

MECHANICAL GENERAL NOTES

1.

GENERAL NOTES ON THIS DRAWING ARE APPLICABLE TO EACH MECHANICAL DRAWING OF THIS SET. REFER TO EACH DRAWING FOR SPECIFIC NOTES APPLICABLE TO THAT DRAWING.
2.

OVERHEAD PIPING IN SPACES WITHOUT HUNG CEILINGS SHALL BE RUN AS CLOSE TO THE ROOF DECK AS PRACTICABLE, AS CLOSE TO PARALLEL JOISTS AS POSSIBLE AND ABOVE LIGHTING FIXTURES TO CONCEAL PIPING.
3.

ARRANGE DUCTWORK AND PIPING, PARTICULARLY ABOVE CEILINGS, AS REQUIRED TO CLEAR STRUCTURE, DUCTS, CONDUITS, ETC. ALLOWING SPACE FOR PIPING HANGERS, EXPANSION LOOPS AND ACCESS TO VALVES, FILTERS AND MAINTENANCE OF EQUIPMENT.
4.

EQUIPMENT WITH FILTERS SHALL BE INSTALLED SO THAT FILTERS CAN BE EASILY REMOVED AND REPLACED.
5.

CONTRACTOR SHALL VERIFY REFRIGERANT PIPE SIZES WITH EQUIPMENT MANUFACTURER FOR THE INDICATED INSTALLATION.
6.

COORDINATE LOCATION AND INSTALLATION OF EQUIPMENT WITH ALL OTHER TRADES.
7.

THERMOSTATS SHALL BE LOCATED IN THE ROOMS INDICATED. INSTALL AT 48" ABOVE FINISHED FLOOR.
8.

MANUAL BALANCING DAMPERS SHALL BE LOCATED AT EACH SUPPLY, RETURN, AND EXHAUST DIFFUSER AND SHALL BE LOCATED AT EACH DIFFUSER/GRILLE TAKEOFF.
9.

PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE SPECIFICATION. ADDITIONAL SUPPORTS AND HANGERS SHALL BE ADJACENT TO ELBOWS TO PREVENT WEIGHT OF PIPING BEING PLACED ON EQUIPMENT.
10.

LOCATE AND SIZE ROOF CURBS FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH ACTUAL EQUIPMENT PURCHASED.
11.

FOR LOCATION OF MOTOR STARTERS, REFER TO ELECTRICAL DRAWINGS.
12.

INSTALL CEILING REGISTERS A MINIMUM OF 4" FROM EXTERIOR WALL.
13.

PROVIDE ACCESS DOORS IN DUCTWORK WHERE INDICATED OR REQUIRED FOR ACCESS TO SYSTEM COMPONENTS INCLUDING DAMPER MOTORS AND/OR MOTOR OPERATED DAMPERS.
14.

ACCESS DOORS IN RATED WALLS OR CEILINGS SHALL BE FIRE-RATED.
15.

FURNISH ALL MECHANICAL EQUIPMENT WITH DISCONNECTS.
16.

ALL CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC. ALL UNDERGROUND CONDENSATE PIPING SHALL BE 2" UNLESS OTHERWISE NOTED. SLOPE CONDENSATE PIPING AT A MINIMUM OF 1/8" PER FOOT.
17.

PROVIDE ALL ANCHORS/GUIDES AND VALVES RECOMMENDED BY THE MANUFACTURER.
18.

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, AND OTHER ARCHITECTURAL FEATURES.
19.

PROVIDE ACCESS DOORS IN DUCTWORK WHERE INDICATED OR REQUIRED FOR ACCESS TO SYSTEM COMPONENTS SUCH AS FILTERS, FIRE DAMPERS, OR SMOKE DETECTORS.
20.

ALL BUILDING CONDENSATE AND REFRIGERANT PIPING SHALL RUN CONCEALED UP TO ROOF EXCEPT WITHIN EQUIPMENT CLOSETS.

MECHANICAL LEGEND

12x10	RECTANGULAR DUCT DIMENSIONS (INCHES)		PROGRAMMABLE THERMOSTAT
12"ø	ROUND DUCT DIMENSIONS (INCHES)		SMOKE DETECTOR
	CONDENSATE DRAIN PIPING		VOLUME DAMPER
	REFRIGERANT SUCTION/LIQUID PIPING		MOTORIZED DAMPER
	DIRECTION OF FLOW ARROW (PIPING)		SUPPLY DIFFUSER
<u>CU-1</u>	OUTDOOR CONDENSING UNIT DESIGNATION		RETURN GRILLE
<u>DSS-1</u>	INDOOR DUCTLESS SPLIT SYSTEM DESIGNATION		EXHAUST GRILLE
<u>EWB-1</u>	UNIT HEATER DESIGNATION		CEILING RADIATION DAMPER
<u>SP-1</u>	PACKAGED ROOFTOP UNIT DESIGNATION		VERTICAL FIRE DAMPER
UNIT 202	DWELLING UNIT TYPE (REFER TO ENLARGED PLANS)		CONSTRUCTION NOTE
1028	ROOM NUMBER		GRADE CLEANOUT
			WALL CLEANOUT
			FLOOR DRAIN WITH P-TRAP
			FLOOR CLEANOUT
			POINT OF CONNECTION - NEW TO EXISTING
			LIMITS OF DEMOLITION
			SECTION NUMBER OR DETAIL LETTER
			SECTION OR DETAIL SHOWN ON THIS SHEET
			SECTION OR DETAIL CUT ON THIS SHEET

MECHANICAL SPECIFICATIONS

PART 1 – GENERAL

- 1.1

THE SCOPE OF THE WORK INCLUDES LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE ADDITION OF NEW ELEVATORS AND ELEVATOR EQUIPMENT ROOMS TO TWO APARTMENT COMPLEXES.
- 1.2

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE 2018 VIRGINIA MECHANICAL AND PLUMBING CODES AS WELL AS ASME 17.1 – 2016 "SAFETY CODES FOR ELEVATORS AND ESCALATORS".
- 1.3

CONTRACTOR SHALL CONTACT LOCAL UTILITIES TO OBTAIN ALL REQUIREMENTS, APPROVAL AND PERMITS. THE CONTRACTOR SHALL PAY ALL FEES REQUIRED FOR THE INSTALLATION OF THEIR WORK.
- 1.4

CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO DETERMINE THE EXTENT OF THE WORK. LACK OF KNOWLEDGE OF EXISTING CONDITIONS WILL NOT BE CONSIDERED A BASIS FOR CHANGE ORDERS.
- 1.5

CONTRACTOR SHALL PERFORM ANY AND ALL TRENCHING, EXCAVATION, AND BACKFILLING REQUIRED FOR THE INSTALLATION OF THEIR WORK.
- 1.5

DELIVER AND INSTALL THE MECHANICAL MATERIALS AND EQUIPMENT COVERED BY THE PLANS AND SPECIFICATIONS TO THE OWNER COMPLETE AND IN FIRST CLASS CONDITION IN EVERY RESPECT. GUARANTEE THAT THE MATERIALS, EQUIPMENT AND WORKMANSHIP PROVIDED BY THEM SHALL BE ENTIRELY FREE FROM DEFECTS, AND THAT THE CONTRACTOR WILL REPAIR AND REPLACE AT THEIR OWN EXPENSE AS MAY BE DIRECTED BY THE OWNER, ANY MATERIAL, EQUIPMENT OR WORKMANSHIP IN WHICH DEFECTS MAY DEVELOP. PROVIDE A WRITTEN WARRANTY FOR A PERIOD OF 12 MONTHS AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL AFTER FINAL ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER.

PART 2 – PRODUCTS

- 2.1

DUCTLESS SPLIT SYSTEM HEAT PUMPS: PROVIDE AS SCHEDULED ON DRAWINGS OR EQUAL. PROVIDE WITH REMOTE THERMOSTAT CONTROLLER. PROVIDE

INDOOR UNITS WITH INTEGRAL CONDENSATE PUMPS.

- 2.2

SUMP PUMP: PROVIDE AS SCHEDULED ON DRAWINGS OR EQUAL. PROVIDE WITH OIL MINDER CONTROL SYSTEM TO DETECT PRESENCE OF OIL IN THE SUMP.
- 2.3

REFRIGERANT PIPING: REFER TO MANUFACTURER'S INSTALLATION MANUAL FOR SIZING. INSULATE SUCTION PIPING WITH 1" ARMAFLEX PIPE INSULATION.
- 2.4

CONDENSATE PIPING: SCH. 40 PVC.
- 2.5

DVW PIPING: CAST IRON TO MATCH EXISTING.

PART 3 – EXECUTION

- 3.1

COORDINATE WORK CLOSELY WITH OTHER TRADES AND MAINTENANCE STAFF.
- 3.2

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR, AND BE REQUIRED TO MAKE GOOD AT THEIR OWN EXPENSE, ANY AND ALL DAMAGES TO ANY WORK OR MATERIALS IN PLACE ON THE PREMISES, OR INCLUDED IN THIS CONTRACT, DURING THE EXECUTION OF THEIR CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF OCCUPIED SPACE AT THE COMPLETION OF EACH WORK PERIOD.
- 3.3

CONTRACTOR SHALL PROVIDE AN APPROPRIATE LISTED THROUGH-PENETRATION FIRE STOPPING ASSEMBLY AT EACH PENETRATION OF FIRE RATED CONSTRUCTION (I.E. WALLS AND SLABS, ETC.). SLEEVES SHALL ONLY BE PERMITTED WHERE INDICATED IN THE CONTRACTOR SELECTED THROUGH-PENETRATION FIRE STOPPING ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL RATED ASSEMBLIES AND ASSOCIATED UL DESIGNATIONS.

ABBREVIATIONS

AI	ANALOG INPUT	LAT	LEAVING AIR TEMPERATURE
ADJ	ADJUSTABLE	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	LVG	LEAVING
AO	ANALOG OUTPUT	MA	MAKEUP AIR
APD	AIR PRESSURE DROP	MAX	MAXIMUM
APPX	APPROXIMATELY	MBH	ONE THOUSAND BTUH'S
BHP	BRAKE HORSEPOWER	MCA	MINIMUM CIRCUIT AMPS
BTU	BRITISH THERMAL UNIT	MERV	MINIMUM EFFICIENCY REPORTING VALUE
BTUH	BRITISH THERMAL UNIT PER HOUR	MIN	MINIMUM
CFM	CUBIC FEET PER MINUTE	MOCP	MAXIMUM OVER CURRENT PROTECTION
DI	DIGITAL INPUT	NO.	NUMBER
DIA	DIAMETER	OA	OUTSIDE AIR
DN	DOWN	O.D.	OUTSIDE DIAMETER
DO	DIGITAL OUTPUT	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
EA	EXHAUST AIR	PCF	POUNDS PER CUBIC FOOT
EAT	ENTERING AIR TEMPERATURE	PD	PRESSURE DROP
EER	ENERGY EFFICIENCY RATIO	PEMB	PRE-ENGINEERED METAL BUILDING
ENT	ENTERING	PH	PHASE
ESP	EXTERNAL STATIC PRESSURE	PRV	PRESSURE REDUCING VALVE
EWI	ENTERING WATER TEMPERATURE	PSI	POUNDS PER SQUARE INCH
*F	DEGREES FAHRENHEIT	PSIG	POUNDS PER SQUARE INCH GAGE
*FDB	DEGREES FAHRENHEIT DRY BULB	RLA	RATED LOAD AMPS
FLA	FULL LOAD AMPS	RPM	REVOLUTIONS PER MINUTE
FLR	FLOOR	SA	SUPPLY AIR
*FWB	DEGREES FAHRENHEIT WET BULB	SCH	SCHEDULE
FPM	FEET PER MINUTE	SENS	SENSIBLE
FT	FEET	SP	STATIC PRESSURE
GPH	GALLONS PER HOUR	SQ FT	SQUARE FEET
GPM	GALLONS PER MINUTE	TYP	TYPICAL
HP	HORSEPOWER	UC	DOOR UNDERCUT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	UON	UNLESS OTHERWISE NOTED
HZ	HERTZ	VEL	VELOCITY
I.D.	INSIDE DIAMETER	VFD	VARIABLE FREQUENCY DRIVE
IN	INCHES	WC	WATER COLUMN
KW	KILOWATT		

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SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

