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Pasadena, MD 21122
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Fax (410) 360-2290
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PROJECT

Beverly Center Dry Retail L6 & 7

PROJECT NUMBER

16103

DATE

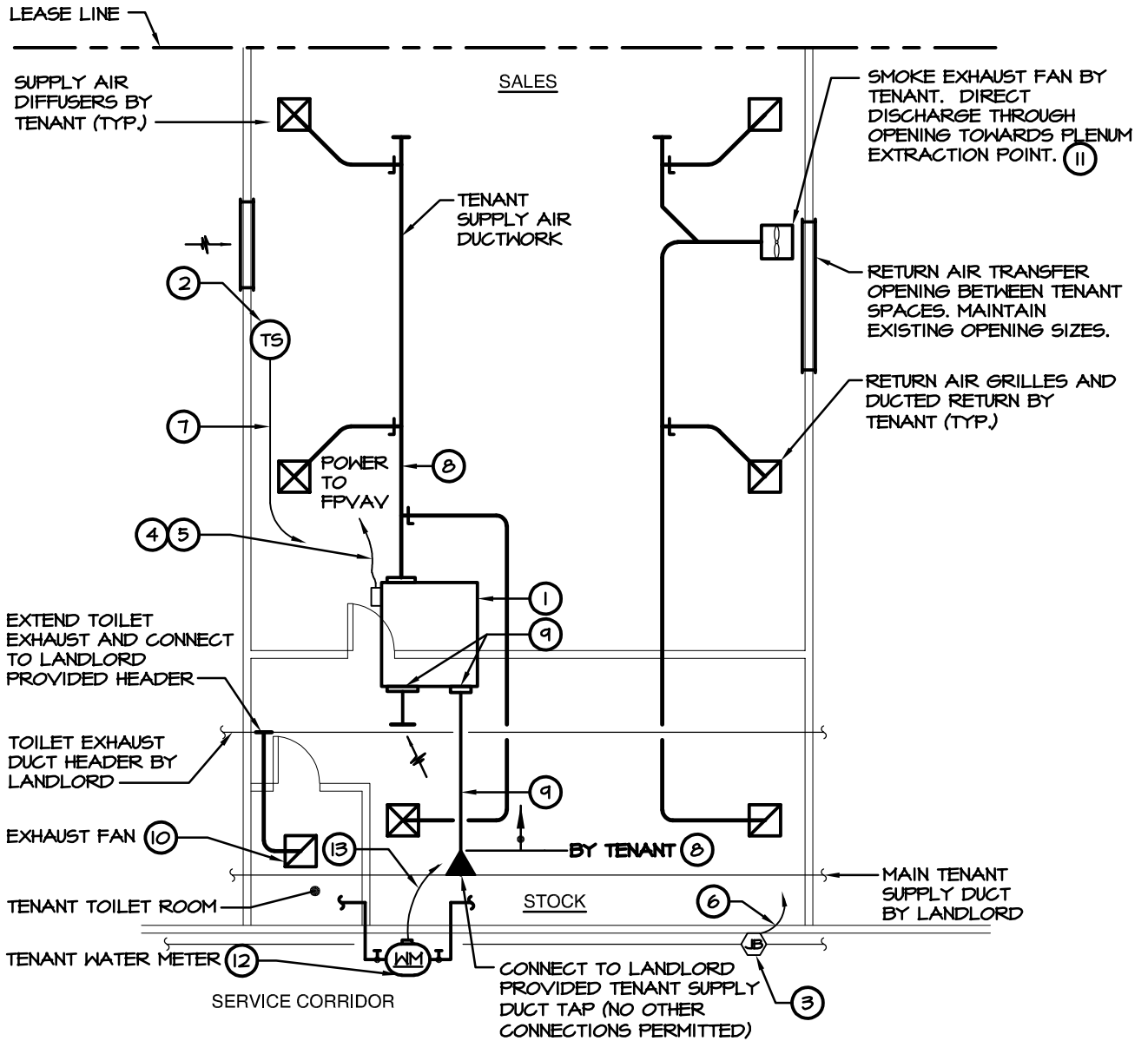
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BY

