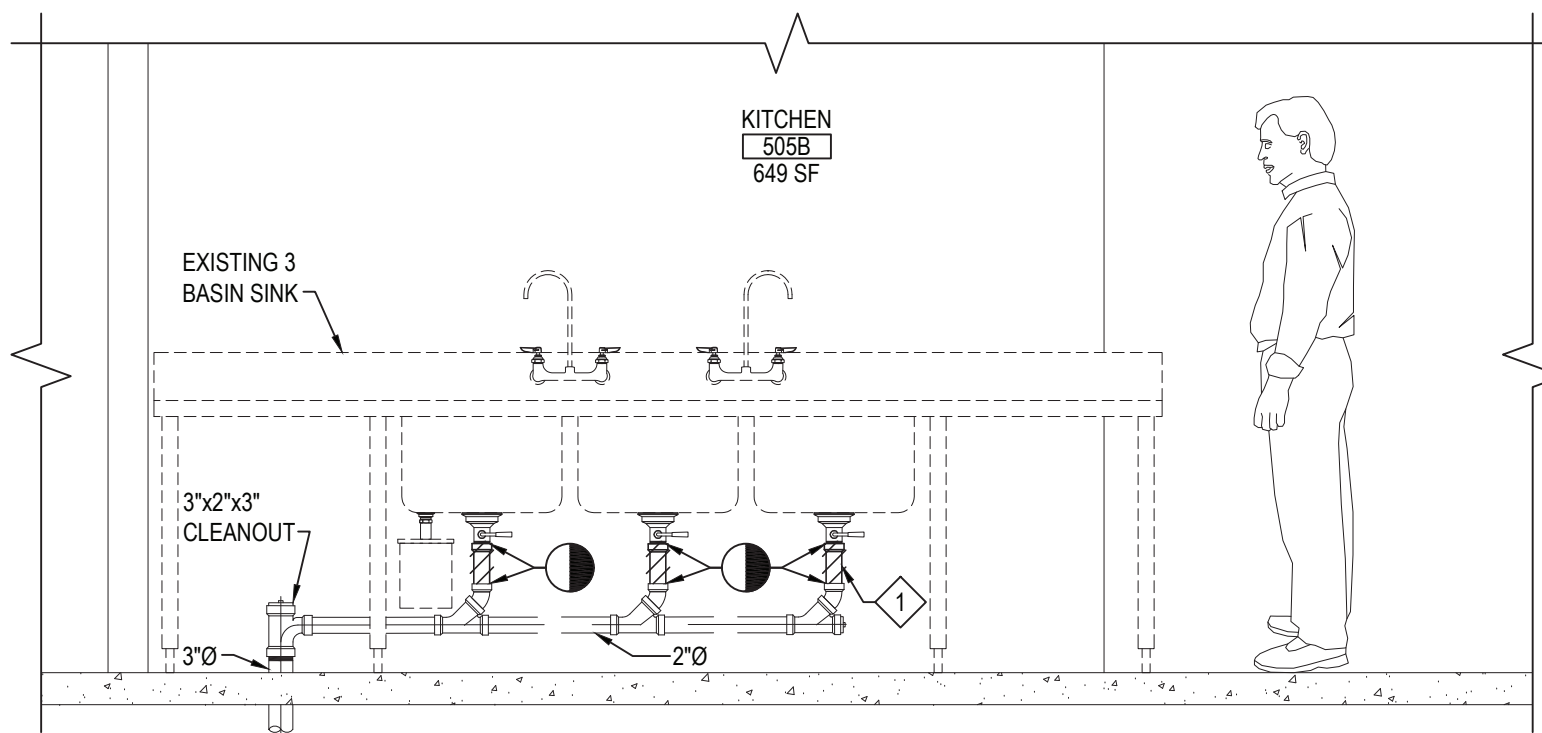


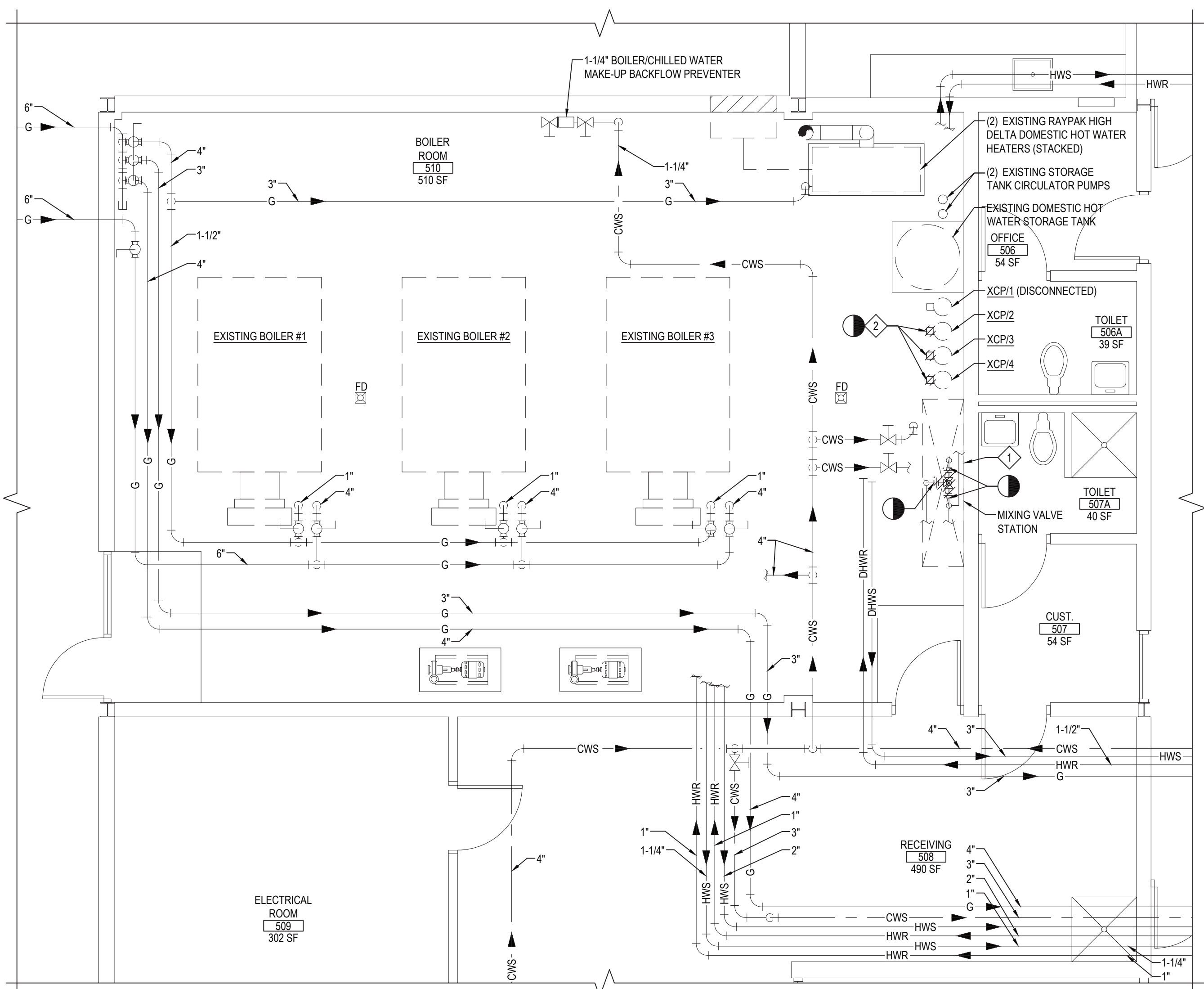
FIRST FLOOR HIGH SCHOOL KITCHEN DEMOLITION PART PLAN

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



KITCHEN KEYED DEMOLITION NOTES:

- P.C. TO REMOVE SECTION OF 2"Ø COPPER DRAIN PIPE AS INDICATED (TYPICAL FOR 3).



BOILER ROOM DEMOLITION PART PLAN

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

BOILER ROOM KEYED DEMOLITION NOTES:

- P.C. TO REMOVE EXISTING HOT WATER MIXING VALVE AND REPLACE WITH NEW. REFER TO SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- P.C. TO REPLACE EXISTING HOT WATER AQUASTAT, LIKE-IN-KIND.

