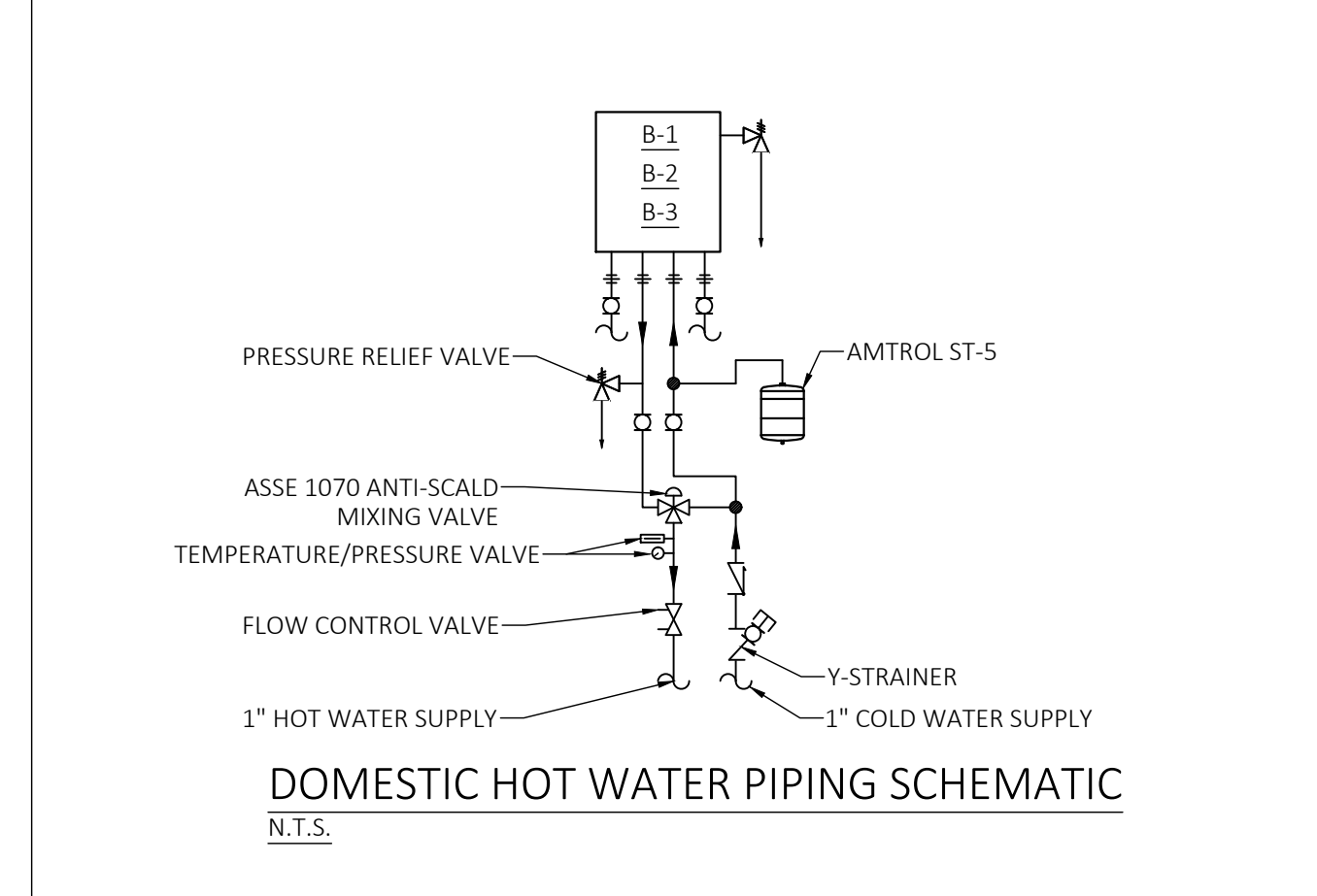
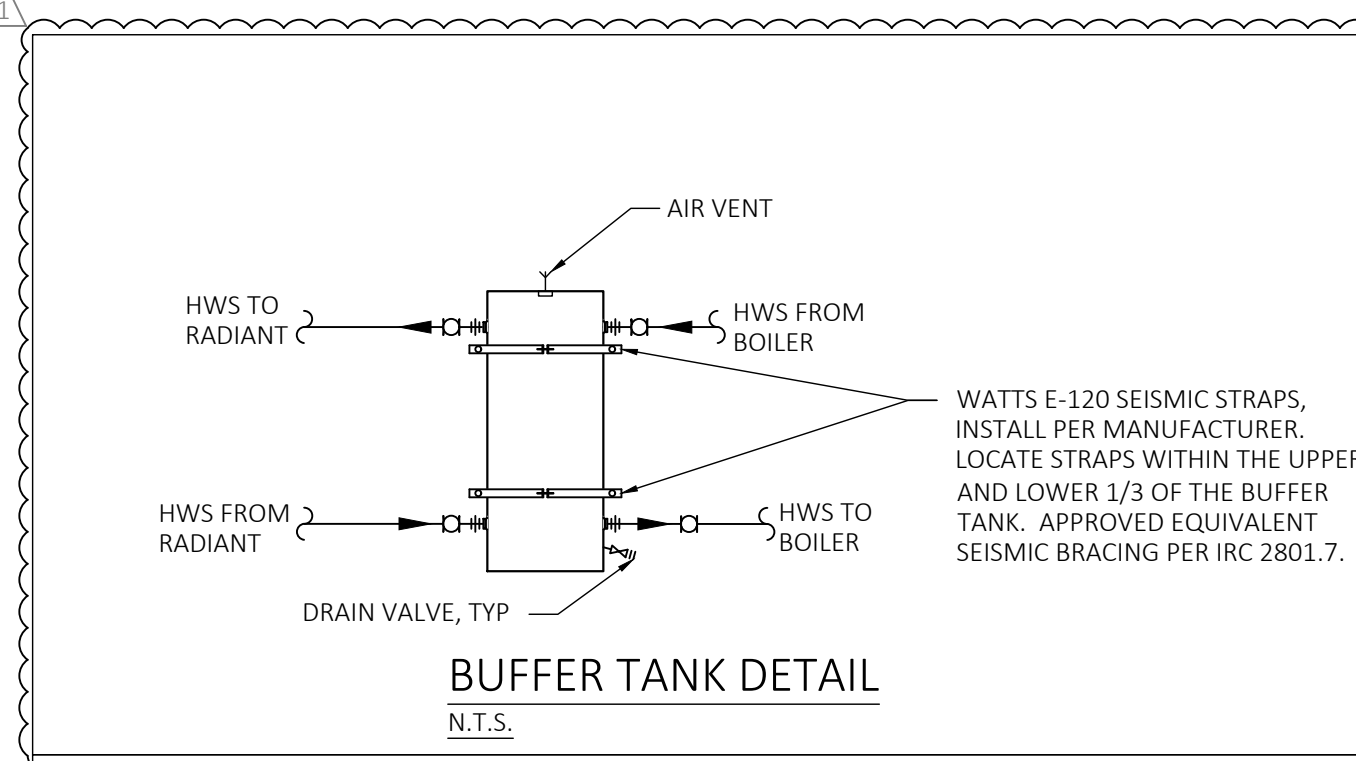
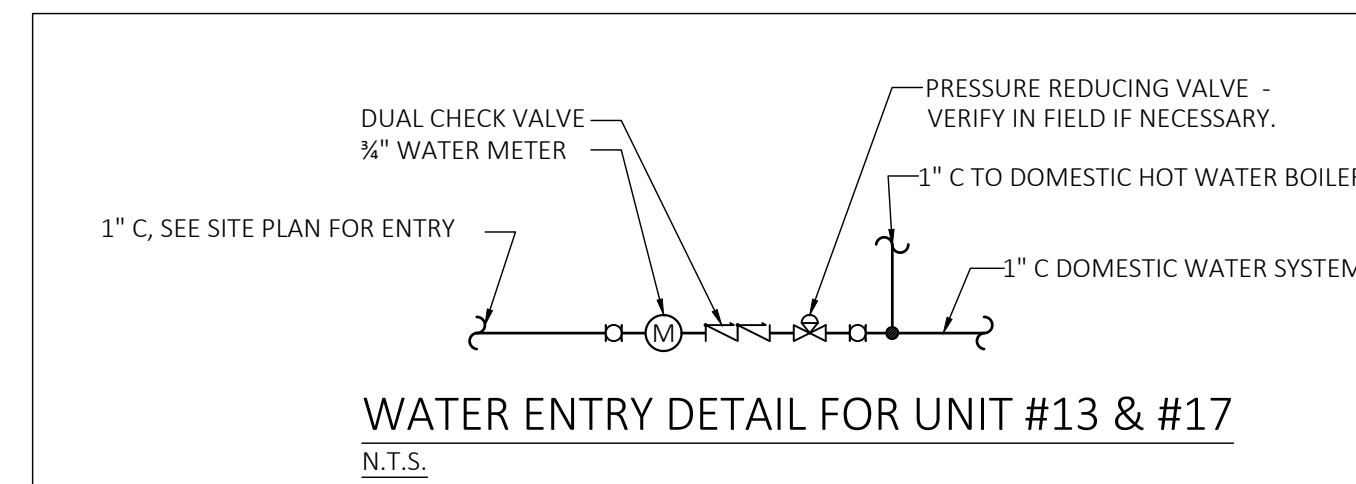
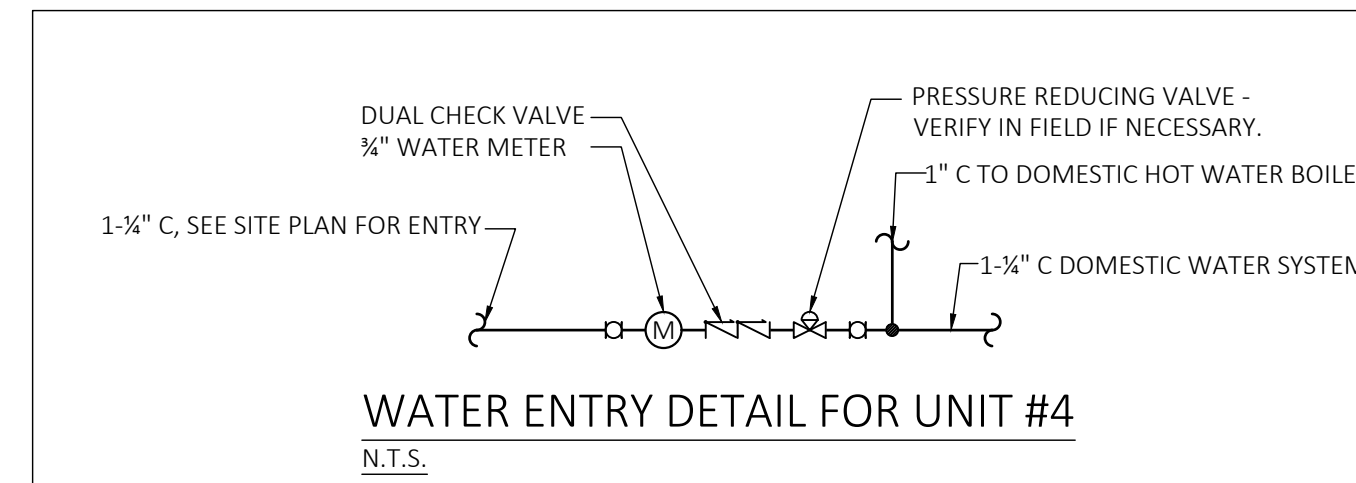


