

	GENERAL NOTES	ABBREVIATIONS		H.V.A.C. GENERAL NOTES		H.V.A.C. MATERIALS		<div> <div> <div>ARCHITECT</div> <div>HCM Design, Inc.</div> <div>700 E. Pratt St, Suite 1200, Baltimore, MD 21202</div> <div>p. 410.837.7311</div> </div> <div> <div>STRUCTURAL ENGINEER</div> <div>Morabito Consultants</div> <div>952 Ridgelybrook Road, suite 1700, Sparks MD 21157</div> <div>p. 410.467.2377</div> </div> <div> <div>FOOD SERVICE</div> <div>Scopes Hospitality Group</div> <div>300 West Chestnut Street, Suite 201, Ephrata, PA 17305</div> <div>p. 717.733.5810</div> </div> <div> <div>INTERIOR DESIGNER</div> <div>Merlino Design Partnership, Inc.</div> <div>2200 Renaissance Blvd, Suite 300, Gulph Mills, PA 17530</div> <div>p. 610.313.9550</div> </div> <div> <div>MEPPF ENGINEER</div> <div>LAN Associates</div> <div>Engineering, Planning, Architecture Surveying, LLP</div> <div>252 Main Street, Goshen, NY 10924</div> <div>p. 845.461.6400</div> </div> </div> <div> <div>HCMLCS</div> <div> <div>B</div> <div>BROADVIEW</div> <div>SENIOR LIVING AT PURCHASE COLLEGE</div> </div> <div> <div>BROADVIEW - SENIOR LIVING AT PURCHASE COLLEGE - ASSISTED LIVING & MEMORY CARE (AL/MC)</div> </div> </div>
		<div> <div> <div>1.</div> <div>ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE NEW YORK STATE ENERGY CODE, INTERNATIONAL MECHANICAL CODE, ASHRAE GUIDELINES, SMACNA, COUNTY GUIDELINES, NEC, NATIONAL STANDARD PLUMBING CODE, AND ALL OTHER APPLICABLE CODES, ORDINANCES, ETC. ADOPTED BY THE STATE AND THE LOCAL AUTHORITY HAVING JURISDICTION.</div> </div> <div> <div>2.</div> <div>MECHANICAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.</div> </div> <div> <div>3.</div> <div>MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND JOB SITE CONDITIONS INCLUDING SAFETY. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT WORKMEN, OCCUPANTS AND THE PUBLIC FROM INJURY AND ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE BY USE OF SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.</div> </div> <div> <div>4.</div> <div>MECHANICAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, DEBRIS FREE CONDITION. THE DUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING AND TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.</div> </div> <div> <div>5.</div> <div>MECHANICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, APPROVALS, ETC. PRIOR TO COMMENCING WORK AND SHALL SECURE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.</div> </div> <div> <div>6.</div> <div>MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL EXCESS MATERIAL OFF SITE IN AN APPROVED MANNER. THE OWNER SHALL BE CONSULTED PRIOR TO DISPOSAL OF ANY EXCESS MATERIALS AT THE COMPLETION OF THE PROJECT.</div> </div> <div> <div>7.</div> <div>UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.</div> </div> <div> <div>8.</div> <div>ALL WORK SHALL BE SCHEDULED IN COMPLIANCE WITH THE OWNER'S REQUIREMENTS FOR THE USE OF THE EXISTING FACILITY.</div> </div> <div> <div>9.</div> <div>MECHANICAL CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE AND ORDERLY MANNER, AND AS NECESSARY FOR A PROPER OPERATIONAL SYSTEM.</div> </div> <div> <div>10.</div> <div>MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF HIS WORK AND TO ENSURE THE OWNER'S FACILITY TO BE OPERATIONAL.</div> </div> <div> <div>11.</div> <div>MECHANICAL CONTRACTOR SHALL REVIEW DRAWINGS AND FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND ADDRESS ALL QUESTIONS TO ARCHITECT/ENGINEER PRIOR TO COMMENCING WORK.</div> </div> <div> <div>12.</div> <div>MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING AND CLEANING UPON COMPLETION OF WORK.</div> </div> <div> <div>13.</div> <div>MECHANICAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS. ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.</div> </div> <div> <div>14.</div> <div>MECHANICAL CONTRACTOR SHALL SUBMIT, WHERE REQUIRED BY THE ARCH/ENGR, SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL PRIOR TO THE START OF FABRICATION OF THOSE ITEMS. THIS INCLUDES ALL EQUIPMENT, SCHEMATIC DUCTWORK AND PIPING LAYOUT, MECHANICAL ROOM LAYOUT, ETC. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL EQUIPMENT ETC. WILL FIT (WITH PROPER MAINTENANCE CLEARANCES) AT ALL LOCATIONS. REVIEW OF SHOP DRAWINGS/SUBMITTALS BY THE ARCH/ENGR DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE CURRENT MODEL NUMBERS, TYPE, & FEATURES OF ALL EQUIPMENT'S & MATERIALS.</div> </div> <div> <div>15.</div> <div>MECHANICAL CONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING THE WORK.</div> </div> <div> <div>16.</div> <div>MECHANICAL CONTRACTOR SHALL SHALL BE RESPONSIBLE FOR SHORING AND BRACING OF EXISTING STRUCTURES AS NEEDED TO COMPLETE THE NEW WORK.</div> </div> <div> <div>17.</div> <div>ALL MANUFACTURER'S MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE TO WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. WHERE BRAND NAMES AND MANUFACTURED PRODUCTS ARE CALLED FOR, APPROVED EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER. WHENEVER BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED IT SHALL BE CLEARLY UNDERSTOOD THAT SUCH IDENTIFICATION IS FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT AND DEGREE OF QUALITY DESIRED. SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE AND OF EQUAL OR BETTER QUALITY.</div> </div> <div> <div>18.</div> <div>ALL CHANGES SHALL BE REQUESTED IN WRITING AND MAY ONLY BE APPROVED IN WRITING BY THE ARCHITECT/ENGINEER AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.</div> </div> <div> <div>19.</div> <div>THE ARCHITECT/ENGINEER HAS THE RIGHT TO REJECT ANY PORTION OF WORK THAT IS POORLY INSTALLED, DOES NOT MEET INDUSTRY STANDARD, UNAUTHORIZED, OR WORK DONE CONTRARY TO THE THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.</div> </div> <div> <div>20.</div> <div>MECHANICAL CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD ONE (1) YEAR AFTER RECEIVING FINAL ACCEPTANCE AND DO ALL REPAIR WORK AND REPLACEMENT AS NECESSARY DURING THAT PERIOD AT THE CONTRACTOR'S EXPENSE.</div> </div> <div> <div>21.</div> <div>IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF A LICENSED STRUCTURAL ENGINEER.</div> </div> <div> <div>22.</div> <div>ENGINEER/OWNER MAY ASK THE MECHANICAL CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS & SUBMITTALS OF ANY ALL PARTS OF THIS PROJECT WHICH THE ENGINEER/OWNER DEEMS NECESSARY FOR.</div> </div> </div>		<div> <div> <div>1.</div> <div>PROCURE AND PAY ALL NECESSARY PERMITS AND LICENSES REQUIRED TO CARRY OUT THE WORK SHOWN. OBTAIN AND PAY FOR ALL FEES.</div> </div> <div> <div>2.</div> <div>COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND CODES, ORDINANCES, RULES AND REGULATIONS OF HEALTH, PUBLIC OR OTHER AUTHORITIES CONTROLLING OR LIMITING THE METHODS, MATERIALS TO BE USED OR ACTIONS OF THOSE EMPLOYED.</div> </div> <div> <div>3.</div> <div>GUARANTEE H.V.A.C. SYSTEMS FOR A PERIOD OF ONE YEAR FROM OWNER'S ACCEPTANCE TO BE FREE FROM DEFECTS AND REPAIR OR REPLACE, AT NO COST TO OWNER, FAILURES OR DEFECTS.</div> </div> <div> <div>4.</div> <div>H.V.A.C. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL HIS DEBRIS.</div> </div> <div> <div>5.</div> <div>BALANCE AIR AND WATER SYSTEMS TO QUANTITIES INDICATED. CONTRACTOR TO SUBMIT SIX (6) SETS OF AIR, WATER AND UNIT BALANCING REPORT TO ARCH/ENGR/OWNER PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM.</div> </div> <div> <div>6.