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March 9, 2012

FOOD STOREROOM BUILDING RENOVATIONS at
ARUBA SURF CLUB

ADDENDUM NO. 3 (Post Bid VE)

Drawings & Specifications

Sheet A2.0 (Base Bid) – The following are VE modifications to the floor plan. See revised A2.0 sheet.

- Change wall between Engineering 109 and Housekeeping 108 from studs and gypsum board to full height chain link fencing. Fencing can be salvaged/reused from existing demolished fencing.
- Delete wall between Housekeeping 108 and Freezer 106 & Cooler 107.
- Delete full height wall between Freezer 106 and Dry Storage B and Cooler 107 and Beverage Storage 102. Provide suspended wall per 12A2.0.
- Delete mezzanine, mezzanine access ladder. Move all A/C and Refrigeration equipment to the roof.
- Delete painting for existing walls, columns and doors. Paint only new wall and new HM doors and frames and other metal items in order to protect from the environment.
- Delete concrete topping slab, sand underlayment & sealers in Cooler 107 & Freezer 106. Delete concrete ramp into cooler/freezer. Cooler/Freezer manufacturer is to provide a ramp with reinforced aluminum diamond treadplate.
- Delete hand sink/eyewash station. Provide a single hose bib at the exterior of the building.
- Doors 106-1, 108-2 & 109-2 are labeled existing to remain. There is no work at these doors other than to lock/secure in the closed position.
- Change door 110-1 from a solid HM door to a fully louvered HM Door.

Sheet A2.0 (Alternate #1) – Delete this sheet from the bidding documents.

Sheet A11.0 - The following are VE modifications to the floor plan. See revised A11.0 sheet.

- Delete gypsum board ceilings in Beverage Storage 102 & Dry Storage A 101.
- Delete all work and drawings regarding Alternate #1.

Sheet FS1.0 (Base Bid) - The following are VE modifications to the cooler/freezers. See revised FS1.0 (Base Bid) Sheet.

- Details A, B & C shall be revised to delete the concrete topping slab and 2" sand/mortar bed. See attached revised detail cooler-freezer floor detail.
- Change ceiling light fixture per the attached Project Requirement Revisions Item #3. Change the lighting fixture quantity and layout to match lighting layout on sheet E3.0
- Shelving in the in the Cooler, Freezer, Dry Storage A & B and Beverage Storage shall be in the quantities and types as indicated on the attached Shelving Requirements spreadsheet and Project Requirement Revisions Item #5. Coordinate layout with the Owner's representative in the field

Sheet FS2.0 (Base Bid) - The following are VE modifications to the cooler/freezers. See revised FS2.0 (Base Bid) sheet.

- Change the remote condensing package unit per the attached Project Requirement Revisions Item #4.

Sheets FS1.0 & FS2.0 (Alternate #1) – Delete these sheets from the bidding documents. The alternate for a freezer/freezer configuration has been rejected.

Sheet M2.0 - The following are VE modifications. See revised M2.0 sheet

- Delete FCU-1 in electrical room. Provide and install roof mounted exhaust fan. Provide louver in door.
- Change water cooled heat pump to split system FCU. Locate condenser units on the roof.
- Refrigeration equipment has been moved to the roof.

Sheet M2.1 - Delete this sheet from the bidding documents. All work (paving demolition/trenching, backfill and paving patchwork, piping, valves, pumps, etc) associated with the extension of the existing condenser water lines from the adjacent building has been deleted from the project.

Sheets M4.0 - The following are VE modifications. See revised M4.0 sheet.

- Details 2, 4 & 5 shall be revised to change all condensing water cooled equipment & piping to air cooled equipment.

Sheets M5.0 - The following are VE modifications. See revised M5.0 sheet.

- Delete the Pump Schedule, Heat Pump Unit Schedule DX Mini-Split Units Schedule and add the Fan Schedule and Direct Expansion (DX) Split-System Schedule.

Sheet P2.0 - The following are VE modifications. See revised P2.0 sheet.

- Delete hand sink/eyewash station. Move single hose bib to the exterior of the building.
- Delete all piping on plans and details associated with condenser water for A/C and refrigeration equipment.
- Delete 3 compartment sink being bid as an Alternate.
- Delete sprinkler work associated with cover at mezzanine.
- Delete details 2, 3, 4, 5 & 6
- Delete condensate line work from Electrical Room.

Sheet E1.0 - The following are VE modifications. See revised E1.0 sheet.

- Delete routing of the normal and emergency power. See revised E1.0 for new routing.

Sheet E2.0 - The following are VE modifications. . See revised E2.0 sheet.

- Delete power the FCU1 in electrical room.
- Add power to new roof mounted exhaust fan.
- Delete power to CU1 located in Engineering.
- Delete heat trace loop under cooler floor.
- Modify circuiting as indicated for new air cooled HVAC & refrigeration equipment.

Sheet E3.0 - The following are VE modifications. . See revised E3.0 sheet.

- Delete lighting at the mezzanine.
- The number of lights in the cooler/freezer has been revised.

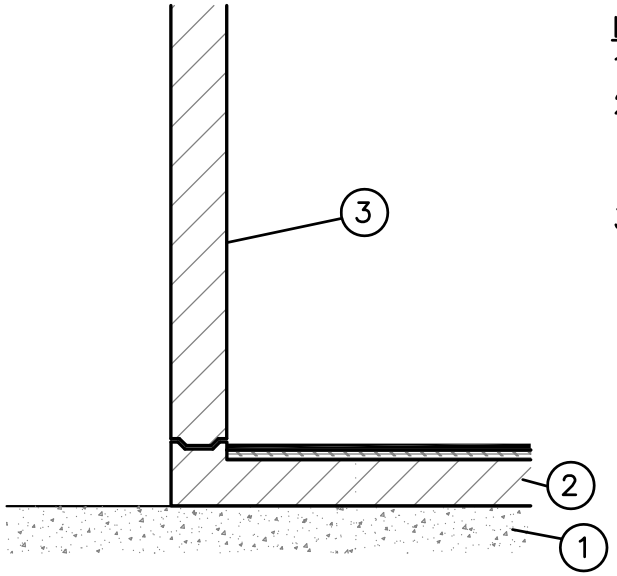
Sheet E4.0 - The following are VE modifications. . See revised E4.0 sheet.

- Wiring Diagram has been modified as indicated on Revised sheet E4.0.
- Modify circuiting as indicated for new air cooled HVAC & refrigeration equipment.

Section 11400 - WALK-IN COOLER/FREEZER AND STORAGE SHELVING - The following are VE modifications:

- Contractor shall investigate and propose alternate manufacturers for the Cooler/Freezer equipment and components. Submit alternate manufactures for review and approval prior to proceeding with construction.

End of Addendum No. 3 (Post Bid VE)



LEGEND

1. EXISTING CONCRETE FLOOR WITH NEW HEATER WIRE (TRENCHED IN FLOOR)
2. 102MM [4 INCH] (OVERALL) THICK WALK–IN FLOOR PANEL WITH FOAMED IN–PLACE 19MM MARINE PLYWOOD REINFORCEMENT AND 3MM THICK ALUMINUM DIAMOND TREAD PLATE WEARING FLOOR SURFACE
3. 102MM [4 INCH] THICK WALK–IN WALL PANEL

C ARUBA SURF CLUB – WALK–IN COOLER/FREEZER FLOOR DETAIL

FS1.0 | FS1.0 NOT TO SCALE 3/6/12

PROJECT REQUIREMENT REVISIONS
WALK-IN COOLER/FREEZER & SHELVING
ARUBA SURF CLUB

March 6, 2012

1. Exposed floor inside cooler and freezer room shall be foamed-in-place 3 mm (1/8-inch) thick aluminum diamond treadplate reinforced with 20 mm (3/4-inch) marine plywood. Floor at exterior door entrance shall include an interior ramp with reinforced aluminum diamond treadplate.

2. Exposed exterior wall panels shall be 26-gauge galvanized steel with mill-applied white enamel.

3. Quantity of ceiling light fixtures shall be reduced to a quantity of twenty-one (21) Kason No. 1810EX12481L 1220 mm (48-inch) long fluorescent type with low temperature ballasts and Kason No. F54T5HO bulbs.

4. Remote Walk-In Cooler/Freezer Condensing Unit Package shall be RDT No. ZS2-6 (14379) with three (3) compressors, air-cooled type with condenser protective coating for salt water environment, designed for 480/3ph electrical service, and mounted on building roof.

5. Shelving units within cooler and freezer rooms shall be MetroSeal 3 series (plastic-coated with antimicrobial protection), each with components/features/accessories as follows:

    a. Four (4) 610 mm (24-inch) wide x 1220 mm (48-inch) long adjustable wire shelves
    b. Four (4) 2150 mm (86-inch) long posts with foot levelers

    Shelving shall be Contractor supplied & Contractor installed.

Aruba Food Service Facility
Shelving Requirements

Area	Description	Description	Size	Quantity	Cost	Total
Freezer	Shelves	MetroSeal 3	(4) 24" W x 48" L x 86" H	30		-
Freezer	Dunnage Racks	Metro Bow-Tie Polymer	22" x 48"	14		-
Cooler	Shelves	MetroSeal3	(4) 24" W x 48" L x 86" H	10		-
Cooler	Dunnage Racks	Metro Bow-Tie Polymer	22" x48"	7		-
Dry Storage "B"	Shelves	Plywood	4'-0" x 8'-0" x 3/4" BC	67		-
Dry Storage "A"	Shelves	KV Standards	22"	101		-
Beverage Storage	Shelves	KV Brackets	96"	404		-
	Shelves	Metro Super Erecta	24" W x 48" L x 86" H	6		-
	Dunnage Racks	Metro Bow-Tie Polymer	22" x48"	9		-
Installation				97		-
Total						-

Food Storeroom Building Renovations

ARUBA SURF CLUB

DRAWING INDEX

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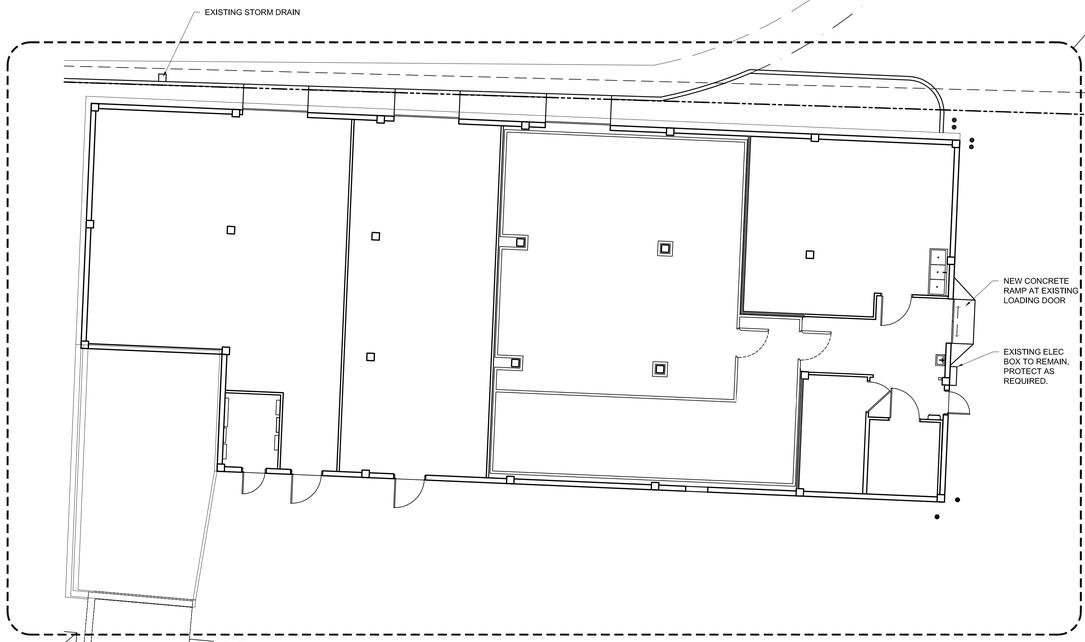
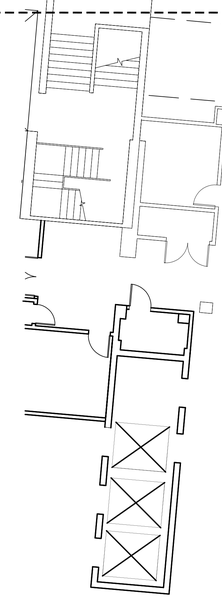
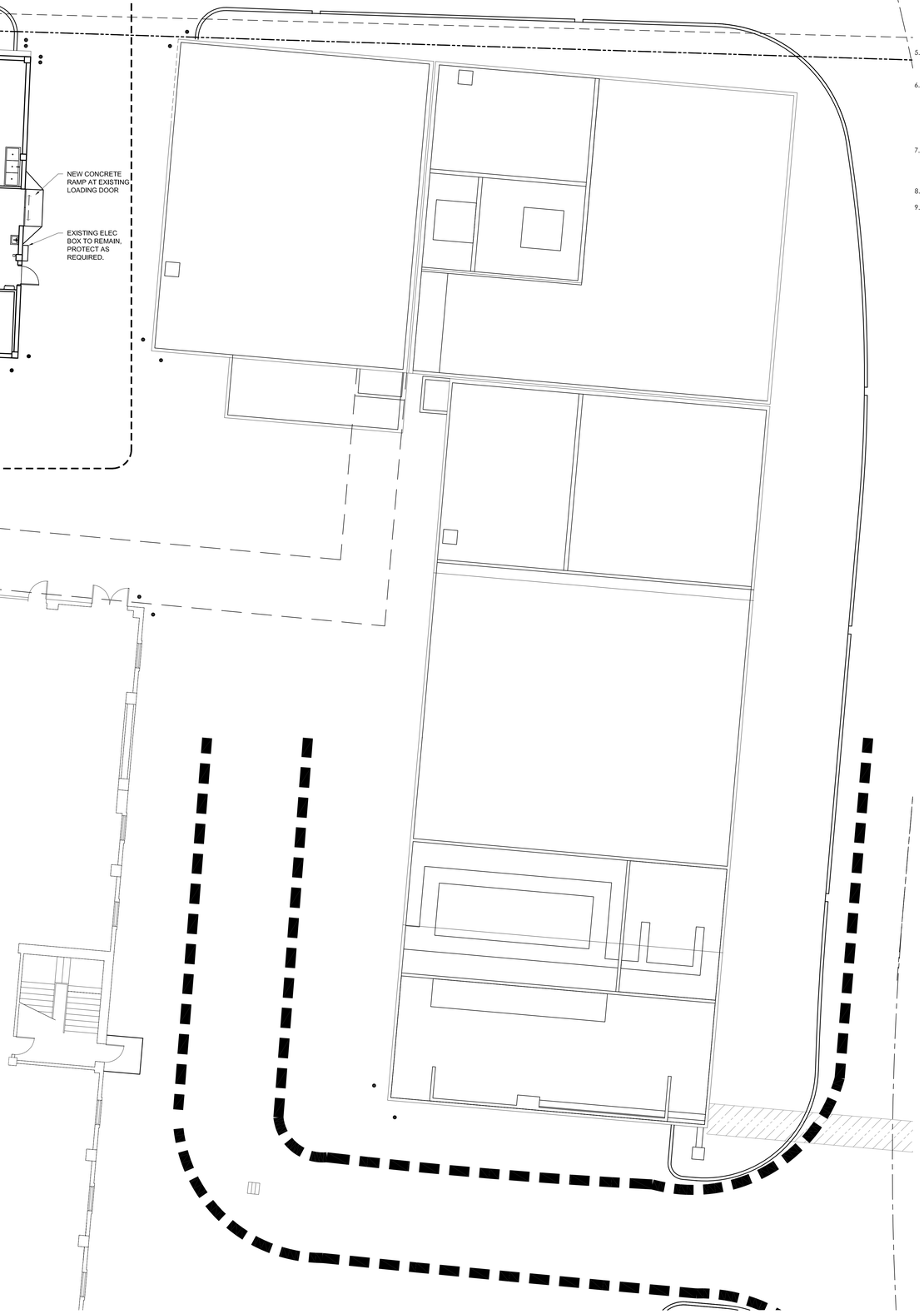
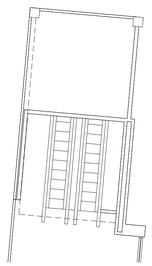
JANUARY 9, 2012

(VE ADJUSTED DRAWINGS - MARCH 9, 2012)









1 SITE PLAN
SCALE 1:100

GENERAL NOTES

1. VERIFY EXISTING CONDITIONS AND COORDINATE NEW WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THE EXISTING CONDITIONS INDICATED IN THESE DRAWINGS DO NOT MATCH THE ACTUAL FIELD CONDITIONS.
2. REMOVE AND DISPOSE OF ALL DEBRIS FOLLOWING DEMOLITION IN A LEGAL MANNER.
4. PROVIDE ALL SAFETY MEASURES NEEDED (I.E. BARRICADES, TEMPORARY FENCING, ETC) TO PROTECT OCCUPANTS DURING THE DEMOLITION / CONSTRUCTION. COORDINATE ACCESS TO THE AREA OF WORK AND STAGING AREAS WITH THE OWNER. DO NOT BLOCK MEANS OF EGRESS FROM OCCUPIED BUILDING.
5. TAKE ALL PRECAUTIONS SO AS NOT TO DAMAGE ANY EXISTING UNDERGROUND SITE DRAINAGE PIPING, WATER LINES, SPRINKLER PIPING, ELECTRICAL CONDUITS, ETC.
6. ALL EXISTING TREES, LANDSCAPING AND GRASS AREAS ARE TO REMAIN, UNLESS OTHERWISE NOTED AND ALL PRECAUTIONS ARE TO BE TAKEN TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT AND ACTIVITIES. CONTRACTOR SHALL REPAIR / REPLACE AREAS THAT ARE DAMAGED BY DEMOLITION / CONSTRUCTION ACTIVITIES TO MATCH PRE-CONSTRUCTION CONDITIONS.
7. DEMO / REMOVE EXISTING BUILDING COMPONENTS (IE. WALLS , DOORS, SHELVING, ETC) AS NEEDED TO PREPARE AND INSTALL NEW WORK. VERIFY AND COORDINATE EXISTING CONDITIONS PRIOR TO BIDDING.
8. SEE MEP DRAWINGS FOR SITE UTILITY WORK.
9. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SHUT DOWNS, TIE INS AND EXTENSION OF UTILITIES WITH OWNER PRIOR TO PROCEEDING WITH WORK.

