

H:\24-Jobs-Jobs\24169 - Serenity Seaside Resort\01 - The Inn\mech\24169_1.m002.dwg Plotted: Nov 15, 2025 - 1:28pm by salvatore

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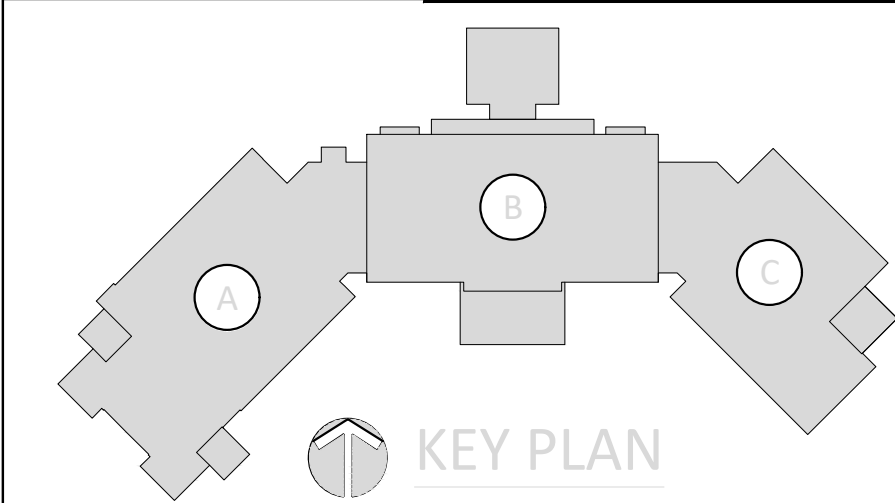
DEDICATED OUTDOOR AIR UNIT SCHEDULE																
MARK	SERVES	PERFORMANCE CRITERIA														
		INDOOR FAN			COOLING					GAS HEATING			WEIGHT (LBS)	BASIS OF DESIGN (AAMN)	NOTES	
		CFM	ESP	HP	NOM TONS	TOTAL MBH	SENS. MBH	EAT		IEER	INPUT (MBH)	OUTPUT (MBH)				EFF. %
								DB	WB							
DOAS-1	WEST SECTION OF BUILDING	5,725	1.5	5.0	50.0	570.8	200.9	84.7	80.5	13.6	600.0	486.0	81.0	6,500	RNA-050	1 THRU 24
DOAS-2	EAST SECTION OF BUILDING	7,290	1.5	5.0	60.0	686.3	237.7	84.7	80.5	13.6	600.0	486.0	81.0	6,500	RNA-060	1 THRU 24
1. UNIT MOUNTED DISCONNECT PROVIDED BY ELECTRICAL.																
2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION.																
3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE.																
4. PROVIDE PHASE AND BROWNOUT PROTECTION MONITOR.																
5. DOWNFLOW UNIT, HORIZONTAL DISCHARGE ACHIEVED VIA ROOF CURB.																
6. PROVIDE 3/4" TALL FULLY WELDED INSULATED PLENUM CURB FOR HORIZONTAL DISCHARGE. PROVIDE WITH VIBRATION ISOLATION SPRING RAIL AND HURRICANE TIE DOWN ANCHORAGE.																
7. COOLING CAPACITIES PROVIDED AT AMBIENT CONDENSING TEMPERATURE OF 95°F.																
8. PROVIDE FILTERS FOR UNIT, MERV-13, 4" DEPTH (500 FPM MAX VELOCITY).																
9. PROVIDE DIRECT DRIVE PLENUM SUPPLY FAN WITH UNIT MOUNTED VFD.																
10. PROVIDE WITH OUTDOOR AIR INTAKE HOOD.																
11. PROVIDE MODULATING NATURAL GAS HEAT FOR PART LOAD OPERATION. UNIT SHALL BE CAPABLE OF 10:1 TURNDOWN.																
12. PROVIDE COMPRESSOR CYCLE DELAY, CRANKCASE HEATER, HIGH PRESSURE SWITCH, & LOW PRESSURE SWITCH.																
13. PROVIDE WITH VARIABLE SPEED CONDENSER FANS (ECM OR VFD) AND ALL ASSOCIATED CONTROLS FOR LOW AMBIENT CONTROL AND HEAD PRESSURE CONTROL.																
14. PROVIDE MODULATING HOT GAS REHEAT ON ALL REFRIGERANT CIRCUITS FOR HUMIDITY CONTROL.																
15. PROVIDE PART LOAD OPERATION IN COOLING MODE. UNIT SHALL BE CAPABLE OF AT LEAST A 10:1 TURNDOWN.																
16. EVAPORATOR, CONDENSER, AND REHEAT COILS TO HAVE CORROSION PROTECTION COATING, POLYMER E-COATING OR APPROVED EQUAL.																
17. PROVIDE WITH CONDENSER HAIL GUARDS.																
18. PROVIDE CABINET WITH 2" DOUBLE WALL WITH FOAM INJECTED PANELS AND 2500 SALT SPRAY TESTED EXTERIOR AND INTERIOR PAINT.																
19. PROVIDE AUTOMATIC SHUTDOWN CONTROL UTILIZING SMOKE DETECTORS IN THE SUPPLY AIR DUCT AS REQUIRED BY NFPA 90A. SMOKE DETECTOR TO BE SUPPLIED AND WIRED BY THE ELECTRICAL CONTRACTOR BUT INSTALLED BY THE MECHANICAL CONTRACTOR. SMOKE DETECTOR SHALL BE ACCESSIBLE. SMOKE DETECTOR TO BE COMPATIBLE WITH THE BUILDING FIRE ALARM SYSTEM.																
20. PROVIDE SELF CONTAINED UNIT MOUNTED DDC CONTROLLER, REVERSE ACTING BUILDING PRESSURE SENSOR, AND ALL OTHER SENSORS AS REQUIRED TO PERFORM THE SEQUENCES OF OPERATION.																
21. UNIT TO RUN CONTINUOUSLY WHEN BUILDING IS OCCUPIED.																
22. UNIT TO MODULATE HEATING, COOLING, AND DEHUMIDIFICATION AS REQUIRED TO PROVIDE NEUTRAL AIR TO THE SPACE. COOLING SET-POINT: 75°F & 50% RH (ADJ.). HEATING SET-POINT: 70°F (ADJ.).																
23. UNIT TO AUTOMATICALLY CHANGE OVER BETWEEN HEATING AND COOLING OPERATION AS REQUIRED.																
24. PROVIDE TEMPERATURE AND HUMIDITY SENSORS IN THE OUTDOOR AIR INTAKE AND SUPPLY AIR DISCHARGE AIR STREAMS.																
25. PROVIDE ALL COMPONENTS AS REQUIRED TO SIGNAL A GENERAL ALARM CONDITION IF ANY COMPONENT OF THE UNIT FAILS. PROVIDE A WALL MOUNTED ALARM WITH LIGHT, KELE RAD-1 OR APPROVED EQUAL, INDIVIDUALLY LABELED FOR EACH UNIT.																
26. ALARM LIGHT SHALL BE LOCATED BEHIND THE LOBBY DESK, COORDINATE FINAL LOCATION OWNER.																
27. PROVIDE REVERSE ACTING BUILDING PRESSURE SENSOR.																

SPLIT SYSTEM SCHEDULE – HEAT PUMP																			
MARK	SERVES	TYPE	PERFORMANCE CRITERIA																
			INDOOR FAN				COOLING					HEATING				INDOOR UNIT (FCU) BASIS OF DESIGN (CARRIER)	OUTDOOR UNIT (HP) BASIS OF DESIGN (CARRIER)	NOTES	
			CFM	OA CFM	ESP	HP	NOM TONS	TOTAL MBH	SENS. MBH	EAT		EER (SEER)	HEAT PUMP	BACKUP ELEC.					
									DB	WB		MBH	KW	MBH	ΔT				
FCU/HP-1-1	RESORT SHOP/M RR	VERTICAL	600	205	0.5	1/3	1.5	17.2	13.1	80	67	(15.0)	17.4	3.8	---	25°F	FJSA-18	27SCA-18	1 THRU 15
FCU/HP-1-2	LOBBY/OFFICES	VERTICAL	1,200	285	1.0	1/2	3.0	34.6	26.3	80	67	(18.0)	37.5	7.5	---	25°F	FTSA-36	27TPA-36	1 THRU 16
FCU/HP-1-3	MEETING ROOM	VERTICAL	800	250	1.0	1/2	2.0	23.4	18.0	80	67	(18.0)	24.8	6.0	---	25°F	FTSA-24	27TPA-24	1 THRU 16
FCU/HP-1-4	HSKPG/LAUNDRY	VERTICAL	1,200	150	1.0	1/2	3.0	34.6	26.3	80	67	(18.0)	37.5	7.5	---	25°F	FTSA-36	27TPA-36	1 THRU 16
FCU/HP-1-5	FITNESS	VERTICAL	1,600	645	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-6	RESTAURANT/BAR	VERTICAL	1,600	1,100	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-7	RESTAURANT/BAR	VERTICAL	1,600	1,100	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-8	KITCHEN	VERTICAL	1,600	235	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-9	KITCHEN	VERTICAL	1,600	235	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-10	KITCHEN	VERTICAL	1,600	235	1.0	3/4	4.0	47.2	35.9	80	67	(18.0)	49.1	11.3	---	25°F	FTSA-48	27TPA-48	1 THRU 16
FCU/HP-1-11	RECEIVING	VERTICAL	600	100	1.0	1/3	1.5	17.2	13.1	80	67	(15.0)	17.4	3.8	---	25°F	FJSA-18	27SCA-18	1 THRU 15
FCU/HP-1-12	OFFICE/STAFF	VERTICAL	600	180	1.0	1/3	1.5	17.2	13.1	80	67	(15.0)	17.4	3.8	---	25°F	FJSA-18	27SCA-18	1 THRU 15
FCU/HP-2-1	OFFICE 206 & 207	VERTICAL	600	55	1.0	1/3	1.5	17.2	13.1	80	67	(15.0)	17.4	3.8	---	25°F	FJSA-18	27SCA-18	1 THRU 15
FCU/HP-2-2	OFFICE 214	VERTICAL	600	40	1.0	1/3	1.5	17.2	13.1	80	67	(15.0)	17.4	3.8	---	25°F	FJSA-18	27SCA-18	1 THRU 15
1. DISCONNECT PROVIDED BY ELECTRICAL. 2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION. 3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 4. PROVIDE DIMENSIONED SKETCH OF REFRIGERANT PIPING FOR EACH SPLIT SYSTEM. DELIVER SKETCHES TO SPLIT SYSTEM MANUFACTURER FOR SIZING OF LINES AND LOCATING OF ALL REQUIRED PIPING ACCESSORIES. 5. ALL EXTERIOR REFRIGERANT LINE-SET INSULATION SHALL BE PROTECTED WITH A WATER AND UV RESISTANT MASTIC. MASTIC TO BE WHITE, WATER BASED, SYNTHETIC LATEX EQUAL TO SEAL TACK. 6. PROVIDE THERMOSTAT WITH 7-DAY PROGRAMMABLE SCHEDULE, UNOCCUPIED SETBACK, AND THE ABILITY TO CONTROL FAN & TEMPERATURE SYSTEMS SEPARATELY. 7. PROVIDE MOTORIZED OUTSIDE AIR DAMPER ON OUTSIDE AIR DUCT. DAMPER SHALL BE OPEN DURING OCCUPIED HOURS. 8. PROVIDE CONTINUOUS FAN OPERATION DURING OCCUPIED HOURS. 9. PROVIDE FILTERS FOR UNIT, MINIMUM MERV 12 EFFICIENCY, 2" DEPTH (500 FPM MAX VELOCITY). 10. PROVIDE COMPRESSOR CYCLE DELAY, CRANKCASE HEATER, HIGH PRESSURE SWITCH, AND LOW PRESSURE SWITCH. 11. PROVIDE WITH LOW AMBIENT AND HEAD PRESSURE CONTROL KIT. 12. PROVIDE 1/2" DEEP AUXILIARY DRAIN PAN ATTACHED TO BOTTOM OF UNIT. ROUTE 3/4" AUXILIARY DRAIN LINE FROM UNIT TO PAN. PROVIDE FLOAT SWITCH INTERLOCKED W/FAN TO SHUT DOWN UPON WATER DETECTION. 13. COOLING CAPACITIES AT AMBIENT CONDENSING TEMP OF 95°F. HEATING CAPACITIES AT AMBIENT TEMP OF 45°F. 14. ELECTRIC HEATER INPUT LISTED IS NOMINAL. SIZING THE HEATER OUTPUT SCHEDULED (MBH) IS REQUIRED REGARDLESS OF VOLTAGE SELECTED. 15. PROVIDE RELAY SO THAT HEAT PUMP IS LOCKED OUT UPON INITIATION OF DEFROST CYCLE. ELECTRIC HEAT STRIPS TO ACTIVATE AT THIS POINT. ELECTRIC HEAT AND COMPRESSOR SHALL NOT RUN SIMULTANEOUSLY. 16. PROVIDE WITH TWO STAGE COMPRESSOR AND VARIABLE SPEED INDOOR FAN FOR PART LOAD OPERATION.																			

KITCHEN HOOD – TEMPERED MAKE-UP AIR UNIT																
MARK	SERVES	PERFORMANCE CRITERIA														
		INDOOR FAN			COOLING					GAS HEATING			WEIGHT (LBS)	BASIS OF DESIGN (ACCUREX)	NOTES	
		CFM	ESP	HP	NOM TONS	TOTAL MBH	SENS. MBH	EAT		IEER	INPUT (MBH)	OUTPUT (MBH)				EFF. %
								DB	WB							
MAU-1	HOOD-1	3,506	1.5	2.0	6.0	74.3	60.0	93.0	81.0	---	---	---	---	2,000	XMSX-P116-H12-D1-5	1 THRU 17
MAU-2	HOOD-2	3,641	1.5	2.0	9.0	108.2	70.1	93.0	81.0	---	---	---	---	2,000	XMSX-P116-H12-D1-5	1 THRU 17
1. DOWNFLOW UNIT. 2. UNIT MOUNTED DISCONNECT PROVIDED BY ELECTRICAL. 3. PROVIDE SINGLE POINT ELECTRICAL CONNECTION. 4. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 5. PROVIDE INSULATED FACTORY ROOF CURB MINIMUM OF 14" HIGH. 6. PROVIDE UNIT WITH OUTDOOR AIR INTAKE HOOD. 7. PROVIDE WITH FILTER SECTION AND PROVIDE NEW FILTERS FOR UNIT AT STARTUP, MINIMUM MERV 12 EFFICIENCY, 2" DEPTH (500 FPM MAX VELOCITY). 8. PROVIDE WITH VARIABLE SPEED FAN (VFD OR ECM). 9. PROVIDE SELF CONTAINED UNIT MOUNTED DDC CONTROLLER AND ALL SENSORS AS REQUIRED TO PERFORM THE SEQUENCES OF OPERATION. 10. TIE CONTROLLER INTO KITCHEN HOOD CONTROLS CONTROLS, AIRFLOW QUANTITY AND COOLING CAPACITY TO BE CONTROLLED BY KITCHEN HOOD CONTROLLER. SEE HOOD DRAWINGS FOR DETAILS. 11. UNIT TO MODULATE HEATING AND COOLING AS REQUIRED TO PROVIDE TEMPERED AIR. COOLING SET-POINT: 75F & 50% RH (ADJ.). 12. UNIT TO AUTOMATICALLY CHANGE OVER BETWEEN HEATING AND COOLING OPERATION AS REQUIRED. 13. PROVIDE TEMPERATURE AND HUMIDITY SENSORS IN THE OUTDOOR AIR INTAKE AND SUPPLY AIR DISCHARGE AIR STREAMS. 14. PROVIDE COMPRESSOR CYCLE DELAY, CRANKCASE HEATER, HIGH PRESSURE SWITCH, & LOW PRESSURE SWITCH. 15. PROVIDE WITH VARIABLE SPEED CONDENSER FANS (ECM OR VFD) AND ALL ASSOCIATED CONTROLS FOR LOW AMBIENT CONTROL AND HEAD PRESSURE CONTROL. 16. EVAPORATOR, CONDENSER, AND REHEAT COILS TO HAVE CORROSION PROTECTION COATING, POLYMER E-COATING OR APPROVED EQUAL. 17. PROVIDE AUTOMATIC SHUTDOWN CONTROL UTILIZING SMOKE DETECTORS IN THE SUPPLY AIR DUCT AS REQUIRED BY NFPA 90A. SMOKE DETECTOR TO BE SUPPLIED AND WIRED BY THE ELECTRICAL CONTRACTOR BUT INSTALLED BY THE MECHANICAL CONTRACTOR. SMOKE DETECTOR SHALL BE ACCESSIBLE. SMOKE DETECTOR SHALL BE PROVIDED WITH AUDIO & VISUAL ALARM SIGNAL DEVICE OR TIED INTO THE BUILDING'S FIRE ALARM SYSTEM.																

DUCTLESS SPLIT SYSTEM SCHEDULE										
MARK	SERVES	TYPE	FAN	COOL		HEAT		INDOOR UNIT BASIS OF DESIGN (CARRIER)	OUTDOOR UNIT BASIS OF DESIGN (CARRIER)	NOTES
			CFM (MIN./MAX.)	NOM. TON	TOTAL MBH (MIN./MAX.)	SEER	TOTAL MBH (MIN./MAX.)			
DSS/CU-1-1	MDF 146	WALL MTD	176/382	1.0	3.3/14.3	25.5	5.0/15.3	40MAHB012	38MARB012	1 THRU 10
DSS/CU-1-2	IDF 154	WALL MTD	176/382	1.0	3.3/14.3	25.5	5.0/15.3	40MAHB012	38MARB012	1 THRU 10
DSS/CU-2-1	IDF 215	WALL MTD	176/382	1.0	3.3/14.3	25.5	5.0/15.3	40MAHB012	38MARB012	1 THRU 10
DSS/CU-3-1	IDF 311	WALL MTD	176/382	1.0	3.3/14.3	25.5	5.0/15.3	40MAHB012	38MARB012	1 THRU 10
1. DISCONNECT PROVIDED BY ELECTRICAL. 2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION. 3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 4. 7-DAY PROGRAMMABLE THERMOSTAT. 5. PROVIDE CRANKCASE HEATER FOR COMPRESSOR AND LOW AMBIENT CONTROLLER. 6. R410 LINES TO BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. 7. COOLING CAPACITIES PROVIDED AT AMBIENT CONDENSING TEMPERATURE OF 95°F. HEATING CAPACITIES AT 47°F. 8. PROVIDE CONDENSATE PUMP. ROUTE CONDENSATE LINE TO NEAREST DRAIN AND CONNECT INDIRECTLY. 9. CONDENSING UNIT TO BE MOUNTED ON ROOF. MAINTAIN ALL MANUFACTURER REQUIRED CLEARANCES. 10. PROVIDE WITH DRAIN PAN LEVEL SENSOR/CONTROL FOR INDOOR UNIT SHUT OFF TO PREVENT DRAIN PAN OVERFLOW.										

VERTICAL PACKAGED TERMINAL AIR CONDITIONER/HEAT PUMP (VTAC)											
MARK	SERVES	FAN		COOL		HEATING			BASIS OF DESIGN (FRIEDRICH)	NOTES	
		CFM	OA CFM	TOTAL MBH	SENS. MBH	EER	HEAT PUMP	BACKUP ELEC.			
							MBH	KW			MBH
VTAC-A	GUESTROOMS	470	---	11.5	9.1	11.0	10.6	2.8	9.5	VHA12K	1 THRU 9
1. DISCONNECT PROVIDED BY ELECTRICAL. 2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION. 3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 4. PROVIDE WITH EXTERIOR LOWER COLOR COORDINATED WITH EXTERIOR COLOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS. 5. COOLING CAPACITIES AT AMBIENT CONDENSING TEMP OF 95°F. HEATING CAPACITIES AT AMBIENT TEMP OF 47°F. 6. HEATER OUTPUT SCHEDULED IS REQUIRED REGARDLESS OF VOLTAGE PROVIDED. 7. PROVIDE RELAY SO THAT HEAT PUMP IS LOCKED OUT UPON INITIATION OF DEFROST CYCLE. ELECTRIC HEAT STRIPS TO ACTIVATE AT THIS POINT. ELECTRIC HEAT AND COMPRESSOR SHALL NOT RUN SIMULTANEOUSLY. 8. PROVIDE WITH CONDENSATE DRAIN KIT. 9. PROVIDE WITH FRIEDRICH EMRT1 WIRED THERMOSTAT WITH OCCUPANCY SENSOR.											



