~
~ SPARE ~	20		19	●			20		20	~ SPARE ~
SPACE			21		●		22		20	~ SPARE ~
SPACE			23			●	24		20	~ SPARE ~
SPACE			25	●			26		20	~ SPARE ~
~ SPARE ~	20		27		●		28		20	~ SPARE ~
			29			●	30		20	~ SPARE ~
~ SPARE ~	20		31	●			32			SPACE
			33		●		34			SPACE
~ SPARE ~	20		35			●	36			SPACE
			37	●			38			
~ SPARE ~	20		39		●		40		30	SPD
			41			●	42			

A PROVIDE WITH LOCKED ON PROVISION FOR FIRE ALARM CIRCUITS.
* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION

PANELBOARD: 'LV' ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
LIGHTING	1,250	1,569
RECEPTACLES	3,780	4,725
FUTURE KITCHEN EQUIPMENT/COOLER	69,383	69,383
TOTAL	74,413	75,677
210 AMP DEMAND		
250A SERVICE @ 208V, 3-PHASE PROVIDED		

PANELBOARD DESIGNATION: 'RP'

VOLTAGE: 208/120V | 1Ø-3W | MAINS RATING: 100 AMPS | MAIN CB TRIP RATING: 100 AMPS
■ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 10000 AIC
□ FLUSH □ MLO | ENCLOSURE: NEMA 4X

SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES
RECEPTACLES	20	360	1	●		2	650	20	LIGHTS
RECEPTACLES	20	360	3		●	4	650	20	LIGHTS/EM
RECEPTACLES	20	360	5	●		6	650	20	LIGHTS
RECEPTACLES	20	360	7		●	8		20	~ SPARE ~
~ SPARE ~	20		9	●		10		20	~ SPARE ~
~ SPARE ~	20		11		●	12			SPACE
~ SPARE ~	20		13	●		14			SPACE
SPACE	20		15		●	16			SPACE
SPACE	20		17	●		18		30	SPD
SPACE	20		19			20			

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G PROVIDE WITH GROUND FAULT PROTECTION

PANELBOARD: 'RP' ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
LIGHTS	1,950	2,438
RECEPTACLES	1,440	1,440
TOTAL	3,390	3,878
11 AMP DEMAND		
60A SERVICE @ 208V, 3-PHASE PROVIDED		

PANEL SCHEDULE KEY

'HP'	'LV'
MAIN	RP

TYPE WRITTEN PANEL DIRECTORIES SHALL BE PROVIDED FOR EACH PANEL AS REQUIRED BY THE CURRENT NEC. DIRECTORIES SHALL IDENTIFY LOAD AND THE ROOM(S) WHERE LOADS ARE LOCATED IN SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. ROOM NUMBERS SHALL BE ACTUAL ROOM NUMBERS USED FOR ROOM SIGNAGE.

ELECTRICAL SCHEDULES

SCALE: NOT TO SCALE

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ELECTRICAL SCHEDULES

PANEL 'B1' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, CU
RESISTANCE (Ω/1000')	0.082
NUMBER OF PARALLEL RUNS	2
CONDUCTOR LENGTH	120'
APPROXIMATE LOAD	400 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	3.41 V
VOLTAGE	208 V
VOLTAGE DROP	1.64 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

PANEL 'B1' ESTIMATED VOLTAGE DROP ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, AL
RESISTANCE (Ω/1000')	0.130
NUMBER OF PARALLEL RUNS	2
CONDUCTOR LENGTH	120'
APPROXIMATE LOAD	400 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	5.40 V
VOLTAGE	208 V
VOLTAGE DROP	2.60 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

PANELBOARD 'B1': COPPER FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, CU
CONDUCTOR LENGTH	120'
CONDUCTOR "C"	13,923
NUMBER OF PARALLEL RUNS	2
TOTAL CONDUCTOR "C"	27,846
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	19,505 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
19,505A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD 'B1': ALUMINUM FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, AL
CONDUCTOR LENGTH	120'
CONDUCTOR "C"	9,110
NUMBER OF PARALLEL RUNS	2
TOTAL CONDUCTOR "C"	18,220
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	14,239 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
14,239A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD DESIGNATION: 'B1'

VOLTAGE: 208/120V | 3Ø-4W | MAINS RATING: 400 AMPS | MAIN CB TRIP RATING: 400 AMPS
■ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 22000 AIC
☐ FLUSH ☐ MLO | ENCLOSURE: NEMA 1

SERVES	CB SIZE	LOAD VA	CKT	A	B	C	CKT	LOAD VA	CB SIZE	SERVES
LIGHTING/EM	625	20	1	●			2	720	20	RECEPTACLES
LIGHTING/EM	625	20	3		●		4	720	20	RECEPTACLES
~ SPARE ~	20		5			●	6	720	20	RECEPTACLES
~ SPARE ~	20		7	●			8	540	20	RECEPTACLES
~ SPARE ~	20		9		●		10	360	20	RECEPTACLES
~ SPARE ~	20		11			●	12	360	20	RECEPTACLES
~ SPARE ~	20		13	●			14	360	20	RECEPTACLES
~ SPARE ~	20		15		●		16		20	~ SPARE ~
~ SPARE ~	20		17			●	18		20	~ SPARE ~
~ SPARE ~	20		19	●			20		20	~ SPARE ~
SPACE			21		●		22		20	~ SPARE ~
SPACE			23			●	24		20	~ SPARE ~
SPACE			25	●			26		20	~ SPARE ~
~ SPARE ~	20		27		●		28		20	~ SPARE ~
			29			●	30		20	~ SPARE ~
~ SPARE ~	20		31	●			32		40	RTU-1
			33		●		34			
~ SPARE ~	20		35			●	36			
			37	●			38			
~ SPARE ~	20		39		●		40		30	SPD
			41			●	42			

A PROVIDE WITH LOCKED ON PROVISION FOR FIRE ALARM CIRCUITS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.

L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.

+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.

G PROVIDE WITH GROUND FAULT PROTECTION

PANELBOARD: 'B1' ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
LIGHTING	1,250	1,563
RECEPTACLES	5,220	5,220
RTU-1	14,050	14,050
BAR EQUIPMENT	8400	8,400
POS STATIONS	1000	1,000
PANEL 'B2'	65000	65,000
TOTAL	93,670	93,670
260 AMP DEMAND		
400A SERVICE @ 208V, 3-PHASE PROVIDED		

PANEL 'HP' ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, CU
RESISTANCE (Ω/1000')	0.082
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	5'
APPROXIMATE LOAD	200 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	0.14 V
VOLTAGE	208 V
VOLTAGE DROP	0.07 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

PANEL 'HP' ESTIMATED VOLTAGE DROP ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, AL
RESISTANCE (Ω/1000')	0.130
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	5'
APPROXIMATE LOAD	200 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	0.23 V
VOLTAGE	208 V
VOLTAGE DROP	0.11 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

PANELBOARD 'HP': COPPER FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, CU
CONDUCTOR LENGTH	5'
CONDUCTOR "C"	13,923
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	13,923
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	54,422 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
54,422A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD 'HP': ALUMINUM FEEDERS ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, AL
CONDUCTOR LENGTH	5'
CONDUCTOR "C"	9,110
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	9,110
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	50,113 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
50,113A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANELBOARD DESIGNATION: 'B2'

VOLTAGE: 208/120V | 3Ø-4W | MAINS RATING: 200 AMPS | MAIN CB TRIP RATING: 200 AMPS
■ SURFACE ☐ MCB | COPPER BUS | INTERRUPTING RATING: 65000 AIC
☐ FLUSH ■ MLO | ENCLOSURE: NEMA 1

SERVES	CB SIZE	LOAD VA	CKT	A	B	C	CKT	LOAD VA	CB SIZE	SERVES
~ SPARE ~	20		1	●			2			~ SPARE ~
~ SPARE ~	20		3		●		4		20	~ SPARE ~
~ SPARE ~	20		5			●	6		20	~ SPARE ~
~ SPARE ~	20		7	●			8		20	~ SPARE ~
~ SPARE ~	20		9		●		10		20	~ SPARE ~
~ SPARE ~	20		11			●	12		20	~ SPARE ~
~ SPARE ~	20		13	●			14		20	~ SPARE ~
~ SPARE ~	20		15		●		16		20	~ SPARE ~
~ SPARE ~	20		17			●	18		20	~ SPARE ~
~ SPARE ~	20		19	●			20		20	~ SPARE ~
SPACE			21		●		22		20	~ SPARE ~
SPACE			23			●	24		20	~ SPARE ~
SPACE			25	●			26		20	~ SPARE ~
~ SPARE ~	20		27		●		28		20	~ SPARE ~
			29			●	30		20	~ SPARE ~
~ SPARE ~	20		31	●			32			SPACE
			33		●		34			SPACE
~ SPARE ~	20		35			●	36			SPACE
			37	●			38			
~ SPARE ~	20		39		●		40			
			41			●	42			

A PROVIDE WITH LOCKED ON PROVISION FOR FIRE ALARM CIRCUITS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.

L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.

+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.

G PROVIDE WITH GROUND FAULT PROTECTION

PANELBOARD: 'B2' ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
ESTIMATED LOAD	65,000	65,000
TOTAL	65,000	65,000
181 AMP DEMAND		
200A SERVICE @ 208V, 3-PHASE PROVIDED		

PANEL SCHEDULE KEY

'B1'	'B2'
---	---

TYPE WRITTEN PANEL DIRECTORIES SHALL BE PROVIDED FOR EACH PANEL AS REQUIRED BY THE CURRENT NEC. DIRECTORIES SHALL IDENTIFY LOAD AND THE ROOM(S) WHERE LOADS ARE LOCATED IN SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. ROOM NUMBERS SHALL BE ACTUAL ROOM NUMBERS USED FOR ROOM SIGNAGE.

ELECTRICAL SCHEDULES

SCALE: NOT TO SCALE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILIP J. FEIKEMA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PERMIT REVIEW

WILLIAM C. TAGLAND ARCHITECT

FL LICENSE: AR0017838
AZ. LICENSE
N.J. LICENSE: AI-12140
1234 1st STREET
SARASOTA, FLORIDA, 34236
941-993-5300 CELL
941-217-4352 OFFICE
ARCHITAG.COM

PROGRESS DRAWINGS

NOT FOR CONSTRUCTION
5/9/2022
OR CODE COMPLIANCE

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :

REVISIONS

WTA 21042

SHEET NO.

E7.2

ELECTRICAL SCHEDULES

PANEL 'DW1' - ELECTRICAL SERVICE CALCULATION

Voltage: 208
Square Footage: 1105

LOAD:	CONNECTED:	DEMAND:
GENERAL USE @ 3 WATTS/sq.ft.	3,315	3,315
KITCHEN SMALL APPLIANCE x 2	3,360	3,360
EWH	4,500	4,500
WASHING MACHINE (LAUNDRY CIRCUIT)	1,440	1,440
MICROWAVE	1,680	1,680
REFRIGERATOR	1,440	1,440
DISHWASHER	1,440	1,440
RANGE HOOD	1,440	1,440
RANGE CIRCUIT	200	200
CLOTHES DRYER	5,000	5,000
GARBAGE DISPOSAL	1,440	1,440
SUB-TOTAL:	**25,255**	**25,255**
FIRST 10,000kVA @ 100%	10,000	10,000
REMAINDER OF LOAD @ 40% (NEC 220.82)	15,255	6,102
AHU (ELECTRIC HEAT)	7488	7488
CU	8000	
	40,743	**23,590**

113.4 AMPS DEMAND

150 AMP SERVICE @ 208 VOLT, 1-PHASE

PANELBOARD DESIGNATION: 'DW1'

VOLTAGE: 208/120V | 1Ø-3W | MAINS RATING: 150 AMPS | MAIN CB TRIP RATING: 150 AMPS
☐ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 10000 AIC
■ FLUSH ☐ MLO | ENCLOSURE: NEMA 1

	SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
A	OFFICE	20		1	●		2		20	LIVING ROOM	A
	BATH	20		3		●	4		20	READING AREA	A
A	FOYER	20		5	●		6		20	KITCHEN	A
A	MASTER BEDROOM	20		7		●	8		20	KITCHEN (SM APPLIANCE)	A
	MASTER BATH	20		9	●		10		20	KITCHEN (SM APPLIANCE)	A
A	LAUNDRY CKT	20		11		●	12		20	REFRIGERATOR	A
A/G	WASHING MACHINE	20		13	●		14		20	DISHWASHER	A/G
G	CLOTHES DRYER	30		15		●	16		20	GARBAGE DISPOSAL	A/G
				17	●		18		20	MICROWAVE	A
	~ SPARE ~	20		19		●	20		20	GAS RANGE	A/G
	~ SPARE ~	20		21	●		22		20	RANGE HOOD	A/G
	~ SPARE ~	20		23		●	24		20	~ SPARE ~	
	~ SPARE ~	20		25	●		26		20	~ SPARE ~	
	SPACE			27		●	28		20	~ SPARE ~	
	SPACE			29	●		30		20	~ SPARE ~	
	SPACE			31		●	32		0	SPACE	
	SPACE			33	●		34		0	SPACE	
	AHU-1	45		35		●	36		40	CU-1	L*
				37	●		38				
	ELECTRIC WATER HEATER	30		39		●	40		30	SPD	S
				41	●		42				

REFER TO SHEET E0.2, ELECTRICAL SPECIFICATIONS, SECTION 2.14 FOR ADDITIONAL REQUIREMENTS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
\+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
S NEW SURGE PROTECTIVE DEVICE. PROVIDE PANEL MANUFACTURER'S WHOLE PANEL CIRCUIT BREAKER SURGE PROTECTIVE DEVICE.
A PROVIDE WITH ARC FAULT PROTECTION

DWELLING UNITS ESTIMATED VOLTAGE DROP COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	1/0 AWG, CU
RESISTANCE (Ω/1000')	0.130
NUMBER OF PARALLEL RUNS	1
MAX CONDUCTOR LENGTH	300'
APPROXIMATE LOAD	115 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	4.49 V
VOLTAGE	208 V
VOLTAGE DROP	2.16 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

DWELLING UNITS PANELBOARD: 'DW' (COPPER) ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	1/0 AWG, CU
CONDUCTOR LENGTH	250'
CONDUCTOR "C"	9,317
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	9,317
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	4,187 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
4,187A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

DWELLING UNITS ESTIMATED VOLTAGE DROP ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	1/0 AWG, AL
RESISTANCE (Ω/1000')	0.210
NUMBER OF PARALLEL RUNS	1
MAX CONDUCTOR LENGTH	250'
APPROXIMATE LOAD	115 A
PHASE	3 PH
ESTIMATED VOLTAGE DROP	6.04 V
VOLTAGE	208 V
VOLTAGE DROP	2.90 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

DWELLING UNITS PANELBOARD: 'DW' (ALUMINUM) ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	1/0 AWG, AL
CONDUCTOR LENGTH	250'
CONDUCTOR "C"	5,838
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	5,838
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	2,688 A
FAULT CURRENT	SCA/(1+[(1.73*L*SCA)/(C*V)])
2,688A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

PANEL 'DW2' - ELECTRICAL SERVICE CALCULATION

Voltage: 208
Square Footage: 680

LOAD:	CONNECTED:	DEMAND:
GENERAL USE @ 3 WATTS/sq.ft.	2,040	2,040
KITCHEN SMALL APPLIANCE x 2	3,360	3,360
EWH	4,500	4,500
WASHING MACHINE (LAUNDRY CIRCUIT)	1,440	1,440
MICROWAVE	1,680	1,680
REFRIGERATOR	1,440	1,440
DISHWASHER	1,440	1,440
RANGE HOOD	1,440	1,440
RANGE CIRCUIT	200	200
CLOTHES DRYER	5,000	5,000
GARBAGE DISPOSAL	1,440	1,440
SUB-TOTAL:	**23,980**	**23,980**
FIRST 10,000kVA @ 100%	10,000	10,000
REMAINDER OF LOAD @ 40% (NEC 220.82)	13,980	5,592
AHU (ELECTRIC HEAT)	7488	7488
CU	8000	
	39,468	**23,080**

111.0 AMPS DEMAND

150 AMP SERVICE @ 208 VOLT, 1-PHASE

PANELBOARD DESIGNATION: 'DW2'

VOLTAGE: 208/120V | 1Ø-3W | MAINS RATING: 150 AMPS | MAIN CB TRIP RATING: 150 AMPS
☐ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 10000 AIC
■ FLUSH ☐ MLO | ENCLOSURE: NEMA 1

	SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
A	OFFICE	20		1	●		2		20	LIVING ROOM	A
	BATH	20		3		●	4		20	READING AREA	A
A	FOYER	20		5	●		6		20	KITCHEN	A
A	MASTER BEDROOM	20		7		●	8		20	KITCHEN (SM APPLIANCE)	A
	MASTER BATH	20		9	●		10		20	KITCHEN (SM APPLIANCE)	A
A	LAUNDRY CKT	20		11		●	12		20	REFRIGERATOR	A
A/G	WASHING MACHINE	20		13	●		14		20	DISHWASHER	A/G
G	CLOTHES DRYER	30		15		●	16		20	GARBAGE DISPOSAL	A/G
				17	●		18		20	MICROWAVE	A
	~ SPARE ~	20		19		●	20		20	GAS RANGE	A/G
	~ SPARE ~	20		21	●		22		20	RANGE HOOD	A/G
	~ SPARE ~	20		23		●	24		20	~ SPARE ~	
	~ SPARE ~	20		25	●		26		20	~ SPARE ~	
	SPACE			27		●	28		20	~ SPARE ~	
	SPACE			29	●		30		20	~ SPARE ~	
	SPACE			31		●	32			SPACE	
	SPACE			33	●		34			SPACE	
*L	AHU-1	45		35		●	36		40	CU-1	L*
				37	●		38				
*L	ELECTRIC WATER HEATER	30		39		●	40		30	SPD	S
				41	●		42				

REFER TO SHEET E0.2, ELECTRICAL SPECIFICATIONS, SECTION 2.14 FOR ADDITIONAL REQUIREMENTS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
\+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
S NEW SURGE PROTECTIVE DEVICE. PROVIDE PANEL MANUFACTURER'S WHOLE PANEL CIRCUIT BREAKER SURGE PROTECTIVE DEVICE.
A PROVIDE WITH ARC FAULT PROTECTION

PANEL 'DW3' - ELECTRICAL SERVICE CALCULATION

Voltage: 208
Square Footage: 1020

LOAD:	CONNECTED:	DEMAND:
GENERAL USE @ 3 WATTS/sq.ft.	3,060	3,060
KITCHEN SMALL APPLIANCE x 2	3,360	3,360
EWH	4,500	4,500
WASHING MACHINE (LAUNDRY CIRCUIT)	1,440	1,440
MICROWAVE	1,680	1,680
REFRIGERATOR	1,440	1,440
DISHWASHER	1,440	1,440
RANGE HOOD	1,440	1,440
RANGE CIRCUIT	200	200
CLOTHES DRYER	5,000	5,000
GARBAGE DISPOSAL	1,440	1,440
SUB-TOTAL:	**25,000**	**25,000**
FIRST 10,000kVA @ 100%	10,000	10,000
REMAINDER OF LOAD @ 40% (NEC 220.82)	15,000	6,000
AHU (ELECTRIC HEAT)	7488	7488
CU	8000	
	40,488	**23,488**

112.9 AMPS DEMAND

150 AMP SERVICE @ 208 VOLT, 1-PHASE

PANELBOARD DESIGNATION: 'DW3'

VOLTAGE: 208/120V | 1Ø-3W | MAINS RATING: 150 AMPS | MAIN CB TRIP RATING: 150 AMPS
☐ SURFACE ■ MCB | COPPER BUS | INTERRUPTING RATING: 10000 AIC
■ FLUSH ☐ MLO | ENCLOSURE: NEMA 1

	SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
A	DEN	20		1	●		2		20	LIVING ROOM	A
	BATH	20		3		●	4		20	READING AREA	A
A	FOYER	20		5	●		6		20	KITCHEN	A
A	MASTER BEDROOM	20		7		●	8		20	KITCHEN (SM APPLIANCE)	A
	MASTER BATH	20		9	●		10		20	KITCHEN (SM APPLIANCE)	A
A	LAUNDRY CKT	20		11		●	12		20	REFRIGERATOR	A
A/G	WASHING MACHINE	20		13	●		14		20	DISHWASHER	A/G
G	CLOTHES DRYER	30		15		●	16		20	GARBAGE DISPOSAL	A/G
				17	●		18		20	MICROWAVE	A
	~ SPARE ~	20		19		●	20		20	GAS RANGE	A/G
A/G	~ SPARE ~	20		21	●		22		20	RANGE HOOD	A/G
	~ SPARE ~	20		23		●	24		20	~ SPARE ~	
	~ SPARE ~	20		25	●		26		20	~ SPARE ~	
	SPACE			27		●	28		20	~ SPARE ~	
	SPACE			29	●		30		20	~ SPARE ~	
	SPACE			31		●	32		0	SPACE	
	SPACE			33	●		34		0	SPACE	
	AHU-3	45		35		●	36	0	40	CU-3	L*
				37	●		38	0			
	ELECTRIC WATER HEATER	30		39		●	40	0	30	SPD	S
				41	●		42	0			

REFER TO SHEET E0.2, ELECTRICAL SPECIFICATIONS, SECTION 2.14 FOR ADDITIONAL REQUIREMENTS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
\+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
S NEW SURGE PROTECTIVE DEVICE. PROVIDE PANEL MANUFACTURER'S WHOLE PANEL CIRCUIT BREAKER SURGE PROTECTIVE DEVICE.
A PROVIDE WITH ARC FAULT PROTECTION

PANEL SCHEDULE KEY

'DW1'	---
'DW2'	---
'DW3'	---

TYPE WRITTEN PANEL DIRECTORIES SHALL BE PROVIDED FOR EACH PANEL AS REQUIRED BY THE CURRENT NEC. DIRECTORIES SHALL IDENTIFY LOAD AND THE ROOM(S) WHERE LOADS ARE LOCATED IN SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. ROOM NUMBERS SHALL BE ACTUAL ROOM NUMBERS USED FOR ROOM SIGNAGE.

ELECTRICAL SCHEDULES

SCALE: NOT TO SCALE

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PERMIT REVIEW

PROGRESS DRAWINGS

NOT FOR CONSTRUCTION
5/9/2022
OR CODE COMPLIANCE

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE:
REVISIONS

WTA 21042

SHEET NO.
E7.3

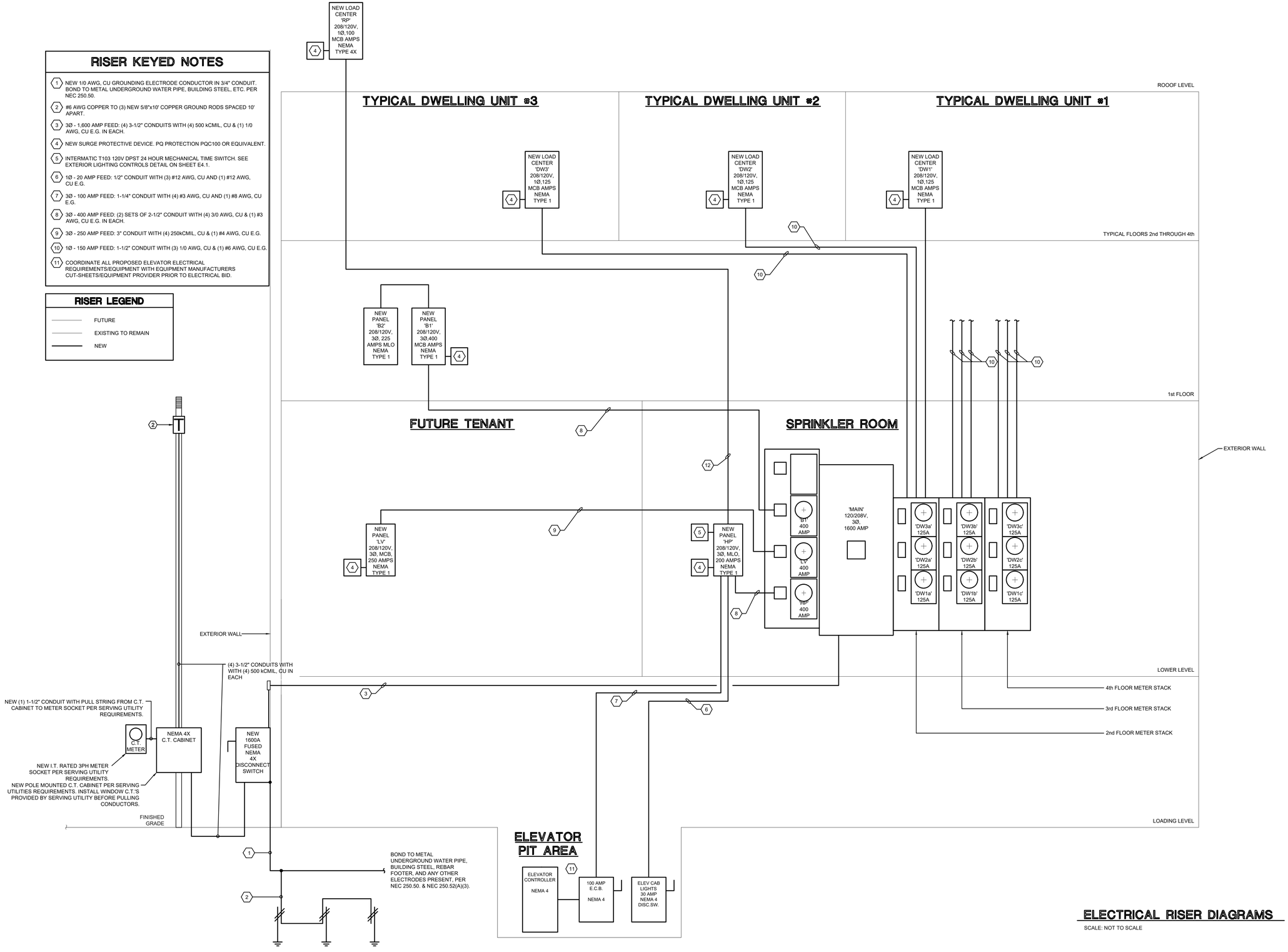
ELECTRICAL SCHEDULES

RISER KEYED NOTES

1. NEW 1/0 AWG, CU GROUNDING ELECTRODE CONDUCTOR IN 3/4" CONDUIT. BOND TO METAL UNDERGROUND WATER PIPE, BUILDING STEEL, ETC. PER NEC 250.50.
2. #6 AWG COPPER TO (3) NEW 5/8"x10' COPPER GROUND RODS SPACED 10' APART.
3. 3Ø - 1,600 AMP FEED: (4) 3-1/2" CONDUITS WITH (4) 500 kCMIL, CU & (1) 1/0 AWG, CU E.G. IN EACH.
4. NEW SURGE PROTECTIVE DEVICE. PQ PROTECTION PQC100 OR EQUIVALENT.
5. INTERMATIC T103 120V DPST 24 HOUR MECHANICAL TIME SWITCH. SEE EXTERIOR LIGHTING CONTROLS DETAIL ON SHEET E4.1.
6. 1Ø - 20 AMP FEED: 1/2" CONDUIT WITH (3) #12 AWG, CU AND (1) #12 AWG, CU E.G.
7. 3Ø - 100 AMP FEED: 1-1/4" CONDUIT WITH (4) #3 AWG, CU AND (1) #8 AWG, CU E.G.
8. 3Ø - 400 AMP FEED: (2) SETS OF 2-1/2" CONDUIT WITH (4) 3/0 AWG, CU & (1) #3 AWG, CU E.G. IN EACH.
9. 3Ø - 250 AMP FEED: 3" CONDUIT WITH (4) 250kCMIL, CU & (1) #4 AWG, CU E.G.
10. 1Ø - 150 AMP FEED: 1-1/2" CONDUIT WITH (3) 1/0 AWG, CU & (1) #6 AWG, CU E.G.
11. COORDINATE ALL PROPOSED ELEVATOR ELECTRICAL REQUIREMENTS/EQUIPMENT WITH EQUIPMENT MANUFACTURERS CUT-SHEETS/EQUIPMENT PROVIDER PRIOR TO ELECTRICAL BID.

RISER LEGEND

- FUTURE
- EXISTING TO REMAIN
- NEW



ELECTRICAL RISER DIAGRAMS

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LOT 41 / BLOCK 21.01
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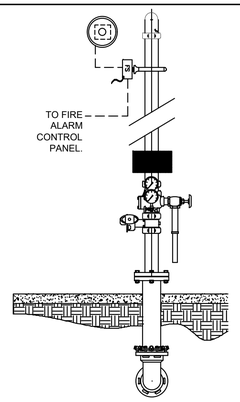
E8.1

ELECTRICAL RISER DIAGRAMS

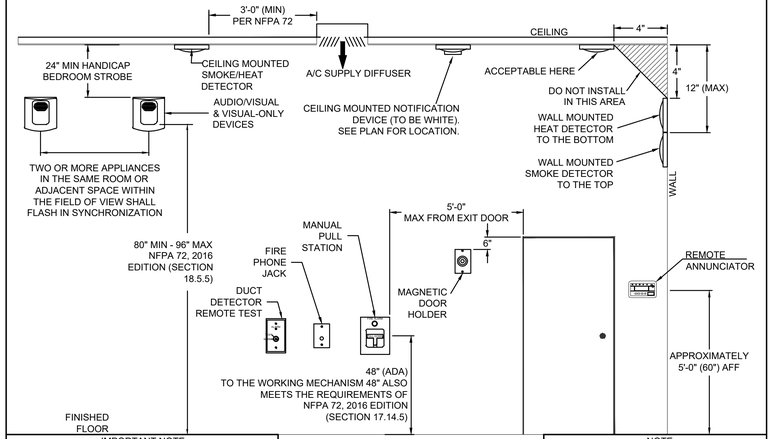
STANDARD FIRE ALARM ABBREVIATIONS

A	AMPS
AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITY ACT
AH	AMP HOUR
AWG	WIRE SIZE (GAUGE)
cd	CANDELA (STROBE INTENSITY)
CFM	CUBIC FEET PER MINUTE (AIR FLOW)
CLASS	CIRCUIT CONFIGURATION (A OR B)
DC	DIRECT CURRENT
DH	MAGNETIC DOOR HOLDER
EOL	END OF LINE RESISTOR
EMF	ELECTROMAGNETIC FORCE
EMT	METAL ELECTRICAL CONDUIT
ETR	EXISTING TO REMAIN
FORM-C	DOUBLE-THROW RELAY
FPL	FIRE POWER LIMITED
FACP	FIRE ALARM CONTROL PANEL
FWR	FULL WAVE RECTIFIED
GF	GROUND FAULT
IDC	INITIATING DEVICE CIRCUIT
LED	LIGHT EMITTING DIODE
mA	MILLIAMPS (CURRENT)
NAC	NOTIFICATION APPLIANCE CIRCUIT
NEC	NATIONAL ELECTRICAL CODE
NC	NORMALLY CLOSED RELAY CONTACT
NO	NORMALLY OPEN RELAY CONTACT
NPL	NON POWER LIMITED
PL	POWER LIMITED
POTS	PLAIN OLD TELEPHONE SERVICE
PSE	POWER SUPPLY EXPANDER
REL	RELOCATED
RFI	RADIO FREQUENCYINTERFERENCE
RJ45	TELEPHONE JACK CONNECTION
SLC	SIGNALING LINE CIRCUIT
TS	FIRE VALVE TAMPER SWITCH
TSP	TWISTED SHIELDED PAIR
uA	MICROAMPS
V	VOLTS
VA	VOLT AMPS (POWER)
W	WATTS (POWER)
WFS	FIRE ALARM WATERFLOW SWITCH

FIRE ALARM RISER BELL DETAIL



FIRE ALARM DEVICE MOUNTING GUIDE

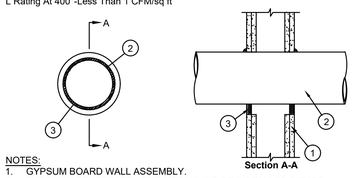


IMPORTANT NOTE	NOTE
NOT ALL DEVICES SHOWN ON THIS DETAIL APPLY TO THIS PROJECT. SEE THE PLAN VIEW LAYOUT OF THE FIRE ALARM SYSTEM TO VERIFY WHICH DEVICES APPLY, AND WHICH DO NOT.	CHECK WITH MANUFACTURER'S INSTALLATION SHEET FOR THE EXACT ROUGH-IN HEIGHTS, LOCATION OF BACK BOXES, AND WIRING REQUIREMENTS.

