TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: September 6, 2018
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Price Family Parking, LLC (Parking Garage)

Background: Owner Price Family Parking, LLC
Developer: Price Family Parking, LLC
Engineer: Cynergy
Location: 419 South Main Street, Tulsa, Oklahoma
Size of Tract: N/A
Number of Lots: 1 Lot
Development Area: Downtown Master Plan
Fair Market Value: $1,670,000.00
Executive Director: O.C. Walker

Relevant Info: This is a request for TDA to review the Construction Plans, Building Specifications, and approve a First Amendment to the Redevelopment Agreement that revises the Legal Description, reduce amount of permitted first mortgage lien, and approve the Assignment of the Agreement to the Price Family Parking LLC for the parking garage located at 419 South Main Street, Tulsa, Oklahoma.

The Redeveloper is proposing to construct, maintain and operate a mixed-use parking garage and commercial/retail development for new construction of a minimum of 500 space parking garage with 3,000 square feet of immediate commercial/retail space on the ground floor at the corner of South Main Street and East 4th Street South.

The terms of the $1,760,000.00, twelve-year, zero interest loan will be Eligible for Reimbursement based upon a percentage of completion of the overall project.

This is a request from Price Family Parking, LLC to the TDA Board of Commissioner authorizing a Resolution issuing the First Draw Request for the proposed parking garage in the amount of $946,883.02, representing 60% completion. Price Family Parking, LLC was the successful Respondent to the Downtown Development Redevelopment Fund administered by TDA to develop the Parking Garage. The Architect of record, Cynergy AEC, has reviewed and approved the referenced project scheduled of values against the work completed and quantity stored materials at the job site and believes the work is 60% complete, based on their ongoing observation.
Attachments: First Amendment to Redevelopment Agreement – First Place Parking Garage Project

Construction Drawings and Building Specifications

Draw Request No. 1

Recommendations: Staff recommends these items be approved as presented

Reviewed By: O.C. Walker
FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT – FIRST PLACE PARKING GARAGE PROJECT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT is made and entered into by and between the Tulsa Development Authority ("TDA"), a public body corporate, having its principal office at 1216 N. Lansing Avenue, Suite D, Tulsa, Oklahoma 74106, FIRST PLACE, LLC and PRICE FAMILY PARKING, LLC, an Oklahoma limited liability company, having its principal address as 15 East 5th Street, Suite 400, Tulsa, Oklahoma 74103, (collectively "Developer") effective from the date of execution hereafter shown constitutes the First Amendment to that certain Redevelopment Agreement effective November 30, 2017, between TDA and FIRST PLACE, LLC, the predecessor and assignor of PRICE FAMILY PARKING, LLC.

WITNESSETH:

WHEREAS, heretofore the TDA and FIRST PLACE, LLC did, effective the 30th day of November, 2017, enter into a Redevelopment Agreement (the "Agreement") for the construction of parking garage and commercial mixed-use facility, more particularly described in said Agreement by the construction of improvements in accordance with the terms, conditions and requirements set forth in the Agreement; and,

WHEREAS, FIRST PLACE, LLC and PRICE FAMILY PARKING, LLC have requested approval by the TDA Board of Commissioners for an assignment of all rights and obligations of FIRST PLACE, LLC under said Redevelopment Agreement to PRICE FAMILY PARKING, LLC as the Developer, and PRICE FAMILY PARKING, LLC has agreed in writing to assume and perform all duties and obligations of the Developer under the terms of said Redevelopment Agreement; and

WHEREAS, Developer has requested a First Amendment of the Redevelopment Agreement to extend the date for completion of the project, amend the legal description of the land subject to the Agreement, amend the amount of the permitted first mortgage and approve revised construction plans; and,

WHEREAS, the Board of Commissioners of TDA, having duly considered the facts and circumstances has determined that the assignment of the Agreement and the amendment of the Agreement should be approved as requested by FIRST PLACE, LLC and by PRICE FAMILY PARKING, LLC as the Developer.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the parties hereto do hereby agree as follows:

1. The Board of Commissioners of the TDA does hereby approve and consent to the assignment of all of the rights and obligations of FIRST PLACE, LLC under and pursuant to said Agreement to PRICE FAMILY PARKING, LLC and the assumption by PRICE FAMILY PARKING, LLC of all duties and obligations of the Developer according to the terms and conditions of said Agreement.
2. The Redevelopment Agreement effective November 30, 2017 (the “Agreement”), as assigned to Developer and including, without limitation, Section 3 - Schedule of Redevelopment, is hereby amended by granting the Developer an extension of an additional 365 days (until September 1, 2019) for completion of the project.