PLUMBING LEGEND

|                                     |                                    |   |                                |                             |                                   |   |                            |                                |                               |                                      |                                |                           |                            |                            |                       |  |                                  |
|-------------------------------------|------------------------------------|---|--------------------------------|-----------------------------|-----------------------------------|---|----------------------------|--------------------------------|-------------------------------|--------------------------------------|--------------------------------|---------------------------|----------------------------|----------------------------|-----------------------|--|----------------------------------|
| EXISTING DOMESTIC COLD WATER PIPING | EXISTING DOMESTIC HOT WATER PIPING | EXISTING DOMESTIC HOT WATER RETURN PIPING | EXISTING SANITARY WASTE PIPING | EXISTING STORM WATER PIPING | NEW STORM WATER PIPING            | EXISTING NATURAL GAS PIPING             | NEW NATURAL GAS PIPING     | NEW DOMESTIC COLD WATER PIPING | NEW DOMESTIC HOT WATER PIPING | NEW DOMESTIC HOT WATER RETURN PIPING | EXISTING SANITARY WASTE PIPING | NEW SANITARY WASTE PIPING | NEW ACID WASTE VENT PIPING | EXISTING ACID WASTE PIPING | NEW ACID WASTE PIPING | NEW TEMPERED DOMESTIC HOT WATER SUPPLY | DENOTES NEW CLEAN OUT DECK PLATE |
| CHECK VALVE IN PIPING               | BALL VALVE IN PIPING               | GATE VALVE IN PIPING                      | DENOTES PIPE RISE              | DENOTES PIPE DROP           | POINT OF DISCONNECTION TO BE DONE | CONNECTION POINT OF NEW WORK TO BE DONE | DEMOLITION WORK TO BE DONE | WASTE PIPING                   | ACID WASTE PIPING             | HOT WATER SUPPLY                     | HOT WATER RECIRCULATION        | COLD WATER SUPPLY         | TEMPERED WATER SUPPLY      | TEMPERED WATER LINE        |                       |  |                                  |

GENERAL UTILITY NOTES

PIPING LOCATIONS ARE SCHEMATIC AND EACH TRADE SHALL RUN PIPING IN ORDER TO USE THE LEAST AMOUNT OF MATERIAL.

PLUMBING CONTRACTOR SHALL PROVIDE VENT PIPING FOR ALL PLUMBING FIXTURES AS PER CODE.

PLUMBING NOTE: PIPING SIZES SEE SCHEDULE THIS SHEET.

EACH TRADE CONTRACTOR TO VERIFY SIZE OF SERVICE REQUIRED, SIZE AND EXACT LOCATION OF CONNECTIONS TO EACH PIECE OF EQUIPMENT.

FLOOR & WALL PENETRATION NOTES FOR PLUMBING CONTRACTOR

PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PIPING WALL, FLOOR, & CEILING PENETRATIONS & PATCHING. IF TEST RESULTS INDICATE POSSIBILITY OF LEAD-CONTAINING AND/OR ASBESTOS-CONTAINING MATERIALS AT THE PENETRATION LOCATIONS, THE P.C. SHALL CARRY THE ASSOCIATED ABATEMENT COSTS WITHIN HIS/HER BASE BID SUBMITTED.

ELEVATION - A

NOTE: SCALE: 1/2" = 1'-0"

