



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
Fax (716) 439-6605

June 26, 2026

Megan Brewer

REGULAR MEETING

Please be advised that there are nine (9) items on the agenda for the regularly scheduled meeting of the City of Lockport Planning Board on July 6, 2026. The Planning Board will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Jon George. 55 Lock Street. Request for a Special Use Permit to operate a cannabis/ marijuana retail dispensary situated in a Mixed Use Downtown Zone.
2. Kristin Beeke. 589 Market Street. Request for a Special Use Permit to harbor chickens and a coop situated in a Low Density Residential Zone.
3. Robert Simmons. 151 Chestnut Street. Request for minor site plan approval to erect a 20' x 20' detached garage on the west side of the property situated in a Mixed Use Neighborhood Zone.
4. VSG Power. 771 E. High Street. Request for minor site plan approval to install a 24 KW ground mounted solar array situated in a Low Density Residential Zone.
5. Douglas Snow. 435 Park Avenue. Request for minor site plan approval to install a gable roof on the garage building situated in a Mixed Light Industrial Zone.
6. Rick Rockwood. 230 Beattie Avenue. Request for minor site plan approval to erect a 14' x 20' detached sun room situated in a Low Density Residential Zone.
7. Bob's Barber Shop. 368 East Avenue. Request for minor site plan approval to pave a 2,445 sf section of the existing stone driveway situated in a Medium Density Residential Zone.
8. Hawley Development, LLC. 100 West Genesee Street. Request for sketch plan review for proposed addition and site improvements situated in a Mixed Light Industrial Zone.
9. Ulrich Sign Company. 433 Locust Street. Request to increase the allotted amount of square footage for a wall sign from 100 s.f. to 161.75 square feet situated in a Mixed Use Neighborhood Zone.

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or
mbrewer@lockportny.gov ***



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Chief Building Inspector

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NOTICE OF PUBLIC HEARING

Case No. 0008

June 22, 2026

Megan Brewer

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by Jon George, Case No. 0008, regarding property located at 55 Lock Street, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit to operate a cannabis/marijuana retail dispensary located at 55 Lock Street, Lockport, New York, situated in a Mixed Use Downtown Zone.

This request will be presented to the Lockport Planning Board on Monday, July 6, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer
Secretary

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Jon George PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 55 Lock Street

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: MU-D

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit X Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

Looking to open A dispensary AND per NYS need Approval
planning board to sell Cannabis

REQUIRED ENCLOSURES:

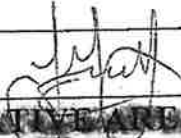
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE _____


APPLICANT'S SIGNATURE _____


PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200



Niagara County Planning Board

General Municipal Law §239-M Referral Form

Niagara County Use Only

Date Received: MAY 14 2026

Referral #: 7051

Part 1: Municipal Information

Referring Municipality: City of Lockport

Referring Agency:

Referring Official: Jason Doule

Title: Buildings Inspector

Referring Official Signature: [Signature]

Address:

Email: mbrewer@lockportny.gov Phone #: 716 4396754 Fax #:

Applicant Name: Jon George

Email: [Redacted] Phone #: [Redacted]

Part 2: Project Information

Address of Property: 55 Lock Street

Acreage: .5

Tax Parcel Number(s): [Redacted]

Current Zoning District: [Redacted]

Project Description

Looking to open a dispensary
AND am within 500' of canal

Previous/Future Meeting Information (REQUIRED)

Date

Reviewing Body

Part 3: Referral Type and Proximity Trigger

Referral Type (Check all that apply):

- Area Variance
- Zoning Text Amendment
- Use Variance
- Zoning Map Amendment
- Special Permit
- New Zoning Ordinance
- Site Plan Review
- Comprehensive Plan
- New Local Law
- Local Law Amendment
- Moratorium
- Other _____

Property located within 500 ft. of (Check all that apply):

- Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel
- County Road: _____
- NYS Road: _____
- Municipal Boundary
- NYS / County Recreation Area
- NYS / County Owned Land with Public Building
- Farm operation located in an Agricultural District (except for area variances)

Part 4: Required Enclosures

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

- Planning Board Referral Form
- SEQR Environmental Assessment Form (EAF)
- One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable).
- For variances, a copy of the code from which the relief is being requested.
- For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law.
- Copies of any local meeting minutes.
- Any other documentation submitted to the municipality as part of the application process.

Part 5: Representative Contact Information

A project representative must attend the Niagara County Planning Board meeting.

Meeting information will be sent to the project representative via the email address provided in this section.

Project Representative Contact Information

Name: Jon George

Title:

Email: [REDACTED]

Phone #: [REDACTED]

DEADLINE

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.

LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

For County Office Use Only

Recommendation from Niagara County Planning Board

<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> No Significant Countywide or Inter-community Impact
<input type="checkbox"/> Approval with Modifications	<input type="checkbox"/> Disapproval

Joseph Kibler
Joseph Kibler, Chairman
Niagara County Planning Board

6-15-20
Date



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Jason Dool
Chief Building Inspector

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Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 0009

June 22, 2026

Megan Brewer

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by Kristen Beeke, Case No. 0009, regarding property located at 589 Market Street, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit to harbor chickens and a coop located at 589 Market Street, Lockport, New York, situated in a Low Density Residential Zone.

This request will be presented to the Lockport Planning Board on Monday, July 6, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer
Secretary

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Kristen Beeke PHONE: [REDACTED]

EMAIL ADDRESS: beeke2@hotmail.com

ADDRESS OR LOCATION OF PROPOSAL: 589 market st
Lockport NY 14094

SIZE OF PARCEL OR STRUCTURE: 8x8x8

EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit Home Occupation _____
Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

To build an 8x8x8 chicken coop in my back yard. I have provided a picture of one that I am a fan of. It will have a small deck on the front and the coop will be lifted off the ground with 4x4's and 2x6's. It will also be completely fenced in all.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

around and the certain amount of feet under ground to keep anything out as well as the top of it. I will be running electric at there as well.

SEORA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE Susan Beebe-Vitthukun

APPLICANT'S SIGNATURE Kristin Beebe

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

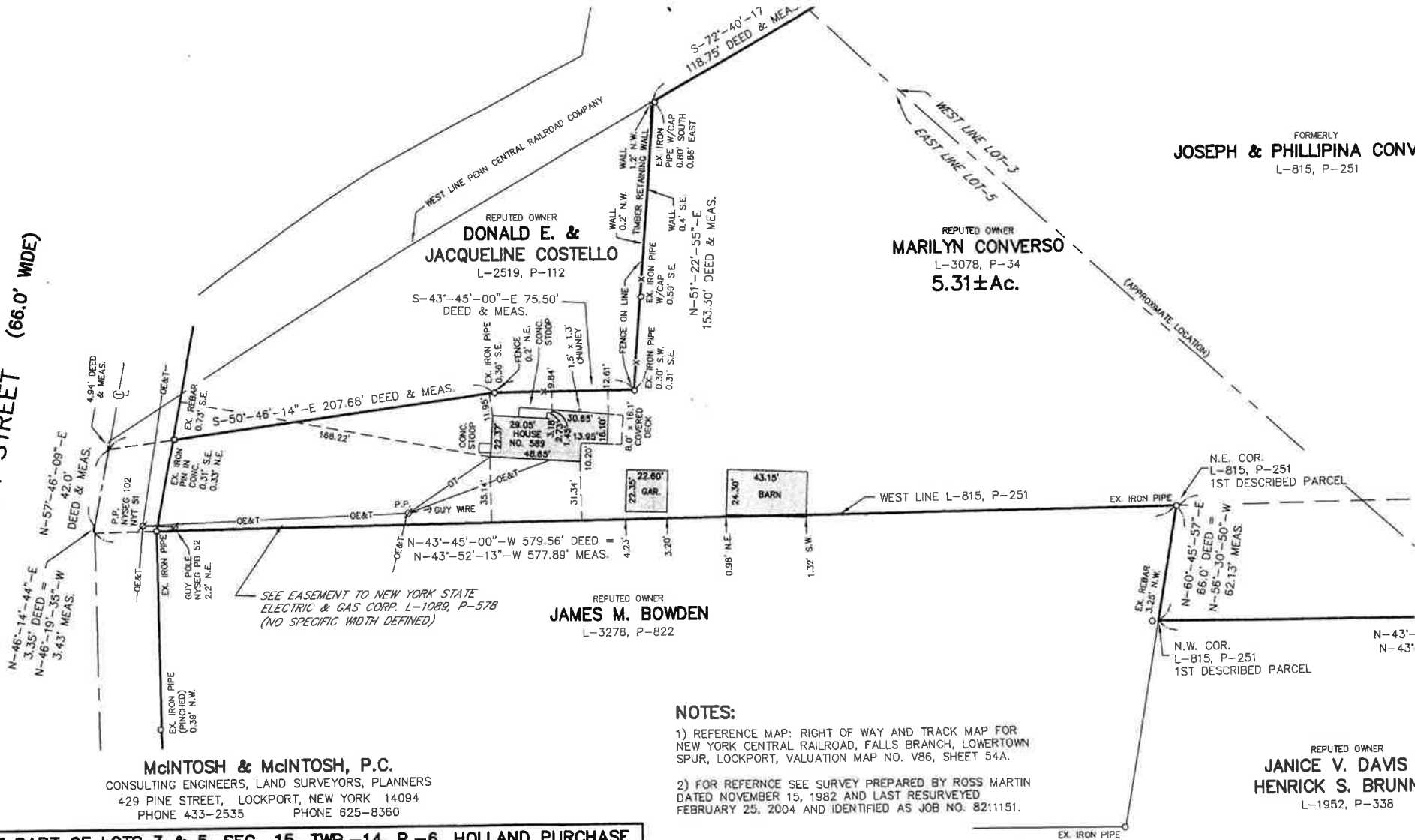
Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

#backyardchickens #backyardchickenkeeping
#coops #chickencoops
backyardchickenkeeping.com/chicken-housin...



MARKET STREET (66.0' WIDE)



NOTES:

- 1) REFERENCE MAP: RIGHT OF WAY AND TRACK MAP FOR NEW YORK CENTRAL RAILROAD, FALLS BRANCH, LOWERTOWN SPUR, LOCKPORT, VALUATION MAP NO. V86, SHEET 54A.
- 2) FOR REFERENCE SEE SURVEY PREPARED BY ROSS MARTIN DATED NOVEMBER 15, 1982 AND LAST RESURVEYED FEBRUARY 25, 2004 AND IDENTIFIED AS JOB NO. 8211151.

SURVEY OF PART OF LOTS 3 & 5, SEC.-15, TWP.-14, R.-6, HOLLAND PURCHASE			
LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK			
JOB No. 2683	SCALE: 1" = 50'	DATE: JULY 26, 1968	DRAWN: CJR COMP: CJR, JEM III DESC: CADFILE 2683-2024.DWG

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 151 Chestnut St PHONE: _____

NAME OF APPLICANT: Robert G Simmons PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 151 Chestnut St.

SIZE OF PARCEL OR STRUCTURE: 20 x 20 Storage Building

EXISTING ZONING: MIX USE ZONE

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

Install 20x20 on existing subplot
38 (Storage Building)

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE Robert G. Simmons

APPLICANT'S SIGNATURE Robert G. Simmons

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200



✓
Store

✓
Design

3
Summary & Checkout

A link to this quote has been sent to
sims1962@hotmail.com.

📎 Notes & Attachments

⋮ Actions

✔ Your email address has been confirmed for this order.

ⓘ Your design can be modified after ordering. We will contact you to finalize the details. Sales tax is estimated and extra delivery fees may be required.

Your Information

First Name

Robert



Last Name

Simmons



Email ✔

sims1962@hotmail.com



Phone Number

(716) 990-5709

Order Details



Building 20x20 Double Wide Garage

Total Building Price \$23,545.76

Hide Details ^

Model and Options	Price	Quantity	Total
20x20 Double Wide Garage	\$21,649.00	1	\$21,649.00
20x20x7 Double Wide Garage	Included	1	
Classic Rib Metal	Included	1	
Charcoal (metal)	Included	1	

Purchase Methods

Purchase Outright Rent to C

ⓘ Purchase Outright requires a 20

Due today

Order Now



✓
Store

✓
Design

3

Summary & Checkout

Purchase outright requires a 20% down payment

Hide Details

Due today

Order Now

Model and Options	Price	Quantity	Total
20x20 Double Wide Garage	\$21,649.00	1	\$21,649.00
20x20x7 Double Wide Garage	Included	1	
Classic Rib Metal	Included	1	
Charcoal (metal)	Included	1	
8x7 Panel Garage Door	Included	2	
White	Included	2	
36"x78" In-Swing Pre-hung 9 Lite House Door	Included	1	
White	Included	1	
30x36 Window (Grids)	Included	2	
White	Included	2	
Standard TechShield	Included	1	
8" O.C. Floor Joists (standard on Double Wide)	Included	1	
4" Dutch Lap Vinyl	\$1,067.76	1	\$1,067.76
Clay (vinyl)	Included	1	
Vinyl Trim	Included	1	
White (vinyl)	Included	1	
30x36 Window (Grids)	\$229.00	1	\$229.00
White	Included	1	





✓
✓
3

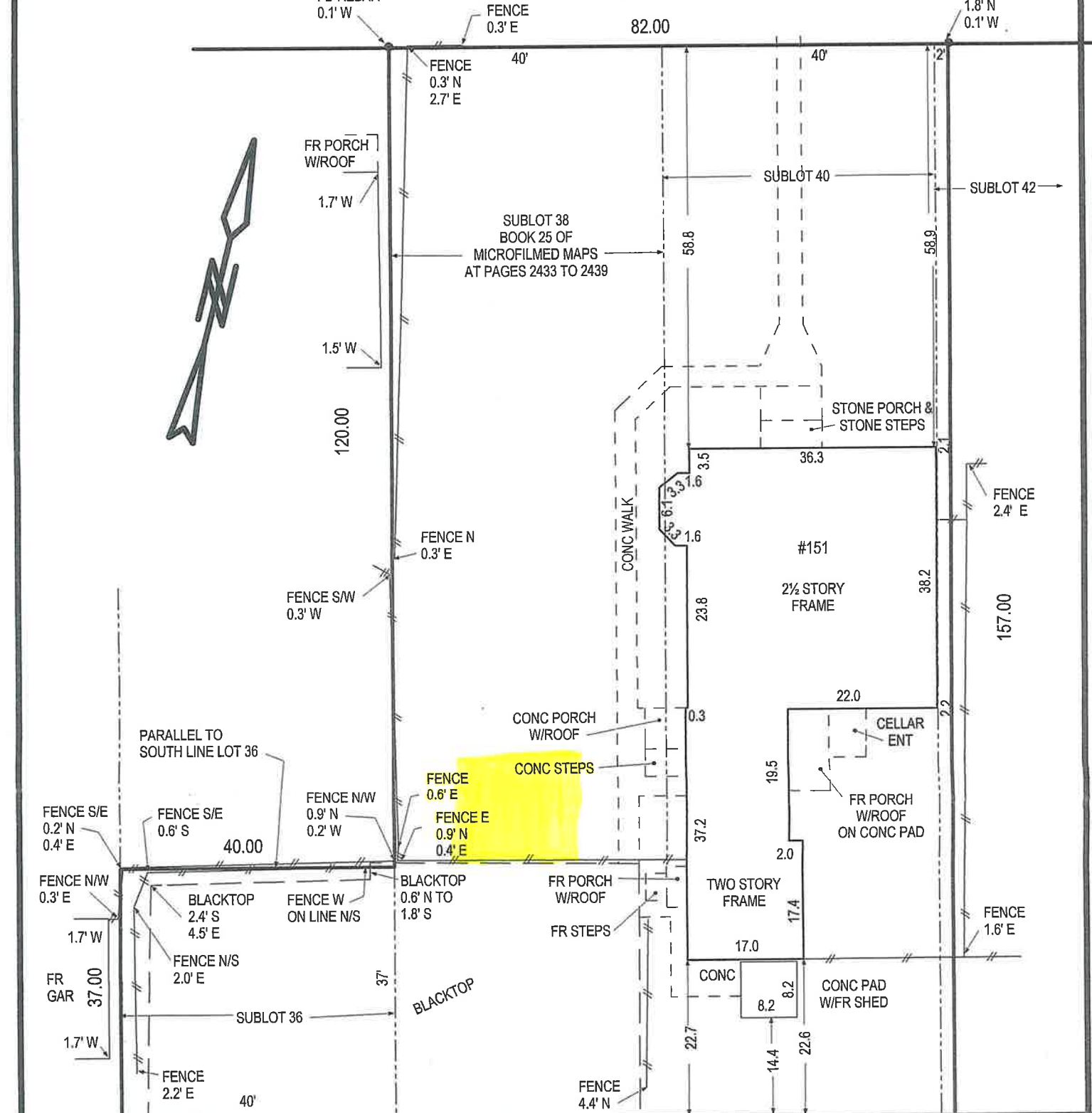
Store
Design
Summary & Checkout

Garage Door	Included	2	
White	Included	2	
36"x78" In-Swing Pre-hung 9 Lite House Door	Included	1	
White	Included	1	
30x36 Window (Grids)	Included	2	
White	Included	2	
Standard TechShield	Included	1	
8" O.C. Floor Joists (standard on Double Wide)	Included	1	
4" Dutch Lap Vinyl	\$1,067.76	1	\$1,067.76
Clay (vinyl)	Included	1	
Vinyl Trim	Included	1	
White (vinyl)	Included	1	
30x36 Window (Grids)	\$229.00	1	\$229.00
White	Included	1	
8' Wide Ramp	\$300.00	2	\$600.00
Model and Options Sub-total:			\$23,545.76



Order Options	Price
No Order Option Selected	
<u>+ Add Order Options</u>	
Order Option Sub-total:	\$0.00
Sales Tax (8%)	\$1,883.66
Order Total	\$25,429.42

CHESTNUT (66' WIDE) STREET



WAKEMAN (16' WIDE) PLACE (ALLEY)

WE HEREBY CERTIFY TO:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ;
 CITIBANK, N.A. and ROBERT G. SIMMONS;
 that this survey was actually made on the ground and is in conformance with
 the information and instructions provided and according to the Bar Association
 of Erie County, New York standards. The field notes and pertinent data
 remain part of our official records.
 BISSELL, STONE ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.



DATE: JUNE 23, 2017 BY: *[Signature]*
 Wesley D. Stone, P.L.S. License #49683

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO
 THIS SURVEY MAP IS A VIOLATION OF SECTION 7209,
 PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
 AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF
 FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.



BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
 CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNING : CONSULTING
 TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: JUNE 23, 2017

JOB NO: 57536

FIELD BOOK: 489/46A DC

SCALE 1" = 20'

SURVEY OF PART OF LOT 8
 CITY OF LOCKPORT

SECTION 14

TOWNSHIP 14

RANGE 6

- NIAGARA COUNTY, NEW YORK - HOLLAND LAND COMPANY

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Todd Schuler PHONE: [REDACTED]

NAME OF APPLICANT: Kyle Wojewoda PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 771 East High St.

SIZE OF PARCEL OR STRUCTURE: 1.88 acres

EXISTING ZONING: Low density residential

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST Ground mounted solar panel array.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE



PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200



Dated: May 13 2026

To Whom it May Concern,

I, Anthony Todd Schuler, residing at 771 E. High St., Lockport, NY 14094, hereby authorizes Kyle Wojewoda and VSG POWER inc., to act as our agent on our behalf in dealings with NYSEG in regard to the output of proposed solar electric generation.

In this regard, VSG POWER inc., may act on our behalf in matters pertaining to the interconnection of distributed generation with NYSEG, as well as in matters pertaining to necessary permits with any and all Authorities Having Jurisdiction over the project, including signing of all documents relating to this matter as an Agent.

Sincerely,

Anthony Todd Schuler Dated May 13 2026
Anthony Todd Schuler (Customer) Utility Account # 10092601276

Kyle Wojewoda Dated May 13 2026
Kyle Wojewoda (Agent)

1. BUILD BASE (CONT.)

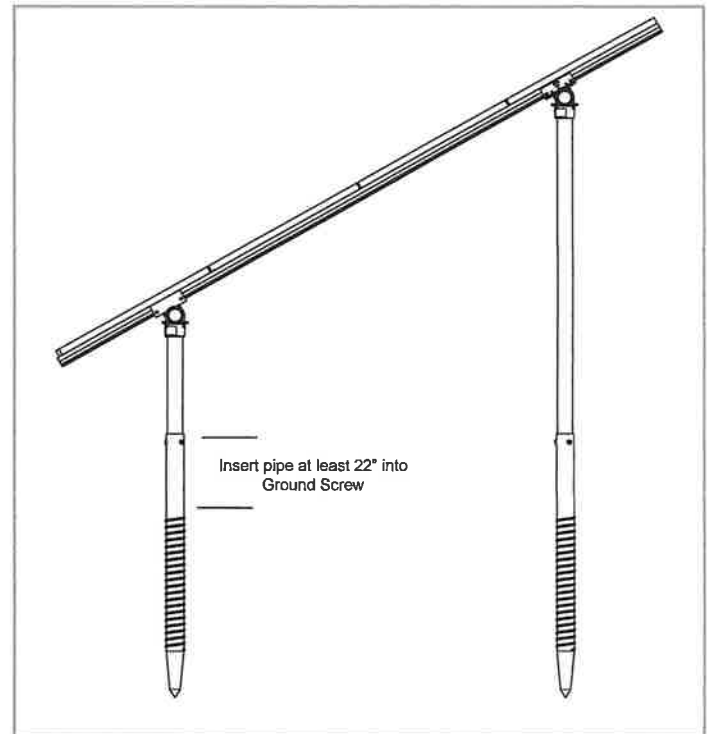
GROUND SCREW FOUNDATIONS

Follow respective Ground Screw Manufacturer's installation methods for driving screws into soil. Insert vertical piers into ground screws, ensuring at least 22" of pier is inserted into ground screw.

Tested and/or Evaluated Ground Screws

	2" System	3" System
Manufacturer Model #	American Ground Screw Model 3 76mm x 3(+)-mm	American Ground Screw Model 3 102mm x 3.75(+)-mm
	Krinner North America KSF G76	Krinner North America KSF G114
Set Screw Torque Specification	SCHD. 40: 90 ft-lb	SCHD. 40: 120 ft-lb
	Mech. Tubing: 75 ft-lb	Mech. Tubing: 90 ft-lb

- A minimum ground screw length of 1300mm must be used for either ground screw manufacturer. Longer lengths may be required in areas with high wind and snow loads or risk of freeze-thaw heaving. Check with your local jurisdiction for frost line embedment requirements.
- Hex Head Set Screw must be M16-2.0 x 40mm hot-dip galvanized bolts.



2. CONNECT SUBSTRUCTURE

A. MOUNT TOP CAPS

Mount a Top Cap on each vertical pier. Wait to tighten set screws.

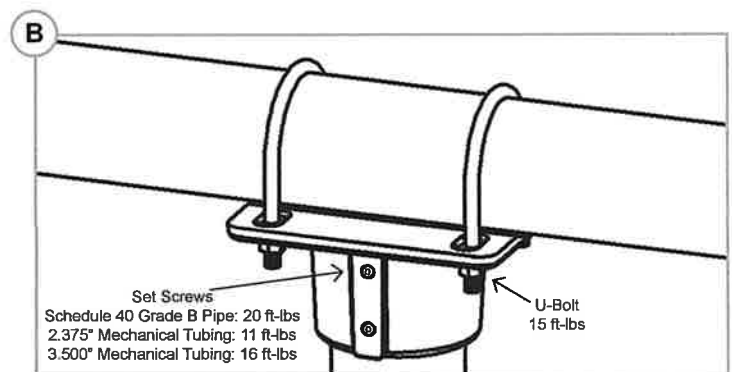
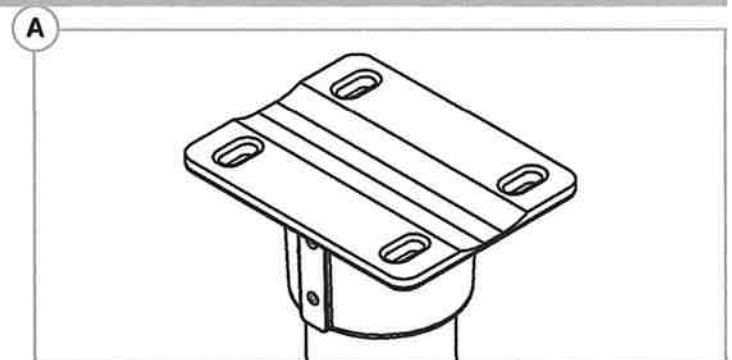
- If using Diagonal Braces, install them prior to Top Caps.
- Do not install Top Caps on threaded pipe ends.

