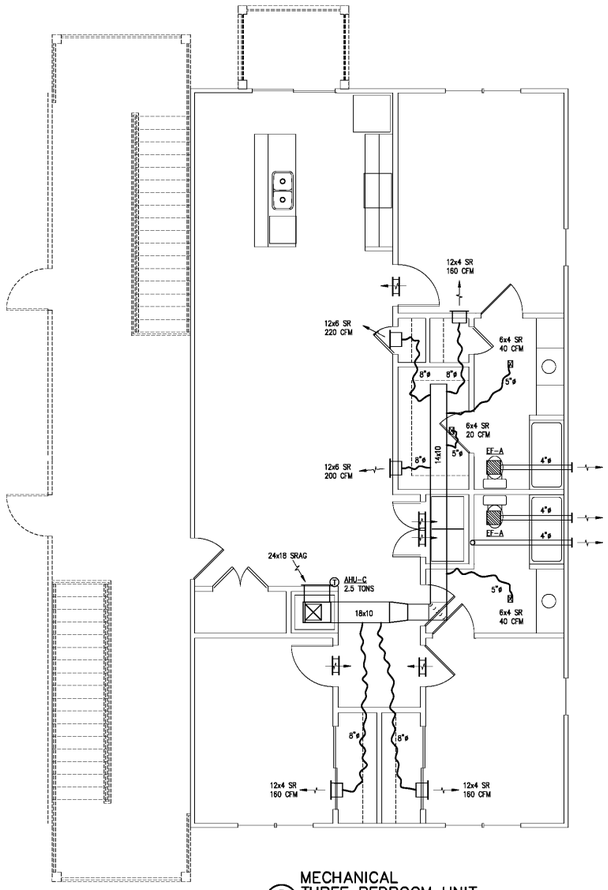
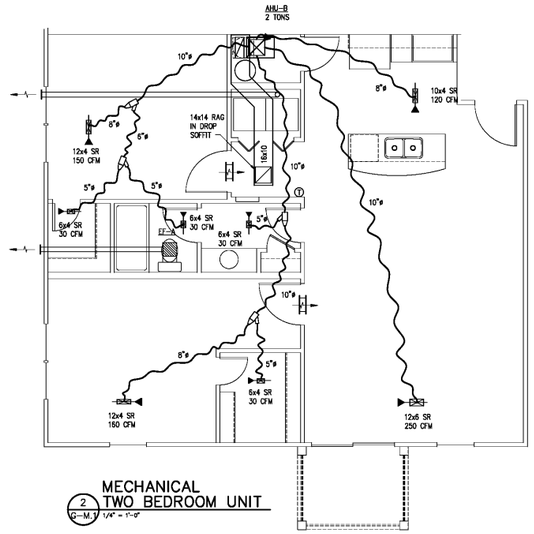
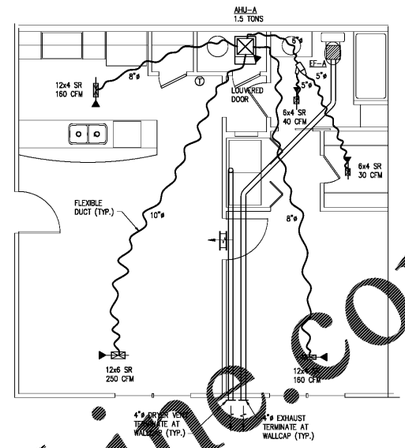


