

# HVAC REPLACEMENT PROJECT

Site 01 Cass St. and Site 02 Jamison St.  
Jefferson, Texas

Construction Documents

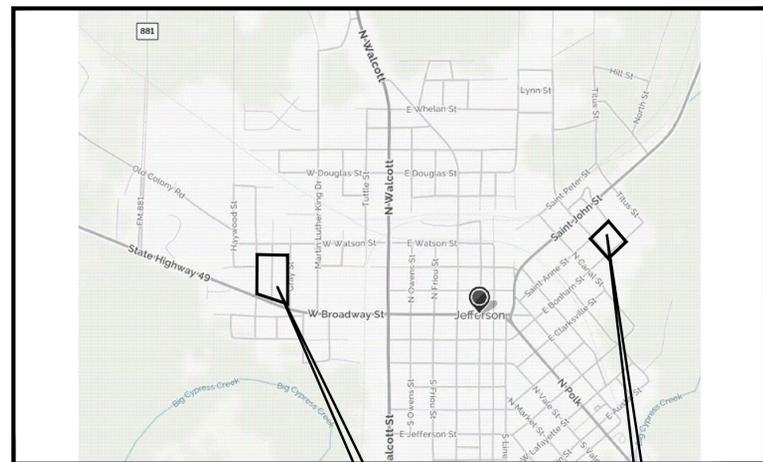
March 16, 2026

JEFFERSON HOUSING AUTHORITY (TX044)

505 State Highway 49

Jefferson, Texas

Ms. Judith Hawthorne, EXECUTIVE DIRECTOR



VICINITY MAP - JEFFERSON, TX  
NOT TO SCALE

International Building Code; Level 1 Alteration. Removal and Replacement of existing equipment that serve the same purpose. Existing layout to remain unchanged.

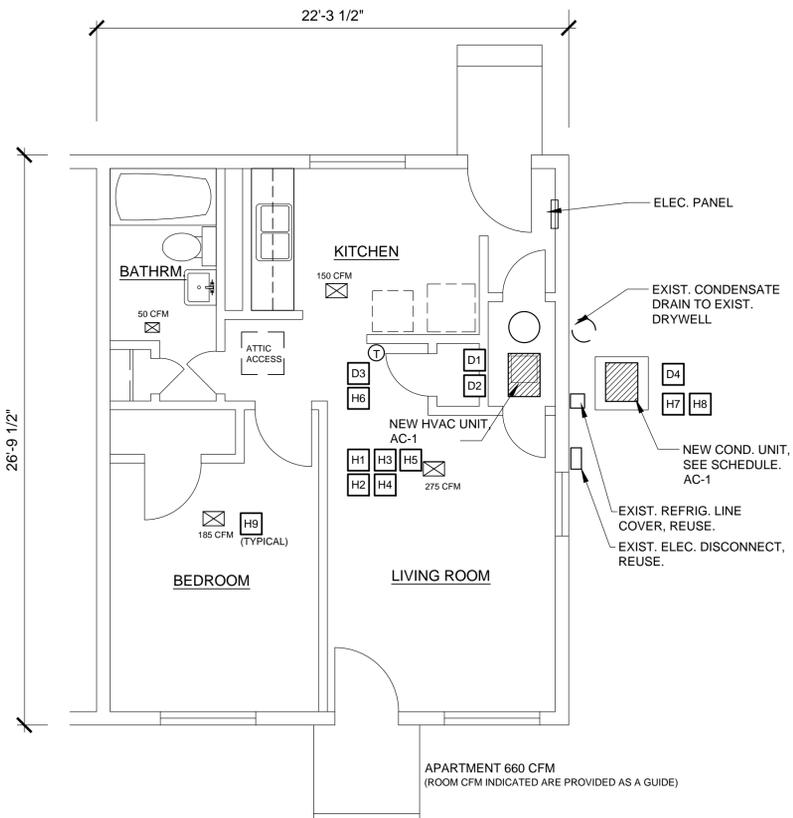
INDEX OF DRAWINGS	
	COVER
A1.0	TX044-001 & 002 SITE PLAN; HVAC UNIT TABULATION
A2.1	UNITS A & B; NOTES AND EQUIPMENT SCHEDULE
A2.2	UNITS C & D; and DETAILS

Architectural construction documents, are intended to compose a detailed description of the design but are not intended to be detailed instructions for how to construct the project. Contractors must bring quality knowledge of construction practices, means and methods, as well as a skilled understanding of sequencing of construction and coordinating the work of subcontractors in order for the project to be successful.



