



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

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.
- E. HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE ROUTING OF DUCTWORK, 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. PLANS MAY NOT INDICATE ALL OFFSETS.
- H. ALL INSTALLATIONS, EQUIPMENT AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LANDLORD REQUIREMENTS.
- I. ALL ROOFING, PATIO, AND FLOORING REQUIRED TO INSTALL THE HVAC SYSTEMS SHALL BE BY A LANDLORD APPROVED CONTRACTOR. COORDINATE ROOF PENETRATION 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. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT, PIPING AND DUCTWORK, NOT BEING USED IS PROPERLY 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 WITHIN RETURN AIR PLENUM CEILINGS SHALL COMPLY WITH 2017 FL MC, SECTION 602.2, AND WITH LOCAL AMENDMENTS.
- L. HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR TESTED & RATED FIRE STOP SYSTEMS FOR ALL THRU-PENETRATION OF WALLS, FLOORS & ROOF ASSEMBLIES RESULTING FROM PIPING & OTHER WORK UNDER HIS CONTRACT. REFER TO FIRESTOPPING SPEC SECTION FOR REQUIREMENTS.
- M. SEAL DUCT SEALER PER SMACNA REQUIREMENTS AS INDICATED IN SPECIFICATIONS.

MECHANICAL KEYNOTES

1. CONTRACTOR TO FURNISH AND INSTALL NEW ROOFTOP HEATPUMP 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 SUPPLY 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 HUB DRAIN IN SERVICE AREA. REFER TO PLUMBING SHEETS FOR CONTINUATION OF DRAIN LINE. FIELD VERIFY EXACT LOCATION AND ROUTING REQUIREMENTS. CONDENSATE LINES ROUTED THROUGH CUSTOMER FACING AREAS, SUCH AS THE SALES FLOOR, WILL NOT BE ACCEPTED. TERMINATE CONDENSATE DRAIN PER LOCAL CODE 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. FURNISH AND INSTALL EXHAUST FAN (EF-1) IN END WALL OF SERVICE AREA. MOUNT PER MANUFACTURER'S RECOMMENDATIONS. INTERLOCK WITH MOTORIZED DAMPER IN ROOF CAP (IH-1). SEE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
8. FURNISH AND INSTALL NEW IN-LINE EXHAUST FAN (EF-2) 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.
9. FURNISH AND INSTALL NEW EXHAUST FAN (EF-3) ON ROOF. CONNECT EXHAUST DUCTWORK FROM EACH TOILET ROOM TO COMMON DUCT AND EXTEND UP THROUGH ROOF UP TO EXHAUST FAN MOUNTED ON ROOF. SEE DETAIL 3/M-3. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES.
10. FURNISH AND INSTALL NEW EXHAUST FAN (EF-4) ON ROOF FOR TIRE STORAGE AREA. SEE DETAIL 3/M-3. STUB DUCT DOWN TO 12" BELOW DECK. SEE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION TO MAINTAIN MINIMUM 10 FOOT CLEARANCE TO AIR INTAKES. INTERLOCK WITH MOTORIZED DAMPER IN ROOF CAP (IH-2).
11. FURNISH AND INSTALL NEW ROOF MOUNTED GRAVITY VENTILATION INTAKE HOOD (IH-1) WITH MOTORIZED DAMPER. SEE DETAIL 6/M-3. INTERLOCK DAMPER WITH EXHAUST FANS (EF-1). DAMPER TO BE FULLY OPEN WHENEVER FAN IS RUNNING.
12. FURNISH AND INSTALL NEW ROOF MOUNTED GRAVITY VENTILATION INTAKE HOOD (IH-2) WITH MOTORIZED DAMPER. SEE DETAIL 6/M-3. INTERLOCK DAMPER WITH EXHAUST FANS (EF-4). DAMPER TO BE FULLY OPEN WHENEVER FAN IS RUNNING.
13. NEW WALL MOUNTED FAN TO BE FURNISHED BY OWNER, INSTALLED BY OWNER VENDOR AND WIRED BY ELECTRICAL CONTRACTOR. COORDINATE EXACT LOCATION AND FAN REQUIREMENTS WITH OWNER 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. NOT USED.
16. ROOFTOP HEAT PUMP UNIT- CONTRACTOR TO FURNISH AND INSTALL NEW CARRIER TOUCH-SCREEN PROGRAMMABLE THERMOSTAT (SYST1-4-CAR (INTEGRATED WITH FACTORY INSTALLED ROOFTOP OPEN CONTROLLER (OPNRUM2 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.
17. UNDERCUT DOOR AS REQUIRED FOR PROPER AIRFLOW. COORDINATE WORK WITH OTHER FIELDS.



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| 01 DESIGN UPDATES | 15-AUG-2019 |
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