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This item has been digitally signed and sealed by Anthony J. Salvatore Jr., PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS	
DATE:	DESCRIPTION:
10/18/24	SCHEMATIC DESIGN
06/05/25	DESIGN DEVELOPMENT
10/23/25	50% CONSTRUCTION DOCS
11/14/25	PERMIT SET

PROJECT:

Serenity Seaside
Resort

BUILDING #1

THE INN

186 SOUTH BAY
SHORE DRIVE,
EASTPOINT, FL
32328

Serenity Seaside
Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

DATE: --/--/----

TITLE:
MECHANICAL
SCHEDULES

SHEET:

M002

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FAN SCHEDULE										
MARK	SERVES	LOCATION	TYPE	CFM	ESP	HP	MAX SONES	MANUFACTURER	MODEL	NOTES
EF-A	GUEST ROOM TOILET	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 6, 10
TEF-A	TOILET EXHAUST	ROOF	ROOF CENTR.	100	0.5	1/10	---	GREENHECK	G-097-VG	1 THRU 9
TEF-B	TOILET EXHAUST	ROOF	ROOF CENTR.	150	0.5	1/10	---	GREENHECK	G-097-VG	1 THRU 9
TEF-C	TOILET EXHAUST	ROOF	ROOF CENTR.	200	0.5	1/10	---	GREENHECK	G-080-VG	1 THRU 9
TEF-D	TOILET EXHAUST	ROOF	ROOF CENTR.	300	0.5	1/10	---	GREENHECK	G-098-VG	1 THRU 9
EF-1-1	ICE 123	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 7
EF-1-2	RESTROOMS	SPACE	INLINE	400	0.5	1/8	1.0	GREENHECK	S090-VG	1 THRU 7
EF-1-3	W STAFF RR 114a	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 6, 13
EF-1-4	M STAFF RR 114b	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 6, 13
EF-1-5	STAFF LR 114c	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 7
EF-2-1	ICE 203	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 7
EF-3-1	ICE 304	SPACE	CLG. CENTR.	50	0.25	(7 W)	1.0	GREENHECK	SP-LP0511-1	1 THRU 7
KEF-1	HOOD-1	ROOF	UTILITY SET	4,382	1.92	3.0	10.0	ACCUREX	XUEF-20	1-3, 6, 11-13
KEF-2	HOOD-2	ROOF	UTILITY SET	4,552	1.92	3.0	10.0	ACCUREX	XUEF-20	1-3, 6, 11-13
KEF-3	DISH MACHINE	ROOF	ROOF CENTR	800	1.5	1/2	10.0	GREENHECK	GB-140HP	1-6, 8, 14
1. DISCONNECT PROVIDED BY ELECTRICAL. 2. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 3. WHERE REQUIRED, STARTER TO BE PROVIDED BY ELECTRICAL. 4. PROVIDE WITH ELECTRONIC SPEED CONTROLLER. 5. FAN TO INCLUDE BACKRAFT DAMPER AND VIBRATION ISOLATION KIT. 6. FAN OUTLET TO BE A MINIMUM OF 10 FEET FROM ANY OUTSIDE AIR INTAKE AND 3 FEET FROM ANY OPERABLE OPENING INTO THE BUILDING. 7. FAN TO RUN CONTINUOUSLY WHILE BUILDING IS OCCUPIED. 8. PROVIDE INSULATED FACTORY ROOF CURB MINIMUM OF 14" HIGH. 9. PROVIDE WITH GREENHECK CONSTANT PRESSURE CONTROLLER AND ALL COMPONENTS AND SENSORS AS REQUIRED. CONTROL SYSTEM TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS. FAN SHALL MODULATE TO MAINTAIN CONSTANT NEGATIVE PRESSURE WITHIN THE DUCT SYSTEM. 10. FAN TO BE INTERLOCKED WITH GUESTROOM THERMOSTAT/OCCUPANCY SENSOR. SEE SEQUENCES OF OPERATION FOR DETAILS. 11. HOOD EXHAUST FANS: FAN OUTLET SHALL BE INSTALLED ABOVE PARAPET EDGE AND MINIMUM 24" FROM PARAPET WALL. 12. FAN TO BE INTERLOCKED WITH GREASE EXHAUST HOOD SEE HOOD SEQUENCES FOR CONTROL OF HOOD EXHAUST FAN. 13. FAN TO BE INTERLOCKED WITH LIGHTS. 14. FAN TO BE INTERLOCKED WITH DISH MACHINE. FAN TO RUN WHEN DISH MACHINE IS ON.										

ELECTRIC UNIT/WALL HEATER SCHEDULE								
MARK	SERVES	TYPE	FAN (CFM)	HEAT (KW)	MOUNTING HEIGHT (AFF)	BASIS OF DESIGN		NOTES
						MANUFACTURER	MODEL	
EW-H-1-1	STAIR #1	WALL	175	3.0	1'-0"	TPI CORP	3320 SERIES	1 THRU 4
EW-H-1-2	STAIR #2	WALL	175	3.0	1'-0"	TPI CORP	3320 SERIES	1 THRU 4
EW-H-1-3	STAIR #3	WALL	175	3.0	1'-0"	TPI CORP	3320 SERIES	1 THRU 4
EW-H-1-4	WATER HEATERS 135	WALL	175	1.5	1'-0"	TPI CORP	3320 SERIES	1 THRU 4
1. DISCONNECT PROVIDED BY ELECTRICAL. 2. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS, INCLUDING VOLTAGE & PHASE. 3. PROVIDE INTEGRAL THERMOSTAT. 4. PROVIDE ALL NECESSARY ACCESSORIES FOR MOUNTING.								

AIR DEVICE SCHEDULE										
MARK	TYPE	SERVICE	MANUFACTURER	MODEL	FACE SIZE	NECK SIZE	MAX NC	VOLUME DAMPER	NOTES	
A	CLG. DIFFUSER	SUPPLY	PRICE	SPD	24"x24"	VARIES	30	YES	1, 2	
B	CLG. GRILLE	RETURN/EXHAUST	PRICE	PDOR	24"x24"	VARIES	30	NO	1, 2	
C	DUCT/WALL DIFFUSER	SUPPLY	PRICE	520	VARIES	VARIES	30	YES	1, 2, 3	
D	DUCT/CLG. GRILLE	RETURN	PRICE	535	VARIES	VARIES	30	NO	1, 2	
E	LINEAR SLOT	SUPPLY	PRICE	SDS	SEE NOTES	VARIES	30	YES	1, 2, 4-7	
F	LINEAR SLOT	SUPPLY	PRICE	SDS	SEE NOTES	VARIES	30	YES	1, 2, 5, 7, 9	
G	CLG. GRILLE	SUPPLY	AMERICAN ALDES	ZRT-1	8x8	4"x	30	YES	1, 2, 8	
H	LINEAR SLOT	RETURN	PRICE	SDR	SEE NOTES	VARIES	30	NO	1, 2, 4, 5	
1. SEE ARCHITECTURAL FOR FINISHES. ALL FINISHES NOT SPECIFIED BY ARCH. TO BE WHITE. 2. REFER TO ARCHITECTURAL PLANS FOR CEILING, WALL, AND FLOOR TYPES. PROVIDE AIR DEVICES WITH PROPER MOUNTING FRAMES FOR THE INSTALLATION SHOWN. 3. VOLUME DAMPER TO BE OPPOSED BLADE TYPE AND ACCESSIBLE THROUGH THE FACE OF THE GRILLE/DIFFUSER WHERE POSSIBLE. 4. SLOT TYPE AIR DEVICES SHALL HAVE (2) 3/4" SLOTS, LENGTH OF EACH IS DEFINED ON PLANS OR ON SCHEDULE FACE SIZE. 5. PROVIDE EACH SLOT TYPE AIR DEVICE WITH A PLENUM. SUPPLY PLENUMS SHALL BE INSULATED. 6. PROVIDE REMOTE CABLE DAMPER CONTROLLER EQUAL TO YOUNG REGULATOR COMPANY'S BOWDEN TYPE 270-275. LINK REMOTE CABLE CONTROL TO REMOTE MANUAL VOLUME DAMPER FOR EACH DIFFUSER. DAMPER SHALL BE LOCATED AT BRANCH DUCT TAKEOFF. 7. ACCESS FOR CONTROL OF DAMPER SHOULD BE IN THE FACE OF THE DIFFUSER. PROVIDE OWNER WITH WRENCH AND TRAIN IN OPERATION OF DAMPERS. 8. PROVIDE WITH AMERICAN ALDES CONSTANT AIRFLOW REGULATOR (CAR3) AND MOTORIZED CONTROL DAMPER. DAMPER TO BE CONTROLLED BY A RELAY FROM THE GUEST ROOM THERMOSTAT. REFER TO SEQUENCES OF OPERATION FOR DETAILS. 9. SLOT TYPE AIR DEVICES SHALL HAVE (3) 1" SLOTS, LENGTH OF EACH IS DEFINED ON PLANS OR ON SCHEDULE FACE SIZE.										

LOUVER SCHEDULE									
MARK	MANUFACTURER	MODEL	CFM	SIZE	FREE AREA (SQ FT)	TYPE	DUTY	MAX ΔP	NOTES
WL-1-1	GREENHECK	ESD-6350	100	12x12	0.15	STATIONARY	EXHAUST	0.07"	1 THRU 4
WL-1-2	GREENHECK	ESD-6350	400	18x18	0.57	STATIONARY	EXHAUST	0.07"	1 THRU 4
WL-1-3	GREENHECK	ESD-6350	150	18x12	0.22	STATIONARY	EXHAUST	0.07"	1 THRU 4
WL-1-4	GREENHECK	ESD-6350	---	30x48	---	STATIONARY	EXHAUST	0.07"	1 THRU 6
WL-2-1	GREENHECK	ESD-6350	100	12x12	0.15	STATIONARY	EXHAUST	0.07"	1 THRU 4
WL-3-1	GREENHECK	ESD-6350	100	12x12	0.15	STATIONARY	EXHAUST	0.07"	1 THRU 4
1. COLOR SELECTION BY ARCHITECT WITH BAKED ENAMEL FINISH. 2. PROVIDE ALUMINUM BIRD SCREEN IN A REMOVABLE FRAME. 3. LOUVER SHALL BE LICENSED TO BEAR THE AMCA SEAL FOR AIR PERFORMANCE AND WATER PENETRATION. 4. LOUVER SHALL BE RATED TO WITHSTAND WINDBORNE DEBRIS PER AMCA 540 (WIND DESIGN SPEED 130 MPH OR GREATER) 5. LOUVER SHALL INCLUDE STRUCTURAL SUPPORTS REQUIRED TO CARRY A WIND LOAD OF 148 LBS PER SQUARE FOOT. 6. PROVIDE MOTOR OPERATED DAMPER BEHIND LOUVER. DAMPER SHALL BE OPEN WHEN FAN IS ON. CONTRACTOR TO PROVIDE ALL ACCESSORIES FOR POWER/CONTROL OF DAMPERS. 7. INTERLOCK MOD WITH DRYERS.								UNLESS NOTED OTHERWISE, ALL LOUVERS SHALL BE MOUNTED AS HIGH ON THE WALL AS POSSIBLE.	

KITCHEN HOOD SCHEDULE								
MARK	CLASSIFICATION	EXHAUST		SUPPLY		MANUFACTURER	MODEL	REMARKS
		CFM	SP	CFM	SP			
HOOD-1	TYPE I	4,382	0.49	3,506	0.01	ACCUREX	XXEW-248-S	1, 2, 3
HOOD-2	TYPE I	4,552	0.68	3,641	0.01	ACCUREX	XXEW-210-S	1, 2, 3
1. HOODS SPECIFIED BY OTHERS. SHOWN HERE FOR COORDINATION ONLY. 2. HOODS & HOOD FANS TO BE RECEIVED, INSTALLED, CONNECTED & BALANCED BY MECHANICAL CONTRACTOR. 3. MAKEUP AIR NOT DIRECTLY SUPPLIED BY HOOD IS SUPPLIED BY HVAC SYSTEMS. NOT ALL MAKEUP AIR IS PROVIDED DIRECTLY TO KITCHEN SO THAT KITCHEN MAY BE NEGATIVE WITH RESPECT TO OTHER SPACES. THE REMAINDER OF THE MAKEUP AIR WILL TRANSFER INTO KITCHEN SPACE THROUGH DOORS AND OPENINGS BETWEEN THE KITCHEN AND OTHER SPACES.								

FIRE DAMPER SCHEDULE								
MARK	TYPE	RESISTANCE RATING	TEMP RATING	SP RATING	DUCT SIZE	MANUFACTURER	MODEL	NOTES
FD	FIRE DAMPER	1-1/2 HR	165°F	DYNAMIC	SEE PLANS	GREENHECK	DFD SERIES	1 THRU 4
FSD	FIRE/SMOKE DAMPER	3 HR	165°F	DYNAMIC	SEE PLANS	GREENHECK	FSD SERIES	1, 3, 5
1. MECHANICAL CONTRACTOR TO FURNISH AND INSTALL APPROPRIATE ACCESS/INSPECTION DOOR FOR EACH LISTED DAMPER.								
2. DAMPER SHALL BE CURTAIN TYPE WITH REPLACEABLE FUSED LINK WITH 165°F RATING.								
3. DAMPERS SHALL PROVIDE 100% FREE-AREA OF THE NOMINAL DUCT DIMENSIONS IN WHICH IT IS INSTALLED.								
4. FIRE DAMPERS SHALL MEET THE REQUIREMENTS OF UL 555.								
5. FIRE/SMOKE DAMPERS SHALL MEET THE REQUIREMENTS OF BOTH UL 555 & UL 555S.								

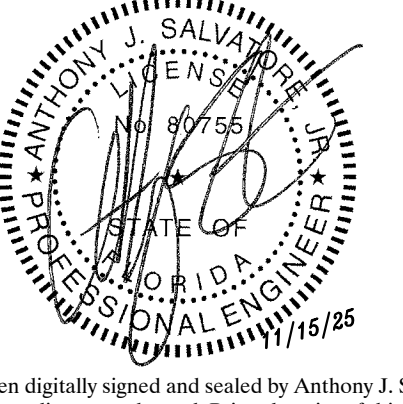
GUEST ROOM HVAC SEQUENCES OF OPERATION										
GENERAL										
1. GUEST ROOM SYSTEMS SHALL BE CONFIGURED AS INDICATED BELOW TO MEET THE INTERNATIONAL ENERGY CONSERVATION CODE SECTION C403.7.6.										
OUTSIDE AIR UNITS (DOAS-1 & 2)										
1. GENERAL										
A. UNIT SHALL BE PROVIDED WITH INTEGRAL CONTROLLER CAPABLE OF MEETING THE BELOW SEQUENCES.										
B. UNIT SHALL BE PROVIDED WITH REMOTE DUCT MOUNTED STATIC PRESSURE SENSOR, REMOTE SPACE TEMPERATURE SENSOR, LEAVING AIR TEMPERATURE SENSOR, AND OUTDOOR AIR TEMPERATURE SENSOR.										
2. OPERATION										
A. BLOWER FAN SHALL RUN CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.										
B. UNIT SHALL MODULATE HEATING AND COOLING CAPACITY AS REQUIRED TO PROVIDE NEUTRAL AIR TO THE SPACE: 75°F & 50% RH (ADJ.) IN COOLING AND 70°F (ADJ.) IN HEATING.										
C. WHEN THE THE ZONE SPACE SENSOR INDICATES THERE IS A NEED FOR HEATING OR COOLING THE UNIT SHALL MODULATE HEATING OR COOLING AS REQUIRED TO SATISFY THE ZONE SPACE SENSOR SET-POINTS OF 75°F (ADJ.) COOLING OR 70°F (ADJ.) HEATING.										
D. AIRFLOW: UNIT SHALL MODULATE SUPPLY AIRFLOW TO MAINTAIN 1.0" ESP (ADJ.) IN THE REMOTE STATIC PRESSURE SENSOR.										
GUEST ROOM TOILET EXHAUST FANS (TEF-A, B, C)										
1. GENERAL										
A. FANS SHALL BE PROVIDED WITH INTEGRAL CONTROLLER CAPABLE OF MEETING THE BELOW SEQUENCES.										
B. FANS SHALL BE PROVIDED WITH REMOTE DUCT MOUNTED STATIC PRESSURE SENSOR										
2. OPERATION										
A. TOILET EXHAUST FANS SHALL RUN CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.										
B. FANS SHALL MODULATE EXHAUST AIRFLOW TO MAINTAIN -0.5" ESP (ADJ.) IN THE REMOTE STATIC PRESSURE SENSOR.										
GUEST ROOM SYSTEMS (VAC-A, B, C)										
1. GUEST ROOM THERMOSTATS SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR AND BE CAPABLE OF PROVIDING AN OUTPUT SIGNAL TO CONNECTED DEVICES.										
2. OCCUPIED MODE: WHEN THE THERMOSTAT INDICATES THAT THE GUEST ROOM IS OCCUPIED THE FOLLOWING SHALL OCCUR:										
A. THE OUTSIDE AIR DAMPER SERVING THE GUEST ROOM SHALL BE OPEN.										
B. THE EXHAUST FAN SERVING THE GUEST ROOM SHALL BE ON.										
C. THE COOLING SET-POINT SHALL BE SET TO 75°F (ADJ.)										
D. THE HEATING SET-POINT SHALL BE SET TO 70°F (ADJ.)										
3. UN-OCCUPIED MODE: AFTER 30 MINUTES WITHOUT RECEIVING AN OCCUPANCY SIGNAL THE THERMOSTAT SHALL INDICATE THAT THE GUEST ROOM IS OCCUPIED AND THE FOLLOWING SHALL OCCUR:										
A. THE OUTSIDE AIR DAMPER SERVING THE GUEST ROOM SHALL BE CLOSED.										
B. THE EXHAUST FAN SERVING THE GUEST ROOM SHALL SHUT OFF.										
C. THE COOLING SET-POINT SHALL BE SET TO 80°F (ADJ.)										
D. THE HEATING SET-POINT SHALL BE SET TO 60°F (ADJ.)										



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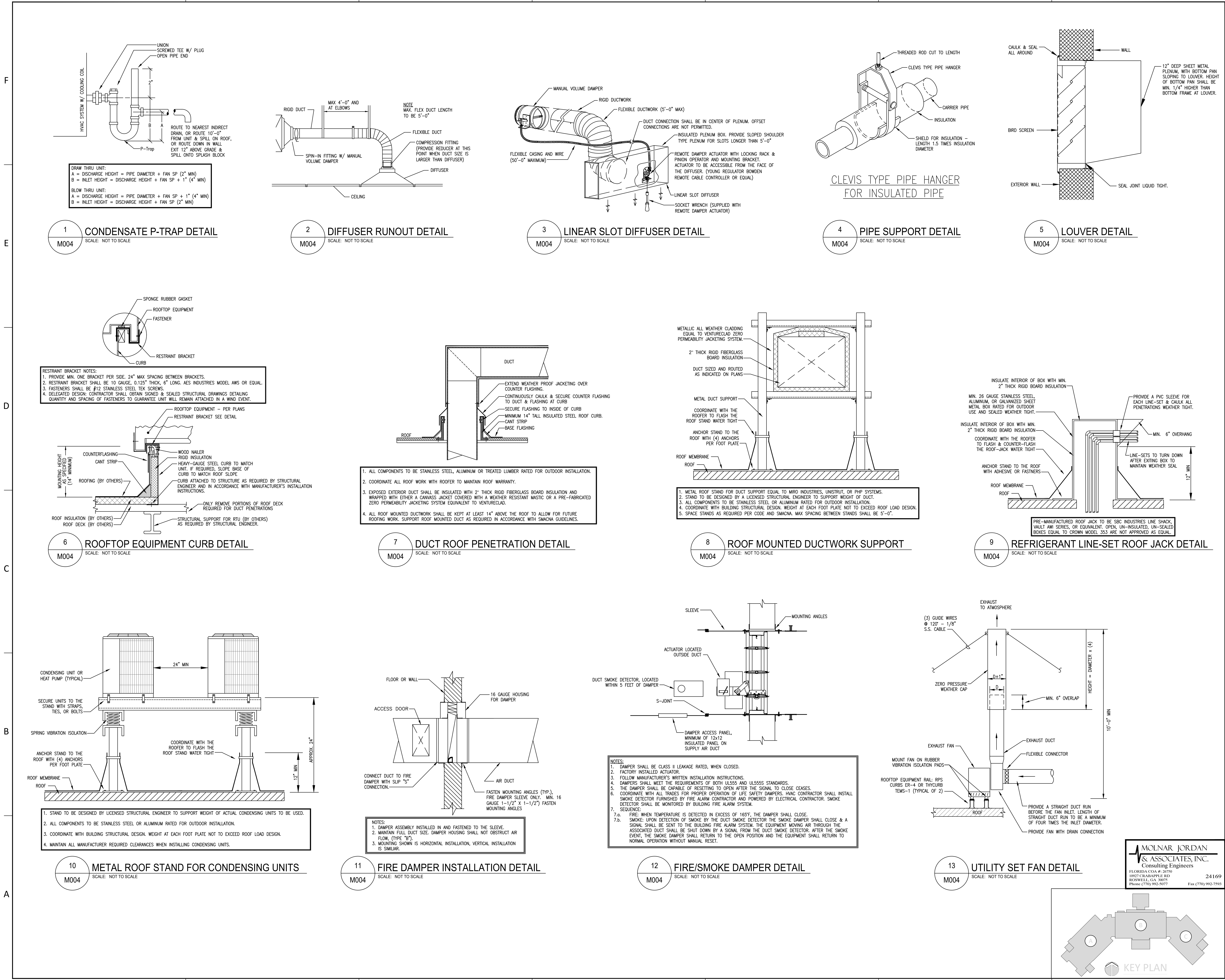
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10/23/25	50% CONSTRUCTION DOCS
11/14/25	PERMIT SET