Revisions/Submission

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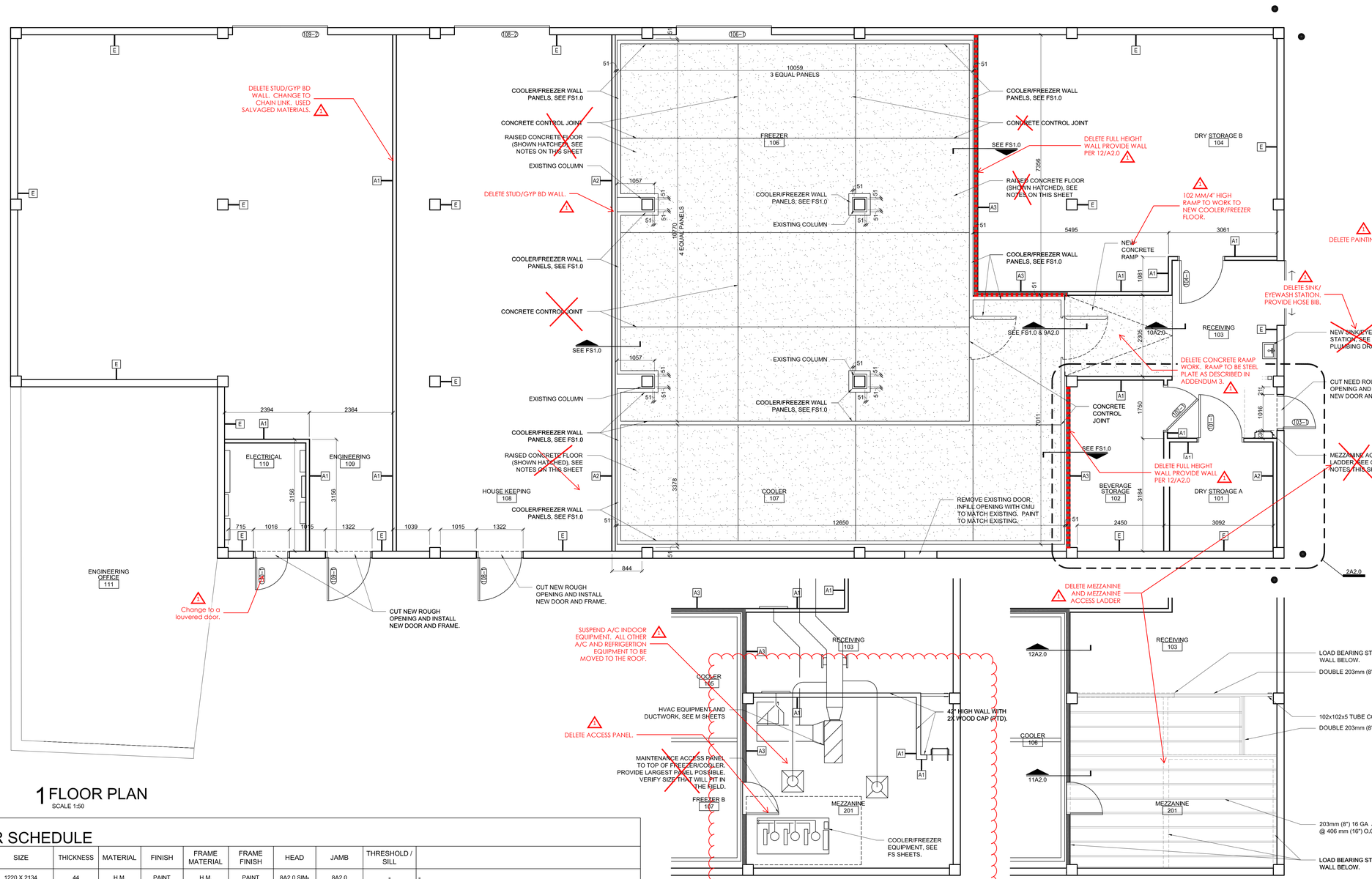
Food Storeroom Building Renovations
ARUBA SURF CLUB

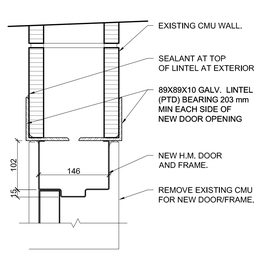
Project Number: 11007
Date: January 9 ,2012
Project Architect: BC3/CMH

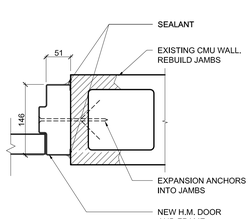
SITE PLAN

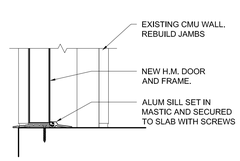
A1.0

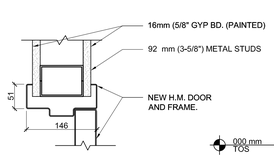
(VE ADJUSTED DRAWINGS)

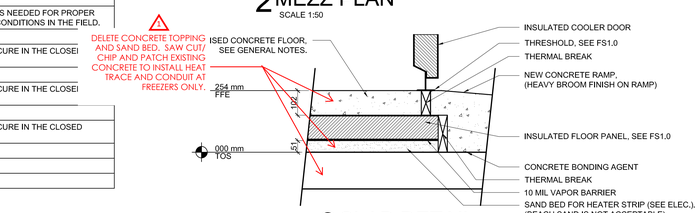


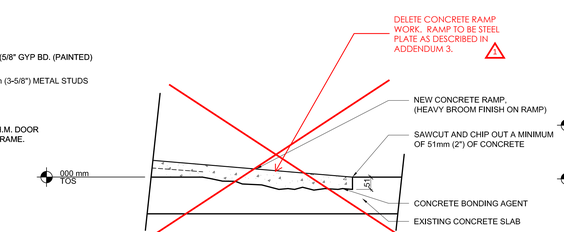


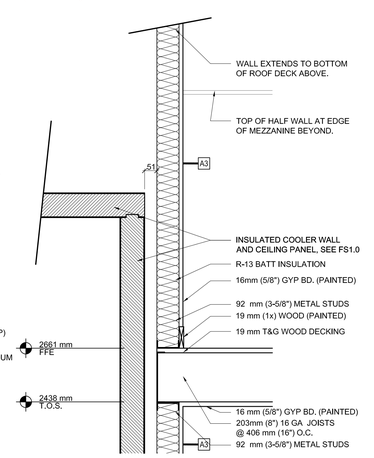


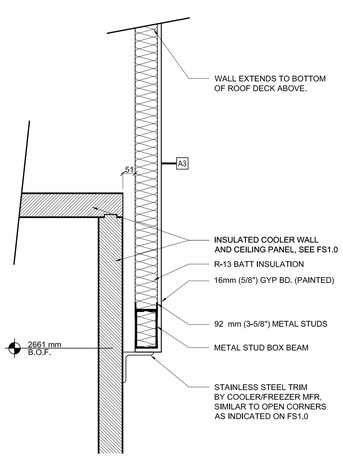












1 FLOOR PLAN

SCALE 1:50

2 MEZZ PLAN

SCALE 1:50

3 ~~MEZZ~~ FRAMING PLAN

~~SCALE 1:50~~

4 DOOR SCHEDULE

DOOR	TYPE	SIZE	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	HEAD	JAMB	THRESHOLD / SILL	
101-1	-	1220 X 2134	44	H.M.	PAINT	H.M.	PAINT	8A2.0 SIM-	8A2.0	-	-
102-1	-	1220 X 2134	44	H.M.	PAINT	H.M.	PAINT	8A2.0 SIM	8A2.0	-	-
103-1	-	914 X 2134	44	H.M.	PAINT	H.M.	PAINT	5A2.0	6A2.0	7A2.0	-
103-2	-	EXISTING	-	-	-	-	-	-	-	-	EXISTING SLIDING DOOR TO REMAIN. REPAIR AS NEEDED FOR PROPER OPERATION AND LOCKING. VERIFY EXISTING CONDITIONS IN THE FIELD.
104-1	-	1220 X 2134	44	H.M.	PAINT	H.M.	PAINT	8A2.0 SIM	8A2.0	-	-
106-1	-	EXISTING	-	-	-	-	-	-	-	-	EXISTING SLIDING DOOR TO REMAIN. LOCK/SECURE IN THE CLOSEI POSITION.
108-1	-	1220 X 2134	44	H.M.	PAINT	H.M.	PAINT	5A2.0	6A2.0	7A2.0	-
108-2	-	EXISTING	-	-	-	-	-	-	-	-	EXISTING SLIDING DOOR TO REMAIN. LOCK/SECURE IN THE CLOSEI POSITION.
109-1	-	1220 X 2134	44	H.M.	PAINT	H.M.	PAINT	5A2.0	6A2.0	7A2.0	-
109-2	-	EXISTING	-	-	-	-	-	-	-	-	EXISTING SLIDING DOOR TO REMAIN. LOCK/SECURE IN THE CLOSED POSITION.
110-1	-	914 X 2134	44	H.M.	PAINT	H.M.	PAINT	5A2.0	6A2.0	7A2.0	-
	-	-	-	-	-	-	-	-	-	-	-

NOTES -

5 SLAB DETAIL

SCALE 1:5

6 JAMB DETAIL

SCALE 1:5

7 SILL DETAIL

SCALE 1:5

8 JAMB DETAIL

SCALE 1:5

9 SLAB DETAIL

SCALE 1:10

10 SLAB DETAIL

SCALE 1:10

11 FRAMING DETAIL

SCALE 1:10

12 FRAMING DETAIL

SCALE 1:10

GENERAL NOTES

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5. TAKE ALL PRECAUTIONS SO AS NOT TO DAMAGE ANY EXISTING UNDERGROUND SITE DRAINAGE PIPING, WATER LINES, SPRINKLER PIPING, ELECTRICAL CONDUITS, ETC.
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8. ~~ALL NEW/EXISTING WALLS AND EXPOSED COLUMNS ARE TO BE PREPARED AND PAINTED. PAINT SHALL BE FOR THE ENTIRE HEIGHT OF THE WALL (FROM SLAB TO ROOF/DECK ABOVE). SEE WALL TYPE LEGEND FOR SURFACES TO BE PAINTED.~~
9. ~~MEZZANINE ACCESS LADDER SHALL BE 9' ALUMINUM ACCESS LADDER WITH 42" HIGH BOARDING RAIL (MODEL AW9) BY NAIL AND COMPANY INC. - THE LADDER STORE (WEBPAGE - http://steelaccessladders.com OR PHONE 887.495.5894) OR PRIOR APPROVED EQUAL.~~
10. ~~COOLER/FREEZER CONCRETE TOPPING AND ACCESS RAMP SHALL BE 3500 PSI CONCRETE REINFORCED WITH 6x6, 10, 10 WWM. PROVIDE CONTROL JOINTS SPACED AS INDICATED ON FLOOR PLAN. CONTROL JOINTS SHALL BE A TOOLED JOINT. JOINT DEPTH SHALL BE 1/4" DEPTH OF SLAB.~~

WALL TYPE LEGEND

TAG	DESCIPTION
A1	92 mm (3-5/8") 20 GA METAL STUDS AT 16" O.C. TO ROOF/DECK ABOVE, UNLESS OTHERWISE NOTED ON PLAN, WITH 16 mm (5/8") GYPSUM BOARD (PAINTED) ON BOTH SIDES OF WALL (FULL HEIGHT OF WALL).
A2	92 mm (3-5/8") 20 GA METAL STUDS AT 16" O.C. TO ROOF/DECK ABOVE WITH 16 mm (5/8") GYPSUM BOARD (PAINTED) ON EXPOSED SIDE OF WALL (FULL HEIGHT OF WALL).
A3	92 mm (3-5/8") 20 GA METAL STUDS AT 16" O.C. TO ROOF/DECK ABOVE WITH 16 mm (5/8") GYPSUM BOARD (PAINTED) ON EXPOSED SIDE OF WALL (FULL HEIGHT OF WALL). PROVIDE R-13 BATT INSULATION FULL HEIGHT OF WALL (SHOWN SOLID ON PLANS).
A4	152 mm (6") 20 GA METAL STUDS AT 16" O.C. TO ROOF/DECK ABOVE, UNLESS OTHERWISE NOTED ON PLAN, WITH 16 mm (5/8") GYPSUM BOARD (PAINTED) ON BOTH SIDES OF WALL (FULL HEIGHT OF WALL).
E	EXISTING EXPOSED WALL/COLUMN TO REMAIN. WALL/COLUMN TO BE MODIFED AS NEEDED FOR NEW WORK, REPAIRED, ~~PREPARED AND PAINTED~~.

1

1 - 03.09.12 - ADDENDUM 3 (POST BID VE)

Revisions/Submission

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ARCHITECTS LLC

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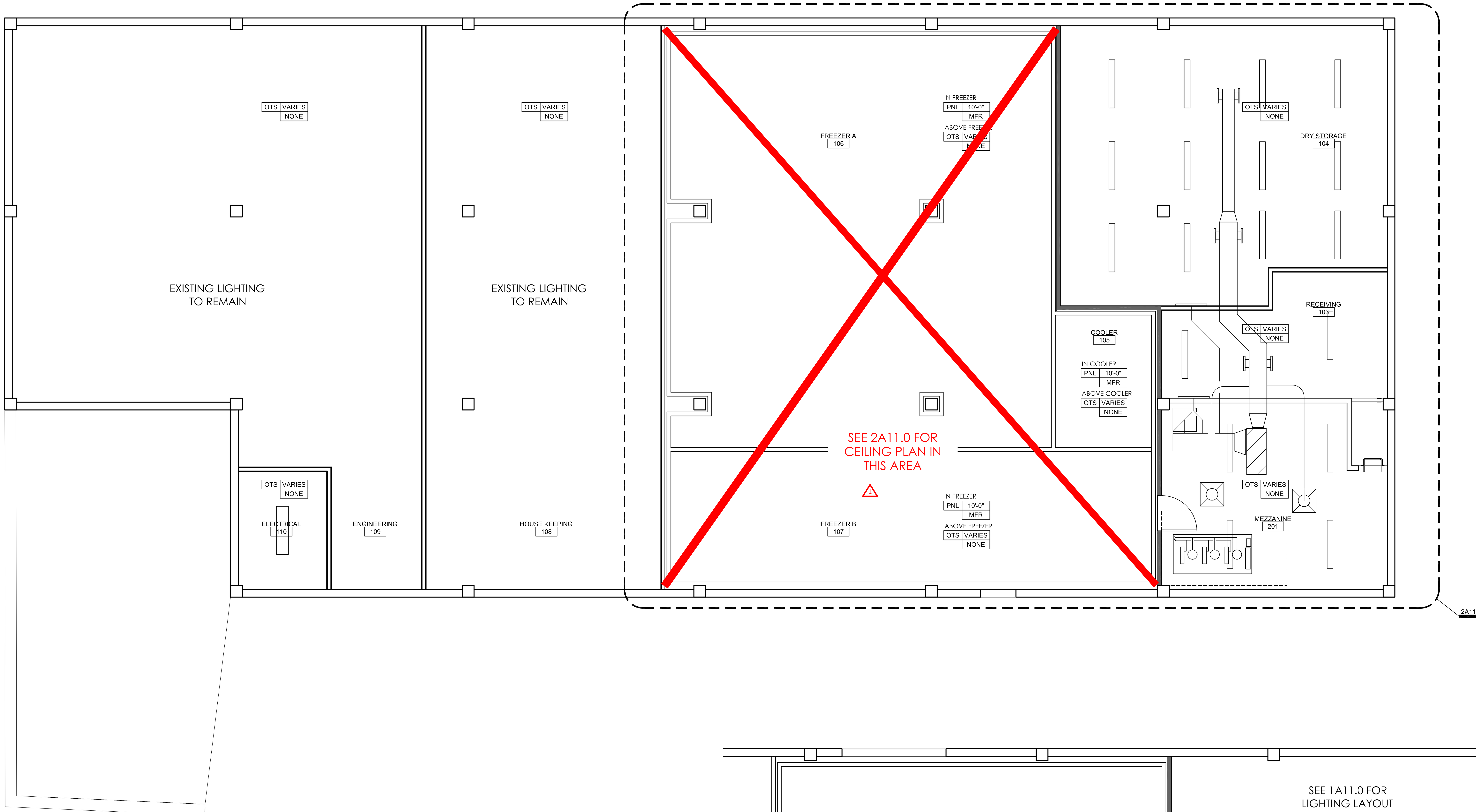
Food Storeroom Building Renovations
ARUBA SURF CLUB

Project Number: 11007
Date: January 9 ,2012
Project Architect: BC3/CMH

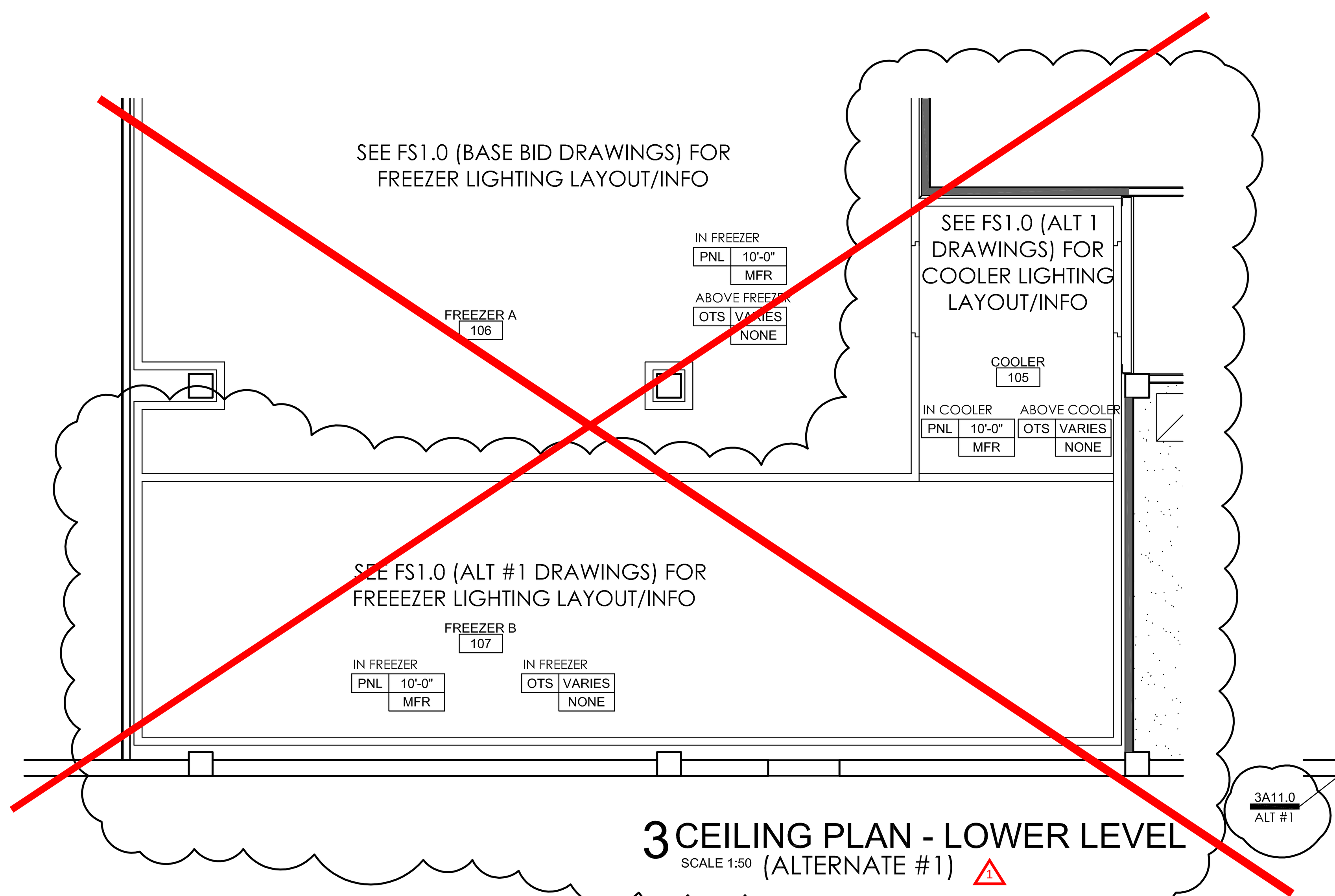
PLANS, DETAILS & DOOR SCHEDULE

A2.0

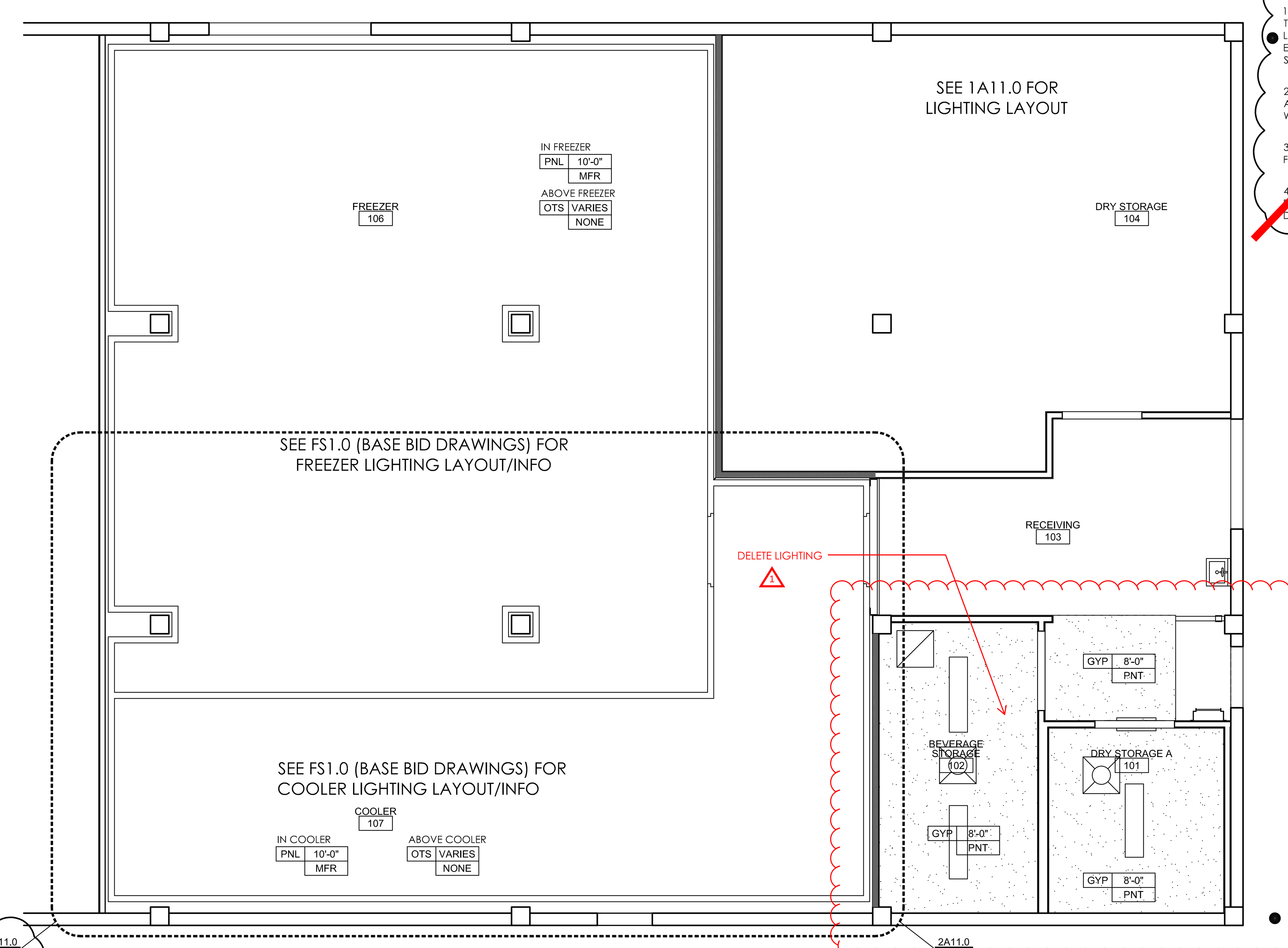
(VE ADJUSTED DRAWINGS)