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SCHEMATIC FLOOR PLAN

NO SCALE

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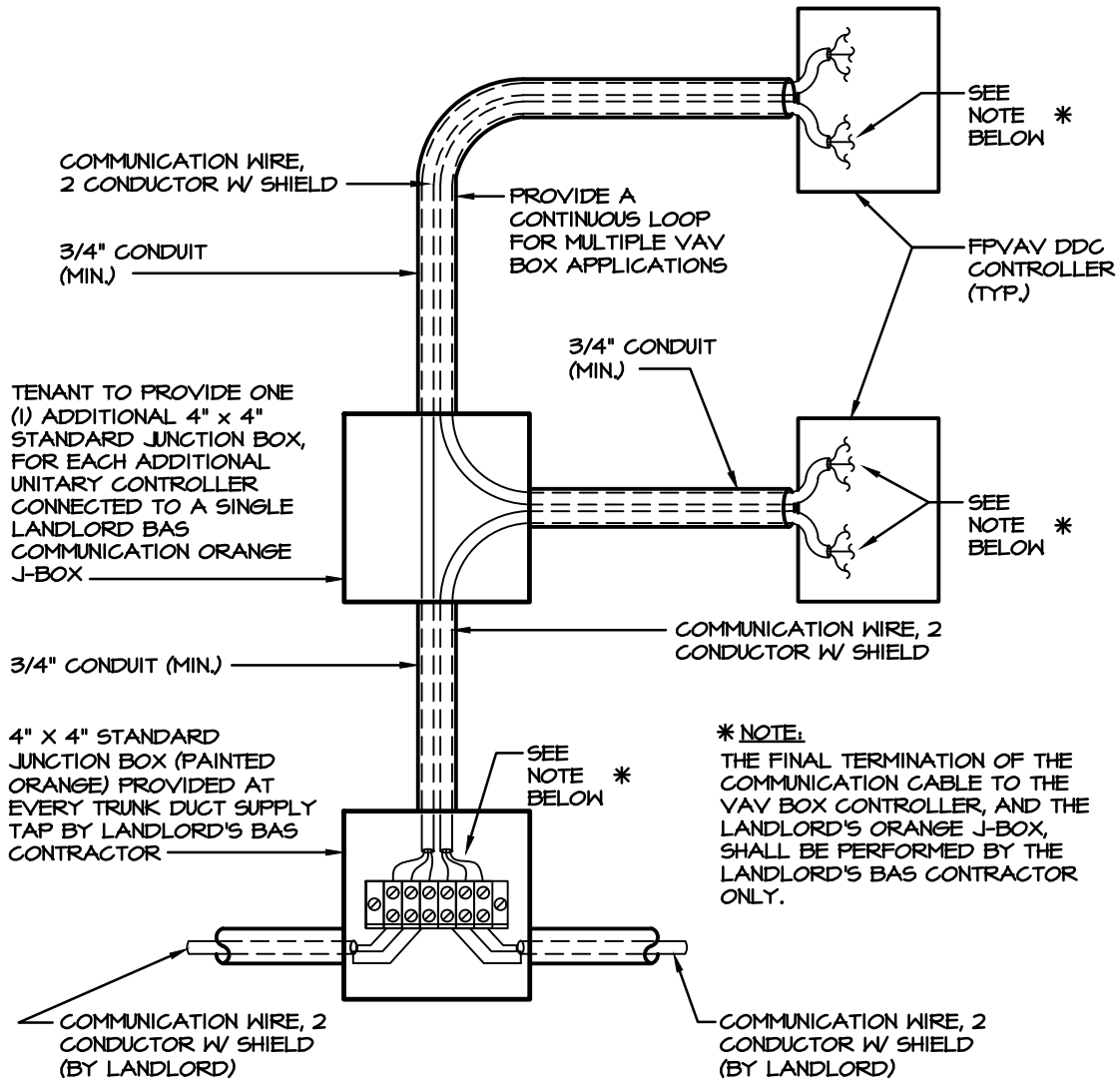
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- ① FAN POWERED VARIABLE AIR VOLUME TERMINAL UNIT "FP VAV BOX"
FP VAV BOX SHALL INCLUDE SUPPLY FAN, BACNET UNITARY CONTROLLER, SPACE SENSOR FOR TEMP. CONTROL, PRIMARY AIR DAMPER, FA OVERRIDE, FILTERS, AND ALL NECESSARY SAFETIES. AT TENANT'S OPTION, HEAT MAY BE PROVIDED UP TO CODE LIMITS. PROVIDE ADEQUATE CLEARANCE FOR SERVICING OF EQUIPMENT WHICH SHALL INCLUDE AS A MINIMUM 3 FEET. ACCESS TO UNIT MUST BE PROVIDED AND MAINTAINED. EXISTING FP VAV BOXES MAY BE REUSED, BUT SHALL HAVE CONTROLS UPGRADED. NEW OR EXISTING BOXES TO BE BROUGHT TO THE LEVEL OF THIS DOCUMENT AT TENANT'S COST BY TENANT.
- ② TEMPERATURE SENSOR.
SENSOR SHALL BE WALL MOUNTED. LOCATE SENSOR IN AN AREA UNOBSTRUCTED FROM ROOM AIR CIRCULATION. THE SENSOR SHALL BE PREPURCHASED AND INSTALLED BY THE TENANT AT TENANTS EXPENSE.
- ③ JUNCTION BOX (LANDLORD'S BAS CONNECTION POINT)
THERE ARE TWO JUNCTION BOXES IN THE BACK OF HOUSE CORRIDOR AT EACH TENANT SPACE. LEGACY JCI N2 NETWORK IS IN SILVER CONDUIT AND THE BACnet NETWORK IS IN ORANGE CONDUIT. REMOVE EXISTING CONNECTION TO LEGACY NETWORK AND CONNECT TO BACnet NETWORK. ALL WIRING MUST BE IN 3/4" CONDUIT. REFER TO DETAIL 4 FOR UNIT CONNECTIONS. FINAL CONNECTIONS TO THE TERMINAL STRIP WITHIN THE JUNCTION BOX SHALL BE MADE BY THE LANDLORDS BAS CONTRACTOR AT TENANT'S EXPENSE.
- ④ POWER TO FP VAV BOX
TENANT TO PROVIDE POWER TO FP VAV UNITS. THE POWER FEED SHALL BE DEDICATED TO THE FP VAV UNIT(S) ONLY AND SHALL INCLUDE A LOCKING MECHANISM ON CIRCUIT BREAKER TO ELIMINATE UNINTENDED SHUT DOWN OF THE EQUIPMENT. COORDINATE POWER REQUIREMENTS WITH EQUIPMENT PREPURCHASED BY LANDLORD.
- ⑤ DISCONNECT SWITCH AT FP VAV UNIT
PROVIDE A SERVICE DISCONNECT SWITCH ADJACENT TO THE FP VAV UNIT FOR SERVICING OF EQUIPMENT. PROVIDE AND MAINTAIN ACCESS TO THE DISCONNECT SWITCH.
- ⑥ LAN / BAS CONDUIT AND WIRING
LAN / BAS COMMUNICATION WIRING SHALL BE INSTALLED IN 3/4" CONDUIT BY TENANT. CONNECTION AT THE JUNCTION BOX AND CONNECTION AT THE UNITARY CONTROLLER SHALL BE MADE BY THE LANDLORD'S BAS CONTRACTOR AT TENANT'S EXPENSE.
- ⑦ WIRING FOR SENSOR WHICH CONTROLS FP VAV BOXES (TEMPERATURE)
SENSOR WIRING SHALL BE INSTALLED IN 3/4" CONDUIT. TEMPERATURE SENSOR CONDUIT AND SENSOR ELECTRICAL BOX MOUNTED RECESSED WITHIN WALL SHALL BE FURNISHED AND INSTALLED BY TENANT'S CONTRACTOR. SENSOR WIRING AND TERMINATIONS SHALL BE FURNISHED AND INSTALLED BY TENANT AT TENANT'S EXPENSE.
- ⑧ DISCHARGE SUPPLY DUCTWORK (SECONDARY)
DISCHARGE SUPPLY DUCTWORK SHALL BE RIGID GALVANIZED SHEET METAL. ALL SUPPLY DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A CONTINUOUS VAPOR BARRIER. NO FLEXIBLE DUCTWORK ALLOWED.
- ⑨ TAC SUPPLY AIR DUCT (PRIMARY)
TAC SUPPLY AIR DUCTWORK SHALL BE RIGID GALVANIZED SHEET METAL. ALL PRIMARY AIR DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A CONTINUOUS VAPOR BARRIER. INLET MUST CONTAIN 5 FEET OF STRAIGHT DUCT AND SHALL BE FULL SIZE OF UNIT CONNECTION.
- ⑩ TENANT TOILET EXHAUST
TOILET EXHAUST FAN OR COMBINATION FAN / LIGHT WITH EXHAUST DUCTWORK SHALL BE PROVIDED BY THE TENANT'S CONTRACTOR. EXHAUST DUCTWORK SHALL BE RIGID SHEET METAL AND EXTENDED AND CONNECTED TO LANDLORDS PROVIDED HEADER DUCT SYSTEM.
- ⑪ RETURN / EXHAUST AIR FAN(S)
RETURN / EXHAUST AIR FAN(S) SHALL BE UL LISTED FOR SMOKE EXHAUST. SIZE FAN(S) FOR 9 ACH. ADD VFD TO SLOW FAN TO COOLING REQUIREMENTS AND FOR LARGE SCALE BALANCING. PROVIDE SOUND ENCLOSURE(S) IF REQUIRED BY TENANT.
TENANTS DOMESTIC WATER METER
- ⑫ TENANT'S DOMESTIC WATER METER SHALL BE CONNECTED TO THE FP VAV UNIT CONTROLLER FOR REMOTE READING THROUGH THE LANDLORDS BAS. TENANT WATER METERS SHALL BE FURNISHED BY THE LANDLORD AT TENANT'S EXPENSE AND INSTALLED BY THE TENANT'S CONTRACTOR. ALL WIRING SHALL BE IN 3/4" CONDUIT.
- ⑬ WIRING FOR TENANT WATER METER
THE WIRING SHALL BE 2 CONDUCTOR 22 GAUGE WIRE. USE 20 GAUGE WIRE OVER 300 FOOT LENGTH. ALL WIRING SHALL BE IN 3/4" CONDUIT. WIRE, CONDUIT AND TERMINATIONS SHALL BE FURNISHED AND INSTALLED BY TENANT AT TENANT'S EXPENSE.
- ⑭ FIRE ALARM CONNECTIONS
TENANTS SHALL PROVIDE SINGLE FROM FIRE ALARM PANEL WITHIN TENANT SPACE TO BOARD CONTROLLER, INITIALIZING SMOKE SEQUENCE. FA SIGNAL SHALL OVERRIDE FP VAV BOX TO DESIGN CFM. SECOND FA SIGNAL SHALL OVERRIDE FP VAV BOX TO CLOSE DAMPER AND DE-ENERGIZE.



