LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
#	KEY NOTE	TYPE / DESIGNATION	EQUIPMENT TAG
12X24	RECTANGULAR OR FLAT OVAL DUCTWORK SIZE (FIRST NUMBER IS SIDE SHOWN)		HVAC FURNACE
8	FLEXIBLE DUCTWORK		HVAC A/C UNIT OR HEAT PUMP
SA RA EA UP DN	DUCT SECTION		CEILING MOUNTED EXHAUST FAN
NECK SIZE/TAG AIR FLOW (CFM)	AIR DEVICE MARK		STORAGE TANK
SA RA EA	RECTANGULAR DIFFUSER		HVAC ACCESS PANEL
SA RA/EA	SIDE-WALL MOUNTED SUPPLY GRILLE OR RETURN/EXHAUST GRILLE	T / T S	THERMOSTAT THERMOSTAT SUSPENDED
SA RA/EA	AIR FLOW	TS	TEMPERATURE SENSOR/TRANSMITTER
SA RA/EA	DUCT MOUNTED SIDE OUTLET/INLET REGISTER	HS	HUMIDITY SENSOR/ TRANSMITTER
SA RA EA	BOTTOM OUTLET/INLET REGISTER (PATTERN AS SHOWN ON PLANS)	P	PRESSURE DIFFERENTIAL SENSOR
UP DN	OFF-SET UP OR DOWN	SD	SMOKE DETECTOR
	INTERNALLY LINED DUCTWORK		POINT OF CONNECTION (P.O.C)
	FLEXIBLE CONNECTION		DROPPED CEILING
	RECTANGULAR TO ROUND TRANSITION	C	CONTROLLER
	ELBOWS WITH TURNING VANES	CO	CO SENSOR
A.D.	ACCESS DOOR		
H C	HC - HEATING COIL CC - COOLING COIL PHC - PRE-HEAT COIL RHC - RE-HEAT COIL		
	MANUAL VOLUME DAMPER		
	OPPOSED BLADE DAMPER		
BDD	BACKDRAFT DAMPER		
M	MOTORIZED DAMPER		
FD	FIRE DAMPER		
FSD	FIRE SMOKE DAMPER		
	FILTER		
	LOUVER		

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR	MVD	MANUAL VOLUME DAMPER
BDD	BACKDRAFT DAMPER	NG	NATURAL GAS
CFM	CUBIC FEET PER MINUTE	OSA	OUTSIDE AIR
dBA	A-WEIGHTED DECIBEL	PDR	POWDER ROOM
EA	EXHAUST AIR	RA	RETURN AIR
EF	EXHAUST FAN	RL	REFRIGERANT LIQUID
FC	FAN COIL	RS	REFRIGERANT SUCTION
FD	FIRE DAMPER	RVD	REMOTE OPERATED DAMPER
HP	HEAT PUMP	SA	SUPPLY AIR
HSPF	HEATING SEASONAL PERFORMANCE FACTOR	SD	SMOKE DETECTOR
LAU	LAUNDRY ROOM	SQFT	SQUARE FEET

GENERAL NOTES

A. GENERAL

1. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL CODES AND REGULATIONS WITH AMENDMENTS (LATEST EDITION).
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE.
3. PROVIDE ANCHORAGE FOR ALL PIPING, DUCTWORK, AND EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS PER SMACNA.
4. VENTILATION SYSTEMS DESIGNED AND INSTALLED SHALL MEET ASHRAE 62.2 REQUIREMENTS.
5. WHERE DEEMED ARCHITECTURALLY UNACCEPTABLE TO PROVIDE ADEQUATE DOOR UNDERCUT FOR PROPER AIR RETURN BETWEEN ROOMS, TRANSFER GRILLS SHALL BE INSTALLED AND COORDINATED WITH THE ARCHITECT.
6. WHEN SUPPLIED, DESIGN ENGINEER SHALL REVIEW AND APPROVE SUBMITTALS FOR ALL EQUIPMENT. IN THE CASE WHERE SUGGESTED SUBSTITUTE IS NOT ADEQUATE, SUBMITTAL SHALL BE RETURNED TO CONTRACTOR AND STAMPED AS "REVIEW AND RESUBMIT." SUBMITTAL APPROVAL CONFIRMS ONLY THAT SUGGESTED SUBSTITUTE HAS EQUIVALENT TECHNICAL PARAMETERS AND DESIGN CONSULTANT IS NOT RESPONSIBLE FOR ANY FINANCIAL IMPACT THAT THIS SUBSTITUTE CAUSES.

B. CONTRACTOR NOTES

1. BEFORE SUBMITTING BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW IN COST ESTIMATE FOR CONDITIONS WHICH MAY EXIST.
2. CONTRACTOR SHALL REVIEW THE MECHANICAL AND OTHER CONSULTANTS DRAWINGS PRIOR TO STARTING ANY WORK AND INFORM ENGINEER AND ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR IF CLARIFICATIONS ARE REQUIRED IN ORDER TO COMPLETE THE INSTALLATION PRIOR TO COMMENCING THE WORK. OWNER OR ITS REPRESENTATIVE SHALL SCHEDULE A MEETING WITH THE CONTRACTOR, ENGINEER, ARCHITECT AND OTHER CONSULTANTS DURING BIDDING PROCESS TO REVIEW AND DISCLOSE ANY DISCREPANCIES, OMISSIONS AND/OR CLARIFICATIONS RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND/OR OWNER.
3. CONTRACTOR BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALL ALTERATIONS, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COST, ETC., SHALL BE INCLUDED IN BID.
4. ANY WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE. SCHEDULING SHALL BE DONE IN COOPERATION WITH CONSTRUCTION MANAGER. INCLUDE ALL PREMIUM TIME CHARGES IN BID TO COVER AFTER-HOURS AND WEEKEND WORK.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK HARMONIOUSLY WITH ALL TRADES. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH BEST CONSTRUCTION PRACTICES.
6. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, TOOLS, LABOR, ETC. TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM AS INDICATED ON DRAWINGS.
7. THE CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IMMEDIATELY ANY INTERFERENCE BETWEEN TRADES OR WITH BUILDING OBSTRUCTIONS.
8. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT, DUCTWORK, PIPING, DAMPERS, ETC. AND SUBMIT IT TO THE CONSTRUCTION MANAGER FOR APPROVAL.
9. COVER ALL WALLS, FLOOR, CEILING, AND ROOF OPENINGS LEFT AS THE RESULT OF THE WORK. PROVISIONS SHALL BE MADE TO PROTECT PEOPLE FROM INJURY AND TO PROTECT EQUIPMENT FROM WEATHER.
10. THE CONTRACTOR SHALL VERIFY THE INPUT VOLTAGE AND AMPERAGE (HORSEPOWER) RATING OF ALL EQUIPMENT AND CONFIRM WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL PROVIDE ALL SAFETY MATERIALS AND EQUIPMENT NOT LIMITED TO BARRIERS, SIGNS, LIGHTS, ETC.
12. CONTRACTOR SHALL PROVIDE BARRICADE, SAFETY SIGNS AND OTHER DEVICES TO ISOLATE WORK AREA DURING CONSTRUCTION, UPON CONSTRUCTION MANAGER APPROVAL.
13. CONTRACTOR SHALL REPAIR/PATCH AND WEATHER PROOF ANY OPENING CAUSED BY EQUIPMENT/PIPING INSTALLATION, AND SHALL PAINT WHERE NECESSARY.
14. THE CONTRACTOR SHALL PREPARE ONE (1) SET OF "RECORD DRAWINGS" PLANS AND KEEP AT JOB SITE FOR REVIEW BY THE CONSTRUCTION MANAGER. ANY CHANGES FROM THE DESIGN DRAWINGS SHALL BE NOTED WITH RED INK. UPON COMPLETION OF PROJECT THE CONTRACTOR SHALL SUBMIT THE PLANS TO THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE UNITS, REMOVE ALL PACKING LABELS, STICKERS AND ANY CRATING DEBRIS, AND LEAVE ALL INSTALLATION FINISHED AND READY FOR OPERATION.
16. AFTER COMPLETION, THE COMPLETE SYSTEM SHALL BE TESTED AND BALANCED. ANY ADDITIONAL BALANCING DEVICES REQUIRED FOR PROPER BALANCING SHALL BE INSTALLED. PRIOR TO BALANCING, ALL FILTERS SHALL BE REPLACED WITH NEW CLEAN FILTERS.
17. UPON COMPLETION OF PROJECT AND PRIOR TO ACCEPTANCE OF THE WORK BY THE CONSTRUCTION MANAGER, CONTRACTOR SHALL FURNISH TO HIM FOUR (4) COPIES OF OPERATION AND MAINTENANCE MANUAL OF EQUIPMENT BOUND IN BOOK FORM AND INDEXED. MANUAL SHALL CONTAIN PARTS LIST, RECOMMENDED PERIODS OF INSPECTION, ETC., AND NAME, ADDRESS AND PHONE NUMBER OF ALL SUPPLIERS.
18. THE CONTRACTOR SHALL FURNISH A TRAINED AND COMPETENT SERVICE ENGINEER TO INSTRUCT THE OPERATORS IN THE OPERATION AND MAINTENANCE OF THE SYSTEM.
19. COMPLETE INSTALLATION SHALL BE GUARANTEED, AND CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR SERVICE, INCLUDING PARTS AND LABOR.

