# **Q** AD I

DATE: 09-29-2023

REVISION

ETH DRAWN BY: CHECKED BY: DRAWING TITLE:

> LEGEND AND NOTES -

100% CONSTRUCTION

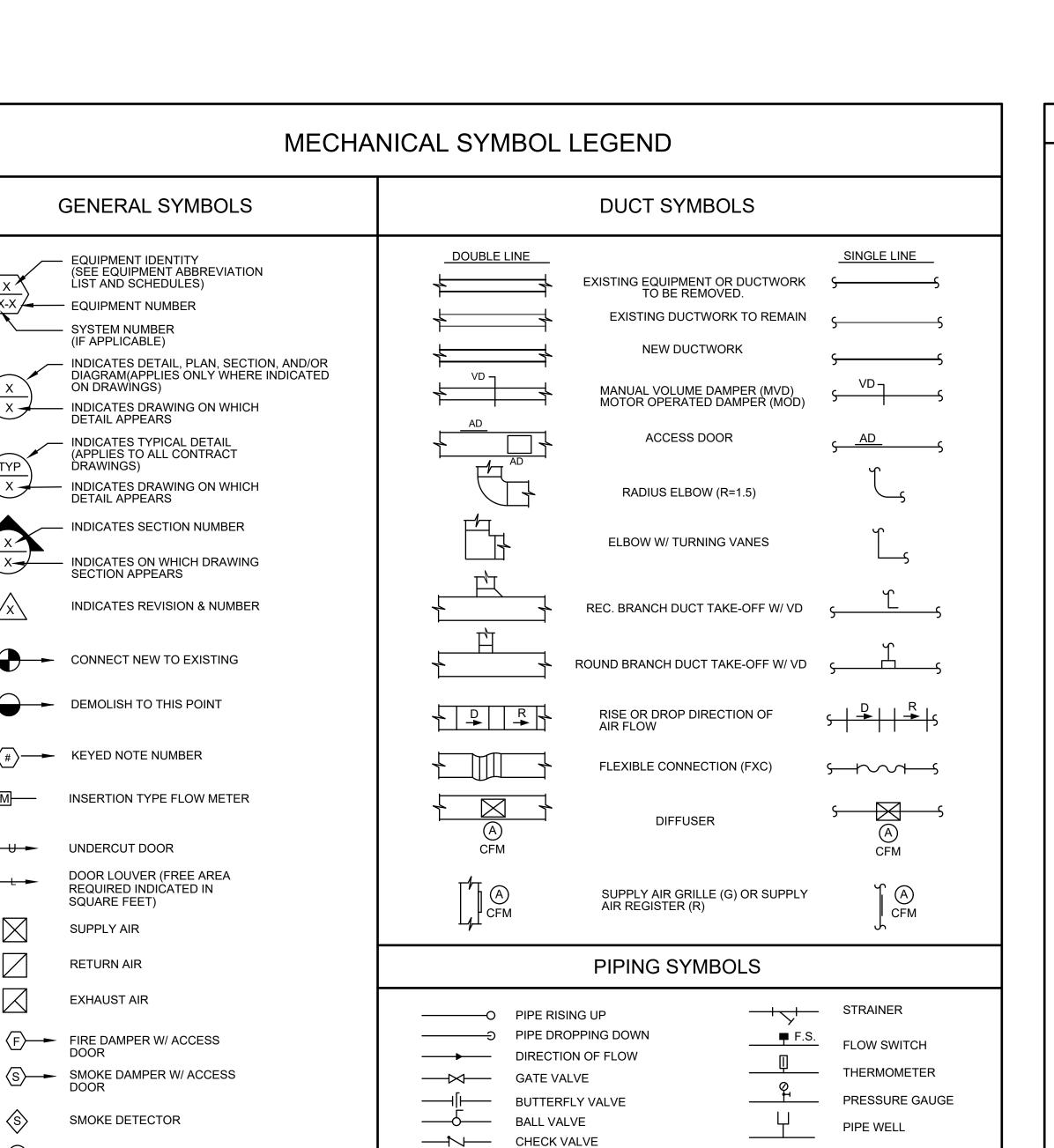
DOCUMENTS

JOB NUMBER:

FILE NAME:

**MECHANICAL** 

DRAWING NO.



————— AUTOMATIC CONTROL VALVE

PRESSURE REDUCING VALVE (PSI)

AUTOMATIC CONTROL VALVE (3-WAY)

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 $TYP^{\chi}$ 

**THERMOSTAT** 

## MECHANICAL SPECIFICATIONS

### <u>GENERAL</u>

PROVIDE MATERIALS, EQUIPMENT, ACCESSORIES, INCIDENTALS, ARTICLES, ITEMS, OPERATIONS, INCLUDING LABOR, NECESSARY FOR COMPLETION OF WORK INDICATED AND/OR CALLED FOR ON THESE DRAWINGS. SUBMIT SHOP DRAWINGS AND PRODUCT DATA ON ALL EQUIPMENT, PIPE, DUCTWORK, AND INSULATION. PROVIDE A COPY OF BOUND CLOSE-OUT DOCUMENTS TO THE ENGINEER FOR APPROVAL. PROVIDE TWO BOUND COPIES OF CLOSE OUT DOCUMENTS TO THE OWNER'S REPRESENTATIVE AFTER APPROVAL. CLOSE OUT DOCUMENTS SHALL INCLUDE COMPLETE I.O.M.'S FOR EACH PIECE OF EQUIPMENT, A COPY OF THE SEQUENCE OF OPERATIONS AS PROGRAMMED, A FULL-SIZE SET OF AS-BUILT PLANS AND FACTORY AUTHORIZED SERVICE START-UP FORMS FOR EACH PIECE OF EQUIPMENT INDICATING PROPER OPERATION ACROSS THE SEQUENCE.

