

Rev # Date Description

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SCHEMATIC DEVELOPMENT PHASE
100%
NOT FOR CONSTRUCTION

Project Title: BLUEBERRY OFFICE BUILDING
Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
Sheet Title: LEGENDS & GENERAL NOTES
Address: 2525 BLUEBERRY ST ANCHORAGE, AK

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Drawn by: Author

MOOO

25015

GENERAL MECHANICAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET
- NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- PIPE SIZE TAG (DIAMETER)
- PIPE SLOPE TAG
- BELOW GROUND PIPING
- PIPE INVERT ELEVATION TAG
- EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

ABBREVIATIONS

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	MIA	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MUA	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	RIA	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FOD	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RLA	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FFM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TD	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LBHR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

NOTE
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

HVAC SYMBOLS

- SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
- OVAL DUCT SIZE TAG (WIDTH / HEIGHT)
- ROUND DUCT SIZE TAG (DIAMETER)
- EXISTING DUCT TAG
- DUCT BEING DEMOLISHED

PLUMBING GENERAL NOTES

A FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

B PITCH UNDERFLOOR SANITARY WASTE PIPING AT 1/4" PER FOOT, UNLESS NOTED OTHERWISE.

C PITCH UNDERFLOOR STORM PIPING 3" AND GREATER AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE. PITCH ALL OTHER STORM PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.

D FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.

E ROUTE DOMESTIC WATER, FIRE PROTECTION, SANITARY SEWER, AND STORM SEWER SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.

F WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.

G PROVIDE CLEANOUT IN ACCESSIBLE LOCATION AT THE BASE OF ALL PLUMBING RISERS.

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PLUMBING AND PIPING SYMBOLS

HVAC GENERAL NOTES

A SUPPLY AND RETURN PIPING TO COILS ARE THE SAME SIZE.

B CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 5'-0" AFF, A MINIMUM OF 8" FROM LIGHT SWITCH.

C REFER TO HVAC DRAWINGS FOR THERMOSTAT AND TEMPERATURE SENSOR LOCATIONS.

D CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER.

E ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.

F COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH NEW AND EXISTING LIGHTING.

G THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.

H INSTALL, SUPPORT, AND BRACE ALL HVAC DUCTWORK AND ACCESSORIES PER HVAC DUCT CONSTRUCTION STANDARDS BY SMACNA, ANSISMACNA 006-2006 AND "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" BY SMACNA, ANSISMACNA 001-2008.

I ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2021 IBC, AND ASCE 7-10 CHAPTERS 13, 29, AND 30.

J PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10.

K IN HIGH-HUMIDITY AREAS, INCLUDING SHOWER ROOMS, ALL DUCTWORK SHALL BE CONSTRUCTED OF ALUMINUM.

L PROVIDE DIFFUSERS AND REGISTERS WITH 4-WAY BLOW PATTERN UNLESS OTHERWISE NOTED.

PROJECT GENERAL NOTES

A REMOVE ALL UNUSED PIPING, DUCTWORK AND ACCESSORIES.

B THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING, PRIOR TO FINAL BID, ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN TENANT SPACE AND WITHIN CLOSE PROXIMITY OF TENANT SPACE.

C THE MECHANICAL CONTRACTOR SHALL PERFORM SERVICE AND REPAIR ON THE EXISTING EQUIPMENT AND ITS ACCESSORIES AS FOLLOWS: CLEAN ALL COILS, REPLACE THE FILTERS AND BELTS, INSPECT, REPAIR, OR REPLACE THE ECONOMIZERS, DRIVES AND FAN BEARINGS, MOTORS, CONTROL COMPONENTS, VALVES AND ANY OTHER ITEM NECESSARY FOR A COMPLETE AND PROPER OPERATING SYSTEM. THIS CONTRACTOR SHALL ALSO VISIT THE SITE, PRIOR TO FINAL BIDDING, AND VERIFY ALL EXISTING SITE CONDITIONS. PROVIDE ALL MATERIAL AND COMPONENTS AS NEEDED TO BRING THE UNITS TO FULL COMPLIANCE OF THE LANDLORD'S CRITERIA AND LOCAL AUTHORITY HAVING JURISDICTION.

D WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSEAL DRAINS AT COMPLETION OF CONSTRUCTION.

E COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, AND EQUIPMENT TO PREVENT CONFLICTS.

F THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AS WELL AS THOSE WHICH CAN BE REASONABLY ANTICIPATED INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.

G FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.

H LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.

I ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ALL APPLICABLE CODES, INCLUDING THE 2021 INTERNATIONAL BUILDING CODE, 2021 IMC, 2018 UPC, 2021 IECC, 2021 IFGC, AND LOCAL CODES AS APPLIED BY THE AUTHORITY HAVING JURISDICTION.

J ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF OR A PARAPET OR GUARD SHALL BE PROVIDED.

K LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.

L PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED IN THE IBC AND SHALL BE U.L. LISTED.

M PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.

N MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.

O ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.

P REFER TO HVAC SERIES DRAWINGS FOR GAS AND A.C. CONDENSATE DRAIN PIPING.

Q PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.

R FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.

S INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.

T LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.

U INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.

V THE CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER.

W PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT, PLUMBING FIXTURES, AND DIFFUSERS.

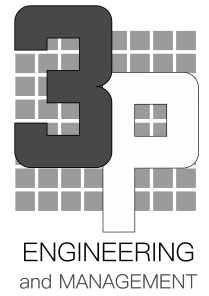
X CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.

Y PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

Keyword(s) Sheet List Summary

Sheet Number	Sheet Name	Keyword(s)	Discipline
M0000	HVAC TITLE SHEET (Not Used)	Mechanical Engineering	Mechanical
M0001	MECH SPECS AND SCHEDULES	Mechanical Engineering	Mechanical
M0001	Master Schedule Sheet		
M100	FLOOR 1 HVAC PLAN	HVAC	Mechanical
M101	SUITE 101 HVAC PLANS	HVAC	Mechanical
M102	SUITE 102 HVAC PLANS	HVAC	Mechanical
M103	SUITE 103 HVAC PLANS	HVAC	Mechanical
M104	SUITE 104 HVAC PLANS	HVAC	Mechanical
M105	SUITE 105 HVAC PLANS	HVAC	Mechanical
M106	SUITE 106 HVAC PLANS	HVAC	Mechanical
M107	SUITE 107 HVAC PLANS	HVAC	Mechanical
M200	FLOOR 2 HVAC PLAN	HVAC	Mechanical
M201	UNIT 201 HVAC PLANS	HVAC	Mechanical
M202	UNIT 202 HVAC PLANS	HVAC	Mechanical
M203	SUITE HVAC PLANS	HVAC	Mechanical
M205	SUITE HVAC PLANS	HVAC	Mechanical
M206	SUITE HVAC PLANS	HVAC	Mechanical
M207	UNIT 207 HVAC PLANS	HVAC	Mechanical
M300	PENTHOUSE PLANS	Mechanical Piping	Mechanical
M301	LEVEL 1 MECHANICAL PIPING PLAN	Mechanical Piping	Mechanical
M901	DUCT & GAS RISER DIAGRAMS	HVAC	Mechanical
M902	HYDRONIC RISER DIAGRAMS	Mechanical Piping Heating Water	Mechanical
MD100	BASEMENT MECHANICAL DEMOLITION PLAN	HVAC Demolition	Mechanical
MD101	LEVEL 1 MECHANICAL DEMOLITION PLAN	HVAC Demolition	Mechanical
MD102	LEVEL 2 MECHANICAL DEMOLITION PLAN	HVAC Demolition	Mechanical
MD120	ROOF MECHANICAL DEMOLITION PLAN	HVAC Demolition	Mechanical
P000	PLUMBING TITLE SHEET	Plumbing	Plumbing
P110	ROOF PLUMBING PLAN	Plumbing	Plumbing
P110-E	ROOF PLUMBING PLAN - EAST	Plumbing East	Plumbing
P110-N	ROOF PLUMBING PLAN - NORTH	Plumbing North	Plumbing
P110-S	ROOF PLUMBING PLAN - SOUTH	Plumbing South	Plumbing
P110-W	ROOF PLUMBING PLAN - WEST	Plumbing West	Plumbing
P401	ENLARGED PLUMBING PLANS	Plumbing	Plumbing
P901	WASTE & VENT RISER DIAGRAMS	Plumbing	Plumbing
P902	DOMESTIC RISER DIAGRAM	Plumbing	Plumbing
P903	STORM RISER DIAGRAM	Plumbing Storm	Plumbing
PD099	UNDERFLOOR PLUMBING DEMOLITION PLAN	Plumbing Demolition	Plumbing
PD100	BASEMENT PLUMBING DEMOLITION PLAN	Plumbing Demolition	Plumbing
PD101	LEVEL 1 PLUMBING DEMOLITION PLAN	Plumbing Demolition	Plumbing
PD102	LEVEL 2 PLUMBING DEMOLITION PLAN	Plumbing Demolition	Plumbing
PD120	ROOF PLUMBING DEMOLITION PLAN	Plumbing Demolition	Plumbing

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



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Project Title: BLUEBERRY OFFICE BUILDING
Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
Sheet Title: MECH SPECS AND SCHEDULES
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Sheet Issue Date: 4/16/2026 3:51:28 AM
Drawn by: JWK

M001

25015

HVAC AND PLUMBING SPECIFICATIONS

PLANS

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED.

CODE

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION, UNIFORM PLUMBING CODE (UPC), 2018 EDITION, INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION AND NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA STANDARDS.

PERMITS

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

COMPLETE PROJECT

THE INTENT OF THIS PROJECT IS TO LET ONE CONTRACT WHICH INCLUDES ALL WORK REQUIRED FOR A COMPLETE JOB OF THE MECHANICAL AND PLUMBING SYSTEMS, WITH THE EXCEPTION OF THE CONTROLS. THIS INCLUDES ALL ELECTRICAL, CARPENTRY, PLUMBING, SHEET METAL, PAINTING, CLEAN UP, ETC. AS REQUIRED.

ELECTRICAL WORK

ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.

INSURANCE

CONTRACTOR MUST PROVIDE BUILDERS' ALL RISK INSURANCE, WORKERS' COMPENSATION INSURANCE, AND GENERAL LIABILITY INSURANCE AT ALL TIMES WHILE WORKING ON THIS PROJECT.

WARRANTY

ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

MATERIALS

ALL MATERIALS SHALL BE NEW AND UNUSED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT.

EQUIPMENT SUBSTITUTIONS

ALL EQUIPMENT LISTED IS REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED. "OR EQUAL" SUBSTITUTIONS WILL BE CONSIDERED IF THE SUBSTITUTES ARE SHOWN TO BE EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, SIZE AND WEIGHT.

SUBMITTALS

THE CONTRACTOR IS REQUIRED TO SUBMIT INFORMATION, INCLUDING MANUFACTURERS SUBMITTALS AND SPECIFICATIONS FOR ANY EQUIPMENT NOT AS SCHEDULED. THE CONTRACTOR IS ALSO REQUIRED TO SUBMIT O&M'S ON ALL MECHANICAL EQUIPMENT AT THE COMPLETION OF THE PROJECT.

OPERATION AND MAINTENANCE MANUAL

PROVIDE THE OWNER WITH AN OPERATING AND MAINTENANCE MANUAL, TO INCLUDE MANUFACTURER'S SPECIFICATIONS, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTY INFORMATION ON EACH PIECE OF EQUIPMENT, START-UP REPORTS AND BALANCE REPORTS, AS WELL AS A SOURCE OF SUPPLY FOR SPARE PARTS AND SERVICE.

ACCESS

PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT. PROVIDE ACCESS DOOR OF REQUIRED RATING FOR ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT LOCATED ABOVE HARD CEILINGS OR IN WALLS.

SLEEVES

PIPING SLEEVES THROUGH FIRE RATED ASSEMBLIES SHALL BE PREMANUFACTURED, UL LISTED ASSEMBLIES. PIPING SLEEVES THROUGH NON FIRE RATED ASSEMBLIES SHALL BE 18 GAUGE GALVANIZED STEEL.

SUPPORTS AND ANCHORS

PIPING, DUCTWORK AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED IN ACCORDANCE WITH CODE REQUIREMENTS AND GOOD PRACTICE. PIPING SUPPORTS SHALL BE CARBON STEEL, ADJUSTABLE SWIVEL HANGERS WITH THREADED ROD SUPPORT. INSULATED PIPING SHALL BE ROUTED THROUGH HANGERS AND PROVIDED WITH SHEETMETAL INSULATION PROTECTION SADDLES. ALL SUPPORTS SHALL BE SECURED TO BUILDING STRUCTURAL ELEMENTS. EQUIPMENT CURB SUPPORTS SHALL BE PREMANUFACTURED OR CONTRACTOR FABRICATED WITH APPROPRIATE FLASHING IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS. PIPE ANCHORS SHALL BE CONTRACTOR FABRICATED AND SECURED TO BUILDING STRUCTURE TO RESIST PIPING MOVEMENT.

SEISMIC RESTRAINT

PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH SMACNA GUIDELINES FOR SEISMIC RESTRAINT. EQUIPMENT, PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION, SECTION 1621 AND AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION. STRUCTURAL AND SEISMIC DESIGN WILL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

MECHANICAL IDENTIFICATION

PIPING, DUCTWORK, VALVES AND EQUIPMENT SHALL BE PROVIDED WITH IDENTIFICATION. PIPING, CONCEALED OR EXPOSED, SHALL BE LABELED WITH PREFABRICATED, EMI-RIGID PLASTIC, OR WRAP AROUND PIPE MARKERS INDICATING SERVICE AND FLOW DIRECTION, AT NOT LESS THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, CEILING PENETRATIONS. VALVES SHALL BE LABELED WITH TAGS INDICATING SERVICE AND VALVE NUMBER CORRESPONDING TO A VALVE DIRECTORY TO BE DELIVERED TO THE OWNER. EQUIPMENT SHALL BE LABELED WITH PLASTIC NAMEPLATES.

INSULATION

UNDERBUILDING COLD WATER PIPING SHALL BE INSULATED. ABOVEGROUND COLD WATER, HOT WATER, HOT WATER CIRCULATING AND HEATING WATER/GLYCOL PIPING SHALL BE INSULATED WITH ONE INCH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER. PLUMBING VTR'S SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER TO A POINT 6 FEET WITHIN THE BUILDING. THE VALVES AND GAUGES AND ANY SECTIONS OF PIPING LESS THAN 6" BETWEEN FITTINGS WITHIN THE MECHANICAL OR FAN ROOM ARE NOT REQUIRED TO BE INSULATED. ALL OUTSIDE PIPING IS ALSO TO BE PROTECTED WITH WEATHER RESISTANT JACKETING. PVC JACKETING IS ACCEPTABLE. ANY OUTSIDE DUCTWORK SHALL BE INSULATED WITH 2" RIGID FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER. DUCTWORK CONNECTING TO THE EXTERIOR SHALL BE INSULATED WITHIN 6FT OF THE EXTERIOR WALL PENETRATION. HANDICAPPED ACCESSIBLE SINK P-TRAPS, COLD AND HOT WATER PIPING, SHALL BE INSULATED WITH PRE-MANUFACTURED INSULATION SYSTEMS.

PIPING

ABOVEGROUND WATER PIPING SHALL BE TYPE L COPPER OR TYPE A PEX AT CONTRACTOR'S DISCRETION. UNDERGROUND SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON HUB AND SPIGOT, NO-HUB, ABS DWV OR PVC DWV. UNDERGROUND WATER PIPING SHALL BE TYPE K SOFT COPPER WITH NO JOINGS OR PEX PIPING LISTED FOR POTABLE WATER APPLICATIONS. SOLDER SHALL BE 95/5 OR LEAD-FREE. HEATING WATER PIPING SHALL BE TYPE L COPPER OR TYPE A PEX. MECHANICAL PIPING PLANS HAVE BEEN SIZED FOR TYPE A PEX. COPPER CAN BE SUBSTITUTED FOR PEX WHERE REQUIRED. THE EXTENT OF THE COPPER PIPING IS TO BE LIMITED WHEREVER POSSIBLE. ROUTE PIPES PARALLEL WITH BUILDING LINES WHERE POSSIBLE. CONCEAL ALL PIPING UNLESS AUTHORIZED BY THE OWNER. FUEL OIL PIPING SHALL BE SCHEDULE 40 STEEL OUTSIDE THE BUILDING. FUEL OIL PIPING SHALL BE ALSO BE STEEL OR TYPE K COPPER BRAZED OR FLARED JOINTS INSIDE THE BUILDING. NO COMPRESSION FITTINGS ALLOWED ON FUEL OIL PIPING.

VALVES

BALL VALVES OR BUTTERFLY VALVES. GATE VALVES AND GLOBE VALVES ARE NOT ACCEPTABLE. VALVES FOR GAS SERVICE SHALL BE AGA APPROVED. PROVIDE ISOLATION VALVES AT EACH FIXTURE GROUP, PUMPS AND TERMINAL HEATING UNITS TO INCLUDE RADIANT MANIFOLDS. PROVIDE CONTROL VALVES WHERE INDICATED ON PLANS. PROVIDE BALANCE VALVES AT EACH TERMINAL HEATING UNIT AND WHERE INDICATED ON PLANS. PROVIDE ISOLATION VALVES AT EACH APPLIANCE.

PLUMBING

PLUMBING FIXTURES SHALL BE COMMERCIAL GRADE, SIZED AS INDECATED ON THE PLANS. PLUMBING FIXTURES SUBJECT TO OWNER'S APPROVAL. PLUMBING EQUIPMENT SHALL BE COMMERCIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. PROVIDE WATER HAMMMER ARRESTORS AT ALL QUICK CLOSING FIXTURES. ALL FLOOR SINKS TO BE FLUSH MOUNTED. PUBLIC LAVATORIES TO BE PROVIDED WITH ASSE 1070 MIXING VALVES AT EACH GROUP OF FIXTURES.

HEATING

HEATING EQUIPMENT SHALL BE COMMERCIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. AIR VENTS SHALL BE PROVIDED AT ALL HIGH POINTS OF THE PIPING SYSTEM. LOW POINT DRAINS SHALL BE PROVIDED AT ALL LOW POINTS OF THE PIPING SYSTEM.

GLYCOL

PROVIDE PRE-MIXED HYDRONIC GRADE PROPYLENE GLYCOL AT A RATE OF 50%WATER TO 50% GLYCOL OR BETTER. PROVIDE 5 GALLONS ADDITIONAL MIX, IN ADDITION TO FULL GLYCOL SYSTEM FEED TANKS, AT THE END OF THE PROJECT.

