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Architecture / Interiors

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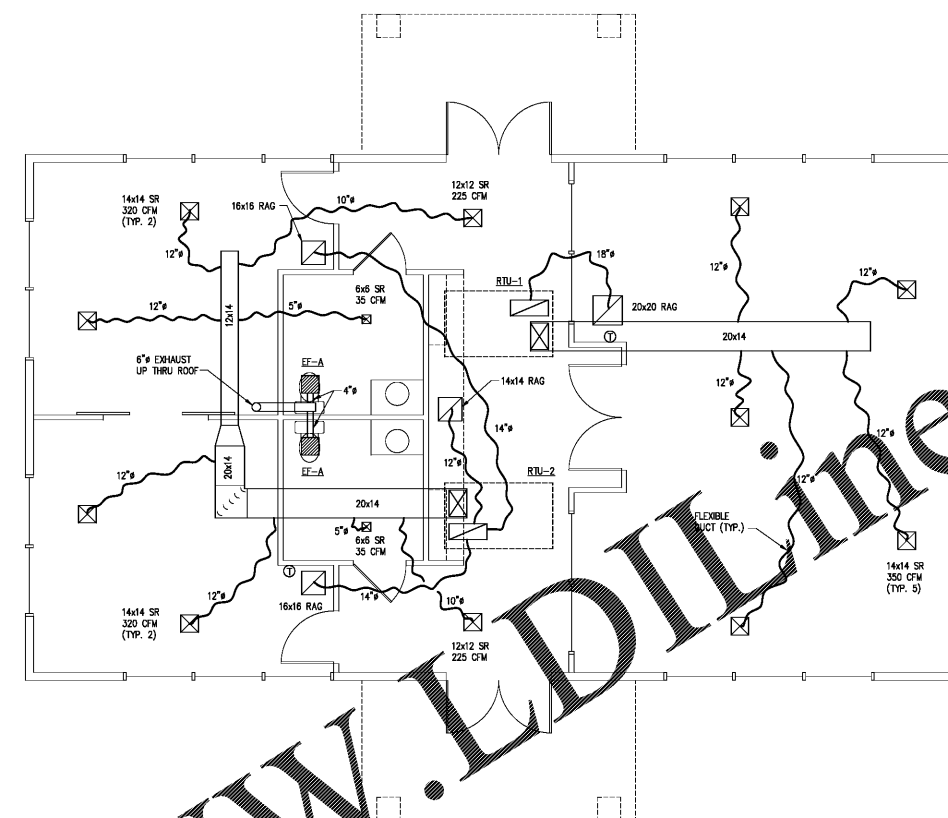


LEASING OFFICE
WISTERIA RIDGE

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

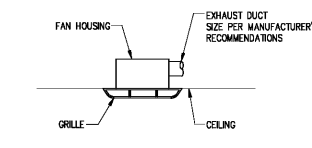
MECHANICAL NOTES AND SPECIFICATIONS

- 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.
- 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.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
- 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.
- 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 DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THROUGH PROPER EXAMINATION HAD BEEN MADE.
- THE CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS BEFORE FABRICATING OR INSTALLING DUCTWORK OR EQUIPMENT TO AVOID ANY CONFLICTS.
- ALL HARD DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL OF THICKNESS AND GAUGES TO CONFORM TO SMACNA DUCT CONSTRUCTION STANDARDS. (RECTANGULAR OR EQUIVALENT ROUND).
- ALL DUCT SHALL BE AIRTIGHT, FREE OF LEAKS, AND SHALL BE INSPECTED FOR LEAKS PRIOR TO INSTALLATION OF FINISHED CEILING SYSTEM.
- DUCTWORK, DAMPERS, LOUVERS, DIFFUSERS, AND OTHER DISTRIBUTION EQUIPMENT AND MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - ASHRAE/ANSI
 - SMACO/ASME
 - SMACNA
 - NFPA
 - AMCA STANDARD HANDBOOK 99
 - AIR DIFFUSION COUNCIL TEST CODE 100.9.3
 - CODE 100.9.3
 - ANY LOCAL CODES NOT COVERED ABOVE
- ALL DUCT SIZES ARE CLEAR NET INSIDE DIMENSIONS.
- ALL LOW PRESSURE ROUND DUCT AND FLEXIBLE DUCT SHALL BE CONNECTED TO LOW PRESSURE DUCT WITH SPIN-IN FITTINGS AND MANUAL DAMPERS.
- LOW PRESSURE INSULATED FLEXIBLE DUCT SHALL BE SIZED AS SHOWN. USE R-8 IN CONDITIONED AREAS AND R-6 IN UNCONDITIONED AREAS.
- ALL SUPPLY AND RETURN DUCTWORK NOT LINED SHALL BE INSULATED WITH 1-1/2" 3/4# DENSITY FOL GACKED EXTERNAL INSULATION.
- ALL THERMOSTATS SHALL BE INSTALLED 4'-0" AFF.
- SUPPLY REGISTER (SR) SHALL BE TITUS MODEL 272RL OR APPROVED EQUAL. SIZED AS PER DRAWINGS.
- SIDEWALL RETURN AIR GRILLE (SRAG) SHALL BE TITUS MODEL 25RL OR APPROVED EQUAL. SIZED AS PER DRAWINGS.
- 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.
- 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.
- MANUAL DAMPERS SHALL BE INCLUDED IN OUTSIDE AIR INTAKE DUCTS TO REGULATE OUTSIDE AIR TO THE AIR HANDLING UNITS. (UNITS SERVING COMMON AREAS ONLY)
- UNDERCUT RESTROOM DOORS 3/4" FOR EXHAUST MAKE-UP.
- CONDENSATE DRAIN MUST TERMINATE AT AN APPROVED POINT. VERIFY AT SITE.
- ALL LOW VOLTAGE CONTROL WIRING SHALL BE UNDER THIS CONTRACTOR.
- ALL INSULATING MATERIALS SHALL HAVE A COMPOSITE FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 (ASTM E-84, NFPA 255 & UL 723).
- PROGRAMMABLE THERMOSTATS AND OTHER CONTROL ITEMS SHALL BE A COMPATIBLE WITH THE EQUIPMENT MANUFACTURER.
- 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.
- FIRE DAMPERS SHALL BE RUSON MODEL D-1802 STYLE "B" OR APPROVED EQUAL WITH A 1-1/2 HOUR RATING.
- PROVIDE AIR EXTRACTORS AT DUCT TAKE-OFFS AS REQUIRED FOR AIR BALANCING. (COMMON AREAS ONLY)
- BALANCE ALL AIR SYSTEMS TO PRODUCE THE VOLUMES AND QUANTITIES SHOWN ON THE DRAWINGS OR SPECIFIED.
- THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CHARACTERISTICS WITH ELECTRICAL DRAWINGS BEFORE PURCHASING EQUIPMENT.
- ALL MECHANICAL EQUIPMENT WHICH HAVE ELECTRICAL CONNECTIONS SHALL BE SUPPLIED WITH DISCONNECT (PROVIDED BY ELECTRICAL CONTRACTOR.)
- OUTSIDE AIR TO AIR HANDLING UNITS SHALL CONFORM 2012 IMC TABLE 403.3. SEE CALCULATIONS FOR COMMON AREAS ONLY.