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COMMUNICATION CABLE WIRE INSTALLATION DETAIL
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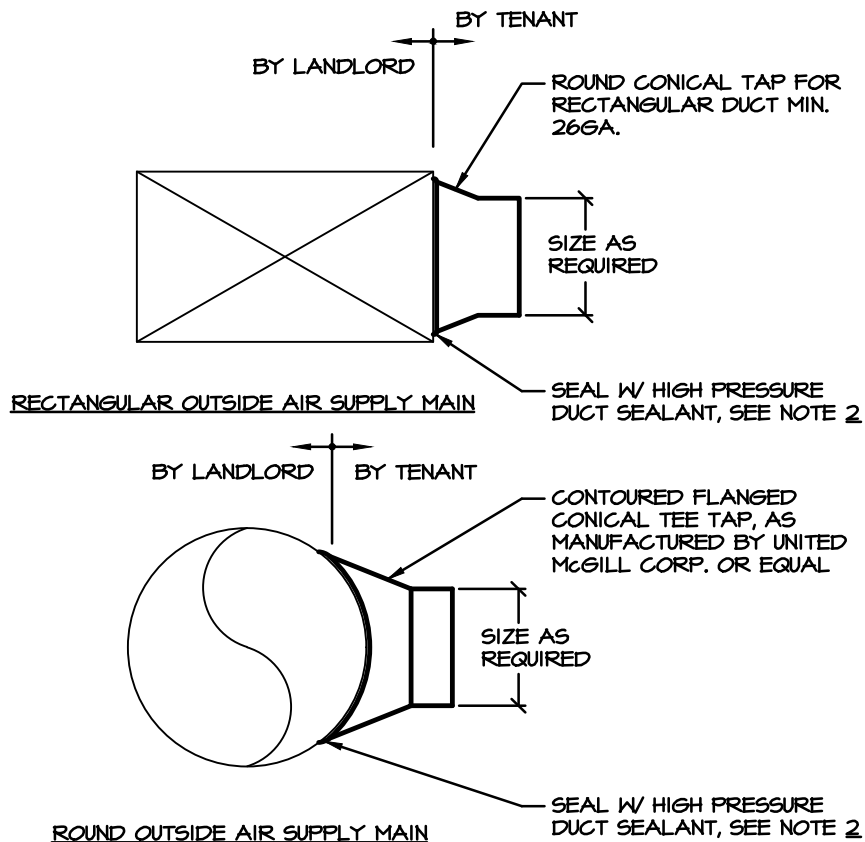
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NOTES:

1. THERE ARE EXISTING DUCT TAPS WHICH SHALL BE REUSED UNLESS SPECIFICALLY PERMITTED BY THE LANDLORD. IN SUCH CASES WHERE THE LANDLORD AUTHORIZES NEW TAPS, PROVIDE DUCT CONNECTIONS TO SUPPLY AND EXHAUST DUCT MAINS IN ACCORDANCE WITH THIS DETAIL.
2. DUCT SEALANT SHALL BE UNITED MCGILL SEALER, UNI-WEATHER HARD CAST IRON ALL WEATHER SEALER, OR EQUAL. SEALANT SHALL BE UL LISTED AND HAVE FIRE HAZARD CLASSIFICATION RATING NOT EXCEED 25 FLAME SPREAD AND 50 SMOKE DEVELOPED.

3
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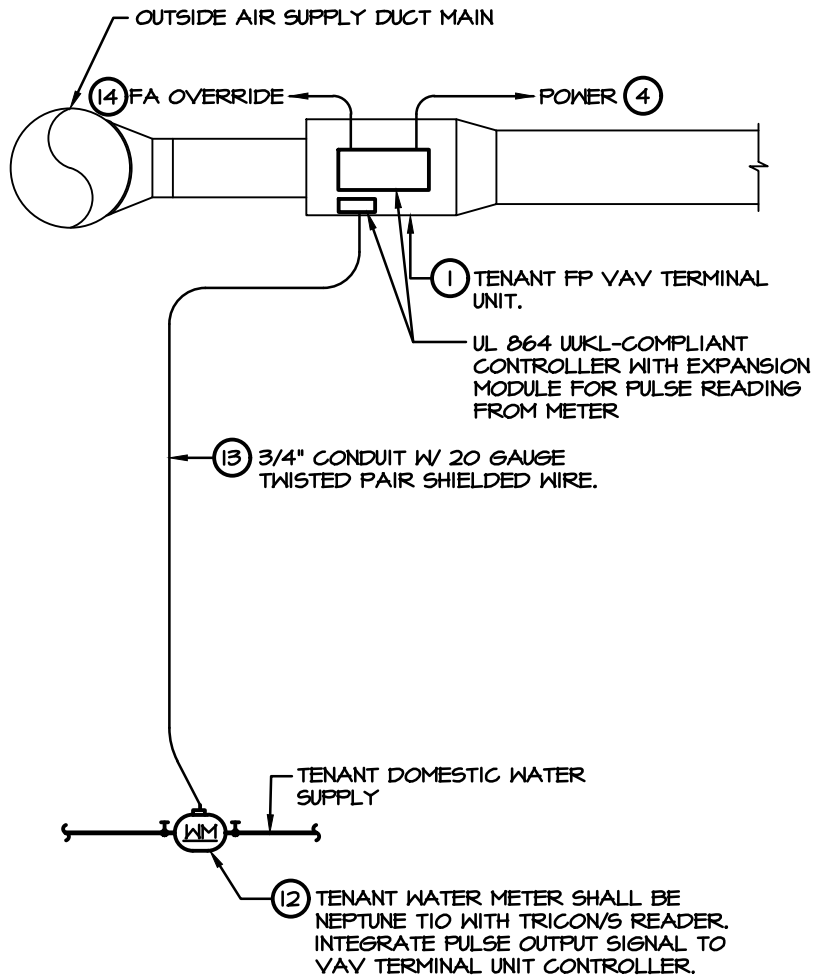
OUTSIDE AIR DUCT CONNECTION DETAIL