B. LAY HORIZONTAL BEAMS

Set horizontal beams (Pipe or Mechanical Tubing) in Top Cap grooves. Attach with 3/8" U-bolts, Flange Nuts, Flat Washers and Lock Washers. Alternate each side when tightening to avoid warping U-bolts. Torque U-bolts to **15 ft-lbs** and align assembly.

Torque Top Cap set screws to **20 ft-lbs** for Schedule 40 Grade B Pipe, **11 ft-lbs** for 2.375" x 12 ga Mechanical Tubing, and **16 ft-lbs** for 3.500" x 8 ga Mechanical Tubing.

- To join more than one section of horizontal beams, see Page 10.
- Ensure both U-bolts are installed on every Top Cap.

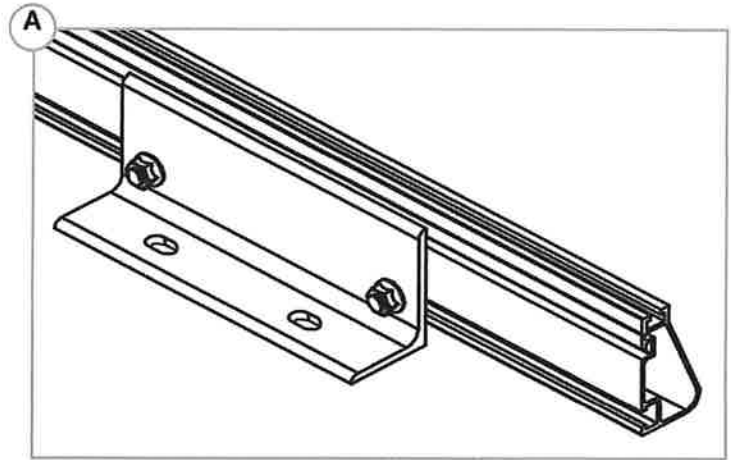


3. PLACE RAILS

A. ATTACH HARDWARE

On the ground, attach Rail Connector brackets to rail by sliding 3/8" bonding bolts into side slot. Space out to match vertical pier spacing. With brackets in place, finger tighten Flange Nuts onto bolts.

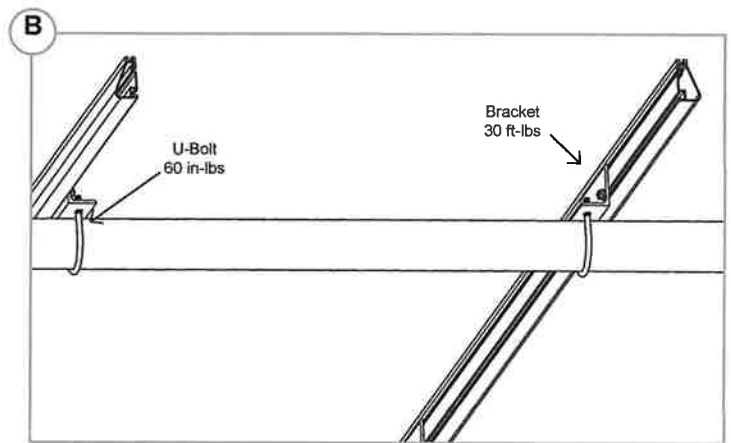
- Tape ends of rail, to keep bolts from sliding out while moving.
- Rail Connector should be located at least flush with pipe end.



B. FASTEN CONNECTORS

Center Rails on horizontal beams, leaving equal distance on ends. Secure with Rail Connector hardware: 3/8"-16 U-bolts, Flange Nuts, Flat Washers and Lock Washers. Alternate each side when tightening to avoid warping U-bolts. Torque U-bolt nuts to **60 in-lbs** and bracket to **30 ft-lbs**.

- Spacing between rails should align with module manufacturer



4. SECURE LUGS

Grounding Lugs

Only one Grounding Lug (Rail or Module) required per continuous subarray, regardless of subarray size (Unless frameless modules are used, see Page 13).

- Grounding Lugs are intended to for use with one solid or stranded copper wire, conductor size 10-4 AWG.

Rail Grounding Lug

Insert T-bolt in Top Rail slot and torque Hex Nut to **80 in-lbs**. Install a minimum 10 AWG solid copper or stranded grounding wire. Torque terminal screw to **20 in-lbs**.

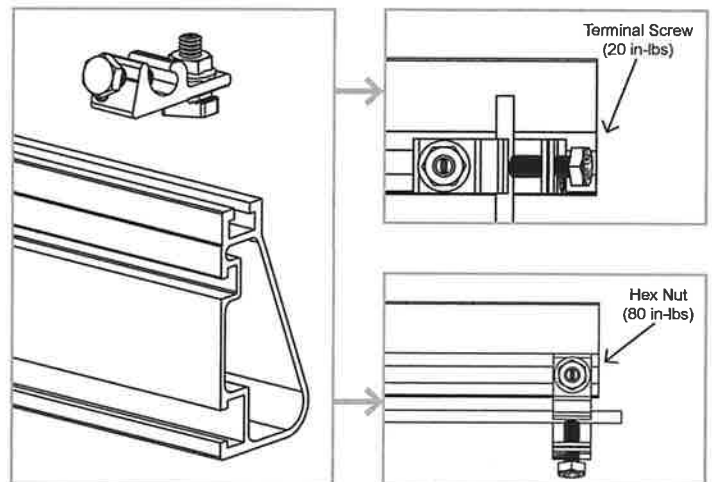
- Rail Grounding Lugs can be installed anywhere along the Rail and in either orientation shown.

Module Grounding Lug

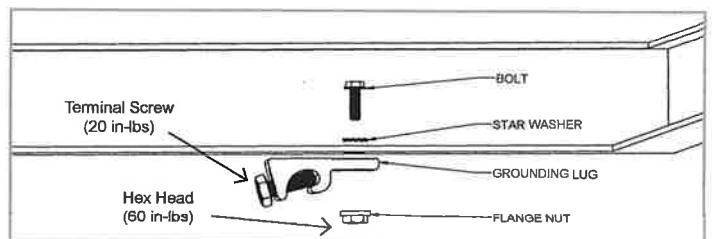
Insert Bolt through Module Manufacturer approved grounding location and torque Hex nut to **60 in-lbs**. One Module Grounding Lug may be installed to one module per continuous array. Install a minimum 10 AWG solid copper or stranded grounding wire. Torque terminal screw to **20 in-lbs**.

- Refer to module manufacturer manual for grounding instructions.

Rail Grounding Lug



Module Grounding Lug



5. SECURE MODULES

A. SECURE FIRST END

Place first module in position on rails, a minimum of 1" from rail ends. Snap Stopper Sleeves onto UFO. Fasten module to rail using the UFO or EFO, ensuring that the clamp is hooked over the top of the module. Torque to **80 in-lbs**.

- Ensure rails are square before placing modules.
- Hold Stopper Sleeves or EFO on end while torquing to prevent rotation.
- If using CAMO instead of UFO + Stopper Sleeve, refer to [Page 7](#) for CAMO installation procedure.
- UFO can be installed on modules 30 to 46mm.
- EFO can be installed on modules 30 to 40mm.

B. SECURE NEXT MODULES

Place UFO into each rail, placing them flush against first module. Slide second module against UFO. Torque to **80 in-lbs**. Repeat for each following module.

- When reinstalling UFO, move modules a minimum of 1/16" so UFOs are in contact with a new section of module frame.
- When UFOs are loosened and re-tightened, ensure UFO T-bolt bottoms out in rail channel before re-torquing UFO to achieve full engagement between T-bolt and rail.
- If using Wire Clips, refer to [Page 9](#).

C. SECURE LAST END

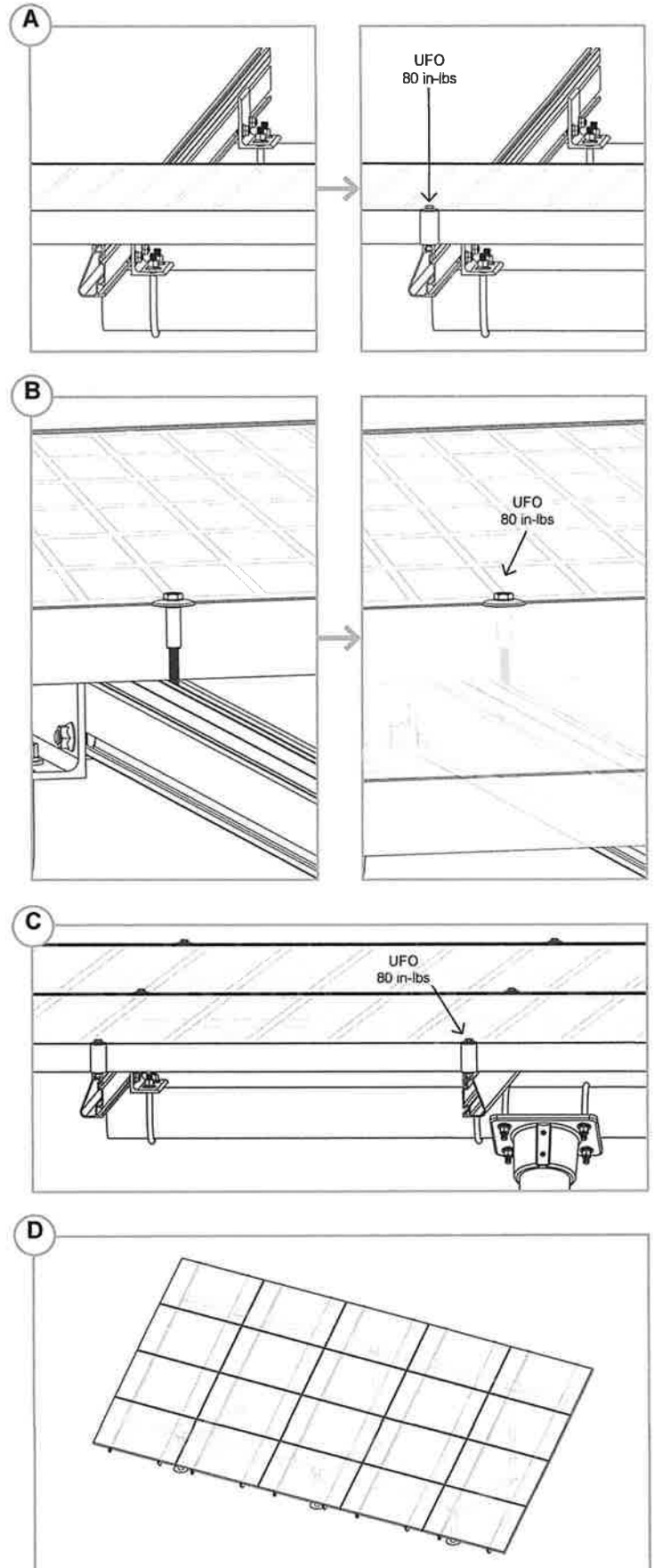
Place last module in position on rails, a minimum of 1" from rail ends. Snap Stopper Sleeves onto UFO. Secure UFO or EFO Clamps on rails, ensuring they are hooked over top of module. Torque to **80 in-lbs**.

- Hold Stopper Sleeves or EFO on end while torquing to prevent rotation.
- If using CAMO instead of UFO + Stopper Sleeve, refer to [Page 7](#) for CAMO installation procedure.

D. REPEAT STEPS

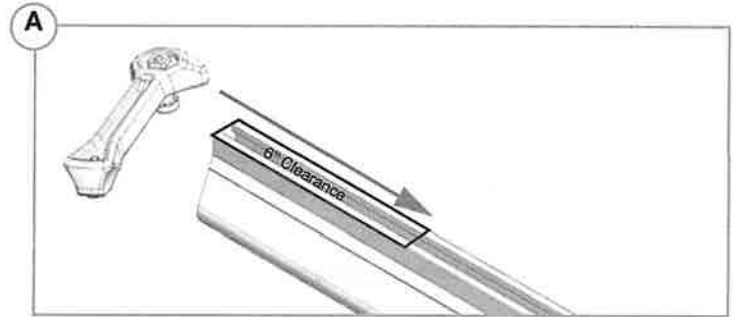
Secure remaining module rows, leaving a minimum 3/8" gap between rows.

- If using End Caps, refer to [Page 9](#).



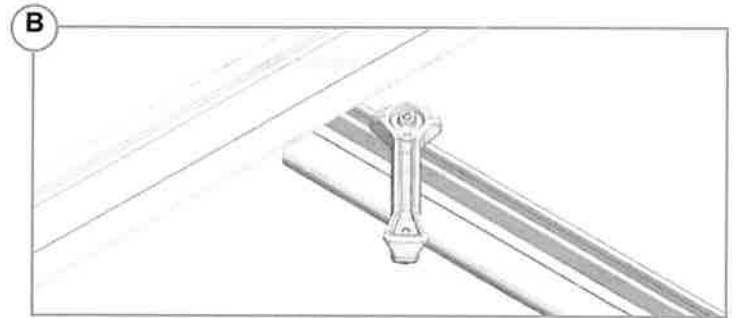
A. SLIDE INTO RAIL

Slide CAMO into rail channel far enough to clear the module frame. CAMO requires 6" of clearance from end of rail.



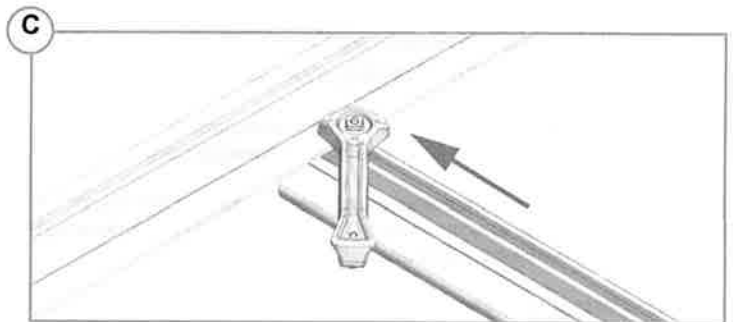
B. PLACE MODULE

Place module on rails (module cells not shown for clarity). When installing CAMO the module can overhang the rail no more than 1/4".



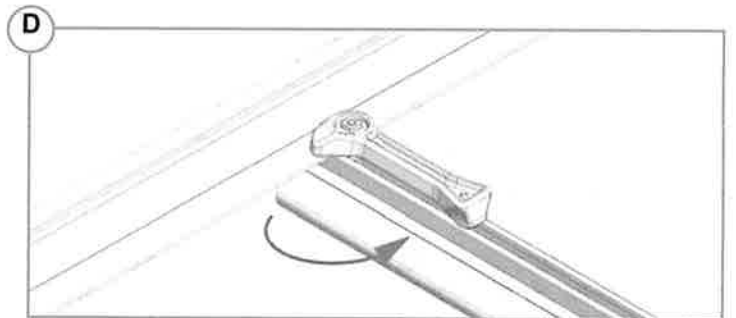
C. PULL TOWARDS END

Pull CAMO towards rail ends, at 45 degree angle, so the bonding bolt contacts the module flange edge.



D. SECURE TO FRAME

Rotate handle with an upwards motion until CAMO snaps into rail channel. Ensure CAMO bonding pins are fully seated on top of module frame.

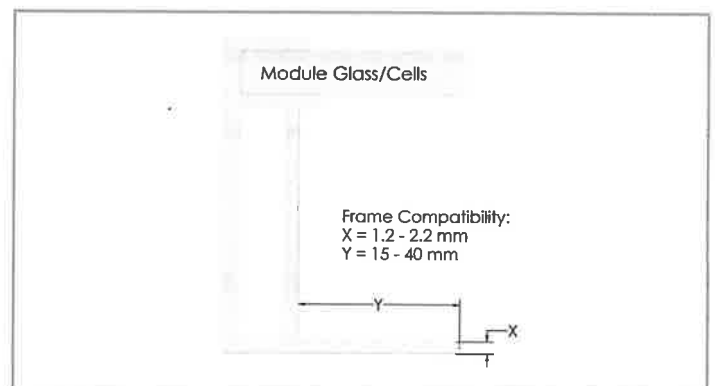


- ▶ *CAMO is not intended for installation on any island or within 3 miles from any coastline and 2 miles from saltwater bays and inlets. CAMOs installed in these regions will not be covered by the IronRidge Product Warranty. Refer to IronRidge Design Assistant for installation applicability

FRAME COMPATIBILITY

CAMO has been tested or evaluated with all modules listed in the Module Compatibility section having frames within the referenced dimensions. Be sure the specific module being used meets the dimension requirements.

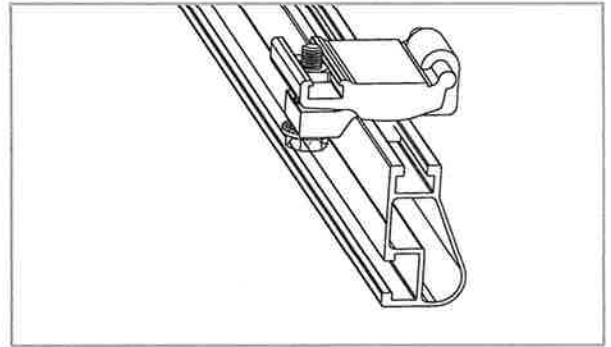
- ▶ For installations with Hanwha Q CELLS modules with 32 mm frame heights, the maximum ground snow is 45 PSF (33 PSF module pressure).
- ▶ CAMO is only compatible with Canadian Solar modules CS1YxxxMS, CS3N-xxxMS, CS6R-xxxMS-HL and CS6W-xxxxMB-AG. "xxx" refers to the module power rating.



ECLIPSE

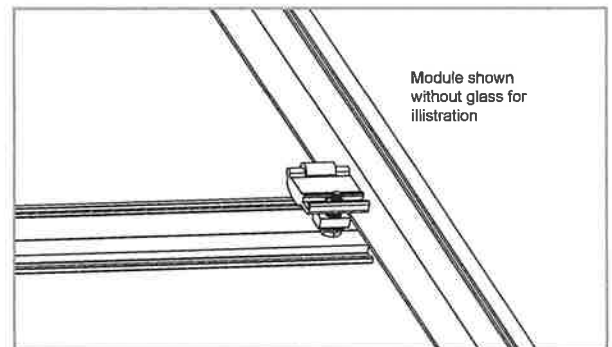
A) Align Eclipse and slide into the top channel of the XR Rail far enough to clear the module frame.

- Note the head of the bolt should be facing towards the roof.
- It's easiest to orient the Eclipse so that the head of the bolt is on the flat side of the rail.



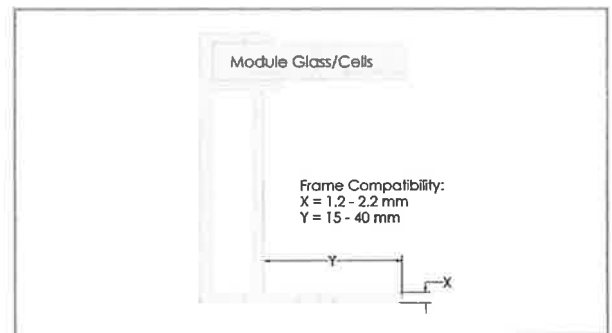
B) Place module on rails, then pull the Eclipse towards the module frame so the upper part of the Eclipse is resting on the module flange

- Because of XR's triangular profile, if the Eclipse is oriented so the head of the bolt is on the angled side, a crescent wrench will most likely be needed to tighten the clamp and secure the module.

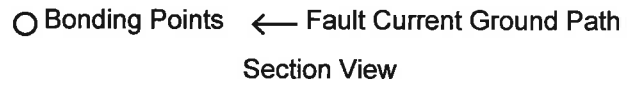
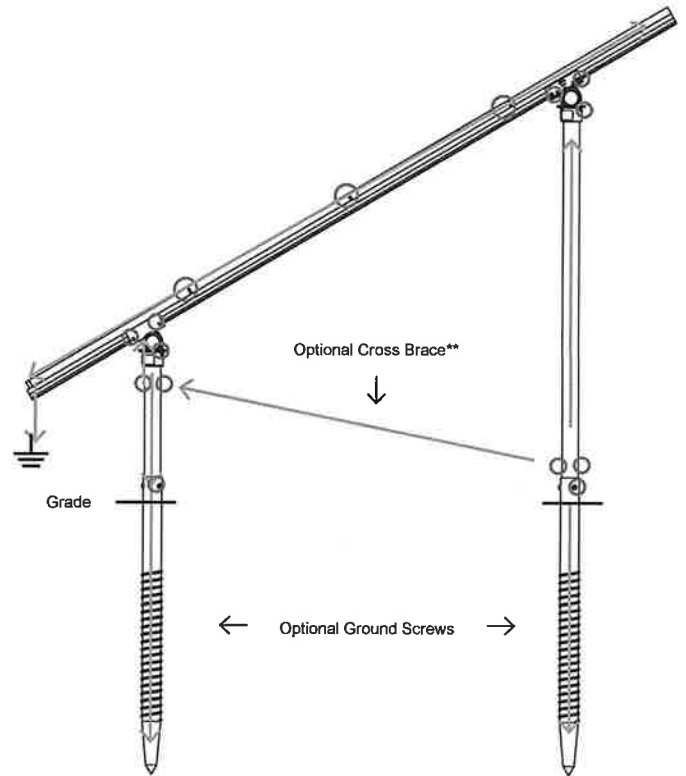
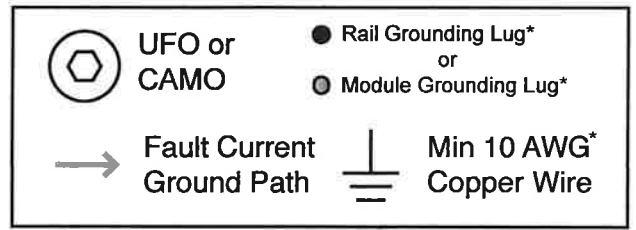
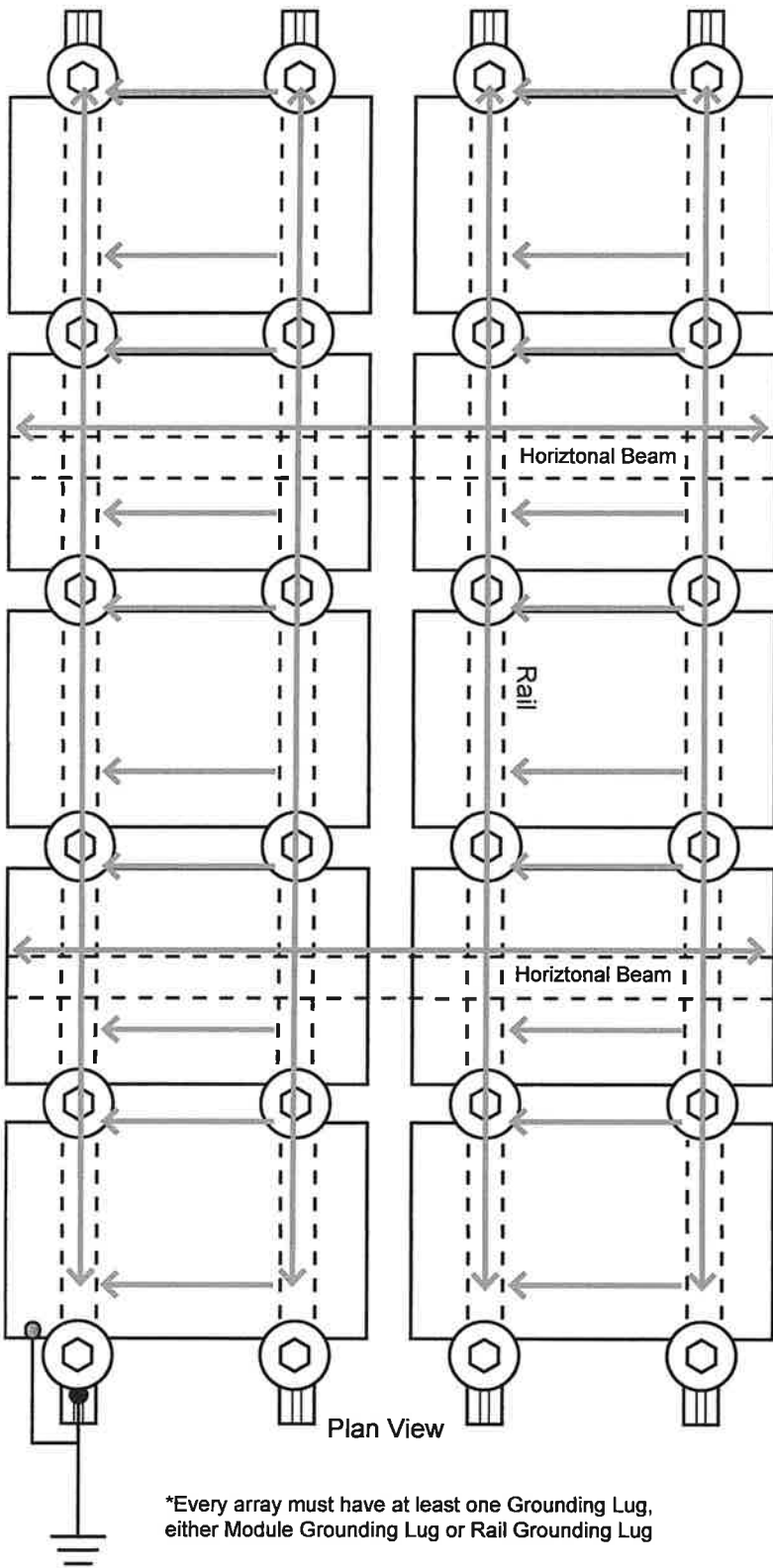


C) Secure the module by tightening the hex bolt with a 7/16" socket to 80 in-lb.