C. COMBUSTION AIR

1. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR EACH HEATING UNIT SHALL COMPLY WITH CH 8. AND CH 7 OF CMC 2016 AND WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS INSTRUCTIONS TO VERIFY COMPLIANCE.
2. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER 2016 CMC SECTION 504.4
3. SCREENS/LOUVERS SHALL NOT BE INSTALLED ON A DRYER VENT TERMINATION PER 2016 CMC SECTION 504.4.
4. FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITH CONSTRUCTION.
5. CLOTHES DRYER EXHAUST TERMINATION AT THE EXTERIOR OF A BUILDING SHALL MAINTAIN A MINIMUM FIVE (5) FEET SEPARATION FROM THE CONDENSING UNIT.
6. EXHAUST DUCT FOR TYPE 1 DRYERS SHALL COMPLY WITH 2016 CMC SECTION 504.4.
7. FURNACES, BOILERS, AND WATER HEATERS LOCATED WITHIN THE HOME'S PRESSURE BOUNDARY ARE MECHANICALLY DRAFTED OR DIRECT-VENTED. AS AN EXCEPTION, NATURALLY DRAFTED EQUIPMENT IS ALLOWED IN CLIMATE ZONES 1-3. FOR NATURALLY DRAFTED FURNACES, BOILERS, AND WATER HEATERS, THE RATER HAS FOLLOWED RESNET OR BPI COMBUSTION SAFETY TEST PROCEDURES AND MET THE SELECTED STANDARD'S LIMITS FOR DEPRESSURIZATION, SPILLAGE, DRAFT PRESSURE, AND CO-CONCENTRATION IN AMBIENT AIR, AS WELL AS A CO-CONCENTRATION IN THE FLUE OF ≤ 25 PPM.
8. OPENINGS USED TO CONNECT INDOOR SPACES WHERE INDOOR COMBUSTION AIR IS USED SHALL BE SIZED AND LOCATED IN ACCORDANCE WITH THE FOLLOWING PER 2016 CMC 701.5:
   - EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN ONE (1) SQUARE INCH PER 1000 BTU/HR OF THE TOTAL INPUT RATING OF THE APPLIANCE IN THE SPACE, BUT NOT LESS THAN 100 SQUARE INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN TWELVE (12) INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION OF AIR OPENINGS SHALL BE NOT LESS THAN THREE (3) INCHES.
   - THE VOLUMES OF SPACES IN DIFFERENT STORIES SHALL BE CONSIDERED AS COMMUNICATING SPACES WHERE SUCH SPACES ARE CONNECTED BY ONE OR MORE OPENINGS IN DOORS OR FLOORS HAVING A TOTAL FREE AREA OF NOT LESS THAN TWO (2) SQUARE INCHES PER 1000 BTU/HR OF TOTAL INPUT RATING OF APPLIANCES.

D. DUCTWORK

1. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND SEALED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND THE UNIFORM MECHANICAL CODE.
2. ALL DUCT SIZES ARE CLEAR INSIDE SIZES. OBTAIN APPROVAL FROM CONSTRUCTION MANAGER FOR SIZING OF ANY DUCTWORK, WHERE SIZES ARE NOT SHOWN ON DRAWINGS.
3. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL BOXES, DIFFUSERS, GRILLES AND REGISTERS AND SHALL BE LOCKED IN THE FINAL POSITION AFTER COMPLETION OF AIR BALANCE.
4. TRANSVERSE AND LONGITUDINAL JOINTS FOR ALL SUPPLY AIR DUCTS SHALL BE SEALED WITH APPROVED MASTIC PER SMACNA.
5. APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD HUMIDITY AND RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF UL181.
6. ANY METALLIC DUCT WORK USED SHALL BE INSTALLED IN ACCORDANCE WITH 2016 CMC SECTION 603.3.
7. ALL HANGARS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. ALL CONNECTIONS TO JOISTS SHALL BE MADE AT THE TOP CORD.

E. EQUIPMENT/APPLIANCES

1. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
2. ALL HVAC EQUIPMENT SHALL BE U.L. LISTED AND BEAR A U.L. LABEL.
3. CONDENSER PAD SHALL BE A MINIMUM OF THREE (3) INCHES HIGH AND SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONDENSER SHALL BE SECURELY FASTENED TO THE PAD TO PREVENT EXCESSIVE MOTION DURING NORMAL OPERATING CONDITIONS AND SEISMIC ACTIVITY.
4. LISTED DIRECT-VENT APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CMC SECTION 802.2.4.
5. ALL CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH 2016 CMC SECTION 802.5.1 THROUGH 802.5.3. 2016 CMC SECTION 802.5.
6. A CHIMNEY FOR RESIDENTIAL-TYPE OR LOW-HEAT APPLIANCE SHALL EXTEND NOT LESS THAN THREE (3) FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING AND NOT LESS THAN TWO (2) FEET HIGHER THAN A PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET. 2016 CMC SECTION 802.5.4.
7. THE FUEL INPUT RATE TO THE APPLIANCE SHALL NOT BE INCREASED OR DECREASED IN VIOLATION OF THE APPROVED RATING AT THE ALTITUDE WHERE IT IS BEING USED. CMC SECTION 902.5.
8. ALL ELECTRICAL AIR CONDITIONER SYSTEMS DESIGNED FOR PERMANENT INSTALLATION SHALL COMPLY WITH UL 1995 OR UL 60335-2-40. 2016 CMC SECTION 903.1.
9. ALL GAS FIRED AIR CONDITIONERS SHALL COMPLY WITH SECTION 903.2.1 THROUGH SECTION 903.2.7. 2016 CMC SECTION 903.2.
10. LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, 2016 CMC SECTION 924.1. UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN THIRTY-SIX(36) INCHES AT THE SIDES AND BACK AND NOT LESS THAN FOURTY-EIGHT (48) INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. 2016 CMC 924.2

F. FIRE PROTECTION

1. SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS, FLOOR, ETC. TO MAINTAIN THE FIRE RATING, AND BUILDING PRESSURIZATION.
2. EACH SINGLE SYSTEM HEATING OR COOLING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS PER 2016 CMC SECTION 608.
3. PROVIDE LISTED DUCT TYPE SMOKE DETECTOR IN THE SUPPLY AIR DUCT IN EVERY AIR MOVING SYSTEM SUPPLYING AIR IN EXCESS 2000 CFM (MULTIPLE UNITS SERVING THE SAME ROOM, OR HAVING A COMMON RETURN AIR PLENUM OR COMMON OCA DUCT ARE CONSIDERED TO BE ONE SYSTEM FOR DETERMINATION OF THE CFM).
4. COMBINATION FIRE / SMOKE DAMPERS (FSD) SHALL CLOSE AUTOMATICALLY UPON DETECTION OF HEAT AND/OR SMOKE TO RESIST THE PASSAGE OF FLAME AND SMOKE. THE DAMPER SHALL BE CONTROLLED BY HEAT/FIRE AND SMOKE DETECTION SYSTEM IN CONFORMANCE WITH LOCAL CODE.
   - HEAT/FIRE DETECTION SYSTEM SHALL BE FACTORY PROVIDED WITH DAMPER.
   - SMOKE DETECTION SYSTEM SHALL BE A DUCT SMOKE DETECTOR INSTALLED PER LOCAL CODE. DUCT SMOKE DETECTOR SHALL BE FACTORY PROVIDED WITH DAMPER OR BY THIRD PARTY.

G. PIPING

1. ALL HANGARS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. ALL CONNECTIONS TO JOISTS SHALL BE MADE AT THE TOP CORD.
2. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDENSATE DRAIN LINES WITH CONNECTIONS TO AN APPROVED RECEPTOR IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. REFER TO PLUMBING PLANS FOR ALL PRIMARY AND SECONDARY CONDENSATE ROUTING.
3. CONTRACTOR SHALL VERIFY IN FIELD THE SHORTEST ROUTING FOR REFRIGERANT LINES THAT COMPLY WITH MANUFACTURER'S INSTALLATION GUIDELINES AND DO NOT INTERFERE OR RESTRICT OTHER TRADES.
4. THE LIQUID AND SUCTION LINES SHALL BE PROTECTED FROM THE ENVIRONMENT USING A WATER RESISTANT METAL JACKET, PAINTED CANVAS, PLASTIC COVER OR COATING PER 2016 CEC.