1 CEILING PLAN - UPPER LEVEL
SCALE 1:50



3 CEILING PLAN - LOWER LEVEL
SCALE 1:50 (ALTERNATE #1)



2 CEILING PLAN - LOWER LEVEL
SCALE 1:50 (BASE BID)

CEILING TYPE LEGEND

TAG	DESCIPTION
OTS	OPEN TO STRUCTURE - NO WORK.
PNL	FREEZER/COOLER CEILING PANEL. PANELS TO BE SUPPORTED FROM ROOF DECK/STRUCTURE ABOVE. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROVIDED ADDITIONAL STRUCTURAL MEMBERS AS NEEDED FOR PANEL INSTALLATION.
GYP	16 mm (5/8") GYPSUM BOARD (PAINTED)

GENERAL NOTES

1. VERIFY EXISTING CONDITIONS AND COORDINATE NEW WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THE EXISTING CONDITIONS INDICATED IN THESE DRAWINGS DO NOT MATCH THE ACTUAL FIELD CONDITIONS.
2. REMOVE AND DISPOSE OF ALL DEBRIS FOLLOWING DEMOLITION IN A LEGAL MANNER.
4. PROVIDE ALL SAFETY MEASURES NEEDED (I,E, BARRICADES, TEMPORARY FENCING, ETC) TO PROTECT OCCUPANTS DURING THE DEMOLITION / CONSTRUCTION. COORDINATE ACCESS TO THE AREA OF WORK AND AND STAGING AREAS WITH THE OWNER. DO NOT BLOCK MEANS OF EGRESS FROM OCCUPIED BUILDING.
5. TAKE ALL PRECAUTIONS SO AS NOT TO DAMAGE ANY EXISTING UNDERGROUND SITE DRAINAGE PIPING, WATER LINES, SPRINKLER PIPING, ELECTRICAL CONDUITS, ETC.
6. ALL EXISTING TREES, LANDSCAPING AND GRASS AREAS ARE TO REMAIN, UNLESS OTHERWISE NOTED AND ALL PRECAUTIONS ARE TO BE TAKEN TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT AND ACTIVITIES. CONTRACTOR SHALL REPAIR / REPLACE AREAS THAT ARE DAMAGED BY DEMOLITION / CONSTRUCTION ACTIVITIES TO MATCH PRE-CONSTRUCTION CONDITIONS.
7. DEMO / REMOVE EXISTING BUILDING COMPONENTS (IE. WALLS , DOORS, SHELVING, ETC) AS NEEDED TO PREPARE AND INSTALL NEW WORK. VERIFY AND COORDINATE EXISTING CONDITIONS PRIOR TO BIDDING.
8. CONTRACTOR SHALL PROVIDE MISCELLANEOUS FRAMING/HANGERS AS NEEDED TO SUPPORT COOLER/FREEZER CEILING PANELS. VERIFY AND COORDINATE ATTACHMENT LOCATIONS WITH EXISTING ROOF FRAMING AND DECKING CONDITIONS.

ADD ALTERNATE 1

THE FOLLOWING WORK ITEMS (SHOWN CLOUDED ON THE DRAWINGS) ARE TO BE PRICED AS PART OF ADD ALTERNATE #1. THIS SHEET INCLUDE THE BASE BID WORK AND THE ALTERNATE WORK ITEMS FOR COORDINATION PURPOSES.

1. CHANGE THE BASE BID COOLER TO FREEZER. THIS INCLUDES THE ADDITION OF A COOLER VESTIBULE, ADDITION OF ELECTRIC LOOP IN SLAB, UPGRADING AND ADDITION OF REFRIGERATION EQUIPMENT AND THE UPGRADE OF ASSOCIATED ELECTRICAL. SEE FS SHEETS AND E SHEETS FOR DETAILS.
2. CHANGE OF SHELVING UNITS SHELVING IN DRY STORAGE "B" AND BEVERAGE STORAGE FROM WOOD TO METRO SHELVING WITH CASTERS. SEE FS SHEETS FOR DETAILS.
3. ADDITION OF SHELVING UNITS TO IN DRY STORAGE "A". SEE FS DRAWINGS FOR DETAILS.
4. ADDITION OF A THREE COMPARTMENT SINK WITH SPRAYER FAUCET IN DRY STORAGE "B". SEE FS SHEETS AND P SHEETS FOR DETAILS.

1 - 03.09.12 - ADDENDUM 3 (POST BID VE)
Revisions/Submission

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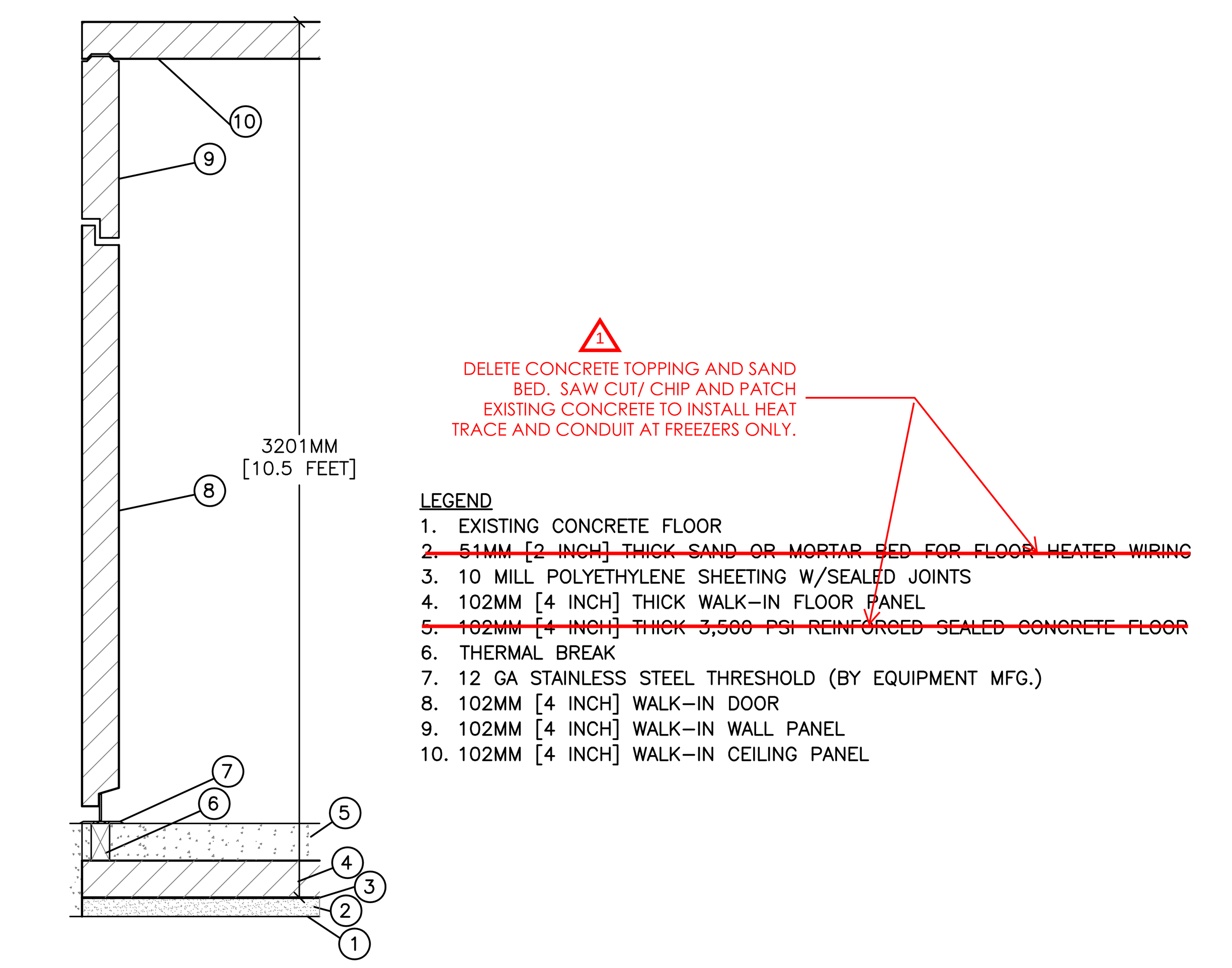
ARUBA SURF CLUB
Food Storeroom Building Renovations

Project Number: 11007
Date: January 9 ,2012
Project Architect: BC3/CMH

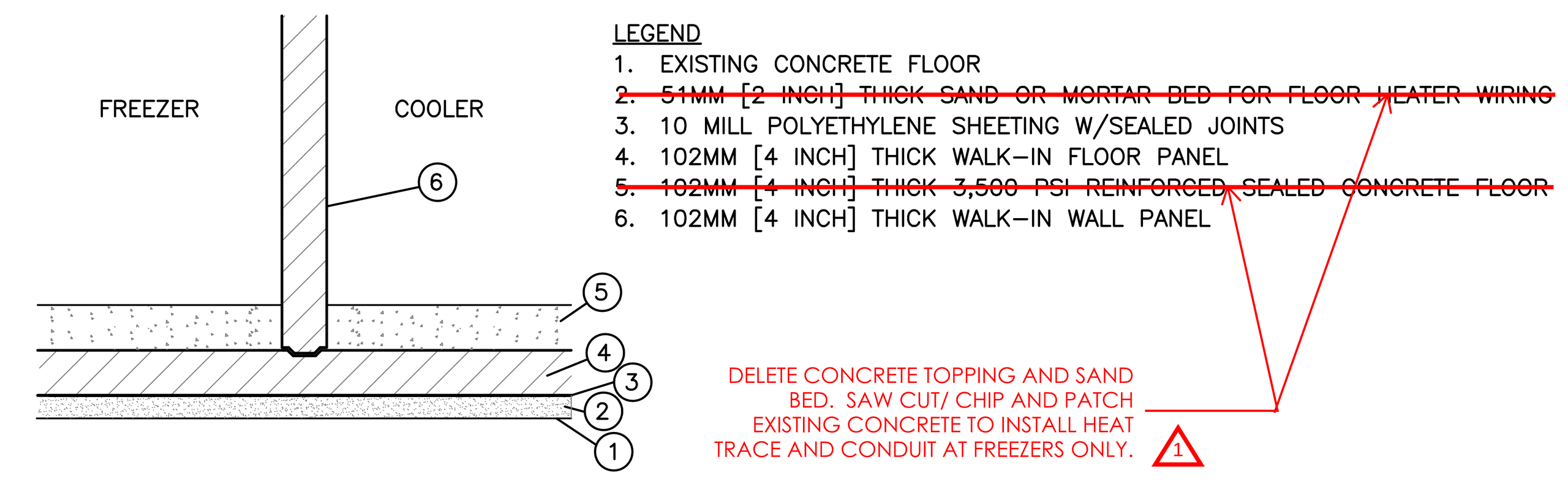
REFLECTED CEILING PLANS

A11.0

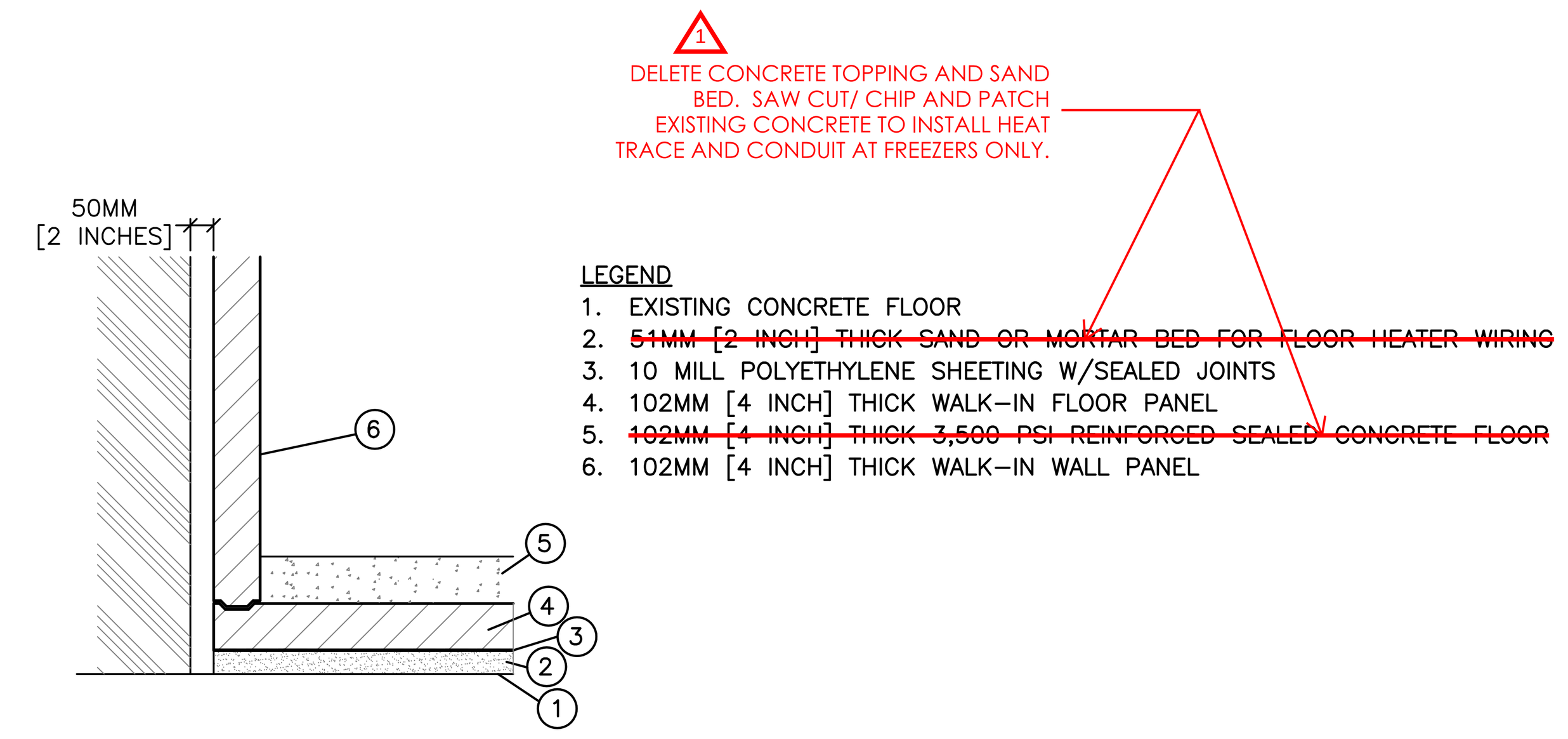
(VE ADJUSTED DRAWINGS)



