

PHILLIPS

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CONSULTANT



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  
CONTINENTAL 294 FUND LLC  
134 N6075 EXECUTIVE PARKWAY  
MEMPHIS, TN 38117  
282.502.5500 \* FAX 282.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY PEM

DRAWING TITLE

UNIT 2GC - MECHANICAL PLAN

SHEET NUMBER

M4.2GC

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

CONDENSATE PIPING NOTES:

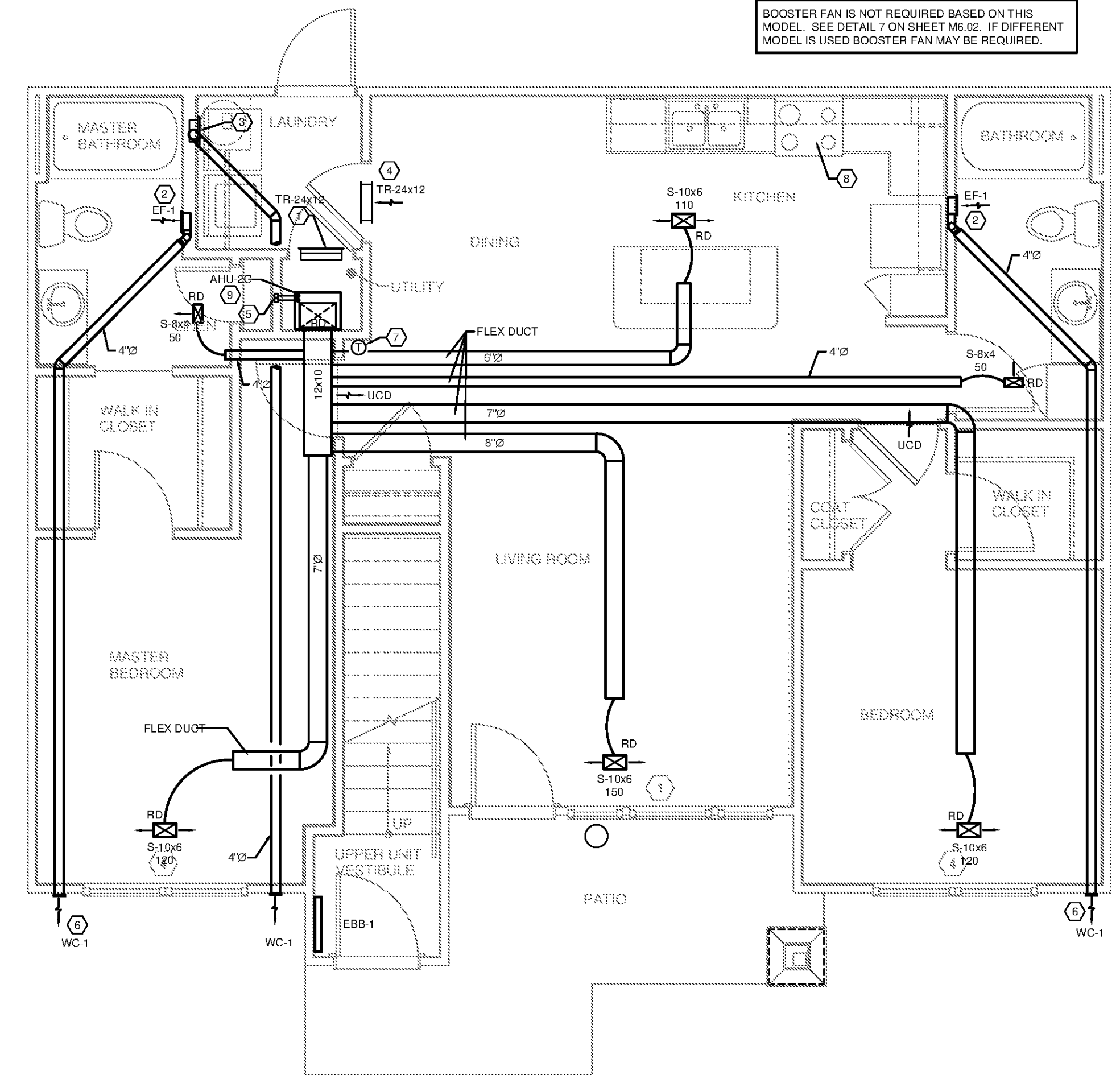
- 1 DIRECT PRIMARY CONDENSATE LINES TO HUB DRAINS LOCATED IN MECHANICAL CLOSETS. REFER TO PLUMBING PLANS FOR LOCATION, ROUTING AND REQUIREMENTS. WHERE BUILDING HAS MULTIPLE STORIES, HUB DRAINS SHALL BE INSTALLED AT FIRST FLOOR ONLY. CONDENSATE PIPES FROM UNITS ABOVE SHALL BE RUN INDIVIDUALLY AND FULL 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:

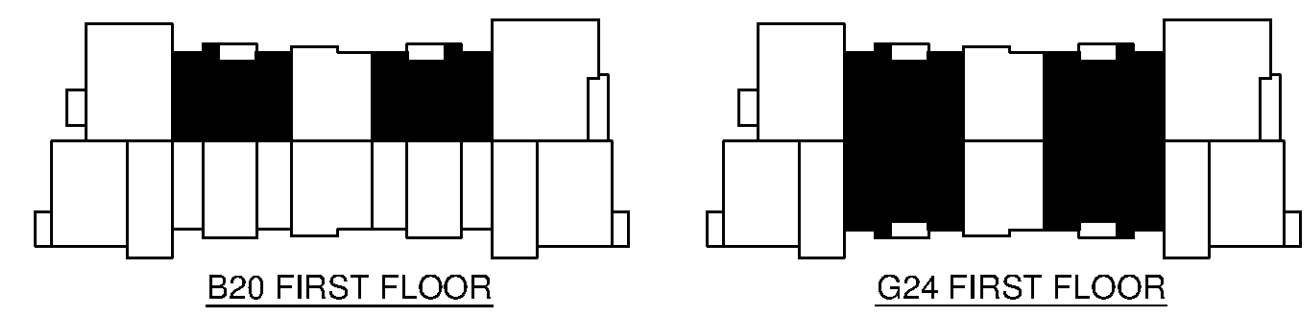
- 1 ALL CLOTHES DRYER DUCTS PENETRATING OR LOCATED WITHIN ANY FIRE BLOCKING DRAFT STOPPING OR ANY WALL, FLOOR, CEILING OR OTHER ASSEMBLY REQUESTED BY THE BUILDING CODE TO BE FIRE-RESISTANT RATES SHALL BE CONSTRUCTED OF RIGID METAL DUCTWORK, GALVANIZED STEEL OR ALUMINUM, WITH A MINIMUM THICKNESS OF GAUGE 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 SCOFFIT.
- 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	40 FT.
NUMBER OF 90° ELBOWS	1
NUMBER OF 45° ELBOWS	1
TOTAL EQUIVALENT LENGTH	47.5 FT

BOOSTER FAN IS NOT REQUIRED BASED ON THIS MODEL. SEE DETAIL 7 ON SHEET M-6.02. IF DIFFERENT MODEL IS USED BOOSTER FAN MAY BE REQUIRED.



UNIT 2GC - MECHANICAL PLAN  
1/4" = 1'-0"



HVAC LEGEND AND SYMBOLS

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

AC PLAN CODE NOTES

- 1 PROVIDE RIA THRU 24x2 WALL MOUNTED GRILLE ABOVE DOOR. GRILLE TO BE CONNECTED WITH GALVANIZED SHEET METAL COLLAR.
- 2 EF-1 TO EXHAUST OUT THRU EXTERIOR WALL - SEE MANUFACTURERS 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 MANUFACTURERS 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.