

PLUMBING SPECIFICATIONS

I. GENERAL CONDITIONS

- A. THE "GENERAL CONDITIONS" OF THE CONTRACT FOR CONSTRUCTION OF THE AMERICAN INSTITUTE OF ARCHITECTS CURRENT EDITION SHALL FORM A PART OF THIS SPECIFICATION EXCEPT AS OTHERWISE HEREIN PROVIDED.
- B. INCLUDE ALL LABOR, MATERIALS AND APPLIANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION IN A MANNER SATISFACTORY TO THE ARCHITECT, INCLUDING ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- C. ALL WORK SHALL COMPLY WITH THE ALTERATION AGREEMENT PROVIDED BY THE BUILDING MANAGEMENT.

2. SCOPE OF WORK

- A. PROVIDE ALL LABOR, MATERIALS, AND CONTRACTOR'S SURVEYS NECESSARY FOR A COMPLETE, SAFE INSTALLATION OF THIS SCOPE OF WORK. ALL WORK SHALL CONFORM WITH THE NEW YORK STATE BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- B. PAY ALL FEES AND CHARGES FOR ALL WORK INSTALLED CERTIFYING COMPLIANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
- C. GENERAL CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION OF ALL SUB-CONTRACTORS AND SUB-CONTRACTORS SHALL PROVIDE ON-SITE SUPERVISION OF ALL OF THEIR LABORERS. GC SHALL HOLD ON-SITE CONSTRUCTION MEETING WITH ALL SUB-CONTRACTORS ON A WEEKLY BASIS AND AS NECESSARY TO RESOLVE ALL FIELD CONFLICTS.
- D. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CARRY GENERAL LIABILITY INSURANCE AS WELL AS BONDING AS REQUIRED BY THE CLIENT. ALL INSURANCE REQUIREMENTS MUST BE CONFIRMED WITH CLIENT PRIOR TO BIDDING PROJECT.
- E. CONTRACTOR TO FOLLOW ALL CLIENT REGULATIONS DURING DEMOLITION, CONSTRUCTION, TESTING AND SUBMISSION PHASES. NO WORK SHALL COMMENCE UNTIL CONTRACTOR HAS REVIEW CLIENT'S REPRESENTATIVES RULES & REGULATIONS.
- F. SCOPE OF WORK AS FOLLOWS:

1. REVIEW OF PROJECT DOCUMENTS AND VISIT TO JOB SITE PRIOR TO SUBMISSION OF BID.
2. CUTTING, PATCHING, SEALING AND FIRESTOPPING.
3. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO DEMOLISH ALL SYSTEMS AND EQUIPMENT AS INDICATED ON PLANS AND AS NECESSARY.
4. PROVIDE AND INSTALL NEW FIXTURES AND ALL NECESSARY VALVES AND ACCESSORIES FOR A COMPLETE JOB.
5. SUBMIT AS-BUILTS, TEST REPORTS AND EQUIPMENT MANUALS TO ENGINEER FOR REVIEW.
6. PAY ALL FEES AND FILE ALL DRAWINGS WITH LOCAL BUILDING DEPARTMENT.
7. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS.

3. LAWS AND ORDINANCES

- A. ALL NEW YORK STATE CODES AND REGULATIONS AND OSHA RECOMMENDATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS. RESPONSIBILITY FOR COMPLIANCE TO THEIR PROVISIONS IS INCLUDED.

4. NOTICE TO BIDDERS

- A. BEFORE SUBMITTING PROPOSALS, EXAMINE THE SPECIFICATIONS AND ALL DRAWINGS RELATING TO THE WORK AND BECOME FULLY INFORMED AS TO THE EXTENT AND CHARACTER OF THE WORK.

5. EXAMINATION OF EXISTING CONDITIONS

- A. VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AFFECTED BY THIS WORK SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK, BEFORE SUBMITTING PROPOSALS.
- B. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

6. INTENT OF SPECIFICATIONS AND DRAWINGS

- A. IT SHALL BE UNDERSTOOD THAT THE DRAWINGS SHOW THE GENERAL RUN OF PIPING AND THE APPROXIMATE LOCATION OF APPARATUS. DO NOT SCALE THE DRAWINGS TO DETERMINE EXACT POSITIONS AND CLEARANCES. OBTAIN FROM THE ARCHITECT'S DRAWINGS ANY DIMENSIONS OR INFORMATION REQUIRED AND NOT SHOWN.
- B. THIS CONTRACTOR SHALL COORDINATE PLUMBING WORK WITH WORK OF OTHER TRADES AND EXISTING CONDITIONS.
- C. BRING TO THE OWNER'S ATTENTION ANY CHANGES IN THE SIZE OR LOCATION OF MATERIALS OR EQUIPMENT WHICH MAY BE NECESSARY IN ORDER TO MEET FIELD CONDITIONS. OBTAIN THE OWNER'S ACCEPTANCE BEFORE SUCH DEVIATIONS ARE MADE.

7. PERMITS AND CERTIFICATES

- A. GIVE NECESSARY NOTICES AND OBTAIN PERMITS OR LICENSES NECESSARY TO CARRY OUT THIS WORK AND PAY ALL FEES THEREFORE.
- B. ARRANGE FOR INSPECTIONS AND TESTS OF ANY OR ALL PARTS OF THE WORK AS REQUIRED BY AUTHORITIES OR UTILITY COMPANIES HAVING JURISDICTION & PAY ALL CHARGES FOR SAME.
- C. PAY ALL COSTS FOR AND FURNISH TO THE OWNER ALL CERTIFICATES NECESSARY AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH ALL REGULATIONS AS THEY THEY APPLY TO THIS WORK.

8. TESTS

- A. ALL TESTS SHALL BE PERFORMED AND ALL COSTS SHALL BE INCLUDED IN THE BID. FURNISH ALL NECESSARY TEMPORARY EQUIPMENT AND INSTRUMENTS REQUIRED FOR ADJUSTMENTS AND FOR OPERATING TESTS.
- B. NOTIFY THE OWNER'S REPRESENTATIVE AND APPROVING AUTHORITY HAVING JURISDICTION WHEN A TEST IS TO BE MADE, NOT LESS THAN 48 HOURS BEFORE THE TEST IS SCHEDULED TO START.
- C. SANITARY PIPING SHALL BE TESTED AND PROVEN TIGHT FOR TWO CONSECUTIVE HOURS UNDER A HYDROSTATIC PRESSURE TEST OF NOT LESS THAN 10' HEAD.
- D. COLD WATER, HOT WATER AND HOT WATER RETURN PIPING SHALL BE TESTED AND PROVEN TIGHT FOR TWO CONSECUTIVE HOURS UNDER A HYDROSTATIC PRESSURE TEST OF NOT LESS THAN 100 PSI.

9. SHOP DRAWINGS

- A. SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT AND PIPING AND OBTAIN WRITTEN REVIEW COMMENTS BEFORE ORDERING OR INSTALLING EQUIPMENT OR MATERIAL.
- B. SUBMIT 1/4" SCALE DRAWINGS OF THE PLUMBING SYSTEM LAYOUTS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF ANY PIPING SYSTEMS.

10. RECORD DRAWINGS

- A. UPON COMPLETION OF THE WORK, FURNISH RECORD DRAWINGS SHOWING THE EXACT LOCATION OF WORK INSTALLED. DRAWINGS SHALL BE MARKED "AS-BUILT RECORD DRAWINGS" AND CARRY CONTRACTOR'S NAME AND ADDRESS. DRAWING SHALL BE MADE USING AUTOCAD 2015 SOFTWARE AND PRINTED FOR SUBMISSION.

11. CUTTING, CORE BORING, ALTERING AND PATCHING

- A. THIS CONTRACTOR SHALL PERFORM ALL CUTTING, CORE BORING, ALTERING AND PATCHING AS REQUIRED FOR THE INSTALLATION OF THE WORK PERFORMED UNDER THE PLUMBING CONTRACT, INCLUDING THE RESTORING OF EXISTING WORK THAT IS DAMAGED AND/OR ALTERED DUE TO REMOVAL WORK. ALL MATERIALS AND WORKMANSHIP REQUIRED IN CONNECTION WITH CUTTING, ALTERING AND PATCHING SHALL MATCH THE EXISTING WORK IN EVERY RESPECT.

14. PIPING MATERIALS

- A. UNDERGROUND SANITARY MAIN PIPING TO BE 'EXTRA HEAVY DUTY' 36" CAST IRON PIPE.
- B. HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A14. ALL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND LISTED BY ISI INTERNATIONAL. PIPE AND FITTINGS TO BE EXTRA HEAVY (XH) JOINTS CAN BE MADE USING A COMPRESSION GASKET MANUFACTURED FROM AN ELASTOMER MEETING THE REQUIREMENTS OF ASTM C864 OR LEAD AND OAKUM.
- D. ALL PIPE AND FITTINGS TO BE PRODUCED BY A SINGLE MANUFACTURER AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
- E. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION TO 10 FT. OF HEAD (4.3 PSI MAXIMUM).
- F. NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN CAST IRON PIPE OR FITTINGS. DOING SO CAN RESULT IN EXPLOSIVE FAILURES AND CAUSE SEVERE INJURY OR DEATH.
- G. SOIL, WASTE, STORM AND VENT PIPING SHALL BE "NO-HUB" CAST IRON WITH "NO-HUB" FITTINGS. JOINTS SHALL BE ELASTOMERIC COLLARS SECURED BY STAINLESS STEEL BAND AND CLAMPS, AS MANUFACTURED BY "CLAMP-ALL" OR "HUSKY".
- H. COLD WATER, HOT WATER AND HOT WATER RETURN PIPING SHALL BE TYPE "L" COPPER TUBING WITH CAST OR WROUGHT COPPER OR BRONZE FITTINGS. JOINTS SHALL BE MADE WITH 95/5 TIN/ANTIMONY SOLDER.
- I. ALL UNDERGROUND WATER PIPE SHALL BE TYPE K AND SHALL BE WRAPPED IN INSULATION TO AVOID COPPER CONTACT WITH THE CONCRETE.
- J. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE. ALL FITTINGS AND FLANGES SHALL BE AMERICAN STANDARD BLACK CAST IRON MALLEABLE FITTINGS, FLANGED, MECHANICAL OR SCREWED AS REQUIRED, DESIGNED AND MANUFACTURED FOR A WATER WORKING PRESSURE FOR EACH ZONE.
- K. NO PVC MATERIAL PIPING SHALL BE ACCEPTABLE FOR FOR ANY PIPING ON THIS JOB.
- L. ALL PIPING, FITTINGS, AND FIXTURES FOR POTABLE WATER SYSTEM SHALL BE LEAD FREE IN ACCORDANCE WITH THE LATEST EDITION OF EPA SECTION 1411 OF THE SAFE WATER DRINKING ACT.
15. VALVES
- A. SHUT-OFF VALVES FOR HOT WATER, COLD WATER AND HOT WATER RETURN PIPING 1/2" THROUGH 2" SIZE SHALL BE THREADED END, FULL PORT, BRONZE BODY WITH OPTIONAL STAINLESS STEEL BALL AND STEM APOLLO #10-100.
- B. ALL NEW FIXTURES SHALL HAVE LOCAL SHUT-OFF VALVES.

16. HANGERS

- A. SUPPORT HORIZONTAL PIPING AS FOLLOWS WITH HANGERS MANUFACTURED BY CARPENTER & PATTERSON CORP.:
- (1) COPPER PIPING - 1" SIZE AND SMALLER: CARPENTER & PATTERSON #200 ADJUSTABLE RING HANGER NOT MORE THAN 6'-0" APART.
- (2) COPPER PIPING 1 1/4" & LARGER: CARPENTER & PATTERSON #100 CLEVIS HANGER NOT MORE THAN 10'-0" APART.
- (3) CAST IRON PIPE (NO-HUB): CARPENTER & PATTERSON #100 CLEVIS HANGER 5'-0" APART AND IN BACK OF EVERY JOINT. THE PIPING SHALL NOT BE SUPPORTED, DIRECTLY OR INDIRECTLY, BY OR FROM THE COMPRESSION COLLAR OR ITS BOLTS.
- (4) FURNISH AND INSTALL OVERSIZED HANGERS AND INSULATION SHIELDS ON ALL HOT, HOT WATER RETURN AND COLD WATER PIPING TO PROVIDE A CONTINUOUS VAPOR BARRIER.

17. SLEEVES

- A. INSTALL #20 GAUGE GALVANIZED STEEL SLEEVES OF FULL LENGTH FOR ALL PIPES THROUGH WALLS AND PARTITIONS. INSTALL SLEEVES OF SUFFICIENT DIAMETER TO PASS INSULATION. PACK & SEAL THE ANNULAR SPACES WITH FIRE AND SMOKE STOPPING SYSTEM AS MANUFACTURED BY 3M.
- B. CORE DRILL OPENINGS IN EXISTING FLOOR SLAB. PACK AND SEAL ANNULAR SPACE BETWEEN PIPE AND CORED OPENING WITH FIRE AND SMOKE STOPPING SYSTEM AS MANUFACTURED BY 3M.

18. ESCUTCHEONS

- A. PROVIDE ESCUTCHEONS ON ALL PIPES PASSING THROUGH WALLS, FLOORS, CEILINGS OR PARTITIONS. #48 MANUFACTURING CORP. #602.
- B. PROVIDE SET SCREW ESCUTCHEONS TO PROPERLY FASTEN SAME IN PLACE.

19. INSULATION

- A. INSULATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE NFPA, AND SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM - E84, NFPA 255 OR UL 123, NOT EXCEEDING: FLAME SPREAD 25; SMOKE DEVELOPED 50. ACCESSORIES SUCH AS ADHESIVE, MASTICS, CEMENTS, FACINGS, TAPES AND CLOTH FOR FITTINGS SHALL HAVE THE SAME COMPONENT RATINGS AS LISTED ABOVE. PRODUCTS OR THEIR SHIPPING CARTONS SHALL BEAR A LABEL INDICATING THAT FLAME AND SMOKE RATINGS DO NOT EXCEED ABOVE REQUIREMENTS. ANY TREATMENT OF JACKETS OR FACINGS TO IMPART FLAME & SMOKE SAFETY SHALL BE PERMANENT. THE USE OF WATER SOLUBLE TREATMENTS IS PROHIBITED.
- B. ALL HOT, COLD & HOT WATER RETURN PIPING SHALL BE INSULATED. INSULATION SHALL BE 1" THICK PREMOLDED GLASS FIBER, FINISHED WITH A VAPOR BARRIER JACKET.
- C. JACKETING SHALL BE APPLIED WITH LONGITUDINAL JACKET LAPS AND BUTT STRIPS SMOOTHLY SECURED WITH BENJAMIN FOSTER 82-01 ADHESIVE. TRANSVERSE ENDS OF EACH SECTION OF PIPE INSULATION SHALL BE SEALED OFF WITH BENJAMIN FOSTER 30-35.
- D. INSULATE FITTINGS AND VALVES WITH SAME MATERIAL AND SAME THICKNESS AS ADJOINING PIPE. FITTINGS AND VALVES SHALL BE FINISHED WITH ZESTON PREMOLDED COVERINGS. THE ZESTON COVERING CIRCUMFERENTIAL ENDS SHALL BE OVERLAPPED ONTO THE ADJACENT INSULATION & WRAPPED WITH ZESTON'S VAPOR BARRIER, PRESSURE SENSITIVE TAPE, AND THE LONGITUDINAL SEAMS SHALL BE SEALED WITH VAPOR ADHESIVE.

MINIMUM PIPE INSULATION THICKNESS					
FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY BTU-IN	NOMINAL PIPE OR TUBE SIZE (INCHES)			
		< 1	1 TO < 1½	1½ < 4	
105-140	0.21 - 0.23	1.0	1.0	1.5	
40-60	0.21 - 0.27	0.5	0.5	1.0	

20. FIXTURES

- A. PLUMBING FIXTURES, FLOOR DRAINS, APPLIANCES, & TRIM SHALL BE AS SPECIFIED BY THE ARCHITECT.
- B. PROVIDE CHROME PLATED LOOSE KEY ANGLE STOP SUPPLIES WITH FLEX RISERS, CHROME PLATED BRASS P-TRAPS, CHROME PLATED ESCUTCHEONS, CLOSET FLANGES, FIXTURE CARRIERS AND/OR SUPPORTS AS REQUIRED FOR EACH FIXTURE.