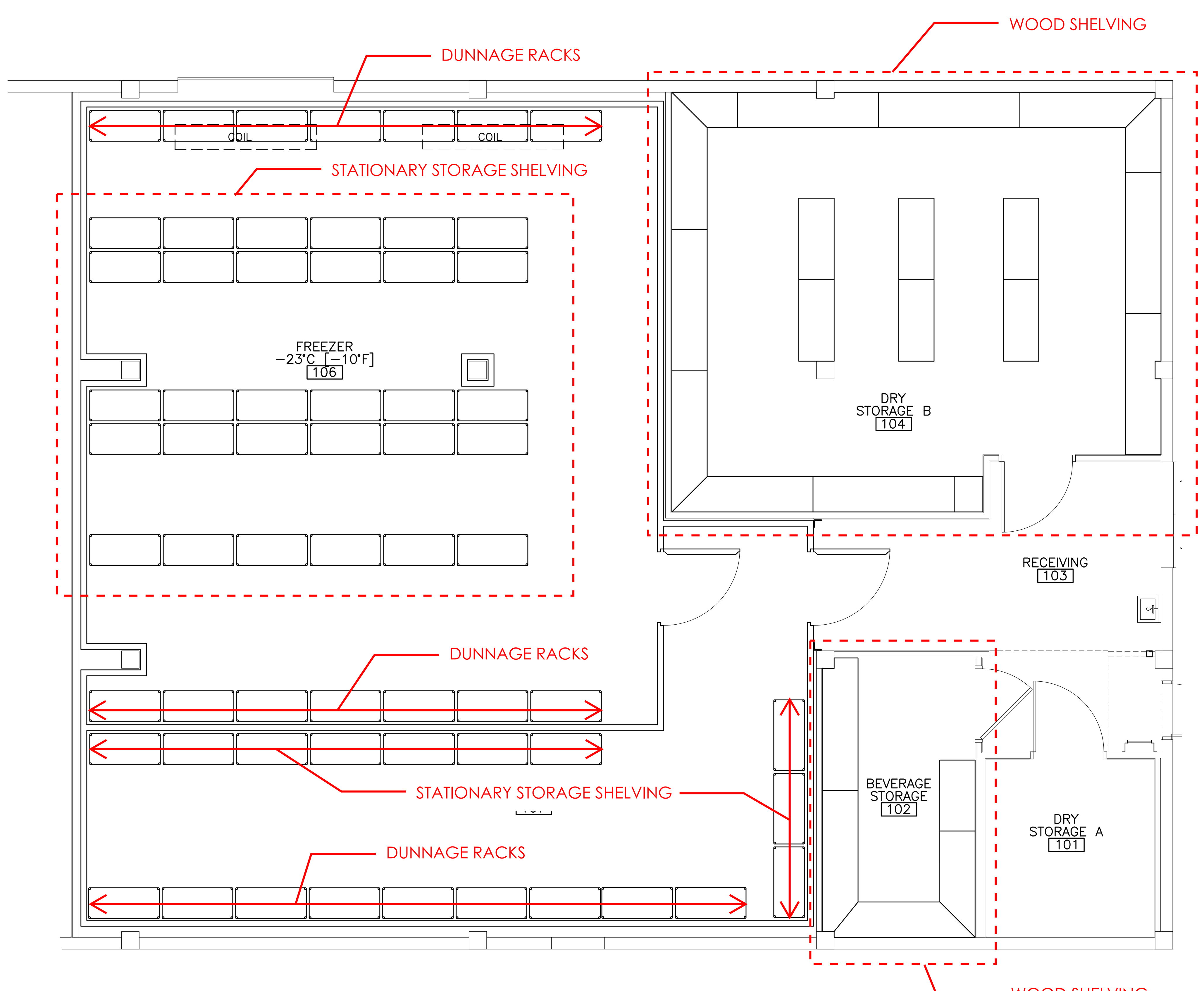
A WALK-IN COOLER AT HINGED DOOR ENTRANCE
FS1.0 | FS1.0 NOT TO SCALE



B WALK-IN COOLER/FREEZER AT PARTITION WALL
FS1.0 | FS1.0 NOT TO SCALE

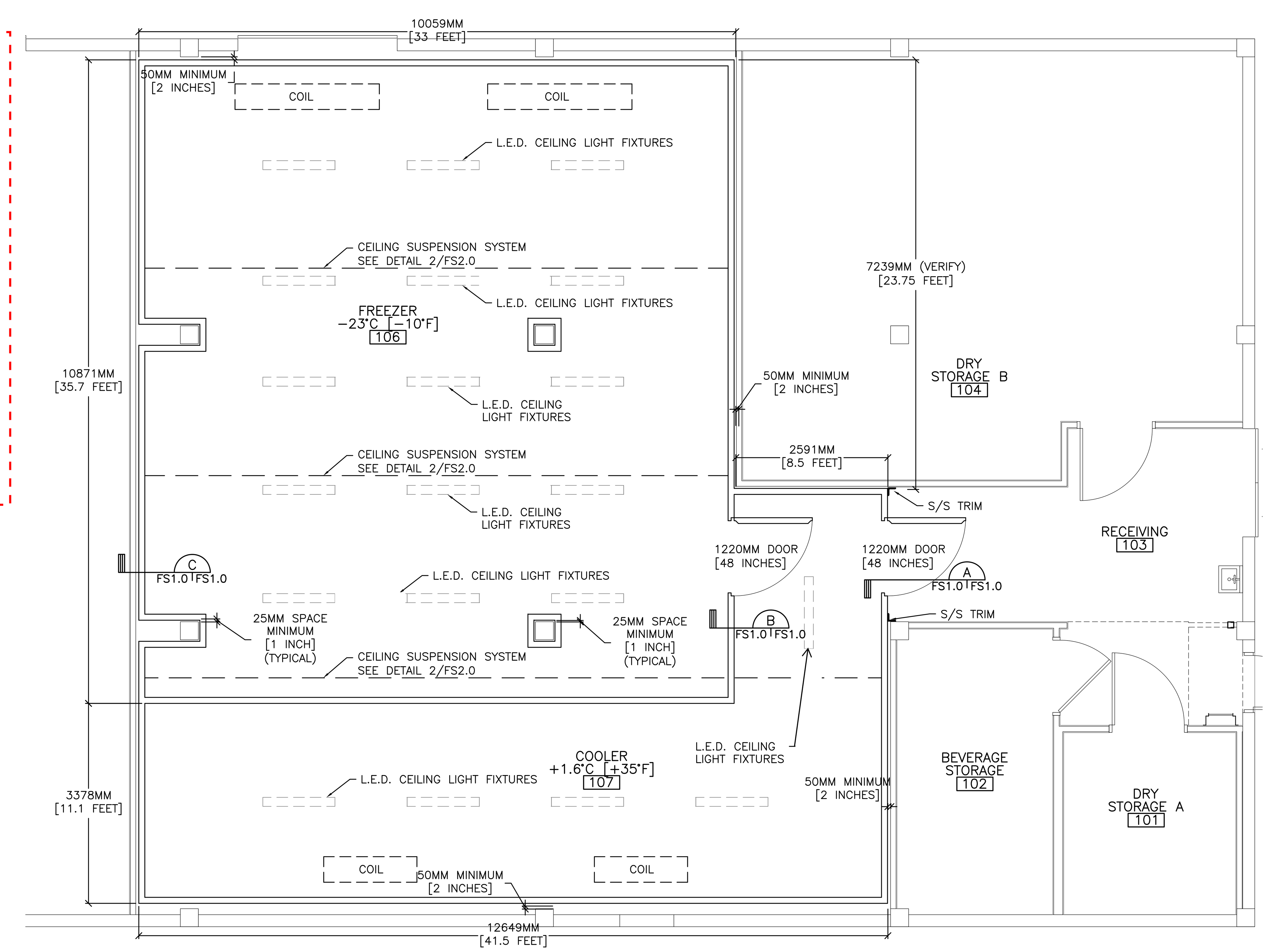


C WALK-IN COOLER/FREEZER AT BUILDING WALL
FS1.0 | FS1.0 NOT TO SCALE



2 WALK-IN COOLER/FREEZER AND DRY STORAGE SHELVING PLAN
SCALE 1:50

Shelving in the in the Cooler, Freezer, Dry Storage A & B and Beverage Storage shall be in the quantities and types as indicated on the Owner provided Shelving Requirements spreadsheet attached to VE Addendum #1. Coordinate layout with the Owner's representative in the field.



1 WALK-IN COOLER/FREEZER AND DRY STORAGE FLOOR PLAN
SCALE 1:50

- CHANGE ALL LED LIGHTING IN COOLER/FREEZER TO FLOURESCENT WITH COLD TEMP BALLASTS.
- REDUCE THE NUMBER OF LIGHTS TO MATCH LIGHTING SHOWN ON SHEET E3.0
- PROVIDE SURFACE MOUNTED CONDUIT AND WIRING BETWEEN EACH LIGHT FIXTURE.

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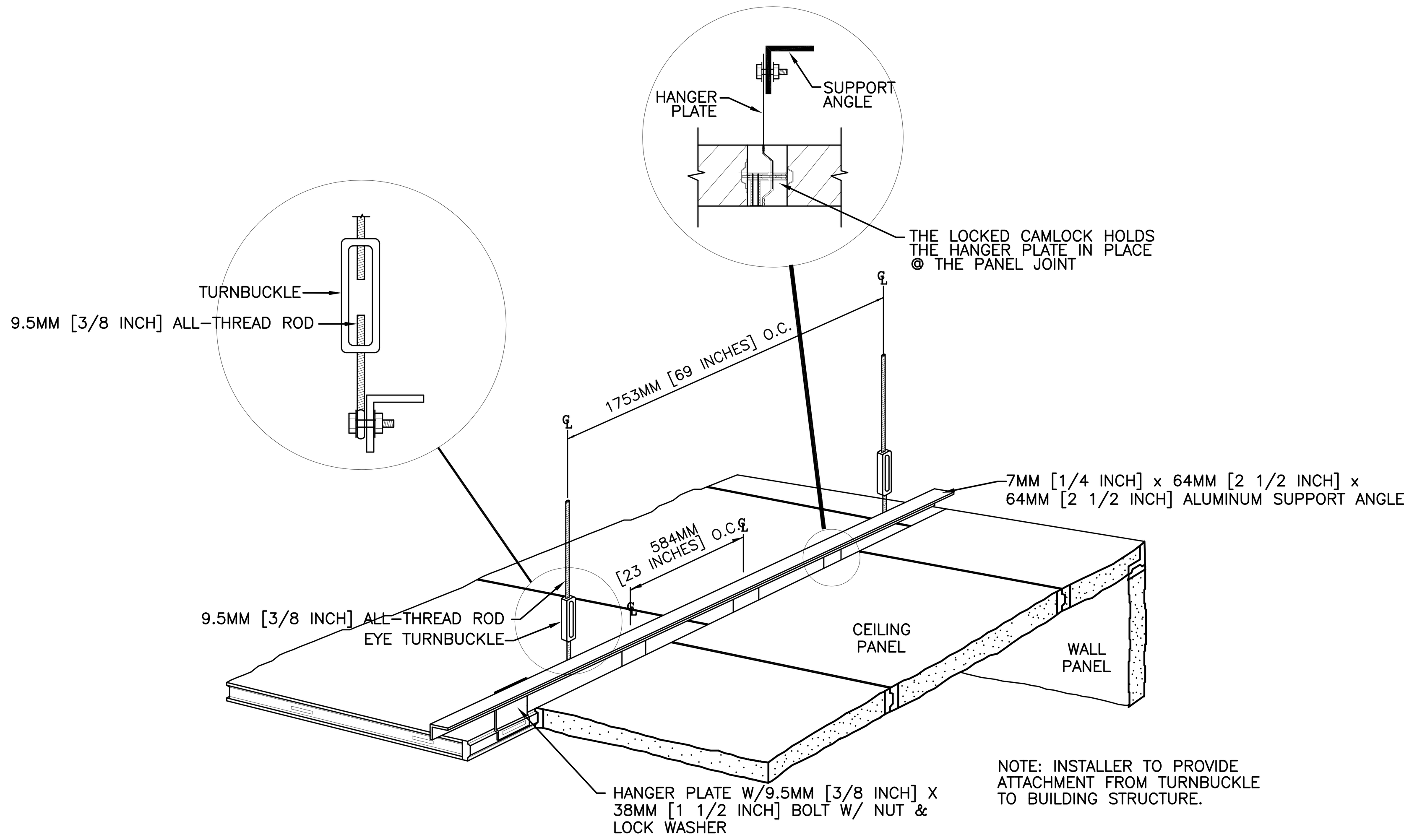
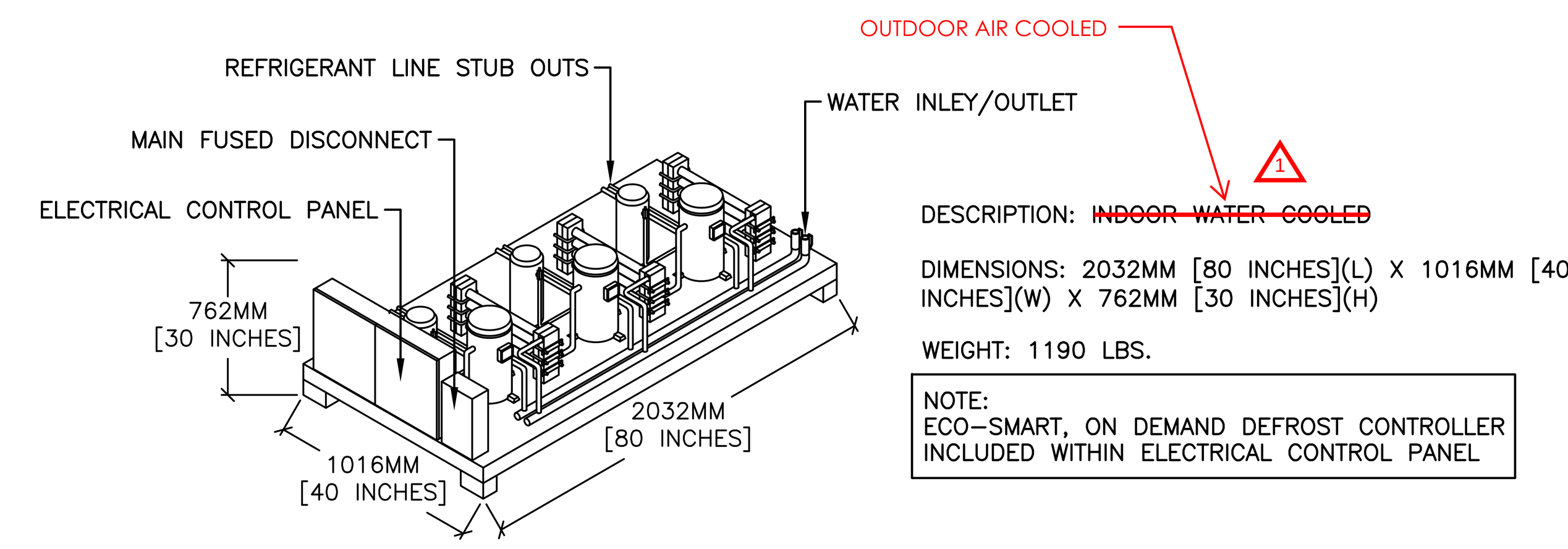
FLOOR PLAN

FS1.0
(BASE BID)
(VE ADJUSTED DRAWINGS)



2 EXTERIOR ANGLE CEILING SUSPENSION
FS2.0 NOT TO SCALE



DESCRIPTION: ~~INDOOR WATER-COOLED~~

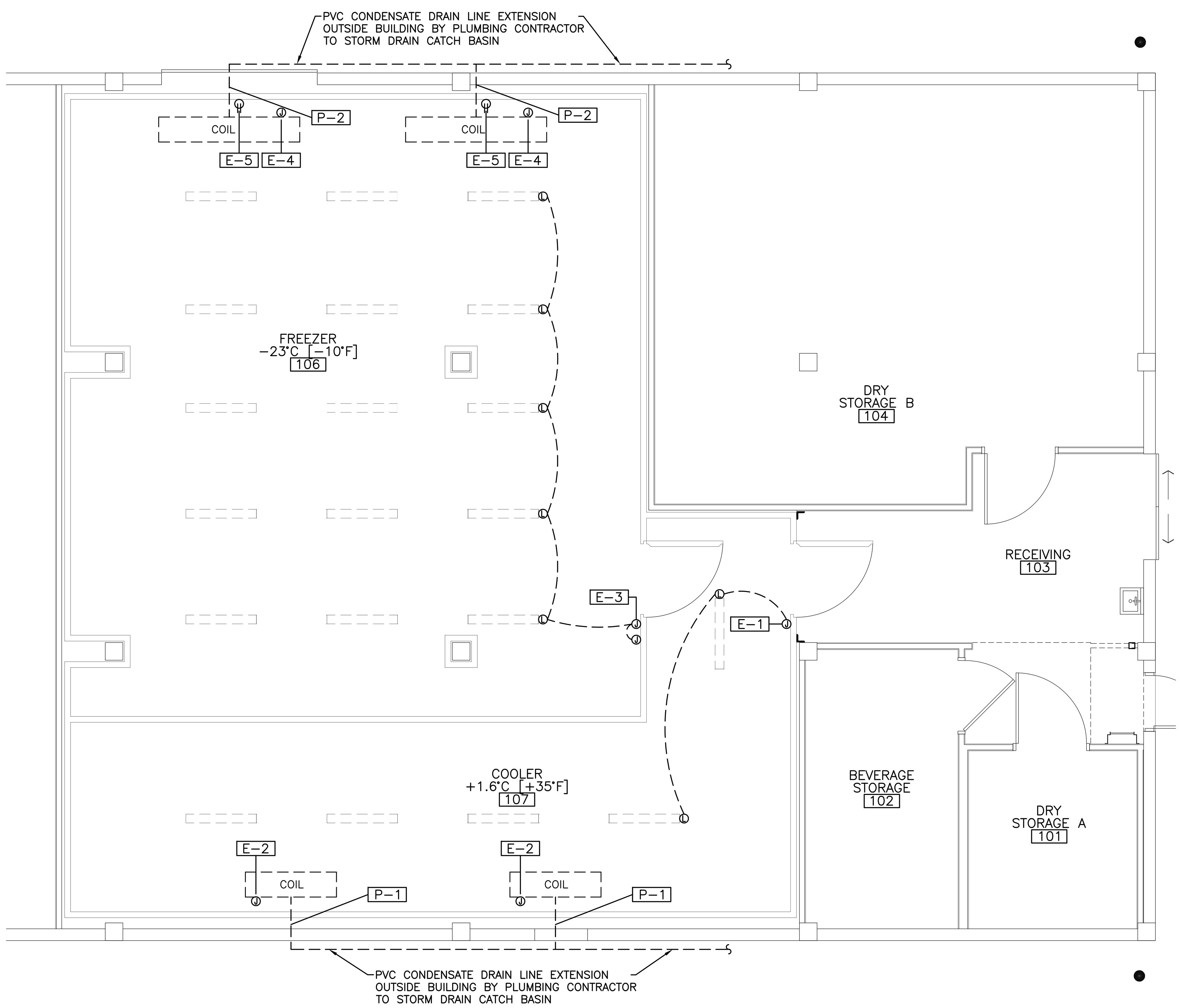
DIMENSIONS: 2032MM [80 INCHES](L) X 1016MM [40 INCHES](W) X 762MM [30 INCHES](H)

WEIGHT: 1190 LBS.

NOTE:
ECO-SMART, ON DEMAND DEFROST CONTROLLER INCLUDED WITHIN ELECTRICAL CONTROL PANEL

3 REMOTE CONDENSING UNIT PACKAGE (LOCATED ON ~~MEZZANINE LEVEL AT RECEIVING ENTRANCE~~)
FS2.0 NOT TO SCALE

ROOF 1



1 WALK-IN COOLER/FREEZER PLUMBING AND ELECTRICAL ROUGH-IN PLAN
SCALE 1:50

- REDUCE THE NUMBER OF LIGHTS TO MATCH LIGHTING SHOWN ON SHEET E3.0 1

PLUMBING AND ELECTRICAL ROUGH-IN DATA SCHEDULE

CONN. NO.	UTILITY REQUIREMENTS	NOTES
P-1	20MM TYPE "L" COPPER CONDENSATE DRAIN LINE (FURNISHED AND INSTALLED BY WALK-IN	
	COOLER/FREEZER CONTRACTOR) FROM EACH OF TWO (2) EVAPORATOR COILS WITHIN	
	FREEZER ROOM B TO OUTSIDE BUILDING FOR EXTENSION (BY PLUMBING CONTRACTOR) TO	
	STORM DRAIN CATCH BASIN	2,3
P-2	20MM TYPE "L" COPPER CONDENSATE DRAIN LINE (FURNISHED AND INSTALLED BY WALK-IN	
	COOLER/FREEZER CONTRACTOR) FROM EACH OF TWO (2) EVAPORATOR COILS WITHIN	
	FREEZER ROOM A TO OUTSIDE BUILDING FOR EXTENSION (BY PLUMBING CONTRACTOR) TO	
	STORM DRAIN CATCH BASIN	2,3
P-3	35MM CONDENSED WATER INLET (4.4° - 8.8°C AT 1.66 LPS FLOW RATE) FOR REMOTE	
	WATER-COOLED CONDENSING UNIT PACKAGE LOCATED ON MEZZANINE LEVEL AT	
	RECEIVING ENTRANCE	
P-4	35MM CONDENSED WATER OUTLET FOR REMOTE WATER-COOLED CONDENSING UNIT PACKAGE	
	LOCATED ON MEZZANINE LEVEL AT RECEIVING ENTRANCE - 51 KPA PRESSURE DROP	
E-1	.876 KW (7.2A 120V) DFA FOR DOOR HEATERS, CEILING LIGHT FIXTURES, PRESSURE RELIEF	
	PORT, AND TEMPERATURE ALARM SYSTEM OF COOLER ROOM	5-9
E-2	.324 KW (2.7A 120V) DFA FOR EACH OF TWO (2) EVAPORATOR COILS INSIDE COOLER	
	ROOM	5,7,8
E-3	1.44 KW (12A 120V) DFA FOR DOOR HEATERS, CEILING LIGHT FIXTURES, PRESSURE RELIEF	
	PORT, AND TEMPERATURE ALARM SYSTEM OF FREEZER ROOM	5,6,7,8
E-4	9.86 KW (27.4A) 208V 3-PH (PLUS 7-CONTROL WIRES FOR DEFROST CONTROL PER COIL)	
	DFA FOR EACH OF TWO (2) EVAPORATOR COILS INSIDE FREEZER - EXTENDED FROM	
	POWER SOURCE OF REMOTE CONDENSING UNIT PACKAGE LOCATED ON MEZZANINE LEVEL	
	AT RECEIVING ENTRANCE	5,7,8,10
E-5	120V RECEPTACLE INSIDE FREEZER ROOM FOR DRAIN LINE HEATER OF EACH OF TWO (2)	
	EVAPORTATOR COILS INSIDE FREEZER ROOM	7,8
E-6	29.5 KW (82A) ~~208V 3-PH~~ FOR REMOTE WALK-IN CONDENSING UNIT PACKAGE LOCATED	
	ON ~~MEZZANINE LEVEL~~ AT RECEIVING ENTRANCE	10,11

CHANGE TO 480V 3 PH AIR COOLED EQUIPMENT LOCATED ON THE ROOF 1

PLUMBING AND ELECTRICAL ROUGH-IN SYMBOLS & ABBREVIATIONS

⊕	JUNCTION BOX
⊖	DUPLEX RECEPTACLE
⊗	WALK-IN CEILING LIGHTS
V	VOLTS
PH	PHASE
KW	KILOWATT
A	AMPS / AMPERAGE
LPS	LITERS PER SECOND
KPA	KILOPASCAL
DFA	DOWN FROM ABOVE

PLUMBING AND ELECTRICAL ROUGH-IN NOTES

1. ROUGH-IN PLAN SHOWS APPROXIMATE LOCATIONS FOR UTILITY REQUIREMENTS OF WALK-IN COOLER/FREEZER AND REFRIGERATION SYSTEMS SPECIFIED.
2. SLOPE CONDENSATE DRAIN LINES (13MM PER LINEAL FOOT MINIMUM) FROM WALK-IN COOLER AND FREEZER COILS EXTENDED THROUGH WALK-IN PANELS AND BUILDING WALLS TO DRAIN LINE EXTENSIONS (BY PLUMBING CONTRACTOR). DRAIN LINE TRAP AND 2" AIR GAP REQUIRED.
3. WALK-IN PANEL PENETRATIONS FOR REFRIGERANT PIPING AND DRAIN LINES SHALL BE SEALED WITH FOAM URETHANE AND ESCUTCHEON PLATES.
4. FURNISH AND INSTALL ALL NECESSARY LINE DISCONNECT SWITCHES, UNLESS SPECIFIED OTHERWISE - DIVISION 16.
5. FURNISH AND INSTALL CONDUIT, JUNCTION BOXES, AND FIELD WIRING FOR COILS, CEILING-MOUNTED LIGHT FIXTURES, PRESSURE RELIEF PORTS, AND FREEZER DRAIN LINE HEATERS (FURNISHED BY DIVISION 11) OF WALK-IN COOLERS/AND FREEZERS - DIVISION 16.
6. HORIZONTAL RUNS OF CONDUIT FOR CEILING-MOUNTED LIGHT FIXTURES SHALL BE MOUNTED ON TOP OF WALK-IN CEILING PANELS - DIVISION 16.
7. ELECTRICAL CONDUIT WITHIN WALK-IN SHALL BE FILLED (INSIDE CONDUIT) WITH FOAM URETHANE TO PREVENT CONDENSATION - DIVISION 16.
8. PENETRATIONS OF WALK-IN CEILING/WALL PANELS SHALL BE SEALED WITH USDA-APPROVED SEALANT.
9. FURNISH AND INSTALL 18 GAUGE WIRING AND TEMPERATURE SENSORS OF TEMPERATURE ALARM SYSTEMS IN ACCORDANCE WITH REQUIREMENTS.
10. ECO SMART ON DEMAND DEFROST CONTROLLER FOR FREEZER COILS INCLUDED WITH ELECTRICAL CONTROL PANEL OF REMOTE CONDENSING UNIT PACKAGE.
11. REMOTE CONDENSING UNIT PACKAGE INCLUDES PRE-WIRED UL-LISTED CIRCUIT BREAKERS AND LINE DISCONNECT SWITCH - DIVISION 11.