APPLICABLE CODES

APPLICABLE CODES AS OF JANUARY 1, 2017:

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. ;

2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. ;
(2015 INTERNATIONAL BUILDING CODE & 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. ;
(2014 NATIONAL ELECTRICAL CODE & 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. ;
(2015 UNIFORM MECHANICAL CODE & 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. ;
(2015 UNIFORM PLUMBING CODE & 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R. ;

2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. ;
(2015 INTERNATIONAL FIRE CODE & 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R. ;

2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ;

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

CALGREEN NOTES

1. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH CALIFORNIA ENERGY CODE. CAL GREEN 4.406.1
2. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH THIS SECTION SHALL BE PLACED IN THE BUILDING. CAL GREEN 4.410.1
   - 2.1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITHIN BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
   - 2.2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
     - 2.2.1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
     - 2.2.2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
     - 2.2.3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
     - 2.2.4. LANDSCAPE IRRIGATION SYSTEMS.
     - 2.2.5. WATER REUSE SYSTEMS.
   - 2.3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   - 2.4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
   - 2.5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
   - 2.6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLER WHICH CONSERVE WATER.
   - 2.7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
   - 2.8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   - 2.9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
   - 2.10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
3. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CAL GREEN 4.504.1
4. HEATING AND AIR-CONDITIONING SYSTEMS HAS BEEN SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
   - 4.1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   - 4.2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   - 4.3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

   EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE. CAL GREEN 4.507.2
5. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN ANY CFCs OR HALONS. CAL GREEN 5.508.1
6. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT, THE SYSTEMS LISTED IN SECTION 5.410.4.2.
7. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF SECTIONS 5.504.4.1 THROUGH 5.504.4.6.
8. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL, WHICH SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% (SEC 4.506.1)

Sheet List

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M2.4	FLOOR PLAN LEVEL 2 - SEGMENT 2
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WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
exp. 09/30/2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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1/28/2021 6:14:28 PM

SHEET TITLE:

GENERAL NOTES AND LEGENDS

SHEET NO:

M0.1

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SCHEDULE OF FANS

TYPE / TAG

GENERAL						FAN DATA			MOTOR			NOTES
TYPE TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	WEIGHT (LBS)	TYPE / DESIGN	TOTAL AIR QTY (CFM)	EXTERNAL STATIC PRESSURE (IN. W.G.)	SONES	MOTOR TYPE	RATED SIZE	VOLTS/ PHASE/ HERTZ	
EF B-1	BATHROOM / IAQ	AIRKING E80SH	CEILING	15.4	CEILING MOUNTED	80	0.1	0.3	PSC	37.0 W	120/1/60	1,2,3,4
EF B-2	BATHROOM	AIRKING E80SH	CEILING	15.4	CEILING MOUNTED	80	0.1	0.3	PSC	37.0 W	120/1/60	1,2,3,4
SF C-1	CORRIDOR	GREENHECK AS-16-428-A	ROOF	53	ROOF MOUNTED	1,200	0.5	24	--	3/4 HP	115/1/60	1,2,3,5,6,8,9
SF C-2	CORRIDOR	GREENHECK AS-16-428-A	ROOF	53	ROOF MOUNTED	1,200	0.5	24	--	3/4 HP	115/1/60	1,2,3,5,6,8,9
EF T	TRASH	GREENHECK SQ-90-G	ROOF	49	CEILING MOUNTED	320	0.3	5.5	--	1/25 HP	115/1/60	1,2,3,4
SF 1	OSA SUPPLY	AIRKING FAS	CEILING	17	IN LINE	40-120	0.2	1	--	30.1W	115/1/60	1,2,3,4,5
EF RR	RESTROOM	GREENHECK CSP-A250	POOL RESTROOM	25	IN LINE	230	0.2	1	PSC	0.03HP	115/1/60	1,2,3,6
SF OA1	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
SF OA2	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
SF OA3	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
SF OA4	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
SF OA5	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
SF OA61	FRESH AIR SUPPLY	GREENHECK MSF-P115-H20-VG	ROOF	200	MAU/SUPPLY	1860	0.2	19	ECM	1HP	208/1/60	1,2,3,5,6,7,8,9
BF 1	DRYER BOOSTER FAN	FANTECH DEDPV-705	DRYER CLOSET	10	IN-LINE (BOOSTER)	173	0.2	-	PSC	72 W	115/1/60	1,2

NOTES:
1. ALL FANS SHALL BE TESTED AND RATED, CERTIFIED, AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE.
2. ALL FANS SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS) DISCONNECT SWITCH. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN THROAT OF EXHAUST DUCT.
4. FAN SHALL BE PROVIDED WITH BUILT-IN HUMIDITY SENSOR.
5. PROVIDE MERV 8 FILTER
6. FAN SHALL BE RATER FOR OUTDOOR USE.
7. FAN SHALL BE PROVIDED WITH VARIABLE SPEED MOTOR AND SPEED CONTROLLER
8. MAINTAIN10' CLEARANCE FOR MECHANICAL VENTILATION INLET FROM ANY LOCAL EXHAUST AND SANITARY VENTS
9. PROVIDE ROOF CURB

WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

UNIT TYPE	ST-01	ST-02	ST-03	1B-01	1B-02	1B-03	1B-04	1B-05	1B-06	1B-07	1B-09	1B-09	1B-10
FLOOR AREA (SQFT)	476	513	462	668	674	621	694	712	709	797	819	634	580
NO. OF BEDROOMS	0	0	0	1	1	1	1	1	1	1	1	1	1
VENTILATION RATE (CFM) = 0.03(SQFT) +7.5(BEDROOMS+1)	21.8	22.9	21.4	35.0	35.2	33.6	35.8	36.4	36.3	38.9	39.6	34.0	32.4
DESIGNED VENTILATION (CFM)	50	50	50	50	50	50	50	50	50	50	50	50	50

WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

UNIT TYPE	2B-01	2B-02	2B-03	2B-04	2B-05
FLOOR AREA (SQFT)	988	926	970	1093	1144
NO. OF BEDROOMS	2	2	2	2	2
VENTILATION RATE (CFM) = 0.03(SQFT) +7.5(BEDROOMS+1)	52.1	50.3	51.6	55.3	56.8
DESIGNED VENTILATION (CFM)	75	75	75	75	75

AIR SYSTEM DESIGN CRITERIA

CITY	LOS ANGELES
COUNTY	LOS ANGELES
CLIMATE ZONE	09
SUMMER AMBIENT DESIGN TEMPERATURE (°F DB/WB)	91.4 / 65.6
SUMMER DAILY RANGE (°F WB)	17.5
WINTER AMBIENT DESIGN TEMPERATURE (°F DB)	42.9
SUMMER INDOOR DESIGN TEMPERATURE (°F DB)	74
WINTER INDOOR DESIGN TEMPERATURE (°F DB)	70

SCHEDULE OF NEW CONDENSING UNITS

HP / TAG

GENERAL						COOLING					HEATING			REF. PIPING			ELECTRICAL			NOTES
TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	TONS	WEIGHT (LBS)	AMB. DB (°F)	TOTAL LOAD (MBH)	SENS. LOAD (MBH)	EER	SEER / [IEER]	AMB. DB (°F)	TOTAL LOAD (MBH)	HSPF/ [COP]	TYPE	SYSTEM CHARGE (LBS)	CONN. Ø LIQUID / SUCTION (IN.)	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	
12	ELEC ROOM	CARRIER 38MAQB12R	ROOF	1	91.5	91.4	12.0	8.4	13.0	22.5	42.9	12.0	3.56	R-410A	3.3	1/4 1/2	208/1/60	9	15	1,2,3,4,5,6
C-1	COMMON AREAS	CARRIER 38VMA060	ROOF	5	220.0	91.4	63.56	-	9.5	18.6	42.9	68.34	3.19	R-410A	8.6	3/8 3/4	208/1/60	40	45	1,2,3,4,5,6
C-2	COMMON AREAS	CARRIER 38VMA048	ROOF	4	220.0	91.4	50.32	-	10.0	18.0	42.9	59.64	3.42	R-410A	8.6	3/8 5/8	208/1/60	38	40	1,2,3,4,5,6
C-3	COMMON AREAS	CARRIER 38VMA060	ROOF	5	220.0	91.4	63.56	-	9.5	18.6	42.9	68.34	3.19	R-410A	8.6	3/8 3/4	208/1/60	40	45	1,2,3,4,5,6
18	UNIT ST & 1B	CARRIER CH16NA018	ROOF	1.5	142	91.4	16.57	13.67	12.5	15.0	42.9	17.74	8.5	R-410A	7.0	3/8 5/8	208/1/60	13.6	20	1,2,3,4,5,6
24	UNIT 2B	CARRIER CH16NA024	ROOF	2	142	91.4	21.03	17.43	13	16.0	42.9	22.04	9.0	R-410A	7.6	3/8 5/8	208/1/60	15.5	25	1,2,3,4,5,6

NOTES:
1. DISCONNECT SWITCH TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
3. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION. SIZE RS/RL PIPING PER MANUFACTUERS GUIDELINES.
4. RS/RL ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING TYPE TAMPER RESISTANT CAPS. UNLESS THEY ARE PROTECTED BY WALLS OR FENCING AND REQUIRING KEY ACCESS.
5. CONDENSING UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE PER DETAILS ON MD-1 .
6. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SCHEDULE OF NEW FAN COIL UNITS

FC / TAG

GENERAL						FAN DATA			COOLING		HEATING		ELECTRICAL			NOTES
TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	CU	WEIGHT (LBS)	TOTAL AIR QTY (CFM)	OUTSIDE AIR QTY (CFM)	EXTERNAL STATIC PRESSURE (IN. W.G.)	TOTAL LOAD (MBH)	SENS. LOAD (MBH)	TOTAL LOAD (MBH)	ELEC. HEAT	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	
12	ELEC ROOM	CARRIER 40MAQB12B	SEE PLAN	12	20	380	0	0.0	12.0	8.4	12.0	N/A	208/1/60	0.2	15	1,2,6,7
C-1	COMMON AREAS	CARRIER 40VMF024A	SEE PLAN	C-1	69	800	0	0.0	20.03	16.64	27.0	N/A	208/1/60	1.3	15	1,2,6,7
C-2	COMMON AREAS	CARRIER 40VMF024A	SEE PLAN	C-2	69	800	0	0.0	20.03	16.64	27.0	N/A	208/1/60	1.3	15	1,2,6,7
C-3	COMMON AREAS	CARRIER 40VMF024A	SEE PLAN	C-3	69	800	0	0.0	20.03	16.64	27.0	N/A	208/1/60	1.3	15	1,2,6,7
18	UNIT ST & 1B	CARRIER FMC4Z18	SEE PLAN	18	109	580	0	0.5	18.0	14.0	17.0	N/A	208/1/60	1.3	15	1,2,3,4,5,6,8
24	UNIT 2B	CARRIER FMC4Z24	SEE PLAN	24	109	719	0	0.4	24.0	18.0	17.0	N/A	208/1/60	1.3	15	1,2,3,4,5,6,8

NOTES:
1. DISCONNECT SWITCH TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE HARD-WIRED PROGRAMMABLE SETBACK THERMOSTAT, CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
3. PROVIDE UNIT WITH ECM MOTOR SET TO PROVIDE CFM QUANTITIES PER SCHEDULE.
4. PROVIDE UNIT WITH ACCESS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
5. PROVIDE UNIT WITH FACTORY SECONDARY DRAIN PAN.
6. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION. SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.
7. INDOOR UNIT TO RECEIVE POWER FROM OUTDOOR UNIT.
8. PROVIDE MERV 8 FILTER AT RETURN AND OSA.