PROJECT:

SERENITY SEASIDE RESORT

BUILDING #1

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PROJECT:

SERENITY SEASIDE RESORT

BUILDING #1

THE INN

186 SOUTH BAY SHORE DRIVE,
EASTPOINT, FL 32328

Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

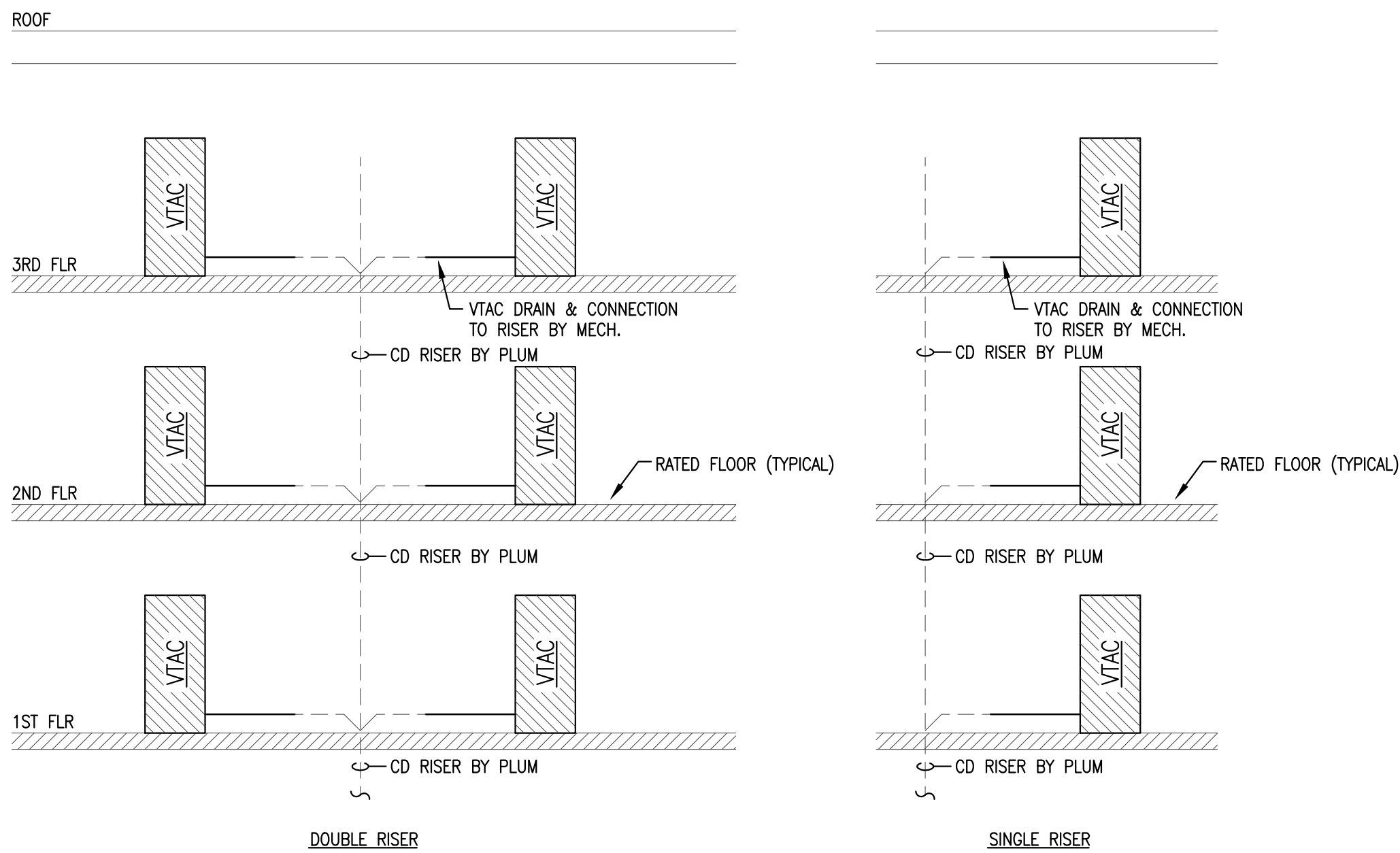
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TITLE:

MECHANICAL DETAILS

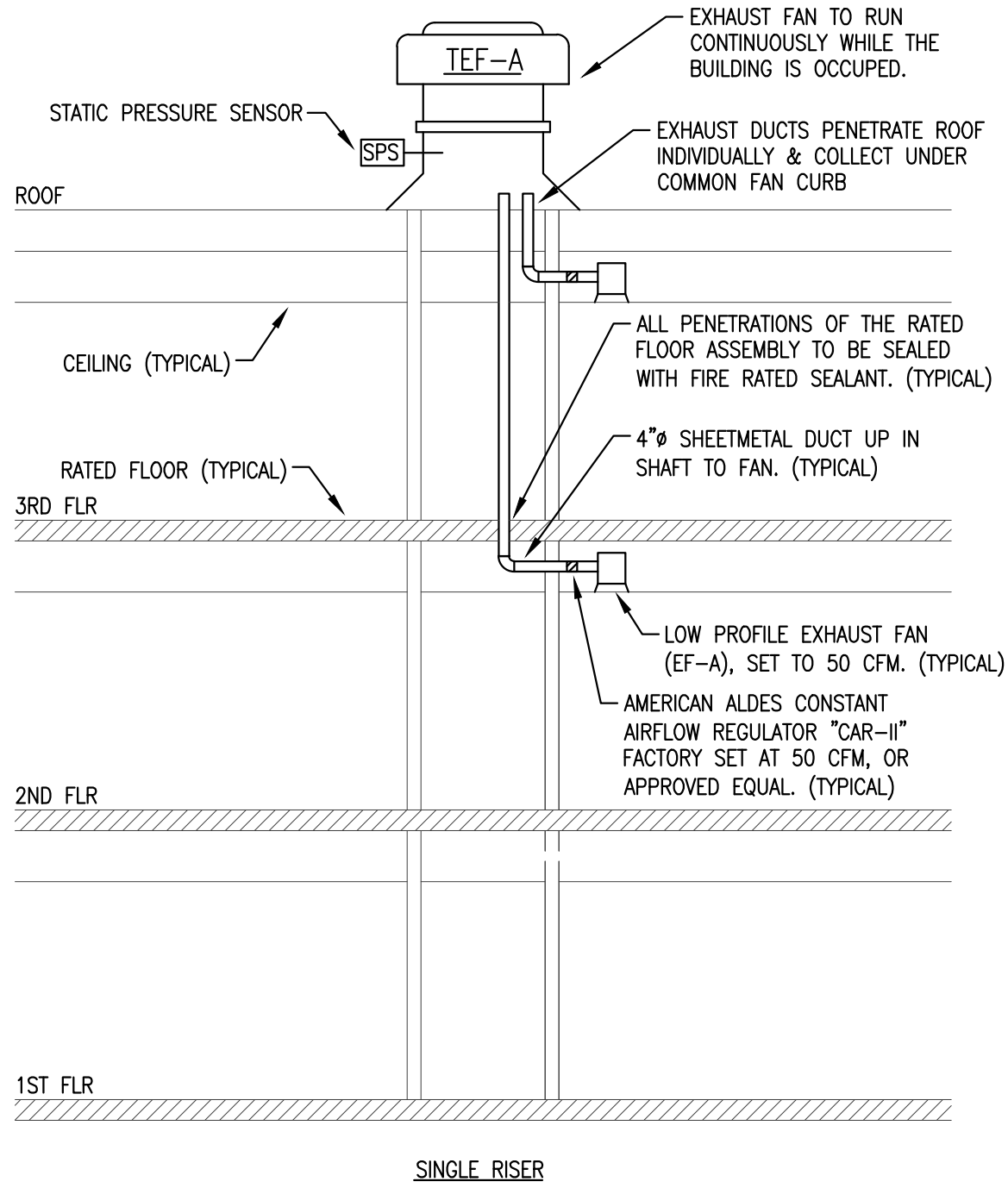
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M004



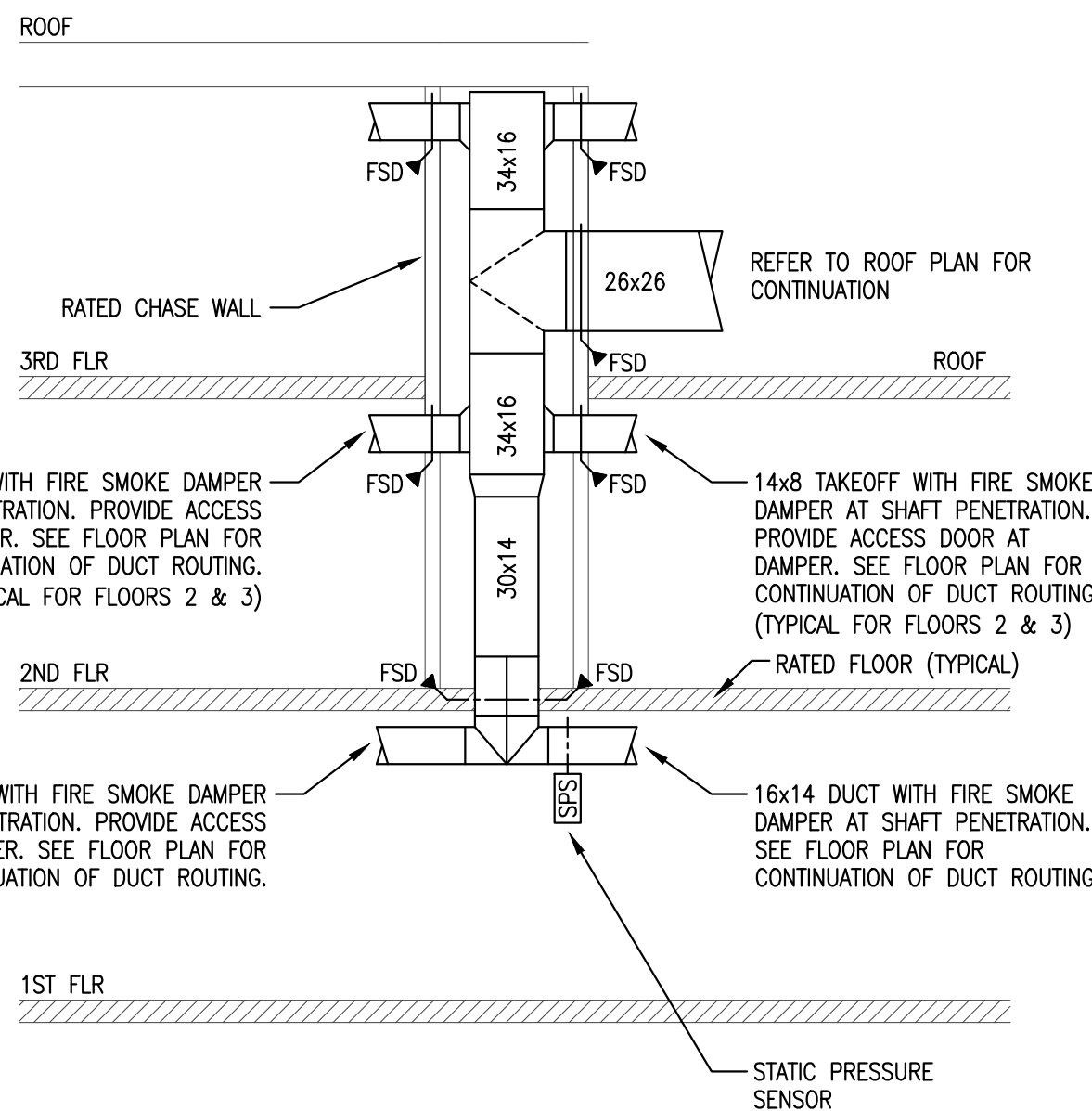
CONDENSATE RISER NOTES:
1. CONDENSATE PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
2. ALL CONDENSATE PIPING TO BE CONCEALED WITHIN THE WALL.
3. DRAINS FROM INDIVIDUAL UNITS SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS.
4. SLOPE HORIZONTAL CONDENSATE PIPE A MINIMUM OF 1/8" PER FOOT.
5. CONDENSATE RISER BY PLUMBING, FINAL CONNECTION TO RISER BY MECHANICAL.
6. ALL PENETRATIONS OF THE RATED FLOOR ASSEMBLY TO BE SEALED WITH FIRE RATED SEALANT.

1 VTAC CONDENSATE DRAIN RISER
SCALE: NOT TO SCALE
M005



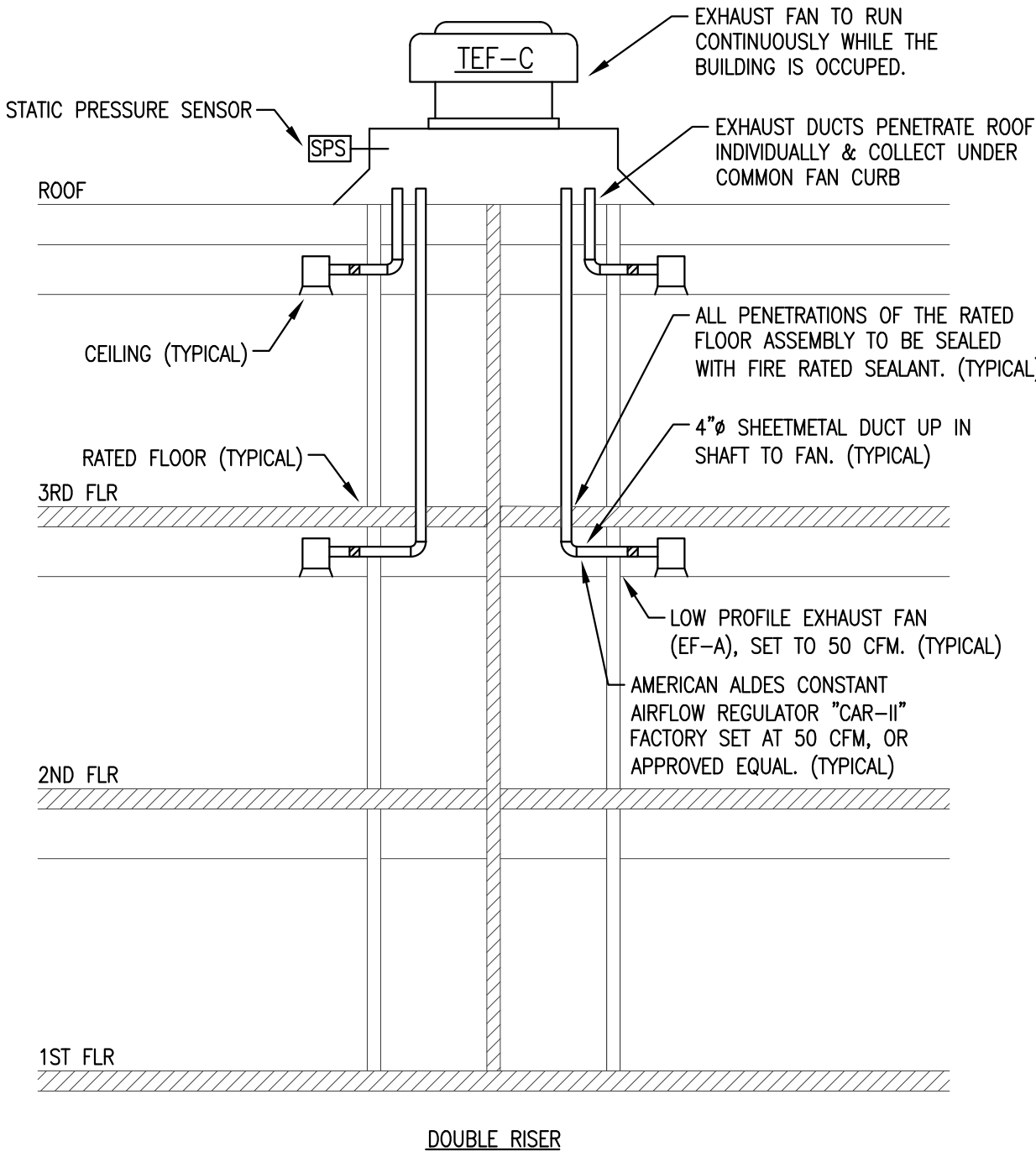
GUEST ROOM EXHAUST RISER NOTES:
1. ALL BATHROOM EXHAUST DUCTS COVERED BY THESE DETAILS SHALL BE INSTALLED AS INDICATED IN ORDER TO MEET THE EXCEPTIONS OF FLORIDA BUILDING CODE SECTION 717.6.1 SO THAT RATED SHAFT WALLS ARE NOT REQUIRED AND THAT FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF THE RATED HORIZONTAL ASSEMBLY.
2. ALL DUCTS SHALL BE HARD PIPED 4" SHEET STEEL.
3. ALL DUCTS TO BE CONCEALED WITHIN THE WALL.
4. ALL PENETRATIONS OF THE RATED FLOOR-CEILING ASSEMBLY TO BE SEALED WITH FIRE RATED SEALANT.

4 TYPICAL EXHAUST AIR RISER SINGLE UNIT - TWO FLOORS
SCALE: NOT TO SCALE
M005



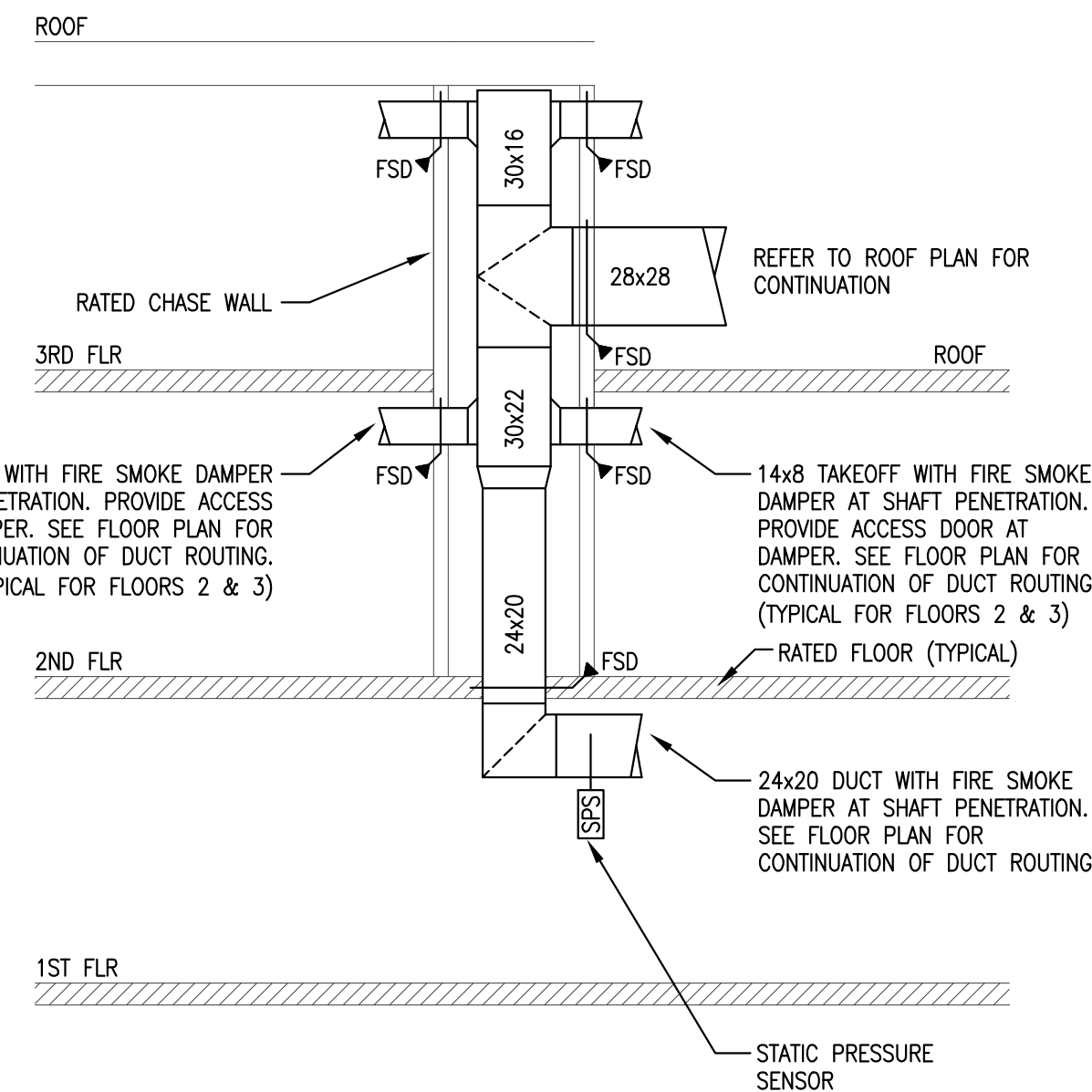
OUTSIDE AIR RISER NOTES:
1. FLORIDA MECHANICAL CODE SECTION 607.5.4 REQUIRES A FIRE-SMOKE DAMPER WHERE THE GUEST ROOM AND CORRIDOR ARE CONNECTED BY A DUCT SYSTEM. THE DESIGN OF THIS SYSTEM INCLUDES TWO SEPARATE DUCTS, ONE FOR THE CORRIDOR AND ONE FOR THE GUEST ROOM. EACH OF THESE DUCTS HAS A FIRE-SMOKE DAMPER AT THE SHAFT PENETRATION THUS SEPARATING THE GUEST ROOM CORRIDOR DUCT SYSTEMS.
2. TO MEET THE CODE EXCEPTIONS, FLEXIBLE DUCT IS NOT PERMITTED ON THE GUEST ROOM OUTSIDE AIR DUCT SYSTEM. ALL DUCT MUST BE 28 GAUGE SHEET STEEL OR THICKER.
3. AT EACH FLOOR LEVEL THE DUCT CONNECTION WILL REQUIRE A FIRE-SMOKE DAMPER AT THE SHAFT PENETRATION. PROVIDE ACCESS DOOR AT DAMPER AND CEILING. SEE FLOOR PLAN FOR CONTINUATION OF DUCT ROUTING. (TYPICAL FOR ALL TAKEOFFS)
4. WHERE COMMON AREA UNITS ARE CONNECTED TO A SHARED OUTSIDE AIR DUCT THEY SHOULD INCLUDE A MANUAL VOLUME DAMPER AND A GRAVITY BACKDRAFT DAMPER.
5. EACH GUEST ROOM WILL BE PROVIDED WITH A DEMAND CONTROL AIR DEVICE, AMERICAN ALDES ZRT-1 OR EQUAL. OUTSIDE AIR WILL BE CLOSED OFF WHEN THE UNIT IS UNOCCUPIED AS REQUIRED TO MEET THE FLORIDA ENERGY CONSERVATION CODE, SECTION C403.2.4.8.2. REFER TO SEQUENCES OF OPERATION FOR DETAILS.

