CONDENSATE PIPING NOTES:

1 DIRECT PRIMARY CONDENSATE LINES TO HUB DRAINS LOCATED IN MECHANICAL CLOSETS. REFER TO PLUMBING PLANS FOR LOCATION, ROUTING AND REQUIREMENTS. WHERE BUILDING HAS MULTIPLE STORIES, HUB DRAINS SHALL BE INSTALLED AT FIRST FLOOR ONLY. CONDENSATE PIPES FROM UNITS ABOVE SHALL BE RUN INDIVIDUALLY AND FULL SIZE TO DISCHARGE INDIRECTLY INTO THE HUB DRAIN ON THE LOWEST FLOOR. ALL HORIZONTAL SECTIONS OF DRAIN PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT A UNIFORM SLOPE. MINIMUM 1%.

2 AN AUXILIARY DRAIN PAN SHALL BE PROVIDED UNDER THE UNIT. SUCH PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE UNIT UPON DETECTION OF WATER. PAN CONSTRUCTION SHALL BE PER CODE REQUIREMENTS.

3 CONDENSATE DRAINS SHALL BE TRAPPED PER MANUFACTURERS RECOMMENDATIONS.

DRYER EXHAUST NOTES:

1 ALL CLOTHES DRYER DUCTS PENETRATING OR LOCATED WITHIN ANY FIRE BLOCKING DRAFT STOPPING OR ANY WALL, FLOOR, CEILING OR OTHER ASSEMBLY REQUESTED BY THE BUILDING CODE TO BE FIRE-RESISTANT RATES SHALL BE CONSTRUCTED OF RIGID METAL DUCTWORK, GALVANIZED STEEL OR ALUMINUM, WITH A MINIMUM THICKENS OF GAUGE 28 TO 24 RESPECTIVELY AS SPECIFIED IN THE SMACNA DUCT CONSTRUCTION STANDARDS AND CURRENT EDITION OF THE INTERNATIONAL MECHANICAL CODE.

2 CONTRACTOR SHALL INSTALL RECESSED DRYER VENT BOX "IN-O-VENT TECHNOLOGIES" MODEL 425 TO ELIMINATE BENDS IN FLEX EXHAUST DUCT.

3 UNLESS NOTED OTHERWISE THE DRYER VENT OUTLET SHALL BE LOCATED A MINIMUM 3'-0" FROM THE OPERABLE PORTION OF ALL WINDOWS AND OTHER AIR INTAKES.

4 ON MULTI STORY BUILDINGS; ROUTE DRYER VENT FROM TOP FLOOR TO AN APPROVED SOFFIT.

5 EXHAUST DUCTWORK SHALL BE SUPPORTED AT 4'-0" INTERVALS.

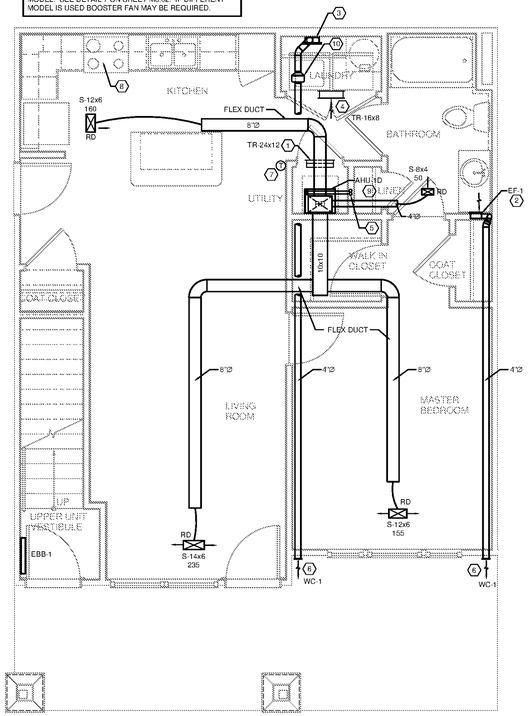
6 PROTECTIVE SHIELD PLATES SHALL BE PLACED PER LATEST EDITION OF INTERNATIONAL MECHANICAL CODE.

7 PROVIDE A PERMANENT LABEL TO IDENTIFY THE EQUIVALENT LENGTH OF THE CONCEALED EXHAUST DUCT. THE LABEL SHALL BE PERMANENTLY ATTACHED IN A VISIBLE LOCATION WITHIN 6'-0" OF DRYER CONNECTION.

8 DRYER VENT TOTAL EQUIVALENT LENGTH CAN BE SIGNIFICANTLY REDUCED USING LONG RADIUS ELBOWS. REFER TO TABLE 504.5.4.1 INTERNATIONAL MECHANICAL CODE FOR DUCT FITTING EQUIVALENT LENGTHS. CONTRACTOR SHALL PROVIDE FITTINGS AS INDICATED ON PLANS.

TOTAL EQUIVALENT DRYER EXHAUST LENGTH	
TOTAL LENGTH	29 FT.
NUMBER OF 90° ELBOWS	1
NUMBER OF 45° ELBOWS	1
TOTAL EQUIVALENT LENGTH	36 FT

BOOSTER FAN IS NOT REQUIRED BASED ON THIS MODEL. SEE DETAIL 7 ON SHEET M6.02. IF DIFFERENT MODEL IS USED BOOSTER FAN MAY BE REQUIRED.