DIFFUSERS/GRILLES/REGISTERS

TAG / CFM

TAG	MANUFACTURER MODEL NO.	AIRFLOW RANGE (CFM)	DUCT SIZE (IN.)	FACE SIZE (IN.)	PRESS. DROP (IN. W.G.)	FUNCTION	NOTES
SG-1	TRUAIRE 210VM	0 - 50 51 - 100 101 - 150 151 - 200 201 - 300 301 - 400	Ø5 Ø6 Ø7 Ø8 Ø9 Ø10	10 X 4 10 X 6 12 X 6 14 X 6 14 X 8 14 X 12	0.01 0.01 0.01 0.02 0.02 0.01	WALL SUPPLY GRILLE	1,2,3,4,5
SD-1	SHOEMAKER SCB31 & SCB41	0 - 50 51 - 100 101 - 150 151 - 200 201 - 300 301 - 400	Ø5 Ø6 Ø7 Ø8 Ø9 Ø10	8 X 8 8 X 8 10 X 10 10 X 10 12 X 12 14 X14	0.04 0.04 0.04 0.04 0.04 0.04	CEILING SUPPLY DIFFUSER	1,2,3,4,6
R-1	TRUAIRE 290 FIXED BAR	0 - 850 0 - 2500	Ø10 Ø18	14 X 14 30 X 20	0.065	CEILING & WALL RETURN GRILLE	1,2,3,4,5
VR	COOK GI	0-600	12 X 12	28 X 24	0.017	ROOF VENTILATION	1,3,4,

NOTES:
1. ALL PERFORMANCE DATA SHALL BE IN ACCORDANCE WITH ANSI/ASHRAE STANDARDS.
2. UNLESS OTHERWISE NOTED, ALL DIFFUSERS/REGISTERS/GRILLES SHALL HAVE NC RATINGS <30.
3. COORDINATE FRAME TYPE WITH ARCHITECTURAL RCP OR INSTALLATION SURFACE.
4. COLOR TO BE SPECIFIED BY ARCHITECT.
5. PROVIDE GRILLE WITH VERTICAL ORIENTED BLADES AND MULTI SHUTTER DAMPER.
6. RECESSED LEVER OPERATED MULTI SHUTTER DAMPERI

1

NOTE:
WORST CASE LINE LENGTHS (FOR MOST DISTANT UNITS) ARE CONSIDERED AND SHOWN IN TABLE. ALL ROOMS SERVED BY THESE SYSTEMS HAVE LARGER VOLUME AND AREA THAN MINIMUM REQUIRED SHOWN IN TABLE.

REFRIGERANT CONCENTRATION CALCULATION

SYSTEM	REFRIGERATION CHARGE (LB)	MAX TOTAL EQUIVALENT LENGTH (FT)	LIQUID LINE DIAMETER (IN)	LINESET (LB/FT)	ADDITIONAL CHARGE ** (LB)	TOTAL CHARGE (LB)	MAX ALLOWED CONCENCTRATION (LB/CU.FT)	MIN REQUIRED HABITABLE VOLUME (CU.FT)	MIN REQUIRED HABITABLE AREA (SQ.FT)*
HP-12/FC-12	2.8	30	1/4	0.0100	0.3	3.1	26	119.3	13.4
HP-C1/FC-C1	8.6	125	3/8	0.0400	5.0	13.6	26	523.1	58.9
HP-C2/FC-C2	8.6	105	3/8	0.0400	4.2	12.8	26	492.3	55.4
HP-C3/FC-C3	8.6	130	3/8	0.0400	5.2	13.9	26	534.6	60.2
HP-18/FC-18	4.6	70	3/8	0.0375	2.7	7.3	26	280.8	31.6
HP-24/FC-24	6.0	70	3/8	0.0375	2.7	8.7	26	334.6	37.7

NOTES:
* WITH CEILING HEIGHT 8'-10"
** [(LINESET LB/FT X TOTAL LENGTH) + (REFRIGERANT CHARGE) = TOTAL CHARGE (PER MANUFACTURER'S CALCULATION PARAMETERS)

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WESTERN AVENUE CAPITAL

2340 VENICE
2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21 BID SET
07.28.20 1ST PLAN CHECK
12.09.19 BUILDING PERMIT SET
ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO: 65000
FILE NAME: WRITE CENTRAL FILE PATH HERE: (I.E. P:\0000.0000\BIM\Central Files\00000.00-central.rvt)
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SHEET TITLE: EQUIPMENT SCHEDULES
SHEET NO: M0.2

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HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE MANUAL VOLUME DAMPER AT EACH DUCT BRANCH FOR AIR BALANCING.
6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
7. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
9. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
10. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
13. RELIABLE PRODUCTS C4M OR APPROVED EQUAL. CEILING RETURN DIFFUSER: RELIABLE PRODUCTS GFX OR APPROVED EQUAL.
14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
18. AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT

HVAC KEY NOTES

1. 2-HR FIRE RATED MECHANICAL EXHAUST SHAFT.
2. CORRIDOR VENTILATION DUCT UP TO FAN ON ROOF. DUCT SIZE LISTED ON PLAN.
3. PROVIDE DUCT CONNECTION TO COMBINATION FIRE SMOKE DAMPER. DUCT RISER TO TRANSITION BELOW DUCT CONNECTION TO SIZE LISTED ON PLAN FOR LEVEL BELOW.
5. PROVIDE GREENHECK COMBINATION FIRE SMOKE DAMPER MODEL CFSD-211 WITH SLEEVE MOUNTED LOW FLOW SMOKE DETECTOR AT SHAFT PENETRATION. SMOKE DAMPER TO SHUT DOWN UPON DETECTION OF SMOKE BY SMOKE DETECTOR MOUNTED IN SLEEVE OER CBC SECTION 716.3.3.2. COMBINATION SMOKE FIRE DAMPER SIZE LISTED ON PLAN.
6. PROVIDE PRICE GRILLE MODEL 510 AT COMBINATION FIRE SMOKE DAMPER WALL TERMINATION. SIZE TO MATCH COMBINATION SMOKE DAMPER. CFM VALUE LISTED ON PLAN.
7. OUTSIDE AIR INTAKE TO BE MINIMUM 10' FROM AN APPLIANCE VENT OUTLET, VENT OPENING OF A PLUMBING SYSTEM, OR THE DISCHARGE OUTLET OF EXHAUST FAN. (CMC 314.3) REFER TO PLAN FOR OUTSIDE AIR CFM RATES.
8. ENVIRONMENTAL AIR EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3' AWAY FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, AND 3' FROM OPENINGS INTO THE BUILDING. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. (CMC 502.2.1) REFER TO PLAN FOR EXHAUST AIR CFM RATES.

SYMBOL	DESCRIPTION
	NON-RATED STUD WALL
	1 HOUR FIRE-RATED STUD WALL
	2 HOUR FIRE-RATED STUD WALL
	3 HOUR FIRE-RATED STUD WALL
	CONCRETE WALL
	CMU WALL

NOTE: ALL WALLS/PARTITIONS SHOWN ON PLANS ARE TYPICAL UNLESS SPECIFICALLY NOTE OTHERWISE BY WALL TAG
REFER TO SHEETS A9.05 FOR INTERIOR WALL CONDITIONS.

EXTERIOR WALLS - ALL TYPE IIIA EXTERIOR WALLS TO BE 2 HOUR CONSTRUCTION U.N.O.
REFER TO SHEETS A9.06 FOR TYPICAL EXTERIOR WALL CONDITIONS

1. DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, CENTER OF WALL, COLUMN GRID LINES, OR FACE OF CONCRETE AND CMU WALLS (NOMINAL), U.N.O. WINDOW AND DOOR LOCATIONS ARE DIMENSIONED TO CENTERLINE, ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED. REFER TO LEVEL 4 FLOOR PLAN FOR WINDOW, DOOR AND BALCONY LOCATIONS.

REFER TO SHEETS A9.01, A9.01, A9.02 & A9.03 FOR WALL TYPE ASSEMBLIES

CORRIDOR WALL IS FULL HEIGHT WALL.