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## MECHANICAL EQUIPMENT SCHEDULE

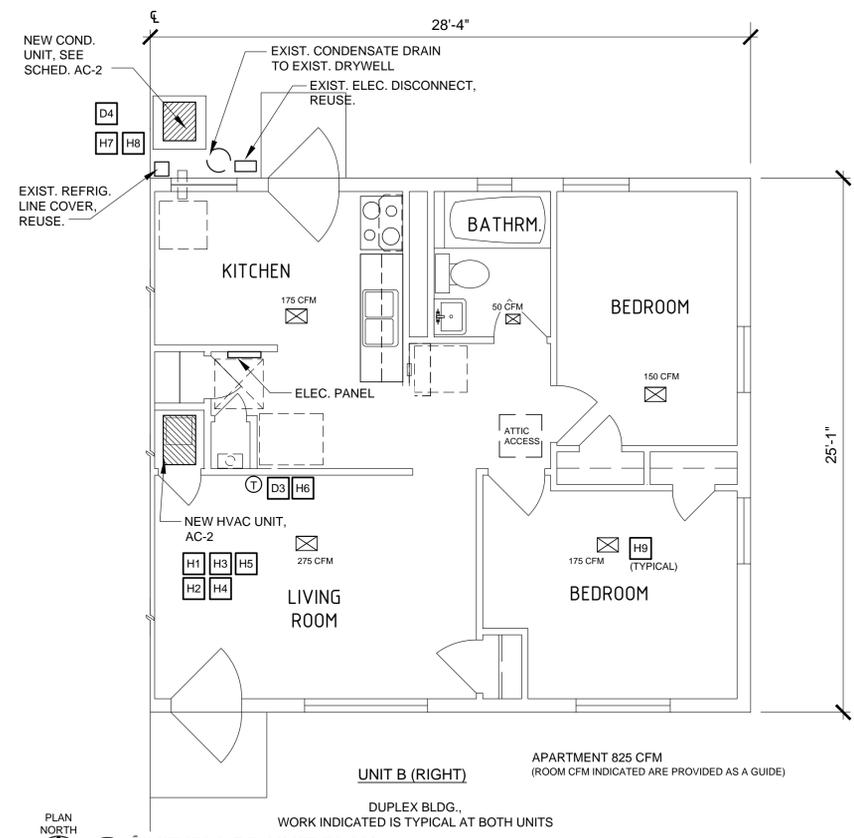
Manufacturer shall be Carrier or approved equal.

	AC-1	AC-2	AC-3	AC-4
CONDENSING UNIT	GA5SAN51800W	GA5SAN52400W	GA5SAN53000W	GA5SAN53600W
INDOOR COIL	CAAMP2417AMA	CAAMP2417AMA	CAAMP3717AMA	CAAMP3717AMA
TOTAL COOLING	18,000 BTUH	23,180 BTUH	29,400 BTUH	33,800 BTUH
DESIGN	80°/67°/95° (db/wd/amb - °F)	80°/67°/95° (db/wd/amb - °F)	80°/67°/95° (db/wd/amb - °F)	80°/67°/95° (db/wd/amb - °F)
EFFICIENCY	15.5.0 SEER2	15.2 SEER2	15.2 SEER2	15.5 SEER2
AIRFLOW	660 CFM @ .5 E.S.P.	800.0 CFM @ .5 E.S.P.	1000 CFM @ .5 E.S.P.	1200 CFM @ .5 E.S.P.
FURNACE	58SC0B045M14--12	58SC0B045M14--12	58SC0B070M17--12	58SC0B070M17--12
INPUT	44,000 BTUH	44,000 BTUH	66,000 BTUH	66,000 BTUH
OUTPUT	36,000 BTUH	36,000 BTUH	54,000 BTUH	54,000 BTUH
EFFICIENCY	80.0% AFUE	80.0% AFUE	80.0% AFUE	80.0% AFUE
AHRI REFERENCE				

### NOTES:

1. Provide and install thermostat Model TP-N-701 as manufactured by VIVE.
2. Provide and install inline condensate switch Model TP-CS2 as manufactured by Trade Pro; at horizontal attic units.
3. Provide and install filter base Model TT-FBG-1425-3 as manufactured by M&M (AC-1 / AC-2 / AC-3).
4. Provide and install filter base Model TT-FBG-1625-3 as manufactured by M&M (AC-4).
5. Some apartments have "horizontal" units in the attic. Provide similar equipment in a horizontal application.
6. At horizontal units, provide drain plan float switch to shut off unit if auxiliary drain is clogged.

