

1. CONTRACTORS SHALL BE RESPONSIBLE FOR PERFORMING ALL TITLE 24 ACCEPTANCE TESTS IN COMPLIANCE WITH 2005 NON RESIDENTIAL COMPLIANCE MANUAL SECTION 8 "ACCEPTANCE REQUIREMENTS". CONTRACTORS SHALL COMPLETE AND SUBMIT ALL REQUIRED FORMS TO THE CITY AND SHALL BE RESPONSIBLE FOR OBTAINING PERMIT FROM THE CITY.

2. CONTRACTORS MUST OBTAIN ACCEPTANCE TEST PERMIT PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

TITLE 24 ACCEPTANCE TESTING

SCALE

NONE

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1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY CODES, STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS AND ALL OTHER APPLICABLE CODES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION & PROVIDE REPAIR OF ADJACENT EXISTING SURFACES, EQUIPMENT, AREAS & PROPERTY THAT MAY BE DAMAGED AS A RESULT OF ANY DEMOLITION AND / OR NEW WORK.

3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION & SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS & WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES & GOVERNING REGULATIONS & SHALL MEET WITH THE APPROVAL OF THE CITY & STATE FIRE MARSHAL.

4. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW & COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION, INCLUDING ARCHITECTURAL, STRUCTURAL, AIR CONDITIONING, PLUMBING & ELECTRICAL. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION MAY BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, & AT NO EXPENSE TO THE OWNER.

5. DO NOT SCALE DRAWINGS - ALL DIMENSIONS & JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO BEGIN SUBMITTAL. START OF CONSTRUCTION AND / OR FABRICATION OF MATERIALS, IF DISCREPANCIES ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.

6. CONTRACTOR SHALL COORDINATE ALL DUCT, PIPE AND EQUIPMENT LOCATIONS WITH ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES.

7. ALL OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. COORDINATE DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.

8. ROOM THERMOSTATS SHALL BE CAPABLE OF BEING SET TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55°F. TO 85°F. AND BE CAPABLE OF OPERATING THE HEATING AND COOLING IN SEQUENCE. THERMOSTATS SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO 10° F. BETWEEN FULL HEATING & FULL COOLING BEING SUPPLIED. CONTROLS SHALL HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NOT MORE THAN 77° F. AND COOLING AT A TEMPERATURE NOT LESS THAN 70° F. TEMPERATURE CONTROL SYSTEM SHALL OPERATE IN ACCORDANCE WITH THE BASE BUILDING SEQUENCE OF OPERATION.

9. ADJUSTABLE THERMOSTAT SHALL BE WALL MOUNTED 48" A.F.F. TEMPERATURE SENSORS SHALL BE WALL MOUNTED 60" A.F.F.

10. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 118 E.E.S.

11. WHERE SOUND INSULATION IS INDICATED, DUCT DIMENSIONS ARE NET CLEAR - e.g. AFTER INSULATION HAS BEEN INSTALLED.

12. MATERIAL EXPOSED WITHIN A DUCT OR PLUMB SHALL COMPLY WITH SECTION 602.2 CMC.

13. ALL DUCTWORK SHALL BE CONSTRUCTED, DRECTED & TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS & PROCEDURES DETAILED IN THE A.S.H.R.A.E. HANDBOOK OF MATERIALS OR THE APPLICABLE STANDARDS ADOPTED BY S.M.A.C.S.A, PROVIDE RECTANGULAR DUCTS OF GALVANIZED STEEL AND PREFABRICATED SPIRAL LOCK - SEAM DUCTS & FITTINGS.

14. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 118, 123 AND 124 E.E.S. AND TABLE 4-4 C.M.C.

15. SEE PLUMBING DRAWINGS FOR PRIMARY & SECONDARY CONDENSATE DRAINS.

16. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER SECTION 609.0 CMC.

17. PROVIDE SMOKE DETECTORS LOCATED AT EACH STORY FOR RETURN AIR SYSTEMS WHICH SERVE MORE THAN ONE STORY AND EXCEED 15,000 CFM PER NFPA 90A.

18. ALL COOLING UNITS EXCEEDING 2500 CFM SHALL INCLUDE A 100% OUTSIDE AIR ECONOMIZER.

19. NO RANGE HOOD VENTS, DRYER VENTS, COMBUSTION VENTS OR HEATING DUCTS ARE PERMITTED IN AREA SEPARATION WALLS.

20. PROVIDE BALANCING VOLUME DAMPERS IN EACH BRANCH DUCT AND IN EACH MAIN DUCT TO PROVIDE FOR COMPLETE AIR BALANCING. PROVIDE ADEQUATE ACCESS. OPPOSED BLADE DAMPERS (OBD'S) ARE NOT CONSIDERED BALANCING DAMPERS.

