MECHANICAL LEGEND		
SYMBOL	ABRV.	DESCRIPTION
		EXISTING EQUIPMENT OR DUCTWORK TO REMAIN
(1)		DRAWING NOTE
R 225		EXISTING PLENUM DIFFUSER TO BE RELOCATED, CFM AS INDICATED.
		SPIN TAP WITH VOLUME CONTROL DAMPER
(T)	T-STAT	THERMOSTAT
	TF	TRANSFER FAN
(U)	U/D	UNDER CUT DOOR
	TF-1	TRANSFER FAN DESIGNATION

SPRINKLER NOTES:

1. TENANT AREA TO BE TOTALLY SPRINKLERED IN ACCORDANCE WITH NFPA #13 AND LOCAL CODES. CONTRACTOR TO EXTEND SPRINKLER SYSTEM FROM EXISTING SPRINKLER SYSTEM.

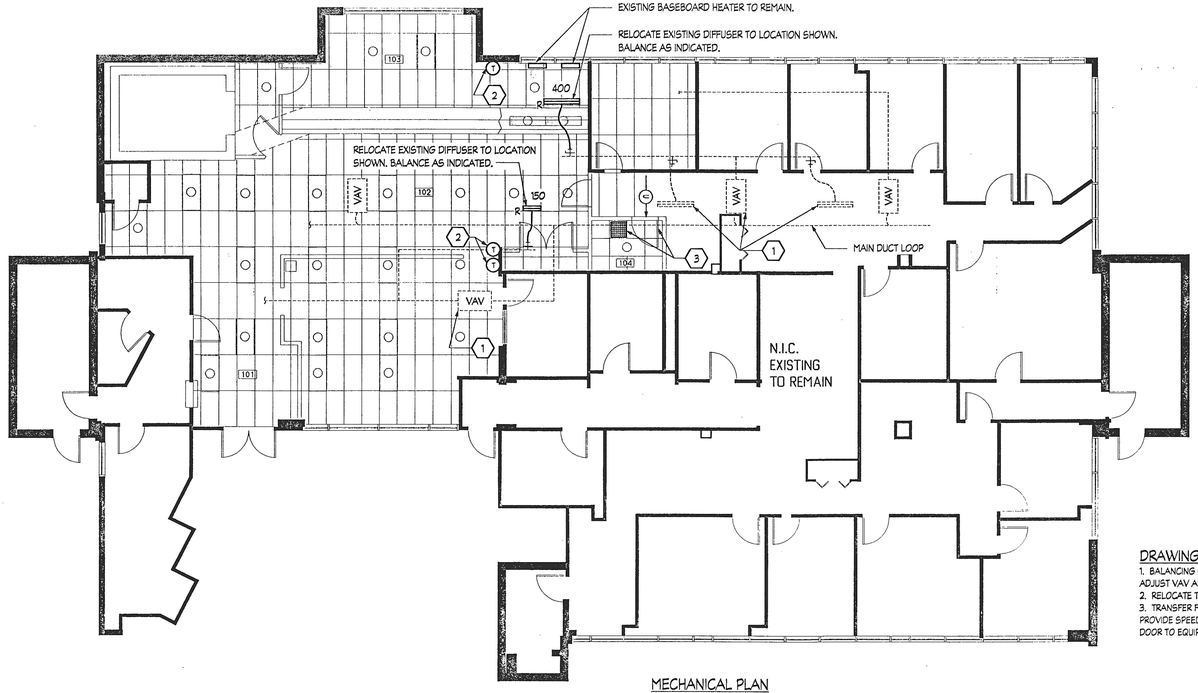
2. SPRINKLER CONTRACTER SHALL COORDINATE LOCATIONS OF SPRINKLER HEADS WITH LIGHT FIXTURES, DIFFUSERS AND CEILING ELEVATIONS FOR PROPER COVERAGE.

3. SPRINKLER CONTRACTOR MUST COORDINATE SPRINKLER PIPING WITH STRUCTURAL ELEMENTS, CEILING ELEVATIONS, DUCTWORK, LIGHTS AND PIPING ABOVE CEILING.

4. SPRINKLER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA #13 AND LOCAL CODES.

5. OBTAIN ALL NECESSARY PERMITS AND APPROVALS OF LOCAL AUTHORITIES.

6. IT IS THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO LAYOUT THE SPRINKLER HEAD LOCATIONS TO PROVIDE CODE COMPLYING COVERAGE FOR THE NEW TENANT SPACE LAYOUT. THE SPRINKLER CONTRACTOR MUST PROVIDE INSTALLATION DRAWINGS, CALCULATIONS AND PIPE SIZING BASED ON THE NEW LAYOUT FOR APPROVAL BY THE FIRE MARSHALL. DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.



