

SYSTEM SUMMARY												
POINT NAME	HARDWARE POINTS					SOFTWARE POINTS					ALARM	SHOW ON GRAPHIC
	AI	AO	BI	BO	AV	LOOP	SCHEDULE	TREND	ALARM	ON		
EXHAUST FAN START/STOP				X				X	X	X		
EXHAUST FAN FAULT			X					X	X	X		
EXHAUST FAN STATUS			X					X	X	X		
RETURN AIR TEMPERATURE	X							X	X	X		
RETURN AIR HUMIDITY	X							X	X	X		
MIXED AIR DAMPERS	X	X						X	X	X		
MIXED AIR TEMPERATURE	X							X	X	X		
FREEZESTAT			X					X	X	X		
FILTER DIFFERENTIAL PRESSURE	X							X	X	X		
OUTSIDE AIR TEMPERATURE	X							X	X	X		
OUTSIDE AIR HUMIDITY	X							X	X	X		
2:1 HEATING TURNDOWN		X						X	X	X		
COMPRESSOR MODULATION		X						X	X	X		
HIGH RETURN AIR TEMP									X			
LOW RETURN AIR TEMP									X			
SUPPLY FAN START/STOP				X				X	X	X		
SUPPLY FAN ASD SPEED		X						X	X	X		
SUPPLY FAN ASD FAULT			X						X			
SUPPLY FAN STATUS		X	X					X	X	X		
DISCHARGE AIR TEMPERATURE	X							X	X	X		
ZONE TEMPERATURE	X							X	X	X		
HIGH ZONE TEMP									X			
LOW ZONE TEMP									X			
HIGH DISCHARGE AIR TEMP									X			
LOW DISCHARGE AIR TEMP									X			
FILTER CHANGE REQUIRED									X			
HIGH MIXED AIR TEMP									X			
LOW MIXED AIR TEMP									X			
HIGH RETURN AIR HUMIDITY									X			
LOW RETURN AIR HUMIDITY									X			

ROOFTOP UNIT CONTROLS SEQUENCE:

RUN CONDITIONS - SCHEDULED:

THE UNIT SHALL RUN ACCORDING TO A USER DEFINABLE TIME SCHEDULE IN THE FOLLOWING MODES:

OCCUPIED MODE:

- A 75 DEG. F (ADJ.) COOLING SETPOINT.
- A 70 DEG. F (ADJ.) HEATING SETPOINT.
- A 55% (ADJ.) RELATIVE HUMIDITY SETPOINT.

UNOCCUPIED MODE (NIGHT SETBACK):

- AN 85 DEG. F (ADJ.) COOLING SETPOINT.
- A 55 DEG. F (ADJ.) HEATING SETPOINT.

EMERGENCY SHUTDOWN:

THE UNIT SHALL SHUT DOWN AND GENERATE AN ALARM UPON RECEIVING AN EMERGENCY SHUTDOWN SIGNAL.

FREEZE PROTECTION:

THE UNIT SHALL SHUT DOWN AND GENERATE AN ALARM UPON RECEIVING A FREEZESTAT STATUS.

RTU OPTIMAL START:

THE UNIT SHALL START PRIOR TO SCHEDULED OCCUPANCY BASED ON THE TIME NECESSARY FOR THE ZONES TO REACH THEIR OCCUPIED SETPOINTS. THE START TIME SHALL AUTOMATICALLY ADJUST BASED ON CHANGES IN OUTSIDE AIR TEMPERATURE AND ZONE TEMPERATURES.

SUPPLY FAN:

THE SUPPLY FAN SHALL RUN ANYTIME THE UNIT IS COMMANDED TO RUN, UNLESS SHUTDOWN ON SAFETIES. TO PREVENT SHORT CYCLING, THE SUPPLY FAN SHALL HAVE A USER DEFINABLE (ADJ.) MINIMUM RUNTIME.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- SUPPLY FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
- SUPPLY FAN IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.
- SUPPLY FAN RUNTIME EXCEEDED: STATUS RUNTIME EXCEEDS A USER DEFINABLE LIMIT (ADJ.).

SUPPLY AIR TEMPERATURE SETPOINT - FIXED:

THE CONTROLLER SHALL MONITOR THE SUPPLY AIR TEMPERATURE AND SHALL MAINTAIN FIXED SUPPLY AIR TEMPERATURE SETPOINTS AS FOLLOWS:

- COOLING: THE SETPOINT SHALL BE 55 DEG. F (ADJ.).
- HEATING: THE SETPOINT SHALL BE 90 DEG. F (ADJ.).