21. GUARANTEE

- A. THIS CONTRACTOR, AS A PART OF THIS CONTRACT, SHALL FURNISH A WRITTEN GUARANTEE AGAINST ALL DEFECTIVE WORK AND MATERIAL FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OF THE WORK, AS EVIDENCED BY THE DATE OF THE FINAL PAYMENT. HE SHALL AGREE TO REPAIR OR REPLACE ANY DEFECTIVE WORK WITHOUT ADDITIONAL COMPENSATION AND TO PAY THE COST OF REPAIRING THE DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY THESE REPAIRS OR REPLACEMENTS.

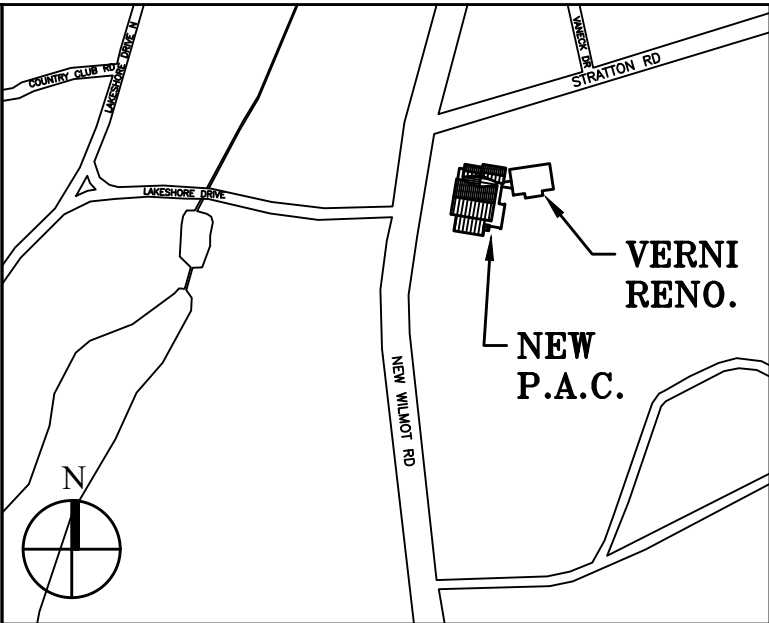
PLUMBING ABBREVIATIONS

WC	WATER CLOSET	S / W	SANITARY / WASTE	FL	FLOOR	BOP	BOTTOM OF PIPE
LAV	LAVATORY	V	VENT	VB	VACUUM BREAKER	TOP	TOP OF PIPE
SK	SINK	CW	COLD WATER	AD	AREA DRAIN	NO	NORMALLY OPEN
IM	ICE MAKER	HW	HOT WATER	RD	ROOF DRAIN	NC	NORMALLY CLOSED
REF	REFRIGERATOR	HWR	HOT WATER RETURN	HWH	HOT WATER HEATER	CO	CLEAN OUT
UR	URINAL	ST	STORM	FNL DR	FUNNEL DRAIN	TP	TRAP PRIMER
DRY	GAS DRYER	G	GAS	FD	FLOOR DRAIN	HB	HOSE BIBB
E	EXISTING FIXTURE	CFH	CUBIC FEET PER HOUR (OF GAS)	EW	ELECTRIC HOT WATER HEATER	AD.	ACCESS DOOR
SH	SHOWER	HWH	HOT WATER HEATER				

SYMBOL LIST

	EXIST PIPING (SERVICE AS NOTED)		PIPE DOWN		GAS METER		OS&Y VALVE
	S/SAN/W SANITARY OR WASTE PIPING		PIPE UP				
	S/SAN/W SANITARY OR WASTE PIPING ROUTED BELOW SLAB		BALL VALVE		PRESSURE REDUCING STATION		BACKFLOW PREVENTER
	V VENT PIPING		GAS COCK, GAS STOP		NEW CONNECTION		FLOOR DRAIN
	CW COLD WATER PIPING		DIRT LEG		CHECK VALVE		FUNNEL DRAIN
	H/W HOT WATER PIPING		CAPPED		CIRCUIT SETTER / BALANCING VALVE		NEW/EXISTING/RELOCATE
	H/WR HOT WATER RETURN PIPING		SHUT OFF VALVE		TRAP PRIMER		BOILER-1
	G GAS PIPING		HOUSE TRAP		(TYP)		DOMESTIC WATER SERVICE
	PIPE TO BE REMOVED		PUMP		CLEANOUT		FIRE WATER SERVICE
	2" G PIPE SIZE						

- NOTES:
1. ALL GAS PIPING SHALL BE ELECTRICALLY BONDED PER NYCFC 310.1.
2. THE NEW 6" FIRE SERVICE REQUIRES FLUSHING PER NFPA 24 TABLE 10 AND TESTING PER NFPA 13 10.10 WITNESSED BY THE A.H.U. FLUSHING & TESTING SHALL BE DOCUMENTED ON THE REQUIRED NFPA FORMS AND A COPY PROVIDED TO THE A.H.U.
3. ALL BACKFLOW PREVENTER DEVICES SHALL BE ACCEPTANCE TESTED BY A NYC DEPARTMENT OF HEALTH APPROVED TESTING AGENT, THE RESULTS RECORDED ON THE DOH FORM SIGNED BY THE TESTING AGENT AND DESIGN ENGINEER.



Key Plan (not to scale)

7.	6/01/2021	ISSUED FOR BID
6.	5/07/2021	RE-ISSUED FOR BUILDING PERMIT REVIEW
5.	2/01/2021	ISSUED FOR BUILDING PERMIT REVIEW
4.	10/14/2020	ISSUED FOR PLANNING BOARD REVIEW
3.	9/23/2020	RESUBMITTED FOR ZONING REVIEW
2.	8/28/2020	ISSUED FOR PRELIMINARY DOB REVIEW
1.	1/10/2020	ISSUED FOR DD ESTIMATE
No.	Date	Revision/Submision
STRUCTURAL & SITE CIVIL ENGINEER		
DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793		
MEP ENGINEER		ROOFING CONSULTANT
JMV CONSULTING ENGINEERING, P.C. 37 W. 59 STREET, STE 703 NEW YORK, NY 10015 212-652-9855		WATSKY ASSOCIATES 20 MADISON AVENUE VALHALLA, NY 10595 914-945-3450

Stamp

Project Title
IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
PAUL VERNI FINE ARTS CENTER

Project Address
IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

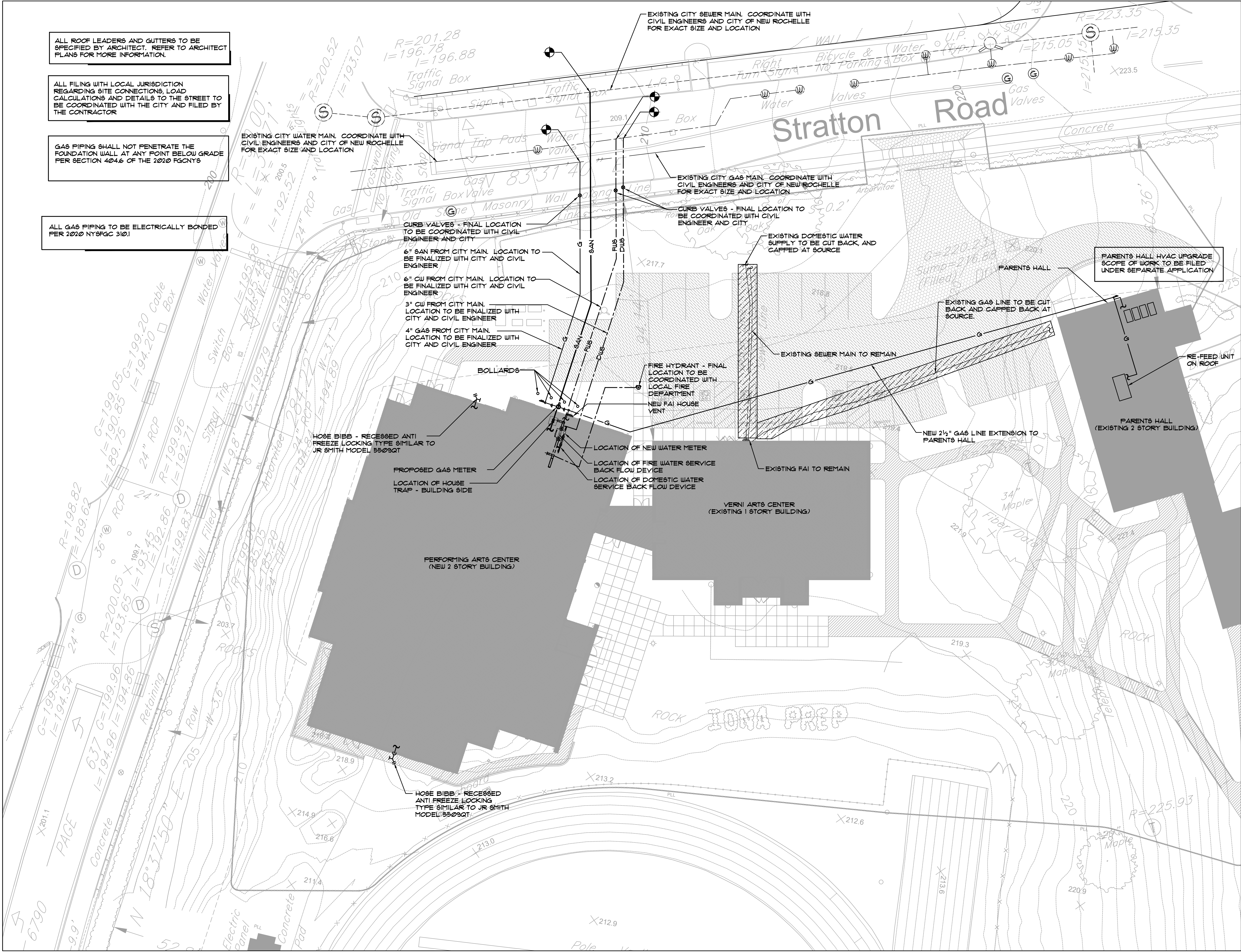
Drawing Title
PLUMBING SPECIFICATIONS

Scale Job No. Date
NTS 1618 04/03/2019

Drawn
P-101

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Architects Landscape Architects, LLP
586 Warburton Avenue
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914 478 3677

PETER GISOLFI ASSOCIATES



ALL ROOF LEADERS AND GUTTERS TO BE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT PLANS FOR MORE INFORMATION.

ALL FILING WITH LOCAL JURISDICTION REGARDING SITE CONNECTIONS, LOAD CALCULATIONS AND DETAILS TO THE STREET TO BE COORDINATED WITH THE CITY AND FILED BY THE CONTRACTOR

GAS PIPING SHALL NOT PENETRATE THE FOUNDATION WALL AT ANY POINT BELOW GRADE PER SECTION 404.6 OF THE 2020 FGCNY

ALL GAS PIPING TO BE ELECTRICALLY BONDED PER 2020 NYSFGC 310.1

EXISTING CITY WATER MAIN. COORDINATE WITH CIVIL ENGINEERS AND CITY OF NEW ROCHELLE FOR EXACT SIZE AND LOCATION

EXISTING CITY SEWER MAIN. COORDINATE WITH CIVIL ENGINEERS AND CITY OF NEW ROCHELLE FOR EXACT SIZE AND LOCATION

EXISTING CITY GAS MAIN. COORDINATE WITH CIVIL ENGINEERS AND CITY OF NEW ROCHELLE FOR EXACT SIZE AND LOCATION

CURB VALVES - FINAL LOCATION TO BE COORDINATED WITH CIVIL ENGINEER AND CITY

EXISTING DOMESTIC WATER SUPPLY TO BE CUT BACK, AND CAPPED AT SOURCE

PARENTS HALL HVAC UPGRADE SCOPE OF WORK TO BE FILED UNDER SEPARATE APPLICATION

EXISTING GAS LINE TO BE CUT BACK AND CAPPED BACK AT SOURCE

EXISTING SEWER MAIN TO REMAIN

FIRE HYDRANT - FINAL LOCATION TO BE COORDINATED WITH LOCAL FIRE DEPARTMENT
NEW FAI HOUSE VENT

LOCATION OF NEW WATER METER
LOCATION OF FIRE WATER SERVICE BACK FLOW DEVICE
LOCATION OF DOMESTIC WATER SERVICE BACK FLOW DEVICE

EXISTING FAI TO REMAIN

PROPOSED GAS METER
LOCATION OF HOUSE TRAP - BUILDING SIDE

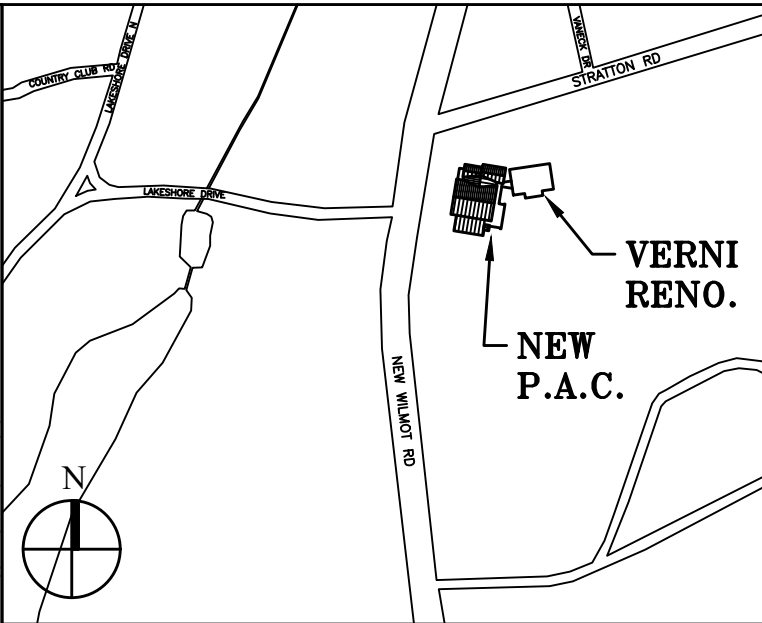
HOSE BIBB - RECESSED ANTI FREEZE LOCKING TYPE SIMILAR TO JR SMITH MODEL 5503QT

PERFORMING ARTS CENTER (NEW 2 STORY BUILDING)

VERNI ARTS CENTER (EXISTING 1 STORY BUILDING)

PARENTS HALL (EXISTING 2 STORY BUILDING)

RE-FEED UNIT ON ROOF



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845-727-7793		
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NEW YORK, NY 10018		914-948-3450
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PLUMBING SITE PLAN

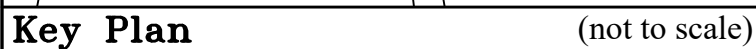
Scale	Job No.	Date	Drawing No.
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Drawn

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- (A) PLUMBING CONTRACTOR TO PERFORM DEMOLITION WORK UNDER BUILDING STANDARDS AND GENERAL RULES. CONTRACTOR MUST REVIEW, ACKNOWLEDGE AND ADHERE TO THE BUILDING'S ALTERATION AGREEMENTS, SUCH AS NOTICES TO OTHER UNIT OWNERS, HOURS OF WORK, ETC.
- (B) DURING ANY DEMOLITION, PLUMBING CONTRACTOR MUST TAKE CARE TO ENSURE THAT NO DAMAGE IS DONE TO ANY PART OF THE BUILDING'S STRUCTURAL ELEMENTS.
- (C) PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING MANAGER FOR PATH OF DEBRIS DEMOLITION FROM ANY DEMOLITION. OBTAIN WRITTEN APPROVAL BEFORE COMMENCING OF WORK. ALL COMMON AREAS OF THE BUILDING MUST BE PROTECTED DURING DEMOLITION OF DEBRIS.
- (D) CONTRACTOR SHALL INFORM THE SUPER, TENANTS AND BUILDING OWNERS OF DEMOLITION AND CONSTRUCTION ACTIVITIES PRIOR TO START OF DEMOLITION.
- (E) PLUMBING CONTRACTOR TO COORDINATE WITH OWNER FOR ANY REQUIRED SYSTEM SHUT DOWNS.
- (F) PLUMBING CONTRACTOR TO FULLY COORDINATE WITH ALL TRADES PRIOR TO THE DEMOLITION OF ANY EQUIPMENT.
- (G) PLUMBING CONTRACTOR TO VERIFY ALL RISER AND PIPE LOCATIONS PRIOR TO DEMOLITION. PLUMBING CONTRACTOR TO FIELD, VERIFY EXISTING ROUTING OF PIPE.