### REGULATORY REQUIREMENTS

ALL WORK SHALL BE PER FBC MECHANICAL, NEC, NFPA, UL, STATE, LOCAL INSPECTORS AND OTHER APPLICABLE CODES.

## COORDINATION

INSTALLATION OF ALL WORK SHALL BE COORDINATED WITH OTHER TRADES AND WITH EXISTING CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND VERIFY SIZES, CAPACITY, PERFORMANCE, AND LOCATION OF ALL EXISTING WORK. AS THIS IS A PHASED PROJECT AND THE TOWER YARD IS VERY CONGESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND PREPARING DETAILED PIPING SYSTEM SHOP DRAWINGS TO DETERMINE THE ACTUAL ROUTING OF ALL NEW PIPING AND AS COORDINATED WITH THE EXISTING CONDITIONS. ALL VALVES AND CONTROL DEVICES SHALL BE ACCESSIBLE FOR MAINTENANCE AND SHALL BE IDENTIFIED ACCORDINGLY.

## **GUARANTEES**

THE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL MATERIALS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION. GUARANTEE SHALL COVER ALL LABOR AND MATERIALS TO REPLACE DEFECTIVE MATERIALS AND TO ENSURE PROPER OPERATION OF ALL SYSTEMS.

## INSTALLATION

ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED PER THEIR RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE 2020 VERSION OF THE FLORIDA BUILDING CODE. PROVIDE ADEQUATE CLEARANCE FOR ALL EQUIPMENT AND MATERIAL FOR REGULAR MAINTENANCE, REMOVAL AND AIR FLOW. CPM VENDOR SHALL PROVIDE ALL CONTROLS, INCLUDING SENSORS, ACTUATORS, CONTROL POWER TRANSFORMERS, WIRING, PROGRAMMING, ETC., TO OPERATE ALL EQUIPMENT UTILIZED FOR THIS PROJECT. BALANCE FLOW RATES AS REQUIRED TO ACHIEVE MANUFACTURER'S STATED PERFORMANCE AND AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

ALL NEW CHILLED AND CONDENSER WATER PIPING SHALL BE SCHEDULE 40 ERW STEEL IN COMPLIANCE WITH ASTM A53. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE PREVAILING CODES AND RELEVANT STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION. PROVIDE PIPE HANGERS AND STANDS SPACED NO GREATER THAN THE MAXIMUM ALLOWABLE SPACING AS OUTLINED IN FBC 2020. PROVIDE CLEVIS HANGERS OR PIPE STANDS WITH INSULATION SHIELDS FOR ALL NEW CHILLED WATER PIPING. ANY SHUT-DOWNS OF THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER A MINIMUM OF 2 WEEKS AHEAD OF COMMENCING WORK. ALL VALVES SHALL BE HIGH PERFORMANCE BUTTERFLY VALVES WITH STAINLESS STEEL STEM, DISCS AND RTFE OR SIMILAR RESILIENT SEATS. VALVES SHALL BE FULL LINE SIZE AND SHALL BE AS PROVIDED BY BRAY, DEZURIK, NIBCO, CRANE, OR EQUAL. BALL VALVES OF SIMILAR QUALITY MAY BE USED AT EQUIPMENT CONNECTIONS. MAKE-UP WATER AND DRAIN PIPING SHALL BE SCHEDULE 40 PVC WITH EQUIVALENT BALL VALVES AND SUPPORTS. SUPPORT SPACING SHALL BE A MAXIMUM OF 4' PER FBC. ALL PIPE STANDS AND SUPPORTS ARE TO BE CONSTRUCTED OF GALVANIZED STEEL OR SHALL BE CARBON STEEL PAINTED WITH A CORROSION RESISTANT FINISH.

CONTRACTOR SHALL INSTALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRANSITIONS, FITTINGS, ELBOWS, DUCTWORK, PIPING, SUPPORTS, ETC. NECESSARY FOR A PROPER INSTALLATION AND OPERATION OF NEW HVAC SYSTEM.

**GENERAL NOTES** 

- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DEMOLITION WORK WITH OTHER TRADES TO AVOID CONFLICTS. ALL EQUIPMENT SCHEDULED FOR DEMOLITION SHALL BE PRESENTED TO OWNER FOR THE FIRST RIGHT OF REFUSAL. SHOULD THE OWNER REFUSE, ALL EQUIPMENT SHALL BE DISPOSED OF IN A PROPER
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH LIGHT LOCATIONS, TILE LOCATIONS, EXISTING EQUIPMENT, AND BUILDING STRUCTURE. REFER TO ARCHITECTS REFLECTED CEILING PLAN LAYOUT. EXISTING EQUIPMENT, LOCATIONS, AND DATA ARE BASED ON EXISTING DRAWING DATA.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING EQUIPMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR
- WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS OR BETWEEN THESE DRAWINGS AND OTHER TRADES, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.