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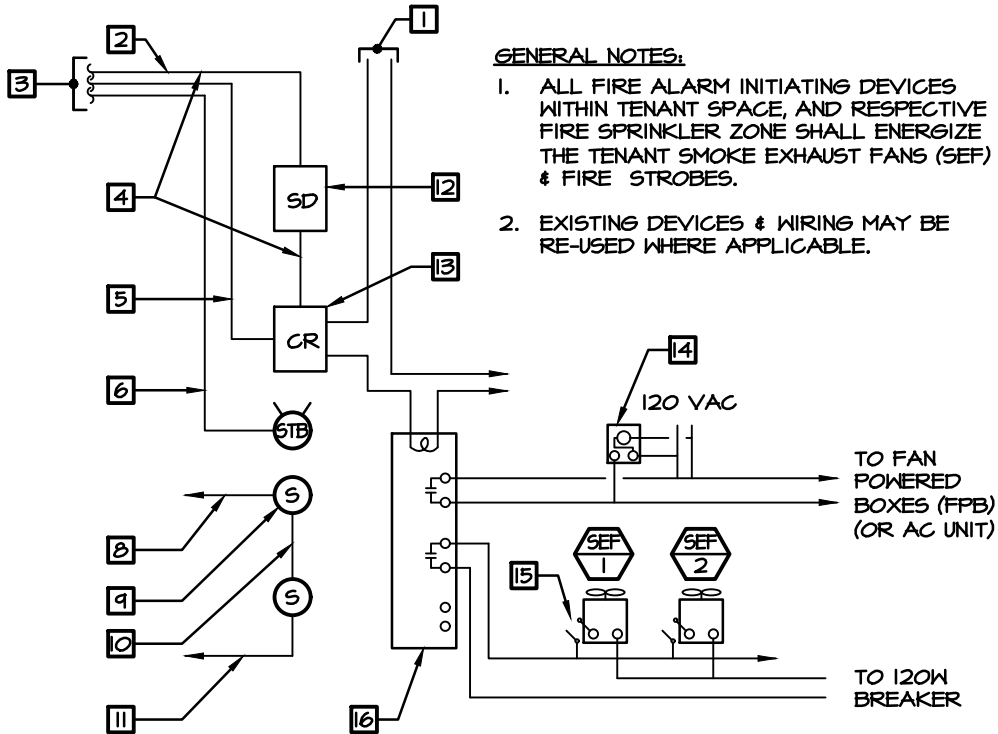
TENANT WATER METER DETAIL

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GENERAL NOTES:

1. ALL FIRE ALARM INITIATING DEVICES WITHIN TENANT SPACE, AND RESPECTIVE FIRE SPRINKLER ZONE SHALL ENERGIZE THE TENANT SMOKE EXHAUST FANS (SEF) & FIRE STROBES.
2. EXISTING DEVICES & WIRING MAY BE RE-USED WHERE APPLICABLE.