- (H) REMOVE ALL EXISTING PLUMBING FIXTURES, AFFLIANCES, AND UNNECESSARY OR ABANDONED PLUMBING PIPE BACK TO RISER AND CAP AS NOTED.
- (I) PLUMBING CONTRACTOR SHALL REMOVE ALL EXISTING FIXTURES AS NOTED. EXISTING SANITARY AND VENT PIPES TO BE CUT BACK TO MAIN SANITARY/VENT RISER CONNECTION POINTS WHERE REQUIRED. EXISTING HU, HUR AND CU PIPES TO BE CUT BACK TO MAIN SANITARY VALVES, UNLESS INDICATED OTHERWISE. PLUMBING CONTRACTOR TO CAP ALL EXISTING UNUSED PIPE.
- (J) PLUMBING CONTRACTOR TO OPEN UP CHASE SHAFTS AND CEILING TO EXPOSE EXISTING PLUMBING RISERS PRIOR TO DEMOLITION.
- (K) PLUMBING CONTRACTOR TO CUT BACK AND CAP ALL EXISTING PLUMBING SERVING BATHROOM SINK AND DRINKING FOUNTAIN IN THIS AREA. PLUMBING CONTRACTOR TO PREPARE FOR NEW ROUGH IN AND CONNECTIONS FOR THE RELOCATION OF DRINKING FOUNTAIN AND SINK. LOCATE EXISTING SANITARY IN WALL AND CONFIRM DIMENSION. IF NECESSARY CONTRACTOR TO TROUGH FLOOR AND TIE IN NEW SANITARY LINE TO EXISTING SANITARY LINE LOCATION. REFLECT FLOOR TO MATCH EXISTING OR AS DIRECTED BY ARCHITECTS.



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JMV CONSULTING ENGINEERING, P.C. 37 W. 39 STREET, 212-555-9585 NY 10018		
ROOFING CONSULTANT		
WATSKY ASSOCIATES 20 MADISON AVENUE VALHALLA, NY 10956 914-948-3450		

Stamp

Project Title IONA PREPARATORY SCHOOL ADDITION AND ALTERATION TO THE PAUL VERNI FINE ARTS CENTER
--

Project Address
IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

Drawing Title
FIRST FLOOR PLUMBING DEMOLITION PLAN

Scale	Job No.	Date	Drawing No.
1/8"=1'-0"	1618	04/03/2019	

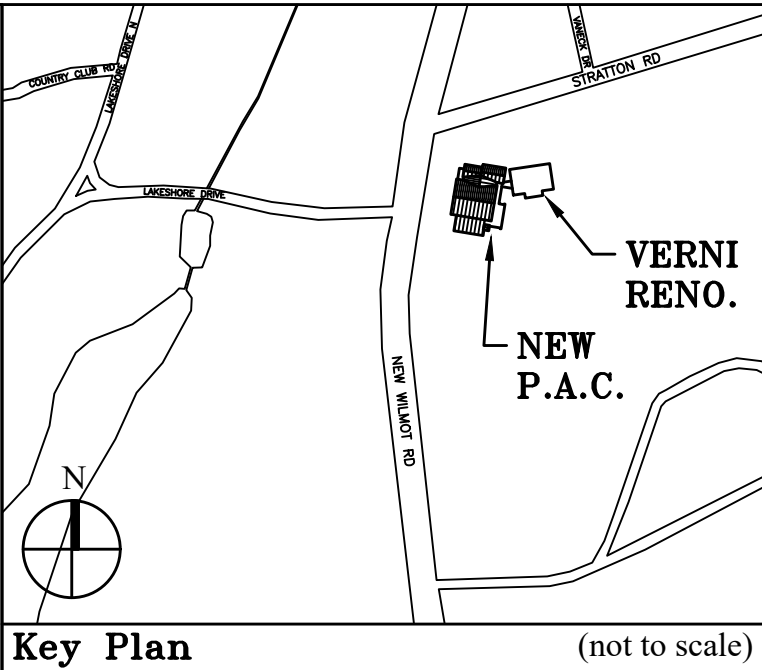
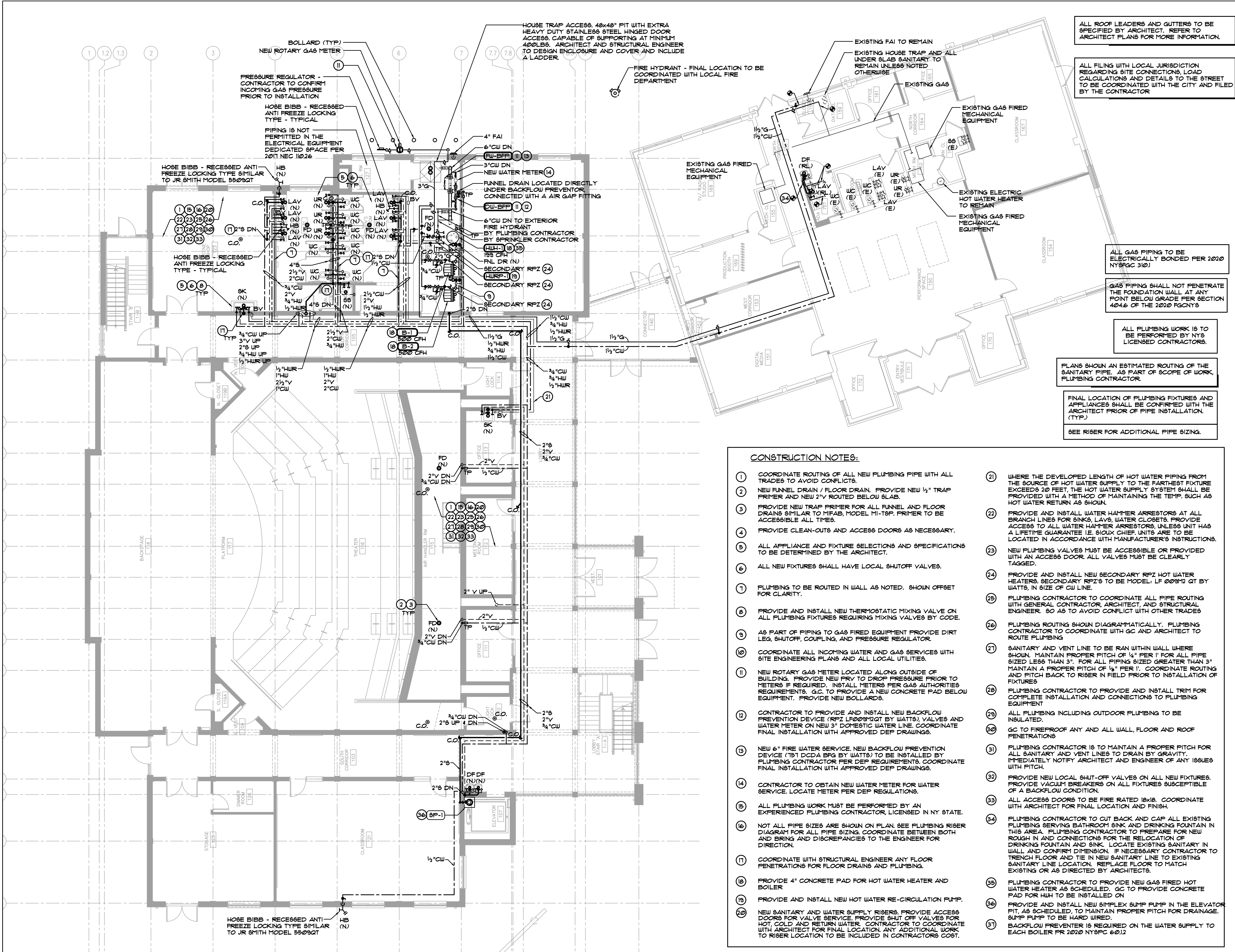
P-201

Peter Gisolfi Associates
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PETER GISOLFI ASSOCIATES



P E T E R G I S O L F I A S S O C I A T E S



ALL ROOF LEADERS AND GUTTERS TO BE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT PLANS FOR MORE INFORMATION.

ALL FILING WITH LOCAL JURISDICTION REGARDING SITE CONNECTIONS, LOAD CALCULATIONS AND DETAILS TO THE STREET TO BE COORDINATED WITH THE CITY AND FILED BY THE CONTRACTOR

ALL GAS PIPING TO BE ELECTRICALLY BONDED PER 2020 NYCFC 310.1

GAS PIPING SHALL NOT PENETRATE THE FOUNDATION WALL AT ANY POINT BELOW GRADE PER SECTION 404.6 OF THE 2020 FCNY'S

ALL PLUMBING WORK IS TO BE PERFORMED BY NY'S LICENSED CONTRACTORS.

PLANS SHOWN AN ESTIMATED ROUTING OF THE SANITARY PIPE. AS PART OF SCOPE OF WORK, PLUMBING CONTRACTOR

FINAL LOCATION OF PLUMBING FIXTURES AND APPLIANCES SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR OF PIPE INSTALLATION. (TYP.)

SEE RISER FOR ADDITIONAL PIPE SIZING.

CONSTRUCTION NOTES:

- COORDINATE ROUTING OF ALL NEW PLUMBING PIPE WITH ALL TRADES TO AVOID CONFLICTS.
- NEW FUNNEL DRAIN / FLOOR DRAIN. PROVIDE NEW 1/2" TRAP PRIMER AND NEW 2" V Routed Below Slab.
- PROVIDE NEW TRAP PRIMER FOR ALL FUNNEL AND FLOOR DRAINS SIMILAR TO MIFAB, MODEL MI-TSP. PRIMER TO BE ACCESSIBLE ALL TIMES.
- PROVIDE CLEAN-OUTS AND ACCESS DOORS AS NECESSARY.
- ALL APPLIANCE AND FIXTURE SELECTIONS AND SPECIFICATIONS TO BE DETERMINED BY THE ARCHITECT.
- ALL NEW FIXTURES SHALL HAVE LOCAL SHUTOFF VALVES.
- PLUMBING TO BE ROUTED IN WALL AS NOTED. SHOWN OFFSET FOR CLARITY.
- PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE ON ALL PLUMBING FIXTURES REQUIRING MIXING VALVES BY CODE.
- AS PART OF PIPING TO GAS FIRED EQUIPMENT PROVIDE DIRT LEG, SHUTOFF, COUPLING, AND PRESSURE REGULATOR.
- COORDINATE ALL INCOMING WATER AND GAS SERVICES WITH SITE ENGINEERING PLANS AND ALL LOCAL UTILITIES.
- NEW ROTARY GAS METER LOCATED ALONG OUTSIDE OF BUILDING. PROVIDE NEW PROV TO DROP PRESSURE PRIOR TO METERS IF REQUIRED. INSTALL METERS PER GAS AUTHORITIES REQUIREMENTS. GC TO PROVIDE A NEW CONCRETE PAD BELOW EQUIPMENT. PROVIDE NEW BOLLARDS.
- CONTRACTOR TO PROVIDE AND INSTALL NEW BACKFLOW PREVENTION DEVICE (RPZ LP00312QT BY WATTS) VALVES AND WATER METER ON NEW 3" DOMESTIC WATER LINE. COORDINATE FINAL INSTALLATION WITH APPROVED DEP DRAWINGS.
- NEW 6" FIRE WATER SERVICE. NEW BACKFLOW PREVENTION DEVICE (B1 DCCA BFG BY WATTS) TO BE INSTALLED BY PLUMBING CONTRACTOR PER DEP REQUIREMENTS. COORDINATE FINAL INSTALLATION WITH APPROVED DEP DRAWINGS.
- CONTRACTOR TO OBTAIN NEW WATER METER FOR WATER SERVICE. LOCATE METER PER DEP REGULATIONS.
- ALL PLUMBING WORK MUST BE PERFORMED BY AN EXPERIENCED PLUMBING CONTRACTOR, LICENSED IN NY STATE.
- NOT ALL PIPE SIZES ARE SHOWN ON PLAN. SEE PLUMBING RISER DIAGRAM FOR ALL PIPE SIZING. COORDINATE BETWEEN BOTH AND BRING AND DISCREPANCIES TO THE ENGINEER FOR DIRECTION.
- COORDINATE WITH STRUCTURAL ENGINEER ANY FLOOR PENETRATIONS FOR FLOOR DRAINS AND PLUMBING.
- PROVIDE 4" CONCRETE PAD FOR HOT WATER HEATER AND BOILER
- PROVIDE AND INSTALL NEW HOT WATER RE-CIRCULATION PUMP.
- NEW SANITARY AND WATER SUPPLY RISERS. PROVIDE ACCESS DOORS FOR VALVE SERVICE. PROVIDE SHUT OFF VALVES FOR HOT, COLD AND RETURN WATER. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL LOCATION. ANY ADDITIONAL WORK TO RISER LOCATION TO BE INCLUDED IN CONTRACTORS COST.
- WHERE THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE EXCEEDS 20 FEET, THE HOT WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH A METHOD OF MAINTAINING THE TEMP. SUCH AS HOT WATER RETURN AS SHOWN.
- PROVIDE AND INSTALL WATER HAMMER ARRESTORS AT ALL BRANCH LINES FOR SINKS, LAVS, WATER CLOSETS. PROVIDE ACCESS TO ALL WATER HAMMER ARRESTORS, UNLESS UNIT HAS A LIFETIME GUARANTEE I.E. SIOUX CHIEF. UNITS ARE TO BE LOCATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- NEW PLUMBING VALVES MUST BE ACCESSIBLE OR PROVIDED WITH AN ACCESS DOOR. ALL VALVES MUST BE CLEARLY TAGGED.
- PROVIDE AND INSTALL NEW SECONDARY RPZ HOT WATER HEATERS. SECONDARY RPZ'S TO BE MODEL: LF 00912 QT BY WATTS, IN SIZE OF CW LINE.
- PLUMBING CONTRACTOR TO COORDINATE ALL PIPE ROUTING WITH GENERAL CONTRACTOR, ARCHITECT, AND STRUCTURAL ENGINEER. SO AS TO AVOID CONFLICT WITH OTHER TRADES
- PLUMBING ROUTING SHOWN DIAGRAMMATICALLY. PLUMBING CONTRACTOR TO COORDINATE WITH GC AND ARCHITECT TO ROUTE PLUMBING
- SANITARY AND VENT LINE TO BE RAN WITHIN WALL WHERE SHOWN. MAINTAIN PROPER FITCH OF 1/4" PER 1' FOR ALL PIPE SIZED LESS THAN 3". FOR ALL PIPING SIZED GREATER THAN 3" MAINTAIN A PROPER FITCH OF 1/8" PER 1'. COORDINATE ROUTING AND FITCH BACK TO RISER IN FIELD PRIOR TO INSTALLATION OF FIXTURES
- PLUMBING CONTRACTOR TO PROVIDE AND INSTALL TRIM FOR COMPLETE INSTALLATION AND CONNECTIONS TO PLUMBING EQUIPMENT
- ALL PLUMBING INCLUDING OUTDOOR PLUMBING TO BE INSULATED.
- GC TO FIREPROOF ANY AND ALL WALL, FLOOR AND ROOF PENETRATIONS
- PLUMBING CONTRACTOR IS TO MAINTAIN A PROPER FITCH FOR ALL SANITARY AND VENT LINES TO DRAIN BY GRAVITY. IMMEDIATELY NOTIFY ARCHITECT AND ENGINEER OF ANY ISSUES WITH FITCH.
- PROVIDE NEW LOCAL SHUT-OFF VALVES ON ALL NEW FIXTURES. PROVIDE VACUUM BREAKERS ON ALL FIXTURES SUSCEPTIBLE OF A BACKFLOW CONDITION.
- ALL ACCESS DOORS TO BE FIRE RATED 18x18. COORDINATE WITH ARCHITECT FOR FINAL LOCATION AND FINISH.
- PLUMBING CONTRACTOR TO CUT BACK AND CAP ALL EXISTING PLUMBING SERVING BATHROOM SINK AND DRINKING FOUNTAIN IN THIS AREA. PLUMBING CONTRACTOR TO PREPARE FOR NEW ROUGH IN AND CONNECTIONS FOR THE RELOCATION OF DRINKING FOUNTAIN AND SINK. LOCATE EXISTING SANITARY IN WALL AND CONFIRM DIMENSION. IF NECESSARY CONTRACTOR TO TRENCH FLOOR AND TIE IN NEW SANITARY LINE TO EXISTING SANITARY LINE LOCATION. REPLACE FLOOR TO MATCH EXISTING OR AS DIRECTED BY ARCHITECTS.
- PLUMBING CONTRACTOR TO PROVIDE NEW GAS FIRED HOT WATER HEATER AS SCHEDULED. GC TO PROVIDE CONCRETE PAD FOR HW TO BE INSTALLED ON
- PROVIDE AND INSTALL NEW SIMPLEX SUMP PUMP IN THE ELEVATOR PIT, AS SCHEDULED TO MAINTAIN PROPER FITCH FOR DRAINAGE. SUMP PUMP TO BE HARD WIRED.
- BACKFLOW PREVENTER IS REQUIRED ON THE WATER SUPPLY TO EACH BOILER PR 2020 NYCFC 60.12

