

HVAC GENERAL NOTES:

- ALL MECHANICAL WORK SHALL CONFORM TO: FBCM (5th EDITION), FBCEC (5th EDITION), FBCB (5th EDITION), FFPC (5th EDITION), AND NEC (2011).
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
- CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
- PROVIDE ALL MECHANICAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED SERVICE AREA CLEARANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
- ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
- PROVIDE ACCESS DOORS IN HARD CEILINGS OR WALLS REQUIRING ACCESS TO VALVES, FIRE DAMPERS, BALANCING DAMPERS, VOLUME DAMPERS OR OTHER PARTS OF THE SYSTEM WHICH REQUIRE OPERATION OR MAINTENANCE AND ARE LOCATED AT INACCESSIBLE AREAS.
- ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
- HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
- THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
- PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
- EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
- MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBCEC (5th EDITION) TABLE C403.2.1.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

MECHANICAL PLAN LEGEND

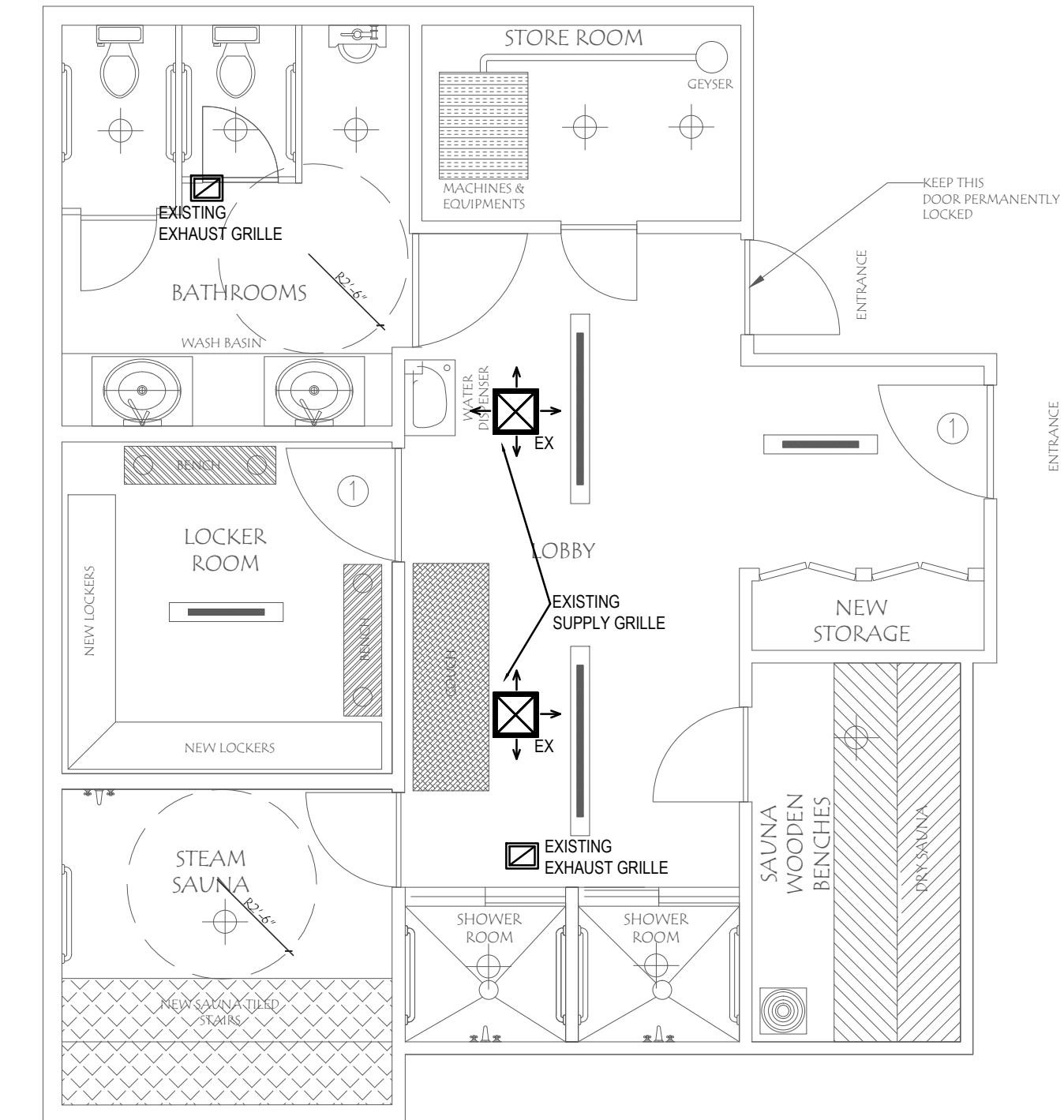
SYMBOL	DESCRIPTION
Ⓢ	PROGRAMMABLE THERMOSTAT (MOUNTED 48" AFF)
[TEST]	TESTER STATION
FD	FIRE DAMPER
Ⓢ	DUCT SMOKE DETECTOR
↵	MANUAL VOLUME DAMPER
↵MD	MOTORIZED VOLUME DAMPER
⊠	SUPPLY AIR DIFFUSER
⊠	RETURN AIR GRILLE
—	FLEXIBLE DUCT (R-6 UNLESS OTHERWISE NOTED)
—LW—	FIBERGLASS AIR DUCT (R-6 UNLESS OTHERWISE NOTED)
⊙	EXHAUST FAN

NOTES

- NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

CFM	CUBIC FEET PER MINUTE
RAG	RETURN AIR GRILLE
N	NEW DEVICE
EX	EXISTING DEVICE
RE	RELOCATED DEVICE



1 MECHANICAL PLAN - MEN'S BATHROOM
SCALE: 1/4" = 1'-0"

S&D Engineering and Construction, Inc
Tel: (954) 776-0143
Fax: (754) 259-8401
3107 N.W. 71st. Ave.
Margate, Florida 33063
QBF# 52647 CO# 2898

EXISTING BATHROOM RENOVATION:
AQUARIUS CONDOMINIUMS ASSOCIATION
2751, SOUTH OCEAN DRIVE, FLORIDA

Seal
KAMAL HALABI, P.E.
PE# 63970

Date: 04/10/2016
Drawn: RH
Revised: KH

Job No.
15084

Drawing No.
M-1