1 & 2 HOUR GYP. WALL PENETRATION SEAL

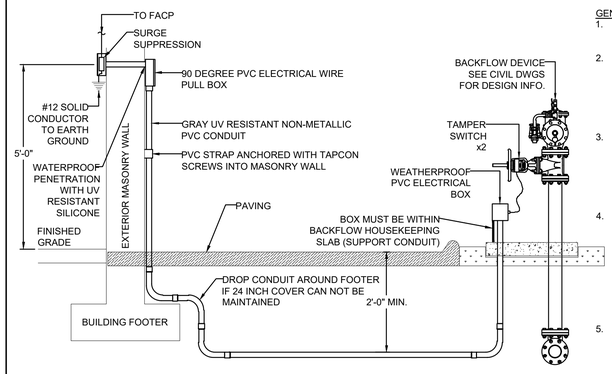
System No. W-L-1049
(Formerly System No. 635)
F-Rating-1 & 2 HOUR (See Item 1B)
T-Rating-0 Hr
L Rating At Ambient-Less Than 1 CFM/sq ft
L Rating At 400°-Less Than 1 CFM/sq ft

SPECIFIED TECHNOLOGIES INC. (STI) DETAIL IS SHOWN. AN EQUAL FIRE STOPPING SYSTEM MAY BE USED AS LONG AS THE RATING OF THE FLOOR / WALL IS MAINTAINED.



NOTES:
1. GYPSUM BOARD WALL ASSEMBLY.
2. THROUGH PENETRATE - ONE METALLIC PIPE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN FIRESTOP SYSTEM.
3. FILL, VOID OR CAVITY MATERIAL-SEALANT-MIN. 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OF CONTACT LOCATION BETWEEN THE THROUGH PENETRATE AND GYPSUM WALLBOARD, A MIN. 3/8"Ø BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE GYPSUM WALLBOARD/THROUGH PENETRATE INTERFACE ON BOTH SURFACES OF WALL. SPECIFIED TECHNOLOGIES-SPECSEAL 100, 101, 102 OR 105 SEALANT.

UNDERGROUND FIRE ALARM WIRING ENTRANCE DETAIL OUT TO BACKFLOW DEVICE



GENERAL NOTES:
1. THE FIRE ALARM CABLE MUST BE INSTALLED PER NFPA 70 TABLE 300.5.
2. ALL WIRING USED UNDERGROUND SHALL BE WEST PENN AQUASEAL TYPE MOISTURE RESISTANT FPL, UL RATED DIRECT BURY,THWN OR TFFN TYPE INSULATED WIRE.
3. DIRECT BURIAL TYPE CABLE SHALL NOT BE INSTALLED WITHOUT RIGID NON METALLIC CONDUIT.VALUE ENGINEERING WILL NOT BE PERMITTED TO OMIT THIS FEATURE.
4. ALL CONDUIT SHALL BE RIGID NON-METALLIC CONDUIT (RNC) CONSTRUCTED OF PVC WITH SOLVENT FITTING CONNECTIONS. ONLY SOLVENT GLUE LISTED FOR USE WITH THE RNC SHALL BE USED. ALL PIPE SHALL BE CLEANED PRIOR TO MAKING THE SOLVENT JOINTS.
5. INSTALL PULL STRING IN CONDUIT TO FACILITATE WIRE REPLACEMENT.

FIRE ALARM SPECIFICATIONS

PART 1 - GENERAL
0.01 GENERAL SCOPE

A. THIS PROJECT CONSISTS OF INSTALLATION OF A NEW MODIFICATIONS TO AN EXISTING ADDRESSABLE FIRE ALARM SYSTEM.
B. OCCUPANCY TYPE: MERCANTILE
C. OCCUPANT LOAD: XXX
D. PATHWAY SURVIVABILITY: LEVEL 0

1.01 GENERAL DOCUMENTS

A. THESE PLANS WERE PREPARED WITH THE INTENT OF NFPA 72 (2016 ED.), NFPA 70 (2017 ED.), NEW JERSEY BUILDING AND FIRE CODES (2019), AND/OR THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

B. THE FIRE ALARM WORK SHALL INCLUDE FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SERVICE NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF A CODE COMPLIANT FIRE ALARM SYSTEM, AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. ALL MATERIAL SHALL BE NEW.

1.02 SHOP DRAWINGS AND SUBMITTALS

A. THE FIRE ALARM CONTRACTOR MAY USE ENGINEERING PLANS TO PRODUCE SHOP DRAWINGS WITH THEIR COMPANY INFORMATION SUBSTITUTED FOR THE ENGINEER OF RECORD, IF THE INSTALLATION IS INSTALLED ACCORDING TO THESE ENGINEERING PLANS. ALL FIELD MODIFICATIONS SHALL BE UPDATED ON A PLAN AND SUBMITTED TO THE ENGINEER AND OWNER.

B. THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SEPARATE FIRE ALARM PERMIT.

C. THE ENGINEER OF RECORD SHALL, UPON REQUEST, PROVIDE THE FIRE ALARM CONTRACTOR WITH SIGNED AND SEALED ENGINEERING DRAWINGS TO FACILITATE PULLING A FIRE ALARM PERMIT.

D. MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBERS SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND DESIGN.

E. THE FIRE ALARM CONTRACTOR SHALL NOT SUBSTITUTE DEVICES OR EQUIPMENT, DOWN SIZE WIRING OR DELETE EQUIPMENT SHOWN IN THIS PLAN SET WITHOUT THE ENGINEERS APPROVAL AND THE WRITTEN APPROVAL OF PROJECT MANAGER FOR THE OWNER.

1.03 RECORD DRAWINGS

A. THE FIRE ALARM CONTRACTOR SHALL BE REQUIRED TO SUBMIT A "RECORD OF COMPLETION", PER NFPA 72 AND THE NEW JERSEY ADMINISTRATIVE RULE #60A-48, TO THE OWNER PRIOR TO FINAL PAYMENT.

B. THE FIRE ALARM CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE AND ACCURATE AS-BUILT DRAWING SET. UPON FINAL COMPLETION OF THE PROJECT, THE FIRE ALARM CONTRACTOR SHALL SUPPLY THE OWNER WITH AN AS-BUILT SET PRIOR TO FINAL PAYMENT. AN AS-BUILT SET OF DRAWINGS SHALL BE POSTED AT THE FIRE ALARM PANEL AT THE COMPLETION OF THE WORK.

C. THE AS-BUILT DRAWINGS SHALL INCLUDE DEVICE NUMBERS AS PROGRAMMED INTO THE PANEL FOR ALL INITIATION AND NAC DEVICES AS REQUIRED BY STATE FIRE MARSHAL RULE 69A-48.007(1).

PART 2 - INSTALLATION

2.01 SPECIFIC REQUIREMENTS

A. SECONDARY POWER SHALL CONSIST OF RECHARGEABLE BATTERIES HAVING A CAPACITY TO POWER THE ALARM SYSTEM FOR A PERIOD OF 24 HOURS IN A STANDBY MODE AND OPERATE ALL NOTIFICATION APPLIANCES FOR 5 MINUTES AT THE END OF THE 24 HOUR PERIOD.

B. THE FIRE ALARM SYSTEM HAS BEEN DESIGNED WITH A CLASS "B" SIGNALING LINE CIRCUIT (SLC). THE NOTIFICATION ALARM CIRCUITS (NAC) HAVE BEEN DESIGNED FOR CLASS "B" OPERATION. THE SLC IS POWER LIMITED.THE SMOKE DETECTORS SHALL NOT BE INSTALLED PRIOR TO THE SYSTEM PROGRAMMING AND TEST PERIOD. IF CONSTRUCTION IS ONGOING DURING THIS PERIOD, MEASURES SHALL BE TAKEN TO PROTECT THE SMOKE DETECTOR FROM CONTAMINATION AND PHYSICAL DAMAGE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.

C. ALL EXPOSED RISERS TO THE FACP, AUXILIARY POWER SUPPLIES, INITIATING DEVICES AND/OR NOTIFICATION APPLIANCES SHALL BE INSTALLED IN EMT.

D. VISIBLE NOTIFICATION DEVICES SHALL BE MOUNTED SO THAT THE ENTIRE LENS OF THE DEVICE IS NO LESS THAT 80" AFF AND NO GREATER THAN 96" AFF.

E. ALL NEW ADDRESSABLE PULL STATIONS SHALL BE INSTALLED AT 48 INCHES ABOVE THE FINISH FLOOR TO TOP.

F. ALL WIRING CONNECTIONS SHALL BE IN SINGLE, DOUBLE, TRIPLE OR 4 GANG ELECTRICAL BOXES, AS NEEDED.

G. ALL WIRING ON THE INITIATION AND NOTIFICATION CIRCUITS ARE POWER LIMITED.

2.02 CONDUIT AND WIRE

I. CONDUIT:

A. CONDUIT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70), LOCAL AND STATE REQUIREMENTS. COMPLY WITH ADDITIONAL REQUIREMENTS IN THE DRAWINGS.

B. CONDUIT FILL SHALL NOT EXCEED 40 PERCENT OF INTERIOR CROSS SECTIONAL AREA WHERE THREE OR MORE CABLES ARE CONTAINED WITHIN A SINGLE CONDUIT.

C. CABLE MUST BE SEPARATED FROM ANY OPEN CONDUCTORS OF POWER, OR CLASS 1 CIRCUITS, AND SHALL NOT BE PLACED IN ANY CONDUIT, JUNCTION BOX OR RACEWAY CONTAINING THESE CONDUCTORS.

D. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 80 PVC.

II. WIRE:

A. ALL FIRE ALARM WIRING SHALL BE PER THE FIRE ALARM WIRE LEGEND.

B. WIRING SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES (E.G., NEC ARTICLE 760). NUMBER AND SIZE OF CONDUCTORS SHALL BE AS RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER, BUT NOT LESS THAN 16 AWG FOR INITIATING DEVICE CIRCUITS AND 14 AWG FOR NOTIFICATION DEVICE CIRCUITS.

C. ALL FIELD WIRING OF INITIATION (AS APPLICABLE) AND NOTIFICATION CIRCUITS ARE TO BE COMPLETELY SUPERVISED BY END OF LINE DEVICES, PER THE MANUFACTURER'S LITERATURE.

D. ALL RISER WIRING AND EXPOSED AREA WIRING FOR THE ALARM SYSTEM SHALL BE IN EMT.

E. TERMINAL BOXES, JUNCTION BOXES AND CABINETS: ALL BOXES AND CABINETS SHALL BE UL LISTED FOR THEIR USE AND PURPOSE.

F. THE FIRE ALARM CONTROL PANEL IS TO BE CONNECTED TO A SEPARATE DEDICATED BRANCH CIRCUIT, MAXIMUM 20 AMPERES. THIS CIRCUIT SHALL BE LABELED AT THE MAIN POWER DISTRIBUTION PANEL AS FIRE ALARM. FIRE ALARM CONTROL PANEL PRIMARY POWER WIRING SHALL BE 12 AWG. THE CONTROL PANEL CABINET SHALL BE GROUNDED SECURELY TO EITHER A CONDUIT, COLD WATER PIPE, OR GROUNDING ROD. A 120 VOLT SURGE SUPPRESSER SHALL BE INSTALLED ON THE AC POWER AND GROUNDED PRIOR TO ENTERING THE FIRE ALARM CONTROL PANEL. THE BREAKER FOR THE ALARM CIRCUIT SHALL BE RED IN COLOR OR PAINTED RED AND SHALL BE PROVIDED WITH A LOCKING TAB INSTALLED TO PREVENT SHUTTING OFF THE BREAKER.

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALLATION SHALL BE IN ACCORDANCE WITH THE NEC, NFPA 72, LOCAL AND STATE CODES, AS SHOWN ON THE DRAWINGS, AND AS RECOMMENDED BY THE MAJOR EQUIPMENT MANUFACTURER.

3.02 FINAL INSPECTION

A. AT THE FINAL INSPECTION A FACTORY TRAINED REPRESENTATIVE OF THE INSTALLER SHALL DEMONSTRATE THAT THE SYSTEMS FUNCTION PROPERLY IN EVERY RESPECT AND PROVIDE FULL TRAINING. ALL TESTING REQUIRED BY THE AHJ AND NFPA 72 SHALL BE COMPLETED IN THE PRESENCE OF THE LOCAL FIRE AUTHORITY, AS REQUIRED.

3.03 WARRANTY

A. THE FIRE ALARM CONTRACTOR SHALL WARRANT ITS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF ALL WORK.THE FIRE ALARM CONTRACTOR SHALL PROVIDE ALL MANUALS TO OWNER.

3.04 IMPAIRMENTS

A. BEFORE SHUTTING OFF A SECTION OF THE FIRE ALARM SYSTEM TO MAKE SYSTEM CONNECTIONS, NOTIFY THE AUTHORITY HAVING JURISDICTION, PLAN THE WORK CAREFULLY, AND ASSEMBLE ALL MATERIALS TO MINIMIZE DOWN TIME.

3.05 MAINTENANCE

A. THE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS PER NFPA 72-14.5.

3.06 DOCUMENTATION

A. THE FIRE ALARM CONTRACTOR SHALL PROVIDE DOCUMENTATION CABINET PER NFPA 72:7.7.2. FIRE ALARM CONTRACTOR SHALL PROVIDE RECORD DRAWINGS AND SYSTEM RECORD OF COMPLETION THAT SHALL BE STORED IN DOCUMENTATION CABINET PER NFPA 72:7.5.

PROGRAMMING MATRIX FOR ALL BUILDINGS

PROJECT SPECIFIC NOTES:
1. THIS CHART IS TO BE USED AS A BASIC PROGRAMMING GUIDE ONLY. ALL OTHER PANEL PROGRAMMING FEATURES SHALL COMPLY WITH NFPA 72 AND THE MANUFACTURERS INSTRUCTIONS.

OUTPUTS

CONTROL UNIT ANNUNCIATION: ALARM ANNUNCIATION; SUPERVISORY ANNUNCIATION; TROUBLE ANNUNCIATION; ACTIVATE TROUBLE SIGNAL INDICATOR; ACTIVATE SUPERVISORY SIGNAL INDICATOR

NOTIFICATION: ACTIVATE BUILDING ALARM (VISUAL & AUDIBLE NOTIF.); TRANSMIT TO REMOTE SUPERVISING STATION; ACTIVATE DWELLING UNIT ALARM (AVI NOTIF.)

SUPPLEMENTARY: SHUT DOWN CORRESPONDING AHU; SHUT DOWN GAS SUPPLY AND HOOD MAKEUP AIR; CLOSE FIRE SMOKE DAMPERS; SHUT DOWN COOKING EQ. PER NFPA 96; INITIATE ELEVATOR RECALL TO PRIMARY LOBBY; INITIATE ELEVATOR RECALL TO SECONDARY LOBBY; INITIATE ELEVATOR HAT LIGHT; ELEVATOR SHUTDOWN (WITH DELAY)

INPUTS

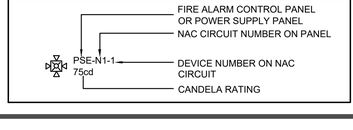
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
MAIN CONTROL PANEL FUNCTIONS	A																																				
FIRE ALARM LOW BATTERY	B				X	X		X							X																						
FIRE ALARM AC POWER FAILURE	C														X																						
OPEN CIRCUIT	D				X	X		X							X																						
GROUND FAULT	E				X	X									X																						
NOTIFICATION SHORT CIRCUIT	F				X	X		X							X																						
SMOKE DETECTOR	G		X											X		X						X		X													
PULL STATION	H		X											X		X						X		X													
DUCT DETECTOR	I			X				X								X					X																
HEAT DETECTOR	J		X											X		X						X		X													
	K																																				
SPRINKLER WATER FLOW	L		X											X		X						X		X													
SPRINKLER TAMPER SWITCH	M			X				X								X																					
FIRE SPRINKLER BACKFLOW TAMPER SWITCH	N			X				X								X																					
	O																																				
ELEVATOR CONTROL AND MONITORING FUNCTIONS	P																																				
SMOKE DETECTOR - ELEV. EQUIP.	Q		X			X								X		X						X		X					X		X						
SMOKE DETECTOR - ELEV. LOBBY	R		X			X								X		X						X		X					X								
SMOKE DETECTOR - ELEV. LOBBY (PRIMARY FLOOR)	S		X			X								X		X						X		X						X							
HEAT DETECTOR - ELEV. HOISTWAY PIT	T		X			X								X		X						X		X								X					
	U																																				
DWELLING UNIT SMOKE DETECTOR (SINGLE DEVICE)	V			X				X								X		X																			
DWELLING UNIT CO DETECTOR	W			X				X								X		X																			
	X																																				
KITCHEN HOOD SUPPRESSION ACTIVATION	Y		X											X		X						X		X		X											
	Z																																				
	AA																																				
	BB																																				
	CC																																				
	DD																																				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36

PROGRAM PER FBC 907.2.11.7

FIRE ALARM WIRE LEGEND

SYMBOL	CIRCUIT DESCRIPTION	WIRE SIZE	WIRE TYPE
A	SIGNALING LINE LOOP	(2) #18	FPLR
A4	REMOTE ANNUNCIATOR	(4) #18	FPLR
B	NOTIFICATION APPLIANCE CIRCUIT	(2) #14	FPLR
D	REMOTE TEST SWITCH	(2) #16	FPLR
I	INITIATING DEVICE CIRCUIT	(2) #16	FPLR
K	REMOTE ANNUNCIATOR	(6) #16	FPLR
Q	120 VAC POWER CIRCUIT	(3) #12	THHN
R	24 VDC POWER LIMITED CIRCUIT	(2) #14	FPLR
S	S-BUS	(4) #16	FPLR
U	UNDERGROUND CONDUIT WIRING	(2) #16	TFFN*
X	SPARE WIRE PAIR	(2) #16	FPLR
Y	SPARE WIRE PAIR	(2) #14	FPLR

NAC CIRCUIT NUMBERING SCHEME



FIRE ALARM SHEET INDEX

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FA4.3 -	FIRE ALARM PROPOSED 1ST FLOOR PLAN
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FA4.5 -	FIRE ALARM PROPOSED LOADING LEVEL PLAN
FA7.1 -	FIRE ALARM SCHEDULES
FA8.1 -	FIRE ALARM RISER DIAGRAMS

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5/9/2022
STATE OF FLORIDA
REGISTERED ARCHITECT
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31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
FA0.1

FIRE ALARM GENERAL

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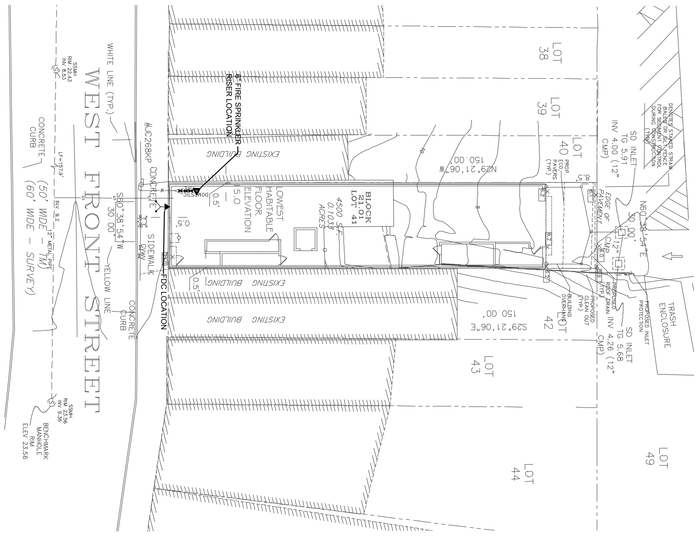
PHONE: 813.281.0001 GS JOB #: 6064.22.05



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5/9/2022
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NEW JERSEY LICENSED PROFESSIONAL ENGINEER
CERTIFICATE NO. 24GE05048600
FOR LAND DEVELOPMENT COMPLIANCE

WILLIAM C. TAGLAND
ARCHITECT

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FIRE ALARM SITE PLAN

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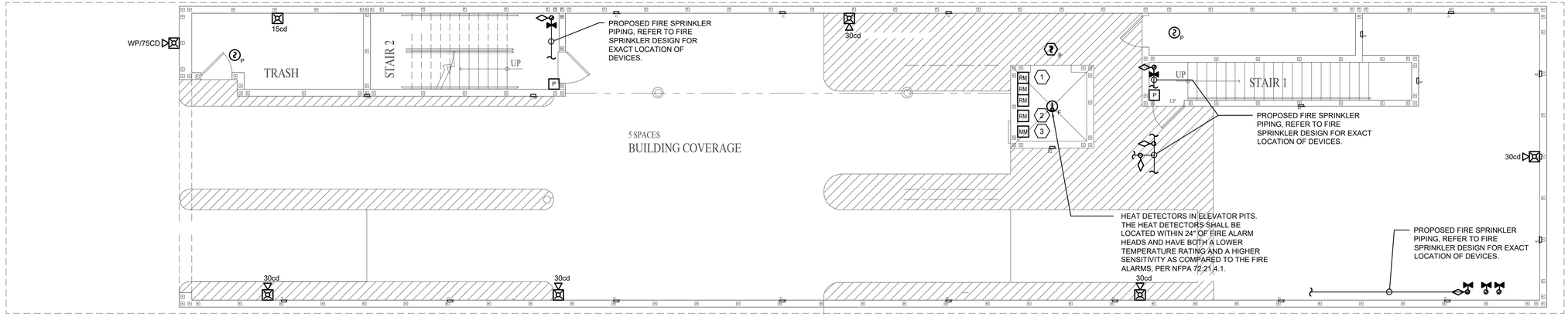

N

FIRE ALARM PROPOSED LOADING LEVEL PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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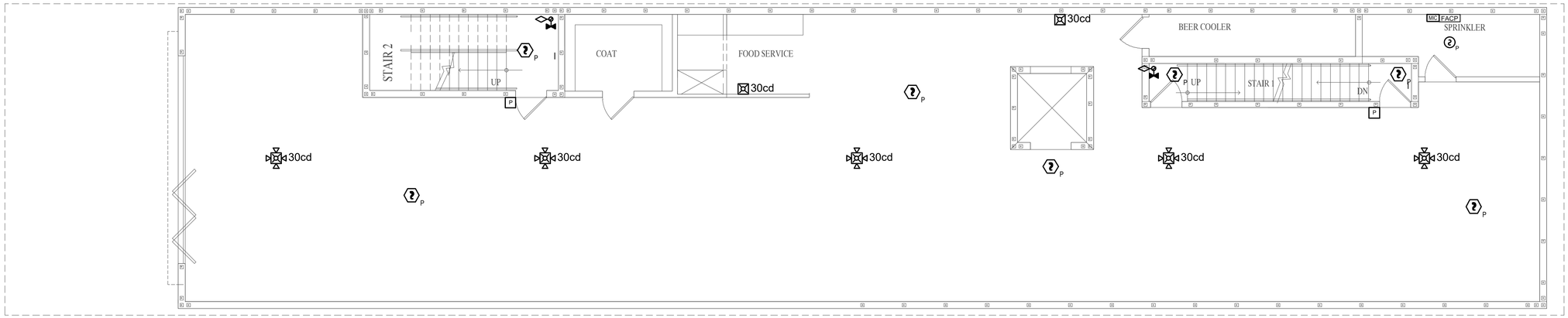
SHEET NO.
FA4.1

FIRE ALARM PROPOSED LOADING LEVEL PLAN



N

FIRE ALARM PROPOSED LOWER LEVEL PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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COMPLIANCE

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SHEET NO.

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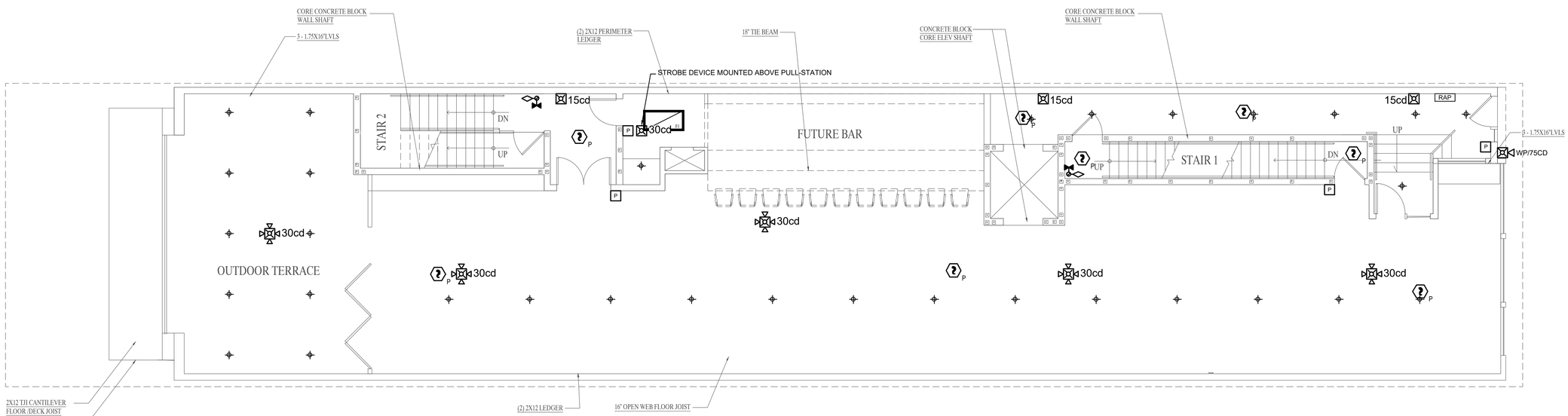
FIRE ALARM PROPOSED LOWER LEVEL PLAN



N

FIRE ALARM PROPOSED 1ST FLOOR PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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PHILIP J. FEIKEMA LICENSED PROFESSIONAL ENGINEER No. 65085 STATE OF FLORIDA

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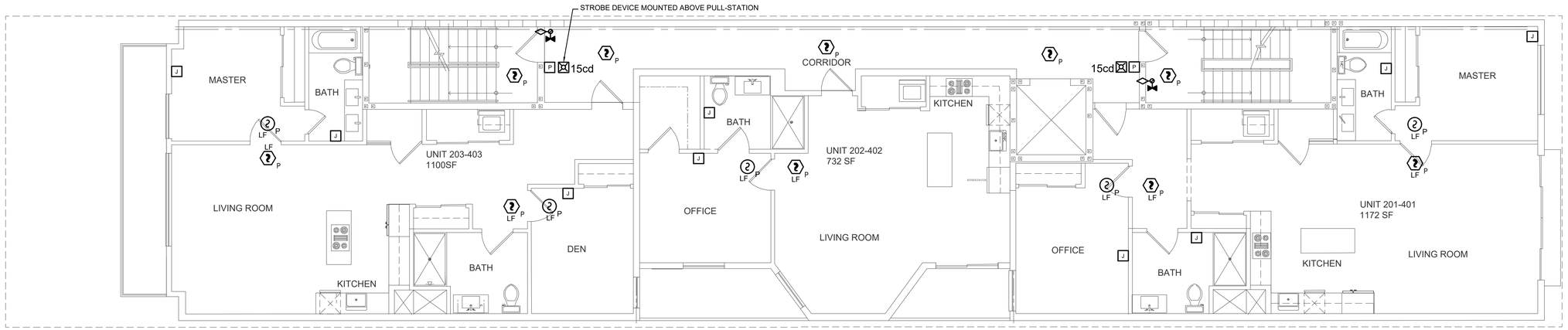
FA4.3

FIRE ALARM PROPOSED 1ST FLOOR PLAN



N

FIRE ALARM PROPOSED 2ND - 4TH FLOOR PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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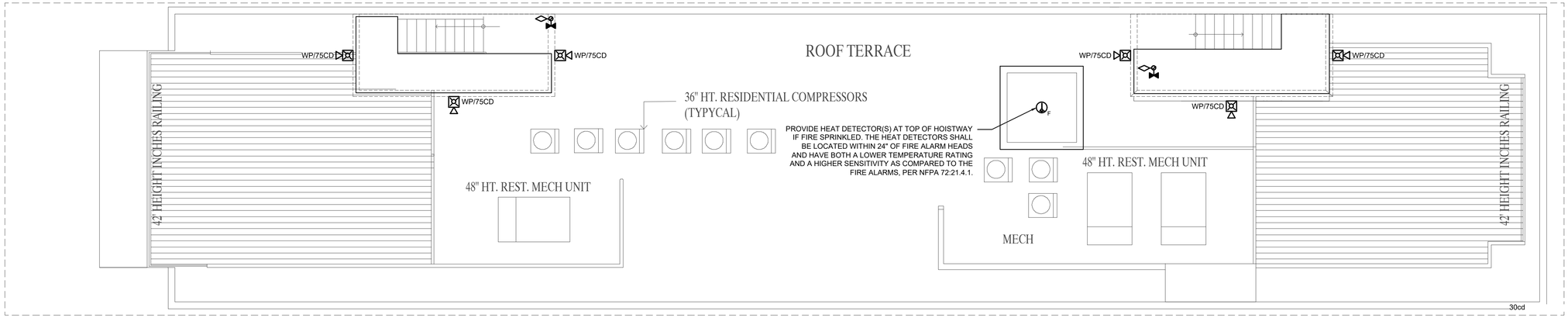
FIRE ALARM PROPOSED 2ND - 4TH FLOOR PLAN



N

FIRE ALARM PROPOSED ROOF PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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STATE OF FLORIDA
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No. 65085
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SHEET NO.
FA4.5

FIRE ALARM PROPOSED ROOF PLAN

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NEW JERSEY LICENSE NO. 24GE05
5/9/2022
PROFESSIONAL ENGINEER
CORPORATE CERTIFICATE OF AUTHORIZATION

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FIRE ALARM SCHEDULES

PERMIT REVIEW

LINETYPE LEGEND

SLC CIRCUIT (1-A)	
NAC CIRCUIT (1-N)	
S-BUS CIRCUIT (1-S)	
INITIATION CIRCUIT (1-I)	
AUXILIARY CIRCUIT	

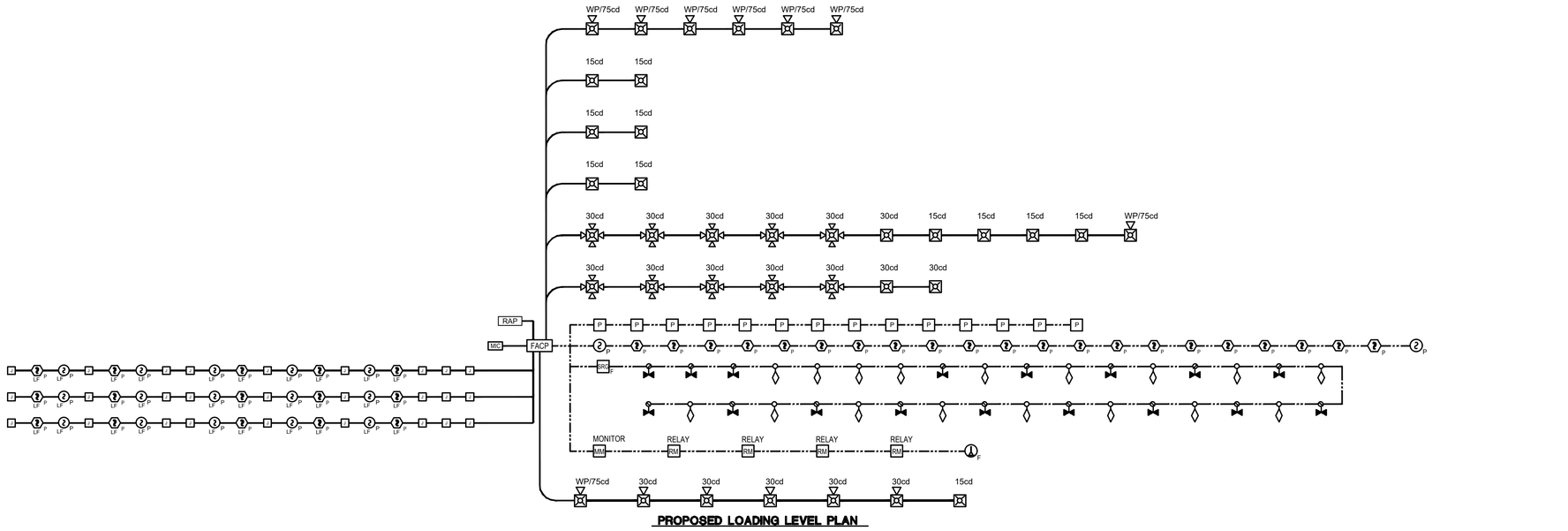
COMMUNICATIONS PER NFPA 72, CHAPTER 26.

