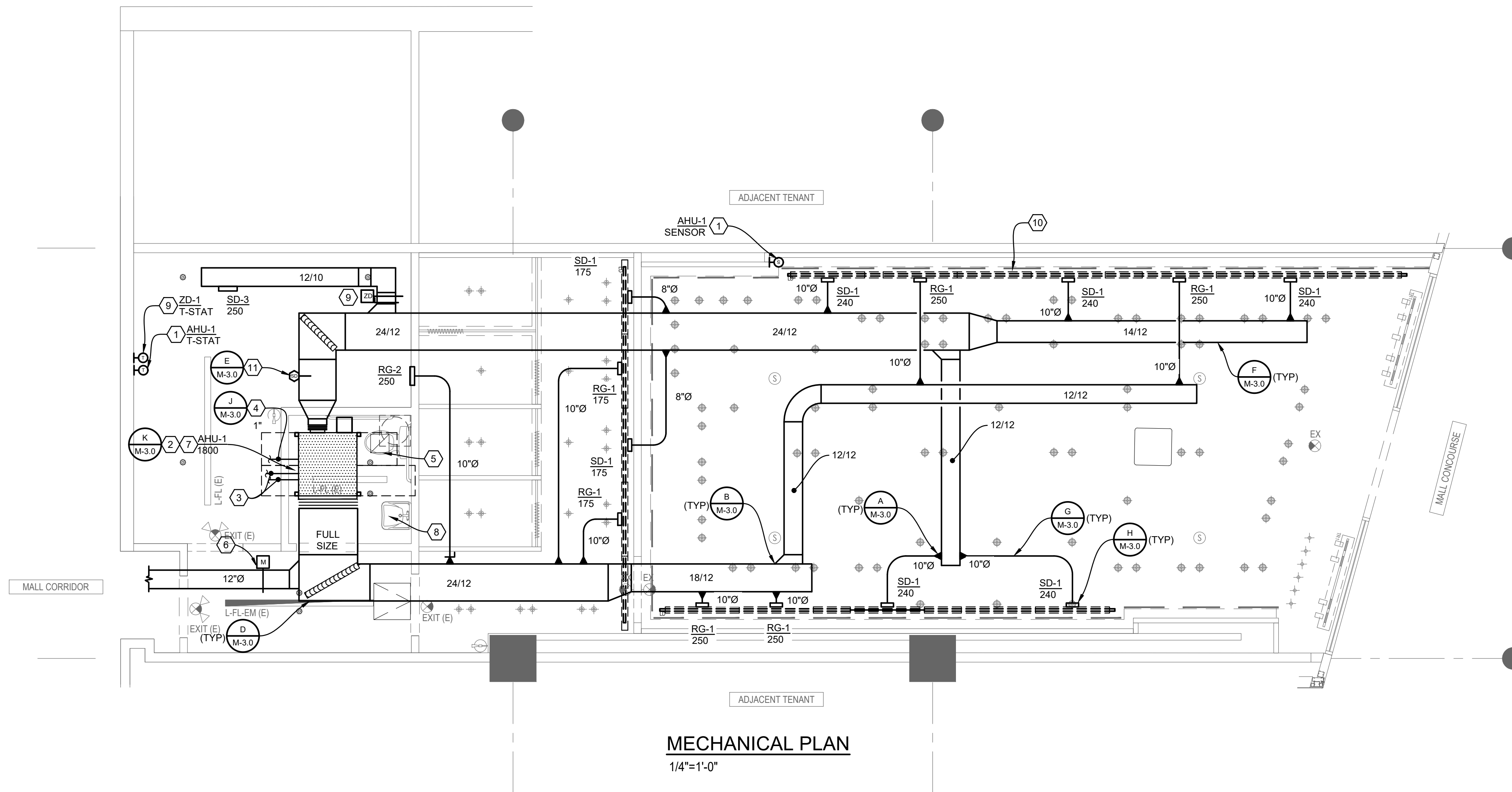


TOPANGA LANDLORD MECHANICAL NOTES

- LANDLORD REQUIRED CONTRACTOR MUST BE UTILIZED TO PERFORM FINAL TIE-IN TO CHILLED WATER SYSTEM IF NEW TIE IN ENDS UP BEING NEEDED. ALL LINES MUST BE FLUSHED AND A REPORT PRESENTED PRIOR TO TIE IN SO THAT SYSTEM IS NOT CONTAMINATED.
- TENANT'S HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED TO INCLUDE ALL AREAS OF THE TENANT SPACE. ONLY SINGLE ZONE HEATING-COOLING AIR SUPPLY SYSTEMS ARE APPROVED FOR THIS PROJECT. USE MULTIPLE UNITS WHERE MORE THAN ONE ZONE IS REQUIRED WITHIN A TENANT SPACE.
- ALL SYSTEMS SHALL BE INTEGRATED WITH FIRE/LIFE SAFETY SYSTEMS AND BE FURNISHED WITH ACCESS PANELS, AS REQUIRED.
- TENANT SHALL NOT USE THE PLENUM SPACE ABOVE THE CEILINGS FOR RETURN AIR OR SMOKE EXHAUST PLENUM. ALL RETURN/EXHAUST AIR ABOVE THE CEILINGS SHALL BE DUCTED.
- TENANT IS RESPONSIBLE FOR ISOLATION OF ALL EQUIPMENT SO THE VIBRATIONS AND NOISES ARE NOT TRANSMITTED. ANY NOISES DEEMED OBJECTIONABLE BY THE LL'S SITE REPRESENTATIVE SHALL BE CORRECTED AT TENANT'S EXPENSE.
- NO EXHAUST(S) OR VENT(S) CAN BE LOCATED WITHIN A MINIMUM OF TEN FEET (10'-0") OF ANY SUPPLY OR AIR INTAKES AND SHALL NOT CROSS THE LEASELINE TO THE ADJACENT SPACE(S).
- ALL MATERIAL CAN ONLY BE NEW AND OF COMMERCIAL GRADE, AND BEAR AN UNDERWRITER'S LABEL, WHERE SUCH LABELING IS REQUIRED.
- ALL PIPING MUST BE INSULATED.



MECHANICAL PLAN
1/4"=1'-0"