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Food Storeroom Building Renovations
ARUBA SURF CLUB

Project Number: 11007
Date: January 9 ,2012
Project Architect: BC3/CMH

FLOOR PLAN

FS2.0
(BASE BID)
(VE ADJUSTED DRAWINGS)

GENERAL MECHANICAL NOTES:

1) IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

2) THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE CONTRACT. UPON COMMENCEMENT OF CONSTRUCTION FOR THE WORK INCLUDED IN THIS CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY OR EXAMINATION AND THAT HE IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE PREMISES.

3) PROVIDE ALL EQUIPMENT MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING HVAC OR PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.

4) MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS, AND, IN THE CASE OF DIFFERENCES BETWEEN APPLICABLE CODES AND STANDARDS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE A/E AND THE OWNER IN WRITING OF SUCH DIFFERENCES. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, HE SHALL BEAR ALL COSTS ARISING IN CORRECTING SUCH DEFECTS. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES AND STANDARDS.

5) THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE, BUT DO NOT ATTEMPT TO INDICATE THE LOCATION OF ALL EXISTING EQUIPMENT. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE CONDITIONS SURROUNDING THE INSTALLATION OF HIS WORK PRIOR TO PROCEEDING WITH THE INSTALLATION. CHANGES REQUIRED TO THE DESIGN SHOWN ON THESE DRAWINGS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE AE/OWNER FOR REVIEW BY WAY OF SHOP DRAWINGS OR SKETCHES DETAILING THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.

6) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR APPROVED EQUAL.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONTROLS THAT WILL COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS OF THE CONTROL SYSTEM AS SHOWN OR INDICATED AND TIE INTO BUILDING ENERGY MANAGEMENT SYSTEM. AS A MINIMUM, THERMOSTATS SHALL HAVE TIMECLOCK SETBACK CAPABILITIES, 2-HOUR MANUAL OVERRIDE OR OCCUPANCY SENSOR, AND 10-HOUR BACKUP OF SETTINGS.

8) COORDINATE EXACT THERMOSTAT LOCATION WITH MILLWORK/FURNITURE AND ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL THERMOSTAT ABOVE DIMMER.

9) INSTALLATION OF OR CONNECTION TO A PNEUMATIC CONTROL SYSTEM SHALL BE TYPE K HARD DRAWN COPPER. CONTROL PIPING MAY BE POLYETHYLENE TUBING CONCEALED IN WALLS. IF PNEUMATIC CONTROLS ARE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ADEQUACY OF SOURCE SUPPLIED COMPRESSED AIR AND THE INSTRUMENT QUALITY TO PROVIDE A COMPLETE AND WORKING CONTROL SYSTEM AS INDICATED.

10) PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.

11) ALL LIGHT-LINED DUCTWORK IS EXISTING. ALL HEAVY-LINE DUCTWORK IS NEW OR EXISTING RELOCATED. ALL DASHED LINE DUCTWORK IS TO BE RELOCATED OR DEMOLISHED.

12) PROVIDE VIBRATION ISOLATION FOR MOTOR DRIVEN MECHANICAL EQUIPMENT.

13) ALL FANS SHALL CARRY THE CERTIFIED RATING SEAL AUTHORIZED BY AMCA.

14) PROVIDE FLEXIBLE DUCTWORK CONNECTIONS AT EQUIPMENT.

15) DUCTWORK SHALL BE CONSTRUCTED ACCORDING TO SMACNA STANDARDS. DUCT AND FIRE DAMPER SIZES SHOWN ARE AIRSTREAM DIMENSIONS. ALL LONGITUDINAL AND TRANSVERSE SEAMS AND DUCT CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED WITH TAPES OR MASTICS MEETING UL 181A OR UL181B, WELDS, OR GASKETS.

16) INSULATE NEW SUPPLY AND RETURN DUCTWORK AND PLENUM'S WITH EITHER EXTERNAL INSULATION TYPE IV DUCT WRAP OR INTERNAL DUCT LINER, 1.5 PCF MINIMUM DENSITY. (SIZES SHOWN ARE AIRSTREAM DIMENSIONS.) DUCTWORK AND PLENUM'S WITHIN UNCONDITIONED SPACES SHALL HAVE MINIMUM R-5 INSULATION. EXTERIOR DUCTWORK SHALL HAVE MINIMUM R-8 INSULATION.

17) DIFFUSERS, REGISTERS AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDE WITH FRAMES COMPATIBLE WITH CEILING TYPE. DO NOT SPAN AIR DEVICES OVER PARTITIONS.

18) PROVIDE AN AIR BALANCING DEVICE FOR EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE. PROVIDE YOUNG REGULATORS WITH BOWDEN CABLE CONTROL FOR ALL DAMPERS ABOVE INACCESSIBLE CEILING. COORDINATE EXACT LOCATION OF ESCUTCHEONS IN CEILING WITH ARCHITECT PRIOR TO INSTALLATION.

19) N/A

20) NO FLEX DUCT RUNS OVER SIX (6) FEET SHALL BE ALLOWED.

21) ALL WALLS MUST INCORPORATE A RETURN AIR TRANSFER. CONTRACTOR TO VERIFY RETURN AIR PATH. OPENING SIZED FOR A MAXIMUM OF 500 FPM UNLESS NOTED OTHERWISE.

22) N/A

23) BALANCING OF WATER AND AIR SYSTEMS SHALL BE PROVIDED UNDER THIS CONTRACT FOR ALL SYSTEMS WITHIN PROJECT SCOPE AND ADJACENT AREAS THAT MAY BE AFFECTED BY BALANCING FOR THIS PROJECT. BALANCING CONTRACTOR TO REVIEW DRAWINGS AND NOTIFY THE CONTRACTOR OF APPURTENANCES NEEDED FOR A PROPERLY BALANCED SYSTEM.

24) PROVIDE NEBB CERTIFIED AIR BALANCE REPORT.

25) N/A

26) CHILLED OR CONDENSER WATER PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE OR TYPE L HARD DRAWN WROUGHT COPPER PER BUILDING STANDARD OR AS INDICATED ON DRAWINGS.

27) INSULATE CHILLED WATER <=1.5"? (1" THICK) AND >1.5"? (1.5" THICK), CONDENSER WATER AND CONDENSATE DRAIN LINES (1" THICK), DOMESTIC HOT WATER AND RETICULATION LINES (1" THICK), AND DOMESTIC COLD WATER LINES (1/2" THICK) WITH OWENS CORNING FIBERGLASS 25 ASJ, JOHNS-MANVILLE AP OR APPROVED EQUAL, SEALED TO PREVENT SWEATING AND CONTINUOUS THROUGH WALLS, FLOORS, CEILINGS.

28) SOIL, WASTE, AND DRAIN PIPING, 2" AND LARGER, SHALL BE SERVICE WEIGHT CAST IRON. WASTE PIPING BELOW THE SLAB SHALL HAVE BELL & SPIGOT FITTING WITH TY-SEAL JOINTS. CAST IRON PIPING ABOVE THE SLAB SHALL HAVE 'NO-HUB' FITTINGS. CAST IRON WITH PROPER CAST IRON FITTINGS. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER OR SERVICE WEIGHT CAST IRON, OR AS DIRECTED BY OWNER'S REP.

29) ALL VALVES SHALL BE RATED FOR 200 POUNDS WOG (WATER OIL GAS).

30) TEST PLUGS SHALL BE PROVIDED AT EACH COIL SUPPLY AND RETURN LINES.

31) IN-LINE CIRCULATION PUMPS SHALL BE CENTRIFUGAL IN-LINE ALL BRONZE, MECHANICAL SEAL. ARMSTRONG, PACO, BELL AND GOSSETT OR APPROVED EQUAL.

32) N/A

33) PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.

34) N/A

35) PROVIDE NFPA 13 AND CITY APPROVED SPRINKLER SYSTEM FOR SPACES. SUBMIT LAYOUT TO ENGINEER FOR APPROVAL. CONTRACTOR TO COORDINATE WITH ALL TRADES.

36) EXISTING EQUIPMENT NOTES:
    A. CONTRACTOR SHALL INSPECT EXISTING PLUMBING AND HVAC EQUIPMENT PRIOR TO SUBMITTING HIS BID.
    B. CONTRACTOR SHALL INCLUDE IN HIS BID A THOROUGH START-UP SERVICING AND CLEANING OF ALL EXISTING EQUIPMENT. PLACE ALL EXISTING SYSTEMS/EQUIPMENT IN PROPER OPERATING ORDER.
    C. IF REPAIRS ARE NECESSARY TO PLACE EXISTING EQUIPMENT IN WORKING ORDER, PROVIDE OWNER WITH A DETAILED WRITTEN REPORT OF NECESSARY REPAIRS AND A COST PROPOSAL TO PERFORM THE WORK. ALL SUCH SERVICE REPORTS SHALL BE DELIVERED TO THE OWNER WITHIN TWO DAYS OF NOTICE TO PROCEED. OWNER RESERVES THE RIGHT TO HAVE ANY REQUIRED REPAIRS DONE BY OTHERS AND TO SEEK OTHER OPINIONS OR REQUIRED REPAIRS.

37) PROVIDE INSTALLATION, OPERATION AND MAINTENANCE MANUALS TO THE OWNER.

GENERAL ELECTRICAL NOTES:

1) PROVIDE DISCONNECT SWITCH FOR EACH 3 PHASE MOTOR, FUSED OR NON-FUSED AS REQUIRED. EQUAL TO GENERAL ELECTRIC TYPE TH. PROVIDE TOGGLE SWITCH FOR EACH SINGLE PHASE FRACTIONAL HORSEPOWER MOTOR.

2) PROVIDE ALL LIGHT FIXTURES WITH LAMPS AS SHOWN, COMPLETELY WIRED AND SECURELY ATTACHED TO SUPPORTS INDEPENDENT OF CEILING SYSTEM INCLUDING ALL NECESSARY ACCESSORIES.

3) FUSES SHALL BE OF THE AMPERE RATINGS INDICATED ON THE DRAWINGS AND SHALL HAVE A VOLTAGE RATING EQUAL TO, OR GREATER THAN, THE VOLTAGE AT THE POINT OF APPLICATION.

4) PROVIDE COMPLETE RACEWAY SYSTEM FOR ALL WIRING UNLESS SPECIFICALLY NOTED OTHERWISE. THIS INCLUDES, BUT IS NOT LIMITED TO, FEEDERS, BRANCH CIRCUIT WIRING, CONTROL WIRING, AND AUXILIARY SYSTEMS WIRING. CONCEAL ALL RACEWAY IN CEILINGS, WALLS, AND FLOORS, EXCEPT IN MECHANICAL/ELECTRICAL EQUIPMENT ROOMS AND JANITOR'S CLOSETS WHERE RACEWAYS SERVING MECHANICAL/ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES MAY BE EXPOSED. INSTALL RACEWAYS AT LEAST 8" AWAY FROM ANY HEAT PRODUCING ITEMS. PROVIDE ADEQUATE AND STURDY SUPPORT FOR ALL PARTS OF RACEWAY SYSTEM. INSTALL NYLON CORD IN ALL EMPTY ELECTRICAL RACEWAYS AND IN TELEPHONE RACEWAYS.

5) RIGID GALVANIZED STEEL, RIGID ALUMINUM, OR STEEL EMT (WITH SET SCREW FITTINGS) SHALL BE INSTALLED IN CEILING CAVITIES, IN EXPOSED FLOOR OR ROOF STRUCTURE AREAS, OR IN DRY WALL CONSTRUCTION WHERE ALLOWED BY CODES. MINIMUM SIZE OF CONDUIT SHALL BE 1/2", EXCEPT THAT HOME RUN CONDUITS SHALL BE 3/4" OR LARGER AS REQUIRED.

6) IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

7) ELECTRICAL CONTRACTOR SHALL GANG TOGETHER ALL SWITCHES UNDER ONE COVER PLATE IN ALL AREAS THAT REQUIRE MORE THAN ONE SWITCH TO CONTROL ELECTRICAL DEVICES.

8) PROVIDE FIRE ALARM SYSTEM COMPLETE WITH SPEAKERS & STROBES TO MEET BUILDING STANDARDS AND ALL CODES. CONNECT ALL SMOKE DETECTORS TO BUILDING FIRE ALARM SYSTEM. INCLUDE ALL NECESSARY MODIFICATIONS, EQUIPMENT, TESTING AND RELATED WORK AS REQUIRED FOR THE ADDITIONS AND MODIFICATIONS TO THE BUILDING FIRE ALARM SYSTEM REQUIRED BY THIS CONTRACT FOR A COMPLETE SYSTEM.

9) CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND PLUMBING EQUIPMENT, SIZES AND LOCATIONS WITH MECHANICAL/PLUMBING DRAWINGS AND SPECIFICATIONS. PROVIDE REQUIRED ELECTRICAL DISCONNECT SWITCHES, FUSES, CIRCUIT BREAKERS, BRANCH CIRCUITS, CONTROL CONDUIT AND WIRE REQUIRED FOR PROPER OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL MATERIALS AND LABOR TO INSTALL FULLY FUNCTIONAL SYSTEMS IN ACCORDANCE WITH THE INTENT DISPLAYED IN THESE DOCUMENTS AND TO COMPLY WITH ALL CODES.

10) INSTALL WALL LIGHTING FIXTURES, WALL SWITCHES, WALL OUTLETS, AND WALL MOUNTED EQUIPMENT FOR PROPER SIGNAL AND COMMUNICATIONS, IN STRICT COORDINATION WITH DETAILS, SECTIONS, ELEVATIONS AND ROOM FINISHES SHOWN ON ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT REQUIREMENTS.

11) PROVIDE ALL EQUIPMENT MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING ELECTRICAL SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGE CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE GUARANTEE PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.

12) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL ELECTRICAL WORK SHALL BE FURNISHED BY THE CONTRACTOR.

13) MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS. IN CASE OF DIFFERENCE BETWEEN APPLICABLE CODES AND STANDARDS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE A/E AND THE OWNER IN WRITING OF SUCH DIFFERENCE. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, HE SHALL BEAR ALL COST ARISING IN CORRECTING SUCH DEFECTS. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES AND STANDARDS.

14) THE CONTRACTOR SHALL VISIT THE PREMISES TO THOROUGHLY FAMILIARIZE HIMSELF DURING THE BIDDING TIME, WITH ALL DETAILS OF THE WORK, CONDITIONS AND DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE A/E AND THE OWNER OF ANY DISCREPANCY DURING THE BIDDING AND PERFORMING ANY WORK.

15) PROVIDE PULL BOXES, JUNCTION BOXES, WIRING TROUGHS, AND CABINETS WHEREVER NECESSARY FOR PROPER INSTALLATION OF VARIOUS ELECTRICAL SYSTEMS.

16) PROVIDE OUTLET BOXES FOR ALL SWITCHES, LIGHT FIXTURES, RECEPTACLES, AND THE VARIOUS OTHER OUTLETS SHOWN.

17) N/A

18) N/A

19) PROVIDE MOTOR STARTERS FOR ALL MOTORS 1HP OR LARGER. PROVIDE MOTOR RATED SWITCHES FOR ALL MOTORS SMALLER THAN 1HP.

20) ALL CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTIVE CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL REFLECTIVE CEILING PLANS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION.

21) REFER TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES AND LOCATION OF DUCTWORK, PIPES, STRUCTURAL STEEL, EQUIPMENT, CABINET WORK AND FURNITURE.

22) DIVISION 16 CONTRACTOR SHALL PROVIDE 3/4" CONDUIT WITH PULL WIRE FROM TELEPHONE/COMMUNICATIONS OUTLET TO ACCESSIBLE CEILING SPACE WHEN PLENUM RATED, CODE APPROVED TELEPHONE/COMMUNICATIONS CABLES ARE INSTALLED.

23) PROVIDE A COMPLETE SYSTEM OF CONDUCTORS IN ALL RACEWAY SYSTEMS. NO CONDUCTORS ARE TO BE INSTALLED IN TELEPHONE CONDUITS. BUILDING WIRE SHALL BE SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY CONTINUOUS FROM OUTLET TO OUTLET. MINIMUM WIRE SIZES SHALL BE #12 EXCEPT CIRCUITS OF 120/208 VOLTS EXCEEDING 75 FEET AND CIRCUITS OF 277/480 VOLTS EXCEEDING 150 FEET SHALL BE #10 MINIMUM. MINIMUM WIRE SIZE FOR CONTROL WIRE SHALL BE #14. MAKE ALL CONNECTIONS WITH U.L. APPROVED SOLDERLESS PRESSURE TYPE INSULATED CONNECTORS: SCOTCH LOCK OR AN APPROVED EQUAL.

24) N/A

25) PROVIDE U.L. LABELED, TWO WINDING, DRY TYPE TRANSFORMERS WITH RATINGS AS INDICATED ON THE DRAWINGS.

26) ALL NEW DISTRIBUTION EQUIPMENT SHALL MATCH EXISTING BASE BUILDING STANDARDS. COORDINATE EXACT LOCATIONS OF ALL NEW EQUIPMENT WITH BUILDING ENGINEER PRIOR TO INSTALLATION. ALL NEW PANELBOARDS SHALL HAVE A COPPER BUS.

27) ALL FINISHES FOR DEVICES SHALL BE SELECTED BY ARCHITECT. ALL WIRING DEVICES MUST BE SUITABLE FOR USE INTENDED AND HAVE VOLTAGE AND CURRENT RATINGS ADEQUATE FOR LOADS SERVED. ALL RECEPTACLES SHALL HAVE A GROUNDED POLE. DEVICE SPECIFICATIONS SHALL MATCH BASE BUILDING STANDARD, UNLESS SPECIFIED OTHERWISE ON PLANS.