Village Nest Sheet Index	
Sheet Number	Sheet Name
M0.1	Cover Sheet
M1.0	First and Second Floor Mechanical Plan Unit #4
M1.1	First and Second Floor Mechanical Plan Unit #13
M1.2	First and Second Floor Mechanical Plan Unit #17
M2.0	First and Second Floor Hydronic Plan Unit #4
M2.1	First and Second Floor Hydronic Plan Unit #13
M2.2	First and Second Floor Hydronic Plan Unit #17
M3.0	Piping Schematics
M3.1	Mechanical Equipment Schedules
M3.2	Mechanical and Plumbing Specifications



UNIT#4 GAS LOAD SCHEDULE - PROPANE			
APPLIANCE	QTY.	BTUH RATINGS, INPUT	SUBTOTAL
BOILER	1	199,000	199000
		TOTAL CONNECTED LOAD	199,000
LONGEST LENGTH = 50'-0"			
NOTES: INPUT LOADS ARE DERATED FOR ELEVATION PER MANUFACTURERS RECOMMENDATIONS.			

UNIT#13 & #17 GAS LOAD SCHEDULE - PROPANE			
APPLIANCE	QTY.	BTUH RATINGS, INPUT	SUBTOTAL
BOILER	1	199,000	199000
		TOTAL CONNECTED LOAD	199,000
LONGEST LENGTH = 48'-0"			
NOTES: INPUT LOADS ARE DERATED FOR ELEVATION PER MANUFACTURERS RECOMMENDATIONS.			

- GENERAL NOTES**
- UNDER FLOOR AND ATTIC SPACES CONTAINING EQUIPMENT REQUIRING SERVICE SHALL HAVE AN UNOBSTRUCTED PATHWAY LARGE ENOUGH TO REMOVE THE EQUIPMENT, BUT NOT LESS THAN 30 INCHES WIDE BY 22 INCHES TALL. THE PATHWAY SHALL BE LESS THAN 20 FEET IN LENGTH. PROVIDE LUMINARIES CONTROLLED BY A SWITCH AT THE OPENING AND RECEPTACLE OUTLET AT OR NEAR ALL APPLIANCES.
 - PROVIDE 30 INCH DEEP BY 30 INCH WIDE BY 30 INCH HIGH LEVEL CLEAR SPACE IN FRONT OF EQUIPMENT FOR SERVICING
 - PROVIDE FLOOR DRAINS IN ALL LAUNDRY AND MECHANICAL ROOMS WITH SURE SEAL TRAP SEALER.
 - LOCATE ALL E/A TERMINATIONS NOT LESS THAN 3' FROM OPENINGS INTO BUILDING AND MINIMUM OF 18" ABOVE GRADE. PROVIDE WALL CAP WITH BACKDRAFT DAMPERS AND SCREENS. VERIFY WALL CAP STYLE AND COLOR WITH ARCHITECT.
 - LOCATE ALL O/A TERMINATIONS NOT LESS THAN 10' FROM E/A TERMINATIONS. PROVIDE WALL CAP WITH BACKDRAFT DAMPERS AND SCREENS.
 - RADON MITIGATION SHALL BE INSTALLED PER IRC APPENDIX F. A PLUMBING TEE SHALL BE INSERTED BENEATH THE BASEMENT SLAB AND CONNECT TO A 4" Ø SCHEDULE 20 PVC VENT PIPE. THE VENT PIPE SHALL EXTEND UP THROUGH THE BUILDING AND TERMINATE NOT LESS THAN 12 INCHES ABOVE THE ROOF IN A LOCATION AT LEAST 10 FEET FROM WINDOWS OR ANY OTHER OPENINGS INTO THE BUILDING OR ANY ADJACENT BUILDING. PROVIDE A POWER SOURCE IN THE ATTIC FOR FUTURE INSTALLATION OF FAN. IN THE EVENT RADON LEVELS ARE TESTED ABOVE ACCEPTABLE LEVELS, THE FAN SHALL BE SIZED FOR 90 TO 150 CFM AT 0" STATIC PRESSURE. PROVIDE RAIN CAP FOR THE TERMINATION.
 - PROVIDE WATER HAMMER ARRESTORS AT QUICK CLOSING VALVES; DISH WASHERS; CLOTHES WASHER.

ABBREVIATIONS

—C—	DOMESTIC COLD WATER	AFF	ABOVE FINISHED FLOOR
—H—	DOMESTIC HOT WATER	BDD	BACK DRAFT DAMPER
—CIRC—	RECIRCULATED HOT WATER	CFM	CUBIC FEET PER MINUTE
—HWS—	HOT WATER SUPPLY	CLG	CEILING
—HWR—	HOT WATER RETURN	CONN	CONNECT
—G—	NATURAL GAS	CO	CLEANOUT
—MG—	MEDIUM PRESSURE GAS	COTG	CLEANOUT TO GRADE
—LPG—	LIQUID PROPANE GAS	DN	DOWN
—GW—	GREASE WASTE PIPE	(E)	EXISTING
—ST—	STORM DRAIN PIPE	EAT	ENTERING AIR TEMPERATURE
—ST(OP)—	STORM DRAIN OVERFLOW	E/A	EXHAUST AIR
—W—	WASTE PIPE	EWT	ENTERING WATER TEMPERATURE
—V—	PLUMBING VENT PIPE	FA	FREE AREA
		FCO	FLOOR CLEANOUT
		GPM	GALLONS PER MINUTE
		LAT	LEAVING AIR TEMPERATURE
		LWT	LEAVING WATER TEMPERATURE
		(N)	NEW
		OBD	OPPOSED BLADE VOLUME DAMPER
		OC	ON CENTER
		O/A	OUTSIDE AIR
		R/A	RETURN AIR
		S/A	SUPPLY AIR
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		W/	WITH
		WCO	WALL CLEANOUT
		SF	SQUARE FEET

LEGEND

	FLEX CONNECTION		HOSE BIB
	DIFFERENTIAL PRESSURE REGULATOR		AIR SEPARATOR
	PIPE BREAK		PRESSURE RELIEF VALVE
	POINT OF CONNECTION		
	UNION		
	DRAIN VALVE		
	CIRCUIT SETTER		
	BALL VALVE		
	CHECK VALVE		
	CONTROL VALVE		
	3 WAY CONTROL VALVE		
	ISOLATION VALVE		
	PLUG VALVE		
	PRESSURE REDUCING VALVE		
	ACTUATOR		
	AIR VENT		
	CAP		
	FLOW SWITCH		
	PRESSURE GAUGE		
	PRESSURE SWITCH		
	STRAINER		
	P AND T PLUG		
	TEMPERATURE GAUGE		
			DIFFUSER TAG
			THERMOSTAT
			HUMIDISTAT STAT
			VENTILATION CONTROLLER
			PUSH BUTTON/SWITCH
			REMOTE SENSOR
			SECTION THRU O/A OR S/A DUCT
			SECTION THRU R/A OR E/A DUCT
			OPPOSED BLADE MANUAL DAMPER
			MOTORIZED DAMPER
			BACKDRAFT DAMPER