SYKED FLOOR PLANS

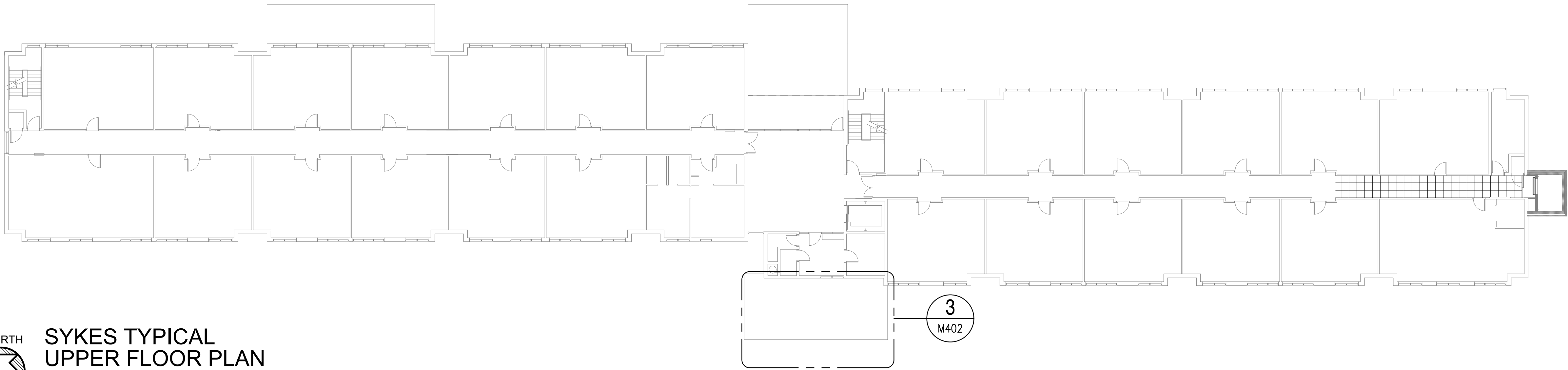
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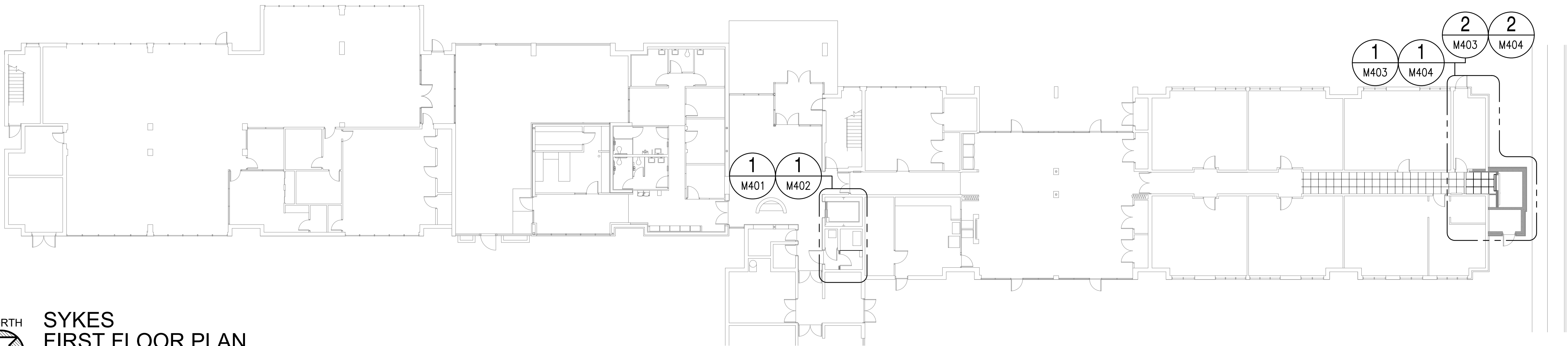


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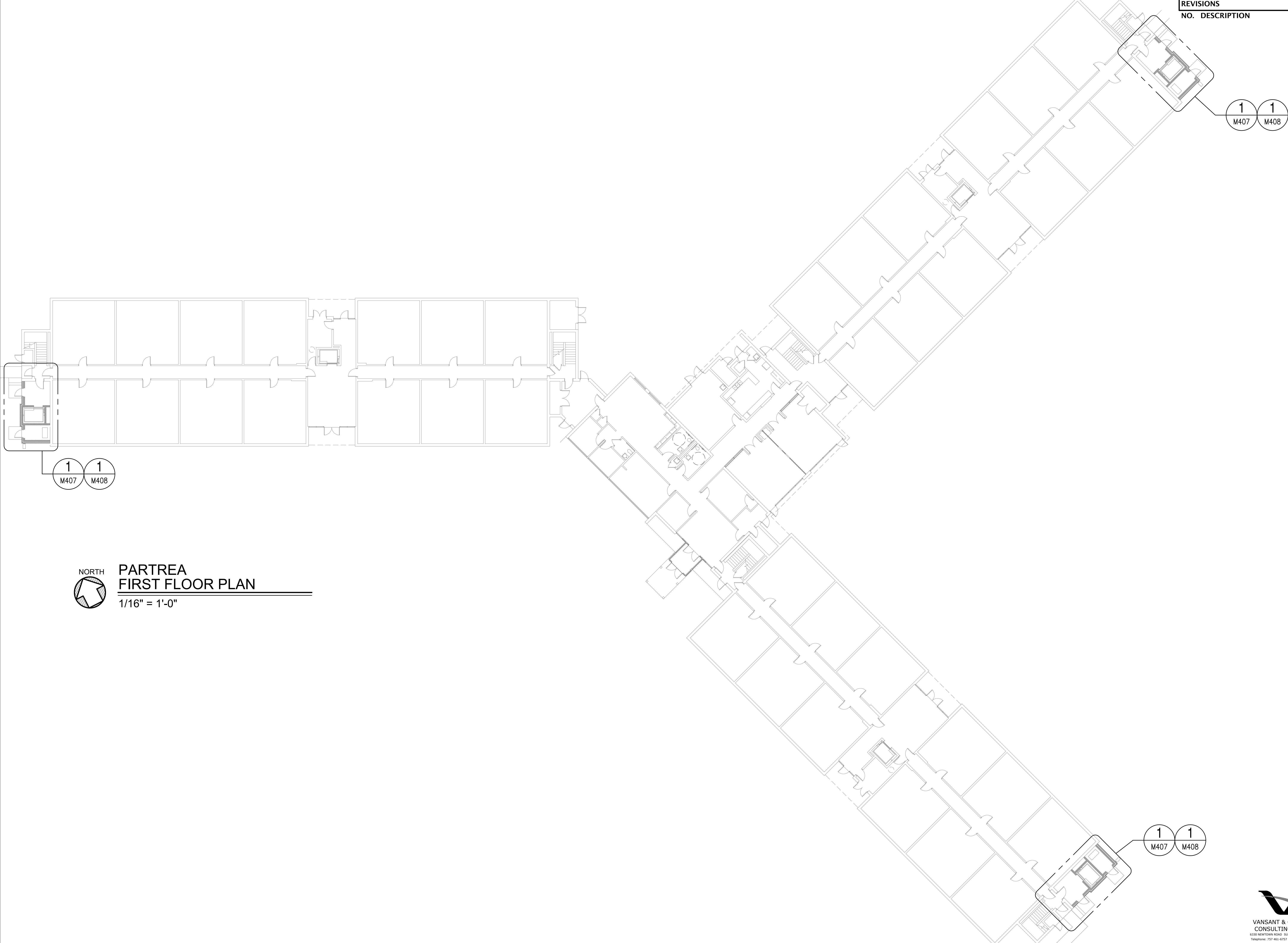
1/16"=1'-0" 0' 5' 10' 20' 30' 40' 50' 60'



SYKES TYPICAL
UPPER FLOOR PLAN
1/16" = 1'-0"



SYKES
FIRST FLOOR PLAN
1/16" = 1'-0"



**PARTREA
FIRST FLOOR PLAN**
1/16" = 1'-0"

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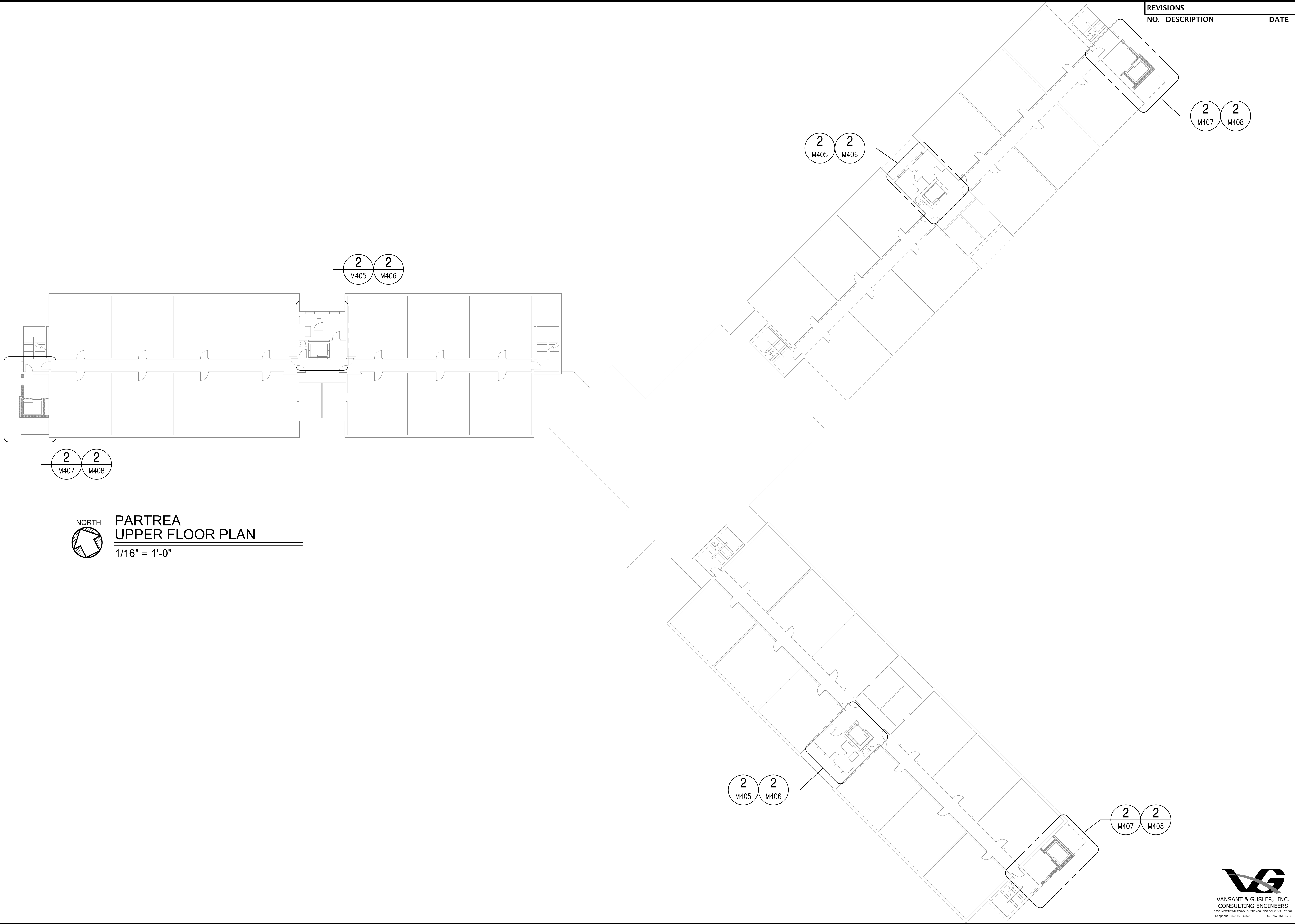
**SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES**
NORFOLK, VA

PARTREA FIRST FLOOR PLAN



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ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

PARTREA UPPER FLOOR PLAN

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GENERAL NOTES

1.
- CONTRACTOR SHALL FIELD VERIFY THE SIZES OF THE EXISTING PIPES AND DUCTWORK GIVEN ON THE DRAWINGS.

2.

SEAL ALL EXISTING DUCTWORK AND PIPING PENETRATING ELEVATOR EQUIPMENT ROOM WITH FIRE STOPPING MATERIALS.

SHEET KEYNOTES

1.
- DEMOLISH EXISTING 12x4 SUPPLY DUCT AND DIFFUSER TO DEMOLITION LIMIT.

2.