FIRE ALARM DEVICES SYMBOL LEGEND

SYMBOL	QTY	DEVICE TYPE	NOTES
	X	STROBE - WALL MOUNT	DEVICE TO BE "WHITE"
	X	STROBE - WALL MOUNT	DEVICE TO BE "RED"
	X	HORN/STROBE - WALL MOUNT	DEVICE TO BE "WHITE"
	X	HORN/STROBE - WALL MOUNT	DEVICE TO BE "RED"
	X	HORN/STROBE - CEILING MOUNT	DEVICE TO BE "WHITE"
WP	X	HORN/STROBE - WALL MOUNT OUTDOOR RATED	MOUNT TO OUTDOOR RATED BACKBOX
	X	STROBE - CEILING MOUNT	DEVICE TO BE "WHITE"
	X	SPEAKER / STROBE (WALL MOUNTED)	X
	X	SPEAKER (WALL MOUNTED)	X
	X	SPEAKER / STROBE (CEILING MOUNTED)	X
SRG	X	SURGE SUPPRESSOR (LOW VOLTAGE)	FOR EXTERIOR SLC, PIV, FLOW, AND TAMPER CIRCUITS. 2-PAIR
SRG	X	SURGE SUPPRESSOR (LOW VOLTAGE)	FOR EXTERIOR NAC CIRCUITS. 2-PAIR
	2	SURGE SUPPRESSOR (TELEPHONE)	FOR TELEPHONE LINES
	SEE RISERS	SURGE SUPPRESSOR (POWER)	FOR AC POWER TO PANELS
	SEE PLANS	END-OF-LINE RESISTOR (EOL)	SUPPLIED BY PRODUCT VENDOR. INSTALL AT END OF CIRCUIT
FACP	X	FIRE ALARM CONTROL PANEL	ADDRESSABLE FIRE ALARM CONTROL PANEL
RAP	X	REMOTE ANNUNCIATOR PANEL	X
PSE	X	POWER SUPPLY EXPANDER	X
	X	RECHARGEABLE BATTERIES	SERIES CONNECTION

FIRE ALARM INITIATION DEVICES SYMBOL LEGEND

SYMBOL	QTY	DEVICE TYPE	NOTES
P	X	ADDRESSABLE PULL STATION	DUAL-ACTION MECHANISM
P	X	SMOKE DETECTOR - PHOTOELECTRIC	X
P	X	SMOKE/CARBON MONOXIDE DETECTOR	X
LF	X	LOW FREQUENCY SOUNDER BASE	X
F	X	HEAT DETECTOR - FIXED TEMPERATURE	X
D	X	DUCT SMOKE DETECTOR	SMOKE DUCT DETECTOR WITH FAN SHUTDOWN RELAY.
CM C	X	NOTIFICATION MODULE	X
CM M	X	MONITOR MODULE	X
CM DM	X	DUAL MONITOR MODULE	TWO MONITOR CIRCUITS WITH UNIQUE ADDRESSES
CM R	X	RELAY MODULE	X
	X	MAGNETIC DOOR HOLDER	INSTALLED BY OTHERS
	X	FLOW SWITCH	INSTALLED BY FIRE ALARM CONTRACTOR
	X	TAMPER SWITCH	INSTALLED BY FIRE ALARM CONTRACTOR
K	X	KNOX-BOX	INSTALLED BY OTHERS
J	X	JUNCTION BOX	INSTALL AS NEEDED



PROPOSED LOADING LEVEL PLAN

FIRE ALARM RISER DIAGRAMS

SCALE: NOT TO SCALE

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PROGRESS DRAWINGS
NOT FOR CONSTRUCTION
5/9/2022
PHILIP J. FEIKEMA
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PROPOSED MIXED USE BUILDING
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KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
FA8.1

FIRE ALARM RISER DIAGRAMS

FIRE SPRINKLER SPECIFICATIONS

PART 1 - GENERAL

SECTION 1:

1. SCOPE OF WORK:

a) THIS PROJECT INVOLVES THE INSTALLATION OF A NEW WET PIPE FIRE SPRINKLER SYSTEM TO PROTECT A MIX OCCUPANCY RETAIL/RESIDENCE IN KEYPORT, NJ.

b) THE FIRE SPRINKLER WORK SHALL INCLUDE FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SERVICE NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF ALL FIRE SPRINKLER WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED. ALL MATERIAL SHALL BE NEW.

c) A SEPARATE PERMIT SHALL BE REQUIRED FOR THE FIRE SPRINKLER WORK.

d) THIS ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION AND CONSTRUCTION WHICH DEVIATE FROM THESE DOCUMENTS AND SPECIFICATIONS.

2. ACCEPTANCE TEST CRITERIA:

a) THE FIRE SPRINKLER SYSTEM SHALL BE PRESSURE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH N.J.A.C. 13. THE SYSTEM SHALL MAINTAIN THE TEST PRESSURE FOR THE REQUIRED PERIOD WITHOUT LOSS. ALL REQUIREMENTS OF N.J.A.C. 13, CHAPTER 25 "SYSTEM ACCEPTANCE" FIG. 25.1 AND N.J.A.C. 24, CHAPTER 10 "UNDERGROUND PIPING" FIG. 10.10.1 ARE REQUIRED.

b) TESTING THE UNDERGROUND FIRE SERVICE SHALL BE IN ACCORDANCE WITH N.J.A.C. 13, CHAPTER 10.10 "TESTING AND ACCEPTANCE", THE INSTALLING CONTRACTOR SHALL BE LICENSED IN THE STATE OF FLORIDA TO INSTALL UNDERGROUND WATER SERVICE FOR FIRE PROTECTION.

c) THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE A COPY OF N.J.A.C. 25 AND MANUFACTURERS EQUIPMENT AND MAINTENANCE CUT SHEETS TO THE OWNER, UPON COMPLETION OF THE WORK AND AS PART OF THE APPLICATION FOR PAYMENT.

3. STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS:

a) THE STRUCTURAL OPENINGS AND SUPPORT SYSTEMS FOR THE BUILDING, INCLUDING BOTH THE LIVE AND DEAD LOADS OF THE FIRE SPRINKLER SYSTEM, SHALL BE ACCOUNTED FOR IN THE STRUCTURAL DESIGN. THE STRUCTURAL ENGINEERING DOCUMENTS SHALL HAVE ADEQUATE LOAD CARRYING CAPACITY OF 3 PSF DEAD LOAD + 250 LBS LIVE LOAD AT THE POINT OF HANGING FOR SPRINKLER PIPING. FOR AN EXISTING STRUCTURE IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HAVE THE STRUCTURAL LOADS FOR A NEW FIRE SPRINKLER SYSTEM EVALUATED.

SECTION 2: REFERENCED CODES AND STANDARDS:

CODE (AS ADOPTED BY NJAC 5:23) 2019.

BUILDING SUBCODE (NJAC 5:23-3.14) 2019

INTERNATIONAL BUILDING CODE/2018, NJ ED (IBC W/ NJ EDITS FROM 3.14) 2019.

*** CORRECTED PAGES (NJ ERRATA)**

*** CORRECTED SECTIONS (ICC ERRATA)**

OTHER REFERENCED I-CODES (IFC/2018; ISPSC/2018; ETC.) 2019.

OTHER REFERENCED ICC STANDARDS (ICC/ANSI A117.1-2009; ICC 300-2017; ETC.) 2019

NEW JERSEY ADMINISTRATIVE CODE(N.J.A.C.) § 5:70 - UNIFORM FIRE CODE & SUBCHAPTERS 1 THROUGH 4. 2019.

a) **POINT OF SERVICE:**

THE POINT OF SERVICE IS WHERE THE FIRE LINE BECOMES THE EXCLUSIVE SERVICE TO THE BUILDING. AS INDICATED ON SHEET FX1.1.

b) **APPLICABLE CODES AND/OR STANDARDS TO BE APPLIED:**

THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE INTENT OF THE IFC-2018, **NEW JERSEY ADMINISTRATIVE CODE § 5:70 - UNIFORM FIRE CODE & SUBCHAPTERS 1 THROUGH 4. 2019 AND/OR** THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. DESIGNED AND INSTALLED BY OTHERS.

c) **CLASSIFICATION OF USE GROUP FOR EACH FLOOR BASED ON THE ARCHITECTS BUILDING SUMMARY PROVIDED ON SHEET C-1.0:**

LOADING LEVEL: USE GROUP: GROUP B

LOWER LEVEL: USE GROUP: GROUP B

1ST FLOOR LEVEL: USE GROUP: GROUP B

2ND-4TH FLOOR LEVEL: USE GROUP: GROUP B

AUTOMATIC/MANUAL WET STANDPIPES: PER N.J.A.C. **§ 5:70**-4.8

ELEVATORS: PER N.J.A.C. **§ 5:23**-12.1

d) **DESIGN APPROACH:**

DESIGN CRITERIA SHALL BE PER USE GROUP NOTED ABOVE ^^.

STANDPIPES:

ALL BUILDINGS HAVING FLOORS USED FOR HUMAN OCCUPANCY LOCATED MORE THAN SIX STORIES ABOVE GRADE SHALL BE EQUIPPED WITH WET STANDPIPES. STANDPIPES SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE EXCEPT AS FOLLOWS:

1. STANDPIPES SHALL BE CAPABLE OF ACCEPTING A DELIVERY BY FIRE DEPARTMENT APPARATUS OF A MINIMUM OF 250 GPM AT 65 PSI TO THE TOPMOST REMOTE STANDPIPE OUTLET IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM OR A MINIMUM OF 500 GPM AT 65 PSI TO THE TOPMOST REMOTE STANDPIPE OUTLET IN ALL OTHER BUILDINGS.

2. HOSE AND HOSE CABINETS SHALL NOT BE REQUIRED.

e) **CHARACTERISTICS OF THE WATER SUPPLY TO BE USED:**

THE FIRE SPRINKLER SYSTEM TO BE SUPPLIED BY A 6" FIRE LINE ATTACHED TO A 6" BACKFLOW PREVENTER. THE 6" FIRE LINE IS FED BY AN EXISTING 8" CIRCULATING MUNICIPAL WATER MAIN.

THE DURATION OF THE WATER SUPPLY WILL MAINTAIN THE MINIMUM MINUTE REQUIREMENT PER **N.J.A.C. § 5:70 -** UNIFORM FIRE CODE.

f) **FLOW TEST DATA:**

THE FIRE FLOW TEST SHALL BE REQUESTED THROUGH THE CITY OF KEPORT, NJ BY THE FIRE SPRINKLER CONTRACTOR.

g) **VALVING AND ALARM REQUIREMENTS TO MINIMIZE POTENTIAL FOR IMPAIRMENTS AND UNRECOGNIZED FLOW OF WATER:**

THE FIRE SPRINKLER RISER SHALL BE LOCATED AS SHOWN ON THE SITE UTILITY PLAN. THE FDC SHALL BE WALL MOUNTED ON THE BUILDING'S EXTERIOR AS SHOWN ON SITE UTILITY PLAN. THE FIRE SPRINKLER RISER SHALL HAVE A WATER FLOW SWITCH WITH A LOCAL AUDIBLE ALARM AND REMOTE STATION MONITORING. THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHUT-OFF VALVES, AND ANY OTHER SHUT-OFF VALVES USED IN THE WATER SUPPLY PIPING FOR THIS SPRINKLER SYSTEM SHALL HAVE TAMPER SWITCHES WITH REMOTE STATION MONITORING.

h) **MICROBIAL INDUCED CORROSION (MIC):**

THIS AREA IS NOT SPECIFICALLY KNOWN TO HAVE PROBLEMS WITH MICROBIAL INDUCED CORROSION. NO PREVENTATIVE MEASURES HAVE BEEN TAKEN. INTERNAL INSPECTIONS AS REQUIRED BY N.J.A.C. 25 (2017 EDITION) MUST BE CONDUCTED BY THE OWNER OR OWNER'S CONTRACTOR TO ENSURE THAT NO M.I.C. ACTIVITY IS PRESENT. SHOULD SUCH ACTIVITY BE FOUND AT A LATER DATE, REMEDIAL TREATMENT MAY BE REQUIRED.

i) **BACKFLOW PREVENTION AND METERING SPECIFICATIONS:**

A NEW 6" BACKFLOW PREVENTER WILL SERVE THIS BUILDING. A MAXIMUM PRESSURE DROP OF SHALL BE BASED ON THE MANUFACTURER'S FLOW LOSS CHART FOR THIS INSTALLATION. TYPE OF BACKFLOW REQUIRED SHALL BE VERIFIED WITH THE LOCAL AHJ.

j) **QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL YARD AND INTERIOR FIRE PROTECTION COMPONENTS:**

YARD AND INTERIOR FIRE PROTECTION EQUIPMENT SHALL BE UL OR FM LISTED. THE YARD UNDERGROUND SERVICE LINE SHALL BE TYPE DR-14, C900, PVC PIPE. EXTERIOR OR EXPOSED SPRINKLER PIPING SHALL BE SCH. 40 GALVANIZED STEEL. INTERIOR SPRINKLER PIPING SHALL BE CPVC , SCHEDULE 10 BLACK STEEL WITH GROOVED FITTINGS OR SCHEDULE 40 BLACK STEEL WITH STANDARD THREAD C.I. FITTINGS. ALL THREADED FITTINGS ARE TO BE CLASS 125 DUCTILE IRON OR CLASS 150 MALLEABLE IRON. GROOVED FITTINGS ARE TO BE UL LISTED FOR FIRE PROTECTION SERVICE AND RATED FOR 175 PSI SERVICE. ALL HANGERS TO BE ACCORDANCE WITH N.J.A.C. 13. REFER TO SITE UTILITY PLAN FOR YARD EQUIPMENT, COMPONENTS AND CONSTRUCTION DETAILS.

IF CPVC PIPING IS SELECTED FOR INSTALLATION, CPVC PIPE AND FITTINGS ARE TO BE UL LISTED FOR FIRE PROTECTION SERVICE AND RATED FOR 200 PSI SERVICE. CPVC PIPING SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS WITH SPECIFIC APPLICATION FIRE SPRINKLER HEADS FOR CPVC PIPING IN ALL ATTIC AND CONCEALED COMBUSTIBLE SPACES. ALL CPVC PIPE PENETRATING WOOD FLOOR PLATES, STUDS AND JOISTS SHALL BE PROTECTED FROM NAILS WITH STEEL STRIKER PLATES BY THE FIRE SPRINKLER CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR SHALL BE PREPARED TO CUT OUT A NOMINAL NUMBER OF PIPE JOINTS IF REQUESTED BY THE LOCAL FIRE OFFICIAL TO INSPECT THE FITTING ASSEMBLY TECHNIQUES FOR SQUARE END PIPING CUTS; FULL INSERTION OF THE PIPE INTO THE FITTING; CHAMFERING OF THE LEADING EDGE OF THE PIPE; AND PROPER SOLVENT CEMENT APPLICATION. FAILURE TO COMPLY WITH ALL INSTALLATION RULES REQUIRED BY LISTING OF THE PIPE SHALL SUBJECT THE CONTRACTOR TO THE REQUIRED REMOVAL AND REPLACEMENT OF ALL AFFECTED SECTIONS AT HIS OR HER EXPENSE. ALL MATERIALS, PIPE, FITTINGS AND DEVICES IN THE WATERWAY MUST BE FREE OF ANY PETROLEUM-BASED OILS OR CONTAMINANTS TO PROTECT THE CPVC PIPE FROM PREMATURE FAILURES.

k) **A DETERMINATION OF WHETHER A FIRE PUMP IS REQUIRED AND IF SO, THE SPECIFIC VOLUMETRIC FLOW AND PRESSURE RATING OF THE PUMP.**

THE AVAILABLE WATER SUPPLY FOR THE FIRE SPRINKLER SYSTEM SHALL BE VERIFIED BY THE SPRINKLER CONTRACTOR TO DETERMINE IF A FIRE PUMP IS REQUIRED FOR THIS PROJECT. CONTRACTOR TO PROIVIDE AN ADD SERVICE IF A FIRE PUMP IS DETERMINED TO BE REQUIRED.

l) **A VERIFICATION OF WHETHER A FIREWATER STORAGE TANK IS REQUIRED ON SITE AND IF SO, A DETERMINATION OF THE SIZE AND CAPACITY REQUIRED.**

THE AVAILABLE WATER SUPPLY FOR THE FIRE SPRINKLER SYSTEM IS ADEQUATE; NO FIREWATER STORAGE TANK REQUIRED FOR THIS PROJECT.

PART 2 - EXECUTION

1. INSTALLATION:

a) A NOMINAL QUANTITY OF ADDITIONAL SPRINKLERS MAY BE REQUIRED TO CORRECT FIELD OBSTRUCTIONS OR PARTITION CHANGES. THE FIRE SPRINKLER CONTRACTOR SHALL INSTALL THE REQUIRED ADDITIONAL HEADS FOR A FLAT RATE OF 200 DOLLARS PER HEAD (INCLUDES MATERIAL, LABOR, AND MARKUP).

b) ALL PENETRATIONS THROUGH RATED WALLS/FLOORS SHALL BE FIRE STOPPED/WATERPROOFED TO MATCH THE RATING OF THE WALL/FLOOR.

c) INSTALL ALL SIGNAGE PER N.J.A.C. 13 INCLUDING, BUT NOT LIMITED TO, ALL INSPECTORS TEST AND DRAINS, MAIN DRAINS, AND AUXILIARY DRAINS.

d) FIRE SPRINKLER PIPING THAT IS INSTALLED IN UN-INSULATED BUILDING AREAS OR EXPOSED OUTDOOR AREAS SHALL REQUIRE A DRY SYSTEM, ANTI-FREEZE LOOP OR HEAT TRACING FREEZE PROTECTION FOR AREAS SUBJECT TO FREEZING BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS SHALL INDICATE SUITABLE HEAT TRACING OR INSULATION FOR PROTECTION.

2. TESTING:

a) IT IS THE RESPONSIBILITY OF THE FIRE SPRINKLER CONTRACTOR TO COORDINATE WITH THE LOCAL AHJ FOR AN ACCEPTABLE METHOD OF TESTING AUTOMATIC AND MANUAL STANDPIPES AS REQUIRED PRIOR TO INSTALLATION.

3. WARRANTY:

a) THE FIRE SPRINKLER CONTRACTOR SHALL WARRANT ITS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF ALL WORK.

4. RECORD DRAWINGS:

a) THE FIRE SPRINKLER CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE AND ACCURATE AS-BUILT DRAWING SET. UPON FINAL COMPLETION OF THE PROJECT, THE FIRE SPRINKLER CONTRACTOR SHALL SUPPLY THE GENERAL CONTRACTOR AND AHJ WITH AN AS-BUILT SET AND THE ENGINEER OF RECORD WITH UPDATED AUTOCAD FILES PRIOR TO FINAL PAYMENT.

b) PER THE FLORIDA FIRE PREVENTION CODE AND N.J.A.C. 25, CHAPTER 4.3 RECORDS: AS-BUILT SYSTEM INSTALLATION DRAWINGS, HYDRAULIC CALCULATIONS, ORIGINAL ACCEPTANCE TEST RECORDS AND DEVICE MANUFACTURER'S DATA SHEETS SHALL BE RETAINED FOR THE LIFE OF THE SYSTEM.

PART 3 - SHOP DRAWINGS AND SUBMITTALS

e) THE FIRE SPRINKLER CONTRACTOR SHALL PREPARE A "MATERIAL SUBMITTAL PACKAGE", AND SUBMIT TO THE ENGINEER AND AUTHORITY HAVING JURISDICTION, FOR APPROVAL.THE FIRE SPRINKLER CONTRACTOR MAY ELECT TO RESUBMIT THE ENGINEERING DRAWINGS WITH ITS COMPANY INFORMATION SUBSTITUTED FOR THE FIRE PROTECTION ENGINEER OF RECORD, ALONG WITH ADDED FABRICATION AND COORDINATION NOTES, IF REQUIRED. THE USE OF THE FIRE PROTECTION ENGINEER OF RECORD'S DRAWINGS FOR SHOP DRAWINGS DOES NOT RELIEVE THE FIRE SPRINKLER CONTRACTOR OF THE RESPONSIBILITY FOR FIELD COORDINATION AS WOULD BE REQUIRED IF IT HAD PRODUCED SHOP DRAWINGS FROM SCRATCH. THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IMMEDIATELY NOTIFY THE FIRE PROTECTION ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES SO THAT A RESOLUTION CAN BE FORMULATED. THE ENGINEER OF RECORD MAY FURNISH THE FIRE SPRINKLER CONTRACTOR WITH AUTOCAD VERSION 2004 DRAWINGS PREPARED WITH HYDRACAD SPRINKLER DESIGN SOFTWARE FOR USE IN MAKING WORKING DRAWINGS AND AS-BUILTS. FIRE PROTECTION ENGINEER OF RECORD WILL NOT SIGN AND SEAL ANY SHOP DRAWINGS CREATED BY CONTRACTOR.

f) THE FIRE PROTECTION ENGINEER OF RECORD MAY FURNISH THE FIRE SPRINKLER CONTRACTOR, UP TO FOUR (4) SETS OF ENGINEERING DRAWING BLUEPRINTS BEARING THE SEAL OF THE FIRE PROTECTION ENGINEER OF RECORD, FOR PERMITTING DRAWINGS, IF REQUESTED BY THE FIRE SPRINKLER CONTRACTOR WITHIN 170 CALENDAR DAYS OF THE DATE OF THE FLOW TEST ON THESE DRAWINGS. IF THIS TIME PERIOD HAS EXPIRED AND THE FIRE SPRINKLER CONTRACTOR WISHES TO OBTAIN SIGNED AND SEALED DRAWINGS FROM THE FIRE PROTECTION ENGINEER OF RECORD, THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEW FLOW INFORMATION AND PROVIDING SUCH TO FIRE PROTECTION ENGINEER OF RECORD. FIRE PROTECTION ENGINEER OF RECORD RESERVES THE RIGHT TO WITNESS FLOW TEST. IF EXTENSIVE DRAWING AND CALCULATION MODIFICATIONS ARE REQUIRED AS A RESULT OF THE NEW FLOW DATA, FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ASSOCIATED COST AT ADDITIONAL SERVICES RATES PROPOSED BY FIRE PROTECTION ENGINEER OF RECORD TO ITS CLIENT ON THIS PROJECT.

g) FIRE SPRINKLER CONTRACTOR SUBMITTALS WHICH DEVIATE FROM THE DESIGN SHOWN IN THIS PLAN SET SHALL BE CONSIDERED A MATERIAL DEVIATION.

h) ALL MATERIAL DEVIATIONS REQUIRE THE APPROVAL OF THE FIRE PROTECTION ENGINEER OF RECORD AND THE LOCAL AUTHORITY HAVING JURISDICTION.

i) SPRINKLER HEADS SHOWN ON THIS SHEET OR IN THIS PLAN SET SHALL BE THE BASIS OF THE DESIGN. IF ALTERNATES TO THE BASIS OF DESIGN ARE SUBMITTED, THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE A CLEAR, DETAILED SUMMARY IN THE SUBMITTALS OF THE DIFFERENCES BETWEEN THE SUBMITTED EQUIPMENT AND THE BASIS OF DESIGN. THE FIRE PROTECTION ENGINEER OF RECORD MAY ACCEPT OR REJECT THE ALTERNATES. EQUAL HEADS BY OTHER MANUFACTURERS WILL BE EVALUATED AND APPROVED IF FUNCTIONALLY EQUIVALENT.

BUILDING CONSTRUCTION NOTES

CONSTRUCTION TYPE: II-B	OCCUPANCY: A/R2 - ASSEMBLY/RESIDENTIAL
NOTE: FOR NON-COMBUSTIBLE CONSTRUCTION TYPES, FIRE SPRINKLER PROTECTION IS NOT REQUIRED IN CONCEALED SPACES THAT COMPLY WITH N.J.A.C. 13 - 8.15.1.2	
EXTERIOR WALL TYPE: MASONRY/CONCRETE BLOCK	
PARTITION TYPE: METAL STUD & DRYWALL	
STRUCTURAL SUPPORT TYPE: STEEL BEAMS, BAR JOIST & ROOF TRUSS	
FLOOR AREA: GROUND: 3,606 +/- SQ.FT.	FIRST: 3,365 +/-SQ.FT. 2nd - 4th: 3,640 +/- SQ.FT.
TOTAL PROTECTED AREA: 17,891 +/- SQ.FT.	

FIRE SPRINKLER SHEET INDEX

FX0.1 -	FIRE SPRINKLER GENERAL DATA
FX1.1 -	FIRE SPRINKLER SITE PLAN
FX4.1 -	FIRE SPRINKLER LOADING LEVEL PLAN
FX4.2 -	FIRE SPRINKLER LOWER LEVEL PLAN
FX4.3 -	FIRE SPRINKLER 1ST FLOOR PLAN
FX4.4 -	FIRE SPRINKLER 2ND-4TH FLOOR PLANS
FX4.5 -	FIRE SPRINKLER ROOF PLAN
FX9.1 -	FIRE SPRINKLER DETAILS

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5/5/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

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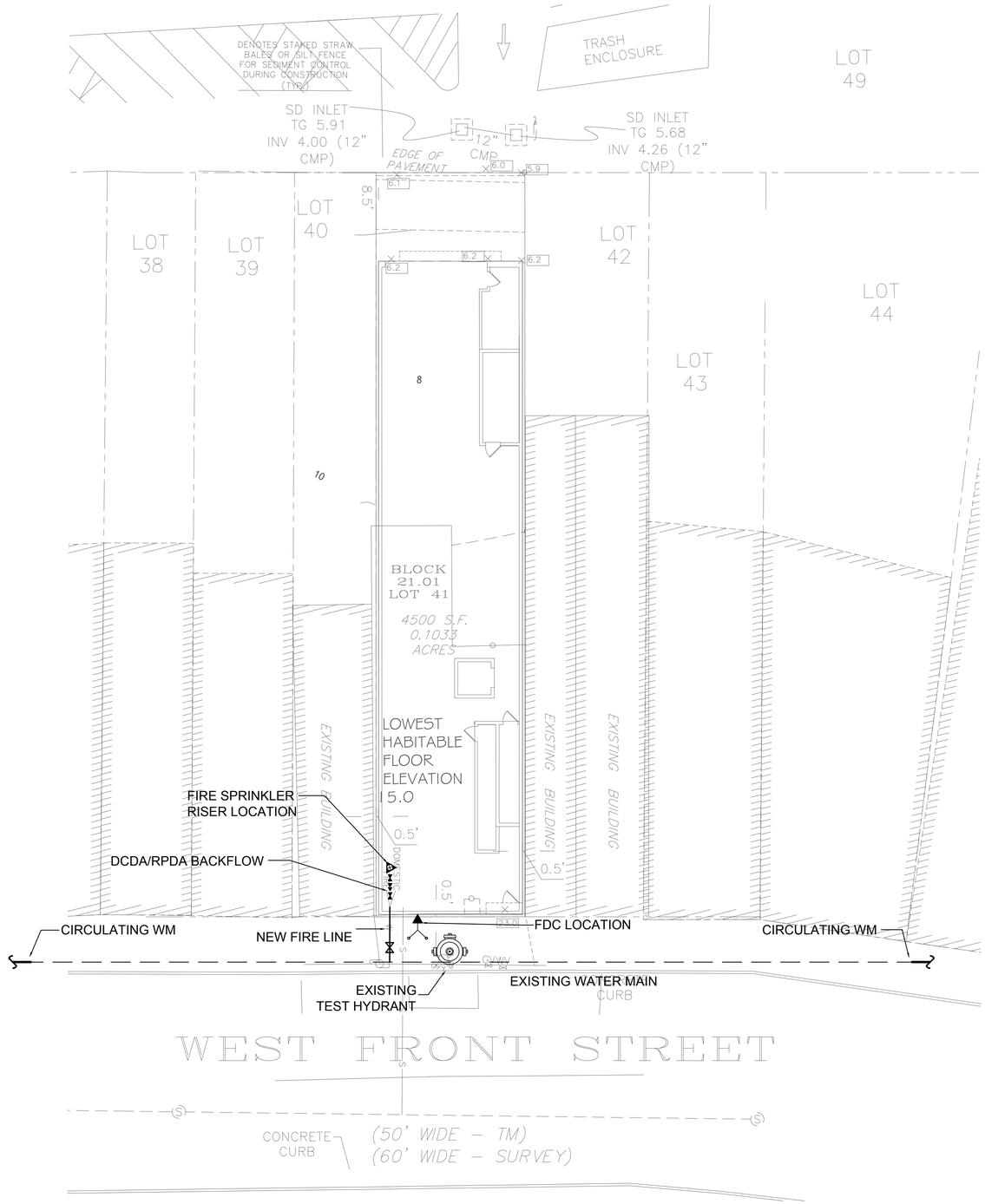
FIRE SPRINKLER GENERAL DATA



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FIRE SPRINKLER SITE PLAN

(TO BE USED FOR REFERENCE ONLY) SEE CIVIL SITE UTILITY PLAN FOR CONSTRUCTION DETAILS.

0 5' 10' 20'

SCALE: 1" = 10'-0"

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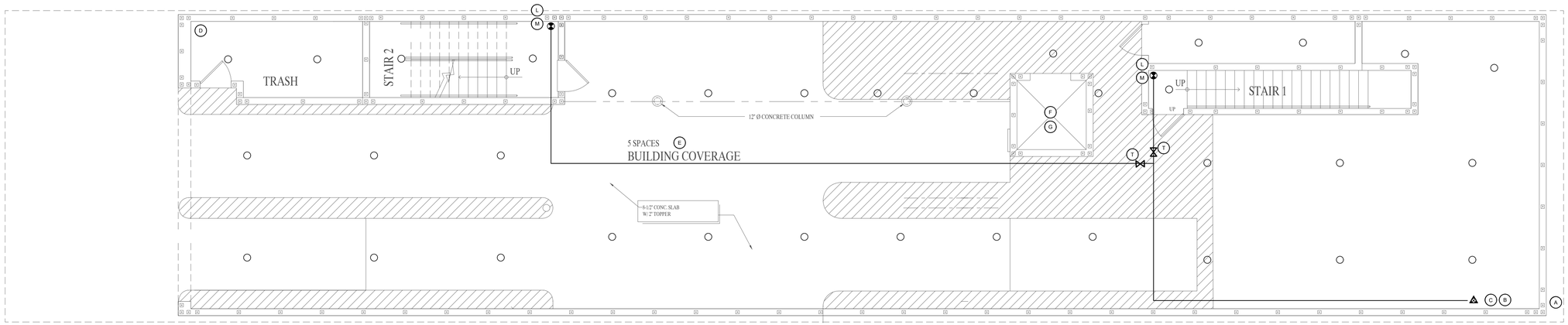

FIRE SPRINKLER LOADING LEVEL PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

(X) KEY NOTE DENOTED BY THIS SYMBOL. SEE PLAN.

KEYED NOTE LEGEND:

A. 6" UNDERGROUND SUPPLY TO 6" RISE & NEW 6" WET SYSTEM RISER LOCATION. XX UNDERGROUND FLANGE TO BE INSTALLED 2-HOLED, LEVELED & RESTRAINED. SEE WET SYSTEM RISER DETAIL ON SHEET FX9.1 FOR ADDITIONAL INFORMATION.

