

DIVISION OF LANDLORD / TENANT SCOPE TO BE COORDINATED WITH FINAL LEASE AGREEMENT.

**KEYNOTES**

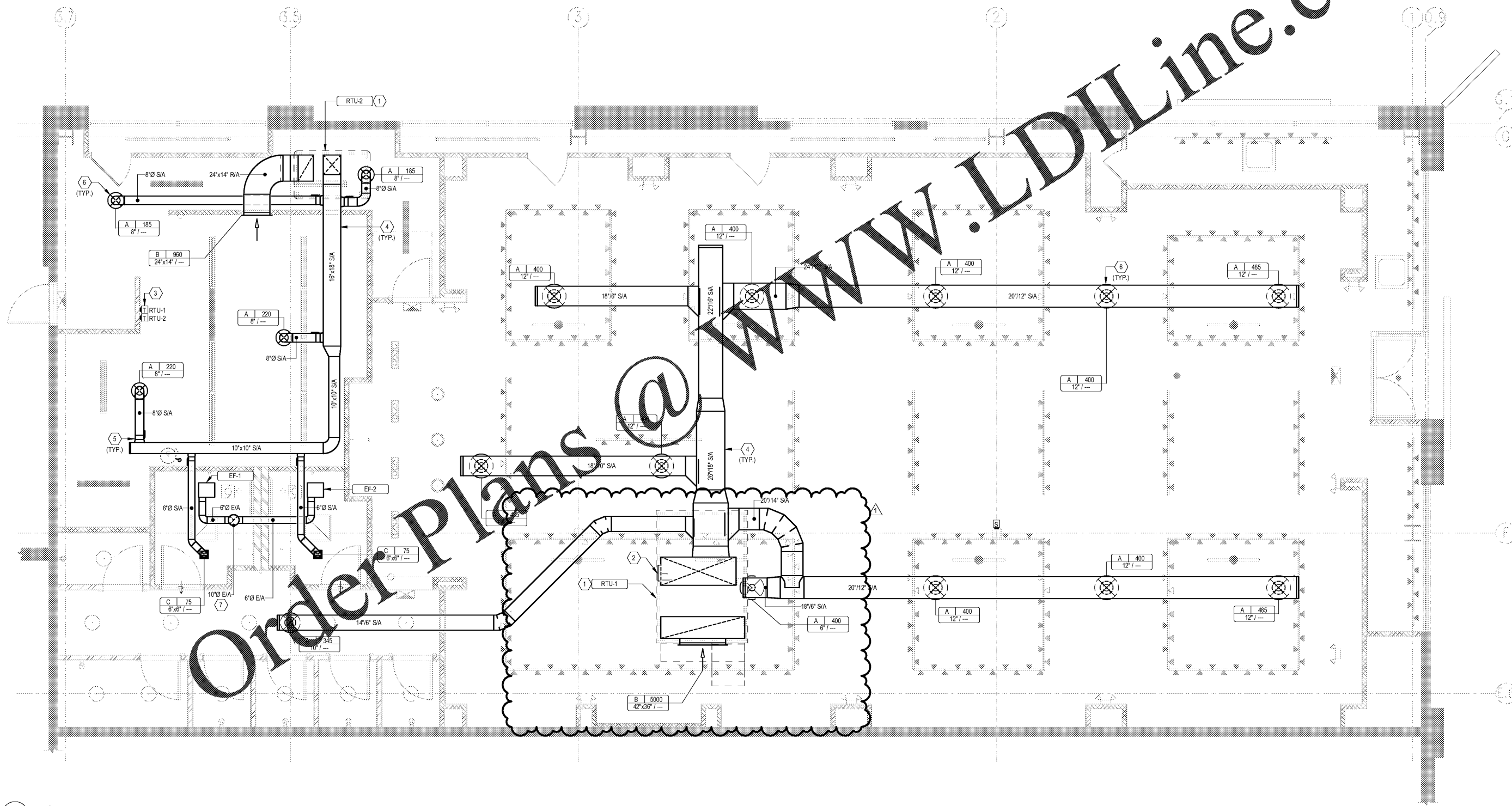
1. INSTALL NEW ROOFTOP UNIT FURNISHED BY GENERAL CONTRACTOR PER HVAC EQUIPMENT SCHEDULE AND DETAILS ON SHEET M200. INSTALL RTU ON CURB PER LANDLORD REQUIREMENTS. GENERAL CONTRACTOR TO MODIFY OPENINGS AND PROVIDE STRUCTURAL SUPPORTS. FIELD VERIFY EXACT SIZE AND DIMENSIONS WITH FIELD CONDITIONS PRIOR TO BID. COORDINATE ROOFTOP UNIT PLACEMENT WITH STRUCTURE. FIELD VERIFY PRIOR TO BID. COORDINATE WITH LANDLORD APPROVED ROOFING CONTRACTOR. PROVIDE SCOPE OF WORK NECESSARY TO COMPLETE IN ORIGINAL BID. NOTIFY THE TENANT'S PROJECT MANAGER OF ALL REQUIRED WORK AND INCORPORATE INTO THE ORIGINAL BID. NO EXCEPTIONS. ROUTE CONDENSATE DOWN THROUGH ROOF TIGHT ALONG BOTTOM OF ROOF DECK TO MOP SINK. FIELD VERIFY ROUTING TO AVOID CEILING FIXTURES.
2. DUCT SMOKE DETECTOR(S) INSTALLED BY LANDLORD MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. INSTALL PER LANDLORD AND LOCAL REQUIREMENTS. TENANT CONTRACTOR TO INSPECT TEST AND VERIFY OPERATION OF SMOKE DETECTOR.
3. TENANT CONTRACTOR TO PROVIDE AND INSTALL COMPATIBLE TEMPERATURE SENSOR. TENANT CONTRACTOR TO COORDINATE FINAL LOCATION WITH ARCHITECTURAL.
4. INSTALL ALL NEW SHEETMETAL DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS.
5. CONNECT TO DUCTWORK WITH CONICAL BELL MOUTH SPIN-IN TAKE OFF WITH MANUAL VOLUME DAMPER, (TYPICAL FOR ALL).
6. FACE OF SUPPLY AIR DIFFUSER TO BE MOUNTED AT 14'-0" ABOVE FINISHED FLOOR. COORDINATE HEIGHT WITH ARCHITECTURAL.
7. 10" ROUND EXHAUST DUCT UP TO ROOF. TERMINATE WITH ROOF CAP.