3. Section 8 of the Agreement as assigned to Developer, is hereby further amended to reduce the amount of the permitted first mortgage lien from Thirty-Three Million Dollars ($33,000,000.00) to Six Million Dollars ($6,000,000.00).

4. Section 17 of the Agreement, as assigned to Developer, is amended to change the address for Notice to Developer to:

   To the Developer:
   Jacqueline Elizabeth Price, Manager
   Price Family Parking, LLC
   201 W. 5th Street, Suite 400
   Tulsa, OK 74103

5. The legal description of the Property set forth on Page 2 and Section 1(L) of the Agreement as assigned to Developer, and contained in the Promissory Note and Mortgage executed by Developer in favor of TDA, is hereby amended to replace said legal description with the following:

   [INSERT NEW LEGAL DESCRIPTION HERE]

6. All other terms and provisions of the Redevelopment Agreement effective November 30, 2017, as assigned, shall not be otherwise amended except as expressly set forth above and shall further remain unaltered, effective and enforceable. The parties hereto hereby ratify and confirm all other terms and conditions set forth in said Agreement.

   This First Amendment of Redevelopment Agreement is executed and effective as of the _____ day of September, 2018.

   [SIGNATURE PAGE FOLLOWS]
TULSA DEVELOPMENT AUTHORITY

By: ________________________________
    Roy Peters, Jr., Chairman

“TDA”

Date of execution:

______________________________

FIRST PLACE, LLC

By:  FPT HOLDINGS LLC
     Its Manager

By: ________________________________
    Stuart Price, Its Manager

Date of execution:

______________________________

PRICE FAMILY PARKING, LLC

By: ________________________________
    Jacqueline Elizabeth Price, Its Manager

Date of execution:

______________________________

“Developer”
ADVANCE REQUEST

Pursuant to the Redevelopment Agreement dated August 28, 2018 (the “Redevelopment Agreement”), by The Tulsa Development Authority (“TDA”) and FIRST PLACE, LLC (“Developer”), Developer hereby requests an Advance in the amount of $945,883.02 for the account of Developer from the account in the City of Tulsa established for Price-First Place Garage Project Redevelopment Agreement.

Developer does hereby certify to the TDA that, as of the date hereof: (i) the representations in the Redevelopment Agreement are hereby ratified and confirmed, (ii) the requested Advance herein is for the Expenditures Eligible for Reimbursement of Development Costs (as defined in the Redevelopment Agreement), (iii) there exists no default in or breach of the terms and provisions of the Redevelopment Agreement by Developer, (iv) the Redevelopment Agreement is in full force and effect, and (v) all conditions precedent to payment of the requested Advance herein have been met and payment of the Advance requested herein is proper pursuant to the terms of the Redevelopment Agreement, (vi) attached hereto are copies of the AIA form (when applicable), architect certification of percentage of completion of the Project, schedule of values for all elements of work performed, invoices, cancelled checks, and other documentation required to be received by TDA under the Redevelopment Agreement in connection with such Expenditures Eligible for Reimbursement, all of which invoices and other documents have been approved by TDA, (vi) there has not been filed with or served upon TDA notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the monies payable to any of the persons, firms, or corporations named in such invoices, which have not been released or will not be released simultaneously with the payment of such obligation, and (vii) TDA has received from Developer all documents required by the Redevelopment Agreement, including, but not limited to the statutory payment bond, the certificate evidencing all-risk builders risk insurance.

Dated this 28th day of August, 2018.

FIRST PLACE, LLC

By: [Signature]
Wm. Stuart Price, Its Manager

Dated this 28th day of August, 2018.

The above Advance Request is hereby approved this ___ day of ________________, 2018.

TULSA DEVELOPMENT AUTHORITY

By: [Signature]
Executive Director
August 30, 2018

Mr. O.C. Walker
Tulsa Development Authority
1216 N. Lansing Ave.
Tulsa, OK 74106

Re: First Place Parking Garage — Advance Request No. 1

Dear Mr. Walker,

I am writing in regards to the First Place Tower Parking Garage. We are currently requesting $945,883.02 from the TDA. Our project is currently 60% complete.

The following items are enclosed:

- Letter from Architect certifying percentage completed
- Insurance
- Spreadsheet summarizing what is included in this Advance Request

The backup to our Advance Request was hand-delivered. Please do not hesitate to reach out to Jackie Price at 918-688-9825 if you have any questions.

