

KEYNOTE SYMBOLS: (1), (2), (3)

1. ALL EXISTING PROVISIONS IN THIS AREA TO REMAIN. CLEAN AND REFURBISH EQUIPMENT AND DISPOSES FOR FULL AND COMPLETE OPERATION.
2. RELOCATE EXISTING THERMOSTAT TO LOCATION SHOWN.
3. EXISTING SUPPLY DIFFUSER TO REMAIN. CLEAN AND REFURBISH TO LIKE NEW CONDITION. BALANCE SUPPLY DIFFUSER TO 300 CFM.
4. RELOCATE EXISTING RETURN GRILLE TO LOCATION SHOWN. CLEAN AND REFURBISH TO LIKE NEW CONDITION. BALANCE RETURN GRILLE TO 300 CFM.
5. LOCATE BOTTOM OF RETURN GRILLE AT LEAST 12" 4" AFF.
6. FURNISH AND INSTALL APPROPRIATE DUCT TRANSITION TO VAV TERMINAL.

3 MECHANICAL KEYNOTES
SCALE: N/A

- A. ALL PIPING AND HEADS SHALL BE INSTALLED PER LATEST EDITION OF NFPA 13. HEAD SPACING SHALL BE BASED UPON THE ORDINARY HAZARD SCHEDULE. ALL SPRINKLER PIPING SHALL BE SCHEDULE 40 BLACK IRON. SCHEDULE 10 PIPING IS PERMISSIBLE IF ACCEPTABLE TO THE LANDLORD. HYDRAULICALLY CALCULATE SYSTEM AND SUBMIT COPIES OF THE CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION AND THE LANDLORD.
- B. PREPARE SHOP DRAWINGS FOR SUBMITTAL TO THE AUTHORITY HAVING JURISDICTION AND THE LANDLORD BEFORE FABRICATION.
- C. TWO COPIES OF THE APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND THE LANDLORD PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- D. PROVIDE FOR INSPECTION TESTING AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION AND THE STATE INSPECTION BUREAU AS REQUIRED.
- E. PROVIDE SIGNED CERTIFICATE OF COMPLETION COPIES TO BE GIVEN TO OWNER'S REPRESENTATIVE, INSURANCE REPRESENTATIVE, AND PROJECT OFFICE.
- F. HOLD ALL SPRINKLER LINES AS HIGH AS POSSIBLE TO MAINTAIN 18" CLEARANCE ABOVE STOCK SHELVING.
- G. SPRINKLER HEADS IN SALES AREA SHALL BE CONCEALED TYPE WITH WHITE COVER PLATES. UPRIGHT PENDANT HEADS SHALL BE USED IN ALL AREAS WITHOUT A CEILING. PENDANT HEADS WITH EXCLUSION PLATES SHALL BE USED IN ALL STOCKROOM AREAS/RESTROOMS WITH LAY-IN OR GYPSUM BOARD CEILINGS. SPRINKLER HEAD TEMPERATURE RATINGS SHALL BE 165°F IN SALES AND STOCK AREAS AND 212°F IN DISPLAY WINDOWS AND LIGHTING FIXTURE CANOPIES OR AS REQUIRED BY LANDLORD'S INSURANCE AGENCY AND LOCAL AUTHORITIES. SPRINKLER HEADS SHALL BE QUICK RESPONSE TYPE. ALL SEMI-RECESSED AND CONCEALED HEADS SHALL BE WHITE.
- H. VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS WHICH WILL AFFECT THE WORK. PROVIDE ALL REQUIRED PIPING AND OR REVISIONS TO PIPING AS NEEDED FOR A COMPLETE SPRINKLER SYSTEM WHICH IS APPROVED AND ACCEPTED BY LOCAL AUTHORITIES.
- I. SPRINKLER SHOP DRAWINGS UNDER SEPARATE COVER. SUPPLY SPRINKLER SHOP DRAWINGS AND APPLY TO BUILDING DEPARTMENT (REQUIRED).
- J. LANDLORD DESIGNATED CONTRACTOR TO REFORM ALL SPRINKLER MODIFICATIONS. SYSTEM MODIFICATIONS SHALL BE SCHEDULED IN ADVANCE WITH THE LANDLORD'S FIELD REPRESENTATIVE. THE SPRINKLER SYSTEM SHALL BE FULLY CHARGED AND OPERATIONAL.
- K. ALL FIRE PROTECTION AND SPRINKLER SYSTEM WORK SHALL BE IN ACCORDANCE WITH AIA'S INSURANCE AGENCY REQUIREMENTS, NFPA, STATE, COUNTY AND LOCAL FIRE MARSHAL.