GENERAL HVAC NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF EXISTING HVAC EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, CONTROLS, ETC., AS REQUIRED TO FACILITATE NEW INSTALLATIONS.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LANDLORD REQUIREMENTS, CEILING HEIGHTS AND EXISTING STRUCTURAL CONDITIONS PRIOR TO FABRICATION OF ANY DUCTWORK OR ORDERING OF ANY EQUIPMENT.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE HEATING, VENTILATING, AIR CONDITIONING SYSTEM. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED, BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE STATE BUILDING CODE, CITY BUILDING CODE, SAFETY AND HEALTH CODES, NFPA CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. ALL COSTS FOR SAID REQUIREMENTS SHALL BE INCLUDED IN THIS CONTRACTOR'S BID PRICE.
- THIS CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK. FURNISH APPROVED CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.
- MECHANICAL PLANS ARE DIAGRAMMATIC, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL, HVAC, FIRE PROTECTION, STRUCTURAL, ELECTRICAL AND OTHER BUILDING DRAWINGS.
- MECHANICAL CONTRACTOR TO PROVIDE TENANT WITH AS-BUILT DRAWINGS, ALL EQUIPMENT SHOP DRAWINGS, INFORMATION ON THERMOSTATS, CONTROL WIRING DIAGRAMS AND OTHER PERTINENT INFORMATION AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BID AND INCLUDE IN BID ALL COSTS TO MAKE FIELD COORDINATION AND ADJUSTMENT TO DUCTWORK FOR FIT INTO EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY AND FIELD COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT.
- NEW DUCTS USED TO CONVEY THE CONDITIONED AIR SUPPLY AND VENTILATION AIR ARE TO BE MADE OF CONTINUOUS SHEET METAL.
- DUCT LININGS (THERMAL AND ACOUSTICAL), VIBRATION ISOLATION CONNECTORS, FLEXIBLE DUCT CONNECTORS, AND DUCT TYPE TO BE APPROVED BY CODE AND LANDLORD.
- ALL BRANCH TAKE-OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS.