</div> <div>BIDDERS FOR THIS WORK SHALL VISIT THE PREMISES AND CAREFULLY EXAMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING BIDS. NOT ALL EXISTING CONDITIONS HAVE BEEN IDENTIFIED ON DRAWINGS. CONTRACTOR SHALL NOTIFY ARCH. & ENGR. OF ALL DISCREPANCIES PRIOR TO SUBMITTING BID.</div> </div> <div> <div>7.</div> <div>ALL BIDDERS SHALL ALSO FAMILIARIZE THEMSELVES WITH THE MEANS OF ENTRANCE AND EXIT AT THE PROPERTY AND ALL OTHER INFORMATION NECESSARY TO PROPERLY CARRY OUT THE WORK.</div> </div> <div> <div>8.</div> <div>THE CONTRACTOR SHALL, WITH THE APPROVAL OF THE ENGINEER AND WITHOUT ADDITIONAL COST TO THE OWNER, MAKE ALL NECESSARY CHANGES OR MODIFICATIONS TO LOCATIONS AS MAY BE NECESSARY TO SUIE REQUIREMENTS AND CONDITIONS FOR THE PROPER AND CONVENIENTLY ACCESSIBLE LOCATIONS OF ALL PARTS OF EACH SYSTEM.</div> </div> <div> <div>9.</div> <div>SMALL DETAILS ARE NOT USUALLY SHOWN OR SPECIFIED BUT ALL MATERIALS & COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OR WORK SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST.</div> </div> <div> <div>10.</div> <div>THE CONTRACTOR SHALL NOTE THAT ALL SERVICE CONNECTIONS MAY NOT BE SHOWN IN TRUE POSITIONS. EACH BIDDER IS CAUTIONED, THEREFORE, TO VERIFY SAME WITH FIELD CONDITIONS.</div> </div> <div> <div>11.</div> <div>CONTRACTOR SHALL CHECK FOR INTERFERENCE AND VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF PIPING AND DUCTWORK.</div> </div> <div> <div>12.</div> <div>IF AN ITEM OF EQUIPMENT OTHER THAN THE ITEM(S) SPECIFIED IS APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COST ARISING OUT OF ADDITIONAL OR CHANGED GENERAL CONSTRUCTION AND MECHANICAL WORK REQUIRED TO ACCOMMODATE THE SUBSTITUTED EQUIPMENT.</div> </div> <div> <div>13.</div> <div>ALL EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.</div> </div> <div> <div>14.</div> <div>CONTRACTOR TO SUBMIT SIX (6) SETS OF DUCT AIR LEAKAGE TESTING REPORT FOR REVIEW.</div> </div> <div> <div>15.</div> <div>PROVIDE ONE SET OF SPARE FILTERS FOR ALL INSTALLED HV/HVAC UNITS.</div> </div> <div> <div>16.</div> <div>PROVIDE TWO YEAR MAINTENANCE SERVICE FOR ALL INSTALLED HV/HVAC/MECHANICAL SYSTEMS. THIS INCLUDES A MINIMUM OF THREE PERIODIC SERVICE VISITS TO INSPECT, TEST & CHECK ALL COMPONENTS OF HVAC/HV UNITS AND ANY ADDITIONAL VISITS REQUIRED IF ANY HVAC/HV UNIT FAILS. ALL NECESSARY BELT ALIGNMENTS, PROPER OPERATIONS OF ALL DAMPERS, ETC IS INCLUDED IN THIS SCOPE OF WORK.</div> </div> <div> <div>17.</div> <div>PROVIDE FIRE DAMPERS/ACCESS DOORS AT ALL DUCT PENETRATIONS THROUGH CORRIDORS, SLABS AND OTHER RATED PARTITIONS, IRRESPECTIVE OF WHETHER IT IS INDICATED ON THE DRAWINGS OR NOT.</div> </div> <div> <div>18.</div> <div>PROVIDE FIRE STOPPING AROUND ALL OPENINGS FOR DUCT, PIPING, CONDUIT, ETC. PENETRATIONS THROUGH CORRIDORS, SLABS AND OTHER RATED PARTITIONS.</div> </div> <div> <div>19.</div> <div>MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONTAINER SERVICES AND LABOR TO KEEP THE BUILDING FREE OF DEBRIS.</div> </div> <div> <div>20.</div> <div>CONTRACTOR TO PROVIDE NEW WALL MOUNTED THERMOSTATS FOR ALL AHU'S, RTU'S, VAV BOXES, CABINET HEATERS, UV'S FCU'S, AC UNITS, ETC. IRRESPECTIVE OF WHETHER THEY ARE INDICATED ON ALL DRAWINGS OR NOT. CONTRACTOR TO INDICATE THERMOSTAT LOCATIONS ON ALL SHOP DRAWINGS.PROVIDE TAMPER PROOF ENCLOSURES FOR ALL THERMOSTATS LOCATED IN PUBLIC SPACES.</div> </div> <div> <div>24.</div> <div>CONTRACTOR TO NOTE THAT BOTH DWGS. & SPECS. ARE COLLECTIVELY A PART OF BID REQUIREMENTS. IN CASE OF ANY DIFFERENCES BETWEEN VARIOUS DWGS. OR BETWEEN DWGS. & SPECS, THE MOST STRINGENT REQUIREMENT WILL PREVAIL.</div> </div> <div> <div>25.</div> <div>CONTRACTOR TO SUBMIT SIX (6) SETS OF OPERATION & MAINTENANCE MANUALS, INCLUDING A SUMMARY SHEET OF ALL EQUIPMENT MFRS/MODEL</div></div></div>				