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2.	8/28/2020	ISSUED FOR PRELIMINARY DOB REVIEW
1.	1/10/2020	ISSUED FOR DD ESTIMATE
No.	Date	Revision/Submision
STRUCTURAL & SITE CIVIL ENGINEER		
DOMINICK R PILLA		
ASSOCIATES, P.C.		
143 MAIN STREET		
NYACK, NY 10960		
845-727-7793		
MEP ENGINEER		ROOFING CONSULTANT
JMV CONSULTING		WATSKY ASSOCIATES
ENGINEERING, P.C.		20 MADISON AVENUE
37 W. 59 STREET, STE 703		VALHALLA, NY 10595
NEW YORK, NY 10019		914-945-3450
212-652-9855		

Stamp

Project Title

IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
PAUL VERNI FINE ARTS CENTER

Project Address

IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

Drawing Title

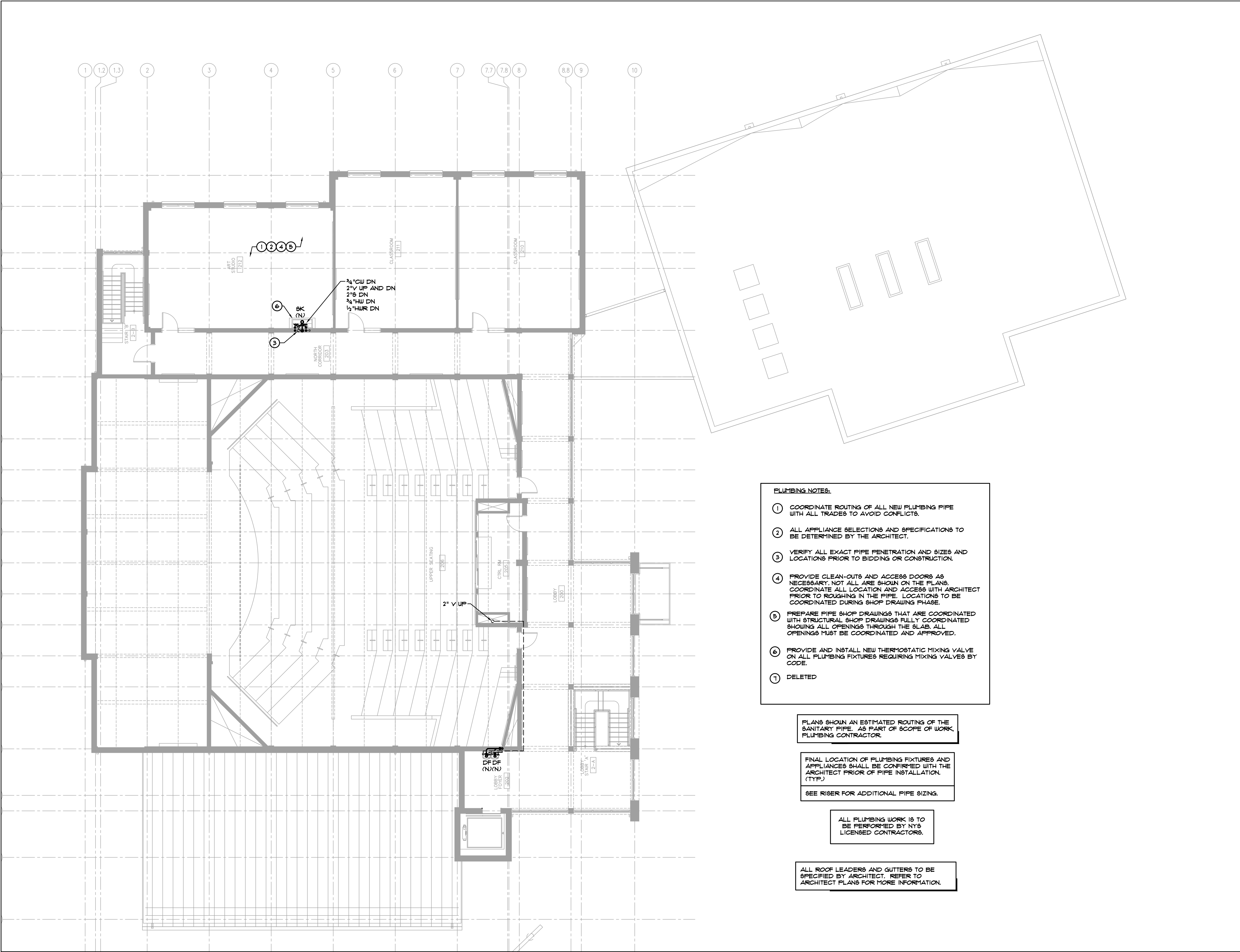
FIRST FLOOR PLUMBING
CONSTRUCTION PLAN

Scale	Job No.	Date	Drawing No.
1/8"=1'-0"	1618	04/03/2019	P-301
Drawn			

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588 Warburton Avenue
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914 478 3677

PETER GISOLFI ASSOCIATES



Key Plan (not to scale)

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MEP ENGINEER		
JMV CONSULTING ENGINEERING, P.C. 37 W. 59 STREET, STE 703 NEW YORK, NY 10019 212-652-9855		
ROOFING CONSULTANT		
WATSKY ASSOCIATES 20 MADISON AVENUE VALHALLA, NY 10595 914-945-3450		

Stamp

Project Title

IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
PAUL VERNI FINE ARTS CENTER

Project Address

IONA PREPARATORY SCHOOL
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New Rochelle, NY 10804

Drawing Title

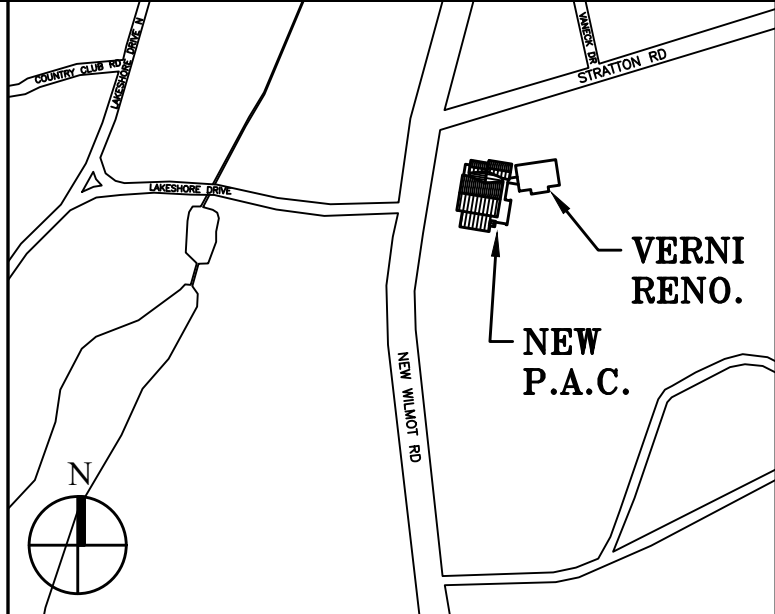
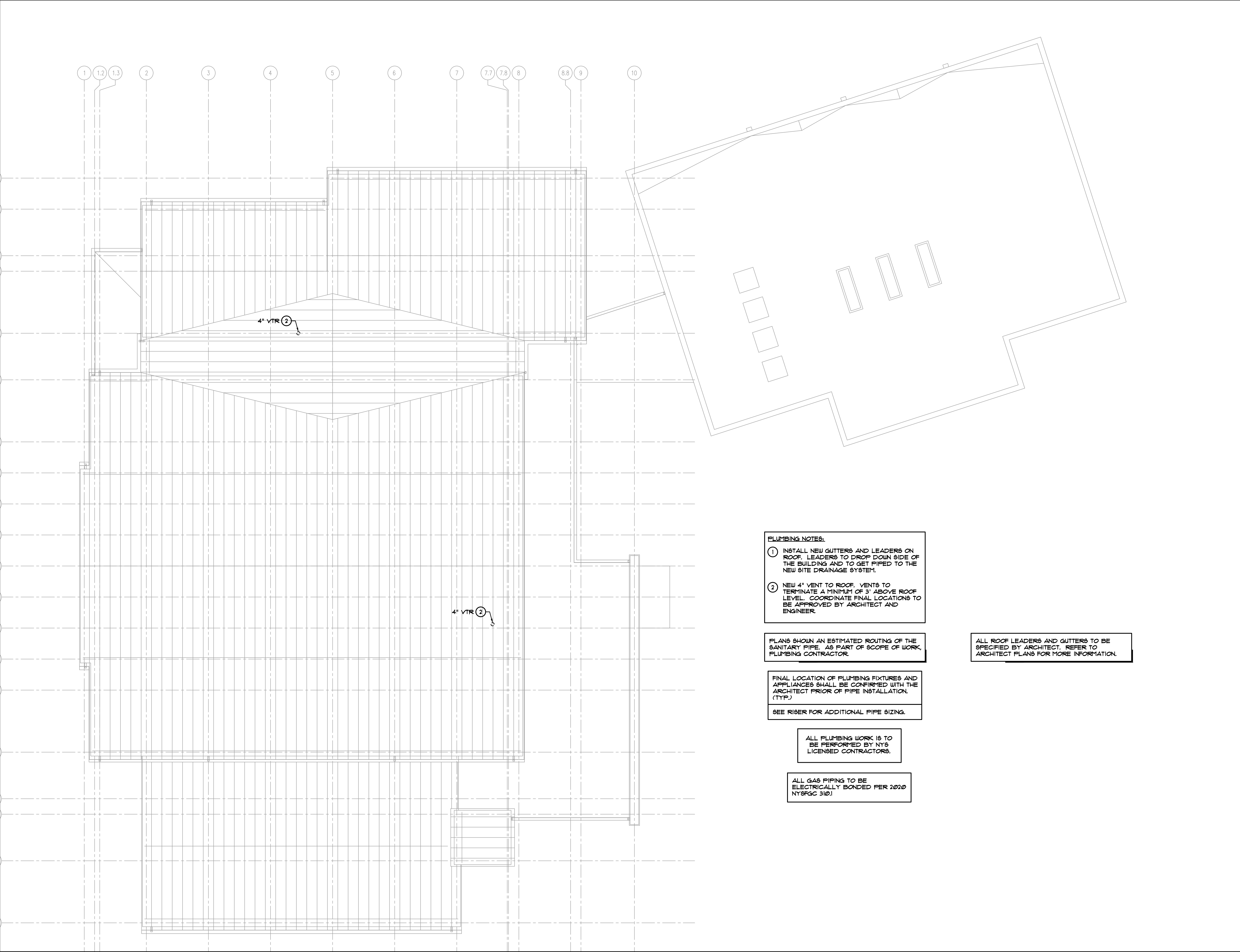
SECOND FLOOR PLUMBING
CONSTRUCTION PLAN

Scale	Job No.	Date	Drawing No.
1/8"=1'-0"	1618	04/03/2019	P-302

Drawn

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1.	1/10/2020	ISSUED FOR DD ESTIMATE

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DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793		
MEP ENGINEER		
JMV CONSULTING ENGINEERING, P.C. 37 W. 39 STREET, STE 703 NEW YORK, NY 10018 212-652-9855		
ROOFING CONSULTANT		
WATSKY ASSOCIATES 20 MADISON AVENUE VALHALLA, NY 10595 914-948-3450		

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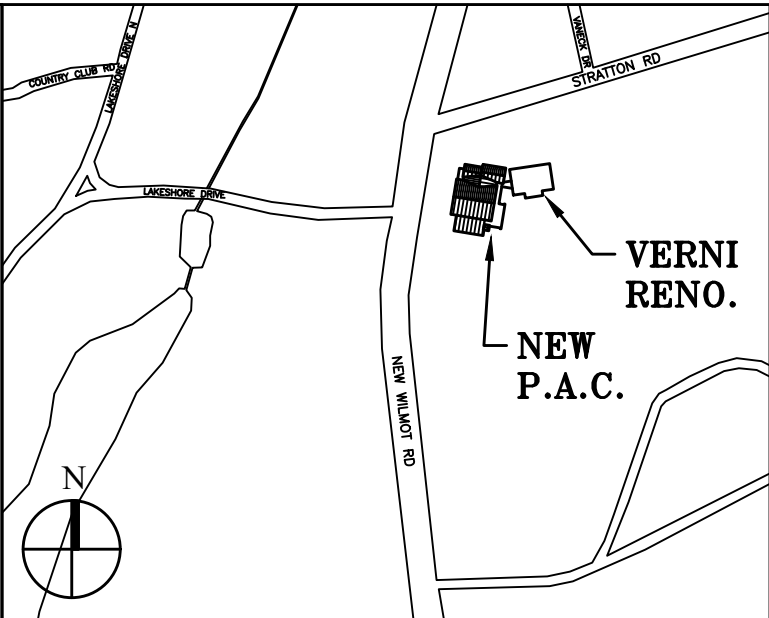
Project Title
IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
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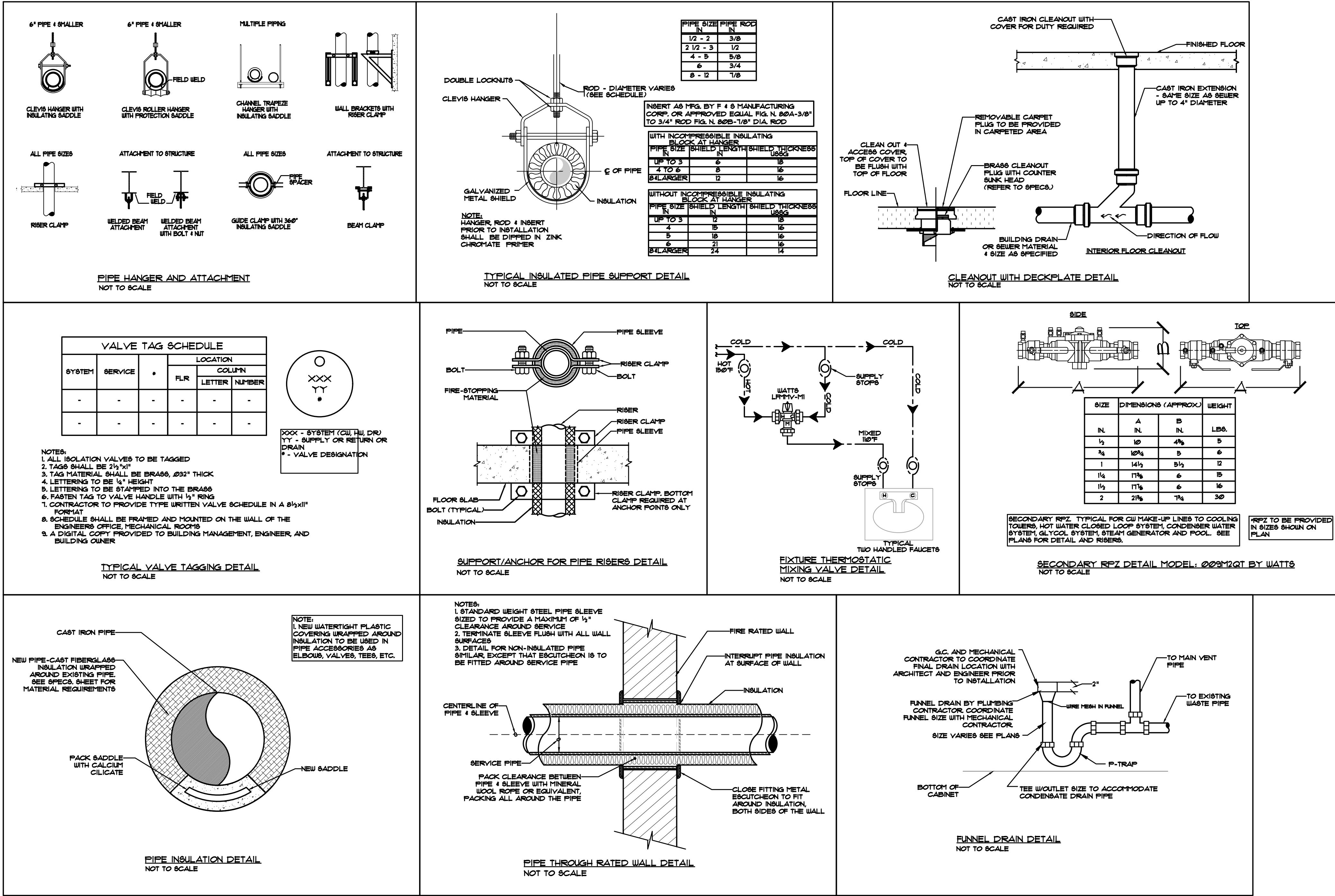
Drawing Title
ROOF LEVEL PLUMBING
CONSTRUCTION PLAN

