

GENERAL NOTES AND SPECIFICATIONS

1. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS.
2. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW IN COST ESTIMATE FOR CONDITIONS WHICH MAY EXIST.
3. CONTRACTOR MUST VERIFY LOCATIONS OF ALL EQUIPMENT AND POINTS OF CONNECTIONS AND COORDINATE WITH THE CONSTRUCTION MANAGER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE ARCHITECT AND UTILITY CONSULTANTS PRIOR TO START OF CONSTRUCTION. NO COMPENSATION WILL BE MADE FOR RELOCATION OF EQUIPMENT AND ASSOCIATED COST.
4. CONTRACT DRAWINGS ARE DIAGRAMMATIC. THE CONTRACT DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR MUST FILED VERIFY THE DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROX. AND MUST BE CONFIRMED ON SITE.
5. CONTRACTOR BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALL ALTERATION, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES MISCELLANEOUS CONTINGENCY COST ETC SHALL BE INCLUDED IN BID.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND SEALED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL, REGULATIONS AND PROCEDURES DETAILED IN ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARD ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND THE UNIFORM MECHANICAL CODE.
7. ALL DUCT SIZES ARE CLEAR INSIDE SIZES. OBTAIN APPROVAL FROM CONSTRUCTION MANAGER FOR SIZING OF ANY DUCTWORK. WHERE SIZES ARE NOT SHOWN ON DRAWINGS.
8. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL BOXES, DIFFUSER, GRILLES & REGISTERS AND SHALL BE LOCKED IN THE FINAL POSITION AFTER COMPLETION OF AIR-BALANCE.
9. PROVIDE ANCHORAGE FOR ALL PIPING, DUCTWORK AND EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEM AND PLUMBING PIPING SYSTEM PER SMACNA.
10. INSTALL 1" THICK DUCT BOARD FOR SUPPLY AND RETURN AIR DUCT.
11. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL NECESSARY ACCESSORIES FOR COMPLETE INSTALLATION.
12. PRE INSULATED FLEXIBLE DUCTWORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AND SHALL BE USED WITH A 2" SHEET METAL SADDLE AT EACH SUPPORT HANGER.
13. WHEN FLEXIBLE DUCTWORK IS INSTALLED AS A BRANCH DUCTWORK TO A SHEET METAL ELBOWS WITH AN ALUMINIZED INSULATION MATCHING THE PRE-INSULATED FLEXIBLE DUCTWORK INSULATING VALUE.
14. ALL HVAC EQUIPMENT SHALL BE U.L. LISTED AND BEAR A U.L. LABELS.
15. MECHANICAL EQUIPMENT, AIR DISTRIBUTION DEVICES, AIR DIFFUSERS, FANS AND OTHER EQUIPMENT THAT MAY PROJECT SOUND SHALL BE INSTALLED PER MINIMUM REQUIREMENT. CONFORM TO INSTALLATION DETAILS AND RECOMMENDATION IN CHAPTER 52 OF ASHRAE HANDBOOK, "HVAC SYSTEM AND APPLICATIONS."
16. GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS ROOF HATCH OPENINGS OR OTHER COMPONENTS, THAT REQUIRE SERVICE ARE SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER. SHALL EXTEND NOT LESS THAN 30" BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.
17. COORDINATE THE THERMOSTATS/SENSORS LOCATIONS WITH THE ARCHITECT. ALL THE THERMOSTATS/SENSORS SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR TO MEET ADA REQUIREMENTS.
18. THE CONTRACTOR SHALL VERIFY THE INPUT VOLTAGE AND AMPERAGE RATING OF ALL EQUIPMENT PRIOR TO INSTALLATION.
19. PROVIDE 4" THICK CONCRETE PAD FOR ALL GROUND MOUNTED OUTDOOR HVAC UNITS. PADS SHALL BE MINIMUM 6" LARGER THAN UNIT ON ALL SIDES.
20. MECHANICAL CONTRACTOR SHALL BALANCE SYSTEM TO AIR QUANTITIES INDICATED ON PLANS AND PROVIDE A COMPLETE BALANCING REPORT IN ACCORDANCE WITH NEBB OR AABC STANDARDS.

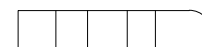
HVAC GENERAL NOTES

1. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY, VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS.
3. FIRE SEAL ALL THE PENETRATIONS AS REQUIRED PER IMC CODE REQUIREMENTS.
4. PROVIDE A MINIMUM OF 100 SQ IN FREE AREA OPENINGS INTO LAUNDRY FOR MAKE-UP AIR.
5. ALL TERMINATION OF ENVIRONMENTAL AIR DUCTS MUST BE LOCATED 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING.
6. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
7. CONDENSATE DRAIN PIPING FOR ALL INDOOR AIR HANDLERS SHALL FALL UNDER THE CONTRACTOR WORK SCOPE. COORDINATE WITH THE HVAC SUB ACCORDINGLY.
8. THE DEDICATED WHOLE UNIT AIR QUALITY FAN MUST BE OPERATING 24/7 WHILE THE HOUSE IS OCCUPIED. THE FAN MUST BE INSTALLED PER MANUFACTURERS GUIDELINES WITH ON-OFF SWITCH. PROVIDE A LABEL NEXT TO THE SWITCH WITH CLEARLY WRITTEN TEXT NO SMALLER THAN 12 POINT ARIAL TYPE. " THE FAN MUST BE ON ²⁴ WHILE THE IS OCCUPIED UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.
9. KITCHENHOOD SHALL BE PROVIDED WITH MINIMUM 100 CFM OF EXHAUST RATING AT 0.25" W.C.
10. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING. DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES.
11. PROVIDE RS/RL PIPING SIZE PER MANUFACTURERS GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT DESIGN PARTIES BEFORE INSTALLATION.
12. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR SHUT-OFF UNIT UPON DETECTION OF WATER COORDINATE WITH THE PLUMBER.
13. FURNACE FLUE DUCT RUN UP THRU ROOF WITH CAP. FURNACE VENT TO BE INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF FLUE FOR HEATING UNIT SHALL COMPLY WITH IMC.
14. WATER HEATER AND VENTING PIPES MUST BE INSTALLAED PER MANUFACTURERS GUIDELINES.
15. CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC OR TYPE L COPPER WITH SOLDERED JOINTS.
16. REFRIGERANT PIPING SHALL BE TYPE ACR WROUGHT COPPER FITTINGS AND BRAZED JOINTS.

HVAC DRAWING LIST

SHEET NUMBER	SHEET NAME
M00	GENERAL NOTES AND SPECIFICATIONS
MO1	BASEMENT HVAC PLAN
MO2	MAIN FLOOR HVAC PLAN
MO3	SECOND FLOOR HVAC PLAN
M04	EQUIPMENT SCHEDULE AND MISCELLANEOUS DETAILS

LEGEND & SYMBOLS

SYMBOLS	DESCRIPTION	SYMBOL	DESCRIPTION
	ROOF PACKAGE AIR CONDITIONING UNIT		VCD AS PER DUCT SIZE
			VENTILATION DUCT
	HEAT PUMP		RETURN AIR DIFFUSER WITH DAMPER
	THERMOSTAT		SUPPLY FLEXIBLE DUCT
	RETURN DUCT		
	SUPPLY DUCT		

REVISIONS

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PROJECT NUMBER
P22077

SHEET TITLE

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SHEET NUMBER
M-00