## **CONSTRUCTION SEQUENCE**

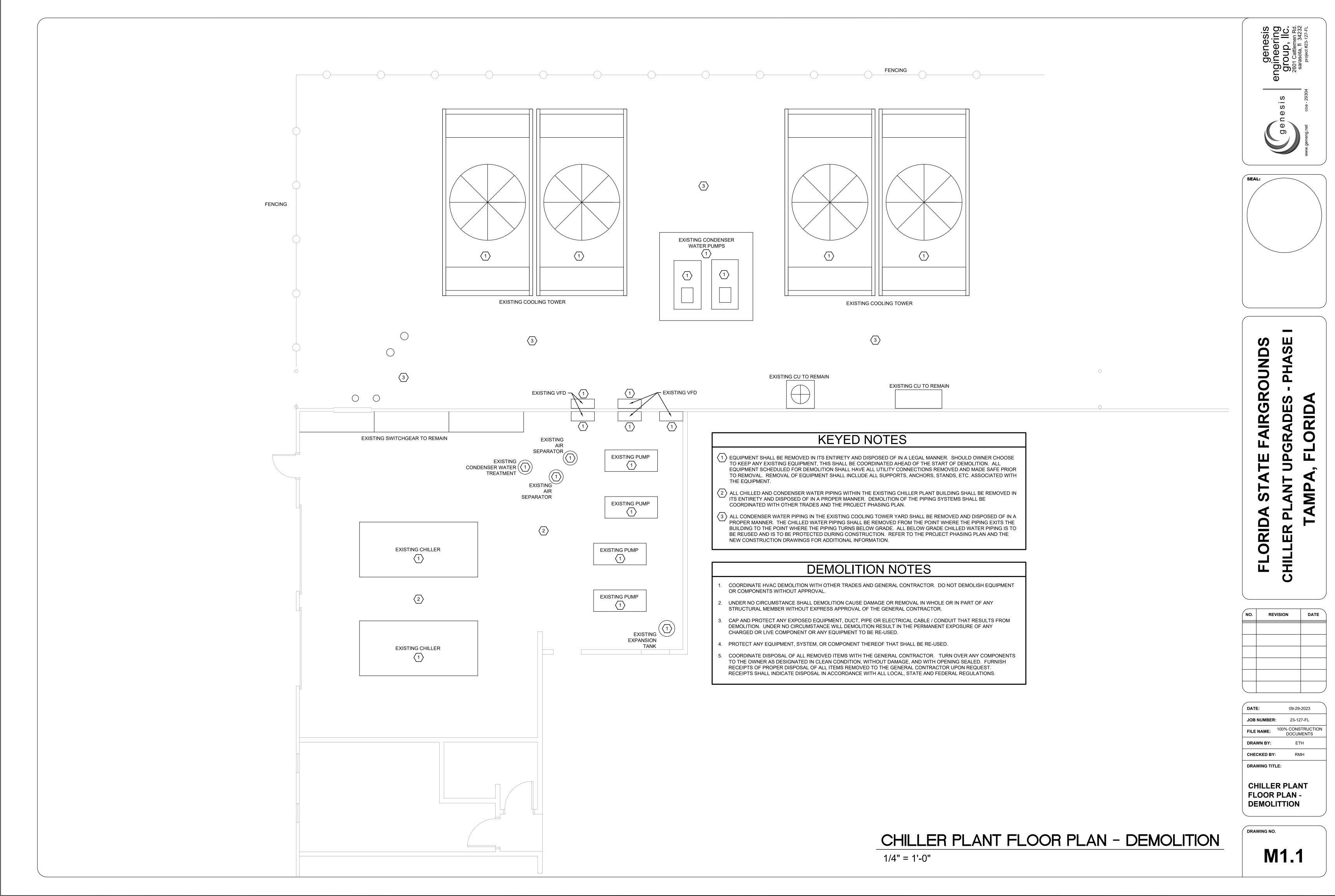
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION SEQUENCE THAT ALLOWS FOR THE INSTALLATION OF THE NEW CHILLER PLANT MODULES AND COOLING TOWERS WHILE THE EXISTING PLANT REMAINS IN OPERATION. THE FOLLOWING REPRESENTS ONE PATH ALLOWING THE EXISTING PLANT TO REMAIN IN OPERATION WHILE THE NEW PLANT IS CONSTRUCTED. THIS IS ONLY A SUGGESTION AND THE ACTUAL SEQUENCE IS TO BE COORDINATED WITH THE OWNER AND THE CPM VENDOR.