Walls legend

KEY PLAN

LEVEL 1 - SEGMENT 1 | SCALE: 3/32" = 1'-0" | 1

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architecture + environments + brand strategy + graphics
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WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIC
No. M 35573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO: 65000
FILE NAME: WRITE CENTRAL FILE PATH HERE: (I.E. P:\0000.000\BIM\Central File\0000.00-central.rvt)
DRAWN BY: AR
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SHEET TITLE:

FLOOR PLAN
LEVEL 1 - SEGMENT 1

SHEET NO:

M2.1

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2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE MANUAL VOLUME DAMPER AT EACH DUCT BRANCH FOR AIR BALANCING.
6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
7. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
9. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
10. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
13. RELIABLE PRODUCTS CAM OR APPROVED EQUAL. CEILING RETURN DIFFUSER: RELIABLE PRODUCTS GFX OR APPROVED EQUAL.
14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED" COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
18. AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT

SYMBOL	DESCRIPTION
	NON-RATED STUD WALL
	1 HOUR FIRE-RATED STUD WALL
	2 HOUR FIRE-RATED STUD WALL
	3 HOUR FIRE-RATED STUD WALL
	CONCRETE WALL
	CMU WALL

NOTE: ALL WALLS/PARTITIONS SHOWN ON PLANS ARE TYPICAL UNLESS SPECIFICALLY NOTE OTHERWISE BY WALL TAG
REFER TO SHEETS A9.05 FOR INTERIOR WALL CONDITIONS.

EXTERIOR WALLS - ALL TYPE IIIA EXTERIOR WALLS TO BE 2 HOUR CONSTRUCTION U.N.O.
REFER TO SHEETS A9.06 FOR TYPICAL EXTERIOR WALL CONDITIONS

1. DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, CENTER OF WALL, COLUMN GRID LINES, OR FACE OF CONCRETE AND CMU WALLS (NOMINAL) U.N.O. WINDOW AND DOOR LOCATIONS ARE DIMENSIONED TO CENTERLINE, ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED. REFER TO LEVEL 4 FLOOR PLAN FOR WINDOW, DOOR AND BALCONY LOCATIONS.

REFER TO SHEETS A9.01, A9.01, A9.02 & A9.03 FOR WALL TYPE ASSEMBLIES

CORRIDOR WALL IS FULL HEIGHT WALL.

Walls legend

KEY PLAN

N

LEVEL 1 - SEGMENT 2 | SCALE: 3/32" = 1'-0" | 1

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321
Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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SHEET TITLE:

FLOOR PLAN
LEVEL 1 - SEGMENT 2

SHEET NO:

M2.2

HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
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6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
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CORRIDOR WALL IS FULL HEIGHT WALL.

Walls legend

N

LEVEL 2 - SEGMENT 1 | SCALE: 3/32" = 1'-0" | 1

KEY PLAN

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
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Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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SHEET TITLE:

FLOOR PLAN
LEVEL 2 - SEGMENT 1

SHEET NO:

M2.3

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NOTE: ALL WALLS/PARTITIONS SHOWN ON PLANS ARE TYPICAL UNLESS SPECIFICALLY NOTE OTHERWISE BY WALL TAG
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REFER TO SHEETS A9.01, A9.01, A9.02 & A9.03 FOR WALL TYPE ASSEMBLIES

CORRIDOR WALL IS FULL HEIGHT WALL.

Walls legend

KEY PLAN

LEVEL 2 - SEGMENT 2 | SCALE: 3/32" = 1'-0" | 1

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
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Irvine
tel 949.752.1612
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Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

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65000
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SHEET TITLE:

FLOOR PLAN
LEVEL 2 - SEGMENT 2

SHEET NO:

M2.4

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Walls legend

N

LEVEL 3 - SEGMENT 1 | SCALE: 3/32" = 1'-0" | 1

KEY PLAN

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering
consulting group, inc.
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WESTERN AVENUE CAPITAL

2340 VENICE

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LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIL
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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SHEET TITLE:

FLOOR PLAN
LEVEL 3 - SEGMENT 1

SHEET NO:

M2.5

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EXTERIOR WALLS - ALL TYPE IIIA EXTERIOR WALLS TO BE 2 HOUR CONSTRUCTION U.N.O.
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REFER TO SHEETS A9.01, A9.01, A9.02 & A9.03 FOR WALL TYPE ASSEMBLIES

CORRIDOR WALL IS FULL HEIGHT WALL.

Walls legend

KEY PLAN

LEVEL 3 - SEGMENT 2 | SCALE: 3/32" = 1'-0" | 1

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering consulting group, inc.
15 Studebaker
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2340 VENICE
2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO: 65000
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FLOOR PLAN LEVEL 3 - SEGMENT 2

SHEET NO:

M2.6

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6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
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15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
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Walls legend

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FLOOR PLAN
LEVEL 4 -
SEGMENT 1

SHEET NO:

M2.7

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Walls legend

N

LEVEL 4 - SEGMENT 2 | SCALE: 3/32" = 1'-0" | 1

KEY PLAN

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RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
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PROJECT NO:
65000

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FLOOR PLAN
LEVEL 4 - SEGMENT 2

SHEET NO:

M2.8

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Walls legend

N

LEVEL 5 - SEGMENT 1 | SCALE: 3/32" = 1'-0" | 1

KEY PLAN

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FLOOR PLAN
LEVEL 5 -
SEGMENT 1

SHEET NO:

M2.9

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FLOOR PLAN
LEVEL 5 - SEGMENT 2

SHEET NO:

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ROOF PLAN - SEGMENT 1 | SCALE: 3/32" = 1'-0" | 1

HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE MANUAL VOLUME DAMPER AT EACH DUCT BRANCH FOR AIR BALANCING.
6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
7. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
9. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
10. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
13. RELIABLE PRODUCTS C4M OR APPROVED EQUAL. CEILING RETURN DIFFUSER: RELIABLE PRODUCTS GFX OR APPROVED EQUAL.
14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
18. AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT

KEY PLAN

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
725 South Figueroa St. Suite 1650, Los Angeles, CA 90017
phone 213.236.0177

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321
Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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ROOF PLAN - SEGMENT 1

SHEET NO:

M2.11

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N

ROOF PLAN - SEGMENT 2 | SCALE: 3/32" = 1'-0" | 1

GENERAL NOTES

HVAC GENERAL NOTES

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2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
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4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE MANUAL VOLUME DAMPER AT EACH DUCT BRANCH FOR AIR BALANCING.
6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
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8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
9. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
10. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
13. RELIABLE PRODUCTS C4M OR APPROVED EQUAL. CEILING RETURN DIFFUSER: RELIABLE PRODUCTS GFX OR APPROVED EQUAL.
14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
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WESTERN AVENUE CAPITAL

2340 VENICE
2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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ROOF PLAN - SEGMENT 2

SHEET NO:

M2.12

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Unit 1B-01 | SCALE: 1/4" = 1'-0" | **4**

Unit ST-02 | SCALE: 1/4" = 1'-0" | **2**

Unit ST-03 | SCALE: 1/4" = 1'-0" | **3**

NOTE THAT OPERABLE WINDOW, AND VENTS LOCATIONS VARIES FOR THIS UNIT TYPE. PLEASE REFER TO BUILDING PLANS FOR EACH INSTANCE.

Unit ST-01 | SCALE: 1/4" = 1'-0" | **1**

HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
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3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
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8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
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11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
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15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED" COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
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HVAC KEY NOTES

1. PROVIDE 1" DOOR UNDERCUT TO PROVIDE TRANSFER AIR PATHWAY.
2. INSTALL FC ABOVE CEILING PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS ON MD SHEETS . PROVIDE ACCESS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE TO ASSOCIATED CU.
3. RUN 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW. OPTIONALLY USE OVERFLOW SWITCH. COORDINATE WITH THE PLUMBER.
4. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 6"Ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"Ø)
5. DRYER VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. DRYER VENT SHALL BE MADE OUT OF METAL WITH SMOOTH INTERIOR FACE. LISTED CONNECTOR SHALL BE MAX. 6 FT. LONG.
6. PROVIDE OPENING NOT LESS THAN 100 SQ. IN. FREE NET AREA FOR DRYER MAKEUP AIR PER CMC 2016 (504.4.1).
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
8. EXHAUST DUCT UP TO ROOF. EXHAUST OUTLET TERMINATES 3' FROM OPENING INTO THE BUILDING AND 3' AWAY FROM PROPERTY LINE . SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
9. RESIDENCE UNIT OUTSIDE AIR (6" DIA.)FROM THE CORRIDOR MAIN SA DUCT TO FC RETURN PLENUM SEE BUILDING PLANS FOR CONTINUATION.
10. PROVIDE COMBINATION FIRE-SMOKE DAMPER AT SHAFT PENETRATION PER DETAILS ON MD SHEETS.
11. PROVIDE DRYER BOOSTER FAN UNLESS LONG VENT DRYER IS PROVIDED. DEDPV-705 UL LISTED VENTILATOR. INSTALL PER MANUFACTURER INSTALLATION MANUAL SEE MD SHEETS

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2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
MADE BABIKIAN
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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ENLARGED PLANS UNIT ST-01, ST-02, ST-03, 1B-01

SHEET NO:

M3.1

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Unit 1B-05 | SCALE: 1/4" = 1'-0" | 4

Unit 1B-03 | SCALE: 1/4" = 1'-0" | 2

Unit 1B-04 | SCALE: 1/4" = 1'-0" | 3

Unit 1B-02 | SCALE: 1/4" = 1'-0" | 1

HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
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14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
15. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
16. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
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HVAC KEY NOTES

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LOS ANGELES, CA 90019

02.01.21	BID SET
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12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIL
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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ENLARGED PLANS UNIT 1B-02, 1B-03, 1B-04, 1B-05

SHEET NO:

M3.2

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Unit 1B-09 | SCALE: 1/4" = 1'-0" | 4

Unit 1B-07 | SCALE: 1/4" = 1'-0" | 2

SEE BUILDING SEGMENT FLOOR PLANS AND FOR ENTRY DOOR AND WALL CONDITIONS, PLANS VARY.

