

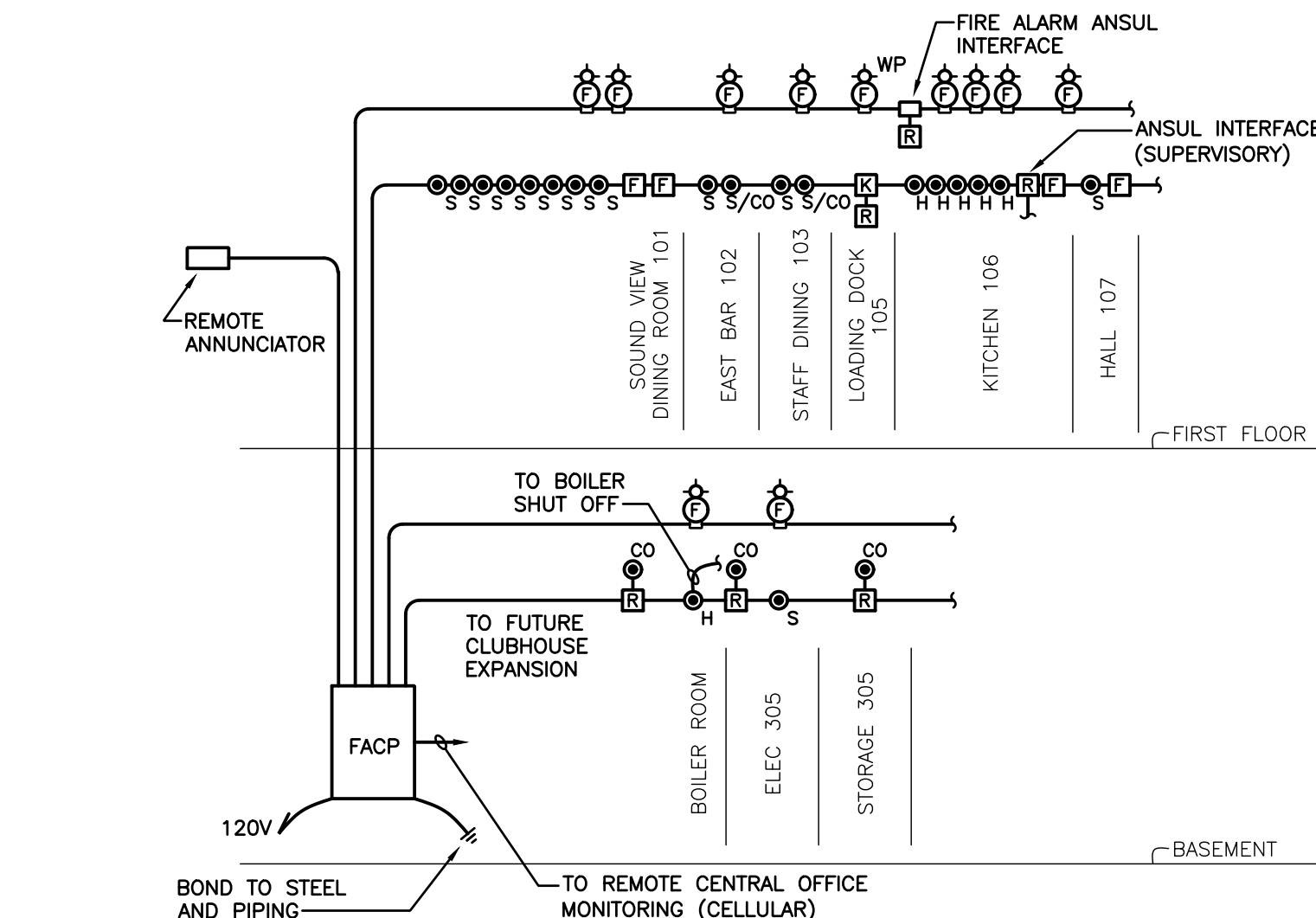
Key Plan

CLUB HOUSE FIRE ALARM GENERAL NOTES

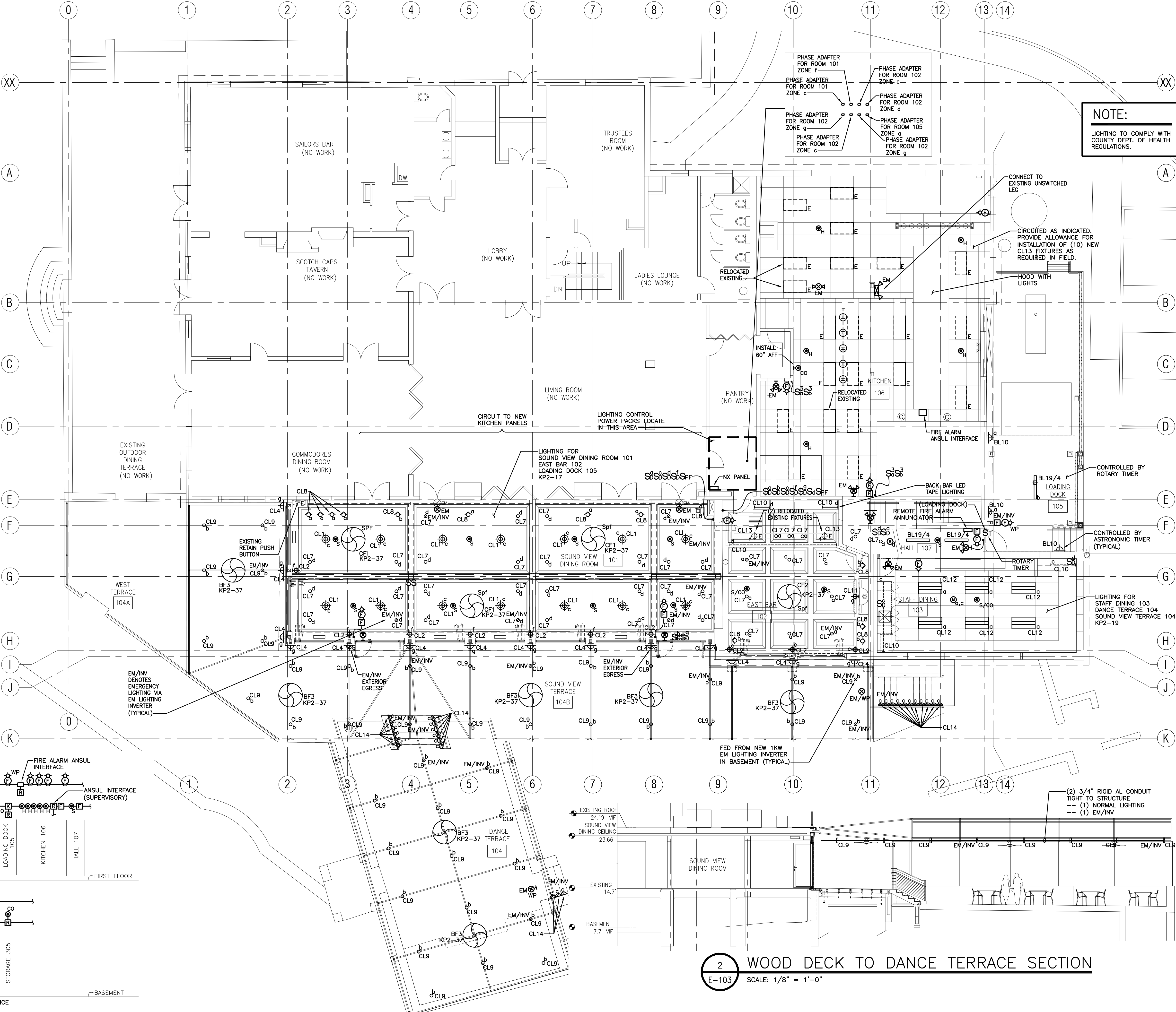
1. ELECTRICAL CONTRACTOR SHALL PROVIDE THE SERVICES THE CLUB'S A LICENSED FIRE ALARM VENDOR IN BID.
2. NEW FIRE ALARM EQUIPMENT SHALL INCLUDE BUT NOT BE LIMITED TO:
 - NEW ADDRESSABLE FIRE ALARM PANEL.
 - NOTIFICATION POWER SUPPLY.
 - DIGITAL MODEM FOR SPECIFIC ALARM REPORTING TO CENTRAL STATION MONITORING.
 - ALL REQUIRED AND INDICATED ALARM INITIATING AND NOTIFICATION DEVICES.
 - ADA COMPLIANT STROBES AND HORN/STROBES WITH SYNCH MODULES.
 - ADDRESSABLE SMOKE DETECTOR.
 - CONVENTIONAL FIXED TEMP, 135°F HEAT DETECTORS.
 - ADDRESSABLE CARBON MONOXIDE DETECTORS.
 - CONVENTIONAL NON-ADDRESSABLE HEAT DETECTORS.
 - MANUAL PULL STATIONS
 - ADDRESSABLE INTERFACE MODULES
3. ALL WIRES SHALL BE PLENUM RATED FIRE ALARM CABLES. ALL WIRES SHALL BE RUN AS INDICATED ON RISER
4. SEE FLOOR PLANS FOR EXACT QUANTITY AND LOCATION.
5. PROVIDE SHOP DRAWINGS. SHOP DRAWING SUBMITTALS SHALL INCLUDE:
 - FULL FLOOR PLANS WITH DEVICE LOCATIONS AND ADDRESSES.
 - SYSTEM RISER AND CONNECTION PLANS.
 - DEVICE CUTS.
 - TEST REPORT.
6. PROVIDE ONE YEAR FULL SERVICE WARRANTY WITH PARTS AND LABOR COVERED.
7. TEST REPORT SHALL INCLUDE TESTING OF ALL DEVICES AND FULL SEQUENCE OF OPERATION. DOCUMENTATION SHALL INCLUDE ALL STEPS AND ALL DEVICES TESTED.

