

SEAL:
THIS DOCUMENT IS NOT FOR CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW

GENERAL PLAN NOTES

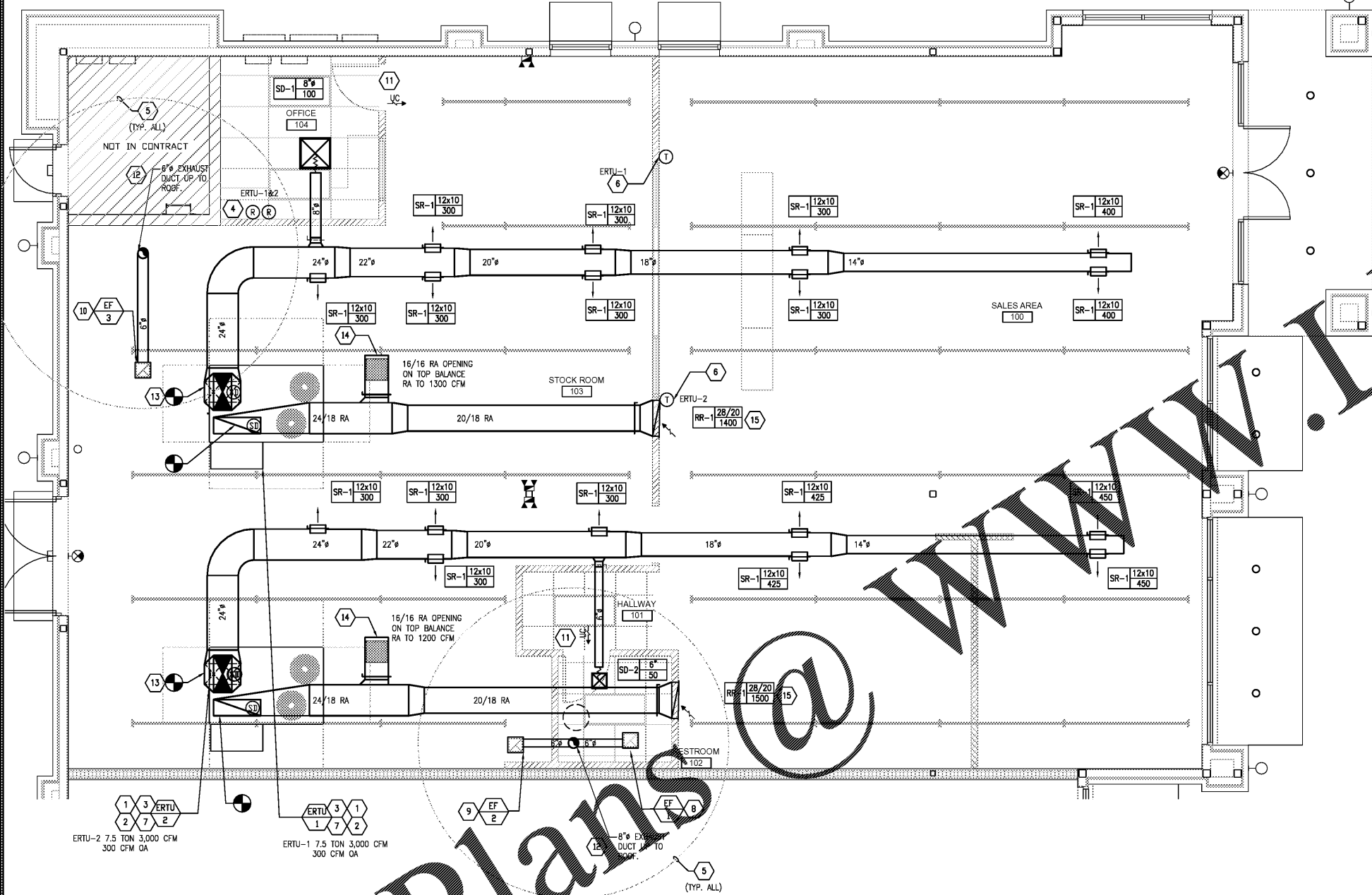
- DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT. REVIEW GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- INSTALLATION OF EQUIPMENT SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION AND CLEARANCE REQUIREMENTS TO ALLOW FOR INSPECTION, SERVICE, REPAIR OR REPLACEMENT.
- ALL NEW SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED STEEL, EXTERNALLY INSULATED WITH NOMINAL THICKNESS 2.2 INCH THICK FIBERGLASS DUCTWRAP. INSTALL THICKNESS SHALL NOT BE LESS THAN 1 5/8", INSTALLED R VALUE SHALL BE A MINIMUM OF 6. SEAL, ALL JOINTS AND SEAMS WITH GLASS FABRIC AND MASTIC MEETING UL 181.
- DUCT SIZES SERVING DIFFUSERS AND GRILLES ARE SAME SIZE AS DIFFUSER OR GRILLE NECK UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING BORDERS FOR DIFFUSERS/REGISTERS WITH ARCHITECTURAL CEILING TYPES.
- PROVIDE VOLUME BALANCING DAMPER AT ALL NINETY-DEGREE DUCT TAKE-OFFS. THIS ALSO APPLIES TO TAKE-OFFS TO DIFFUSERS OR REGISTERS LOCATED DIRECTLY UNDER DUCTS.
- CONTRACTOR SHALL PERFORM COMPLETE CERTIFIED TEST AND BALANCE OF EACH MECHANICAL SYSTEM INCLUSIVE OF EXHAUST FANS, SPLIT SYSTEMS, HANDLING UNITS, ROOFTOP UNITS, VARIABLE AIR VOLUME BOXES, FAN COIL UNITS AND CEILING DEVICES. SEE SPECIFICATIONS FOR DETAILS AND PROVIDE THREE (3) WRITTEN COPIES OF THE COMPLETED TEST AND BALANCE REPORT TO THE OWNER.