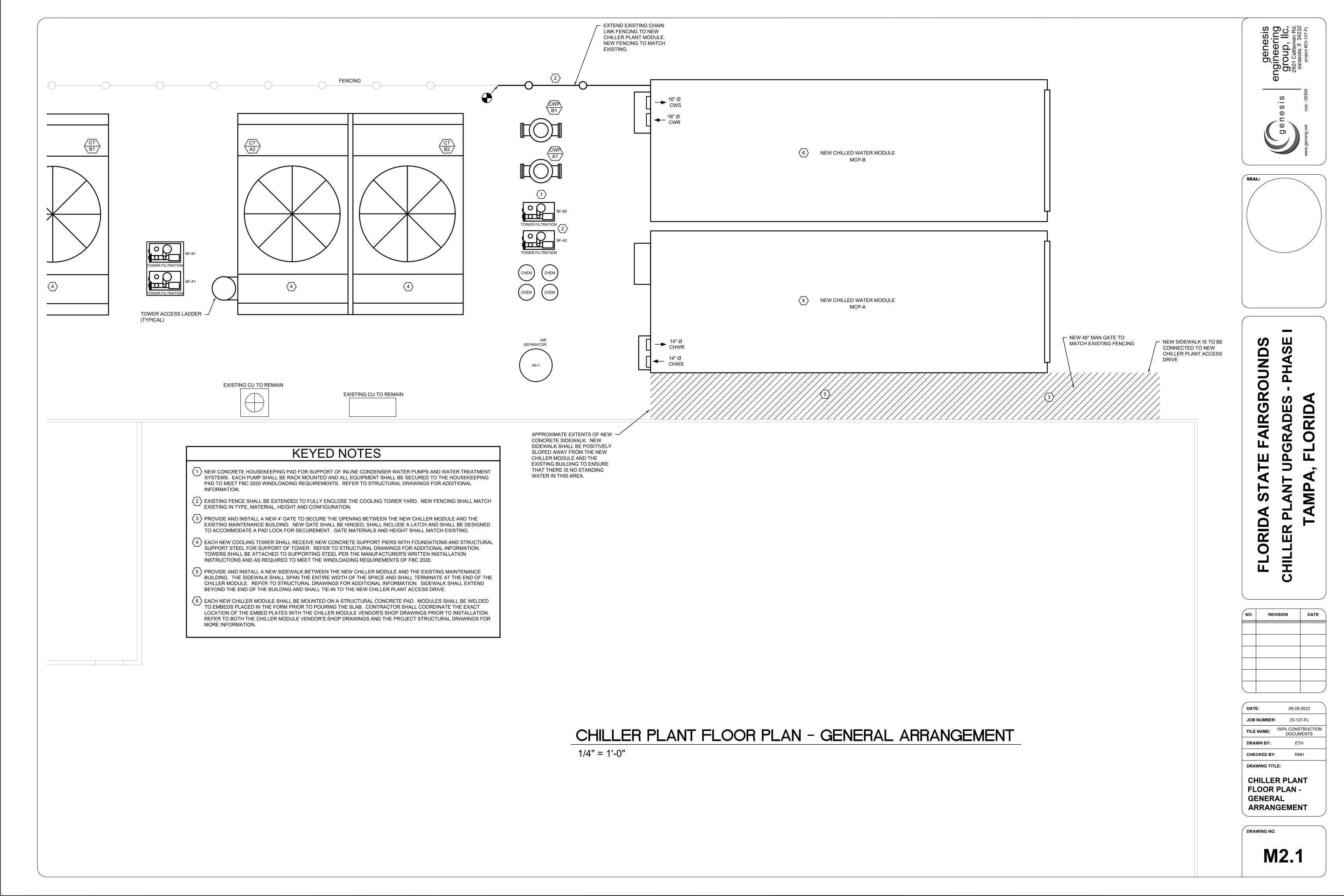
- POUR THE NEW CHILLER PAD WITH NO DRIVEWAY.
- SET THE NEW CHILLER PLANT MODULES. REMOVE THE TWO COOLING TOWERS CLOSEST TO THE NEW CHILLER
- PLANT MODULES. PREPARE TOWER SUPPORT STRUCTURE FOR NEW COOLING TOWERS AND POUR SLAB FOR CONDENSER WATER PUMPS AND FILTRATION
- SET TWO THE NEW COOLING TOWERS ON THE NEW TOWER SUPPORT
- STRUCTURE. 6. SET THE NEW CONDENSER WATER PUMPS AND FILTRATION UNITS BETWEEN THE NEW COOLING TOWERS AND THE CHILLER PLANT
- MODULES. CONNECT THE TWO NEW COOLING TOWERS AND NEW PUMPS TO BOTH
- CHILLER MODULES. PROVIDE PIPING CONNECTIONS WITH SACRIFICIAL VALVES AT THE EXISTING CHILLED WATER PIPE AT THE EXTERIOR OF THE EXISTING CHILLER BUILDING. THIS WILL ALLOW THE EXISTING CHILLER PLANT TO OPERATE AND WHEN THE NEW MODULE IS OPERATIONAL WE WILL NEED TO CHANGE OVER THE VALVES TO ALLOW ONE OF THE NEW CHILLER
- MODULES TO COOL THE BUILDINGS.
- ONCE THE NEW PLANT IS OPERATIONAL, REMOVE THE REMAINING TWO EXISTING COOLING TOWERS. 10. CONSTRUCT TOWER SUPPORTS FOR THE ADDITIONAL NEW TOWERS.
- 1. SET THE SECOND SET OF NEW TOWERS ON THE NEW NEW STRUCTURE AND TO SET THE TOWER FILTRATION UNITS IN THE SPACE NOW UTILIZED FOR THE EXISTING CONDENSER WATER PUMPS.

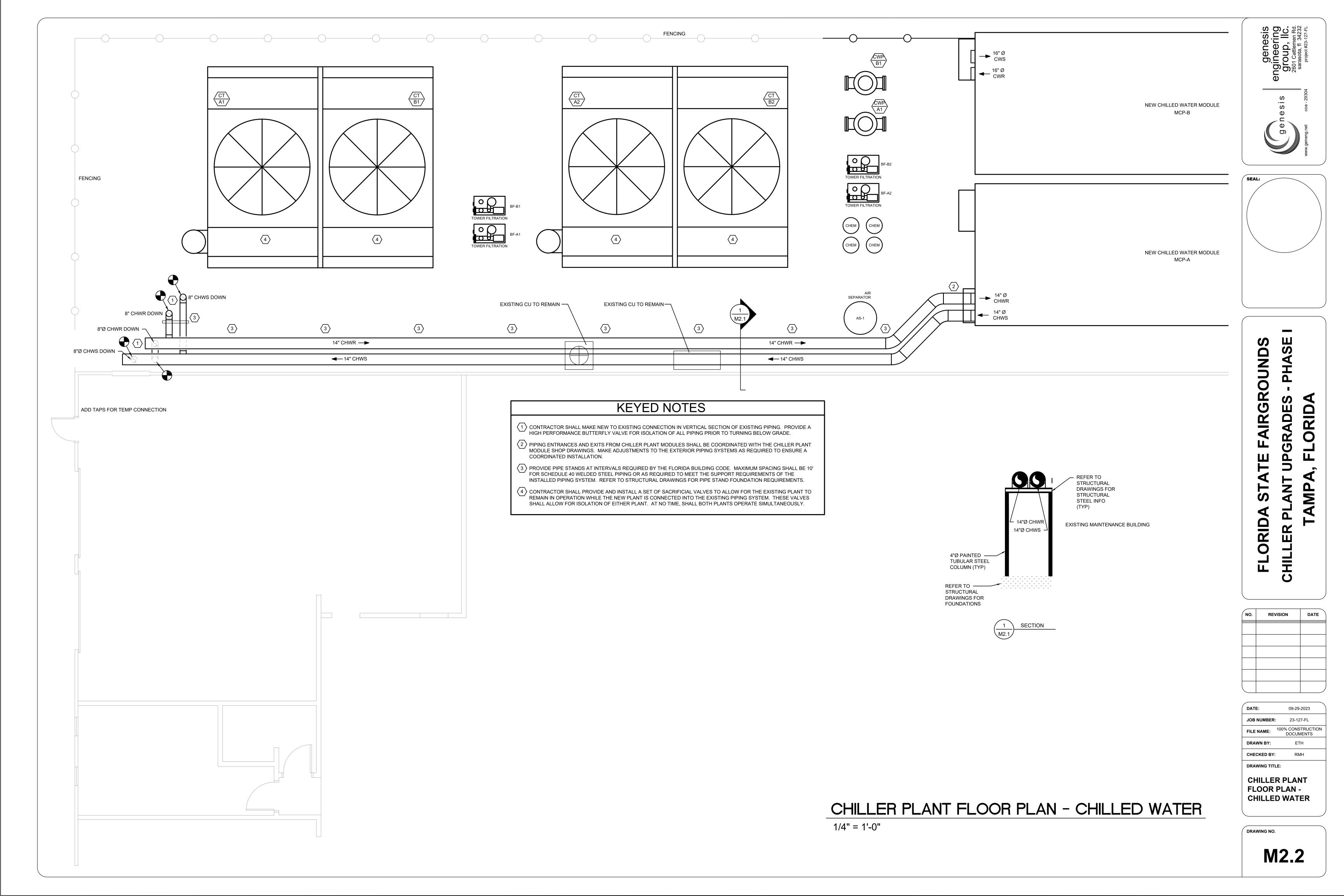
12. COMMISSION AND T&B THE NEW PLANT.