Scale	Job No.	Date	Drawing No.
1/8"=1'-0"	1618	04/03/2019	P-303

Peter Gisolfi Associates
Architects Landscape Architects, LLP
588 Warburton Avenue
Hastings on Hudson, NY 10706
914 478 3677
PETER GISOLFI ASSOCIATES



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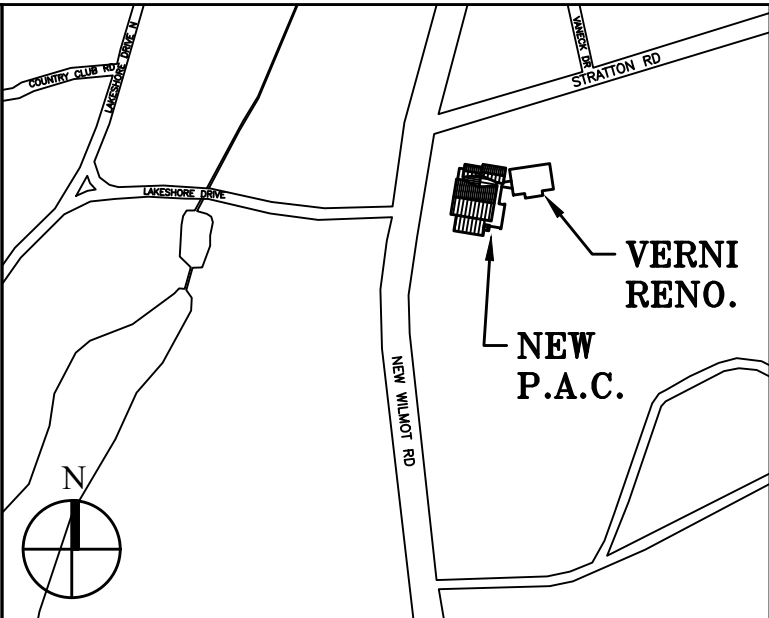
Drawing Title
PLUMBING DETAILS I

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-401

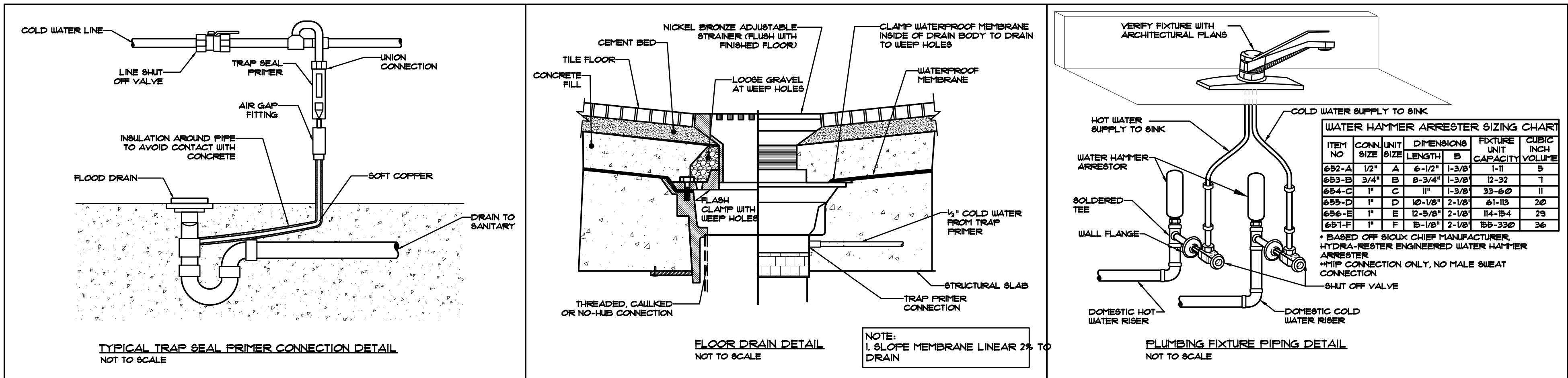
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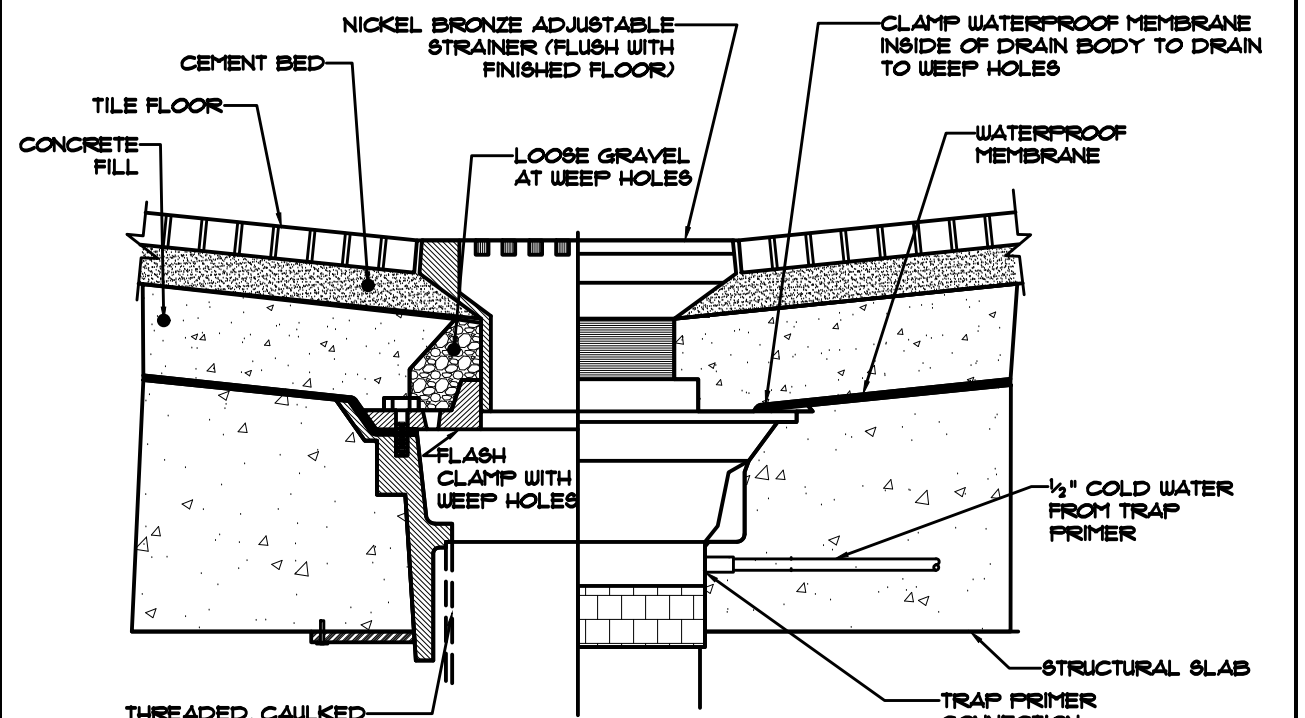
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Key Plan (not to scale)