PLAN NORTH  
UNIT 'A' 1-BR UNIT PLAN  
SCALE: 1/4" = 1'-0"



### GENERAL NOTES:

- G1. APARTMENT UNITS ARE OCCUPIED. CONTRACTOR SHALL LIMIT DISTURBANCE TO THE TENANTS. COORDINATE WITH TENANT TO HAVE TENANT RELOCATE ANY FURNITURE OR ITEMS PRIOR TO WORK STARTING. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF EXISTING PROPERTY FROM CONSTRUCTION AND/OR WEATHER RELATED DAMAGE DURING CONSTRUCTION.
- G2. AT THE END OF EACH CONSTRUCTION DAY, THE DWELLING UNIT SHALL HAVE ALL SERVICES OPERATIONAL AND CONSTRUCTION DEBRIS CLEANED UP.
- G3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY ARCHITECT OF ANY MAJOR DISCREPANCIES.
- G4. ALL WORK SHALL COMPLY WITH MANUFACTURER'S RECOMMENDED INSTALLATION REQUIREMENTS; AND NATIONAL & LOCAL BUILDING CODES.
- G5. CONTRACTOR SHALL OBTAIN ALL PERMITS.

### DEMOLITION HVAC PLAN NOTES:

- D1. REMOVE EXIST. AIR HANDLING UNIT, TEMPORARILY CAP UTILITIES AND PREP FOR NEW UNIT, EXISTING DUCT PLENUM TO REMAIN.
- D2. DISCONNECT EXIST. CONDENSATE DRAIN LINE AND SALVAGE FOR RE-USE.
- D3. REMOVE EXIST. THERMOSTAT
- D4. REMOVE EXIST. CONDENSING UNIT AND REFRIGERANT LINES. NOTE REFRIGERANT LINES IN METAL COVER AT EXTERIOR WALL, COVER TO BE RE-USED.

### NEW HVAC PLAN NOTES:

- H1. INSTALL NEW AIR HANDLING UNIT IN EXISTING CLOSET. CONNECT TO EXISTING UTILITIES. VERIFY GAS SERVICE AND CONNECTION IS LEAK-FREE. INSTALL NEW FLUE AND CONNECT TO EXIST. ROOF FLASHING. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- H2. VERIFY EXIST. COMBUSTION AIR DUCTS ARE SECURED IN PLACE AND ADEQUATE FOR NEW UNIT.
- H3. INSTALL NEW A-COIL AND REFRIGERANT LINES. ROUTE REFRIGERANT LINES IN ATTIC, HOLD BELOW ROOF DECK. REFRIGERANT LINES TO BE INSULATED PER MANUFACTURER.
- H4. PROVIDE NEW SUPPLY AIR TRANSITION PLENUM TO EXISTING DUCT PLENUM IN ATTIC. VERIFY AIR-FLOW AT EXIST. DUCT AND GRILLES.
- H5. CONDENSATE LINE, CONNECT TO EXISTING PVC DRAIN LINE. PROVIDE P-TRAP, VENT AND CLEAN-OUT PER MANUFACTURER. CLEAN EXIST. DRAIN LINE AND VERIFY FLOW TO EXTERIOR DRY WELL.
- H6. INSTALL NEW THERMOSTAT AND CONTROL WIRING.
- H7. INSTALL NEW CONDENSING UNIT ON EXIST. PAD. INSTALL NEW REFRIGERANT LINES IN ATTIC, DOWN EXTERIOR WALL SECURE TO WALL. RE-INSTALL METAL COVER AT BRICK WALL. SEAL ALL PENETRATIONS THRU WALL AND SOFFIT.
- H8. CONNECT NEW CONDENSING UNIT TO EXISTING DISCONNECT, VERIFY BREAKER SIZE PROVIDE NEW AS REQUIRED; SEE MECHANICAL.
- H9. CONTRACTOR TO VERIFY AIRFLOW AT ALL SUPPLY AIR GRILLES IN THE APARTMENT. NOTIFY ARCHITECT IF AIRFLOW IS NOT ADEQUATE.