COOLING:

THE CONTROLLER SHALL MEASURE THE SUPPLY AIR TEMPERATURE AND MODULATE THE COMPRESSOR TO MAINTAIN ITS COOLING DISCHARGE SETPOINT.

THE COOLING SHALL BE ENABLED WHENEVER:

- OUTSIDE AIR TEMPERATURE IS GREATER THAN 60 DEG. F (ADJ.).
- AND THE ECONOMIZER IS DISABLED OR FULLY OPEN.
- AND THE SUPPLY FAN STATUS IS ON.
- AND THE HEATING IS NOT ACTIVE.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH DISCHARGE AIR TEMP: IF THE SUPPLY AIR TEMPERATURE IS 5 DEG. F (ADJ.) GREATER THAN SETPOINT.

GAS HEATING STAGES:

THE CONTROLLER SHALL MEASURE THE SUPPLY AIR TEMPERATURE AND STAGE THE HEATING TO MAINTAIN ITS HEATING SETPOINT. TO PREVENT SHORT CYCLING, THERE SHALL BE A USER DEFINABLE (ADJ.) DELAY BETWEEN STAGES, AND EACH STAGE SHALL HAVE A USER DEFINABLE (ADJ.) MINIMUM RUNTIME.

THE HEATING SHALL BE ENABLED WHENEVER:

- OUTSIDE AIR TEMPERATURE IS LESS THAN 65 DEG. F (ADJ.).
- AND THE SUPPLY FAN STATUS IS ON.
- AND THE COOLING IS NOT ACTIVE.

THE HEATING SHALL RUN FOR FREEZE PROTECTION WHENEVER:

- SUPPLY AIR TEMPERATURE DROPS FROM 40 DEG. F (ADJ.) TO 35 DEG. F (ADJ.).
- AND THE SUPPLY FAN STATUS IS ON.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- LOW DISCHARGE AIR TEMP: IF THE DISCHARGE AIR TEMPERATURE IS 5 DEG. F (ADJ.) LESS THAN SETPOINT.

ECONOMIZER:

TO MAINTAIN A SETPOINT 2 DEG. F (ADJ.) LESS THAN THE SUPPY AIR TEMPERATURE SETPOINT. THE OUTSIDE AIR DAMPERS SHALL MAINTAIN A MINIMUM AIRFLOW OF 600 CFM THE FOLLOWING WHENEVER OCCUPIED:

THE ECONOMIZER SHALL BE ENABLED WHENEVER:

- UNIT NO.
- AND THE OUTSIDE AIR ENTHALPY IS LESS THAN 22 BTU/LB (ADJ.).
- AND THE OUTSIDE AIR TEMPERATURE IS LESS THAN THE RETURN AIR TEMPERATURE.
- AND THE OUTSIDE AIR ENTHALPY IS LESS THAN THE RETURN AIR ENTHALPY.
- AND THE SUPPLY FAN STATUS IS ON.

THE ECONOMIZER SHALL CLOSE WHENEVER:

- MIXED AIR TEMPERATURE DROPS FROM 40 DEG. F TO 35 DEG. F (ADJ.).
- OR THE FREEZE STAT IS ON.
- OR ON LOSS OF SUPPLY FAN STATUS.

THE OUTSIDE AND EXHAUST AIR DAMPERS SHALL CLOSE AND THE RETURN AIR DAMPER SHALL OPEN WHEN THE UNIT IS OFF. IF OPTIMAL START IS AVAILABLE THE MIXED AIR DAMPER SHALL OPERATE AS DESCRIBED IN THE OCCUPIED MODE EXCEPT THAT THE THE OUTSIDE AIR DAMPER SHALL MODULATE TO FULLY CLOSED.

MINIMUM OUTSIDE AIR VENTILATION:

WHEN IN THE OCCUPIED MODE, THE OUTSIDE AIR DAMPER SHALL GO TO A FIXED MINIMUM POSITION.

EXHAUST FAN:

THE EXHAUST FAN SHALL RUN WHENEVER THE ECONOMIZER IS ENABLED.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- EXHAUST FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
- EXHAUST FAN IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.

