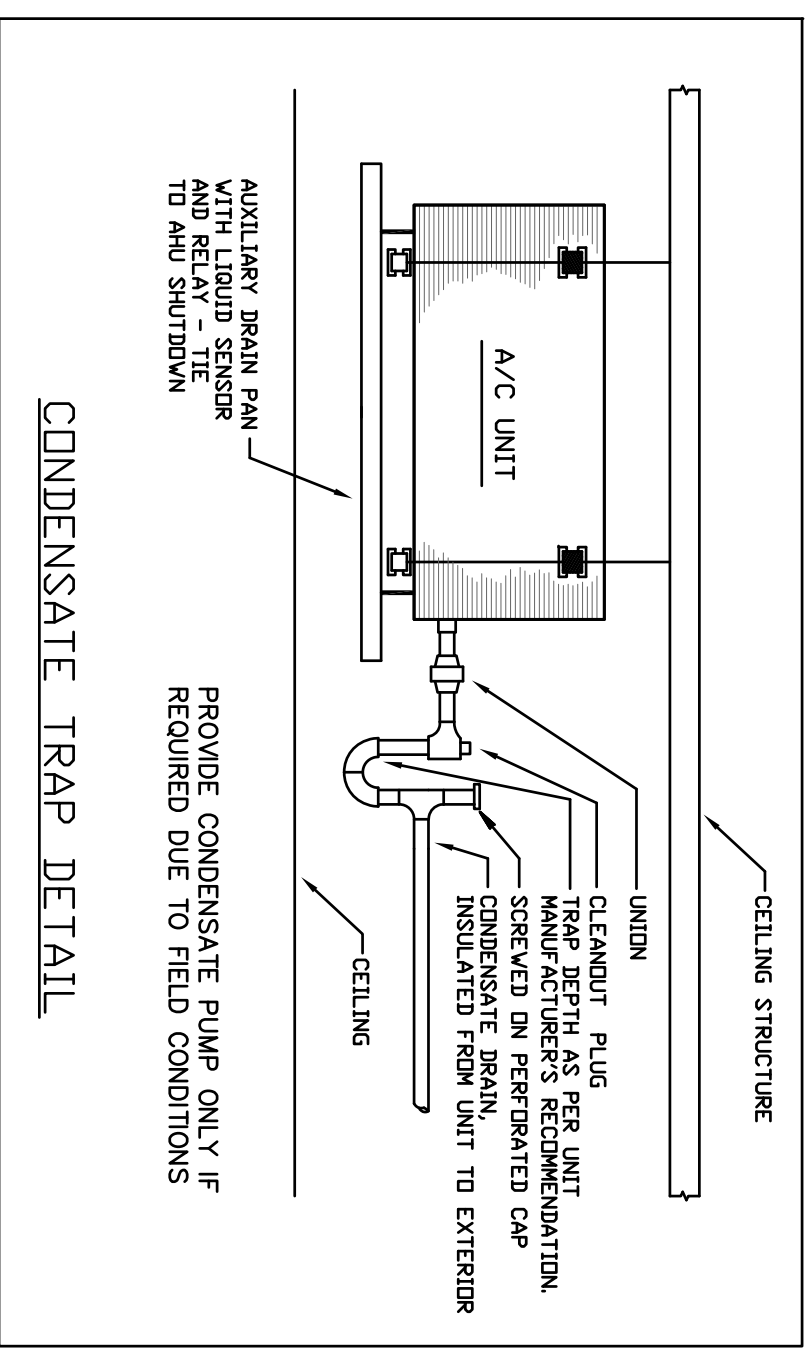
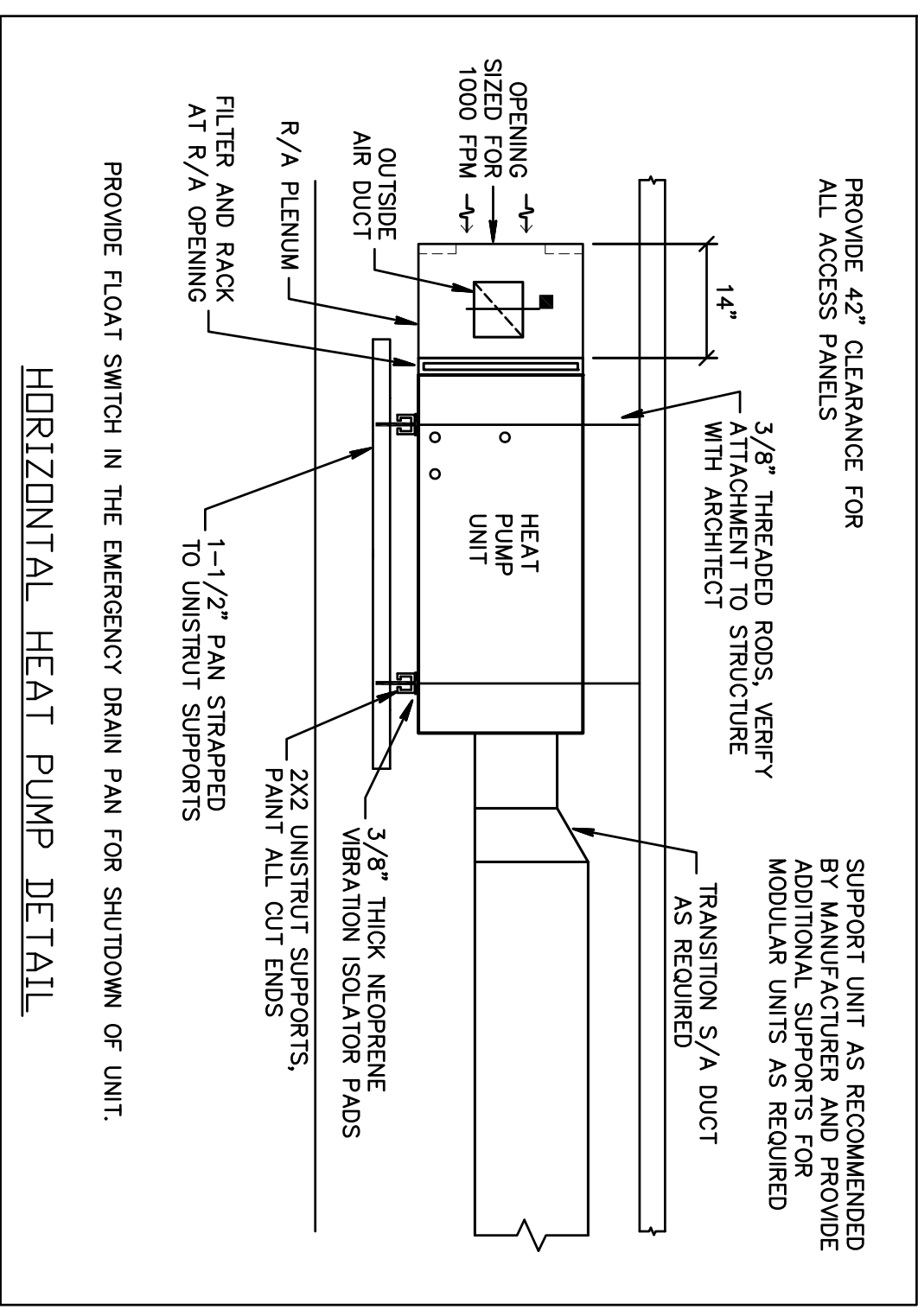
