

POINT NAME	SYSTEM SUMMARY										
	HARDWARE POINTS					SOFTWARE POINTS					
	AI	AO	BI	BO	AV	BV	LOOP	SCHEDULE	TREND	ALARM	SHOW ON GRAPHIC
EXHAUST FAN START/STOP					X				X	X	X
EXHAUST FAN FAULT			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
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:**
1. A 75 DEG. F (ADJ.) COOLING SETPOINT.
 2. A 70 DEG. F (ADJ.) HEATING SETPOINT.
 3. A 55% (ADJ.) RELATIVE HUMIDITY SETPOINT.

UNOCCUPIED MODE (NIGHT SETBACK):

1. AN 85 DEG. F (ADJ.) COOLING SETPOINT.
2. 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:

1. SUPPLY FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
2. SUPPLY FAN IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.
3. 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:

1. COOLING: THE SETPOINT SHALL BE 55 DEG. F (ADJ.).
2. 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:

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

ALARMS SHALL BE PROVIDED AS FOLLOWS:

1. 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:

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

THE HEATING SHALL RUN FOR FREEZE PROTECTION WHENEVER:

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

ALARMS SHALL BE PROVIDED AS FOLLOWS:

1. 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 SUPPLY 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:

1. OUTSIDE AIR TEMPERATURE IS LESS THAN 65 DEG. F (ADJ.).
2. AND THE OUTSIDE AIR ENTHALPY IS LESS THAN 22 BTU/LB (ADJ.).
3. AND THE OUTSIDE AIR TEMPERATURE IS LESS THAN THE RETURN AIR TEMPERATURE.
4. AND THE OUTSIDE AIR ENTHALPY IS LESS THAN THE RETURN AIR ENTHALPY.
5. AND THE SUPPLY FAN STATUS IS ON.

THE ECONOMIZER SHALL CLOSE WHENEVER:

1. MIXED AIR TEMPERATURE DROPS FROM 40 DEG. F TO 35 DEG. F (ADJ.).
2. OR THE FREEZE STAT IS ON.
3. 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 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:

1. EXHAUST FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
2. 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:

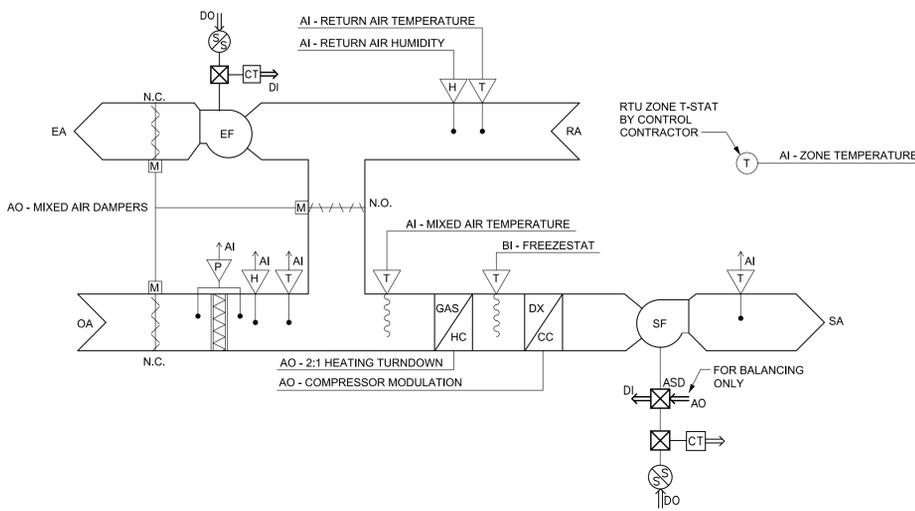
1. FILTER CHANGE REQUIRED: FILTER DIFFERENTIAL PRESSURE EXCEEDS USER DEFINABLE AMOUNT (ADJ.).

MIXED AIR TEMPERATURE:

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

ALARMS SHALL BE PROVIDED AS FOLLOWS:

1. HIGH MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).
2. 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:

1. 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:

1. HIGH MIXED AIR TEMP: IF THE MIXED AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).
2. 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:

1. HIGH RETURN AIR HUMIDITY: IF THE RETURN AIR HUMIDITY IS GREATER THAN 70% RELATIVE HUMIDITY (ADJ.).
2. 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:

1. HIGH RETURN AIR TEMP: IF THE RETURN AIR TEMPERATURE IS GREATER THAN 90 DEG. F (ADJ.).
2. 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:

1. HIGH SUPPLY AIR TEMP: IF THE SUPPLY AIR TEMPERATURE IS GREATER THAN 100 DEG. F (ADJ.).
2. 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
12"	ROUND DUCT - IN INCHES	MPS	MEDIUM PRESSURE STEAM
⊠	DUCT SECTION - SUPPLY	MPC	MEDIUM PRESSURE CONDENSATE
⊠	DUCT SECTION - RETURN	HPS	HIGH PRESSURE STEAM
A B	WIDTH A x DEPTH B	HPC	HIGH PRESSURE CONDENSATE
SINGLE LINE	DOUBLE LINE	PC	PUMPED CONDENSATE
R	R	RD	REFRIGERANT DISCHARGE
D	D	RL	REFRIGERANT LIQUID
DN	DN	RS	REFRIGERANT SUCTION
DN	DN	HG	HOT GAS
24x12	24x12	VAC	VACUUM
14x8	14x8	CW	DOMESTIC COLD WATER
14"	14"	TD	TRIPLE DUTY VALVE
18"	14"	TRANS	TRANSITION SQUARE TO ROUND
18"	14"	RI	RISE IN DUCT - IN DIRECTION OF AIRFLOW
		DI	DROP IN DUCT - IN DIRECTION OF AIRFLOW
		ND	DUCT TURNING UP OR DOWN
		RD	DUCT TURNING UP OR DOWN
		REL	RELIEF VALVE
		PRV	PRESSURE REDUCING VALVE
		PT	PRESSURE/TEMPERATURE TEST PLUG
		SL	SINGLE LINE PIPE OR DUCT CONTINUED
		DL	DOUBLE LINE PIPE OR ROUND DUCT CONTINUED
		DR	DOUBLE LINE RECTANGULAR DUCT CONTINUED
		AF	AIR FLOW
		PA	PIPE ANCHOR
		PG	PIPE GUIDE
		EC	EXPANSION COMPENSATOR WITH GUIDES
		PE	PRE-FAB EXPANSION LOOP
		STR	STRAINER
		PG	PRESSURE GAUGE
		TM	THERMOMETER
		UN	UNION
		TV	AIR VENT
		TT	THERMOSTATIC TRAP
		FT	FLOAT & THERMOSTATIC TRAP
		TD	THERMODYNAMIC TRAP
		BT	BUCKET TRAP
		DF	DIRECTION OF FLOW
		RED	REDUCER
		CP	CAP OR PLUG
		ED	ELBOW DOWN
		EU	ELBOW UP
		BT	BOTTOM TAP
		AD	AUTOMATIC AIR DAMPER
		FD	FIRE DAMPER
		SD	SMOKE DAMPER
		BDD	BACK DRAFT DAMPER
		FC	FLEX CONNECTOR - DUCTWORK
		MD	MOTORIZED DAMPER
		BG	BLAST GATE
		J	VOLUME DAMPER
		SD	SUCTION DIFFUSER
		FC	FLEXIBLE CONNECTOR - PIPING
		W	WATER FLOW SENSOR
		TS	TEMPERATURE SENSOR
		SP	STATIC PRESSURE SENSOR
		H	HUMIDISTAT
		TE	TEMPERATURE SENSOR
		TE	PNEUMATIC/ELECTRIC THERMOSTAT
		TE	THERMOSTAT/SENSOR WITH GUARD

- 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 IS DEFINED AS WIRING UP AND INCLUDING 120 VOLTS. INSTALL WIRING IN ACCORDANCE WITH REQUIREMENTS OF "ELECTRICAL WIRING" IN SECTION 230504 AND THE NATIONAL ELECTRICAL CODE. PROVIDE ALL REQUIRED DEVICES FOR PROPER SYSTEM OPERATION, INCLUDING SPECIAL ELECTRICAL SWITCHES, TRANSFORMERS, RELAYS, PUSHBUTTON STATIONS ETC. ALL ACTUATION OF DAMPERS SHALL BE ELECTRIC.
- PITCH CONDENSATE DRAIN PIPING AT 1" PER 10'-0" TOWARDS FLOOR DRAIN, SLOP SINK OR HUB DRAIN
- CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SPACING OF EQUIPMENT HANGERS. PRIOR TO COMMENCEMENT OF WORK, COORDINATE LOCATION OF CEILING EQUIPMENT HANGERS WITH GC.
- REFER TO DETAIL SHEET M501 FOR DETAILS APPLICABLE TO ALL DRAWINGS, REGARDLESS IF THEY ARE SPECIFICALLY REFERENCED OR NOT.
- PROVIDE INSULATED REFRIGERANT PIPING BETWEEN INDOOR HEAT PUMP UNITS AND OUTDOOR AIR COOLED CONDENSING UNITS. REFER TO DRAWINGS FOR ROUTING. PIPING SHALL BE SIZED AND INSTALLED AS PER HEAT PUMP MANUFACTURER'S INSTRUCTIONS AND ACTUAL FIELD PIPE LENGTHS. CAULK AND SEAL REFRIGERANT PIPE PENETRATIONS THROUGH EXTERIOR WALL (SEAL WEATHER TIGHT).

1 RTU-01,02, & 0B GAS HEATING, DX COOLING, ECONOMIZER SEQUENCE OF OPERATION

MO01 SCALE: NONE



ME ENGINEERING
Mechanical/Electrical Engineering Consultants
161 Route 8-2000
Schaumburg, IL 60196
Tel: 630-230-8800
Fax: 630-230-8801
www.me-engineering.com

DATE: 9/17/2000

PROJECT NO: 200005

DESIGNED BY: CDM

DRAWN BY: WTW

CHECKED BY: RGA

SCALE: AS NOTED

NOTES:

MECHANICAL GENERAL NOTES, SYMBOL LIST, DRAWING LIST

HARRIS A. SANDERS ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210



SHEET NO

MO01