MECHANICAL CODED NOTES

- MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL A PROGRAMMABLE THERMOSTAT, WHERE INDICATED ON THE PLAN. FURNISH AND INSTALL WITH AN ACI BULLET/BUTTON SERIES REMOTE SENSOR, WHERE INDICATED ON THE PLANS. AS MANUFACTURED BY AUTOMATION COMPONENTS, INC., MODEL #ACI/AN-SBS. CONTACT KELE SALES AT 888-397-5353 FOR ORDERING INFORMATION. THERMOSTAT AND SENSORS SHALL BE MOUNTED AT 4 FT. ABOVE FINISHED FLOOR. FURNISH AND INSTALL THERMOSTAT WITH HONEYWELL #CG511A LOCKABLE PLEXIGLASS COVER. COORDINATE EXACT LOCATION AND COLOR WITH TENANT AND ARCHITECT. THE ENTIRE CONTROL SYSTEM SHALL BE PROVIDED COMPLETE IN EVERY RESPECT BY THE MECHANICAL CONTRACTOR. THE CONTROL SYSTEM SHALL INCLUDE THE FOLLOWING COMPONENTS AND FUNCTIONS:
 - PROGRAMMABLE THERMOSTAT WITH REMOTE 2 WIRE AUTOMATION COMPONENTS, ACI/ BULLET/BUTTON SENSOR SENSORS
 - AUTOMATIC FLOW CONTROL VALVE
 - 2-POSITION OUTDOOR AIR DAMPER ACTUATOR (DAMPER BY MECHANICAL CONTRACTOR)
- AHU-1 MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL A CHILLED WATER AIR HANDLING UNIT. SEE AHU SCHEDULE FOR FURTHER INFORMATION. UNIT SHALL INCLUDE TWO SETS OF STANDARD FILTERS. FILTERS IN UNIT TO BE REPLACED PRIOR TO TURNING STORE OVER TO TENANT. REFER TO STRUCTURAL DRAWING FOR SUPPORT DETAILS.
- CONTRACTOR SHALL EXTEND NEW CHILLED WATER PIPING, SIZED ON PLANS FROM EXISTING LANDLORD TAPS TO AHU. CONTRACTOR MUST VERIFY EXISTING TAP SIZES PRIOR TO BID AND INCLUDE NEW TAPS IN BID IF REQUIRED. PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND LANDLORD'S SYSTEM REQUIREMENTS. CONTRACTOR SHALL FURNISH ALL VALVING AND ACCESSORIES AS SHOWN ON PLANS OR AS REQUIRED TO PROVIDE A COMPLETE AND OPERABLE SYSTEM. REFER TO COIL PIPING DIAGRAM. CONTRACTOR SHALL VERIFY SYSTEM PRESSURE AND WATER TEMPERATURE BEFORE INSTALLING SYSTEM AND SHALL REPORT TO THE CONSTRUCTION MANAGER ANY DISCREPANCY THAT WILL CAUSE THE SYSTEM NOT TO PROVIDE THE REQUIRED OUTPUT SO ADJUSTMENTS CAN BE MADE. FAILURE OF THE CONTRACTOR TO NOTIFY THE TENANT'S CONSTRUCTION MANAGER WILL PLACE THE COST FOR ANY ADDITIONAL WORK TO BE BORNE BY THE CONTRACTOR.
- MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONDENSATE DRAINS FROM ALL UNITS AS INDICATED ON PLANS. MINIMUM DRAIN SIZE TO BE 1" OR AS SPECIFIED ON PLANS. CONDENSATE DRAIN TO BE TRAPPED WITH A MINIMUM 5" TRAP DEPTH. DRAINS SHALL BE EXTENDED AT A SLOPE OF 1" PER 40'. ROUTE DRAINS TO THE NEAREST APPROVED CONDENSATE DISPOSAL INTERIOR PIPING SYSTEM AS REQUIRED BY CODE AND LANDLORD.
- EF-1 EXISTING TOILET EXHAUST FAN TO REMAIN. UNIT SHALL BE SERVICED AND CLEANED BY MECHANICAL CONTRACTOR. CONTRACTOR SHALL VERIFY FAN OPERATION AS REQUIRED.
- MOTORIZED OUTDOOR AIR DAMPER. PROVIDE HONEYWELL LOW-LEAKAGE DAMPERS SIZED TO MATCH DUCT SHOW AND 2-POSITION ACTUATOR. SUPPLY LINKAGE TO MATCH. WIRE DAMPER TO ASSOCIATED UNIT CONTROLS. SO DAMPER IS OPEN IN OCCUPIED MODE AND CLOSED IN UNOCCUPIED MODE. ALL WIRING, EQUIPMENT AND MISCELLANEOUS CONTROL DEVICES BY MECHANICAL CONTRACTOR.
- INSTALL NEW AHU ABOVE RESTROOM PLATFORM WHERE ACCESSIBLE.
- EXISTING PLUMBING FIXTURES, WATER HEATER, TRIM AND PIPING TO REMAIN. CLEAN ALL FIXTURES, TRIM, ETC., AND LEAVE IN "LIKE NEW" CONDITION.
- ZD-1 CONTRACTOR SHALL FURNISH AND INSTALL A ZONE DAMPER WITH CONTROLS EQUAL TO YOUNG REGULATOR #2000. FURNISH #2075 ROUND DAMPER OR #2085 RECTANGULAR DAMPER, SIZED FOR DUCT INDICATED ON THE PLAN, WITH MODEL #T-312-CE ZONE THERMOSTAT MOUNTED AT 48" A.F.F. WHERE INDICATED ON THE PLAN. THE DAMPER AND THERMOSTAT SHALL BE MODULATING TYPE AND CAPABLE OF AUTO-CHANGEOVER. MOUNT CHANGE-OVER SENSOR IN THE DUCT PER MANUFACTURER'S PRINTED INSTRUCTIONS. SET FOR MIN. OPENING TO BE 40%. 120V. CONNECTION BY THE ELECTRICAL CONTRACTOR. ALL LOW VOLTAGE SYSTEMS BY THIS CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE A 1" CONTINUOUS SLOT FOR SUPPLY/RETURN AIR. PROVIDE WITH INSULATED PLENUM. BLANK OFF UNUSED SECTIONS.
- DUCT SMOKE DETECTOR TO DE-ENERGIZE AHU FAN. SMOKE DETECTOR TO BE FURNISHED AND WIRED BY ELECTRICAL CONTRACTOR. INSTALLATION BY THE MECHANICAL CONTRACTOR.

