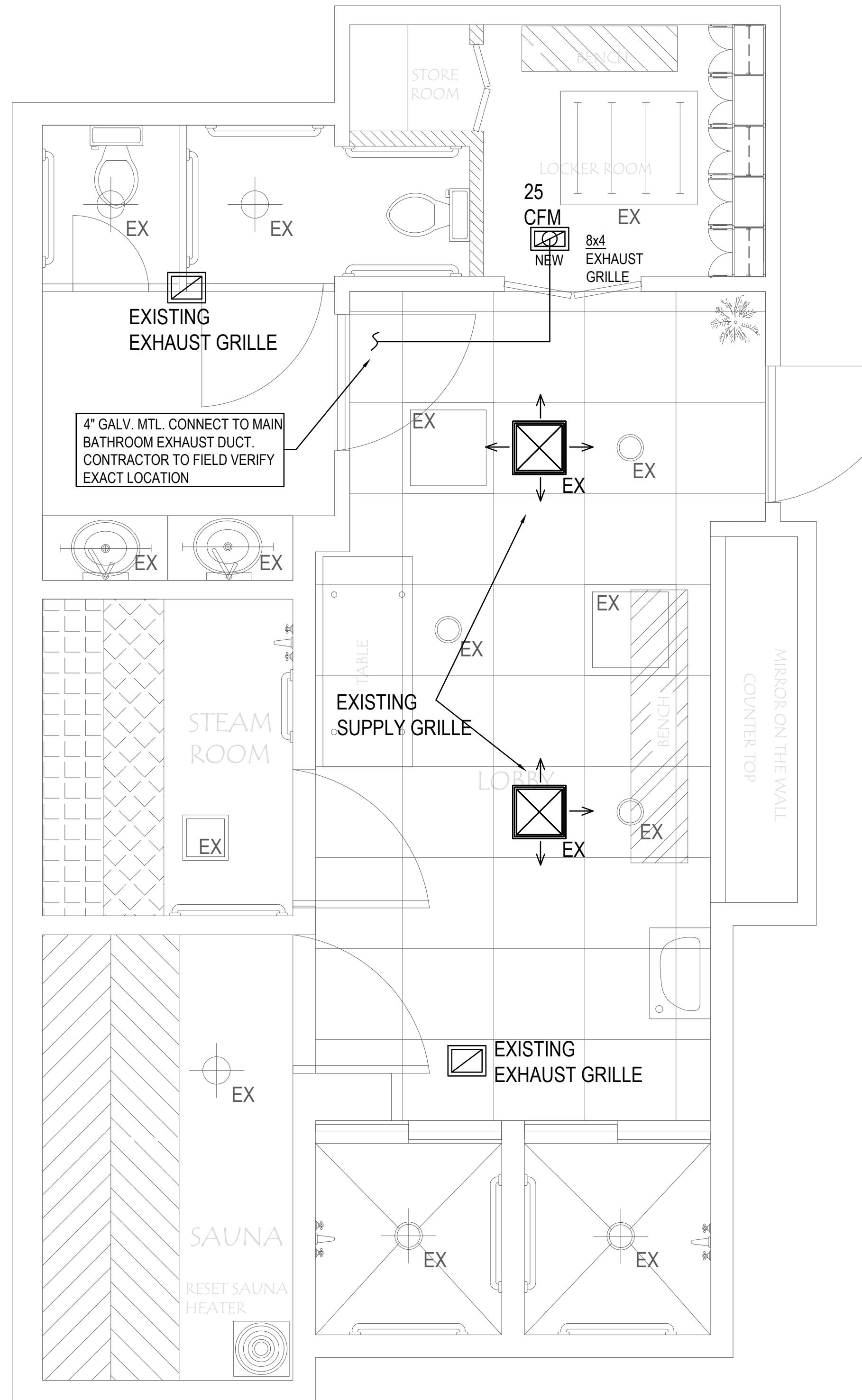


#### HVAC GENERAL NOTES:

- ALL MECHANICAL WORK SHALL CONFORM TO: FBCM (5th EDITION), FBCEC (5th EDITION), FBCB (5th EDITION), FFPC (5th EDITION), AND NEC (2011).
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOT DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
- CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
- PROVIDE ALL MECHANICAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED SERVICE AREA CLEARANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
- ALL AIR CIRCULATION AND DUCTWORK MUST CONFORM TO SIMCOA STANDARDS AND ALL LOCAL CODES. DUCT PROPS IN CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. FLEX DUCTS SHALL BE FULLY EXPOSED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
- PROVIDE ACCESS DOORS IN HARD CEILINGS OR WALLS REQUIRING ACCESS TO VALVES, FIRE DAMPERS, BALANCING DAMPERS, VOLUME DAMPERS OR OTHER PARTS OF THE SYSTEM WHICH REQUIRE OPERATION OR MAINTENANCE AND ARE LOCATED AT INACCESSIBLE AREAS.
- ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
- HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
- THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
- PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
- EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
- MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBCEC (5th EDITION) TABLE C403.2.7.1
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

**VENTILATION PER FMC2014 TABLE 403.3**  
 LOCKER ROOM AREA = 41 SQ FT  
 EXHAUST REQUIRED: 0.25 CFM PER SQ FT  
 EXHAUST REQUIRED = 11 CFM  
 EXHAUST PROVIDED = 25 CFM



1 MECHANICAL PLAN - WOMEN'S BATHROOM  
 SCALE: 1/4" = 1'-0"

**AQUARIUS CONDOMINIUMS ASSOCIATION**  
 EXISTING BATHROOM RENOVATION:  
 2751, SOUTH OCEAN DRIVE, FLORIDA

**S&D Engineering and Construction, Inc**  
 3107 N.W. 71st. Ave.  
 Margate, Florida 33063  
 Q# 52647 COA# 28386

Seal  
 KAMAL HALABI, P.E.  
 PE# 63970

Date: 04/10/2016  
 Drawn: RH  
 Revised: KH

Job No.  
 15084

Drawing No.

M-2

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