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BROADVIEW

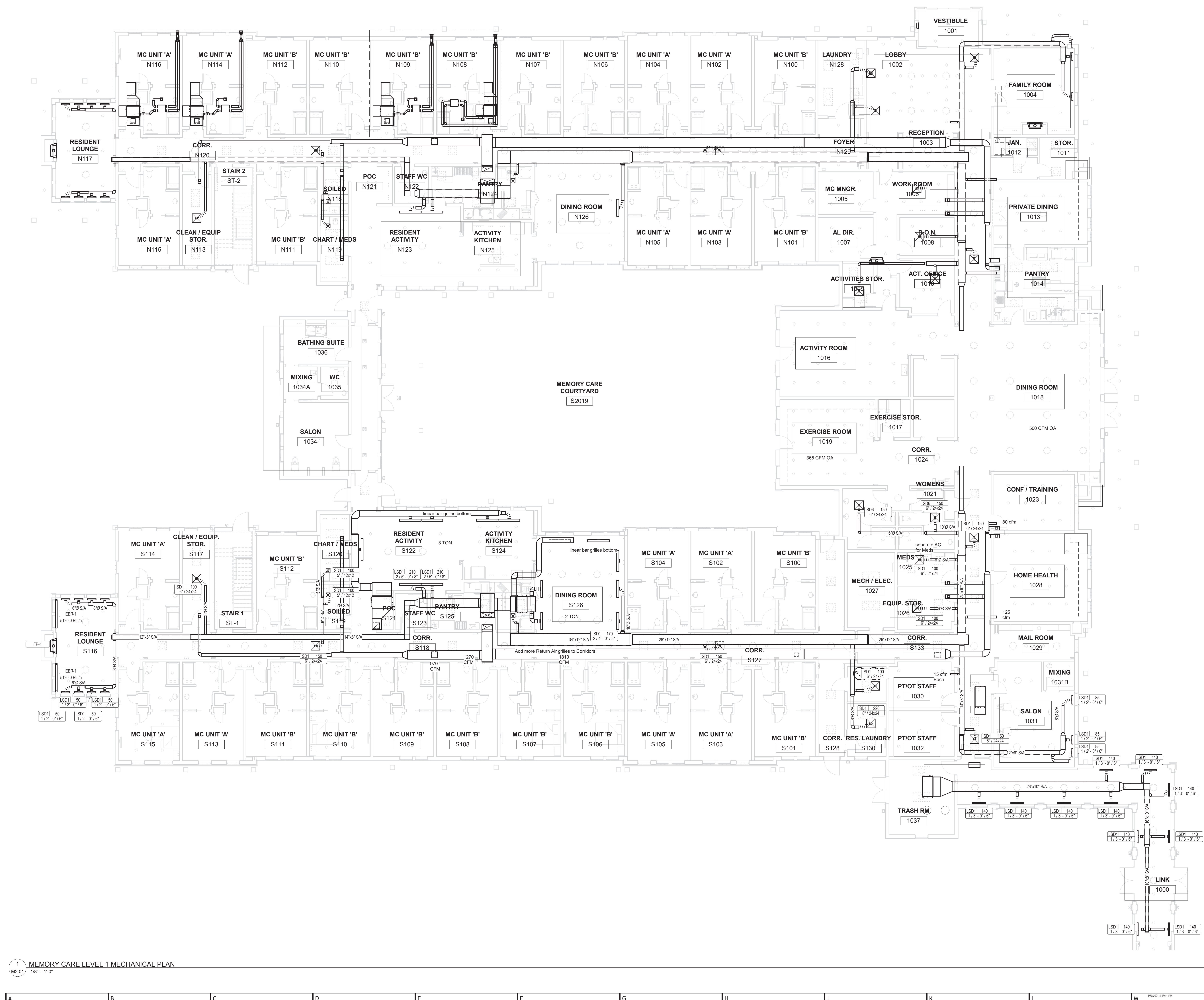
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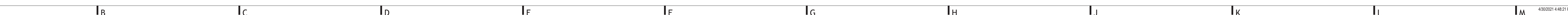
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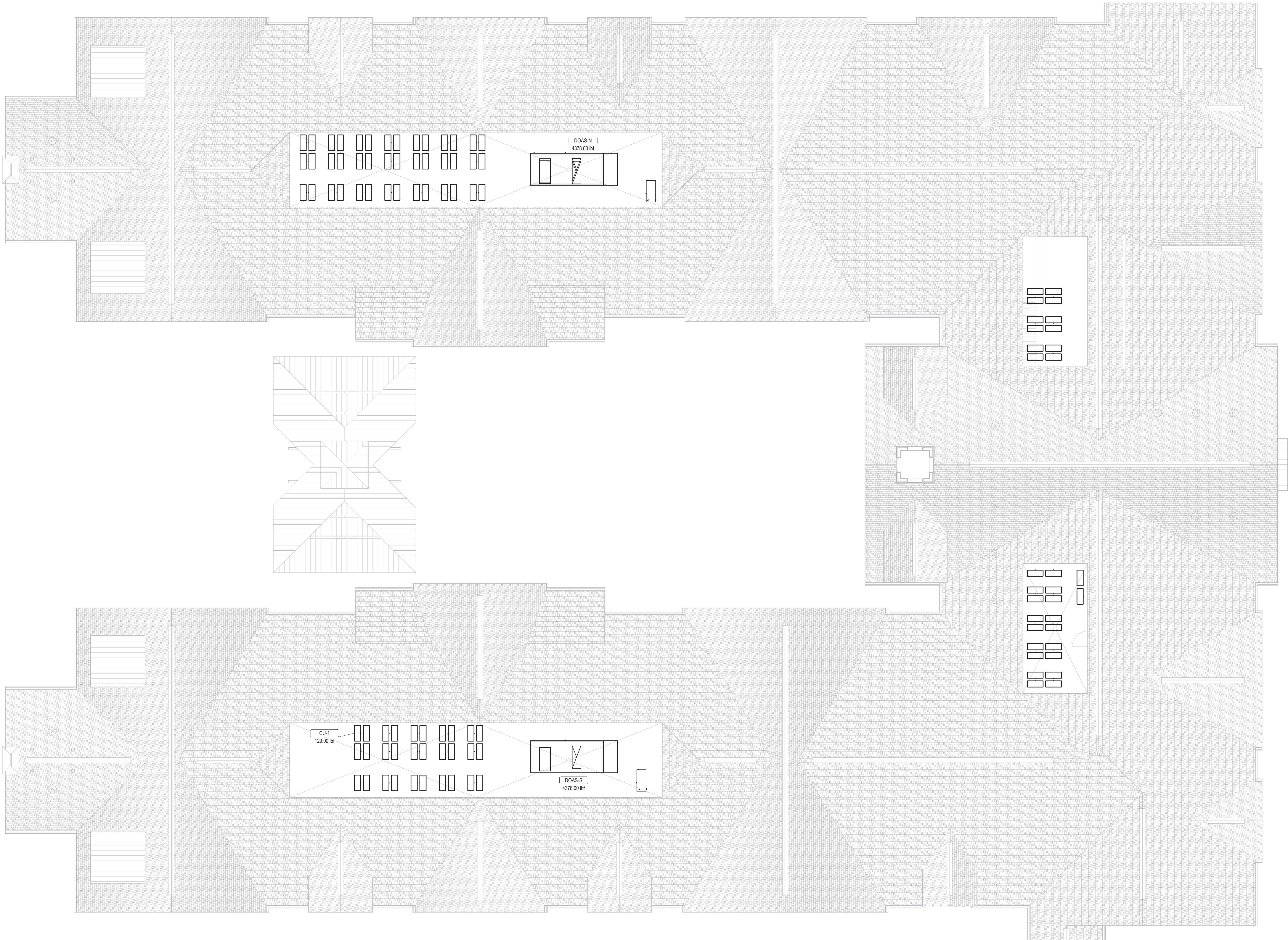
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1 AL/MC MECHANICAL ROOF PLAN
M2.03 1/8" = 1'-0"