FIRE ALARM SEQUENCE OF OPERATION

- ALARM INITIATION BY ANY SMOKE DETECTOR, HEAT DETECTOR OR PULL STATION OR OTHER INITIATING DEVICE SHALL ACTIVATE;
- ALL BUILDING HORN/STROBE AND STROBES.
 - ANNUNCIATION AND RECORDING AT FACP.
 - SIGNAL TO REMOTE CENTRAL OFFICE MONITORING.
- ALARM INITIATION BY CARBON MONOXIDE DETECTOR SHALL ACTIVATE:
- LOCAL AUDIBLE ANNUNCIATORS.
 - SIGNAL TO REMOTE CENTRAL OFFICE MONITORING.
- TROUBLE INITIATION BY ANY DEVICE SHALL ACTIVATE;
- ANNUNCIATION AND RECORDING AT FIRE ALARM CONTROL PANEL.
 - SIGNAL TO REMOTE CENTRAL OFFICE MONITORING.
 - CARBON MONOXIDE ALARMS SHALL SOUND A UNIQUE TUNE.



3 CLUBHOUSE FIRE ALARM RISER
E-103 NOT TO SCALE



1 FIRST FLOOR PLAN-LIGHTING
E-103 SCALE: 1/8" = 1'-0"

2 WOOD DECK TO DANCE TERRACE SECTION
E-103 SCALE: 1/8" = 1'-0"

08/19/25	CONSTRUCTION DOCUMENTS
04/22/25	100% DESIGN DEVELOPMENT
03/14/25	50% DESIGN DEVELOPMENT
09/23/24	SCHEMATIC DESIGN
No	Date
Issued/Revised	Description
Drawing Title	ELECTRICAL-LIGHTING
Clubhouse	FIRST FLOOR, WOOD DECK
Section & Fire Alarm Riser	
Scale	AS SHOWN
Date	09/23/24
Project No.	16025
Drawing No.	