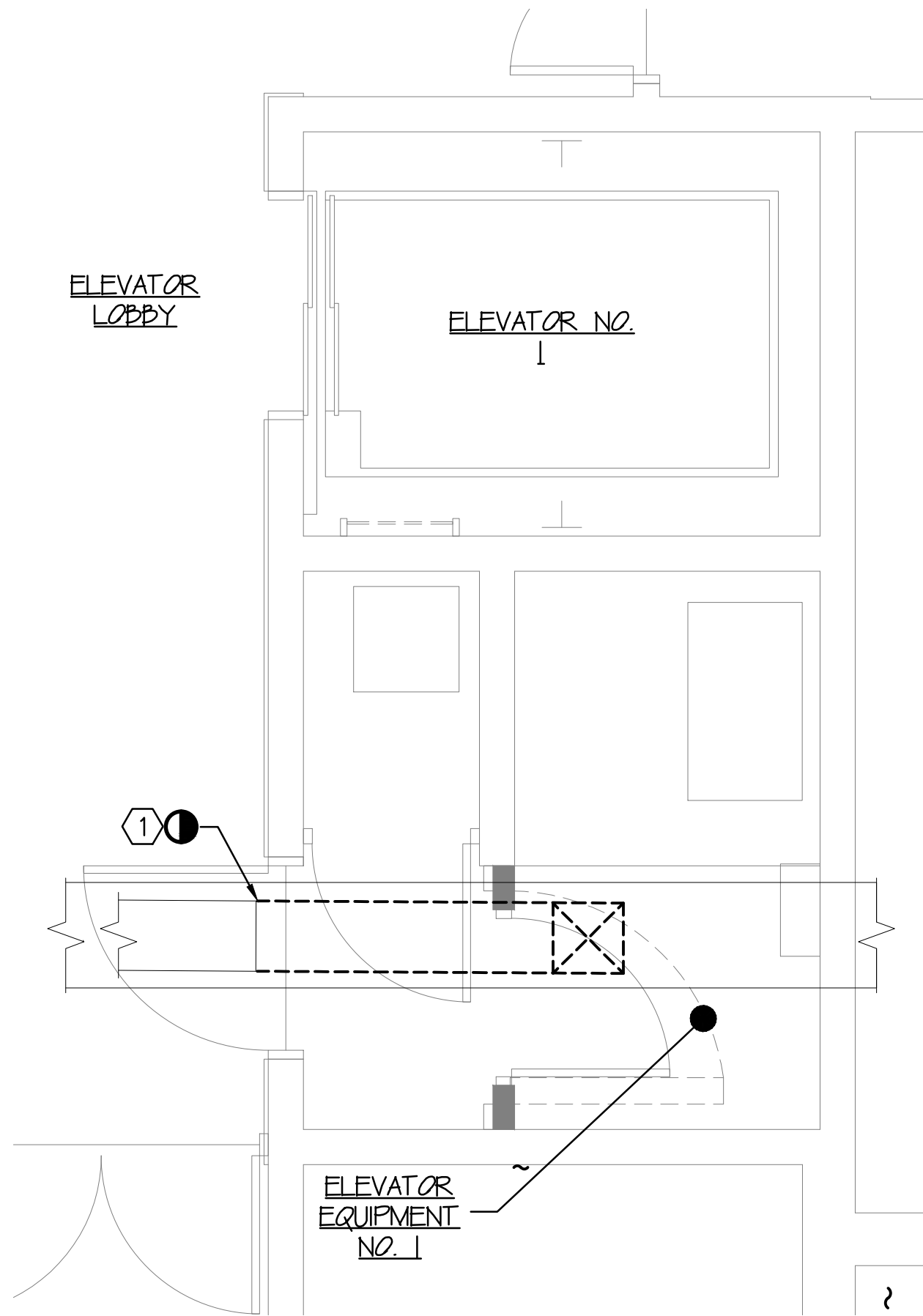
REMOVE EXISTING 3" FLOOR DRAIN AND P-TRAP. DEMOLISH 3" UNDERGROUND SANITARY PIPING TO DEMOLITION LIMIT.

3.

DEMOLISH EXISTING 1-1/2" VENT RISER IN WALL. DEMOLISH VENT PIPING ABOVE CEILING TO DEMOLITION LIMIT.

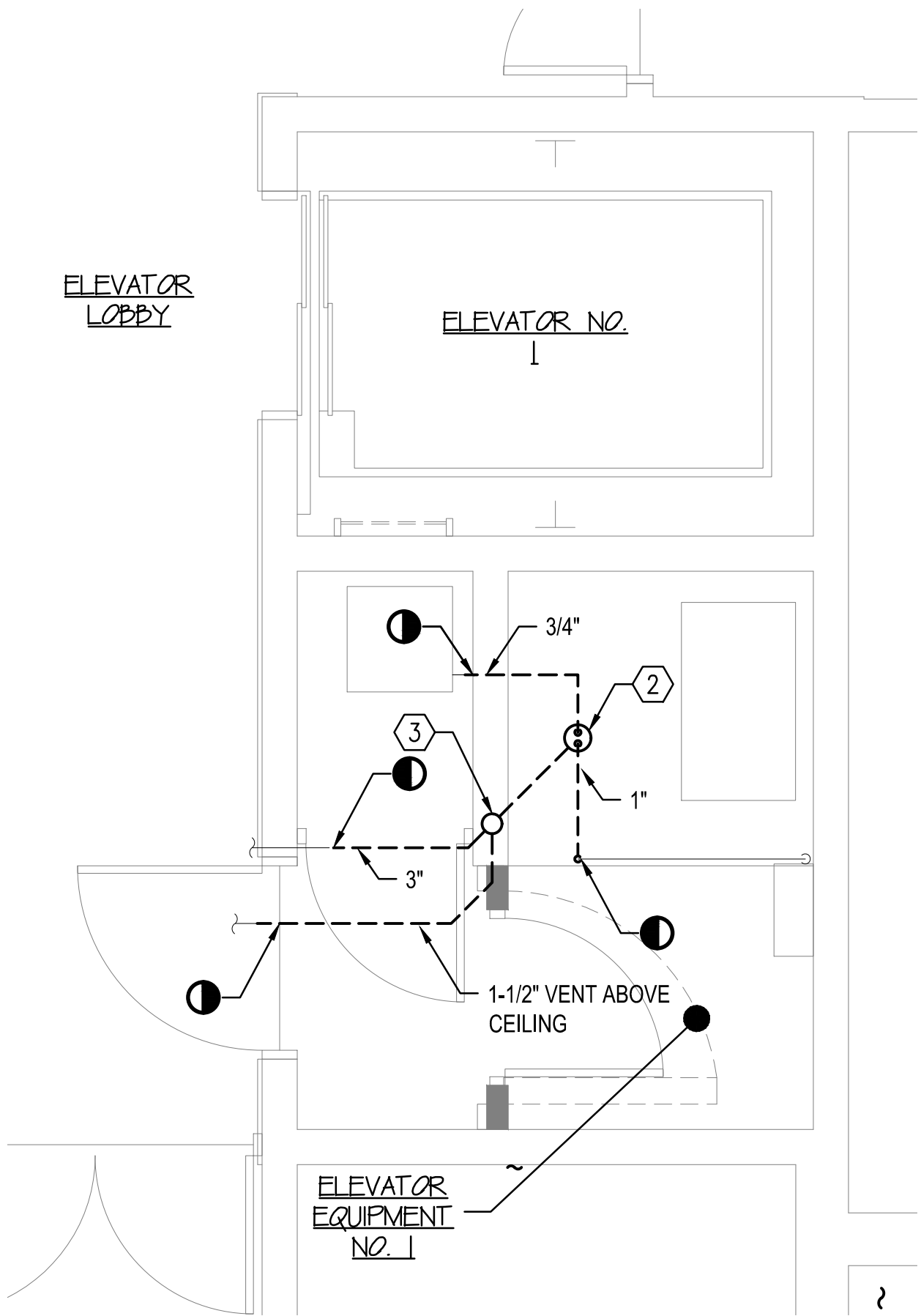
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SYKES FIRST FLOOR
ENLARGED MECHANICAL PLAN - DEMOLITION

3/8" = 1'-0"



SYKES FIRST FLOOR
ENLARGED PLUMBING PLAN - DEMOLITION

3/8" = 1'-0"

3/8"=1'-0" 1' 0 1' 5' 10'



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SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

SYKES ENLARGED EXISTING ELEVATOR MECHANICAL DEMOLITION PLANS

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M401
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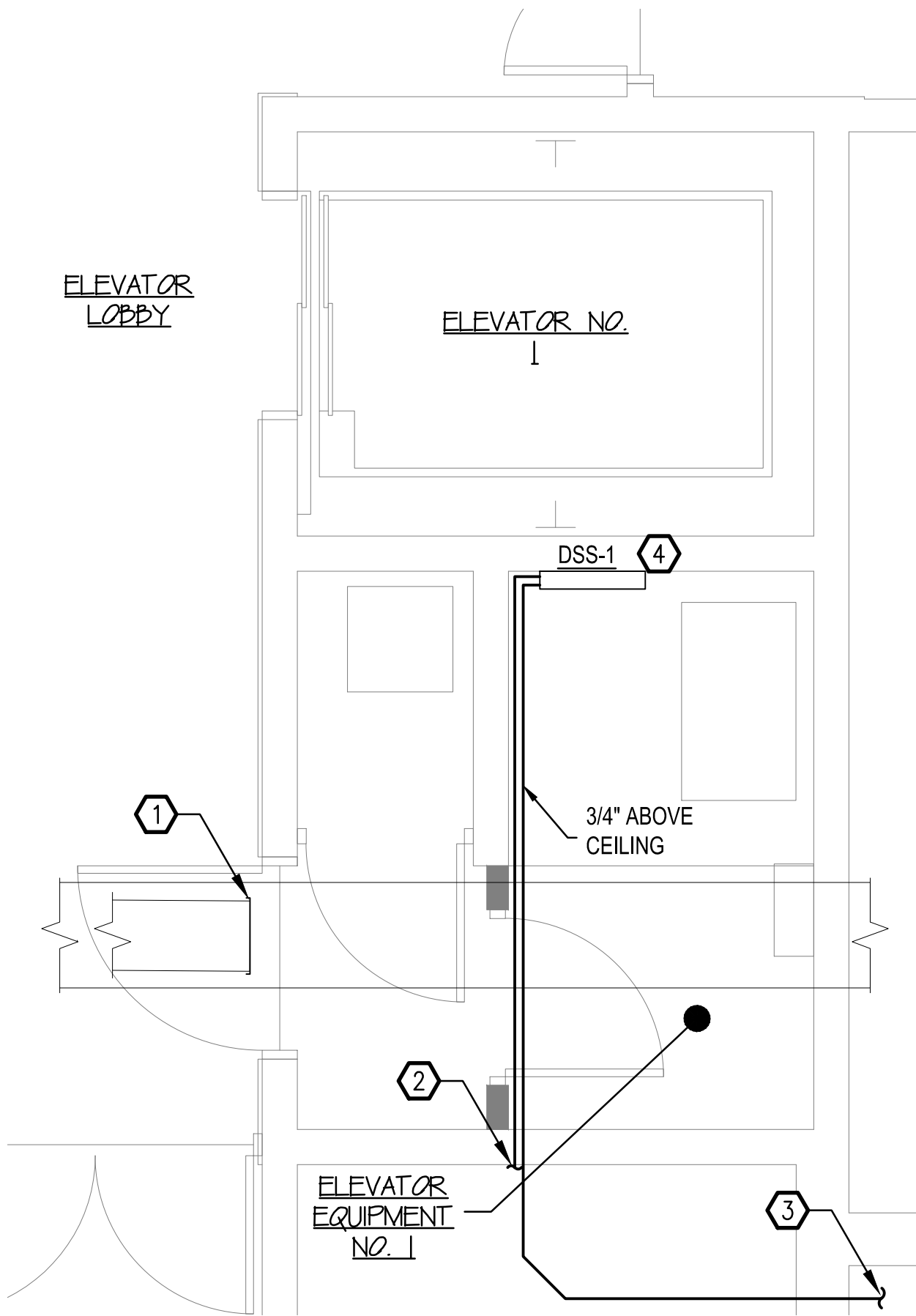
GENERAL NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY THE SIZES OF THE EXISTING PIPES AND DUCTWORK GIVEN ON THE DRAWINGS.
- 2. SEAL ALL DUCTWORK AND PIPING PENETRATING ELEVATOR EQUIPMENT ROOM WITH FIRE STOPPING MATERIALS.