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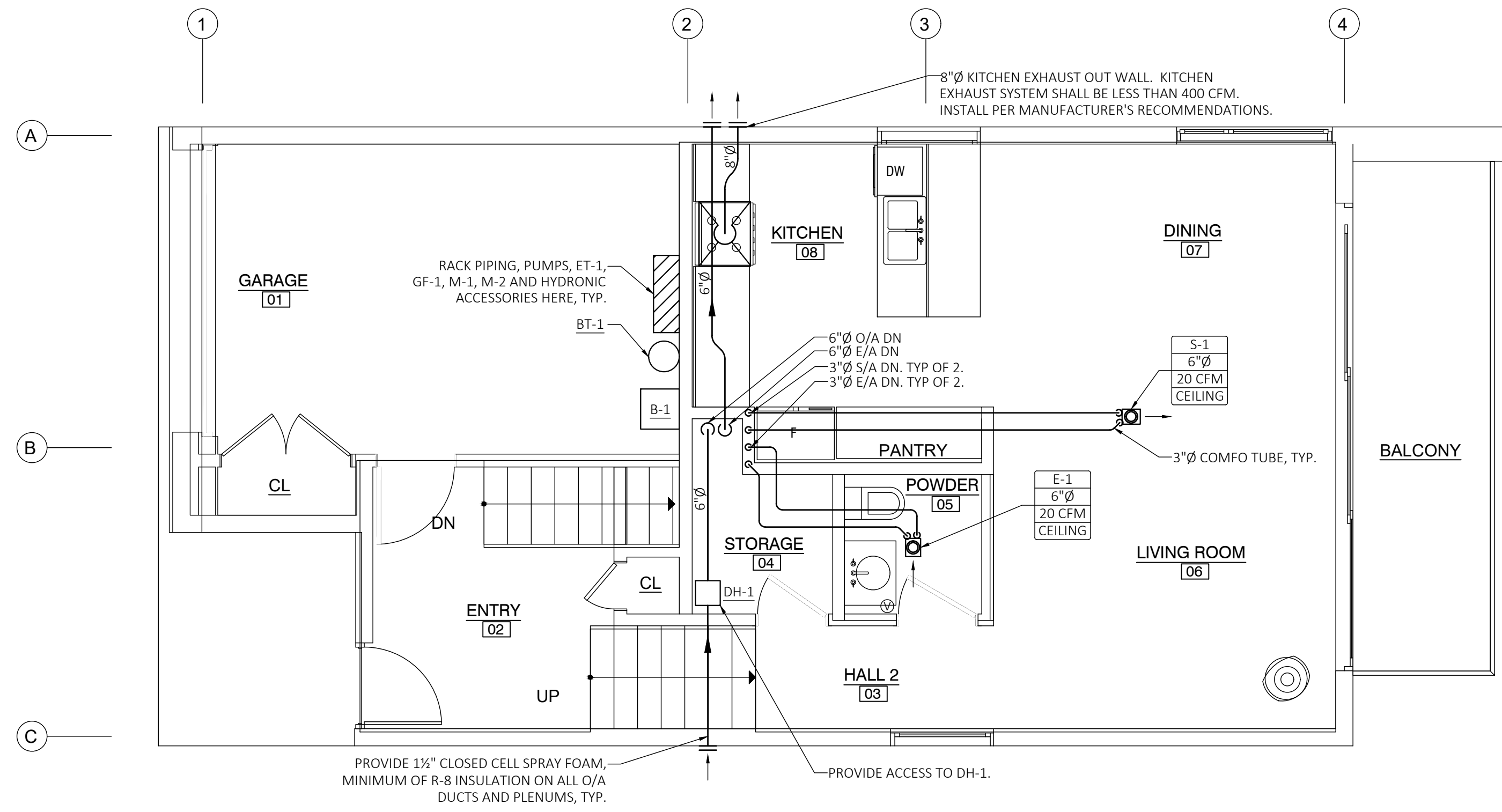
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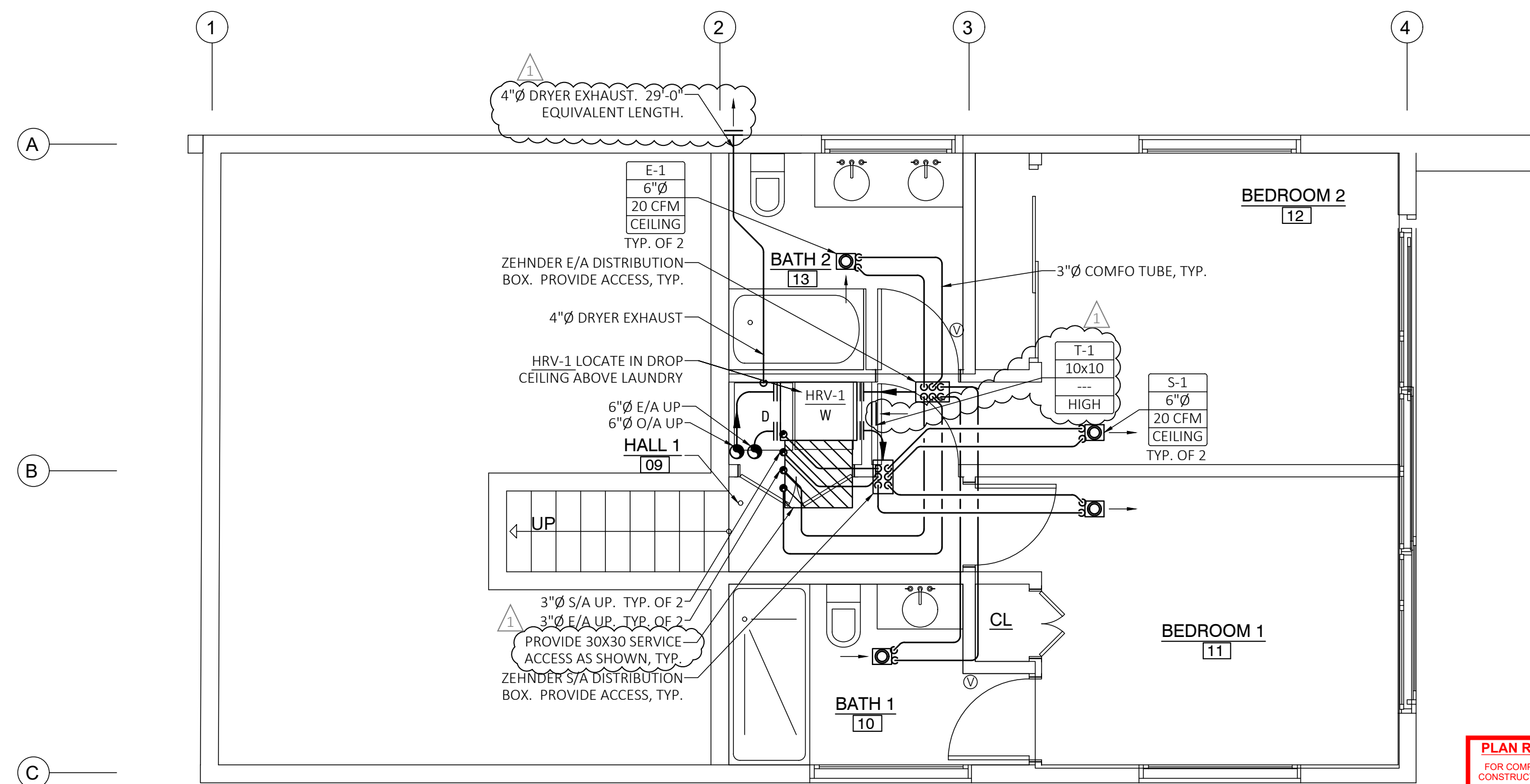
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SECOND FLOOR MECHANICAL PLAN UNIT #4

SCALE: 1/4"=1'-0"



FIRST FLOOR MECHANICAL PLAN UNIT #4

SCALE: 1/4"=1'-0"

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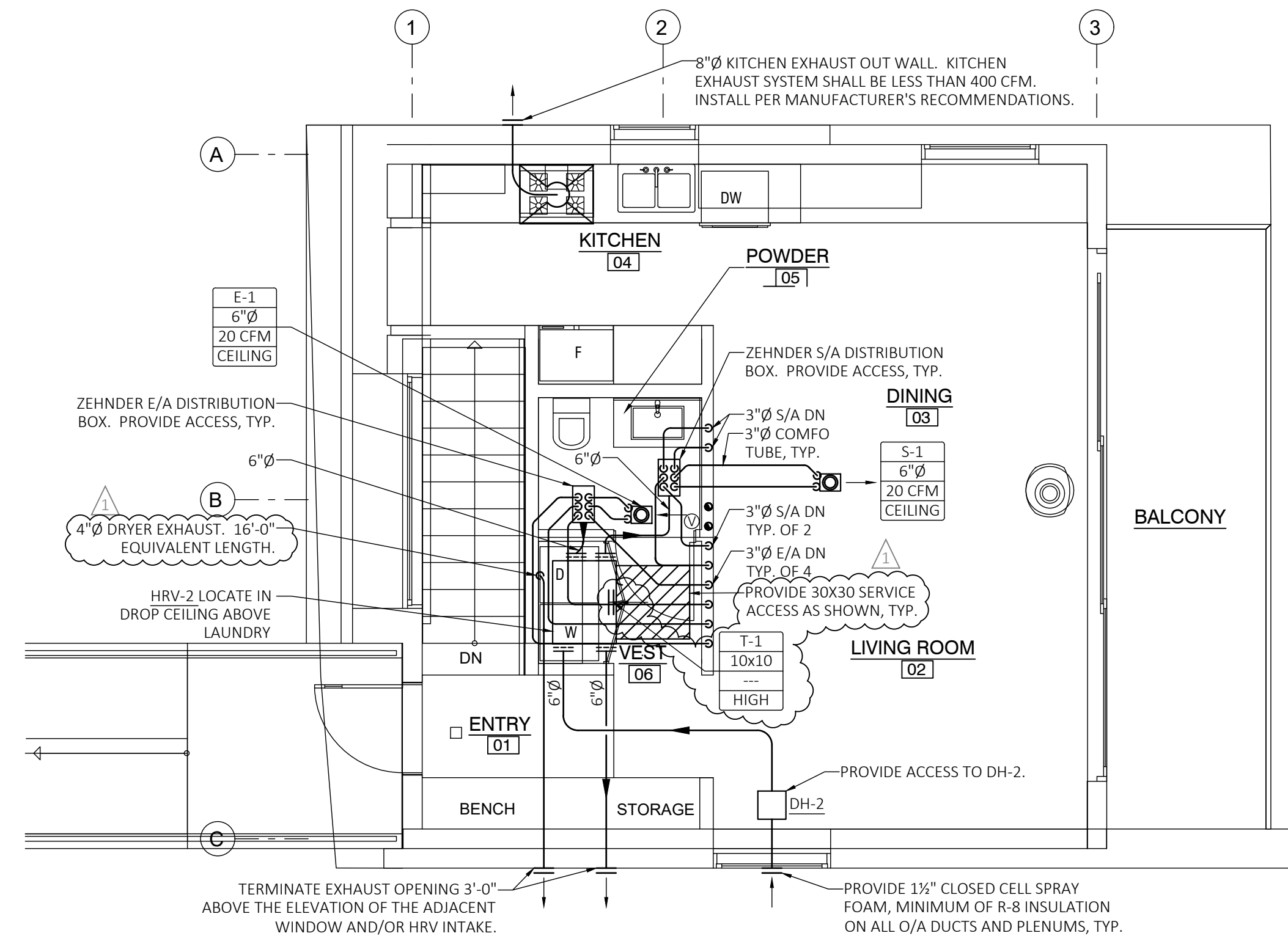
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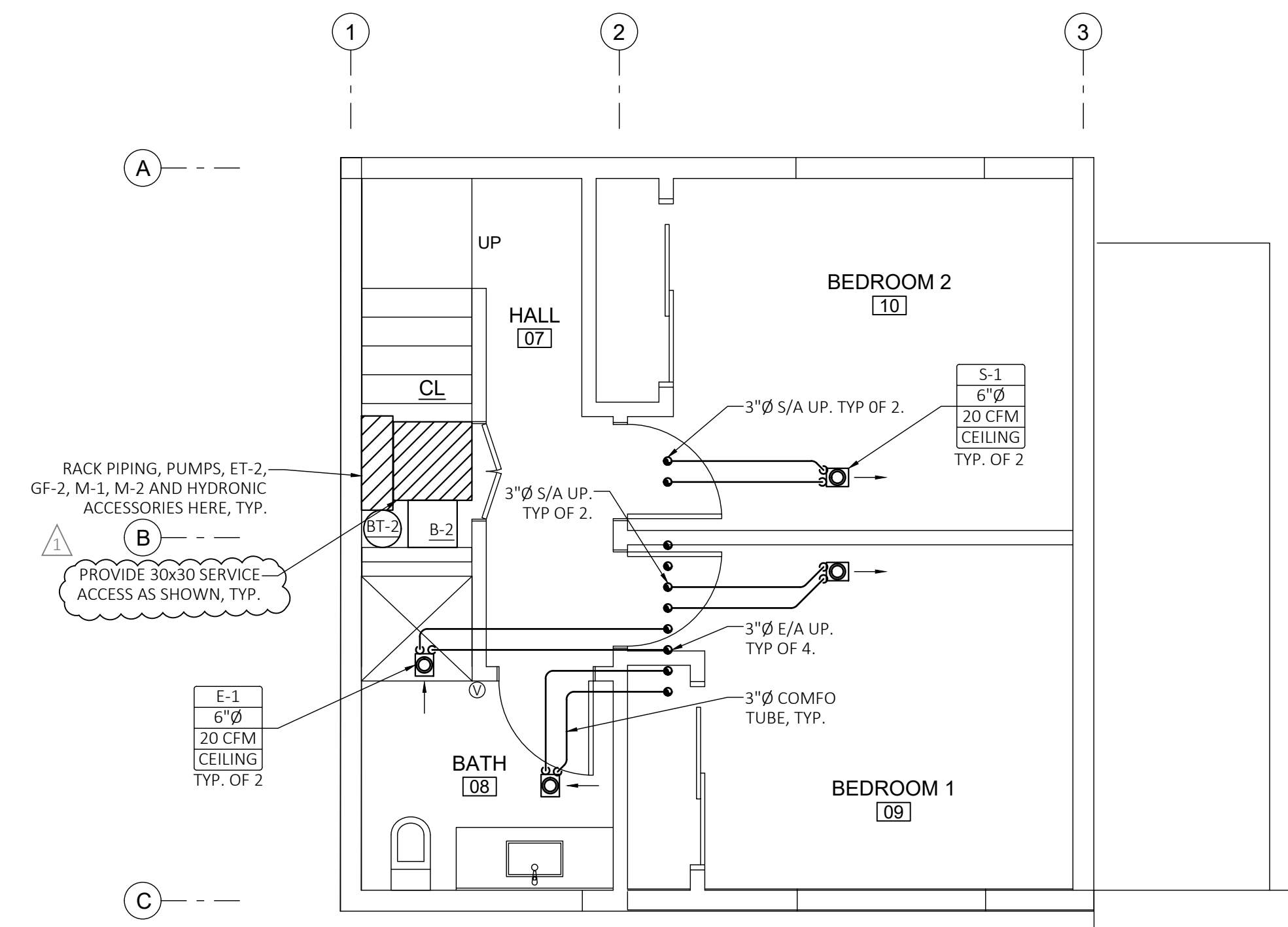
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SECOND FLOOR MECHANICAL PLAN UNIT #13
SCALE: 1/4"=1'-0"