VENTILATION

VENTILATION EQUIPMENT SHALL BE COMMERCIAL GRADE, MAUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. DUCTWORK SHALL BE GALVANIZED SHEET METAL, RECTANGULAR OR ROUND AS INDICATED ON THE PLANS. WHERE RECTANGULAR DUCTWORK IS SPECIFIED, ROUND MAY BE USED WHEN APPROVED BY THE ENGINEER, AND VICE VERSA. DCUTWORK SHALL BE CONSTRUCTED, INSTALLED, AND TESTED IN ACCORDANCE WITH SMACNA STANDARDS. ACOUSTICAL TURNING VANES SHALL BE PROVIDED AT RECTANGULAR DUCTWORK ELBOWS. VOLUME DAMPERS SHALL BE PROVIDED AT EACH DIFFUSER BRANCH DUCT, UNLESS THE DIFFUSER HAS AN INTEGRAL DAMPER. PLASTIC BUTTON DIFFUSERS AS SPECIFIED SHALL BE USED AND MOUNTED EITHER IN WALLS OR CEILINGS. FINISH PER ARCHITECTURAL ON ALL EXPOSED EQUIPMENT.

FIRE PROTECTION

THE BUILDING SHALL BE PROVIDED WITH A LIMITED SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 REQUIREMENTS. COORDINATE WATER PIPING WITH FIRE PROTECTION. ANY CONNECTIONS TO THE FIRE PROTECTION EQUIPMENT SHOULD BE MADE ON THE SERVICE LINE PRIOR TO SERVING THE BUILDING.

REFRIGERATION SYSTEMS COORDINATION AND INSTALLATION

CONTRACTOR SHALL INSTALL ALL DRAINS AND/OR DUCTING REQUIRED TO SERVICE REFRIGERATION EQUIPMENT. CONTRACTOR SHALL ALSO INSTALL ALL POTABLE WATER LINES CONNECTING TO REFRIGERATION EQUIPMENT. NWC PROVIDED EQUIPMENT AS SHOWN IN THE SCHEDULES WILL BE PROVIDED BY THE OWNER.

CONTROLS SYSTEMS

THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER THE SEQUENCE OF OPERATIONS. THE CONTROLS SHALL BE LOCAL TO EACH SYSTEM AND TIED TOGETHER AS REQUIRED FOR THE INTENDED OPERATION. COORDINATE WITH THE OWNER FOR FINAL SETTINGS OF SCHEDULES, INDOOR AIR TEMPS, ETC. THE CONTRACTO SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, POWER, WIRING, CONDUIT, CONTROLLERS, ACTUATORS, AND ASSOCIATED CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONS SYSTEM.

TEST AND START-UP

TEST ALL PLUMBING AND PIPING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. FLUSH, DRAIN AND STERILIZE THE DOMESTIC WATER LINES IN ACCORDANCE WITH AWWA C601. FILL ALL HEATING PIPING WITH TRISODIUM PHOSPHATE SOLUTION AND OPERATE FOR SEVERAL HOURS AT TEMPERATURE BEFORE FLUSHING AND FILLING WITH WATER.

BALANCE

THE CONTRACTOR SHALL BALANCE THE AIR AND WATER SYSTEMS TO THE SATISFACTION OF THE ENGINEER. WITHIN + OR -5% FOR HYDRONIC AND AIR FLOWS OVER 5 GPM AND 50 CFM AND WITHIN + OR - 10% FOR HYDRONIC AND AIR FLOWS BELOW 5GPM AND 50 CFM.

Grilles, Registers, and Diffusers Schedule						
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	System Classification	NOTES
SD-1	2x2 Diffuser VAV Diffusers	Acutherm	Inlet Diameter 6"	31	Supply Air	With R ring return air
SD-2	2x2 Diffuser VAV Diffusers	Acutherm	Inlet Diameter 8"	19	Supply Air	With R ring return air
SD-3	2x2 Diffuser VAV Diffusers	Acutherm	Inlet Diameter 10"	36	Supply Air	With R ring return air
SD-4	2x2 Diffuser VAV Diffusers	Acutherm	Inlet Diameter 12"	3	Supply Air	With R ring return air
SF-1	Slot Diffuser	Acutherm	TL-2422	7	Supply Air	Two slot
SF-2	Slot Diffuser	Acutherm	TL-3622	2	Supply Air	Two slot
SF-3	Slot Diffuser	Acutherm	TL-4822	33	Supply Air	Two slot
SF-4	Slot Diffuser	Acutherm	TL-4842	15	Supply Air	Four slot

LARGE EQUIPMENT SPECIFICATIONS

AHU-1

INDOOR, 7000 cfm UNIT @ 1.6" ESP. DISCHARGE AIR TEMP OF 105 deg F, 10% OUTSIDE AIR, GAS FIRED, APROX 400MBH, 208/3, 7.5HP, VFD/VAV FAN SPEED. MIN MERV 8 FILTRATION, R/A SMOKE DETECTOR. UNIT SHOWN ON PLANS IS A DAIKIN CAH014GVGM. CONTRACTOR MAY PROPOSE A DIFFERENT UNIT THAT FITS IN THE SPACE AND MEETS THE REQUIREMENTS.

AHU-2

INDOOR, 8000 cfm UNIT @ 1.7" ESP. DISCHARGE AIR TEMP OF 105 deg F, 10% OUTSIDE AIR, GAS FIRED, APROX 400MBH, 208/3, 7.5HP, VFD/VAV FAN SPEED. MIN MERV 8 FILTRATION, R/A SMOKE DETECTOR. UNIT SHOWN ON PLANS IS A DAIKIN CAH017GVGM.. CONTRACTOR MAY PROPOSE A DIFFERENT UNIT THAT FITS IN THE SPACE AND MEETS THE REQUIREMENTS.

AHU-3

PREFERRED UNIT IS A DOAS SYSTEM W/ HEAT RECOVERY AND EVAPORATIVE COOLING. THIS MIGHT NOT BE POSSIBLE. A CHILLED WATER COIL WITH SEPARATE CHILLER WOULD BE THE NEXT PREFERRED OPTION WITH PACKAGED DX COOLING AS THE LEAST PREFERRED COOLING OPTION. THIS UNIT IS FOR COOLING ONLY BUT WILL STILL RUN YEAR ROUND WITH REDUCED AIRFLOW RATES IN THE WINTER. UNIT CAN BE MOUNTED INDOORS OR ON PENTHOUSE ROOF AS REQUIRED. THE ONLY ROOF AVAILABLE FOR EQUIPMENT IS THE PENTHOUSE ROOF.
UNIT SPECS - TOTAL SENSIBLE LOAD 326MBH, 208/3, VAV/VFD FAN CONTROL ON BOTH SUPPLY AND EXHAUST IF THERE IS HEAT RECOVERY, MIN MERV 8 FILTRATION, AS A DOAS UNIT A R/A SMOKE DETECTOR IS NOT REQUIRED.
FOR A SINGLE UNIT - 15,000 cfm @ 2" ESP, 55DEG DISCHARGE TEMP
FOR TWO SMALLER UNITS - 8,600 cfm @ 1.8" ESP AND 6,750 cfm @1.7" ESP
CURRENTLY SHOWN UNIT IS A ROOF MOUNTED DAIKIN DPSA040, WITH PACKAGED DX COOLING, 235 MCA 208/3 FOR THE UNIT. FAN MOTOR SIZES RANGE FROM 1HP TO 7.5 HP.

EF-1

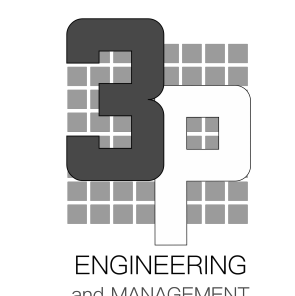
1600 CFM @ .75" ESP, TO BE PROVIDED IF AHU-3 DOES NOT HAVE HEAT RECOVERY EXHAUST AIR.

OPTIONAL EQUIPMENT SPECIFICATIONS AND PRICING

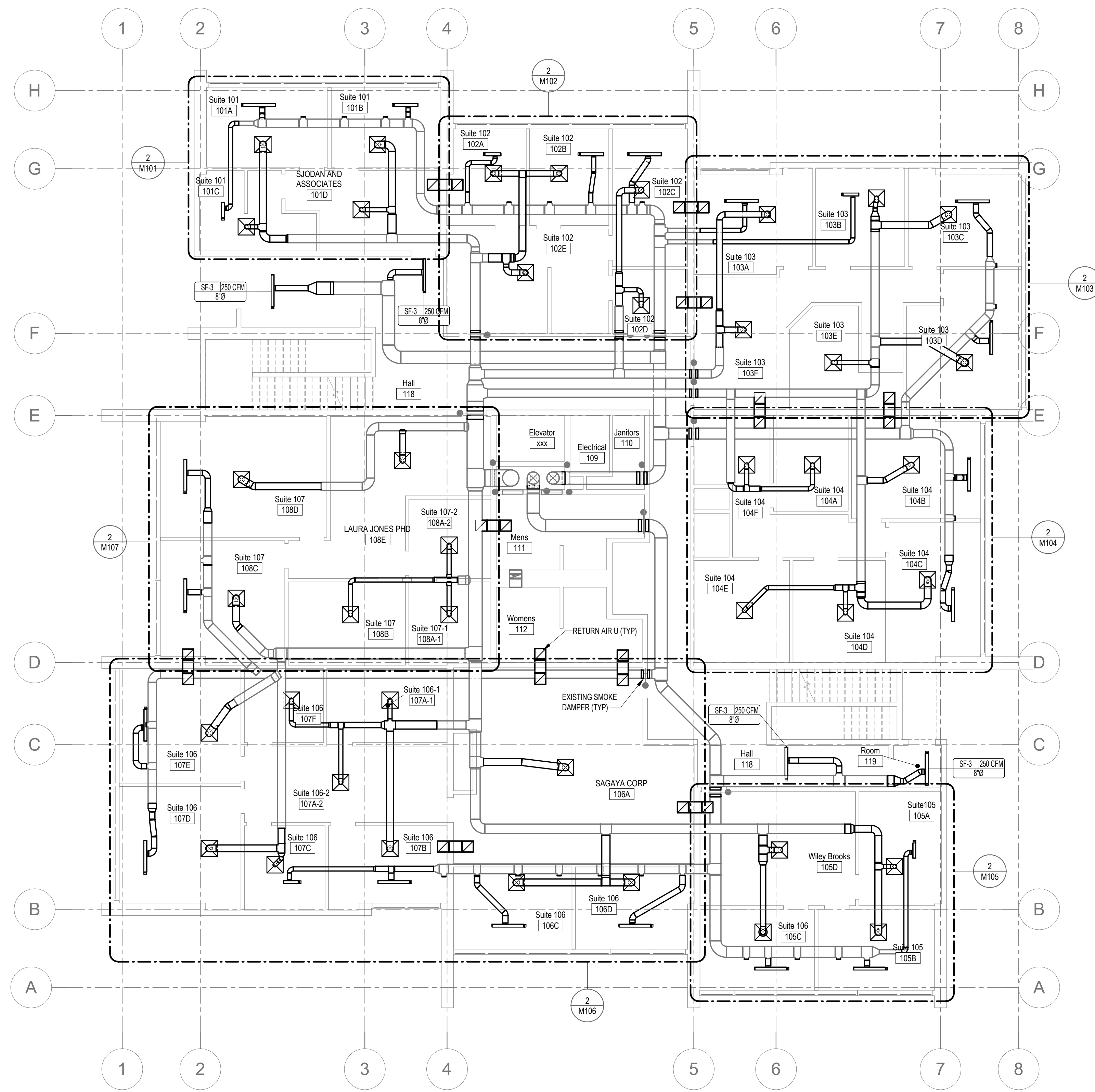
ACCUTHERM THERMOSTATS

DISIO DISPLAY ADJUSTER THERMOSTATS (ACCUTHERM BY PRICE LINE) CAN BE INSTALLED WITH THE THERMAL VAV DIFFUSERS. OFFICE CONDOS THAT CHOOSE TO ADD THERMOSTATS WOULD ADD ONE THERMOSTAT PER ROOM, BOTH COOLING AND HEATING DIFFUSERS IN THE SAME SPACE CAN BE CONNECTED TO THE SAME THERMOSTAT. THE ADDITION OF THERMOSTATS REQUIRE RUNNING LOW VOLTAGE POWER TO EACH DIFFUSER AND THEN CONTROL WIRING FROM THE DIFFUSERS TO THE DISPLAY ADJUSTERS. PLEASE INCLUDE A PRICE PER THERMOSTAT, OR BUNDLE OF THERMOSTATS (FOR EXAMPLE 1 THERMOSTAT INSTALL PER UNIT, \$1000, 3 IN SAME UNIT, \$1500 ETC) AS AN OPTION FOR INDIVIDUAL OFFICE CONDO OWNERS

PRICING CONSIDERATIONS - THE BUILDING IS AN OFFICE CONDO. PLEASE PROVIDE PRICING FOR BUILDING EQUIPMENT AND ALL WORK DONE IN CORRIDORS AND SHARED SPACES IN ONE LUMP SUM AND PRICING FOR WORK IN INDIVIDUAL OFFICE SPACES, AS DELINEATED ON SEPARATE SHEETS, SEPARATE.



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1 LEVEL 1 HVAC PLAN
1/8" = 1'-0"

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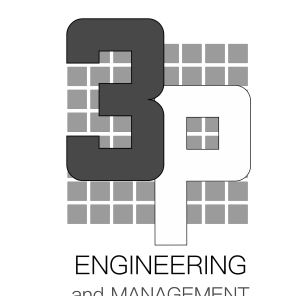
SCHMATIC DEVELOPMENT PHASE
100%
 NOT FOR CONSTRUCTION

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 Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
 Sheet Title: FLOOR 1 HVAC PLAN
 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

Sheet Issue Date: 4/16/2026 3:51:31 AM
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M100

25015



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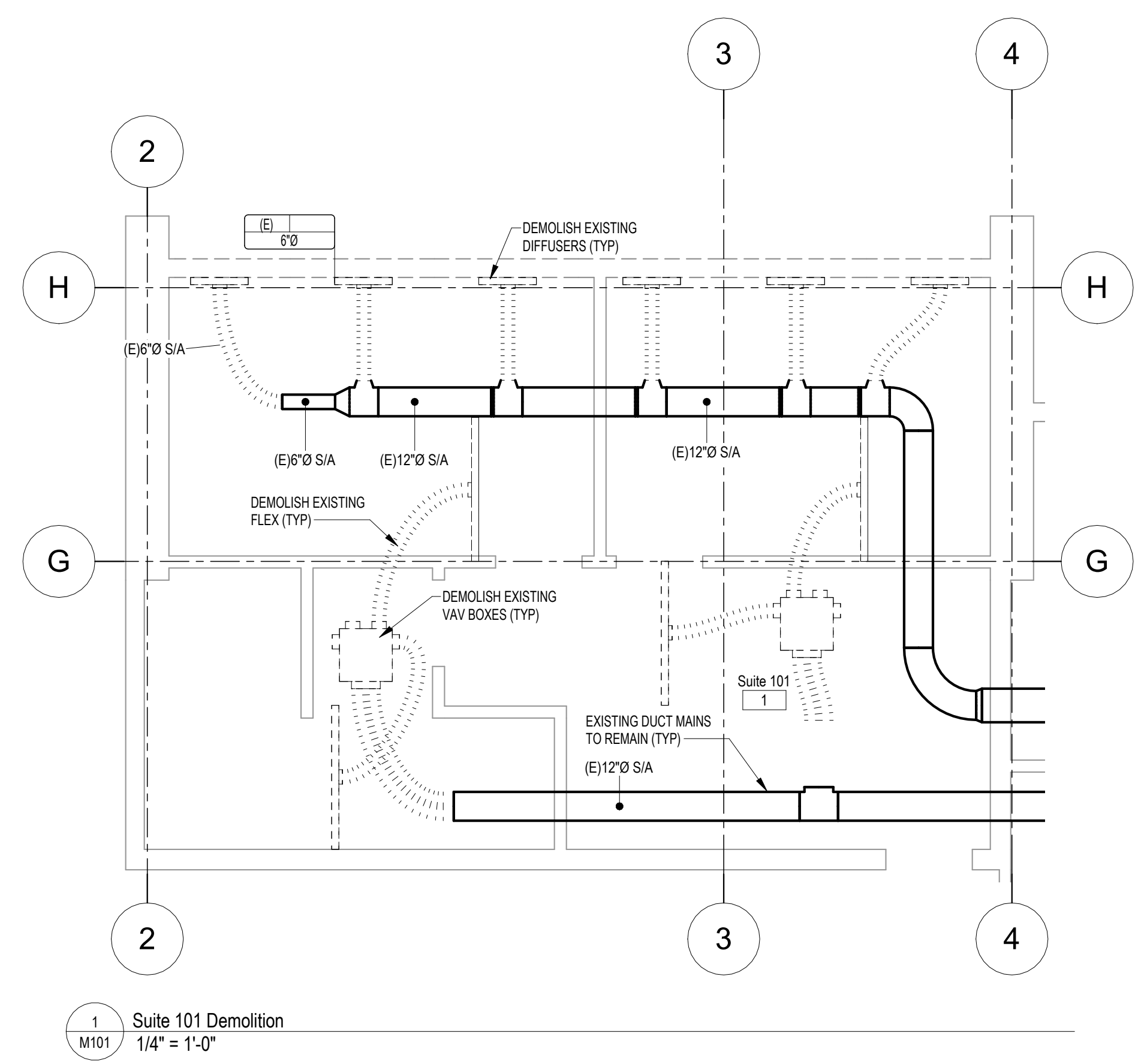
SCHEMATIC DEVELOPMENT PHASE
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 NOT FOR CONSTRUCTION

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 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