SHEET KEYNOTES

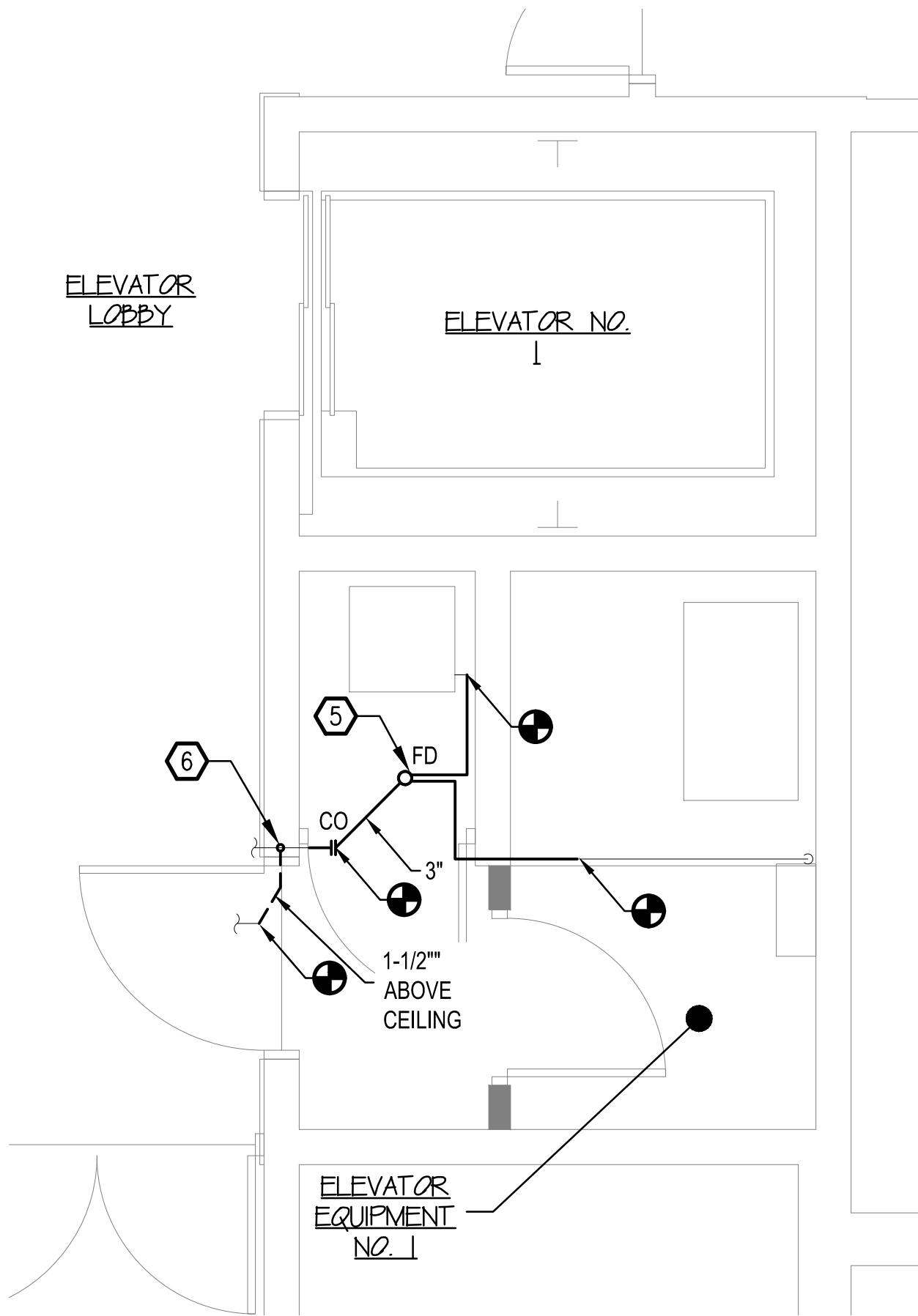
- 1. CAP EXISTING SUPPLY DUCT.
- 2. REFRIGERANT SUCTION AND LIQUID PIPING UP TO 2ND FLOOR ROOF ABOVE.
- 3. PROVIDE SPLASH BLOCK AT TERMINATION OF EXISTING CONDENSATE PIPING AT EXTERIOR.
- 4. PROVIDE WALL-MOUNTED DUCTLESS SPLIT SYSTEM WITH MANUFACTURER'S MOUNTING KIT AND INTEGRAL CONDENSATE PUMP. PUMP CONDENSATE ABOVE CEILING.
- 5. RELOCATE 3" FLOOR DRAIN. MOVE EXISTING PIPING TERMINATIONS TO DISCHARGE IN FLOOR DRAIN.
- 6. PROVIDE WALL CLEANOUT AND 1-1/2" SANITARY VENT RISER.
- 7. PROVIDE OUTDOOR CONDENSING UNIT MOUNTED ON ROOF WITH PREMANUFACTURED ROOF SUPPORT.

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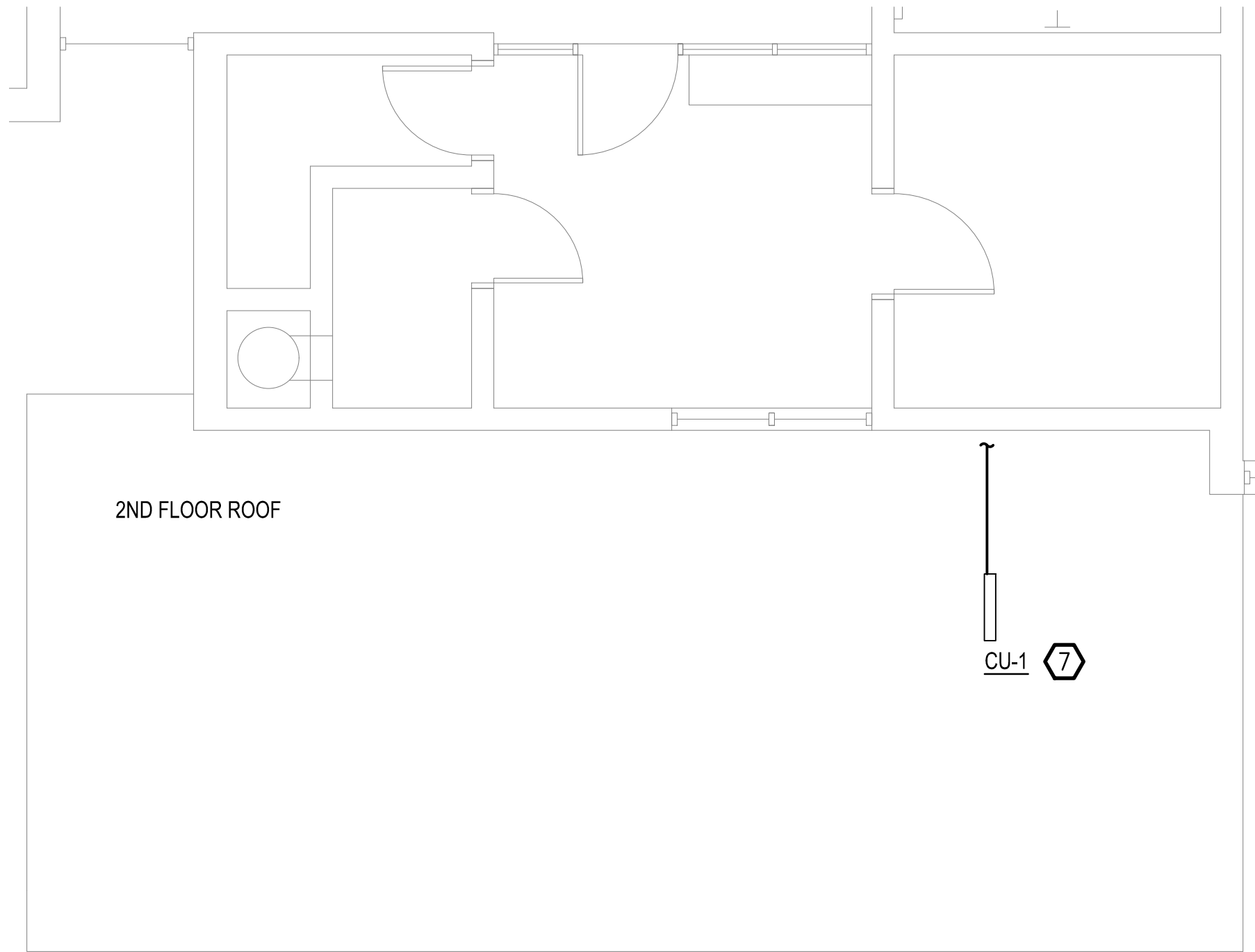
SYKES FIRST FLOOR
ENLARGED MECHANICAL PLAN - NEW WORK

3/8" = 1'-0"



SYKES FIRST FLOOR
ENLARGED PLUMBING PLAN - NEW WORK

3/8" = 1'-0"



SYKES ENLARGED SECOND FLOOR
ROOF MECHANICAL PLAN - NEW WORK

1/4" = 1'-0"

1/4"=1'-0" 0' 1' 5' 10' 15'

3/8"=1'-0" 1' 0 1' 5' 10'



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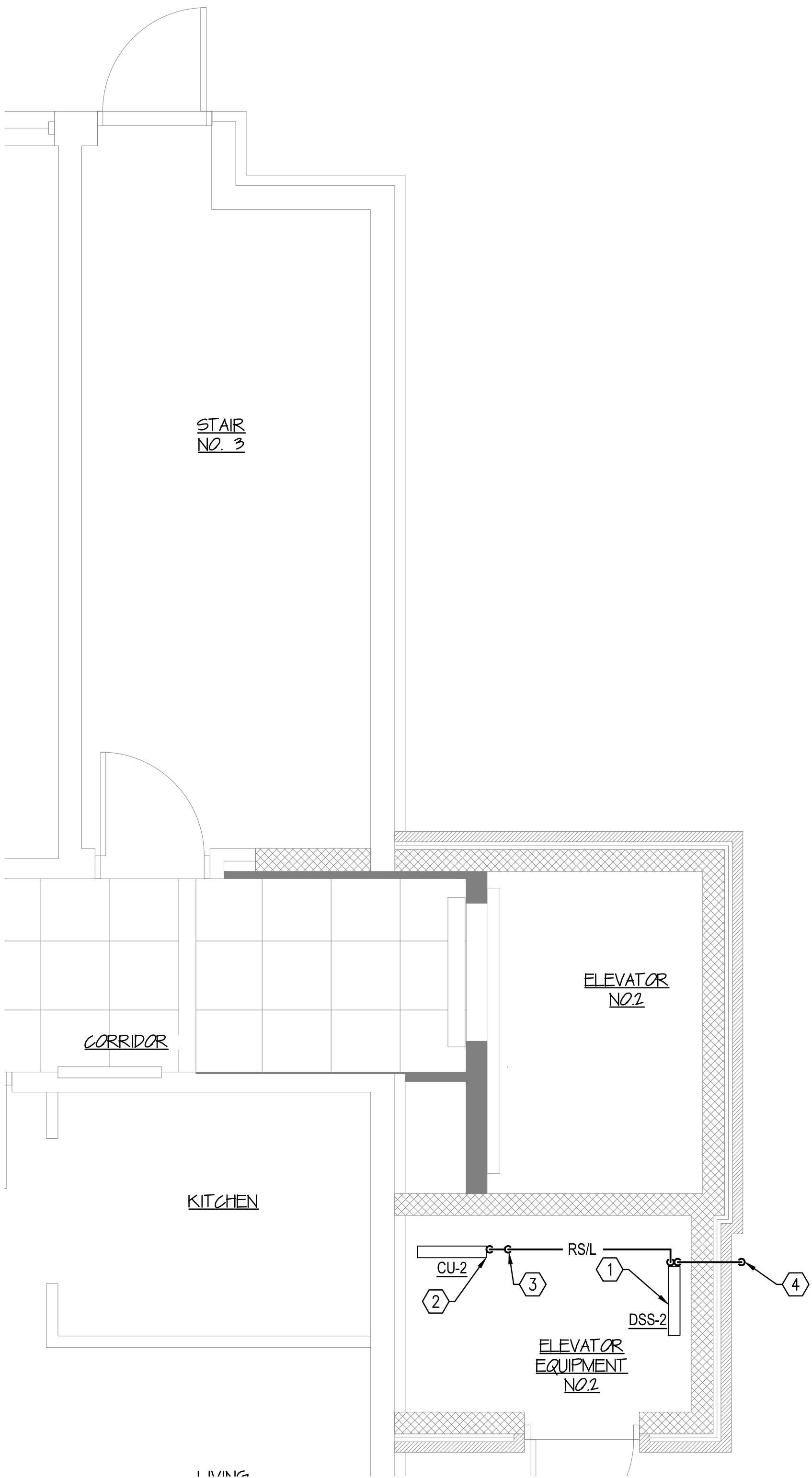
SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