- IR Recommends using a cordless ratchet tool for optimal installation speed
- A ratcheting crescent wrench is also a good option.



Note: Eclipse does not provide electrical bonding for the module. For standalone module installations, the module and rails shall be grounded.



**Cross Braces are optional for concrete foundation systems.

SPLICING CROSS PIPE

The following instructions should be followed, when required, to join more than one section of horizontal beam together to ensure bonding is maintained throughout the system.

A. MECHANICAL TUBING SPLICES

Mechanical tube splices shown in the table below shall be of equivalent Allied Flo-Coat, Allied Gatorshield or Wheatland ThunderCoat coating.

Mechanical Tube Size of the Structure	Splice Tube Size
2.375" OD, 12 Gauge	2.000" OD, 9 Gauge, Minimum 12" Long
3.500" OD, 8 Gauge	3.000" OD, 12 Gauge, Minimum 12" Long

Insert splice tube 6" into first section of cross tube and secure with 2 self-drilling screws ($1/4"$ -14 x $3/4"$), spacing them approximately 1.25" from end of pipe and approximately 3.50" apart, tightening screws to 9 ft-lbs.

Slide second section of cross tube over splice tube and secure with two more self-drilling screws. Tighten screws to 9 ft-lbs.

- Pre-drill $5/32"$ pilot holes through cross tube and splice tube for easier installation of self-drilling screws.

B. SCHEDULE 40 GRADE B PIPE SPLICES

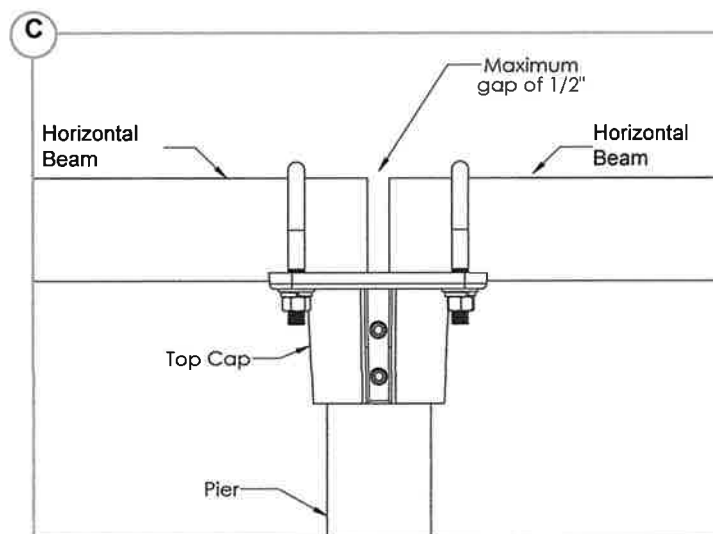
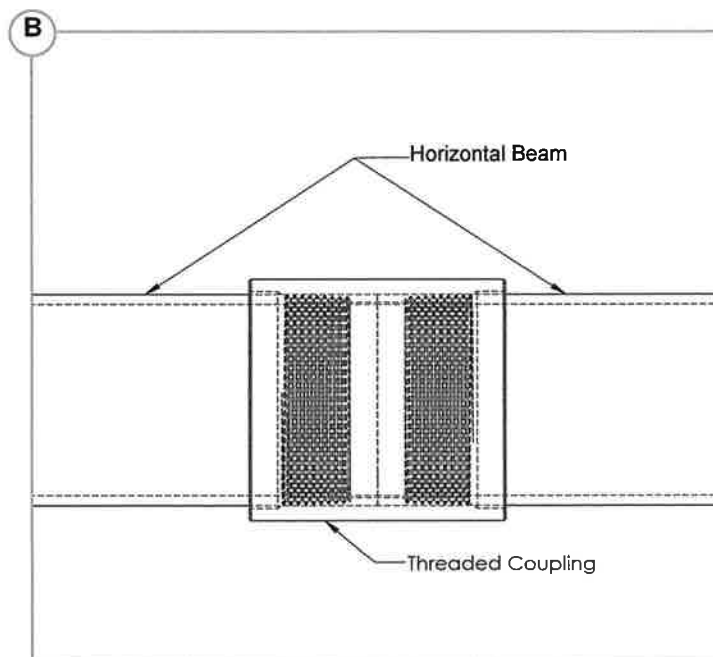
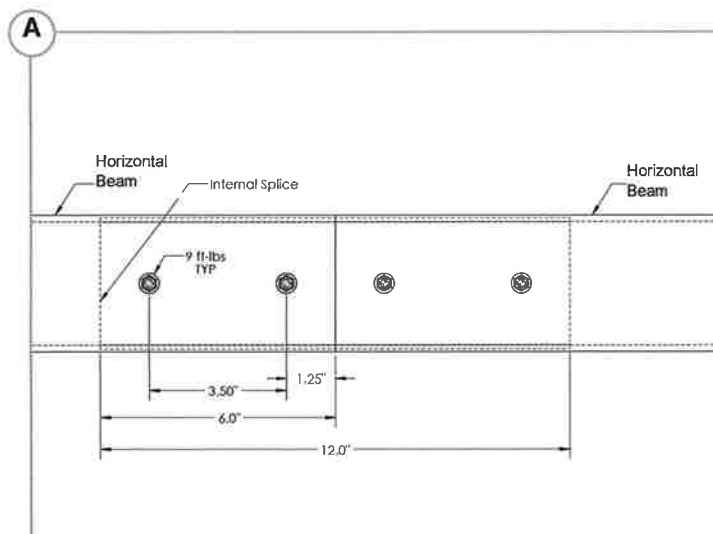
Use galvanized threaded pipe couplings that match the pipe size used for the structure. Threaded Schedule 40 Grade B Pipe must be used when splicing cross pipe together.

Fully thread coupling onto both sections of pipe being spliced together.

- Splice cannot be installed in the cantilever, center 1/3 of interior spans, or the outer 2/3 of end spans.

C. HORIZONTAL PIPES CAN BE JOINED OVER AN INTERIOR TOP CAP WITH A MAXIMUM GAP OF $1/2"$

- To avoid potential problems from the effects of thermal expansion, a maximum total continuous cross pipe length of 100 ft is recommended.



SCOPE OF WORK

PHOTOVOLTAIC SYSTEM SUMMARY

SYSTEM SIZE: DC - 14.84 KW
AC - 24.00 KW

MODULES: (28) SILFAB SOLAR: SIL-530 XM (530W) MODULES
INVERTER: (01) ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V)
HYBRID INVERTER

ELECTRICAL INFORMATION

UTILITY COMPANY: NYSEG
AHJ: CITY OF LOCKPORT
MAIN SERVICE AMPERAGE: 200A

GOVERNING CODES & STANDARDS

2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL FIRE CODE (IFC)
2023 NATIONAL ELECTRICAL CODE (NEC)

SHEET INDEX

PV-1	COVER SHEET
PV-2	PLOT PLAN AND GROUND PLAN
PV-3	GROUND PLAN & MODULES
PV-4	ELECTRICAL SITE PLAN
PV-5	RACKING DETAIL
PV-5A	EQUIPMENT ELEVATION
PV-6	ELECTRICAL LINE DIAGRAM
PV-7	WIRING CALCULATIONS
PV-8	PLACARDS
PV-9+	EQUIPMENT SPECIFICATION

GENERAL NOTES:

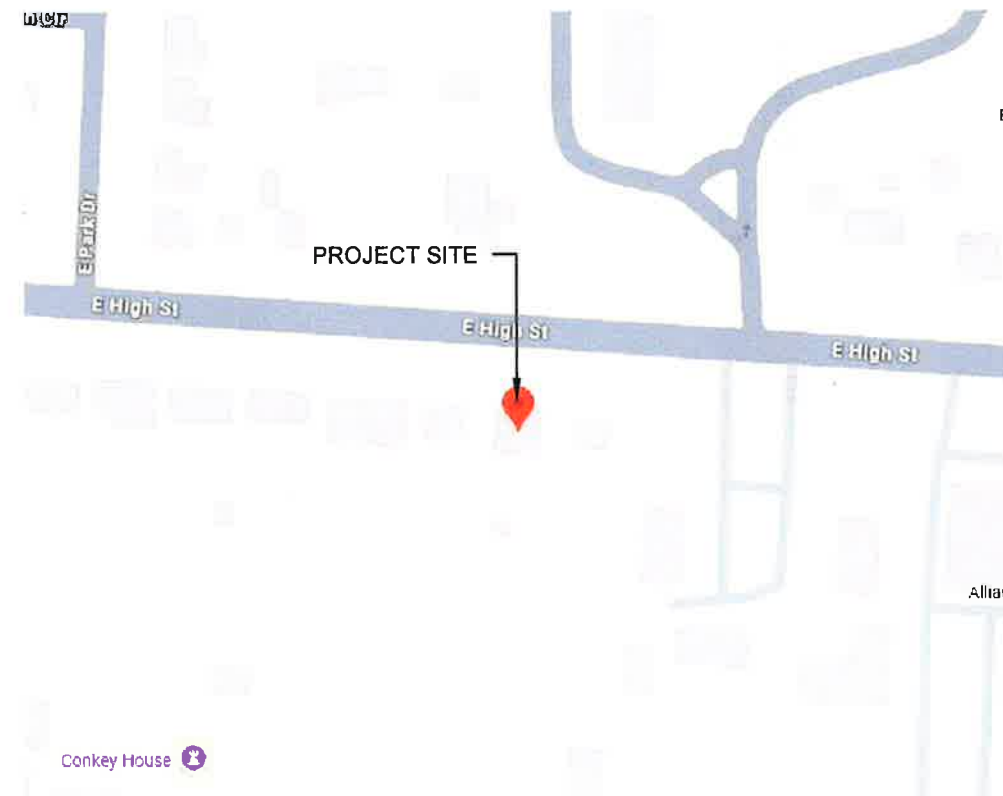
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO INITIATING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW ALL MANUFACTURER INSTALLATION DOCUMENTS PRIOR TO INITIATING CONSTRUCTION.
- ALL EQUIPMENT SHALL BE LISTED BY U.L. (OR EQUAL) AND LISTED FOR ITS SPECIFIC APPLICATION.
- ALL EQUIPMENT SHALL BE RATED FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ACCESS TO ELECTRICAL COMPONENTS OVER 150 VOLTS TO GROUND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL.
- WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, CONTRACTOR SHALL SIZE THEM ACCORDING TO APPLICABLE CODES.
- PV MODULE FRAMES SHALL BE BONDED TO RACKING RAIL OR BARE COPPER G.E.C. PER THE MODULE MANUFACTURER'S LISTED INSTRUCTION SHEET.
- PV MODULE RACKING RAIL SHALL BE BONDED TO BARE COPPER G.E.C. VIA WEEB LUG, ILSCO GBL-4DBT LAY-IN LUG, OR EQUIVALENT LISTED LUG.
- GROUNDING ELECTRODE CONDUCTOR (G.E.C.) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED/WELDED.
- ALL JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
- WORKING SPACE AROUND ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26



1 AERIAL VIEW

PV-1

SCALE: NTS



2 VICINITY MAP

PV-1

SCALE: NTS

VSG POWER INC.

73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS

DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

TODD SCHULER
RESIDENCE
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME

COVER SHEET

SHEET SIZE

ANSI B
11" X 17"

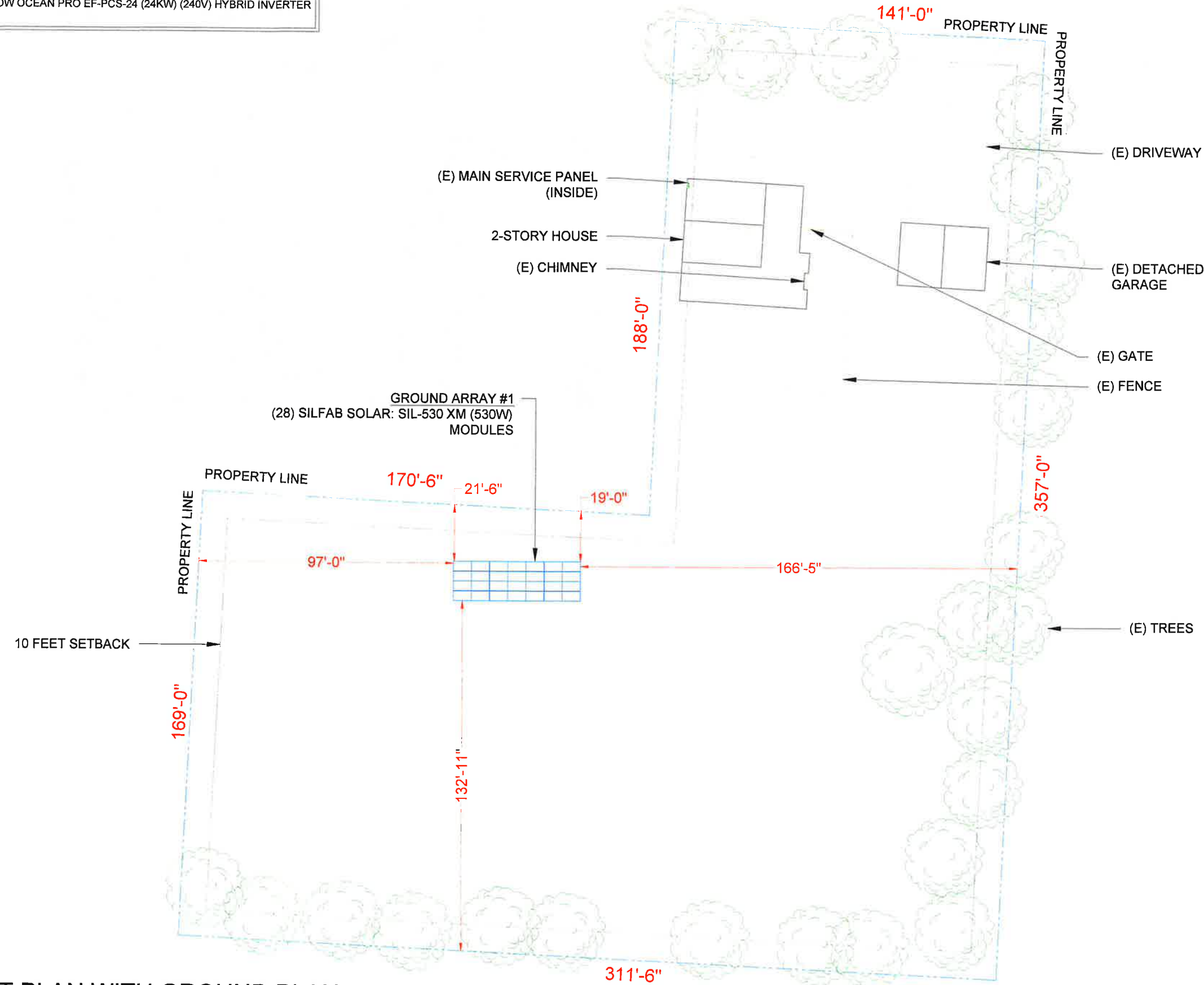
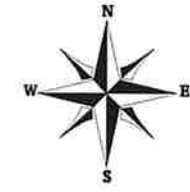
SHEET NUMBER

PV-1

SYSTEM SIZE: DC - 14.840 KW
AC - 24.00 KW

MODULES: (28) SILFAB SOLAR: SIL-530 XM (530W) MODULES
INVERTER: (01) ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V) HYBRID INVERTER

EAST HIGH STREET



VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**PLOT PLAN &
GROUND PLAN**

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-2

1 | **PLOT PLAN WITH GROUND PLAN**

PV-2 | SCALE: 1"=40'

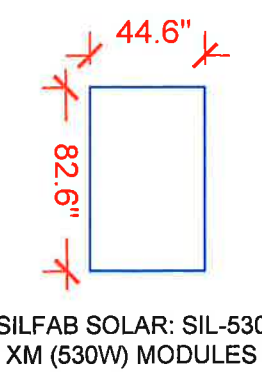
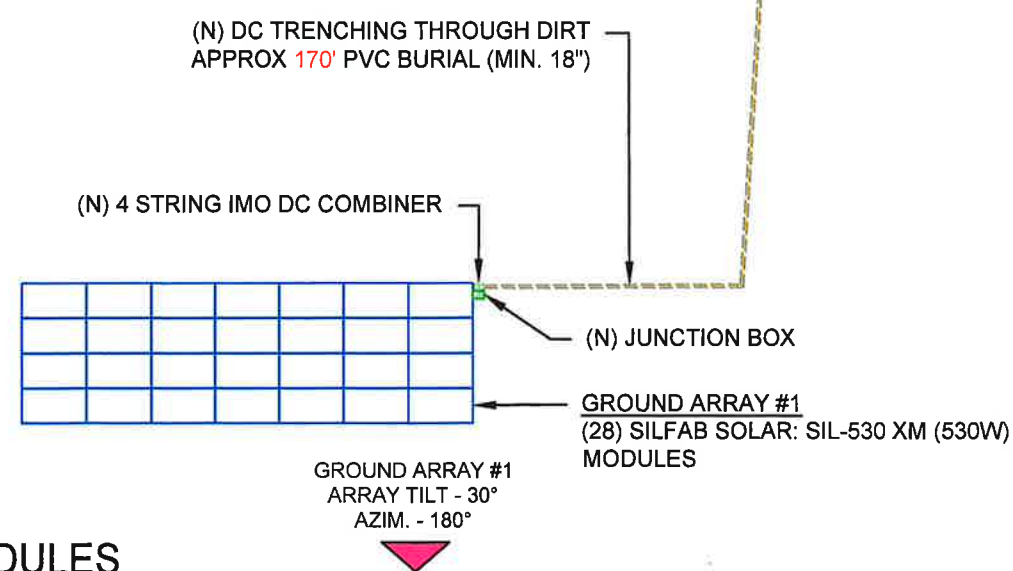
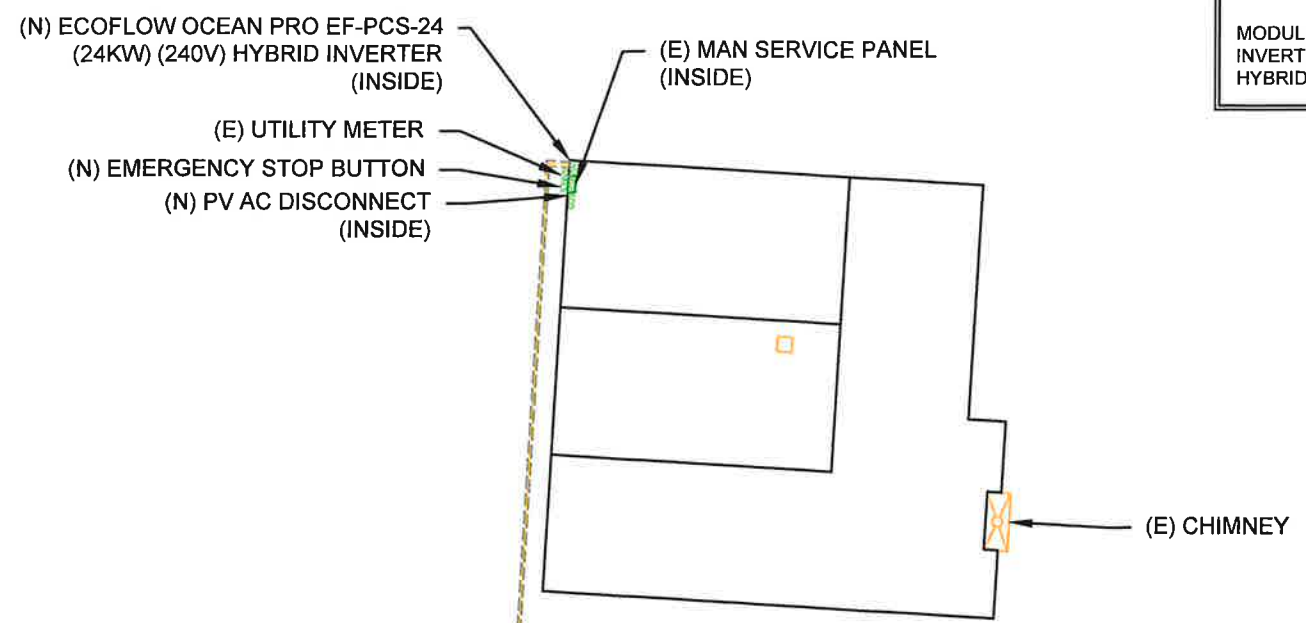
MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 28 MODULES
 MODULE TYPE = SILFAB SOLAR: SIL-530 XM (530W) MODULES
 MODULE WEIGHT = 57.8 LBS / 26.2 KG.
 MODULE DIMENSIONS = 82.6" x 44.6" = 25.58 SF

NOTE: 24/7 UTILITY ACCESSIBLE DISCONNECT, LOCKABLE

SYSTEM SIZE: DC - 14.840 KW
 AC - 24.00 KW
 MODULES: (28) SILFAB SOLAR: SIL-530 XM (530W) MODULES
 INVERTER: (01) ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V) HYBRID INVERTER

GROUND ARRAY DESCRIPTION			
ARRAY TYPE			GROUND MOUNT
ARRAY	ARRAY TILT	AZIMUTH	GROUND TILT
#1	30°	180°	0°



LEGEND

JB - JUNCTION BOX	ES - EMERGENCY STOP BUTTON
INV - INVERTER	UM - UTILITY METER
MSP - MAIN SERVICE PANEL	DC - DC COMBINER BOX
ACD - PV AC DISCONNECT	- TRENCH

VSG POWER INC.
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 BUFFALO, NY 14211
 PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal
 DATE: 05/19/2026

PROJECT NAME & ADDRESS
**TODD SCHULER
 RESIDENCE**
 771 EAST HIGH STREET,
 LOCKPORT, NY 14094

1 GROUND PLAN & MODULES

PV-3 SCALE: 1"=20'-0"

SHEET NAME
GROUND PLAN & MODULES

SHEET SIZE
**ANSI B
 11" X 17"**

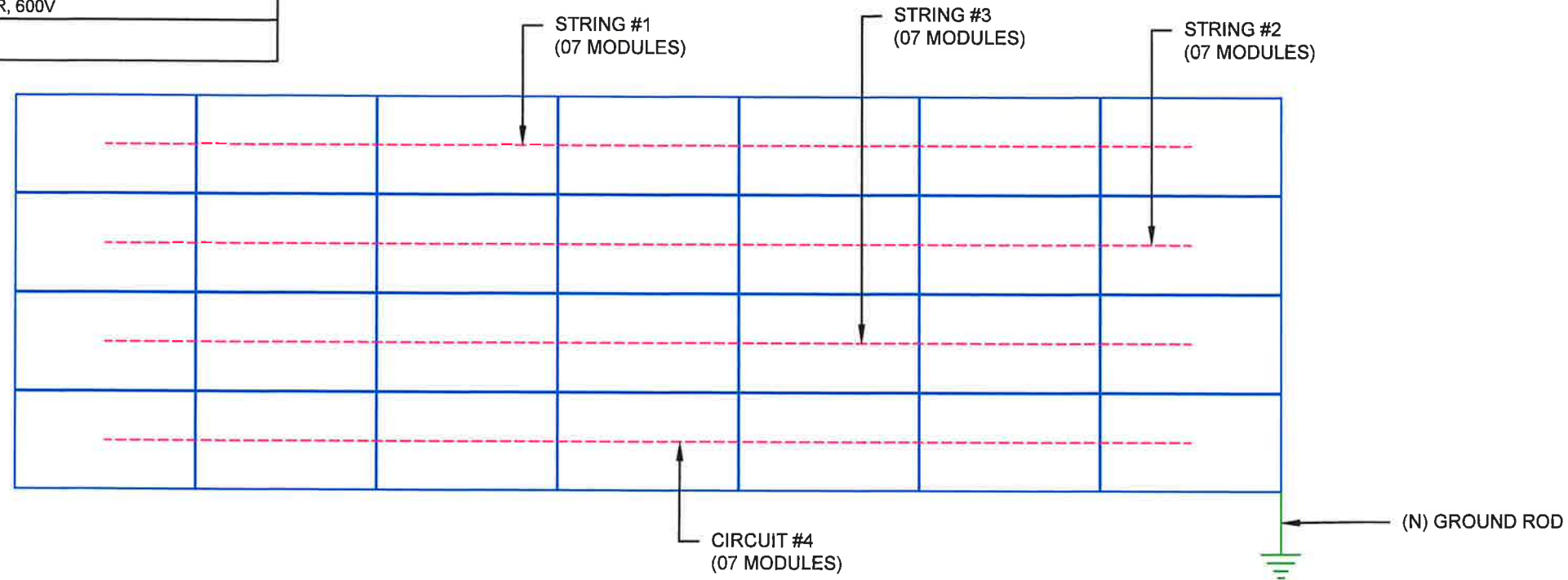
SHEET NUMBER
PV-3

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULES	28	SILFAB SOLAR: SIL-530 XM (530W) MODULES
INVERTER	01	ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V) HYBRID INVERTER
DC COMBINER	1	4 STRING IMO DC COMBINER
AC DISCONNECT	1	200A FUSED AC DISCONNECT WITH 125A FUSES, 240V, NEMA 3R, UL LISTED
JUNCTION BOX	1	JUNCTION BOX, NEMA 3R, 600V
EMERGENCY STOP BUTTON	1	EMERGENCY STOP BUTTON