B. 6" WET SYSTEM RISER LOCATION.

C. 1" AGF TEST AND DRAIN WITH PRESSURE RELIEF LOCATION.

D. 1" AUXILIARY DRAIN VALVE LOCATION/DRY INSPECTORS TEST.

E. DRY SYSTEM STEEL PIPE & FITTINGS IN THIS AREA TO BE INSTALLED EXPOSED.

F. INSTALL 1" TAMPERED BALL VALVE FOR ELEVATOR/EQUIP. RM. SPRINKLER CONTROL. (IF REQUIRED)

G. INSTALL SIDEWALL HEAD 1'-0" ABOVE BOTTOM OF ELEVATOR PIT W/ HEAD GUARD. THIS SPRINKLER MAY BE OMITTED FOR ENCLOSED, NONCOMBUSTIBLE ELEVATOR SHAFTS THAT DO NOT CONTAIN COMBUSTIBLE HYDRAULIC FLUIDS IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR.

H. INSTALL SPRINKLER HEAD AT TOP OF ELEVATOR HOISTWAY. SPRINKLERS MAY BE OMITTED FROM THIS AREA IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR. SPRINKLER CONTRACTOR SHALL VERIFY IF THERE ARE ANY COMBUSTIBLE SUSPENSION DEVICES PRESENT BEFORE OMITTING SPRINKLERS.

I. ROOFTOP MANIFOLD.

J. CONCEALED COMBUSTIBLE JOIST SPACE AREA FILLED WITH INSULATION WITH LESS THAN A 6 INCH AIR GAP. NO SPRINKLERS REQUIRED.

K. DASHED LINE REPRESENTS EXTENTS OF O.H.-1 COVERAGE AREA - ADJACENT HAZARDS.

L. MINIMUM 4" COMBINATION STANDPIPE/ FLOOR CONTROL VALVE W/ 2½" HOSE VALVE - XX FLOW SWITCH & TAMPER - 2" DRAIN RISER. REFER TO SHEET FX9.1 FOR DETAIL.

M. MINIMUM 4" STANDPIPE & LOCATION OF 2½" HOSE VALVE. REFER TO SHEET FX9.1 FOR DETAIL.

N. SPRINKLER HEADS ARE NOT REQUIRED IN BATHROOMS UNDER 55 SQ.FT. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

O. SPRINKLER HEADS ARE NOT REQUIRED IN CLOSETS UNDER 12 S.F. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

P. INSTALL SPRINKLER THIS STAIR LEVEL.

Q. COMMERCIAL KITCHEN COOLERS & FREEZERS SHALL BE PROTECTED WITH DRY TYPE SPRINKLERS. FIRE SPRINKLER CONTRACTOR TO VERIFY PIPE ROUTING AND HEAD INSTALLATION WITH MANUFACTURER AS TO NOT VOID MANUFACTURER'S WARRANTY.

R. A SINGLE AIR VENT SHALL BE PROVIDED ON EACH WET PIPE SYSTEM UTILIZING METALLIC PIPE. AIR VENT SHALL BE LOCATED NEAR A HIGH POINT OF THE SYSTEM TO ALLOW AIR TO BE RELEASED.

S. INSTALL DRY PENDENT SPRINKLERS IN EXTERIOR NON CONDITIONED AREAS.

T. B-FLY CONTROL VALVES W/ TAMPER SWITCH FOR STANDPIPE ISOLATION.

THESE PLANS ARE THE PROPERTY OF WILLIAM C.TAGLAND ARCHITECT, PC. AND SHALL BE RETURNED ON DEMAND. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL ANY CONSTRUCTION STARTED FROM THESE PLANS IS AT RISK TO THE CONTRACTOR AND OWNER. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY ON AND ADJACENT TO THE WORK SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION CORRELATION ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION CORRELATION ON THE PLANS.
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SARASOTA, FLORIDA, 34236
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941.217.4352 OFFICE
ARCHITAG.COM

5/5/2022

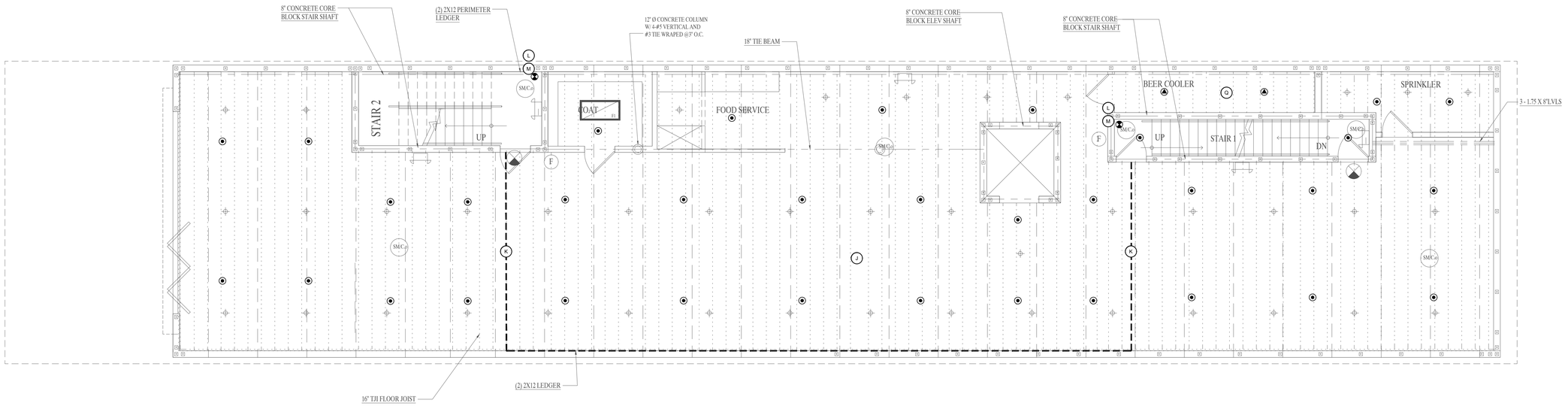
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
FX4.1

FIRE SPRINKLER LOADING LEVEL PLAN



N

FIRE SPRINKLER LOWER LEVEL PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

(X) KEY NOTE DENOTED BY THIS SYMBOL. SEE PLAN.

KEYED NOTE LEGEND:

A. 6" UNDERGROUND SUPPLY TO 6" RISE & NEW 6" WET SYSTEM RISER LOCATION. XX UNDERGROUND FLANGE TO BE INSTALLED 2-HOLED, LEVELED & RESTRAINED. SEE WET SYSTEM RISER DETAIL ON SHEET FX9.1 FOR ADDITIONAL INFORMATION.

B. 6" WET SYSTEM RISER LOCATION.

C. 1" AGF TEST AND DRAIN WITH PRESSURE RELIEF LOCATION.

D. 1" AUXILIARY DRAIN VALVE LOCATION/DRY INSPECTORS TEST.

E. DRY SYSTEM STEEL PIPE & FITTINGS IN THIS AREA TO BE INSTALLED EXPOSED.

F. INSTALL 1" TAMPERED BALL VALVE FOR ELEVATOR/EQUIP. RM. SPRINKLER CONTROL. (IF REQUIRED)

G. INSTALL SIDEWALL HEAD 1'-0" ABOVE BOTTOM OF ELEVATOR PIT W/ HEAD GUARD. THIS SPRINKLER MAY BE OMITTED FOR ENCLOSED, NONCOMBUSTIBLE ELEVATOR SHAFTS THAT DO NOT CONTAIN COMBUSTIBLE HYDRAULIC FLUIDS IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR.

H. INSTALL SPRINKLER HEAD AT TOP OF ELEVATOR HOISTWAY. SPRINKLERS MAY BE OMITTED FROM THIS AREA IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR. SPRINKLER CONTRACTOR SHALL VERIFY IF THERE ARE ANY COMBUSTIBLE SUSPENSION DEVICES PRESENT BEFORE OMITTING SPRINKLERS.

I. ROOFTOP MANIFOLD.

J. CONCEALED COMBUSTIBLE JOIST SPACE AREA FILLED WITH INSULATION WITH LESS THAN A 6 INCH AIR GAP. NO SPRINKLERS REQUIRED.

K. DASHED LINE REPRESENTS EXTENTS OF O.H.-1 COVERAGE AREA - ADJACENT HAZARDS.

L. MINIMUM 4" COMBINATION STANDPIPE/ FLOOR CONTROL VALVE W/ 2½" HOSE VALVE - XX FLOW SWITCH & TAMPER - 2" DRAIN RISER. REFER TO SHEET FX9.1 FOR DETAIL.

M. MINIMUM 4" STANDPIPE & LOCATION OF 2½" HOSE VALVE. REFER TO SHEET FX9.1 FOR DETAIL.

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O. SPRINKLER HEADS ARE NOT REQUIRED IN CLOSETS UNDER 12 S.F. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

P. INSTALL SPRINKLER THIS STAIR LEVEL.

Q. COMMERCIAL KITCHEN COOLERS & FREEZERS SHALL BE PROTECTED WITH DRY TYPE SPRINKLERS. FIRE SPRINKLER CONTRACTOR TO VERIFY PIPE ROUTING AND HEAD INSTALLATION WITH MANUFACTURER AS TO NOT VOID MANUFACTURER'S WARRANTY.

R. A SINGLE AIR VENT SHALL BE PROVIDED ON EACH WET PIPE SYSTEM UTILIZING METALLIC PIPE. AIR VENT SHALL BE LOCATED NEAR A HIGH POINT OF THE SYSTEM TO ALLOW AIR TO BE RELEASED.

S. INSTALL DRY PENDENT SPRINKLERS IN EXTERIOR NON CONDITIONED AREAS.

T. B-FLY CONTROL VALVES W/ TAMPER SWITCH FOR STANDPIPE ISOLATION.

THESE PLANS ARE THE PROPERTY OF WILLIAM C. TAGLAND ARCHITECT, PC. AND SHALL NOT BE USED IN WHOLE OR IN PART ON ANY OTHER PROJECT OR BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL OF ANY UNAUTHORIZED USES SHALL BE THE RESPONSIBILITY OF THE PARTY MAKING SUCH USES. ANY SUCH UNAUTHORIZED USES SHALL SUBJECT THE PARTY MAKING SUCH USES TO LIABILITY FOR ALL DAMAGES TO THE ARCHITECT, INCLUDING BUT NOT LIMITED TO ARCHITECT'S FEES AND COSTS INCURRED IN THE ENFORCEMENT OF THE ARCHITECT'S RIGHTS AND REMEDIES HEREUNDER. BY WAY OF EXAMPLE AND NOT LIMITATION, THE UNAUTHORIZED USE OF THESE PLANS FOR THE CONSTRUCTION OF ADDITIONAL UNITS SHALL SUBJECT THE PARTY MAKING SUCH USE TO LIABILITY FOR ALL DAMAGES INCLUDING BUT NOT LIMITED TO ARCHITECT'S FEES AND COSTS INCURRED IN THE ENFORCEMENT OF THE ARCHITECT'S RIGHTS AND REMEDIES HEREUNDER. BY WAY OF EXAMPLE AND NOT LIMITATION, THE UNAUTHORIZED USE OF THESE PLANS FOR THE CONSTRUCTION OF ADDITIONAL UNITS SHALL SUBJECT THE PARTY MAKING SUCH USE TO LIABILITY FOR ALL DAMAGES INCLUDING BUT NOT LIMITED TO ARCHITECT'S FEES AND COSTS INCURRED IN THE ENFORCEMENT OF THE ARCHITECT'S RIGHTS AND REMEDIES HEREUNDER. COPYRIGHT © 2021 WILLIAM C. TAGLAND ARCHITECT, PC.

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941-217-4352 OFFICE
ARCHITAG.COM

5/5/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

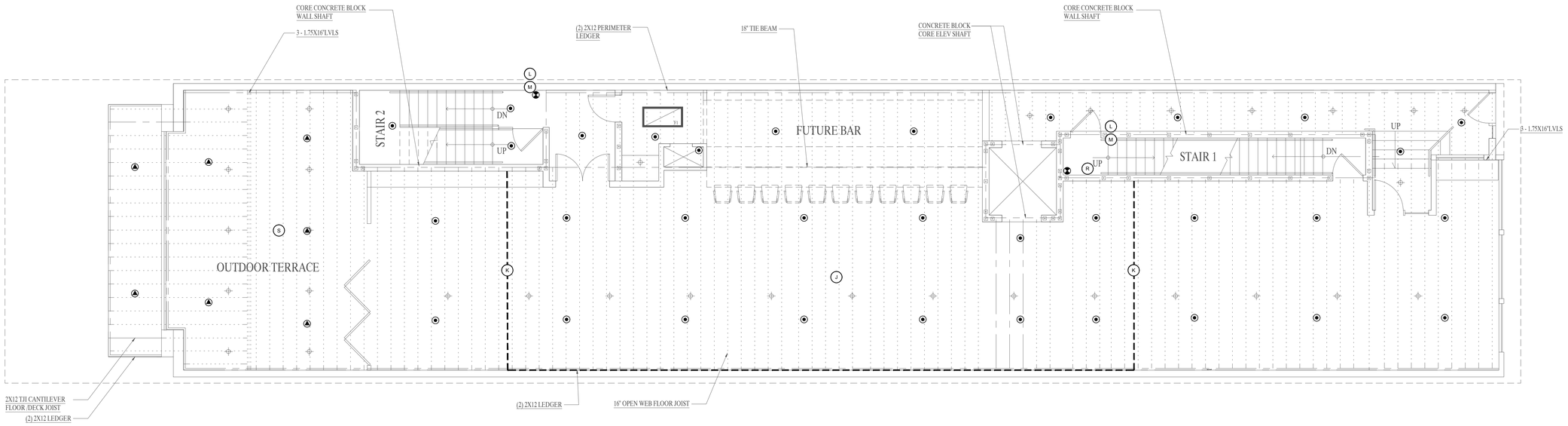
ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.

FX4.2

FIRE SPRINKLER LOWER LEVEL PLAN



N

FIRE SPRINKLER 1ST FLOOR PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

(X) KEY NOTE DENOTED BY THIS SYMBOL. SEE PLAN.

KEYED NOTE LEGEND:

A. 6" UNDERGROUND SUPPLY TO 6" RISE & NEW 6" WET SYSTEM RISER LOCATION. XX UNDERGROUND FLANGE TO BE INSTALLED 2-HOLED, LEVELED & RESTRAINED. SEE WET SYSTEM RISER DETAIL ON SHEET FX9.1 FOR ADDITIONAL INFORMATION.

B. 6" WET SYSTEM RISER LOCATION.

C. 1" AGF TEST AND DRAIN WITH PRESSURE RELIEF LOCATION.

D. 1" AUXILIARY DRAIN VALVE LOCATION/DRY INSPECTORS TEST.

E. DRY SYSTEM STEEL PIPE & FITTINGS IN THIS AREA TO BE INSTALLED EXPOSED.

F. INSTALL 1" TAMPERED BALL VALVE FOR ELEVATOR/EQUIP. RM. SPRINKLER CONTROL. (IF REQUIRED)

G. INSTALL SIDEWALL HEAD 1'-0" ABOVE BOTTOM OF ELEVATOR PIT W/ HEAD GUARD. THIS SPRINKLER MAY BE OMITTED FOR ENCLOSED, NONCOMBUSTIBLE ELEVATOR SHAFTS THAT DO NOT CONTAIN COMBUSTIBLE HYDRAULIC FLUIDS IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR.

H. INSTALL SPRINKLER HEAD AT TOP OF ELEVATOR HOISTWAY. SPRINKLERS MAY BE OMITTED FROM THIS AREA IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR. SPRINKLER CONTRACTOR SHALL VERIFY IF THERE ARE ANY COMBUSTIBLE SUSPENSION DEVICES PRESENT BEFORE OMITTING SPRINKLERS.

I. ROOFTOP MANIFOLD.

J. CONCEALED COMBUSTIBLE JOIST SPACE AREA FILLED WITH INSULATION WITH LESS THAN A 6 INCH AIR GAP. NO SPRINKLERS REQUIRED.

K. DASHED LINE REPRESENTS EXTENTS OF O.H.-1 COVERAGE AREA - ADJACENT HAZARDS.

L. MINIMUM 4" COMBINATION STANDPIPE/ FLOOR CONTROL VALVE W/ 2½" HOSE VALVE - XX FLOW SWITCH & TAMPER - 2" DRAIN RISER. REFER TO SHEET FX9.1 FOR DETAIL.

M. MINIMUM 4" STANDPIPE & LOCATION OF 2½" HOSE VALVE. REFER TO SHEET FX9.1 FOR DETAIL.

N. SPRINKLER HEADS ARE NOT REQUIRED IN BATHROOMS UNDER 55 SQ.FT. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

O. SPRINKLER HEADS ARE NOT REQUIRED IN CLOSETS UNDER 12 S.F. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

P. INSTALL SPRINKLER THIS STAIR LEVEL.

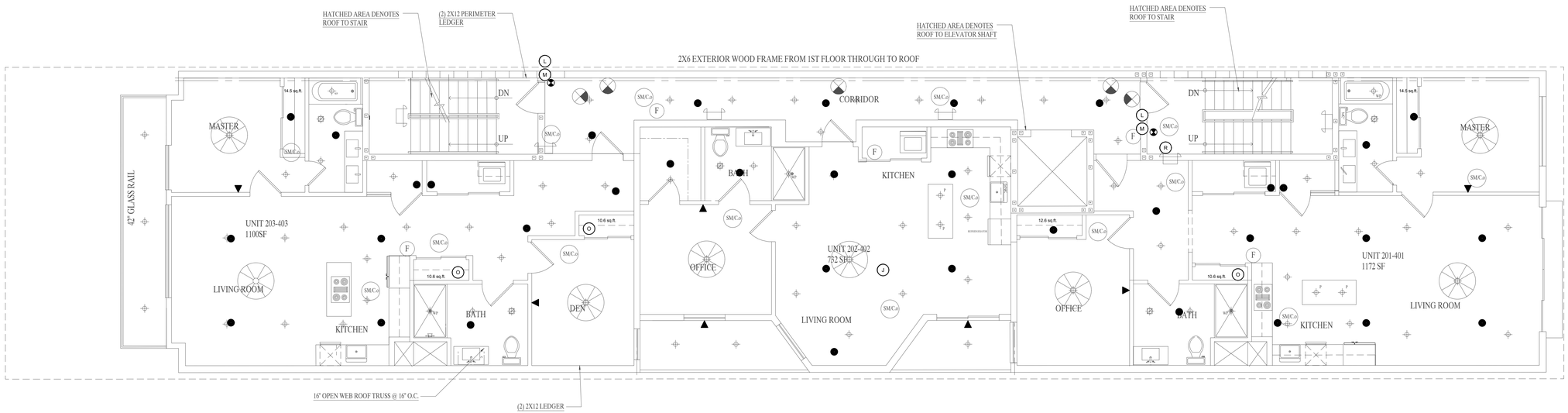
Q. COMMERCIAL KITCHEN COOLERS & FREEZERS SHALL BE PROTECTED WITH DRY TYPE SPRINKLERS. FIRE SPRINKLER CONTRACTOR TO VERIFY PIPE ROUTING AND HEAD INSTALLATION WITH MANUFACTURER AS TO NOT VOID MANUFACTURER'S WARRANTY.

R. A SINGLE AIR VENT SHALL BE PROVIDED ON EACH WET PIPE SYSTEM UTILIZING METALLIC PIPE. AIR VENT SHALL BE LOCATED NEAR A HIGH POINT OF THE SYSTEM TO ALLOW AIR TO BE RELEASED.

S. INSTALL DRY PENDENT SPRINKLERS IN EXTERIOR NON CONDITIONED AREAS.

T. B-FLY CONTROL VALVES W/ TAMPER SWITCH FOR STANDPIPE ISOLATION.

THESE PLANS ARE THE PROPERTY OF WILLIAM C. TAGLAND ARCHITECT, PC. AND SHALL BE RETURNED UPON REQUEST. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR ADDITION TO THIS PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS AS INSTRUMENTS OF SERVICE WILL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILLIAM C. TAGLAND ARCHITECT, PC. HOLDER IS TO KEEP CURRENT COPIES OF ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS DIFFERING FROM THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION CONFIRMATIONS OF THE DESIGN, DRAWINGS AND SPECIFICATIONS



FIRE SPRINKLER 2ND - 4TH FLOOR PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

(X) KEY NOTE DENOTED BY THIS SYMBOL. SEE PLAN.

KEYED NOTE LEGEND:

A. 6" UNDERGROUND SUPPLY TO 6" RISE & NEW 6" WET SYSTEM RISER LOCATION. XX UNDERGROUND FLANGE TO BE INSTALLED 2-HOLED, LEVELED & RESTRAINED. SEE WET SYSTEM RISER DETAIL ON SHEET FX9.1 FOR ADDITIONAL INFORMATION.

B. 6" WET SYSTEM RISER LOCATION.

C. 1" AGF TEST AND DRAIN WITH PRESSURE RELIEF LOCATION.

D. 1" AUXILIARY DRAIN VALVE LOCATION/DRY INSPECTORS TEST.

E. DRY SYSTEM STEEL PIPE & FITTINGS IN THIS AREA TO BE INSTALLED EXPOSED.

F. INSTALL 1" TAMPERED BALL VALVE FOR ELEVATOR/EQUIP. RM. SPRINKLER CONTROL. (IF REQUIRED)

G. INSTALL SIDEWALL HEAD 1'-0" ABOVE BOTTOM OF ELEVATOR PIT W/ HEAD GUARD. THIS SPRINKLER MAY BE OMITTED FOR ENCLOSED, NONCOMBUSTIBLE ELEVATOR SHAFTS THAT DO NOT CONTAIN COMBUSTIBLE HYDRAULIC FLUIDS IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR.

H. INSTALL SPRINKLER HEAD AT TOP OF ELEVATOR HOISTWAY. SPRINKLERS MAY BE OMITTED FROM THIS AREA IF CONFIRMED BY THE FIRE SPRINKLER CONTRACTOR. SPRINKLER CONTRACTOR SHALL VERIFY IF THERE ARE ANY COMBUSTIBLE SUSPENSION DEVICES PRESENT BEFORE OMITTING SPRINKLERS.

I. ROOFTOP MANIFOLD.

J. CONCEALED COMBUSTIBLE JOIST SPACE AREA FILLED WITH INSULATION WITH LESS THAN A 6 INCH AIR GAP. NO SPRINKLERS REQUIRED.

K. DASHED LINE REPRESENTS EXTENTS OF O.H.-1 COVERAGE AREA - ADJACENT HAZARDS.

L. MINIMUM 4" COMBINATION STANDPIPE/ FLOOR CONTROL VALVE W/ 2½" HOSE VALVE - XX FLOW SWITCH & TAMPER - 2" DRAIN RISER. REFER TO SHEET FX9.1 FOR DETAIL.

M. MINIMUM 4" STANDPIPE & LOCATION OF 2½" HOSE VALVE. REFER TO SHEET FX9.1 FOR DETAIL.

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O. SPRINKLER HEADS ARE NOT REQUIRED IN CLOSETS UNDER 12 S.F. TO BE VERIFIED WITH AHJ PRIOR TO OMITTING.

P. INSTALL SPRINKLER THIS STAIR LEVEL.

Q. COMMERCIAL KITCHEN COOLERS & FREEZERS SHALL BE PROTECTED WITH DRY TYPE SPRINKLERS. FIRE SPRINKLER CONTRACTOR TO VERIFY PIPE ROUTING AND HEAD INSTALLATION WITH MANUFACTURER AS TO NOT VOID MANUFACTURER'S WARRANTY.

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S. INSTALL DRY PENDENT SPRINKLERS IN EXTERIOR NON CONDITIONED AREAS.

T. B-FLY CONTROL VALVES W/ TAMPER SWITCH FOR STANDPIPE ISOLATION.

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AZ. LICENSE
N.J. LICENSE AI-12140
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SARASOTA, FLORIDA, 34236
941.993.5300 CELL
941.217.4352 OFFICE
ARCHITAQ.COM

5/5/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

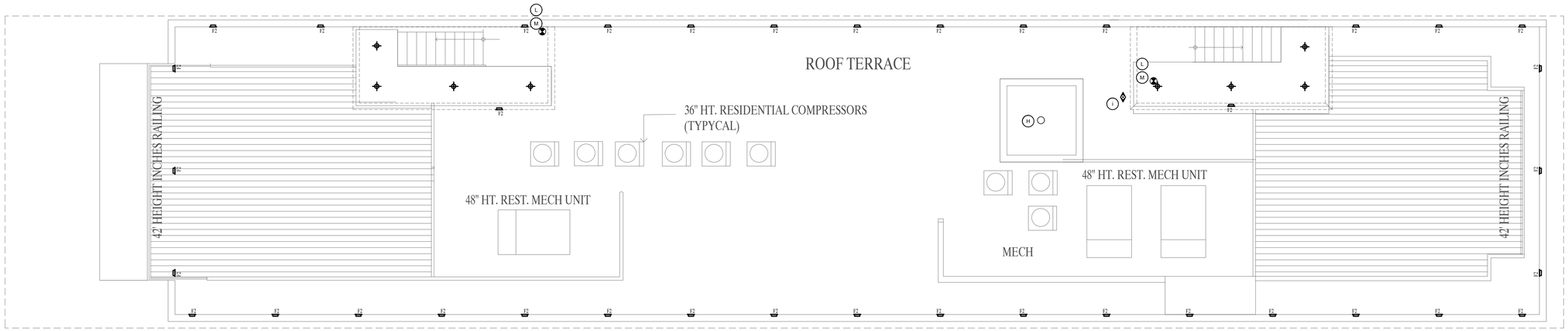
ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.

FX4.4

FIRE SPRINKLER 2ND-4TH FLOOR PLANS



N

FIRE SPRINKLER ROOF PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

(X) KEY NOTE DENOTED BY THIS SYMBOL. SEE PLAN.

KEYED NOTE LEGEND:

A. 6" UNDERGROUND SUPPLY TO 6" RISE & NEW 6" WET SYSTEM RISER LOCATION. XX UNDERGROUND FLANGE TO BE INSTALLED 2-HOLED, LEVELED & RESTRAINED. SEE WET SYSTEM RISER DETAIL ON SHEET FX9.1 FOR ADDITIONAL INFORMATION.

B. 6" WET SYSTEM RISER LOCATION.

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I. ROOFTOP MANIFOLD.

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K. DASHED LINE REPRESENTS EXTENTS OF O.H.-1 COVERAGE AREA - ADJACENT HAZARDS.

L. MINIMUM 4" COMBINATION STANDPIPE/ FLOOR CONTROL VALVE W/ 2½" HOSE VALVE - XX FLOW SWITCH & TAMPER - 2" DRAIN RISER. REFER TO SHEET FX9.1 FOR DETAIL.

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S. INSTALL DRY PENDENT SPRINKLERS IN EXTERIOR NON CONDITIONED AREAS.

T. B-FLY CONTROL VALVES W/ TAMPER SWITCH FOR STANDPIPE ISOLATION.

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5/5/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

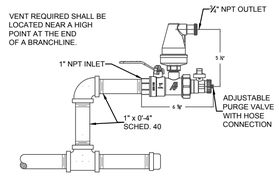
WTA 21042

SHEET NO.

FX4.5

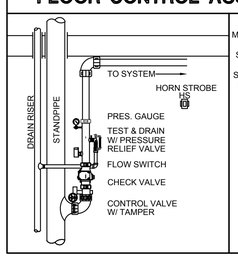
FIRE SPRINKLER ROOF PLAN

AUTOMATIC AIR VENT



(NOT TO SCALE)

FLOOR CONTROL ASSEMBLY



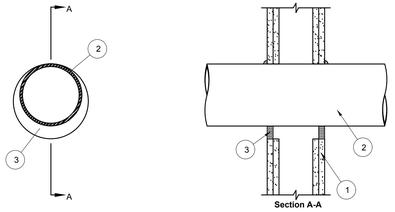
FIRE ALARM MONORTORING DEVICES, SUCH AS THE HORN STROBE, FLOW SWITCH AND TAMPER SWITCH SHALL BE WIRED TO THE BUILDING FIRE ALARM PANEL BY OTHERS.

NTS

1 & 2 HOUR GYP. WALL PENETRATION SEAL

System No. W-L-1049
(Formerly System No. 635)
F-Rating - 1 and 2 Hr (See Item 1B)
T-Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

SPECIFIED TECHNOLOGIES INC. (STI) DETAIL IS SHOWN. AN EQUAL FIRE STOPPING SYSTEM MAY BE USED AS LONG AS THE RATING OF THE FLOOR / WALL IS MAINTAINED.

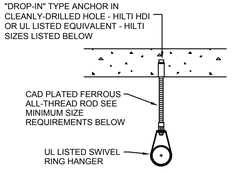


NOTES:

1. GYPSUM BOARD WALL ASSEMBLY
2. THROUGH PENETRATE - ONE METALLIC PIPE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN FIRESTOP SYSTEM.
3. FILL, VOID OR CAVITY MATERIAL - SEALANT - MIN. 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OF CONTACT LOCATION BETWEEN THE THROUGH PENETRATE AND GYPSUM WALLBOARD, A MIN. 3/8" DIA. BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE GYPSUM WALLBOARD/THROUGH PENETRATE INTERFACE ON BOTH SURFACES OF WALL. SPECIFIED TECHNOLOGIES - SPECSEAL 100, 101, 102 OR 105 SEALANT.

PIPE SUPPORT - TYPE C01

DROP-IN ANCHOR ATTACHMENT W/RING HGR



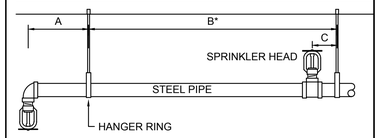
HILTI DROP-IN ANCHOR SIZES
PIPE SIZES 1" - 2" -- HDI SIZE = 3/8"
PIPE SIZES 2 1/2" - 8" -- HDI SIZE = 1/2"

ALL THREAD ROD SIZES
PIPE SIZES 1" - 4" -- ROD SIZE = 3/8"
PIPE SIZES 5" - 8" -- ROD SIZE = 1/2"

HANGER LOCATION DETAIL<100psi

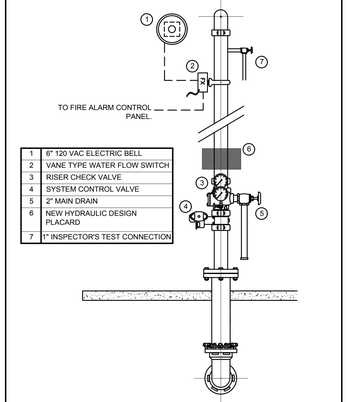
PIPE SIZE	A	B*	C
1"	3'-0" MAX.	12'-0" MAX.	3" MIN.
1 1/4"	4'-0" MAX.	12'-0" MAX.	3" MIN.
1 1/2"-8"	5'-0" MAX.	15'-0" MAX.	3" MIN.

ALL ARMOVERS GREATER THAN 24" ARE TO HAVE A HANGER.