T:\Tonorth\2025\2504 AMERICAN YACHT CLUB-CLUBHOUSE & BEACH HOUSE RENOVATION\2504 E-109 CLUBHOUSE- LIGHTING FIXTURE SCHEDULE & NOTES.dwg, 8/18/2025 11:27:33 AM, ARCH full bleed D (86.00 x 24.00 inches), J.M.

BEACH HOUSE & CLUBHOUSE – L I G H T I N G F I X T U R E S C H E D U L E								
FIXTURE TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL #	BULBS / WATTAGE	VOLTAGE	MOUNTING	REMARKS
CL1		CEILING PENDANT	CUSTOM PENDANT	SEMI FLUSH	4 LAMPS WATTAGE	120V		LINEN W/BLUE BANDS, BRASS. 28" DIAM, 13" TALL
CL2		DECORATIVE SCONCE	VISUAL COMFORT	TOB 2209HAB-WG	VISUAL COMFORT: VB200007A LED, 2700K, 4W, 350LM BASE 60-B11/E26 KEYLESS	120V	SURFACE WALL	PROVIDE RECESSED BACKBOX
CL3		REUSE EXTG CEILING PENDANT	NA	NA	EXTG			POL BRASS
CL4		DECORATIVE SCONCE	HUDSONVALLEY/TROY	B-6520-PRB/TBZ	MAXIMUM LIGHTING: BL412T8QL120V22 LED, 2200K, 4W, 350LM, BASE T8-30S/E12 CANDELABRIA 15W 1000LM	120V	SURFACE WALL	PROVIDE RECESSED BACKBOX
CL7		2" RECESSED DOWN LIGHT	ENVISION LED	LED-DLJBX-2-15W-5CCT-W/W-S-CUNV-JBX-R1	LED, 2700K, 15W, 1000LM	120V	RECESSED	WHITE TRIM
CL8		2" RECESSED WALL WASHER	ENVISION LED	LED-DLJBX-2-15W-5CCT-W/W-S-CUNV-NC-1CAT-7H	LED, 2700K, 15W, 1000LM	120V	RECESSED	WHITE TRIM
CL9		SURF MTD CYLINDER DOWN LIGHT	WAC LIGHTING	FM-W36607-3000K AL -11W-855-545	LED, 3000K, 11W, 545LM	120V	SURFACE	PROVIDE RECESSED BACKBOX
CL10		CONCEALED MILLWORK STRIP LT	AMERICAN LIGHTING	HTL-2-COB-UWH-PROKIT-16-EXTRUSION	LED, 2700K, 5W/FT, 460LM/FT	24VDC	MILLWORK	PROVIDE DRIVER AND EXTRUSION
CL11		ADJUSTABLE PICTURE LIGHT	VISUAL COMFORT	SL2705HAB	VISUAL COMFORT: VB2005 LED, 2700K, 5W, 430LM	120V		3.5"H 18"W 8.25"D. BACK PLATE 2.75 X4.5"
CL12		VOLUMETRIC 2x4	ENVISION LED	LED-LBT-2x4-5P50-5CCT	LED, 3000K, 30W, 5000LM FIELD SELECT	120V	RECESSED	
CL13		NEW 2X4 TO MATCH EXTG AT KITCHEN	DAY-BRITE	2FP2-42B-835-DS-UNV-DIM	LED, 3500K, 40W, 4200LM	120V		CL13-EXISTING FIXTURES TO REMAIN AND REPLACED OR SUPPLEMENTED WITH THIS TYPE AS REQUIRED, PROVIDE (10) FIXTURES TO BE LOCATED AS DIRECTED IN THE FIELD
CL14		STEP LIGHTS	WAC LIGHTING	WL-5205-45-ABK	LED, 3000K, 5.0W, 45LM	120V		BLACK