SYSTEM SIZE: DC - 14.840 KW
AC - 24.00 KW

MODULES: (28) SILFAB SOLAR: SIL-530 XM (530W) MODULES
INVERTER: (01) ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V) HYBRID INVERTER

(4) STRINGS OF 7 MODULES



1 | ELEC. SITE PLAN
PV-4 | SCALE: 0.014351

Bill of Materials

Part	Spares	Qty
Rails		
XR-100-184M XR-100, 184" (15' 4") Mill	0	21
Clamps & Grounding		
UFO-CL-01-A1 Universal Module Clamp, Clear	0	63
UFO-END-01-A1 End Fastening Object (End Clamp, 30-40mm), Mill	0	42
XR-LUG-04-A1 End Grounding Lug, Low Profile	0	1
Substructure		
70-0300-SGA SGA Top Cap at 3"	0	14
GM-BRC3-01-M1 Ground Mount Bonded Rail Connector - 3"	0	42
GM-HSHW-01-M1 Hex Head Set Screw	0	56

2 | BILL OF MATERIAL
PV-4 | SCALE: NTS

VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

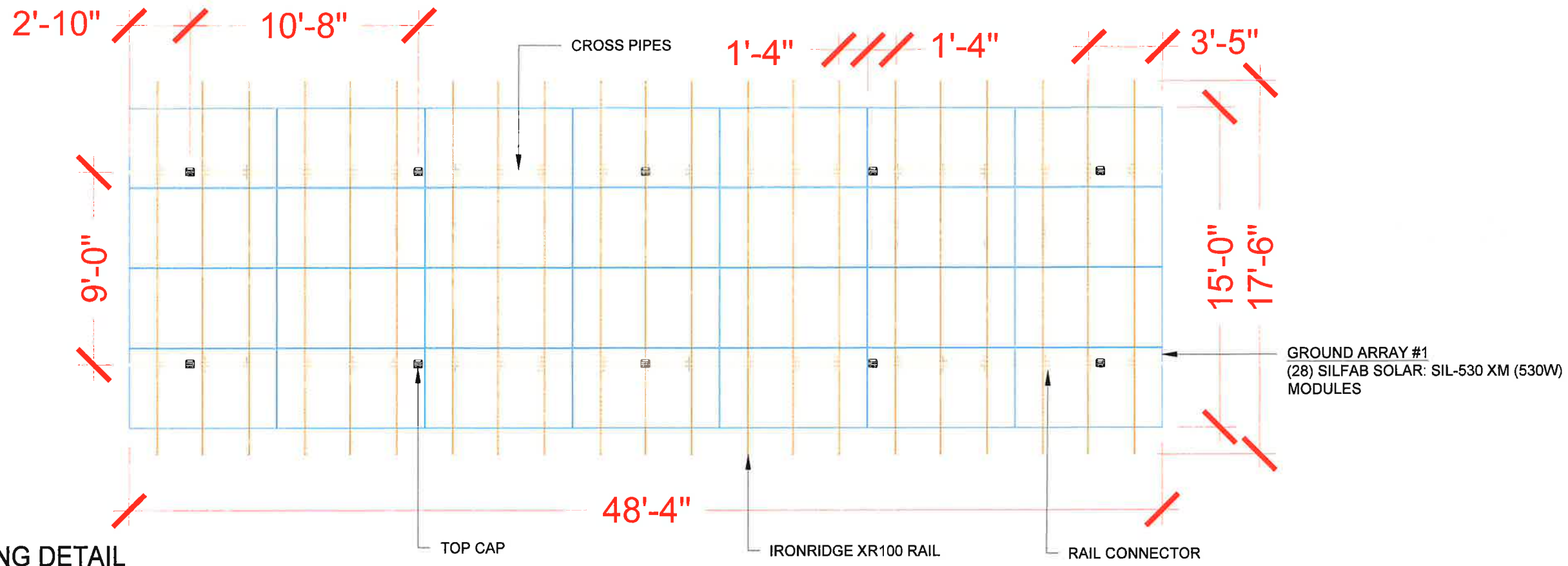
PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**ELEC. SITE
PLAN & BOM**

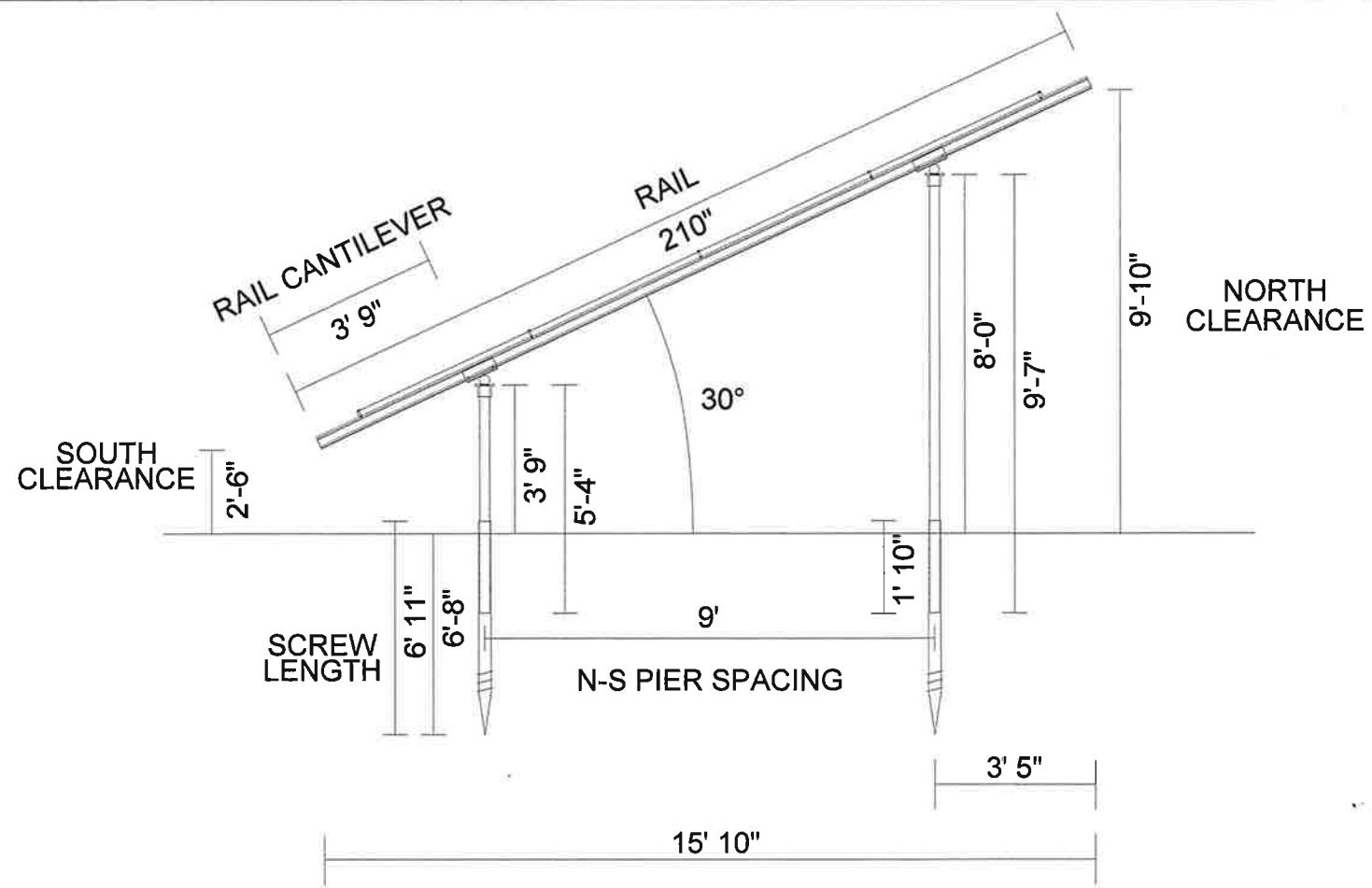
SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-4



1 MOUNTING DETAIL

PV-5 SCALE: NTS



2 SIDE VIEW

PV-5 SCALE: NTS

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 PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
 RESIDENCE**
 771 EAST HIGH STREET,
 LOCKPORT, NY 14094

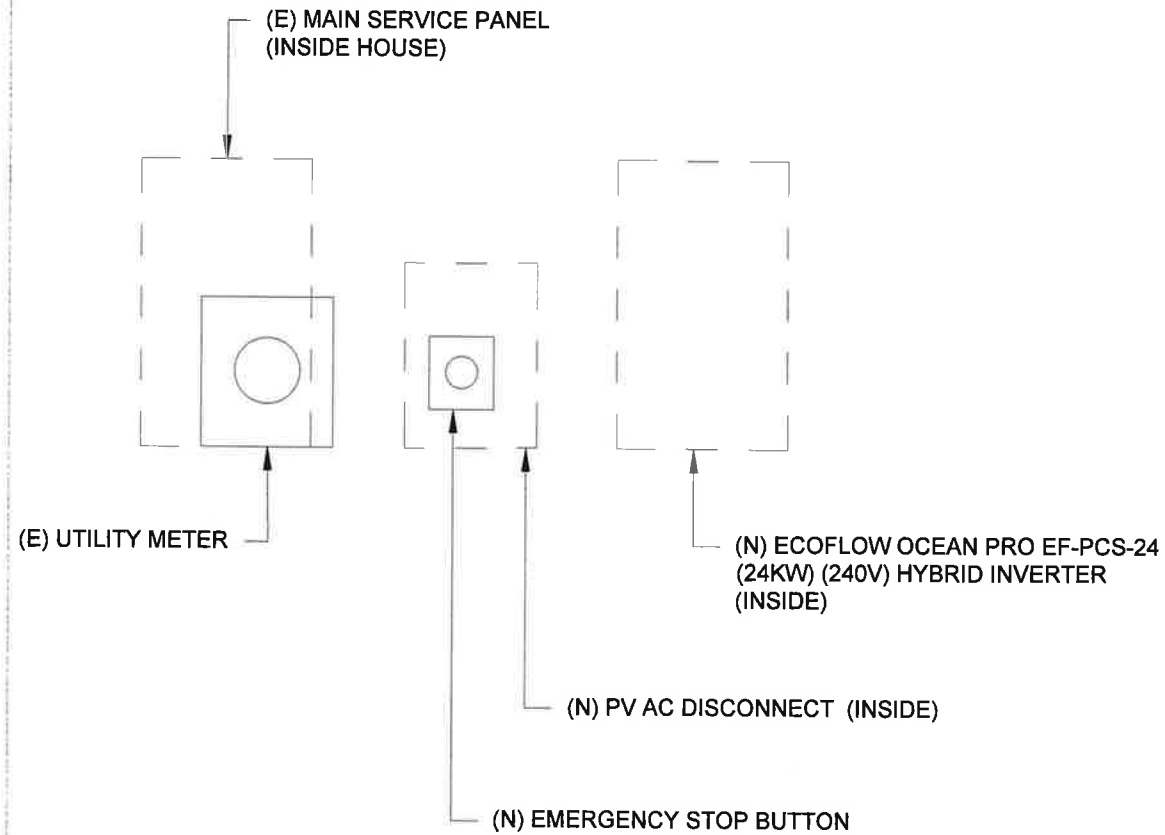
SHEET NAME
**RACKING
 DETAIL**

SHEET SIZE
**ANSI B
 11" X 17"**

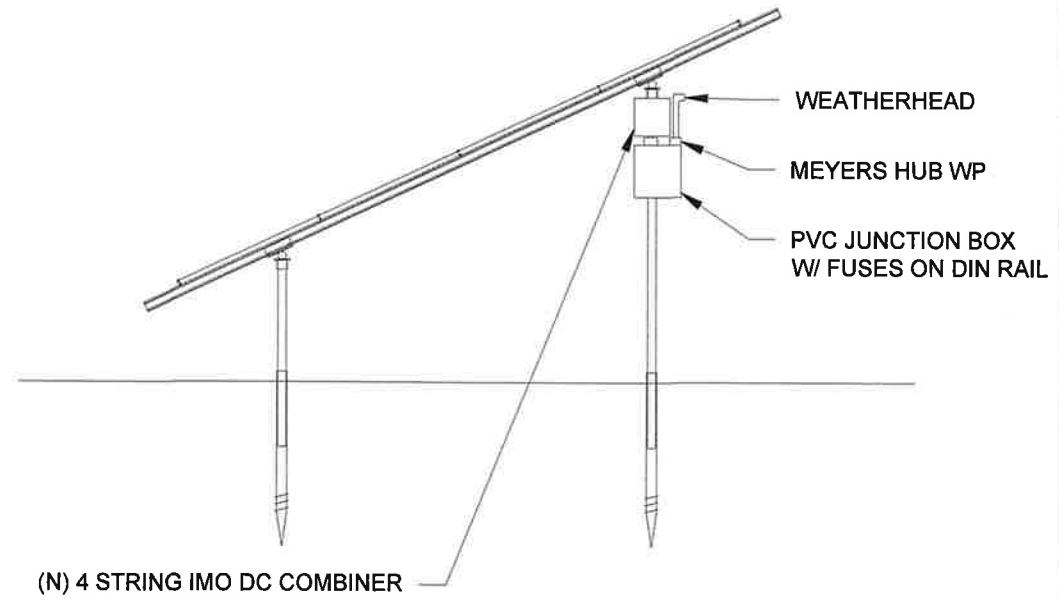
SHEET NUMBER
PV-5

VSG POWER INC.
 73 EUCLID AVE.
 BUFFALO, NY 14211
 PHONE #: (716) 804-4518

WEST SIDE HOUSE WALL ELEVATION



ON ARRAY



REVISIONS

DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
 RESIDENCE
 771 EAST HIGH STREET,
 LOCKPORT, NY 14094**

1 | **EQUIPMENT ELEVATION**

PV-5A

SCALE: NTS

SHEET NAME
**EQUIPMENT
 ELEVATION**

SHEET SIZE

**ANSI B
 11" X 17"**

SHEET NUMBER

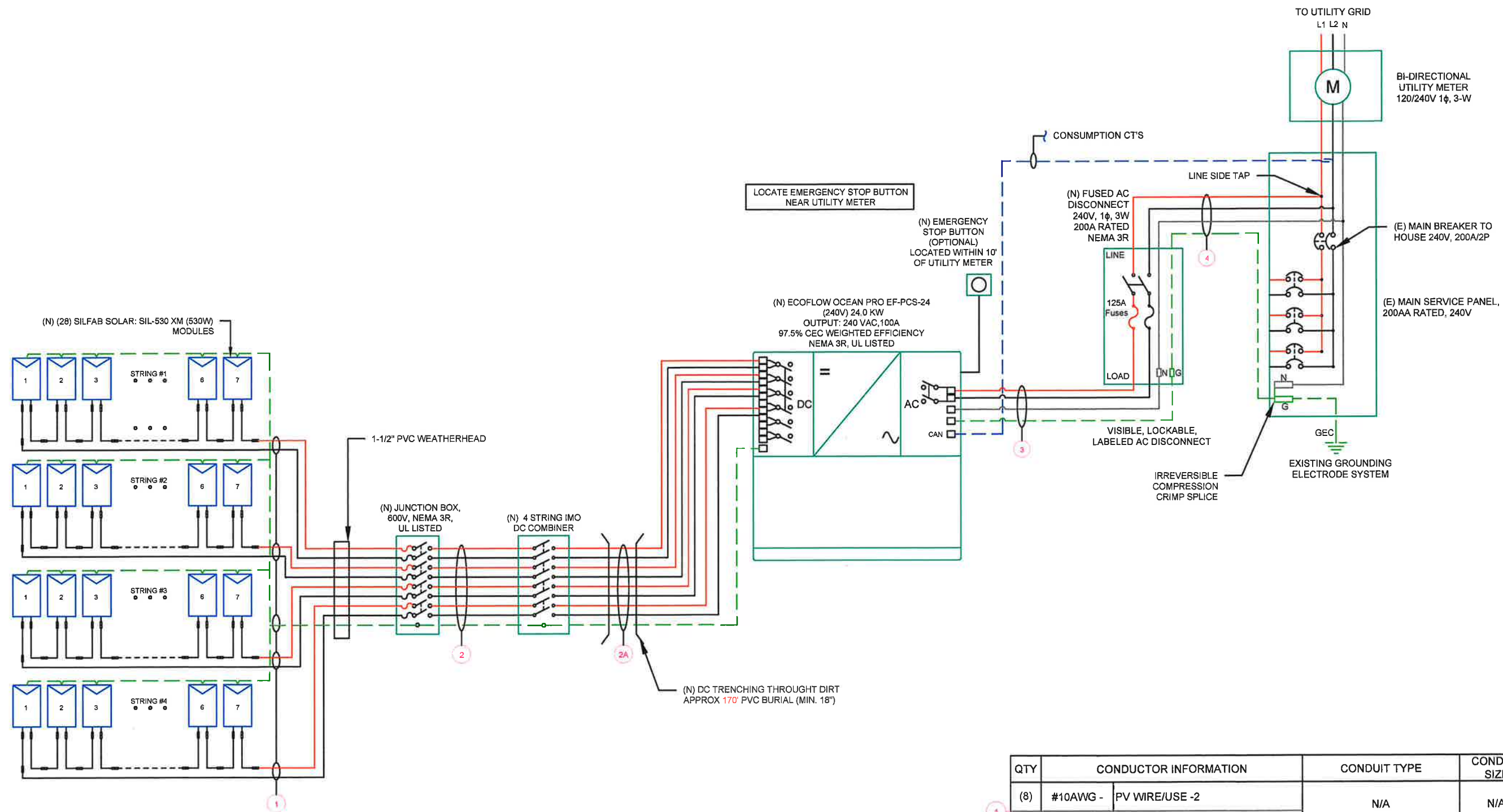
PV-5A

SYSTEM SIZE: DC - 14.840 KW
AC - 24.00 KW

MODULES: (28) SILFAB SOLAR: SIL-530 XM (530W) MODULES
INVERTER: (01) ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V)
HYBRID INVERTER

(4) STRINGS OF 7 MODULES

NOTE: 24/7 UTILITY ACCESSIBLE DISCONNECT,
LOCKABLE



QTY	CONDUCTOR INFORMATION		CONDUIT TYPE	CONDUIT SIZE
(8)	#10AWG -	PV WIRE/USE -2	N/A	N/A
(1)	#6AWG -	BARE COPPER IN FREE AIR		
(8)	#10AWG -	CU, THWN-2 (L1, L2)	PVC-40	1"
(1)	#10AWG -	CU, THWN-2 GND		
(8)	#10AWG -	CU, THWN-2 (L1, L2)	PVC BURIAL (MIN 18")	1-1/4"
(1)	#10AWG -	CU, THWN-2 GND		
(2)	#1AWG -	CU, THWN-2 (L1, L2)	FMC	1-1/4"
(2)	#6AWG -	CU, THWN-2 (N, GND)		
(2)	#1AWG -	CU, THWN-2 (L1, L2)	FMC	1-1/4"
(2)	#6AWG -	CU, THWN-2 (N, GND)		

VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**ELECTRICAL
LINE DIAGRAM**

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-6

1 ELECTRICAL LINE DIAGRAM

PV-6 SCALE: NTS

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	SILFAB SOLAR: SIL-530 XM (530W) MODULES
VMP	41.05V
IMP	12.91A
VOC	47.74V
ISC	13.71A
MODULE DIMENSION	82.6"L x 44.6"W x 1.4"D (In Inch)

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	ECOFLOW OCEAN PRO EF-PCS-24 (24KW) (240V) HYBRID INVERTER
NOMINAL AC POWER	24000 W
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	100A

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	-20°
AMBIENT TEMP (HIGH TEMP 2%)	27°
CONDUCTOR TEMPERATURE RATE	90°
MODULE TEMPERATURE COEFFICIENT OF Voc	-0.25%/K

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

AC FEEDER CALCULATIONS																						
CIRCUIT ORIGIN	CIRCUIT DESTINATION	VOLTAGE (V)	FULL LOAD AMPS *FLA* (A)	FLA*1.25 (A)	OCPD SIZE (A)	NEUTRAL SIZE	GROUND SIZE	CONDUCTOR SIZE	75°C AMPACITY (A)	AMPACITY CHECK #1	AMBIENT TEMP. (°C)	TOTAL CC CONDUCTORS IN RACEWAY	90°C AMPACITY (A)	DERATION FACTOR FOR AMBIENT TEMPERATURE NEC 310.15(B)(2)(a)	DERATION FACTOR FOR CONDUCTORS PER RACEWAY NEC 310.15(B)(3)(a)	90°C AMPACITY DERATED (A)	AMPACITY CHECK #2	FEEDER LENGTH (FEET)	CONDUCTOR RESISTANCE (OHM/KFT)	VOLTAGE DROP AT FLA (%)	CONDUIT SIZE	CONDUIT FILL (%)
INVERTER	UTILITY AC DISCONNECT SWITCH	240	100.0	125.0	125	CU #6 AWG	CU #6 AWG	CU #1 AWG	130	PASS	27	2	145	1	1	145	PASS	5	0.154	0.064	1 1/4" FMC	32.4041
UTILITY AC DISCONNECT SWITCH	POI	240	100.0	125.0	125	CU #6 AWG	CU #6 AWG	CU #1 AWG	130	PASS	27	2	145	1	1	145	PASS	5	0.154	0.064	1 1/4" FMC	32.4041
CUMULATIVE VOLTAGE																				0.325		

DC FEEDER CALCULATIONS																					
CIRCUIT ORIGIN	CIRCUIT DESTINATION	VOLTAGE (V)	FULL LOAD AMPS *FLA* (A)	FLA*1.25 (A)	OCPD SIZE (A)	GROUND SIZE	CONDUCTOR SIZE	75°C AMPACITY (A)	AMPACITY CHECK #1	AMBIENT TEMP. (°C)	TOTAL CC CONDUCTORS IN RACEWAY	90°C AMPACITY (A)	DERATION FACTOR FOR AMBIENT TEMPERATURE NEC 310.15(B)(2)(a)	DERATION FACTOR FOR CONDUCTORS PER RACEWAY NEC 310.15(B)(3)(a)	90°C AMPACITY DERATED (A)	AMPACITY CHECK #2	FEEDER LENGTH (FEET)	CONDUCTOR RESISTANCE (OHM/KFT)	VOLTAGE DROP AT FLA (%)	CONDUIT SIZE	CONDUIT FILL (%)
STRING 1	JUNCTION BOX	600	13.71	17.14	20	BARE COPPER #6 AWG	CU #10 AWG	35	PASS	27	2	40	1	1	40	PASS	41	1.24	0.232	N/A	#N/A
STRING 2	JUNCTION BOX	600	13.71	17.14	20	BARE COPPER #6 AWG	CU #10 AWG	35	PASS	27	2	40	1	1	40	PASS	41	1.24	0.232	N/A	#N/A
STRING 3	JUNCTION BOX	600	13.71	17.14	20	BARE COPPER #6 AWG	CU #10 AWG	35	PASS	27	2	40	1	1	40	PASS	41	1.24	0.232	N/A	#N/A
STRING 4	JUNCTION BOX	600	13.71	17.14	20	BARE COPPER #6 AWG	CU #10 AWG	35	PASS	27	2	40	1	1	40	PASS	41	1.24	0.232	N/A	#N/A
JUNCTION BOX	DC COMBINER	600	13.71	17.14	20	CU #10 AWG	CU #10 AWG	35	PASS	27	8	40	1	0.7	28	PASS	5	1.24	0.028	1" PVC	22.82451923
DC COMBINER	INVERTER	600	13.71	17.14	20	CU #10 AWG	CU #10 AWG	35	PASS	27	8	40	1	0.7	28	PASS	170	1.24	0.963	1 1/4" PVC	13.06951136

String 1 Voltage Drop	1.196
String 2 Voltage Drop	1.196
String 3 Voltage Drop	1.196
String 4 Voltage Drop	1.196
String 5 Voltage Drop	0.992

ELECTRICAL NOTES

- 1.) ALL EQUIPMENT SHALL BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2.) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90°C WET ENVIRONMENT.
- 3.) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DISUNPOWERFULLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4.) WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5.) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEM. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS, AND ACCESSORIES TO MEET APPLICABLE CODES AND STANDARDS.
- 6.) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7.) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND ACCESSIBLE.
- 8.) INSTALL MODULE AND RACKING GROUNDING HARDWARE PER MANUFACTURER'S INSTRUCTION.

VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2026	A

Signature with Seal

DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**WIRING
CALCULATIONS**

SHEET SIZE

**ANSI B
11" X 17"**

SHEET NUMBER

PV-7

**CAUTION:
AUTHORIZED SOLAR
PERSONNEL ONLY!**

LABEL LOCATION:
AC DISCONNECT

**WARNING: PHOTOVOLTAIC
POWER SOURCE**

EVERY 10' ON CONDUIT & ENCLOSURES

LABEL LOCATION:
EMT/CONDUIT RACEWAY
SOLADECK / JUNCTION BOX
CODE REF: NEC 690.31 (D)(2)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY
BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
AC DISCONNECT
COMBINER
MAIN SERVICE PANEL
SUBPANEL
MAIN SERVICE DISCONNECT
CODE REF: NEC 705.20(7) AND NEC 690.13(B)

**WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM**

LABEL LOCATION:
PRODUCTION METER
UTILITY METER
MAIN SERVICE PANEL
SUBPANEL
CODE REF: NEC 705.30(C) & NEC 690.59

WARNING
**TURN OFF PHOTOVOLTAIC AC
DISCONNECT PRIOR TO
WORKING INSIDE PANEL**

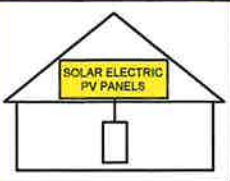
LABEL LOCATION:
MAIN SERVICE PANEL
SUBPANEL
MAIN SERVICE DISCONNECT
COMBINER
CODE REF: NEC 110.27(C) & OSHA 1910.145 (f) (7)

WARNING
**POWER SOURCE OUTPUT
CONNECTION. DO NOT
RELOCATE THIS
OVERCURRENT DEVICE**

LABEL LOCATION:
MAIN SERVICE PANEL (ONLY IF SOLAR IS BACK-FED)
SUBPANEL (ONLY IF SOLAR IS BACK-FED)
CODE REF: NEC 705.12 (B)(2)

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN THE ARRAY



LABEL LOCATION:
AC DISCONNECT
CODE REF: IFC 605.11.3.1(1) & 690.12(D)

**RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

LABEL LOCATION:
AC DISCONNECT
CODE REF: NEC 690.12(D)(2)

**MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT**

LABEL LOCATION:
MAIN SERVICE DISCONNECT (ONLY IF MAIN SERVICE
DISCONNECT IS PRESENT)
CODE REF: NEC 690.13(B)

**PHOTOVOLTAIC
DC DISCONNECT**

LABEL LOCATION:
INVERTER
CODE REF: NEC 690.13(B)

**MAXIMUM DC VOLTAGE
OF PV SYSTEM**

LABEL LOCATION:
INVERTER
CODE REF: NEC 690.53

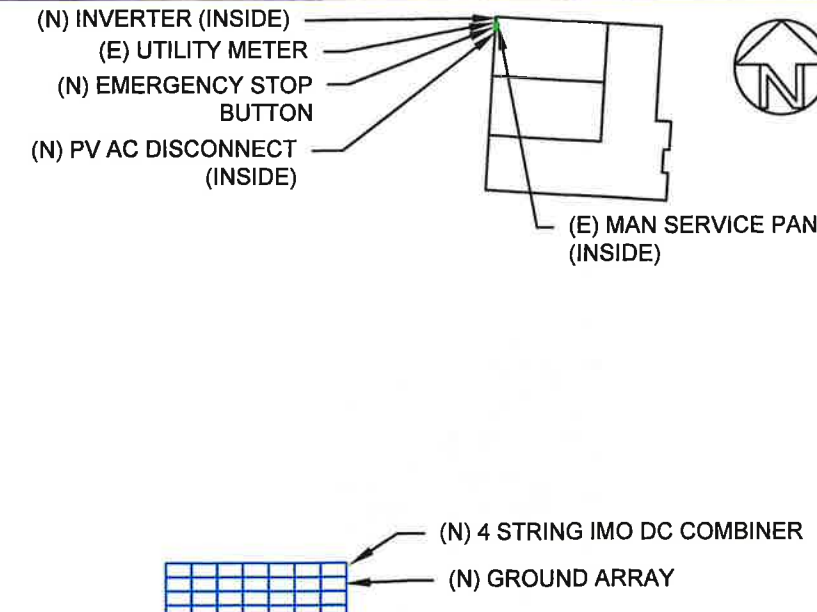
**PHOTOVOLTAIC
AC DISCONNECT**
NOMINAL OPERATING AC VOLTAGE **240 V**
RATED AC OUTPUT CURRENT **100 A**

LABEL LOCATION:
AC DISCONNECT
CODE REF: NEC 690.54

**INVERTER
AC DISCONNECT**
NOMINAL OPERATING AC VOLTAGE **240 V**
RATED AC OUTPUT CURRENT **100A**

LABEL LOCATION:
AC DISCONNECT
CODE REF: NEC 690.54

**CAUTION:
MULTIPLE SOURCES OF POWER**



(N) INVERTER (INSIDE)
(E) UTILITY METER
(N) EMERGENCY STOP
BUTTON
(N) PV AC DISCONNECT
(INSIDE)
(E) MAIN SERVICE PANEL
(INSIDE)

(N) 4 STRING IMO DC COMBINER
(N) GROUND ARRAY

771 EAST HIGH STREET, LOCKPORT, NY 14094

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE
SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN:
NEC 690.56(A)&(B), [NEC 705.10])

VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
DESCRIPTION	DATE	REV
CLIENT COMMENTS	05/28/2028	A

Signature with Seal

DATE: 05/19/2028

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
PLACARDS

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-8

- ADHESIVE FASTENED SIGNS:**
- THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
 - WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNINGS, AND MARKINGS SHOULD COMPLY WITH ANSI Z535.4 [NEC 110.21(B) FIELD MARKING].
 - ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT [IFC 605.11.1.3]

SILFAB COMMERCIAL NTC

SIL-530 XM
BIFACIAL



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

Manufactured exclusively in the USA.

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Efficient Bifacial Energy Yield
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/
30-Year Performance Warranty



SILFABSOLAR.COM



ELECTRICAL SPECIFICATIONS		530		
Test Conditions		STC	BSTC	NOCT
Module Power (P _{max})	Wp	530	578.2	391.3
Maximum power voltage (V _{pmax})	V	41.05	41.05	37.76
Maximum power current (I _{pmax})	A	12.91	14.08	10.36
Open circuit voltage (V _{oc})	V	47.74	47.79	43.91
Short circuit current (I _{sc})	A	13.71	14.96	11.00
Module efficiency	%	22.3%		
Maximum system voltage (VDC)	V		1500	
Series fuse rating	A		30	
Power Tolerance	Wp		0 to +10	
Bifaciality Factor	%		80 ± 10	

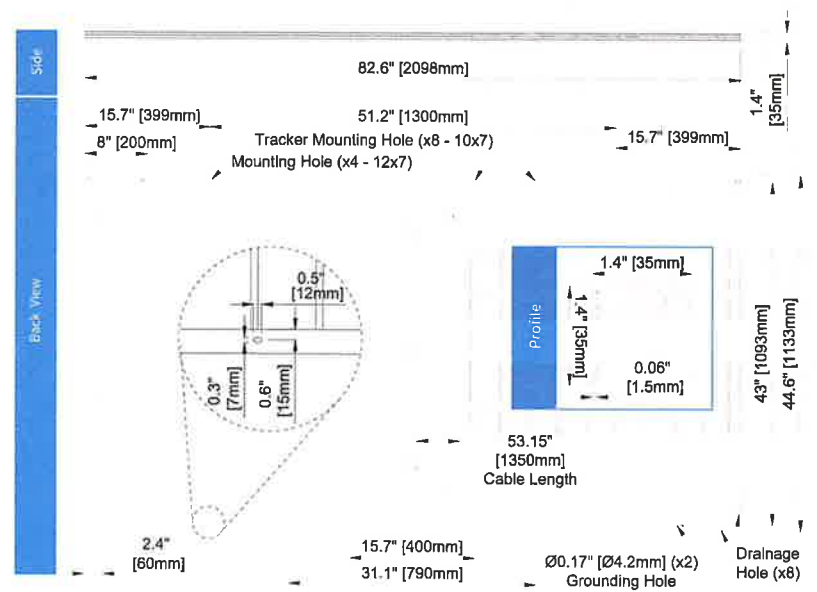
Performance conditions: Measurement tolerance ± 3% • Standard Test Conditions (STC): 1000 W/m², AM 1.5, Temperature 25 °C • Nominal Operating Cell Temperature (NOCT): 800 W/m², AM 1.5 • Bifacial Standard Test Conditions (BSTC): 1000 W/m² + φ × 135 W/m², φ = 80%, AM 1.5 • Electrical characteristics may vary by ± 5%.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	26.2 kg ± 0.2 kg	57.8 lbs ± 0.4 lbs
Dimensions (H x L x D)	2098 mm x 1133 mm x 35 mm	82.6 in x 44.6 in x 1.4 in
Maximum surface load (wind/snow)*	2400 Pa rear load / 5400 Pa front load	50.1 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail Impact resistance	φ 25 mm at 83 km/h	φ 1 in at 51.6 mph
Cells	132 Half cells - N-Type Silicon solar cell 182 x 91 mm	132 Half cells - N-Type Silicon solar cell 3.58 x 7.16 in
Glass	3.2 mm high transmittance, tempered, DSM antireflective coating	0.126 in high transmittance, tempered, DSM antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, φ 5.7 mm, EVO2 from Staubli	53.1 in, φ 0.22 in (12AWG), EVO2 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free clear PV backsheet	
Frame	Anodized Aluminum (Silver)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	

TEMPERATURE RATINGS	WARRANTIES
Temperature Coefficient I _{sc}	Module product workmanship warranty
Temperature Coefficient V _{oc}	Linear power performance guarantee
Temperature Coefficient P _{max}	25 years**
NOCT (± 2°C)	30 years
Operating temperature	≥ 98% end 1st yr
	≥ 94.7% end 12th yr
	≥ 90.8% end 25th yr
	≥ 89.3% end 30th yr

CERTIFICATIONS	SHIPPING SPECS
Product	Modules Per Pallet: 29 or 29 (California)
Factory	Pallets Per Truck: 24 or 23 (California)
	Modules Per Truck: 696 or 667 (California)

* Warning: Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.
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Silfab - SIL-530-XM-BIFACIAL 20260101
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VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

REVISIONS		
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CLIENT COMMENTS	05/28/2026	A

Signature with Seal
DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**EQUIPMENT
SPECIFICATION**

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-9



Ground Mount System

Datasheet

Datasheet



360° Product Tour
Visit ironridge.com

All-Terrain Mounting






The IronRidge Ground Mount System combines our XR100 or XR1000 rails with locally-sourced steel pipes or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options—including concrete piers, ground screws, helical or driven piles, and above-ground ballast blocks.

- 
Rugged Construction
 Engineered steel and aluminum components ensure durability.
- 
UL 2703 Listed System
 Meets newest effective UL 2703 standard.
- 
Flexible Architecture
 Multiple foundation and array configuration options.

- 
PE Certified
 Pre-stamped engineering letters available in most states.
- 
Design Software
 Online tool generates engineering values and bill of materials.
- 
25-Year Warranty
 Products guaranteed to be free of impairing defects.

Substructure

- Top Caps**

 Connect vertical and cross pipes.
- Bonded Rail Connectors** 

 Attach and bond Rail Assembly to cross pipes.
- Diagonal Braces**

 Optional Brace provides additional support.
- Cross Pipe & Piers**

 Steel pipes or mechanical tubing for substructure.

Rail Assembly

- XR100/XR1000 Rails**

 Curved rails increase spanning capabilities.
- UFOs** 

 Universal Fastening Objects bond modules to rails.
- Stopper Sleeves** 

 Snap onto the UFO to turn into a bonded end clamp.
- CAMO** 

 Bond modules to rails while staying completely hidden.

Resources

- 
Design Assistant
 Go from rough layout to fully engineered system. For free.
 Go to ironridge.com/design
- 
NABCEP Certified Training
 Earn free continuing education credits, while learning more about our systems.
 Go to ironridge.com/training

VSG POWER INC.
 73 EUCLID AVE.
 BUFFALO, NY 14211
 PHONE #: (716) 804-4518

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 DATE: 05/19/2026
 PROJECT NAME & ADDRESS

**TODD SCHULER
 RESIDENCE**
 771 EAST HIGH STREET,
 LOCKPORT, NY 14094

SHEET NAME
**EQUIPMENT
 SPECIFICATION**

SHEET SIZE
**ANSI B
 11" X 17"**

SHEET NUMBER
PV-12

EcoFlow OCEAN Pro Hybrid Inverter

Complete Product Datasheets

The EcoFlow OCEAN Pro Hybrid Inverter is a multi-functional hybrid inverter that can be paired with EcoFlow's OCEAN series products to enable household solar self-consumption, economical electricity usage, and off-grid backup power. It can connect to both solar panels and high-voltage DC batteries, as well as—via its built-in Inlet Box—accommodate portable generators, portable power stations, and V2L-enabled electric vehicles. As the PCS with the strongest driving capacity and the most diverse backup power sources on the market, it offers unparalleled flexibility and reliability.

Product	Product Name	EcoFlow OCEAN Pro Hybrid Inverter
	Model Number	EF-PCS-24

System Technical Specifications	Nominal Grid Voltage (Input & Output)	120/240V~ (Split phase) 208Y/120V~, 3W (from 3Ø 4W)
	Grid Type	Split phase
	Frequency	60Hz
	Grid Frequency Range	57Hz-63Hz
	Nominal Output Power (AC)	11.5kW 24.0kW
	Maximum Apparent Power (AC)	11.5kVA 24.0kVA
	Maximum Continuous Output Current (AC)	48A 100A
	Overcurrent Protection Device	60A 125A
	Maximum Continuous Charge Current / Power	100A AC/24kW (5kW per battery)
	Solar to Battery to Home / Grid Efficiency	87%
	Solar to Home / Grid Efficiency	97.5%
	Energy Scalability	Up to 8 OCEAN Pro Batteries (80 kWh) with one Inverter
	Supported Islanding Devices	EcoFlow OCEAN Smart Electrical Panel, EcoFlow OCEAN Meter Backup Switch, EcoFlow OCEAN Gateway
	Connectivity	BLE, Wi-Fi (2.4GHz), Ethernet, Cellular (LTE/4G 5)
	Hardware Interface	1 pair of CAN for batteries, 1 pair of CAN for inverter parallel, RS485 for Meters, 2 pairs of CAN for Backup Switch or Gateway, 3 pairs of CT connectors, 1 Ethernet port, 1 Emergency Protection Operation (EPO) connector with 2-plns.
	AC Metering	+/-1%
	Protections	Isolation Monitor Interrupter (IMI), PV Integrated Arc Fault Interrupter (AFCI), PV Ground Fault Circuit Interrupter (GFCI), PV Rapid Shutdown (RSD) with APsmart/NEP/Tlgo, AC Anti-Islanding protection
	Load Start Capability	205A LRA (1s)
	Power Scalability	Up to 2 units supported (48kW)
	Type of Couple	AC coupled and DC coupled
Customer Interface	EcoFlow Mobile APP	
Warranty	15 years	

Solar Technical Specifications	Maximum Solar STC Input	40kW
	Withstand Voltage	600V DC
	PC DC Input Voltage Range	60-550V DC
	PV DC MPPT Voltage Range	60-480V DC
	MPPTs	8 (5kW per channel)
	Maximum Current per MPPT (Imp)	16A
Maximum Short Circuit Current per MPPT (Isc)	20A	

Extend Backup Socket Technical Specification	Connector Type	SS2-50P
	Connect Power Source Type	Portable generator (120V or 240V), Portable power station, EV with V2L
	Input Voltage	120V/240V AC
	Frequency	60Hz
	Maximum Continuous Current	41.6A AC
	Maximum Continuous Power	10KW
Minimum Continuous Power	300W	

Compliance Information	Safety	System: UL1741 with MSA Inverter: IEEE 1547
	Emissions	FCC Part 15B, FCC Part 15C, FCC Part 15E ICES-003, RSS-247
	Environmental	California Proposition 65 TSCA
	Seismic	AC156, IEEE 693-2005 (high)

Environmental Specifications	Operating Temperature	-4°F to 140°F (-20°C to 60°C) >113°F (45°C) Derating
	Operating Humidity (RH)	Up to 100%, condensing
	Storage Temperature	-4°F to 86°F (-20°C to 30°C), up to 95% RH, noncondensing, State of Energy (SOE): 25% initial
	Maximum Elevation	9843ft (3000m)
	Environment	Indoor and outdoor rated
	Enclosure Rating	NEMA 3R
	Ingress Protection (IP) Rating	IP67 (Power Electronics), IP54 (PCS Wiring Compartment)
	Pollution Rating	PD3
	Operating Noise@1m	< 45 db(A) typical , < 60 db(A) maximum
Mounting Options	Wall mount	

Mechanical Specifications	Height/inches	43.3in/1100mm
	Width/inches	17.3in/440mm
	Depth/inches	10.3in/216mm
	Weight/lbs	146.6lbs/66.5kg (Top cover not included 3kg/6.6lbs)

VSG POWER INC.
73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

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DATE: 05/19/2026

PROJECT NAME & ADDRESS

**TODD SCHULER
RESIDENCE**
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
**EQUIPMENT
SPECIFICATION**

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-10



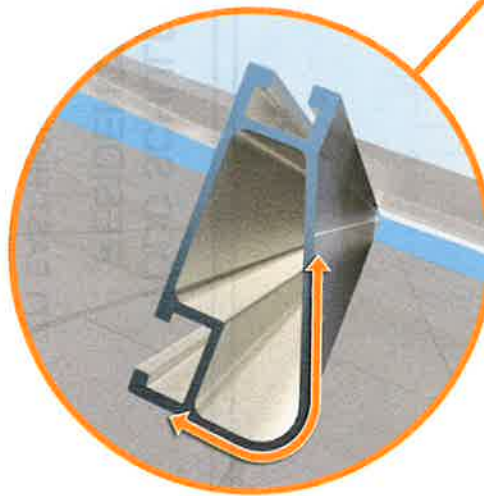
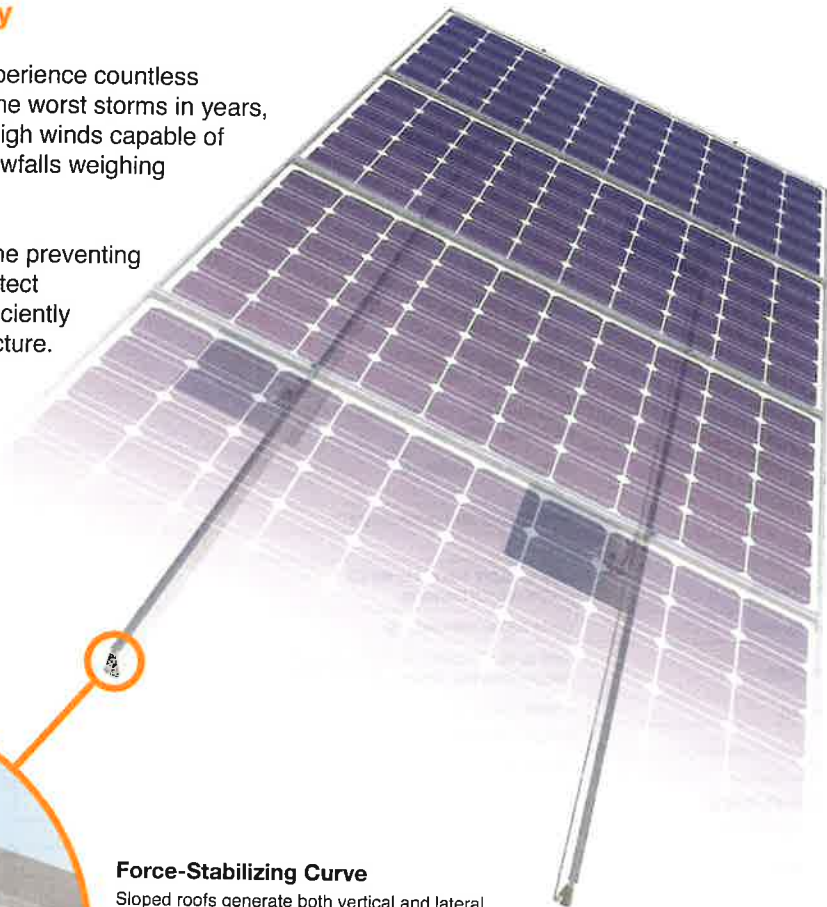
Tech Brief

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90						
	120						
	140	XR10		XR100		XR1000	
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

Tech Brief

VSG POWER INC.

73 EUCLID AVE.
BUFFALO, NY 14211
PHONE #: (716) 804-4518

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DATE: 05/19/2026

PROJECT NAME & ADDRESS

TODD SCHULER
RESIDENCE
771 EAST HIGH STREET,
LOCKPORT, NY 14094

SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-11

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 435 Park Avenue PHONE: 716-~~716-448~~

NAME OF APPLICANT: Douglas P. Snow PHONE: 716-~~716-448~~

EMAIL ADDRESS: ~~XXXXXXXXXX@XXXXXX.COM~~

ADDRESS OR LOCATION OF PROPOSAL: 435 Park Avenue

SIZE OF PARCEL OR STRUCTURE: 32' x 53'

EXISTING ZONING: Light Industrial

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit _____ Home Occupation _____
Alteration to existing building Rezoning _____ Other _____

PROPOSED REQUEST

Putting Gable roof on top of flat
rubber roof pitching towards South & North run
off on my property

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal. Wooden trusses with metal roofing
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

11

12

SEORA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE 

APPLICANT'S SIGNATURE _____

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

PLEASE

Site Plan

DESCRIPTION OF PROPOSAL

Property Address: 435 Park Avenue Lockport, New York

The proposed project consists of the installation of wooden roof trusses and metal roofing on the existing structure.

Construction will include pressure-treated perimeter framing, wooden roof trusses, cross framing members, metal roofing panels, flashing, and gable end sheathing as required.

The project is intended to improve weather protection, drainage, snow shedding, and long-term maintenance of the structure.

No change in property use, occupancy, access, parking, utilities, or building footprint is proposed.

Construction will include:

- 2 x 6 pressure-treated lumber bolted to the existing roof around the perimeter.
- 2 x 6 wooden roof trusses installed 24 inches on center.
- 2 x 4 cross members installed 24 inches on center.
- Steel roofing panels secured with screws.
- Steel flashing.
- Gable end sheathing covered with steel roofing material.

The project is intended to improve weather protection, drainage, snow shedding, and long-term maintenance of the structure.

No change in building footprint or property use is proposed.

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: DAVID BELFIELD PHONE: 716-433-6623

NAME OF APPLICANT: RICK ROCKWOOD PHONE: 716-22-1883

EMAIL ADDRESS: SRIMPROVEMENTS@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 230 Beattie Ave.