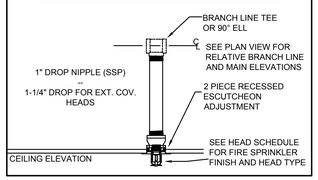
* MAXIMUM HANGER SPACING FOR THREADED LIGHTWALL STEEL PIPE IS 12'-0" FOR ALL PIPE SIZES

FIRE SPRINKLER RISER DETAIL



1	6" 120 VAC ELECTRIC BELL
2	VANE TYPE WATER FLOW SWITCH
3	RISER CHECK VALVE
4	SYSTEM CONTROL VALVE
5	2" MAIN DRAIN
6	NEW HYDRAULIC DESIGN PLACARD
7	1" INSPECTOR'S TEST CONNECTION

TYP. RECESSED PENDENT



1 OR 2 HOUR MASONRY WALL FIRE STOPPING

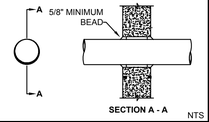
UL SYSTEM NO. WJ1035

SYSTEM INDEX DESCRIPTION:
N.J.A.C. 13 SPRINKLER SYSTEM
APPLICATION: MAX.. 4 IN. STEEL PIPE W/ CHAULK ONLY

CONSTRUCTION:
CONCRETE / MASONRY WALL
PENETRANT: BARE METALLIC PIPE

SEALANT MATERIAL / METHOD:
PRIMARY PRODUCT USED: STI SPECSEAL 100 INTUMESCENT SEALANT
SEALING METHOD: CHAULK AND WALK

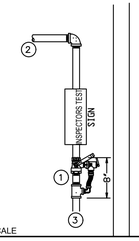
1. 2 HR. RATED MASONRY WALL ASSY.
2. SPECSEAL 100 SILICONE SEALANT INSTALLED TO 5/8" DEPTH FLUSH WITH BOTH SURFACES OF THE WALL



SECTION A - A

NTS

INSPECTORS TEST ASSEMBLY WET INSPECTORS TEST



1). 1" COMBINATION INSPECTOR'S TEST AND DRAIN VALVE WITH PRESSURE RELIEF VALVE. AGF MODEL 1" 3011

2). TIE INTO SYSTEM RISER

3). TIE INTO SYSTEM MAIN DRAIN

NO SCALE

FIRE SPRINKLER SYMBOL LEGEND

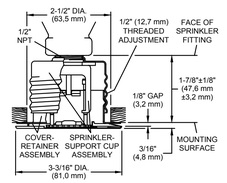
Symbol	Description	Symbol	Description
3" / 10-6	Pipe Size / Pipe Length in Feet-Inches	10-0	Ceiling Height Designation
			Denotes Hanger Location
		UP 1 x 1-0	Denotes Rise Up or Down (Center-to-Center Unless Fabricated)
	Hydraulic Reference Points		Standard Grooved Coupling
[18 Bts]	Pipe Elev. Below Top of Steel		"Firelock" Grooved Coupling
[8-6]	Pipe Elev. Above Finished Floor		Piping Cap
			Piping Plug
+ TOS 20-0	Elev. of Top of Steel		Fire Sprinkler Riser Location
+ BOS 20-0	Elev. of Bottom of Steel		Drain Riser
+ TOB 20-0	Elev. of Top of Beam		Standpipe
+ BOB 20-0	Elev. of Bottom of Beam		Hose Valve
+ TOJ 20-0	Elev. of Top of Joist		Indicating Butterfly Valve
+ BOJ 20-0	Elev. of Bottom of Joist	FCA	Floor Control Assembly
+ TOG 20-0	Elev. of Top of Joist Girder		
+ BOG 20-0	Elev. of Bottom of Joist Girder		
+ TOW 20-0	Elev. of Top of Wood Truss		
+ BOW 20-0	Elev. of Bottom of Wood Truss		

IMPORTANT FITTING TAKE-OUT NOTES:

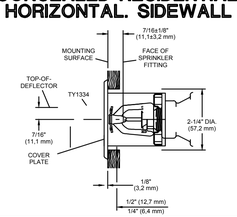
1). WHEN GROOVED ELLS AND TEES ARE SHOWN CUT-IN ON THE MAINS AND/OR BRANCH LINES, THE GROOVED FITTING TAKE-OUT HAS BEEN REMOVED FROM THE ADJACENT PIPING DIMENSION TAG.

2). ALL ELEVATION CHANGES INDICATED BY A RISER NIPPLE, OR RISE UP/DN, ARE CENTER-TO-CENTER DIMENSIONS UNLESS CUT-LENGTH DIMENSIONS ARE SPECIFICALLY SHOWN. IN OTHER WORDS, NO TAKE-OUTS HAVE BEEN REMOVED FROM THE RISER NIPPLES OR RISERS (UP OR DOWN). THIS INCLUDES BOTH SCREWED AND GROOVED PIPING ELEVATION CHANGES.

CONCEALED RESIDENTIAL PENDENT

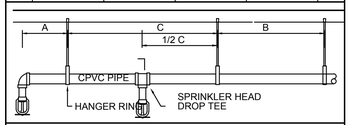


CONCEALED RESIDENTIAL HORIZONTAL. SIDEWALL

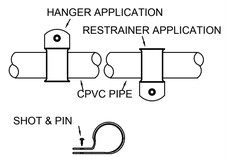


HANGER LOCATION DETAIL CPVC PIPE <100psi

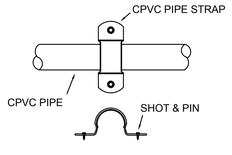
PIPE SIZE	A (MAX)	B (MAX)	C (MAX)
]"	0'-9"	5'-6"	4'-0"
1"	1'-0"	6'-0"	5'-0"
1 1/4"	1'-4"	6'-6"	6'-0"
1 1/2"	2'-0"	7'-0"	7'-0"
2"	2'-0"	8'-0"	7'-0"



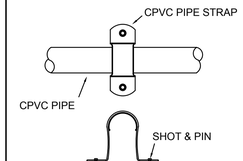
SINGLE FASTENER CPVC PIPE STRAP



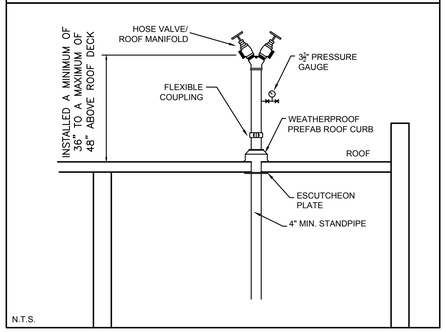
DOUBLE FASTENER CPVC PIPE STRAP



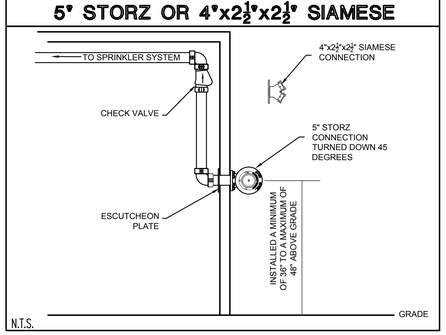
STANDOFF CPVC PIPE STRAP



4x2½"x2½" ROOF MANIFOLD DETAIL



WALL MOUNTED FDC DETAIL 5" STORZ OR 4"x2½"x2½" SIAMESE



FIRE SPRINKLER DETAILS

SCALE: NOT TO SCALE

PERMIT REVIEW

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5/5/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
FX9.1

FIRE SPRINKLER DETAILS

MECHANICAL SPECIFICATIONS

PART 1 - GENERAL
0.01 GENERAL SCOPE

A. THIS PROJECT WILL REQUIRE INSTALLATION OF NEW HVAC SYSTEMS AS INDICATED.

1.01 GENERAL DOCUMENTS

A. INSTALLATION SHALL BE IN ACCORDANCE WITH THE NEW JERSEY BUILDING CODE 2018, WHICH INCLUDES THE NEW JERSEY BUILDING CODE, MECHANICAL, NEW JERSEY BUILDING CODE, ENERGY CONSERVATION, AS WELL AS NEW JERSEY FIRE PREVENTION CODE, 2018 AND NFPA 90A. ALL EQUIPMENT SHALL BE UL LISTED.

B. THE MECHANICAL WORK SHALL INCLUDE FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SERVICE NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF ALL MECHANICAL WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED. ALL MATERIAL SHALL BE NEW.

C. EACH PROSPECTIVE MECHANICAL CONTRACTOR SHALL EVALUATE THE SCOPE OF WORK THOROUGHLY PRIOR TO SUBMITTING A BID.

D. SOME CONDUIT, PIPING, AND OTHER OBSTACLES MAY NEED TO BE RELOCATED AND SUCH RELOCATION SHOULD BE INCLUDED IN EACH PROSPECTIVE MECHANICAL CONTRACTOR'S BID.

E. THIS ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

1.02 SUBMITTALS

A. MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBERS SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND DESIGN. SUBSTITUTIONS MAY BE ALLOWED IF THEY MEET THE QUALITY STANDARDS AND DESIGN INTENT, UNLESS OTHERWISE NOTED.

B. PRIOR TO STARTING THE PROJECT, THE MECHANICAL CONTRACTOR SHALL STUDY THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND COORDINATE WITH THE MANUFACTURER(S) AS REQUIRED TO PROVIDE EQUIPMENT SUBMITTALS TO SUBMIT TO THIS ENGINEER FOR REVIEW AND APPROVAL. THE EQUIPMENT SUBMITTALS SHALL INCLUDE DIMENSIONS, WEIGHTS, SPECIFIED ACCESSORIES AND REQUIRED CLEARANCES, AS WELL AS FAN CURVES, SOUND LEVELS, CONSTRUCTION DETAILS, WARRANTY INFORMATION, AND ALL OTHER RELEVANT DATA.

C. IF ALTERNATES TO THE BASIS OF DESIGN ARE SUBMITTED, THE MECHANICAL CONTRACTOR SHALL PROVIDE A CLEAR, DETAILED SUMMARY IN THE SUBMITTALS OF THE DIFFERENCES BETWEEN THE SUBMITTED EQUIPMENT AND THE BASIS OF DESIGN. MECHANICAL ENGINEER OF RECORD MAY ACCEPT OR REJECT THE ALTERNATES.

1.03 SHOP DRAWINGS

A. PRIOR TO STARTING THE PROJECT, THE MECHANICAL CONTRACTOR SHALL STUDY THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND COORDINATE WITH THE OTHER TRADES AS REQUIRED TO PROVIDE SHOP DRAWINGS TO SUBMIT TO MECHANICAL ENGINEER OF RECORD FOR APPROVAL. THE SHOP DRAWINGS MAY BE SUBMITTED AS HAND-DRAWN NOTES UPON A COPY OF THE CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND INTENDED SOLELY TO CLARIFY THE SCOPE OF WORK AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. THE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO ALERT THE MECHANICAL CONTRACTOR OF ALL OBSTACLES. THE SHOP DRAWINGS SHALL SHOW THE COORDINATION OF DUCTWORK AND MECHANICAL EQUIPMENT INSTALLATION WITH EXISTING AND NEW OBSTACLES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL CONDUITS, FIRE PROTECTION PIPING, RAIN LEADERS, SANITARY DRAINS, STRUCTURAL MEMBERS, AND WATER PIPING, AS WELL AS THE MECHANICAL EQUIPMENT MANUFACTURERS' RECOMMENDED CLEARANCES. THE MECHANICAL CONTRACTOR SHALL ALSO SHOW THE EXISTING CONDITIONS ON THE SHOP DRAWINGS WHERE THE EXISTING CONDITIONS ARE DIFFERENT FROM THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.

B. FURNISH SIX (6) COPIES OF SHOP DRAWINGS OF EQUIPMENT, MATERIALS AND SYSTEM LAYOUT TO GENERAL CONTRACTOR AND MECHANICAL ENGINEER OF RECORD PRIOR TO PURCHASING ANY EQUIPMENT AND BEGINNING WORK.

1.04 RECORD DRAWINGS

A. AFTER COMPLETION OF ALL WORK, THE MECHANICAL CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH AS BUILT RECORD DRAWINGS. MECHANICAL CONTRACTOR SHALL KEEP A RECORD OF THE LOCATIONS OF ALL CONCEALED WORK AND UPON COMPLETION OF THE JOB, SHALL SUPPLY AS-BUILT DRAWINGS SHOWING ANY DEVIATION FROM THE ORIGINAL DRAWINGS. THESE DRAWINGS SHALL INDICATE DIMENSION OF BURIED UTILITY LINES FROM BUILDING WALLS.

PART 2 - INSTALLATION

2.01 EQUIPMENT

A. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURERS' INSTALLATION AND MAINTENANCE MANUALS. THOSE MANUALS WILL TYPICALLY PROVIDE MORE DETAIL THAN THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT BETWEEN THE INSTALLATION AND MAINTENANCE MANUALS AND THE CONSTRUCTION DOCUMENTS, THEN THE MECHANICAL CONTRACTOR SHALL SUBMIT A REQUEST-FOR-INFORMATION TO MECHANICAL ENGINEER OF RECORD.

B. VIBRATION ISOLATION: THE MECHANICAL CONTRACTOR SHALL PROVIDE VIBRATION ISOLATION AS RECOMMENDED BY THE MANUFACTURER(S) AND/OR REQUIRED BY MECHANICAL ENGINEER OF RECORD TO ENSURE QUIET OPERATION OF THE MECHANICAL EQUIPMENT. NO UNDUE VIBRATION OR SOUND SHALL BE TRANSMITTED TO THE STRUCTURE OR ANY OCCUPIED SPACES WITHIN THE STRUCTURE.

C. FILTERS: THE MECHANICAL CONTRACTOR SHALL PROVIDE FILTER RACKS FOR THE MECHANICAL EQUIPMENT AS REQUIRED. THE FILTER RACKS SHALL BE INSTALLED SUCH THAT SUFFICIENT CLEARANCES ARE PROVIDED FOR MAINTENANCE AND SHALL BE SEALED AIRTIGHT. THE MECHANICAL CONTRACTOR SHALL PROVIDE A TOTAL OF THREE (3) COMPLETE SETS OF FILTERS FOR ALL MECHANICAL EQUIPMENT IN THE SIZE AND ARRANGEMENT RECOMMENDED BY THE MANUFACTURER. THE FILTERS SHALL PROVIDE ASHRAE FILTRATION EFFICIENCY AS SHOWN ON THE CONSTRUCTION DOCUMENTS OR 30% ASHRAE FILTRATION EFFICIENCY (MERV 6) IF NO HIGHER VALUE IS SPECIFIED.

D. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL STARTERS, CONTACTORS, RELAYS, CONTROLS, AND ACCESSORIES NECESSARY TO PROVIDE A COMPLETE AND WORKING POWER AND CONTROL SYSTEM FOR THE MECHANICAL EQUIPMENT WITHIN THE SCOPE OF WORK. THE ELECTRICAL CONTRACTOR WILL PROVIDE ALL DISCONNECT SWITCHES, CONDUIT, AND WIRING FOR THE MECHANICAL EQUIPMENT WITHIN THE SCOPE OF WORK. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE COMPLETE SYSTEM AND SHALL ENSURE THAT WIRING DIAGRAMS ARE PROVIDED TO THE GENERAL CONTRACTOR. NO WIRING OF ANY KIND SHALL BE EXPOSED IN FINISHED AREAS.

E. HOUSEKEEPING PADS: THE GENERAL AND MECHANICAL CONTRACTORS SHALL PROVIDE A 4" HIGH CONCRETE HOUSEKEEPING PAD UNDER ALL MECHANICAL EQUIPMENT, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS. THE HOUSEKEEPING PAD SHALL EXTEND 8" BEYOND THE MECHANICAL EQUIPMENT ON ALL SIDES.

F. ELECTRIC DUCT HEATERS: ELECTRIC DUCT HEATERS SHALL BE UNDERWRITERS' LABORATORIES LISTED, BEAR THE SEAL OR MARK OF AN APPROVED TESTING AGENCY, AND BE EQUIPPED WITH AN APPROVED, AUTOMATICALLY RESETTING OUTLET AIR TEMPERATURE LIMIT CONTROL THAT WILL LIMIT THE OUTLET AIR TEMPERATURE TO NOT MORE THAN 200°F. THE MECHANICAL CONTRACTOR AND MANUFACTURER SHALL EQUIP THE ELECTRIC ELEMENTS OF THE HEATER WITH FUSIBLE LINKS OR A MANUAL RESET TEMPERATURE CONTROL THAT WILL PREVENT THE OUTLET AIR TEMPERATURE FROM EXCEEDING 250°F. EACH ELECTRIC DUCT HEATER SHALL BE INTERLOCKED WITH THE ASSOCIATED AIR HANDLER TO ENSURE ELECTRIC DUCT HEATER SHUTDOWN IN THE EVENT OF AN AIR HANDLER FAN FAILURE.

2.03 DX SYSTEMS

A. ALL REFRIGERANT LINES AND ACCESSORIES SHALL BE SIZED AND INSTALLED PER THE EQUIPMENT MANUFACTURER'S' RECOMMENDATIONS. THE MECHANICAL CONTRACTOR AND MANUFACTURER(S) SHALL STUDY THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND EXISTING AND PROPOSED CONDITIONS TO ENSURE THAT THE MECHANICAL EQUIPMENT HAS THE CAPACITY TO PROPERLY RETURN OIL TO THE COMPRESSOR(S). THE MECHANICAL CONTRACTOR SHALL ENSURE THAT THE MANUFACTURER(S) IS/ARE AWARE OF THE HORIZONTAL DISTANCE AND VERTICAL RISE BETWEEN EACH AIR HANDLER AND ITS ASSOCIATED CONDENSING UNIT. THE MECHANICAL CONTRACTOR SHALL PROVIDE A REFRIGERANT RISER DIAGRAM SHOWING ALL REFRIGERANT LINE SIZES AND ACCESSORIES WITH THE EQUIPMENT SUBMITTALS. REFRIGERANT LINES SHALL BE FILLED WITH DRY NITROGEN DURING SOLDERING. THE MECHANICAL CONTRACTOR SHALL TEST, CLEAN, AND DEHYDRATE ALL REFRIGERANT LINES AND PROVIDE THE CRITICAL CHARGE(S) OF REFRIGERANT PER THE MECHANICAL EQUIPMENT MANUFACTURERS' RECOMMENDATIONS. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY VALVES, TRAPS, SIGHT GLASSES, AND OTHER ACCESSORIES AS RECOMMENDED BY THE MECHANICAL EQUIPMENT MANUFACTURER(S). SERVICE FITTINGS SHALL BE ACCESSIBLE. THE MECHANICAL CONTRACTOR SHALL PROVIDE "PATE" PIPE CURB ASSEMBLIES FOR ALL REFRIGERANT LINES PENETRATING ANY ROOF.

B. EACH DX SPLIT SYSTEM'S AIR HANDLER AND CONDENSING UNIT SHALL BE BY ONE MANUFACTURER AND SHALL HAVE OR EXCEED THE CAPACITIES LISTED IN THE EQUIPMENT SCHEDULE(S) ON THE CONSTRUCTION DOCUMENTS. EACH ELECTRIC HEATER SHALL HAVE OR EXCEED THE CAPACITIES AND ELECTRICAL REQUIREMENTS LISTED IN THE EQUIPMENT SCHEDULE(S) ON THE CONSTRUCTION DOCUMENTS. THE MANUFACTURER(S) AND THE MECHANICAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL DX MECHANICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AN ANTI-SHORT-CYCLE TIMER FOR EACH COMPRESSOR, HEAD PRESSURE CONTROL, HIGH PRESSURE CONTROL (MANUAL RESET), AND LOW PRESSURE CONTROL (AUTO RESET).

C. R410A: EVACUATION AND CHARGING OF REFRIGERANT SYSTEM: AFTER THE COMPLETE REFRIGERANT SYSTEM IS INSTALLED, IT SHALL BE LEAK TESTED WITH OIL-PUMPED, DRY NITROGEN AT A PRESSURE OF 225 PSIG AND ALLOW IT TO REMAIN UNDER PRESSURE FOR TWO (2) HOURS. IF THERE IS NO APPRECIABLE PRESSURE CHANGE, THE SYSTEM MAY BE CONSIDERED LEAK FREE. THE SYSTEM SHALL THEN BE EVACUATED TO 600 MICRONS AS INDICATED BY A RELIABLE VACUUM GAUGE (A STANDARD THERMISTRIC AND CHARGING GAUGE WILL NOT BE ACCEPTABLE) FOR 60 MINUTES, THEN BREAK THE VACUUM. NOW RE-EVACUATE THE SYSTEM TO 600 MICRONS AND LET SYSTEM STAND FOR 12 HOURS. IF THE VACUUM HAS INCREASED LESS THAN 200 MICRONS THEN THE SYSTEM IS READY FOR CHARGING. CHARGE AS PER MANUFACTURERS RECOMMENDATIONS.

2.04 CONDENSATE DRAIN LINES

A. REFER TO BASIC MATERIAL REQUIREMENTS ON THIS SHEET FOR C.D. MATERIAL SELECTIONS.

B. THE MECHANICAL CONTRACTOR SHALL PROVIDE A P-TRAP AT EACH AIR HANDLER'S CONDENSATE DRAIN LINE CONNECTION. EACH CONDENSATE DRAIN LINE SHALL BE SLOPED DOWN A MINIMUM OF ONE-EIGHTH (1/8) INCH PER LINEAR FOOT TOWARD THE DISCHARGE POINT OF DISCHARGE.

C. THE DIAMETER OF THE CONDENSATE DRAIN LINE SHALL BE EQUAL TO OR GREATER THAN THE CONDENSATE DRAIN LINE CONNECTION. TO AVOID EXCESSIVE DIPS IN AND TO PREVENT ANY SIPHONAGE OF THE CONDENSATE DRAIN LINES, THE MECHANICAL CONTRACTOR SHALL PROVIDE SUPPORTS AT THE FOLLOWING INTERVALS: THREE (3) FEET FOR CONDENSATE DRAIN LINES CONSTRUCTED OF PVC, SIX (6) FEET FOR CONDENSATE DRAIN LINES CONSTRUCTED OF COPPER, AND TEN (10) FEET FOR CONDENSATE LINES CONSTRUCTED OF STEEL. CONDENSATE DRAIN LINE SUPPORTS SHALL BE FIXED SOLIDLY IN PLACE.

D. CONDENSATE DRAIN LINES SHALL NOT BE ROUTED TO THE SANITARY SEWER SYSTEM OR TO SCUPPERS.

E. THE MECHANICAL CONTRACTOR SHALL INSULATE EACH CONDENSATE DRAIN LINE WITH ONE-HALF (1/2) INCH ARMAFLEX WHEREVER THAT CONDENSATE DRAIN LINE IS ROUTED WITHIN THE STRUCTURE OR THE CONDENSATE MAY OTHERWISE CAUSE DAMAGE.

F. THE MECHANICAL CONTRACTOR SHALL CLEARLY LABEL ALL CONDENSATE DRAIN LINES TO INDICATE CONTENT AND DIRECTION OF FLOW.

2.06 DUCTWORK CONSTRUCTION

A. THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION'S "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS" AND "HVAC DUCT CONSTRUCTION STANDARDS" SHALL BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS PROJECT. ANY WORK THAT DOES NOT COMPLY WITH THESE STANDARDS MAY BE REJECTED AT ANY TIME DURING THE PROJECT.

B. REFER TO BASIC MATERIAL REQUIREMENTS ON THIS SHEET FOR DUCTWORK AND DUCT INSULATION MATERIAL SELECTIONS.

C. ALL DUCT DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE INSIDE CLEAR DIMENSIONS. THE MECHANICAL CONTRACTOR SHALL PROVIDE FLEXIBLE CONNECTIONS BETWEEN EACH ITEM OF MECHANICAL EQUIPMENT AND ITS ASSOCIATED DUCTWORK. ALL ITEMS OF THE HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM INCLUDING, BUT NOT LIMITED TO, AIR HANDLERS, FANS, DUCTWORK, DIFFUSERS, AND GRILLES SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM, BUT INSTEAD SHALL BE SUPPORTED BY THE BUILDING STRUCTURE.

D. ALL ELBOWS SHALL HAVE A ONE AND ONE-HALF (1.5) CENTERLINE RADIUS-TO-WIDTH CORDINATION-TO-DEPTH RATIO OR SHALL BE CONSTRUCTED WITH SINGLE BLADE TURNING VANES. ANGULAR TAPERS SHALL BE LIMITED TO THIRTY (30) DEGREES FOR CONTRACTING TAPERS AND TWENTY (20) DEGREES FOR EXPANDING TAPERS.

E. THE MAXIMUM LENGTH OF NEW FLEXIBLE DUCT SHALL BE 10'-0". FLEXIBLE DUCT SHALL BE INSTALLED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DISLOCATION OR DAMAGE, AND PREVENT CONSTRICTION OF THE DUCT BELOW THE RATED DUCT DIAMETER. FLEXIBLE DUCT BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE AND ONE-HALF (1.5) DUCT DIAMETERS. SAGS SHALL NOT EXCEED ONE-HALF (0.5) INCH PER LINEAR FOOT OF FLEXIBLE DUCT. HANGERS, SADDLES, AND OTHER SUPPORTS SHALL HAVE A MINIMUM WIDTH OF ONE AND ONE-HALF (1.5) INCHES. THE MECHANICAL CONTRACTOR SHALL PROVIDE SUPPORT FOR NEW AND MODIFIED EXISTING FLEXIBLE DUCTWORK IN THE SCOPE OF WORK WITH A MAXIMUM SPACING OF 5'-0", UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS OR AUTHORIZED BY MECHANICAL ENGINEER OF RECORD.

F. SURFACES UPON WHICH CLOSURE OR SEALING PRODUCTS ARE TO BE APPLIED SHALL BE CLEAN AND DRY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DUCTWORK SHALL BE SEALED WITH A NON-HARDENING, NONMIGRATING MASTIC OR LIQUID ELASTIC SEALANT AS REQUIRED TO MEET THE SOUTH CAROLINA ENERGY CONSERVATION CODE. THE MECHANICAL CONTRACTOR SHALL PROVIDE HOT-DIPPED GALVANIZED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM, AND ANGLES FOR INTERIOR DUCTWORK SUPPORTS. INTERIOR DUCTWORK SUPPORT SPACING SHALL NOT EXCEED 5'-0".

G. ALL DUCTWORK INSULATION, FITTINGS, COVERS, AND FINISHES SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25, A MAXIMUM SMOKE DEVELOPMENT RATING OF 50, AND SHALL BE IN COMPLIANCE WITH NFPA 90A. PROVIDE MINIMUM OF 1/2" FIBERGLASS WITH FOIL/SCRIM VAPOR BARRIER ON THE BACK PAN OF ALL NEW AIR DEVICES.

H. ALL OUTSIDE AIR INTAKES SHALL BE A MINIMUM OF 10'-0" FROM ANY EXHAUST OUTLET OR VENT PIPE (UNLESS THE VENT PIPE IS AT LEAST TWO (2) FEET ABOVE THE OUTSIDE AIR INTAKE). THE MECHANICAL CONTRACTOR SHALL PROVIDE SCREENS ON ALL OUTSIDE AIR INTAKES AND EXHAUST OUTLETS AT NO LESS THAN 1/4" BY 1/4 AND NO GREATER THAN 1/2" BY 1/2". THE MECHANICAL CONTRACTOR SHALL PROVIDE MOTORIZED DAMPERS IN ALL OUTSIDE AIR DUCTS. EACH MOTORIZED DAMPER SHALL BE CONTROLLED TO OPEN IN OCCUPIED MODE.

I. THE MECHANICAL CONTRACTOR SHALL PROVIDE AN OPPOSED-BLADE VOLUME DAMPER FOR EVERY RECTANGULAR BRANCH AND OUTLET AND AT EVERY RECTANGULAR TAKE-OFF FOR A DIFFUSER OR GRILLE. (ROUND OR OVAL BRANCHES, OUTLETS, AND TAKE-OFFS FOR DIFFUSERS AND GRILLES SHALL BE PROVIDED WITH STANDARD VOLUME DAMPERS.) NOT ALL DAMPERS ARE SHOWN ON THE CONSTRUCTION DOCUMENTS. HOWEVER, DAMPERS ARE REQUIRED FOR EVERY BRANCH, OUTLET, AND TAKE-OFF. SOME DAMPERS MAY BE REQUIRED AFTER TRANSITIONS.

J. THE MECHANICAL CONTRACTOR SHALL ATTACH A BRIGHTLY-COLORED STRIP OF PLASTIC TAPE TO EVERY VOLUME DAMPER, EXCEPT THOSE AT THE HEAD OF A DIFFUSER OR GRILLE. THE STRIP SHALL BE OF SUFFICIENT LENGTH TO HANG A MINIMUM OF 12" BELOW THE BOTTOM OF THE ASSOCIATED DUCT.

K. THE MECHANICAL CONTRACTOR SHALL CLEARLY AND PERMANENTLY MARK EACH VOLUME DAMPER'S OPEN AND CLOSED POSITIONS. THE MECHANICAL CONTRACTOR SHALL PROVIDE A VOLUME DAMPER WITH A 2" STANDOFF WITH A LOCKING QUADRANT THAT IS 24 GAUGES OR 2 GAUGES HEAVIER.

L. PROVIDE AND INSTALL "RUSKIN PRD-18" POSITIVE PRESSURE RELIEF DOORS IN SUPPLY DUCTWORK FOR ALL AIR HANDLER SYSTEMS WITH VAV BOXES, SMOKE DAMPERS OR FIRE DAMPERS. PROVIDE AND INSTALL "RUSKIN NRD-18 NEGATIVE PRESSURE RELIEF DOOR IN RETURN DUCTWORK FOR ALL AIR HANDLER SYSTEMS THAT HAVE MOTORIZED RETURN AIR DAMPERS, SMOKE DAMPERS OR FIRE DAMPERS.

M. ALL DUCT SHALL MEET THE FOLLOWING CONSTRUCTION REQUIREMENTS:

- SUPPLY DUCTWORK (UPSTREAM OF ANY VAV): 2.0 IWG POSITIVE STATIC PRESSURE AND VELOCITIES LESS THAN 2500 FPM.
- SUPPLY DUCTWORK (DOWNSTREAM OF ANY VAV): 1.0 IWG POSITIVE STATIC PRESSURE AND VELOCITIES LESS THAN 1600 FPM.
- ALL OTHER RETURN DUCTWORK: 1.0 IWG NEGATIVE STATIC PRESSURE AND VELOCITIES LESS THAN 1600 FPM.
- ALL EXHAUST AND OUTSIDE AIR DUCTWORK: 1.0 IWG POSITIVE OR NEGATIVE STATIC PRESSURE AND VELOCITIES LESS THAN 1600 FPM.
- ALL TRANSFER DUCTWORK: 0.5 IWG POSITIVE OR NEGATIVE STATIC PRESSURE AND VELOCITIES LESS THAN 500 FPM.
- ANY OTHER DUCTWORK: REFER TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS".

ALL RECTANGULAR METALLIC DUCTWORK SHALL BE SHOP FABRICATED OF GALVANIZED STEEL SHEETS. FOLLOWING ARE THE SMACNA RECOMMENDATIONS FOR GAUGES AND SEAMS, CONFORM TO THE RECOMMENDATIONS OF SMACNA AS TO SEAMS, JOINTS, CROSS BREAKS AND TRANSITIONS, ETC.

RECTANGULAR STEEL DUCT GAGE

DUCT DIAMETER IN INCHES	WITH FLAT "S" SLIP ON 5' SPACING (GA)	WITH STANDING "S" SLIP ON 5' SPACING (GA)
0 - 12	26	26 B
13 - 14	24	26 B
15 - 18	22	26 B
19 - 20	20	26 C
21 - 26	18	26 C
27 - 28	16	26 C
29 - 30	16	26 D
31 - 36	-	24 D
37 - 42	-	24 E
43 - 60	-	22 G

STANDING "S" SLIP SIZE

B 1" x 26 GA
C 1"x 22 GA
D 1-1/8" x 22 GA
E 1-1/8" x 18 GA
G 1-5/8" x 18 GA

REFER TO SMACNA TABLES FOR REINFORCEMENT FOR DUCT LENGTHS OTHER THAN FIVE (5) FEET.

ALL ROUND RIGID METAL DUCTWORK CAN BE PREFABRICATED OR SHOP FABRICATED. FOLLOWING ARE THE SMACNA RECOMMENDATIONS FOR GAUGES AND SEAMS. ELBOWS SHALL HAVE CENTERLINE RADIUS OF 1-1/2 TIMES DUCT DIAMETER. THE CONTRACTOR MAY PROVIDE EQUIVALENT ROUND OR RECTANGULAR DUCT AS CONDITIONS AND SPACE PERMIT.