FIRST FLOOR MECHANICAL PLAN UNIT #13
SCALE: 1/4"=1'-0"

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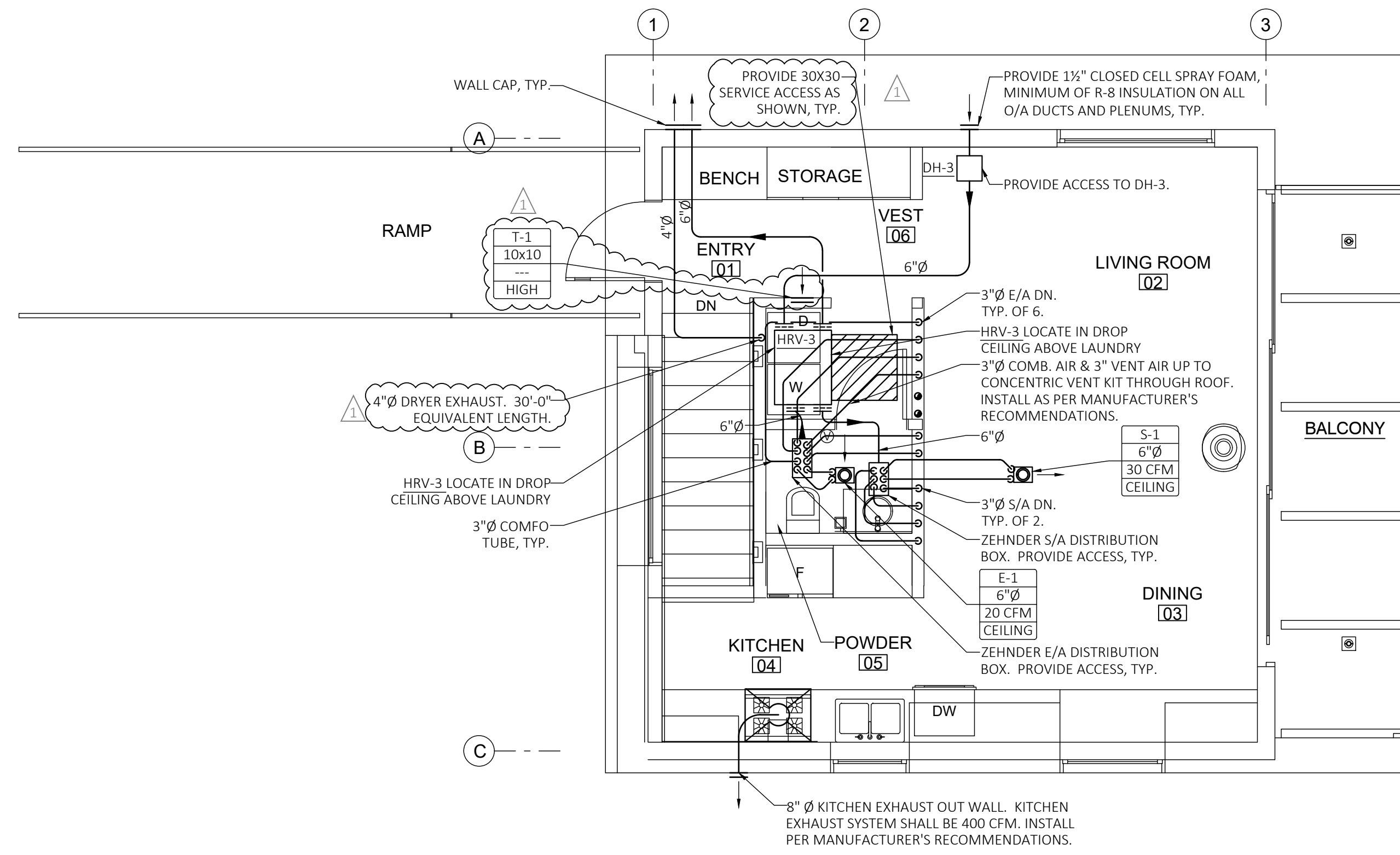
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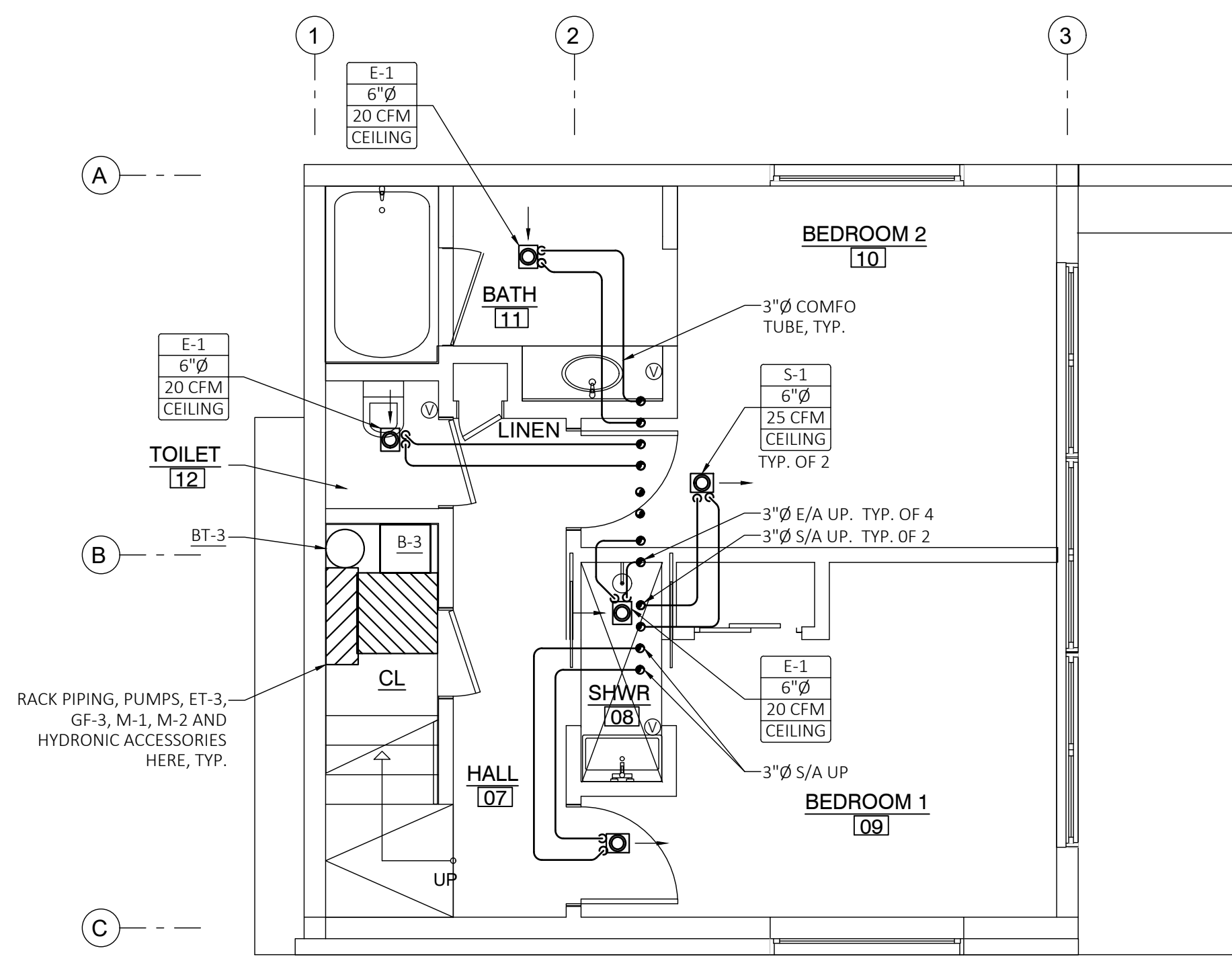
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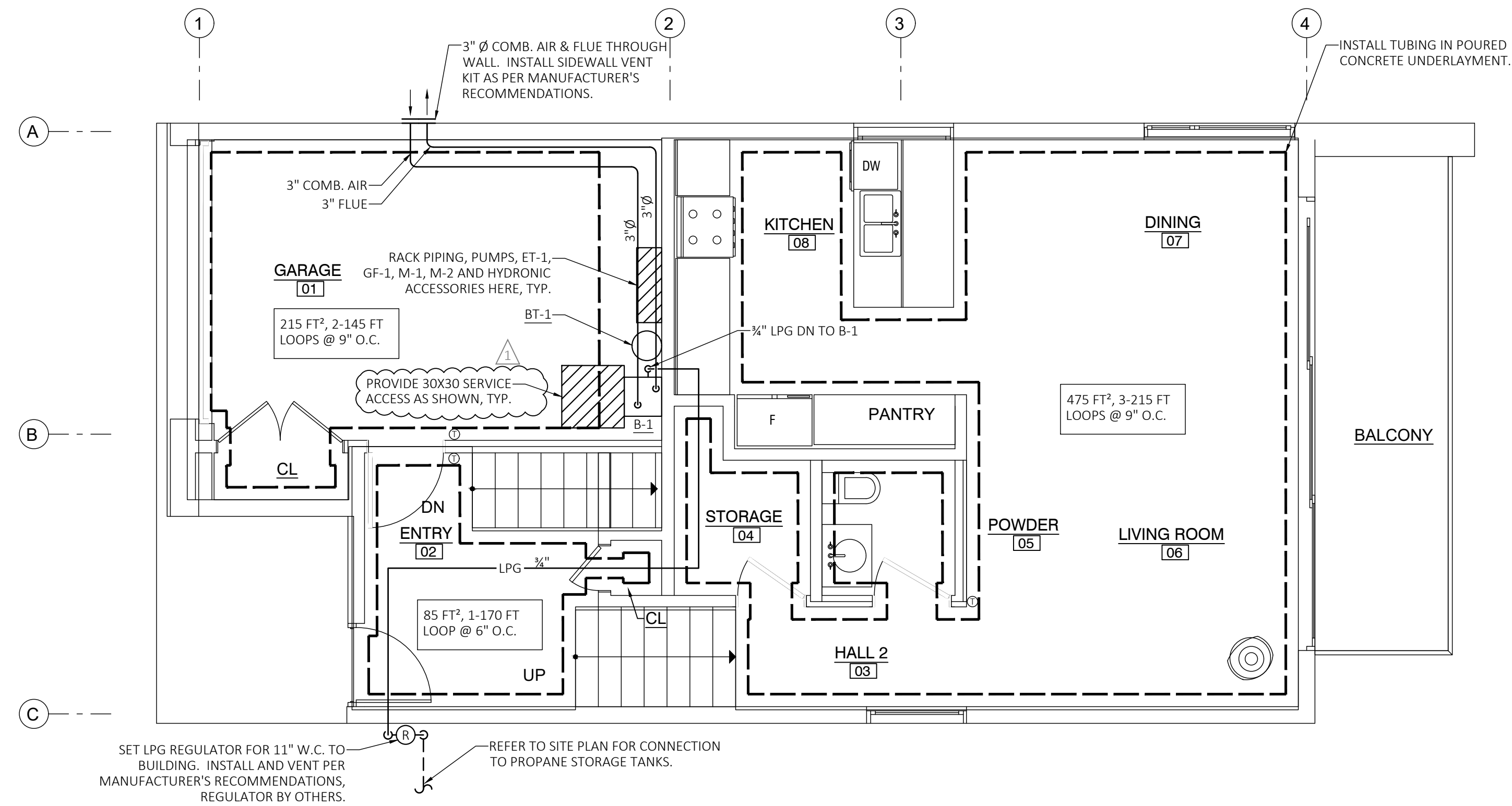
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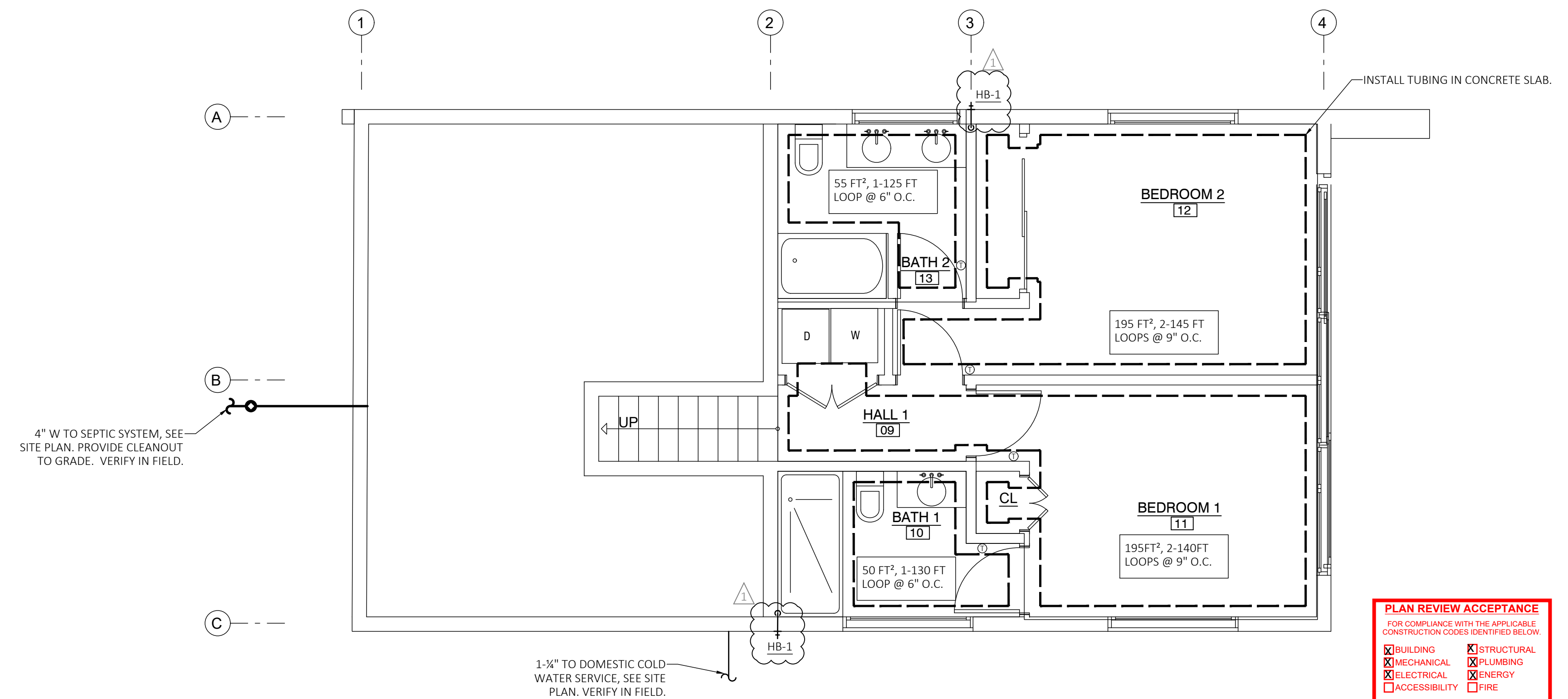
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FIRST FLOOR HYDRONIC PLAN UNIT #4
SCALE: 1/4"=1'-0"