SYKES ENLARGED EXISTING ELEVATOR MECHANICAL NEW WORK PLANS

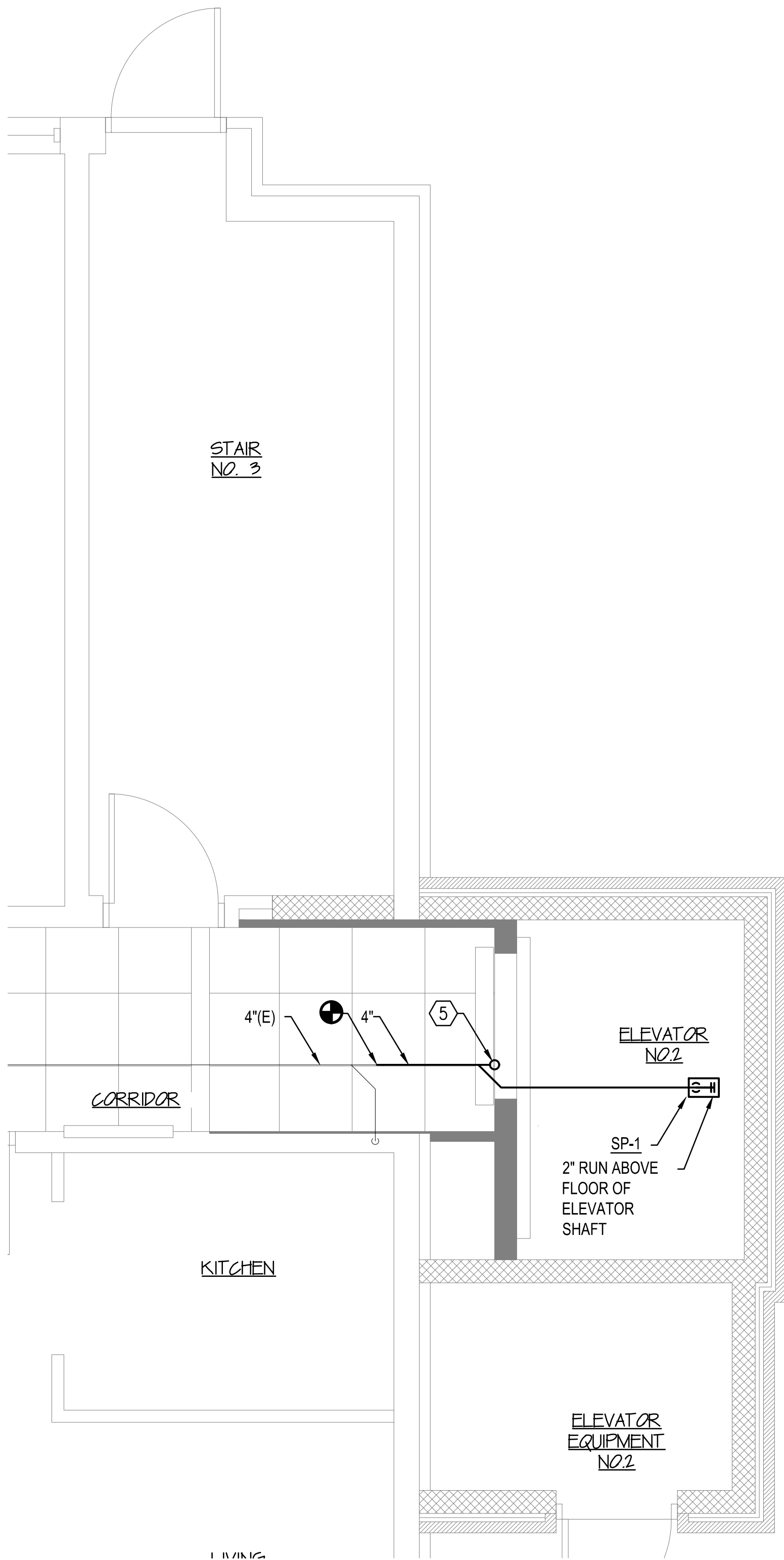
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1
M101/M404
SYKES FIRST FLOOR
ENLARGED MECHANICAL NEW WORK PLAN
3/8" = 1'-0"



2
M101/M404
SYKES FIRST FLOOR
ENLARGED PLUMBING NEW WORK PLAN
3/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE SIZES OF THE EXISTING PIPES GIVEN ON THE DRAWINGS.
2. SEAL ALL PIPING PENETRATING ELEVATOR EQUIPMENT ROOM WITH FIRE STOPPING MATERIALS.

SHEET KEYNOTES

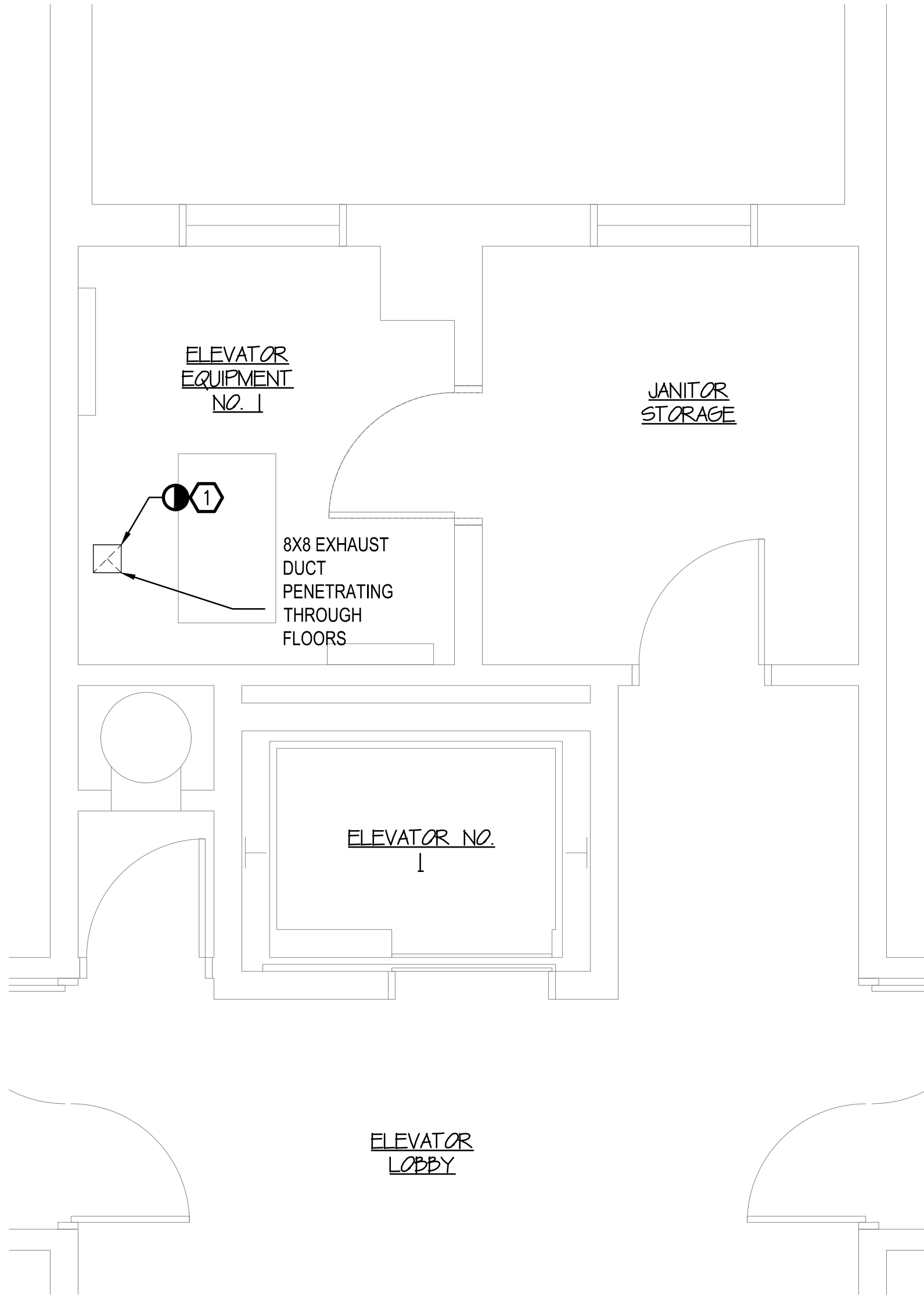
1. PROVIDE WALL-MOUNTED DUCTLESS SPLIT SYSTEM. PROVIDE WITH MANUFACTURER'S MOUNTING BRACKET. UNIT SHALL NOT BE MOUNTED ABOVE ELEVATOR EQUIPMENT.
2. OUTDOOR CONDENSING UNIT MOUNTED ON ROOF OF NEW ELEVATOR EQUIPMENT ROOM. PROVIDE PREMANUFACTURED ROOF SUPPORT.
3. PROVIDE PITCH POCKET AT ROOF PENETRATION.
4. PROVIDE SPLASH BLOCK AT TERMINATION OF 3/4" PVC CONDENSATE PIPING.
5. PROVIDE 4" FLOOR CLEANOUT.
6. PROVIDE SUMP PUMP WITH OIL MINDER.

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1. DEMOLISH EXISTING EXHAUST GRILLE AND PERMANENTLY CAP.

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2
M103/M405

PARTREA SECOND FLOOR TYPICAL
ENLARGED MECHANICAL DEMOLITION PLAN

3/8" = 1'-0"



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ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

PARTREA ENLARGED EXISTING ELEVATOR MECHANICAL DEMOLITION PLANS

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GENERAL NOTES

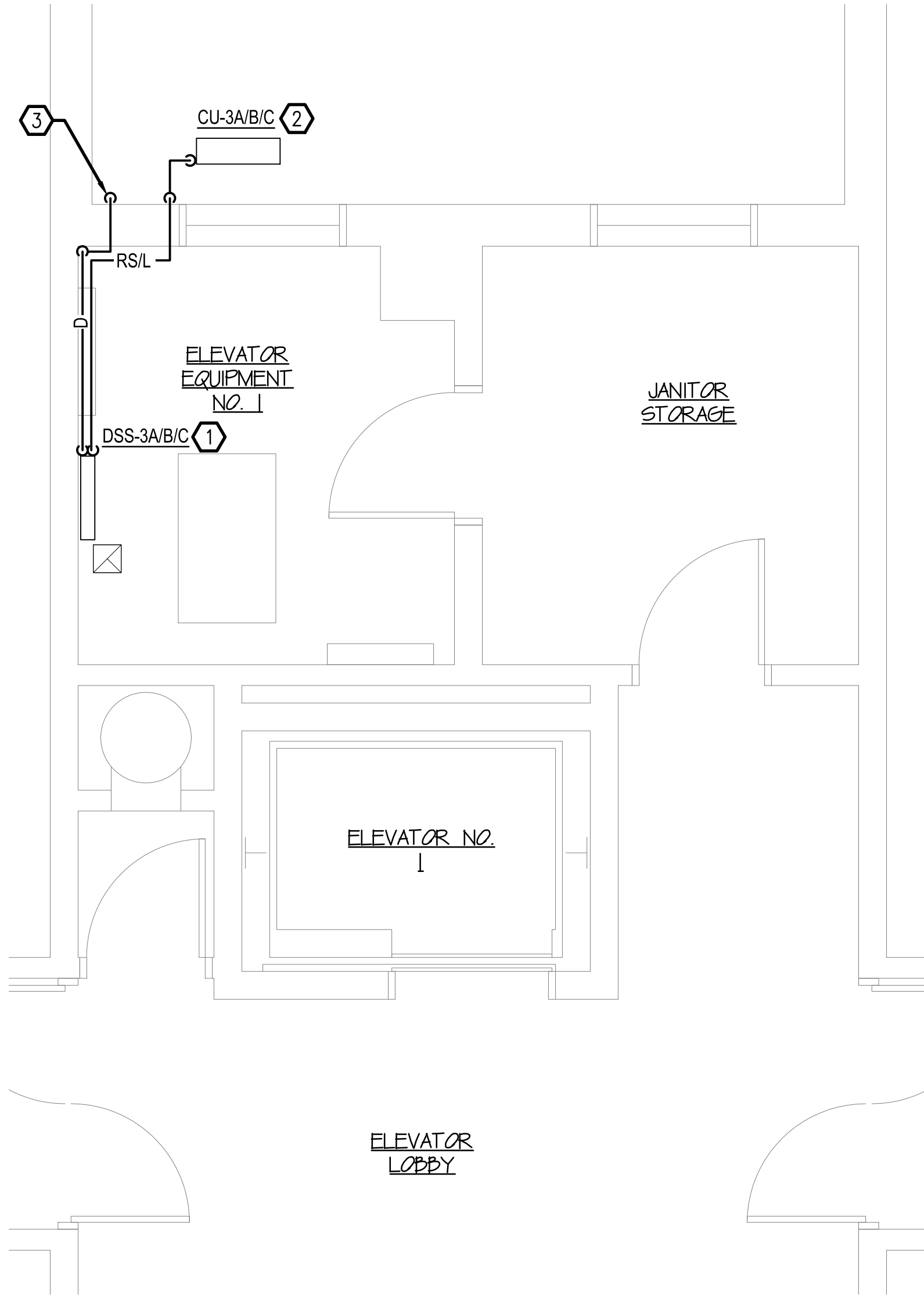
1.
1. SEAL ALL PIPING PENETRATING ELEVATOR EQUIPMENT ROOM WITH FIRE STOPPING MATERIALS.