CF1		FAN-44"	FANIMATION	KUTE# FPD8547MW	VOLTAGE: 120V/MOTOR SIZE: 100X30MM/MOTOR TYPE: DC/ AIRFLOW: 5490 CFM /ELECTRICITY USE: 26 WATTS	120V		KUTE 44"DIA X 12.64 OAH/3 BLADES/WALL CONTROLLED, MATTE WHITE, NO LIGHT
CF2		FAN-52"	FANIMATION	KUTE# FPD5534MW	VOLTAGE: 120V/MOTOR SIZE: 100X30MM/MOTOR TYPE: DC/ AIRFLOW: 5490 CFM /ELECTRICITY USE: 26 WATTS, 16LBS	120V		KUTE 52"DIA X 13.78 OAH/5 BLADES/WALL CONTROLLED, MATTE WHITE, NO LIGHT
BL4		DECORATIVE SCONCE	ORIGINAL BTC	WEATHER PROOF SHIPS 720B-US-DPT208/CP/FM	SATCO LIGHTING: (2)S28789 LED, 2700K, 31W, 1600LM BASE 2-E26	120V		PROVIDE RECESSED BACKBOX
BL5A		PENDANT	HUBARDTON FORGE	121380/1007 ATLAS	LED, 3000K, 14W A19-E26	120V		STERLING, 16.2"H 13.9 DIAM 8.8LBS
BL5B		SEMI FLUSH	VISUAL COMFORT	GRACIE CHC4483ANWG	VISUAL COMFORT: VB20006 LED, 2700K, 5W, 500LM E26 KEYLESS-B11	120V		ANTIQUE NICKEL, 13"H 10"W
BL6		WALL LIGHTS	ORIGINAL BTC	WEATHER PROOF SHIPS DBL WELL GLASS, US-DPT208/CP/FN	SATCO LIGHTING: (2)S28789 LED, 2700K, 31W, 1600LM 2-E26	120V		CHROME/FROSTED 18.5"W 4"H 4.75"D
BL7		CEILING FLUSH	RAB	CRVFAD-14R-20-9CCT-UNV-BN	2700K 20W 1400LM	120V		
BL8		WALL LIGHTS	ORIGINAL BTC/DAVEY	7028/US-DP7028/BN/WE	SATCO LIGHTING: S28560 LED, 2700K, 10W, 800LM A-E26	120V		CHROME/FROSTED GLASS
BL9		CEILING	RAB	SEBRING ONE OUTDOOR FLUSH MTD	LED, 3000K, 9W, 800LM	120V		BRUSHED STAINLESS/SEEDED GL
BL10		WALL LIGHTS	ORIGINAL BTC/DAVEY	7027/US-DP7027/BR/WE BASE E26	SATCO LIGHTING: S12438 LED, 2700K, 11W, 1100LM	120V		WEATHERED GRAY/FROSTED GLASS
BF3		MARINE GRADE FAN	FANIMATION	TRIAIRE MAD8514-52-MWM	120V/MOTOR SIZE=158X22MM/DC MOTOR/AIRFLOW-6765CFM/20W ELEC. USE	120V		52"Dx12.64"H/3 BLADES/MATTE WHITE/ MOTOR-MAD 851MMW/BLADES-BRW8514-48/WALL CONTROLLED/NO LIGHT
BF4		MARINE GRADE FAN	FANIMATION	TRIAIRE	120V/MOTOR SIZE=158X30MM/DC MOTOR/AIRFLOW-5490FM/20W ELEC. USE: 26W	120V		KUTE:44"Dx12.64OAH/3 BLADES/MATTE WHITE/ WALL CONTROLLED/NO LIGHT
BL13		CEILING PENDANT	HINKLEY LIGHTING	14062BK	3.5W CANDELABRIA	120V		
BL14		CEILING PENDANT	REMANS	SHL723C.S	SATCO LIGHTING: S21264 LED, 2700K, 4W, 350W	120V		21.5"x11"W BRONZED COPPER