ARCHITECT
HCM Design, Inc.
700 E. Pratt St, Suite 1200, Baltimore, MD 21202
p. 410. 837. 7311

STRUCTURAL ENGINEER
Morabito Consultants
952 Ridgbrook Road, suite 1700, Sparks MD 21152
p. 410.467.2377

FOOD SERVICE
Scopes Hospitality Group
300 West Chestnut Street, Suite 201, Ephrata, PA 17522
p. 717.733.5810

INTERIOR DESIGNER
Merlino Design Partnership, Inc.
2200 Renaissance Blvd, Suite 300, Gulph Mills, PA 19406
p. 610.313.9550

MEFP ENGINEER
LAN Associates
Engineering, Planning, Architecture Surveying, LLP
252 Main Street, Goshen, NY 10924
p. 201.447.6400



BROADVIEW - SENIOR LIVING AT
PURCHASE COLLEGE - ASSISTED
LIVING & MEMORY CARE (AL/MC)

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



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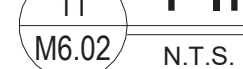
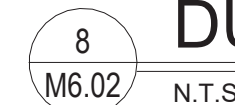
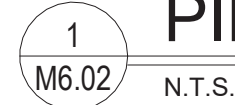
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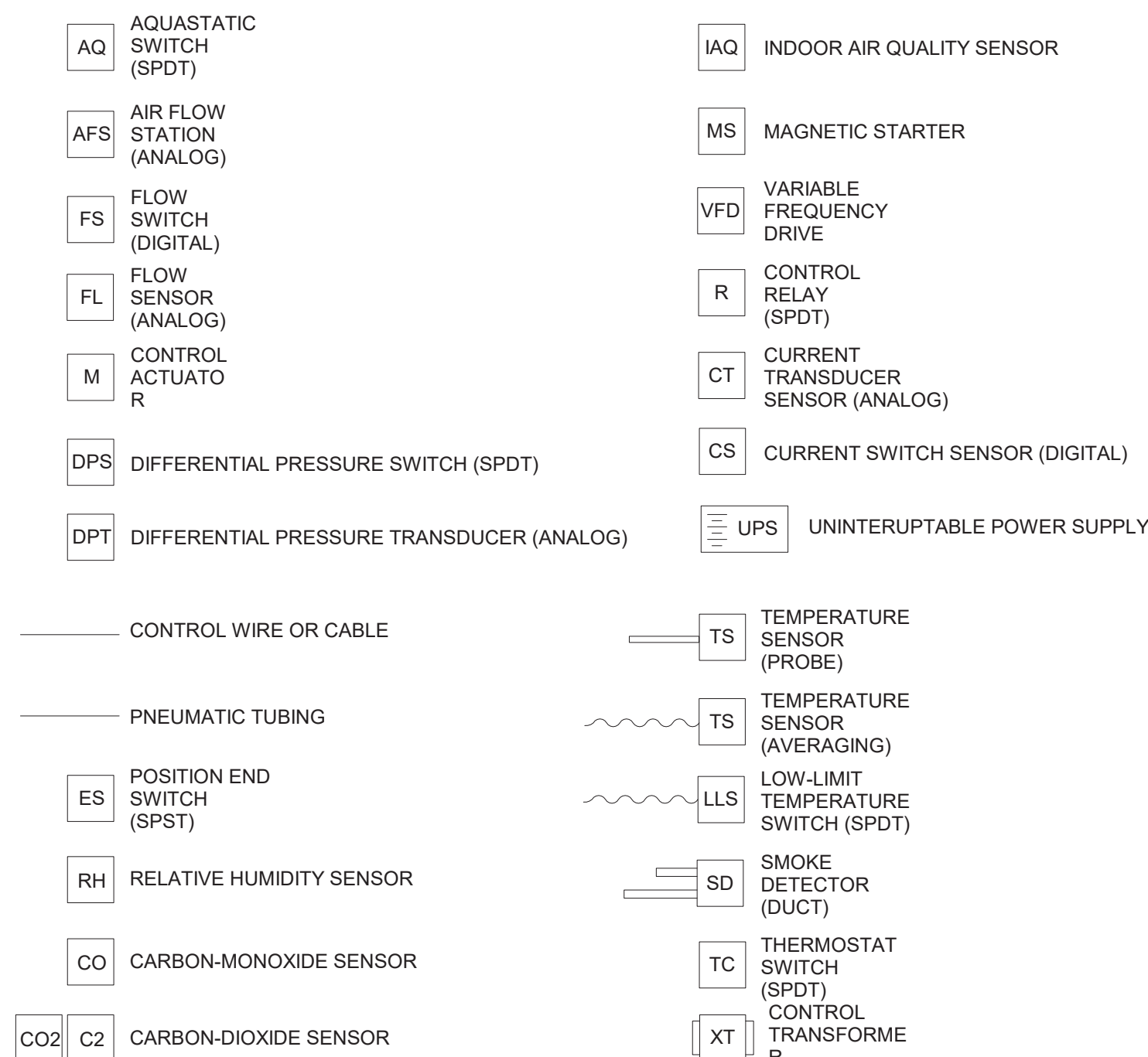
Project Name
BROADVIEW - SENIOR LIVING AT PURCHASE
COLLEGE - ASSISTED LIVING & MEMORY
CARE (AL/MC)
4.1308.01