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

DRAWING NOTES:

1. BALANCING CONTRACTOR TO MAINTAIN AIRFLOW RATING THROUGH EXISTING DIFFUSERS SHOWN TO REMAIN. ADJUST VAV AIRFLOW AS NECESSARY.
2. RELOCATE TSTATS FROM WALL BEING REMOVED.
3. TRANSFER FAN, TF-1. PENN ZEPHYR MODEL Z1 OR APPROVED EQUAL, 50 CFM. FAN DISCHARGES TO PLENUM. PROVIDE SPEED CONTROL MOUNTED ON UNIT FOR BALANCING. FAN TO RUN CONTINUOUSLY. PROVIDE 1" UNDERCUT DOOR TO EQUIPMENT ROOM.

1 2 4

GRAPHIC SCALE 1/8" = 1'-0"

HVAC GENERAL REQUIREMENTS AND SPECIFICATIONS

1. A COPY OF THE BUILDING CONSTRUCTION REQUIREMENTS SHALL BE OBTAINED BY THE CONTRACTOR FROM THE LANDLORD FOR THIS PROJECT & SHALL APPLY TO ALL WORK SHOWN ON EACH OF THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORKING DRAWINGS UNLESS NOTED OTHERWISE. ALL NEW EQUIPMENT , DEVICES, CONDUIT PIPING, RECTANGULAR, RIGID ROUND AND FLEXIBLE DUCTWORK AND ACCESSORIES SHALL BE FABRICATED, INSTALLED, SUPPORTED, INSULATED AND SEALED BY THE REQUIREMENTS STATED HEREIN.

2. ALL WORK AND EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, ETC., OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO: THE LOCAL FIRE MARSHALL, UNDERWRITERS, IRI, FM, AND THE NATIONAL ELECTRICAL CODE. MODIFICATIONS REQUIRED BY THE ABOVE SAID AUTHORITIES TO BRING THE TENANT SPACE UNDER CONTRACT UP TO CODE SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER. WHERE CONTRACT DOCUMENT REQUIREMENTS ARE IN EXCESS OF CODE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN. DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRED BY THE ABOVE AUTHORITIES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

3. EXISTING BUILDING IN WHICH THE WORK OF THIS CONTRACT IS TO TAKE PLACE IS TO REMAIN OCCUPIED AND ACCESSIBLE TO OWNER AND TENANT AT ALL TIMES. PROTECT THE BUILDING PREMISES AND ALL OCCUPANTS ON THE PROJECT SITE. PROVIDE AND MAINTAIN ALL NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS AND DOORS AS REQUIRED TO PROTECT EXISTING BUILDING AND FACILITIES AND ALL AREAS OF THE BUILDING AFFECTED BY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPLACEMENTS OR REPAIRS WITHOUT ANY ADDITIONAL COST TO THE TENANT OR THE PARTY AFFECTED. MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, AND HEATING OR VENTILATION AS REQUIRED TO PROPERLY CONDUCT THE WORK OF THIS CONTRACT AND MAINTAIN SERVICE TO TENANTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR THE ENTIRE LENGTH OF THIS CONTRACT ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

4. THIS WORK IS A REMODEL. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE DRAWINGS AT THE JOB SITE PRIOR TO SUBMITTAL OF PRICE PROPOSAL FOR THE WORK OF THIS CONTRACT. REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER PRIOR TO SUBMISSION OF PROPOSAL. BID SUBMISSION SHALL INCLUDE COST OF REPLACEMENT, REPAIR, RELOCATION OR REMOVAL OF EXISTING MEP ELEMENTS AS REQUIRED TO COMPLETE INSTALLATION OF ALL SYSTEMS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THE CONTRACT DOCUMENTS. ALL HOISTING CHARGES, IF ANY, SHALL BE INCLUDED IN THE WORK OF THIS CONTRACT. ALL UNUSED EQUIPMENT SERVING THIS LEASE AREA SHALL BE REMOVED AND RETURNED TO THE LANDLORD'S STOCK. SOME WORK SHOWN MAY REQUIRE PREMIUM TIME TO AVOID DISRUPTION OF OTHER TENANTS' ACTIVITIES AND MEP SERVICES. CONTRACTOR SHALL CONFIRM THE REQUIREMENTS FOR PREMIUM TIME OR SPECIAL PROCEDURES WITH THE LANDLORD AND INCLUDE THE COST IN HIS BID PROPOSAL. THE CONTRACTOR, BY SUBMITTING HIS BID PROPOSAL AGREES TO ACCEPT ALL EXISTING SITE CONDITIONS NOT SPECIFICALLY EXCEPTED. ALL EXCEPTIONS SHALL BE PROVIDED IN WRITING TO THE ARCHITECT AND ENGINEER.