BL15		CEILING PENDANT	CUSTOM PENDANT		WATTAGE: 8,3.5 OW CANDELABRIA/ AMPS 16.7/WARM WHITE LED E12	120V		SATIN ALUMINUM 2'8"W 3'11"H, APPROX 100LBS
BL16		WALL LIGHTS	REMAINS	SEW723WS WITH SWING CONTROL STRAP	SATCO LIGHTING: S21264 LED, 2700K, 4W, 350W	120V		BRONZED COPPER
BL18		SHOWER TOILETS	VISUAL COMFORT	MARINE PORTHOLE SMALL RL19026PN	VISUAL COMFORT: VB20011A LED, 2700K, 11W, 1100LM E26 KEYLESS A19	120V		POLISHED NICKEL/FROSTED GLASS 9.5"DIA 4.5"H
BL19/4		4FT LINEAR	ENVISION LED	LED-ALIN2-4FT-3P50-D-5CCT-WH-5K-6FT-CPR-1WR-WH	LED, 3000K, 40W	120V		
BL20			VISUAL COMFORT	SEBRINE ONE OUTDOOR FLUSH MTD 8869-98	LED, 3000K, 9W, 800LM A19 BASE	120V		BRUSHED STAINLESS/SEEDED GL
BL21		WALL LIGHTS	AREL LIGHTING	ASOPIA SCONCE	LED, 2700K, 5W, 430LM E21/E26 BASE	120V		ANTIQUE NICKEL/WG/10.5hX4.75Wx 8.25"EXT
BL22		UP LIGHT	HK LIGHTING	ZFL16-IR2-AWH-120-08W	(2) LED, 8W, 1000LM	120V		WHITE HOUSING
BL23		SCONCE	ORIGINAL BTC	MAST LIGHT USDP0749/AL/PO	SATCO LIGHTING: S9388 LED, 3000K, 6.5W, 500 LM GU10 BASE	120V		POLISHED ALUMINUM, USDP0749, 6"TALL 4.75"W 3.75"D
 EM		EDGE LIT	DUALLITE-LES-C-D-R-X-W-E			120V	RECESSED	
 EM		2 HEAD EM	EVENLITE-TEBL3W			120V	RECESSED	
 EM/WP			EVENLITE-TEBL3W-VRWP			120V	RECESSED	
 EM/WP			DUALLITE-EVE4X-R-W-E			120V	RECESSED	
<div>NOTES 1. LED FIXTURES SHALL BE LM70 MINIMUM RATED, 50,000 HOURS MINIMUM. 2. SUBMIT D.O.E. LIGHTING FACT SHEET FOR ALL FIXTURES 3. PROVIDE FIXTURES WITH NECESSARY TRIM & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. 4. EXACT LOCATION OF FIXTURES SHALL BE DETERMINED BY ARCHITECTURAL REFLECTED CEILING PLAN AND APPROVED SHOP DRAWINGS. VERIFY CEILING TYPES, PRIOR TO SUBMITTING FIXTURES. 5. COLOR & FINISHES SHALL BE AS SELECTED BY ARCHITECT. 6. FOR EACH PENDANT FIXTURE, CONTRACTOR SHALL PROVIDE AT LEAST ONE ADDITIONAL FIELD INSTALLED SUPPORT, ANTI-ROTATION/SWING-ABLE, INDEPENDENTLY ATTACHED TO THE FIXTURE AND BUILDING STRUCTURE. SUBMIT METHOD AND MATERIALS FOR APPROVAL. PROVIDE ADDITIONAL WHERE INDICATED OR REQUIRED.</div>								