UNIT 1DC - MECHANICAL PLAN
1/4" = 1'-0"

HVAC LEGEND AND SYMBOLS

T	THERMOSTAT
S	SWITCH
	SUPPLY GRILLE
	INTAKE / RETURN SIDEWALL LOUVER - TWO LOUVERS CONNECTED WITH SHEET GALVANIZED SHEET METAL COLLAR.
RD	CEILING DIFFUSER WITH RADIATION DAMPER (SUPPLY DIFFUSERS)
LCD	R/A THRU 1" CLEAR CUT
S-XxX CFM	DENOTES CEILING DIFFUSER SIZE AND CFM
R-XxX CFM	DENOTES CEILING GRILLE SIZE AND CFM
L-XxX CFM	DENOTES CEILING LOUVER SIZE AND CFM
	FLEXIBLE DUCTWORK
10x10	RIGID FIBERGLASS DUCTWORK
	4" DRYER BOX WITH DUCTWORK - SEE DETAIL 7 ON SHEET M-6.02
	WALL MOUNTED BATHROOM FAN

A/C PLAN GENERAL NOTES

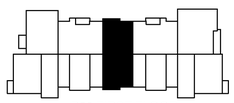
1. ALL BEDROOM DOORS TO HAVE 1" UNDERCUT MINIMUM ABOVE CARPET OR FLOORING FOR RETURN AIR.
2. PROVIDE GYPSUM LINING FOR ALL DUCTWORK PENETRATIONS OR TRANSFER GRILLES THRU BEARING WALLS TO PRESERVE INTEGRITY OF FIRE RATING.
3. PROVIDE CEILING RADIATION DAMPERS AT ALL SUPPLY DUCT AND REGISTER PENETRATIONS.
   a. MAXIMUM DAMPER SIZE OF 324 SQ. IN. (18x18) AND NO MORE THAN 324 SQ. IN. FOR EVERY 100 SQ. ST. OF CEILING AREA.
   b. MAINTAIN 1" BETWEEN DAMPERS AND TRUSSES.
   c. MINIMUM 2" BETWEEN DAMPERS.
   d. ALL RADIATION DAMPERS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES INSTALLATION GUIDELINES.
4. NO DUCTWORK SHALL BE ROUTED OVER ELECTRIC PANELS.
5. DRYER EXHAUST DUCT ROUTING SHALL BE MAINTAINED AT LESS THAN 25 FEET TO AVOID BOOSTER FANS. IF DRYER EXHAUST LENGTHS ARE EXCEEDED, A BOOSTER FAN MUST BE PROVIDED AS SHOWN ON M0.04.
6. REFRIGERANT LINES - SEE BUILDING PLANS FOR ROUTING TO CONDENSING UNITS. ROUTE LINES INTO EXTERIOR WALL AND UP INTO INDIVIDUAL UNITS. REFER TO CONDENSING UNIT DETAIL 4/P6.02.
7. MINIMUM OF 3'-0" BETWEEN ALL A/C DIFFUSERS AND SMOKE DETECTORS.
8. THERMOSTAT TO BE PROVIDED AND CONNECTED BY MECHANICAL CONTRACTOR.
9. ALL BRANCH DUCTWORK SHALL BE CONSTRUCTED OF FLEX DUCT.

VENTILATION NOTE

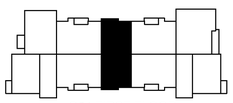
ONE BEDROOM = 30 CFM O.A.
TWO BEDROOM = 45 CFM O.A.
THREE BEDROOM = 60 CFM O.A.

A/C PLAN CODE NOTES

1. PROVIDE R/A THRU 24x12 WALL MOUNTED GRILLE ABOVE DOOR. GRILLE TO BE CONNECTED WITH GALVANIZED SHEET METAL COLLAR.
2. EF-1 TO EXHAUST OUT THRU EXTERIOR WALL - SEE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
3. 4" DRYER EXHAUST DUCT CONNECTED TO DRYER VENT BOX - SEE DETAIL 7 ON SHEET M-6.02. VENT THRU WALL - SEE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. SEE PLAN VIEW FOR DUCT ROUTING. ALL VENT MUST BE 3 FT. FROM ANY OPENABLE WINDOW OR DOOR.
4. WALL MOUNTED INTAKE LOUVER FOR DRYER MAKE-UP AIR TO BE MOUNTED ABOVE DOORS IN DRYER CLOSET. LOUVER TO BE CONNECTED WITH GALVANIZED SHEET METAL COLLAR. SEE DRAWING FOR GRILLE SIZE.
5. REFRIGERANT LINES UP THRU INTERIOR WALL FROM UNDERGROUND TO FEED AHU AT GROUND AND UPPER LEVELS. COORDINATE EXACT LOCATION WITH PLUMBING LINES.
6. BATHROOM OR DRYER EXHAUST WALL CAP - COORDINATE COLOR AND LOCATION WITH ARCHITECT. VENT MUST BE 3FT. FROM ANY OPENABLE WINDOW OR DOOR.
7. THERMOSTAT MOUNTED AT 48" AFF. COORDINATE WIRING AND CONNECTION WITH MECHANICAL CONTRACTOR.
8. UL RATED DUCTLESS RANGE HOOD.
9. AHU IS TO BE LOCATED ON THE FLOOR. SEE DETAIL 3 ON SHEET M-6.02.
10. PROVIDE DRYER BOOSTER FAN (EF-9). PROVIDE 14x14 ACCESS PANEL IN CEILING.



B20 FIRST FLOOR



G24 FIRST FLOOR

PHILLIPS

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SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
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W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY PEM
DRAWING TITLE UNIT 1DC - MECHANICAL PLAN
SHEET NUMBER **M4.1DC**

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346