Sincerely,

Wm. Stuart Price
Redeveloper
Price Family Parking, LLC
Dear Jacqueline,

You asked for an assessment of the percent complete the current First Place Tower Parking Garage construction is at currently in downtown Tulsa. Based on our site observations and the pay applications made by Nabholz Construction, we estimate the percent complete at 60%.

Please let me know if further assistance is required.

Sincerely,

LARRY L. VORBA, PE, PMP
Principal and Director of Structural Engineering
Cyntergy
APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
First Place, LLC
15 East 5th Street, Suite 1600
Tulsa, OK 74103

FROM CONTRACTOR:
Nabiha Construction Corp.
10131 E. 54th St.
Tulsa, OK 74114

PROJECT:
First Place Tower Parking Garage

VIA ARCHITECT:
Cygnyx AEC
810 Cincinnati Ave, Suite 20
Tulsa, OK 74114

CONTRACT FOR: Construction Management Services.

APPLICATION NO: 1

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Contractor's Application for Payment Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM
$ 11,200,000.00

2. Net change by Change Orders

3. CONTRACT SUM TO DATE (Line 1 + 2)
$ 11,200,000.00

4. TOTAL COMPLETED & STORED TO DATE (Column C on G703)
$ 90,477.00

5. RETAINAGE:
a. 10% of Completed Work
$ 9,047.00
b. 10% of Stored Material
$ 0.00
Total Retainage (Line 5a + 5b)
$ 9,047.00
Total in Column I of G703
$ 12,092

6. TOTAL EARNED LESS RETAINAGE
$ 81,431.10

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 - Line 7 Total)
$ 81,431.10

8. CURRENT PAYMENT DUE
$ 0.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE:
$ 11,118,569.00

CHANGE ORDER SUMMARY

| ORDER | DESCRIPTION | AMOUNT
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CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has been completed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $11,118,569.00

This certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor named herein, issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Date: 1-15-2017

By: Cygnyx AEC

[Stamp]
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**TOTAL**                 |                         |                 |              | $6,305,886.78|

**15% of TOTAL**                |                         |                 |              | $945,883.02|
First Place Tower Garage
Loan Summary Schedule

Original Contract Amount $ 11,200,000.00
Change Orders $ 649,739.00
Total Contract Amount $ 11,849,739.00
Total Payments to Date $ (6,305,886.78) See note below
TDA Loan Amount $ (1,670,000.00)
Remaining Balance $ (3,873,852.22)

Note - A detailed summary of payments to date is provided on the subsequent page.
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Risk Services of Arkansas / INSURICA
1501 Mart Dr
Little Rock, AR 72202

INSURED
Nabholz Construction Services (Tulsa)
10319 East 54th Street
Tulsa, OK 74146

CONTACT
Sherry L. Burgener, CIC, CRM, AU, AAM
NAME: (501) 819-3201
PHONE (AIC, No. Ext.)
(501) 666-7168
FAX
EMAIL: sburgener@riskservicesar.com
ADDRESS: naic #

INSURER(S) AFFORDING COVERAGE

INSURER A: American Contractors Insurance Co. RRG 12300
INSURER B: Valley Forge Insurance Company 20508
INSURER C: Westchester Fire Insurance Co. 10030
INSURER D: ACIG Insurance Company 19984
INSURER E: Continental Casualty Company 20443

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Builders Risk - Completed Value Monthly Report Special Coverage Form

First Place Tower Parking Garage
PFP Holding Company V, LLC and PFP V Sub IV, LLC ISAOA, ATIMA are named as lender/loan payees with respects to Builders Risk Coverage.

CERTIFICATE HOLDER
First Place LLC
15 East 5th Street Suite 1600
Tulsa, OK 74103

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD
NOTE: LOTS 1, 2, 4, 5 OF BLOCK 1 FIRST PLACE ADDITION AND LOT 5 OF ORIGINAL TOWNSHIP ARE SCHEDULED FOR LOT COMBINATION, ELIMINATING CONFLICTS OF BUILDING CROSSING OVER LOT LINES
SUMP PUMP SHALL BE ABANDONED IN PLACE; WATER SERVICE FOR IRRIGATION EQUIPMENT AND IRRIGATION EQUIPMENT SHALL REMAIN. CAP FLOOR DRAINS.