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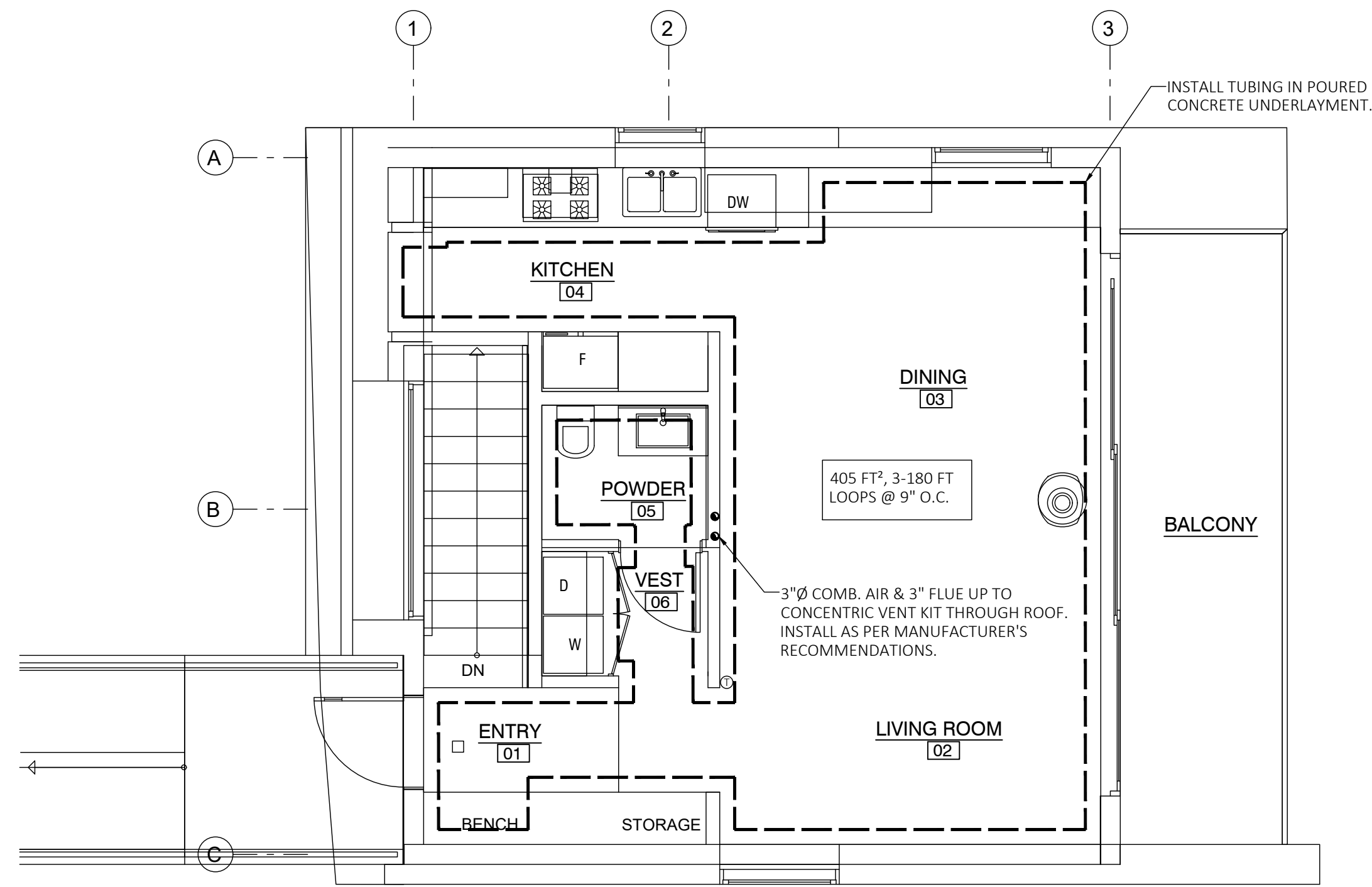
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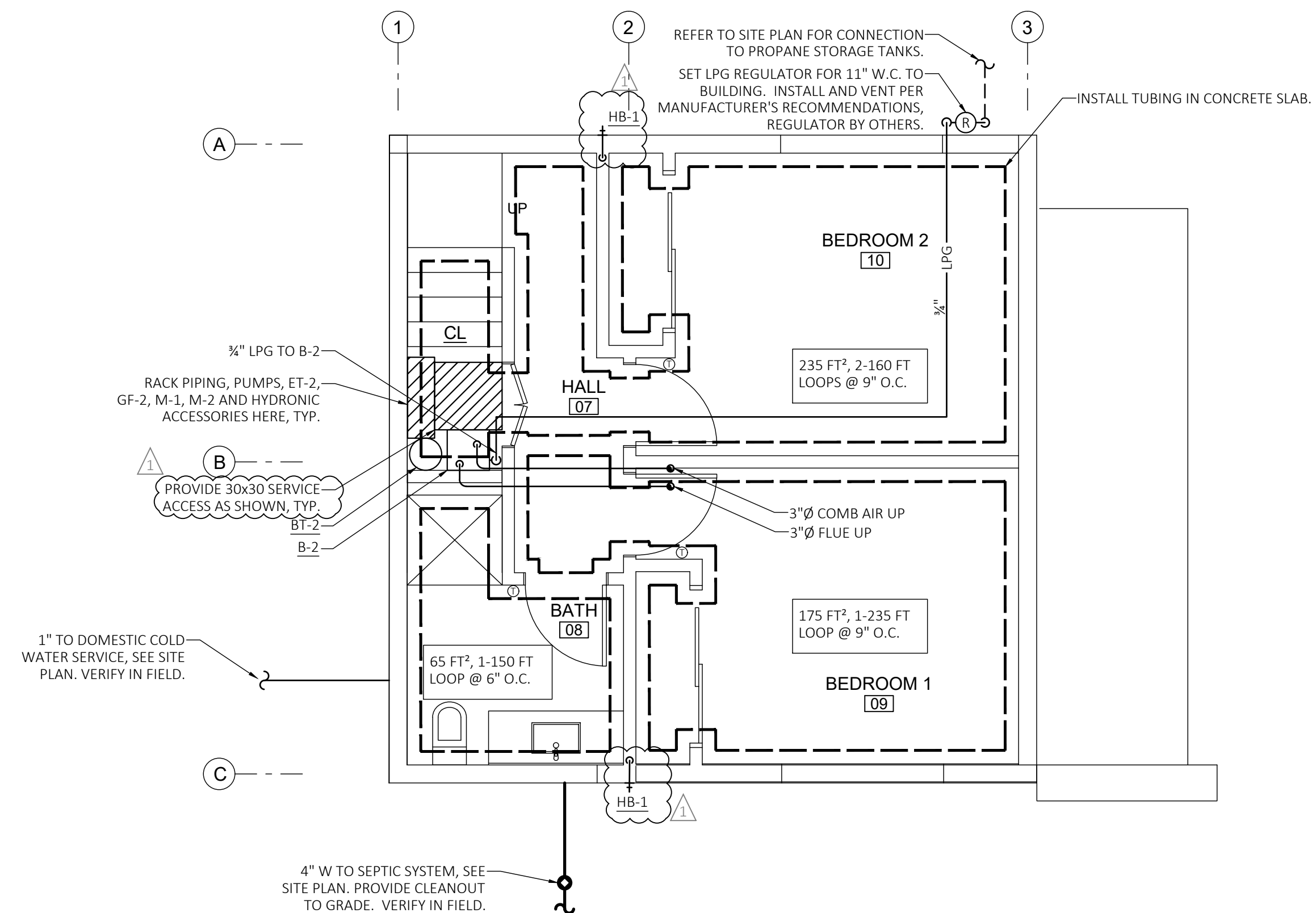
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SECOND FLOOR HYDRONIC PLAN UNIT #13