- MAXIMUM LENGTH OF FLEX DUCTWORK SHALL BE 8 FEET OR PER LOCAL CODE.
- MECHANICAL CONTRACTOR TO FIELD VERIFY WITH STRUCTURE ALL DUCT ROUTING PRIOR TO FABRICATION.
- MECHANICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING ROOF TOP EQUIPMENT. ALL OPENING SHOULD FALL BETWEEN JOISTS.
- PROVIDE ACCESS TO ALL COMPONENTS REQUIRING PERIODIC INSPECTION AND SERVICE THAT ARE LOCATED WITHIN THE SPACE OR REQUIRE ACCESS THROUGH THE SPACE. LABEL ACCESS DOORS AND PANELS OR CEILING TILES UTILIZED FOR ACCESS WITH THE NAME OF THE HIDDEN COMPONENT(S). DEMONSTRATE ACCESS TO ALL HIDDEN COMPONENTS FOR THE FIELD REPRESENTATIVE PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL COMPLY WITH ALL OWNER'S CRITERIA. COORDINATE AND SCHEDULE ALL WORK WITH OWNER'S FIELD REPRESENTATIVE.
- WIRE SMOKE DETECTORS TO BUILDING FIRE ALARM CONTROL PANEL, IF EXISTING, OR ELSE FURNISH AND INSTALL A COMPATIBLE REMOTE AUDIBLE/VISUAL ALARM DEVICE. FIELD VERIFY EXACT REQUIREMENTS. PER SIGNAL FROM SMOKE DETECTOR, UNIT SHALL SHUT DOWN AND ALL DAMPER SHALL CLOSE. CONTRACTOR SHALL TEST SYSTEM, PRIOR TO TURNOVER, TO INSURE PROPER FUNCTION.
- PROVIDE ALL NECESSARY TRANSITIONS AND OFFSETS AND OFFSETS IN SUPPLY AND RETURN AIR DUCTWORK TO AVOID STRUCTURE, WATER, SPRINKLER PIPING, OTHER DUCTWORK, OTHER TRADES, ETC. DUCTWORK SHALL BE INSTALLED AS HIGH AS CONDITIONS WILL ALLOW.
- DIFFUSERS AND FLEX DUCT TO BE PROVIDED BY LANDLORD'S GC AND INSTALLED BY FUTURE TENANT'S GC.