EXTENT OF MECHANICAL AND PLUMBING DEMOLITION, REMOVE ALL MECHANICAL EQUIPMENT, PLUMBING FIXTURES, PLUMBING EQUIPMENT, BELOW GRADE DRAINAGE PIPING, AND WATER SERVICE PIPING, UNO. PLUMBING PIPING SHALL BE CAPPED BACK TO THE EDGE OF DEMOLITION EXTENT.
PLUMBING NOTES AND SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS RELATING TO THE INSTALLATION OF PLUMBING AND MECHANICAL EQUIPMENT AND SYSTEMS, INCLUDING BUT NOT LIMITED TO HEALTH, BUILDING, FIRE, AND LIFE SAFETY LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ANY PERMITS OR LICENSES REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND SHALL SUBMIT TO THE ARCHITECT ANY REQUIRED INFORMATION TO COMPLY WITH SUCH LAWS AND REGULATIONS.


3. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND SYSTEMS IN ACCORDANCE WITH THE CODES AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION, THE CONTRACT DOCUMENTS, AND THE OWNER'S INSURANCE REQUIREMENTS.


PLUMBING SYMBOLS LEGEND

PLUMBING ABBREVIATIONS

PLUMBING NOTES, SYMBOLS, AND ABBREVIATIONS

FIRST PLACE TOWER PARKING GARAGE

KANSAR PROPERTIES

P-001
GENERAL NOTES

1. ALL BELOW GRADE SANITARY SEWER LINES ARE 4", UNO.

2. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.

3. DO NOT ROUTE DRAIN LINES OVER ELECTRICAL PANELS OR EQUIPMENT AND DO NOT ROUTE DRAIN LINES IN ELEVATOR EQUIPMENT ROOM.

4. DEPTH OF SUMPS AND INLET INVERT TO BE FIELD CONFIRMED.

5. ALL SANITARY AND STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.

6. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.

7. ALL SANITARY DRAINS SHALL BE TRAPPED.

8. B1 LEVEL IS FLAT (NOT PITCHED TO DRAINS) EXCEPT FOR RAMP SLOPE.

9. ALL HORIZONTAL DRAIN LINES ROUTE BELOW GRADE, UNO.

10. SUMP INLET DEPTHS SHALL BE FIELD COORDINATED AND CONFIRMED BY PLUMBING CONTRACTOR.

11. VENT LINES ROUTED IN ELEVATOR HOISTWAY SHALL NOT IMPEDE THE REQUIRED CLEARANCES TO ELEVATOR CARS AND EQUIPMENT. COORDINATE WITH ELEVATOR MANUFACTURER.

CIVIL COORDINATION NOTE

1. A NETWORK OF 4" PERFORATED DRAINS WILL BE UTILIZED FOR BELOW SLAB DRAINAGE. ELEVATION OF BELOW GRADE SANITARY DRAINAGE SHALL BE CLOSELY COORDINATED BETWEEN CIVIL AND PLUMBING CONTRACTORS AS IN SEVERAL PLACES, SANITARY PIPING AND PERFORATED DRAIN PIPING MUST CROSS.

2. REFER TO CIVIL DRAWINGS DETAILING BELOW SLAB GRAVEL AND FABRIC LAYER REQUIREMENTS. BELOW GRADE SANITARY LINES MAY PENETRATE THROUGH THE FABRIC LAYER, BUT MUST NOT ROUTE LONGITUDINALLY THROUGH THE LAYER.
GENERAL NOTES

1. ALL BELOW GRADE SANITARY SEWER LINES ARE 4", UNO.
2. ALL CONNECTIONS BETWEEN SUMP DISCHARGE AND SANITARY SEWER MAINS SHALL BE FROM THE TOP USING A WYE CONNECTION.
3. ALL SANITARY AND STORM DRAIN LINES SHALL BE SLOPE D AT 1/8" PER FOOT, UNO.
4. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.
5. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.
6. ALL SANITARY DRAINS SHALL BE TRAPPED. 7. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL B1 DECK, UNO.
8. VENT LINES ROUTED IN ELEVATOR HOISTWAY SHALL NOT IMPede THE REQUIRED CLEARANCES TO ELEVATOR CARS AND EQUIPMENT. COORDINATE WITH ELEVATOR MANUFACTURER.
9. DRAINS, TRAPS, AND HORIZONTAL PIPING SERVING B1 SHALL BE INSULATED. REFER TO SPECIFICATIONS.
GENERAL NOTES