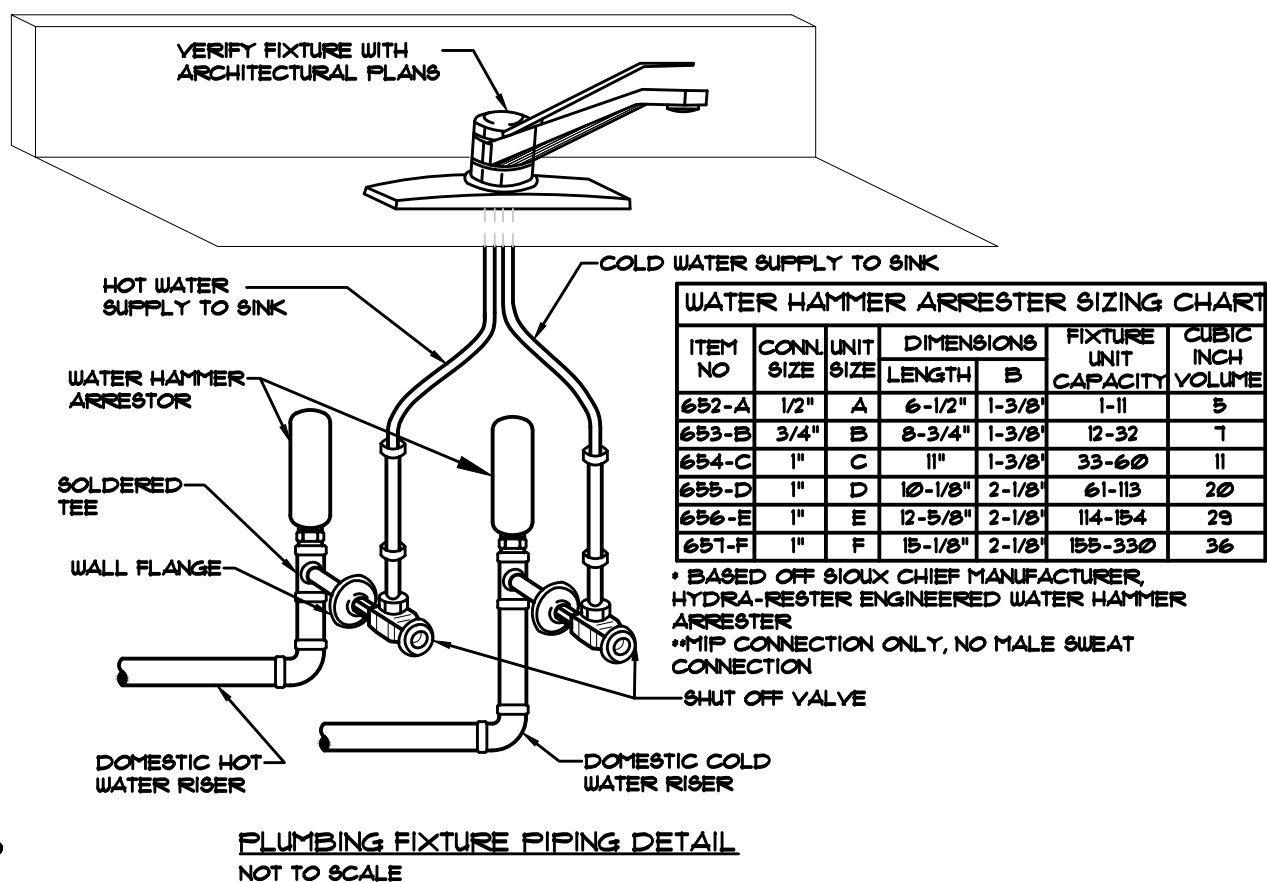


TYPICAL TRAP SEAL PRIMER CONNECTION DETAIL
NOT TO SCALE

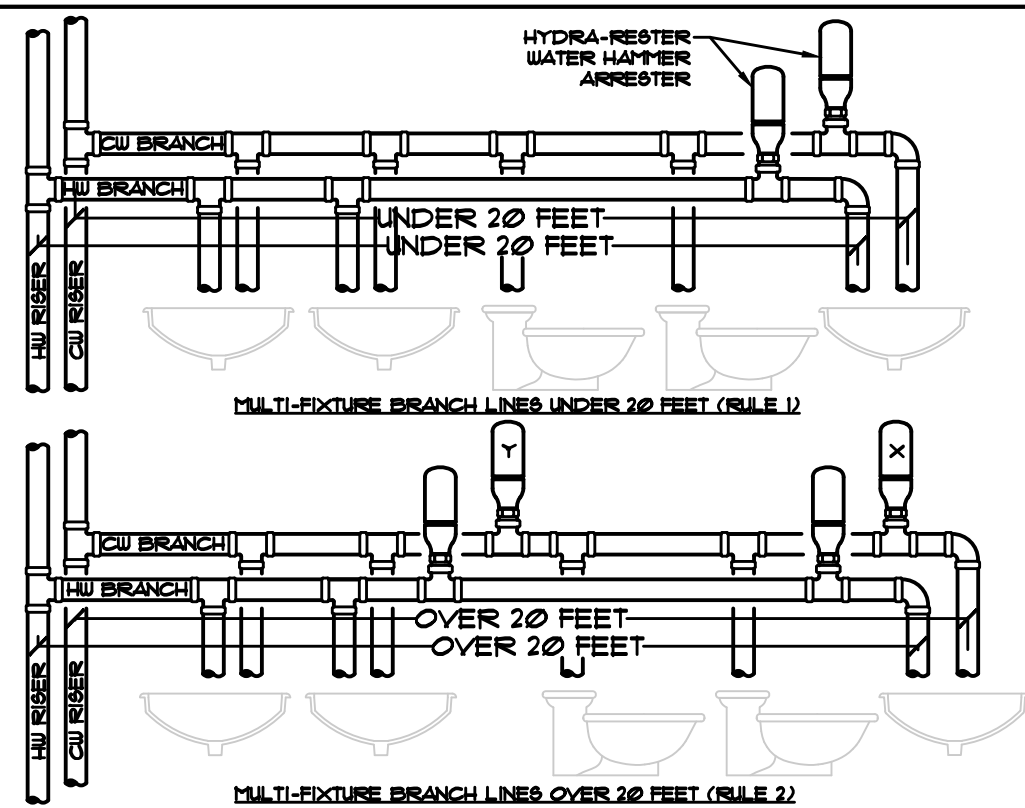


FLOOR DRAIN DETAIL
NOT TO SCALE

NOTE:
1. SLOPE MEMBRANE LINEAR 2% TO DRAIN



PLUMBING FIXTURE PIPING DETAIL
NOT TO SCALE



WATER HAMMER ARRESTER SIZING AND PLACEMENT DETAIL
SCALE: NOT TO SCALE

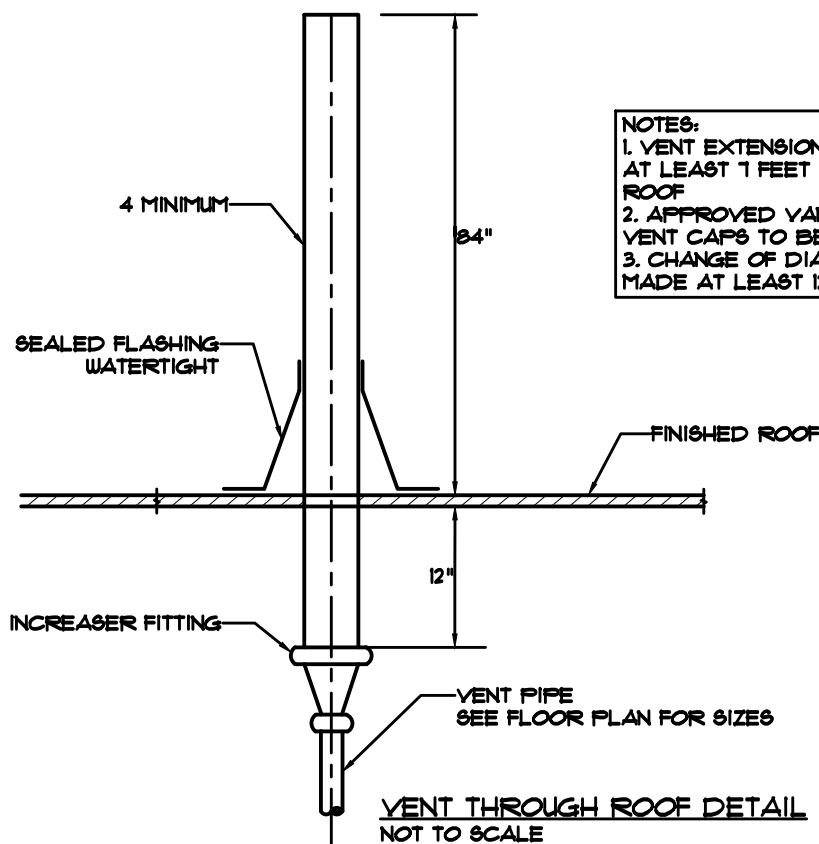
WATER HAMMER ARRESTER SIZING CHART									
ITEM NO.	CONN. SIZE	UNIT	DIMENSIONS		FIXTURE UNIT	CUBIC INCH		CAPACITY VOLUME	
			LENGTH	B					
653-A	1/2"	A	6'-1/2"	1-3/8"	1-1	1	1	1	1
653-B	3/4"	B	8'-3/4"	1-3/8"	1-3	3	3	3	3
653-C	1"	C	11"	1-3/8"	33-60	11	11	11	11
653-D	1"	D	10'-1/8"	2-1/8"	61-113	20	20	20	20
653-E	1"	E	12'-5/8"	2-1/8"	114-154	28	28	28	28
653-F	1"	F	15'-1/8"	2-1/8"	155-330	36	36	36	36

* BASED OFF SIOUX CHIEF MANUFACTURER HYDRA-RESTER ENGINEERED WATER HAMMER ARRESTER
* MIP CONNECTION ONLY, NO MALE SWEAT CONNECTION

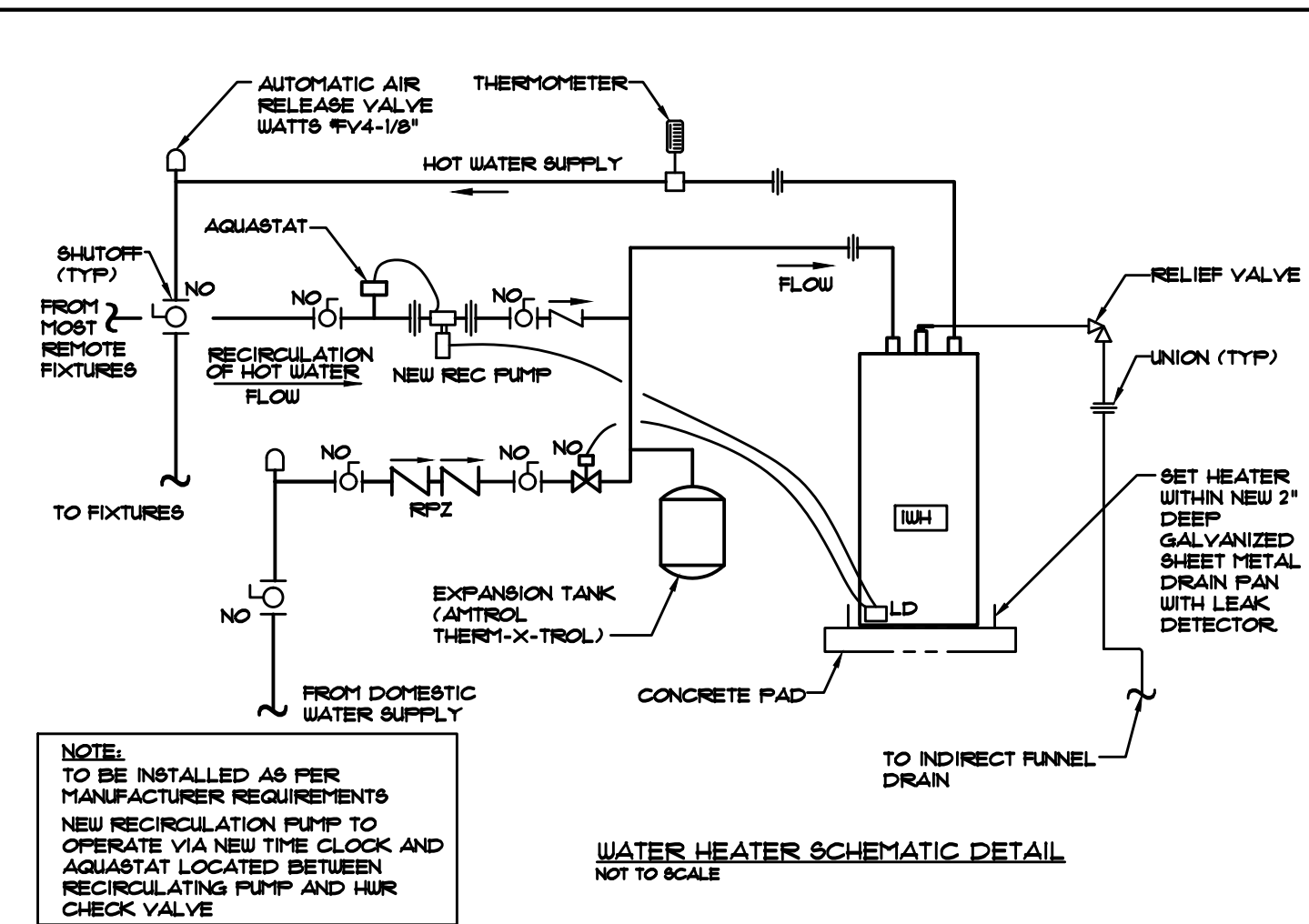
BRANCH LINE PIPING RULES

RULE 1: BRANCH LINES OF 20 FEET OR LESS THE HYDRA-RESTER SHOULD BE PLACED AT THE END OF THE BRANCH LINE BETWEEN THE LAST TWO FIXTURES SERVED, AS SHOWN. SELECT REQUIRED MODEL USING FIXTURE UNIT SIZING.

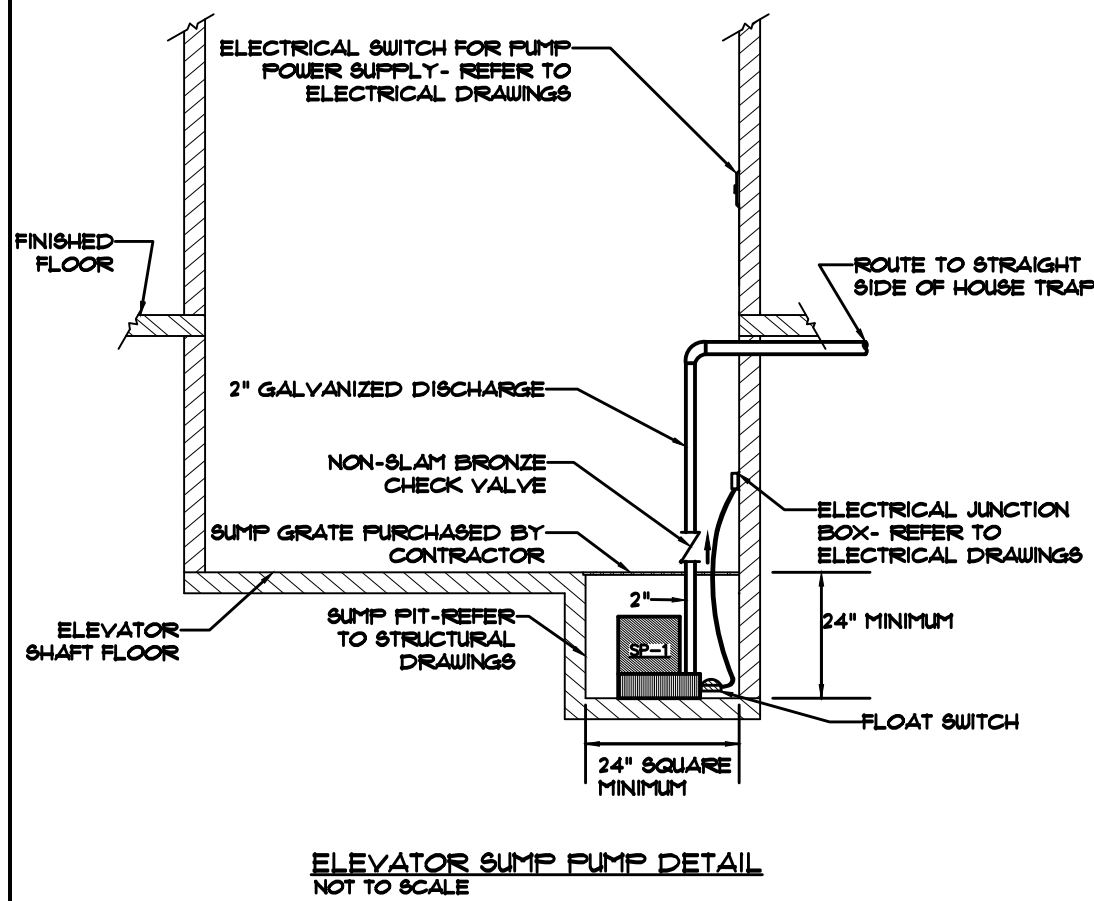
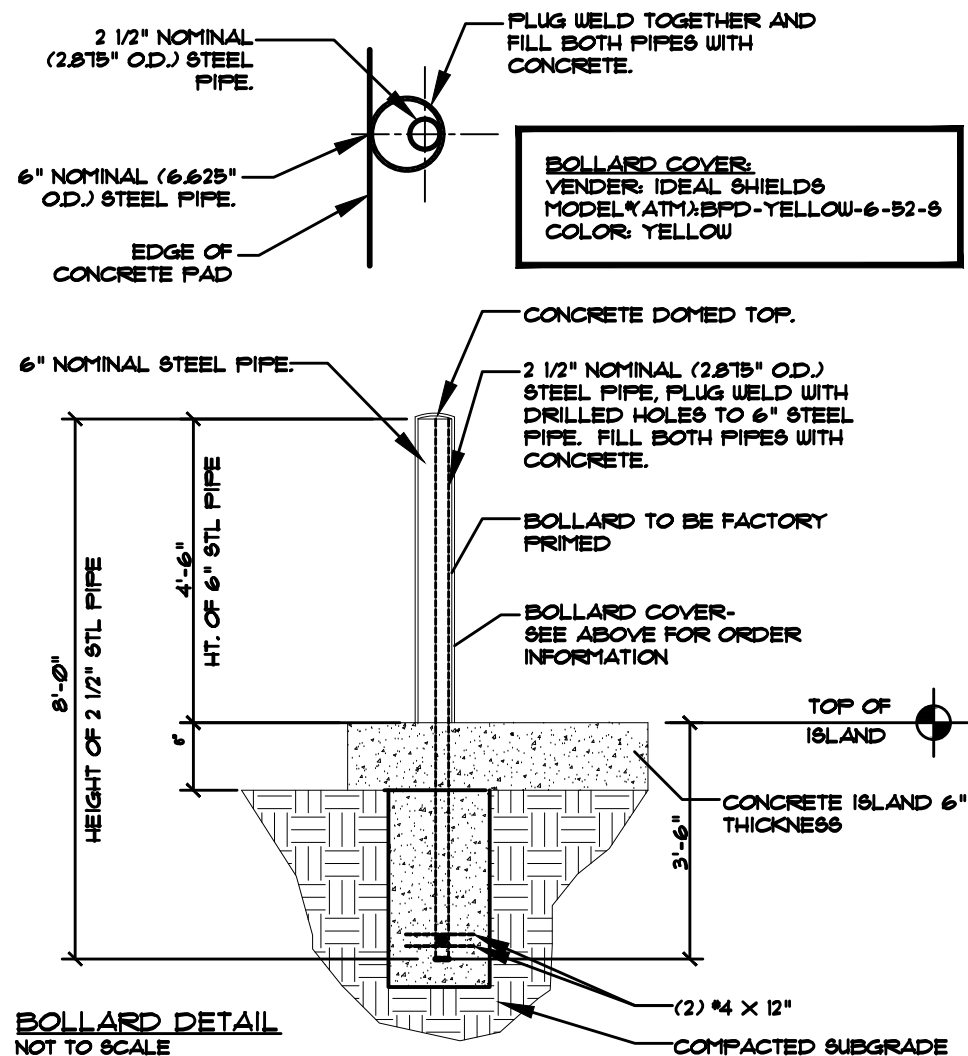
RULE 2: BRANCH LINES OVER 20 FEET AN ADDITIONAL HYDRA-RESTER (Y) SHOULD BE PLACED AS SHOWN. THE ADDITIONAL UNIT SHOULD BE PLACED AT THE MIDPOINT OF THE RUN LONGER THAN 20 FEET. SELECT THE REQUIRED MODEL(S) USING FIXTURE UNIT SIZING. THE SUM OF THE FIXTURE UNIT RATINGS OF UNITS X AND Y COMBINED SHALL BE EQUAL TO OR GREATER THAN THE DEMAND OF ALL BRANCHES



NOTES:
1. VENT EXTENSION SHALL BE RUN AT LEAST 1 FEET ABOVE THE ROOF
2. APPROVED VANDAL-RESISTANT VENT CAPS TO BE USED
3. CHANGE OF DIAMETER TO BE MADE AT LEAST 12" BELOW ROOF



NOTE:
TO BE INSTALLED AS PER MANUFACTURER REQUIREMENTS
NEW RECIRCULATION PUMP TO OPERATE VIA NEW TIME CLOCK AND AQUASTAT LOCATED BETWEEN RECIRCULATING PUMP AND HUR CHECK VALVE