FILTER DIFFERENTIAL PRESSURE:

THE CONTROLLER SHALL MONITOR THE FILTER DIFFERENTIAL PRESSURE.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

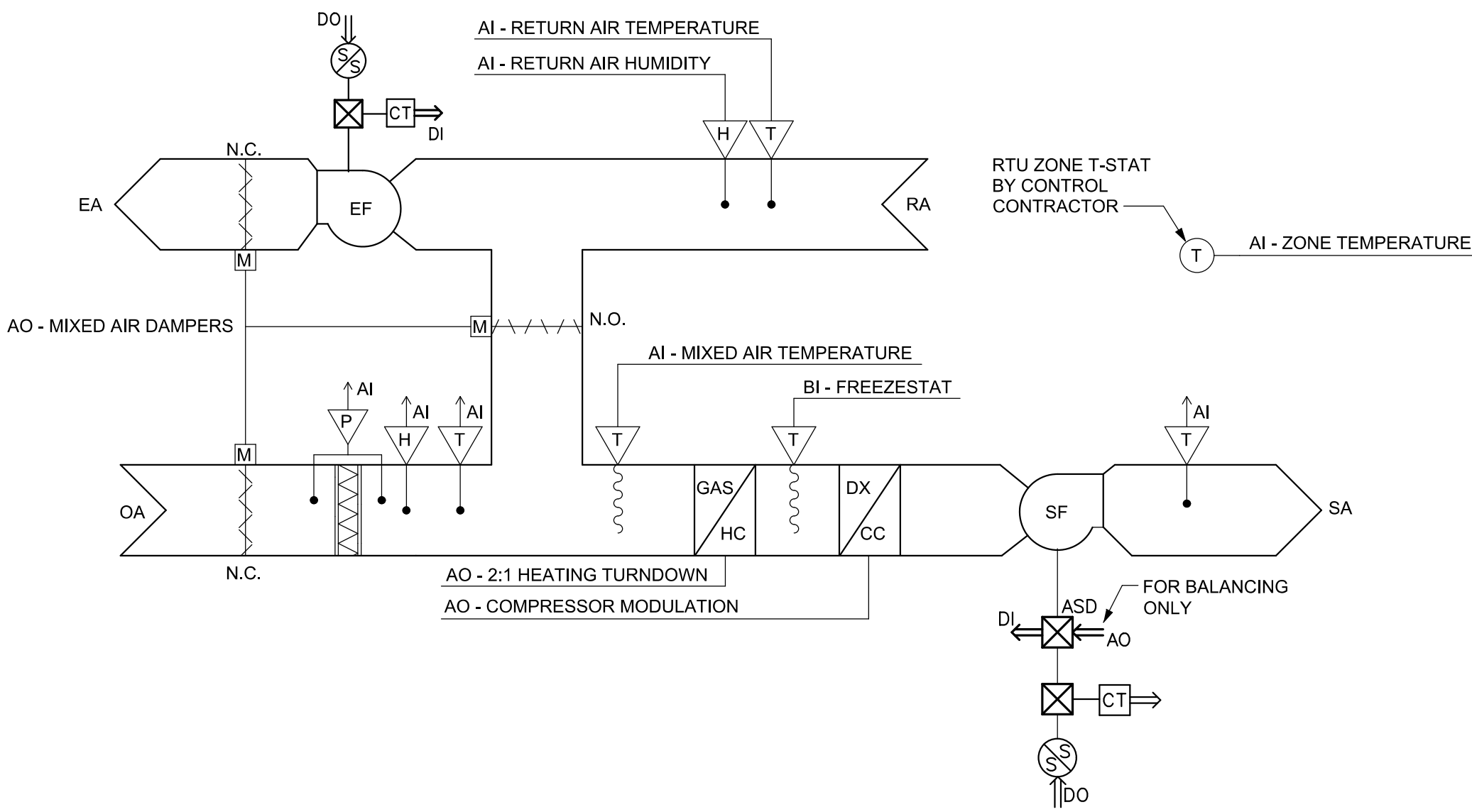
- FILTER CHANGE REQUIRED: FILTER DIFFERENTIAL PRESSURE EXCEEDS USER DEFINABLE AMOUNT (ADJ.).