2 DOAS-1 SUPPLY AIR RISER
SCALE: NOT TO SCALE
M005



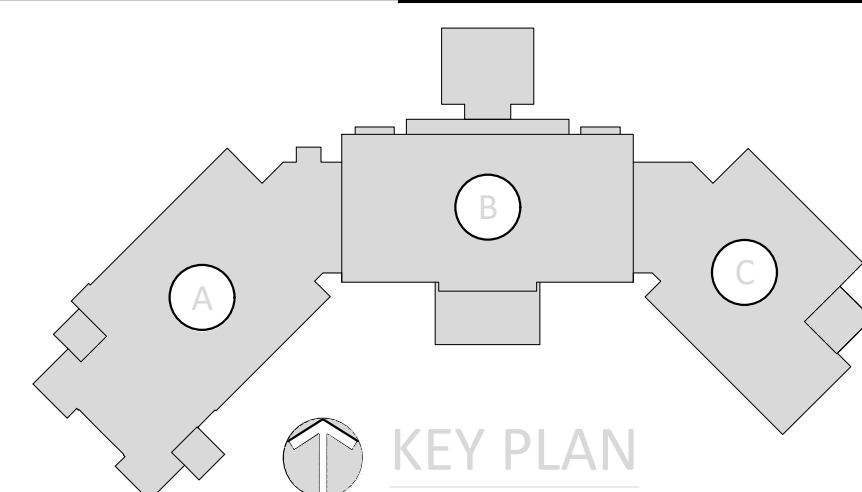
GUEST ROOM EXHAUST RISER NOTES:
1. ALL BATHROOM EXHAUST DUCTS COVERED BY THESE DETAILS SHALL BE INSTALLED AS INDICATED IN ORDER TO MEET THE EXCEPTIONS OF FLORIDA BUILDING CODE SECTION 717.6.1 SO THAT RATED SHAFT WALLS ARE NOT REQUIRED AND THAT FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF THE RATED HORIZONTAL ASSEMBLY.
2. ALL DUCTS SHALL BE HARD PIPED 4" SHEET STEEL.
3. ALL DUCTS TO BE CONCEALED WITHIN THE WALL.
4. ALL PENETRATIONS OF THE RATED FLOOR-CEILING ASSEMBLY TO BE SEALED WITH FIRE RATED SEALANT.

5 TYPICAL EXHAUST AIR RISER DOUBLE UNIT - TWO FLOORS
SCALE: NOT TO SCALE
M005



OUTSIDE AIR RISER NOTES:
1. FLORIDA MECHANICAL CODE SECTION 607.5.4 REQUIRES A FIRE-SMOKE DAMPER WHERE THE GUEST ROOM AND CORRIDOR ARE CONNECTED BY A DUCT SYSTEM. THE DESIGN OF THIS SYSTEM INCLUDES TWO SEPARATE DUCTS, ONE FOR THE CORRIDOR AND ONE FOR THE GUEST ROOM. EACH OF THESE DUCTS HAS A FIRE-SMOKE DAMPER AT THE SHAFT PENETRATION THUS SEPARATING THE GUEST ROOM CORRIDOR DUCT SYSTEMS.
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4. WHERE COMMON AREA UNITS ARE CONNECTED TO A SHARED OUTSIDE AIR DUCT THEY SHOULD INCLUDE A MANUAL VOLUME DAMPER AND A GRAVITY BACKDRAFT DAMPER.
5. EACH GUEST ROOM WILL BE PROVIDED WITH A DEMAND CONTROL AIR DEVICE, AMERICAN ALDES ZRT-1 OR EQUAL. OUTSIDE AIR WILL BE CLOSED OFF WHEN THE UNIT IS UNOCCUPIED AS REQUIRED TO MEET THE FLORIDA ENERGY CONSERVATION CODE, SECTION C403.2.4.8.2. REFER TO SEQUENCES OF OPERATION FOR DETAILS.

3 DOAS-2 SUPPLY AIR RISER
SCALE: NOT TO SCALE
M005



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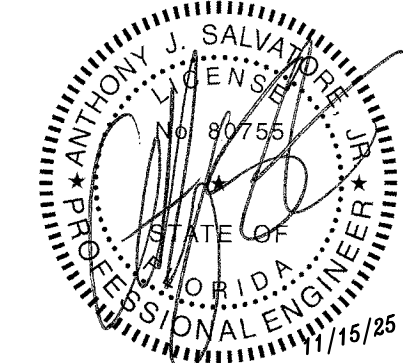
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PROJECT:

SERENITY SEASIDE RESORT

BUILDING #1

THE INN

186 SOUTH BAY SHORE DRIVE,
EASTPOINT, FL 32328

Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

DATE: --/--/----

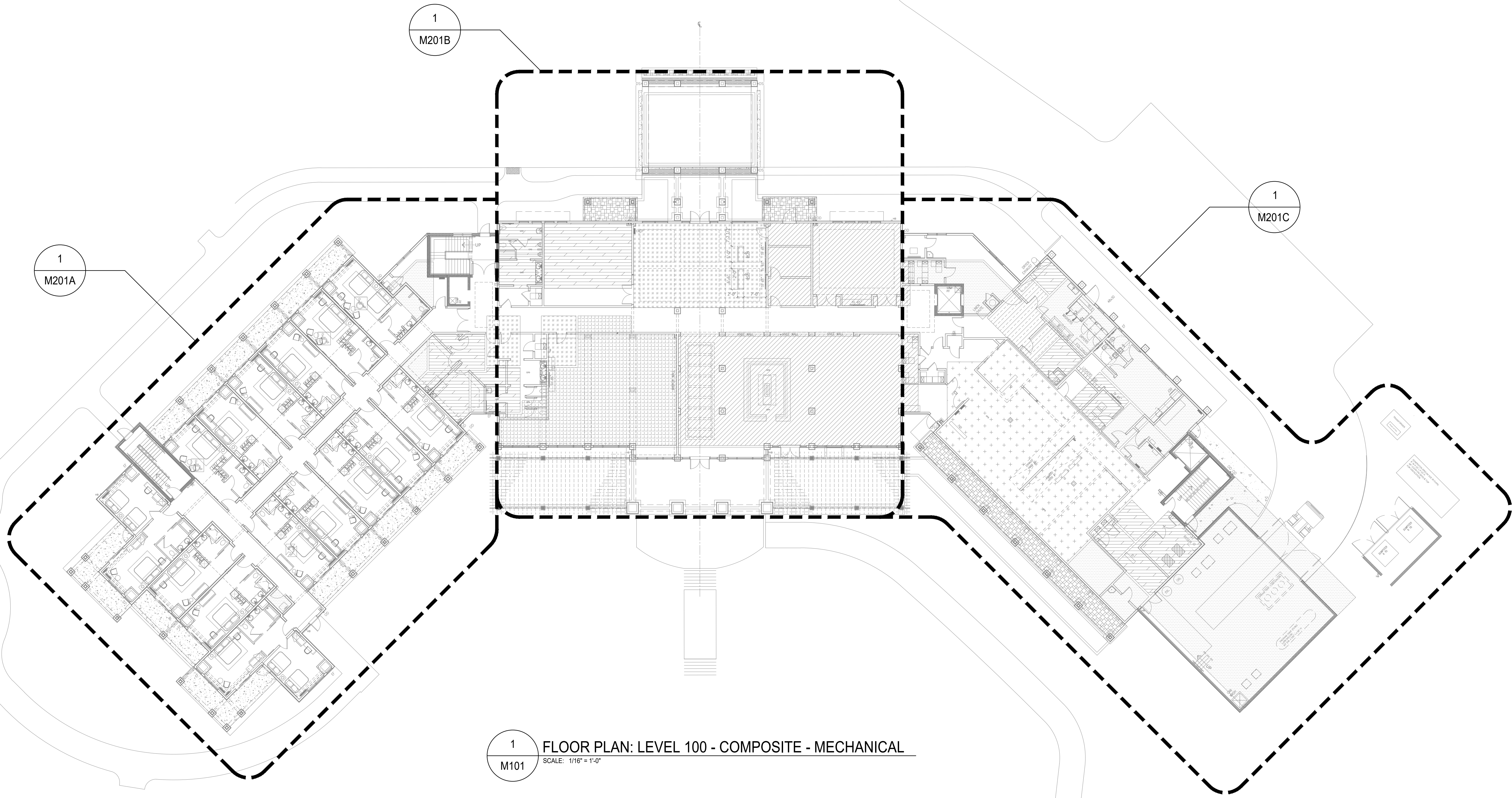
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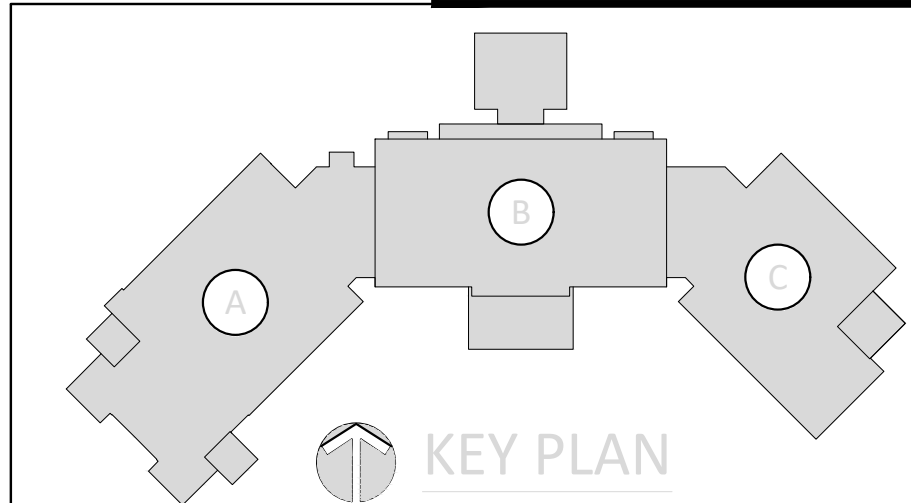
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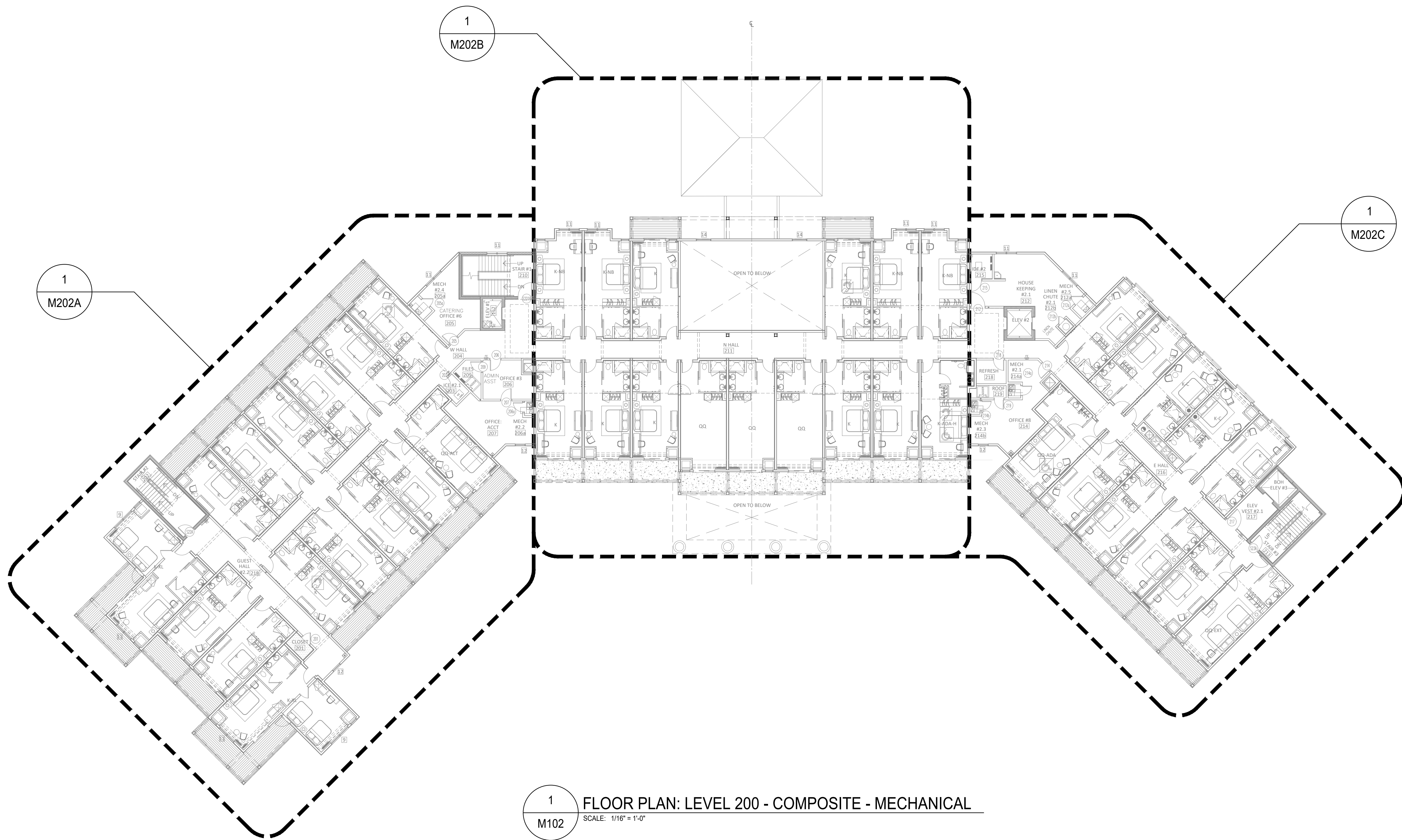
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**FLOOR PLAN:
LEVEL 100 -
COMPOSITE -
MECHANICAL**

SHEET:

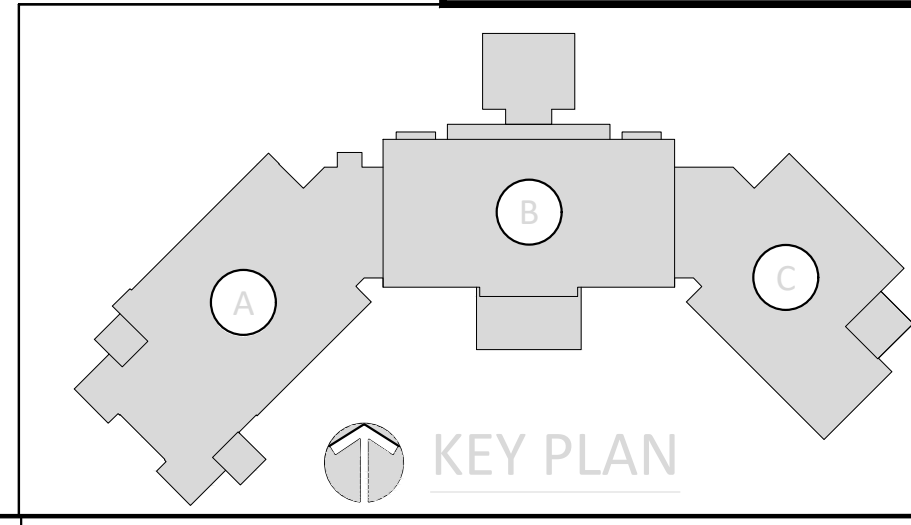
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1
M102 FLOOR PLAN: LEVEL 200 - COMPOSITE - MECHANICAL
SCALE: 1/16" = 1'-0"

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SERENITY SEASIDE
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BUILDING #1

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EASTPOINT, FL
32328

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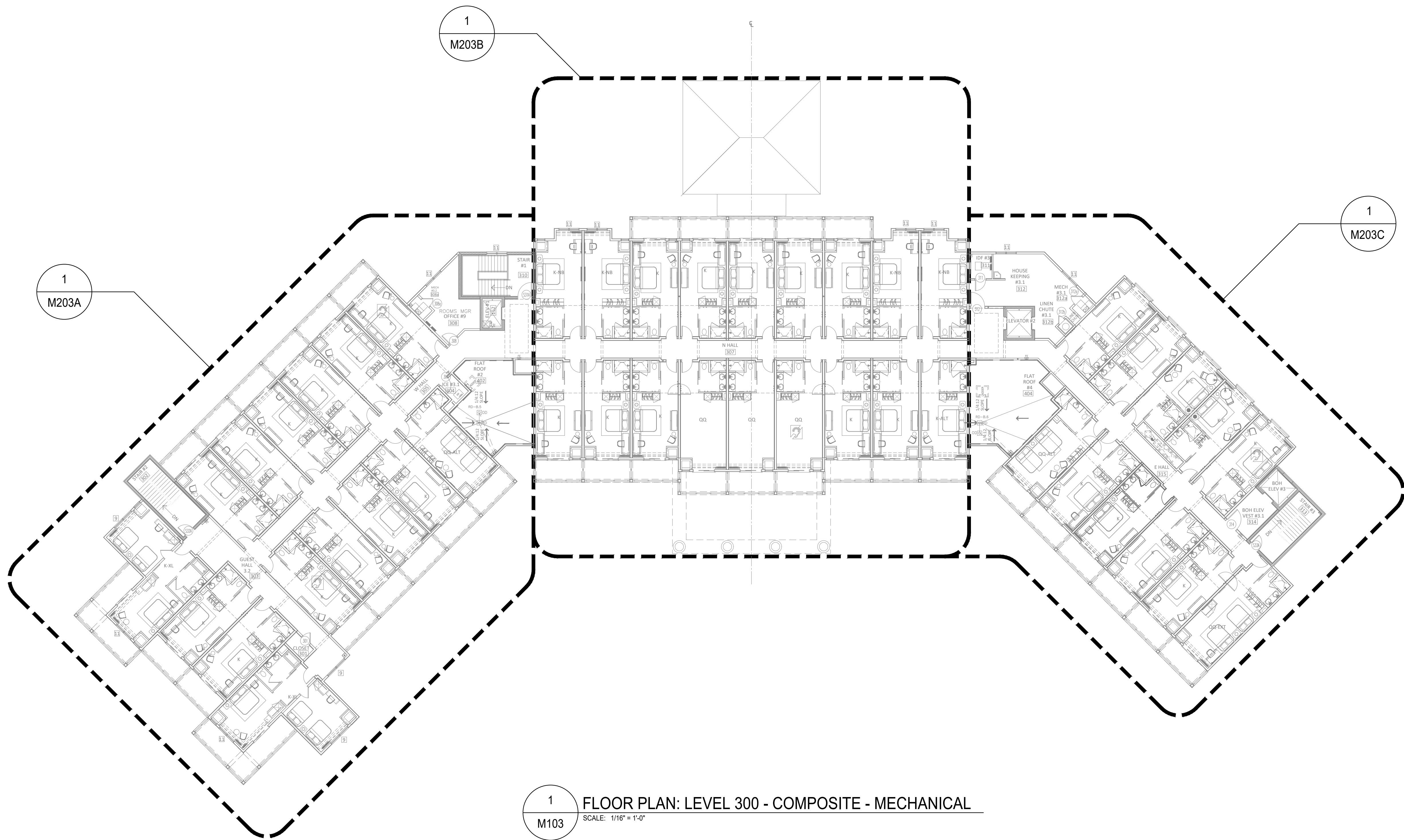
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FLOOR PLAN:
LEVEL 200 -
COMPOSITE -
MECHANICAL

