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**GENERAL NOTES**

- A. CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS FOR BIDDING PURPOSES. FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THEIR WORK.
- B. FIELD VERIFY LOCATIONS AND QUANTITY OF ALL EXISTING EQUIPMENT, FIXTURES, DUCTWORK AND PIPING NECESSARY TO COMPLETE SCOPE OF WORK.
- C. CONCRETE CUTS SHALL BE STRAIGHT AND CLEAN. REPLACE SLAB WITH CONCRETE FLUSH AND SMOOTH WITH ADJACENT.
- D. NOT ALL EXISTING EQUIPMENT, PIPING, DUCTWORK, ETC. IS SHOWN ON THE PLANS. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND PIPING PRIOR TO BID. CONTRACTOR SHALL PROVIDE ALL THE NECESSARY OFFSETS, LENGTHS AND LOCATIONS IN ORDER TO COMPLETE SCOPE OF WORK.
- G. HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE ROUTING OF DUCTWORK WITH WATER, VENT, WASTE & STORM PIPING STRUCTURE, CEILING ELEVATION, ELECTRICAL SWITCHGEAR AND PANEL BOARDS, LIGHTS, SPRINKLER PIPING AND ALL OTHER TRADES.
- F. REFER TO ELECTRICAL LIGHTING SHEETS AND ARCHITECTURAL REFLECTIVE CEILING PLANS FOR LIGHT FIXTURE LOCATIONS.
- G. HVAC CONTRACTOR TO PROVIDE ALL NECESSARY OFFSETS REQUIRED TO COORDINATE WITH STRUCTURE AND OTHER TRADE AT NO ADDITIONAL COST TO OWNER. PLANS MAY NOT INDICATE ALL OFFSETS.
- H. ALL INSTALLATIONS, EQUIPMENT AND MATERIAL SHALL COMPLY WITH ALL APPLICABLE LANDLORD REQUIREMENTS.
- I. ALL ROOF CUTTING, PATCHING AND FLASHING REQUIRED TO INSTALL THE HVAC SYSTEMS SHALL BE BY A LANDLORD APPROVED ROOFING CONTRACTOR. COORDINATE ROOF PENETRATIONS REQUIREMENTS WITH LANDLORD AND THE GENERAL CONTRACTOR. VERIFY SCOPE OF WORK WITH THE GENERAL CONTRACTOR PRIOR TO BID AND INCLUDE ALL COSTS IN BID AS DIRECTED BY THE GENERAL CONTRACTOR.
- J. HVAC CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT, PIPING AND DUCTWORK, NOT BEING USED IS FULLY REMOVED AND NOT ABANDONED. COORDINATE REQUIREMENTS WITH THE GENERAL CONTRACTOR AND LANDLORD. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. VERIFY SCOPE OF WORK WITH THE GENERAL CONTRACTOR PRIOR TO BID AND INCLUDE ALL COSTS IN BID AS DIRECTED BY THE GENERAL CONTRACTOR.
- K. MATERIAL EXPOSED WITH RETURN AIR PLENUMS SHALL COMPLY WITH 2015 SOUTH CAROLINA MECHANICAL CODE, MINIMUM STANDARDS.
- L. FIRE STOPPING SHALL BE RESPONSIBLE FOR TESTED & RATED FIRE STOP SYSTEMS FOR ALL THROUGH PENETRATIONS IN WALLS, FLOORS AND CEILING ASSEMBLIES RESULTING FROM PIPING & OTHER WORK UNDER THE CONTRACT REFER TO FIRESTOPPING SPEC SECTION FOR REQUIREMENTS.
- M. SEAL DUCT SPLICER PER SCHEDULE REQUIREMENTS AS INDICATED IN SPECIFICATIONS.