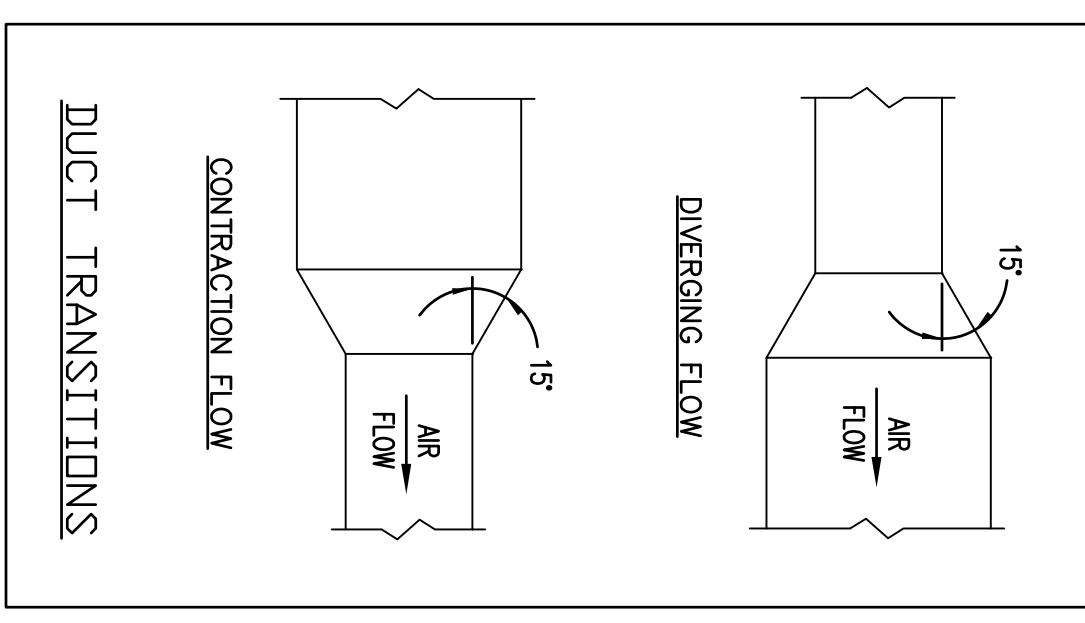