SHEET:

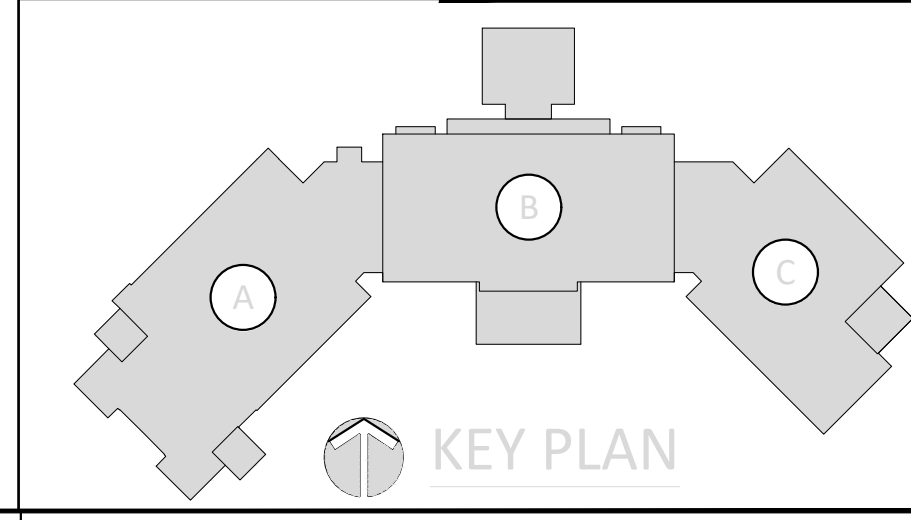
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1 FLOOR PLAN: LEVEL 300 - COMPOSITE - MECHANICAL
SCALE: 1/16" = 1'-0"

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FLORIDA
LICENSE # 17756
EXPIRATION DATE 11/15/25

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DATE: --/--/----

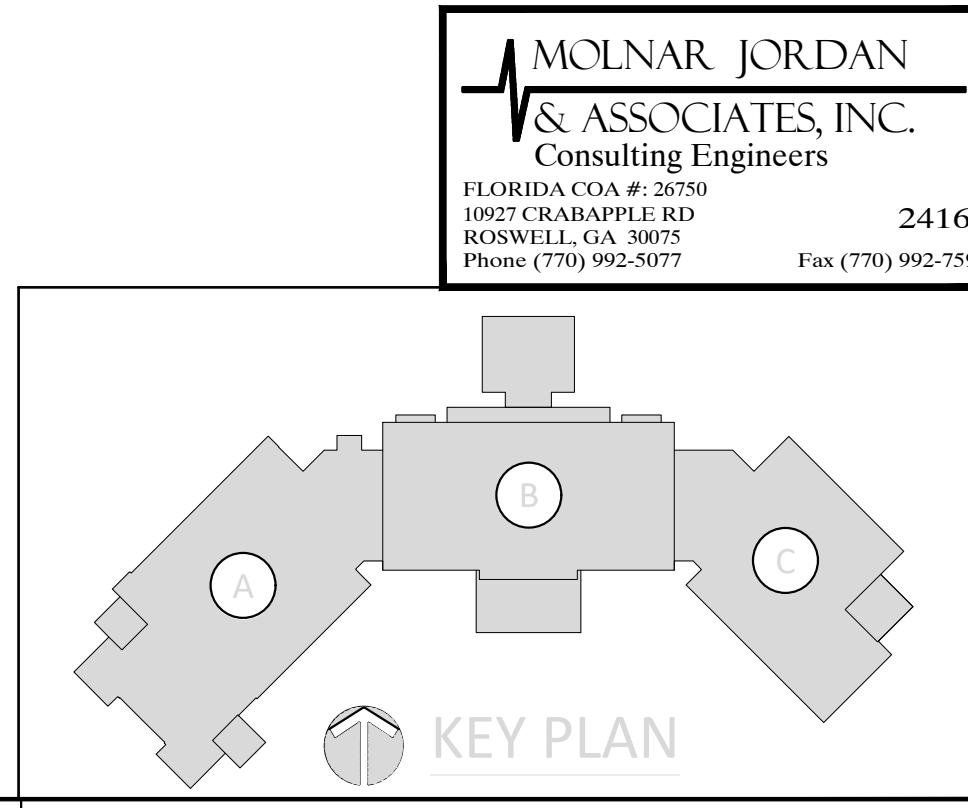
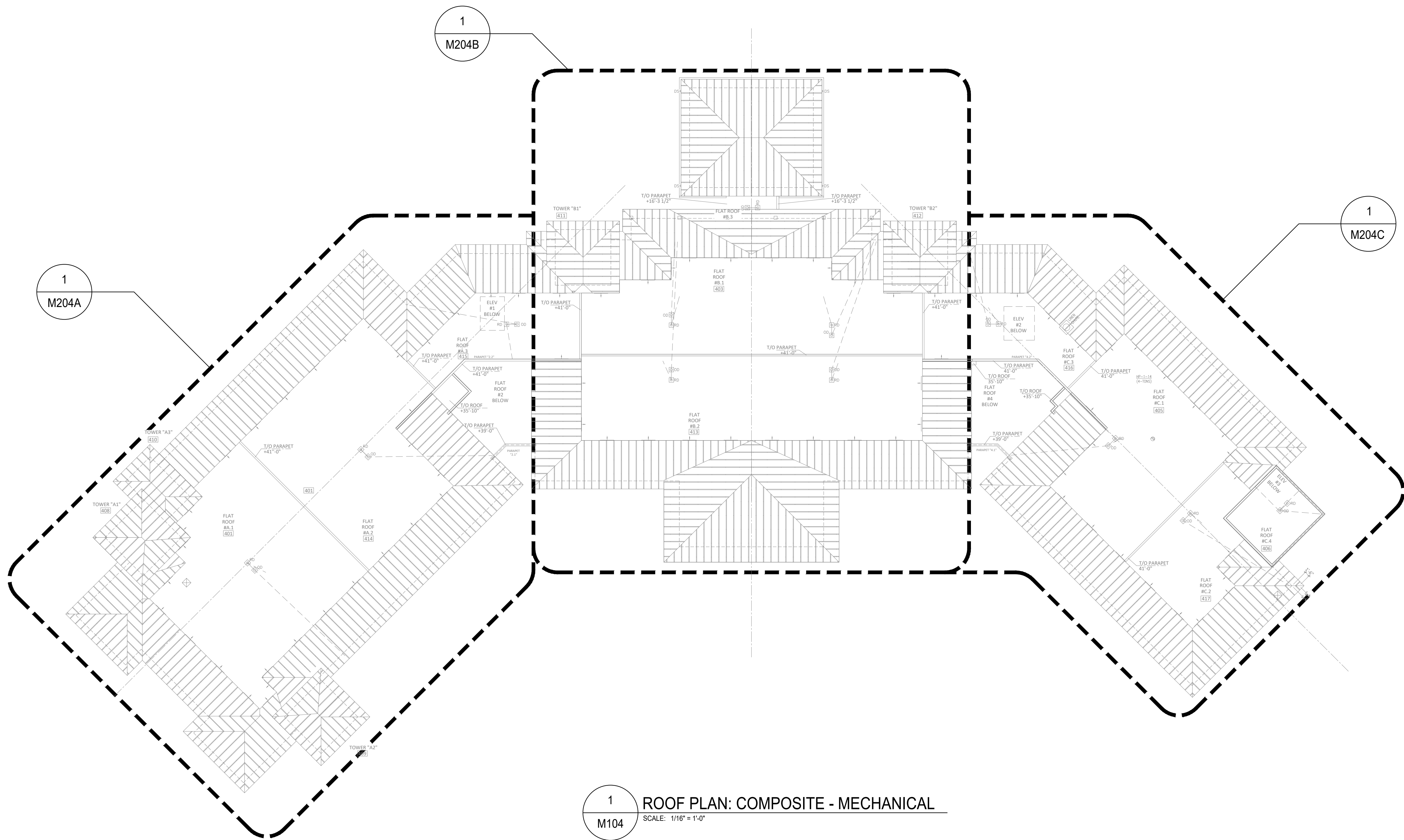
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FLOOR PLAN:
LEVEL 300 -
COMPOSITE -
MECHANICAL

SHEET:

M103

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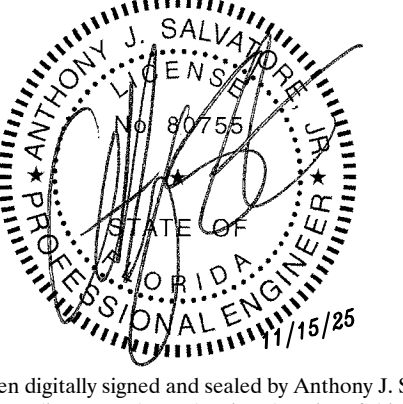




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678.244.6270
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CONSULTANT:



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06/05/25	DESIGN DEVELOPMENT
10/23/25	50% CONSTRUCTION DOCS
11/14/25	PERMIT SET

PROJECT:

SERENITY SEASIDE
RESORT

BUILDING #1

THE INN

186 SOUTH BAY
SHORE DRIVE,
EASTPOINT, FL
32328

Serenity Seaside
Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

DATE: --/--/----

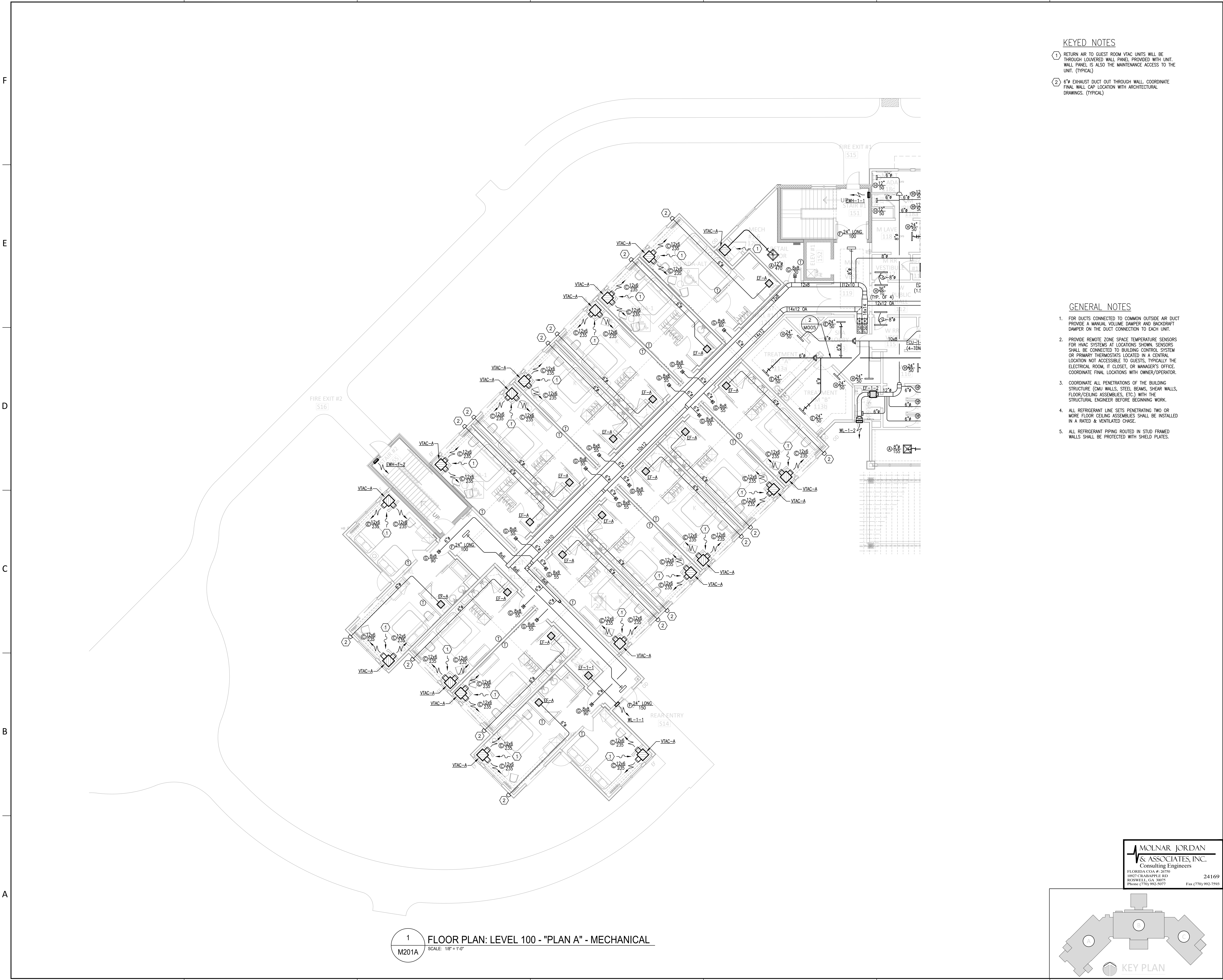
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ROOF PLAN:
COMPOSITE -
MECHANICAL

SHEET:

M104

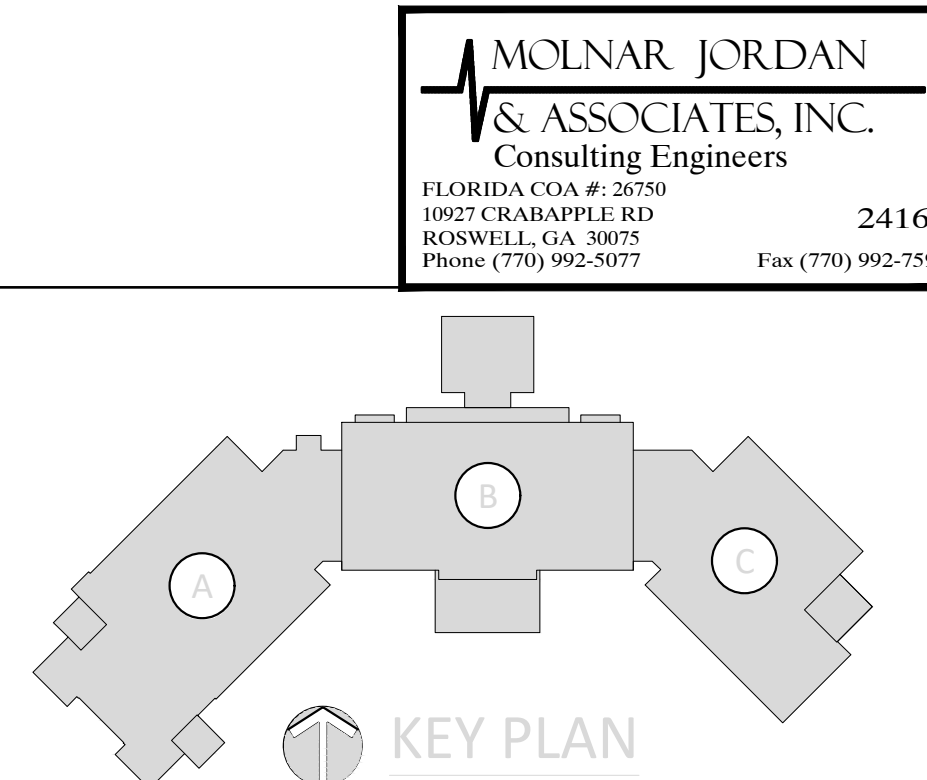
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- KEYED NOTES**
- 1 RETURN AIR TO GUEST ROOM VTAC UNITS WILL BE THROUGH LOUVERED WALL PANEL PROVIDED WITH UNIT. WALL PANEL IS ALSO THE MAINTENANCE ACCESS TO THE UNIT. (TYPICAL)
 - 2 6" EXHAUST DUCT OUT THROUGH WALL. COORDINATE FINAL WALL CAP LOCATION WITH ARCHITECTURAL DRAWINGS. (TYPICAL)

- GENERAL NOTES**
- 1. FOR DUCTS CONNECTED TO COMMON OUTSIDE AIR DUCT PROVIDE A MANUAL VOLUME DAMPER AND BACKDRAFT DAMPER ON THE DUCT CONNECTION TO EACH UNIT.
 - 2. PROVIDE REMOTE ZONE SPACE TEMPERATURE SENSORS FOR HVAC SYSTEMS AT LOCATIONS SHOWN. SENSORS SHALL BE CONNECTED TO BUILDING CONTROL SYSTEM OR PRIMARY THERMOSTATS LOCATED IN A CENTRAL LOCATION NOT ACCESSIBLE TO GUESTS, TYPICALLY THE ELECTRICAL ROOM, IT CLOSET, OR MANAGER'S OFFICE. COORDINATE FINAL LOCATIONS WITH OWNER/OPERATOR.
 - 3. COORDINATE ALL PENETRATIONS OF THE BUILDING STRUCTURE (CMU WALLS, STEEL BEAMS, SHEAR WALLS, FLOOR/CEILING ASSEMBLIES, ETC.) WITH THE STRUCTURAL ENGINEER BEFORE BEGINNING WORK.
 - 4. ALL REFRIGERANT LINE SETS PENETRATING TWO OR MORE FLOOR CEILING ASSEMBLIES SHALL BE INSTALLED IN A RATED & VENTILATED CHASE.
 - 5. ALL REFRIGERANT PIPING ROUTED IN STUD FRAMED WALLS SHALL BE PROTECTED WITH SHIELD PLATES.