1. ALL CONNECTIONS BETWEEN SUMP DISCHARGE AND SANITARY SEWER MAINS SHALL BE FROM THE TOP USING A WYE CONNECTION.
2. ALL STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.
3. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.
4. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.
5. PROVIDE GCO AT SANITARY SEWER BUILDING EXIT.
6. STORM DRAINS SHALL NOT BE TRAPPED.
7. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL 1 DECK.
8. VENT LINES ROUTED IN ELEVATOR HOISTWAY SHALL NOT IMPEDE THE REQUIRED CLEARANCES TO ELEVATOR CARS AND EQUIPMENT. COORDINATE WITH ELEVATOR MANUFACTURER.
9. DRAINS, TRAPS, AND HORIZONTAL PIPING SERVING LEVEL 1 SHALL BE INSULATED. REFER TO SPECIFICATIONS.
GENERAL NOTES

1. ALL STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.

2. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.

3. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.

4. STORM DRAINS SHALL NOT BE TRAPPED.

5. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL 2 DECK, UNO.

6. VENT LINES ROUTED IN ELEVATOR HOISTWAY SHALL NOT IMPEDE THE REQUIRED CLEARANCES TO ELEVATOR CARS AND EQUIPMENT. COORDINATE WITH ELEVATOR MANUFACTURER.
GENERAL NOTES

1. ALL STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.
2. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.
3. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.
4. STORM DRAINS SHALL NOT BE TRAPPED.
5. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL 3 DECK, UNO.
GENERAL NOTES

1. ALL STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.
2. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AFD, UNO.
3. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.
4. STORM DRAINS SHALL NOT BE TRAPPED.
5. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL 4 DECK, UNO.
6. 6" SD ROUTE TIGHT TO BOTTOM OF STRUCTURAL TEES UNDER RAMP BETWEEN LEVEL 4 AND LEVEL 3
7. 6" SD DN; TRANSITION TO 8" SD 18" ABOVE LEVEL 4 DECK AND PROVIDE CO; 8" SD DN TO LEVEL 3
8. 6" SD SHALL ROUTE TIGHT TO BOTTOM OF STRUCTURAL TEES UNDER RAMP BETWEEN LEVEL 4 AND LEVEL 3
9. CONNECT BOTTOM OUTLET TO 4" SD RUNNING BELOW, TYP 6 PLCS SLOPE 2 1/2" V UP FROM LEVEL 3
10. 2 1/2" V PENETRATES WALL BELOW LEVEL 4 DECK
11. PROVIDE PREFABRICATED VENT TERMINATION FITTING WITH BIRDSCREEN AND RAIN PROTECTION
12. WASH LINES FOR DRAINAGE DIRECTION, REFER TO STRUCTURAL
13. COORDINATE DRAIN LOCATIONS WITH STRUCTURAL BRACING
14. RAMP UP
15. RAMP DOWN
16. DECK SLOPE, RE: STRUCTURAL, TYP
17. 8" SD
LEVEL 5 STORM DRAIN PLAN

GENERAL NOTES

1. ALL STORM DRAIN LINES SHALL BE SLOPED AT 1/8" PER FOOT, UNO.
2. ALL RISER CLEANOUTS SHALL BE LOCATED AT 18" AF, UNO.
3. DRAINS SHALL BE LOCATED AS CLOSE TO THE MIDDLE OF EACH PARKING SPOT AS POSSIBLE.
4. STORM DRAINS SHALL NOT BE TRAPPED.
5. ALL HORIZONTAL DRAIN LINES ROUTE BELOW LEVEL 5 DECK, UNO.

WASH LINES FOR DRAINAGE DIRECTION, REFER TO STRUCTURAL RAMP DOWN DECK SLOPE, RE: STRUCTURAL, TYP.
ADDITIVE ALTERNATES

1. THE ENTIRE DCW SYSTEM IS AN ADDITIVE ALTERNATE (PROJECT ALTERNATE #2) AND SHALL BE PRICED SEPARATELY BY CONTRACTOR.
GAS NOTES

1. CONTRACTOR TO NOTIFY OKLAHOMA NATURAL GAS (ONG) 1 WORKING DAYS PRIOR TO SCHEDULED WORK ASSOCIATED WITH METER SET MODIFICATIONS. ALL METER SET WORK SHALL BE COORDINATED WITH ONG, ALL INSPECTIONS AND PERMITS REQUIRED TO BE SECURED BY CONTRACTOR SHALL BE COMPLETED PRIOR TO ONG WORK.