MIXED AIR TEMPERATURE:

THE CONTROLLER SHALL MONITOR THE MIXED AIR TEMPERATURE AND USE AS REQUIRED FOR ECONOMIZER CONTROL.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).
- LOW MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS LESS THAN 45 DEG. F (ADJ.).



FILTER DIFFERENTIAL PRESSURE:

THE CONTROLLER SHALL MONITOR THE FILTER DIFFERENTIAL PRESSURE.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- FILTER CHANGE REQUIRED: FILTER DIFFERENTIAL PRESSURE EXCEEDS USER DEFINABLE AMOUNT (ADJ.).

MIXED AIR TEMPERATURE:

THE CONTROLLER SHALL MONITOR THE MIXED AIR TEMPERATURE AND USE AS REQUIRED FOR ECONOMIZER CONTROL.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).

- LOW MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS LESS THAN 45 DEG. F (ADJ.).

RETURN AIR HUMIDITY:

THE CONTROLLER SHALL MONITOR THE RETURN AIR HUMIDITY AND USE AS REQUIRED FOR ECONOMIZER OR HUMIDITY CONTROL.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH RETURN AIR HUMIDITY: IF THE RETURN AIR HUMIDITY IS GREATER THAN 70% RELATIVE HUMIDITY (ADJ.).

- LOW RETURN AIR HUMIDITY: IF THE RETURN AIR HUMIDITY IS LESS THAN 35% RELATIVE HUMIDITY (ADJ.).

RETURN AIR TEMPERATURE:

THE CONTROLLER SHALL MONITOR THE RETURN AIR TEMPERATURE AND USE AS REQUIRED FOR SETPOINT CONTROL OR ECONOMIZER CONTROL.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH RETURN AIR TEMP: IF THE RETURN AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).

- LOW RETURN AIR TEMP: IF THE RETURN AIR TEMPERATURE IS LESS THAN 45 DEG. F (ADJ.).

DISCHARGE AIR TEMPERATURE:

THE CONTROLLER SHALL MONITOR THE DISCHARGE AIR TEMPERATURE.

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH SUPPLY AIR TEMP: IF THE SUPPLY AIR TEMPERATURE IS GREATER THAN 100 DEG. F (ADJ.).

- LOW SUPPLY AIR TEMP: IF THE SUPPLY AIR TEMPERATURE IS LESS THAN 45 DEG. F (ADJ.).

## MECHANICAL SYSTEMS GENERAL NOTES

- ALL PIPING IS TO BE RUN CONCEALED IN FINISHED AREAS. COORDINATE PIPING INSTALLATION WITH WORK OF OTHER TRADES TO ENSURE CONCEALMENT.
- COORDINATE ALL EQUIPMENT LOCATIONS AND INSTALLATION WITH THE WORK OF OTHER TRADES. COORDINATE EQUIPMENT WITH WALL, CEILING AND FLOOR FINISHES.
- COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH LIGHTING, FIRE DETECTION, AND CEILING. COORDINATE DUCTWORK WITH LIGHTING AND PIPING INSTALLERS TO ALLOW CLEARANCE FOR LIGHT FIXTURES, PIPING AND WORK OF OTHER TRADES.
- COORDINATE LOUVER, DIFFUSER AND GRILLE FRAME TYPES TO MATE AND MATCH ADJACENT WALL AND CEILING CONSTRUCTION.
- COORDINATE DUCTWORK WITH WORK OF OTHER TRADES TO ENSURE ALL DUCTWORK IS CONCEALED. COORDINATE EXACT DIFFUSER AND GRILLE LOCATIONS TO MATCH ARCHITECTURAL REQUIREMENTS FOR SPACING AND CENTERING.
- PROVIDE MANUAL BALANCING DAMPERS FOR ALL DUCT BRANCHES SERVING SUPPLY DIFFUSERS, RETURN AIR GRILLES, LINEAR SLOTS AND EXHAUST AIR GRILLES.
- UNLESS OTHERWISE NOTED PROVIDE DRAINS AT LOW POINTS. DRAINS SHALL BE CONSTRUCTED WITH 3/4" BALL VALVE WITH HOSE CONNECTION AND END CAP.
- VERIFY THAT EQUIPMENT MATCHES FIELD VOLTAGE. COORDINATE WITH ELECTRICAL CONTRACTOR FOR REQUIREMENTS PRIOR TO ORDER.
- INSTALLATION SHALL PROVIDE FOR SERVICE ACCESS AREAS. CONFIRM LOCATIONS AND SERVICEABILITY PRIOR TO ORDER.
- COORDINATE ANY INTERRUPTION OF UTILITY SERVICES WITH OWNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF BUILDING STRUCTURAL ELEMENTS. COORDINATE ALL EQUIPMENT LOCATIONS, CONCEALMENT AND SURFACE FINISH TREATMENTS WITH WORK OF ALL TRADES. IN ANY CASE OF DISCREPANCY BETWEEN THE PLANS OR IN ANY CASE WHERE SUCH ISSUES REQUIRE CLARIFICATION, NOTIFY ENGINEER IN WRITING.
- ALL PIPING AND DUCTWORK SIZES INDICATED ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED BY THE CONTRACTOR IN ALL CASES. EXISTING SURFACES, SUBSTRATES, OR STRUCTURE WHICH ARE PENETRATED, ALTERED OR DAMAGED IN ANY WAY BY THE WORK ASSOCIATED WITH THIS CONTRACT SHALL BE REPAIRED SO AS TO MATCH ORIGINAL SURFACE, SUBSTRATE, OR STRUCTURE.
- ALL SURFACE MOUNTED EQUIPMENT SHALL BE FASTENED WITH ANCHORS OR FASTENERS AS SPECIFIED FOR THE SUBSTRATE. PLASTIC OR FIBER SHIELDS ARE NOT ACCEPTABLE.
- DRAWINGS ARE DIAGRAMATIC, AND DO NOT SHOW ALL RISES, DROPS, OFFSETS, AND ROUTING TO AVOID OBSTRUCTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADDITIONAL MATERIAL QUANTITIES.