28) N/A

29) N/A

30) N/A

31) N/A

32) N/A

33) BRANCH CIRCUITS FROM PANELBOARDS ARE PROTECTED BY 1P/20 AMP CIRCUIT BREAKERS UNLESS OTHERWISE NOTED. WHERE CIRCUITS ARE PROTECTED BY ANOTHER SIZE CIRCUIT BREAKER, THE TRIP RATING AND NUMBER OF POLES ARE SHOWN ADJACENT TO CIRCUIT NUMBERS ON THE DRAWINGS.

34) WHERE WIRE SIZE AND CONDUIT SIZE ARE SHOWN ON PART OF A BRANCH CIRCUIT, THE WIRE AND CONDUIT SIZE DO NOT CHANGE ON OTHER PARTS OF THE CIRCUIT (UNLESS OTHERWISE NOTED).

35) CONTRACT SHALL CONFORM TO BASE BUILDING SPECIFICATIONS AND REQUIREMENTS (UNLESS OTHERWISE NOTED).

36) ALL CIRCUIT BREAKERS SERVING HVAC EQUIPMENT SHALL BE RATED "HACR".

37) ALL RECEPTACLES INSTALLED WITHIN 6' OF A SINK OR IN ANY OTHER WET LOCATION SHALL BE RATED 'GFI'.

38) ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE RATED 'GFI' AND 'WP'.

39) CONTRACTOR TO DISCONNECT AND REMOVE ALL UNUSED CONDUIT AND WIRING BACK TO THE ELECTRICAL PANEL ON CIRCUITRY THAT IS BEING DEMOLISHED.

40) N/A

41) N/A

42) N/A

43) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL POWER/DATA/TELE RECEPTACLES. MEP POWER PLAN IS FOR CIRCUITING AND LIFE SAFETY ONLY.

44) N/A

45) N/A

46) CONTRACTOR TO PROVIDE CONTROL POWER FOR ALL VAV BOXES/DAMPERS/ETC. AS REQUIRED TO ENSURE A COMPLETE, WORKABLE HVAC SYSTEM. PROVIDE POWER FROM EITHER NEAREST 120V GENERAL PURPOSE CIRCUIT OR FROM BUILDING CONTROL POWER DISTRIBUTION SYSTEM. COORDINATE WITH MECHANICAL DRAWINGS. MATCH BASE BUILDING STANDARDS FOR CONTROL SYSTEM CONNECTIONS. COORDINATE WITH BUILDING ENGINEER.

47) N/A

48) N/A

49) CONTRACTOR SHALL UPDATE ALL AFFECTED PANEL SCHEDULES UPON COMPLETION OF PROJECT. SCHEDULES SHALL BE TYPED, PEN/PENCIL SCHEDULES ARE NOT ACCEPTABLE.

50) CONTRACTOR SHALL INSTALL ANY NEW DISTRIBUTION EQUIPMENT IN SUCH A FASHION AS TO MAXIMIZE WALL/FLOOR SPACE FOR FUTURE EQUIPMENT INSTALLATIONS.

51) COORDINATE EXACT LOCATIONS OF ALL SWITCHES AND SWITCHING PATTERNS WITH ARCHITECT PRIOR TO INSTALLATION.

52) IT SHALL BE THE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR TO COORDINATE EXACT LOCATIONS AND QUANTITIES OF ALL FIRE ALARM DEVICES WITH LOCAL FIRE ALARM OFFICIALS.

53) N/A

54) N/A

55) N/A

ELECTRICAL SYMBOLS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

SYMBOL	DESCRIPTION
○a	DOWNLIGHT (SMALL CASE LETTER INDICATES SWITCH CONTROL)
c ▭ 2	FLUORESCENT FIXTURE (CIRCUIT NO. 2, SMALL CASE LETTER INDICATES SWITCH CONTROL).
▨ ⊘	FIXTURE ON NIGHT LIGHT OR EMERGENCY CIRCUIT.
▤	FLUORESCENT FIXTURE WITH CENTER LAMPS ON EMERGENCY CIRCUIT.
⊗	EXIT SIGN (MATCH BASE BUILDING U.N.O.)
⊗E	EXISTING EXIT SIGN TO REMAIN
Ⓙ	JUNCTION BOX - SIZE IN ACCORDANCE WITH NEC FOR SPECIFIC APPLICATION
—o	ELECTRICAL CONNECTION TO EQUIPMENT SHOWN. FURNISH ALL APPURTENANCES REQUIRED FOR PROPER TERMINATION.
⊘XXXX	EXISTING GRID (J-BOX) ABOVE CEILING FOR TENANT USE
Ⓨ	SPECIAL RECEPTACLE (COORDINATE REQUIREMENTS WITH EQUIPMENT MANUF.)
ⓈF	SPEAKER, FLUSH MOUNTED IN CEILING UNLESS NOTED OTHERWISE; 'F' INDICATES FIRE ALARM. COORDINATE FINISH WITH ARCHITECT.
ⓈFE	FIRE ALARM SPEAKER - 'E' INDICATES EXISTING
F	ADA FIRE ALARM VISUAL DEVICE MOUNTED PER ADA REQ'MTS (MATCH BUILDING STANDARD) COORDINATE FINISH WITH ARCHITECT.
F◁	HORN OR BELL, FLUSH MOUNTED (UNLESS NOTED OTHERWISE); 'F' IN SQUARE INDICATES ON FIRE ALARM SYSTEM, 'WP' INDICATES OUTDOOR TYPE, SOLID TRIANGLE INDICATES HORN WITH LIGHT ASSEMBLY (MATCH BUILDING STANDARD)
F	MANUAL FIRE ALARM STATION, FLUSH MOUNTED
◇S D	SMOKE DETECTOR, PHOTOELECTRIC WITH 135 F THERMAL DETECTOR; 'D' INDICATES DUCT TYPE
⬡S D	IONIZATION DETECTOR WITH 135 F THERMAL DETECTOR; 'D' INDICATES DUCT TYPE
ⓇD	THERMAL DETECTOR, COMBINATION FIXED TEMPERATURE AND RATE OF RISE; 'D' INDICATES DUCT TYPE
$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$D	DIMMER SWITCH
$PL	20A.-120/277V.-S.P. SWITCH; 'PL' INDICATES PILOT LIGHT
$WP	'WP' INDICATES WEATHERPROOF SWITCH
$K	'K' INDICATES KEY OPERATED SWITCH
$MO	'MO' INDICATES SPDT MOMENTARY CONTACT SWITCH
$M	MANUAL MOTOR CONTROLLER, MOTOR RATED
⊠	MAGNETIC MOTOR CONTROLLER; SIZE PER N.E.M.A. STANDARDS; CONTROL DEVICE IN COVER AS INDICATED, SCHEDULED, OR AS SPECIFIED
⊠┘	COMBINATION MOTOR STARTER & DISCONNECT
□┘	NON-FUSED DISCONNECT SWITCH 'WP' INDICATES WEATHER PROOF, MOTOR RATED FOR MOTOR FEEDERS
⧄┘	FUSED DISCONNECT SWITCH (EX. 60/40/3 = 60A RATED DISC., 40A FUSES, 3 PHASE) 'WP' INDICATES WEATHER PROOF, MOTOR RATED FOR MOTOR FEEDERS
◩	CONTACTOR; 30/3 INDICATES AMP. RATING/POLES; 600V. CONTACTS, FORM 2 (120V.) CONTROL AS SCHEDULED
○	MOTOR
——▶	LIGHTING OR POWER CIRCUITS; ARROW INDICATES HOME RUN
—╫╫—	CROSS MARKS INDICATES WIRES (SWITCH, HOT, NEUTRAL, GROUND, ISOLATED GROUND WIRE)
▬▬▬	MULTI-OUTLET ASSEMBLY
◣	PANELBOARD (250 VOLT AND BELOW)
■	PANELBOARD (480 OR 600 VOLT)
▨	DRY-TYPE TRANSFORMER
▬	TELEPHONE CABINET OR BACKBOARD

REFER TO ARCHITECTURAL PLANS FOR POWER/DATA/TELE DEVICE LEGEND

PLUMBING SYMBOLS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

SYMBOL	DESCRIPTION
——	SANITARY WASTE
—SD—	STORM DRAIN
—OD—	OVERFLOW STORM DRAIN
– – – –	PLUMBING VENT
—╫——╫—	SUBSOIL DRAINAGE
—— – ——	DOMESTIC COLD WATER
—— – – ——	DOMESTIC HOT WATER
—— – – – ——	DOMESTIC HOT WATER RETURN
—G—	GAS LINE
—F—	FIRE LINE
—FS—	FIRE SPRINKLER PIPING
——	EXISTING TO REMAIN
········	EXISTING TO REMOVED
—⋈—	GATE VALVE
—●—	BALL VALVE
—┼—	BUTTERFLY VALVE
—N—	CHECK VALVE
▷	TEMP. & PRESS. RELIEF VALVE
—▽—	GAS COCK
—ϕ—	PRESS. REGULATING VALVE
—○—	FLOW SWITCH
—[○]—	FLOW CONTROL
—┴—	GAUGE COCK
—⊘—	PRESS. GAUGE W/ GAUGE COCK
—▯—	THERMOMETER
—□ "A"—	SHOCK ABSORBER W/SIZE DESIGNATION
—‖—	UNION
—└→	DIRECTION OF SLOPE
—▶—	DIRECTION OF SLOPE
⊡	FLOOR DRAIN
◎ R.D.	ROOF DRAIN
◎ O.D.	OVERFLOW DRAIN
◐→	CONNECTION TO EXISTING
—⊕	WALL HYDRANT
—T	HOSE BIBB.
—]	CAP
—○	CLEANOUT
—○○—	2-WAY CLEANOUT

MECHANICAL SYMBOLS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

SYMBOL	DESCRIPTION
⊠	NEW SUPPLY DIFFUSER REFER TO PLANS FOR SIZE
⧅	NEW RETURN DIFFUSER REFER TO PLANS FOR SIZE
⊠	EXISTING TO REMAIN
⊠	EXISTING TO BE REMOVED
⊠ ⤻ ⊠	EXISTING TO BE RELOCATED
▭	NEW SUPPLY SLOT DIFFUSER
▭↑	NEW RETURN SLOT DIFFUSER
↑	RETURN AIR TRANSFER
—◁—	ROUND TO SQUARE TRANSITION TO A SIDEWALL-TYPE SUPPLY GRILLE.
◐	CONNECT TO EXISTING
N Ⓣ	NEW THERMOSTAT
R Ⓣ	RELOCATED THERMOSTAT
E Ⓣ	EXISTING THERMOSTAT
▣	VAV
▥	FAN POWERED BOX
⊢	NEW TAP
‡	VOLUME DAMPER
—◀—	TRANSITION

Revisions/Submission

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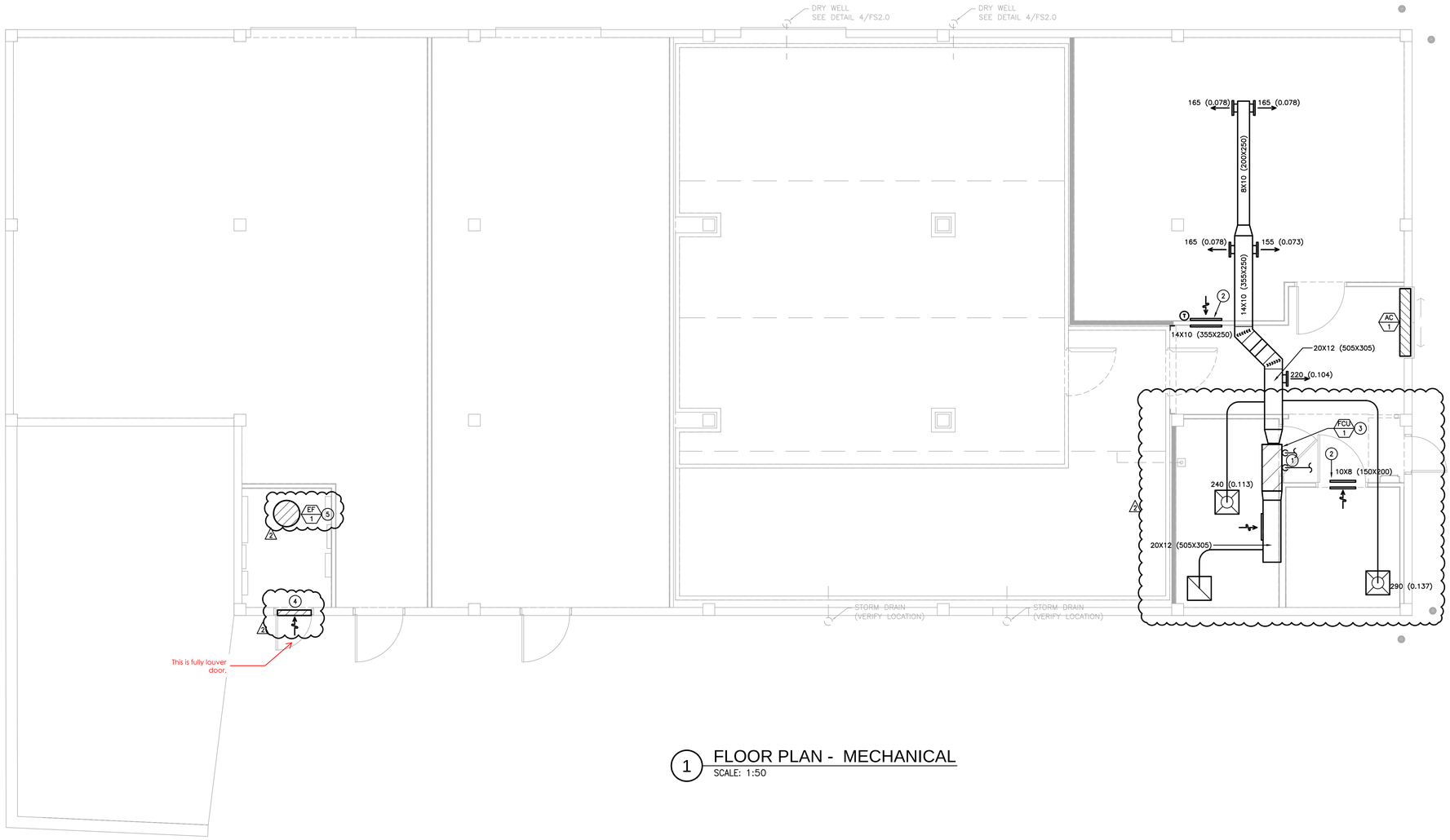
Food Storeroom Building Renovations
ARUBA SURF CLUB

Project Number: 11007
Date: 30 NOVEMBER 2011
Project Architect: BC3/CMH

COVER SHEET

MEP

(VE ADJUSTED DRAWINGS)



1 FLOOR PLAN - MECHANICAL
SCALE: 1:50

GENERAL NOTES:

A. AIRFLOW VALUES ARE LISTED AS FOLLOWS: CFM (CMS).

B. REFER TO DETAIL ON 03 ON SHEET M4.0 FOR BRANCH DUCT SIZING AND DETAILS.

C. SIDEWALL SUPPLY AIR DEVICES, THIS SHEET, TO BE TYPE "A" UNLESS NOTED OTHERWISE.

D. CEILING MOUNTED AIR DEVICES, THIS SHEET, TO BE TYPE "B" UNLESS NOTED OTHERWISE.

E. RETURN AIR DEVICES, THIS SHEET, TO BE TYPE "C" UNLESS OTHERWISE NOTED.

F. COORDINATE THERMOSTAT LOCATION WITH ARCHITECT.

NOTES BY SYMBOL:

1. REFRIGERANT LINES UP TO NEW CONDENSING UNIT, MOUNTED ON ROOF ABOVE. REFER TO SCHEDULES AND DETAILS.
2. SIDEWALL RETURN GRILL AND TRANSFER DUCT IN WALL. SIZE INDICATED DENOTES FREE AREA OF TRANSFER DUCT. LOCATED AS HIGH AS POSSIBLE IN WALL.
3. HORIZONTAL DX SPLIT-SYSTEM FAN COIL UNIT SUSPENDED FROM ABOVE. COORDINATE EXACT LOCATION WITH FIELD CONDITIONS TO ENSURE ADEQUATE MAINTENANCE ACCESS. LOCATE REMOTE CONDENSING UNIT ON ROOF ABOVE. REFER TO DETAILS AND SCHEDULE.
4. PROVIDE DRAINABLE, [redacted]-MOUNTED INTEAKE LOUVER WITH BIRD SCREEN. COORDINATE COLOR WITH ARCHITECT. LOUVER SHALL HAVE NO LESS THAN 0.04 SQUARE METERS FREE AREA.
5. ROOF MOUNTED EXHAUST FAN FOR MECHANICAL VENTILATION OF ELECTRICAL ROOM. REFER TO SCHEDULES AND DETAILS.

2 03.08.12 ADDENDUM 3 (POST BID VE)
Revisions/Submission

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Project Number: 11007
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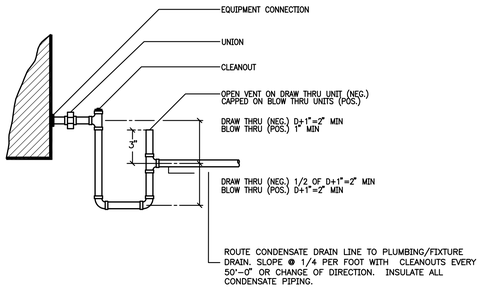
FLOOR PLAN MECHANICAL

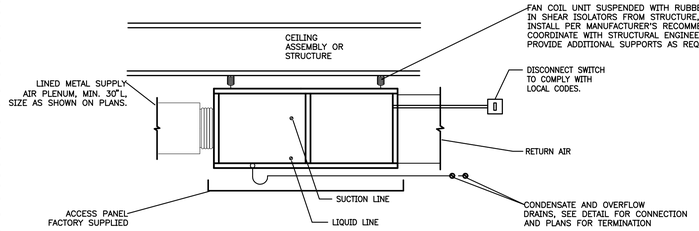
M2.0

(VE ADJUSTED DRAWINGS)



NOTE: 1. D = UNIT TOTAL STATIC PRESSURE 2. CONDENSATE DRAIN SHALL BE SIZED AS SHOWN ON DRAWINGS BUT NO LESS THAN THE UNIT CONNECTION SIZE. 3/4" MINIMUM. 3. PER MANUFACTURER'S GUIDELINES

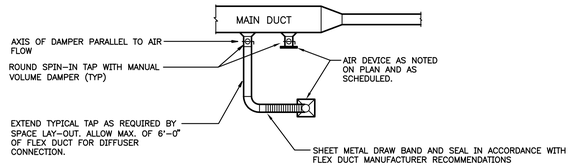
1 HVAC UNIT - CONDENSATE PIPING
SCALE: NONE



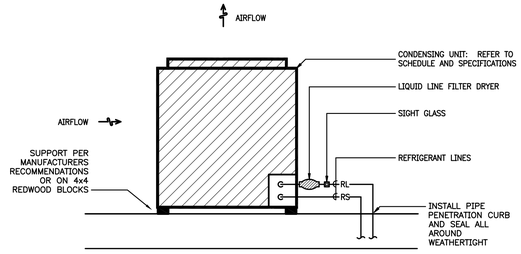
NOTE: SUPPLY DUCTWORK SHALL NOT PENETRATE FLOOR/CEILING ASSEMBLY.

2 TYPICAL HORIZONTAL FCU DETAIL
SCALE: NONE

BRANCH RUNOUT SIZING		
RUNOUT OR NECK SIZE		CFM RANGE
8"ø	10X6	0 – 240 CFM
10"ø	12X8	245 – 400 CFM
12"ø	16X8	405 – 600 CFM
14"ø	16X10	605 – 770 CFM



3 DIFFUSER CONNECTION DETAIL
SCALE: NONE



NOTES:

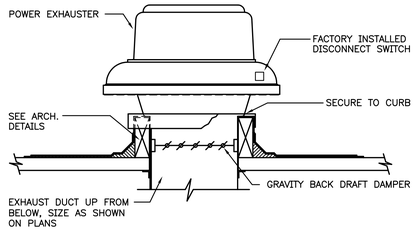
1. REFRIGERANT LINES SHALL BE SIZED FROM EVAPORATOR COIL AT INDOOR AIR HANDLING UNIT BASED ON MANUFACTURER'S RECOMMENDATIONS.