3 MECHANICAL THREE BEDROOM UNIT
G-M.1 1/4" = 1'-0"

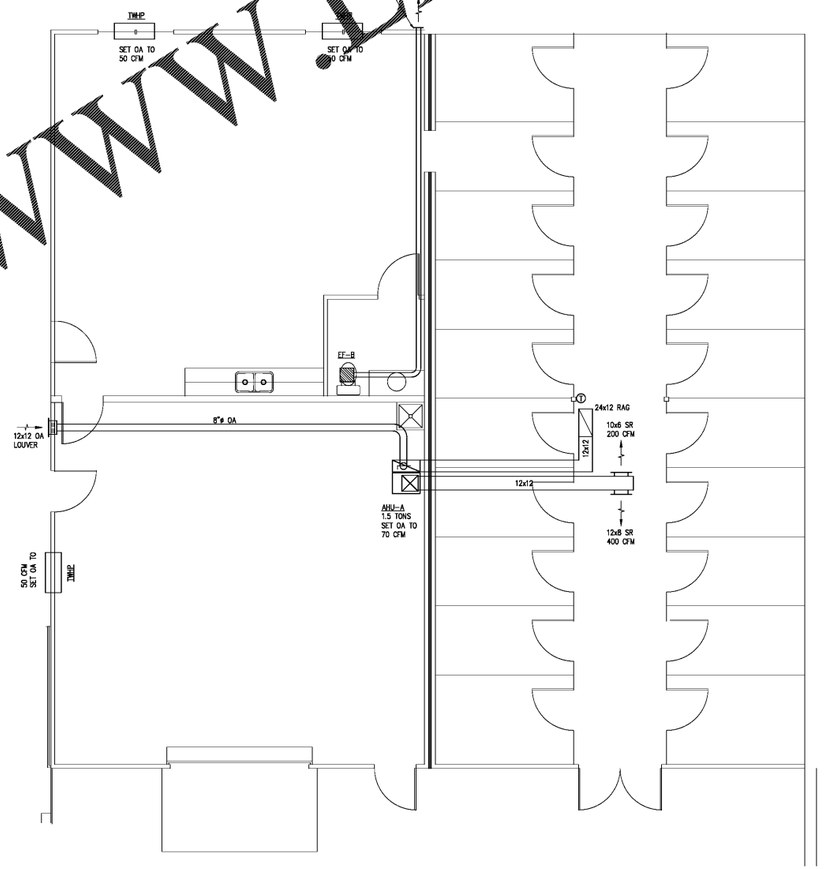


2 MECHANICAL TWO BEDROOM UNIT
G-M.1 1/4" = 1'-0"



1 MECHANICAL ONE BEDROOM UNIT
G-M.1 1/4" = 1'-0"

NOTE:
1" FIBERGLASS DUCTBOARD
IS AN ACCEPTABLE SUBSTITUTION
TO INSULATED SHEET METAL DUCT



4 MECHANICAL MAINTENANCE/AMENITY
G-M.1 1/4" = 1'-0"

MECHANICAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE HVAC SYSTEM TO INCLUDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT FOR A COMPLETE AND FUNCTIONAL SYSTEM INCLUDING ALL NECESSARY APPURTENANCES CUSTOMARILY INCLUDED IF NOT SPECIFICALLY CALLED OUT.
2. DEVIATION FROM MATERIALS, METHODS AND PROCEDURES SET FORTH HEREIN MUST BE APPROVED IN WRITING. APPROVAL WILL NOT BE GIVEN UNLESS THE PROPOSED SYSTEM IS EQUAL IN PERFORMANCE, DURABILITY, LONGEVITY, AND RELIABILITY TO THAT SPECIFIED.
3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND THE CONDITIONS AND SHALL VERIFY DIMENSIONS AND CLEARANCES AND BE ASSURED THAT THE EQUIPMENT PURCHASED WILL FIT INTO THE AVAILABLE SPACE.
5. SUBMISSION OF A BID OR PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS, SPECIFICATIONS, AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO BIDS FOR MATERIALS AND/OR LABOR DUE TO DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, UNLESS SUCH DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THOUGH PROPER EXAMINATION WAS MADE.
6. THE CONTRACTOR SHALL USE STRUCTURAL DRAWINGS BEFORE FABRICATING OR INSTALLING NETWORK OR DUCTWORK IN ORDER TO AVOID ANY CONFLICTS.
7. ALL HARD DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL OF THICKNESS AND GAUGE AS REQUIRED BY CURRENT SMACNA DUCT CONSTRUCTION STANDARDS. (RECTANGULAR OR EQUIVALENT ROUND)
8. DUCT SHALL BE AIRTIGHT, FREE OF LEAKS, AND SHALL BE INSPECTED FOR LEAKS PRIOR TO INSTALLATION OF FINISHED CEILING SYSTEMS.
9. DUCTWORK, DAMPERS, LOUVERS, DIFFUSERS, AND OTHER DISTRIBUTION EQUIPMENT AND MATERIALS SHALL CONFORM TO THE FOLLOWING:

A.	ASHRAE/ANSI	E.	AMCA STANDARD HANDBOOK 99
B.	SBCCI/ASME	F.	AIR DIFFUSION COUNCIL TEST CODE 1062R3
C.	SMACNA		
D.	NFPA	G.	ANY LOCAL CODES NOT COVERED ABOVE