SCALE: 1/4"=1'-0"



FIRST FLOOR HYDRONIC PLAN UNIT #13

SCALE: 1/4"=1'-0"

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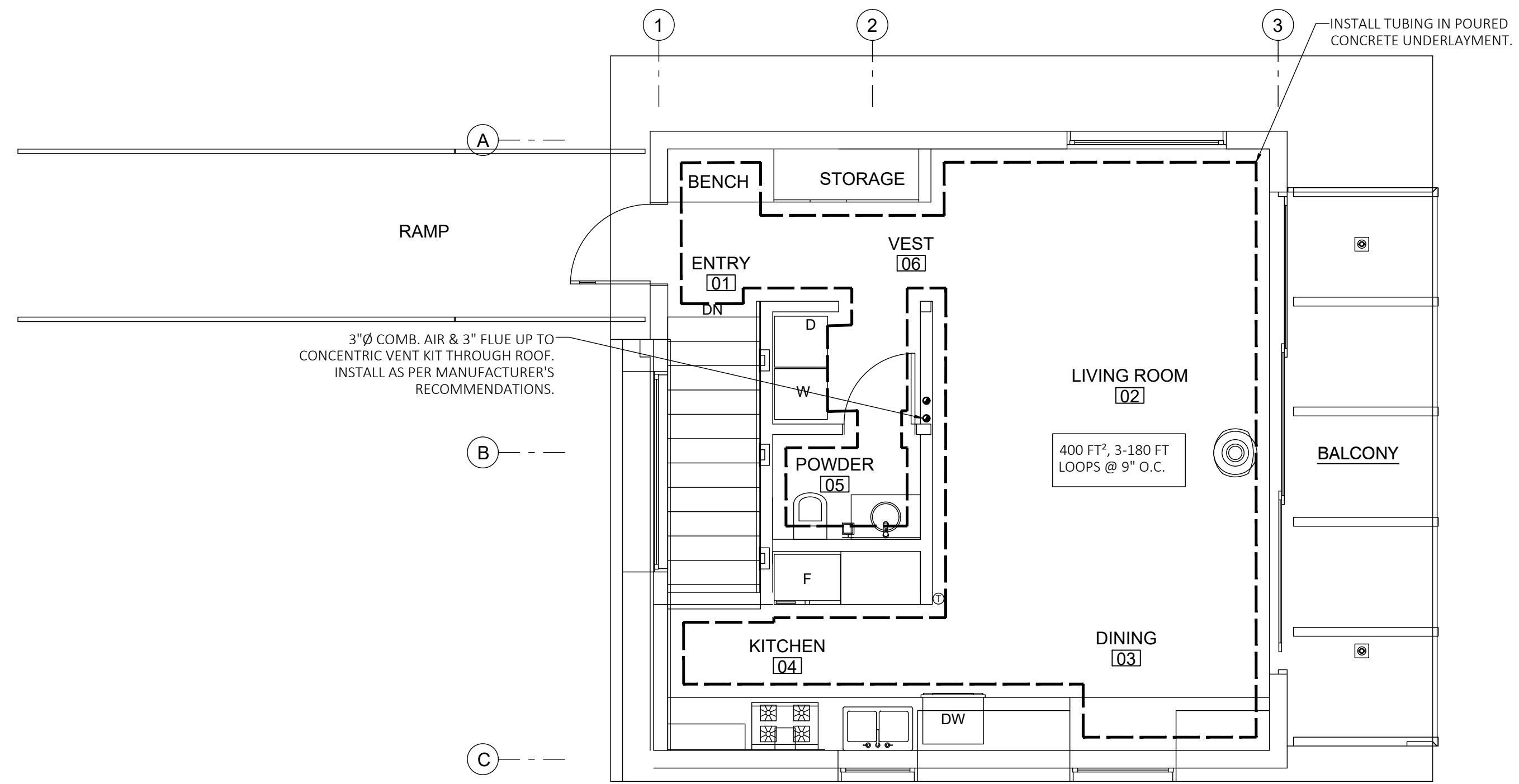
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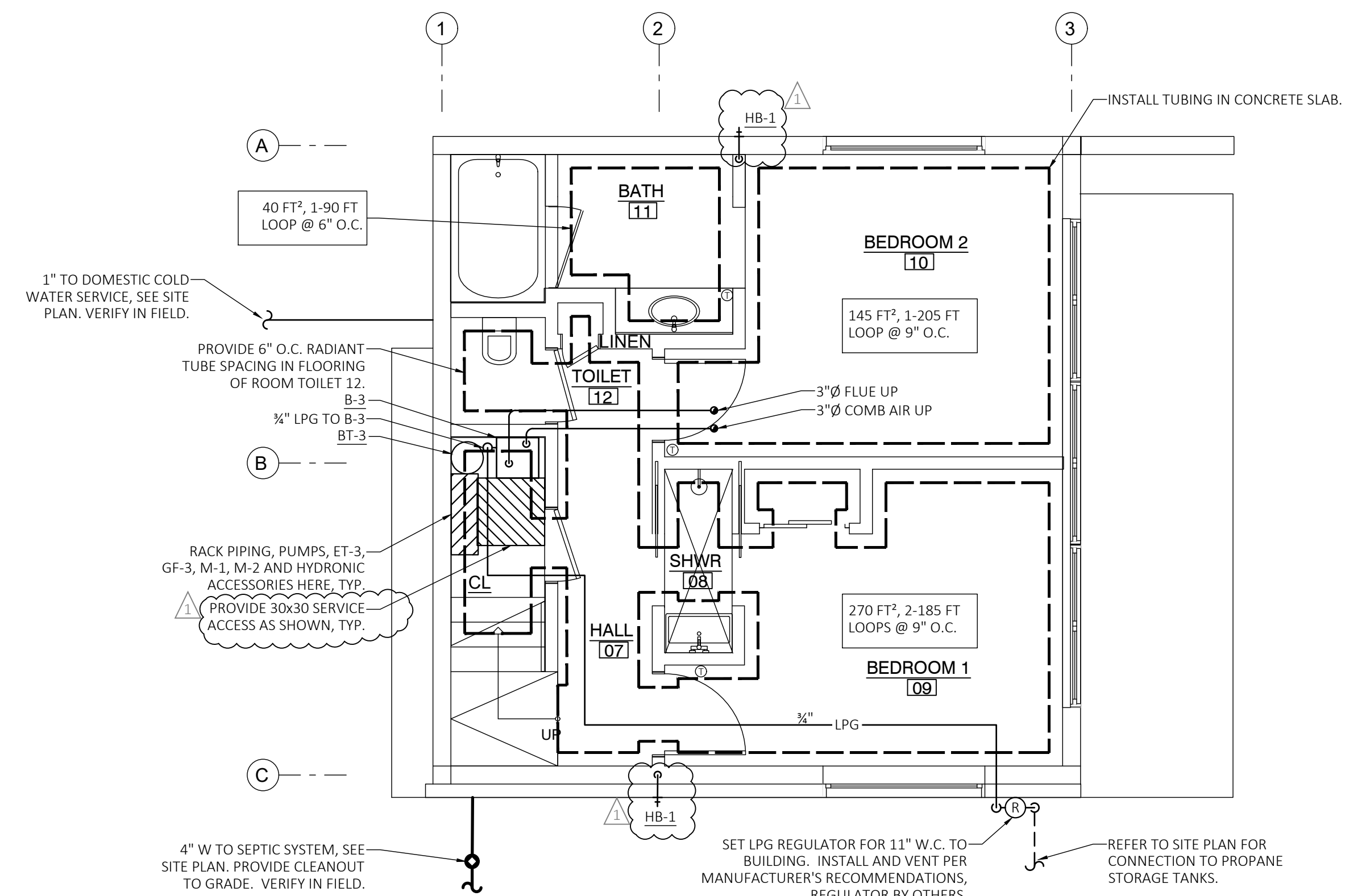
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SECOND FLOOR HYDRONIC PLAN UNIT #17