2. FINAL NATURAL GAS METER REQUIREMENTS TO BE DETERMINED BY OKLAHOMA NATURAL GAS COMPANY UPON FINAL LOAD VERIFICATION. NEW METER SET TO BE PROVIDED AND INSTALLED BY OKLAHOMA NATURAL GAS. BELOW GRADE GAS BETWEEN METER AND MAIN SHALL BE BY ONG.

3. CONTRACTOR SHALL COORDINATE ALL DETAILS OF THE GAS PIPING SYSTEM WITH THE LOCAL GAS COMPANY. THIS SHALL INCLUDE GAS METER, GAS REGULATOR AND GAS PRESSURE REQUIREMENTS. IF METER SET CHANGES ARE REQUIRED GAS METER AND SERVICE REGULATOR TO BE PROVIDED AND INSTALLED BY ONG. VERIFY CORRECT GAS PRESSURE DOWNSTREAM OF SERVICE REGULATOR AFTER GAS UTILITY COMPLETES INSTALLATION. THE NATURAL GAS DEMAND SHOWN IN MBH IS BASED ON A HEATING VALUE OF 1000 BTU (1 MBH) PER CUBIC FOOT, A SPECIFIC GRAVITY OF 0.6, AND ON PRIMARY EQUIPMENT INDICATED ON PLANS. GAS PIPING SHALL BE AS NOTED ON PLANS. GAS REGULATORS DOWNSTREAM OF METER SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

4. FINAL CONNECTION TO GENERATOR SHALL BE MANUFACTURER'S RECOMMENDATIONS.

5. GAS COMPANY CONTACT: OKLAHOMA NATURAL GAS, JOHN ATKINS (918) 688-6353.

ADDITIVE ALTERNATES

1. THE ENTIRE DCW SYSTEM IS AN ADDITIVE ALTERNATE (ADDITIVE ALTERNATE #2) AND SHALL BE PRICED SEPARATELY BY CONTRACTOR.

2. THE ADDITIVE ALTERNATE ONE GAS GENERATOR (REFER TO ELECTRICAL, ADDITIVE ALTERNATE #3) IMPACTS THE SIZING AND ROUTING OF THE GAS PIPING AND METER. REFER TO H8/P-109 FOR A SCHEMATIC OF THE PIPING SIZES REQUIRED FOR THIS ADDITIVE ALTERNATE.
REFER TO A1/P-902 FOR ADDITIONAL PIPE SIZING.

3/4" GAS LINE DN TO LEVEL 1 GENERATOR (366 MBH)

1" GAS LINE DN TO LEVEL 1 WALL MOUNTED UNIT, REFER TO MECHANICAL (60 MBH)

CYNTERGY ENGINEERING, PLLC

PRIC140001003

9/23/2015 JDF SKG

LEVEL 5 DOMESTIC WATER PLAN
FINISH FLOOR
SINK WITH GRATE COVER
DCW FROM TRAP
PRIMER
INSTALL GAS PIPING TO ALLOW FULL OPENING OF ALL EQUIPMENT/ACCESS PANELS
SANITARY SEWER PIPING
TEE WITH CAPPED 1/8" PRESSURE GAUGE CONNECTION (TYP)
UNION
3" DIRT LEG (FULL LINE SIZE)
GAS COCK
MINIMUM 1/4" GAP ALL AROUND PIPE PROVIDE ESCUTCHEON FOR EXPOSED CAULK, BUNA-N OR VIOTON SEAL
GAS TO WMU-1
RISER EXTENSION UP TO CLEANOUT. NEED NOT BE LARGER THAN 4"

TO GAS GENERATOR
BY CONTRACTOR
METER SET BY ONG
810 S CINCINNATI AVE STE 200 TULSA, OK  74119-1612  918-877-6000 www.cyntergy.com

COORDINATE
NOT TO SCALE
**PLUMBING FIXTURE SCHEDULE**

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<th>MARK</th>
<th>FIXTURE</th>
<th>MANUFACTURER</th>
<th>MODEL NUMBER</th>
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<td>Heavy Duty Nickel</td>
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**REMARKS:**
1. PROVIDE ROUND ACCESS COVER WITH NICKEL-BRONZE CORED FRAMES & PLATES. SIZE AS INDICATED ON DRAWINGS.
2. WATER HAMMER ARRESTORS SHALL BE PROPERLY SIZED, PROPERLY LOCATED IN AN EFFECTIVE RANGE FROM EQUIPMENT, AND IN ACCORDANCE WITH SECURED HEAVY DUTY TOP, ADJUSTABLE TO FINISHED GRADE.
3. PROVIDE CAULKED OR THREADED CLEANOUT, EXTEND ACCESS COVER TO FINISHED WALL SURFACE. ENSURE AMPLE CLEARANCE AT CLEANOUT FOR RODDING OF DRAINAGE SYSTEM.