10. ALL DUCT SIZES ARE CLEAR NET INSIDE DIMENSIONS.
11. ALL LOW PRESSURE ROUND DUCT AND FLEXIBLE DUCT SHALL BE CONNECTED TO LOW PRESSURE DUCT WITH SPIN-IN FITTINGS AND MANUAL DAMPERS.
12. LOW PRESSURE INSULATED FLEXIBLE DUCT SHALL BE SIZED AS SHOWN. USE R-6 IN CONDITIONED AREAS AND R-8 IN UNCONDITIONED AREAS.
13. ALL SUPPLY AND RETURN DUCTWORK NOT LINED SHALL BE INSULATED WITH 1-1/2", 3/4# DENSITY FOIL BACKED EXTERNAL INSULATION.
14. ALL THERMOSTATS SHALL BE INSTALLED 4'-0" AFF.
15. SUPPLY REGISTER (SR) SHALL BE TITUS MODEL 272RL OR APPROVED EQUAL. SIZE AS PER DRAWINGS.
16. SIDEWALL RETURN AIR GRILLE (SRAG) SHALL BE TITUS MODEL 25RL OR APPROVED EQUAL. SIZED AS PER DRAWINGS.
17. REFRIGERANT PIPING SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR LIQUID, VAPOR HORIZONTALS AND VAPOR RISERS. JOINTS SHALL BE MADE WITH SILVER SOLDER.
18. INSULATE REFRIGERANT SUCTION LINES WITH ARMAFLEX OR EQUAL. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. RUN IN WALLS AND ABOVE CEILINGS AS MUCH AS POSSIBLE.
19. MANUAL DAMPERS SHALL BE INCLUDED IN OUTSIDE AIR INTAKE DUCTS TO REGULATE OUTSIDE AIR TO THE AIR HANDLING UNITS. (UNITS SERVING COMMON AREAS ONLY)
20. UNDERCUT RESTROOM DOORS 3/4" FOR EXHAUST MAKE-UP.
21. CONDENSATE DRAIN MUST TERMINATE AT AN APPROVED POINT: VERIFY AT SITE.
22. ALL LOW VOLTAGE CONTROL WIRING SHALL BE UNDER THIS CONTRACTOR.
23. ALL INSULATING MATERIALS SHALL HAVE A COMPOSITE FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 (ASTM E-84, NFPA 255 & UL 723).
24. PROGRAMMABLE THERMOSTATS AND OTHER CONTROL ITEMS SHALL BE A COMPATIBLE WITH THE EQUIPMENT MANUFACTURER.
25. PROVIDE SMOKE DETECTORS IN ALL SUPPLY AIR DUCTS, OF UNITS SERVING EGRESS CORRIDORS OR GREATER THAN 2,000 CFM, ARRANGED TO SHUT DOWN UNIT BLOWER.
26. FIRE DAMPERS SHALL BE RUSKIN MODEL D-IBD2 STYLE "B" OR APPROVED EQUAL WITH A 1-1/2 HOUR RATING.
27. PROVIDE AIR EXTRACTORS AT DUCT TAKE-OFFS AS REQUIRED FOR AIR BALANCING. (COMMON AREAS ONLY)
28. BALANCE ALL AIR SYSTEMS TO PRODUCE THE VOLUMES AND QUANTITIES SHOWN ON THE DRAWINGS OR SPECIFIED.
29. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CHARACTERISTICS WITH ELECTRICAL DRAWINGS BEFORE PURCHASING EQUIPMENT.
30. ALL MECHANICAL EQUIPMENT WHICH HAVE ELECTRICAL CONNECTIONS SHALL BE SUPPLIED WITH DISCONNECT (PROVIDED BY ELECTRICAL CONTRACTOR.)
31. OUTSIDE AIR TO AIR HANDLING UNITS SHALL CONFORM 2012 IMC TABLE 403.3. SEE CALCULATIONS FOR COMMON AREAS ONLY.

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GEORGIA REGISTERED NO. 19068 PROFESSIONAL ENGINEER FREDERICK W. KEENEY 6/3/14

G-1 AND G-2
WISTERIA RIDGE

Will-O-War llc
75 north Main Street
Watkinsville, GA 30677

Issue & Revisions:

No.	Date	Description

MECHANICAL
G UNIT PLANS

Drawn: RK
Checked: RK
Contract No.: 07-03
Scale: AS NOTED

G-M.1

of sheets

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