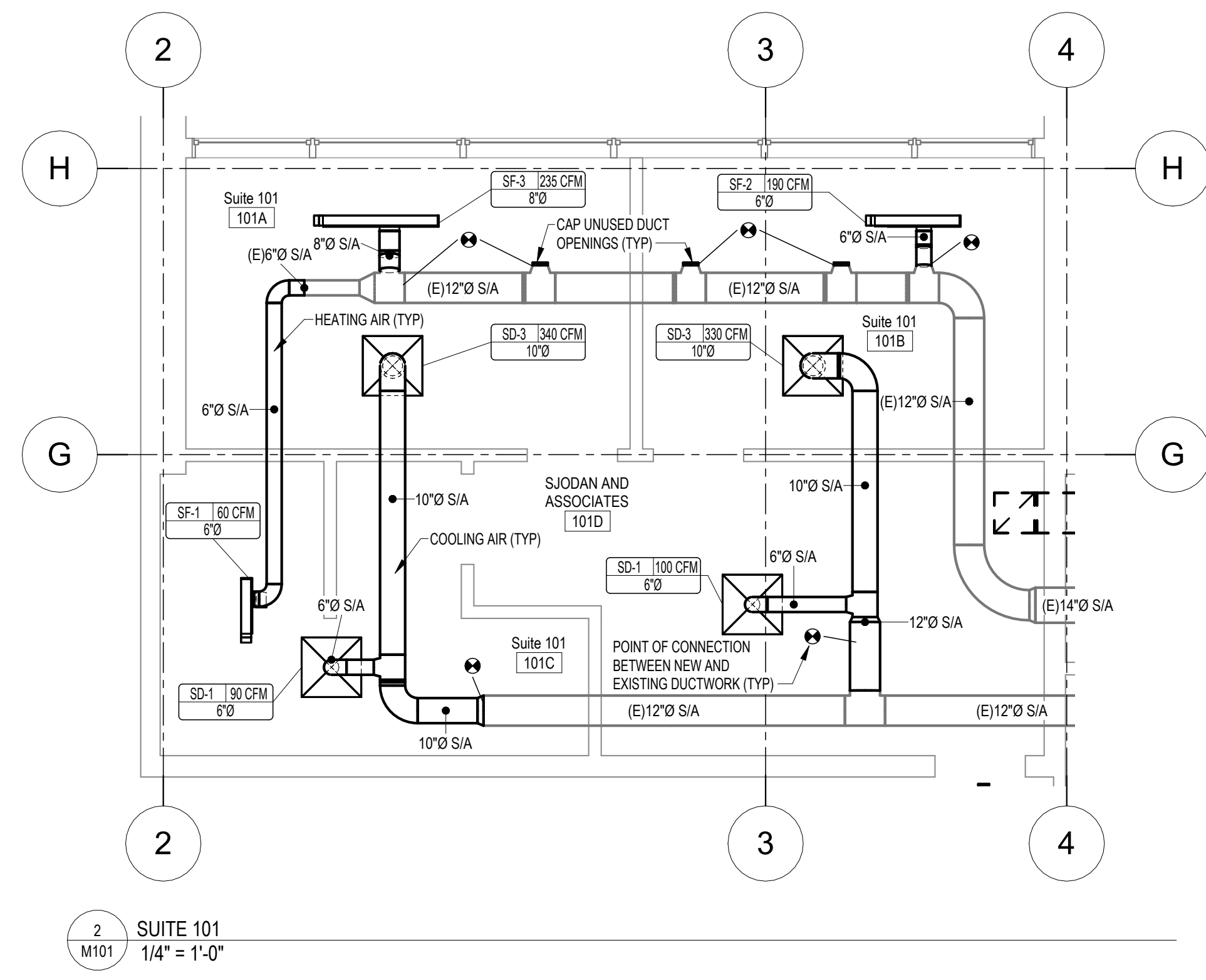
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M101

25015

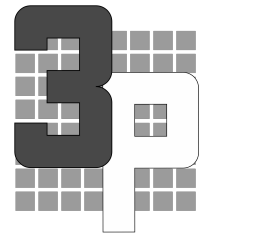


1 Suite 101 Demolition
 M101 1/4" = 1'-0"



2 SUITE 101
 M101 1/4" = 1'-0"

KEYNOTES



ENGINEERING
and MANAGEMENT

Rev #	Date	Description
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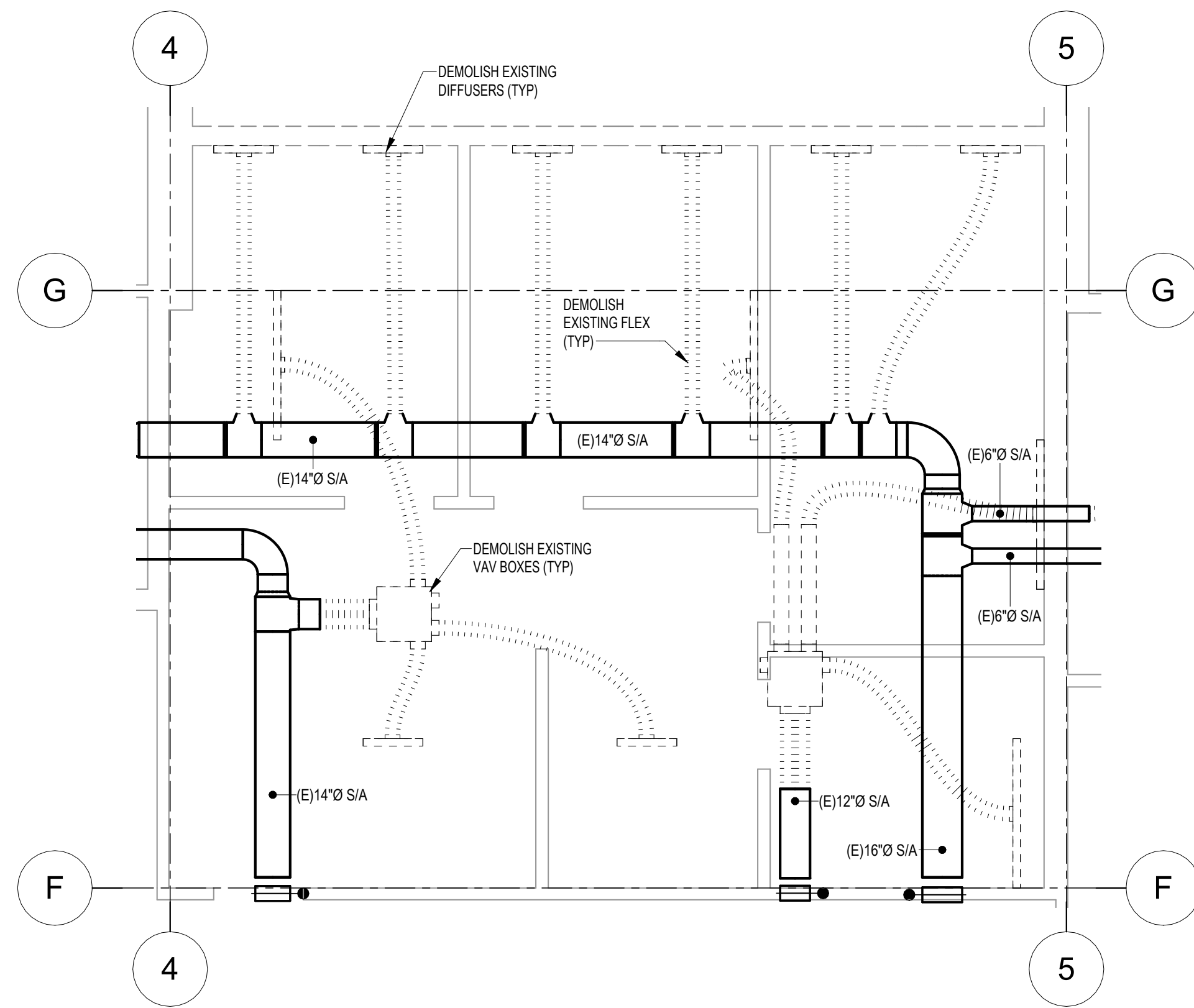
SCHMATIC
DEVELOPMENT
PHASE
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NOT FOR CONSTRUCTION

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 Sheet Title: SUITE 102 HVAC PLANS
 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

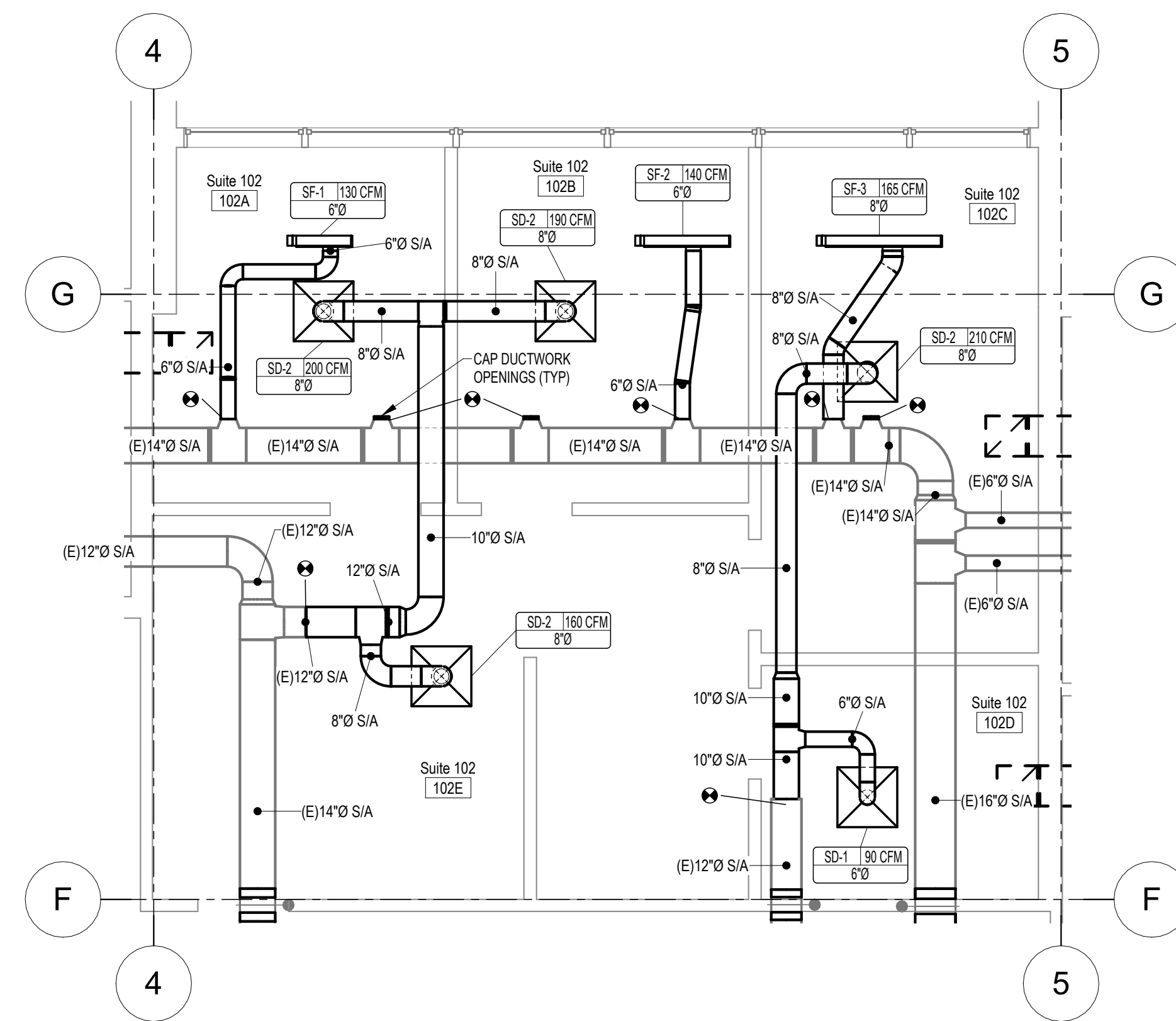
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M102

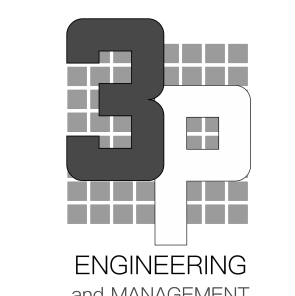
25015



1 Suite 102 Demolition
 M102 1/4" = 1'-0"



2 SUITE 102
 M102 1/4" = 1'-0"



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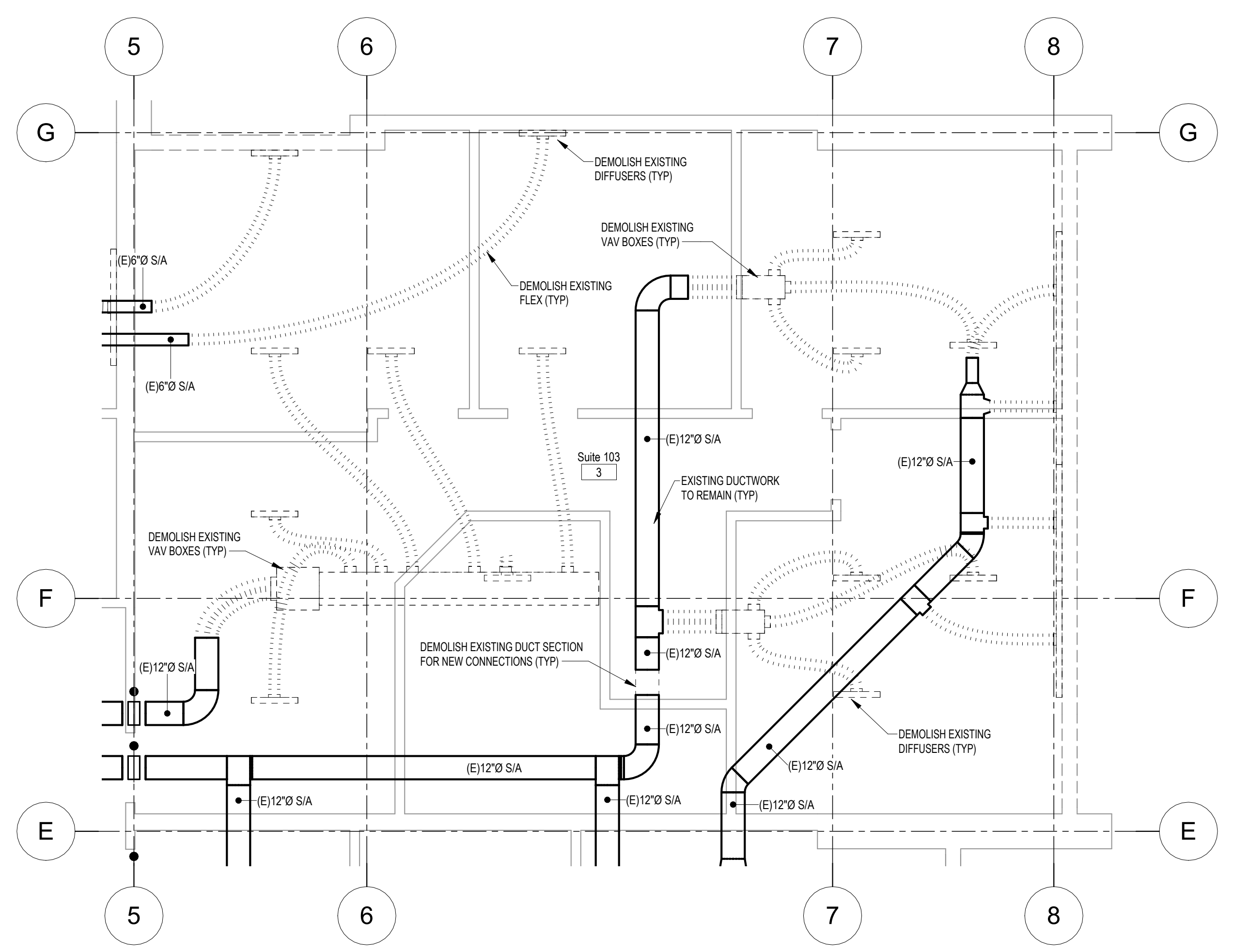
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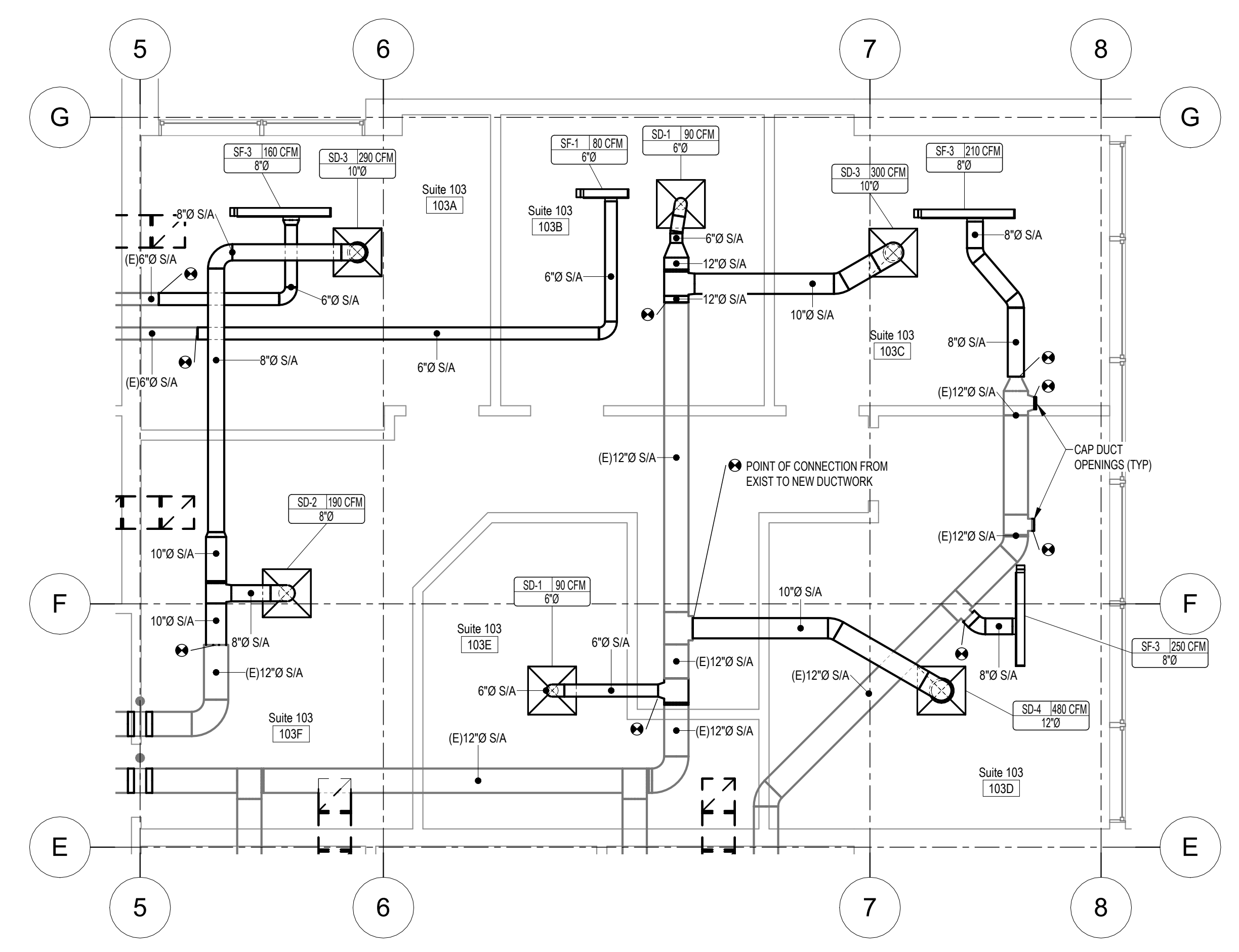
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M103