### ELECTRICAL GENERAL NOTES:

- E1. EXISTING CIRCUITS FOR AIR HANDLING UNIT AND CONDENSING UNIT TO REMAIN FOR RE-CONNECTION. VERIFY EXISTING CIRCUITS AND BREAKERS ARE CORRECT FOR THE NEW EQUIPMENT. NOTIFY ARCHITECT IF EXISTING ELECTRICAL IS NOT THE CORRECT SIZE.
- E2. EXISTING OUTDOOR DISCONNECT TO BE RE-USED. VERIFY EXISTING CIRCUIT SIZE AND CIRCUIT BREAKER FOR COMPATIBILITY WITH NEW CONDENSING UNIT. NOTIFY ARCHITECT IF EXISTING ELECTRICAL IS NOT THE CORRECT SIZE.
- E3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH NFPA 70, NATIONAL ELECTRIC CODE AND LOCAL CODES.

PLAN NORTH  
UNIT 'B' 2-BR UNIT PLAN  
SCALE: 1/4" = 1'-0"



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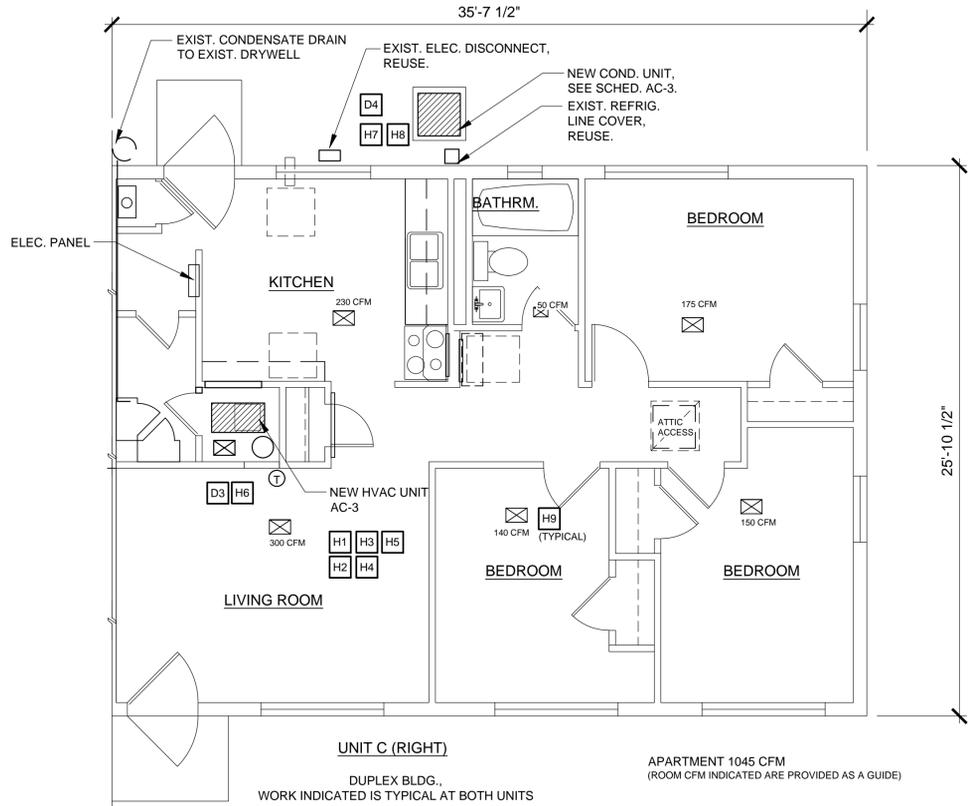


PROJECT NAME  
HVAC REPLACEMENT PROJECT; SITES 001 & 002  
JEFFERSON HOUSING AUTHORITY TX044  
505 STATE HWY 49; JEFFERSON, TX  
SHEET TITLE  
UNIT FLOOR PLANS A & B; SCHEDULE & NOTES