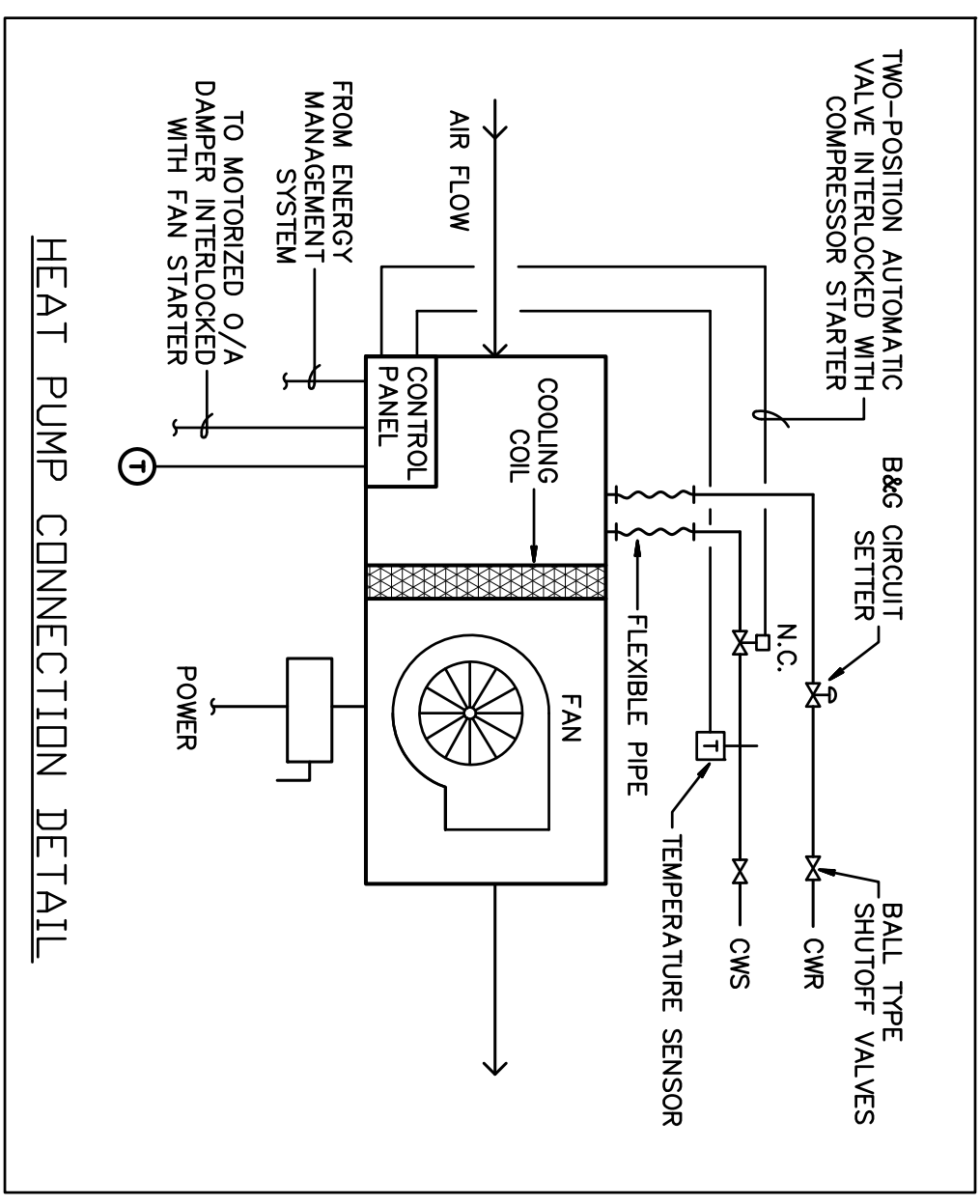
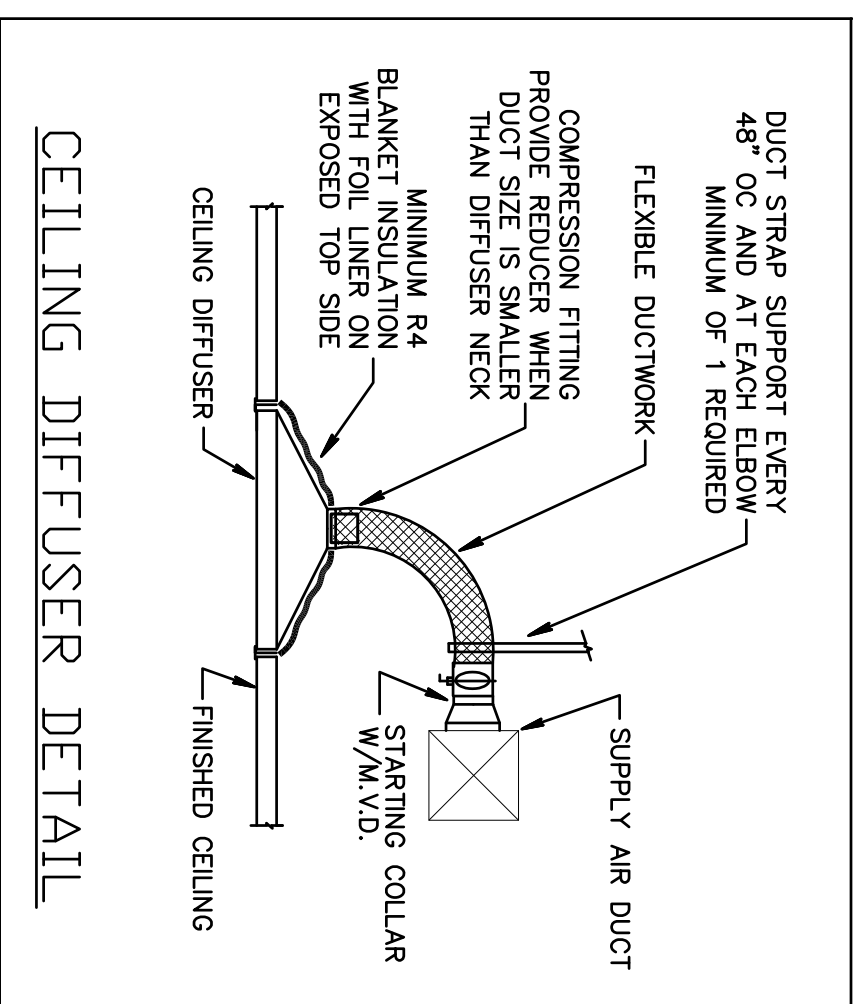