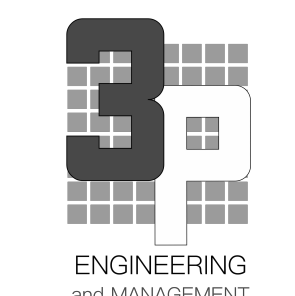
25015



1 Suite 103 Demolition
 M103 1/4" = 1'-0"



2 SUITE 103
 M103 1/4" = 1'-0"



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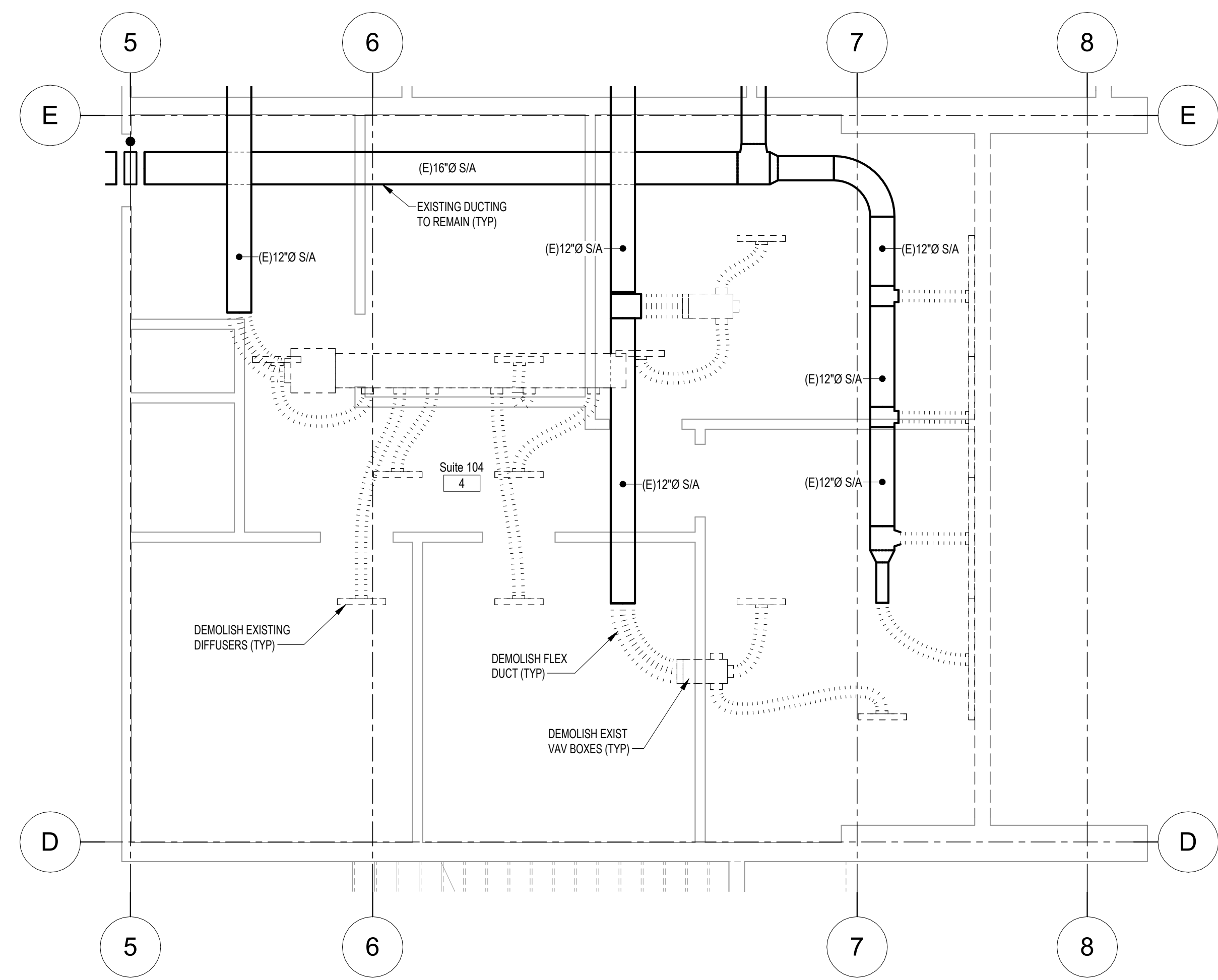
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 NOT FOR CONSTRUCTION

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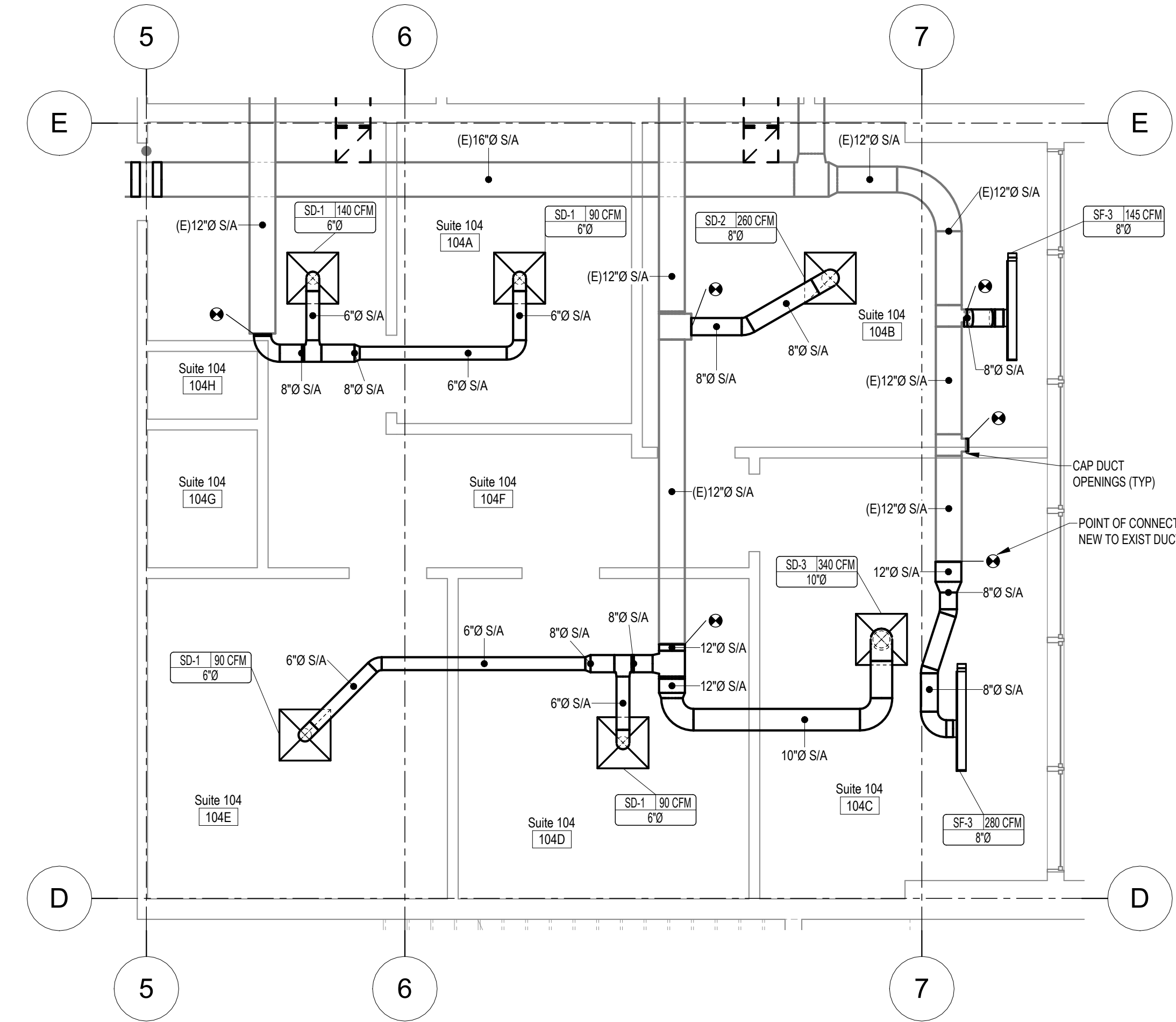
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M104

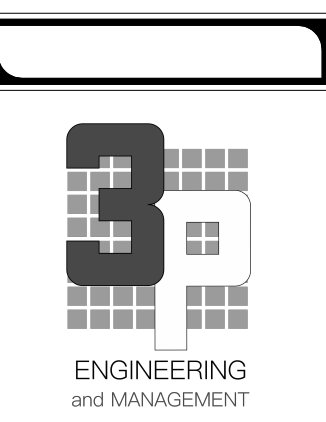
25015



1 Suite 104 Demolition
 M104 1/4" = 1'-0"



2 SUITE 104
 M104 1/4" = 1'-0"



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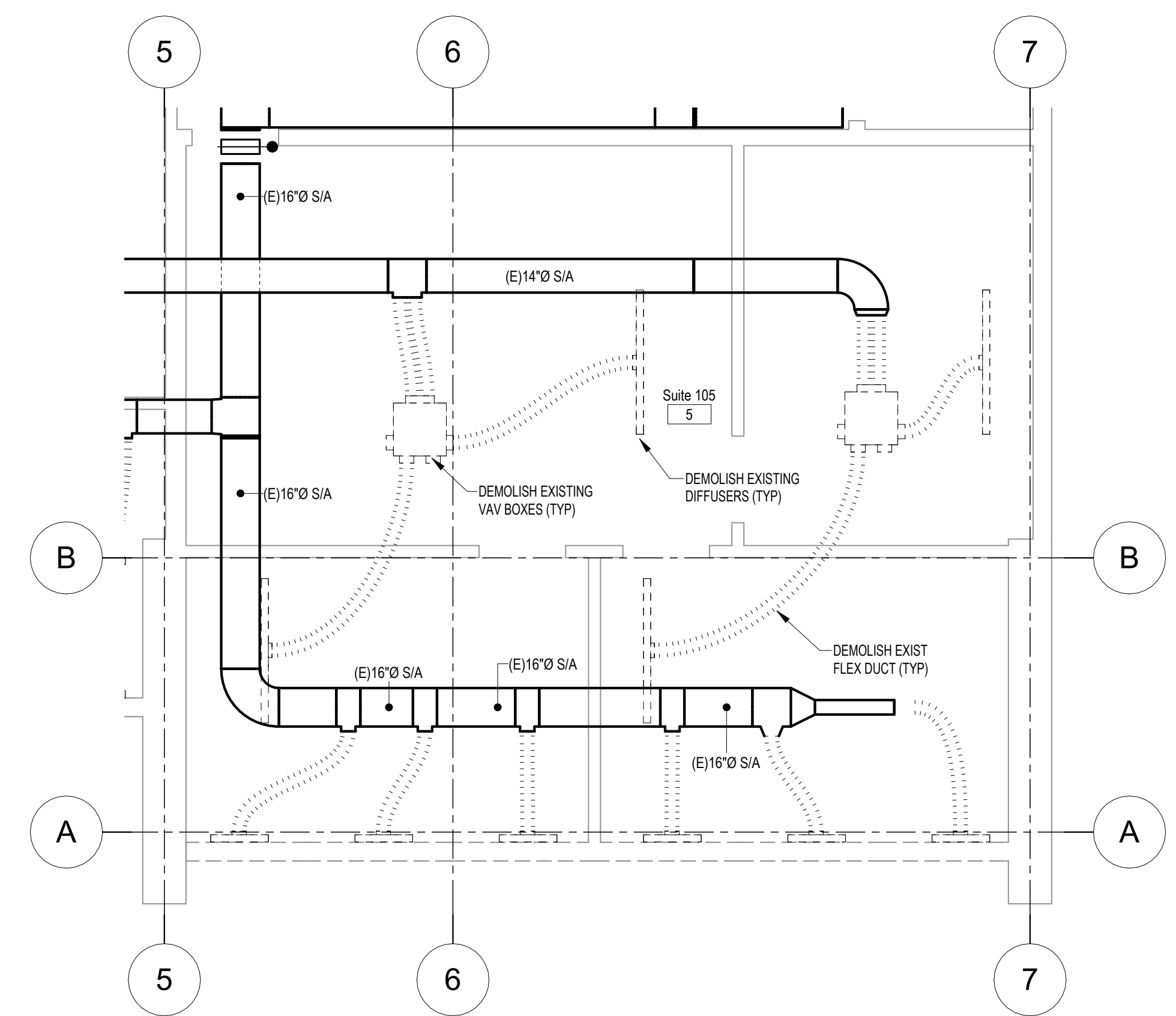
SCHEMATIC DEVELOPMENT PHASE
100%
 NOT FOR CONSTRUCTION

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 Sheet Title: SUITE 105 HVAC PLANS
 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

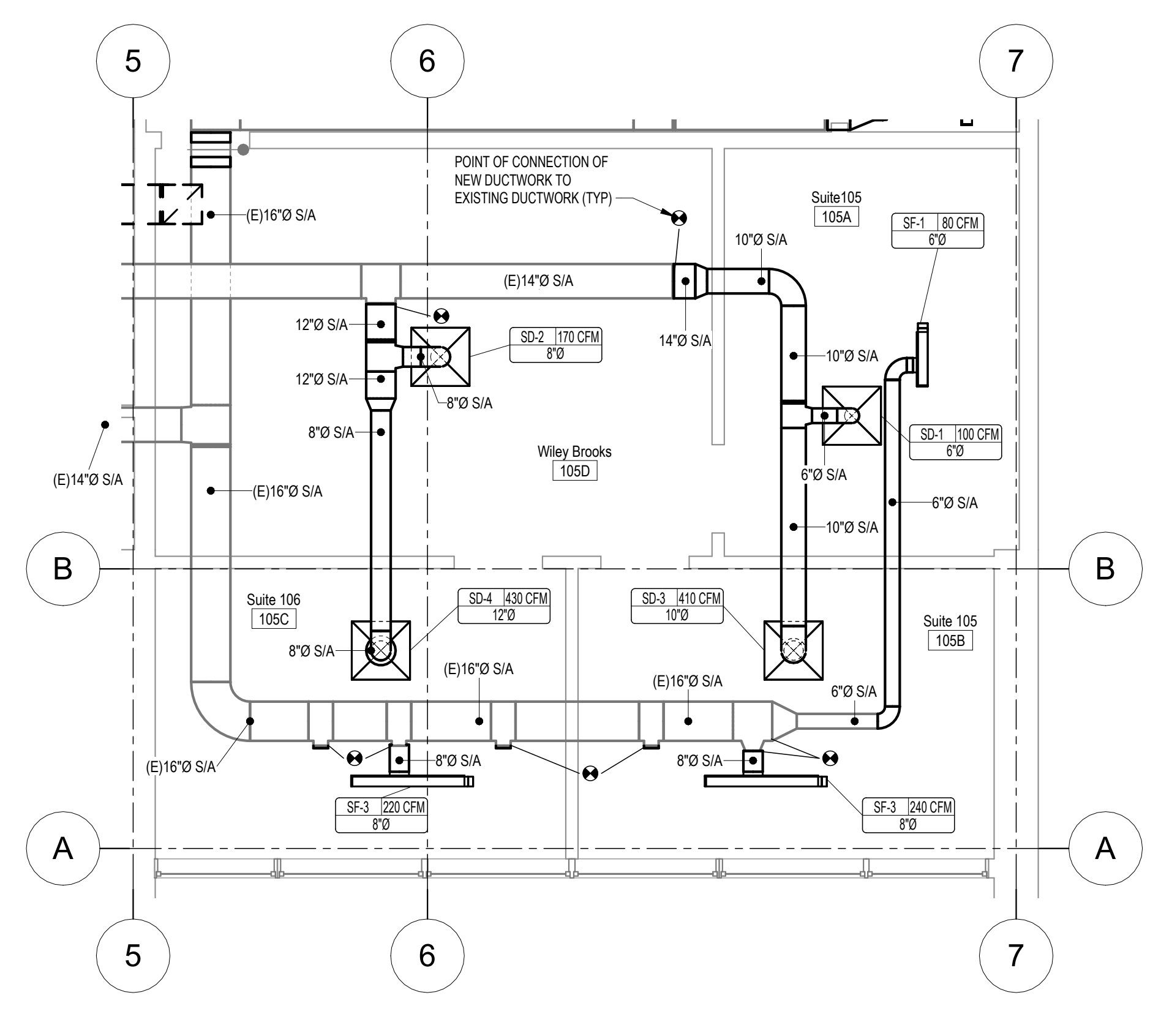
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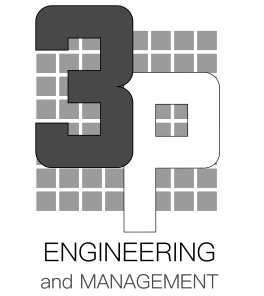
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1 Suite 105 Demolition
 M105 1/4" = 1'-0"



2 SUITE 105
 M105 1/4" = 1'-0"



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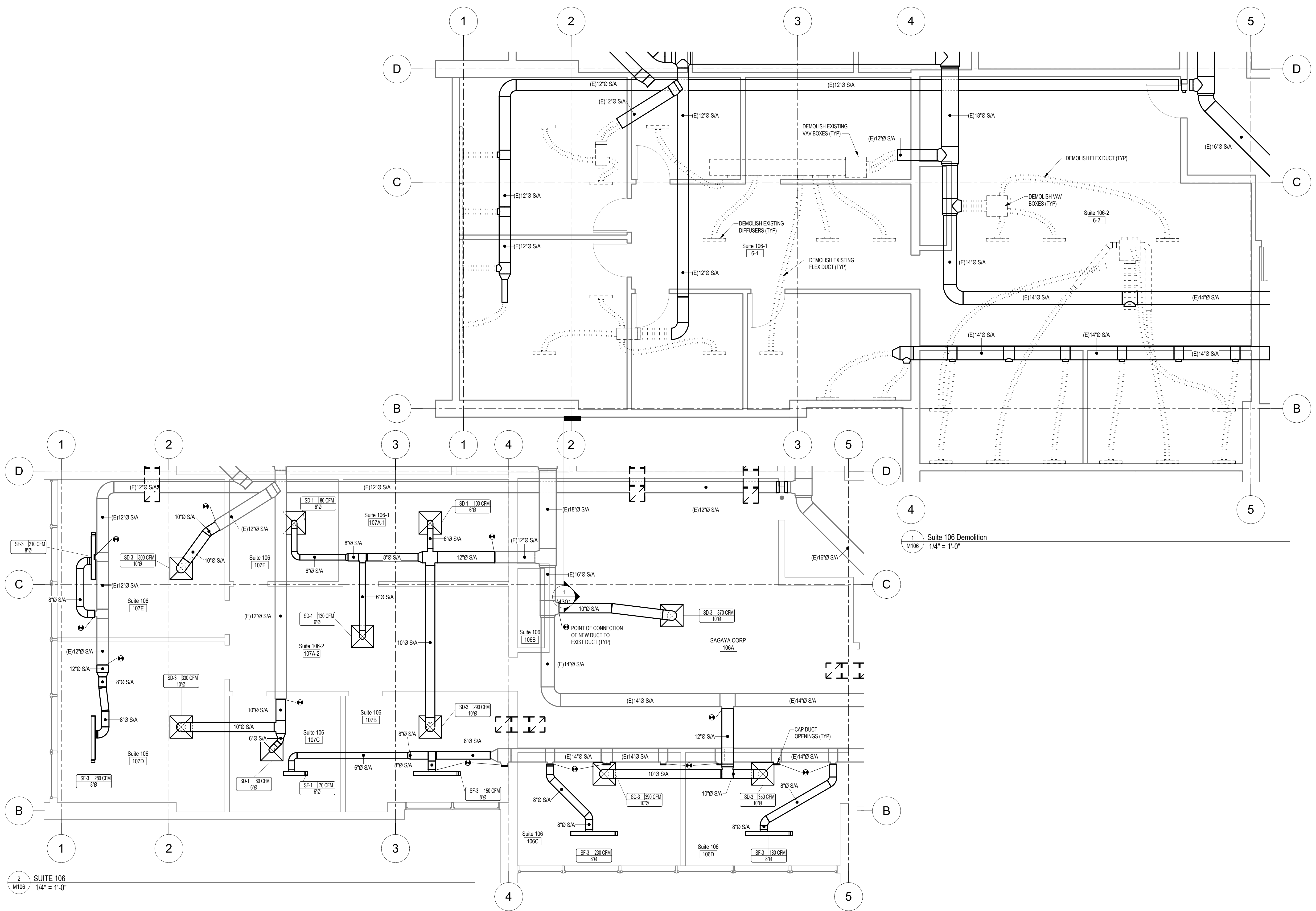
SCHEMATIC DEVELOPMENT PHASE
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NOT FOR CONSTRUCTION