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914-945-3450		

Project Title
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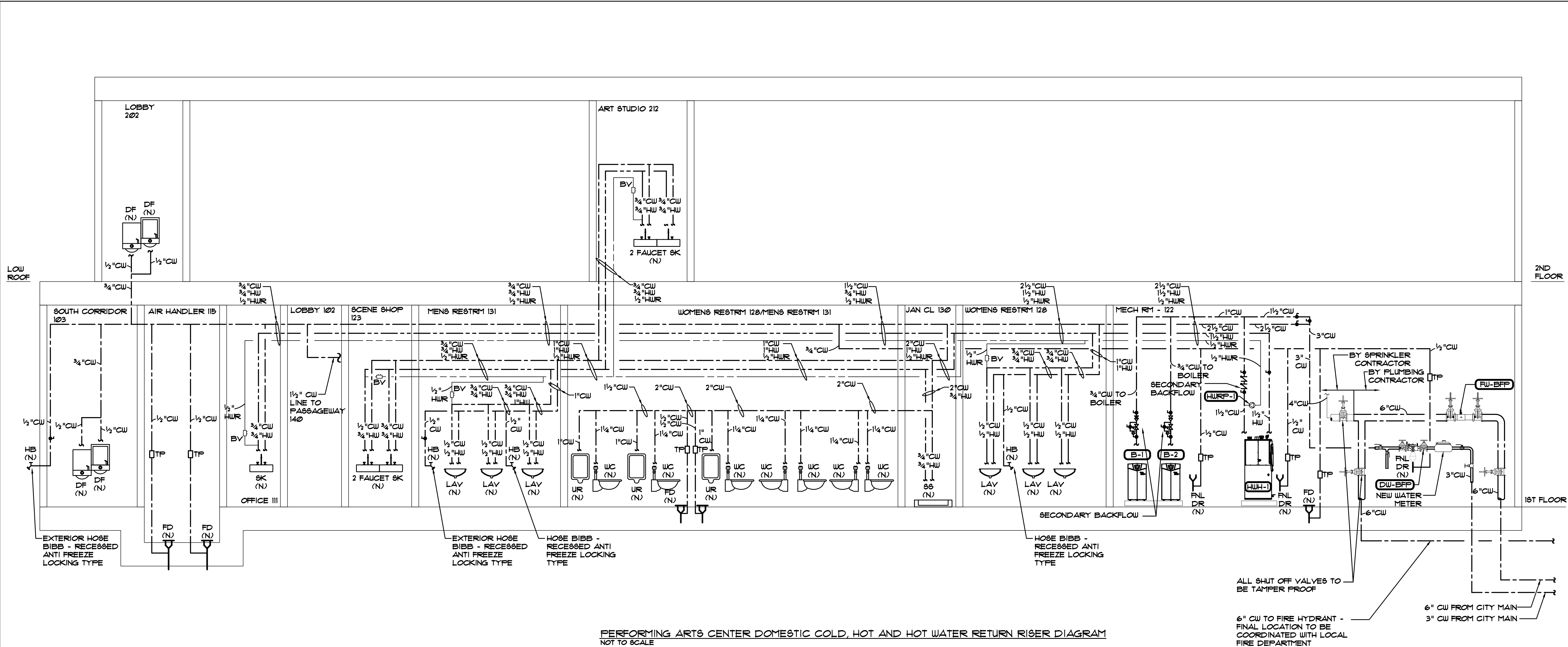
Drawing Title
PLUMBING DETAILS II

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-402

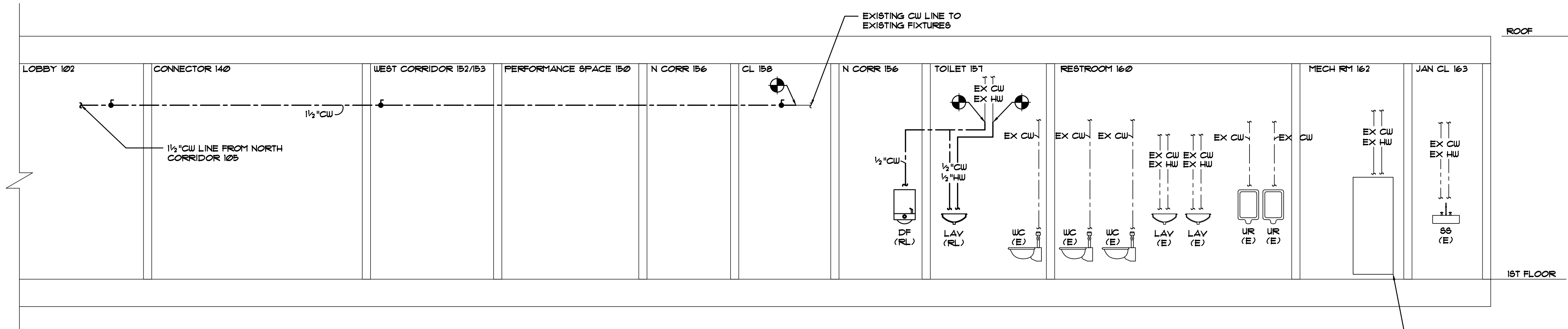
Drawn

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588 Warburton Avenue
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914 478 3677

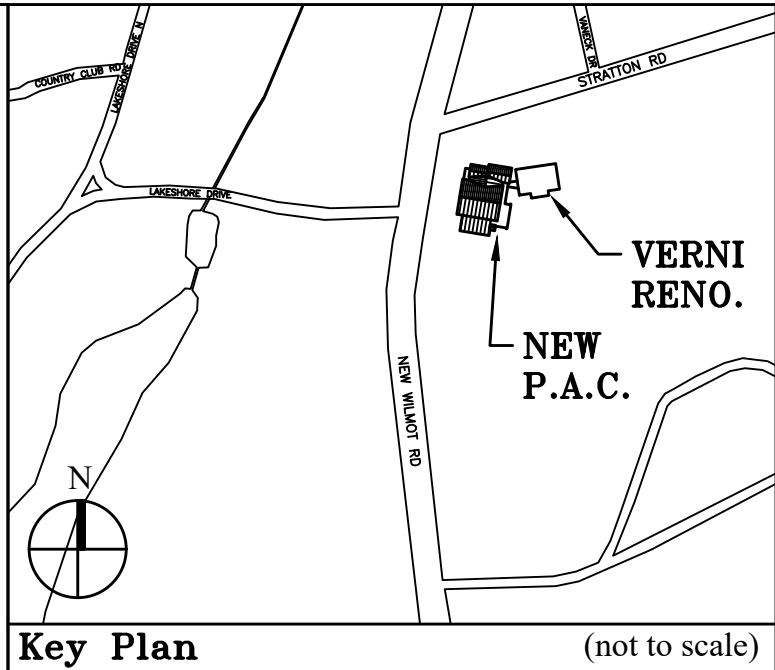
PETER GISOLFI ASSOCIATES



PERFORMING ARTS CENTER DOMESTIC COLD, HOT AND HOT WATER RETURN RISER DIAGRAM
NOT TO SCALE



VERNI ARTS CENTER DOMESTIC COLD, HOT AND HOT WATER RETURN RISER DIAGRAM
NOT TO SCALE



Key Plan (not to scale)

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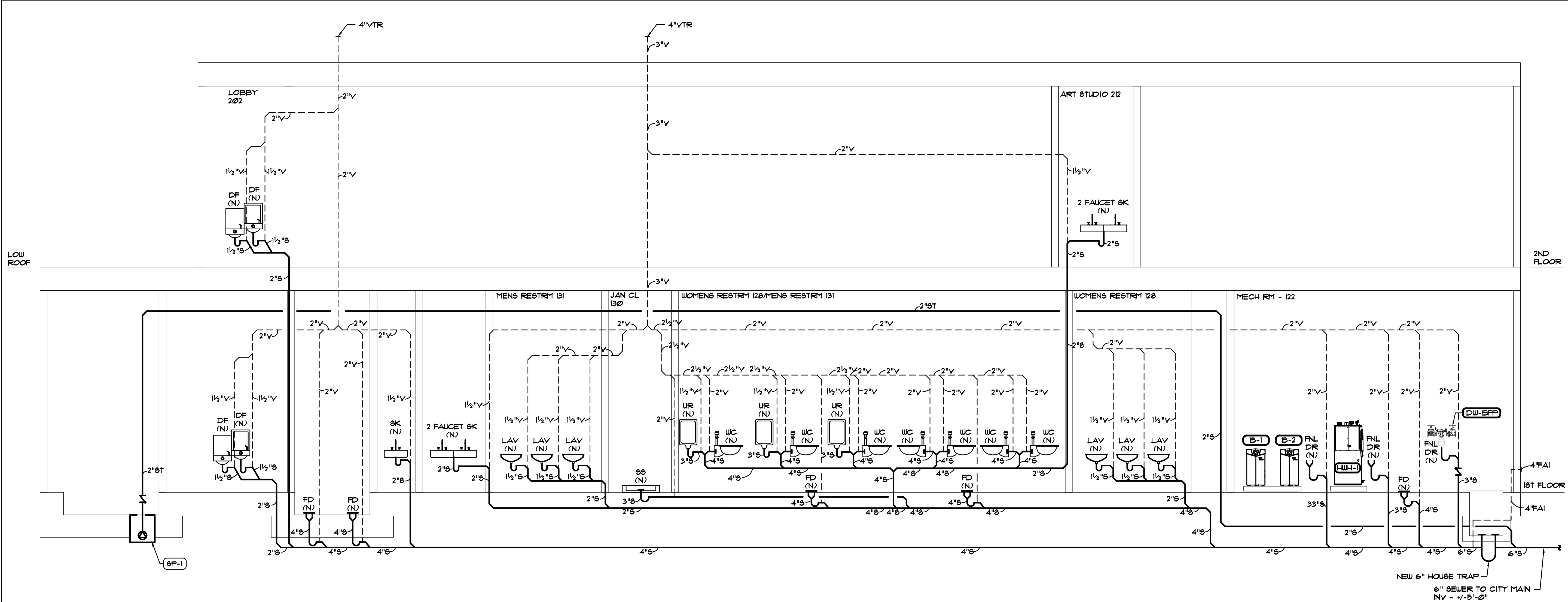
Drawing Title
PLUMBING RISER DIAGRAMS I

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-501

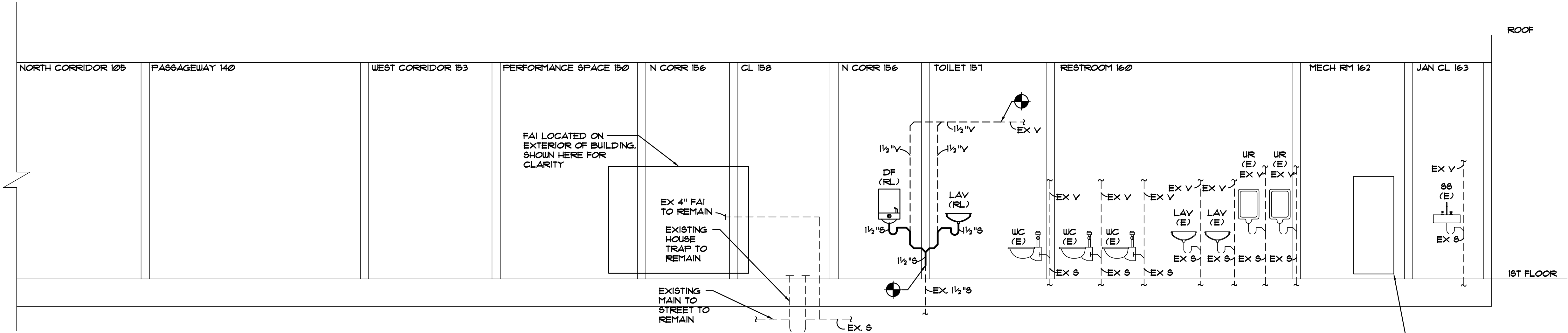
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586 Warburton Avenue
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914 478 3677

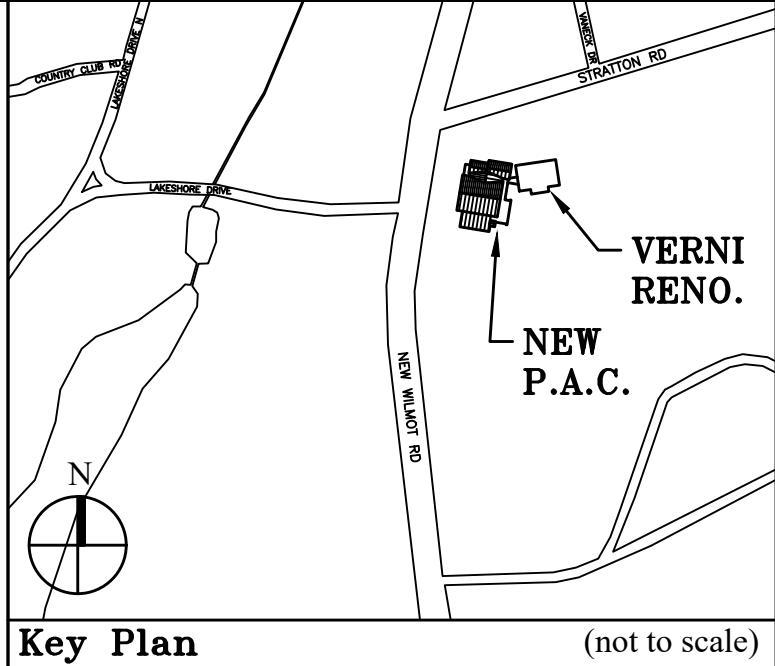
PETER GISOLFI ASSOCIATES



PERFORMING ARTS CENTER DOMESTIC COLD, HOT AND HOT WATER RETURN RISER DIAGRAM
NOT TO SCALE



VERNI ARTS CENTER SANITARY AND VENT RISER DIAGRAM
NOT TO SCALE



Key Plan (not to scale)

7.	6/01/2021	ISSUED FOR BID
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1.	1/10/2020	ISSUED FOR DD ESTIMATE
No.	Date	Revision/Submission
STRUCTURAL & SITE CIVIL ENGINEER		
DOMINICK R PILLA		
ASSOCIATES, P.C.		
143 MAIN STREET		
NYACK, NY 10960		
845-727-7793		
MEP ENGINEER		ROOFING CONSULTANT
JMV CONSULTING		WATSKY ASSOCIATES
ENGINEERING, P.C.		20 MADISON AVENUE
37 W 39 STREET, STE 703		VALHALLA, NY 10595
NEW YORK, NY 10018		914-948-3450
212-852-9855		

Stamp

Project Title
IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
PAUL VERNI FINE ARTS CENTER

