

FLOOD PLAIN NOTES		
1.	ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS).	
2.	ALL BUILDING OPENINGS FOR AIR INTAKE OR EXHAUST SHALL BE ABOVE THE BASE FLOOD ELEVATION (BFE) PER FEMA RECORD AT TIME OF PERMIT APPROVAL.	
3.	ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-14 CH. 7.0).	

HVAC LEGEND		
DUCTWORK		SYMBOLS
	SUPPLY DUCTWORK	
	RETURN OR EXHAUST DUCTWORK	
	SUPPLY DIFFUSER (HATCH INDICATE 1-WAY, 2-WAY, OR 3-WAY. NO HATCH INDICATES 4-WAY.)	
	RETURN GRILLE	
	EXHAUST GRILLE	
	DUCT MOUNTED OR SIDEWALL DIFFUSER/GRILLE	
	RETURN GRILLE DUCT MOUNTED OR SIDEWALL	
	CONICAL TEE CONN.	
	BELLMOUTH CONN.	
	45° THROAT TAP BRANCH CONNECTION	
	RADIUS ELBOW R/W=15	
	TURNING VANES IN ELBOW	
	DUCT - WIDTH / DEPTH	
	HIDDEN DUCT - WIDTH / DEPTH	
	FLEX DUCT - DIAMETER	
	RISE IN DUCTWORK	
	DROP IN DUCTWORK	
		ABBREVIATIONS
		A.F.F. ABOVE FINISHED FLOOR
		R.A. RETURN AIR
		R.C. ROOF CAP
		W.C. WALL CAP
		O/A OUTSIDE AIR
		S.A.D. SUPPLY AIR DUCT
		R.A.D. RETURN AIR DUCT
		R.A.G. RETURN AIR GRILLE
		E.A.G. EXHAUST AIR GRILLE
		T.E.D. TOILET EXHAUST DUCT
		AVD AUTOMATED VOLUME DAMPER
		V.D. MANUAL VOL. DAMPER
		FHP FLORIDA HEAT PUMP
		WCU WINE CONDENSING UNIT
		WRU WINE REFRIGERATION UNIT
		V.F.D. VARIABLE FREQUENCY DRIVE
		A.D. ACCESS DOOR
		(N) NEW
		(E) EXISTING TO REMAIN
		(D) EXISTING TO BE DEMOLISHED
		(RE) EXISTING TO BE REPLACED
		(RP) EXISTING TO BE RELOCATED
		(W.M.S.) WIRE MESH SCREEN
		F.D. FIRE DAMPER
		SUPPLY DUCT (UP & DOWN)
		RETURN DUCT (UP & DOWN)
		EXHAUST DUCT (UP & DOWN)
		O/A DUCT (UP & DOWN)
		CONNECT TO EXISTING
		PIPING
		L/S REFRIGERANT PIPING (SINGLE LINE REPRESENTS BOTH L & S LINES)
NOTE: ALL ITEMS MAY NOT BE APPLICABLE.		

CONTRACTOR GENERAL CONDITIONS NOTES	
1.	RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
2.	SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
3.	SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
4.	LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
5.	DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
6.	SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPINION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7.	AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
8.	INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
9.	CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVICED FOR SELECTED SYSTEMS. CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC 61G15 REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFI'S, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.

DESIGN CRITERIA	
EXTERIOR WALL INSULATION	R-5
PARTITION WALL INSULATION	R-11
PARTITION CEILING INSULATION	R-19
WINDOW U-VALUE	1.10
WINDOW SHGC	0.5
THERMAL PERFORMANCE IS BASED ON ENGINEERING JUDGEMENT AND DOCUMENTATION AVAILABLE AT TIME OF DESIGN. IF MORE ACCURATE DATA BECOME AVAILABLE IT SHALL BE PRESENTED TO THE AOR AND EOR FOR EVALUATION.	
AIR CONDITIONED OFFICES INSIDE VENTILATED WAREHOUSE IS DESIGNED FOR AN INDOOR TEMPERATURE SETPOINT OF 75°F. THE MECHANICAL DESIGN DOES NOT INCLUDE ANY SUPPLEMENTAL PROVISIONS FOR HUMIDITY CONTROL.	