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**FLOOR DRAIN SCHEDULE**

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**REMARKS:**
1. REFER TO ARCHITECTURAL FOR FLOOR DRAIN LOCATIONS, COORDINATE WITH FLOOR FINISH AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. STAINLESS STEEL BODY WITH DOUBLE FLANGE, WEEP HOLES, COMBINED TWO PIECE BODY REVERSIBLE CLAMPING DEVICES AND ADJUSTABLE DOME STRAINER.
3. PROVIDE TRAP PRIMERS TO FLOOR SINK.
4. PROVIDE OPENINGS IN GRATE THAT RUN PERPENDICULAR TO THE DRIVE LANE AND THE EXPECTED FLOW OF STORM WATER.
5. DURA-COATED CAST IRON BODY WITH COMBINATION MEMBRANE FLASHING CLAMP/GRAVEL GUARD, ADJUSTABLE STAND PIPE AND CAST IRON DOME STRAINER.
6. PROVIDE SCHEDULED DRAIN MANUFACTURER OR APPROVED EQUAL.
7. PROVIDE DECK CLAMP FOR INSTALLATION IN ABOVE GRADE APPLICATIONS ONLY.

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**SUMP PUMP SCHEDULE**

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**REMARKS:**
5. PROVIDE WITH 460/3 PHASE DUPLEX FLOAT TYPE LIQUID LEVEL CONTROL MODULE AND PANEL. PANEL SHALL BE SIZED APPROPRIATELY FOR SIMULTANEOUS OPERATION OF TWO PUMPS FOR DUPLEX EMERGENCY OPERATION. PANEL SHALL BE PROVIDED WITH: CIRCUIT BREAKER FOR EACH PUMP, MAGNETIC STARTER.
6. PROVIDE ZOELLER VARIABLE LEVEL FLOAT SWITCH WITH MOUNTING STRAPS. FLOATS SHALL PROVIDE STOP, PUMP 1 ON, AND PUMP 2 ON CONTROL.
7. PROVIDE PUMP RAILS. 8. PROVIDE TOPP INDUSTRIES FDFB48X60F-3P FREEFLO FIBERGLASS BASIN, 5' DEEP. PROVIDE VENTED POWDER COATED STEEL BASIN WITH 3" PUMP DISCHARGE CONNECTION AND 4" INLET HUB (FIELD CONFIRM INLET DEPTH). PROVIDE GAS-TIGHT BASIN COVER WITH VENT, DISCHARGE, AND INLET FLANGES TO MATCH SIZES SHOWN ON PROJECT DRAWINGS. PROVIDE 4" COMPOSITE INLET HUB WITH GASKET FOR ADDITIONAL FIELD CONNECTION.
ADDITIVE ALTERNATES

1. THE ENTIRE DCW SYSTEM IS AN ADDITIVE ALTERNATE (ADDITIVE ALTERNATE #2) AND SHALL BE PRICED SEPARATELY BY CONTRACTOR.

2. THE ADDITIVE ALTERNATE ONE GAS GENERATOR (REFER TO ELECTRICAL, ADDITIVE ALTERNATE #3) IMPACTS THE SIZING AND ROUTING OF THE GAS PIPING AND METER. REFER TO H8/P-109 FOR A SCHEMATIC OF THE PIPING SIZES REQUIRED FOR THIS ADDITIVE ALTERNATE.
GENERAL NOTES
1. CO AND NOX SENSOR LOCATIONS ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY. ACTUAL MOUNTING LOCATIONS AND QUANTITIES OF SENSORS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR RANGE OF EACH DEVICE. REFER TO SPECIFICATIONS FOR SENSOR REQUIREMENTS.

2. SENSORS SHALL BE SUITABLE FOR LOW TEMPERATURE OPERATION DOWN TO 0°F AND HIGH TEMPERATURE UP TO 120°F.

3. ALL CONTROL WIRING SHALL BE RUN IN CONDUIT. BARE CONTROL WIRE IS NOT ACCEPTABLE.

ADDITIVE ALTERNATES
1. ADDITIVE ALTERNATE #5 INCLUDES LOCATING SECURITY EQUIPMENT IN THE NORTH MECHANICAL ROOM. THIS ROOM IS CURRENTLY NOT CONDITIONED. IF THIS ADDITIVE ALTERNATE IS SELECTED, A MINI-SPLIT COOLING SYSTEM WILL BE REQUIRED FOR THIS ROOM.
GENERAL NOTES

1. CO AND NOX SENSOR LOCATIONS ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY. ACTUAL MOUNTING LOCATIONS AND QUANTITIES OF SENSORS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR RANGE OF EACH DEVICE.