Date
4/30/21

Scale
1/8" = 1'-0"

Drawing
ALMC MECHANICAL ROOF PLAN

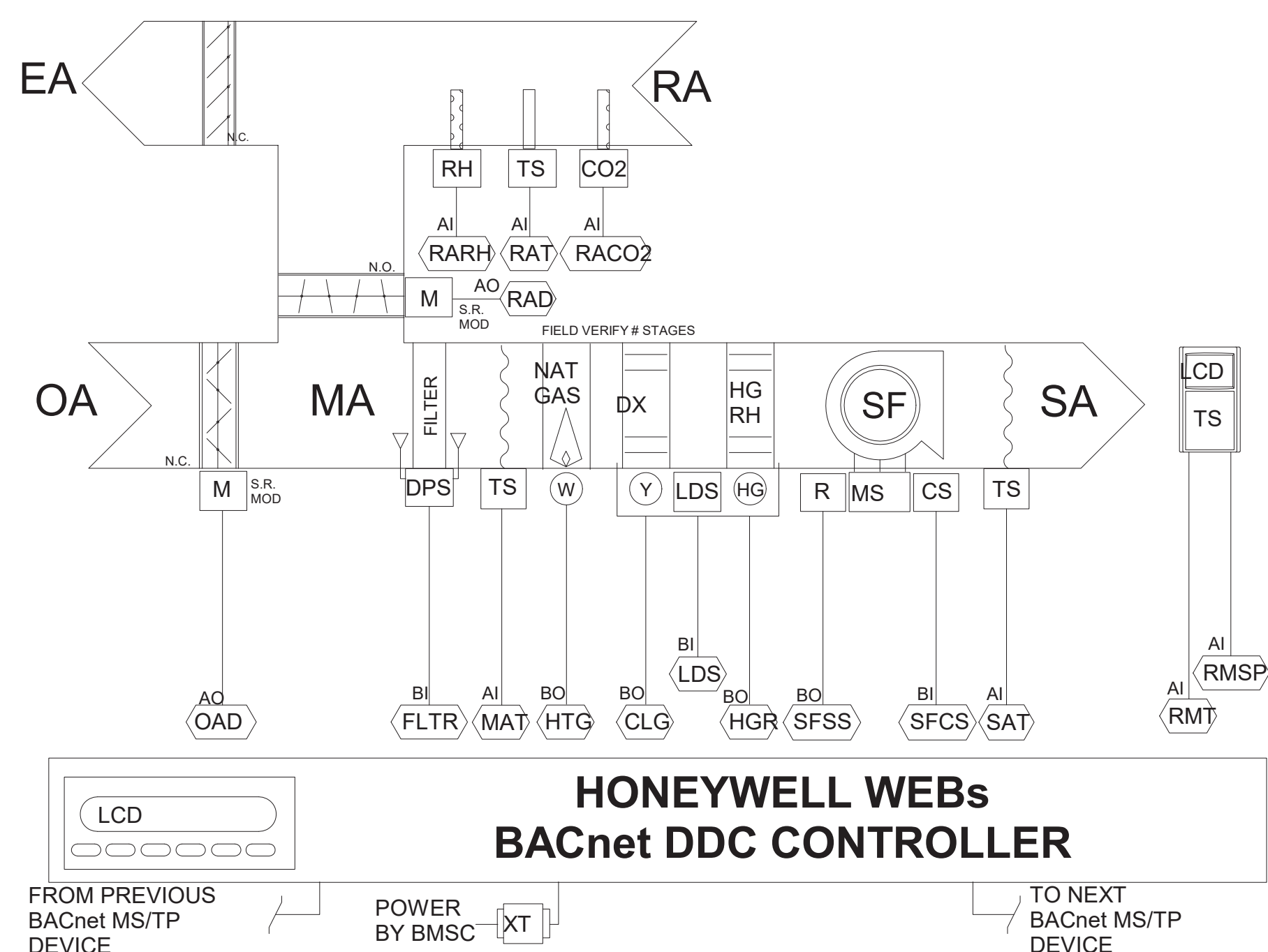




BMS DEVICE LEGEND

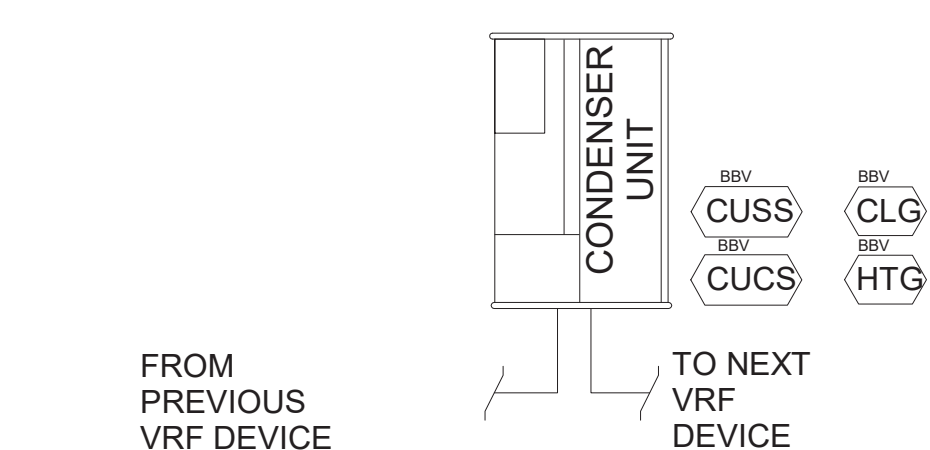
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NTS