**FIRE PROTECTION GENERAL NOTES**

- A. ALL SPRINKLER WORK SHALL BE COMPLETED BY THE BASE BUILDING SPRINKLER CONTRACTOR AT THE TENANT'S EXPENSE.
- B. SEE ARCHITECTURAL, ELECTRICAL, HVAC PLANS FOR ADDITIONAL INFORMATION.
- C. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. PROVIDE AS-BUILT DRAWINGS TO LANDLORD AFTER FINAL INSTALLATION.
- D. SPRINKLER CONTRACTOR TO CREATE AND SUBMIT DRAWING(S) AND HYDRAULIC CALCULATIONS TO BUILDING DEPARTMENT AS A DEFERRED SUBMITTAL PRIOR TO START OF WORK. LOCATION OF LIGHTS, FIXTURES, AND SOFFITS TAKES PRIORITY OVER SPRINKLER HEAD LOCATION.

**HVAC GENERAL NOTES**

- A. CONNECTION TO LANDLORD PROVIDED ROOFTOP UNIT(S) IS SUBJECT TO BUILDING DEPARTMENT AND LANDLORD APPROVAL. CONTRACTOR SHALL INSPECT/TEST HVAC SYSTEM FOR PROPER OPERATION AND COMPLIANCE WITH ALL CODES AND STANDARDS.
- B. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO BID. TENANT CONTRACTOR TO INCLUDE ANY NECESSARY MODIFICATIONS TO MEET CODE IN ORIGINAL BID. NOTIFY THE TENANT'S PROJECT MANAGER OF ALL REQUIRED MODIFICATIONS AND INCORPORATE THEM INTO THE ORIGINAL BID. NO EXCEPTIONS.
- C. GENERAL CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION FOR CONDITIONS PREVENTING LAYOUT AS SHOWN. OBSTRUCTIONS THAT PREVENT LAYOUT AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE TENANT/ARCHITECT IMMEDIATELY AND PRIOR TO ANY CONSTRUCTION. NO EXCEPTIONS.
- D. GENERAL CONTRACTOR MUST PAY LUCKY BRAND \$400.00 FOR REVIEW OF ANY EQUIPMENT SUBSTITUTION.
- E. ALL ROOF, SPRINKLER AND FIRE PROTECTION WORK SHALL BE LANDLORD'S MANDATORY CONTRACTORS AT TENANT'S EXPENSE.
- F. ALL ROOF WORK TO BE DONE BY LANDLORD'S ROOFING CONTRACTOR TO MAINTAIN WARRANTY.



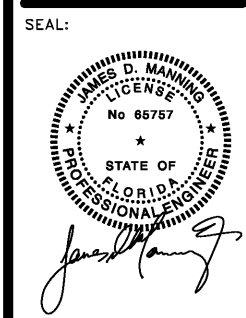
1 HVAC PLAN  
M100 1/4" = 1'-0"

**PATRICK G. BLEES**  
architecture • planning • interior design

PATRICK G. BLEES, ARCHITECT, PLLC  
800 WASHINGTON AVE N, SUITE 208  
MINNEAPOLIS, MN 55401-1148  
PHONE: (612) 547-1300  
FAX: (612) 547-1301

CONTACT: KRISTIN MOAN  
kmoan@cmarch.com

CONSULTANTS:  
**Gausman & Moore**  
Mechanical and Electrical Engineers  
1700 West Highway 36 - Suite 700  
Roseville, Minnesota 55113  
(651) 639-9606 Fax (651) 639-9618  
Project No. 86596



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DATE ISSUED  
65757  
REG. NO.

**LUCKY BRAND**  
DANIA POINTE  
1763 POINTE BLVD  
DANIA BEACH, FL  
33004  
SPACE #M115  
SPECIALTY

SHEET TITLE:  
HVAC PLAN

REVISIONS:

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NO:	DATE:	BY:
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**M100**  
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