Unit 1B-08 | SCALE: 1/4" = 1'-0" | 3

Unit 1B-06 | SCALE: 1/4" = 1'-0" | 1

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HVAC KEY NOTES

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4. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 6"Ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"Ø)
5. DRYER VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. DRYER VENT SHALL BE MADE OUT OF METAL WITH SMOOTH INTERIOR FACE. LISTED CONNECTOR SHALL BE MAX. 6 FT. LONG.
6. PROVIDE OPENING NOT LESS THAN 100 SQ. IN. FREE NET AREA FOR DRYER MAKEUP AIR PER CMC 2016 [504.4.1].
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
8. EXHAUST DUCT UP TO ROOF. EXHAUST OUTLET TERMINATES 3' FROM OPENING INTO THE BUILDING AND 3' AWAY FROM PROPERTY LINE . SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
9. RESIDENCE UNIT OUTSIDE AIR (6" DIA.)FROM THE CORRIDOR MAIN SA DUCT TO FC RETURN PLENUM SEE BUILDING PLANS FOR CONTINUATION.
10. PROVIDE COMBINATION FIRE-SMOKE DAMPER AT SHAFT PENETRATION PER DETAILS ON MD SHEETS.
11. PROVIDE DRYER BOOSTER FAN UNLESS LONG VENT DRYER IS PROVIDED. DEDPV-705 UL LISTED VENTILATOR. INSTALL PER MANUFACTURER INSTALLATION MANUAL SEE MD SHEETS

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Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

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2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

FILE NAME:
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SHEET TITLE:

ENLARGED PLANS UNIT 1B-06, 1B-07, 1B-08, 1B-09

SHEET NO:

M3.3

Unit 2B-03 | SCALE: 1/4" = 1'-0" | 4

Unit 2B-01 | SCALE: 1/4" = 1'-0" | 2

Unit 2B-02 | SCALE: 1/4" = 1'-0" | 3

Unit 1B-10 | SCALE: 1/4" = 1'-0" | 1

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2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADE BABIC
No. M 35573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

FILE NAME:
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ENLARGED PLANS UNIT 1B-10, 2B-01, 2B-02, 2B-03

SHEET NO:

M3.4

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Unit 2B-05 | SCALE: 1/4" = 1'-0" | 2

Unit 2B-04 | SCALE: 1/4" = 1'-0" | 1

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LOS ANGELES, CA 90019

09.27.19	DESIGN DEVELOPMENT
07.19.19	SCHEMATIC DESIGN

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
PRELIMINARY NOT FOR CONSTRUCTION
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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SHEET NO:

M3.5

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ENLARGED PLAN - CLUBROOM | SCALE: 1/4" = 1'-0" | **1**

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phone 213.236.0177

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LOS ANGELES, CA 90019

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12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

FILE NAME:
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ENLARGED PLAN - FITNESS | SCALE: 1/4" = 1'-0" | 1

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16. "REGISTERED" COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION. SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
17. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
18. AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT

HVAC KEY NOTES

1. PROVIDE 1" DOOR UNDERCUT TO PROVIDE TRANSFER AIR PATHWAY.
2. INSTALL FC ABOVE CEILING PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS ON MD SHEETS . PROVIDE ACCESS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE TO ASSOCIATED CU.
3. RUN 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW. OPTIONALLY USE OVERFLOW SWITCH. COORDINATE WITH THE PLUMBER.
4. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 6"Ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"Ø)
5. DRYER VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. DRYER VENT SHALL BE MADE OUT OF METAL WITH SMOOTH INTERIOR FACE. LISTED CONNECTOR SHALL BE MAX. 6 FT. LONG.
6. PROVIDE OPENING NOT LESS THAN 100 SQ. IN. FREE NET AREA FOR DRYER MAKEUP AIR PER CMC 2016 (504.4.1).
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
8. EXHAUST DUCT UP TO ROOF. EXHAUST OUTLET TERMINATES 3' FROM OPENING INTO THE BUILDING AND 3' AWAY FROM PROPERTY LINE . SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
9. RESIDENCE UNIT OUTSIDE AIR (6" DIA.)FROM THE CORRIDOR MAIN SA DUCT TO FC RETURN PLENUM SEE BUILDING PLANS FOR CONTINUATION.
10. PROVIDE COMBINATION FIRE-SMOKE DAMPER AT SHAFT PENETRATION PER DETAILS ON MD SHEETS.
11. PROVIDE DRYER BOOSTER FAN UNLESS LONG VENT DRYER IS PROVIDED. DEDPV-705 UL LISTED VENTILATOR. INSTALL PER MANUFACTURER INSTALLATION MANUAL SEE MD SHEETS

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Palm Springs
tel 760.323.5090

WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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ENLARGED PLAN - LEASING | SCALE: 1/4" = 1'-0" | **1**

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KADE BABIC
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MECHANICAL
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HVAC GENERAL NOTES

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2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE MANUAL VOLUME DAMPER AT EACH DUCT BRANCH FOR AIR BALANCING.
6. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
7. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
8. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.3.2).
9. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
10. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
11. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
12. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
13. RELIABLE PRODUCTS C4M OR APPROVED EQUAL. CEILING RETURN DIFFUSER: RELIABLE PRODUCTS CFX OR APPROVED EQUAL.
14. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
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ENLARGED PLAN - MEDIA CENTER | SCALE: 1/4" = 1'-0" | 1

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2340 VENICE

2340 & 2348 VENICE BLVD.
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12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
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ENLARGED FLOOR PLAN - LEVEL 2 -RESTROOM | SCALE: 1/4" = 1'-0" | 1

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WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET
07.28.20	1ST PLAN CHECK
12.09.19	BUILDING PERMIT SET

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

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1 WEST ELEVATION - SEGMENT 1

SCALE: 3/32" = 1'-0"

2 WEST ELEVATION - SEGMENT 2

SCALE: 3/32" = 1'-0"

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ISSUES:

REGISTERED PROFESSIONAL ENGINEER
NADIE RABIE
No. M 38573
Exp. 09-30-2021
MECHANICAL
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Elevation views

SHEET NO:

M4.1

1 EAST ELEVATION - SEGMENT 1

SCALE: 3/32" = 1'-0"

2 EAST ELEVATION - SEGMENT 2

SCALE: 3/32" = 1'-0"

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NOTES:

1. CALIFORNIA STATE FIRE MARSHALL LISTED 3225-368, UL RATED SMOKE FIRE DAMPER.

COMBINATION FIRE / SMOKE DAMPERS (FSD) SHALL CLOSE AUTOMATICALLY UPON DETECTION OF HEAT AND/OR SMOKE TO RESIST THE PASSAGE OF FLAME AND SMOKE. THE DAMPER SHALL BE CONTROLLED BY HEAT/FIRE AND SMOKE DETECTION SYSTEM IN CONFORMANCE WITH LOCAL CODE.
-HEAT/FIRE DETECTION
SYSTEM SHALL BE FACTORY PROVIDED WITH DAMPER.
-SMOKE
DETECTION SYSTEM SHALL BE A DUCT NON FLOW SMOKE DETECTOR INSTALLED PER LOCAL CODE OR AREA DETECTOR. DUCT SMOKE DETECTOR SHALL BE FACTORY PROVIDED WITH DAMPER OR BY THIRD PARTY.

COMBINED FIRE SMOKEDAMPER DETAIL 12

FLEX DUCT SUPPORT 9

NOTES:

1. PRIOR TO ROUGH-IN OF THERMOSTATS, CONTRACTOR SHALL PROVIDE DIMENSIONED SHOP DRAWINGS SHOWING ALL WALL DEVICES TO ARCHITECT FOR COORDINATION WITH FURNITURE LAYOUT.
2. ALL CONTROL DEVICES SHALL MATCH IN COLOR.
3. THERMOSTATS ON EXTERIOR WALLS/ COLUMN COVERS SHALL BE PROVIDED WITH INSULATED BACKING TO PREVENT FALSE READINGS.
4. UPON PROJECT COMPLETION, CALIBRATE THERMOSTATS AND ENSURE ACCURACY AND REPEATABILITY. DDC THERMOSTATS: INSPECT CONDITION AND ROUTING OF CONTROL WIRING. CONTROL WIRING TO BE ROUTED TIGHT TO STRUCTURE. CONFIRM ALL THERMOSTATS ARE COMMUNICATING TO CONTROL SYSTEM.