SHEET KEYNOTES

1.
- PROVIDE WALL-MOUNTED DUCTLESS SPLIT SYSTEM. PROVIDE WITH MANUFACTURER'S MOUNTING BRACKET. UNIT SHALL NOT BE MOUNTED ABOVE ELEVATOR EQUIPMENT.
2.
- OUTDOOR CONDENSING UNIT MOUNTED ON ADJACENT PORCH ROOF. PROVIDE PREMANUFACTURED ROOF SUPPORT.
3.
- TERMINATE CONDENSATE PIPING ON PORCH ROOF.

REVISIONS

NO.	DESCRIPTION	DATE
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2
M103/M406

PARTREA UPPER FLOOR TYPICAL
ENLARGED MECHANICAL NEW WORK PLAN

3/8" = 1'-0"

3/8"=1'-0" 1' 0 1' 5' 10'



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ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA
PARTREA ENLARGED EXISTING ELEVATOR MECHANICAL NEW WORK PLANS

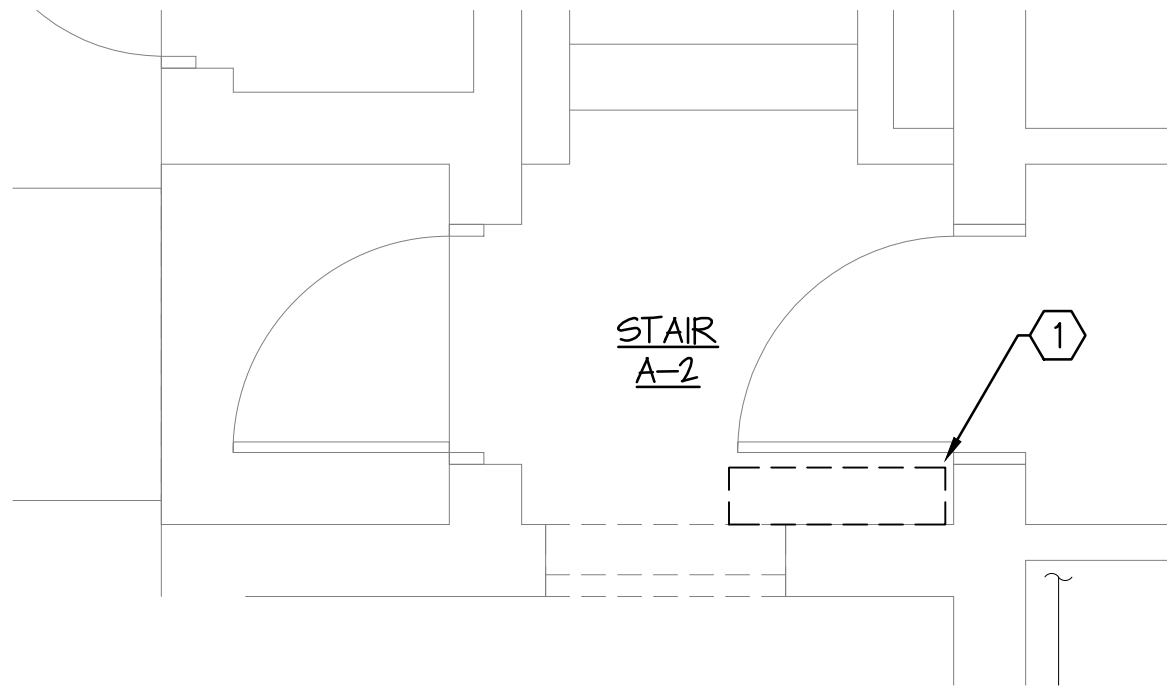
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M406
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SHEET KEYNOTES

1. DEMOLISH HOT WATER UNIT HEATER AND CAP HOT WATER CONNECTIONS PERMANENTLY.

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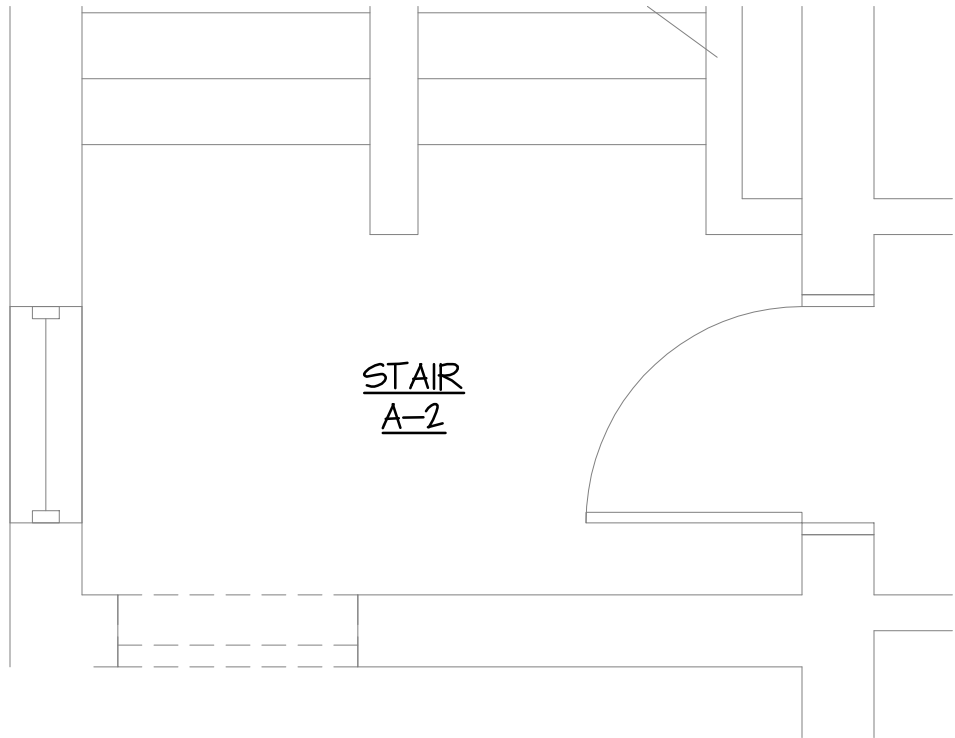
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1
M102/M407

PARTREA FIRST FLOOR
ENLARGED MECHANICAL DEMOLITION PLAN

3/8" = 1'-0"



2
M103/M407

PARTREA UPPER FLOOR
ENLARGED MECHANICAL DEMOLITION PLAN

3/8" = 1'-0"

3/8"=1'-0" 1' 0 1' 5' 10'



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SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

PARTREA ENLARGED ELEVATOR ADDITION MECHANICAL DEMOLITION PLANS

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GENERAL NOTES

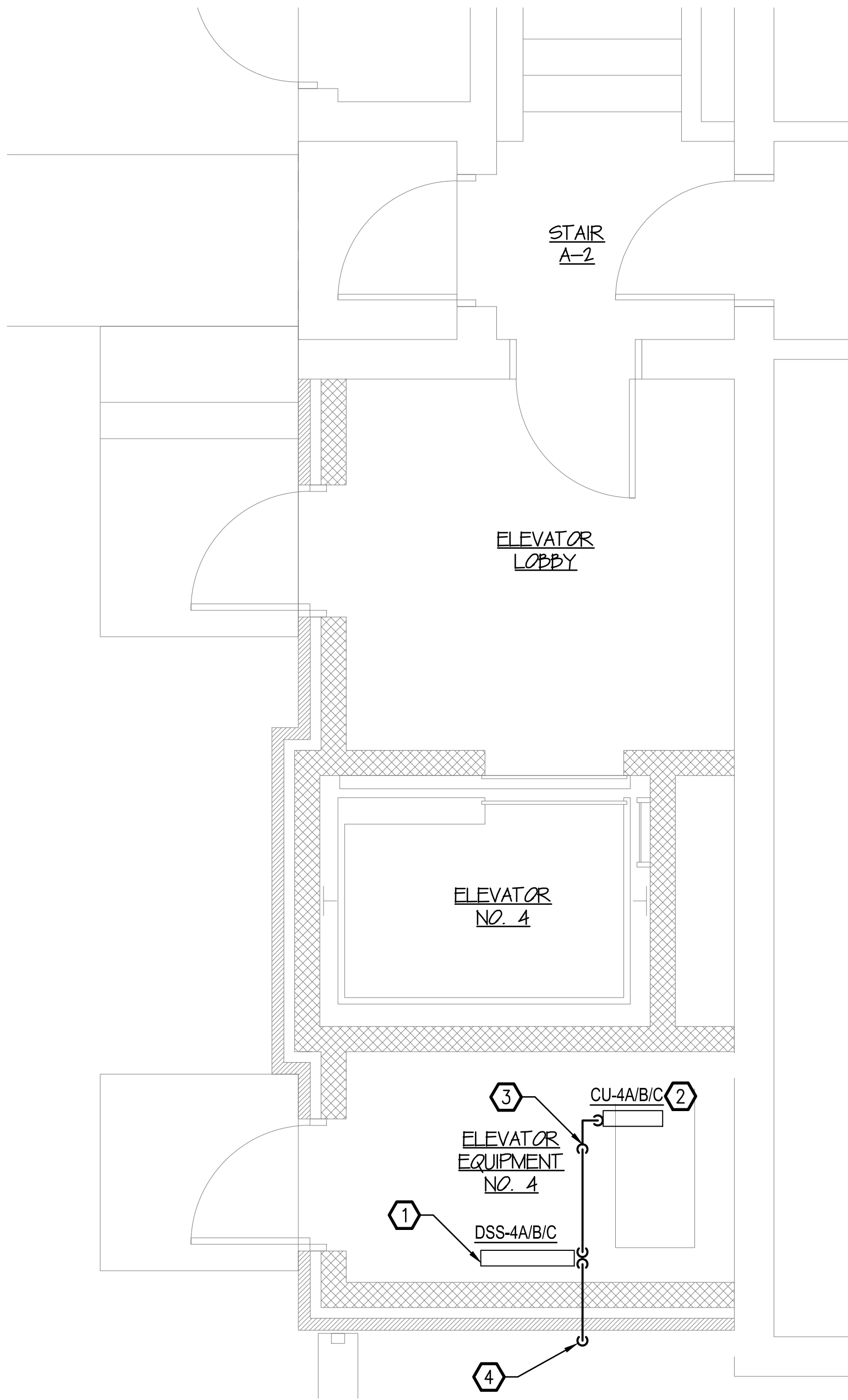
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2.
- SEAL ALL PIPING PENETRATING ELEVATOR EQUIPMENT ROOM WITH FIRE STOPPING MATERIALS.

SHEET KEYNOTES

1.
- PROVIDE WALL-MOUNTED DUCTLESS SPLIT SYSTEM. PROVIDE WITH MANUFACTURER'S MOUNTING BRACKET. UNIT SHALL NOT BE MOUNTED ABOVE ELEVATOR EQUIPMENT.
2.
- OUTDOOR CONDENSING UNIT MOUNTED ON ROOF OF NEW ELEVATOR EQUIPMENT ROOM. PROVIDE PREMANUFACTURED ROOF SUPPORT.
3.
- PROVIDE PITCH POCKET AT ROOF PENETRATION.
4.
- PROVIDE SPLASH BLOCK AT TERMINATION OF 3/4" PVC CONDENSATE PIPING.
5.
- PROVIDE SUMP PUMP WITH OIL MINDER.