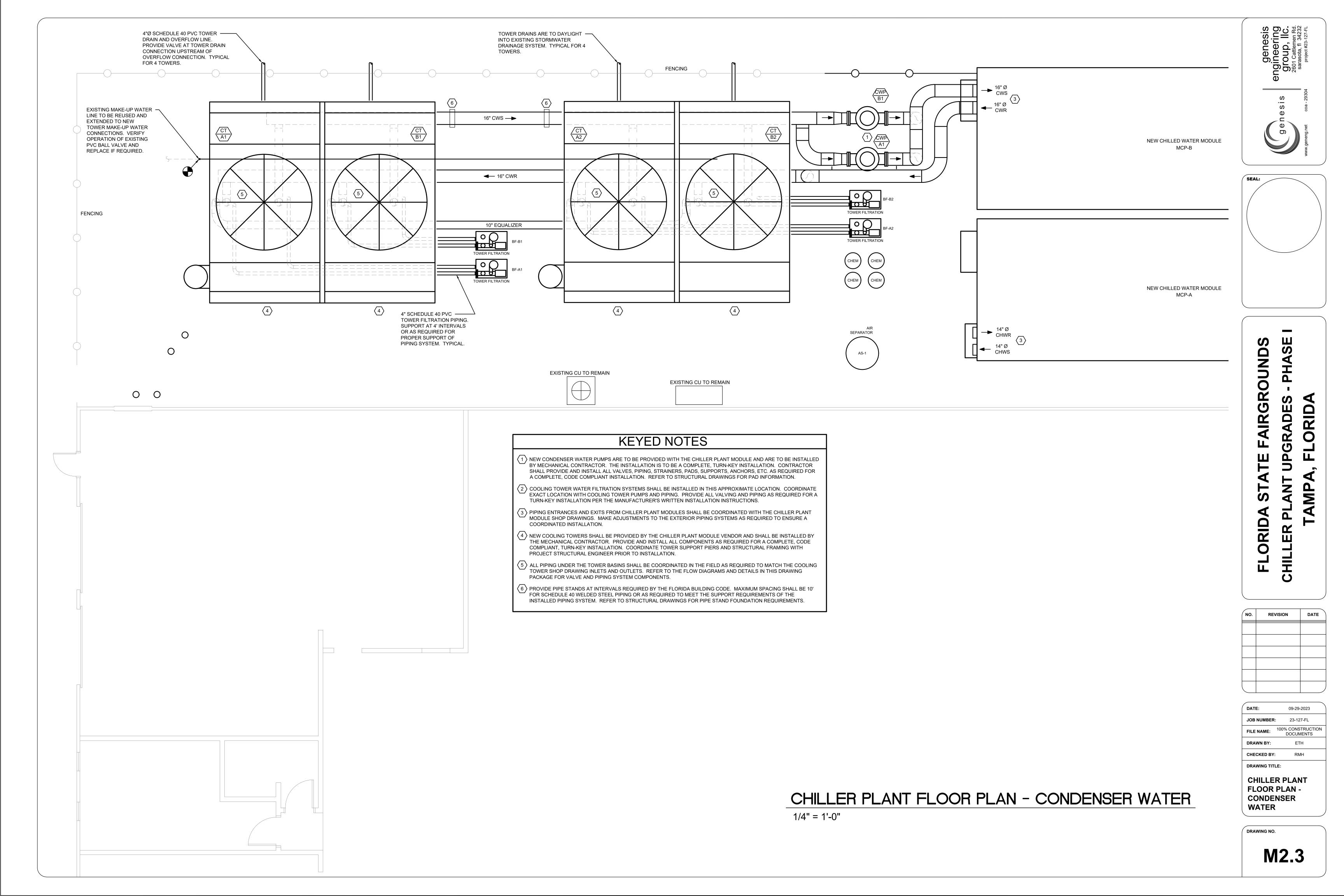
## MECHANICAL ARRDEVIATIONS LEGEND

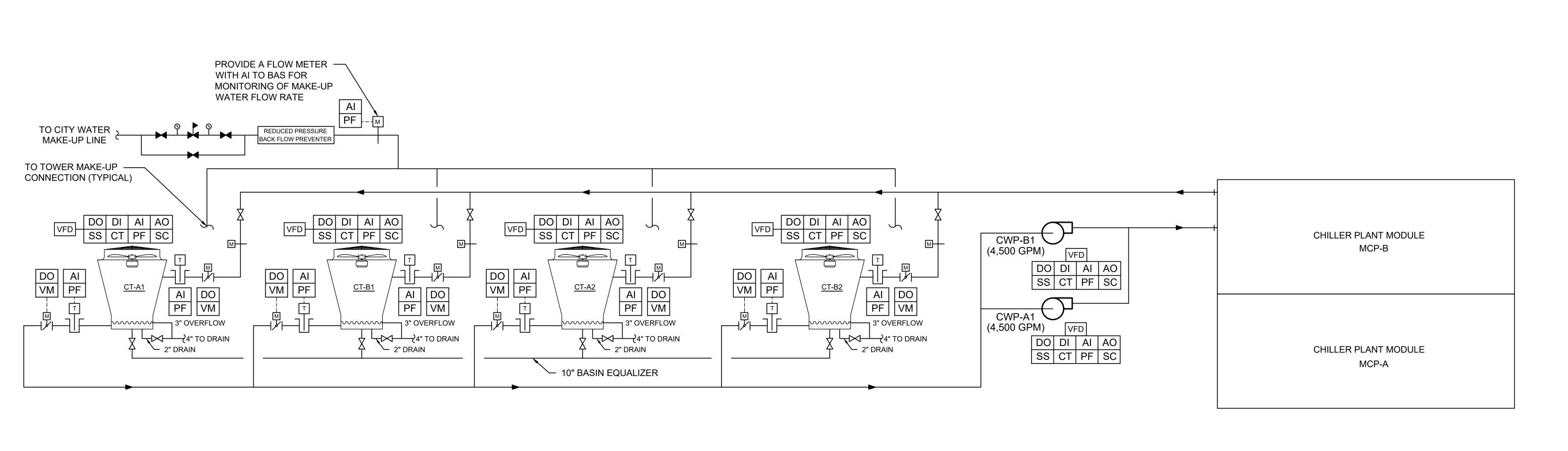
|   |  | IVIL   | CHANICAL ADDRE   | VIAI   | IONS LEGEND   |  |  |
|---|--|--|--|--|---|--|--|
| AFG AFR AHU AI AO AUTO BOD BHP BTU BTUH BTUH BTUH CC CFM CH CHWS CHWR CO2 COP CU DAC DB DCU I | ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ABOVE FINISHED ROOF AIR HANDLING UNIT ANALOG INPUT ANALOG OUTPUT AUTOMATIC BOTTOM OF DUCT BOTTOM OF PIPE BRAKE HORSE POWER BRITISH THERMAL UNIT BRITISH THERMAL UNIT PER HOUR COMMON CONDENSATE CUBIC FEET PER MINUTE CHILLER CHILLER CHILLED WATER SUPPLY CHILLED WATER RETURN CARBON DIOXIDE COEFFICIENT OF PERFORMANCE CONDENSING UNIT DEHUMIDIFICATION AHU DRY BULB DEHUMIDIFICATION CU DIRECT DIGITAL CONTROL | DN DO DWG DP EA EFF EAT ESP EWT ERV FC FCU FD FF HS HP | DOWN DIGITAL OUTPUT DRAWING DIFFERENTIAL PRESSURE EXHAUST AIR ENERGY EFFICIENCY RATION EXHAUST FAN ENTERING AIR TEMPERATURE EXTERNAL STATIC PRESSURE ENTERING WATER TEMPERATURE ENERGY RECOVERY VENTILATOR FAIL CLOSED FAN COIL (EXISTING) FAN COIL UNIT FIRE DAMPER FLOW FEEDBACK/STATUS SIGNAL FULL LOAD AMPS FAIL OPEN FEET PER MINUTE FEET GALLONS