- NOTES:
- NO DUCTWORK OVER THE ELECTRICAL PANELS.
 - ALL INSTALLATION OF EQUIPMENT SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION AND CLEARANCE REQUIREMENTS TO ALLOW FOR INSPECTION, SERVICE, REPAIR OR REPLACEMENT.

TO MAINTAIN ARCHITECTURAL CEILING HEIGHT REQUIRED & AVOID POTENTIAL CONFLICTS. INSTALL DUCTWORK RUNNING PARALLEL TO BARJOIST AS CLOSE AS POSSIBLE TO UNDERSIDE OF ROOF DECK TO AVOID DUCTWORK RUNNING PERPENDICULAR BELOW BAR JOIST. THE MECHANICAL INSTALLER MAY MAKE ADJUSTMENT IN FIELD TO ACCOMMODATE CONFLICTING CONDITIONS.

PLAN KEYED NOTES

- VERIFY EXISTING DUCT MOUNTED SMOKE DETECTOR IN THE RETURN AND SUPPLY AIR DUCT AS SHOWN ON PLAN. PROVIDE REMOTE TEST STATION AND ALL WIRING CONNECTIONS. THE DUCT SMOKE DETECTORS SHALL BE COMPATIBLE WITH THE FIRE ALARM SYSTEM. THE LANDLORDS MECHANICAL CONTRACTOR SHALL INSTALL THE SMOKE DETECTORS AND REMOTE TEST STATION. THE LANDLORDS FIRE ALARM CONTRACTOR SHALL CONNECT TO A FIRE ALARM SYSTEM. THE ACTIVATION OF THE DUCT SMOKE DETECTOR SHALL ACTIVATE A AUDIBLE/VISUAL ALARM AT CONSTANTLY ATTENDED LOCATION. MECHANICAL AND ELECTRICAL CONTRACTOR SHALL TEST AND VERIFY THE SMOKE DETECTOR SYSTEM WORKS PROPERLY AND MEETS ALL LOCAL AND STATE CODES. EXACT LOCATION OF REMOTE STATION SHALL BE FIELD VERIFIED. REMOTE TEST IS NOT REQUIRED WHERE THE SMOKE DETECTOR CAN BE TESTED FROM THE FIRE ALARM PANEL.
- EXISTING 7.5 TON, 3000 SUPPLY AIR CFM, 300 CFM O.A. RTU-1 & 2. MECHANICAL CONTRACTOR TO MAKE SURE ALL EQUIPMENT IS IN PROPER OPERATING CONDITION. VERIFY ECONOMICIZER SETTINGS AND ALL CONTROLS ARE FUNCTIONAL FOR PROPER OPERATION. PROVIDE GOOD WORKING CONDENSATE PANS. IF NOT, PROVIDE NEW ECONOMICIZER WITH ALL CONTROLS AND WIRING. REPLACE ANY DEFECTIVE PARTS OF EQUIPMENT, GREASE AND/OR REPLACE IF REQUIRED. FAN BEARING CHECK SHAFT FOR SCORING AND CHECK MOTORS FOR PROPER OPERATING TORQUE. CLEAN OR REPLACE CONDENSATE DRAIN LINE WITH 1/2" DIA. COPPER PIPING. PROVIDE 1/2" DIA. COPPER PIPING WITH 1/2" DIA. STAINLESS STEEL FANS TO CFM SHOWN ON PLANS. FURNISH WITH STANDARD FILTERS. CONTRACTOR TO REPLACE FILTERS JUST PRIOR TO AIR BALANCE AND ONCE AGAIN AFTER FINAL STOP. CLEANING IS COMPLETE. REPORT IN WRITING ANY PROBLEMS WHICH WOULD REQUIRE REPLACEMENT OF RTU INSTEAD OF REUSE TO THE TENANT'S CONSTRUCTION MANAGER. FIELD VERIFY EXACT REQUIREMENTS PRIOR TO BID. DUE TO LL WARRANTY, CONTACT LL PRIOR TO DOING ANY REPAIRS ON RTU.