LIGHTING CONTROL NOTES:

AUTOMATIC LIGHTING CONTROL PER ENERGY CODE REQUIREMENTS AND PROGRAM REQUIREMENTS(DIMMING) FOR CERTAIN SPACES.
 MANUFACTURERS:
 LUTRON VIVE SYSTEM WITH WIRELESS SENSORS AND WIRELESS WALL CONTROLS.
 HUBBELL NX SYSTEM WITH WIRELESS SENSORS AND WIRELESS WALL CONTROLS
 INVERTER: MYERS INVERTERS CLUBHOUSE ILLUMINATOR LV-1100W BEACH HOUSE ILLUMINATOR-750W

CLUBHOUSE:

KITCHEN
MANUAL CONTROL 3-WAY SWITCHES.

UTILITY AREAS/CLOSETS
OCCUPANCY SENSORS

EXTERIOR STAIR LIGHTING
EM LIGHTING INVERTER BACKUP FOR EM LIGHTING FIXTURE WITH EM TRANSFER RELAY
ASTRONOMIC CONTROL

CLUBHOUSE LIGHTING CONTROL CHART SCHEDULE

ROOM			TYPE	ZONE	MANUAL ON/OFF SWITCHING	MANUAL DIMMING	SCENE SELECTOR CONTROL	OCCUPANCY SENSOR	VACANCY SENSOR	DAYLIGHT DIMMING	TIMER OF DAY - OFF	ASTRONOMIC DIMMING	WALL OCC	
101	SOUND VIEW DINING ROOM	CL8	a	X	X					X				9
		CL1	c	X	X					X				1
		CL7	d	X	X					X				2
		CL2	f	X	X					X				7
102	EAST BAR	CL7	a	X	X					X				1
		CL8	b	X	X					X				4
		CL2	c	X	X					X				3
		CL10	d	X						X				3
		CL13	f	X						X				2
		CL11	g	X						X				1
		CL12	a	X	X			X						6
103	STAFF DINING	CL10	c	X	X			X					1	
		CL7	d	X	X			X					2	
		CL9	b	X	X					X			1	
104	DANCE TERRACE	CL14	c	X	X					X			1	
		CL9	b	X	X					X			2	
		CL14	c	X	X					X			1	
104B	SOUND VIEW TERRACE	CL14	c	X	X					X			1	
		CL4	g	X	X					X			1	
		CL10	a	X	X						X		3	
105	LOADING DOCK	CL19A	b	X	X						X		1	
		CL19A	a	X	X						X		3	
107	HALL	CL19A		X			X						2	

AMERICAN YACHT CLUB
PHASE 1A CLUBHOUSE
PHASE 1B BEACH HOUSE BUILDINGS

AMERICAN YACHT CLUB
499 Stuyvesant Avenue
Milton Point
Rye, NY

MPPFP
Architect & Landscape Architect
MPPFP PLLC
120 Broadway, Floor 20, NY

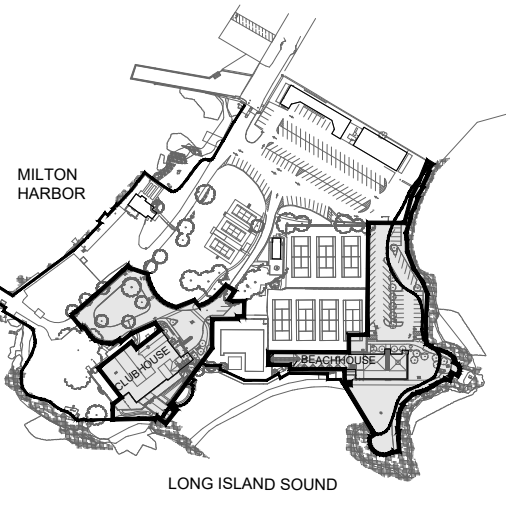
Interior Design
AG
ANGELA GRANDE DESIGN
500 East 85TH Street, NY

Civil Engineer
REDNISS & MEAD
22 First Street Stamford, CT 06905

Waterfront Engineer
RACE COASTAL
ENGINEERING
611 Access Road Stratford, CT 06615

MEP Engineer
TIETJEN VENEGAS
CONSULTING ENGINEERS
68 Purchase Street, Rye, NY 10580

Building Structural Engineer
ATLANTIC
CONSULTING & ENGINEERING
525 John St, Bridgeport, Connecticut 06604


Key Plan

08/19/25 CONSTRUCTION DOCUMENTS
04/22/25 100% DESIGN DEVELOPMENT
03/14/25 50% DESIGN DEVELOPMENT
09/23/24 SCHEMATIC DESIGN

No Date Description
Issued/Revised

Drawing Title
ELECTRICAL
CLUBHOUSE
LIGHTING FIXTURE
SCHEDULE & NOTES

Scale AS SHOWN
Date 09/23/24
Project No. 16025
Drawing No.

E-109