1 FLOOR PLAN: LEVEL 100 - "PLAN A" - MECHANICAL
SCALE: 1/8" = 1'-0"



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ANTHONY J. SALVATORE
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11/15/25

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BUILDING #1

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EASTPOINT, FL 32328

Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

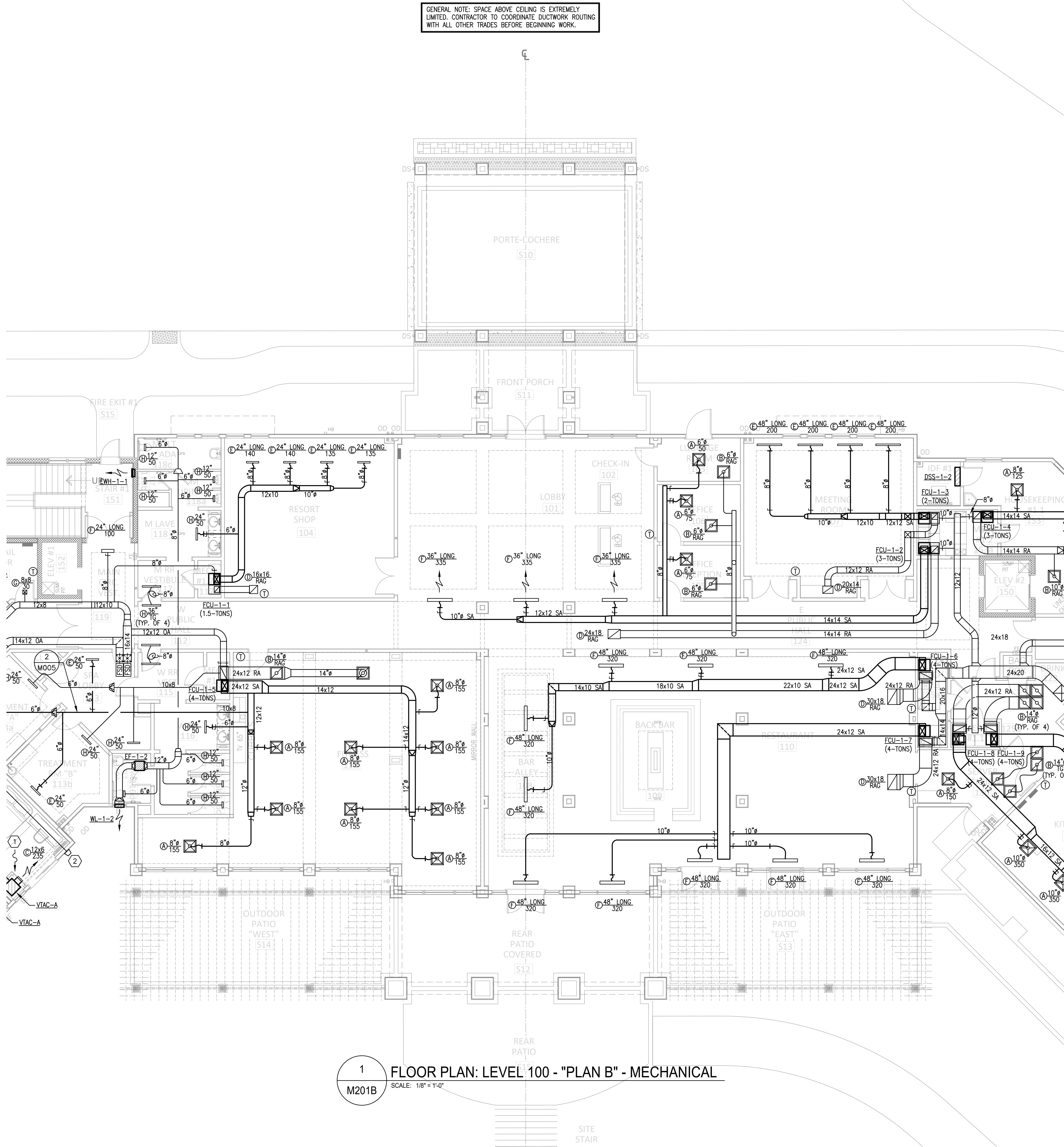
JOB NUMBER: 23019.1

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TITLE:
**FLOOR PLAN:
LEVEL 100 -
"PLAN A" -
MECHANICAL**

SHEET:
M201A

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KEYED NOTES

1) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

GENERAL NOTES

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174 Watercolor Way, PMB 410
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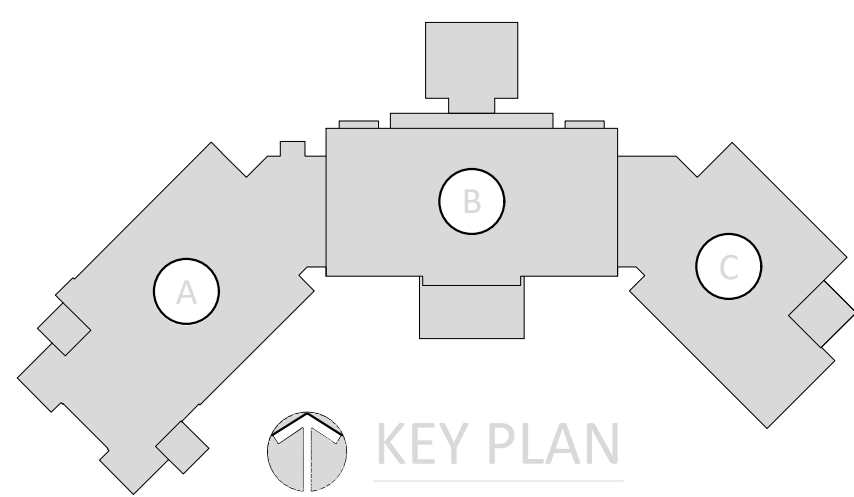
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FLOOR PLAN:
LEVEL 100 -
"PLAN B" -
MECHANICAL

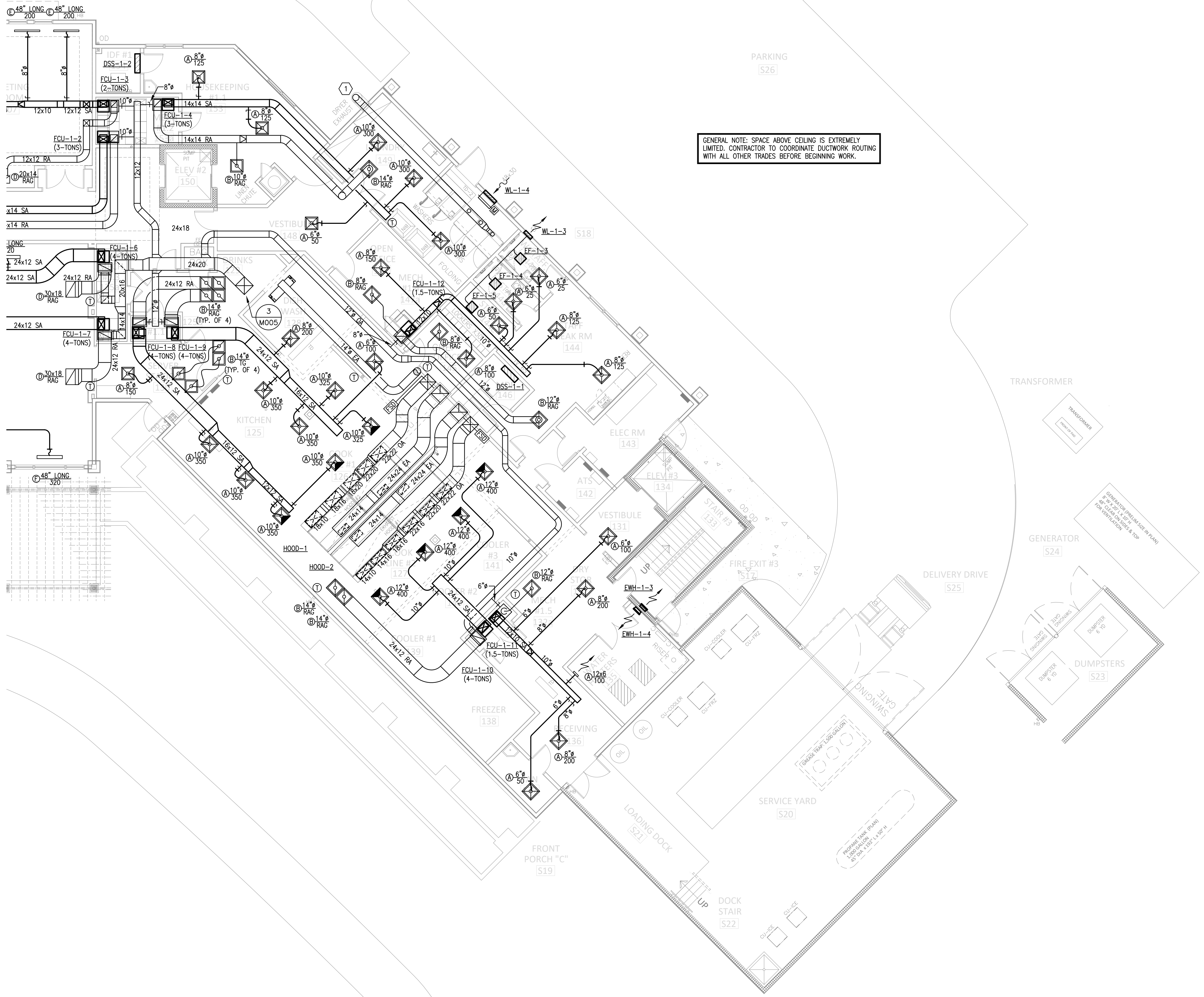
SHEET:

M201B

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& ASSOCIATES, INC.
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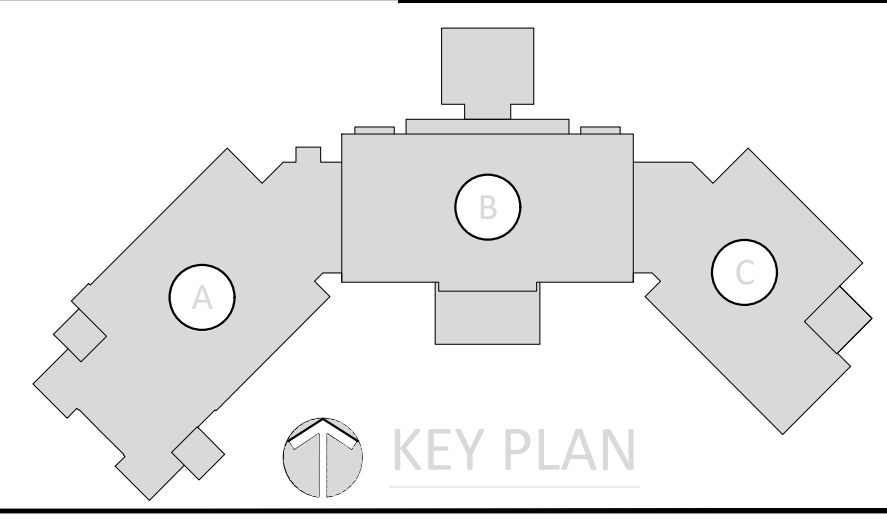
1 FLOOR PLAN: LEVEL 100 - "PLAN C" - MECHANICAL
SCALE: 1/8" = 1'-0"

KEYED NOTES

- ① DRYER EXHAUST DUCT EXITS THE BUILDING AT THIS LOCATION. ONCE OUTSIDE THE BUILDING THE DUCT SHALL TURN DOWN 90° AND TERMINATE WITHIN 36 INCHES OF GROUND. EXHAUST DUCTS SIZED PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES

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CONSULTANT:

ANTHONY J. SALVATORE
Professional Engineer
No. 15756
Mechanical
State of Florida
Exp. 12/31/25

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PROJECT: **SERENITY SEASIDE RESORT**

BUILDING #1

THE INN

186 SOUTH BAY SHORE DRIVE,
EASTPOINT, FL 32328

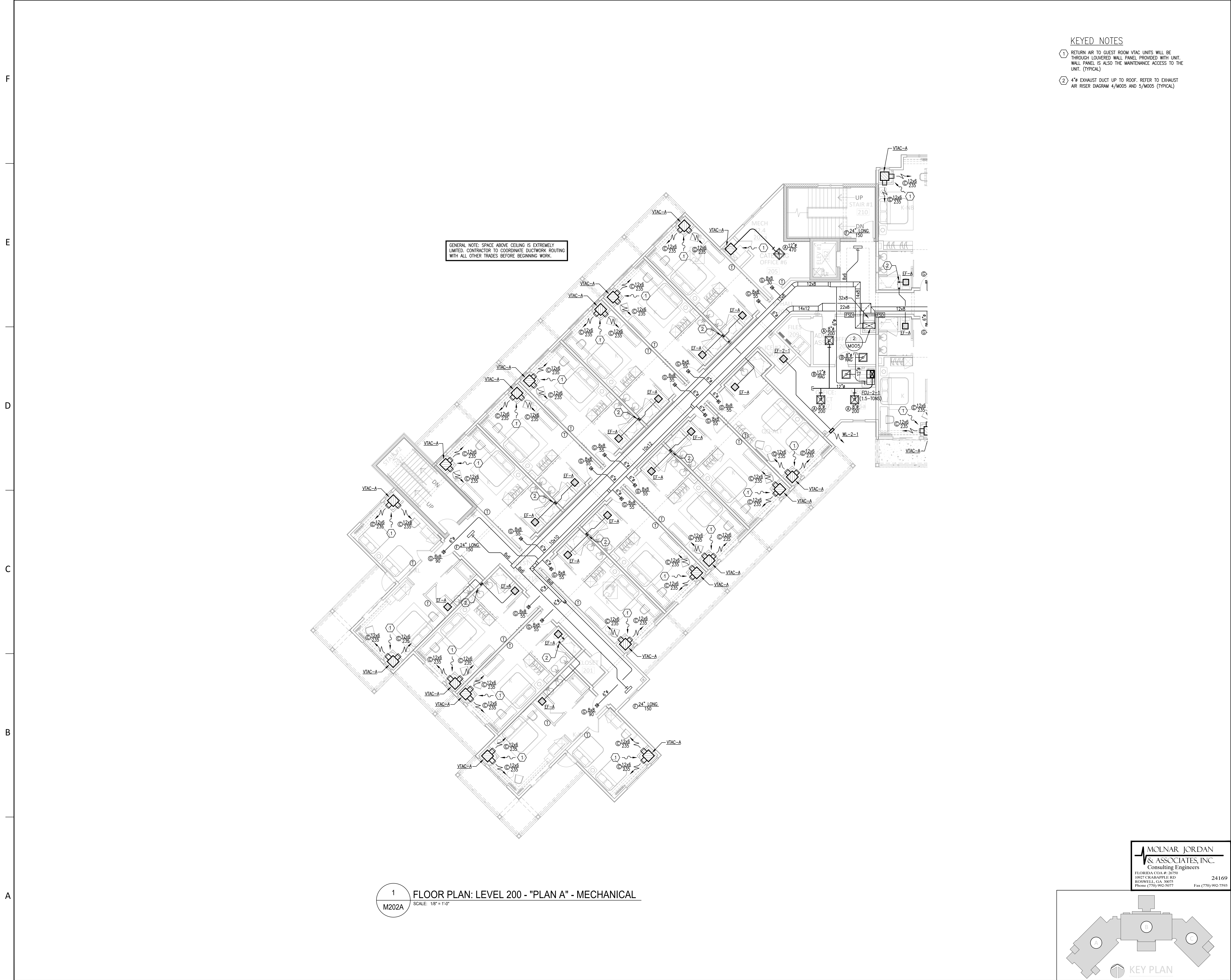
Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

DATE: --/--/----

TITLE: **FLOOR PLAN:
LEVEL 100 -
"PLAN C" -
MECHANICAL**

SHEET: **M201C**



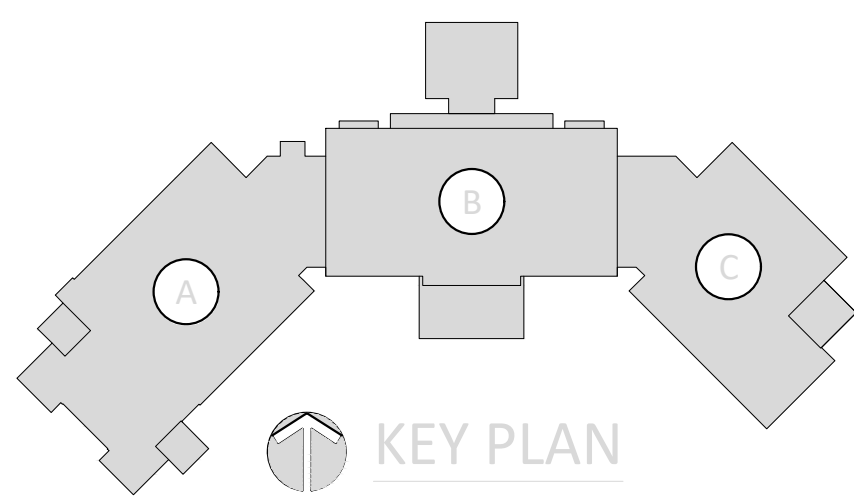
KEYED NOTES

- 1 RETURN AIR TO GUEST ROOM VTAC UNITS WILL BE THROUGH LOUVERED WALL PANEL PROVIDED WITH UNIT. WALL PANEL IS ALSO THE MAINTENANCE ACCESS TO THE UNIT. (TYPICAL)
- 2 4" EXHAUST DUCT UP TO ROOF. REFER TO EXHAUST AIR RISER DIAGRAM 4/M005 AND 5/M005 (TYPICAL)

GENERAL NOTE: SPACE ABOVE CEILING IS EXTREMELY LIMITED. CONTRACTOR TO COORDINATE DUCTWORK ROUTING WITH ALL OTHER TRADES BEFORE BEGINNING WORK.

1 FLOOR PLAN: LEVEL 200 - "PLAN A" - MECHANICAL
M202A SCALE: 1/8" = 1'-0"

MOLNAR JORDAN
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ARCHITECT:

CONSULTANT:

ANTHONY J. SALVATORE
LICENSED PROFESSIONAL ENGINEER
FLORIDA
11/15/25

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SERENITY SEASIDE
RESORT

BUILDING #1

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EASTPOINT, FL
32328

Serenity Seaside
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174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

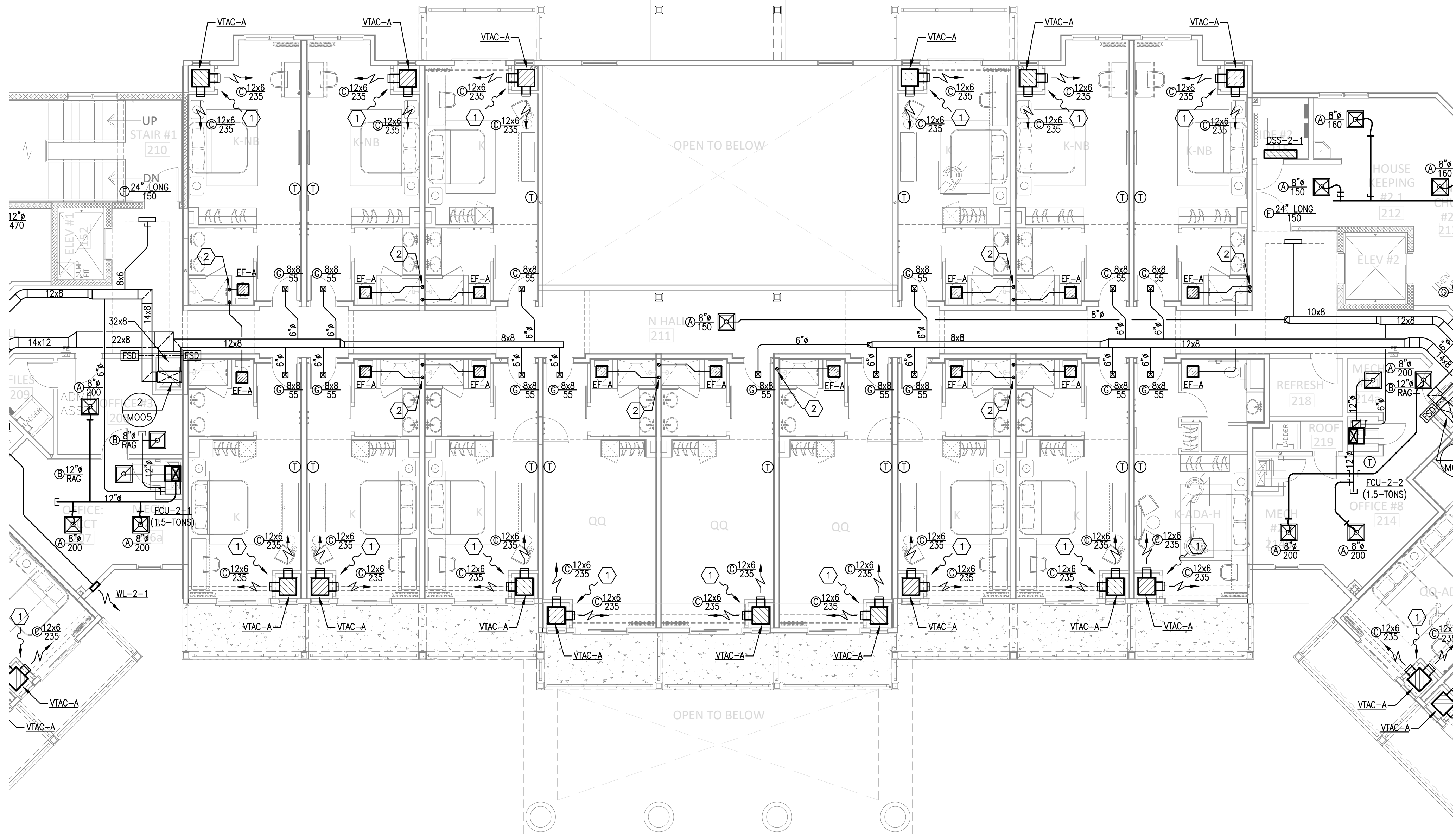
JOB NUMBER: 23019.1

DATE: --/--/----

TITLE:
FLOOR PLAN:
LEVEL 200 -
"PLAN A" -
MECHANICAL

SHEET:
M202A

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1 FLOOR PLAN: LEVEL 200 - "PLAN B" - MECHANICAL
SCALE: 1/8" = 1'-0"

KEYED NOTES

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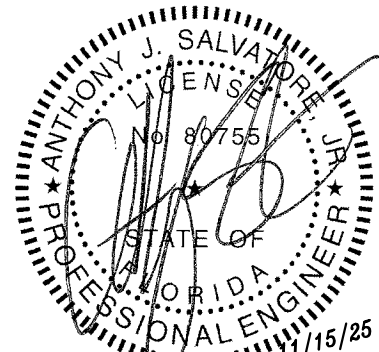
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SERENITY SEASIDE RESORT

BUILDING #1

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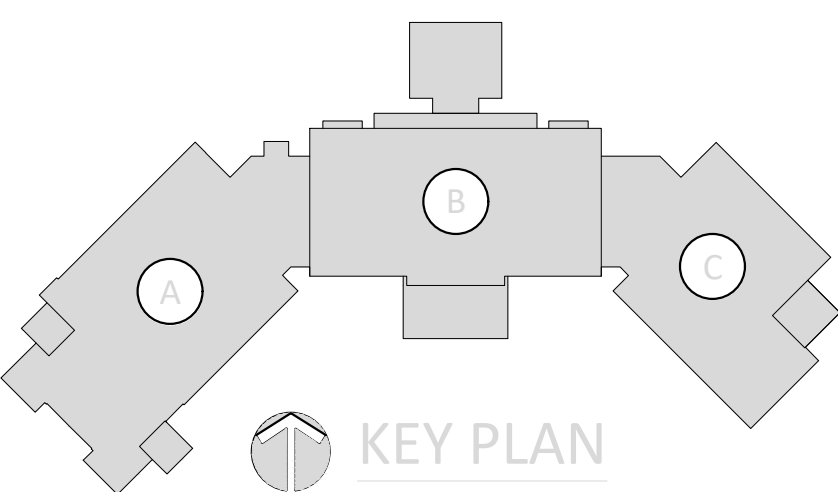
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**FLOOR PLAN:
LEVEL 200 -
"PLAN B" -
MECHANICAL**