2. ROUTE LINES IN EXTERIOR WALL AND ON THE INTERIOR SIDE OF THE WALL INSULATION. ABOVE CEILING ACCORDING TO JOB SITE CONDITIONS TO CONDENSING UNIT AND DX COIL.

3. COMBINE CONDENSING UNITS ONTO ONE CONTINUOUS FORMED AND POURED CONCRETE PAD W/ CHAMFERED EDGES WHERE POSSIBLE AND AS SHOWN.

4. ROOF INSTALLATION SIMILAR. SEAL ROOF PENETRATIONS. SET UNITS ON 4X REDWOOD RUNNERS OR ON ARCHITECTURAL PLATFORM.

4 AIR COOLED CONDENSING UNIT
SCALE: NONE



5 POWER ROOF EXHAUSTER DETAIL
SCALE: NONE

2 03.08.12 ADDENDUM 3 (POST BID VE)
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DETAILS MECHANICAL

M4.0

(VE ADJUSTED DRAWINGS)

FAN SCHEDULE

DESIGNATION	SERVES	TYPE	DRIVE	CMS	TOTAL SP Pa	FAN RPM	MOTOR		MAX SONES	MANUFACTURER	MODEL	NOTES
							HP	V/PH				
EF-1	ELEC	PROP	DIRECT	0.094	155	1300	1/4	120/1	–	COOK	10SP15D	SEE BELOW

NOTES:

CMS = CUBIC METERS PER SECOND
Pa = PASCALS
RPM = REVOLUTIONS PER MINUTE
V/PH = VOLTAGE/PHASE
CENT = CENTRIFUGAL, ROOF MOUNTED

1. PROVIDE CURB ADAPTORS FOR EXISTING ROOF CURBS.
2. FAN SHALL RUN CONTINUOUSLY.
3. ROOF CURB BY GENERAL CONTRACTOR.

2

AIR CURTAIN SCHEDULE

MARK	SERVICE AREA	MANUFACTURER	MODEL	UNIT SPECS				ELEC			NOTES
				LENGTH (IN)	MAX. AIRFLOW	HEATING CAPACITY (KW)	MOTOR (HP)		V/PH/HZ	AMPS	
AC-1	LOADING RAMP DOOR	POWERED AIRE	CED-2-72E	72	2160	0	(2) @ 1/2	MOTOR	208/1/60	2 @ 1.4 EA	A-F
								HEATER	208/3/60	N/A	

NOTES:
A. EQUIPMENT FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
B. MOUNT UNIT PER MANUFACTURERS RECOMMENDATIONS TO FACE OF WALL AND SUPPORT VERTICALLY.
C. PROVIDE INTEGRAL STARTER AND DISCONNECT SWITCH.
D. PROVIDE DOOR CONTACT SWITCH AND INTERLOCK FAN OPERATION WITH DOOR.
E. PROVIDE WITH DELAY MICROSWITCH WITH ADJUSTABLE DELAY TIMERS PRE MOUNTED IN THE AIR CURTAIN CONTROL PANEL.
F. APPROVED EQUALS ARE MARS AIR DOORS AND LEADING EDGE.

DIRECT EXPANSION (DX) SPLIT-SYSTEM

INDOOR AIR HANDLING UNIT		
	DESIGNATION	FCU-1
	SERVES	FOOD STG
	MANUFACTURER	TRANE
	MODEL NO.	4TEC042
	TOTAL DESIGN CFM	1400
	EXT. S.P. (IN. W.G.)	0.3
	MIN. FAN MOTOR HP	1/2
COOLING COILS		
	ENT. AIR TEMP DB/WB (DEG C)	27/19
	NOMINAL CAPACITY (TONS)	3.5
OUTDOOR CONDENSING UNITS		
	DESIGNATION	CU-1
	SERVES	FCU-1
	COOLING CAPACITY (BTUH)	42,000
	AMBIENT TEMP (DEG C)	35
	REFRIGERANT	R-410A
	VOLTS/PHASE	208/1
	MCA/MOCP	23/40
	MANUFACTURER	TRANE
	MODEL NO.	4TTB4042E1
	SEER	14
	NOTES	SEE BELOW

NOTES:

1. ROUTE CONDENSATE TO NEAREST APPROVED DRAIN.
2. PROVIDE STAND ALONE THERMOSTAT.
3. PROVIDE NEOPRENE ISOLATORS, HAIL GUARD, AND NEMA 3R DISCONNECT.
4. AS AN ADD-ALTERNATE, CONTRACTOR SHALL INCLUDE FIELD-APPLICATION OF ADSIL MICROGUARD AD35 PROTECTIVE TREATMENT TO ROOF-MOUNTED CONDENSER COILS FOR CORROSION PROTECTION. APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

2

AIR DEVICE SCHEDULE

DESIG	SERVICE	TYPE	SIZE			MATERIAL	OPTIONS/ ACCESSORIES	MANUFACTURER	MODEL	REMARKS
			CFM RANGE	NECK SIZE	FACE					
A	SUPPLY REGISTER	SIDEWALL LOUVERED	50-175	10"x6"	11-3/4"x7-3/4"	ALUMINUM	O.B.D.	TITUS	300FS	MOUNTING FRAME TO MATCH WALL TYPE
			176-325	12"x8"	13-3/4"x9-3/4"	STEEL	O.B.D.	TITUS	300RS	
			326-425	14"x8"	15-3/4"x9-3/4"	STEEL	O.B.D.			
B	SUPPLY DIFFUSER	CEILING LOUVERED	0-70	6"x4"	7-3/4"x5-3/4"	STEEL	O.B.D., DIRECTION / FD AS NOTED	TITUS	250	MOUNTING FRAME TO MATCH CEILING TYPE
			71-175	10"x6"	11-3/4"x7-3/4"					
			176-250	12"x8"	13-3/4"x9-3/4"					
			251-350	14"x8"	15-3/4"x9-3/4"					
			351-400	16"x8"	17-3/4"x9-3/4"					
C	RETURN GRILLE	SIDEWALL/ CEILING LOUVERED	350-850	25"x15"	26-3/4"x16-3/4"	STEEL	-	TITUS	355RS	MOUNTING FRAME TO MATCH CEILING/WALL TYPE
			855-1250	30"x15"	31-3/4"x16-3/4"					
D	SUPPLY DIFFUSER	CEILING PERFORATED	0-200	8" RD	24"x24"	STEEL	-	TITUS	PAS	MOUNTING FRAME TO MATCH WALL TYPE
			205-280	10" RD						
			285-390	12" RD						
E	RETURN GRILLE	CEILING PERFORATED	0-380	10" RD	24"x24"	STEEL	-	TITUS	PAR	MOUNTING FRAME TO MATCH WALL TYPE
			400-1000	15"x15"						
			1000-1600	18"x18"						

NOTES:
A. ALL DEVICES MAY OR MAY NOT BE USED.
B. ALL SHEETMETAL DUCTWORK, DUCTWORK ACCESSORIES, AIR DEVICES, AIR DEVICE TERMINALS, ELECTRICAL CONDUIT, PIPE HANGERS & PIPING EXPOSED TO VIEW THRU ANY DEVICE SHALL BE PAINTED FLAT BLACK.
C. PROVIDE LAY-IN CEILING GRID TO SUPPORT COMPLETELY AROUND ALL CEILING MOUNTED AIR DEVICES IN LAY-IN CEILING.
D. PROVIDE PLASTER FRAME FOR MOUNTING IN GYP. BOARD CEILING/WALLS.
E. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & FOR CEILING/WALL TYPES. PROVIDE FRAME TYPE FOR CEILING/WALL CONSTRUCTION ENCOUNTERED.
F. ALL AIR DEVICES SHALL BE FURNISHED IN STANDARD WHITE FINISH, VERIFY FINISHES WITH ARCHITECT. COORDINATE WITH ARCHITECT FOR PAINTING OF ALL EXPOSED DUCTWORK AND/OR AIR DEVICES TO MATCH FINISHES.
G. MAXIMUM N.C. (NOISE CRITERIA) SHALL NOT EXCEED 30 UNLESS NOTED OTHERWISE.

OPTIONS/ACCESSORIES:
O.B.D. OPPOSED BLADE DAMPER
EG EQUALIZING GRID
PF PLASTER FRAME FOR MOUNTING IN GYP. BOARD CEILING/WALLS.
FD FIRE DAMPER WITH RADIATION BLANKET

2 03.08.12 ADDENDUM 3 (POST BID VE) Revisions/Submission

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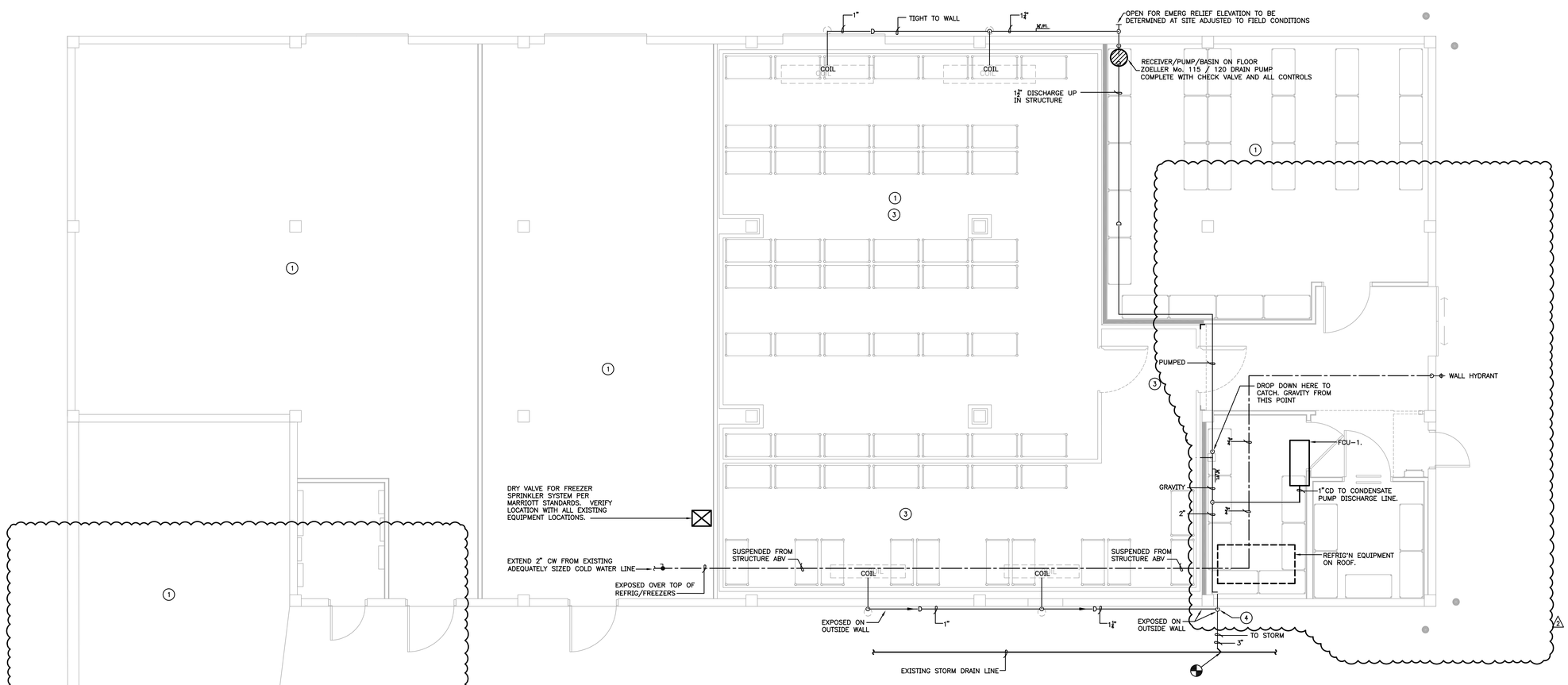
Food Storeroom Building Renovations
ARUBA SURF CLUB

Project Number: 11007
Date: 30 NOVEMBER 2011
Project Architect: BC3/CMH

SCHEDULES MECHANICAL

M5.0

(VE ADJUSTED DRAWINGS)



1 FLOOR PLAN - PLUMBING
SCALE: 1:50

GENERAL NOTES:

A. REFER TO DRAWING FOR PLUMBING FIXTURE TYPES AND SPECIFICATIONS. PROVIDE ALL STOP VALVES, P-TRAPS ETC. AS REQUIRED FOR COMPLETE INSTALLATION. INSULATE ALL EXPOSED WASTE AND WATER LINES WITH 'PLUMBEREX PRO SERIES 2000' INSULATION KIT.

B. CORE-DRILL ALL HOLES IN SLAB AS REQUIRED FOR NEW PIPING. VERIFY ALLOWABLE CORE SIZE(S) AND EXACT LOCATION OF STRUCTURE BELOW FLOOR WITH STRUCTURAL ENGINEER BEFORE CORING FLOOR. DO NOT CUT ANY STRUCTURAL SUPPORTS. MUST BE SEALED TO A WATER TIGHT CONDITION.

C. BUILDING SEWERS: BUILDING SEWERS SHALL BE PROVIDED WITH CLEANOUTS LOCATED NOT MORE THAN 75'-0" APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.

D. CHANGES OF DIRECTION. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40'-0" FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.

E. CONCEALED PIPING. CLEANOUTS ON CONCEALED PIPING OR PIPING UNDER A FLOOR SLAB OR IN A CRAWL SPACE OF LESS THAN 24 INCHES IN HEIGHT OR A PLENUM SHALL BE EXTENDED THROUGH AND TERMINATE FLUSH WITH THE FINISHED WALL, FLOOR OR GROUND SURFACE OR SHALL BE EXTENDED TO THE OUTSIDE OF THE BUILDING. CLEANOUT PLUGS SHALL NOT BE COVERED WITH CEMENT, PLASTER OR ANY OTHER PERMANENT FINISH MATERIAL. WHERE IT IS NECESSARY TO CONCEAL A CLEANOUT OR TERMINATE A CLEANOUT IN AN AREA SUBJECT TO VEHICULAR TRAFFIC, COVER PLATE, ACCESS DOOR OR CLEANOUT SHALL BE OF AN APPROVED TYPE DESIGNED AND INSTALLED FOR THIS PURPOSE.

NOTES BY SYMBOL

1. THE EXISTING BUILDING HAS A FUNCTIONING FIRE PROTECTION SYSTEM. THAT SYSTEM TO REMAIN COMPLETE AND FUNCTIONAL AFTER ALL MODIFICATIONS ARE COMPLETE.
2. NOT USED.
3. PROVIDE OWNER'S REQUIRED FIRE SPRINKLER PROTECTION IN THE FREEZERS AND COOLERS PER PER SECTION 14.6.A.7 OF MARRIOTT'S DESIGN MODULE 14.2011 EDITION. NOTE THAT SECTION HAVE PRECISE REQUIREMENTS FOR HEAD TYPES AND TEMPERATURES. THIS SYSTEM TO BE SERVED BY NEW A NEW DRY VALVE SYSTEM NOTED.
4. EXTEND CONDENSATE LINE (BY KIT EQUIP CONT'R) FROM THE TERMINATON POINT OUTSIDE WALL TO UNDERGROUND AND EXTEND 3" TO CONNECT WITH EXISTING STORM DRAIN LINE UNDERGROUND.
5. EXTEND 1" CONDENSATE LINE TO UNDERGROUND 3" AND EXTEND TO EXISTING STORM DRAIN LINE UNDERGROUND AS SHOWN

2 03.08.12 ADDENDUM 3 (POST BID VE)
1 01.09.12 ADD ALTERNATE
Revisions/Submission

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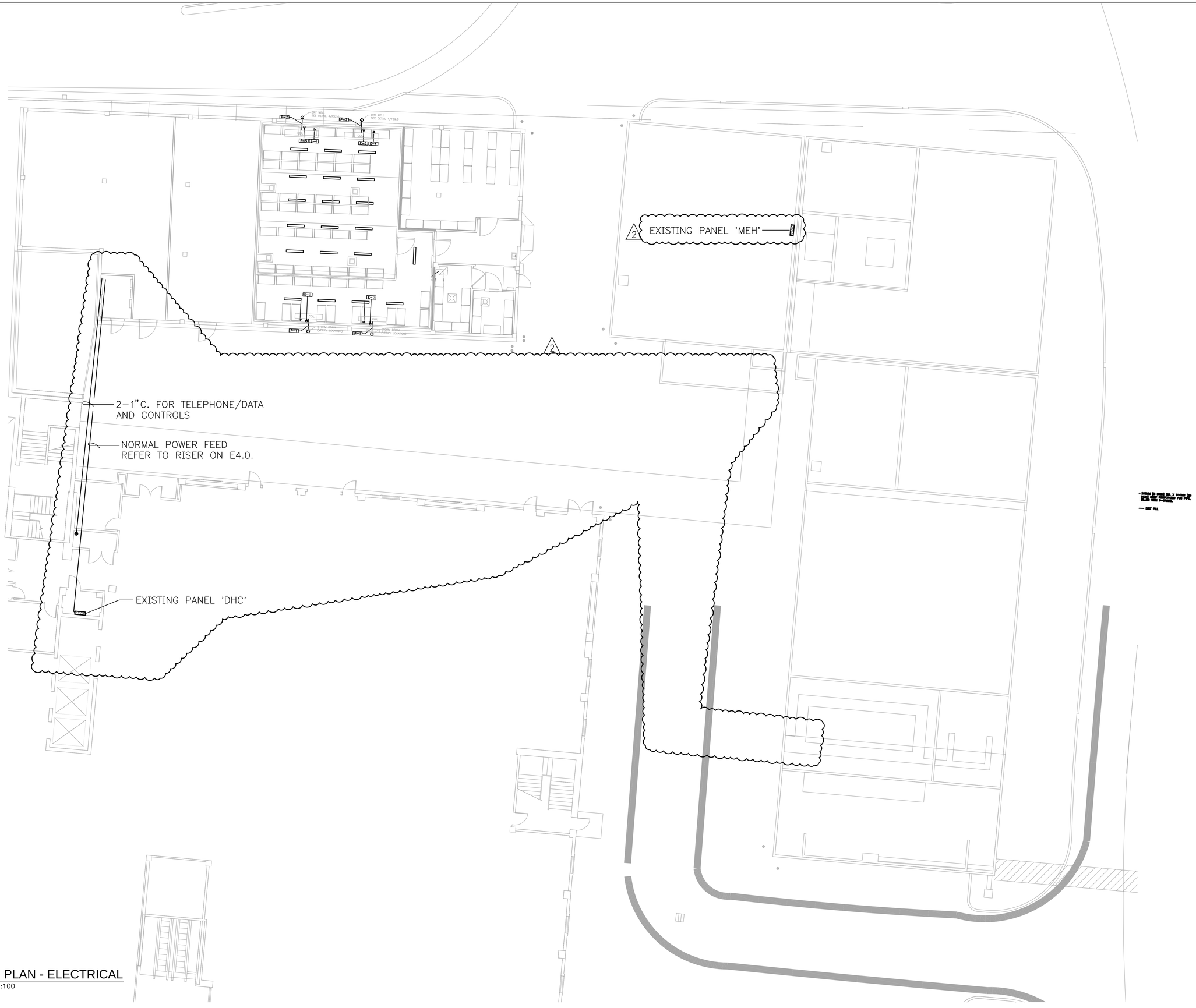
FLOOR PLAN PLUMBING

P2.0

(VE ADJUSTED DRAWINGS)



1 SITE PLAN - ELECTRICAL
SCALE: 1:100

2	09.08.12	ADDENDUM 3 (POST BID VE)