SCALE: 1/4"=1'-0"



FIRST FLOOR HYDRONIC PLAN UNIT #17

SCALE: 1/4"=1'-0"

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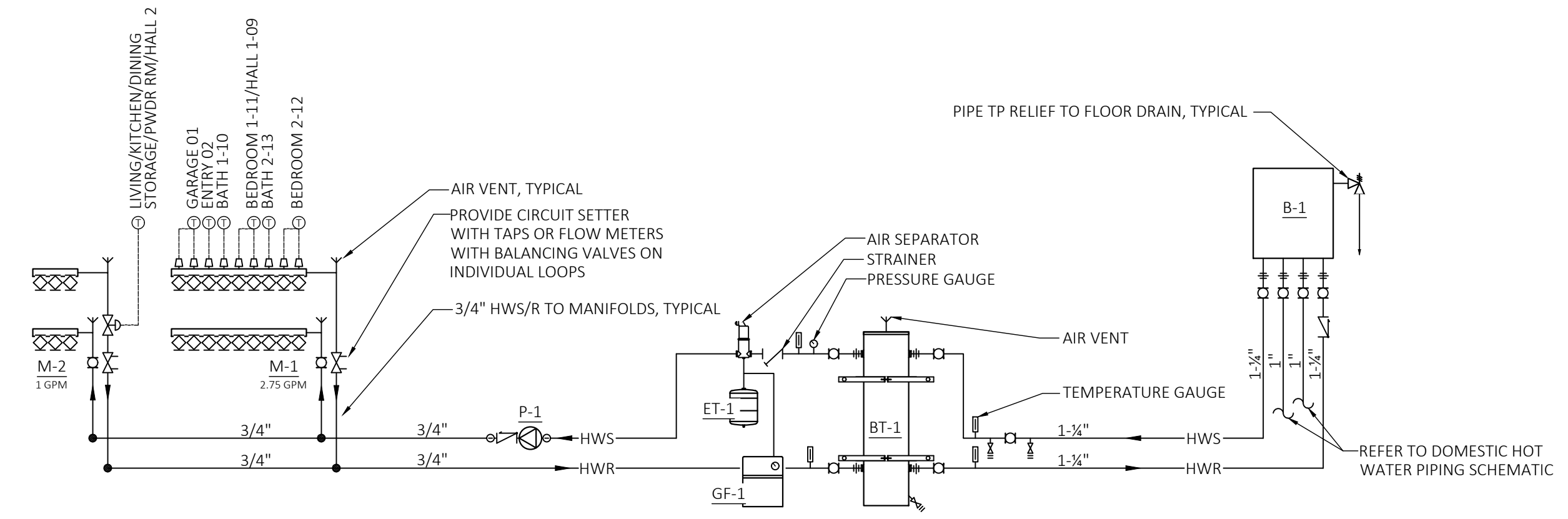
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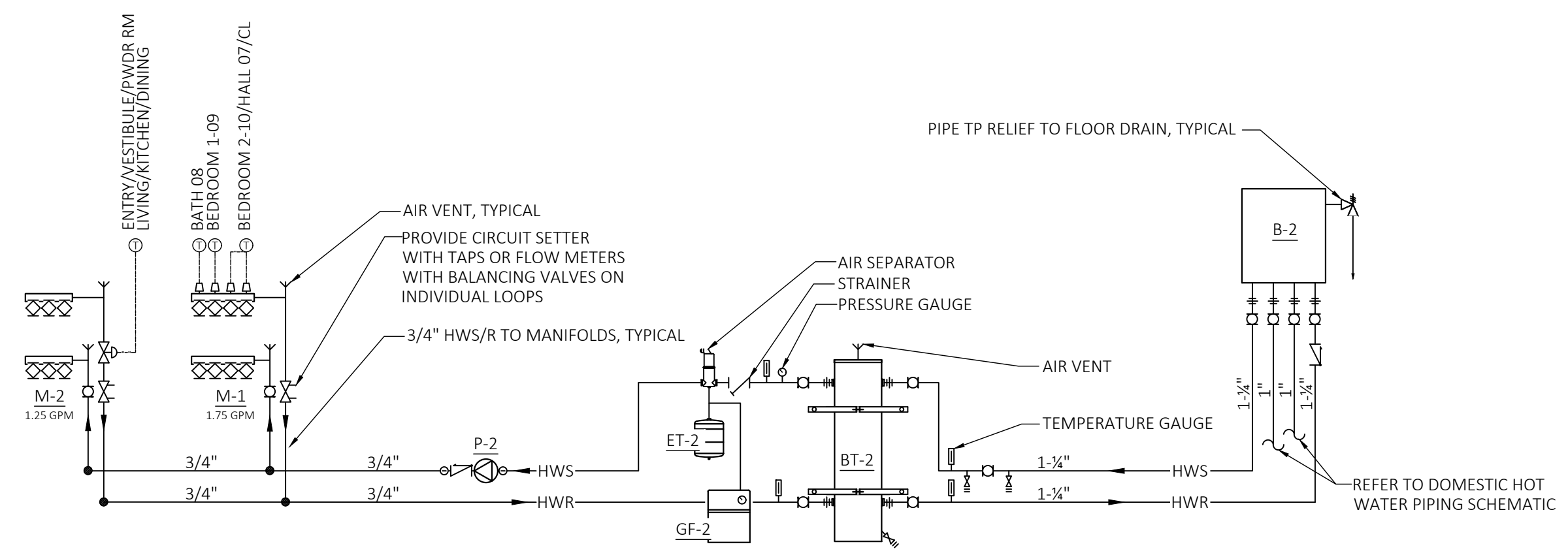
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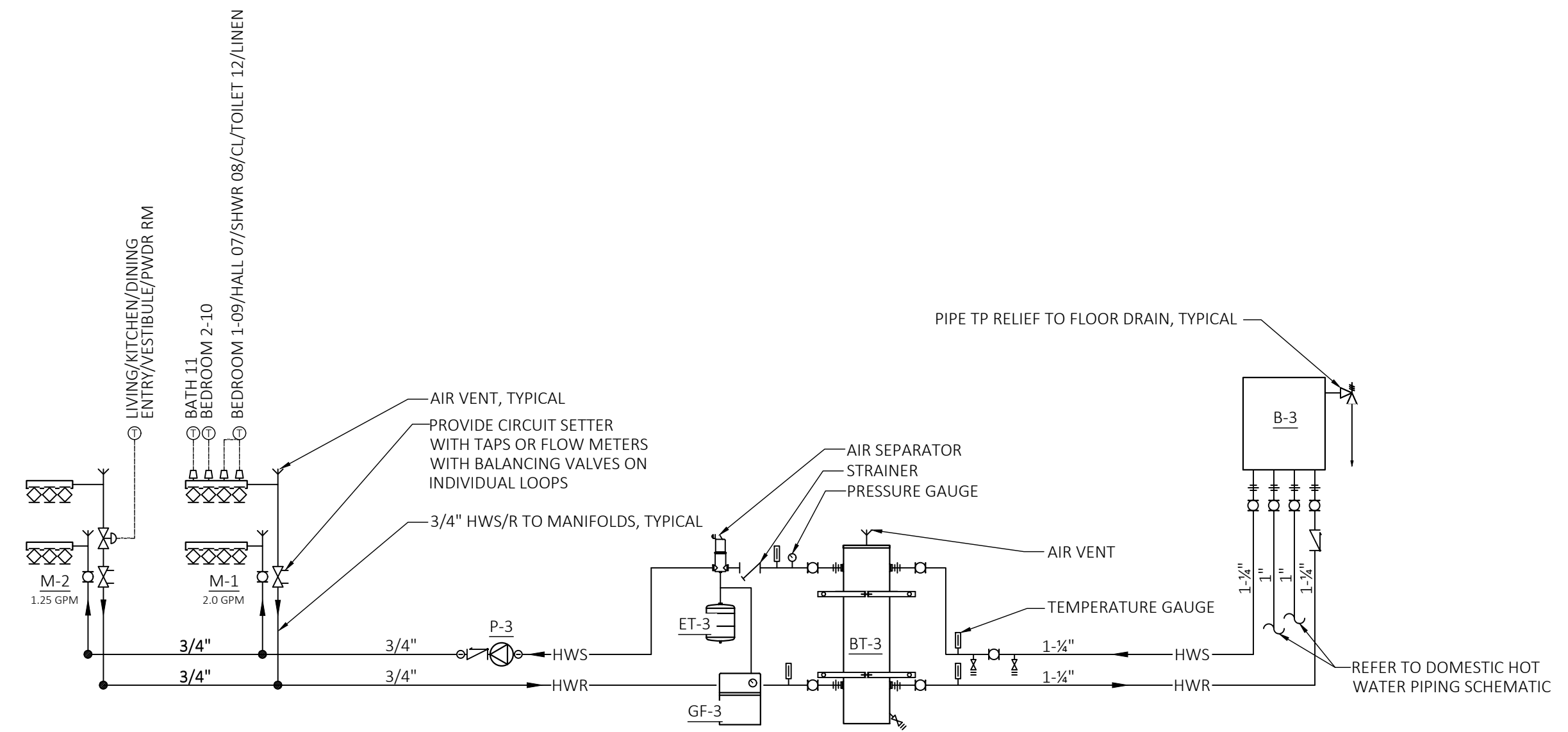
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HYDRONIC PIPING SCHEMATIC UNIT #4
N.T.S.



HYDRONIC PIPING SCHEMATIC UNIT #13
N.T.S.



HYDRONIC PIPING SCHEMATIC UNIT #17
N.T.S.