SHEET:

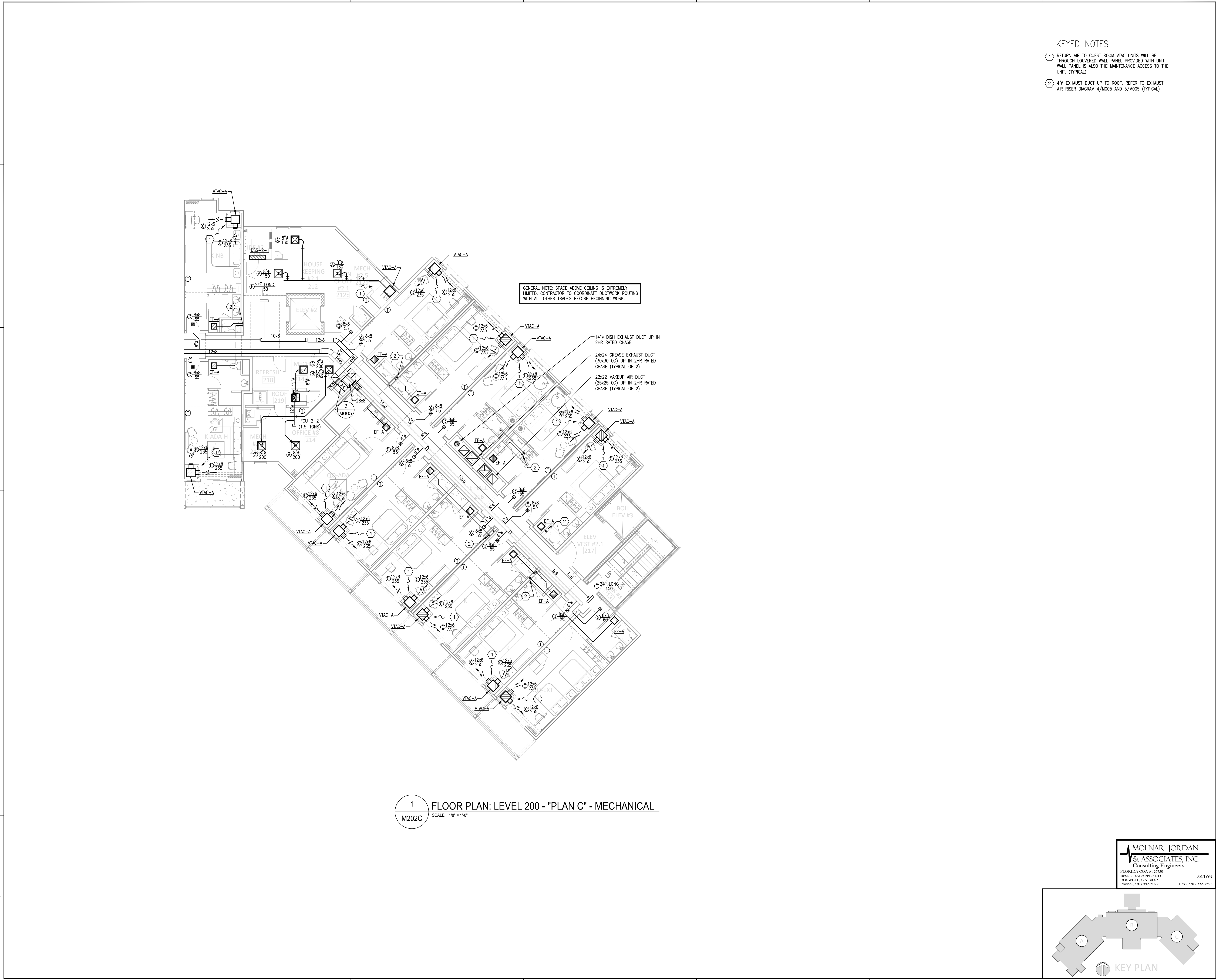
M202B

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Consulting Engineers
FLORIDA COA # 20750
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ROSNELL, GA 30075
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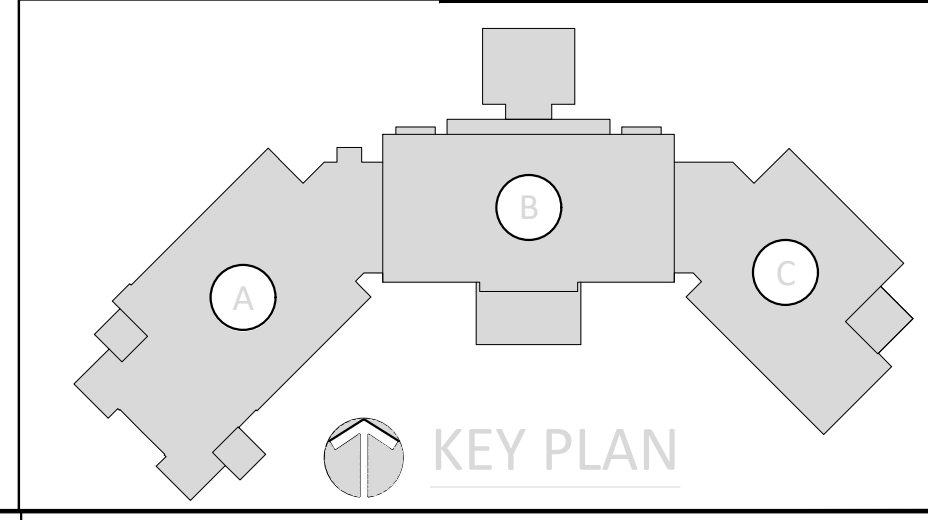
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F
E
D
C
B
A



1 FLOOR PLAN: LEVEL 200 - "PLAN C" - MECHANICAL
M202C SCALE: 1/8" = 1'-0"

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KEYED NOTES

- 1 RETURN AIR TO GUEST ROOM VTAC UNITS WILL BE THROUGH LOUVERED WALL PANEL PROVIDED WITH UNIT. WALL PANEL IS ALSO THE MAINTENANCE ACCESS TO THE UNIT. (TYPICAL)
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ARCHITECT:

CONSULTANT:

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FLORIDA # 15775
11/15/25

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PROJECT:

SERENITY SEASIDE RESORT

BUILDING #1

THE INN

186 SOUTH BAY SHORE DRIVE, EASTPOINT, FL 32328

Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

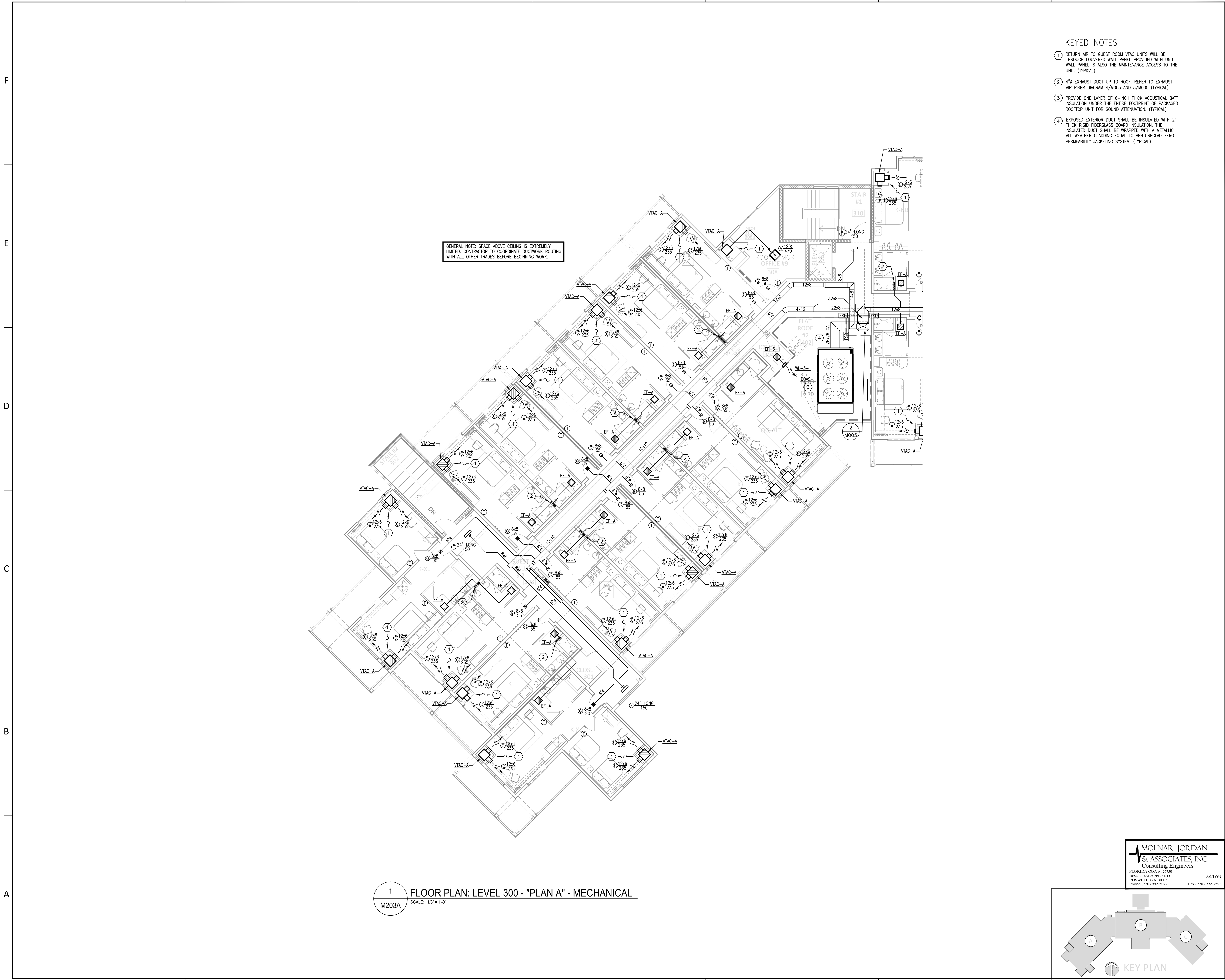
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DATE: --/--/----

TITLE:
FLOOR PLAN:
LEVEL 200 -
"PLAN C" -
MECHANICAL

SHEET:
M202C

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- 2 4"Ø EXHAUST DUCT UP TO ROOF. REFER TO EXHAUST AIR RISER DIAGRAM 4/M005 AND 5/M005 (TYPICAL)
- 3 PROVIDE ONE LAYER OF 6-INCH THICK ACOUSTICAL BATT INSULATION UNDER THE ENTIRE FOOTPRINT OF PACKAGED ROOFTOP UNIT FOR SOUND ATTENUATION. (TYPICAL)
- 4 EXPOSED EXTERIOR DUCT SHALL BE INSULATED WITH 2" THICK RIGID FIBERGLASS BOARD INSULATION. THE INSULATED DUCT SHALL BE WRAPPED WITH A METALLIC ALL WEATHER CLADDING EQUAL TO VENTURECLAD ZERO PERMEABILITY JACKETING SYSTEM. (TYPICAL)

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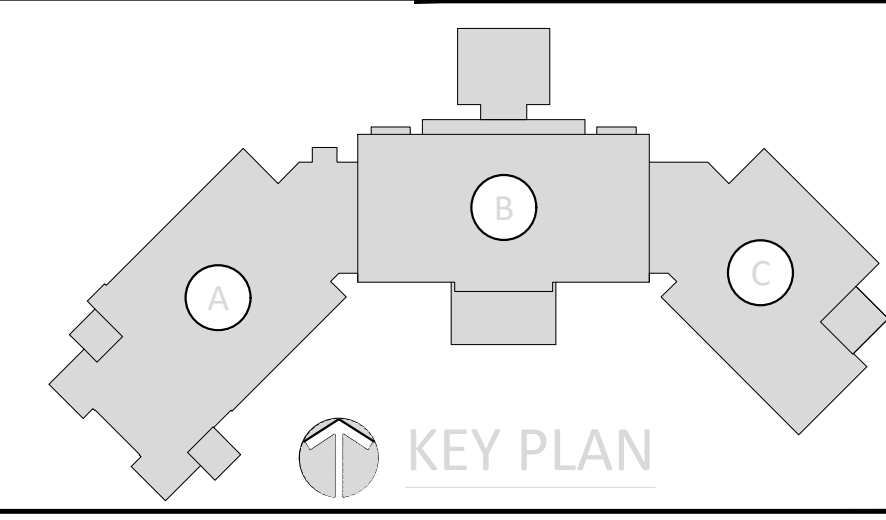
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FLOOR PLAN:
LEVEL 300 -
"PLAN A" -
MECHANICAL

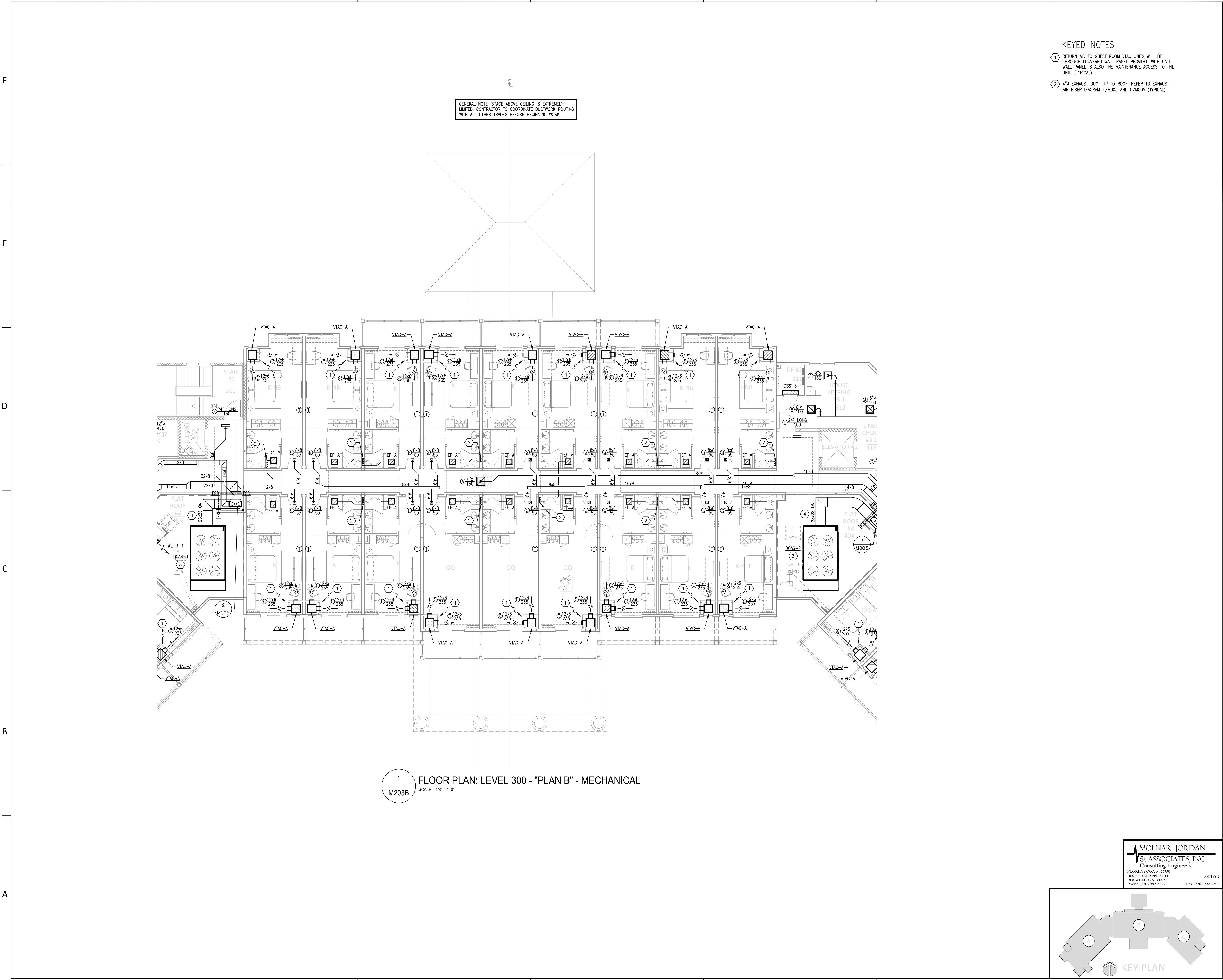
SHEET:

M203A

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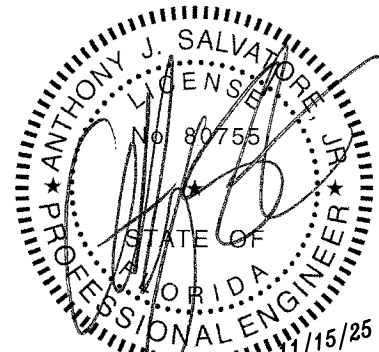
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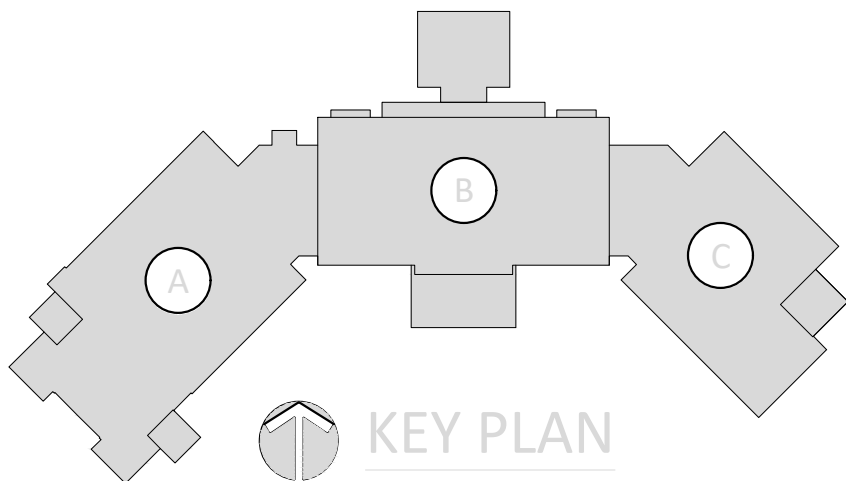
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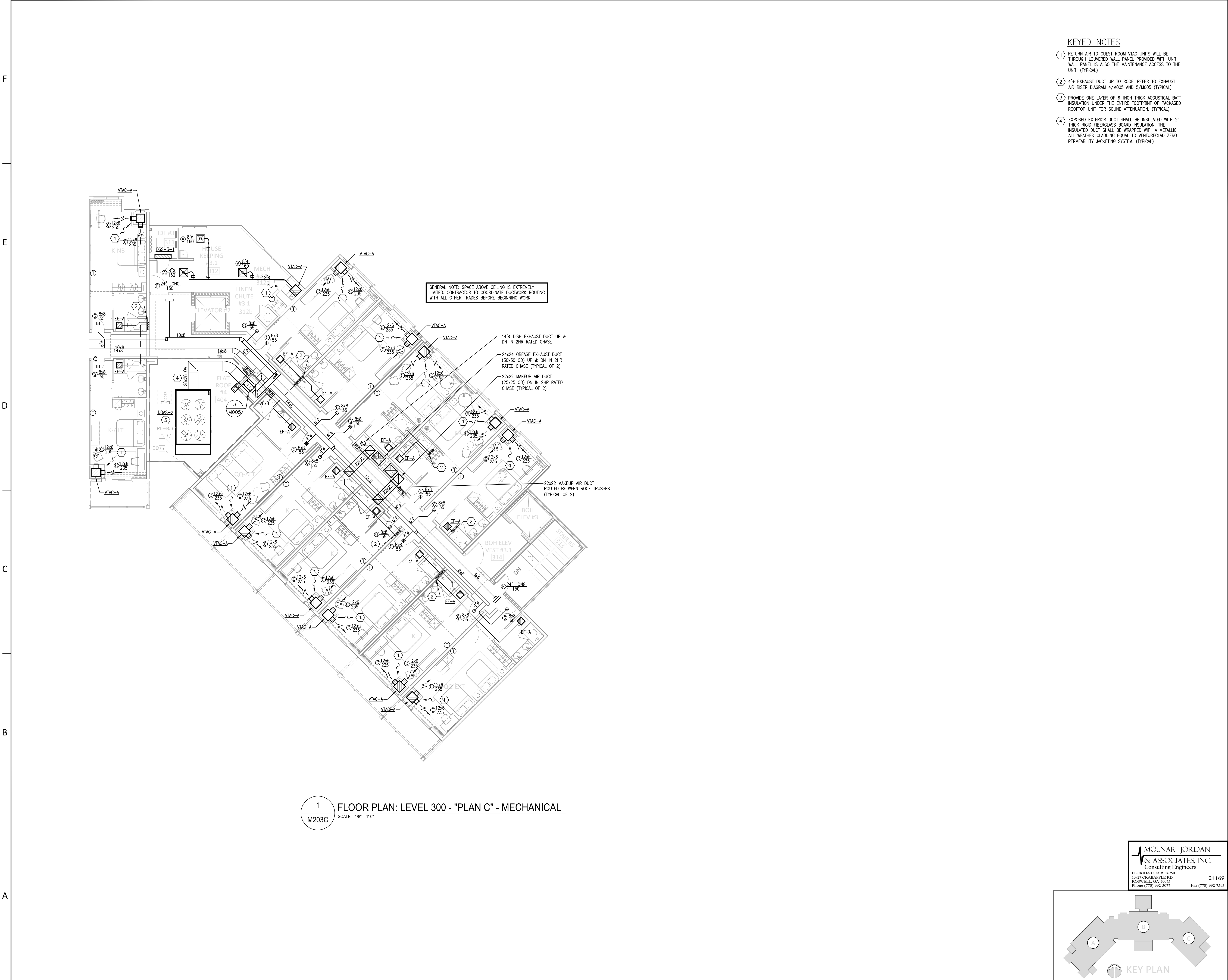
TITLE:
**FLOOR PLAN:
LEVEL 300 -
"PLAN B" -
MECHANICAL**