**HVAC KEYNOTES**

1. CONTRACTOR TO FURNISH AND INSTALL NEW ROOFTOP UNIT AND ALL ACCESSORIES. INSTALL PER DETAILS 1/M-3 & 2/M-3. INSTALL NEW ROOFTOP UNIT ON NEW ROOF CURB. SEE SCHEDULE ON M-2 FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH STRUCTURAL.
2. FACTORY INSTALLED RETURN DUCT SMOKE DETECTOR PER LANDLORD AND LOCAL JURISDICTION REQUIREMENTS. FURNISH AND INSTALL REMOTE TEST KEYED SWITCH WITH AUDIBLE AND VISUAL INDICATORS IN APPROVED LOCATION. VERIFY ALL REQUIREMENTS WITH AHJ PRIOR TO BID.
3. FURNISH AND INSTALL NEW FULL-SIZE VENTED P-TRAP. SEE DETAIL 8/M-3. EXTEND CONDENSATE DRAIN TO CODE APPROVED LOCATION. FIELD VERIFY EXACT LOCATION AND ROUTING REQUIREMENTS.
4. ALL NEW DUCTWORK TO BE INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. COORDINATE EXACT ROUTING WITH STRUCTURAL.
5. CONNECTION TO DUCTWORK WITH CONICAL BELL MOUTH SPIN-IN TAKE-OFF WITH VOLUME DAMPER, BALANCE TO CFM INDICATED, SEE DETAIL 5/M-3. TYPICAL.
6. ALL FLEX DUCT MUST BE INSTALLED PER THE ADC (AIR DIFFUSION COUNCIL) INSTALLATION STANDARDS (MOST CURRENT EDITION), INCLUDING A BEND RADIUS OF ONE DUCT DIAMETER OR GREATER, PROPERLY SEALED AND SECURED WITH 2 INCH BEADED COLLARS, PROPERLY SUPPORTED AND FULLY EXTENDED DUCT. FAN CALCULATIONS FOR THIS PROJECT WERE SIZED FOR 4 FOOT MAXIMUM FLEX DUCT INSTALLED PER THE ADC INSTALLATION STANDARDS. FLEX DUCT SHOWN ON PLANS IS FOR SCHEMATIC PURPOSES ONLY AND SHALL IN NO INSTANCE EXCEED 4 FOOT. SEE DETAIL 5/M-3. TYPICAL.
7. FOR HEAT PUMP - CONTRACTOR TO FURNISH AND INSTALL NEW CARRIER TOUCH-SCREEN PROGRAMMABLE THERMOSTAT #SYSTI-4-CAR (INTEGRATED WITH FACTORY INSTALLED ROOFTOP OPEN CONTROLLER #OPNRTUM2 AND 2-SPEED FAN MOTOR WITH V.F.D. FOR HUMIDITY CONTROL) WITH CONTROL FOR UP TO 4-STAGES OF HEATING AND 4-STAGES OF COOLING. \* NO EXCEPTIONS TO THESE CONTROLLERS WILL BE ALLOWED \* CONTRACTOR TO INSTALL ON WALL ABOVE MANAGER'S DESK AND WIRE TO EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ADDITIONAL COMMON CONDUCTOR TO T-STAT, COORDINATE ALL REQUIREMENTS WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL PROGRAM THERMOSTAT SET POINTS. COORDINATE SETTINGS WITH TENANT AND LANDLORD REQUIREMENTS.
8. FURNISH AND INSTALL NEW EXHAUST FAN (EF-1) IN END WALL OF SERVICE AREA. MOUNT PER MANUFACTURER'S RECOMMENDATIONS. INTERLOCK WITH MOTORIZED DAMPER IN ROOF CAP (H-1). SEE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
9. FURNISH AND INSTALL NEW EXHAUST FANS (EF-2 & EF-3) IN TOILET ROOMS. CONNECT EXHAUST DUCTWORK FROM EACH TOILET ROOM EXHAUST FAN TO COMMON DUCT AND EXTEND UP THROUGH ROOF UP TO CAP ON ROOF. SEE DETAIL 3/M-3. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES.
10. FURNISH AND INSTALL NEW IN-LINE EXHAUST FAN (EF-4) IN STORAGE AREA. SEE DETAIL 9/M-3. CONNECT NEW DUCTWORK FROM STORAGE ROOM EXHAUST REGISTER TO FAN, THEN EXTEND UP TO CAP ON ROOF. SEE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES. INTERLOCK WITH MOTORIZED DAMPER IN ROOF CAP (H-1).
11. FURNISH AND INSTALL NEW IN-LINE EXHAUST FAN (EF-5) ABOVE CEILING IN COMMUNICATIONS ROOM. SEE DETAIL 9/M-3. PROVIDE THERMOSTAT AND PROGRAM TO ENERGIZE FAN WITH TEMPERATURE INCREASE IN ROOM. CONNECT DUCT FROM EXHAUST REGISTER TO FAN, THEN EXTEND UP TO CAP ON ROOF. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO ROOFTOP UNIT AIR INTAKE.
12. FURNISH AND INSTALL NEW ROOF MOUNTED GRAVITY VENTILATION INTAKE HOOD (H-1) WITH MOTORIZED DAMPER. SEE DETAIL 6/M-3. BALANCE TO 4500 CFM. INTERLOCK DAMPER WITH EXHAUST FANS (EF-1 & EF-4). DAMPER TO BE FULLY OPEN WHENEVER FANS ARE RUNNING.
13. NEW WALL MOUNTED FAN TO BE FURNISHED BY TENANT, INSTALLED BY TENANT VENDOR AND WIRED BY ELECTRICAL CONTRACTOR. COORDINATE EXACT LOCATION AND FAN REQUIREMENTS WITH TENANT PRIOR TO BID.
14. FULL SIZE RETURN. PROVIDE 90 ELBOW MOUNTED TIGHT BELOW STRUCTURE. COVER OPENING WITH 1/2" x 1/2" WIRE MESH.
15. FURNISH AND INSTALL GAS UNIT HEATER IN STORAGE. MOUNT FROM STRUCTURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXTEND FLUE VENTING/COMBUSTION INTAKE THROUGH ROOF. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES.
16. FURNISH AND INSTALL GAS INFRA-RED RADIANT HEATER IN SERVICE AREA. MOUNT FROM STRUCTURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 2-STAGE DIGITAL PROGRAMMABLE THERMOSTAT, COORDINATE MOUNTING LOCATION WITH ARCHITECTURAL. EXTEND FLUE VENTING/COMBUSTION INTAKE THROUGH ROOF. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES.

**MECHANICAL FLOOR PLAN**  
 1/8" = 1'-0"