NOTE:
ALL EXISTING EQUIPMENT NOT CALLED OUT FOR REUSE SHALL BE COMPLETELY REMOVED. GENERAL CONTRACTOR SHALL HIRE LANDLORD'S ROOFING CONTRACTOR TO CLOSE ANY EXISTING OPENINGS IN THE ROOF NOT BEING CALLED OUT FOR REUSE. COORDINATE EXACT REQUIREMENTS WITH THE LANDLORD PRIOR TO BID.

FIELD VERIFY ALL CONDITIONS

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSER SHADING DENOTES BLANK-OFF		ROOF MOUNTED EQUIPMENT AS NOTED
	RETURN AIR GRILLE OR DUCT		CEILING EXHAUST FAN
	DUCT MOUNTED DIFFUSER		T-DENOTES THERMOSTAT
	SIDEWALL MOUNTED SUPPLY OR RETURN AIR LINEAR DIFFUSER		S-DENOTES SENSOR
	CEILING MOUNTED SUPPLY OR RETURN AIR LINEAR DIFFUSER		TURNING VANES
	SUPPLY AIR DUCT RISE SIMILAR FOR RETURN AIR		DUCT TRANSITIONS
	SUPPLY AIR DUCT DROP SIMILAR FOR RETURN AIR		BRANCH DUCT WITH SPIN-IN FITTING AND VOLUME DAMPER
	EXISTING RELOCATED		F.D. - FIRE DAMPER
	HIGH SIDE WALL		DUCT SMOKE DETECTOR
	LOW SIDE WALL		MECHANICAL CONTRACTOR
			ELECTRICAL CONTRACTOR
			POINT OF CONNECTION

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STAMP

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PROJECT NO. : 23-42-136

DATE: 06/16/2023

DRAWN BY: JD

CHECKED BY: BM

AREA: 1,516 SF

#	REVISION	DATE
	SCHEMATIC DESIGN SET	06/16/2023
	PERMIT SET	06/30/2023
	BID SET	07/19/2023

SHEET TITLE
MECHANICAL PLAN

SHEET NO.
M-1.0