SHEET:

M203B

MOLNAR JORDAN & ASSOCIATES, INC.
Consulting Engineers
FLORIDA CO. # 20750
10927 CRABAPPLE RD
ROSWELL, GA 30075
Phone (770) 992-3077 Fax (770) 992-7593





KEYED NOTES

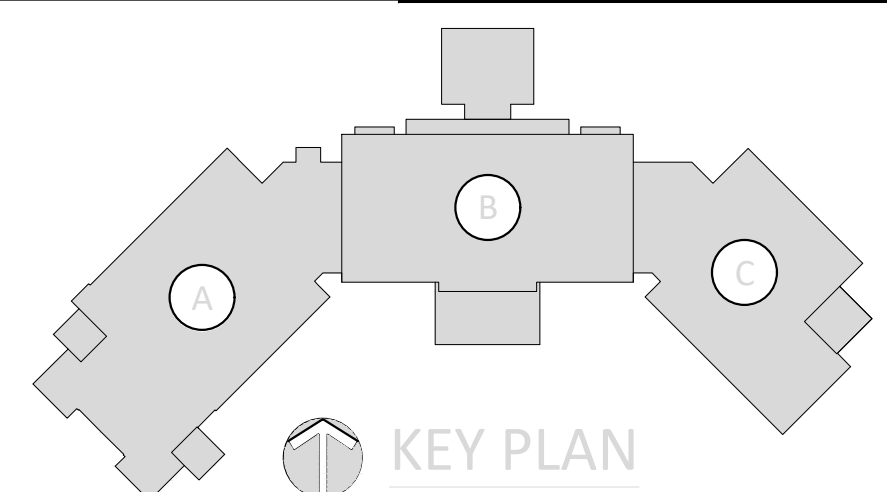
- RETURN AIR TO GUEST ROOM VTAC UNITS WILL BE THROUGH LOUVERED WALL PANEL PROVIDED WITH UNIT. WALL PANEL IS ALSO THE MAINTENANCE ACCESS TO THE UNIT. (TYPICAL)
- 4\"/>
- PROVIDE ONE LAYER OF 6-INCH THICK ACOUSTICAL BATT INSULATION UNDER THE ENTIRE FOOTPRINT OF PACKAGED ROOFTOP UNIT FOR SOUND ATTENUATION. (TYPICAL)
- EXPOSED EXTERIOR DUCT SHALL BE INSULATED WITH 2\"/>

GENERAL NOTE: SPACE ABOVE CEILING IS EXTREMELY LIMITED. CONTRACTOR TO COORDINATE DUCTWORK ROUTING WITH ALL OTHER TRADES BEFORE BEGINNING WORK.

- 14\"/>
- 24x24 GREASE EXHAUST DUCT (30x30 OD) UP & DN IN 2HR RATED CHASE (TYPICAL OF 2)
- 22x22 MAKEUP AIR DUCT (25x25 OD) DN IN 2HR RATED CHASE (TYPICAL OF 2)
- 22x22 MAKEUP AIR DUCT ROUTED BETWEEN ROOF TRUSSES (TYPICAL OF 2)

1 FLOOR PLAN: LEVEL 300 - "PLAN C" - MECHANICAL
SCALE: 1/8" = 1'-0"

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ARCHITECT:

CONSULTANT:

ANTHONY J. SALVATORE
PROFESSIONAL ENGINEER
FLORIDA LICENSE # 1715/25

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REVISIONS	
DATE:	DESCRIPTION:
10/18/24	SCHEMATIC DESIGN
06/05/25	DESIGN DEVELOPMENT
10/23/25	50% CONSTRUCTION DOCS
11/14/25	PERMIT SET

PROJECT:

SERENITY SEASIDE
RESORT

BUILDING #1

THE INN

186 SOUTH BAY
SHORE DRIVE,
EASTPOINT, FL
32328

Serenity Seaside
Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

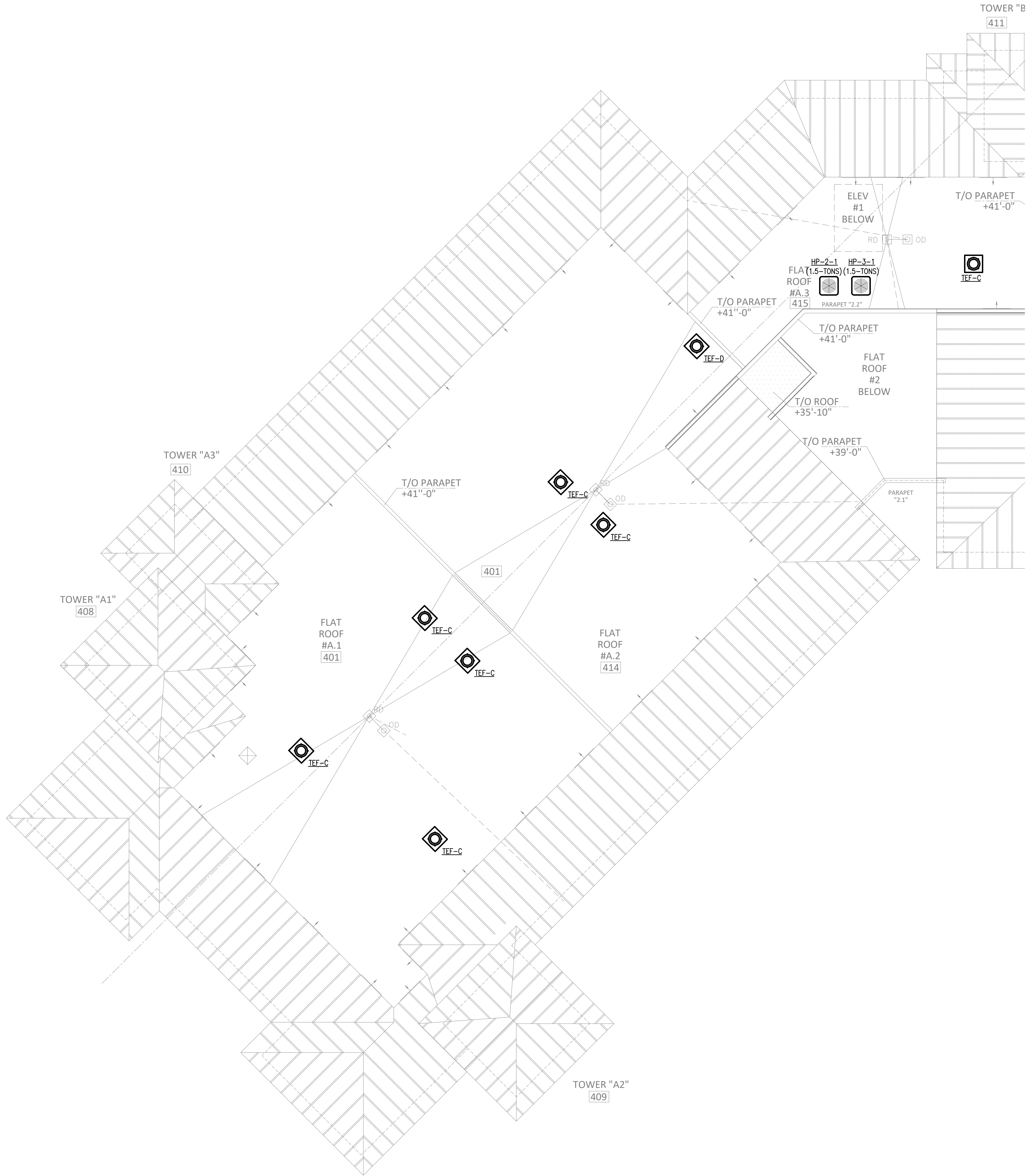
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TITLE:
FLOOR PLAN:
LEVEL 300 -
"PLAN C" -
MECHANICAL

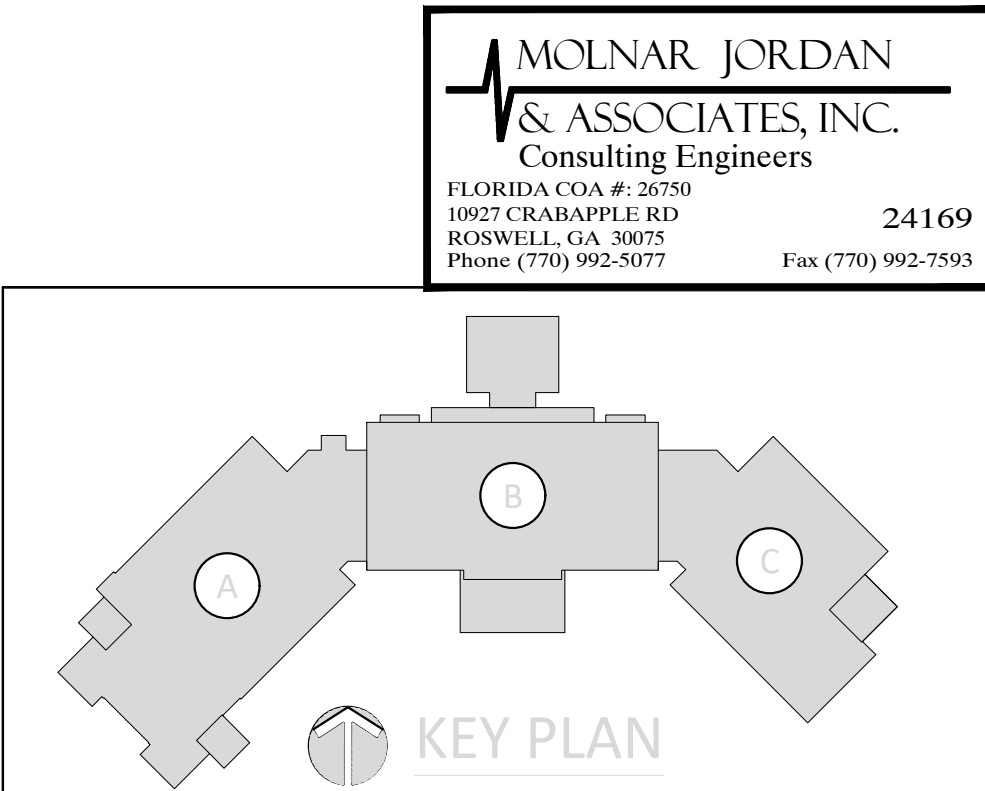
SHEET:
M203C

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H:\24-Jobs\24169 - Serenity Seaside Resort\01 - The Inn\mch\24169_1.m204ABC.dwg Plotted: Nov 15, 2025 - 1:30pm by osalvatore



1 ROOF PLAN: "PLAN A" - MECHANICAL
SCALE: 1/8" = 1'-0"



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Expiry 12/31/25

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06/05/25	DESIGN DEVELOPMENT
10/23/25	50% CONSTRUCTION DOCS
11/14/25	PERMIT SET

PROJECT:

SERENITY SEASIDE RESORT

BUILDING #1

THE INN

186 SOUTH BAY SHORE DRIVE,
EASTPOINT, FL 32328

Serenity Seaside Operations, LLC
174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

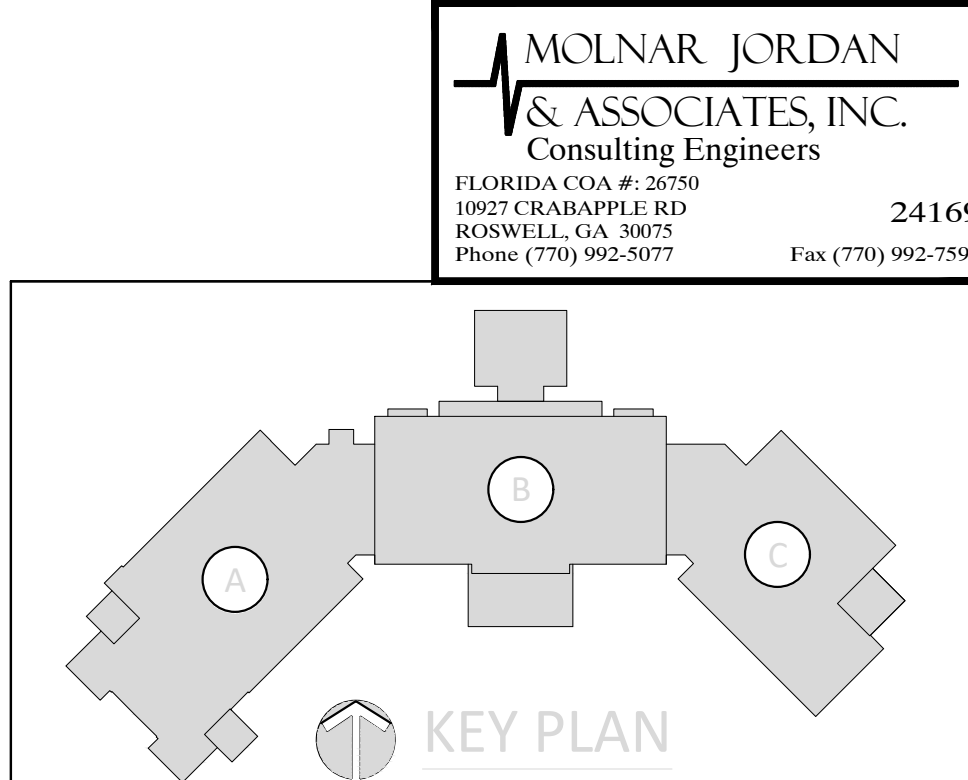
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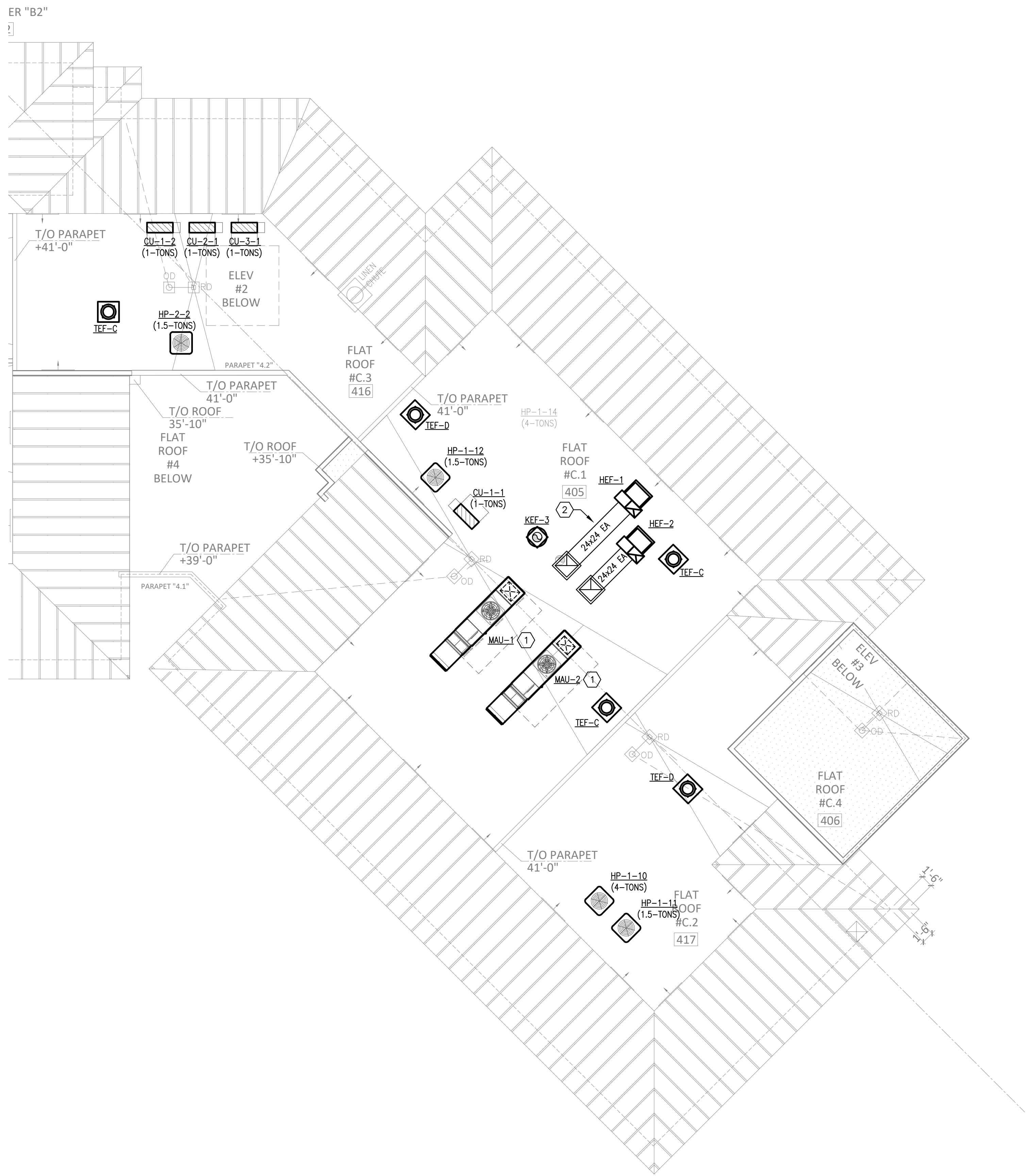
**ROOF PLAN:
"PLAN A" -
MECHANICAL**

SHEET:

M204A



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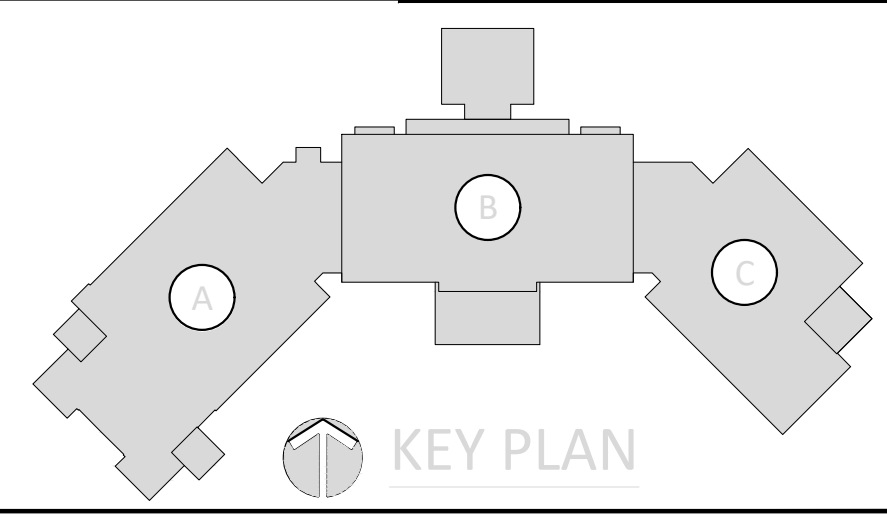


1 ROOF PLAN: "PLAN C" - MECHANICAL
M204C SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 PROVIDE ONE LAYER OF 6-INCH THICK ACOUSTICAL BATT INSULATION UNDER THE ENTIRE FOOTPRINT OF PACKAGED ROOFTOP UNIT FOR SOUND ATTENUATION. (TYPICAL)
- 2 EXPOSED EXTERIOR DUCT SHALL BE INSULATED WITH 2" THICK RIGID FIBERGLASS BOARD INSULATION. THE INSULATED DUCT SHALL BE WRAPPED WITH A METALLIC ALL WEATHER CLADDING EQUAL TO VENTURECLAD ZERO PERMEABILITY JACKETING SYSTEM. (TYPICAL)

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11/15/25

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BUILDING #1

THE INN

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174 Watercolor Way, PMB 410
Santa Rosa Beach, Florida 32459

JOB NUMBER: 23019.1

DATE: --/--/----

TITLE:
ROOF PLAN:
"PLAN C" -
MECHANICAL

SHEET:
M204C