SIZE OF PARCEL OR STRUCTURE: 14'x20' SUNROOM

EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

TO ALLOW FOR A 14'x20' SUNROOM FREESTANDING
IN BACKYARD TO BE 280 sq ft.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE Margaret A. Niethel - Belpfield

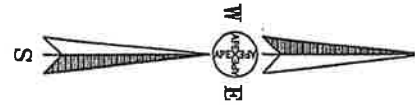
APPLICANT'S SIGNATURE [Signature]

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

BEATTIE AVENUE

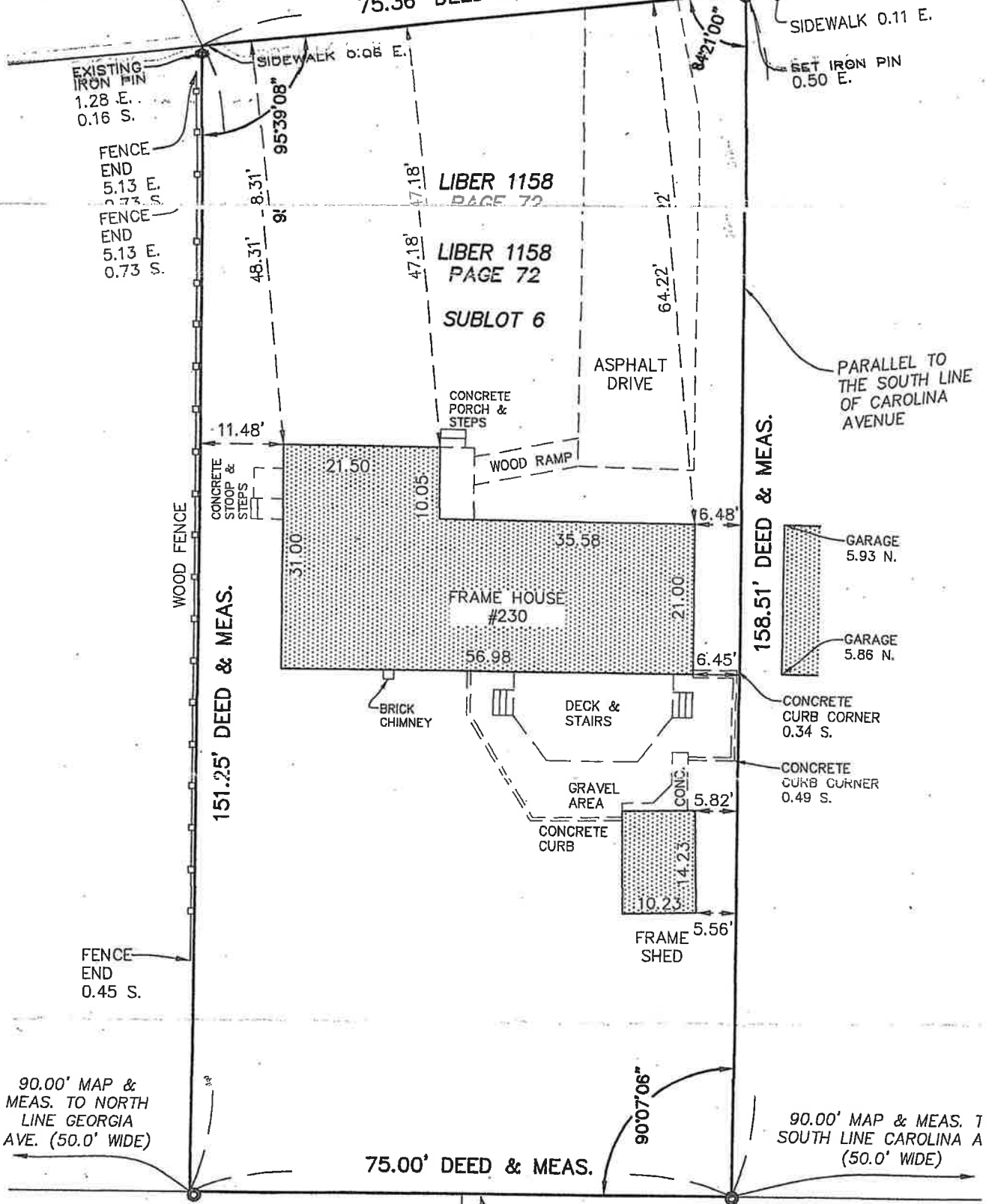


90.44' MAP & MEAS. TO NORTH LINE GEORGIA AVE. (50.0' WIDE)

(49.5' WIDE)

90.44' MAP & MEAS. TO SOUTH LINE CAROLINA AVE. (50.0' WIDE)

75.36' DEED & MEAS.



EXISTING IRON PIN
1.28 E.
0.16 S.

FENCE END
5.13 E.
0.73 S.
FENCE END
5.13 E.
0.73 S.

SIDEWALK 0.08 E.

95'39"08"

8.31'

48.31'

47.18'

47.18'

LIBER 1158

PAGE 72

LIBER 1158

PAGE 72

SUBLOT 6

ASPHALT DRIVE

CONCRETE PORCH & STEPS

WOOD RAMP

CONCRETE STOOP & STEPS

11.48'

21.50

10.05

35.58

6.48'

FRAME HOUSE #230

31.00

56.98

21.00

6.45'

BRICK CHIMNEY

DECK & STAIRS

GARAGE 5.93 N.

GARAGE 5.86 N.

CONCRETE CURB CORNER 0.34 S.

CONCRETE CURB CORNER 0.49 S.

GRAVEL AREA

CONCRETE CURB

CONC. 5.82'

14.23

10.23

FRAME SHED

5.56'

FENCE END 0.45 S.

90.00' MAP & MEAS. TO NORTH LINE GEORGIA AVE. (50.0' WIDE)

75.00' DEED & MEAS.

90.00' MAP & MEAS. TO SOUTH LINE CAROLINA AVE. (50.0' WIDE)

90°07'06"

EXISTING IRON PIN
0.44 E.
0.56 N.

FENCE END
0.34 E.

EXISTING IRON PIPE
0.22 E.

R.J.R. Improvements Inc.

Date:

Richard J. Rockwood
5509 Forest Hill Road
Lockport, NY 14094

PROPOSAL / INVOICE

Page:
of:

(716)434-4605

Proposal submitted to:

Name Mr. & Mrs Belfield
Street 230 Beattie Ave.
City/State Lockport NY
Zip Code 14094
Phone _____

Work to be performed at:

Name SAME
Street _____
City/State _____
Zip Code _____
Phone _____

We propose to perform the necessary labor and provide the necessary materials for the completion of:
Build 14' x 20' sunroom in backyard approx 6' from house

6 Concrete footers 42" deep installed

Floor structure to be 2x10 treated joists and beams/ 3/4" treated plywood floor

Walls to be 2x4 studs@16" centers/ osb sheathing/ vinyl siding

Windows on north, south, and east walls/ 10 single hung vinyl windows

Roofing to be steel (color to be determined)

Overhangs covered with vinyl, gutters installed

1 storm door installed on north wall

No interior finishes/ no floor covering or electric

Permits fees in quote/ no engineering fees in quote

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for \$27,500.00

Payments to be made as follows \$5000.00 due upon permit approval

\$12,000.00 due upon start with balance upon completion

R.J.R. Improvements, Inc.

Note: R.J.R. Improvements may withdraw this proposal if not accepted within 30 days from the date above.

Acceptance of Proposal

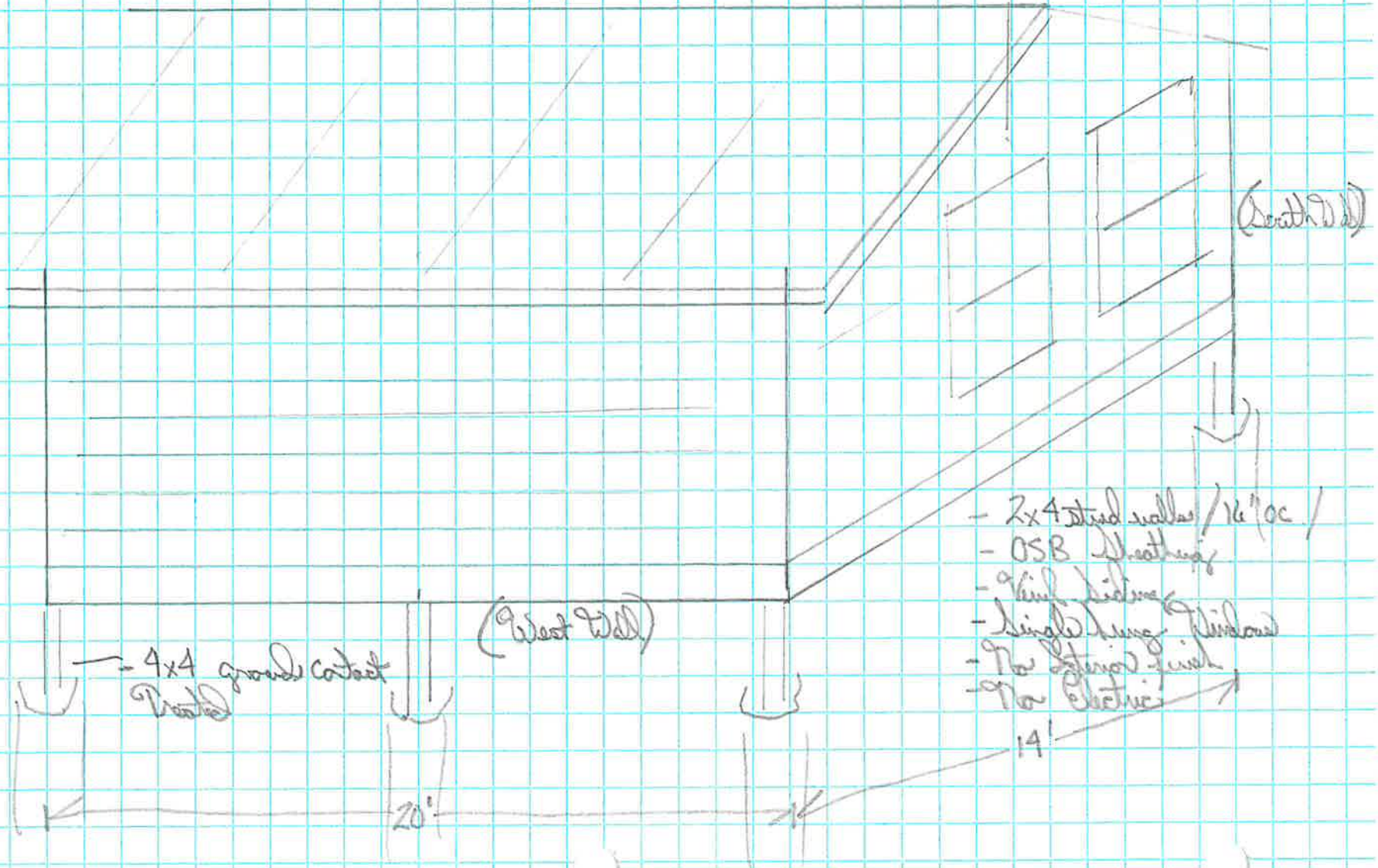
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____ Date _____
Signature _____ Date _____

If accepted sign and return one copy. Thank you.

Belfield
230 Reatho Ave
Lockport NY 14094

- 4/12 Cathedral Siding
- 1/2" O.C. / 2x4 Purlins
- Metal Roofing



4x4 ground contact
Piered

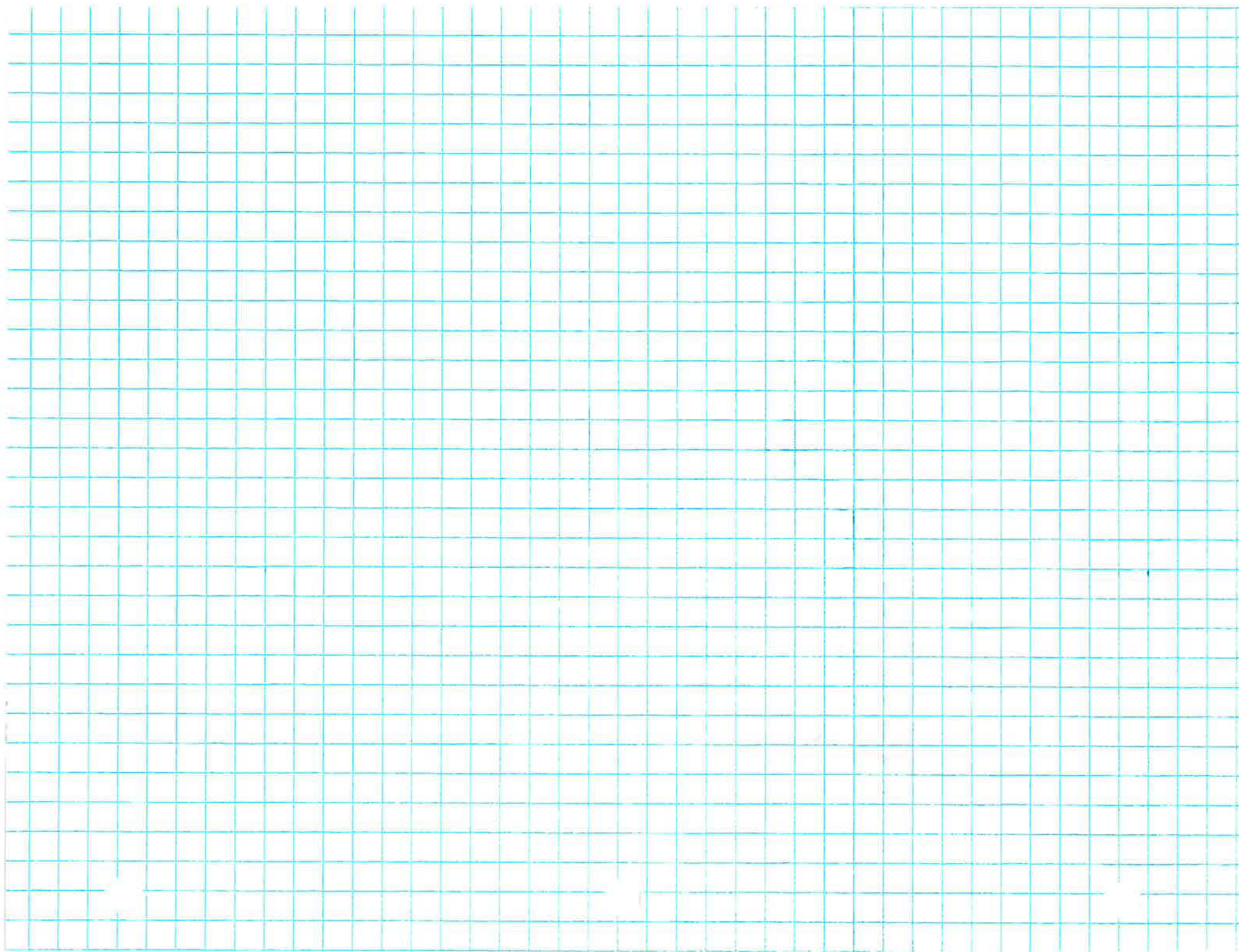
(West Wall)

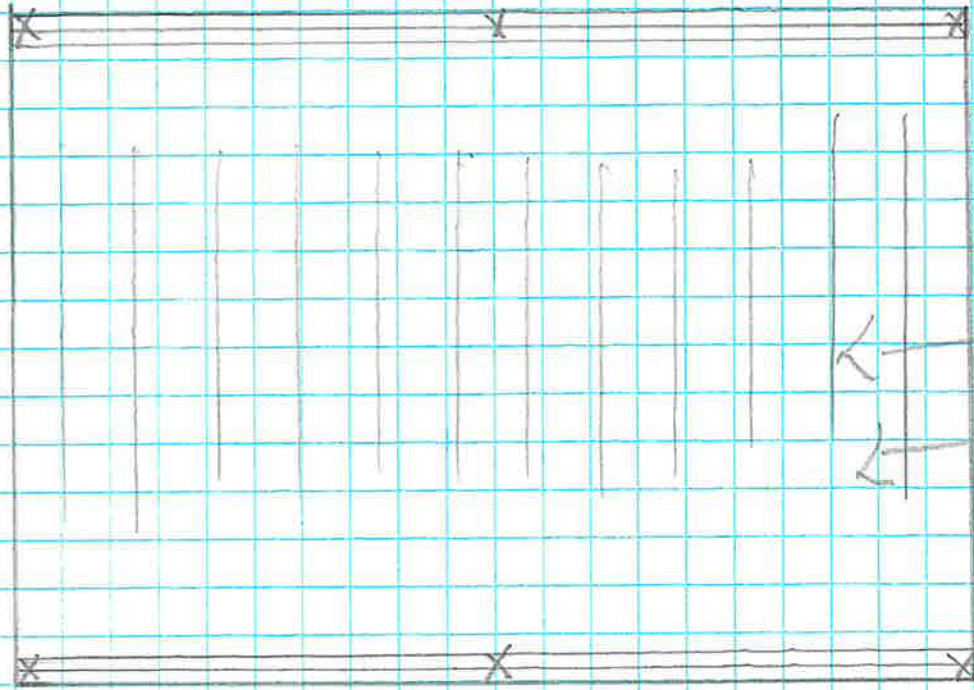
(South Wall)

- 2x4 stud walls / 1/2" OC /
- OSB Sheathing
- 9" Vinyl Siding
- Single Hung Window
- No Exterior Finish
- No Electric

20'

14'





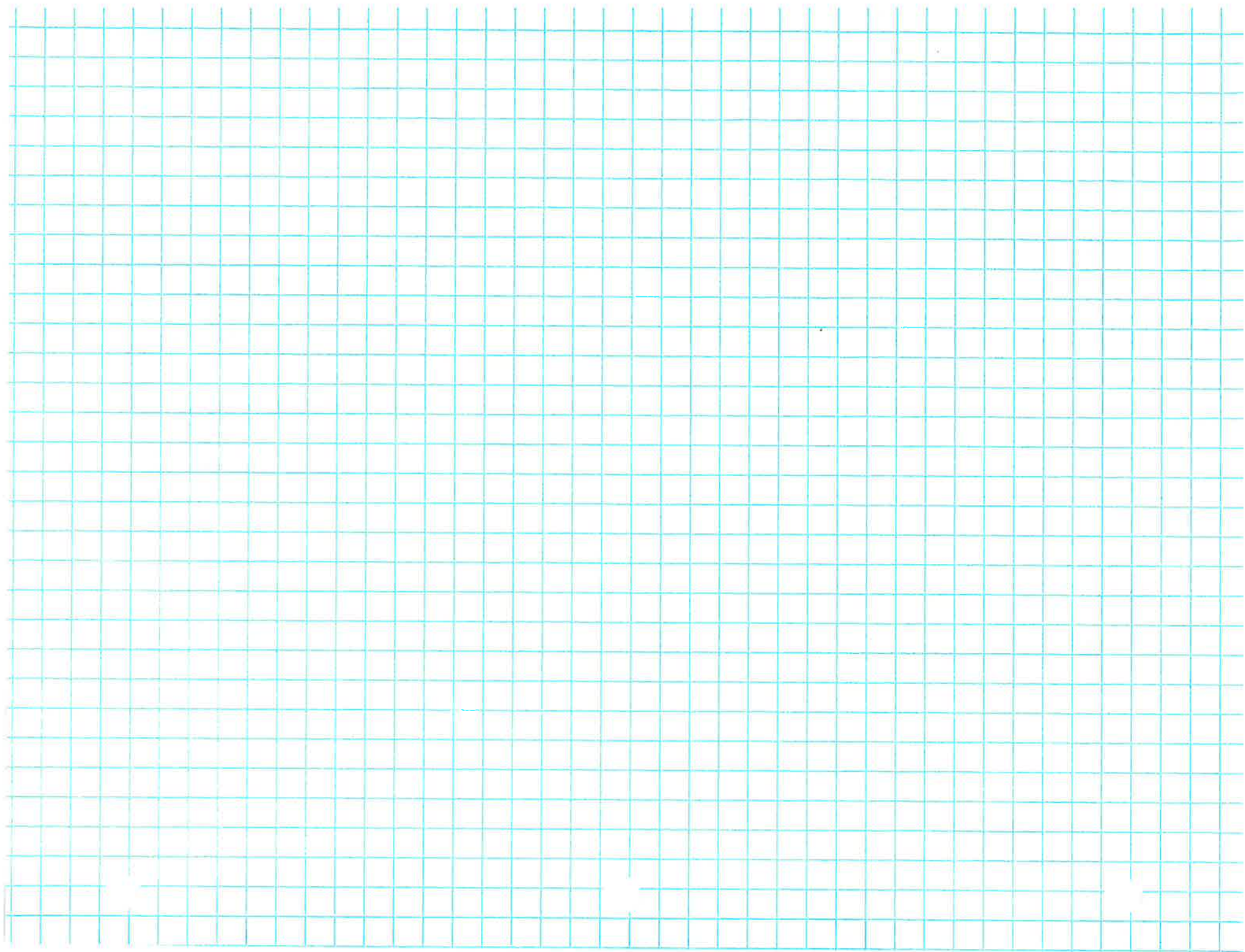
6 - 42" Deep footings / 4x4 treated posts w/ concrete

Double 2x10 treated Beams

2x10 treated joists w/ hangers

3/4" treated plywood subfloor

Belfield
230 Belfield Ave
Ladysburg, Pa 17034



From ANNA LOREL PAVING LLC
Return with \$25.00

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Bobs Barber Shop PHONE: 716 [REDACTED]

NAME OF APPLICANT: Bob Kaszuba PHONE: 716 [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 368 East Ave Lockport NY

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: MDZ

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST
2,445
grade & pave ~~2,445~~ square foot with 3
inches of blacktop

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE

Robert Pazucha

APPLICANT'S SIGNATURE

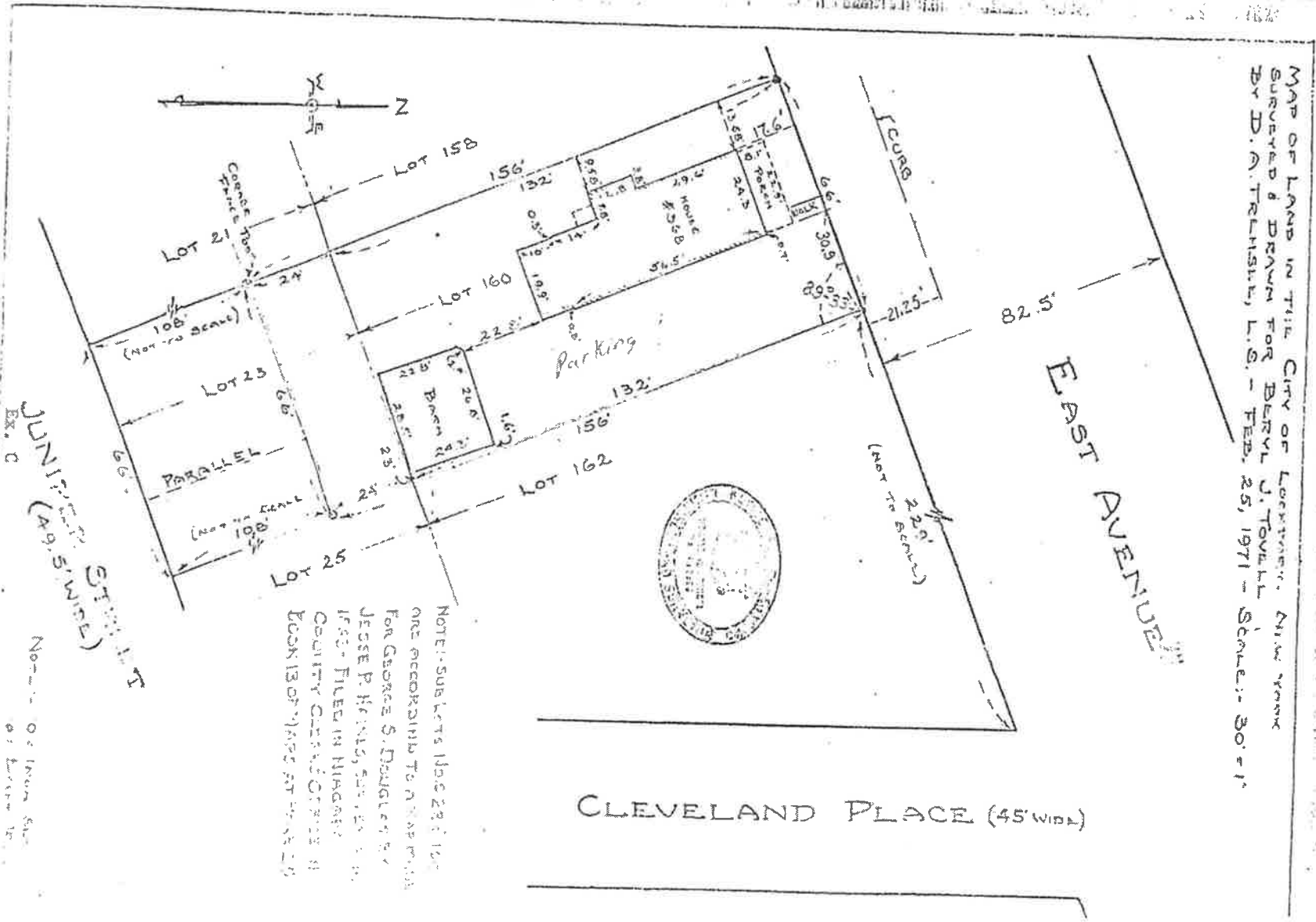
Robert Pazucha

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

MAP OF LAND IN THE CITY OF CLEVELAND, OHIO
 SUBMITTED & DRAWN FOR BERYL J. TOWELL
 BY H. G. TRISHALE, L.S. - FEB. 25, 1971 - SCALE: 30' = 1"



NOTE: SUBLOTS 158, 23, 25, 160
 ARE RECORDED TO A MAP FOR
 FOR GEORGE S. DOUGLAS BY
 JESSE P. HAINES, SURV. & C. 1953.
 COUNTY CLERK'S OFFICE IN
 BOOK 13 OF VOLS. AT PAGE 120

UNITED STATES
 (49.5' WIDE)
 EX. C

North - 0' from top
 of lot 21

INVOICE \ PROPOSAL

Invoice #:	
Date:	
Due Date:	



Andalora Paving

4595 Townline Road,
Ransomville, New York - 14131.
Phone: 716-280-2227

Andalorapaving@gmail.com

Invoice To:

Bob 368 East Ave LKPT

716-425-7711

Products	Quantity	Unit Price	Amount
1.) grade & pave Rolled & compacted	2445 sq ft		
2.) Finish Roll / T amp edges			

with 3" of Blacktop

***CONFIDENTIAL QUOTE DO NOT GIVE TO OTHER CONTRATORS PLEASE* PAT SR ANDALORA PAVING LLC.THANK YOU.**
\$500.00 DEPOSIT, REFUNDABLE FOR 7 DAYS AFTER OF ACCEPTANCE OF PROPOSAL...