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Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
Sheet Title: SUITE 106 HVAC PLANS
Address: 2525 BLUEBERRY ST ANCHORAGE, AK

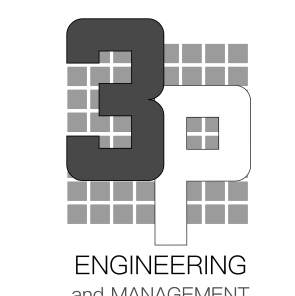
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M106

25015



NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



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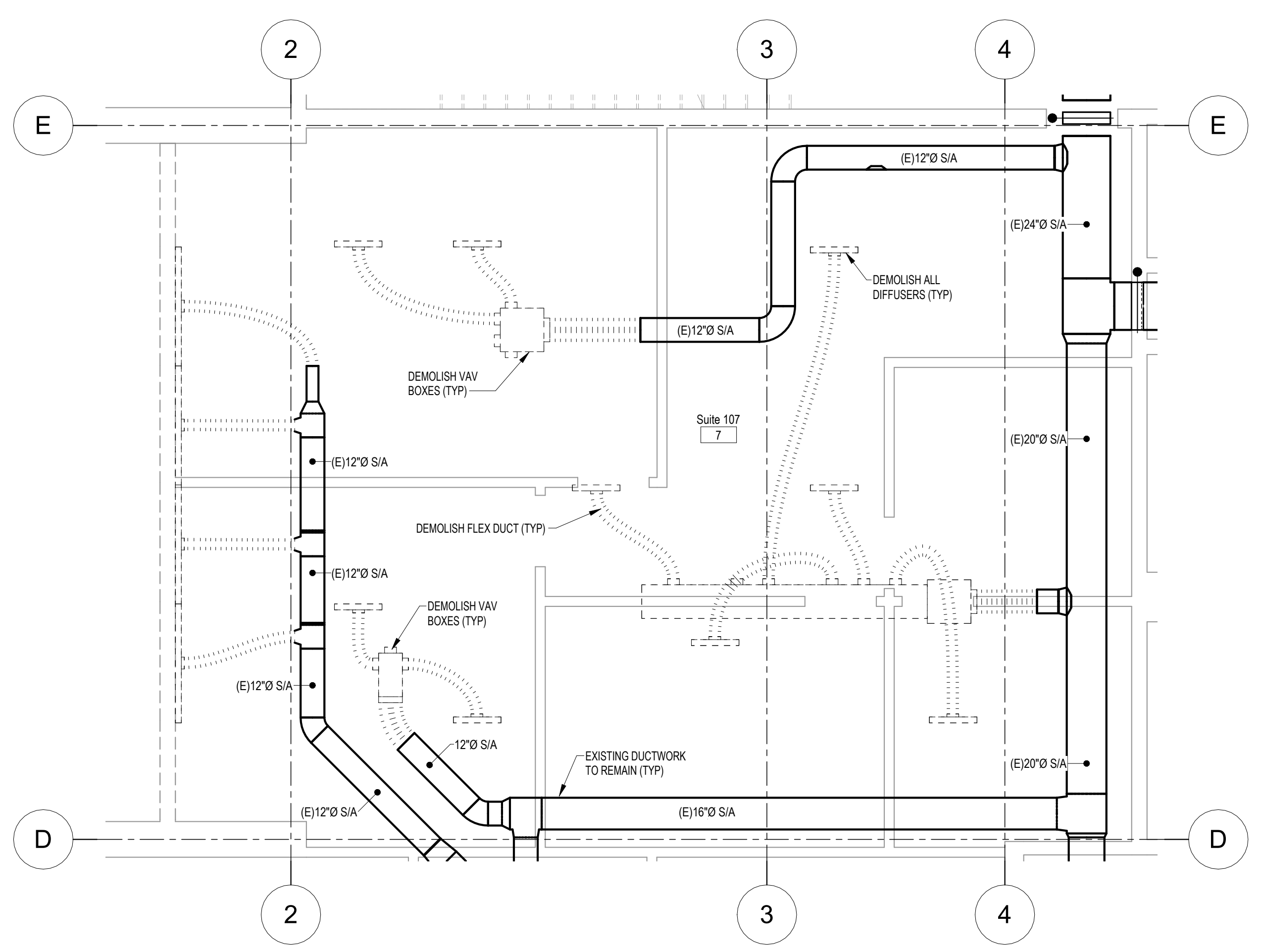
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 NOT FOR CONSTRUCTION

Project Title: BLUEBERRY OFFICE BUILDING
 Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
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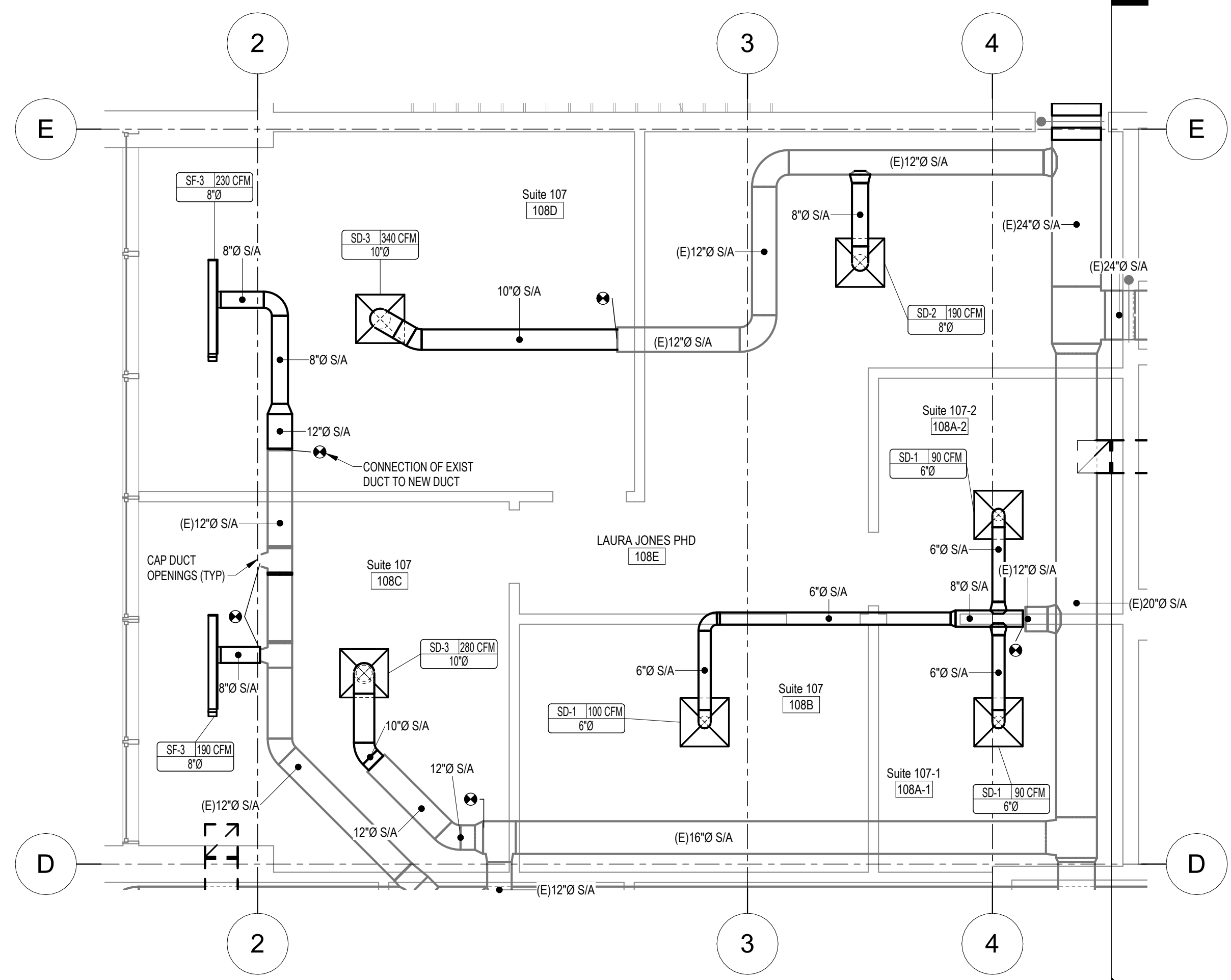
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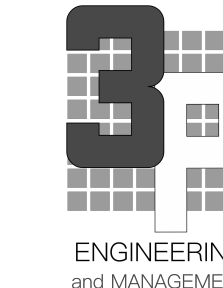
25015



1 Suite 107 Demolition
 M107 1/4" = 1'-0"



2 SUITE 107
 M107 1/4" = 1'-0"



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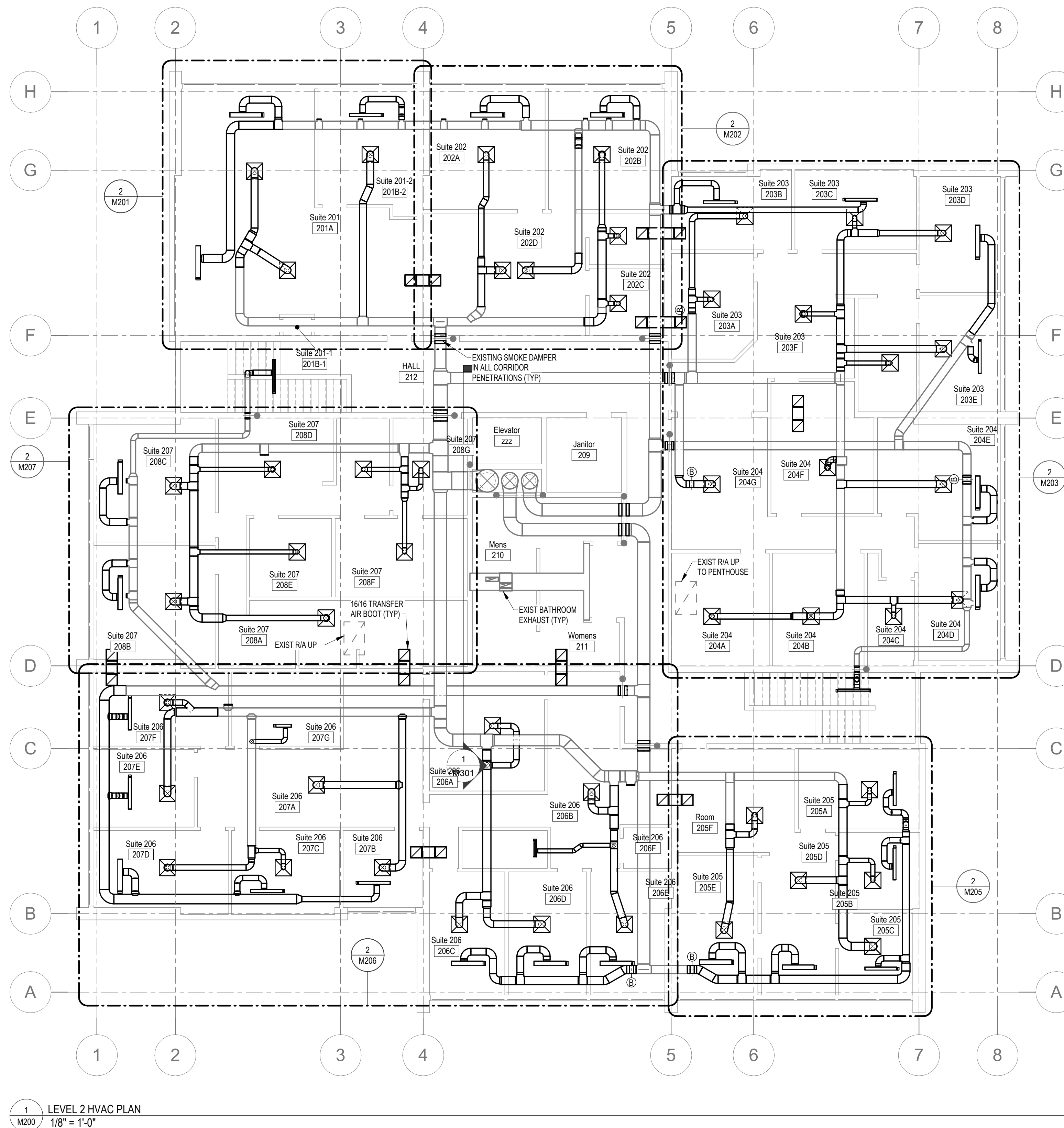
SCHMATIC DEVELOPMENT PHASE
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Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
Sheet Title: FLOOR 2 HVAC PLAN
Address: 2525 BLUEBERRY ST ANCHORAGE, AK

Sheet Issue Date:
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Drawn by: Author

M200

25015

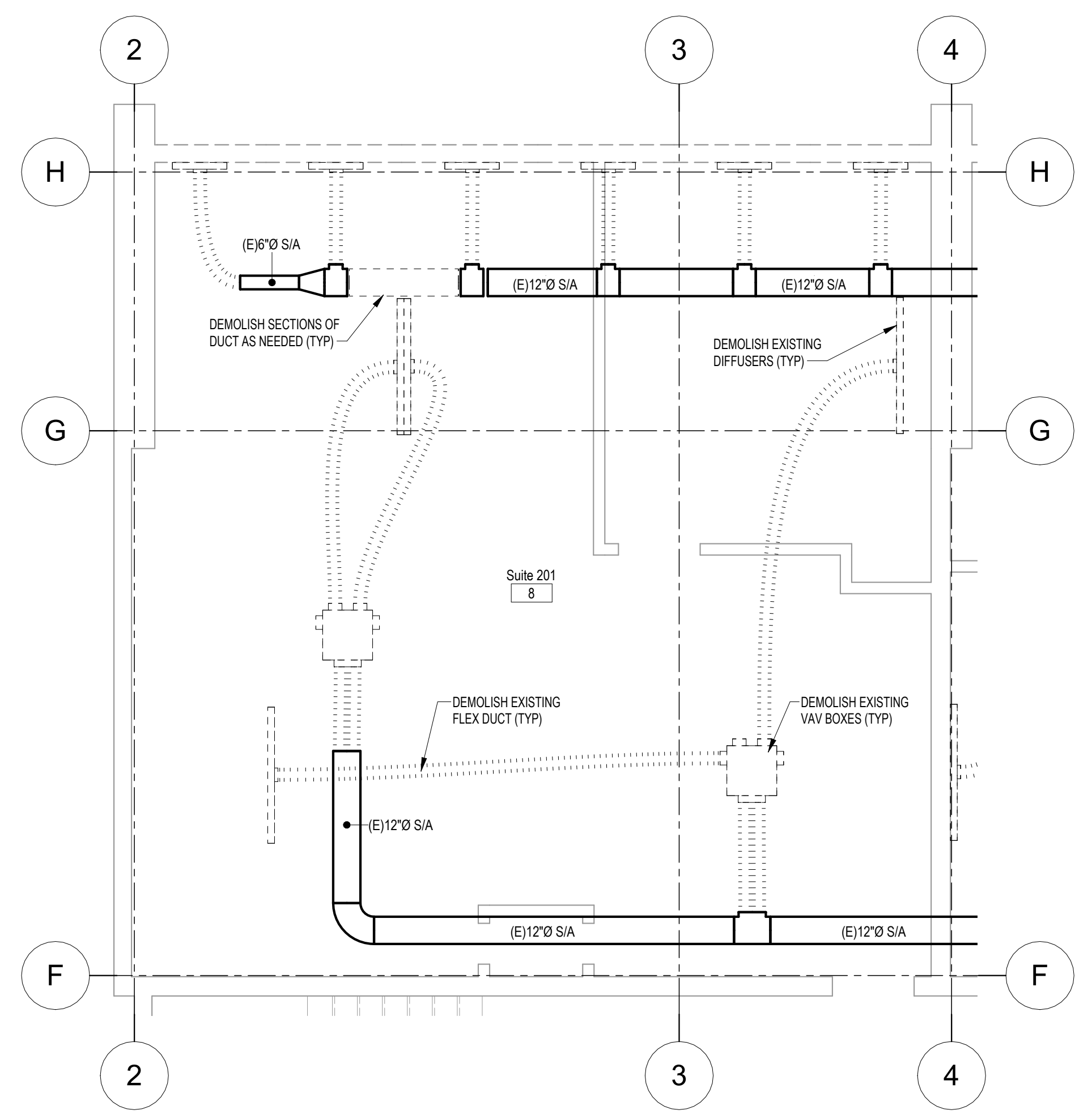


1 LEVEL 2 HVAC PLAN
M200 1/8" = 1'-0"

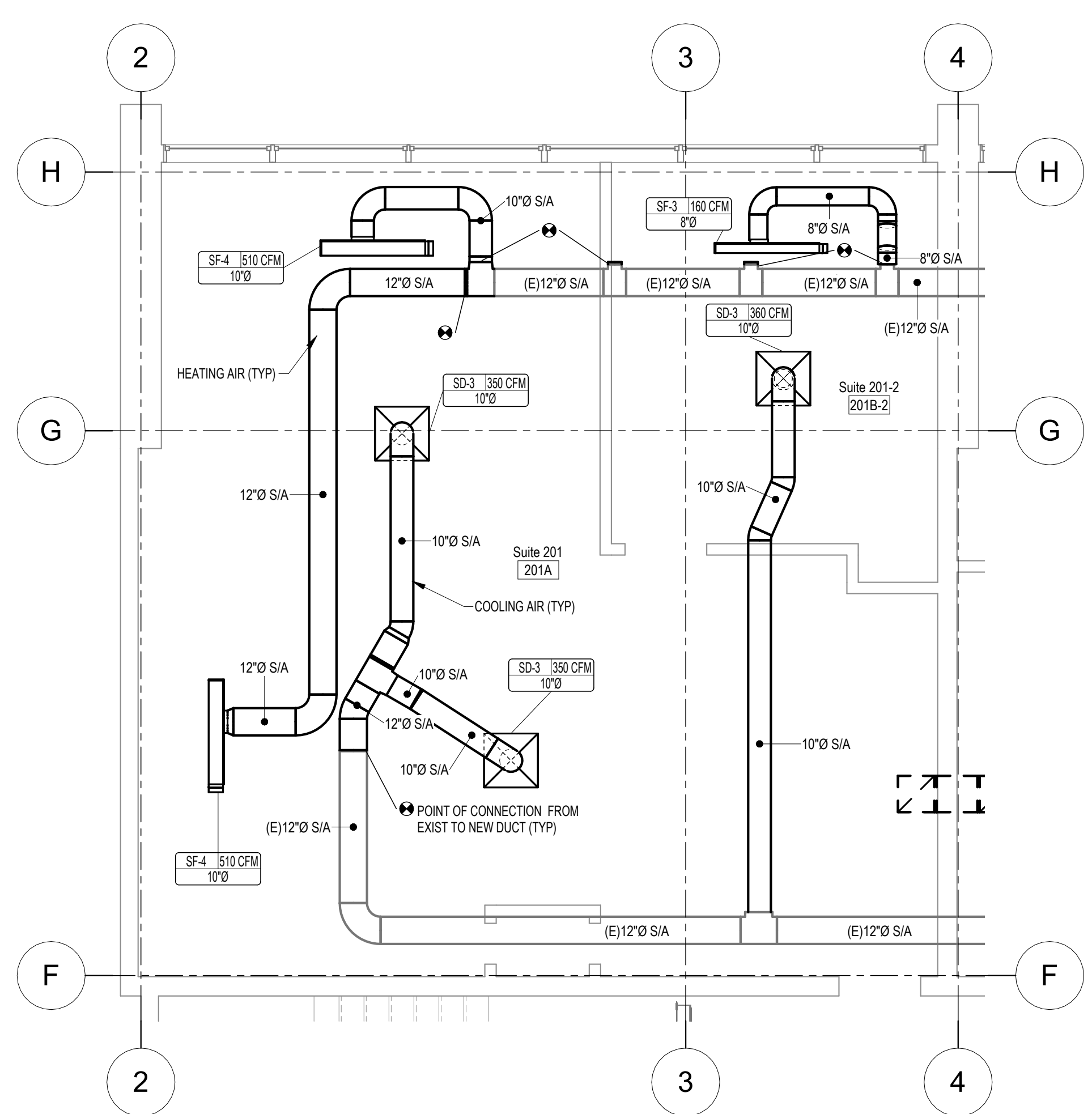
NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS

- HVAC SHEET NOTES**
- A CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AND WORKING SYSTEM.
 - B INSTALL, SUPPORT, & BRACE NEW DUCTWORK AND ACCESSORIES PER SMACNA GUIDELINES.
 - C DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL MAKE ALLOWANCE FOR ANY INTERIOR LINING, INSULATION, ETC.
 - D ALL NEW DUCT ELBOWS SHALL BE RADIUS TYPE. WHERE NECESSARY, CONTRACTOR MAY SUBSTITUTE MITERED ELBOWS WITH TURNING VANES.
 - E PROVIDE FLAT BLADE MANUAL VOLUME DAMPERS AT ALL TERMINAL DUCT BRANCHES AND AS INDICATED.
 - F INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. ROOFTOP EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 10'-0" FROM THE ROOF EDGE.
 - G ALL PRIMARY CONDENSATE DRAIN PIPING SHALL BE INSULATED TO A MINIMUM THICKNESS OF 1/2" AND SHALL INCLUDE A VAPOR RETARDANT OUTSIDE THE INSULATION. SEAL ALL JOINTS AND PENETRATIONS.
 - H COORDINATE ALL EXTERIOR PENETRATIONS INCLUDING ROOF PENETRATIONS WITH OTHER TRADES TO PROVIDE A COMPLETE AND FULLY WEATHER-PROOF INSTALLATION.
 - I ALL TRANSFER DUCTWORK SHALL BE INTERNALLY LINED WITH MINIMUM 1/2" ACOUSTIC LINING.
 - J CONTRACTOR SHALL ENGAGE A TESTING AND BALANCE FIRM CERTIFIED BY AABC TO PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS".
 - K FOR TESTING AND BALANCING HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS' AND PROVIDE TWO COPIES OF THE CERTIFIED TAB REPORTS.
 - L THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHALL NOT BE SCALED TO DETERMINE THE EXACT LOCATION OR EXTENT OF THE WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF THE WORK.
 - M THIS DRAWING IS BASED ON VISUALLY OBSERVABLE EXISTING CONDITIONS AS OF THE TIME OF DESIGN. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY VERIFY ALL EXISTING CONDITIONS, COMPONENTS, ETC. PRIOR TO THE START OF THE WORK. ANY DEVIATION FROM THIS DRAWING IN KIND, OR IN LOCATION EXCEEDING 1'-0", SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - N PROVIDE DUCT INSULATION FOR ALL NEW DUCTWORK CONNECTED TO THE EXTERIOR FOR AT LEAST 6FT. INSULATE ALL EXTERIOR DUCTWORK TO MINIMUM R-8 INSULATION VALUE.

KEYNOTES



1 Suite 201 Demolition
M201 1/4" = 1'-0"



2 SUITE 201
M201 1/4" = 1'-0"

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DEVELOPMENT
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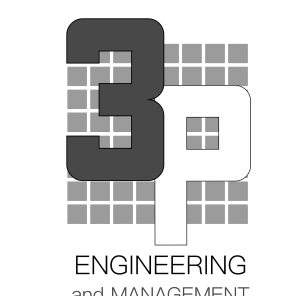
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 Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
 Sheet Title: UNIT 201 HVAC PLANS
 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

Sheet Issue Date:
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M201

25015

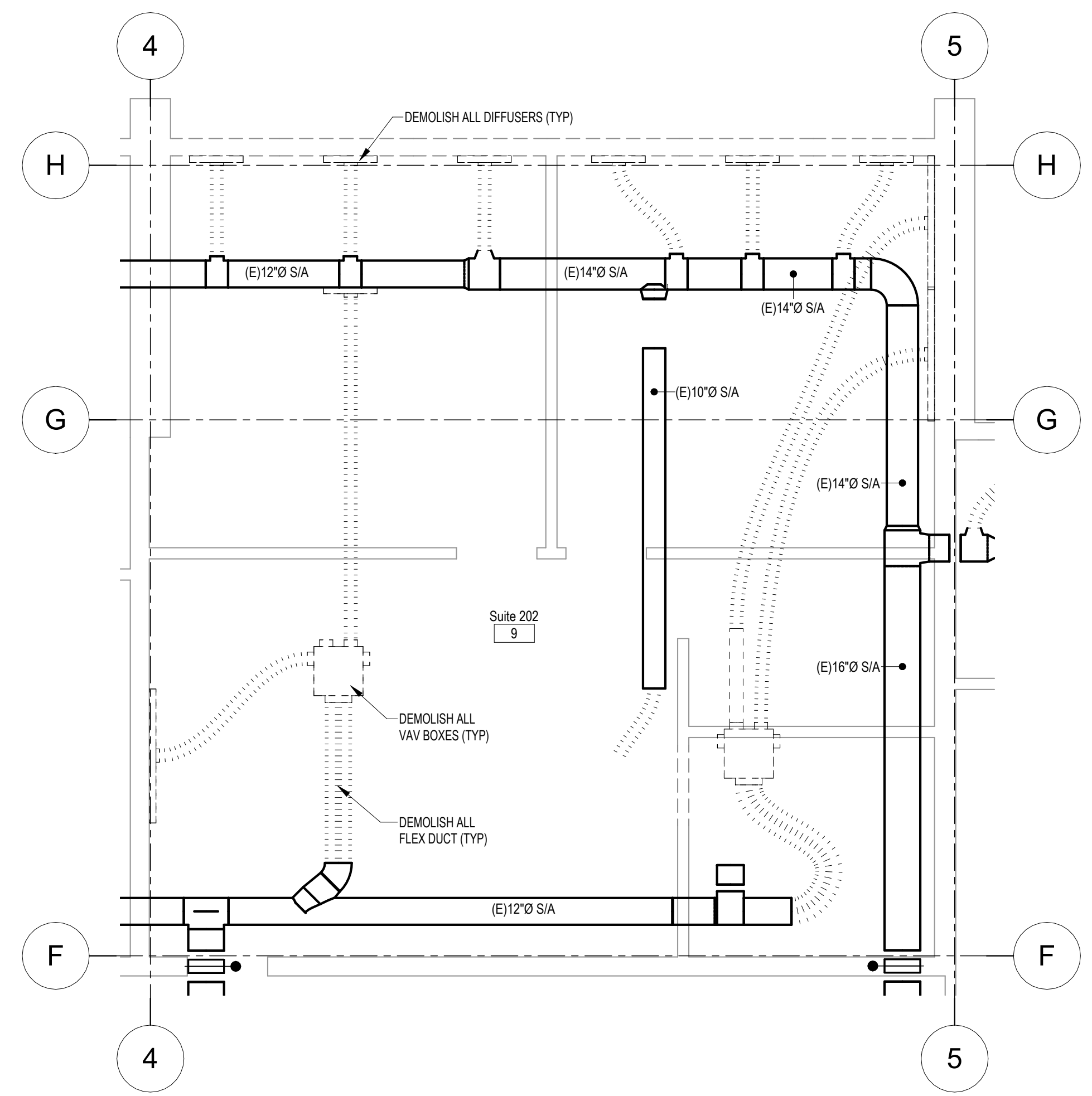


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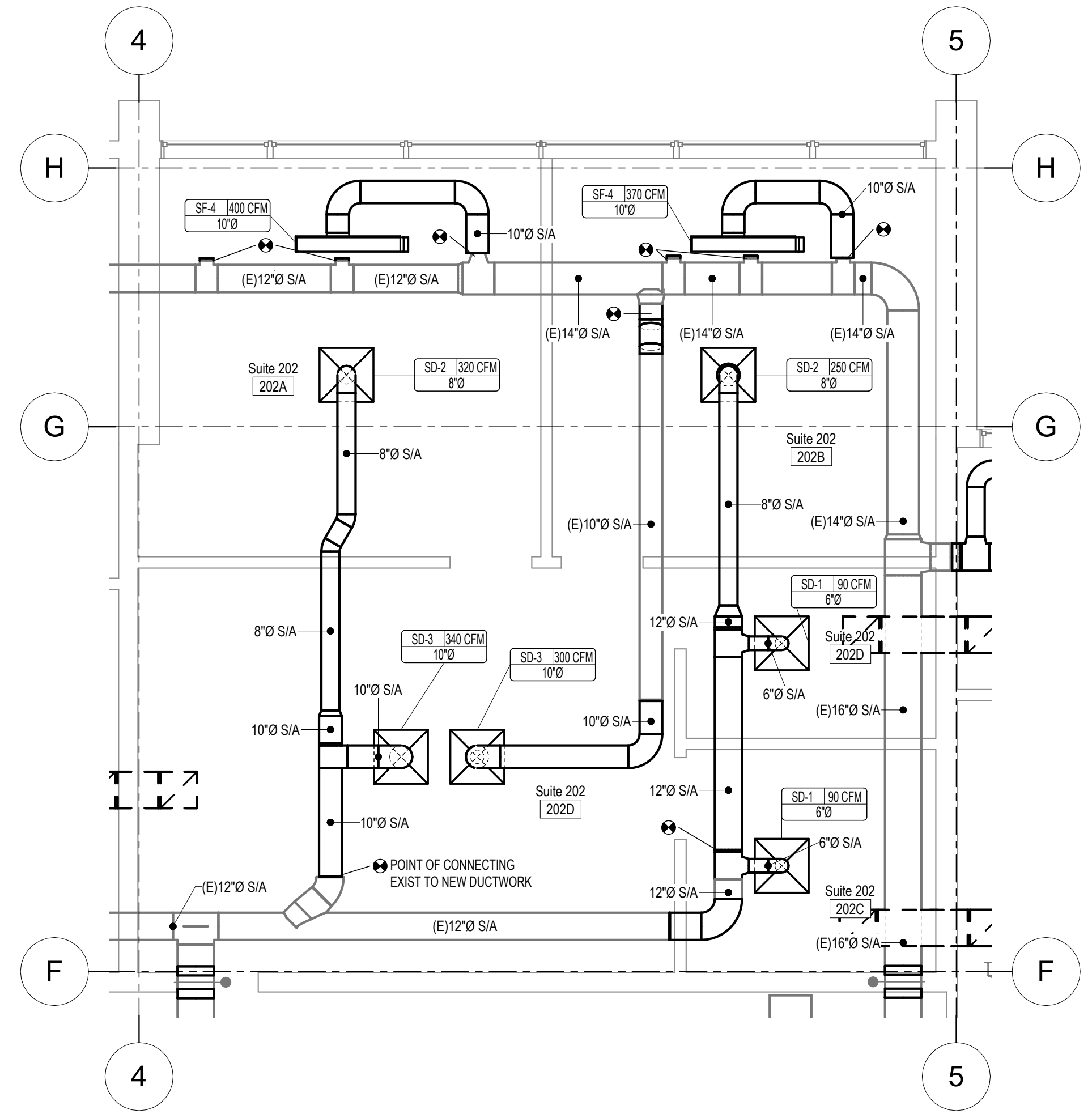
HVAC SHEET NOTES

A CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AND WORKING SYSTEM.
 B INSTALL, SUPPORT, & BRACE NEW DUCTWORK AND ACCESSORIES PER SMACNA GUIDELINES.
 C DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL MAKE ALLOWANCE FOR ANY INTERIOR LINING, INSULATION, ETC.
 D ALL NEW DUCT ELBOWS SHALL BE RADIUS TYPE. WHERE NECESSARY, CONTRACTOR MAY SUBSTITUTE MITERED ELBOWS WITH TURNING VANES.
 E PROVIDE FLAT BLADE MANUAL VOLUME DAMPERS AT ALL TERMINAL DUCT BRANCHES AND AS INDICATED.
 F INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. ROOFTOP EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 10'-0" FROM THE ROOF EDGE.
 G ALL PRIMARY CONDENSATE DRAIN PIPING SHALL BE INSULATED TO A MINIMUM THICKNESS OF 1/2" AND SHALL INCLUDE A VAPOR RETARDANT OUTSIDE THE INSULATION. SEAL ALL JOINTS AND PENETRATIONS.
 H COORDINATE ALL EXTERIOR PENETRATIONS INCLUDING ROOF PENETRATIONS WITH OTHER TRADES TO PROVIDE A COMPLETE AND FULLY WEATHER-PROOF INSTALLATION.
 I ALL TRANSFER DUCTWORK SHALL BE INTERNALLY LINED WITH MINIMUM 1/2" ACOUSTIC LINING.
 J CONTRACTOR SHALL ENGAGE A TESTING AND BALANCE FIRM CERTIFIED BY AABC TO PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS".
 K FOR TESTING AND BALANCING HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS AND PROVIDE TWO COPIES OF THE CERTIFIED TAB REPORTS.
 L THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHALL NOT BE SCALED TO DETERMINE THE EXACT LOCATION OR EXTENT OF THE WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AND WORKING SYSTEM.
 M THIS DRAWING IS BASED ON VISUALLY OBSERVABLE EXISTING CONDITIONS AS OF THE TIME OF DESIGN. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY VERIFY ALL EXISTING CONDITIONS, COMPONENTS, ETC. PRIOR TO THE START OF THE WORK. ANY DEVIATION FROM THIS DRAWING IN KIND, OR IN LOCATION EXCEEDING 1'-0", SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 N PROVIDE DUCT INSULATION FOR ALL NEW DUCTWORK CONNECTED TO THE EXTERIOR FOR AT LEAST 6FT. INSULATE ALL EXTERIOR DUCTWORK TO MINIMUM R-8 INSULATION VALUE.

KEYNOTES



1 Suite 202 Demolition
 M202 1/4" = 1'-0"



2 SUITE 202
 M202 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS

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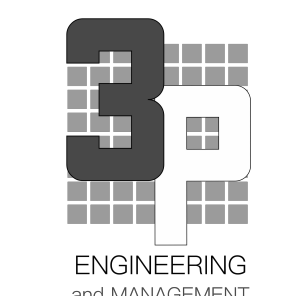
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 NOT FOR CONSTRUCTION

Project Title: BLUEBERRY OFFICE BUILDING
 Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
 Sheet Title: UNIT 202 HVAC PLANS
 Address: 2525 BLUEBERRY ST ANCHORAGE, AK

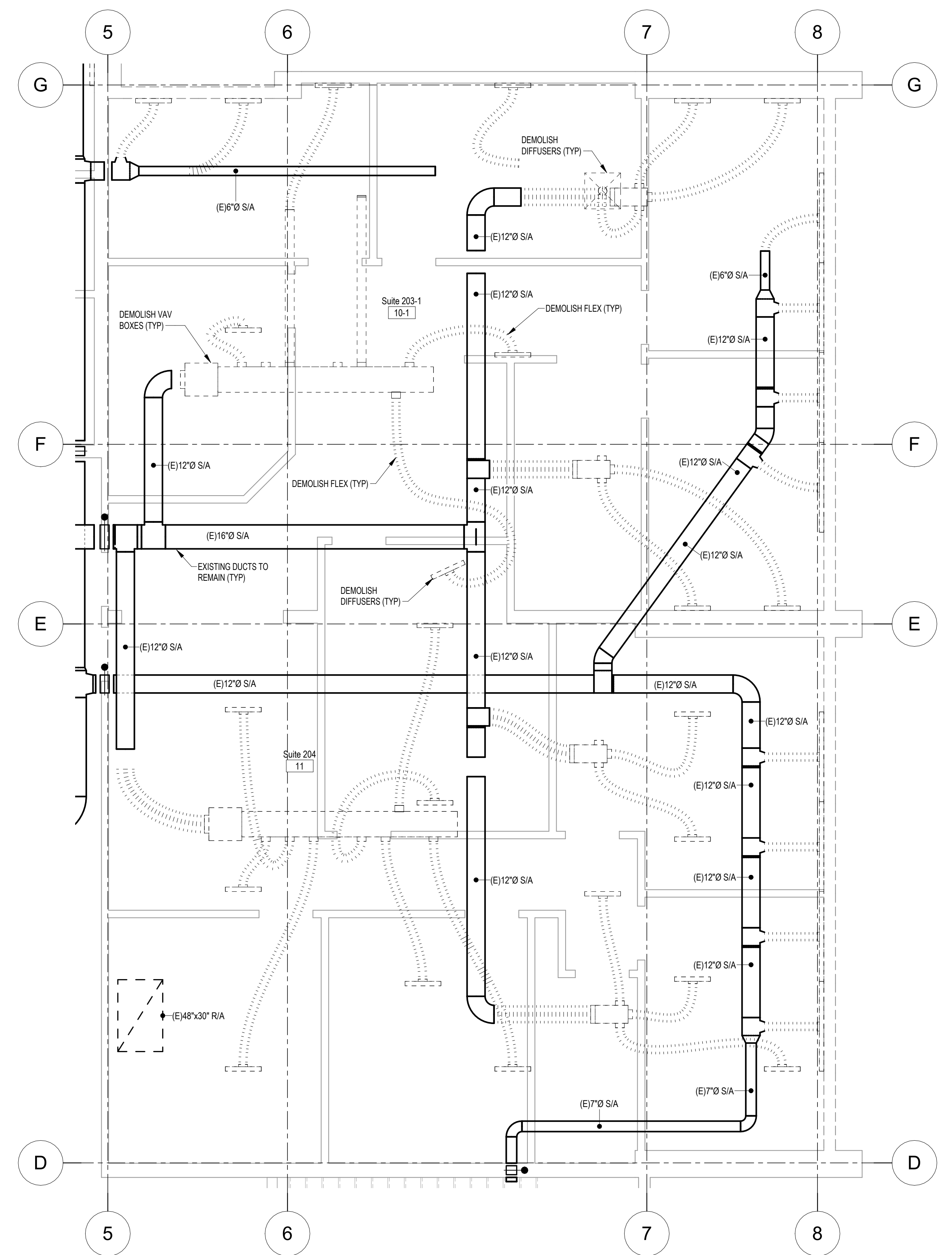
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M202