DATE	REVISIONS

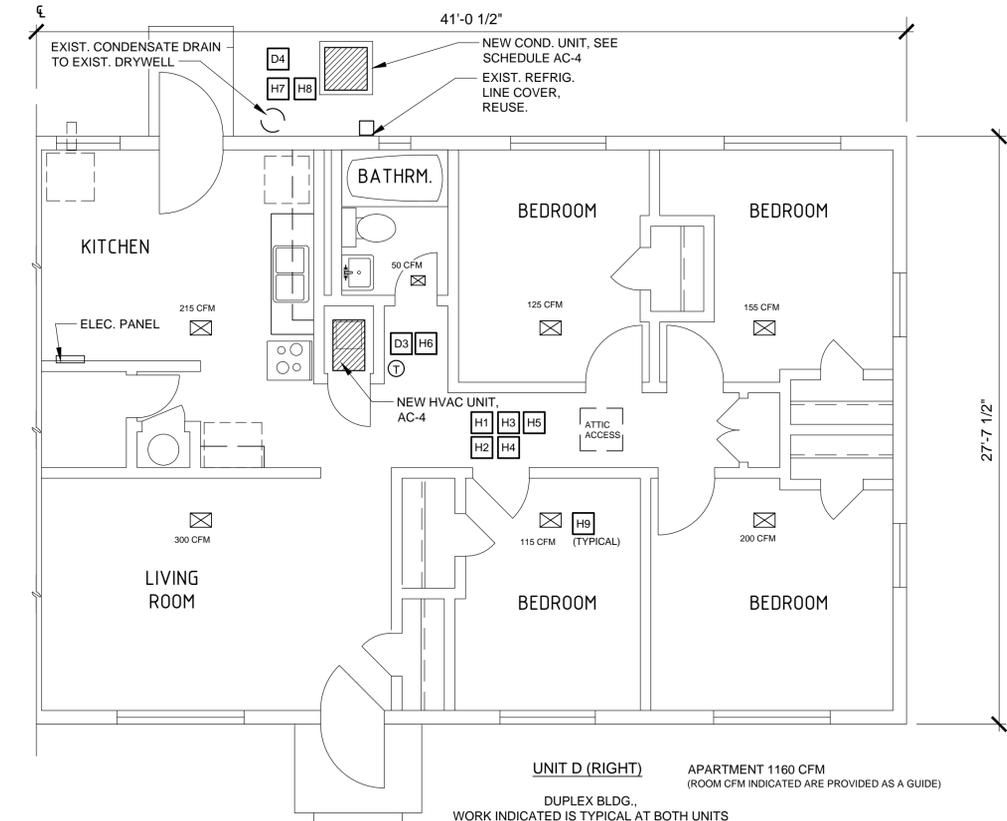
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DATE  
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2026-03  
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BS / JD  
SEQ. NO.  
SHEET NO.  
A2.1  
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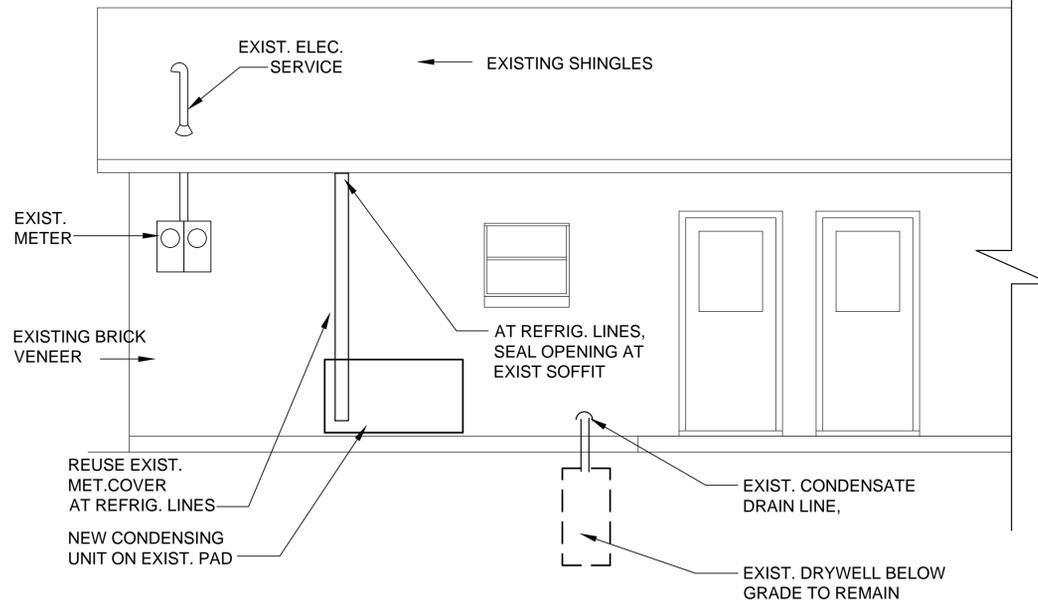
PLAN NORTH  
 C A2.2  
**UNIT 'C' 3-BR UNIT PLAN**  
 SCALE: 1/4" = 1'-0"