RTU-N & RTU-S CONTROL DIAGRAM

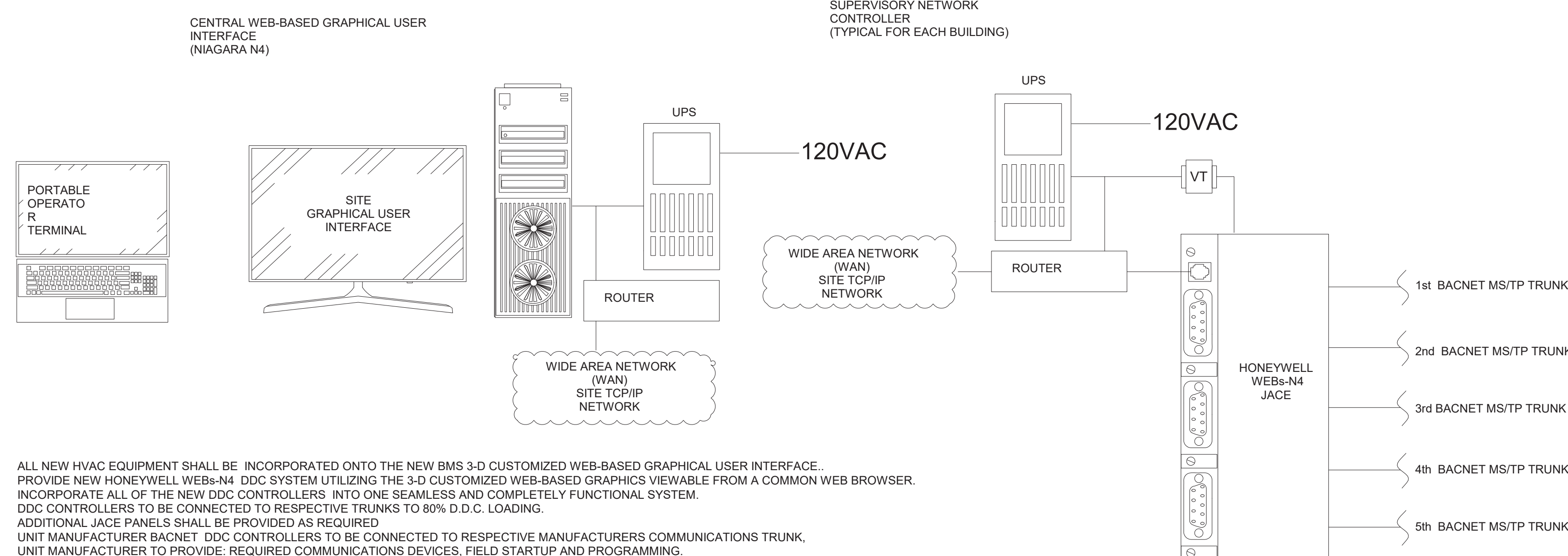
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VRF-N/S/E CONTROL DIAGRAM