REVISIONS

NO.	DESCRIPTION	DATE
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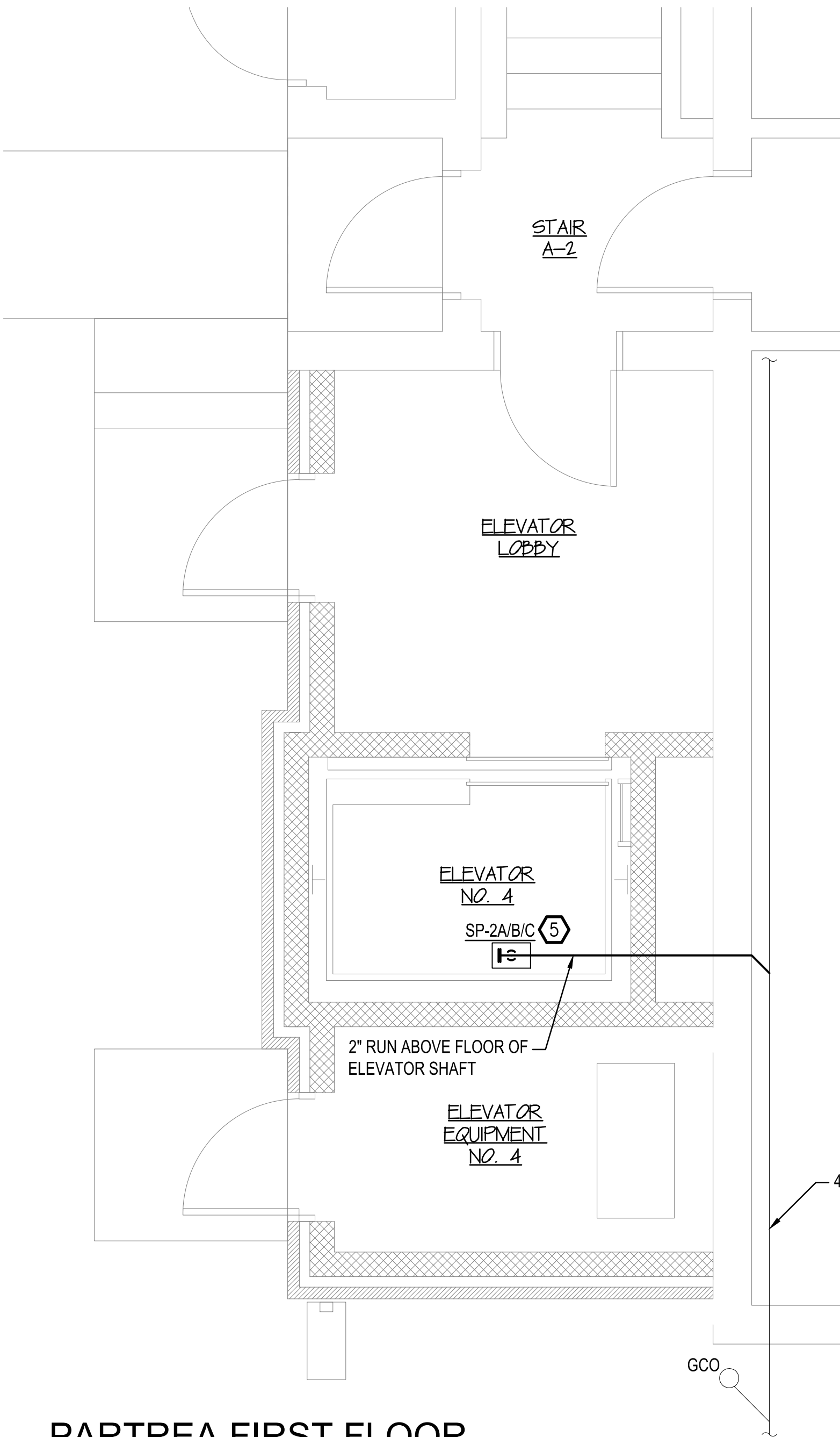


1

M102/M408

PARTREA FIRST FLOOR
ENLARGED MECHANICAL NEW WORK PLAN

3/8" = 1'-0"

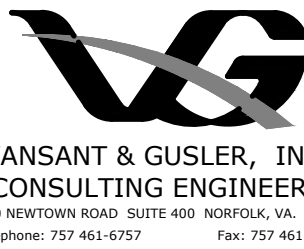


2

M103/M408

PARTREA FIRST FLOOR
ENLARGED PLUMBING NEW WORK PLAN

3/8" = 1'-0"



VANSANT & GUSLER, INC.
CONSULTING ENGINEERS
6330 NEWTOWN ROAD SUITE 400 NORFOLK, VA. 23502
Telephone: 757 461-6757 Fax: 757 461-8516

REVISIONS		
NO.	DESCRIPTION	DATE

281 West Bute St.
Norfolk, VA 23510
757.627.2791



PROGRESS
PRINT

RText (RText)

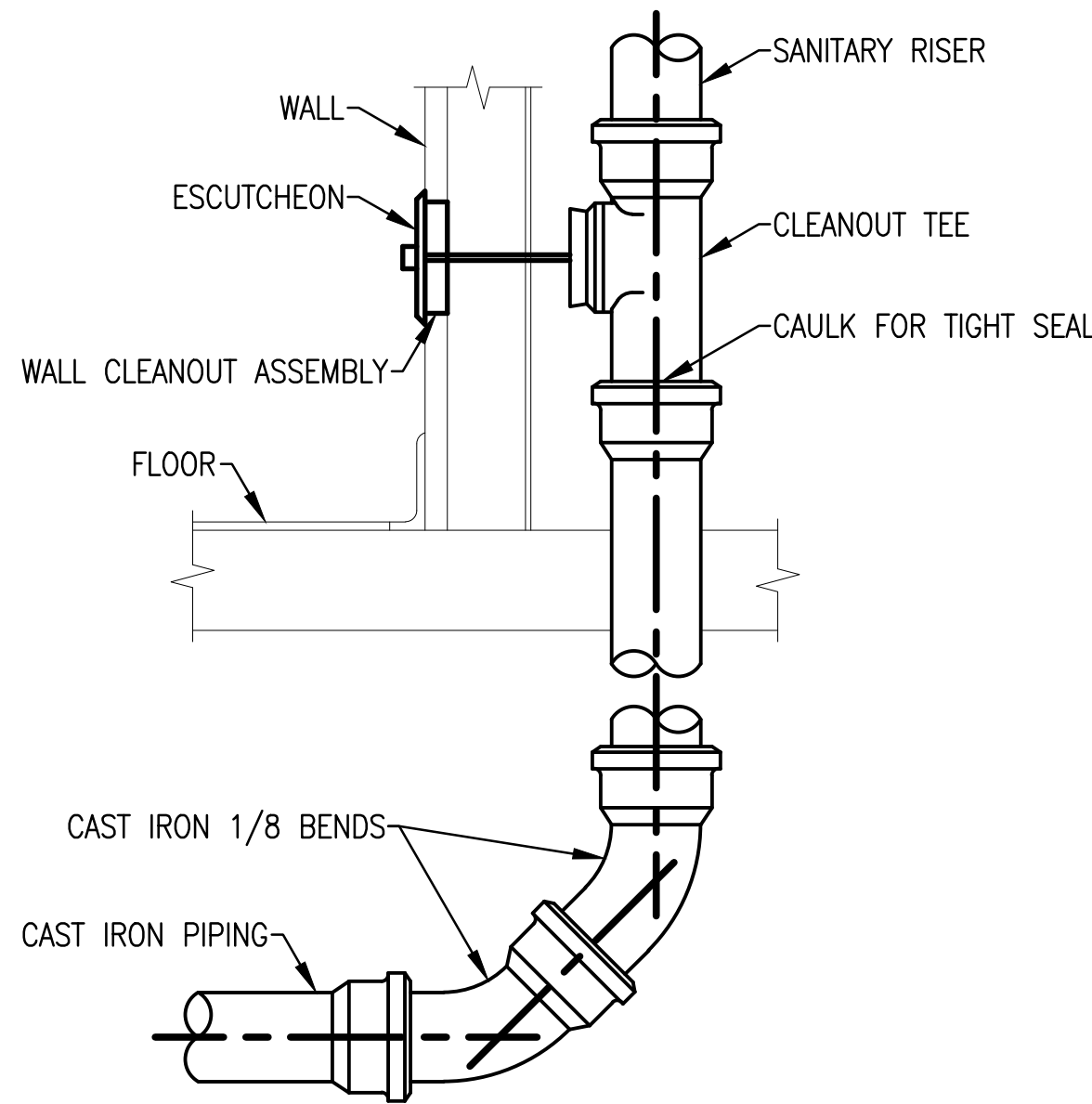
SYKES AND PARTREA
ELEVATOR ADDITIONS AND UPGRADES
NORFOLK, VA

DETAILS

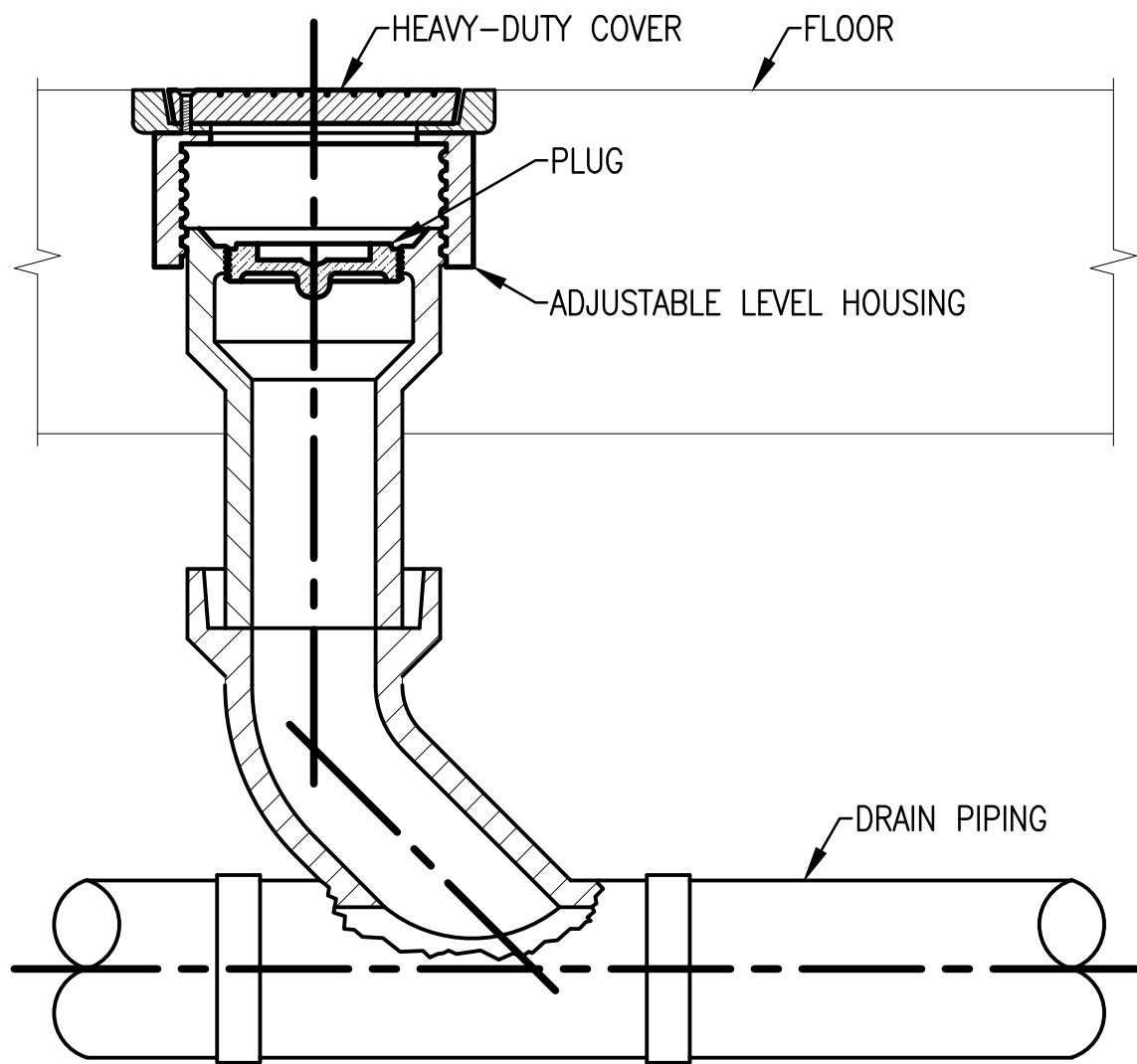
RFS JOB #
2022-113
DATE
01/19/23
M501
X OF XX