- CONTRACTOR TO VERIFY OVERFLOW SWITCH INSIDE ROOFTOP UNIT DRAIN PAN. ON DOWN-FLOW UNITS AND ALL OTHER COILS THAT DO NOT HAVE A SECONDARY DRAIN AND DO NOT HAVE A MEANS TO INSTALL AN AUXILIARY DRAIN PAN, A WATER-LEVEL MONITORING DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN. THIS DEVICE SHALL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN BECOMES RESTRICTED. EXTERNALLY INSTALLED DEVICES AND DEVICES INSTALLED IN THE DRAIN LINE SHALL NOT BE PERMITTED.
- VERIFY EXISTING REMOTE TEST STATION FOR SMOKE DETECTORS SERVING ERTU-1 AND 2. REMOTE TEST HAS BEEN PROVIDED WITH 150 FEET OF COILED WIRE. COORDINATE EXACT LOCATION WITH ARCHITECT. FIELD VERIFY AND COORDINATE EXACT LOCATION PRIOR TO BID. REMOTE TEST SWITCH WILL BE PROVIDED WITH AN AUDIO/VISUAL LED INDICATOR, LOCATED IN A RAFTER SPACE FOR TENANT PLACEMENT. ANNUNCIATOR(S) SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR AND INSTALLED BY THE MECHANICAL CONTRACTOR. INSTALLATION BY MECHANICAL SHALL INCLUDE MOUNTING OF THE ANNUNCIATOR(S) AND ALL WIRING FROM EACH DEVICE TO THE RTU'S. ELECTRICAL WILL PROVIDE A JUNCTION BOX WITH 1/2" CONDUIT STUBBED UP ABOVE THE CEILING FOR EACH.
- MAINTAIN 10 FOOT CLEARANCE FROM ANY FRESH AIR INTAKE. FIELD VERIFY EXACT REQUIREMENTS PRIOR TO BID AND INSTALLATION.
- VERIFY EXISTING TOUCHSCREEN DIGITAL 7-DAY PROGRAMMABLE THERMOSTAT/HUMIDITY CONTROL. THERMOSTAT HAS BEEN PROVIDED WITH 150 FEET OF WIRE STUBBED INTO THE TENANT SPACE FOR TENANT TO LOCATE AS REQUIRED. COORDINATE LOCATION WITH TENANT CONSTRUCTION MANAGER. RELOCATE EXISTING THERMOSTAT TO THIS LOCATION. WIRE TO HVAC EQUIPMENT PER MANUFACTURER'S PRINTED INSTRUCTIONS. THE ENTIRE CONTROL SYSTEM SHALL BE PROVIDED COMPLETE IN EVERY RESPECT BY THE MECHANICAL CONTRACTOR.
- BRANCH TAKE-OFFS ARE NOT TO BE LOCATED CLOSER THAN 5'-0" DOWNSTREAM FROM ANY ELBOW INCLUDING THE SUPPLY AIR DROP FROM CURB. TRANSITION IN VERTICAL DROP FROM FULL SIZE OF CURB OPENING TO SIZE SHOWN. PROVIDE TURNING VANES IN SUPPLY ELBOW.
- PROVIDE A CABINET STYLE EXHAUST FAN. INTERLOCK EXHAUST FAN WITH LIGHT SWITCH. EXHAUST DUCT SHALL BE MINIMUM 26GA. GALVANIZED STEEL. PROVIDE RAIN CAP WITH INTEGRAL BIRD SCREEN, BACKDRAFT DAMPER, AND ACCESSORIES AS REQUIRED INCLUDING SPEED CONTROLLER CONCEALED AND ACCESSIBLE. PROVIDE ROOF CAP AND DISCHARGE VENT. REFER TO EXHAUST FAN SCHEDULE SHEET M201.