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N.1

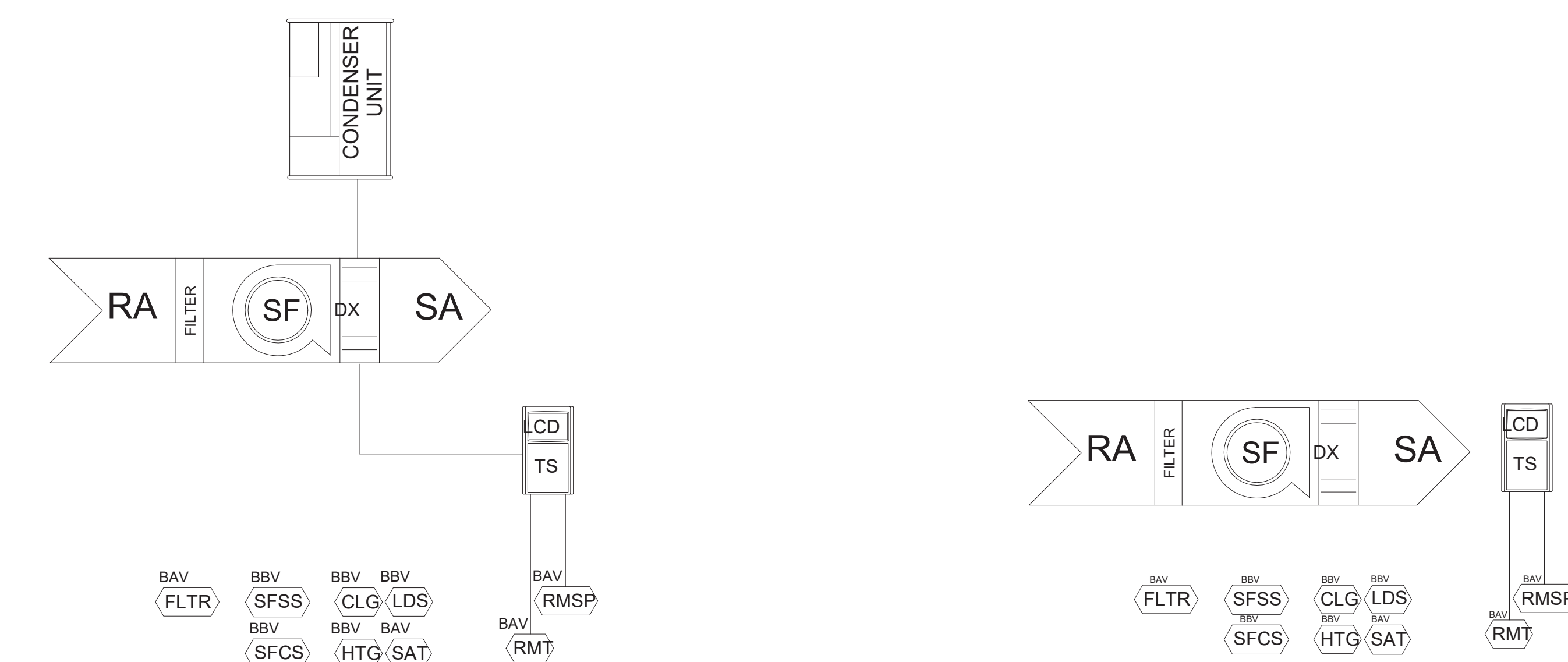


- * ALL NEW HVAC EQUIPMENT SHALL BE INCORPORATED ONTO THE NEW BMS 3-D CUSTOMIZED WEB-BASED GRAPHICAL USER INTERFACE.
- * PROVIDE NEW HONEYWELL WEB-BAS-N4 DCS SYSTEM UTILIZING THE 3-D CUSTOMIZED WEB-BASED GRAPHS VIEWABLE FROM A COMMON WEB BROWSER
- * INCORPORATE ALL OF THE NEW DDC CONTROLLERS INTO ONE SEAMLESS AND COMPLETELY FUNCTIONAL SYSTEM.
- * ALL CONTROLLERS TO BE CONNECTED TO RESPECTIVE TRUNKS TO 80% D.C. LOADING.
- * ADDITIONAL JACE PANELS SHALL BE PROVIDED AS REQUIRED
- * UNIT MANUFACTURER BACNET DDC CONTROLLERS TO BE CONNECTED TO RESPECTIVE MANUFACTURERS COMMUNICATIONS TRUNK.
- * UNIT MANUFACTURER TO PROVIDE REQUIRED COMMUNICATIONS DEVICES, FIELD STARTUP AND PROGRAMMING.
- * THE STATUS OF THE BACNET PROGRAMMING SHALL BE MONITORED BY THE BMS.

BUILDING MANAGEMENT SYSTEM NETWORK

M6.03	NTS
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NTS



UNIT MANUFACTURER
BACnet DDC CONTROLLER

HP-1 & HP-2 CONTROL DIAGRAM

6
M6.03 NTS

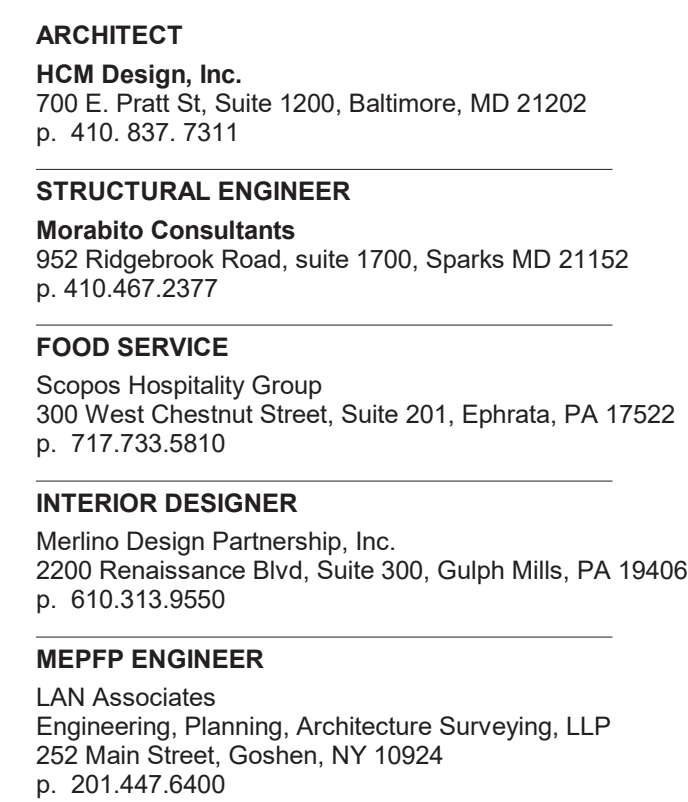
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AC-1 & AC-2 CONTROL DIAGRAM

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HCM/LCS



SENIOR LIVING AT PURCHASE COLLEGE

BROADVIEW - SENIOR LIVING AT
PURCHASE COLLEGE - ASSISTED
LIVING & MEMORY CARE (AL/MC)

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



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Engineering, Planning, Architecture, Surveying, LLP
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Project Name
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COLLEGE - ASSISTED LIVING & MEMORY
CARE (AL/MC)
4.1308.01

Date
4/30/21

Scale
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Drawing _____

MECHANICAL CONTROL DIAGRAMS

M6.03

PERMIT / GMP SET