ROUND STEEL DUCT GAGE

DUCT DIAMETER IN INCHES	SPIRAL SEAM IN INCHES	LONGITUDINAL SEAM IN INCHES
3 - 8	28	28
9 - 14	28	26
15 - 26	26	24
27 - 36	24	22
37 - 50	22	20
51 - 60	20	18
61 - 84	18	16

ROUND ALUMINUM DUCT GAGE

DUCT DIAMETER IN INCHES	SPIRAL SEAM IN INCHES	LONGITUDINAL SEAM IN INCHES
3 - 14	.025	.032
15 - 26	.032	.040
27 - 36	.040	.050
37 - 50	.050	.063

2.07 DUCT LEAKAGE PERFORMANCE

A. FOR AIR CONDITIONING SYSTEMS OF FIFTEEN (15) TONS OR GREATER CAPACITY, AN INDEPENDENT TEST AND BALANCE CONTRACTOR SHALL PERFORM A DUCT LEAKAGE TEST IN COMPLIANCE WITH SMACNA'S "HVAC AIR DUCT LEAKAGE TEST MANUAL" TO VERIFY THE FUNCTION OF THE DESIGN AND THE WORKMANSHIP OF THE MECHANICAL CONTRACTOR. A DUCT LEAKAGE TEST USED TO CONFIRM DUCT LEAKAGE CLASS SHALL BE CONDUCTED AT THE PRESSURE FOR WHICH THE DUCT WAS DESIGNED AND CONSTRUCTED.

B. DUCT CONSTRUCTION AND SEALING SYSTEMS SHALL MEET THE REQUIREMENTS OF THE SOUTH CAROLINA ENERGY CONSERVATION CODE AND SMACNA'S "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS" AND "HVAC DUCT CONSTRUCTION STANDARDS". IF THERE IS A CONFLICT AMONG THE STANDARDS, THEN THE MORE STRINGENT STANDARD SHALL BE ENFORCED.

C. THE MECHANICAL CONTRACTOR SHALL SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS TO A MAXIMUM ALLOWABLE DUCT LEAKAGE CLASS OF THREE (3) CFM PER 100 SQUARE FEET OF DUCT AREA (1.5%) FOR ROUND DUCT AND SIX (6) CFM PER 100 SQUARE FEET OF DUCT AREA (3%) FOR ALL OTHER DUCT TYPES, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS OR AUTHORIZED BY MECHANICAL ENGINEER OF RECORD. TRANSVERSE JOINTS ARE CONNECTIONS OF TWO DUCT OR FITTING ELEMENTS ORIENTED PERPENDICULAR TO THE DIRECTION OF THE AIRFLOW. LONGITUDINAL SEAMS ARE JOINTS ORIENTED IN THE DIRECTION OF THE AIRFLOW. DUCT WALL PENETRATIONS ARE OPENINGS MADE BY SCREWS, NON-SELF-SEALING FASTENERS, PIPES, TUBING, RODS, AND WIRE. ROUND AND FLAT-OVAL SPIRAL LOCK SEAMS NEED NOT BE SEALED PRIOR TO ASSEMBLY SHALL BE CONSIDERED AFTER ASSEMBLY TO REDUCE LEAKAGE. ALL OTHER CONNECTIONS ARE CONSIDERED TRANSVERSE JOINTS INCLUDING, BUT NOT LIMITED TO, SPLICES, TAPS OR OTHER BRANCH CONNECTIONS, ACCESS DOOR FRAMES, AND DUCT CONNECTIONS TO EQUIPMENT. MORE INFORMATION IS AVAILABLE IN CHAPTER 35 OF ASHRAE'S "FUNDAMENTALS HANDBOOK".

D. ALL DUCTWORK SHALL BE INSPECTED BY MECHANICAL ENGINEER OF RECORD PRIOR TO BEING COVERED OR INSULATED. THE OWNER AND MECHANICAL ENGINEER OF RECORD SHALL BE PRESENT DURING ALL DUCT LEAKAGE TESTING AND THE DUCTWORK SHALL BE TESTED AS INSTRUCTED BY MECHANICAL ENGINEER OF RECORD AND RETESTED IF REQUIRED BY MECHANICAL ENGINEER OF RECORD. IF ANY DISCREPANCIES ARE IDENTIFIED, THE DUCTWORK SHALL BE UNCOVERED AND REPAIRS SHALL BE MADE AT THE MECHANICAL CONTRACTOR'S EXPENSE. THE MECHANICAL CONTRACTOR SHALL GIVE MECHANICAL ENGINEER OF RECORD TWO (2) WEEKS NOTICE BEFORE TESTING THE DUCTWORK.

2.08 AIR DEVICES

A. THE MECHANICAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE DIFFUSERS AND GRILLES AND SUBMIT A REQUEST-FOR-INFORMATION IF THERE IS A CONFLICT BETWEEN THE ARCHITECTURAL AND MECHANICAL PORTIONS OF THE CONSTRUCTION DOCUMENTS. THE MECHANICAL CONTRACTOR SHALL ALSO VERIFY THE TYPES OF CEILINGS IN THE SCOPE OF WORK PRIOR TO ORDERING DIFFUSERS AND GRILLES. FOR DIFFUSERS AND GRILLES LOCATED IN PLASTER OR GYPSUM CEILINGS, THE MECHANICAL CONTRACTOR SHALL PROVIDE METALAIRE MODEL TBPF / TITUS MODEL TRM PLASTER FRAMES. THE FRAMES MAY BE ALUMINUM IN NON-FIRE-RATED CEILINGS BUT MUST BE STEEL IN FIRE-RATED CEILINGS. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE FINISH OF ALL DIFFUSERS AND GRILLES, EXPOSED DUCTWORK, GRAVITY VENTILATORS, LOUVERS, AND WALL CAPS WITH THE (ARCHITECT/OWNER). ALL VISIBLE EXTERIOR COMPONENTS (SUCH AS EXPOSED DUCTWORK AND LOUVERS) SHALL BE PROVIDED WITH A PAINT-GRIP FINISH.

2.09 CONTROLS

A. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROLS AND SUB-CONTRACT TO THE ELECTRICAL CONTRACTOR ALL CONTROLS POWER AND TRANSFORMERS NOT IDENTIFIED IN THE ELECTRICAL PORTION OF THE CONSTRUCTION DOCUMENTS.

B. THE MECHANICAL CONTRACTOR SHALL PROVIDE A HONEYWELL MODEL T350 PROGRAMMABLE THERMOSTAT WITH A REMOTE SENSOR AND A LOCKABLE COVER FOR EACH NEW AND EXISTING AIR CONDITIONING SYSTEM. THE MECHANICAL CONTRACTOR SHALL ALSO PROVIDE ONE (1) PERSONAL DIGITAL ASSISTANT (PDA) AND HONEYWELL'S THERMOSTAT INTERFACE MODULE AND PROGRAMMING SOFTWARE. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INITIAL OCCUPANCY SCHEDULE(S) AND PROGRAMMING WITH THE OWNER AND PROVIDE TRAINING AS REQUIRED. ALL PROGRAMMING SHALL BE COMPLETED USING HONEYWELL'S THERMOSTAT PROGRAMMING SOFTWARE.

C. EACH SENSOR SHALL BE INSTALLED AT 4'-6" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF EACH SENSOR WITH THE OWNER AND SUBMIT THE PROPOSED LOCATION TO MECHANICAL ENGINEER OF RECORD FOR APPROVAL. THE MECHANICAL CONTRACTOR SHALL PROVIDE COORDINATION OF ALL SENSOR FINISHES WITH ROOM FINISHES AT NO ADDITIONAL COST TO THE OWNER.

D. ALL EXHAUST AND OUTSIDE AIR FANS SHALL BE INTERLOCKED WITH THE AIR HANDLER SERVING THE ASSOCIATED SPACE.

E. ALL 120-VOLT RESTROOM EXHAUST FANS WITH ELECTRICAL REQUIREMENTS OF UP TO 800 WATTS SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR WITH A TIME DELAY. THE INITIAL TIME DELAY SHALL BE SET AT TWENTY (20) MINUTES.

F. THE MECHANICAL CONTRACTOR SHALL PROVIDE A TIME CLOCK FOR ALL OUTDOOR AIR FANS. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INITIAL OCCUPANCY SCHEDULE(S) AND SETTINGS WITH THE OWNER AND PROVIDE TRAINING AS REQUIRED.

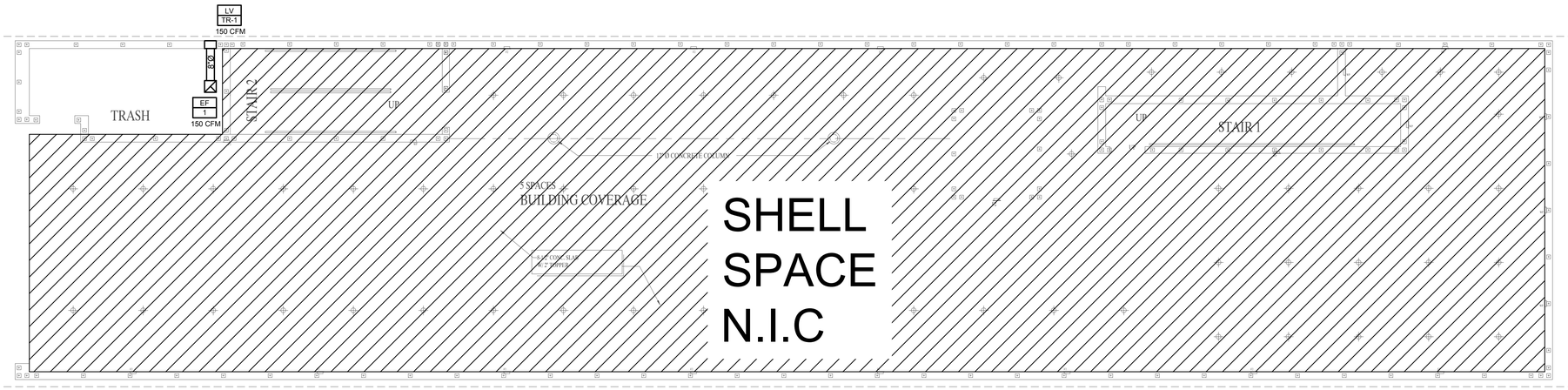
PART 3 - EXECUTION

3.01 INSTALLATION

A. COORDINATE WORK WITH OTHER TRADES AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. MECHANICAL CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES.

3.02 DISINFECTING OF POTABLE WATER SYSTEM

A. THE SYSTEM SHALL



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MECHANICAL PROPOSED LOADING LEVEL PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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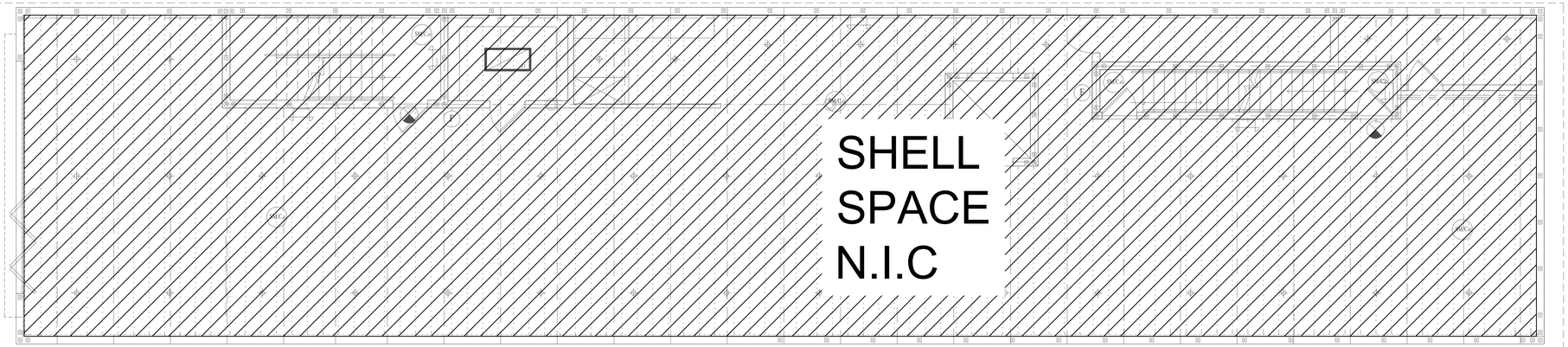

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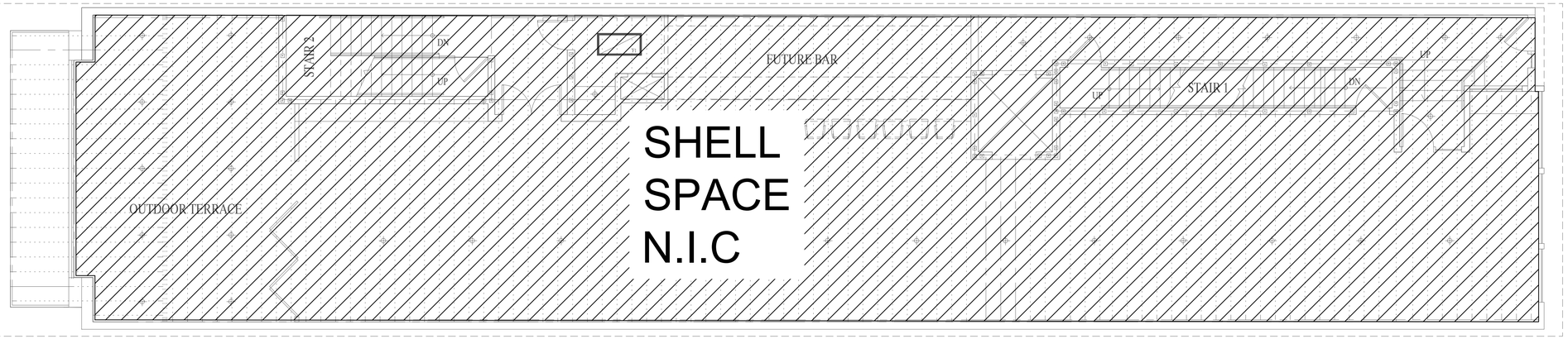

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MECHANICAL PROPOSED 1ST FLOOR PLAN

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SCALE: 3/16" = 1'-0"

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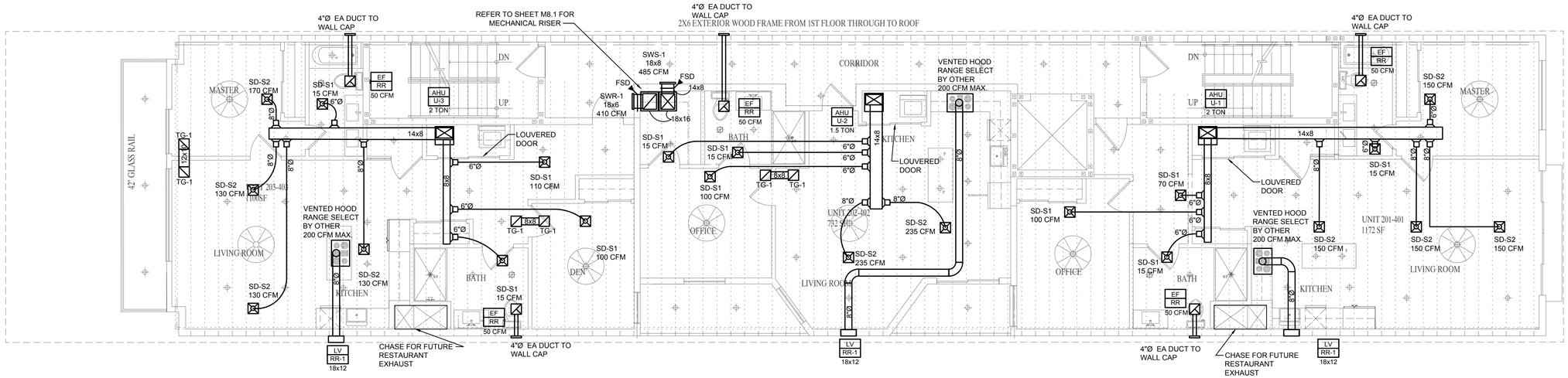
M4.3

MECHANICAL PROPOSED 1ST FLOOR PLAN



HVAC GENERAL NOTES				
DESIGN UTILIZES NATURAL VENTILATION IN ACCORDANCE WITH 402.2 NJBC, M (OPERABLE WINDOWS).				
SYSTEM	FLOOR AREA (SF)	REQUIRED OPENABLE AREA PER CODE (4% OF FLOOR AREA)	OPERABLE DOOR AREA (SF)	PERCENTAGE OF OPERABLE DOOR AREA TO FLOOR
UNIT-1	1109	44.36	52	4.69%
UNIT-2	679	27.16	46	6.77%
UNIT-3	1019	40.76	66	6.48%

N

MECHANICAL PROPOSED 2ND - 4TH FLOOR PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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5/4/2022

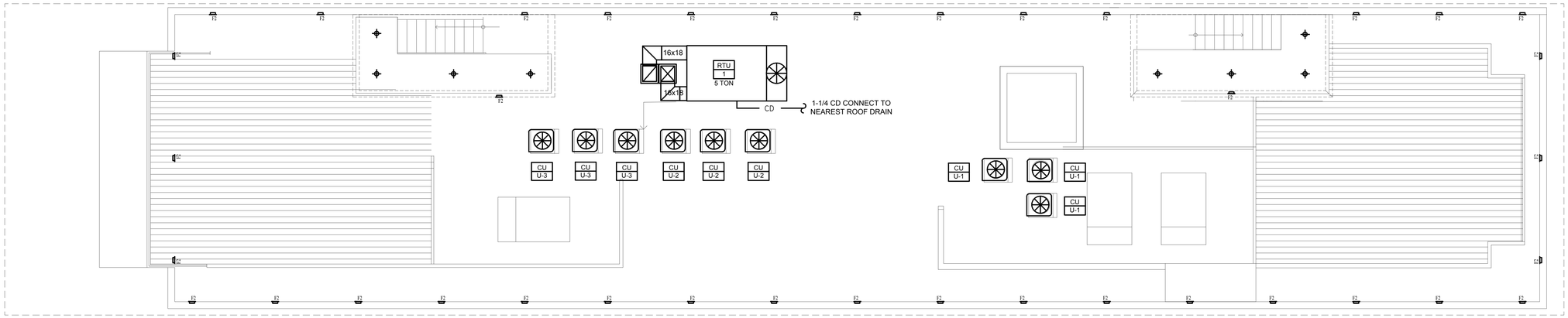
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
M4.4

MECHANICAL PROPOSED 2ND - 4TH FLOOR PLAN



N

MECHANICAL PROPOSED ROOF PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.

M4.5

MECHANICAL PROPOSED ROOF PLAN

AIR SYSTEM SIZING SUMMARY FOR AHU-U-1

Air System Information
Air System Name ____ **AHU-U-1**
Equipment Class ____ **SPLT AHU**
Air System Type ____ **SZCAV**
Number of zones ____ **1**
Floor Area ____ 872.0 ft²
Location ____ **Keyport, New Jersey**

Sizing Calculation Information
Calculation Months ____ **Jan to Dec**
Sizing Data ____ **Calculated**
Zone CFM Sizing ____ **Sum of space airflow rates**
Space CFM Sizing ____ **Individual peak space loads**

Central Cooling Coil Sizing Data
Total coil load ____ 1.5 Tons
Total coil load ____ 17.8 MBH
Sensible coil load ____ 15.6 MBH
Coil CFM at Aug 0500 ____ 775 CFM
Max block CFM ____ 775 CFM
Sum of peak zone CFM ____ 775 CFM
Sensible heat ratio ____ **0.876**
ft²/Ton ____ **587.5**
BTU/(hr·ft²) ____ **20.4**
Water flow @ 10.0 °F rise ____ **N/A**
Load occurs at ____ **Aug 0500**
OA DB / WB ____ **72.9 / 68.8 °F**
Entering DB / WB ____ **75.7 / 63.7 °F**
Leaving DB / WB ____ **57.0 / 55.9 °F**
Coil ADP ____ 54.9 °F
Bypass Factor ____ **0.100**
Resulting RH ____ 52 %
Design supply temp. ____ 52.0 °F
Zone T-stat Check ____ **1 of 1 OK**
Max zone temperature deviation ____ 0.0 °F

Central Heating Coil Sizing Data
Max coil load ____ 16.0 MBH
Coil CFM at Des Htg ____ 775 CFM
Max coil CFM ____ 775 CFM
Water flow @ 20.0 °F drop ____ **N/A**
Load occurs at ____ **Des Htg**
BTU/(hr·ft²) ____ **18.4**
Ent. DB / Lvg DB ____ **72.7 / 91.9 °F**

Supply Fan Sizing Data
Actual max CFM ____ 775 CFM
Standard CFM ____ 773 CFM
Actual max CFM/ft² ____ 0.89 CFM/ft²
Fan motor BHP ____ 0.00 BHP
Fan motor kW ____ 0.00 kW
Fan static ____ 0.00 in wg

Outdoor Ventilation Air Data
Design airflow CFM ____ 0 CFM
CFM/ft² ____ 0.00 CFM/ft²
CFM/person ____ 0.00 CFM/person

AIR SYSTEM SIZING SUMMARY FOR AHU-U-2

Air System Information
Air System Name ____ **AHU-U-2**
Equipment Class ____ **SPLT AHU**
Air System Type ____ **SZCAV**
Number of zones ____ **1**
Floor Area ____ 579.0 ft²
Location ____ **Keyport, New Jersey**

Sizing Calculation Information
Calculation Months ____ **Jan to Dec**
Sizing Data ____ **Calculated**
Zone CFM Sizing ____ **Sum of space airflow rates**
Space CFM Sizing ____ **Individual peak space loads**

Central Cooling Coil Sizing Data
Total coil load ____ 1.1 Tons
Total coil load ____ 13.2 MBH
Sensible coil load ____ 11.9 MBH
Coil CFM at Aug 1500 ____ 531 CFM
Max block CFM ____ 531 CFM
Sum of peak zone CFM ____ 531 CFM
Sensible heat ratio ____ **0.901**
ft²/Ton ____ **524.9**
BTU/(hr·ft²) ____ **22.9**
Water flow @ 10.0 °F rise ____ **N/A**
Load occurs at ____ **Aug 1500**
OA DB / WB ____ **91.0 / 74.0 °F**
Entering DB / WB ____ **76.2 / 62.8 °F**
Leaving DB / WB ____ **55.4 / 54.1 °F**
Coil ADP ____ 53.1 °F
Bypass Factor ____ **0.100**
Resulting RH ____ 48 %
Design supply temp. ____ 52.0 °F
Zone T-stat Check ____ **1 of 1 OK**
Max zone temperature deviation ____ 0.0 °F

Central Heating Coil Sizing Data
Max coil load ____ 9.1 MBH
Coil CFM at Des Htg ____ 531 CFM
Max coil CFM ____ 531 CFM
Water flow @ 20.0 °F drop ____ **N/A**
Load occurs at ____ **Des Htg**
BTU/(hr·ft²) ____ **15.8**
Ent. DB / Lvg DB ____ **68.9 / 84.8 °F**

Supply Fan Sizing Data
Actual max CFM ____ 531 CFM
Standard CFM ____ 530 CFM
Actual max CFM/ft² ____ 0.92 CFM/ft²
Fan motor BHP ____ 0.00 BHP
Fan motor kW ____ 0.00 kW
Fan static ____ 0.00 in wg

Outdoor Ventilation Air Data
Design airflow CFM ____ 0 CFM
CFM/ft² ____ 0.00 CFM/ft²
CFM/person ____ 0.00 CFM/person

AIR SYSTEM SIZING SUMMARY FOR AHU-U-3

Air System Information
Air System Name ____ **AHU-U-3**
Equipment Class ____ **SPLT AHU**
Air System Type ____ **SZCAV**
Number of zones ____ **1**
Floor Area ____ 798.0 ft²
Location ____ **Keyport, New Jersey**

Sizing Calculation Information
Calculation Months ____ **Jan to Dec**
Sizing Data ____ **Calculated**
Zone CFM Sizing ____ **Sum of space airflow rates**
Space CFM Sizing ____ **Individual peak space loads**

Central Cooling Coil Sizing Data
Total coil load ____ 1.4 Tons
Total coil load ____ 16.7 MBH
Sensible coil load ____ 14.9 MBH
Coil CFM at Jul 1700 ____ 726 CFM
Max block CFM ____ 726 CFM
Sum of peak zone CFM ____ 726 CFM
Sensible heat ratio ____ **0.892**
ft²/Ton ____ **573.4**
BTU/(hr·ft²) ____ **20.9**
Water flow @ 10.0 °F rise ____ **N/A**
Load occurs at ____ **Jul 1700**
OA DB / WB ____ **89.2 / 73.5 °F**
Entering DB / WB ____ **76.1 / 63.7 °F**
Leaving DB / WB ____ **57.0 / 55.9 °F**
Coil ADP ____ 54.9 °F
Bypass Factor ____ **0.100**
Resulting RH ____ 51 %
Design supply temp. ____ 52.0 °F
Zone T-stat Check ____ **1 of 1 OK**
Max zone temperature deviation ____ 0.0 °F

Central Heating Coil Sizing Data
Max coil load ____ 13.9 MBH
Coil CFM at Jan 0500 ____ 726 CFM
Max coil CFM ____ 726 CFM
Water flow @ 20.0 °F drop ____ **N/A**
Load occurs at ____ **Jan 0500**
BTU/(hr·ft²) ____ **17.4**
Ent. DB / Lvg DB ____ **56.6 / 74.3 °F**

Supply Fan Sizing Data
Actual max CFM ____ 726 CFM
Standard CFM ____ 725 CFM
Actual max CFM/ft² ____ 0.91 CFM/ft²
Fan motor BHP ____ 0.00 BHP
Fan motor kW ____ 0.00 kW
Fan static ____ 0.00 in wg

Outdoor Ventilation Air Data
Design airflow CFM ____ 0 CFM
CFM/ft² ____ 0.00 CFM/ft²
CFM/person ____ 0.00 CFM/person

AIR DISTRIBUTION SCHEDULE

MARK	FACE SIZE	NECK SIZE	MATERIAL	ACCESSORIES	FINISH	MANUFACTURER AND MODEL	NOTES
SD-1	24x24	6"Ø	ALUMINUM	-	-	TITUS-TMS-AA	①②③
SD-2	24x24	8"Ø	ALUMINUM	-	-	TITUS-TMS-AA	①②③
SD-3	24x24	10"Ø	ALUMINUM	-	-	TITUS-TMS-AA	①②③
SD-4	24x24	12"Ø	ALUMINUM	-	-	TITUS-TMS-AA	①②③
SD-S1	12x12	6"Ø	ALUMINUM	-	-	TITUS-OMNI-AA	①②③
SD-S2	12x12	8"Ø	ALUMINUM	-	-	TITUS-OMNI-AA	①②③
EG-S1	12x12	10x10	ALUMINUM	-	-	TITUS-50F	②③
SD-5	24x24	14"Ø	ALUMINUM	-	-	TITUS-TMS-AA	①②③
EG-1	24x24	22x22	ALUMINUM	-	-	TITUS-50F	②③
RG-1	16x16	14x14	ALUMINUM	-	-	TITUS-50F	①②③
TG-1	SEE PLAN	SEE PLAN	ALUMINUM	-	-	TITUS-50F	①②③
TG-2	SEE PLAN	SEE PLAN	ALUMINUM	-	-	TITUS-300FL	①②③

① FLEX DUCT SIZE TO MATCH NECK SIZE. MAXIMUM LENGTH OF FLEX SHALL BE 10'-0", BALANCE OF DUCT SHOWN ON PLAN SHALL BE RIGID STEEL DUCT SAME SIZE AS NECK SIZE, EXTERNALLY INSULATED.

② PROVIDE RUNOUT BRANCH DUCT TO AIR DEVICE SAME SIZE AS AIR DEVICE NECK UNLESS OTHERWISE NOTED ON PLANS. PROVIDE O.B.D. MODEL # AG-15-AA FOR AIR DEVICES IN HARD CEILING.

③ PROVIDE YOUNG REGULATOR CO. REMOTE DAMPER MODEL #270-275-1-10 FOR ALL NEW EXHAUST, SUPPLY AND RETURN ARE DEVICES IN HARD CEILINGS

VENTILATION SIZING SUMMARY FOR AHU-U-1

1. Summary
Ventilation Sizing Method ____ **ASHRAE Std 62.1-2013**
Design Condition ____ **Cooling operation**
Occupant Diversity (D) ____ **1.000**
Uncorrected Outdoor Air Intake (Vou) ____ 0 CFM
System Ventilation Efficiency (Ev) ____ **1.000**
Outdoor Air Intake (Vot) ____ 0 CFM

2. Space Ventilation Analysis

Zone Name / Space Name	Mult.	Supply Air (CFM) (Vpz)	Space Floor Area (ft²) (Az)	Area Outdoor Air Rate (CFM/ft²) (Ra)	Time Averaged Occupancy (Occupants) (Pz)	People Outdoor Air Rate (CFM/person) (Rp)	Air Distribution Effectiveness (Ez)	Space Outdoor Air (CFM) (Voz)	Breathing Zone Outdoor Air (CFM) (Vbz)	Space Ventilation Efficiency (Evz)
Zone 1										
UNIT 1 FOYER	1	71	79.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 1 KITCHEN	1	121	209.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 1 LIVING	1	333	275.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 1 MASTER	1	149	151.0	0.00	2.0	0.00	1.00	**0**	*0*	1.000
UNIT 1 OFFICE	1	101	158.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
Totals (incl. Space Multipliers)		**775**							**0**	**1.000**

VENTILATION SIZING SUMMARY FOR AHU-U-2

1. Summary
Ventilation Sizing Method ____ **ASHRAE Std 62.1-2013**
Design Condition ____ **Cooling operation**
Occupant Diversity (D) ____ **1.000**
Uncorrected Outdoor Air Intake (Vou) ____ 0 CFM
System Ventilation Efficiency (Ev) ____ **1.000**
Outdoor Air Intake (Vot) ____ 0 CFM

2. Space Ventilation Analysis

Zone Name / Space Name	Mult.	Supply Air (CFM) (Vpz)	Space Floor Area (ft²) (Az)	Area Outdoor Air Rate (CFM/ft²) (Ra)	Time Averaged Occupancy (Occupants) (Pz)	People Outdoor Air Rate (CFM/person) (Rp)	Air Distribution Effectiveness (Ez)	Space Outdoor Air (CFM) (Voz)	Breathing Zone Outdoor Air (CFM) (Vbz)	Space Ventilation Efficiency (Evz)
Zone 1										
UNIT 2 KITCHEN	1	117	87.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 2 LIVING	1	306	317.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 2 OFFICE	1	100	134.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 2 WIC	1	8	41.0	0.00	0.0	0.00	1.00	**0**	*0*	1.000
Totals (incl. Space Multipliers)		**531**							**0**	**1.000**

VENTILATION SIZING SUMMARY FOR AHU-U-3

1. Summary
Ventilation Sizing Method ____ **ASHRAE Std 62.1-2013**
Design Condition ____ **Cooling operation**
Occupant Diversity (D) ____ **1.000**
Uncorrected Outdoor Air Intake (Vou) ____ 0 CFM
System Ventilation Efficiency (Ev) ____ **1.000**
Outdoor Air Intake (Vot) ____ 0 CFM

2. Space Ventilation Analysis

Zone Name / Space Name	Mult.	Supply Air (CFM) (Vpz)	Space Floor Area (ft²) (Az)	Area Outdoor Air Rate (CFM/ft²) (Ra)	Time Averaged Occupancy (Occupants) (Pz)	People Outdoor Air Rate (CFM/person) (Rp)	Air Distribution Effectiveness (Ez)	Space Outdoor Air (CFM) (Voz)	Breathing Zone Outdoor Air (CFM) (Vbz)	Space Ventilation Efficiency (Evz)
Zone 1										
UNIT 3 DEN	1	97	132.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 3 KITCHEN	1	122	96.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 3 LIVING	1	351	431.0	0.00	1.0	0.00	1.00	**0**	*0*	1.000
UNIT 3 MASTER	1	156	139.0	0.00	2.0	0.00	1.00	**0**	*0*	1.000
Totals (incl. Space Multipliers)		**726**							**0**	**1.000**

LOUVER SCHEDULE

MARK	LV-RR-1	LV-TR-1
MANUFACTURER	GREENHECK	GREENHECK
MODEL	EVH-660D	EVH-660D
SIZE	18x12	12x12
CFM	200	150
MAX VELOCITY (FPM)	600	600
MAX PRESSURE DROP (IN. W.G.)	0.1	0.1
NOTES	①②③④	①②③④

NOTES

① VERTICAL BLADE LOUVER, MIN. 45% FREE AREA.

② LOUVER SHALL BE AMCA 500L CERTIFIED, AND AMCA 540 AND 550 LISTED.