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M3.0

PIPE HANGER SPACING INTERVALS			
PIPE TYPE	PIPE SIZE	HORIZONTAL SPACING	VERTICAL SPACING
STEEL PIPE	1/2" THROUGH 1 1/4"	8'-0"	15'-0"
	1 1/2" AND 2"	10'-0"	15'-0"
	2 1/2" AND 3"	12'-0"	15'-0"
STEEL PIPE, GAS	1/2"	6'-0"	6'-0"
	3/4" AND 1"	8'-0"	8'-0"
	1 1/4" AND ABOVE	10'-0"	EVERY FLOOR
COPPER PIPE	1/2" THROUGH 1 1/4"	6'-0"	10'-0"
	2" AND ABOVE	10'-0"	10'-0"
PEX	1/2" THROUGH 1"	2'-8"	10'-0"
PEX-AL-PEX	1/2" THROUGH 1"	2'-8"	4'-0"
CAST IRON	2" THROUGH 4"	5'-0" OR 1 EACH JOINT	15'-0"
ABS & PVC	1 1/2" AND ABOVE	4'-0"	10'-0"

NOTES:

- SPACING SHOWN ARE MAXIMUM. USE CLOSER SPACING IF REQUIRED BY THE MANUFACTURER.

PLUMBING FIXTURE CONNECTION SCHEDULE									
FIXTURE	H	C	W	V	FIXTURE	H	C	W	V
WATER CLOSET FLUSH TANK	-	1/2"	4"	2"	KITCHEN SINK	1/2"	1/2"	2"	1 1/2"
WATER CLOSET FLUSH VALVE	-	1"	4"	2"	BAR SINK	1/2"	1/2"	1 1/2"	1 1/2"
URINAL	-	1"	2"	1 1/2"	DISH WASHER	1/2"	-	2"	1 1/2"
LAVATORY	1/2"	1/2"	2"	1 1/2"	MOP SINK	1/2"	1/2"	3"	2"
SHOWER	3/4"	3/4"	2"	1 1/2"	LAUNDRY SINK	1/2"	1/2"	2"	1 1/2"
BATH TUB	3/4"	3/4"	2"	1 1/2"	CLOTH WASHER	1/2"	1/2"	2"	1 1/2"
HOSE BIB	-	3/4"	-	-	FLOOR SINKS			3"	2"

NOTES:

- SIZES SHOWN ARE MINIMUM CONNECTIONS TO INDIVIDUAL FIXTURES. USE LARGER PIPE SIZES WHEN RECOMMENDED BY THE MANUFACTURER.
- PROVIDE MINIMUM 3/4" PIPE TO 2 OR MORE FIXTURES. REDUCE SIZE AT FIXTURE AS REQUIRED.

WASHING MACHINE BOX (WB)	
NO.	MANUFACTURER & MODEL
WB-1	GUY GRAY MODEL NO. FB-200

NOTES:

- PROVIDE CLOTHES WASHER ROUGH-IN BOX FOR HOT AND COLD WATER LINES AND WASTE LINE.
- ROUGH-IN BOX SHALL HAVE HOT AND COLD WATER SHUT-OFF AND SHALL BE EQUIPPED WITH AN OVERFLOW GUARD.
- FABRICATED OF 16 GAUGE STEEL WITH EPOXY FINISH.
- 2" WASTE CONNECTION, 1/2" COLD AND HOT WITH BRASS SWEAT CONNECTION.

FLOOR DRAIN SCHEDULE		
EQ. TAG	SERVING	MANUFACTURER & MODEL #
FD-1	FLOOR DRAIN	ZURN Z415

NOTES:

- PROVIDE SURE SEAL TRAP SEAL.
- DRAIN SAME SIZE AS PIPE.

PUMP SCHEDULE						
EQ. TAG	SERVING	FLOW	FEET OF HEAD	ELECTRICAL DATA		MANUFACTURER & MODEL #
				W OR HP	VOLTS/ PH	
P-1	RADIANT FLOOR	3.75 GPM	10	45 W	120/1	GRUNDFOS ALPHA 15-55F
P-2	RADIANT FLOOR	3.0 GPM	10	45 W	120/1	GRUNDFOS ALPHA 15-55F
P-3	RADIANT FLOOR	3.25 GPM	10	45 W	120/1	GRUNDFOS ALPHA 15-55F

NOTES:

- PROVIDE ISOLATION FLANGES OR UNIONS AND BALL VALVES. INCLUDE ALL NECESSARY NUTS, GASKETS, ETC.
- PROVIDE INTEGRAL CHECK VALVE.

BOILER SCHEDULE				
EQ. TAG	SERVING	RATED INPUT @ SEA LEVEL	ELECTRICAL DATA	MANUFACTURER & MODEL #
B-1	UNIT 4	199,000 BTU	120V, 1PH, 15A	LOCHINVAR NKC199L
B-2	UNIT 13	199,000 BTU	120V, 1PH, 15A	LOCHINVAR NKC199L
B-3	UNIT 17	199,000 BTU	120V, 1PH, 15A	LOCHINVAR NKC199L

NOTES:

- PROVIDE 30 PSI T&P RELIEF VALVE, WATER TEMPERATURE LIMIT SWITCH, HIGH ALTITUDE KIT, FACTORY INCLUDED BOILER PUMP, LOW WATER CUTOFF, OUTDOOR AIR SENSOR WITH OUTDOOR RESET.
- BOILER FUEL: PROPANE, 95% AFUE

BUFFER TANK SCHEDULE				
EQ. TAG	SERVING	VOLUME	SIZE H/D	MANUFACTURER & MODEL #
BT-1	B-1	18 GAL	46"/14 1/4"	BOILER BUDDY BB-18
BT-2	B-2	18 GAL	46"/14 1/4"	BOILER BUDDY BB-18
BT-3	B-3	18 GAL	46"/14 1/4"	BOILER BUDDY BB-18

NOTES:

- MAX PRESSURE: 75 PSI

EXPANSION TANK SCHEDULE					
EQ. TAG	SERVING	TOTAL VOLUME	ACCEPTANCE VOLUME	SIZE H/D	MANUFACTURER & MODEL #
ET-1	UNIT #4	4.4 GAL	2.5 GAL	15 1/2"/11"	EXTROL 30
ET-2	UNIT #13	4.4 GAL	2.5 GAL	15 1/2"/11"	EXTROL 30
ET-3	UNIT #17	4.4 GAL	2.5 GAL	15 1/2"/11"	EXTROL 30

NOTES:

- EQUIVALENT OR ENGINEER APPROVED.
- WELDED STEEL CONSTRUCTION WITH BLADDER COMPATIBLE WITH PROPYLENE AND ETHYLENE GLYCOL.
- MAX WORKING PRESSURE OF 60 PSI AND MAX WORKING TEMP OF 200°F.

HOSE BIBB SCHEDULE		
EQ. TAG	SERVING	MANUFACTURER & MODEL #
HB-1	HOSE BIBB	WOODFORD MODEL 25 FREEZELESS FAUCET

NOTES:

- FREEZELESS WALL FAUCET WITH 1/2" HOSE THREAD AND VACUUM BREAK
- SHALL BE ASSE 1019B AND 1011 APPROVED

AIR TO AIR HEAT EXCHANGER SCHEDULE						
EQ. TAG	SERVING	CFM	ESP (IN.)	ELECTRICAL DATA		MANUFACTURER & MODEL #
				DUCT HEATER	FAN	
HRV-1 & DH-1	UNIT #4	60	0.3	240V, 1KW, 4.2A	230V, 67W, 0.3A	ZEHNDER 160 THERMO-AIR TER 6-1-240
HRV-2 & DH-2	UNIT #13	60	0.3	240V, 1KW, 4.2A	230V, 67W, 0.3A	ZEHNDER 160 THERMO-AIR TER 6-1-240
HRV-3 & DH-3	UNIT #17	80	0.3	240V, 1KW, 4.2A	230V, 67W, 0.3A	ZEHNDER 160 THERMO-AIR TER 6-1-240

NOTES:

- UNIT SHALL RUN CONTINUOUSLY ON 60% MOTOR RPM FOR VENTILATION. PROVIDE ALL NECESSARY ZEHNDER ACCESSORIES, INCLUDING CONTROLS, DUCTING, DISTRIBUTION BOXES, DIFFUSER BOXES, AND WALL CAPS.
- PROVIDE F7 MERV 13 FILTER KIT, WIRELESS REMOTE, WATERLESS P-TRAP, AND HORIZONTAL CONDENSATE DRAIN KIT.
- PROVIDE COMPOSENSE CONTROLLER IN MAIN LIVING AND REMOTE CONTROL TIMERS IN BATHROOMS
- DUCT HEATER, DH-1, 2, & 3 SHALL BE LOCATED ON THE OUTSIDE AIR DUCT AND BE MODULATED TO MAINTAIN 25°F LAT. DH-1, 2 & 3 SHALL COME FACTORY STOCK WITH DUCT TEMPERATURE SENSOR, AUTOMATIC RESET CUTOFF, AND AIR FLOW SWITCH
- VENTILATION REQUIREMENTS PER 2015 IRC
- BATHROOMS - 20/50 CFM CONTINUOUS/INTERMITTENT EXHAUST
- WHOLE HOUSE - 45 CFM

GRILLES, REGISTERS, AND DIFFUSERS SCHEDULE		
EQ. TAG	TYPE	MANUFACTURER & MODEL #
S-1	CEILING SUPPLY DIFFUSER	ZEHNDER VENEZIA
E-1	CEILING EXHAUST	ZEHNDER STB-2
T-1	TRANSFER GRILLE	HART & COOLEY 94A

NOTES:

- PROVIDE OPPOSED BLADE DAMPERS FOR ALL SUPPLY.
- PROVIDE ZEHNDER TVA-75 2 PORT DIFFUSER BOX FOR SUPPLY AND RETURN DIFFUSER.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST LOUVERS.
- VERIFY COLOR WITH ARCHITECT/ OWNER.

GLYCOL FEEDER SCHEDULE					
EQ. TAG	SERVING	CAPACITY	ELECTRICAL DATA (1PH)		MANUFACTURER & MODEL #
			W	VOLTS	
GF-1	SYSTEM	6 GAL	50W	120	AXIOM MF200 RIA 10-1-SSA
GF-2	SYSTEM	6 GAL	50W	120	AXIOM MF200 RIA 10-1-SSA
GF-3	SYSTEM	6 GAL	50W	120	AXIOM MF200 RIA 10-1-SSA

NOTES:

- PROVIDE LOW LEVEL ALARM
- OR ENGINEER APPROVED

10/30/17
CD SET
11/13/17
COUNTY
COMMENTS

VILLAGE NEST
5778 N. DAYBREAK BRIDGE
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