MECHANICAL GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC. ALL OFFSETS, FITTINGS, TRANSITIONS AND ACCESSORIES ARE NOT SHOWN. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL ITEMS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM. DO NOT SCALE DRAWINGS FOR INSTALLATION.
2. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER BY LICENSED CONTRACTORS.
3. THE CONTRACTOR SHALL OBTAIN AT HIS EXPENSE ALL NECESSARY FEES PERMITS, AND TESTS.
4. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES. NO CONTRACTOR SHALL BID UNLESS FAMILIAR WITH THESE CODES.
5. CORRECTION OF DEFECTS TO THIS WORK SHALL BE MADE PROMPTLY WITHOUT CHARGE TO THE OWNER. REPAIR AND REPLACEMENT FOR DAMAGE CAUSED BY THIS CONTRACTOR SHALL BE MADE PROMPTLY WITHOUT DELAY TO THE OWNER.
6. ALL WORK OF THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION.
7. THE CONTRACTOR SHALL INCLUDE THE WORK OF ALL REQUIRED SUB-CONTRACTORS SUCH AS ELECTRICAL, INSULATING, TEST & BALANCE, ETC., AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
8. EQUIPMENT SHALL BEAR A U.L. OR OTHER RECOGNIZED LABEL. NAMEPLATES, WIRING DIAGRAMS, AND ENERGY RATINGS AS APPLICABLE. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND ACCESSORIES TO BE READILY ACCESSIBLE FOR SERVICING, TESTING, BALANCING, AND REPLACEMENT.
9. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE AGAINST DEFECTS IN ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM ACCEPTANCE, WITH FOUR ADDITIONAL YEARS OF WARRANTY ON COMPRESSORS.
10. THE CONTRACTOR SHALL PROVIDE THREE COPIES OF SUBMITTAL DATA, SHOP DRAWINGS, AND AT COMPLETION OF THE PROJECT TWO SETS OF OPERATION AND MAINTENANCE MANUALS FOR ALL PROJECT ITEMS.
11. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
12. OTHER ELECTRICAL EQUIPMENT AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
13. THE HVAC CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, ON SITE, A DETAILED AS-BUILT PLAN SHOWING ACTUAL INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A WRITTEN COMPREHENSIVE REPORT SUBMITTED UPON COMPLETION WHICH BE SUBJECT FOR SUBMISSION TO THE BUILDING DEPARTMENT AND TO THE OWNER.
14. PRIOR TO ACCEPTANCE BY THE OWNER THE SYSTEM SHALL BE TESTED AND BALANCED PER A WRITTEN COMPREHENSIVE REPORT SUBMITTED.
15. SUPPLY AND INSTALL DUCT MOUNTED SMOKE DETECTORS AS REQUIRED.
16. COORDINATE LOCATION OF CEILING DEFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
17. ALL GRILLES TO BE TITUS OR METALLARE UNLESS OTHERWISE NOTED. SIZES AS SHOWN ON PLANS. ALUMINUM CONSTRUCTION.
18. ALL DUCT WORK SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS AND LOCAL BUILDING CODES.
19. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
20. ALL OUTSIDE AIR DUCTWORK SHALL BE SHEETMETAL WITH EXTERIOR R-6 INSULATION. PROVIDE BLANKET TYPE INSULATION IN CONCEALED SPACES, AND BOARD TYPE IN EXPOSED AREAS.
21. ALL EXHAUST AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
22. FLEXIBLE DUCT, WHERE SHOWN, SHALL BE U.L. CLASS 1, R-6 INSULATION.
23. LOW PRESSURE SUPPLY AND RETURN RECTANGULAR DUCTWORK IS RIGID DUCTBOARD, 1 IN. THICK, R-4.2 INSULATION.
24. PROVIDE ELBOW TURNING VANES IN ALL RECTANGULAR DUCTS WHERE TURNS ARE GREATER THAN 45 DEGREES.
25. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST FANS.
26. VERIFY ALL THERMOSTAT LOCATIONS WITH THE LANDLORD.
27. CONDENSATE DRAIN PIPING SHALL BE ABOVE GRADE COPPER DRAIN, WASTE AND VENT FINISHES. INSULATE ALL CONDENSATE PIPING W/3/4" MCOA IMPOURABLE PIPE INSULATION.
28. CONDENSER WATER SUPPLY AND RETURN PIPING SHALL BE TYPE "L" COPPER. PROVIDE DIELECTRIC COUPLINGS FOR ALL CONNECTIONS BETWEEN DISSIMILAR MATERIALS. PROVIDE ISOLATOR PADS AT ALL HANGERS AND SUPPORTS.