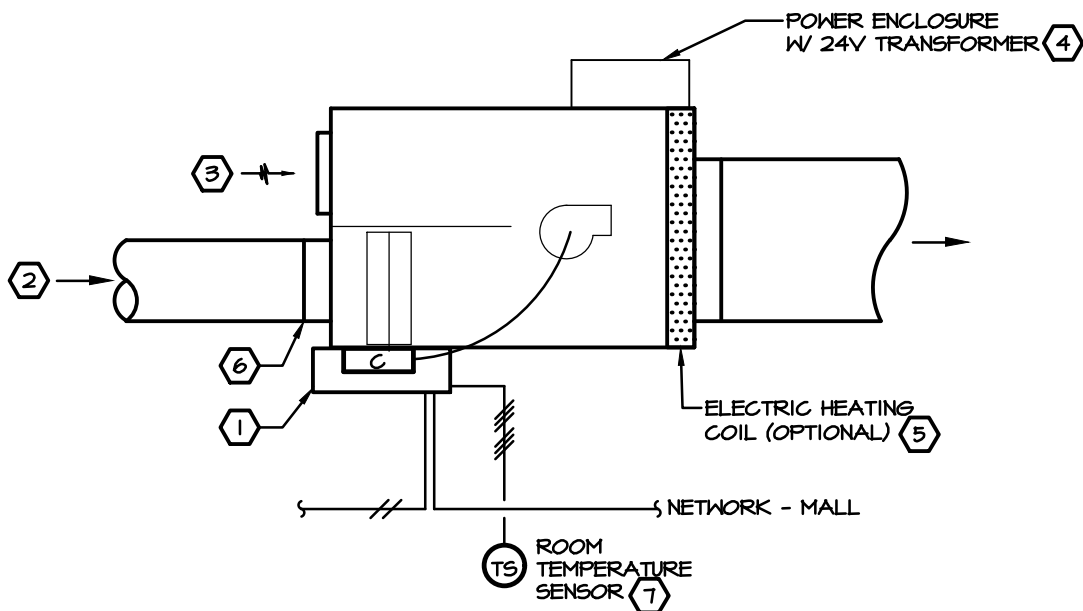
NOTES:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 SEF CIRCUIT. 2 TO SIMPLEX JUNCTION BOX IN SERVICE CORRIDOR BEHIND TENANT SPACE. 3 CONDUIT TO SERVICE CORRIDOR. 4 WEST PENN CABLE #0-975 (2) CONDUCTOR. 18 GAUGE TWISTED, UNSHIELDED. 5 (2) 14 GAUGE WIRESS TO POWER CONTROL RELAY (24) UNC FROM SIMPLEX SYSTEM). 6 (4) CONDUCTORS 12 GAUGE WIRE COLOR CODED (2) 12 GAUGE RED, (2) 12 GAUGE BLACK. 7 SIMPLEX FIRE STROBE #4904-9137 (SFM #7125-0026.198) 8 LIFE SAFETY SPEAKER ATLAS/SOUNDOLIER #UNT25C-US1-8 (SFM 7320-1173.102) | <ul style="list-style-type: none"> 9 25 VOLT SPEAKER CIRCUIT FROM EXISTING SYSTEM. 10 NEW CONDUIT TO NEW SPEAKERS. 11 EXISTING SPEAKERS CIRCUIT TO/FROM NEXT TENANT. 12 SIMPLEX TRUEALARM SMOKE DETECTOR #4098-9781 / 4098-9701 (SFM 7300-0026.165) 13 SIMPLEX "ZAM" #2190/9163: TO ACTIVATE TENANT SMOKE EXHAUST FANS, (SFM #7165-0026.126) 14 TIME SWITCH FOR FAN POWERED (OR AC UNIT). 15 DISC. SW MOUNT ADJACENT TO SEF. 16 MULTI-POLE RELAY. |
|---|---|



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6 TERMINAL UNIT FLOW DIAGRAM

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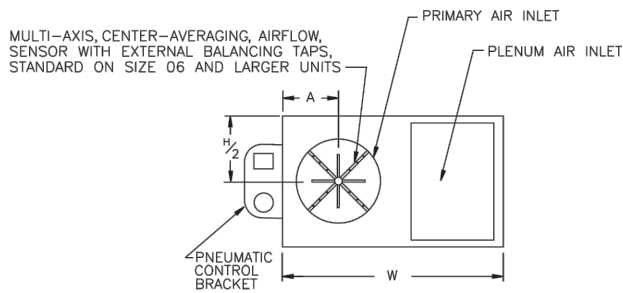
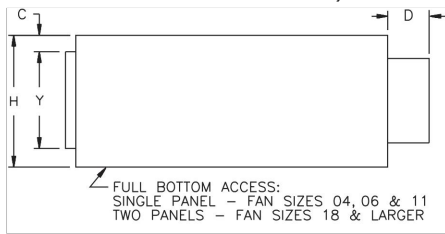
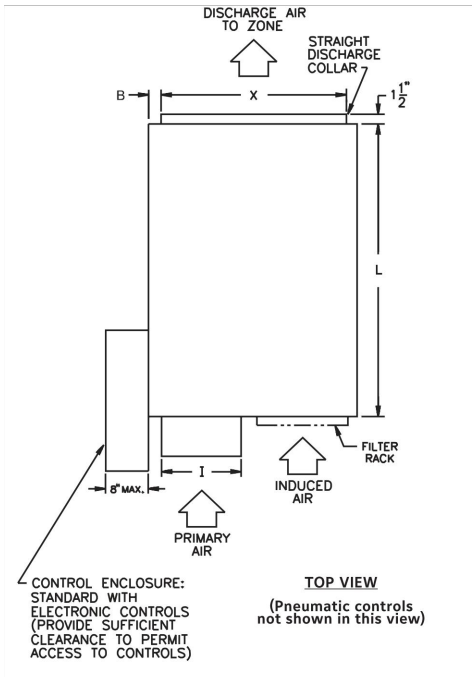
- 1 UNIT CONTROLLER DELTA DVC 300. BRING MS/TP AND TEMP. SENSOR WIRING TO CONTROLLER. FINAL CONNECTIONS BY LANDLORD CONTRACTOR. REPORT DAMPER POSITIONS TO BAS.
- 2 PRIMARY AIR FROM TAC UNIT, AIR TEMP IS TYPICALLY 50°-55°F. SUPPLY AIR TEMP RESET MAY BE USED WHEN VAV BOXES ARE SATISFIED.
- 3 RETURN AIR FROM CEILING PLENUM SPACE.
- 4 POWER ENCLOSURE, CONTROLS TRANSFORMER, AND PWM SPEED CONTROLLER FOR BALANCING FAN. ACCESS ON SAME SIDE AS CONTROLLER.
- 5 HEATING COIL MAY BE PROVIDED POWER FROM TENANT SERVICE AIRFLOW SWITCH REQUIRED.
- 6 FLOW SENSING RING. REPORT CFM TO BAS.
- 7 ROOM TEMPERATURE SENSOR. REPORT TEMP TO BAS.