Total:\$

SALES TAX:\$

Amount Due:\$

\$ 7,185.00

Terms and Condition's Thank you for giving me the opportunity for quoting the locations. Some areas will have to be blocked off or closed for a short period to assure the safety of the men working and the costumers and also the quality of the job. Thank you again *Any cracking or sinking of asphalt parking lot and/or driveway will not be guaranteed by Andalora Paving LLC. if sub-base is not fully installed by Andalora Paving LLC. Andalora Paving LLC is not responsible for surface water runoff when resurfacing over existing asphalt driveways. New completely installed driveways & parking lots (excavated and replaced) will be warranted on sinking and cracking due to soft sub-base only. Andalora Paving LLC. is not responsible for cracking concrete approaches and sidewalks due to access of our equipment. Andalora Paving LLC. is not responsible for hairline cracks occurring due to the expansion and contraction of asphalt and/or concrete due to extreme variances of weather conditions. Andalora Paving LLC. is not responsible for cracks occurring when resurfacing over existing asphalt parking lots and/or driveways. Andalora Paving LLC is not responsible for damage to underground power lines between houses, garages and buildings. We are responsible only for proper underground markings only. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents beyond our control. Our workers are fully covered by Utica First Insurance Company. Owner is to carry fire, tornado and other necessary insurances

Authorized Signature

X Andalora Paving LLC

X _____

DATE

6/1/26

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Hawley Development LLC PHONE: [REDACTED]

NAME OF APPLICANT: Steve Reid, The Reid Group PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 100 West Genesee St.

SIZE OF PARCEL OR STRUCTURE: 5.0 +/- acres

EXISTING ZONING: Mixed Light Industrial

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit _____ Home Occupation _____
Alteration to existing building _____ Rezoning _____ Other X

PROPOSED REQUEST

Sketch Plan review of proposed improvements at 100 West Genesee St.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

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PROPERTY OWNER'S SIGNATURE _____

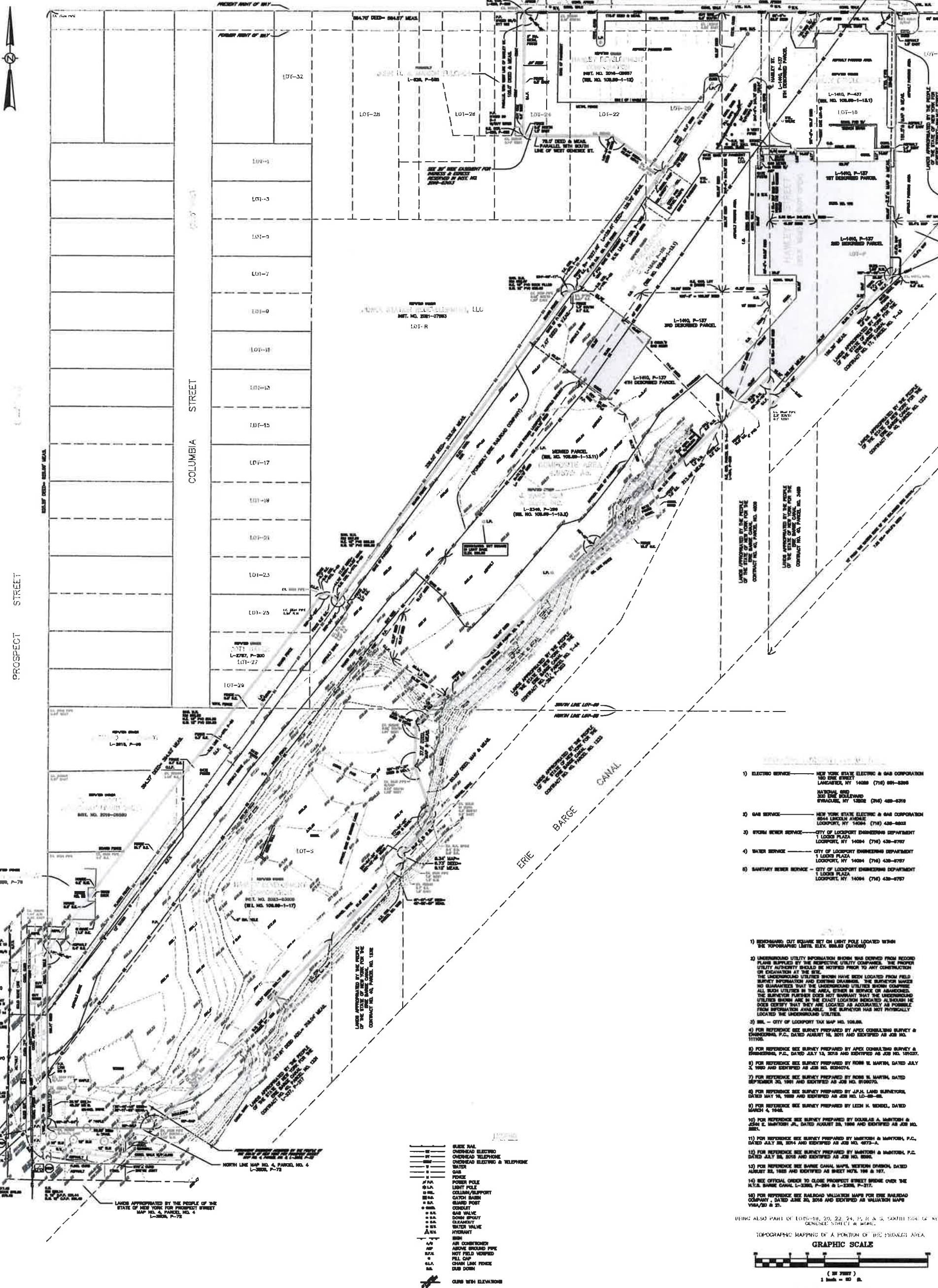
APPLICANT'S SIGNATURE _____

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Fees:

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- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

WEST GENESEE STREET



PROSPECT STREET

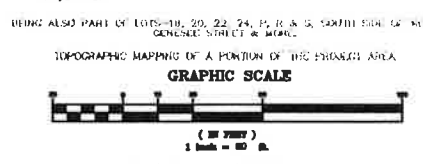
COLUMBIA STREET

ERIE BARGE CANAL

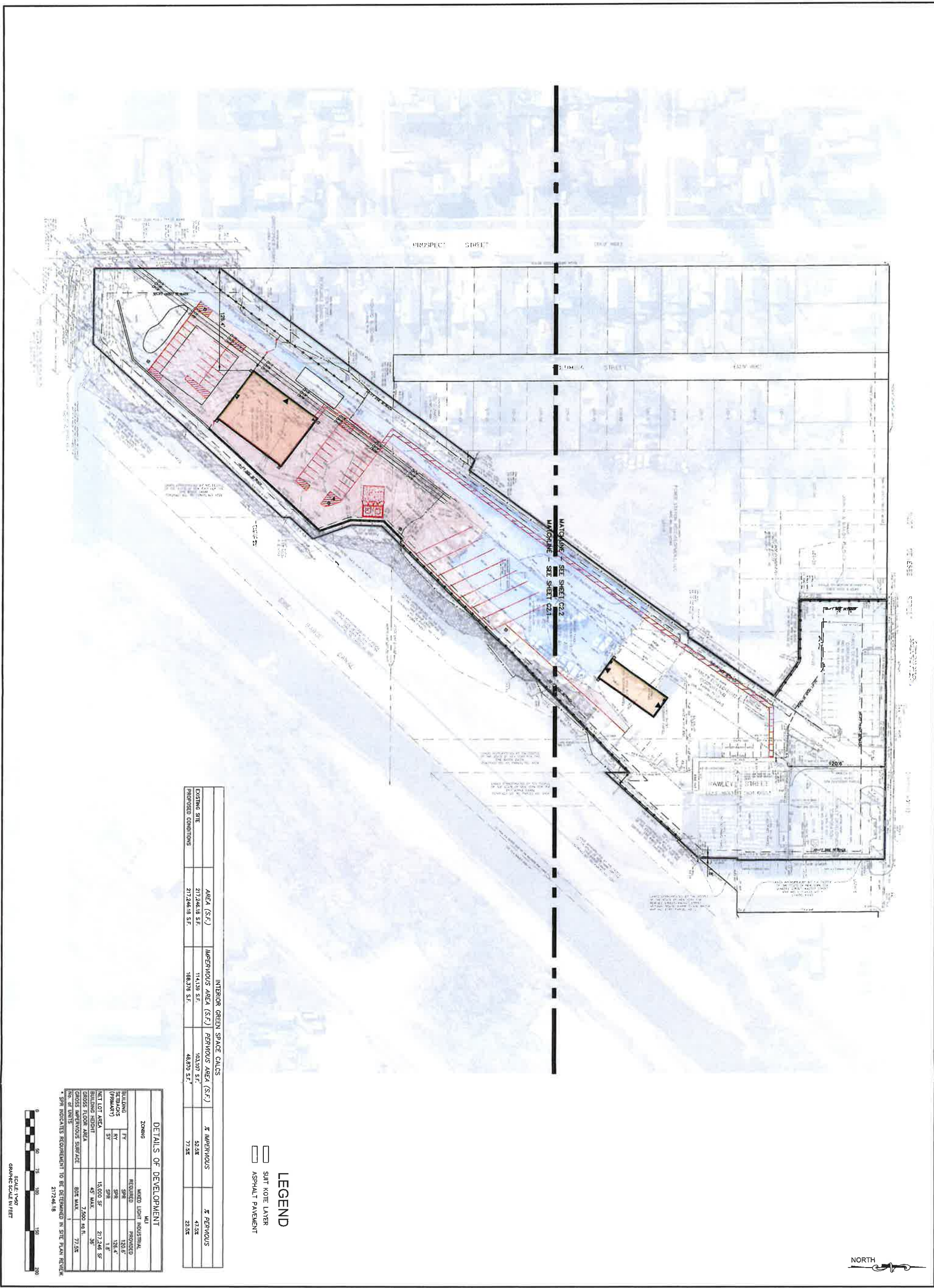
- 1) ELECTRIC SERVICE — NEW YORK STATE ELECTRIC & GAS CORPORATION
150 EISE STREET
LANCASTER, NY 14086 (716) 681-6266
- NATIONAL GRID
322 EISE BOWLEWOOD
SYRACUSE, NY 13202 (315) 488-6216
- 2) GAS SERVICE — NEW YORK STATE ELECTRIC & GAS CORPORATION
8544 LINCOLN AVENUE
LOOKPORT, NY 14084 (716) 438-8803
- 3) STORM SEWER SERVICE — CITY OF LOOKPORT ENGINEERING DEPARTMENT
1 LOOKS PLAZA
LOOKPORT, NY 14084 (716) 438-8787
- 4) WATER SERVICE — CITY OF LOOKPORT ENGINEERING DEPARTMENT
1 LOOKS PLAZA
LOOKPORT, NY 14084 (716) 438-8787
- 5) SANITARY SEWER SERVICE — CITY OF LOOKPORT ENGINEERING DEPARTMENT
1 LOOKS PLAZA
LOOKPORT, NY 14084 (716) 438-8787

- 1) BENCHMARK CUT SQUARE SET ON LIGHT POLE LOCATED WITHIN THE TOPOGRAPHIC MAPS. ELEV. 588.5 (Q1985)
- 2) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THE PROPER UTILITY AUTHORITY SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT THE SITE.
- 3) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING CHANGES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 3) SEE — CITY OF LOOKPORT TAX MAP NO. 108.0A.
- 4) FOR REFERENCE SEE SURVEY PREPARED BY APEX CONSULTING SURVEY & ENGINEERING, P.C., DATED AUGUST 14, 2011 AND IDENTIFIED AS JOB NO. 11110A.
- 5) FOR REFERENCE SEE SURVEY PREPARED BY APEX CONSULTING SURVEY & ENGINEERING, P.C., DATED JULY 13, 2018 AND IDENTIFIED AS JOB NO. 15020A.
- 6) FOR REFERENCE SEE SURVEY PREPARED BY ROSS B. MARTIN, DATED JULY 3, 1990 AND IDENTIFIED AS JOB NO. 810907A.
- 7) FOR REFERENCE SEE SURVEY PREPARED BY ROSS B. MARTIN, DATED SEPTEMBER 30, 1991 AND IDENTIFIED AS JOB NO. 810907A.
- 8) FOR REFERENCE SEE SURVEY PREPARED BY J.P.H. LAND SURVEYORS, DATED MAY 16, 1989 AND IDENTIFIED AS JOB NO. 10-89-8L.
- 9) FOR REFERENCE SEE SURVEY PREPARED BY LEOH H. WENDEL, DATED MARCH 4, 1948.
- 10) FOR REFERENCE SEE SURVEY PREPARED BY DOUGLAS A. MANTON & JOHN E. MANTON JR., DATED AUGUST 23, 1988 AND IDENTIFIED AS JOB NO. 2881.
- 11) FOR REFERENCE SEE SURVEY PREPARED BY MANTON & MANTON, P.C., DATED JULY 28, 2014 AND IDENTIFIED AS JOB NO. 4572-A.
- 12) FOR REFERENCE SEE SURVEY PREPARED BY MANTON & MANTON, P.C., DATED JULY 28, 2016 AND IDENTIFIED AS JOB NO. 8596.
- 13) FOR REFERENCE SEE BARGE CANAL MAPS, WESTERN DIVISION, DATED AUGUST 22, 1982 AND IDENTIFIED AS SHEET NOS. 198 & 197.
- 14) SEE OFFICIAL ORDER TO CLOSE PROSPECT STREET BRIDGE OVER THE ERIE BARGE CANAL, L-328A, P-28A & L-328B, P-287.
- 15) FOR REFERENCE SEE BARGE CANAL VALUATION MAPS FOR ERIE BARGE CANAL COMPANY, DATED APRIL 20, 2016 AND IDENTIFIED AS VALUATION MAPS VBA/20 & 21.

- RAIL
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC & TELEPHONE
- WATER
- GAS
- POWER POLE
- LIGHT POLE
- COLUMN/SUPPORT
- CATCH BASIN
- ISLAND POST
- CONDUIT
- BAR VALVE
- DOWN STREET
- WATER VALVE
- HYDRANT
- AIR CONDITIONER
- ABOVE GROUND PIPE
- HOT FIELD WOVEN
- FILL CHIP
- CHAIN LINK FENCE
- DUB DOWN
- CURB WITH ELEVATIONS
- HANDICAP PARKING



McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOOKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 433-8833



INTERIOR GREEN SPACE CALCS			
EXISTING SITE	AREA (S.F.)	IMPERVIOUS AREA (S.F.)	% IMPERVIOUS
	217,246.18 S.F.	114,139 S.F.	52.5%
PROPOSED CONDITIONS	217,246.18 S.F.	168,376 S.F.	77.5%
		49,870 S.F.*	22.5%

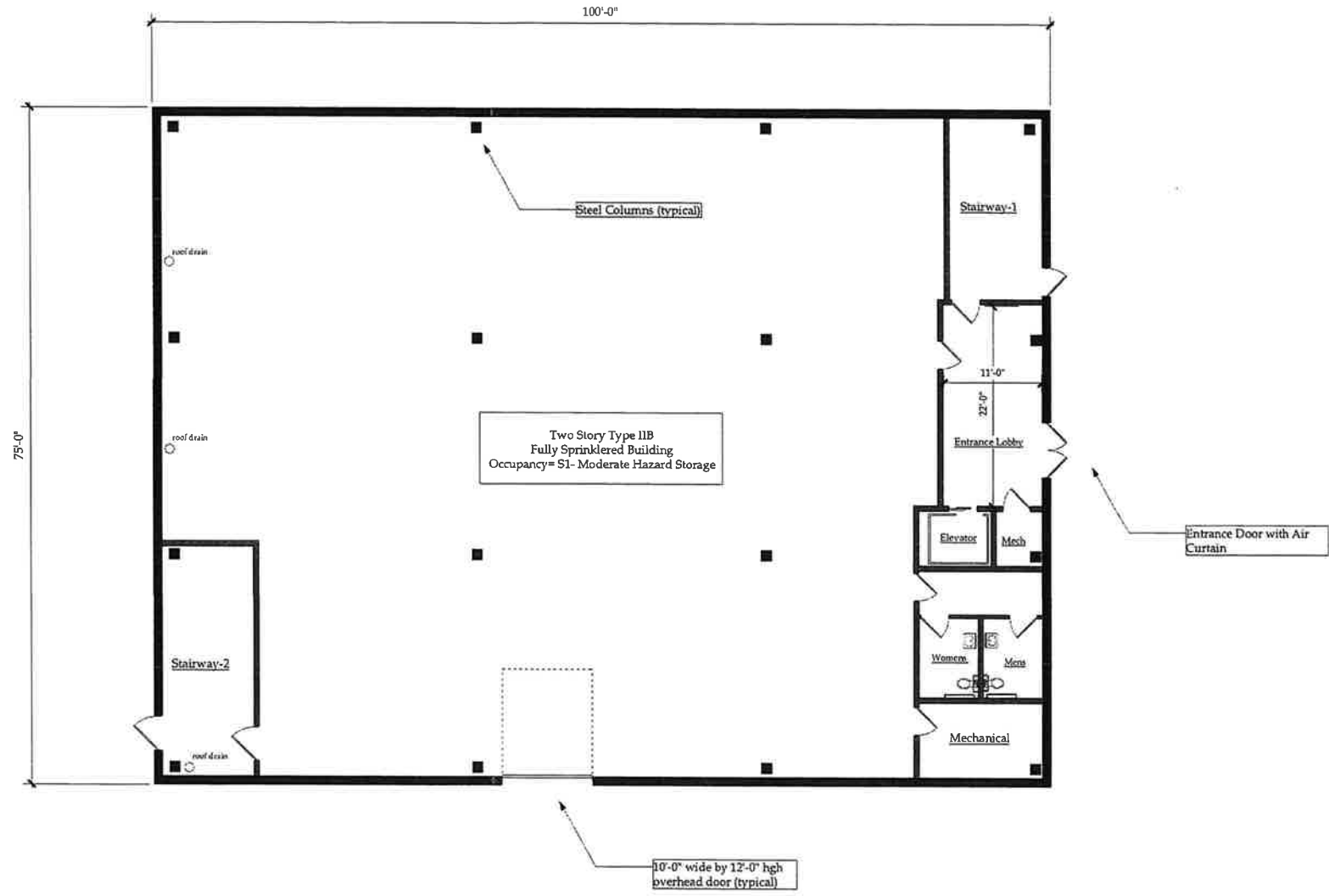
LEGEND
 [Symbol] SUIT KOIE LAYER
 [Symbol] ASPHALT PAVEMENT

DETAILS OF DEVELOPMENT			
ZONING	REQUIRED	PROPOSED	
BUILDING SETBACKS (PRIMARY)	RY	150.0'	150.0'
NET LOT AREA	ST	15,000 SF	217,246 SF
BUILDING HEIGHT	45' MAX.	36'	36'
GROSS FLOOR AREA	7,500 sq ft	77,250	77,250
GROSS IMPERVIOUS SURFACE	BOK MAX.	49,870	168,376
No. of UNITS			

* SPN INDICATES REQUIREMENT TO BE DETERMINED IN SITE PLAN REVIEW 217246.18



<p>PROPOSED 7,500 SF WAREHOUSE AND PARKING EXPANSION 100 WEST GENESEE STREET CITY OF LOCKPORT - NIAGARA COUNTY - NEW YORK</p> <p>OVERALL SITE PLAN</p>	<p>WM SCHUTT ASSOCIATES 37 CENTRAL AVE. LANCASTER, NY 14086-2143 PH. 716-683-5961 FAX 716-683-0169 WWW.WMSCHUTT.COM</p>	<p>DESIGNED BY: PMB DRAWN BY: DLS CHECKED BY: WES DATE:</p>	<p>DRAWING REVISIONS</p> <table border="1"> <thead> <tr> <th>ITEM</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	ITEM	DATE	DESCRIPTION																														
ITEM	DATE	DESCRIPTION																																		
<p>THIS SHEET ISSUED JUNE 4, 2024</p> <p>C2.0</p> <p>DRAWING SCALE: 1"=50'</p> <p>WSA PROJECT NO. 23094</p>	<p>WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7029, PART 2 OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2024 WM. SCHUTT & ASSOCIATES P.C.</p>																																			



① First Floor Plan
Scale: 1/8" = 1'-0"

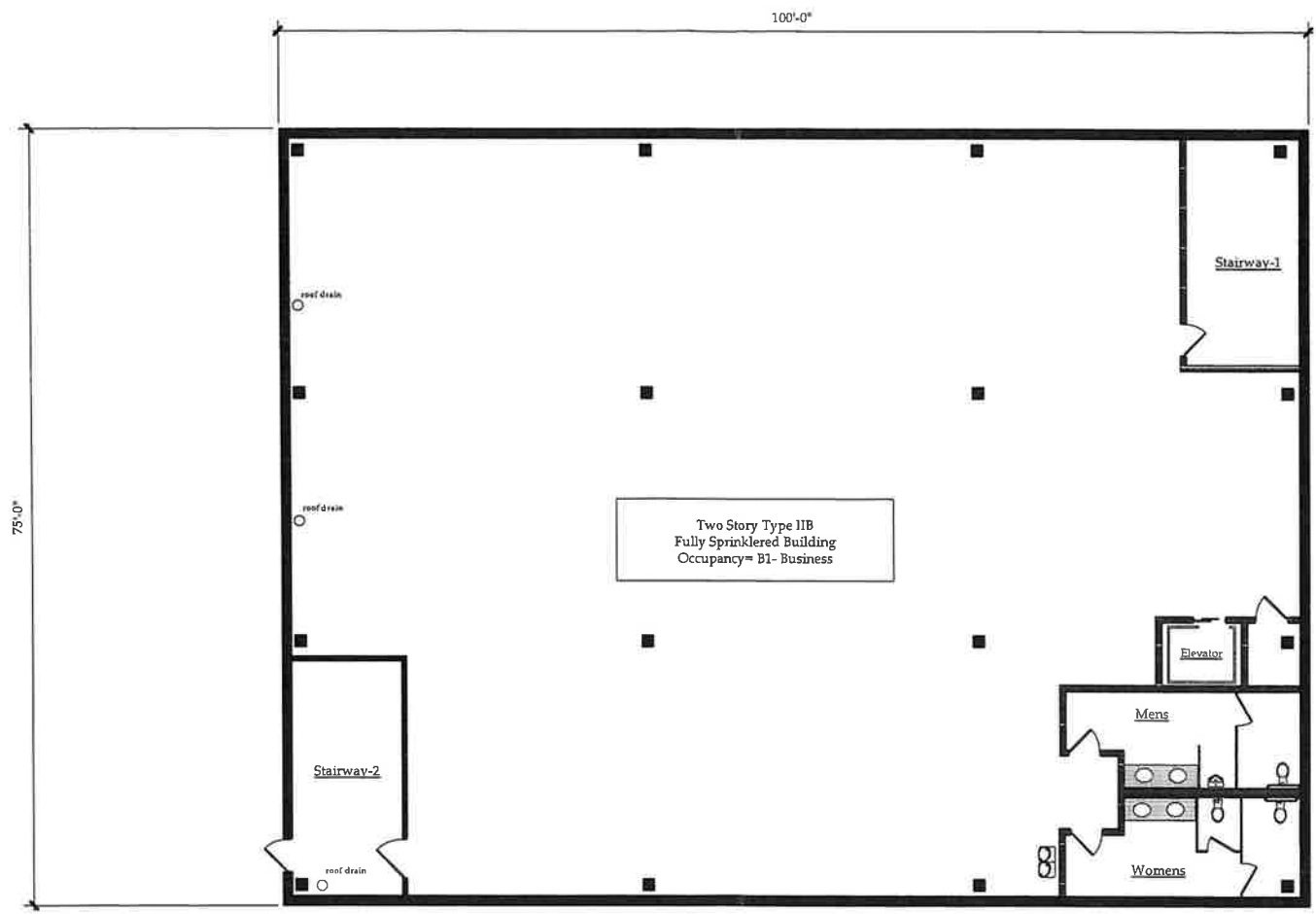
NO	REVISIONS DESCRIPTION	DATE

DRAWN BY: K1
CHECKED BY: K1

K1 Architecture PLLC
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REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

K1 Architecture PLLC
Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210



① Second Floor Plan
Scale: 1/8" = 1'-0"

Second Floor Plan
A-2
JOB NO. 2026-10

DATE: June 19, 2026

NO	REVISIONS DESCRIPTION	DATE

DRAWN BY: K1
CHECKED BY: K1

K1 Architecture PLLC
These documents and their contents are the property of K1 Architecture PLLC and are issued only for the specific project noted on this drawing. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of K1 Architecture PLLC. Professional Engineer's seal and signature required for approval.