GENERAL DEMOLITION NOTES:

1. UNLESS OTHERWISE NOTED, ALL EQUIPMENT AND DUCTWORK IN THE PROJECT AREA WHICH IS NOT INDICATED TO REMAIN, IS TO BE REMOVED. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT AREA PRIOR TO BID TO DETERMINE ALL REQUIRED DEMOLITION.
2. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE TAKEN FROM ORIGINAL DRAWINGS AND FIELD INVESTIGATION. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO BID. FIELD CONDITIONS SHALL GOVERN.
3. DEMOLITION WORK IS NOT SPECIFICALLY IDENTIFIED ON THESE PLANS, AND MAY BE DESCRIBED ON THE ARCHITECT'S PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.
4. ALL MECHANICAL SYSTEMS SERVING OTHER SPACES OR FLOORS, THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES.
5. ALL ITEMS REMOVED UNDER THIS PROJECT SHALL BE DISPOSED OF OR TURNED OVER TO THE OWNER AT THE OWNER'S DISCRETION.
6. PROPERLY REMOVE AND DISPOSE OF ALL HVAC DUCTWORK AND AIR DISTRIBUTION DEVICES WHICH ARE TO BE REMOVED. CONSULT WITH OWNER AND OBTAIN THE OWNER'S APPROVAL PRIOR TO DISPOSAL OF REMOVED MATERIAL.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PIPING AND DUCTS, NEW OR EXISTING, WITHIN THE PROJECT AREA, ARE PROPERLY SUPPORTED.
8. ALL OCCUPIED SPACES ARE TO REMAIN OPERATIONAL DURING BUSINESS HOURS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD. COORDINATE ALL WORK AS DESCRIBED IN THE ARCHITECT'S DOCUMENTS.