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Model CFR



Unit Size	Dimensions									
	I	A	B	C	D	X	Y	W	H	L
0404	3-7/8" [98]	6" [152]	5" [127]	3/4" [19]	10-1/2" [267]	8-3/8" [213]	8" [203]	18" [457]	12" [305]	28" [711]
0504	4-7/8" [124]	6" [152]	5" [127]	3/4" [19]	10-1/2" [267]	8-3/8" [213]	8" [203]	18" [457]	12" [305]	28" [711]
0604	5-7/8" [149]	6" [152]	5" [127]	3/4" [19]	6-1/2" [165]	8-3/8" [213]	8" [203]	18" [457]	12" [305]	28" [711]
0506	4-7/8" [124]	6" [152]	2-1/4" [57]	3/4" [19]	10-1/2" [267]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
0606	5-7/8" [149]	6" [152]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
0806	7-7/8" [251]	6" [152]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
0611	5-7/8" [149]	6" [152]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
0811	7-7/8" [200]	6" [152]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
1011	9-7/8" [251]	7" [178]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	11" [279]	11" [279]	23-3/8" [594]	14" [356]	35" [889]
0818	7-7/8" [200]	8" [203]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1018	9-7/8" [251]	8" [203]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1218	11-7/8" [302]	8" [203]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1021	9-7/8" [251]	8" [203]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1221	11-7/8" [302]	8" [203]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1421	13-7/8" [352]	9" [229]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	15" [381]	13-1/2" [343]	29-3/8" [746]	17" [432]	40" [1016]
1224	11-7/8" [302]	10" [254]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	28" [711]	15" [381]	38" [965]	19" [483]	54" [1372]
1424	13-7/8" [352]	10" [254]	2-1/4" [57]	3/4" [19]	6-1/2" [165]	28" [711]	15" [381]	38" [965]	19" [483]	54" [1372]
1230	11-7/8" [302]	10" [254]	9-3/4" [248]	1-1/4" [32]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1430	13-7/8" [352]	11-1/2" [292]	9-3/4" [248]	1-1/4" [32]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1630	15-7/8" [352]	11-1/2" [292]	9-3/4" [248]	1-1/4" [32]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1440	13-7/8" [403]	11-1/2" [292]	9-3/4" [248]	1-1/4" [32]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1640	15-7/8" [352]	11-1/2" [292]	9-3/4" [248]	1-1/4" [32]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1644	15-7/8" [352]	11-1/2" [292]	9-3/4" [248]	3-1/4" [83]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]
1844	15-7/8" [352] x 15-7/8" [352]	11-1/2" [292]	9-3/4" [248]	3-1/4" [83]	6-1/2" [165]	40" [1016]	15" [381]	52" [1321]	19" [483]	62" [1575]

NOTES:
1. All dimensions are in inches [mm] with a tolerance of ±1/8" [3mm].



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EXAMPLE SMOKE EXHAUST CALCULATION

NAME	AREA (SF)	HEIGHT (FT)	VOLUME (CF)	6 ACH EXHAUST RATE (CFM)	5 ACH MAKEUP AIR RATE (CFM)	PROVIDED EXHAUST RATE (CFM)	PROVIDED MAKEUP RATE (CFM)	NOTES
SALES	1,000	11'-0"	11,000	1,100	917	1,100	920	1, 2
STOCK	500	12'-0"	6,000	600	500	600	500	1, 2

NOTES:

1. VAV BOX SMOKE MINIMUM PRIMARY AIR SHALL BE EQUAL TO THE SUM OF ALL AREAS REQUIRED MAKEUP RATES SERVED BY THE BOX.
2. PROVIDE BOOSTER EXHAUST FAN IN CEILING AS REQUIRED TO ENSURE PLENUM EXHAUST CAN FULL EXHAUST AIR FROM SPACE.

TENANT SPACE TESTING AND INSPECTION SHALL INCLUDE A SMOKE TEST CONDUCTED BY THE MECHANICAL AND FIRE ALARM CONTRACTORS FOR INSPECTION BY THE LADBS MECHANICAL INSPECTOR AND THE LAFD FIRE INSPECTOR. PRIOR TO SCHEDULING THIS TEST, THE CERTIFIED TESTING AND BALANCING REPORT MUST BE PERFORMED AND WITNESSED BY FACILITIES. CURRENTLY THIS TEST REQUIRES THE FOLLOWING PROCEDURE:

1. PUT SPACE INTO TEST MODE ON FIRE ALARM PANEL AND OVERRIDE SMOKE DETECTORS TO NOT SEND SYSTEM INTO ALARM.
2. FILL SPACE WITH SMOKE, DENSITY SHOULD BE SUCH THAT A COIN CANNOT BE SEEN ON THE FLOOR BY THE INSPECTOR.
3. REMOVE SMOKE DETECTOR OVERRIDE. ALL SEQUENCES MUST OPERATE CORRECTLY AND SMOKE MUST CLEAR TO THE POINT THAT THE INSPECTOR CAN SEE THE EXIST SIGN AT THE FURTHEST POINT WITHIN THE STORE WITHIN TEN (10) MINUTES.
4. CLEAR ALARM AND END TEST MODE.