THERMOSTAT SENSOR MOUNTING 6

1. EXTERIOR WALL OR PARAPET WALL SEAL PENETRATION OUTLET WITH ELASTOMERIC LINE-SET COMPRESSION SLEEVE TYPE "TITANGS30" BY AIREX MANUFACTURING INC.
2. INSULATION PROTECTIVE PVC COVER TYPE "E-FLEX GUARD" BY AIREX MANUFACTURING INC OR SIMILAR
3. ELASTOMERIC LINE-SET COMPRESSION & ANTI-VIBRATION SLEEVE (COMPONENT OF REFERENCE 1 "TITAN GS30")
4. INSULATION FOR REFRIGERATION SUCTION LINE
5. REFRIGERATION SUCTION LINE
6. REFRIGERATION LIQUID LINE
7. MECHANICAL CONNECTION SECURED WITH STAINLESS STEEL CLAMP (COMPONENT OF REFERENCE 1 "TITAN GS30")
8. WALL FASTENERS SELF-TAPPING 3/8" HEX HEAD 1/4" DIAMETER ALL MATERIAL ANCHORS SCREWS WITH
9. ELASTOMERIC WASHERS (COMPONENT OF REFERENCE 1 "TITAN GS30")

WALL SURFACE SEAL ELASTOMERIC GASKET (COMPONENT OF REFERENCE 1 "TITAN GS30")

PIPE PENETRATION 3

COMBINATION FIRE / SMOKE DAMPERS (FSD) SHALL CLOSE AUTOMATICALLY UPON DETECTION OF HEAT AND/OR SMOKE TO RESIST THE PASSAGE OF FLAME AND SMOKE. THE DAMPER SHALL BE CONTROLLED BY HEAT/FIRE AND SMOKE DETECTION SYSTEM IN CONFORMANCE WITH LOCAL CODE.
-HEAT/FIRE DETECTION
SYSTEM SHALL BE FACTORY PROVIDED WITH DAMPER.
-SMOKE
DETECTION SYSTEM SHALL BE A DUCT NON FLOW SMOKE DETECTOR INSTALLED PER LOCAL CODE OR AREA DETECTOR. DUCT SMOKE DETECTOR SHALL BE FACTORY PROVIDED WITH DAMPER OR BY THIRD PARTY.

TYPICAL FSD60FA INSTALLATION WITH OPTIONAL OBD

FIRE DAMPER NOTES

1. ALL DAMPERS SHALL BE U.L. LABELED AND CSFM LISTED. ALL FIRE DAMPERS ARE INSTALLED PER STATE OF CALIF. FIRE MARSHALL'S MATERIAL LISTING NO. 3225-0368:110&3230-0368:111 RUSKIN FSD36FA OR EQUAL
2. DAMPER DETAIL FOR REFERENCE ONLY. DAMPERS SHALL BE STATE FIRE MARSHALL APPROVED AND INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS MANUFACTURE'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
3. PROVIDE SQUARE TO ROUND CAP AND/OR TRANSITION TO DUCT AS REQUIRED.

CORRIDOR SA CFSD DETAIL 11

BEND SHALL BE MADE WITH NOT LESS THAN 1 DUCT DIAMETER CENTERLINE RADIUS. DUCTS SHOULD EXTEND A 4 INCHES BEYOND THE END OF A SHEET METAL CONNECTION BEFORE BENDING. DUCTS SHOULD NOT BE COMPRESSED.

FLEX DUCT BENDING DETAIL 8

HEAT PUMP UNIT CLEARANCES	
MODEL	A
CH14NB	18" (457.2)
25HBC4/25HBC5	18" (457.2)
25HCB6/25HCC5	24" (609.6 mm)

INSERT CU DETAIL ON MODEL

CONDENSING UNIT CLEARANCE 5

FAN COIL INSTALLATION (FRONT VIEW) 2

FASTENING OF WOOD FRAME ASSEMBLIES AND THE FASTENING OF MEMBRANES TO WOOD FRAMING MEMBERS SHALL BE DONE IN ACCORDANCE WITH CBC CHAPTER 23.

THIS DETAIL IS FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR

DUCT IN CALCULATED 1HR FLR/CLG. ASSE 10

CEILING EXHAUST FAN 7

1. SERVICE ACCESS SIDE (TYP)
2. STAINLESS STEEL SHEATHING
3. HEAT PUMP UNIT MOUNTED WITH VIBRATION ISOLATORS
4. REFER TO STRUCTURAL
5. ROOF ASSEMBLY TRUSS SYSTEM SEE ARCH.
6. SPRING TYPE VIBRATION ISOLATORS

CONDENSING UNIT INSTALLATION 4

1. 2X6 BLOCKING
2. JOIST
3. 3" LAG BOLTS
4. ROOF ABOVE
5. FLOOR STRUCTURE WHERE OCCURS.
6. SEALED RETURN AIR PLENUM
7. NON- RATED SOFFIT
8. 3/4" CONDENSATE DRAIN W/ TRAP.
9. FLOOR
10. FACTORY SUPPLIED LOUVERED ACCESS PANEL (REFER TO PLAN) OR (2) STD STAMPFACE FILTER RETURN AIR GRILLS.
11. REAR RETURN KNOCKOUT IF DUCT IS REQUIRED.

FAN COIL INSTALLATION (SIDE VIEW) 1

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics
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WESTERN AVENUE CAPITAL

2340 VENICE

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

02.01.21	BID SET	
07.28.20	1ST PLAN CHECK	
12.09.19	BUILDING PERMIT SET	

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
WADE BADIL
No. M 38573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000

FILE NAME:
WRITE CENTRAL FILE PATH HERE:
I.E. P:\000\000\BIM\Central File\00000.00-central.rvt

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CHECKED BY:

PLOT DATE:
1/28/2021 6:08:11 PM

SHEET TITLE:
Mechanical Details

SHEET NO:
MD1

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CALCULATION BELOW IS SHOWN IN ARCHITECTURAL SET SHEET G3.02 AND ADDED HERE FOR REFERENCE.

CBC 406.5.2 OPENINGS:
FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

NATURAL VENTILATION CALCULATIONS:
BUILDING PERIMETER: 1,345 FT
LEVEL 1 HEIGHT: 16'-0" (T.O. SLAB TO DECK ABOVE)
PERIMETER WALL AREA: 21,520 FT2

REQUIRED OPEN AREA:
PERIMETER WALL AREA X 20%
21,520 FT2 X 20% = 4,304 SF

PROVIDED OPEN AREA:
TOTAL WEST ELEVATION = 2,358 SF
TOTAL EAST ELEVATION = 2,104 SF
TOTAL OPEN AREA - WEST + EAST ELEVATION OPEN AREAS = 2,358 SF + 2,104 SF = 4,462 SF

	IDENTITY	GROSS AREA	SCREEN %	OPEN AREA * GROSS AREA * SCREEN%
WEST ELEVATION	A	390 SF	75%	195 SF
	B	392 SF	50%	196 SF
	C	398 SF	50%	199 SF
	D	410 SF	50%	205 SF
	E	416 SF	50%	208 SF
	F	420 SF	50%	210 SF
	G	434 SF	50%	217 SF
	H	434 SF	50%	217 SF
	I	452 SF	50%	226 SF
TOTAL		4,526 SF		**2,358 SF**
EAST ELEVATION	J	452 SF	50%	226 SF
	K	444 SF	50%	222 SF
	L	434 SF	50%	217 SF
	M	420 SF	50%	210 SF
	N	416 SF	50%	208 SF
	O	410 SF	50%	205 SF
	P	398 SF	50%	199 SF
	Q	392 SF	50%	196 SF
TOTAL		3,366 SF		**1,683 SF**
TOTAL		6,992 SF		**1,679 + 1,683 = 3,561 SF**
		REF: LA CITY BUILDING CODE 406.5.2 OPENINGS		

GARAGE OPENINGS 12

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DEDPV-705 Fan/Switch Installation Instructions

Indicator Panel Installation

Step 1. Selecting Panel Location
The DEDPV-705 indicator panel mounts near the dryer in a location that will be visible to the operator of the dryer. The indicator panel is supplied with 50 feet of cable. Ensure that the indicator panel and (DEDPV) are located to allow their connection with this cable.

Step 2. Wiring and Mounting Panel
The indicator panel is a low voltage device that is not required to be installed in an electrical junction box. If provided with clearance for the cable and terminal block it can be mounted to a wall using appropriate fasteners. Once mounted to the wall attach label furnished in the kit to the 4" x 4" indicator cover plate.

If installer chooses to mount indicator panel in a single-gang junction box (by others), it should not be installed in a box that contains line voltage wiring or devices.

On the end of the 50 foot cable with stripped wires connect red wire to the positive (+) position of the terminal block on the indicator panel. Connect black wire to the negative (-) position of the terminal block on the indicator panel.

Fan Installation

Step 1. Selecting Fan Location
The indicator panel is supplied with 50 feet of cable. Ensure that the indicator panel and boost fan are located to allow their connection with this cable. Fan **must** be mounted a minimum of 5 linear feet from the dryer outlet. In order to perform recommended maintenance, fan location shall allow sufficient access for service. Refer to dimensional drawings shown on the next page. When the DEDPV is installed in an attic, crawl space or any other cold areas, it is strongly recommended to insulate the fan to prevent condensation risks.

NOTE: Steps 2 & 3 may be reversed.

Step 2. Mount Bracket
Using the 3/4" long wood screws provided, attach the mounting bracket to a support beam at the selected location. Fan mounting can be done at any angle (see illustrations on the top of the next page), however, vertical mounting is recommended to reduce condensation buildup in the fan. If a horizontal installation is necessary and condensation buildup may pose a problem, a 1/4" hole drilled in the bottom of the housing (along with an NPT insert (by others) and drain tubing) may be installed to allow condensation to drain.