- PROVIDE CABINET STYLE EXHAUST FAN OVER MOP SINK WITH WALL SWITCH WIRED BY ELECTRICAL CONTRACTOR. FIELD COORDINATE EXACT LOCATION. EXHAUST DUCT SHALL BE MINIMUM 26GA. GALVANIZED STEEL. PROVIDE RAIN CAP WITH INTEGRAL BIRD SCREEN, BACKDRAFT DAMPER, AND ACCESSORIES AS REQUIRED INCLUDING SPEED CONTROLLER CONCEALED AND ACCESSIBLE. PROVIDE ROOF CAP AND DISCHARGE VENT. REFER TO EXHAUST FAN SCHEDULE SHEET M201.
- PROVIDE CABINET STYLE EXHAUST FAN AT BATTERY CHARGING STATION TO RUN CONTINUOUSLY DURING BUSINESS HOURS. PROVIDE DUCT MOUNTED SMOKE DETECTOR IN EXHAUST DUCT AND WIRE TO EXHAUST FAN MOTOR TO SHUT DOWN UNIT UPON SENSING PRODUCTS OF COMBUSTION. FIELD COORDINATE EXACT LOCATION. EXHAUST DUCT SHALL BE MINIMUM 26GA. GALVANIZED STEEL. PROVIDE RAIN CAP WITH INTEGRAL BIRD SCREEN, BACKDRAFT DAMPER, AND ACCESSORIES AS REQUIRED INCLUDING SPEED CONTROLLER CONCEALED AND ACCESSIBLE. PROVIDE ROOF CAP AND DISCHARGE VENT. REFER TO EXHAUST FAN SCHEDULE SHEET M201.
- UNDERCUT DOOR 1" FOR PROPER AIR PASSAGE.
- EXHAUST FLUE SHALL MAINTAIN 10 FOOT CLEARANCE FROM ANY FRESH AIR INTAKE. IF EXHAUST FLUE FALLS WITHIN 1 FOOT OF ANY FRESH AIR INTAKE, THE EXHAUST DISCHARGE OPENING SHALL BE EXTENDED TO MEET THE 3'-0" VERTICAL CLEARANCE REQUIREMENTS.
- PROVIDE MCGILL AIRFLOW'S DOUBLE-WALL INSULATED SPIRAL DUCT OR EQUAL (MCGILL 614/829-1200) FOR EXPOSED DUCTWORK IN DINING AREA. ROUTE DUCT HIGH AS POSSIBLE. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID. PAINT DUCTWORK, DIFFUSERS, AND RETURNS.
- EXTEND AS SHOWN AND CAP END OF DUCT. TAP 16/16 OPENING INTO TOP OF 18/18 RA DUCT SO AS NOT TO BE SEEN FROM BELOW. PROVIDE DAMPER. BALANCE TO CFM SHOWN ON PLAN. PROVIDE 1/2"x1/2" PROTECTIVE NON CORROSIVE WIRE MESH TO PROTECT OPENING.
- MOUNT RETURN GRILLE AS HIGH AS POSSIBLE STRUCTURE WILL ALLOW.



MECHANICAL FLOOR PLAN

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

04.04.18 PERMIT SUBMIT
03.26.18 OWNER REVIEW
03.23.18 OWNER REVIEW

NO DATE REMARKS

REVISIONS

SHERWIN
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PROJECT NO.: 2018.0102
DATE: 03.19.18

M101
MECHANICAL FLOOR PLAN

CHECKED: AS DRAWN: AC

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