PER MINUTE HUMIDISTAT HEAT PUMP | HPS<br>HWS<br>IAQ<br>IN<br>KW<br>LAT<br>LBS<br>LPS<br>LPR<br>LWT | HIGH PRESSURE STEAM HOT WATER RETURN INDOOR AIR QUALITY INCH KILOWATT LEAVING AIR TEMPERATURE POUNDS LOW PRESSURE STEAM LOW PRESSURE RETURN LEAVING WATER TEMPERATURE MOTORIZED THOUSAND BTUH MINIMUM CIRCUIT AMPACITY MAXIMUM OVER CURRENT PROTECTIONS NORMALLY CLOSED NORMALLY CLOSED NORMALLY OPEN NOT TO SCALE OPPOSED BLADE DAMPER OUTDOOR AIR PRESSURE PROPORTIONAL, LINEARIZED FEEDBACK, 4-20mA SIGNAL PRESSURE REDUCING VALVE PRESSURE REDUCING STATION | RS/L RTU SA SF SS S.S. SP T V-PH TD TS TSP UH UNO VD VFD | POLYVINYL CHLORIDE RETURN AIR RELATIVE HUMIDITY REVOLUTIONS PER MINUTE REFRIGERANT SUCTION/LIQUID ROOFTOP PACKAGED UNIT SUPPLY AIR SQUARE FEET START/STOP SIGNAL STAINLESS STEEL STATIC PRESSURE TEMPERATURE VOLTAGE-PHASE TIME DELAY TEMPERATURE SENSOR TOTAL STATIC PRESSURE UNIT HEATER UNLESS OTHERWISE NOTED VOLUME DAMPER VARIABLE FREQUENCY DRIV VOLTS/PHASE WET BULB WATER GAUGE CHILLED WATER RESET 4-20 mA SIGNAL WITH |
|   | DEGREE FARENHEIT<br>DIGITAL INPUT  | HP<br>HWS  | HORSEPOWER<br>HOT WATER SUPPLY   | PSI  | POUNDS PER SQUARE INCH  | W/O  | WITHOUT  |