Mount Bracket

Step 3. Mount Fan
For proper operation, the control box (located on the fan) needs to be positioned properly. Illustrations on the top of the next page show the correct control box position for fans that are mounted horizontally, vertically and at an angle. The control box should also be positioned to provide access to the indicator panel wiring and the tubing connections. Attach fan to the mounting bracket with the 1/2" long self tapping screws provided. Care should be taken not to strip the housing. Although screw pilot holes are not required, 3/32" (or smaller) pilot holes are recommended.

Mount Fan

Step 4. Duct Installation
Leave adjoining dryer duct a minimum of 10-1/6" away from fan inlet and outlet. Install the 10" long cleanout duct using the FC4 duct clamps. See dimensional data on the next page.

Step 5. Connect Indicator Panel Cable
Connect the end of the 50 foot cable that has a two position connector to the receptacle located on the dryer booster fan control box.

Mounting Bracket and Screw Locations

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BOOSTER FAN INSTALLATION 2/4 9

VANED ELBOW

TURNING VANE

NOTES:

1. LOCKING LUGS INTEGRAL WITH VANE
2. MAXIMUM UNSUPPORTED VANE LENGTH 48"
3. FRAMES-BOLTED OR RIVETED TO ELBOW
4. VANES AND FRAMES-SAME GAUGE AS ELBOW

TURNING VANE FOR SQUARE ELBOW 6

NOTE: SUPPLY DUCT SHOWN. RETURN OR EXHAUST DUCT FITTINGS ARE THE SAME WITH DAMPER LOCATION ONLY WHERE SHOWN ON THE PLANS.

1 FITTING LENGTH = 1/4 BRANCH DUCT WIDTH (4" MIN.)
2 OPPOSED BLADE BALANCE DAMPER.

RECTANGULAR DUCT BRANCH TAKE-OFF 3

7

Recommended Maintenance

1. Since fan bearings are sealed and provided with an internal lubricating material, no additional lubrication is necessary.

2. Fan impeller may accumulate lint. Periodic inspection, based upon dryer usage, should be performed to ensure that the fan impeller is not obstructed or loaded with lint. Under normal conditions, fan should be inspected a minimum of every Six (6) Months. Note: Excessive booster fan noise or vibration may be an indication of lint buildup on the impeller. To inspect and clean the impeller:
   a. Disconnect the incoming power supply at the source.
   b. Remove the duct from the fan inlet and remove any lint buildup on the impeller.
   c. Reconnect the duct to the fan. Turn power supply on.

Troubleshooting

This is a simple procedure to verify proper operation of the booster fan. It should be run at setup to verify that the system is operating correctly. In normal operation (the system will indicate the status of the booster fan, however, this process can also be repeated as a system diagnostic.
a. Generally, if the indicator LED is not illuminated it is OK to run the test. Should you notice any behavior other than that described below, shut the dryer off and wait at least 5 minutes to allow the system to reset and then run the test again.
b. Start the dryer and run it for a period of 1 minute.
c. The indicator LED should illuminate about 10 seconds after the dryer starts.
d. The booster fan should stop 5 to 10 minutes after the dryer stops.
e. Indicator LED should remain illuminated for 5 to 10 minutes after the dryer stops.
f. If indicator LED does not illuminate or flashes, see error indication section. Otherwise, the booster fan is functioning correctly.

Error Indications

If the LED flashes or does not illuminate, check the list below for error indication and likely sources of the problem. Should your DEDPV-705 show an error other than what is listed, or if these help topics do not solve the problem, please contact Fantech's Technical Assistance Department for further assistance.

Contacts
United States: 800.747.1762
ussupport@fantech.net

1. The LED illuminated in a steady state indicates that the DEDPV-705 is operating properly.
2. If LED does not illuminate when clothes dryer is on, check the booster fan operation.
   - If it is not working, verify that the booster fan is properly connected to a 120V AC power source.
     - Verify that there are no obstructions in the duct between the clothes dryer and the DEDPV-705.
     - Verify that the clear plastic tubing is connected between the nipple on the DEDPV-705 and the clothes dryer duct (see Step 5 of Fan Installation).
   - If it is working:
     - Verify that the low voltage wire is properly plugged into the DEDPV-705.
     - Check the polarity of the low voltage connection to the indicator panel (red to positive, black to negative). If the polarity is reversed the LED will not illuminate.
3. LED flashes evenly
   - This indicates a locked rotor condition. The fan is receiving power, but the motor is not turning. Check the booster fan for obstruction or motor failure.
4. LED flashes twice followed by a brief pause
   - This indicates that the booster fan is operating at less than its standard speed. Check the boost fan for buildup of debris or motor damage.
5. LED flashes three times followed by a brief pause
   - This is indicating that the system airflow has dropped. Check duct system for obstructions. LED flashes that appear after the clothes dryer has turned off are a result of decreased airflow through the duct system caused by the clothes dryer turning off and does not require any action. If LED flashes are present when the clothes dryer is running, corrective action should be taken.

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BOOSTER FAN INSTALLATION 4/4 11

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Installation Guidelines

TO PREVENT THE POSSIBILITY OF DRYER FAN CAVITATION AND/OR EXHAUSTING EXCESS HEAT REQUIRED FOR THE DRYING CYCLE AND COMPROMISING DRYING TIMES, BOOSTER FAN AIRFLOW MUST NOT EXCEED THE DRYER FAN CAPACITY.

Calculating Duct Run
To calculate the length of your planned duct run, measure from the dryer to external venting point in roof or wall. For each bend or elbow add 5-7 feet to your total duct run calculations. The DEDPV-705 can be used on runs up to 130 feet.

Fan and Switch Mounting

The DEDPV-705 is to be mounted a minimum of 5 linear (not equivalent) feet from the dryer outlet. Exception: A secondary lint trap can be used where required and in applications where excessive dryer lint generation is likely or to increase the time interval between routine maintenance of the (DEDPV). (See illustration to the right). An **MB** mounting bracket (included) attached to a rafter or joist should be used to stabilize the fan. The duct work to the inlet of the DEDPV-705 is to be attached with the FC4 clamp (included) to permit periodic inspection of the blower. Refer to maintenance instructions for inspection recommendations. All duct connections should be properly sealed to prevent leakage and loss of fan performance. Flex duct (if allowed by building codes) should be stretched as smooth as possible.

Indicator Panel

The DEDPV-705 is equipped with a remote mounted low voltage operation indicator panel. This panel contains an LED that will indicate proper operation of the (DEDPV). In the event of a problem with the system, it will indicate the nature of the problem. The panel must be mounted in the 2 gang decora switch plate with warning label (furnished).

Pressure Sensor Switch Operation

The DEDPV-705 contains a positive pressure sensing switch which recognizes dryer operation and activates the (DEDPV) from an independent electrical circuit. This eliminates connections through the dryer circuit which may void the manufacturers' warranty as well as manual systems which require the attention of the operator or costly current/ temperature sensing systems.

Power to the (DEDPV) is provided through the attached 120VAC power cord. A pressure tap is connected to a nipple on the side of the switch. When the dryer begins operation, positive pressure in the duct causes the switch diaphragm to expand closing the circuit to the (DEDPV).

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BOOSTER FAN INSTALLATION 1/4 8

DUCT ATTACHMENT 5

CENTRIFUGAL IN-LINE FAN DETAIL 2

6

Pressure Switch Positioning

Correct Switch Positioning - Diaphragm Positioned Vertically

Step 6. Installing Grommet and Tubing
Do not connect tubing in such a manner as to allow condensation from the duct to collect in the tubing.

First, drill a 3/8 inch to 7/16 inch diameter hole in the duct wall. Carefully insert the grommet into the hole. (Drilling a metal duct may produce burrs. Be careful not to be cut or pricked by the burrs or the duct.) Next, force one end of the tubing over the nipple on the control. Make a mark a distance of 1/2 inch from the other end of the tubing. Slide this end of the tubing through the center of the grommet up to the mark as illustrated.

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BOOSTER FAN INSTALLATION 3/4 10

BLOW THROUGH UNIT
(COIL AT POSITIVE PRESSURE)

DRAW THROUGH UNIT
(COIL AT NEGATIVE PRESSURE)

1. CONDENSATE DRAIN CONNECTION
2. HAND TIGHT PLUG
3. P-TRAP WITH WATER SEAL
4. CONDENSATE LINE. MIN 1% (1/8" PER 1') SLOPE
   PVC OR COPPER PIPE

ESP = EXTERNAL STATIC PRESSURE (SEE MECHANICAL SCHEDULE).

PIPE MATERIAL - PVC/COPPER OR ANY OTHER MATERIAL APPROVED FOR DRAIN PIPES PER CPC.

MANUFACTURER'S APPROVED CONDENSATE DRAIN KITS ARE ACCEPTABLE ALTERNATIVE TO THIS P TRAP.

CONDENSATE DRAIN 7

CONICAL TAP FITTING OR RECTANGULAR TRANSITION FITTING WITH TAKE OFF = 125% OF BRANCH DUCT FREE AREA.

INTERIOR DUCT LINER WHERE SPECIFIED. APPLY ADHESIVE UNDER DUCT LINER AND THOROUGHLY COAT CUT EDGE OF LINER WITH ADHESIVE.

ROUND DUCT BRANCH TAKE-OFF 4

EXHAUST FAN IN SOFFIT 1

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12.09.19	BUILDING PERMIT SET	

ISSUES:

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M 35573
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

PROJECT NO:
65000
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Mechanical Details

SHEET NO:
MD2