HORIZONTAL HEAT PUMP A/C UNIT SCHEDULE

A/C UNIT TAG NO.	HP-3	HP-4	HP-2	HP-3
MANUFACTURER	FHP	FHP	FHP	FHP
MODEL NO.	EC030	EC060	EN031	50RH0036
TOTAL SENSIBLE M.B.H.	22.4	47.8	-	-
TOTAL COOLING M.B.H.	29.3	62.3	-	-
HEATING CAPACITY M.B.H.	35.0	79.0	-	-
SUPPLY AIR CFM/EXT. S.P.	1000/0.4	1800/0.6	800/0.4	1300/0.4
OUTSIDE AIR CFM	13.0	13.2	-	-
EER	4.3	4.4	-	-
COP	7.5	15.0	7.5	9.0
PIPE SIZE	3/4" FPT	1" FPT	-	-
UNIT SIZE (WxLxH)	22x45x19	36x43x21	-	-
OPERATING WEIGHT LBS.	230	339	-	-
MCA	12.2	14.6	-	-
MAX. FUSE SIZE	20	20	-	-
POWER VOLT-PH-HZ	277-1-60	480-3-60	277-1-60	277-1-60
COMPRESSORS	1	1	-	-
NO. OF STEPS	1	1	-	-
NOMINAL TONS	2.5	5.0	2.5	3.0
R.L.A. EACH	8.5	9.7	-	-
INDOOR FANS:				
NO. OF FAN(S)/MOTORS	1	1	-	-
FAN MOTOR H.P. EACH	1/4	3/4	-	-
FAN MOTOR F.L.A. EACH	1.6	2.5	-	-