GENERAL NOTES

- REMOVAL & RELOCATION OF CERTAIN EXISTING WORK SHALL BE NECESSARY FOR THE PERFORMANCE OF THE NEW WORK SHOWN HEREIN. ALL EXISTING CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE & MAKE ALL NECESSARY CHANGES BASED ON EXISTING CONDITIONS AS REQUIRED FOR PROPER DEMOLITION OF EXISTING WORK & SHALL INCLUDE ALL MATERIALS & LABOR FOR SAME IN HIS BID PRICE. NO ALLOWANCE WILL BE MADE FOR FAILURE TO DO SO.
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE PREMISES OF THE PROPOSED WORK & SHALL CAREFULLY EXAMINE THE ENGINEERING DRAWINGS, EXISTING CONDITIONS & LIMITATIONS THEREOF. VERIFY ACTUAL LOCATIONS WHERE THE NEW PIPING WILL BE ROUTED, COORDINATE WITH NEW & EXISTING WORK & PROVIDE CLEARANCE W/ BUILDING STRUCTURE, OTHER SERVICES, ETC.. THE CONTRACTOR SHALL INCLUDE ALL COSTS WHATSOEVER WHICH ARE INCURRED AS A RESULT OF LIMITATIONS OF THE EXISTING & NEW CONDITIONS. LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT, MATERIALS, ETC. REQUIRED DUE TO DIFFICULTIES WHICH COULD HAVE BEEN FORESEEN WILL NOT BE CONSIDERED AS EXTRA WORK.
- INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE & REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES OF MAGNITUDE WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
- INVESTIGATE EACH SPACE THROUGH WHICH EQUIPMENT MUST BE MOVED. WHEN NECESSARY, EQUIPMENT SHALL BE SHIPPED FROM MANUFACTURER IN CRATED SECTIONS OF SIZE SUITABLE FOR MOVING THROUGH AREAS AVAILABLE. ASCERTAIN FROM BUILDING OWNER AT WHAT TIMES OF DAY EQUIPMENT MAY BE MOVED THROUGH THE BUILDING.
- COORDINATE THE EXACT SIZE & LOCATION OF NEW OPENINGS WITH EXISTING STRUCTURE. PATCH / INSULATE AS REQUIRED. CONTRACTOR SHALL FIRESTOP ALL PENETRATIONS FROM NEW PIPING, CONDUIT, DUCTWORK, ETC. THROUGH EXISTING OR NEW FIRE / SMOKE BARRIERS. REFER TO SPECIFICATION SECTION 15511 FOR FURTHER DETAILS.
- IT IS THE INTENT OF THIS CONTRACT FOR REMAINING SYSTEMS TO BE LEFT IN GOOD WORKING ORDER, READY FOR OPERATION. COORDINATE ANY REQUIRED SYSTEM SHUTDOWNS WITH OWNER 48 HOURS IN ADVANCE. EXISTING SYSTEM SHUTDOWNS WILL NOT BE PERMITTED IF THEY INTERFERE WITH THE DAILY OPERATIONS OF THE BUILDING. CONTRACTOR WILL BE REQUIRED TO TAKE PROPER PRECAUTIONS AGAINST DAMAGING OR DISRUPTING BUILDING SYSTEMS, WIRING, PIPING OR CONTROL TUBING. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AT THE CONTRACTOR'S COST AS A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL REPAIR / RESTORE TO ORIGINAL CONDITION ANY EXISTING EQUIPMENT OR MATERIALS DAMAGED IN THE PROCESS OF INSTALLATION, OR DEMOLITION TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL MAKE REPAIRS USING THE SAME OR EQUIVALENT MATERIALS. WORK WILL BE PERFORMED AT THE CONTRACTOR'S COST.
- CONTRACTOR SHALL INCUR ANY COSTS OR BURDENS ASSOCIATED WITH LOST OR STOLEN EQUIPMENT / MATERIALS.