HVAC SYMBOL LIST			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
=====	EXISTING WORK TO BE REMOVED	— A —	COMPRESSED AIR
	POINT OF CONNECTION	— V —	VENT
	POINT OF DISCONNECTION	— BBD —	BOILER BLOW DOWN
MBH	THOUSAND BTU/HOUR	— CS —	CONDENSER WATER SUPPLY
NTS	NOT TO SCALE	— CR —	CONDENSER WATER RETURN
(E)	EXISTING	— CWS —	CHILLED WATER SUPPLY
(L)	ACOUSTIC THERMAL LINING - 1/2" THICK	— CWR —	CHILLED WATER RETURN
(2L)	ACOUSTIC THERMAL LINING - 2" THICK	— D —	DRAIN
(DBL)	DOUBLE WALL LINED DUCT	— FOF —	FUEL OIL FILL
FPM	FEET PER MINUTE	— FOG —	FUEL OIL GAUGE
CFM	CUBIC FEET PER MINUTE	— FOS —	FUEL OIL SUPPLY
AFF	ABOVE FINISHED FLOOR	— FOR —	FUEL OIL RETURN
AD	ACCESS DOOR	— FOV —	FUEL OIL TANK VENT
W/W	WALL TO WALL	— G —	GAS
G.C.	GENERAL CONTRACTOR	— GS —	GLYCOL SUPPLY
M.C.	MECHANICAL CONTRACTOR	— GR —	GLYCOL RETURN
P.C.	PLUMBING CONTRACTOR	— DTS —	DUAL TEMPERATURE WATER SUPPLY
E.C.	ELECTRICAL CONTRACTOR	— DTR —	DUAL TEMPERATURE WATER RETURN
N.O.	NORMALLY OPEN	— HWS —	HOT WATER SUPPLY
N.C.	NORMALLY CLOSED	— HWR —	HOT WATER RETURN
=====	FLEXIBLE DUCTWORK	— LPS —	LOW PRESSURE STEAM
	DUCT SECTION - FLAT OVAL (FO)	— LPC —	LOW PRESSURE CONDENSATE
	ROUND DUCT - IN INCHES	— MPS —	MEDIUM PRESSURE STEAM
	DUCT SECTION - SUPPLY	— MPC —	MEDIUM PRESSURE CONDENSATE
	DUCT SECTION - RETURN	— HPS —	HIGH PRESSURE STEAM
	WIDTH A x DEPTH B	— HPC —	HIGH PRESSURE CONDENSATE
SINGLE LINE	DOUBLE LINE	PC	PUMPED CONDENSATE
		RD	REFRIGERANT DISCHARGE
	DUCT TAKEOFFS	RL	REFRIGERANT LIQUID
	TRANSITION SQUARE TO ROUND	RS	REFRIGERANT SUCTION
	RISE IN DUCT - IN DIRECTION OF AIRFLOW	— HG —	HOT GAS
	DROP IN DUCT - IN DIRECTION OF AIRFLOW	— VAC —	VACUUM
DN	SUPPLY DUCT TURNING UP OR DOWN	— CW —	DOMESTIC COLD WATER
DN	RETURN DUCT TURNING UP OR DOWN	— TD —	TRIPLE DUTY VALVE
	BUTTERFLY VALVE		GLOBE VALVE
	CHECK VALVE		BALL VALVE
	BALANCING VALVE		GATE VALVE
	RELIEF VALVE		CONTROL VALVE
	PRESSURE REDUCING VALVE		THREE WAY CONTROL VALVE