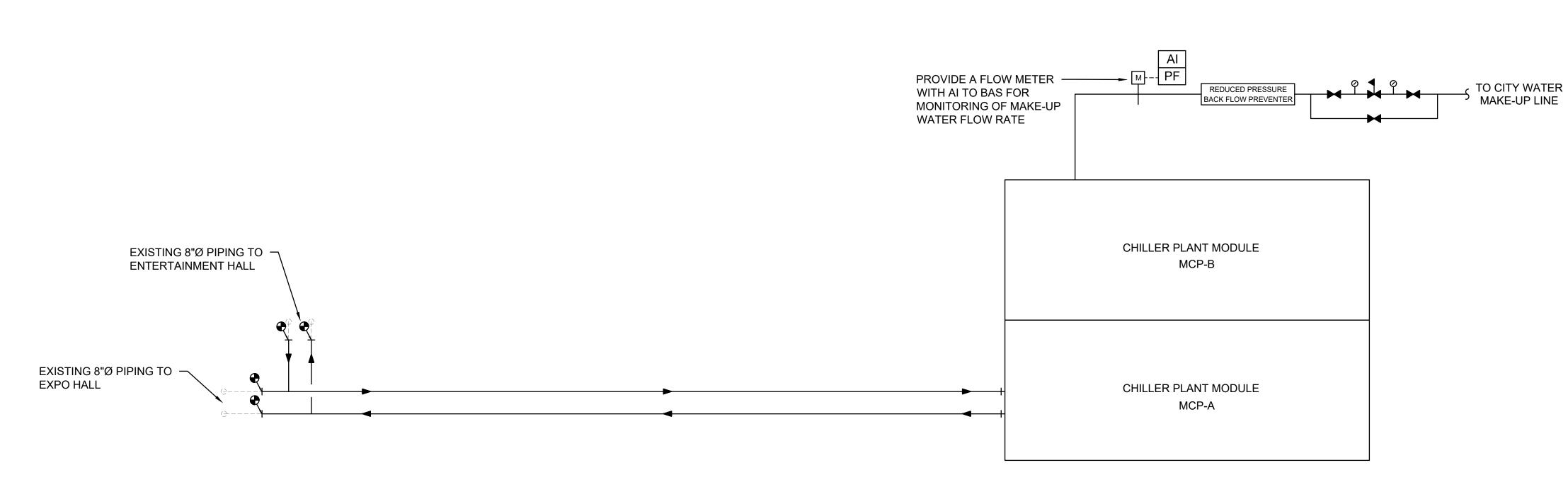








## CONDENSER WATER FLOW DIAGRAM NO SCALE



## CHILLED WATER FLOW DIAGRAM NO SCALE

DATE: 09-29-2023

JOB NUMBER: 23-127-FL

FILE NAME: 100% CONSTRUCTION DOCUMENTS

DRAWN BY: ETH

CHECKED BY: RMH

DRAWING TITLE:

FLOW DIAGRAMS - MECHANICAL

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**PHASE** 

GRADES

**AIRGROUNDS** 

ORID,

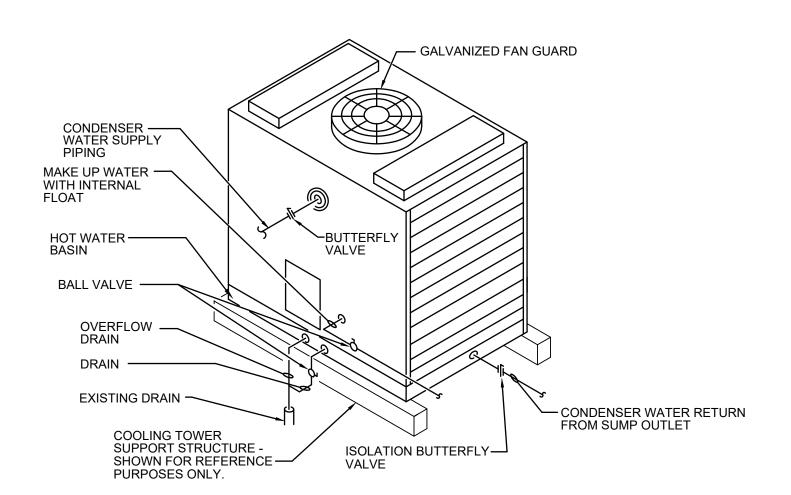
DRAWING NO.

M3.1



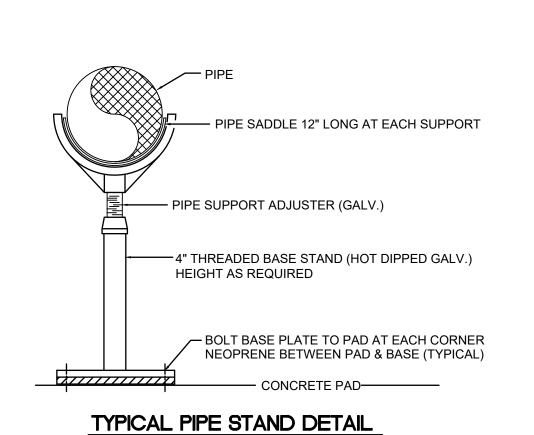
----STEEL BASE RAIL

(OR INTERIA BASE)



NOTE: TOWER CONFIGURATION SHOWN FOR ILLUSTRATION PURPOSES ONLY. REFER TO FLOOR PLAN FOR EXACT PIPING CONFIGURATION AND TOWER LAYOUT.

## TYPICAL COOLING TOWER PIPING DETAIL



/—AUTOMATIC

GAUGE

DRAIN LINE

TO FLOOR

DRAIN\_

BUTTERFLY VALVE (TYP.)