Revisions/Submission

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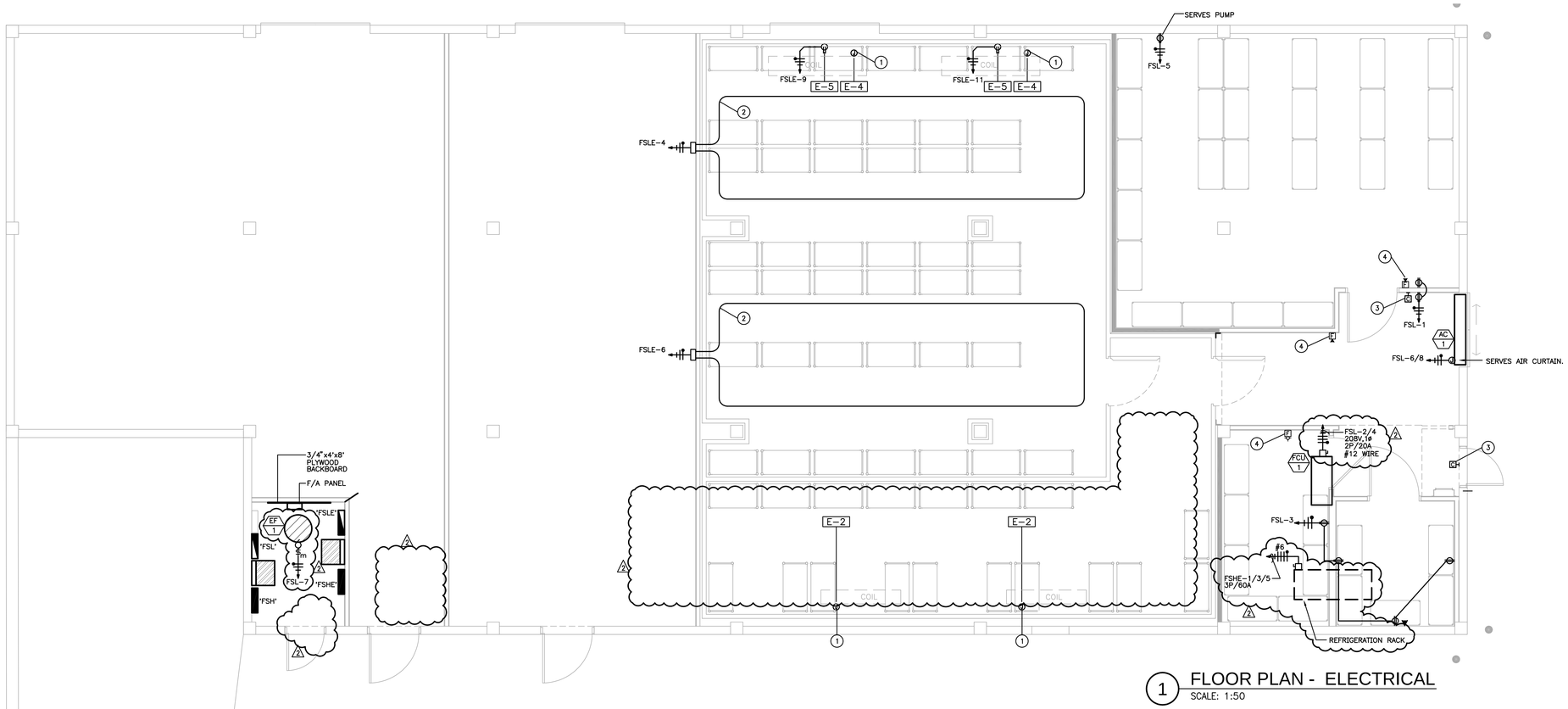
SITE PLAN ELECTRICAL

E1.0

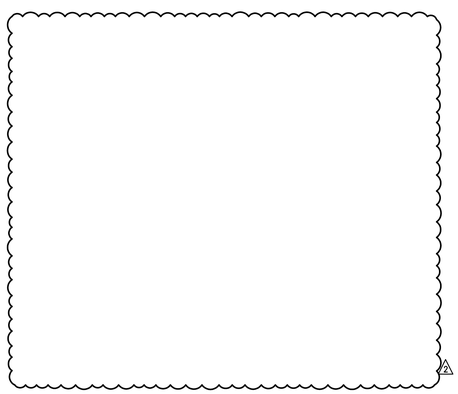
(VE ADJUSTED DRAWINGS)



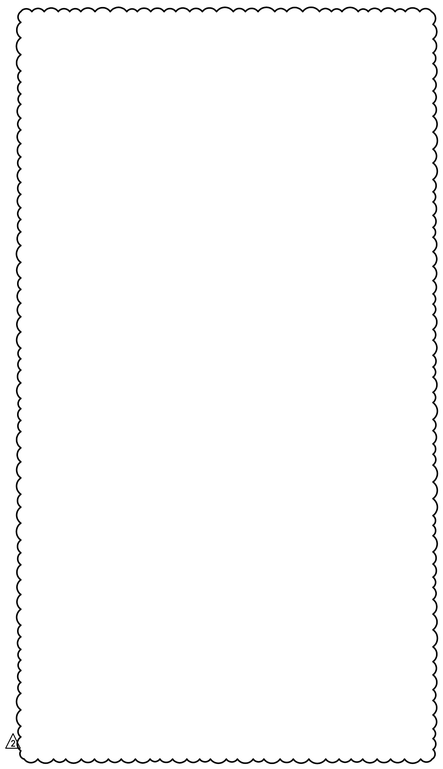
1 FLOOR PLAN - ELECTRICAL
SCALE: 1:50

NOTES BY SYMBOL

1. RUN POWER AND 7-CONTROL WIRES FOR DEFROST CONTROL PER COIL DFA FOR EACH OF TWO (2) EVAPORATOR COILS INSIDE FREEZER – EXTEND FROM POWER SOURCE OF REMOTE CONDENSING UNIT PACKAGE LOCATED ON THE ROOF.
2. PROVIDE RAYSOL-X SELF HEATING CABLES MOUNTED BELOW THE FREEZER, ROUTE IN CONDUIT. PROVIDE DETAILED SHOP DRAWINGS AND PRODUCT DATA ON THIS SYSTEM.
3. PROVIDE JUNCTION BOX FOR CAMERA. MOUNT AS DIRECTED BY OWNER AND RUN 3/4" CONDUIT BACK TO ELECTRICAL ROOM.
4. TIE FIRE ALARM STROBE/SPEAKER INTO EXISTING FIRE ALARM SYSTEM.
5. ROUTE 3/4" CONDUIT BETWEEN FCU-1 AND CU-1.



2 MEZZANINE PLAN - ELECTRICAL
SCALE: 1:50



3 CENTRAL PLANT PARTIAL PLAN - ELECTRICAL
SCALE: 1:50

1	03.08.12 ADDENDUM 3 (POST BID VE)
2	01.09.12 ADD ALTERNATE

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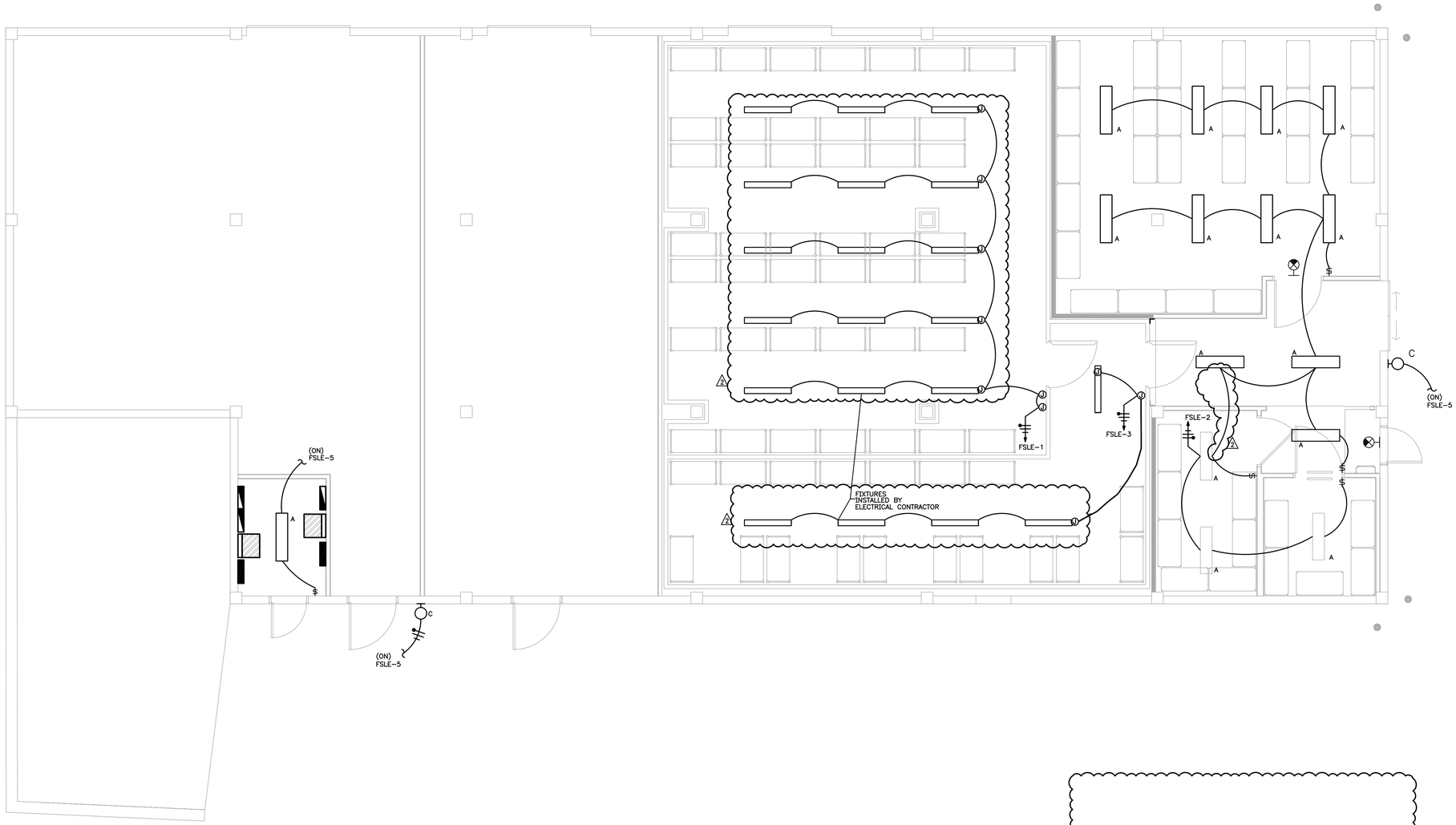
FLOOR PLAN POWER

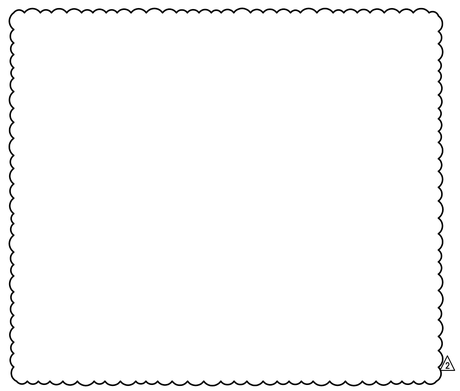
E2.0

(VE ADJUSTED DRAWINGS)



1 FLOOR PLAN - LIGHTING
SCALE: 1:50

- PROVIDE SURFACE MOUNTED CONDUIT AND WIRING BETWEEN EACH LIGHT FIXTURE.



2 MEZZANINE PLAN - LIGHTING
SCALE: 1:50

2 03.08.12 ADDENDUM 3 (POST BID VE) Revisions/Submission

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FLOOR PLAN
LIGHTING

E3.0

(VE ADJUSTED DRAWINGS)

TYPE	DESCRIPTION	VOLTAGE	LAMP		FIXTURE		ENERGY
			NO.	TYPE	MOUNTING	MANUFACTURER/ CAT. #	
A	2 LAMP STRIP WITH WIRE GUARD	120	2	T-8	CHAIN HUNG	LITHONIA # C232-MVOLT-GEB1015-WG	
B	2 LAMP WRAP AROUND	120	2	T-8	SURFACE	LITHONIA # CA232-AR-MVOLT-GEB1015	
C	WALL PACK	120	1	42 WTT	SURFACE	LITHONIA #TWAC 42TRT-120-CR-PE-LPI-DMB	
X	EXIT SIGN	120		INCLUDED		LITHONIA # LQMS-W3-R-120-ELN	

REMARKS

1.) NOT USED

GENERAL NOTES

1.) ALL REQUESTS FOR SUBSTITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL. ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.

2.) CONTRACTOR MUST SUBMIT LAMPS AND BALLAST WITH FIXTURE SUBMITTALS

PANELBOARD SCHEDULE

MAIN SIZE: 100 A MAIN TYPE: MLO SECTION 1 **PANEL NAME: FSH**
AIC RATING: 22 ,000 MOUNTING: SURFACE VOLTAGE: 480 /277V 3PH,4W

	DESCRIPTION	AMPS POLE	LOAD (KVA) LTG	RCPT	MTR	HEAT	KITCH	MISC				LOAD (KVA) MISC	KITCH	HEAT	MTR	RCPT	LTG	AMPS POLE	DESCRIPTION	
1		20/1							1	A	2				0.40			15/3	PUMP P-1	2
3		20/1							3	B	4				0.40					4
5		20/1							5	C	6				0.40					6
7		20/1							7	A	8							-		8
9		20/1							9	B	10							-		10
11		20/1							11	C	12							-		12
13	* EXISTING	?/3			4.00				13	A	14							-		14
15	* HVAC UNIT	-			4.00				15	B	16							-		16
17	*	-			4.00				17	C	18							-		18
19	* SUB FEED TO	60/3						10.00	19	A	20	5.00						30/3	TR-FSL	20
21	* EXISTING							10.00	21	B	22	5.00								22
23	* TRANSFORMER							10.00	23	C	24	5.00								24
	TOTALS		0.00	0.00	12.00	0.00	0.00	30.00				15.00	0.00	0.00	1.20	0.00	0.00		TOTALS	

2

PANELBOARD SCHEDULE

MAIN SIZE: 50 A MAIN TYPE: MCB SECTION 1 **PANEL NAME: FSL**
AIC RATING: 10 ,000 MOUNTING: SURFACE VOLTAGE: 208 /120V 3PH,4W

	DESCRIPTION	AMPS POLE	LOAD (KVA) LTG	RCPT	MTR	HEAT	KITCH	MISC				LOAD (KVA) MISC	KITCH	HEAT	MTR	RCPT	LTG	AMPS POLE	DESCRIPTION	
1	RECEPTACLES	20/1		0.60					1	A	2				0.80			20/2	FCU-1	2
3	RECEPTACLES	20/1		0.80					3	B	4				0.80					4
5	PUMP	20/1			1.18				5	C	6				0.30			15/2	AIR CURTAIN	6
7	SPARE	20/1							7	A	8				0.30			-		8
9	SPARE	20/1							9	B	10				2.40			40/2	CU-1	10
11	SPARE	20/1							11	C	12				2.40			-		12
13	SPACE								13	A	14								SPACE	14
15	SPACE								15	B	16								SPACE	16
17	SPACE								17	C	18								SPACE	18
	TOTALS		0.00	1.40	1.18	0.00	0.00	0.00				0.00	0.00	0.00	7.00	0.00	0.00		TOTALS	

2 2

PANELBOARD SCHEDULE

MAIN SIZE: 100 A MAIN TYPE: MLO SECTION 1 **PANEL NAME: FSHE**
AIC RATING: 22 ,000 MOUNTING: SURFACE VOLTAGE: 480 /277V 3PH,4W

	DESCRIPTION	AMPS POLE	LOAD (KVA) LTG	RCPT	MTR	HEAT	KITCH	MISC				LOAD (KVA) MISC	KITCH	HEAT	MTR	RCPT	LTG	AMPS POLE	DESCRIPTION	
1	Refrig Rack	60/3			11.60				1	A	2	5.00						50/3	TR-FSLE	2
3		-			11.60				3	B	4	5.00								4
5		-			11.60				5	C	6	5.00								6
7	SPACE								7	A	8							-	SPACE	8
9	SPACE								9	B	10							-	SPACE	10
11	SPACE								11	C	12							-	SPACE	12
	TOTALS		0.00	0.00	34.80	0.00	0.00	0.00				15.00	0.00	0.00	0.00	0.00	0.00		TOTALS	

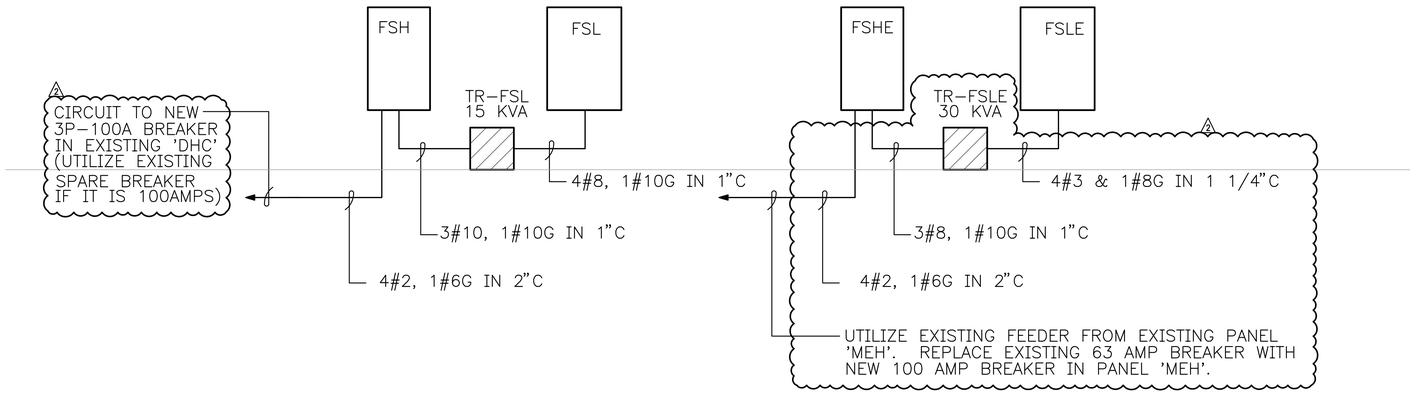
2

PANELBOARD SCHEDULE

MAIN SIZE: 100 A MAIN TYPE: MCB SECTION 1 **PANEL NAME: FSLE**
AIC RATING: 10 ,000 MOUNTING: SURFACE VOLTAGE: 208 /120V 3PH,4W

	DESCRIPTION	AMPS POLE	LOAD (KVA) LTG	RCPT	MTR	HEAT	KITCH	MISC				LOAD (KVA) MISC	KITCH	HEAT	MTR	RCPT	LTG	AMPS POLE	DESCRIPTION	
1	LIGHTING	20/1	0.50						1	A	2							20/1	SPARE	2
3	LIGHTING	20/1	1.25						3	B	4			1.00				15/1	HEAT CABLE *	4
5	LIGHTING	20/1	1.10						5	C	6			1.00				15/1	HEAT CABLE *	6
7	* SPARE	20/1							7	A	8							20/1	SPARE *	8
9	* HEAT TRACE	20/1				1.00			9	B	10							20/1	SPARE	10
11	* HEAT TRACE	20/1				1.00			11	C	12							20/1	SPARE	12
13	* SPARE	20/1							13	A	14								SPACE	14
15	SPARE	20/1							15	B	16								SPACE	16
17	SPARE	20/1							17	C	18								SPACE	18
19	SPARE	20/1							19	A	20								SPACE	20
21	SPARE	20/1							21	B	22								SPACE	22
23	SPARE	20/1							23	C	24								SPACE	24
	TOTALS		2.85	0.00	0.00	2.00	0.00	0.00				0.00	0.00	2.00	0.00	0.00	0.00		TOTALS	

2 2



1 RISER DIAGRAM - ELECTRICAL
SCALE: N.T.S.

GENERAL NOTES:

A. REFEED THE EXISTING ENGINEERING HVAC UNIT FROM PANEL FSH.

B. REFEED THE EXISTING ENGINEERING TRANSFORMER FROM PANEL FSH.

C. RECIRCUIT THE ENGINEERS OFFICE LIGHTING AND COMPUTER POWER CIRCUIT FROM A SPARE BREAKER IN FSLE.

2 03.08.12 ADDENDUM 3 (POST BID VE)
Revisions/Submission

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Food Storeroom Building Renovations
ARUBA SURF CLUB

Project Number: 11007
Date: 30 NOVEMBER 2011
Project Architect: BC3/CMH

PANELSCHEDULES & LIGHT FIXTURE SCHEDULES

E4.0

(VE ADJUSTED DRAWINGS)