2 FIRE PROTECTION SPECIFICATIONS
SCALE: N/A

NOTE

EXISTING CONDITIONS WERE TAKEN FROM SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

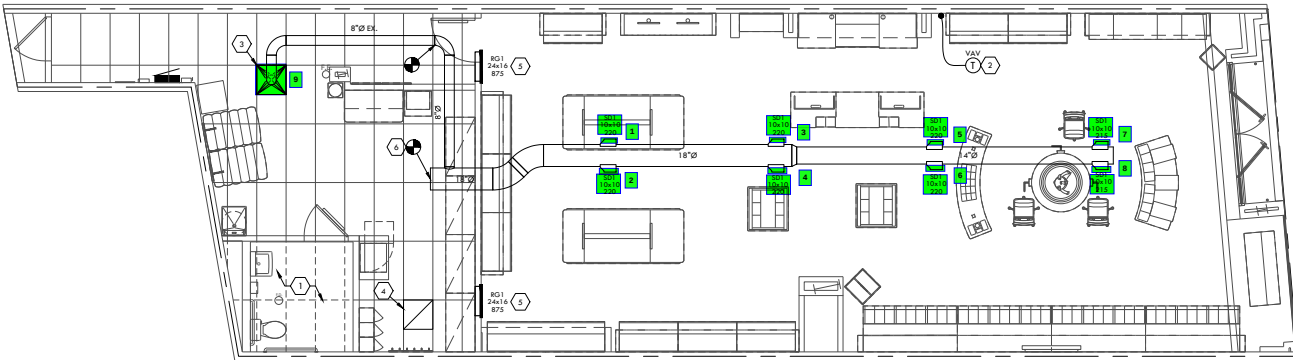
ALL HVAC EQUIPMENT AND CONTROLS MUST BE LOCATED FOR PROPER ACCESS FOR MAINTENANCE AND REPAIR. WHETHER INSTALLATION IS EXISTING OR NEW. EXISTING EQUIPMENT AND CONTROLS SHALL BE RELOCATED BY THIS CONTRACTOR IF REQUIRED.

1. ALL OF THE MECHANICAL WORK IS NOT NECESSARILY SHOWN OR NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS RELATED TO THEIR WORK BEFORE BIDDING. NOTIFY THE OWNER OF ANY DISCREPANCIES. THOSE ITEMS NOT SHOWN OR NOTED BUT WHICH ARE DEEMED NECESSARY FOR REMOVAL OR RELOCATION BY OWNER'S REPRESENTATIVE SHALL BE PART OF THIS CONTRACT.
2. THE SUBMISSION OF PROPOSALS SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTORS HAVE VISITED THE SITE. NO EXTRA PAYMENTS WILL BE ALLOWED THESE CONTRACTORS CLAIM FOR EXTRA WORK MADE NECESSARY BY THEIR FAILURE TO VISIT THE SITE.
3. GUARANTEE ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND REPAIR OR REPLACE WITHOUT COST TO THE OWNER ANY EQUIPMENT WHICH IS DEFECTIVE, OR IMPROPERLY INSTALLED. IN ADDITION, ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDING AND ITS CONTENTS OR OTHER EQUIPMENT CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIALS INSTALLED UNDER THIS PORTION OF THE WORK.
4. ALL WORK SHALL BE COMPLETED AND INSTALLED ACCORDING TO STATE AND OR LOCAL CODES, AND ALL LANDLORD CRITERIA.
5. PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PROVIDE A CERTIFICATE OF INSPECTION.
6. REVIEW ALL LANDLORD REQUIREMENTS AND INSTALL ALL MATERIALS AND EQUIPMENT AS DIRECTED BY THE LANDLORD'S REPRESENTATIVE AND AS REQUIRED BY THE LEASE DOCUMENTS. VERIFY THE REQUIREMENTS BEFORE SUBMITTING A BID.
7. VERIFY THE SIZE, LOCATION AND CONDITION OF THE EXISTING DUCTWORK, EQUIPMENT AND CONTROLS THAT ARE TO REMAIN. NOTIFY THE OWNER OF ANY DISCREPANCIES. REPLACE EXISTING COMPONENTS IF INADEQUATE FOR THE NEW REQUIREMENTS OR INOPERABLE. COORDINATE REPLACEMENT COMPONENT SPECIFICATIONS WITH THE LANDLORD'S FIELD REPRESENTATIVE.
8. FIVE (5) COPIES OF ALL SHOP OR EQUIPMENT DRAWINGS SHALL BE SUBMITTED TO THE OWNER. THESE DRAWINGS SHALL BE CLEARLY MARKED INDICATING WHICH ITEMS ARE TO BE SUPPLIED AND SHALL STATE CAPACITIES, SIZES, REQUIRED INSPECTION LABELS AND GENERAL DESCRIPTION OF ALL EQUIPMENT AND FIXTURES.
9. ALL AIR INTAKES AND EXHAUSTS NEED TO BE SEPARATED BY A MINIMUM OF 10'-0".
10. NO COMPONENTS MAY BE ABANDONED IN PLACE WITHOUT PERMISSION FROM THE OWNER. ALL COMPONENTS THAT ARE NOT REUSED MUST BE REMOVED.
11. VERIFY ALL CLEARANCES AROUND NEW AND EXISTING EQUIPMENT.
12. CAP ALL UNUSED PIPING LINES ASSOCIATED WITH LEASED SPACE AS REQUIRED BY LANDLORD AND LOCAL AUTHORITY HAVING JURISDICTION.
13. FURNISH AND INSTALL BACKFLOW PREVENTER IF REQUIRED BY AUTHORITY HAVING JURISDICTION OR LANDLORD.
14. FURNISH AND INSTALL ALL MECHANICAL EQUIPMENT AND OR AIR DEVICES AS SCHEDULED ON THE DRAWINGS. BIDS SHALL BE BASED ON THE EQUIPMENT SPECIFIED AND NO SUBSTITUTIONS WILL BE ACCEPTED.
15. FURNISH AND INSTALL ALL SYSTEMS OF HVAC CONTROL (TO INCLUDE CONTROL WIRING) TO PROVIDE A COMPLETE SYSTEM.
16. FLEX DUCTWORK SHALL NOT EXCEED 3'-0" IN LENGTH.
17. A CERTIFIED AIR BALANCE REPORT IS TO BE PROVIDED TO THE LANDLORD PRIOR TO STORE OPENING.
18. REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING, SYSTEMS, ETC., NOT BEING REUSED. DO NOT ABANDON.
19. THE O.C. SHALL HAVE EXISTING SANITARY WASTE LINE INSPECTED BY CAMERA, TO LEASE LINE, PRIOR TO COMMENCING NEW WORK. RECORDING OF INSPECTION SHALL BE FURNISHED TO OWNER ALONG WITH ANY FINDINGS ADVISING REPAIR OR CLEARANCE OF ANY OBSERVED OBSTRUCTIONS OF THE EXISTING PIPE PRIOR TO ROUGH-IN INSPECTION.
20. ALL HVAC SYSTEMS AND EQUIPMENT CAPACITIES HAVE BEEN DESIGNED TO NOT EXCEED CALCULATION LOADS.
21. ALL DUCTS AND PIPINGS SHALL BE SEALED BASED ON STATIC PRESSURE AND LOCATION.
22. HVAC CONTROL SYSTEMS SHALL BE TESTED TO INSURE PROPER OPERATION, CALIBRATION, AND ADJUSTMENT OF CONTROLS.
23. PROVIDE R-6 MINIMUM INSULATION WRAP ON ALL CONCEALED DUCTWORK. PROVIDE R-4.2 MINIMUM INSULATION DUCT LINES ON ALL EXPOSED SPIRAL DUCTWORK. PROVIDE R-6 MINIMUM INSULATION DUCT LINES ON ALL EXPOSED RECTANGULAR DUCTWORK. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE DIMENSIONS. SHEET METAL SIZES SHALL INCREASE ACCORDINGLY. PROVIDE R-2 MINIMUM INSULATION ON ALL DUCTWORK INSTALLED IN UNCONDITIONED SPACES. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