SEE DRAWING NOTES ON SHEET A2.1

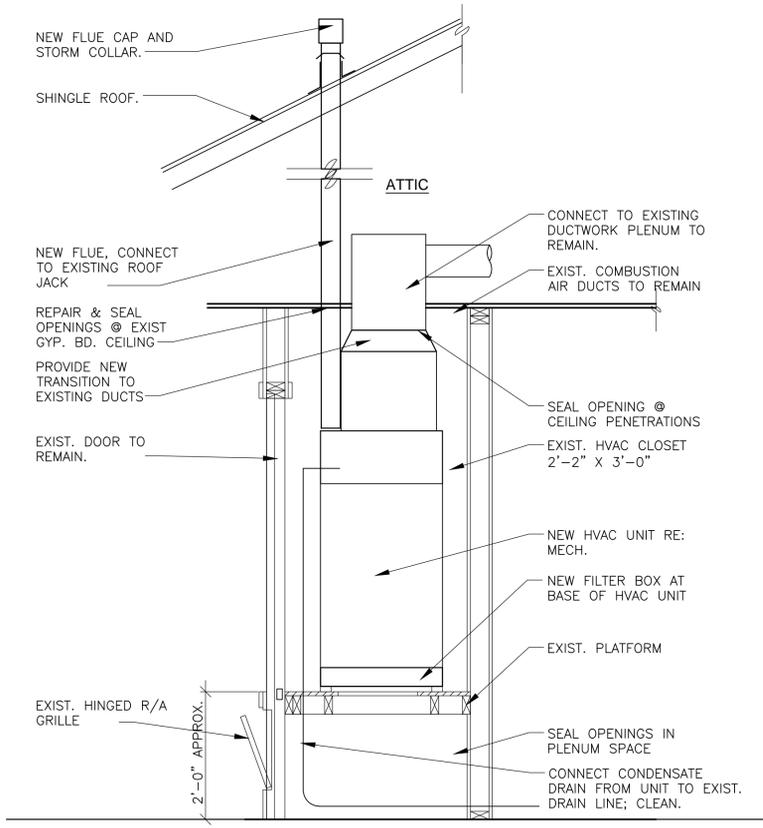


PLAN NORTH  
 D A2.2  
**UNIT 'D' 4-BR UNIT PLAN**  
 SCALE: 1/4" = 1'-0"

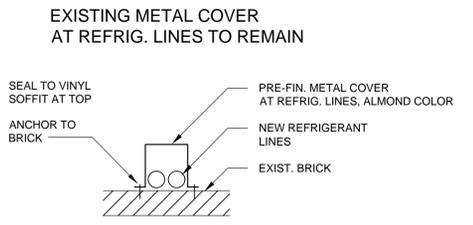
SEE DRAWING NOTES ON SHEET A2.1



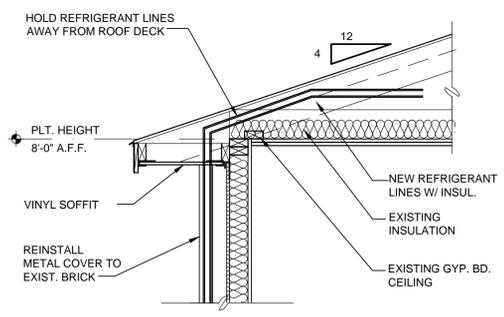
1 A2.2  
**EXTERIOR of APARTMENT BUILDING**  
 NOT TO SCALE



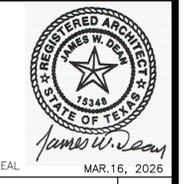
2 A2.2  
**HVAC CLOSET DETAIL**  
 SCALE: NOT TO SCALE



3 A2.2  
**DETAIL AT REFRIGERANT LINE COVER**  
 SCALE: 1" = 1'-0"



4 A2.2  
**ATTIC EAVE DETAIL**  
 SCALE: 3/4" = 1'-0"



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