2. SENSORS SHALL BE SUITABLE FOR LOW TEMPERATURE OPERATION DOWN TO 0°F AND HIGH TEMPERATURE UP TO 120°F.

3. ALL CONTROL WIRING SHALL BE RUN IN CONDUIT. BARE CONTROL WIRE IS NOT ACCEPTABLE.
LEVEL 2 NORTHEAST ENLARGED PLAN

LEVEL 1 SOUTHWEST ENLARGED PLAN

LEVEL 5 ENLARGED MECHANICAL PLAN

LEVEL 1 SOUTHEAST ENLARGED PLAN

GENERAL NOTES

1. LEVELS 3 AND 4 HAVE NO MECHANICAL SCOPE AND ARE NOT SHOWN.
EF-1,2 SEQUENCE OF OPERATION

HEATING SETPOINT OF 60°F (ADJ.) ALARMS SHALL BE PROVIDED AS FOLLOWS:

- UTILIZING THE BACNET PROTOCOL FOR COMMUNICATION IN A

- MONOXIDE (CO) RISES ABOVE 25 PPM (ADJ.) OR ZONE NIT ROUS OXIDE (NOx) RISES ABOVE 0.1 PPM

- MODULATE THE FAN SPEED TO MAINTAIN SPACE TEMPERATURE AT A MINIMUM OF 10°F GREATER THAN LOW ZONE TEMP: IF THE ZONE TEMPERATURE IS LOWER THAN THE HEATING SETPOINT BY A USER

- DEFINABLE AMOUNT (ADJ.)

- CONTROLLERS FOR THE EQUIPMENT IDENTIFIED IN THE DRAWINGS.

- CONDENSATE OVERFLOW: IF THE CONDENSATE OVERFLOW SENSOR INDICATES OVERFLOW OF

- SUPPLY FAN: THE SUPPLY FAN SHALL OPERATE PER FACTORY MOUNTED AND PROGRAMMED INTERNAL CONTROLS TO

- HIGH ZONE NOx: IF THE ZONE NOx IS GREATER THAN 2 PPM (ADJ.)

- EASY FIRMWARE UPGRADES USING REMOTE DOWNLOADING - (CHIP REPLACEMENT NOT ACCEPTABLE)

- THE DDC CONTROLS SYSTEM SHALL BE PROVIDED WITH EMERGENCY POWER TO PROVIDE EMERGENCY POWER TO THE CONTROL PANEL FOR ALL SYSTEM UPGRADES AND PATCHES FROM THE MANUFACTURER DURING THE TERM OF THE WARRANTY.

- A. ELECTRICAL STANDARDS: PROVIDE ELECTRICAL PRODUCTS WHICH HAVE BEEN TESTED, LISTED AND LABELED BY UNDERWRITERS' LABORATORIES.

- VFD FAILURE: VFD SETPOINT DOES NOT MATCH COMMANDED STATUS

- FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.

- FAN IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.

- THE ELECTRIC HEATING SHALL STAGE PER FACTORY MOUNTED INTERNAL CONTROLS BASED ON A

- HIGH ZONE TEMPERATURE: IF THE ZONE TEMPERATURE IS GREATER THAN 115°F (ADJ.)

- LOW ZONE TEMPERATURE: IF THE ZONE TEMPERATURE IS LESS THAN 50°F (ADJ.)

- FAN: FAN SHALL OPERATE WHEN SPACE TEMPERATURE RISES ABOVE 75°F (ADJ.) OR WHEN THE SPACE

- RUN CONDITIONS: THE EXHAUST FAN SHALL RUN BASED ON SIGNAL FROM ZONE THERMOSTAT.

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- WALL MOUNTED UNIT SEQUENCE OF OPERATION

- UNIT SEQUENCE OF OPERATION

- SPLIT SYSTEM SEQUENCE OF OPERATION

- EF-2 SEQUENCE OF OPERATION

- EF-3 SEQUENCE OF OPERATION

- EF-4 SEQUENCE OF OPERATION

- UNIT HEATER SEQUENCE OF OPERATION

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