21. SEE ARCHITECTURAL DWGS. FOR ADDITIONAL ENERGY CONSERVATION NOTES.

22. ROOF ACCESS LADDER SHALL COMPLY WITH SECTION 910.0 CMC.

23. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES.

24. MINIMUM OUTDOOR AIR REQUIREMENTS : 15 C.F.M. / PERSON.

25. REFER TO THE MANDATORY MEASURES FOR THE ENERGY EFFICIENCY STANDARDS REQUIREMENTS.

26. ALL CEILING DIFFUSERS SHALL BE 4 - WAY THROW UNLESS SHOWN OTHERWISE.

27. ADJUST PATTERN DEVICES OF ALL AIR OUTLETS AS INDICATED ON DRAWINGS AND/OR FOR PROPER AIR DISTRIBUTION WITH CONSIDERATION FOR COMFORT AND SOUND CONDITIONS.

28. DASHED LINES AT EQUIPMENT TO INDICATE FREE AREA REQUIRED FOR MAINTENANCE AND COIL PULL.

29. NO PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL BE ALLOWED PER 708.8.1 CMC.

30. REFER TO SHEET A010 FOR A LIST OF DEFERRED SUBMITTALS TO INCLUDE DUCT DETECTORS AND LISTED FIRE STOPPING DETAILS AND LISTING NUMBERS FOR THE FIRE STOPPING OF MECHANICAL PIPING PENETRATIONS