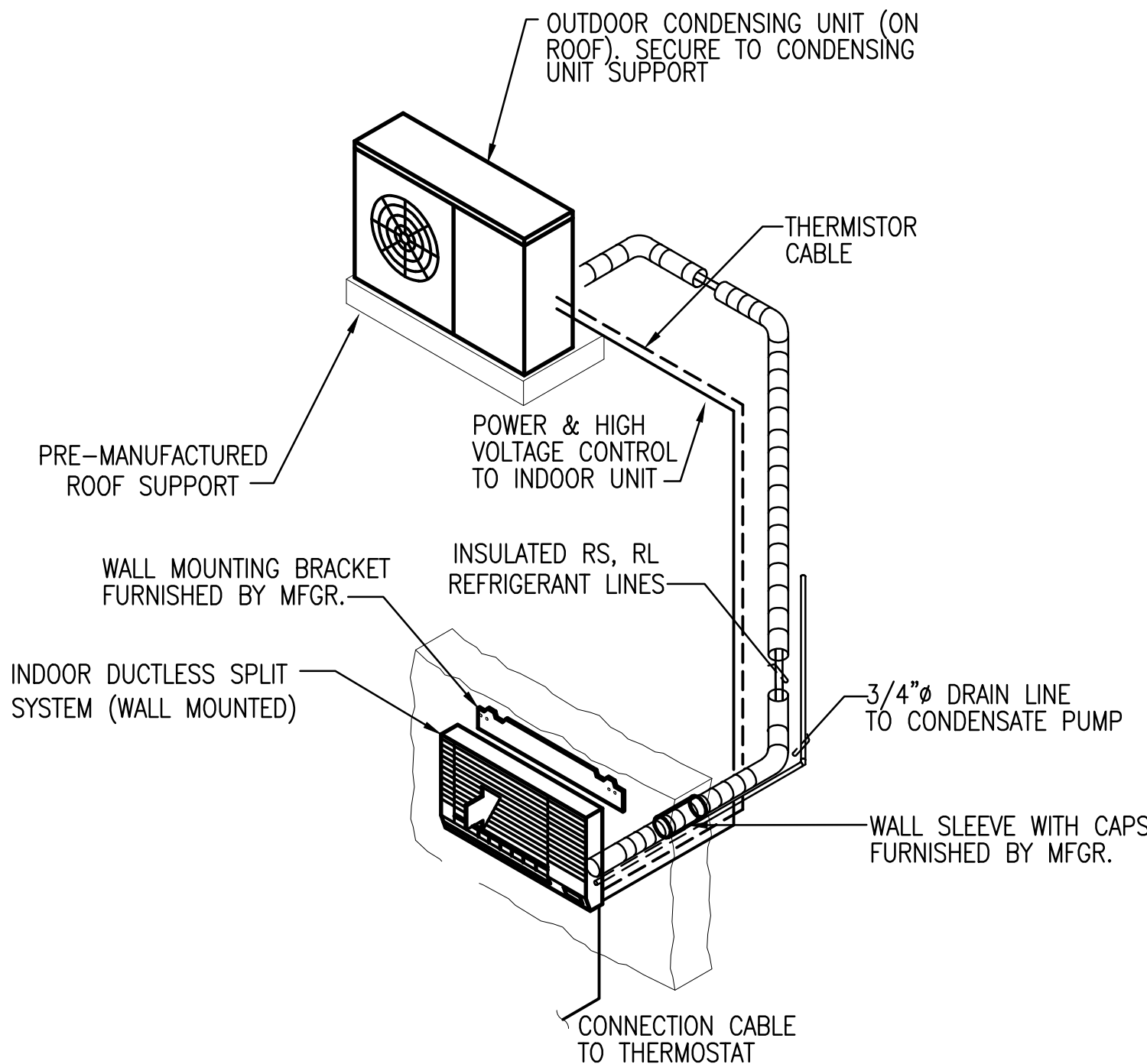
VANSANT & GUSLER, INC.
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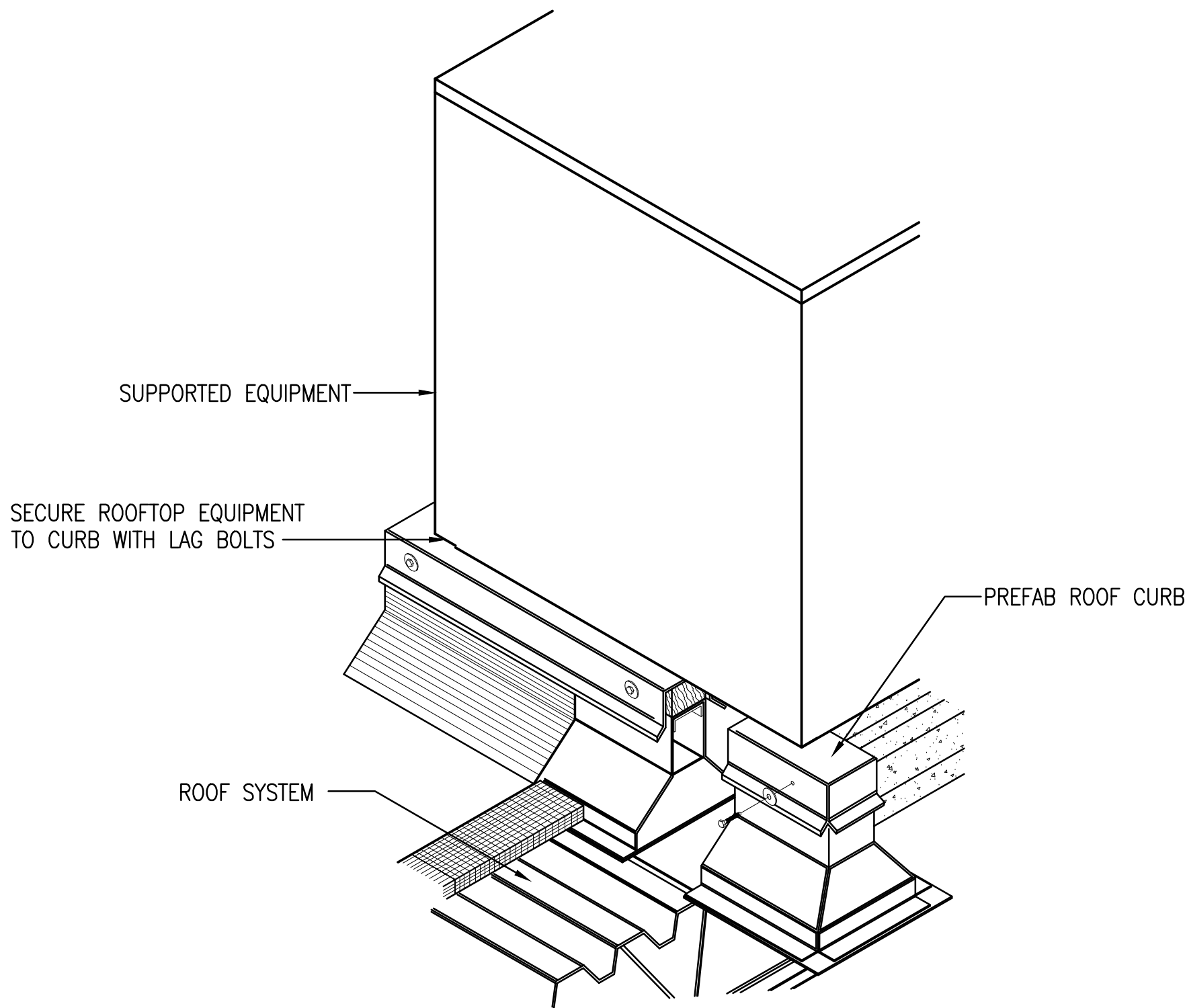
WALL CLEANOUT DETAIL
NO SCALE



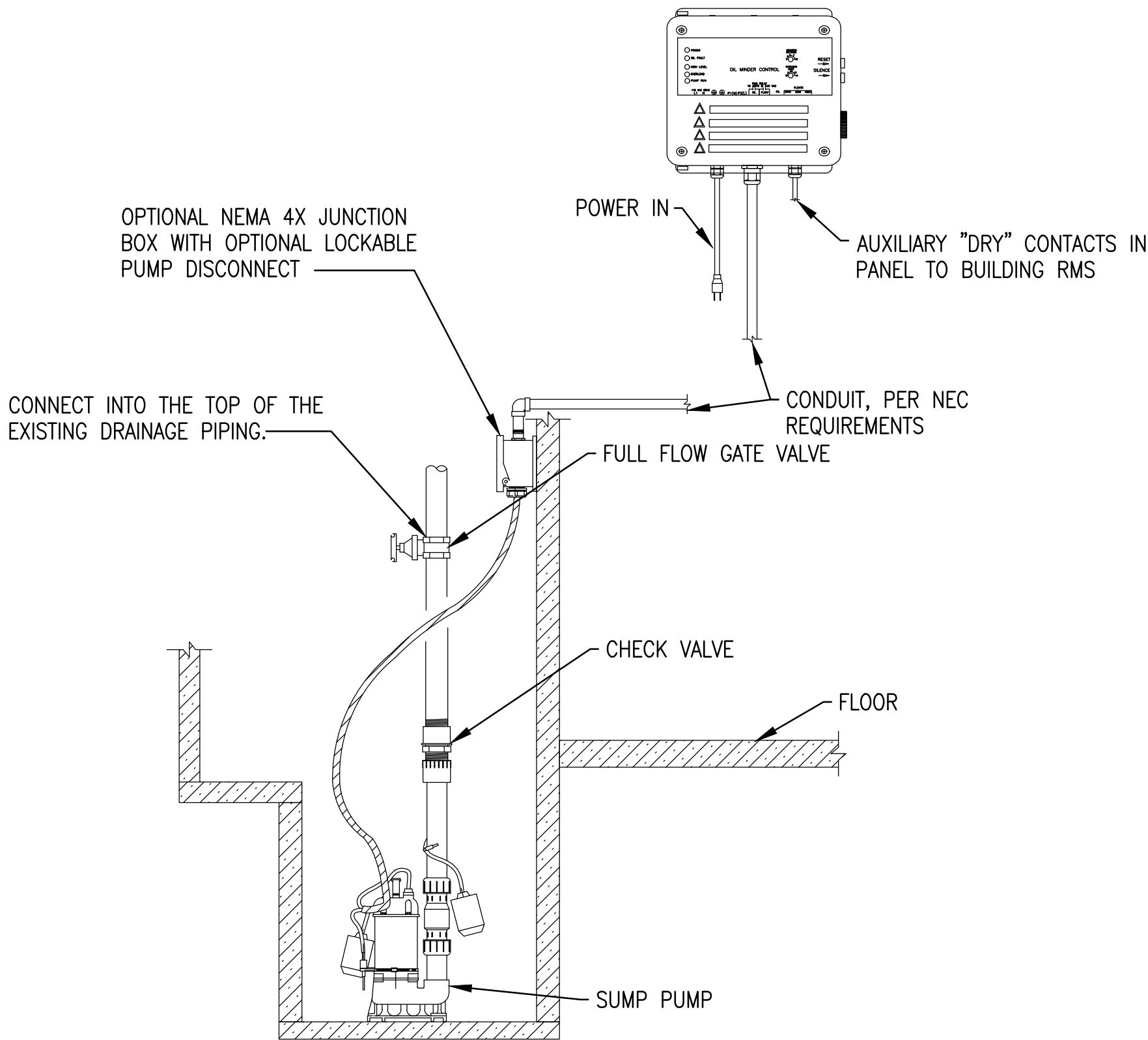
FLOOR CLEANOUT DETAIL
NO SCALE



DUCTLESS SPLIT SYSTEM AIR CONDITIONER DETAIL
NO SCALE



CONDENSING UNIT ROOF SUPPORT DETAIL
NO SCALE



SUMP PUMP WITH OIL MINDER CONTROLLER DETAIL
NO SCALE