- DURING THE LIFE OF THE CONTRACT PERIOD, CONTRACTOR SHALL REMOVE ALL RUBBISH / EXCESS MATERIAL ACCUMULATED AS A RESULT OF HIS OPERATIONS ON A DAILY BASIS. ALL AREAS / EQUIPMENT AFFECTED UNDER THIS CONTRACT SHALL BE KEPT CLEAN OF DUST / DEBRIS. ALL AREAS SHALL RECEIVE A FINAL CLEANING PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- PROVIDE FOR LEGAL REMOVAL / DISPOSAL OF ALL RUBBISH / DEBRIS FROM THE BUILDING & SITE. PROTECT ALL WORK NOT SLATED FOR DEMOLITION.
- THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES PRIOR TO SCHEDULING THE WORK. WORK SHALL BE PERFORMED IN PROPER SEQUENCE, AS AGREED TO BY ALL TRADES. ANY COSTS INCURRED BY THE OWNER DUE TO IMPROPER SEQUENCING OF WORK WILL BE PAID FOR BY THIS CONTRACTOR.
- CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES, CONNECTION CHARGES, ETC. ASSOCIATED WITH THE WORK UNDER THEIR CONTRACT.
- PAINT / TOUCH UP ALL SURFACES MARRED AS A RESULT OF THE PERFORMANCE OF THE CONTRACT WORK.
- THE MECHANICAL CONTRACTOR SHALL REFER TO / REVIEW ALL OTHER TRADE DRAWINGS IN THE BID PACKAGE & SHALL BE RESPONSIBLE FOR / PERFORM ALL WORK INDICATED AS (M.C.) MECHANICAL WORK AS A PART OF THE BASE BID UNLESS SPECIFICALLY NOTED OTHERWISE.
- SUBSTITUTED EQUIPMENT OF GREATER OR LARGER POWER, DIMENSIONS, CAPACITIES & RATINGS MAY BE FURNISHED PROVIDED THAT SAID EQUIPMENT IS APPROVED IN WRITING PRIOR TO ORDER. ANY CONNECTING MECHANICAL SERVICES, ELECTRICAL SERVICES, BASES, STRUCTURAL APPURTENANCES, ETC. REQUIRED TO BE INCREASED DUE TO THE USE OF SAID EQUIPMENT WILL BE PAID FOR IN FULL BY THE MECHANICAL CONTRACTOR, INCLUDING ANY ADDITIONAL REQUIRED ENGINEERING FEES.
- EACH PIECE OF EQUIPMENT SHALL BE PROVIDED WITH A PERMANENT TYPE LAMINATED, BLACK FINISH, WHITE CORE, PHENOLIC NAMEPLATE. NAMEPLATES SHOULD INDICATE THE NAME & NUMBER OF THE UNIT, UNIT VOLTAGE, & ANY INTERLOCK REFERENCE. STARTERS / DISCONNECT SWITCHES SHOULD ALSO BE EQUIPPED WITH AN IDENTICAL NAMEPLATE WITH THE SAME INFORMATION.
- "ATTIC STOCK" - UPON COMPLETION OF THE PROJECT, MECHANICAL CONTRACTOR SHALL COMPLETELY REMOVE / DISPOSE OF FILTERS USED DURING CONSTRUCTION & START-UP PROCEDURES. INSTALL NEW FILTERS IN ALL EQUIPMENT, MERV 8 OR BETTER UPON TURN OVER OF THE PROJECT TO THE OWNER. IN ADDITION, PROVIDE (2) COMPLETE SETS OF FILTERS FOR EACH PIECE OF EQUIPMENT & TURN OVER TO OWNER.
- MECHANICAL CONTRACTOR SHALL PROVIDE (1) SPARE MOTOR FOR EACH SIZE MOTOR USED ON THE PROJECT. IN INSTANCES WHERE MORE THAN TEN OF THE SAME MOTOR ARE USED, MECHANICAL CONTRACTOR SHALL PROVIDE (1) SPARE MOTOR FOR EVERY TEN MOTORS OF A GIVEN SIZE USED ON THE PROJECT.
- MAINTENANCE MANUAL: UPON COMPLETION OF THE PROJECT, THE MECHANICAL CONTRACTOR SHALL PROVIDE A BINDER CONTAINING THE OPERATIONS & MAINTENANCE MANUALS FOR EACH NEW PIECE OF EQUIPMENT INSTALLED UNDER THIS PROJECT. THE FIRST SECTION OF THE MAINTENANCE MANUAL SHALL CONTAIN A LIST OF EACH PIECE OF EQUIPMENT, COMPLETE WITH INFORMATION SHOWING APPROPRIATE REPLACEMENT FILTER SIZES / TYPES, APPROPRIATE REPLACEMENT BELT SPECIFICATIONS, REPLACEMENT MOTOR SPECIFICATIONS, REPLACEMENT BEARING SPECIFICATIONS, VOLTAGES OF UNIT, ETC. THIS SHALL SERVE AS A WRITTEN DATABASE DESCRIBING ALL MAINTENANCE INFORMATION FOR EACH NEW PIECE OF EQUIPMENT USED.