Project Address
IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

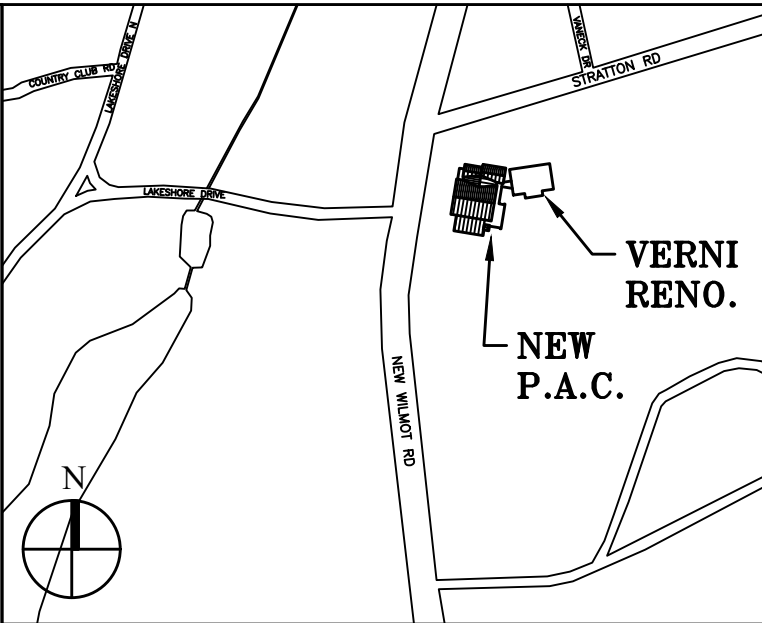
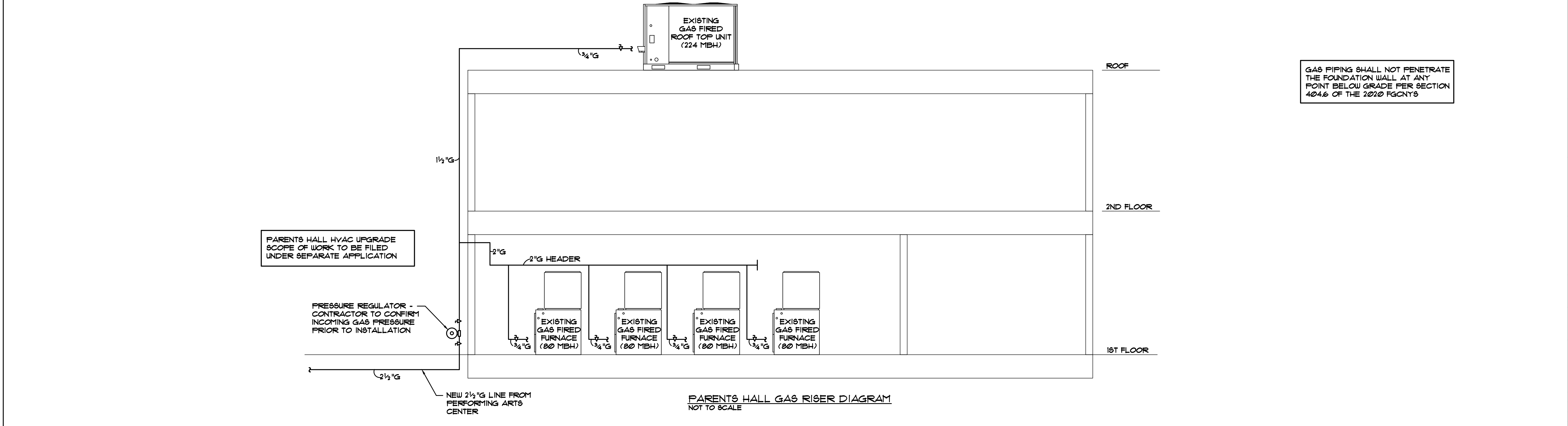
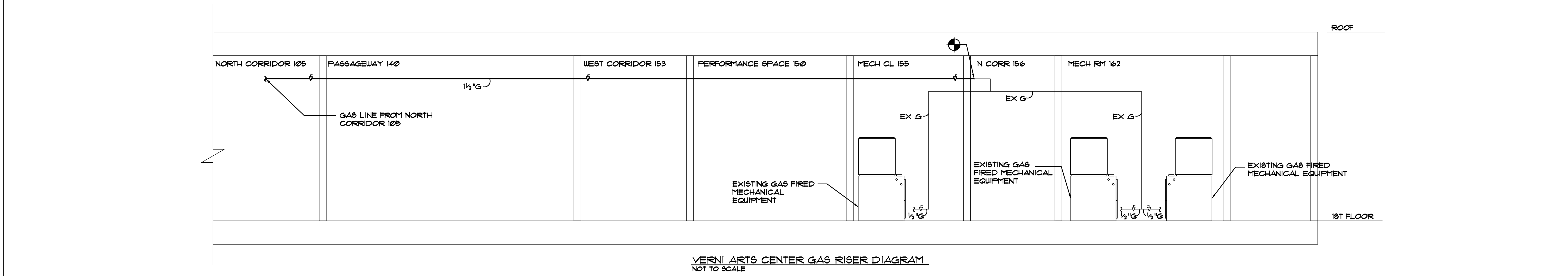
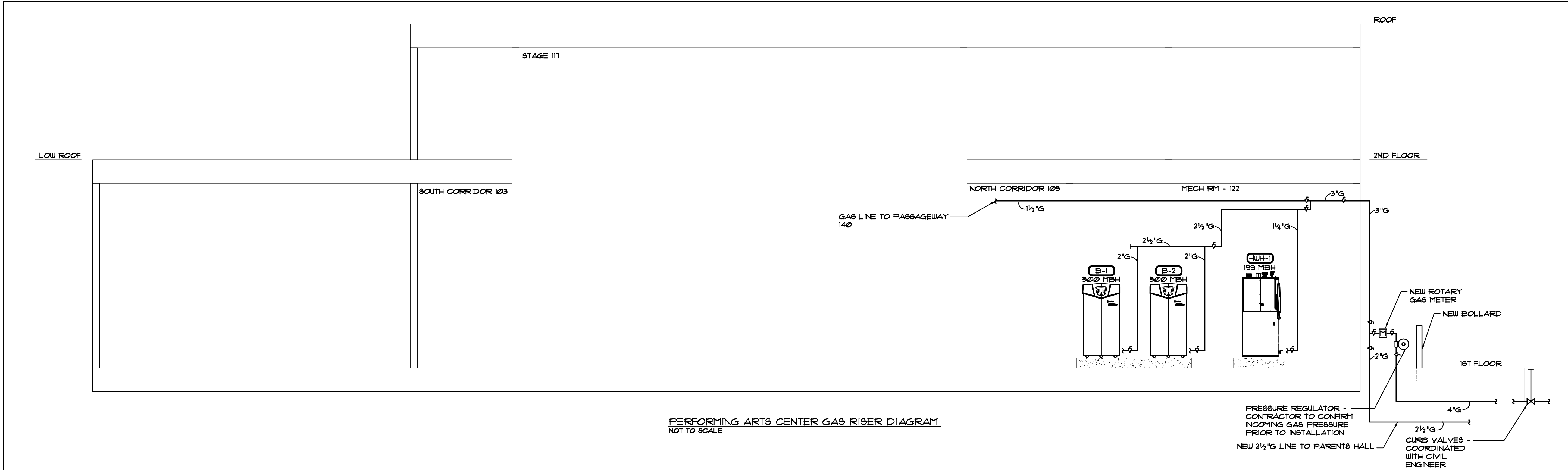
Drawing Title
PLUMBING RISER DIAGRAMS II

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-502

Drawn

Peter Gisolfi Associates
Architects Landscape Architects, LLP
588 Warburton Avenue
Hastings on Hudson, NY 10706
914 478 3677

PETER GISOLFI ASSOCIATES



Key Plan (not to scale)

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ASSOCIATES, P.C.		
143 MAIN STREET		
NYACK, NY 10960		
845-727-7793		
MEP ENGINEER		
JMV CONSULTING		
ENGINEERING, P.C.		
37 W. 59 STREET, STE 703		
NEW YORK, NY 10019		
212-652-9855		
ROOFING CONSULTANT		
WATSKY ASSOCIATES		
20 MADISON AVENUE		
VALHALLA, NY 10986		
914-948-3450		

Stamp

Project Title
IONA PREPARATORY SCHOOL
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Project Address
IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

Drawing Title
**PLUMBING RISER
DIAGRAMS III**

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-503
Drawn			

Peter Gisolfi Associates
Architects Landscape Architects, LLP
586 Warburton Avenue
Hastings on Hudson, NY 10706
914 478 3677
PETER GISOLFI ASSOCIATES

PLUMBING EQUIPMENT SCHEDULE										
ITEM NO.	DESCRIPTION	MFR	MODEL NO./SERIES	COLD WATER (IN)	HOT WATER (IN)	INDIRECT WASTE	DIRECT WASTE	VENT	STORM	NOTES
P-1	FLOOR DRAIN (8½" ROUND TOP)	JR SMITH	2110	½" TP	-	-	4"	2"	-	DEEP SEAL TRAP WITH TRAP PRIMER TAPPING
P-2	FUNNEL DRAIN	JR SMITH	3811	½" TP	-	-	3"	2"	-	DEEP SEAL TRAP WITH TRAP PRIMER TAPPING
P-3	HOSE BIBB - LOCKING TYPE	JR SMITH	5509QT	1/2"	-	-	-	-	-	RECESSED IN WALL - LOCKING TYPE-ANTI FREEZE TYPE
P-4	MOP SINK	AMERICAN STANDARD	FLORWELL 1141000020	¾"	¾"	-	3"	2"	-	PROVIDE WITH ALL MOUNTED FAUCET Z843M1
P-5	LAVATORY	KOHLER	ARCHER K-2355	½"	½"	-	1½"	1½"	-	PROVIDE WITH FAUCET SLOAN OPTIMA EBF-650
P-6	URINAL	AMERICAN STANDARD	WASHBROOK FLOUISE 6550001020	1"	-	-	2"	2"	-	WALL MOUNTED W/ FLUSHOMETER
P-7	WATER CLOSET (BACK OUTLET)	AMERICAN STANDARD	ARWALL MILLENNIUM 2251101020	1¼"	-	-	4"	2"	-	WALL MOUNTED W/ FLUSHOMETER
P-8	KITCHENETTE SINK	ELKAY	HD114559	¾"	¾"	-	2"	1½"	-	PROVIDE WITH FAUCET
P-9	CLASSROOM SINK	JUST MANUFACTURING	JH-ADA-6020-S-CP	¾"	¾"	-	2"	1½"	-	-
P-10	FIXTURE TEMPERING VALVES	WATTS	LFTMV	-	-	-	-	-	-	-
P-11	TRAP PRIMER (SINGLE)	MIFAB	MI-T8P	½"	-	-	-	-	-	CONTINUOUS FLOW
P-12	TRAP PRIMER (MULTI-FORT)	MIFAB	MI-DV	½"	-	-	-	-	-	-
P-13	DOUBLE DRINKING FOUNTAIN	ELKAY	LZ5TL0W59K	½"	-	-	2"	1½"	-	-
P-14	SINGLE DRINKING FOUNTAIN	ELKAY	LZ58W5VR5K	½"	-	-	2"	1½"	-	-

* VERIFY ALL INFORMATION WITH ARCHITECT AND KITCHEN DESIGNER AND THEIR PLANS. ALL ACCESSORIES AND MOUNTING DEVICES BY ARCHITECT
** PROVIDE ALL NECESSARY FITTINGS, CARRIERS, TRIM, ACCESSORIES, ETC FOR A COMPLETE SYSTEM.
*** PROVIDE MIXING VALVE FOR HOT AND COLD WATER.

NEW CONDENSING GAS HOT WATER HEATER TANK SCHEDULE																			
UNIT DES.	SERVICE	LOCATION	MANUFACTURER	TYPE	MODEL	INPUT (MBH)	CAPACITY (GAL)	GPH @ 100°F	FIRST HOUR	EFFICIENCY	GAS CONNECTION (IN)	WATER CONNECTION (IN)	AIR INLET (IN)	VENT SIZE (IN)	PHYSICAL DIMENSIONS (DIA"xH")	WEIGHT (LBS)	ELECTRICAL (V/FH/Hz)	MODULATING BURNER TURNDOWN	WORKING PRESSURE (PSI)
HWH-1	BUILDING DOMESTIC HOT WATER	MECH RM	LOCHINVAR	CONDENSING	SURE200N	199	90	233	295	96	1/2"	1-1/2"	3"	3"	28"x16"	1416	120V/1PH/60HZ	5:1	150

* SELECTIONS BASED ON 'LOCHINVAR' MANUFACTURER. CONTACT WALLACE EANNACE REPRESENTATIVE AT (516) 454-9300.

HOT WATER RE-CIRCULATION PUMP													
PUMP NO.	LOCATION	DUTY	MODEL	MFR	TYPE	MAX WATER TEMP. (°F)	MAX PRESSURE (PSI)	RPM	FLA	ELEC.CHAR (VOLTS-PHASE)	SIZE (L"xW"xH")	WEIGHT (LBS)	REMARKS
HWRP-1	BOILER RM	MECH RM	NBF-109/LW	BELL & GOSSET	IN-LINE	230°	150	2800	0.46	115V - 1 PH	5"x4-1/8"x5-1/32"	9	ALL BRONZE - LEAD FREE CONSTRUCTION - PROVIDE PUMP WITH VFD CONTROL

BACKFLOW PREVENTION DEVICE SCHEDULE									
DESIGNATION	SERVICES	LOCATION	INTAKE PRESSURE (PSI)	RELIEF RATE (GPM)	BACKFLOW SIZE	MODEL NUMBER	MANUFACTURER	OVERALL PHYSICAL DIMENSIONS (LxWxH)	REMARKS
BFP-DW-1	BUILDING DOMESTIC WATER SERVICE	GROUND FLOOR MECH RM	10 STATIC 50 RESIDUAL	200	3"	LF003NR5 LEAD FREE	WATTS	33.25"x10"x19-3/4"	LEAD FREE
BFP-FW-1	BUILDING FIRE WATER SERVICE	GROUND FLOOR MECH RM	10 STATIC 50 RESIDUAL	N/A	6"	1B1 DCDA	WATTS	44"x19"x35-1/2"	-

* PENDING DEP APPROVAL

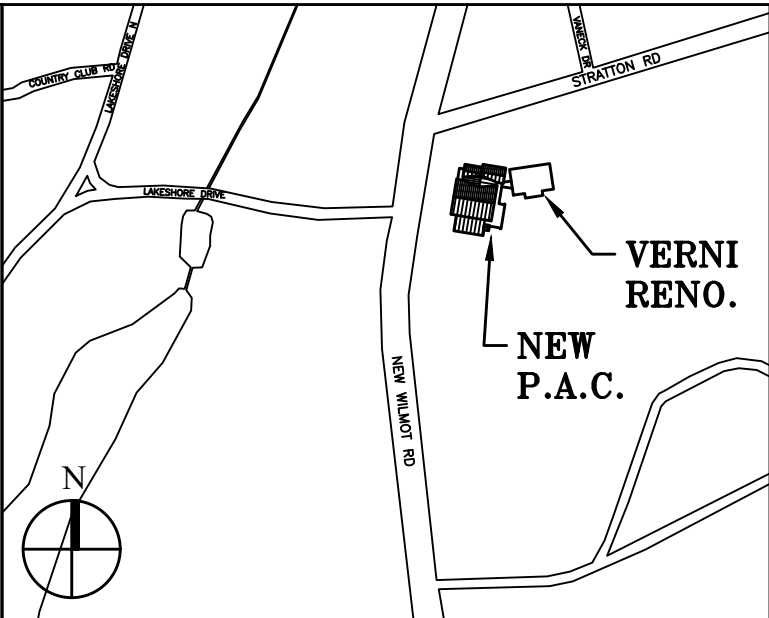
SUMP PUMP SCHEDULE															
DESIGNATION	DUTY	GPM	DISCHARGE HEAD (FEET)	MOTOR HP	ELECTRICAL CHAR (V-PH)	FLA (AMPS)	SPEED (RPM)	DISCHARGE SIZE (INCHES)	PUMP MODEL #	PUMP SYSTEM	MANUFACTURER	TYPE	EJECTOR PIT. (INCHES)	EJECTOR PIT DEPTH (INCHES)	REMARKS
SP-1	ELEVATOR PIT	50	19	1/2	115-1	12.2	3500	2"	E89100-EFDBM91	E891M-30-MD	EBARA	SIMPLEX	24x24	24	

1. PUMPS SHALL BE MADE OF STAINLESS STEEL CONSTRUCTION.
2. PUMP SYSTEM SHALL BE PROVIDED WITH OIL SMART SENSOR.
3. PUMPS MOTORS SHALL BE AIR FILLED, OIL FILLED MOTOR CHAMBERS NOT ACCEPTABLE.
4. PUMPS SHALL HAVE DOUBLE MECHANICAL SEALS, SINGLE SPRING LOADED SEALS NOT ACCEPTABLE.
5. PUMP SYSTEM SHALL BE CAPABLE OF 20 STARTS PER HOUR.
6. MANUFACTURER'S REP - WALES DARS 631-505-6000

METER SCHEDULE								
DESIGNATION	SERVICE	CAPACITY	INLET SIZE	MANUFACTURER	MODEL *	MAX ALLOWABLE OPERATING PRESSURE	OPERATING TEMP RANGE	REMARKS
M-1	LAUNDRY/BOILER	3000 CFH	4"	DRESSER	ROOTS 3M175 CTR	175 PSIG	-40°F TO +140°F	PROVIDE SMART METER

*FINAL METER COORDINATION AND LOCATION TO BE APPROVED BY CON ED

PIPING VOLUME AND MAXIMUM PIPING LENGTHS			
NOMINAL PIPE SIZE (INCHES)	VOLUME (LIQUID OUNCES PER FOOT LENGTH)	MAXIMUM PIPING LENGTH (FEET)	
		PUBLIC LAVATORY FAUCETS	OTHER FIXTURES AND APPLIANCES
1/4"	0.33	6	50
5/16"	0.5	4	50
3/8"	0.75	3	50
1/2"	1.5	2	43
5/8"	2	1	32
3/4"	3	0.5	21
7/8"	4	0.5	16
1"	5	0.5	13
1-1/4"	8	0.5	8
1-1/2"	11	0.5	6
2" OR LARGER	18	0.5	4



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Drawing Title
PLUMBING SCHEDULES

Scale	Job No.	Date	Drawing No.
NTS	1618	04/03/2019	P-601

Drawn

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Architects Landscape Architects, LLP
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