5. EXISTING MEP EQUIPMENT TO REMAIN OR BE REUSED OR RELOCATED (LIGHTING FIXTURES, EXHAUST FANS, VAV BOXES, SWITCHES, WIRING DEVICES, COVER PLATES, DIFFUSERS, THERMOSTATS, SINKS, ETC., AND ASSOCIATED WIRING, CONDUIT, DUCTWORK, PIPING, ETC.) WITHIN OR SERVING THE LEASE SPACE WHICH IS DAMAGED OR DOES NOT COMPLY WITH THE SPECIFICATIONS SHALL BE RESTORED TO LIKE NEW CONDITION SUBJECT TO REVIEW BY THE ARCHITECT AND ENGINEER, OR SHALL BE REPLACED WITH NEW MATERIALS MEETING THE SPECIFICATION REQUIREMENTS.

6. THE TERM "APPROVED EQUAL," "EQUAL TO," "EQUIVALENT," OR OTHER QUALIFYING TERMS INDICATE THAT ACCEPTANCE IS BASED STRICTLY ON REVIEW AND APPROVAL BY THE ENGINEER.

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8. A SET OF RECORD/COORDINATION DRAWINGS SHALL BE MAINTAINED IN THE GENERAL CONTRACTOR'S OFFICE AT THE JOB SITE CONSISTING OF REPRODUCIBLE SEPIAS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DRAWINGS. ACTUAL LOCATIONS OF ALL EQUIPMENT, PIPING, DUCTWORK, ETC., AND ALL DEVIATIONS OF THE WORK FROM THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE MARKED ON THE RECORD/COORDINATION DRAWINGS. EACH TRADE SHALL REVIEW THE COORDINATION DRAWING AND RESOLVE ANY POTENTIAL CONFLICTS WITH OTHER TRADES PRIOR TO INSTALLING ANY PORTION OF THEIR WORK. THE GENERAL CONTRACTOR SHALL SUBMIT THE RECORD/COORDINATION DRAWING TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. EXISTING HVAC ELEMENTS & DUCTWORK HAVE BEEN SHOWN DASHED TO INDICATE THEIR APPROXIMATE LOCATION. NEW DUCTWORK, EQUIPMENT, DIFFUSERS, GRILLES, ETC., ARE SHOWN WITH HEAVY LINES.

10. PROVIDE ALL APPLICABLE MANUFACTURER'S PRODUCTS GUARANTEES, WARRANTIES; AND SUBMIT 4 COPIES OF OPERATION AND MAINTENANCE DATA OF EACH ITEM OF EQUIPMENT BOUND IN THREE RING LOOSE LEAF BINDERS TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

11. THE CONTRACTOR IS RESPONSIBLE, AT HIS OWN COST, FOR WAREHOUSING OF ALL MATERIALS TO BE INSTALLED UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, PROTECTING OWNER FURNISHED ITEMS AND SHALL PROVIDE AND MAINTAIN LOCKED STORAGE ROOMS AT BUILDING PREMISES WHEN REQUIRED.

12. WORK SHALL BE EXECUTED IN A GOOD WORKMANLIKE MANNER USING MECHANICS SKILLED IN THEIR RESPECTIVE TRADES AND SHALL INCLUDE ALL LABOR AND MATERIALS ESSENTIAL TO PROVIDE COMPLETED FUNCTIONING SYSTEMS DESCRIBED. IN CASES OF DOUBT AS TO THE WORK INTENDED, OR IN THE EVENT OF NEED FOR EXPLANATION THEREOF, THE CONTRACTOR SHALL REQUEST SUPPLEMENTARY INSTRUCTIONS FROM THE ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATING THE WORK UNDER THIS CONTRACT. NO CHANGES ARE TO BE MADE TO THE WORK OF THIS CONTRACT WITHOUT PRIOR KNOWLEDGE AND APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL HOLD THE OWNER AND ITS CONSULTANTS HARMLESS AGAINST ALL CLAIMS AND JUDGMENTS ARISING OUT OF THE CONTRACTOR'S PERFORMANCE OF THE WORK OF THIS CONTRACT.

13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE APPROPRIATE AUTHORITY, FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

14. MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORKING DAY.

15. COORDINATE WITH THE OWNER/ENGINEER FOR ITEMS FURNISHED AND/OR INSTALLED BY OTHERS TO DETERMINE EXACT LOCATIONS AND PROPER FITTING; AND TO SCHEDULE THEM INTO THE WORK.

16. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE MECHANICAL CONTRACTOR ANY SLAB-TO SLAB PARTITIONS IN ORDER TO PRESERVE RETURN AIR PATHWAYS. ALL PENETRATIONS OF SLAB-TO-SLAB PARTITIONS SHALL BE SEALED AIRTIGHT. CONTRACTOR SHALL VERIFY PARTITION RATING AND PROVIDE FIRE DAMPER AND ACCESS DOOR AS REQUIRED. CURTAIN TYPE DAMPERS SHALL BE W/ THE CURTAIN OUT OF THE AIR STREAM.

17. WHEREVER FIRE RATED PARTITIONS ARE PENETRATED FOR WIRE, DUCT, OR PIPE PASSAGE, SEAL PASSAGES WITH CODE APPROVED, LABORATORY TESTED AND LABELED SEALANT OF FIRE RESISTANCE RATING NOT LESS THAN THAT OF PENETRATED ASSEMBLY THAT WILL PREVENT PASSAGE OF FIRE AND SMOKE.

18. CONTRACTOR SHALL VERIFY THAT THE LOCATION OF CEILING MOUNTED DIFFUSERS, GRILLES, AND REGISTERS SHOWN ON THE DRAWINGS ARE ACCEPTABLE TO THE ARCHITECT PRIOR TO INSTALLATION.

19. NOT USED
20. NOT USED
21. NOT USED
22. NOT USED
23. NOT USED
24. NOT USED
25. NOT USED

26. THERMOSTATS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS UNDER THIS CONTRACT. STANDARD MOUNTING HEIGHT TO TOP OF THERMOSTAT IS 48" ABOVE FINISHED FLOOR OR AS INDICATED ON THE ARCHITECTURAL DRAWINGS. DO NOT INSTALL THERMOSTATS NEAR DIMMER SWITCHES.

27. AIR BALANCING SHALL BE PERFORMED BY AN AABC CERTIFIED CONTRACTOR. THIS CONTRACTOR SHALL BE ACCEPTABLE UPON APPROVAL OF THE ENGINEER. AFTER ALL AIR SYSTEMS ARE INSTALLED, EACH SUPPLY AIR OUTLET SHALL BE AIR BALANCED TO WITHIN 10% OF THE CFM SHOWN WITH AIR PATTERNS SET AS INDICATED ON DRAWINGS. FAN RPM'S AND ZONE DAMPERS SHALL BE ADJUSTED AND SHEAVES SHALL BE REPLACED AS REQUIRED TO ACHIEVE AIR BALANCE. ALL ZONES OR PORTIONS THEREOF SERVING OTHER SPACES AND WHICH MAY BE AFFECTED BY THE PROJECT SHALL BE TRAVERSED PRIOR TO CONSTRUCTION. THE FINAL AIR BALANCE SHALL RESTORE THESE AIR QUANTITIES. BEFORE AND AFTER AIR QUANTITIES SHALL BE LISTED IN THE AIR BALANCE REPORT. AABC ASHRAE FORMAT AIR BALANCE REPORTS SHALL BE CERTIFIED BY THE BALANCING AGENCY AND SUBMITTED TO THE ENGINEER.

28. ALL AUTOMATIC TEMPERATURE CONTROL SYSTEM WORK, MODIFICATION AND INSPECTION SHALL BE ACCOMPLISHED BY THIS CONTRACTOR. ALL DAMAGED, DEFECTIVE, MISSING, OR INAPPROPRIATE DEVICES SHALL BE REPAIRED OR REPLACED AS REQUIRED.

29. CONTRACTOR SHALL NOT CORE DRILL CONCRETE SLABS FOR ANY SLEEVE, INSERTS, OR FOR ANY REASON WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE OWNER.

30. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO INSTALL THE HEATING, VENTILATION AND AIR CONDITIONING SYSTEM SO AS TO INSURE QUIET OPERATION. NO VIBRATION OR SOUND SHALL BE TRANSMITTED TO THE BUILDING, STRUCTURE OR OCCUPIED AREAS. THE DECISION OF THE ENGINEER AS TO THE QUIETNESS OF THE SYSTEM AND EQUIPMENT SHALL BE FINAL. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO CORRECT OR REPLACE ANY NOISY SYSTEM OR EQUIPMENT AS REQUIRED.

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ALL WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION. THIS PLAN IS SUBJECT TO ALL APPLICABLE BUILDING CODES.

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	BIDDING	CADD NO.:	DOBBIN CENTER			
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	CONSTRUCTION					

JOB TITLE: ALLFIRST BRANCH BANK
DOBBIN CENTER
COLUMBIA, MARYLAND

ASC JOB #00184