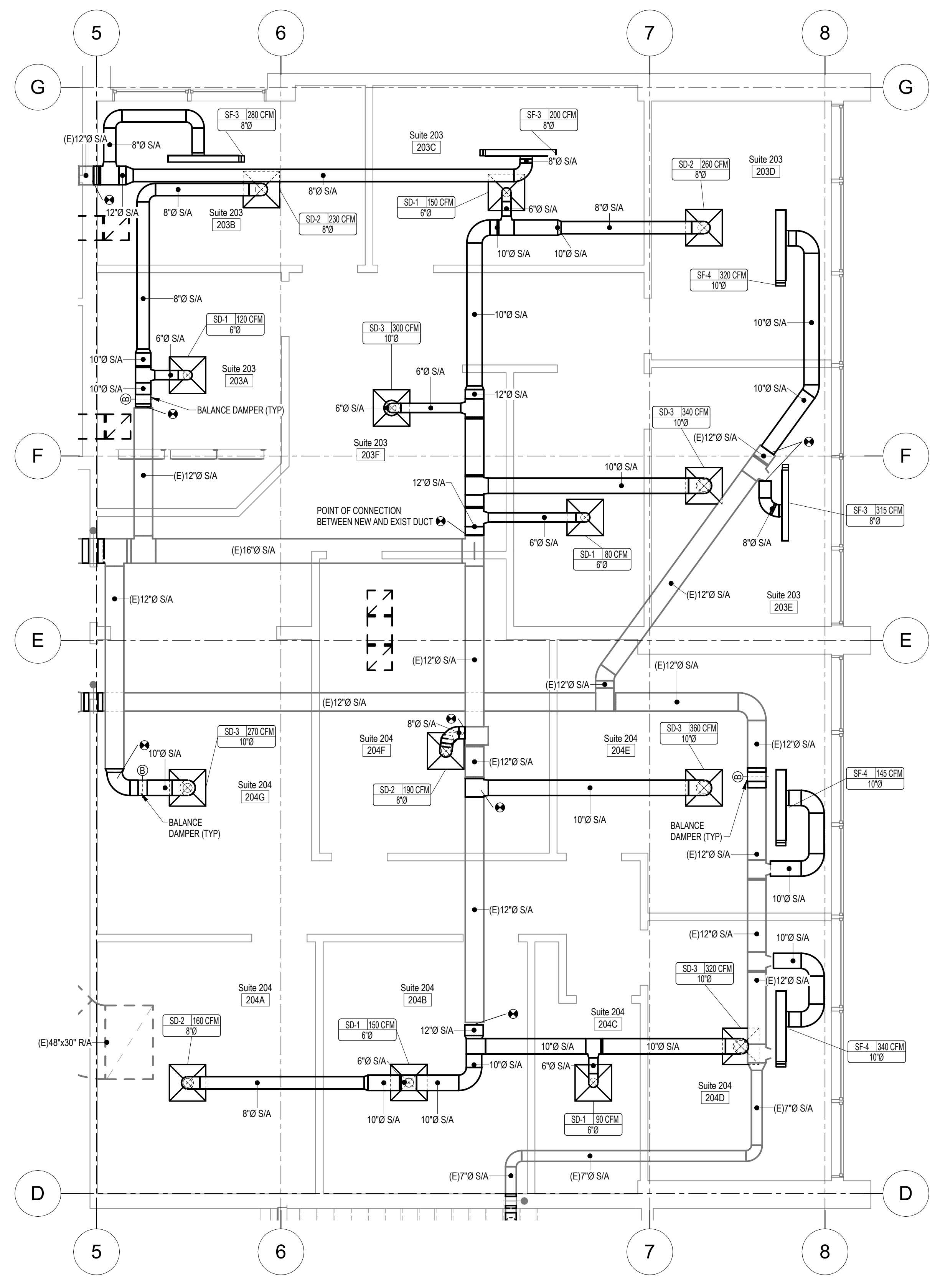
25015



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1 Suite 203-4 Demolition
M203 1/4" = 1'-0"



2 SUITE 203-4
M203 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS

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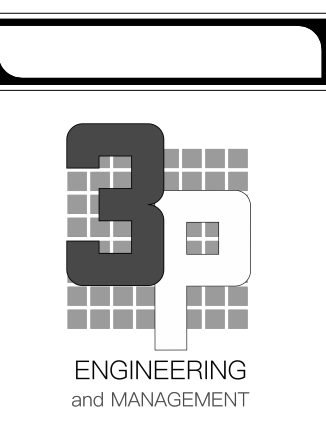
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Address: 2525 BLUEBERRY ST ANCHORAGE, AK

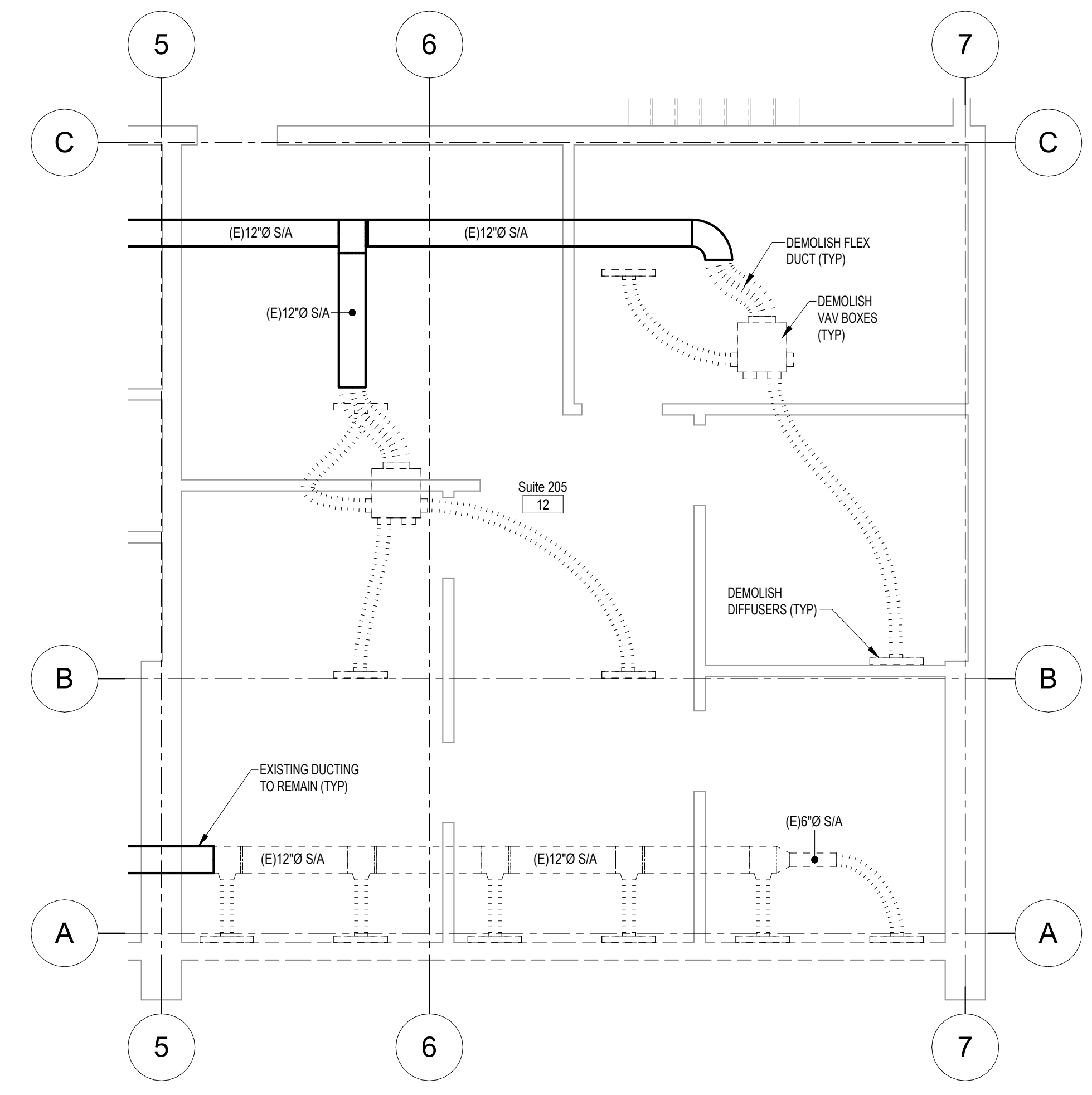
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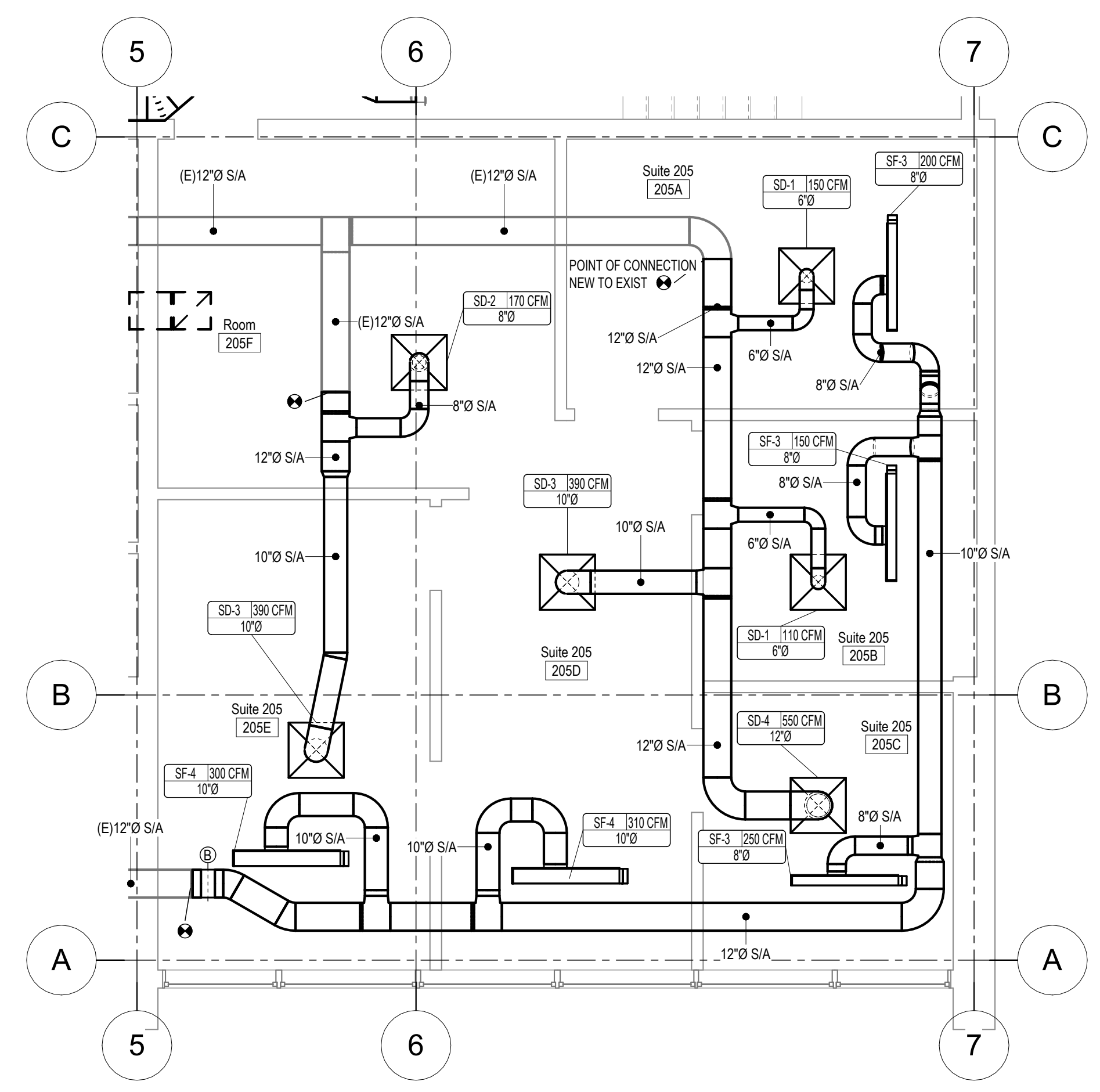
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1 Suite 205 Demolition
M205 1/4" = 1'-0"



2 SUITE 205
M205 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS

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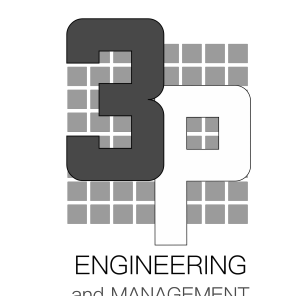
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Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
Sheet Title: SUITE HVAC PLANS
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M205

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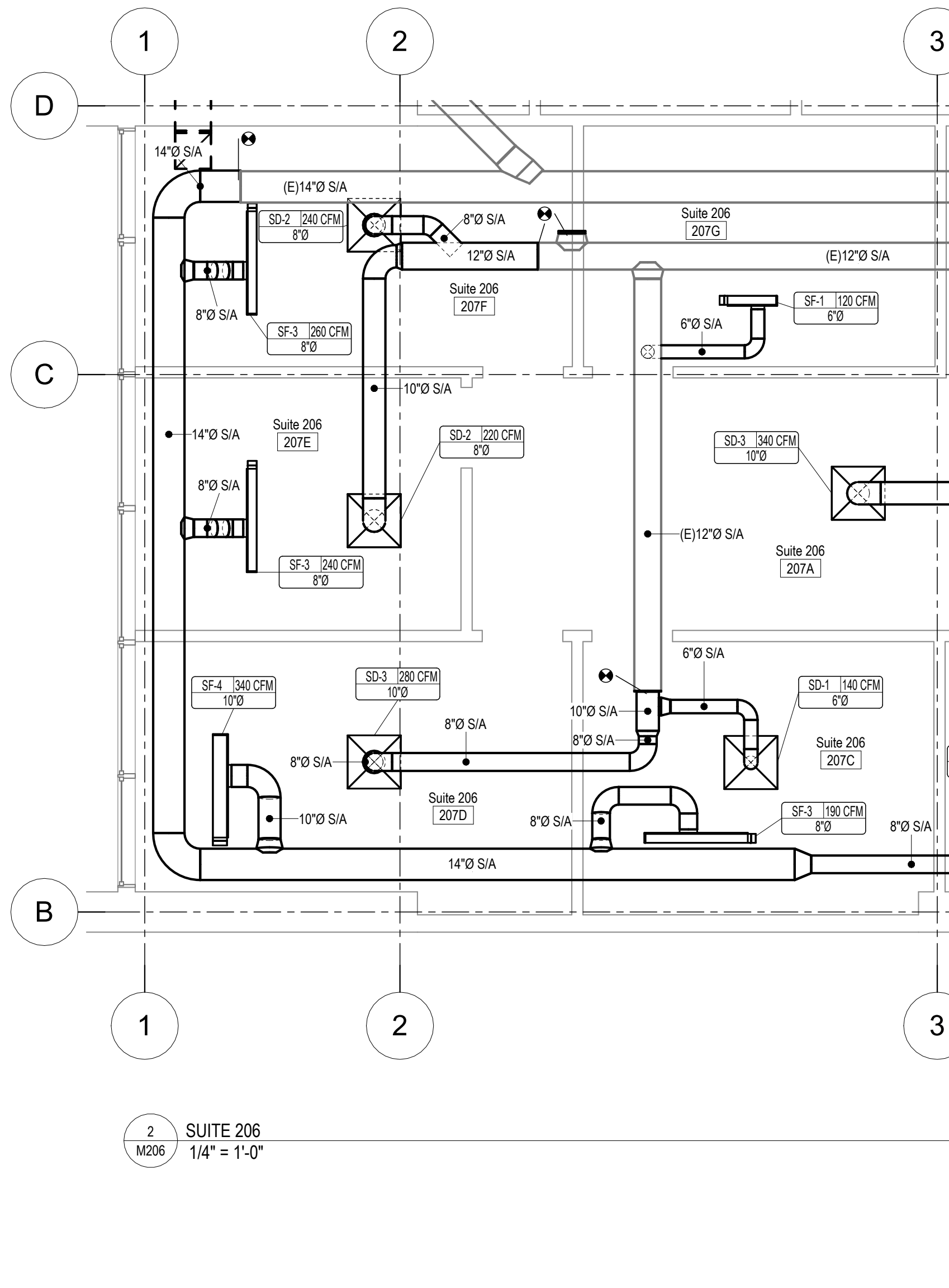
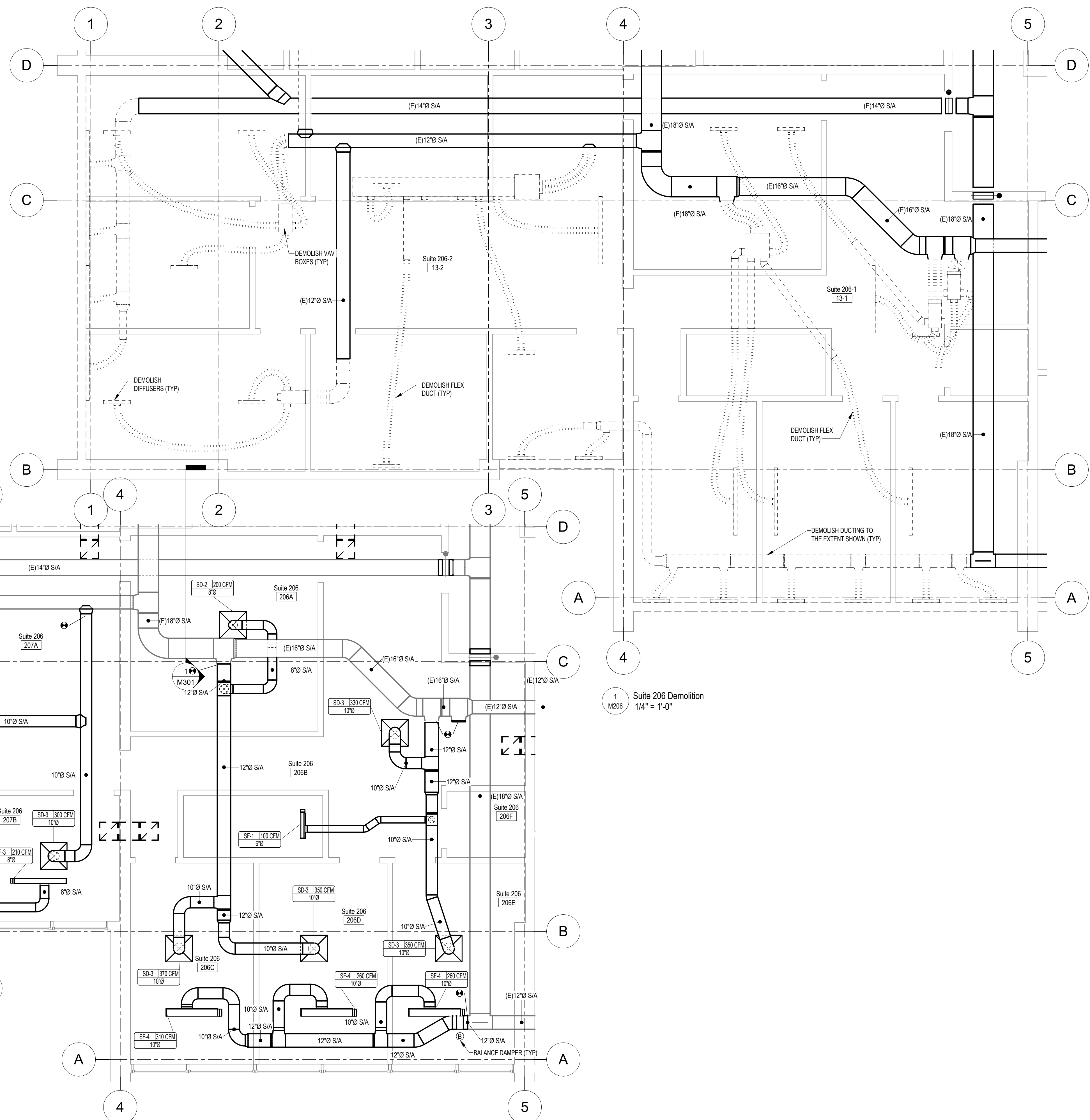
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 Prepared for: 2525 BLUEBERRY CONDO ASSOCIATION
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M206