③ PROVIDE 12" DEEP SHEETMETAL PLENUM WITH GASKET FOR CONNECTION OF LOUVER TO DUCT.

④ PROVIDE LOUVER WITH EXTENDED SILL.

EXHAUST FAN SCHEDULE

MARK	EF-RR
QUANTITY	15
MANUFACTURER	PANASONIC
MODEL	FV-0511
CFM	50
E.S.P. (IN. W.G.)	0.25
FAN TYPE	CEILING
MOTOR SIZE (WATTS OR BHP)	7.1 W
ELECTRICAL (V/PH/HZ)	115/1/60
SOUND (SONES)	0.4
WEIGHT (LBS)	11.7
SERVICE	RESTROOM
CONTROLS	INTERLOCK W/LIGHT SWITCH
NOTES	①②③④⑤⑥

NOTES

① PROVIDE FLEXIBLE CONNECTORS AT ALL DUCT CONNECTIONS TO FAN.

② PROVIDE FAN WITH GRAVITY BACKDRAFT DAMPER.

③ PROVIDE WITH FACTORY MOUNTED DISCONNECT SWITCH OPTION.

④ PROVIDE FAN WITH SPEED CONTROLLER. MOUNT SPEED CONTROLLER COMPLETELY INSIDE OF A 2X4 METALLIC BOX WITH BLANK COVER PLATE. TEST AND BALANCE CONTRACTORS SHALL ADJUST FAN PERFORMANCE THROUGH USE OF SPEED CONTROLLER.

⑤ PROVIDE FAN WITH ADJUSTABLE TIME DELAY RELAY FOR FAN TO CONTINUE TO OPERATE WHEN SWITCH IS OPENED.

⑥ PROVIDE WITH CFL LIGHT OPTION.

S/S SCHEDULE

AIR HANDLING UNIT

MARK	-	AHU-U-1 AND AHU-U-3	AHU-U-2
MANUFACTURER	-	⑥ GE	⑥ GE
MODEL	-	AUH2436ZGDA	AUH2436ZGDA
TOTAL COOLING CAPACITY	BTUH	24,000	24,000
SENSIBLE CAPACITY	BTUH	17,040	17040
SUPPLY AIR QUANTITY	CFM	800	600
OUTSIDE AIR QUANTITY	CFM	0	0
MOTOR SIZE	HP	1/3	1/3
ELECTRICAL	V/Ø/HZ	208-230/1/60	208-230/1/60
S.E.E.R.	-	20.0	20.0
ENTERING AIR TEMP. DB/WB	°F/°F	80/67	80/67
LEAVING AIR TEMP. DB/WB	°F/°F	56/55	56/55
EXT. STATIC PRESSURE	IN. W.G.	0.5	0.5
FILTER	-	1" DISP.	1" DISP.
WEIGHT	LBS	156.5	156.5
HEAT	-	8 KW	8 KW
MCA/MOCP	AMPS/AMPS	-/45	-/45

CONDENSING UNIT

MARK	-	CU-U-1 AND CU-U-3	CU-U-2
MANUFACTURER	-	⑥ GE	⑥ GE
MODEL	-	UUY24ZGDAA	UUY24ZGDAA
OUTDOOR TEMPERATURE	°F	95	95
ELECTRICAL CHARACTERISTICS	V/Ø/HZ	208-230/1/60	208-230/1/60
MINIMUM CIRCUIT AMPACITY	AMPS	25	25
MAX OVERCURRENT PROTECTION	AMPS	37	37
NOTES:	-	①②③④⑤	①②③④⑤

KEY NOTES

① VARIABLE SPEED AIR HANDLING UNIT, VARIABLE SPEED CONDENSING UNIT.

② UNIT CONTROL SHALL BE BASED ON THE SPACE TEMPERATURE AND UNIT SHALL BE CAPABLE OF HUMIDITY CONTROL.

③ SIZE AND NUMBER REFRIGERANT LINES AS PER MANUFACTURE'S RECOMMENDATIONS.

④ PROVIDE WITH AUXILIARY DRAIN PAN WHICH EXTENDS 6" BEYOND PERIMETER OF UNIT ALL AROUND, INCLUDE ELECTRONIC FLOAT SWITCH TO SHUT DOWN UPON RISE OF WATER LEVEL.

⑤ PROVIDE CONDENSER COIL COATING TO PROTECT AGAINST CORROSION.

⑥ OR EQUAL.

ROOFTOP UNIT SCHEDULE

MARK	-	RTU-1
MANUFACTURER	-	GE
MODEL	-	PRRA
TOTAL COOLING CAPACITY	BTUH	66,500
SENSIBLE CAPACITY	BTUH	58,900
SUPPLY AIR CFM	-	1940
OUTSIDE AIR CFM	-	300
ENTERING AIR TEMPERATURES	DB/WB;F	80/67
LEAVING AIR TEMPERATURES	DB/WB;F	52.5/52.5
E.S.P.	IN. W.G.	1.00
ELECTRIC HEAT	KW	11.3
ELECTRICAL CHARACTERISTICS	V/PH/HZ	208/3/60
MCA	A	39
MOCP	A	40
EER	-	12.5
WEIGHT	LBS	1634
NOTES	-	①②③④

NOTES

① ROOFTOP UNIT SHALL BE SUPPLIED WITH FACTORY BUILT ROOF CURB AND PROGRAMMABLE THERMOSTAT/HUMIDISTAT. UNIT SHALL BE DOWNFLOW DISCHARGE.

② PROVIDE GALVANIZED STEEL FILTER FRAMES AND MEDIA IN UNIT FILTER WITH MEDIA. FRAMES SHALL BE PRE-MANUFACTURED (NOT FIELD FABRICATED). FILTER SHALL BE MERV 8.

③ PROVIDE SHEAVE AND BELT REVISIONS AS REQUIRED TO ACHIEVE AIRFLOWS AS DIRECTED BY TEST AND BALANCE REPRESENTATIVE.

④ COORDINATE T-STAT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

MECHANICAL SCHEDULES

SCALE: NOT TO SCALE

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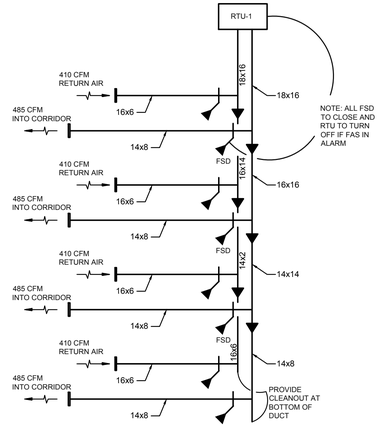
PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
M7.1

MECHANICAL SCHEDULES



MECHANICAL RISER DIAGRAMS

SCALE: NOT TO SCALE

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PERMIT REVIEW

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AZ. LICENSE
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SARASOTA FLORIDA, 34236
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5/4/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

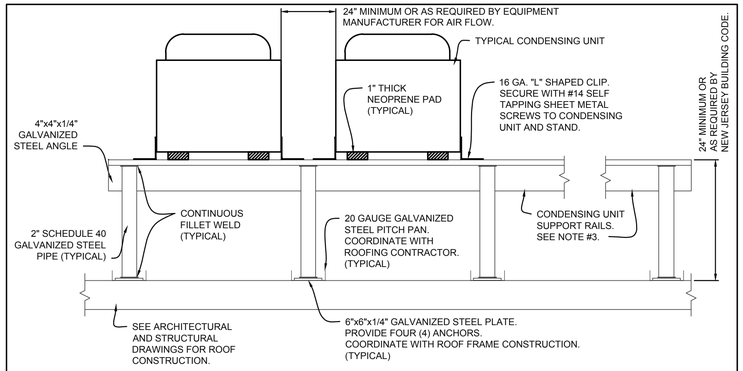
ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.

M8.1

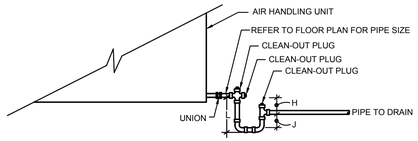
MECHANICAL RISER DIAGRAMS



NOTES:
1 - COAT ALL WELDS WITH TWO COATS COLD GALVANIZED PAINT.
2 - FINISH COAT ALL EXPOSED STEEL SUPPORTS WITH TWO COATS PAINT. COLOR SELECTED BY ARCHITECT.
3 - PROVIDE TWO CONDENSING UNIT SUPPORT RAILS. ONE ALONG EACH EDGE OF CONDENSING UNIT.

TYP. CONDENSING UNIT SUPPORT DETAIL

NOT TO SCALE



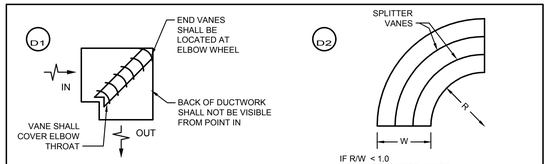
H = (1" FOR EACH 1" OF MAXIMUM NEGATIVE STATIC PRESSURE) + 1"

J = HALF OF H

L = H + J + PIPE DIAMETER + INSULATION

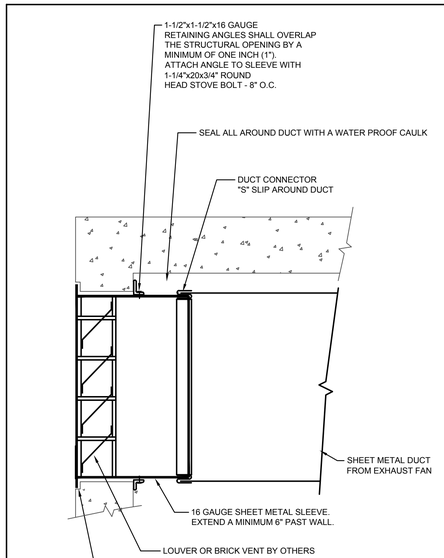
CONDENSATE DRAIN/TRAP DETAIL

SCALE: NOT TO SCALE



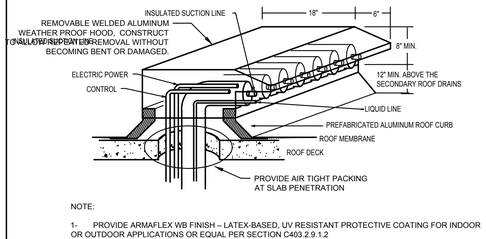
TYPICAL BRANCH DUCT & FITTINGS DETAILS

SCALE: NOT TO SCALE



EXHAUST LOUVER DETAIL

SCALE: NOT TO SCALE

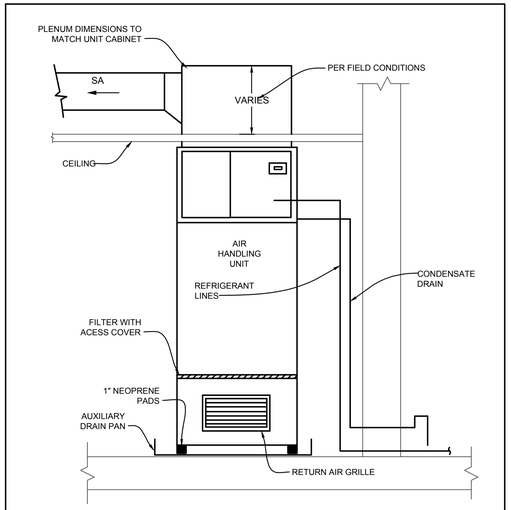


NOTE:

1- PROVIDE ARMAFLEX WB FINISH – LATEX-BASED, UV RESISTANT PROTECTIVE COATING FOR INDOOR OR OUTDOOR APPLICATIONS OR EQUAL PER SECTION C403.2.9.1.2

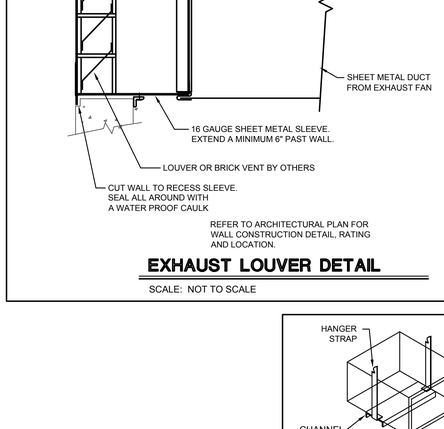
REFRIGERANT LINE HOOD DETAILS

SCALE: NOT TO SCALE



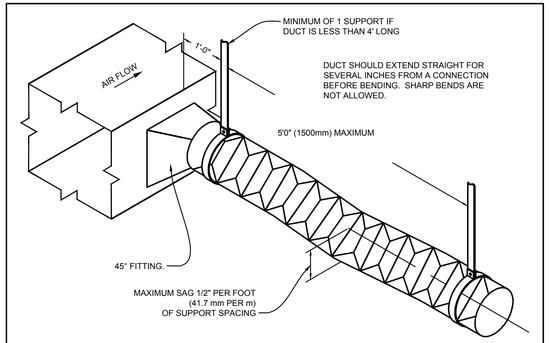
TYPICAL A/C EQUIPMENT

NOT TO SCALE



DUCT HANGER

SCALE: NOT TO SCALE

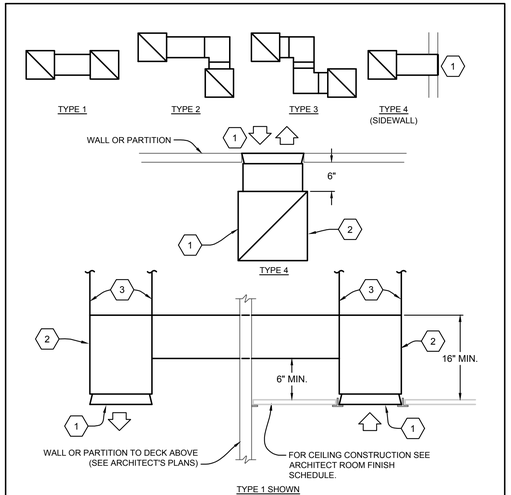


NOTE:
CLOSER MAXIMUM HANGER INTERVALS MAY BE SPECIFIED AS A CONDITION OF U.L. LISTING, PARTICULARLY IN FIRE RATED FLOOR-CEILING ASSEMBLIES.

FLEXIBLE DUCT SUPPORTS DETAIL

NOT TO SCALE

AS PER HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE SMACNA - THIRD EDITION



DETAIL NOTES:

1 - EGGCRATE (1/2"x1/2"x1/2") ALUMINUM TRANSFER GRILLE NC < 25.

2 - PLENUM AND TRANSFER AIR DUCT TO BE ACOUSTICALLY LINED AND CONSTRUCTED OF GALVANIZED SHEET METAL.

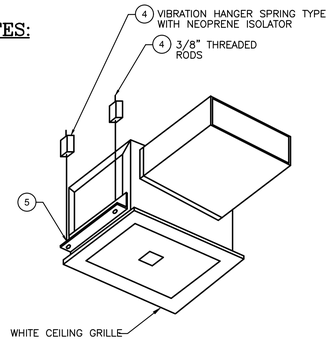
3 - SUPPORT FROM BUILDING STRUCTURE.

TRANSFER DUCT DETAIL

NOT TO SCALE

EXHAUST FAN NOTES:

1. PROVIDE GRAVITY BACK DRAFT DAMPER WITH BIRDSCREEN.
2. FLASH AND SEAL WALL AND ROOF CAP AS REQUIRED FOR THIS PROJECT INSTALLATION.
3. PROVIDE INTERNAL ISOLATION AND SOUND INSULATION.
4. SUPPORT FAN FROM STRUCTURE BASED ON CEILING CONSTRUCTION (I.E. SUSPENDED CEILING SYSTEM).
5. INSTALL FAN HOUSING INTO FRAMED AND SHEET ROCK CEILING ASSEMBLIES BASED ON FAN MANUFACTURERS INSTALLATION INSTRUCTION AND ADJUSTABLE MONITORING HARDWARE.
6. FAN EXHAUST CONNECTING SIZE: TRANSITION RECTANGULAR TO ROUND BASED ON MECHANICAL FLOOR PLANS FAN SCHEDULES, AND OR THE FAN MANUFACTURERS DESIGN REQUIREMENTS. THE DUCTWORK. REFER TO MECHANICAL SPECIFICATIONS FOR APPROVED TYPES USED ON THIS PROJECT.



CABINET CEILING FAN DETAIL

SCALE: NOT TO SCALE

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MECHANICAL DETAILS

PLUMBING FIXTURE SCHEDULE OR OWNER SELECT

MARK	QTY	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	ELEC CONN.	MANUFACTURER	DESCRIPTION
L-1	-	UNDER - MOUNTED	2"	2"	1/2"	1/2"	-	KOHLER # K-5400-0 KOHLER # K-394-4-CP	• VITREOUS CHINA, 18-9/16" X 15-3/4" UNDERMOUNT BATHROOM SINK WITH OVERFLOW • WIDESPREAD BATHROOM SINK FAUCET • TWO LEVER HANDLES ALLOW FOR BOTH VOLUME AND TEMPERATURE CONTROL • 1.2 GPM MAXIMUM FLOW RATE AT 60 PSI • PROVIDE ASSE 1070 MIXING VALVE
S-1	-	KITCHENNETTE SINK	1-1/2"	1-1/2"	1/2"	1/2"	-	ELKAY #LR1918	• 19" X 18" SINK, COUNTERTOP, SINGLE COMPARTMENT, SELF RIM, #302 STAINLESS STEEL WITH DROP LEDGE. ONE HOLE PUNCH. • FAUCET: MOEN MODEL 7864 • SLEEK CHROME ONE-HANDLE PULLDOWN KITCHEN FAUCET
W-1	-	WATER CLOSET, FLOOR MOUNTED, STANDARD HEIGHT	3"	2"	1/2"	-	-	KOHLER K-3575-0 KOHLER K-4731-SC-0 ELONGATED OPEN-FRONT TOILET SEAT	• CADET 3 RIGHT HEIGHT ELONGATED TOILET-VITREOUS CHINA, CADET 3 FLUSHING SYSTEM, WATER SAVER (1.6 GPF), 12" ROUGH-IN ELONGATED, SIPHON JET FLUSH ACTION BOWL, 16-1/2" RIM HEIGHT, W/SOLT CAPS, WITH WHITE OPEN FRONT SEAT LESS COVER (12" ROUGH-IN).
WB-1	-	WASHER BOX	2"	2"	3/8"	-	-	OATEY #F1960	• BOX DIMENSIONS: 10-1/2"W X 6-1/4"H X 3-3/4"D • FACEPLATE DIMENSIONS: 12-3/4"W X 8-3/4"
IM-1	-	ICE MAKER VALVE BOX	-	-	3/8"	-	-	SPECIALTY PRODUCTS #OB-800	• HIGH IMPACT ABS PLASTIC, BOX SIZE 5 1/4" X 5 1/4" X 2 1/2",PROVIDE REMOVABLE 3/8" SHANK VALVE, MOUNTING BRACKET & FACE PLATE, ALT. MANFR.= OATEY #38807 OR GUY GRAY #BIM875 WITH IN LINE WATER FILTER
SH-1	-	SHOWER FOR H/C	2"	2"	1/2"	1/2"	-	AMERICAN STANDARD 1371SS.240 1660.505 8888.035 8888.037 1660.225 1660.400	• PRESSURE BALANCE SHOWER VALVE WITH STOPS • FIXED HAND SHOWER • HOSE, - WALL SUPPLY • 25" STANDARD SLIDE BAR • IN-LINE VACUUM BREAKER. • SHOWER FLOOR AND WALLS BY G.C.
RD/OD	-	PRIMARY/OVERFLOW ROOF DRAIN COMBO	-	-	-	-	-	ZURN MODEL Z163-NH-ZC-SC	• COMBINATION-PRIMARY-OVERFLOW • 15" DIAMETER ROOF DRAIN AND OVERFLOW DRAIN, DURA-COATED • CAST IRON BODIES WITH COMBINATION MEMBRANE FLASHING CLAMP/GRAVEL • GUARDS, DOUBLE TOP-SET® DECK PLATE, AND LOW SILHOUETTE POLYDOMES.

PLUMBING CONTRACTOR SHALL REVIEW ALL PLUMBING FIXTURES WITH OWNER PRIOR ORDER AND ROUGH-IN

WATER HEATER SCHEDULE

REFER TO EWH PIPING DETAIL	MAKE & MODEL	TYPE	STORAGE (GALLONS)	DIM (INCHES)	REC (GPH) ΔT	INPUT (BTUH)	FLUE (INCHES)	ELECTRICAL KW	V	PH	HZ	LOCATIONS (SEE ALSO PLANS)	NOTES
EWH-1	STATE PROLINE 48	ELECTRIC TANK	50 GALLONS	26.5"Ø x 34"h	21 / 36°	-	-	(2) 4.5kW	208	1	60	XXXXXX	1,2,3,4

NOTES
1. PROVIDE FACTORY INSTALLED CONTROLS INCLUDING T-STATS SET ON 120°F
2. PROVIDE ALL REQUIRED OPTIONS TO COMPLETE THE INSTALLATION.
3. INSTALL EWH IN ACCORDANCE TO APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
4. DUAL ELEMENT NON-SIMULTANEOUS

SPECIALTIES SCHEDULE

WCO	WALL CLEANOUT	ZURN	Z-1446	ROUND ACCESS COVER
WHA	W. HAMMER ARRESTOR	ZURN	Z-1700 SHOKTROL	SIZE FOR 3/4" & 1" PIPE.
VR (EWH)	VACUUM RELIEF VALVE	WATTS	MODEL No: N36-M1	ALL BRASS BODY (INSTALL A MINIMUM OF 6" ABOVE WATER HEATER)

EXPANSION TANK SCHEDULE

MARK	MAKE & MODEL	TYPE	MAX. PRESS. (psi)	MAX. OPERATING TEMP. °F	TANK VOLUME GAL (TOTAL)	TANK ACCEPTANCE GAL	AIR PRE-CHARGED PSI	CONNECTION SIZE	TANK SIZE DIAMETER	TANK SIZE LENGTH	NOTES
EXT-1	WATTS MODEL# DET-5M1	POTABLE WATER	150 psi	200°	2.1 gal	.85 gal	40 psi	3/4" MALE	8-1/2"	11-1/2"	1 & 2

PLUMBING FIXTURE UNIT CALCULATIONS

FIXTURE	COLD WATER FIXTURE UNITS	HOT WATER FIXTURE UNITS	TOTAL WATER FIXTURE UNITS	DRAINAGE FIXTURE UNITS	# OF FIXTURES	WATER FIXTURE UNIT TOTALS	DRAINAGE FIXTURE UNIT TOTALS	COMMENTS
BATHROOM GROUP (FLUSH TANK)	2.70	1.50	3.60	5.00	15.0	54	75	
URINAL	3.00	0.00	3.00	4.00	0.0	0	0	
LAVATORY	1.50	1.50	2.60	1.00	0.0	0	0	
HOSE BIBB	10.00	0.00	10.00	0.00	2.0	20	0	
SERVICE SINK	2.25	2.25	3.00	2.00	0.0	0	0	
SINK	3.00	3.00	4.00	2.00	0.0	0	0	
FLOOR DRAIN	0.00	0.00	0.00	5.00	0.0	0	0	
EWC	0.25	0.00	0.25	0.50	0.0	0	0	
TOTAL						74	75	

SUMP PUMP PUMP SCHEDULE

MARK	MAKE & MODEL	HP	GPM	NOTES
SP-1	ZOELLER 940-0006 PUMP 152	½ (120)	53 GPM @ 15	PROVIDE WITH "OIL SMART" PUMP SWITCH CAPABLE OF SOUND ALARM UPON OIL DECTECTION

PLUMBING LEGEND

DESCRIPTION	SYMBOL
NEW PLUMBING WASTE BELOW SLAB	— — — —
NEW PLUMBING WASTE ABOVE SLAB	———
EXISTING PLUMBING WASTE ABOVE SLAB TO REMAIN	— — — —
EXISTING PLUMBING WASTE TO BE REMOVED	×××××××
EXISTING PLUMBING WASTE TO BE REMOVED	×××××××
GAS, PROPANE LINE	—— GAS ——
EXISTING GAS, PROPANE LINE	— — — — — —
NEW VENT	— — — — — —
EXISTING VENT TO REMAIN	— — — — — —
EXISTING VENT TO BE REMOVED	×××××××
NEW COLD WATER PIPING	—— – ——
EXISTING COLD WATER PIPING TO REMAIN	—— – ——
EXISTING COLD WATER PIPING TO BE REMOVED	×××××××
NEW HOT WATER PIPING	—— – – ——
EXISTING HOT WATER PIPING TO REMAIN	—— – – ——
EXISTING HOT WATER PIPING TO BE REMOVED	×××××××
NEW HOT WATER RECIRCULATION PIPING	—— – – – ——
EXISTING HOT WATER RECIRCULATION PIPING TO REMAIN	—— – – – ——
EXISTING HOT RECIRCULATION WATER PIPING TO BE REMOVED	×××××××
STORM WATER DRAIN PIPING	—— ST ——
EXISTING STORM WATER DRAIN PIPING	— — — — — —
NEW GREASE/WASTE PIPING	—— GW ——
EXISTING GREASE/WASTE PIPING	—— GW ——
EXISTING GREASE/WASTE PIPING TO BE REMOVED	××× GW ×××
TRAP PRIMER PIPING	—— TP ——
TRAP PRIMER	TP
BACK WATER VALVE	
SHUT-OFF VALVE	
SHUT-OFF VALVE WITH VALVE BOX	
FLOOR DRAIN	
FLOOR SINK	
SMOKE DECK	
POINT OF CONNECTION TO EXISTING SYSTEM	
PIPE PENETRATION THROUGH FINISHED FLOOR	
ABBREVIATIONS	
BALL VALVE	BV
AIR ADMITTANCE VALVE	AAV
DOUBLE CHECK BACKFLOW	DCBF
COLD WATER SYSTEM	CW
EXISTING	EX.
FLOOR DRAIN, FLOOR SINK, FLOOR HUB	FS, FD, FH
GENERAL CONTRACTOR	G.C.
GRADE/FLOOR/WALL CLEAN OUT	GCO/FCO/WCO
HOSE-BIBB	HB
HOT WATER SYSTEM (110°F)	HW
HOT WATER RETURN SYSTEM (110°F)	HWR
INDIRECT DRAIN PIPING	ID
INVERT ELEVATION BELOW FINISHED FLOOR OR GRADE. I	IE
PLUMBING CONTRACTOR	P.C.
TEMPERATURE & PRESSURE RELIEF VALVE	T&P
UNLESS OTHERWISE NOTED	U.O.N.

BASIC PLUMBING MATERIAL REQUIREMENTS:

SOIL WASTE, VENT, ROOF DRAIN PIPING ABOVE GRADE:
- [ ] CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS
- [X] PVC-DWV, SCHEDULE 40

SOIL WASTE, VENT, ROOF DRAIN PIPING BELOW GRADE:
- [ ] CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS
- [X] PVC-DWV, SCHEDULE 40

WATER PIPING ABOVE GRADE:
- [ ] COPPER, TYPE L
- [X] CPVC, SCHEDULE 40, RETURN AIR PLENUM RATED

WATER PIPING BELOW GRADE:
- [X] COPPER, TYPE K, NO JOINTS BELOW GRADE
- [ ] CPVC

FUEL GAS PIPING:
- [X] SEAMLESS BLACK STEEL PIPE
- [ ] PVC

NOTES:
- [X] UTILIZE MATERIALS ABOVE UNLESS NOTED OTHERWISE ON PLANS

PLUMBING SHEET INDEX

P0.1	-	PLUMBING GENERAL
P4.1	-	PLUMBING PROPOSED LOADING LEVEL PLUMBING PLAN
P4.2	-	PLUMBING PROPOSED LOWER LEVEL PLUMBING PLAN
P4.3	-	PLUMBING PROPOSED 1ST FLOOR PLUMBING PLAN
P4.4	-	PLUMBING PROPOSED 2ND - 4TH FLOOR PLUMBING PLAN
P4.5	-	PLUMBING PROPOSED LOADING LEVEL PLUMBING PLAN
P8.1	-	PLUMBING RISER DIAGRAMS
P9.1	-	PLUMBING DETAILS

PLUMBING SPECIFICATIONS

PART 1 - GENERAL
0.01 GENERAL SCOPE

A. THIS PROJECT WILL REQUIRE INSTALLATION OF PLUMBING SYSTEMS AS INDICATED.

B. GENERAL CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF AS-BUILTS, WARRANTIES AND OWNER'S MANUALS PRIOR TO REQUESTING FINAL PAYMENT.

1.01 GENERAL DOCUMENTS

A. INSTALLATION SHALL BE IN ACCORDANCE WITH THE NEW JERSEY (N.J.A.C. 5:23-3.1) EFFECTIVE 09/03/2020, WHICH INCLUDES THE NEW JERSEY BUILDING CODE, PLUMBING AND FUEL GAS CODES. ALL EQUIPMENT SHALL BE UL LISTED.

B. THE PLUMBING WORK SHALL INCLUDE FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SERVICE NECESSARY FOR THE PROPER COMPLETION OF ALL PLUMBING WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED. ALL MATERIAL SHALL BE NEW.

C. THIS ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

1.02 SUBMITTALS

A. MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBERS SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND DESIGN. SUBSTITUTIONS MAY BE ALLOWED IF THEY MEET THE QUALITY STANDARDS AND DESIGN INTENT, UNLESS OTHERWISE NOTED.

B. PRIOR TO STARTING THE PROJECT, THE PLUMBING CONTRACTOR SHALL STUDY THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND COORDINATE WITH THE MANUFACTURER(S) AS REQUIRED TO PROVIDE EQUIPMENT SUBMITTALS TO SUBMIT TO PLUMBING ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE EQUIPMENT SUBMITTALS SHALL INCLUDE DIMENSIONS, WEIGHTS, SPECIFIED ACCESSORIES AND REQUIRED CLEARANCES, AS WELL AS FAN CURVES, SOUND LEVELS, CONSTRUCTION DETAILS, WARRANTY INFORMATION, AND ALL OTHER RELEVANT DATA.

C. IF SUBSTITUTIONS TO THE BASIS OF DESIGN ARE SUBMITTED, THE PLUMBING CONTRACTOR SHALL PROVIDE A CLEAR, DETAILED SUMMARY IN THE SUBMITTALS OF THE DIFFERENCES BETWEEN THE SUBMITTED EQUIPMENT AND THE BASIS OF DESIGN. ADDITIONALLY, PLUMBING CONTRACTOR SHALL PROVIDE AN AFFIDAVIT STATING THAT PROPOSED SUBSTITUTION IS AN EQUAL TO THAT WHICH IS SPECIFIED. PLUMBING ENGINEER OF RECORD MAY ACCEPT OR REJECT THE SUBSTITUTIONS.

1.03 SHOP DRAWINGS

A. FURNISH SIX (6) COPIES OF SHOP DRAWINGS OF EQUIPMENT, FIXTURES AND SYSTEM LAYOUT TO GENERAL CONTRACTOR PRIOR TO PURCHASING ANY EQUIPMENT AND BEGINNING WORK.

1.04 RECORD DRAWINGS

A. AFTER COMPLETION OF ALL WORK, THE PLUMBING CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH AS BUILT RECORD DRAWINGS. PLUMBING CONTRACTOR SHALL KEEP A RECORD OF THE LOCATIONS OF ALL CONCEALED WORK AND UPON COMPLETION OF THE JOB, SHALL SUPPLY AS-BUILT DRAWINGS SHOWING ANY DEVIATION FROM THE ORIGINAL DRAWINGS. THESE DRAWINGS SHALL INDICATE DIMENSION OF BURIED UTILITY LINES FROM BUILDING WALLS.

PART 2 - INSTALLATION

2.01 MATERIAL

A. SOIL, WASTE, VENT, & ROOF DRAIN PIPING DRAINAGE PIPING:
- A.A. CAST IRON - SERVICE WEIGHT CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS AND SHIELDS WITH NEOPRENE SEALING SLEEVES
- A.B. PVC - PVC-DWV SCHEDULE 40 PIPE AND BELOW SLAB SHALL BE PVC-DWV SCHEDULE 40 PIPE AND FITTINGS WITH SOLVENT WELD JOINTS AND DRAINAGE PATTERN FITTINGS.
- A.C. REFER TO BASIC PLUMBING MATERIAL REQUIREMENTS CHART ON THIS SHEET FOR MATERIAL SELECTION.
- A.D. SAW CUT FLOOR AS NECESSARY FOR INSTALLATION OF NEW PLUMBING DRAINAGE PIPING. REPAIR/PATCH FLOOR TO MATCH ADJACENT AREAS.