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GENERAL SMOKE CONTROL DESIGN INFORMATION:

THE FIRE ALARM SYSTEM DETECTS SMOKE AT AREA DETECTORS AND DUCT DETECTORS. IT ALSO DETECTS WATER FLOW SWITCHES IN THE SPRINKLER SYSTEM. BASED ON THESE INPUTS, IT INITIALIZES ALARMS AND SENDS SIGNALS TO THE BUILDING AUTOMATION SYSTEM TO INITIALIZE EQUIPMENT BASED ON THE ZONE WHERE THE DETECTION OCCURS.

THE SMOKE CONTROL SYSTEM AT BEVERLY CENTER IS DESIGNED TO PROVIDE SEVERAL AIR CHANGES WITHIN THE ZONE WHERE THE ALARM IS GENERATED. THE SPACE WHERE THE ALARM IS GENERATED REMAINS SLIGHTLY NEGATIVE WITH RESPECT TO ADJACENT ZONES, HOWEVER SUPPLY AND EXHAUST BOTH OPERATE WITHIN THE ALARMING ZONE.

TAC UNITS ARE LOCATED ON THE ROOF AND SUPPLY OUTSIDE AIR TO THE TENANT SPACES THROUGH THE PRIMARY AIR DUCT WHEN IN SMOKE MODE. EACH TAC UNIT HAS AN ASSOCIATED EXHAUST FAN ON THE ROOF THAT PULLS AIR FROM SHAFTS THAT LEAD DOWN TO THE COMMON PLENUM ON THIS TENANT'S FLOOR. THE PLENUM FOR EACH SMOKE ZONE IS CONNECTED VIA OPENINGS IN TENANT DEMISING WALLS. A CEILING IS REQUIRED FOR THIS TO WORK. IF A CEILING IS NOT PROVIDED, A DUCT CONNECTING ADJACENT TENANTS WITH A BALANCED INLET FOR THE TENANT SPACE IS REQUIRED.

GENERAL SMOKE CONTROL SEQUENCE OF OPERATION:

1. UPON SENSING SMOKE IN THE SPACE, THE TENANT'S FIRE ALARM PANEL SHALL INDICATE THAT THE SPACE IS IN ALARM.
2. THE TENANT FIRE ALARM PANEL SHALL SEND A SIGNAL TO THE MAIN FIRE CONTROL PANEL IN THE FIRE COMMAND CENTER. THE MAIN FIRE CONTROL PANEL SHALL THEN SIGNAL THE BUILDING AUTOMATION SYSTEM TO INITIALIZE ALL MAC, TAC, EF, AND SF EQUIPMENT DEDICATED TO THE SMOKE ZONE THE TENANT IS IN.
3. THE TENANT FIRE ALARM PANEL SHALL ALSO INITIALIZE ALL EQUIPMENT WITHIN THE TENANT SPACE IN SMOKE CONTROL MODE.

TENANT SMOKE CONTROL SEQUENCE OF OPERATION:

1. ONCE TENANT FIRE ALARM PANEL HAS SENSED THAT TENANT SPACE IS IN ALARM, PANEL SHALL SEND SIGNAL TO THE TENANT EQUIPMENT TO OPERATE IN SMOKE CONTROL MODE.
2. FP VAV BOX FAN(S) SHALL ENERGIZE. PRIMARY AIR DAMPER(S) SHALL STROKE TO MAINTAIN SMOKE MAKEUP AIR SETPOINT.
3. EXHAUST FAN(S) SHALL ENERGIZE AND INCREASE SPEED TO SMOKE CONTROL FLOW RATES.

SEQUENCE OF OPERATION:

1. MODE SHALL BE SET THROUGH THE BUILDING BAS BASED ON TIME OF DAY AND OVERRIDE SIGNALS FROM THE FIRE ALARM SYSTEM AND THE SMOKE CONTROL OVERRIDE PANEL.
2. UNOCCUPIED MODE
 - 2.1. FP VAV BOXES - PRIMARY AIR SETPOINT SHALL BE SET TO SMOKE CONTROL MODE SETPOINT AND DAMPER SHALL MODULATE TO MEET SETPOINT. FAN SHALL DE-ENERGIZE.
 - 2.2. SMOKE EXHAUST FAN - DE-ENERGIZE.
3. OCCUPIED MODE
 - 3.1. FP VAV BOXES - PRIMARY AIR SETPOINT SHALL BE OA MINIMUM AND DAMPER SHALL MODULATE TO MEET SETPOINT. FAN SHALL ENERGIZE. PRIMARY AIR SETPOINT SHALL THEN MODULATE BETWEEN OA MINIMUM CFM AND MAXIMUM COOLING CFM TO SATISFY THERMOSTAT WITHIN SPACE.
 - 3.2. SMOKE EXHAUST FAN - DE-ENERGIZE
4. SMOKE CONTROL MODE
 - 4.1. FP VAV BOXES - PRIMARY AIR SETPOINT SHALL BE SMOKE CONTROL MODE SETPOINT AND DAMPER SHALL MODULATE TO MEET SETPOINT. FAN SHALL ENERGIZE.
 - 4.2. SMOKE EXHAUST FAN - ENERGIZE