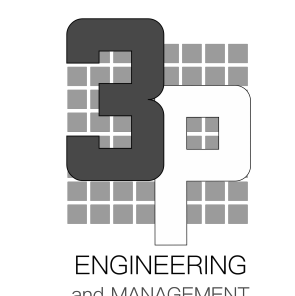
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1 Suite 206 Demolition
 M206 1/4" = 1'-0"

2 SUITE 206
 M206 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



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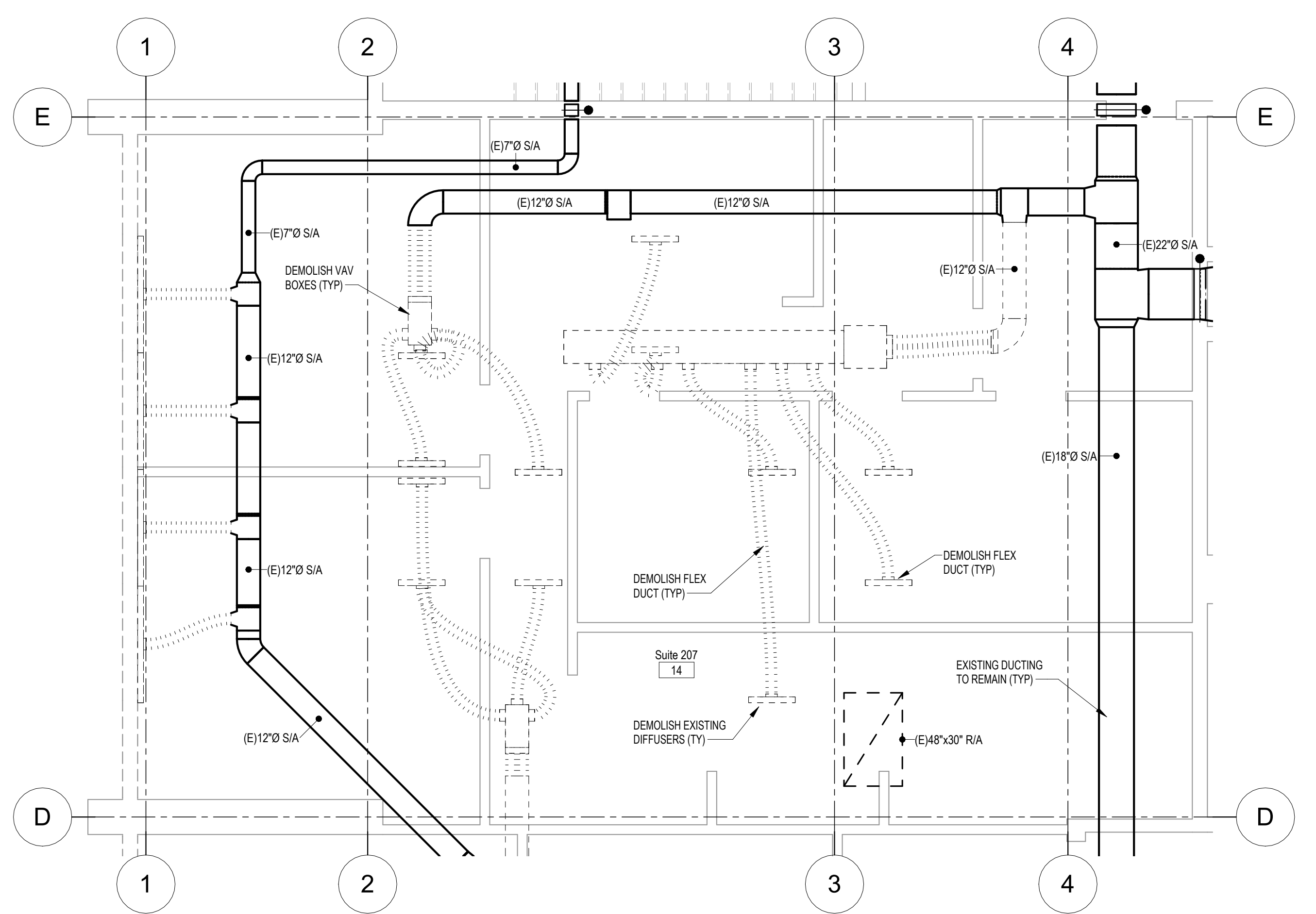
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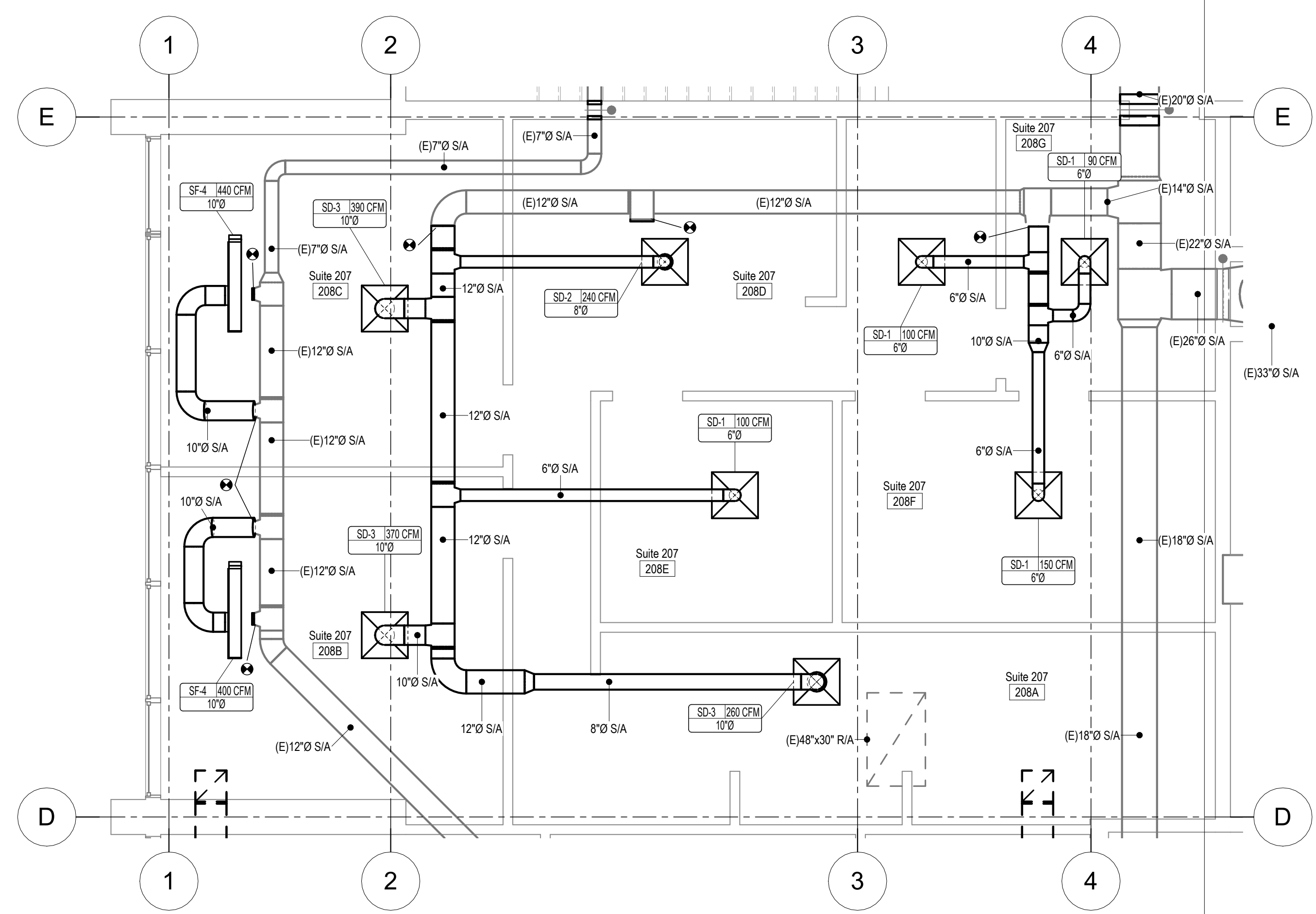
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M207

25015

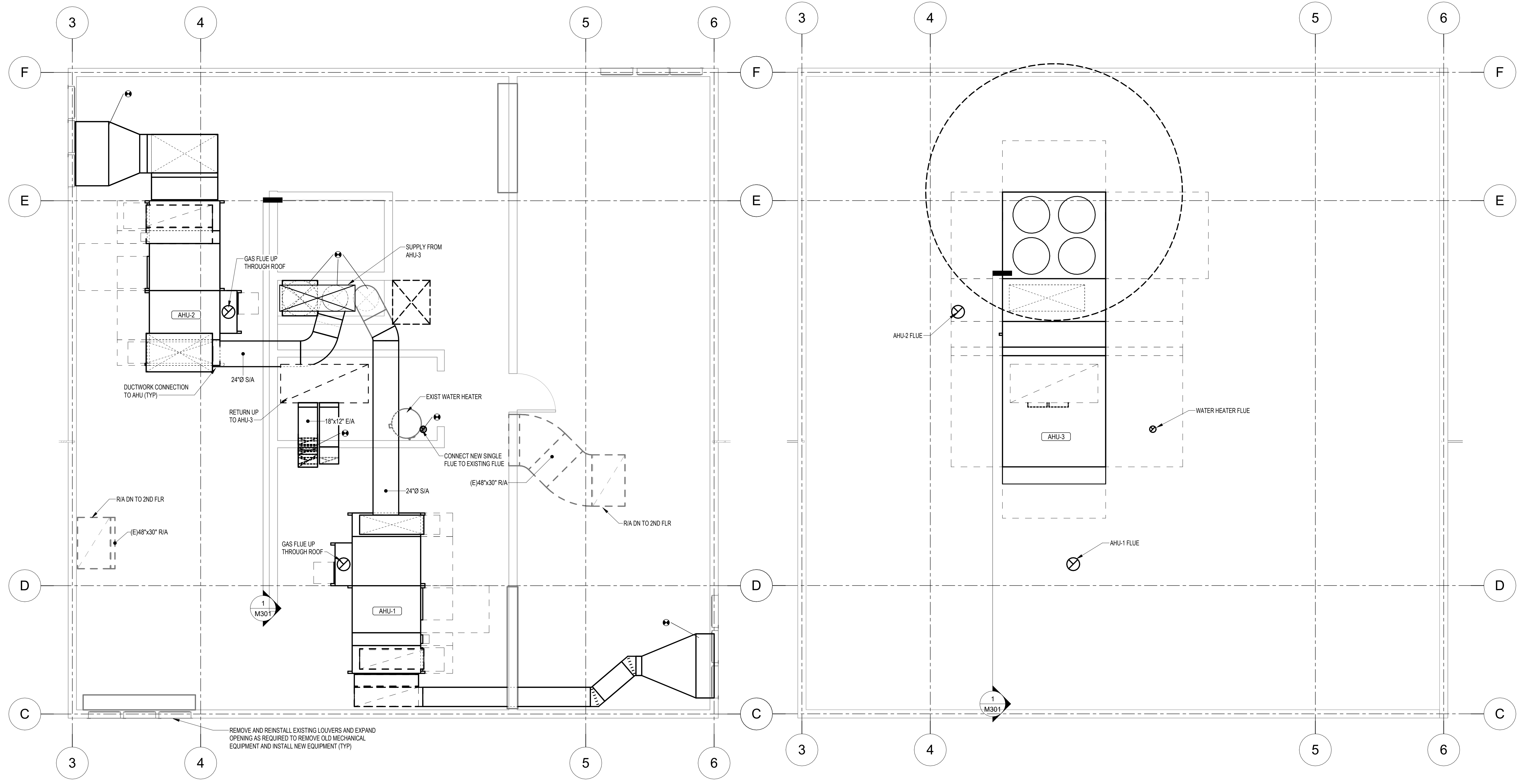


1 Suite 207 Demolition
 M207 1/4" = 1'-0"



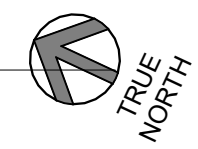
2 SUITE 207
 M207 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



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

2 Penthouse Roof
1/4" = 1'-0"



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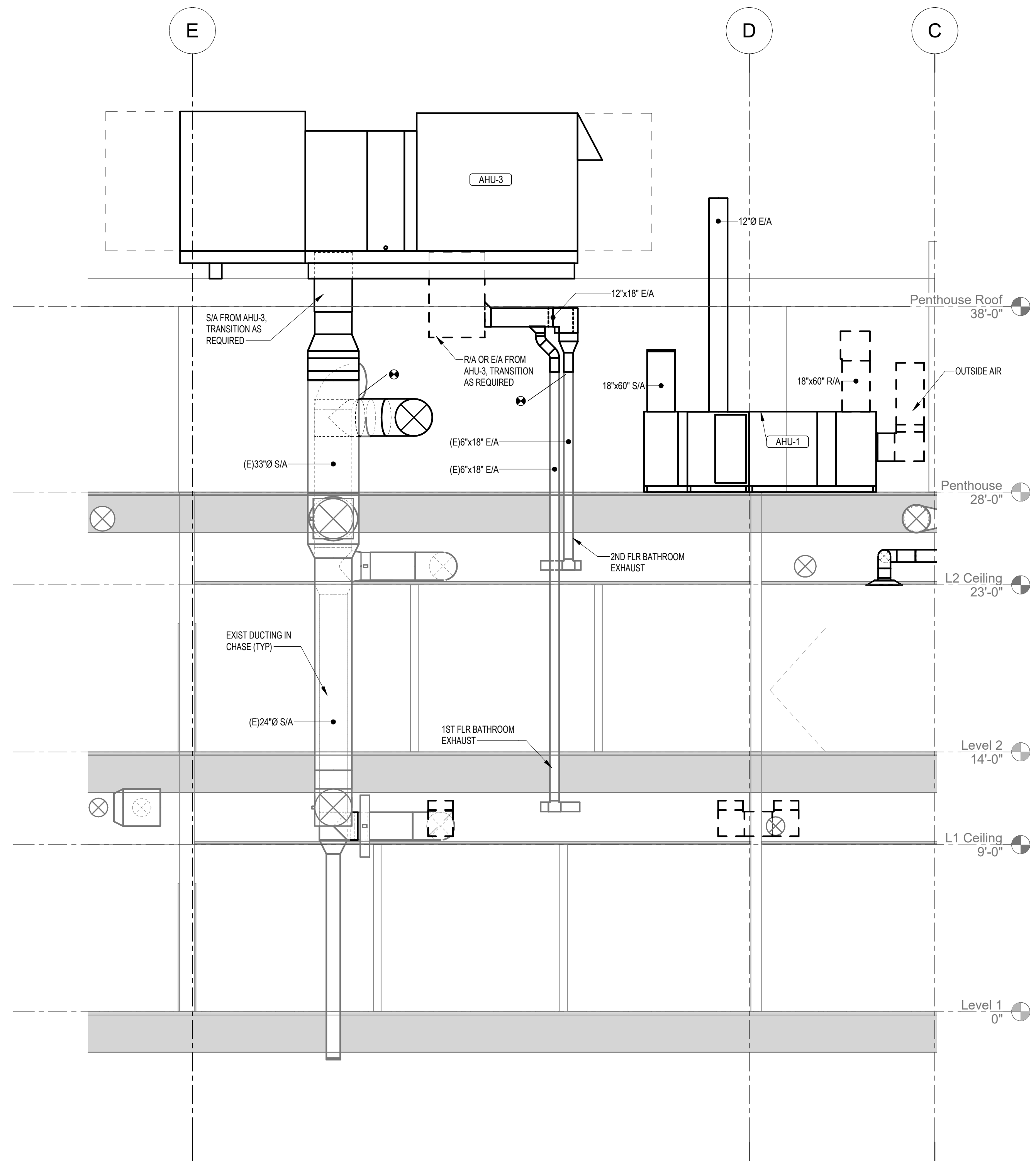
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Sheet Title: PENTHOUSE PLANS
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M300

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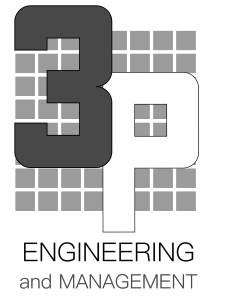
KEYNOTES



1 Penthouse Section
M301 1/4" = 1'-0"



NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



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 Sheet Title: LEVEL 1 MECHANICAL PIPING PLAN
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M301

25015