SCALE

NONE

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GENERAL NOTES

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MECHANICAL SCHEDULES

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SCALE

NONE

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SHEET INDEX

M0001

LEGEND ABBREVIATIONS GENERAL NOTES TITLE 24 AND SHEET INDEX

HYDRONIC SYSTEM LEGEND		
SYMBOL	ABBR.	DESCRIPTION
		PIPE RISE
		PIPE DROP
		PIPE TEE OFF THE TOP
		PIPE TEE OFF THE BOTTOM
		PIPE TEE OFF THE SIDE
		BLIND FLANGE
		END CAP
		PIPE BREAK
		DIRT LEG
		CLEAN OUT
		DIRECTION OF FLOW
	RED	REDUCER - CONCENTRIC
	RED	REDUCER - ECCENTRIC
	FC	FLEXIBLE CONNECTION
		PIPE ANCHOR
		PIPE GUIDE
		EXPANSION JOINT
		PIPE SLOPE (REFER TO PLANS FOR SLOPE)
	TS	TEMPERATURE SENSOR
	CHWS	CHILLED WATER SUPPLY
	CHWR	CHILLED WATER RETURN
	CTBD	COOLING TOWER BLOW DOWN
	CTWS	COOLING TOWER WATER SUPPLY
	CTWR	COOLING TOWER WATER RETURN
	CWS	CONDENSER WATER SUPPLY
	CWR	CONDENSER WATER RETURN
	GHSW	GEOTHERMAL HOT WATER SUPPLY
	GHSR	GEOTHERMAL HOT WATER RETURN
	GS	GLYCOL SUPPLY
	GR	GLYCOL RETURN
	HWS	HEATING HOT WATER SUPPLY
	HWR	HEATING HOT WATER RETURN
	HPWS	HEAT PUMP WATER SUPPLY
	HPWR	HEAT PUMP WATER RETURN
	HCS	HOT OR COLD WATER SUPPLY (DUAL TEMP)
	HCR	HOT OR COLD WATER RETURN (DUAL TEMP)
	HTWS	HIGH TEMPERATURE WATER SUPPLY
	HTWR	HIGH TEMPERATURE WATER RETURN
	MTHS	MEDIUM TEMPERATURE WATER SUPPLY
	MTHR	MEDIUM TEMPERATURE WATER RETURN
	MUW	MAKE UP WATER
	PCHWS	PROCESS CHILLED WATER SUPPLY
	PCHWR	PROCESS CHILLED WATER RETURN
	RD	REFRIGERANT DISCHARGE
	LPS	LOW PRESSURE STEAM
	LPR	LOW PRESSURE CONDENSATE RETURN
	HPS	HIGH PRESSURE STEAM
	HPR	HIGH PRESSURE CONDENSATE RETURN
	PC	PUMPED STEAM CONDENSATE
	AV	AUTOMATIC AIR VENT
		ANGLE VALVE - ELEVATION
		ANGLE VALVE - PLAN
	BV	BALL VALVE
	BBV	BALL VALVE W/ MEMORY STOP
	BFV	BUTTERFLY VALVE
	BBFV	BUTTERFLY VALVE W/ MEMORY STOP
	MBFV	MOTORIZED BUTTERFLY VALVE
		CIRCUIT SETTER
	CBS	COMBO. BALANCING/ SHUTOFF VALVE
	CBST	COMBO. BALANCING/ SHUTOFF VALVE W/PRESS. TAPS
	CV	CONTROL VALVE
	CV	CONTROL VALVE - 3 WAY
	CV	CONTROL VALVE - 3 WAY W/ MODULATING ACTUATOR
	CHV	CHECK VALVE
	DOV	DRAIN OFF VALVE (BALL VALVE W/ HOSE BIBB, CAP, & CHAIN)
		FLOAT OPERATED VALVE
	FCV	FLOW CONTROL VALVE
	FM	FLOW METER
	FM	FLOW METER - VENTURI
		FLOW SWITCH
	GV	GATE VALVE
	GLV	GLOBE VALVE
	ISV	ISOLATION VALVE
	MAV	MANUAL AIR VENT
	PRV	PRESSURE REDUCING VALVE
	CV	PRESSURE SUSTAINING VALVE
	PG	PRESSURE GAUGE
	PG	PRESSURE GAUGE W/ COIL SIPHON
		PUMP (TRIANGLE INDICATES FLOW DIRECTION)
	SRV	QUICK OPENING VALVE
		SAFETY RELIEF VALVE
	SV	SOLENOID VALVE
	STR	STRAINER - DUPLEX
	STR	STRAINER
	STR	STRAINER W/ DRAIN VALVE, HOSE BIBB, & CAP (USE GATE VALVE FOR STEAM)
	STR	STRAINER - BASKET TYPE W/ DRAIN VALVE, HOSE BIBB, & CAP
	ST	STEAM TRAP
	TAH	THERMOSTATIC AIR VENT (STEAM ONLY)
		THERMOMETER
	TW	TEST WELL (PETE'S PLUG)
		TRIPLE DUTY VALVE
	U	UNION
		VACUUM BREAKER
	BBD	BOILER BLOW DOWN
	BF	BOILER FEEDWATER
	CV	FLOW COEFFICIENT
	EWI	ENTERING WATER TEMPERATURE
	HD	HEAD
	LWT	LEAVING WATER TEMPERATURE
	NPSH	NET POSITIVE SUCTION HEAD
	NPSHA	NET POSITIVE SUCTION HEAD AVAILABLE
	NPSHR	NET POSITIVE SUCTION HEAD REQUIRED
	OS&Y	OUTSIDE STEM AND YOKE
	SOV	SHUT-OFF VALVE
	SC(XXX)	SECONDARY (SYSTEM DEPENDENT PREFIX)
	TC(XXX)	TERTIARY (SYSTEM DEPENDENT PREFIX)
	TDH	TOTAL DYNAMIC HEAD
	WPD	WATER PRESSURE DROP