7 GENERAL NOTES
SCALE: N/A

6 LEGEND
SCALE: N/A

MECHANICAL SYMBOLS LEGEND	
	THERMOSTAT / HUMIDISTAT
	VOLUME DAMPER
	FIRE DAMPER
	CEILING SUPPLY AIR DIFFUSER
	CEILING RETURN AIR GRILLE
	SIDEWALL AIR DIFFUSER OR GRILLE
	NEW DUCTWORK
	EXISTING DUCTWORK
	CONDENSATE DRAIN
	GAS PIPING
	PIPE TURNING DOWN
	PIPE TURNING UP
	BALL VALVE
	CONNECTION OF NEW TO EXISTING CHECK VALVE
	GAS COCK
	STRAINER
	ABOVE FINISHED FLOOR
	EXISTING TO REMAIN
	AIR SERVICE # CFM
	S - SUPPLY
	R - RETURN
	E - EXHAUST
FIRE PROTECTION SYMBOLS LEGEND	
	EXISTING SPRINKLER HEAD
	ORBICHONE PENDANT SPRINKLER HEAD
	UPRIGHT SPRINKLER HEAD
	CONCEALED SPRINKLER HEAD
	SIDEWALL SPRINKLER HEAD
PLUMBING SYMBOLS LEGEND	
	COLD WATER
	HOT WATER
	SANITARY DRAIN
	SANITARY VENT
	VENT THROUGH ROOF
	PLUMBING TRAP
	CLEAN OUT



20 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

Artifex
design studio
architects

Artifex Design Studio, Inc.
278 Germania Drive
St Louis, MO 63011
p. 314-390-1945

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PROFESSIONAL SEAL

CONSULTANTS
Mech. Engineer of Record
Charles C. Freeman, P.E.
11880 COLLEGE BLVD. STE 475
OVERLAND PARK, KS 66210
P 913 322 5150
PENG 230104P

PROJECT TITLE
BUILD-A-BEAR WORKSHOP
GALLERIA AT ROSEVILLE
1175 GALLERIA BLVD
ROSEVILLE, CA 95678



Rev. Date Revision Description
BY: TJW/GG/TP
DATE: 09/08/23
PROJ. NO. 23010
SHEET TITLE:

MECHANICAL
FLOOR PLAN

SHEET NO.
M1.0