HVAC DESIGN REQUIRES		
	YES	NO
DUCT SMOKE DETECTOR(S)		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING (SEE ARCH.)		X
SMOKE CONTROL		X

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 119.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

MECHANICAL SHEET INDEX	
SHEET#	DESCRIPTION
M0.1	MECHANICAL NOTES, LEGEND AND SHEET INDEX
M0.2	MECHANICAL NOTES, CALCS, SCHEDULES, AND DETAILS
M1.1	MECHANICAL PLAN
M6.1	MECHANICAL SPECIFICATIONS

SCOPE OF WORK	
THIS PROJECT IS A RENOVATION PROJECT FOR TENANT IMPROVEMENT THAT UTILIZES EXISTING CLASSROOMS INTO SPECIALTY HVAC TRAINING CLASSROOM WORKSPACES. WORK INCLUDES BUT IS NOT LIMITED TO BALANCING OF EXISTING OUTSIDE AIR TO THE SYSTEM.	
WORK IS LIMITED TO THE FIRST FLOOR OF A TWO STORY BUILDING.	

FLORIDA BUILDING CODE 2023 CONFORMANCE	
1.	CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2023 8TH EDITION, RELATED SECTIONS, AND STANDARDS.
2.	CONTRACTOR SHALL PROVIDE SERVICES TO TEST AND BALANCE THE SYSTEM VIA AN INDEPENDENT AGENT.
3.	CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES.

DEFERRED SUBMITTALS NOTE	
DEFERRED SUBMITTALS IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, SECTION 107.3.4.1:	
1.	WIND LOAD CALCULATIONS HVAC ROOFTOP EQUIPMENT CURBS
2.	WIND LOAD CALCULATIONS FOR CONDENSING UNITS ROOF STANDS

LIFE SAFETY NOTE	
1.	CONTRACTOR IS CAUTIONED TO REFER TO ARCHITECT'S LIFE SAFETY DRAWINGS FOR RATED WALLS, CONSTRUCTION.
2.	PROVIDE COMPLETE REQUIRED FIRE DAMPERS, FIRE/SMOKE DAMPERS, RELEASING F.A. SMOKE DETECTORS, HVAC INTERLOCKING ETC. TO MEET AHJ/PERMIT/C.O.O. REQUIREMENTS.
3.	COORDINATE WITH ALL PROJECT DRAWINGS.

SCCR NOTE	
CONTRACTOR AND MANUFACTURER SHALL PROVIDE ALL ELECTRICAL SYSTEMS FOR ALL EQUIPMENT, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT WITH INTEGRAL DISCONNECTS, INTEGRAL BREAKERS, INTEGRAL MOTOR STARTERS, VFDs, CHILLER PANELS, PACKAGED UNIT PANELS, ETC., AS RATED WITH A SHORT CIRCUIT CURRENT RATING AT LEAST EQUAL TO THE IMMEDIATE UPSTREAM ELECTRIC OVERCURRENT PROTECTIVE DEVICE SHORT CIRCUIT CURRENT RATING.	

ADA NOTES	
CONTRACTOR SHALL HAVE KNOWLEDGE OF ALL LATEST A.D.A. ACCESSIBILITY CLEARANCE REQUIREMENTS WHILE COORDINATING FIELD ADAPTATIONS AND SHOP DRAWINGS. MAINTAIN 7'-0" CLEAR ABOVE ALL PEDESTRIAN AND VEHICLE PATHWAYS.	

STRUCTURAL NOTES	
STRUCTURAL OPENINGS SHALL BE AT LEAST 15"-2" BIGGER THAN MEP SYSTEM REQUIRED FINISHED DIMENSIONS FOR THE ENTIRE ASSEMBLY. STRUCTURAL ENGINEER / ARCHITECT SHALL CONFIRM OPENINGS ON THEIR DRAWINGS. STRUCTURAL ENGINEER SHALL DIMENSION OPENINGS ON THEIR DRAWINGS.	

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PERMIT SET: 06/17/26

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