	PRESSURE/TEMPERATURE TEST PLUG		CHECK VALVE
	SINGLE LINE PIPE OR DUCT CONTINUED		BALANCING VALVE
	DOUBLE LINE PIPE OR ROUND DUCT CONTINUED		BUTTERFLY VALVE
	DOUBLE LINE RECTANGULAR DUCT CONTINUED		RELIEF VALVE
	AIR FLOW		PRESSURE REDUCING VALVE
	PIPE ANCHOR		PRESSURE/TEMPERATURE TEST PLUG
	PIPE GUIDE		SINGLE LINE PIPE OR DUCT CONTINUED
	EXPANSION COMPENSATOR WITH GUIDES		DOUBLE LINE PIPE OR ROUND DUCT CONTINUED
	PRE-FAB EXPANSION LOOP		DOUBLE LINE RECTANGULAR DUCT CONTINUED
	STRAINER		AIR FLOW
	PRESSURE GAUGE		PIPE ANCHOR
	THERMOMETER		PIPE GUIDE
	UNION		EXPANSION COMPENSATOR WITH GUIDES
	AIR VENT		PRE-FAB EXPANSION LOOP
	THERMOSTATIC TRAP		STRAINER
	FLOAT & THERMOSTATIC TRAP		PRESSURE GAUGE
	THERMODYNAMIC TRAP		THERMOMETER
	BUCKET TRAP		UNION
	DIRECTION OF FLOW		AIR VENT
	REDUCER		THERMOSTATIC TRAP
	CAP OR PLUG		FLOAT & THERMOSTATIC TRAP
	ELBOW DOWN		THERMODYNAMIC TRAP
	BOTTOM TAP		BUCKET TRAP
	AUTOMATIC AIR DAMPER		DIRECTION OF FLOW
	FIRE DAMPER		REDUCER
	SMOKE DAMPER		CAP OR PLUG
	BUCKET DRAFT DAMPER		ELBOW DOWN
	FLEX CONNECTOR - DUCTWORK		BOTTOM TAP
	MOTORIZED DAMPER		AUTOMATIC AIR DAMPER
	BLAST GATE		FIRE DAMPER
	VOLUME DAMPER		SMOKE DAMPER
	SUCTION DIFFUSER		BUCKET DRAFT DAMPER
	FLEXIBLE CONNECTOR - PIPING		FLEX CONNECTOR - DUCTWORK
	DRAIN VALVE WITH HOSE CONNECTION, CAP AND CHAIN		MOTORIZED DAMPER
	WATER FLOW SENSOR		BLAST GATE
	WATER TEMPERATURE SENSOR		VOLUME DAMPER
	STATIC PRESSURE SENSOR		SUCTION DIFFUSER
	HUMIDISTAT		FLEXIBLE CONNECTOR - PIPING
	TEMPERATURE SENSOR		DRAIN VALVE WITH HOSE CONNECTION, CAP AND CHAIN
	PNEUMATIC/ELECTRIC THERMOSTAT		WATER FLOW SENSOR
	THERMOSTAT/SENSOR WITH GUARD		WATER TEMPERATURE SENSOR

- PROVIDE LABOR, MATERIALS, EQUIPMENT AND SERVICES AS REQUIRED FOR THE COMPLETE INSTALLATION DESIGNED IN THE CONTRACT DRAWINGS TO PERFORM AS DESCRIBED IN THE SEQUENCE OF OPERATIONS. PROVIDE WIRING AND CONDUIT REQUIRED TO CONNECT DEVICES. CONTROL WIRING