ACCESSORIES AND NOTES:
 PROVIDE HIGH TEMPERATURE & PRESSURE NYLON HOSE KIT WITH BALL VALVES, STAINLESS STEEL CLAMPS AND BRASS FITTINGS FOR ALL NEW UNITS.
 RATINGS SHOWN ARE AT 80DB, 67WB EAT AND 85° EWT

1. EXISTING A/C UNIT TO REMAIN. PROVIDE ANY REQUIRED INSULATION TO BE HONORED. CLEAN ALL COMPONENTS INCLUDING ALL SURFACES. THE COILS AND ALL OTHER COMPONENTS, STRAIGHTEN ANY BENT COIL FINS AND REPLACE ANY MISSING HARDWARE. PROVIDE NEW FILTERS AND R/A PLENUM, BALANCE AIR AND WATER QUANTITIES AND VERIFY PROPER OPERATION.
2. EXISTING A/C UNIT TO BE PROVIDED BY LANDLORD. RE-INSTALL PER THESE PLANS. PROVIDE NEW FILTERS AND R/A PLENUM, BALANCE AIR AND WATER QUANTITIES AND VERIFY PROPER OPERATION.

OUTSIDE AIR CALCULATIONS

ZONE TYPE	OFFICE	CORRIDOR	OFFICE	BREAK	RECEPTION	CORRIDOR	OFFICE	CONFERENCE	OFFICE
ZONE 1	230	230	700	56	290	350	200	550	550
SQUARE FEET OF AREA	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
CFM/SQ.FT. REQUIRED	2	2	4	1	5	0	2	10	4
TOTAL OCCUPANTS	0	0	5	5	5	0	5	5	5
CFM/PERSON REQUIRED	24	14	62	8	40	21	30	62	53
ZONE CFM									
SYSTEM CFM									115

ABOVE PER ASHRAE 62.1, 2007

AIR DISTRIBUTION SCHEDULE

MARK	MAKE	MODEL	SIZE	NECK	MATERIAL	ROOPER TYPE	QUANTING TYPE	DAMPER	THROW	FINISH	REMARKS
A	TTUS	PAS-AA	24X24	6"	ALUMINUM	3	LAY-IN	AG-100	4 WAY	WHITE	SEE NOTES
B	TTUS	PAS-AA	24X24	8"	ALUMINUM	3	LAY-IN	AG-100	4 WAY	WHITE	SEE NOTES
C	TTUS	PAS-AA	24X24	10"	ALUMINUM	3	LAY-IN	AG-100	4 WAY	WHITE	SEE NOTES
PA	TTUS	PAS-AA	24X24	22X22	ALUMINUM	3	LAY-IN	-	-	WHITE	SEE NOTES
RB	TTUS	PAR-AA	24X12	22X10	ALUMINUM	3	LAY-IN	-	-	WHITE	SEE NOTES

PROVIDE SAMPLE WITH OFF-WHITE FINISH TO ARCHITECT FOR APPROVAL.
 PROVIDE ROUND FLEXIBLE DUCT RUN-OUT SIZED TO MATCH S/A DIFFUSER NECK UNLESS NOTED OTHERWISE.
 PROVIDE ROUND FLEXIBLE DUCT RUN-OUT SIZED TO MATCH S/A DIFFUSER NECK FOR DUCT CONNECTIONS. MINIMUM BOX HEIGHT IS 1/2 OF NECK WIDTH.
 PROVIDE DAMPERS ONLY WHERE DUCT TAKE-OFF DAMPER IS NOT ACCESSIBLE.

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WAGNER LAW GROUP
 FAIRWAY OFFICE CENTER
 7108 FAIRWAY DR #125
 PALM BEACH GARDENS, FL
 PROJECT NUMBER 710829

REVISIONS
 4-17-12 GEN. REV.
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DRAWN BY GD
CD
 3/23/12

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