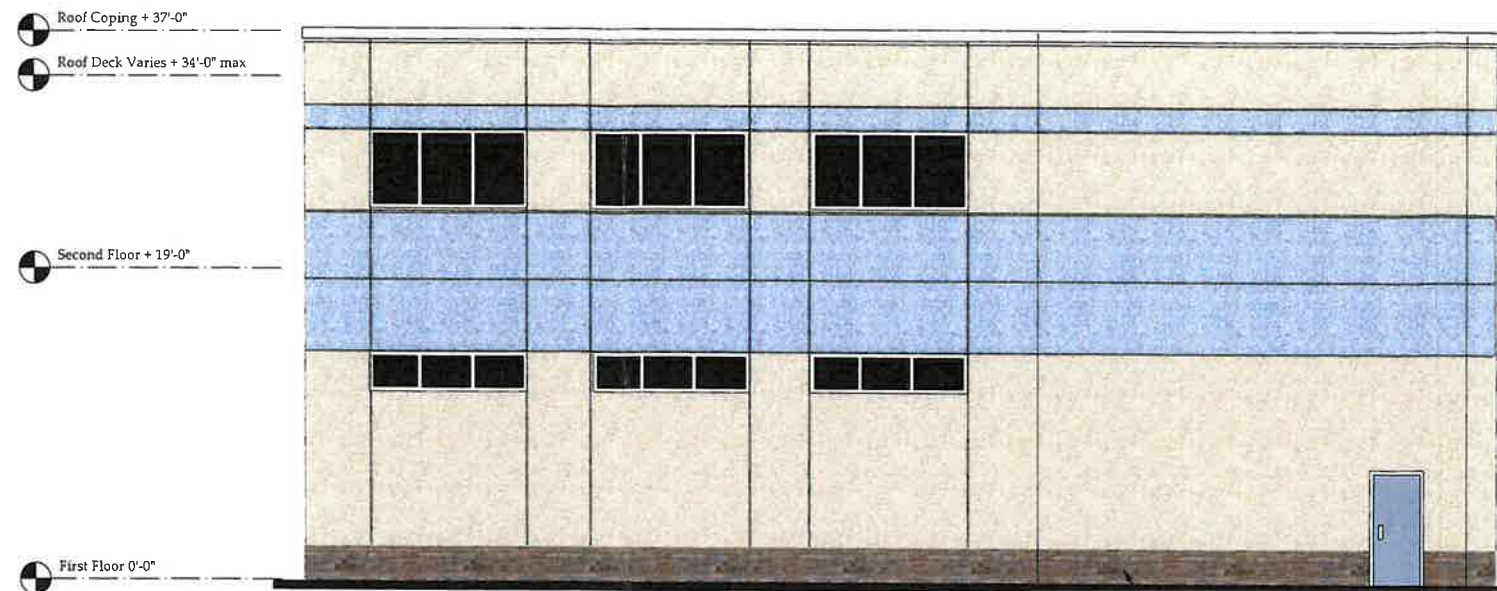
DOCUMENT STATUS: SKETCH PLANS

REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

BUDGET PLANS BID SET PERMIT SET

K1 Architecture PLLC
Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210

FINAL FOR CONSTRUCTION



② NORTH ELEVATION
Scale: 3/16" = 1'-0"



① EAST ELEVATION
Scale: 3/16" = 1'-0"

KI Architecture PLLC
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KI Architecture PLLC
Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210

REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

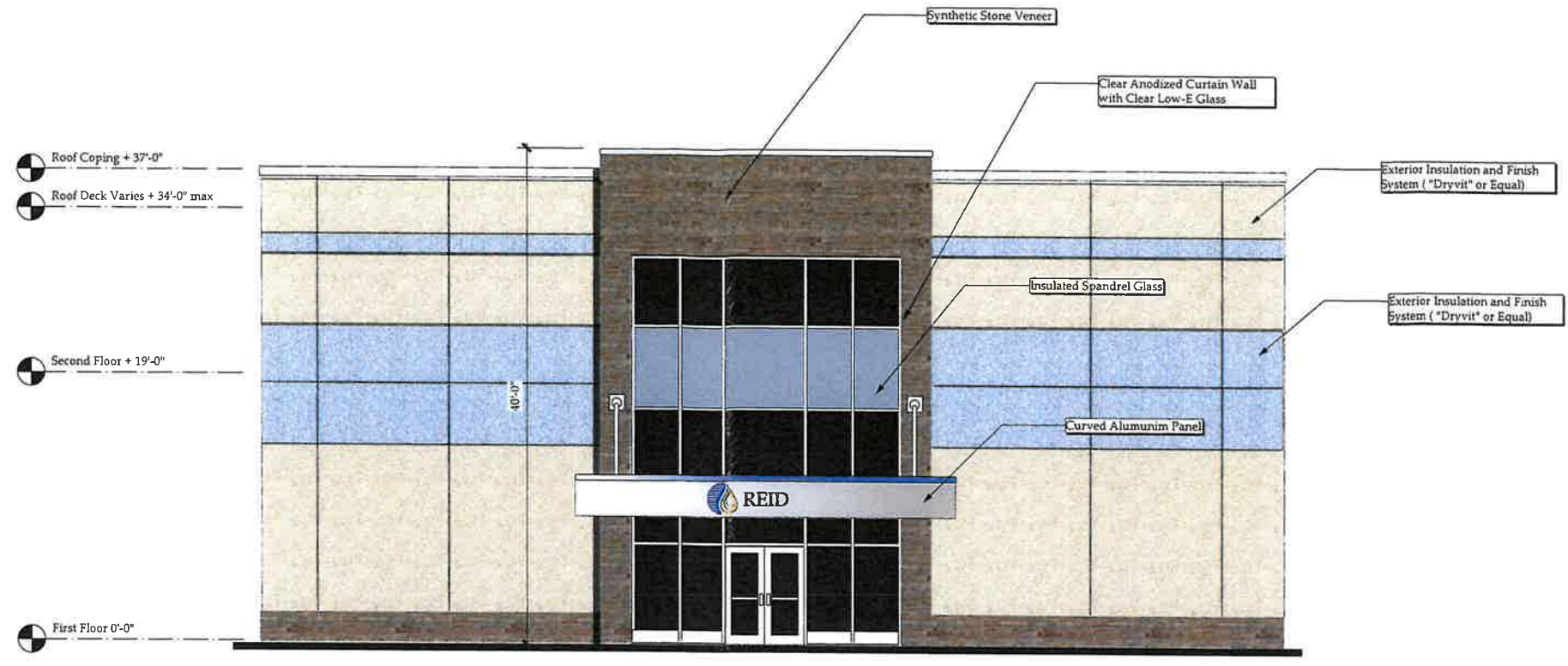
NO	REVISIONS DESCRIPTION	DATE

DRAWN BY: KI
CHECKED BY: KI

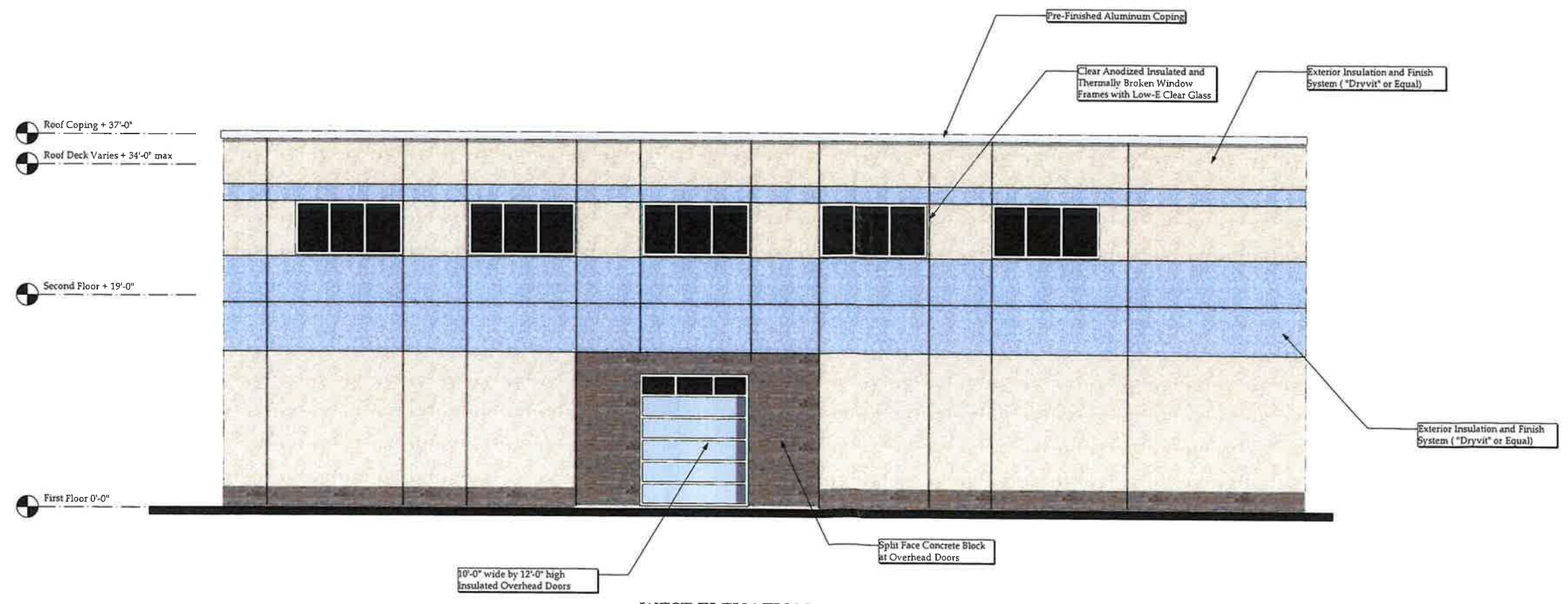
Elevations
A-3
JOB NO. 2026-10

DOCUMENT STATUS: SKETCH PLANS BUDGET PLANS BID SET PERMIT SET FINAL FOR CONSTRUCTION

DATE: June 19, 2026



② SOUTH ELEVATION
Scale: 3/16" = 1'-0"



① WEST ELEVATION
Scale: 3/16" = 1'-0"

K1 Architecture PLLC
Robert F. Kasprzak, AIA
716-908-1755
567 Exchange Street
Suite 403
Buffalo, New York 14210

REID PETROLEUM
Proposed Two Story Building
100 W Genesee St,
Lockport, NY 14094

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REVISIONS

NO	DESCRIPTION	DATE

DRAWN BY: K1
CHECKED BY: K1

Elevations
A-4

JOB NO. 2026-10
DATE: June 19, 2026

DOCUMENT STATUS:
 SKETCH PLANS
 BUDGET PLANS
 BID SET
 PERMIT SET
 FINAL FOR CONSTRUCTION

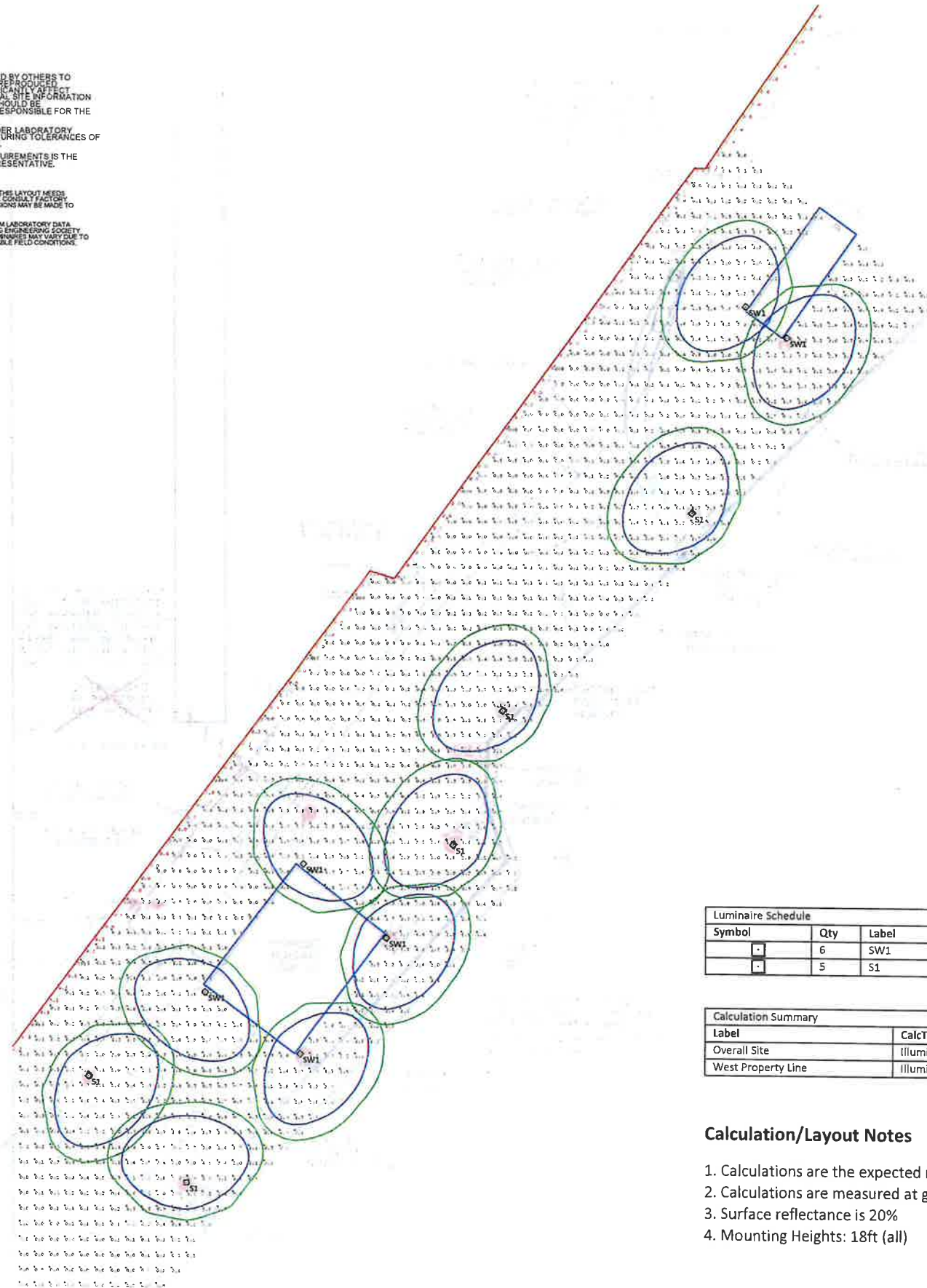
1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO LIGHTING UNLIMITED. SITE DETAILS PROVIDED HEREON ARE REQUIRED ONLY AS A VISUALIZATION AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PROJECT PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS OPERATING VIA LAMP AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THE LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



Luminaire Schedule			
Symbol	Qty	Label	Description
SW1	6	SW1	Gardco #OPF-S-A04-740-T4M-WAL (15,000lm)
S1	5	S1	Gardco #OPF-S-A04-740-T4M-AR1 (15,000lm)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Overall Site	Illuminance	Fc	1.05	6.7	0.0
West Property Line	Illuminance	Fc	0.01	0.1	0.0

Calculation/Layout Notes

1. Calculations are the expected maintained illumination
2. Calculations are measured at grade
3. Surface reflectance is 20%
4. Mounting Heights: 18ft (all)

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Kenan Civic Center PHONE: [REDACTED]

NAME OF APPLICANT: Chris McCaffrey / Ulrich Signs Co PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS OR LOCATION OF PROPOSAL: 433 Locust Street

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit _____ Home Occupation _____
Alteration to existing building _____ Rezoning _____ Other

PROPOSED REQUEST

Install (2) wall signs on the north elevation. Install side wall frames for murals on the east elevation.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE

see attached letter

APPLICANT'S SIGNATURE

C. McElroy

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

Site Plan review- \$25
Special Use Permit- \$100 application, \$50 yearly renewal
Home Occupation- \$100 application, \$50 yearly renewal
Alteration to existing building- \$25
Rezoning- \$100 or \$50 per half acre (whichever is greater)
Subdivision request- \$200



June 24, 2026

Ulrich Sign Company
c/o Chris McCaffrey
177 Oakhurst St.,
Lockport, NY 14094

RE: Signage Permit Authorization for Kenan Center Inc.

To whom this may concern,

This letter serves as confirmation that Kenan Center Inc. authorizes Ulrich Sign Company to submit applications for permits and planning approval related to all signage at the property. Ulrich Sign Company is permitted to act on behalf of Kenan Center Inc for all necessary signage review and approval processes. This authorization is effective immediately and shall remain in effect until otherwise removed by Kenan Center Inc's Leadership.

Sincerely,
Kenan Center Inc Leadership

Lea Sobieraski
Chief Operating Officer

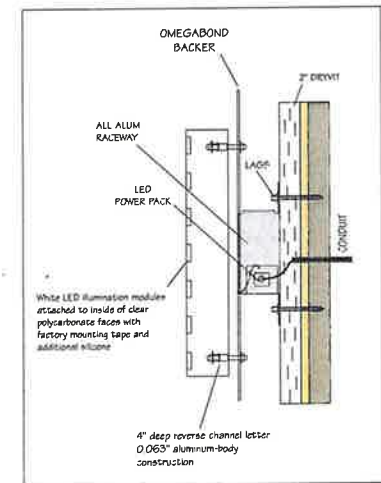
35' - 1"

KENAN CIVIC ARENA

30"
40"



Reverse illuminated channel letters
with Multi-Colors LED's
Mounted to omegabond backer
Then mounted to raceway
Logo is front and back lit



177 Oakhurst Street
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer

Kenan Civic Arena

Location

Lockport, NY

Date

4-8-26

Sales Representative

Chris

Designer

A. Boehmer

File Name

Kenan Civic Arena

Colors

TBD

*Due to differences in monitors and printers,
colors you see may vary from final product.*

Description

UL Inspected and labeled in accordance with UL standard #48 for electric signs installed, using UL listed parts and methods of installation in accordance with the National Electric Code.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.

Reverse Illuminated Channel Letters

**THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.*

Revised 5/28/26 - ab

Client Approval _____ DATE _____

Customer
Kenan Civic Arena

Location
Lockport, NY

Date
4-8-26

Sales Representative
Chris


Designer
A. Boehmer

File Name
Kenan Civic Arena

Colors
**White Faces
Black Trim & Returns**

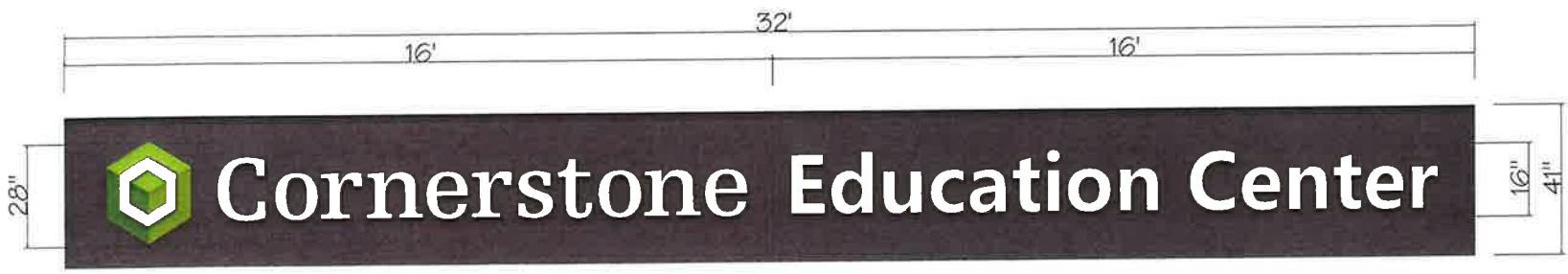
*Due to differences in monitors and printers,
colors you see may vary from final product.*

Description
**(2) Angle Frames
Omegabond Faces
Routed 1/2 Acrylic Copy**

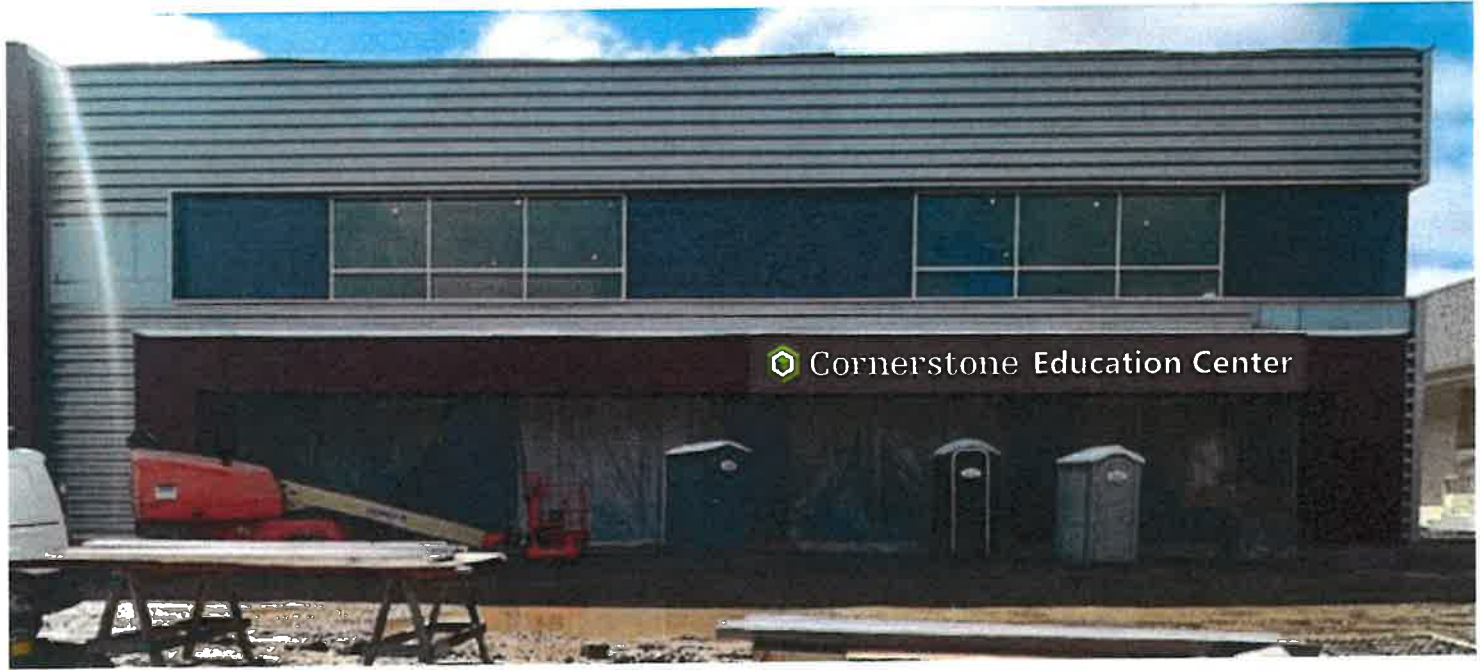
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Cornerstone - 17" / 12"
Community... - 7" / 5"



Non Illuminated Wall Sign

*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.

Revised 6/15/26 -- ab

Client Approval _____ DATE _____