TO PUMP

SUCTION

— CONNECT TO SIDE <</p>

-DRAIN W/VALVE

AIR SEPARATOR/ELIMIN. + EXPANSION TANK PIPING

OF MAIN PIPE

AIR VENT

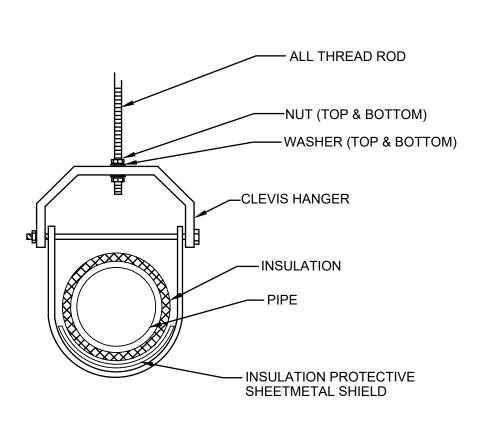
DIAPHRAGM TYPE

PRESSURIZED

EXPANSION f

☐ HOUSEKEEPING PAD

TANK



TYPICAL CLEVIS HANGER DETAIL

UNION (TYP.)

- AUTOMATIC HIGH

PRESSURE REDUCING

RETURN WATER CHECK VALVE

CAPACITY AIR

VALVE-

FULL SIZE

— SUPPORT FROM

- TANGENTIAL TYPE

AIR SEPARATOR

PIPE TO FLOOR

DRAIN

BLOWDOWN VALVE

STRUCTURE

**BYPASS** 

-REDUCED PRESSURE

EXTEND TO MAKE-UP

BACKFLOW PREVENTER

-STRAINER

\_B.F.P. DRAIN TO

EXTEND TO NEAREST

FLOOR DRAIN-

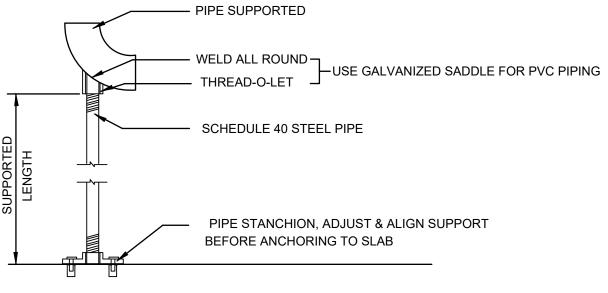
PIPE SUPPORTS —

DIAMETER TO MATCH

SYSTEM PIPING -

FLOOR DRAIN

WATER METER

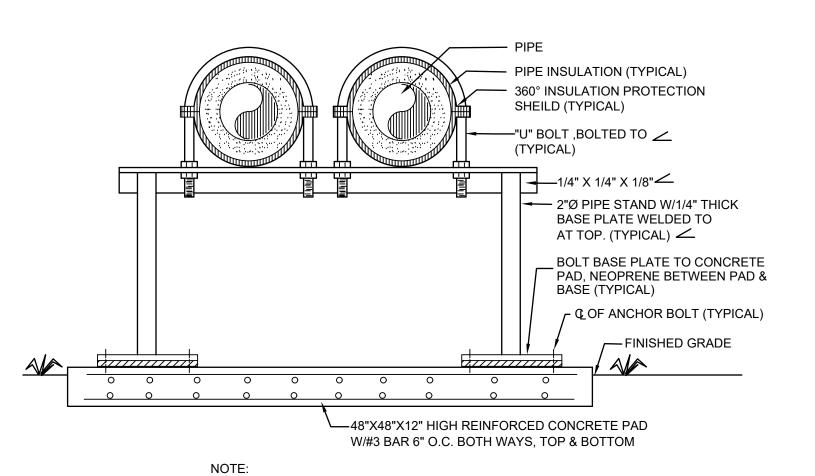


SHUTOFF COCKS

— 4" CONCRETE PAD

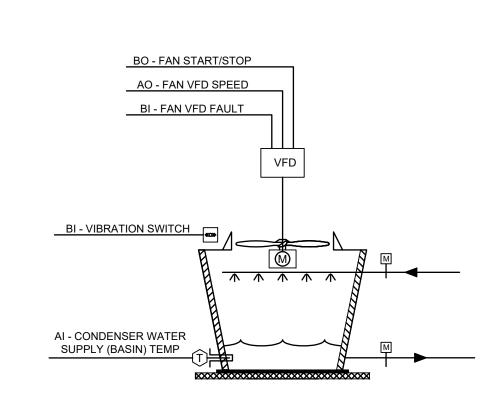
| STANCHION SCHEDULE |                     |                      |                      |  |  |  |
|--------------------|---------------------|----------------------|----------------------|--|--|--|
| PIPE<br>SUPPORT    | SUPPORTED<br>LENGTH | 1'-0"<br>TO<br>3'-0" | 3'-0"<br>TO<br>6'-0" |  |  |  |
| 4"Ø & BELOW        |                     | 1"Ø                  | 2"Ø                  |  |  |  |
| 5"Ø & ABOVE        |                     | 2"Ø                  | 4"Ø                  |  |  |  |

| TYPICAL PIPE SUPPORT DETAIL |
|-----------------------------|
| NO SCALE                    |



ALL MATERIALS SHALL BE GALVANIZED
 "U" BOLTS & NUTS SHALL BE ZINC PLATED CARBON STEEL
 ANCHOR BOLTS SHALL BE ZINC PLATED HEX HEAD LAG SCREWS

## TYPICAL PIPE SUPPORT DETAIL NO SCALE



TYPICAL TOWER CONTROLS DETAIL

NO SCALE

| NO. | REVISION | DATE |
|-----|----------|------|
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|     |          |      |
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RADE

| DATE:                | 09-29-2023                  |  |  |
|----------------------|-----------------------------|--|--|
| JOB NUMBER           | : 23-127-FL                 |  |  |
| FILE NAME:           | 100% CONSTRUCTION DOCUMENTS |  |  |
| DRAWN BY:            | ETH                         |  |  |
| CHECKED BY:          | RMH                         |  |  |
| DETAILS - MECHANICAL |                             |  |  |

DRAWING NO.

M4.1