B. DOMESTIC WATER PIPING:
- B.A. TYPE L COPPER - TUBING WITH LEAD FREE SOLDER JOINTS.
- B.B. TYPE K COPPER - TUBING WITH LEAD FREE SOLDER JOINTS.
- B.C. COPPER FITTINGS - PIPE FITTING SHALL BE WROUGHT COPPER.
- B.D. SCHEDULE 40 CPVC WITH SOLVENT WELD JOINTS ASTM 02846, F441 & F442 INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- B.E. REFER TO BASIC PLUMBING MATERIAL REQUIREMENTS CHART ON THIS SHEET FOR MATERIAL SELECTION.

C. PIPE INSULATION: HOT WATER SUPPLY AND RETURN PIPING SHALL BE INSULATED WITH 1" THICK R-6 MINIMUM FIBERGLASS OR EQUAL, IN COMPLIANCE WITH APPLICABLE ENERGY CODES. STORM WATER PIPING INCLUDING ROOF DRAIN SUMPS, ALL HORIZONTAL RAINWATER LEADERS & ANY PIPING ABOVE SLAB RECEIVING COLD WATER DISCHARGE FROM A/C UNITS, ICE MACHINES ETC. SHALL BE INSULATED WITH 1" THICK R-6 MINIMUM FIBERGLASS (OR EQUAL) INSULATION WITH VAPOR JACKET.

2.02 VALVES

A. EQUAL TO NIBCO, CRANE, OR WALWORTH. ALL BRONZE 150 LB. BALL VALVES WITH RISING STEMS.

2.03 SPECIALTIES

A. PIPE PROTECTIVE COATING: FOR STEEL OR COPPER PIPE, PERMACEL OR SCOTCHWRAP VINYL TAPE APPLIED OVER PIPE TO A TOTAL MINIMUM THICKNESS OF 20 MILS. APPLY TO ALL WATER PIPE IN CONTACT WITH MASONRY OR CONCRETE.

B. PIPE HANGERS: HANGERS FOR BARE COPPER PIPE THROUGH 4 INCH (4") DIAMETER OR SMALLER SHALL BE ADJUSTABLE RING TYPE, PLASTIC COATED EQUAL TO MICHIGAN 102a, FOR STEEL PIPE MICHIGAN 100.

C. DRAINS AND CLEANOUTS: SEE SCHEDULE ON DRAWINGS.

D. DIELECTRIC UNIONS: PROVIDE EBCO OR CAPITOL DIELECTRIC UNIONS AT ALL POINTS OF CONNECTION BETWEEN DISSIMILAR PIPE METALS.

E. FLASHING AND VENT STACKS: ALL VENTS EXTENDING THROUGH THE ROOF SHALL BE PROVIDED WITH FOUR POUND SHEET LEAD FLASHING EXTENDING UPWARD AROUND THE PIPE AND TURNED DOWN INSIDE THE PIPE OR AS OTHERWISE SHOWN ON THE DRAWINGS. THE ROOF FLASHING SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR.

F. ESCUTCHEONS AND SLEEVES: WHERE PIPES PIERCE EXPOSED PARTITIONS, FLOORS, WALL, OR CEILINGS, PROVIDE CHROME PLATED ESCUTCHEONS TO THE COVER THE RAW EDGE.

G. SLEEVES SHALL BE PROVIDED A ALL PIPE PENETRATIONS OF MASONRY AND CONCRETE WALLS AND FLOORS.

H. PROVIDE UL LISTED FIRE STOPPING PIPE PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.

I. TRAP PRIMERS: RESEAL ALL FLOOR DRAIN TRAPS WITH ½" WATER LINE CONNECTED TO A TRAP PRIMER FITTING IN THE COLD WATER SUPPLY LINE SERVING A FREQUENTLY USED PLUMBING FIXTURE.

J. ADA WRAP: HANDICAPPED LAVATORIES SHALL HAVE ADA APPROVED UNDER COUNTER WRAP FOR WASTE AND WATER PIPING.

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALL PIPE ABOVE GROUND PLUMB AND SQUARE WITH BUILDING LINES, ADEQUATELY SUPPORTED WITHOUT SAGS OR HIGH POINTS. CONCEAL PIPING IN OCCUPIED AREAS AND MAINTAIN HEAD ROOM AND ACCESS SPACE IN UNFINISHED AREAS. SLEEVE PIPING THROUGH ALL WALLS, SLABS, OR PARTITIONS WITH ESCUTCHEONS AT ALL FINISHED SURFACE. PROVIDE UNIONS AT ALL FINAL CONNECTIONS AND STOPS ON ALL SUPPLIES. ALL PIPE OPENINGS SHALL BE PLUGGED DURING INSTALLATION.

B. PLUMBING DRAINAGE PIPING 3" & LARGER SHALL BE INSTALLED WITH A MINIMUM 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE. ALL DRAINAGE PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A MINIMUM OF 1/4" PITCH PER FOOT.

C. ALL FIXTURES AND TRIM FOR HANDICAPPED SHALL BE INSTALLED IN COMPLIANCE WITH ADA CODE.

D. INSTALL ALL PIPING TO ALLOW FOR EXPANSION.

E. SEE RISER DIAGRAMS FOR ALL DRAINAGE & VENT PIPE SIZING FOR THE PLUMBING SYSTEMS. REFER TO PLUMBING FLOOR PLAN (WATER SYSTEM) & SCHEDULES FOR ALL WATER PIPING SYSTEM SIZING.

F. ALL WORK ASSOCIATED WITH HANDICAPPED TOILETS SHALL COMPLY WITH ADA REQUIREMENTS AND FLORIDA BUILDING CODE - CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

G. FINAL CONNECTIONS TO DRAINAGE AND WATER SERVICE LINES TO EXISTING OR NEW AS SHOWN ON THESE DOCUMENTS SHALL BE BY THE PLUMBING CONTRACTOR.

3.02 DISINFECTING OF POTABLE WATER SYSTEM

A. THE SYSTEM SHALL BE FILLED WITH A SOLUTION CONTAINING 50 PARTS PER MILLION OF AVAILABLE CHLORINE AND ALL ALLOWED TO STAND 24 HOURS BEFORE FLUSHING AND RETURNING TO SERVICE. DISINFECTION PROCEDURE AND RESULT SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PLUMBING INSPECTOR.

3.03 TEST

A. ALL PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. ALL TESTS SHALL BE APPROVED BY THE LOCAL PLUMBING INSPECTOR AND SHALL BE OBSERVED BY A REPRESENTATIVE OF THE OWNER.

3.04 SYSTEM IDENTIFICATION

A. THE PLUMBING CONTRACTOR SHALL PROVIDE IDENTIFICATION TAGS FOR ALL NEW PIPING AND VALVES IN THE BUILDING AS PER OWNER ACCEPTED STANDARDS. THE PIPE MARKS SHALL INCLUDE PIPING SYSTEM IDENTIFICATION AND DIRECTIONS OF FLOW. EVERY 10 FEET AND CHANGES OF DIRECTION.

3.05 SPECIFICATIONS AND DRAWINGS

A. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE PLUMBING, STORM, AND DOMESTIC WATER PIPING SYSTEMS: INCLUDING ALL ASSOCIATED DEVICES, EQUIPMENT, CONTROLS, AND CONNECTIONS TO NEW SERVICES, SUPPORTS, AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATIONS OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT ON THE DRAWINGS.

B. THE PLANS SHOW THE LOCATION OF ALL FIXTURES AND EQUIPMENT AND ARE INTENDED TO DEPICT THE GENERAL INTENT OF THE WORK IN SCOPE, LAYOUT, AND QUALITY OF WORKMANSHIP. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IT SHALL BE UNDERSTOOD THAT SUCH DETAILS SHALL BE PART OF THIS WORK.

C. THE DRAWINGS AND SPECIFICATIONS ARE MEANT TO BE SUPPLEMENTARY, HOWEVER, WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO BRING SUCH CONFLICT TO THE ATTENTION OF PLUMBING ENGINEER OF RECORD FOR CLARIFICATION.

D. REFER TO ARCHITECTURAL DRAWINGS AND VERIFY FIELD CONDITIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES.

E. ALL DOCUMENTS, TEST REPORTS, & AS-BUILT DRAWINGS SHALL BE ATTACHED TO THE CLOSING DOCUMENTS OF THE PROJECT.

3.06 WARRANTY

A. THE PLUMBING CONTRACTOR SHALL WARRANT ITS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF ALL WORK.

B. THE PLUMBING CONTRACTOR SHALL PROVIDE FIVE (5) BOUND COPIES OF ALL PLUMBING CONTRACTOR WARRANTIES, MANUFACTURER'S WARRANTIES, PARTS LISTS, AND INSTALLATION AND MAINTENANCE MANUALS FOR ALL PLUMBING EQUIPMENT, AS WELL AS INSTRUCTIONS FOR OPERATING AND MAINTAINING ALL PLUMBING EQUIPMENT TO THE OWNER UPON FINAL COMPLETION.

3.07 COORDINATION

A. COORDINATE WORK WITH OTHER TRADES AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES.

B. VERIFY LOCATIONS, SIZES, AND INVERT ELEVATIONS OF PLUMBING DRAIN, AND DOMESTIC WATER PIPING CONNECTIONS WITH FIELD CONDITIONS AND CIVIL ENGINEERING DRAWINGS (AS APPLICABLE) PRIOR TO PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED, PLUMBING CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO PLUMBING ENGINEER OF RECORD.

C. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING, FIXTURES CARRIERS OR EQUIPMENT IS INDICATED. BEFORE STARTING CONSTRUCTION, IDENTIFY ANY CONFLICT PRIOR TO STARTING CONSTRUCTION.

D. COORDINATE EXACT LOCATION, ELEVATIONS, AND SIZES OF ALL SLEEVES IN NEW STRUCTURE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.

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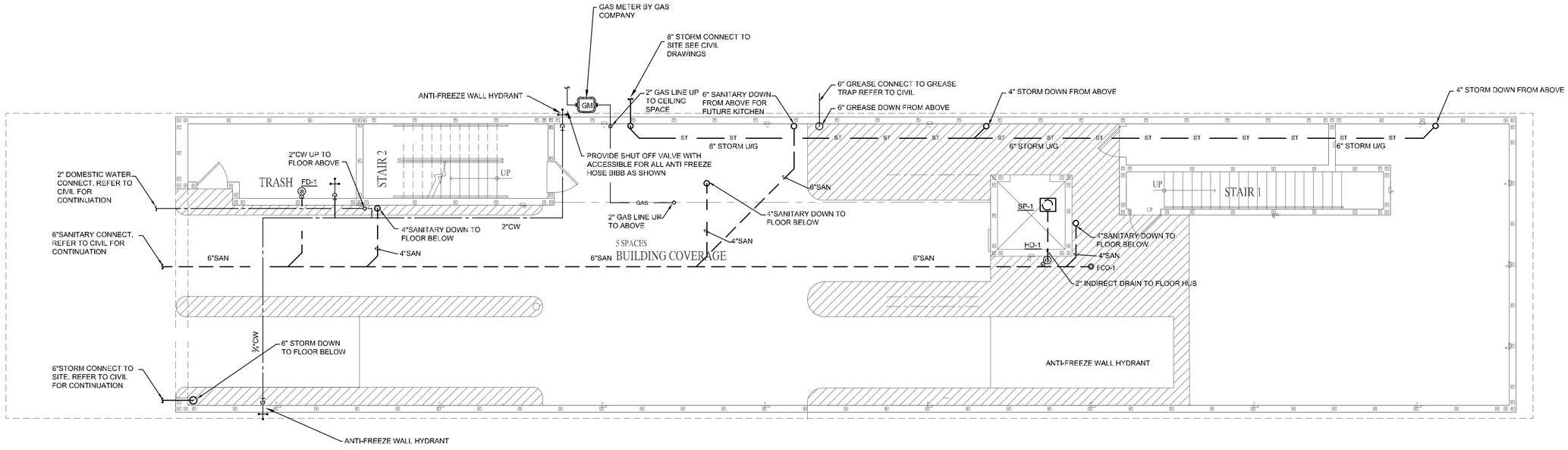
PLUMBING GENERAL



PLUMBING PROPOSED LOADING LEVEL PLUMBING PLAN

N

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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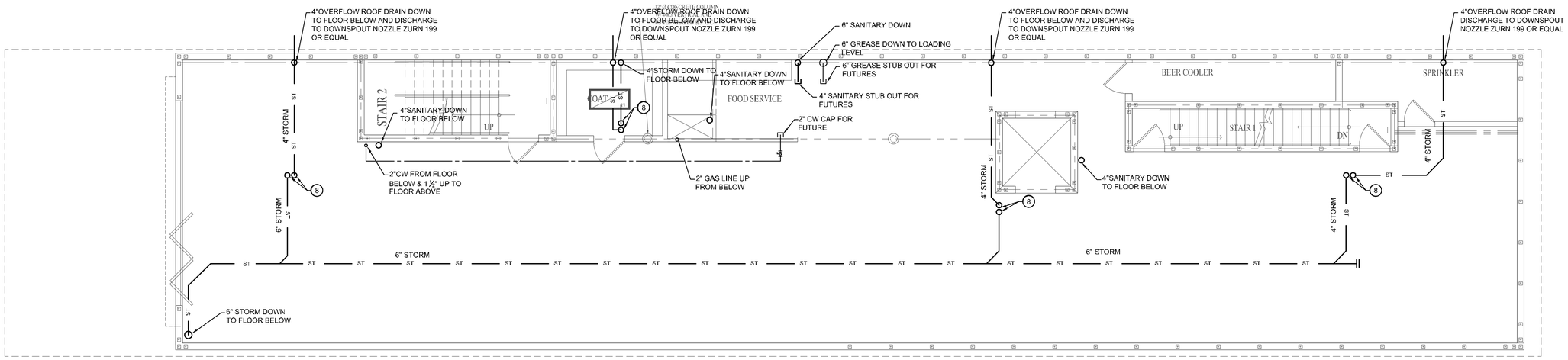
PLUMBING PROPOSED LOADING LEVEL PLUMBING PLAN



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PLUMBING PROPOSED LOWER LEVEL PLUMBING PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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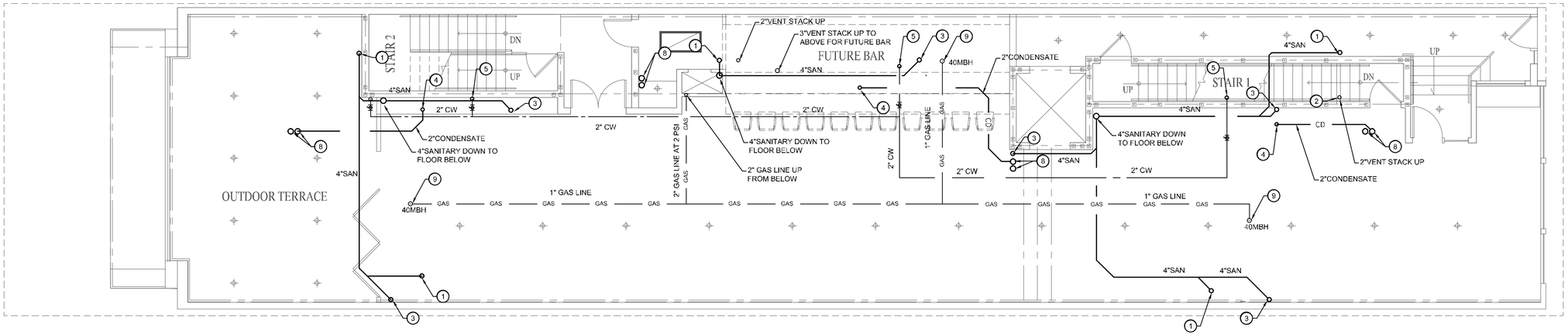
PLUMBING PROPOSED LOWER LEVEL PLUMBING PLAN

ⓧ KEY NOTE

1. 3" SOIL STACK.PROVIDE CLEAN OUT AT BASE OF RISER
2. 2" VENT STAC.
3. 3" WASTE VENT STACK, PROVIDE CLEAN OUT AT BASE OF RISER
4. 2" CONDENSATE/DRAIN PAN RISER
5. 1 ½"CW RISER.
6. ¾" CW&HW DOWN TO BATHROOM GROUP, SEE DETAIL ON SHEET P9.1
7. ¾" SHUT-OFF VALVE
8. 4" ROOF DRAIN, OVERFLOW



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PLUMBING PROPOSED 1ST FLOOR PLUMBING PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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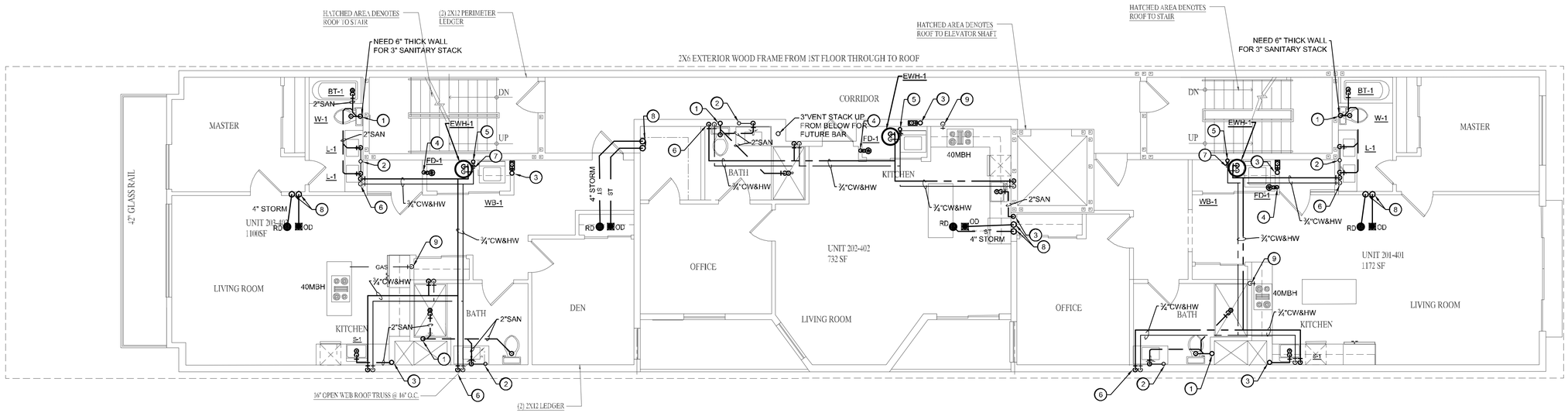
PLUMBING PROPOSED 1ST FLOOR PLUMBING PLAN

ⓧ KEY NOTE

1. 3" SOIL STACK.PROVIDE CLEAN OUT AT BASE OF RISER
2. 2" VENT STAC.
3. 3" WASTE VENT STACK. PROVIDE CLEAN OUT AT BASE OF RISER
4. 2" CONDENSATE/DRAIN PAN RISER
5. 1 ¼"CW RISER.
6. ¾" CW&HW DOWN TO BATHROOM GROUP, SEE DETAIL ON SHEET P9.1
7. ¾" SHUT-OFF VALVE
8. 4" ROOF DRAIN, OVERFLOW
9. 1" GAS LINE DOWN



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PLUMBING PROPOSED 2ND - 4TH FLOOR PLUMBING PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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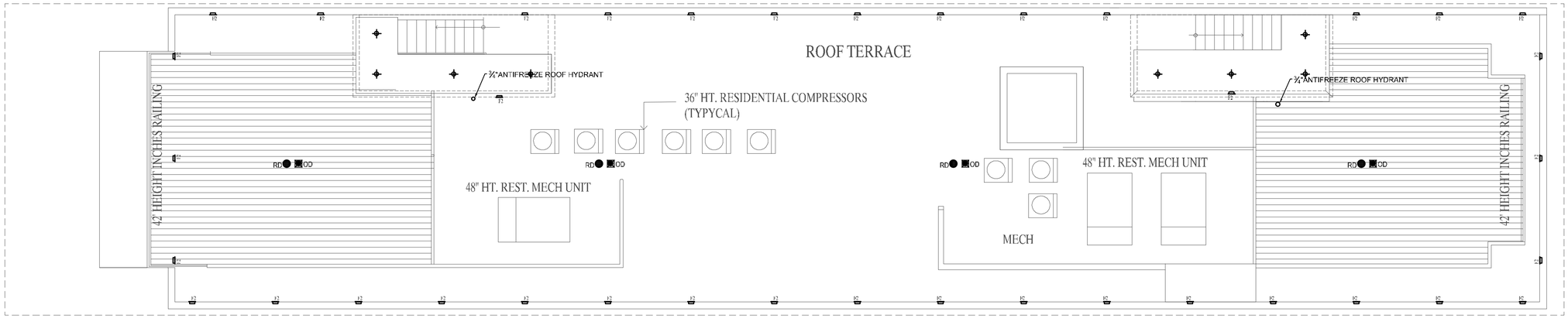
PLUMBING PROPOSED 2ND - 4TH FLOOR PLUMBING PLAN



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PLUMBING PROPOSED ROOF PLUMBING PLAN

0 4' 8' 16'

SCALE: 3/16" = 1'-0"

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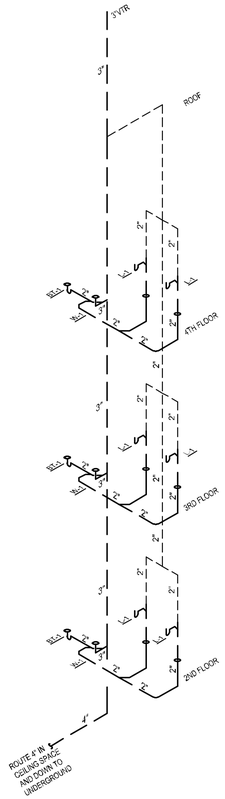
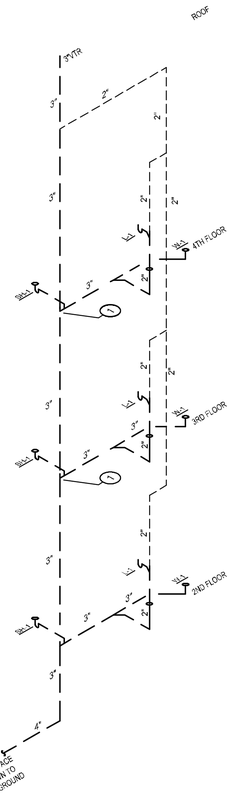
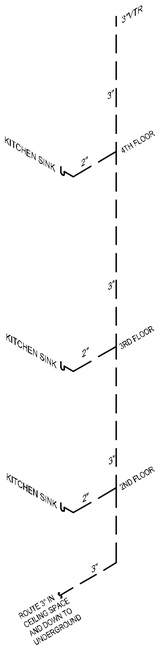
PLUMBING PROPOSED ROOF PLUMBING PLAN



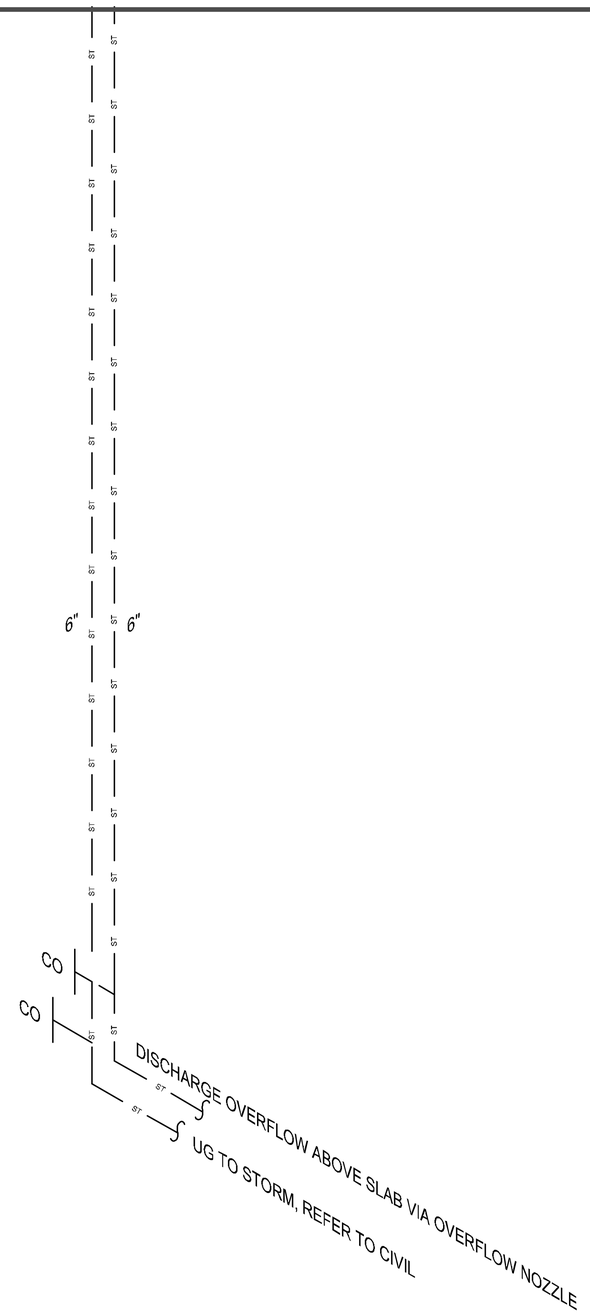
MASTER BATHROOM RISER (TYP.)



SINGLE LAVATORY BATHROOM RISER (TYP.)



KITCHEN RISER (TYP.)



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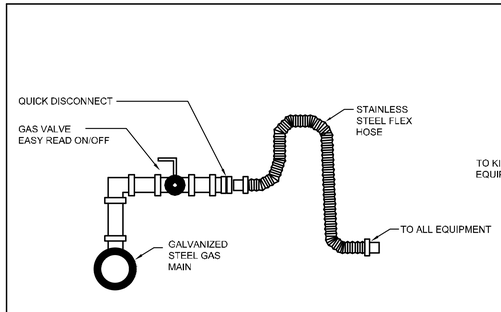
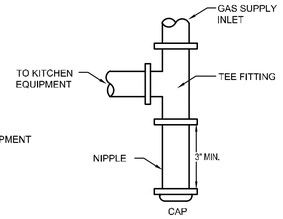
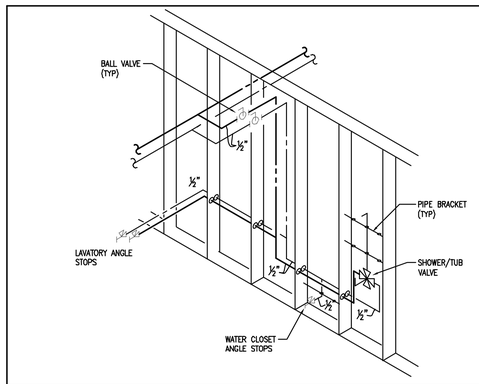
PLUMBING RISER DIAGRAMS



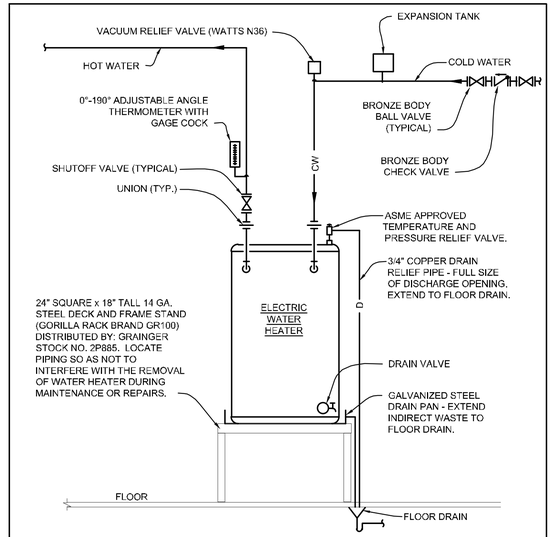
EQUIPMENT GAS CONNECTION
NOT TO SCALE



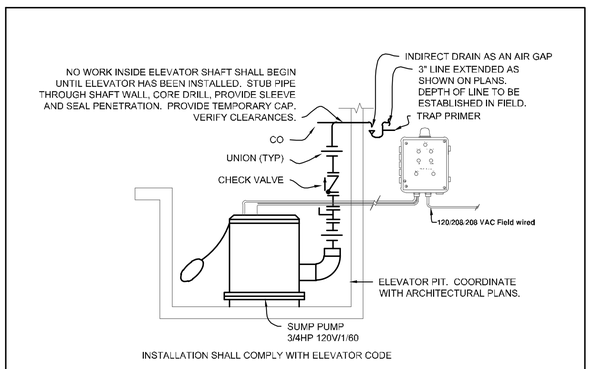
TYPICAL SEDIMENT TRAP
NOT TO SCALE



TYPICAL BATHROOM GROUP WATER PIPING DETAIL
SCALE: NOT TO SCALE

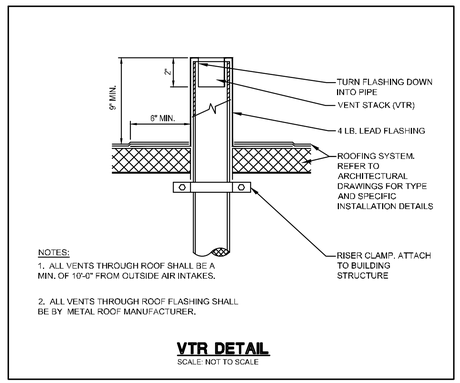


ELECTRIC WATER HEATER
NOT TO SCALE



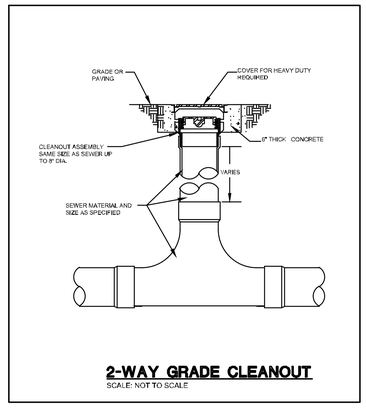
INSTALLATION SHALL COMPLY WITH ELEVATOR CODE

SUMP PUMP IN PIT DETAIL
NOT TO SCALE



NOTES:
1. ALL VENTS THROUGH ROOF SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKES.
2. ALL VENTS THROUGH ROOF FLASHING SHALL BE BY METAL ROOF MANUFACTURER.

VTR DETAIL
SCALE: NOT TO SCALE

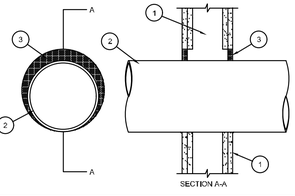


2-WAY GRADE CLEANOUT
SCALE: NOT TO SCALE

1 & 2 HOUR GYPSUM STUD WALL

UL SYSTEM NO. W-L-2241
F RATINGS - 1 AND 2 HR
T RATINGS - 1/4 HR

1. WALL ASSEMBLY: FIRE-RATED GYPSUM BOARD/STUD WALL.
2. NON-METALLIC PIPE: MAXIMUM 2" RIGID PVC, CPVC, 45-DEGREE ANGLE. MAXIMUM 1" ANNULAR SPACE.
3. FIRESTOP SEALANT: SPECSEAL LCI SEALANT TO 5/8" DEPTH; FLUSH TO BOTH SIDES OF ASSEMBLY. AT POINT LOCATION, MINIMUM 1/4" BEAD OF FILL MATERIAL ON BOTH SIDES OF ASSEMBLY.



RATED WALL PENETRATION DETAIL
SCALE: NOT TO SCALE

2

PLUMBING DETAILS
SCALE: NOT TO SCALE

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5/1/2022

PROPOSED MIXED USE BUILDING
LOT 41 / BLOCK 21.01
31 WEST FRONT ST.
KEYPORT, NJ

ISSUE DATE :
REVISIONS

WTA 21042

SHEET NO.
P9.1

PLUMBING DETAILS