GENERAL HVAC LEGEND		
SYMBOL	ABBR.	DESCRIPTION
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MOCP	MAXIMUM OVERCURRENT PROTECTION
	MTD	MOUNTED
	N/A	NOT APPLICABLE
	NC	NORMALLY CLOSED OR NOISE CRITERIA
	NIC	NOT IN CONTRACT
	NO	NORMALLY OPEN OR NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
	OB	OCTAVE BAND
	OC	ON CENTER
	ODP	OPEN DRIP PROOF
	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	OFOI	OWNER FURNISHED OWNER INSTALLED
	OV	OUTLET VELOCITY
	PSIA	POUNDS PER SQUARE INCH ABSOLUTE
	PSID	POUNDS PER SQUARE INCH DIFFERENTIAL
	PSIG	POUNDS PER SQUARE INCH GAUGE
	PVC	POLYVINYL CHLORIDE
	RC	ROOM CRITERIA (NOISE)
	REP	REPRESENTATIVE
	RET	RETURN
	REQD	REQUIRED
	REQS	REQUIREMENTS
	RH	RELATIVE HUMIDITY
	RM	ROOM
	RPM	REVOLUTIONS PER MINUTE
	SC	SENSIBLE COOLING
	SCH	SCHEDULE
	SH	SENSIBLE HEAT
	SH1	SHEET
	SPECS	SPECIFICATIONS
	SQ	SQUARE
	SQFT	SQUARE FEET
	SS	STAINLESS STEEL
	STD	STANDARD
	STBY	STANDBY
	STL	STEEL
	D	DRAIN
	DB	DRY BULB TEMPERATURE
	DDC	DIRECT DIGITAL CONTROL
	DDCFP	DIRECT DIGITAL CONTROL FIELD PANEL
	DM	DIMENSION
	DM	DIMENSION
	DN	DOWN
	DP	DIFFERENTIAL PRESSURE
	DTR	DOWN THROUGH ROOF
	DWG	DRAWING
	EA	EACH
	EFF	EFFICIENCY
	ELEC	ELECTRICAL
	ELEV	ELEVATION
	EMER	EMERGENCY
	ENT	ENTERING
	EQUIP	EQUIPMENT
	EXH	EXHAUST
	EXP	EXPANSION
	(E)	EXISTING
	FD	FLOOR DRAIN
	FFOP	FIREFIGHTERS OVERRIDE PANEL
	FG	FIBERGLASS
	FLEX	FLEXIBLE
	FLR	FLOOR
	FP	FIRE PROTECTION
	FPM	FEET PER MINUTE
	FT	FEET
	FT/SEC	FEET PER SECOND
	FURN	FURNISHED
	FVNR	FULL VOLTAGE NON-REVERSING
	G	GAS
	GA	GAUGE
	GAL	GALLONS
	GALV	GALVANIZED
	GND	GROUND
	GPH	GALLONS PER HOUR
	GPM	GALLONS PER MINUTE
	GRD	GRADE
	GYP	GYPSUM BOARD
	H	HEIGHT
	HPD	HANDICAPPED
	HP	HORSEPOWER
	HPG	HIGH PRESSURE GAS
	HR	HOOR
	HZ	HERTZ
	ID	INSIDE DIAMETER
	IN	INCHES
	INSUL	INSULATION
	KW	KILOWATT
	KVA	KILOVOLT AMPERE
	L	LENGTH
	LAB	LABORATORY
	LB	POUND
	LC	LATENT COOLING
	LF	LINEAR FEET
	LVS	LEAVING
	M	ONE THOUSAND
	MAX	MAXIMUM
	MTH	THOUSAND BRITISH THERMAL UNITS PER HOUR
	MCA	MINIMUM CIRCUIT AMPS
	MCC	MOTOR CONTROL CENTER
	MECH	MECHANICAL
	MEZZ	MEZZANINE

TAGS AND CALL OUT SYMBOLS	
SYMBOL	DESCRIPTION
	EQUIPMENT REQUIRING ELECTRICAL SERVICE. REFER TO SCHEDULES FOR PERFORMANCE REQUIREMENTS.
	EQUIPMENT NOT REQUIRING ELECTRICAL SERVICE. REFER TO SCHEDULES FOR PERFORMANCE REQUIREMENTS.
	SCHEDULE TAG - A12 - NECK SIZE (N. SQ.)
	SECTION DESIGNATION SHEET NUMBER
	DETAIL DESIGNATION SHEET NUMBER
	DIFFUSER/ GRILLE TAG. REFER TO SCHEDULE.
	REVISION CALLOUT
	KEYNOTE CALLOUT

GENERAL HVAC LEGEND		
SYMBOL	ABBR.	DESCRIPTION
	POC	POINT OF CONNECTION
	POD	POINT OF DEMARCATION
		DEMO EXISTING
	CEX	CAP EXISTING
	EXTRM	EXTING TO BE REMOVED
	ETR	EXISTING TO REMAIN
	(E)	FURNISHED & INSTALLED BY ELECTRICAL
	(M)	FURNISHED & INSTALLED BY MECHANICAL
	(ME)	FURNISHED BY MECHANICAL INSTALLED BY ELECTRICAL
	F	DEGREES FAHRENHEIT
	C	DEGREES CELSIUS
	Ø	DIAMETER
	AD	ACCESS DOOR
	ADJ	ADJUSTABLE
	ADOL	ADDITIONAL
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	AP	ACCESS PANEL
	ARCH	ARCHITECT
	ATC	AUTOMATIC TEMPERATURE CONTROL
	ATV	ATMOSPHERIC VENT
	AVG	AVERAGE
	BD	BOARD
	BFF	BELOW FINISHED FLOOR
	BHP	BRAKE HORSEPOWER
	BLDG	BUILDING
	BMD	BOTTOM OF DUCT
	BMS	BUILDING MANAGEMENT CONTROL SYSTEM
	BOP	BOTTOM OF PIPE
	BSMT	BASEMENT
	BTU	BRITISH THERMAL UNIT
	BTUH	BRITISH THERMAL UNIT PER HOUR
	CAP	CAPACITY
	CF	CEILING FAN
	CLG	CEILING
	CL	CENTERLINE
	COL	COLUMN
<		