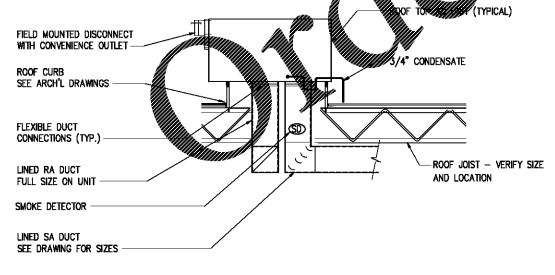


MECHANICAL FLOOR PLAN
L-M1.1 1/4" = 1'-0"

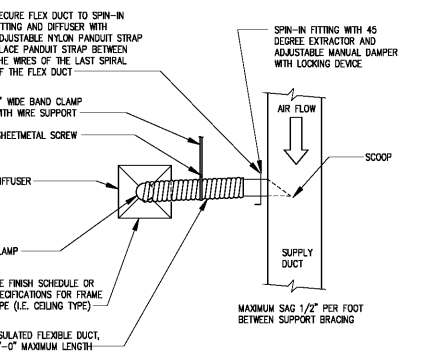
NOTE:
1" FIBERGLASS DUCTBOARD IS AN ACCEPTABLE SUBSTITUTION TO INSULATED SHEET METAL DUCT



EXHAUST FAN DETAIL
L-M1.1 NOT TO SCALE



ROOFTOP UNIT DETAIL
L-M1.1 NOT TO SCALE



DIFFUSER CONNECTION DETAIL
L-M1.1 NOT TO SCALE

VENTILATION REQUIREMENTS											
SPACE	EQUIPMENT	GROSS SQ.FT.	NET SQ.FT.	PEOPLE PER 1000 SQ.FT.	PEOPLE	VENTILATION PER PERSON	V/P	VENTILATION PER SQ.FT.	V/A	TOTAL CFM V/P + V/A	SET AHU DA TO
FITNESS	RTU-1	660	500	10	5	20	100	0.06	30	130	130
OFFICE	RTU-1	460	460	5	3	5	15	0.06	28	43	
CORRIDOR	RTU-1	440	440	N/A	N/A	N/A	N/A	0.06	27	27	
TOTAL	RTU-1									70	130

FANS										
MARK	SERVICE	TYPE	CFM	WATTS	ESP IN WC	DRIVE	SONES	UNIT WT (LBS)	BASIS OF DESIGN GREENHECK	REMARKS
EF-A	PUBLIC RR	CABINET	70	45	0.1	DIRECT	1.9	8	SP-880	①②③

① BACKDRAFT DAMPER ② DISCONNECT SWITCH ③ CONTROLLED W/LIGHTS

PACKAGED ROOFTOP UNIT (ELEC)																
MARK	SERVICE	TONS	SEER/EER	CFM	MIN ON CFM	ESP IN WC	MAX HP	COOLING CAPACITIES (MBH) TOTAL	SENSIBLE	HEATING CAP (KW)	ELECTRICAL VOLTAGE	ELECTRICAL MCA	MCCP	UNIT WT (LBS)	BASIS OF DESIGN CARRIER	REMARKS
RTU-1	GENERAL	5	15.2	1,750	②	0.6	1.0	57.0	39.3	21	208/230/1	119	125	550	50HCO06	① ③④
RTU-2	GENERAL	5	15.2	1,750	②	0.6	1.0	57.0	39.3	21	208/230/1	119	125	550	50HCO06	① ③④

① ROOF CURB ② SEE CALCULATIONS ③ DISPOSABLE 30/30 AIR FILTERS ④ FACTORY INSTALLED PACKAGE WITH UNIT DISCONNECT AND DUAL 115 VOLT GFCI TYPE SERVICE

Issue & Revisions:

No.	Date	Description

MECHANICAL FLOOR PLAN & SPECS

Drawn:
Checked:
Contract No. L-M1.1
Scale:
of sheets

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