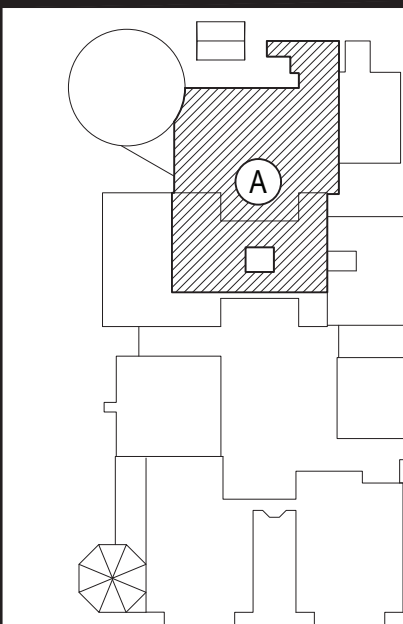
ABBREVIATIONS

|        |                                 |           |                          |
|--------|---------------------------------|-----------|--------------------------|
| A.F.F. | ABOVE FINISHED FLOOR            | No. / #   | NUMBER                   |
| B.D.   | BACKDRAFT DAMPER                | NOM.      | NOMINAL                  |
| CWS    | COLD WATER SUPPLY               | N.T.S.    | NOT TO SCALE             |
| CFM    | CUBIC FEET OF AIR PER MINUTE    | O.A.      | OUTSIDE AIR              |
| D.     | DEEP / DEPTH                    | O.C.      | ON CENTER                |
| DIA./ø | DIAMETER                        | O.D.      | OUTSIDE DIAMETER         |
| F&T    | FLOAT & THERMOSTATIC            | O.S. & Y. | OUTSIDE SCREW & YOKE     |
| FPM    | FEET PER MINUTE                 | O.C.      | ON CENTER                |
| FSD    | FIRE DAMPER- DUCT MOUNTED       | PE        | PNEUMATIC / ELECTRIC     |
| FLEX   | FLEXIBLE                        | PREFAB    | PREFABRICATED            |
| FO     | FLAT OVAL DUCTWORK              | PRV       | PRESSURE REDUCING VALVE  |
| GAL    | GALLONS                         | PSI       | POUNDS PER SQUARE INCH   |
| GPH    | GALLONS PER HOUR                | R.A.      | RETURN AIR               |
| GPM    | GALLONS PER MINUTE              | REQD      | REQUIRED                 |
| H.     | HIGH                            | RPM       | REVOLUTIONS PER MINUTE   |
| H.C.   | HANDICAPPED                     | S.A.      | SUPPLY AIR               |
| HWS    | HEATING SYSTEM HOT WATER SUPPLY | SCH.      | SCHEDULE                 |
| HWR    | HEATING SYSTEM HOT WATER RETURN | S.P.      | STATIC PRESSURE          |
| HP     | HORSEPOWER                      | STD.      | STANDARD                 |
| I.D.   | INSIDE DIAMETER                 | T         | TEMPERATURE              |
| KW     | KILOWATT                        | TXV       | THERMAL EXPANSION VALVE  |
| L      | LONG                            | TYP.      | TYPICAL                  |
| LAT    | LEAVING AIR TEMPERATURE         | VOL       | VOLUME                   |
| LWT    | LEAVING WATER TEMPERATURE       | V.D.      | VOLUME DAMPER            |
| MAX.   | MAXIMUM                         | VEL       | VELOCITY                 |
| MIN.   | MINIMUM                         | VFD       | VARIABLE FREQUENCY DRIVE |
| MBH    | BTU x 1,000                     | W.        | WIDE                     |
| MFR.   | MANUFACTURER                    | W.        | WITH                     |
| M.H.   | MANHOLE                         | WO        | WITHOUT                  |
| MISC.  | MISCELLANEOUS                   | WB        | WET BULB TEMPERATURE     |
| MTD.   | MOUNTED                         | WTD       | WATER TEMPERATURE DROP   |
| G      | NATURAL GAS                     | WTR       | WATER TEMPERATURE RISE   |
| N.I.C. | NOT IN CONTRACT                 | WPD       | WATER PRESSURE DROP      |

| REV. | DATE      | ITEM           |
|------|-----------|----------------|
| 1    | 1/14/2022 | ISSUED FOR BID |
|      |           |                |
|      |           |                |
|      |           |                |

NOTICE

THESE DRAWINGS ARE BASED ON CONSTRUCTION DRAWINGS NOT PREPARED BY BBS ARCHITECTS. LANDSCAPE ARCHITECTS AND ENGINEERS, P.C. AND THEREFORE, MAY NOT REPRESENT THE CONDITIONS AS CONSTRUCTED AT THE TIME. ALL EXISTING CONDITIONS SHOWN ARE REPRESENTED AS SUGGESTIVE INFORMATION AS THEY HAVE NOT HAD BEEN BUILT AND DETAILED PER THE ORIGINAL DOCUMENTS OR PER THE OWNER'S INFORMATION.



KEY PLAN

NOT TO SCALE

BRIARCLIFF MANOR UFSD  
BOND IMPROVEMENTS - PHASE 1  
MIDDLE/HIGH SCHOOL  
BRIARCLIFF MANOR/WESTCHESTER  
FIRST FLOOR DEMOLITION PART PLANS  
AREA "A"

PROJECT  
DRAWING BY: RDP  
CHECK BY: FS

NOTICE

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF BBS ARCHITECTS. LANDSCAPE ARCHITECTS AND ENGINEERS, P.C. IMPROVEMENT OR ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

**BBS**  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

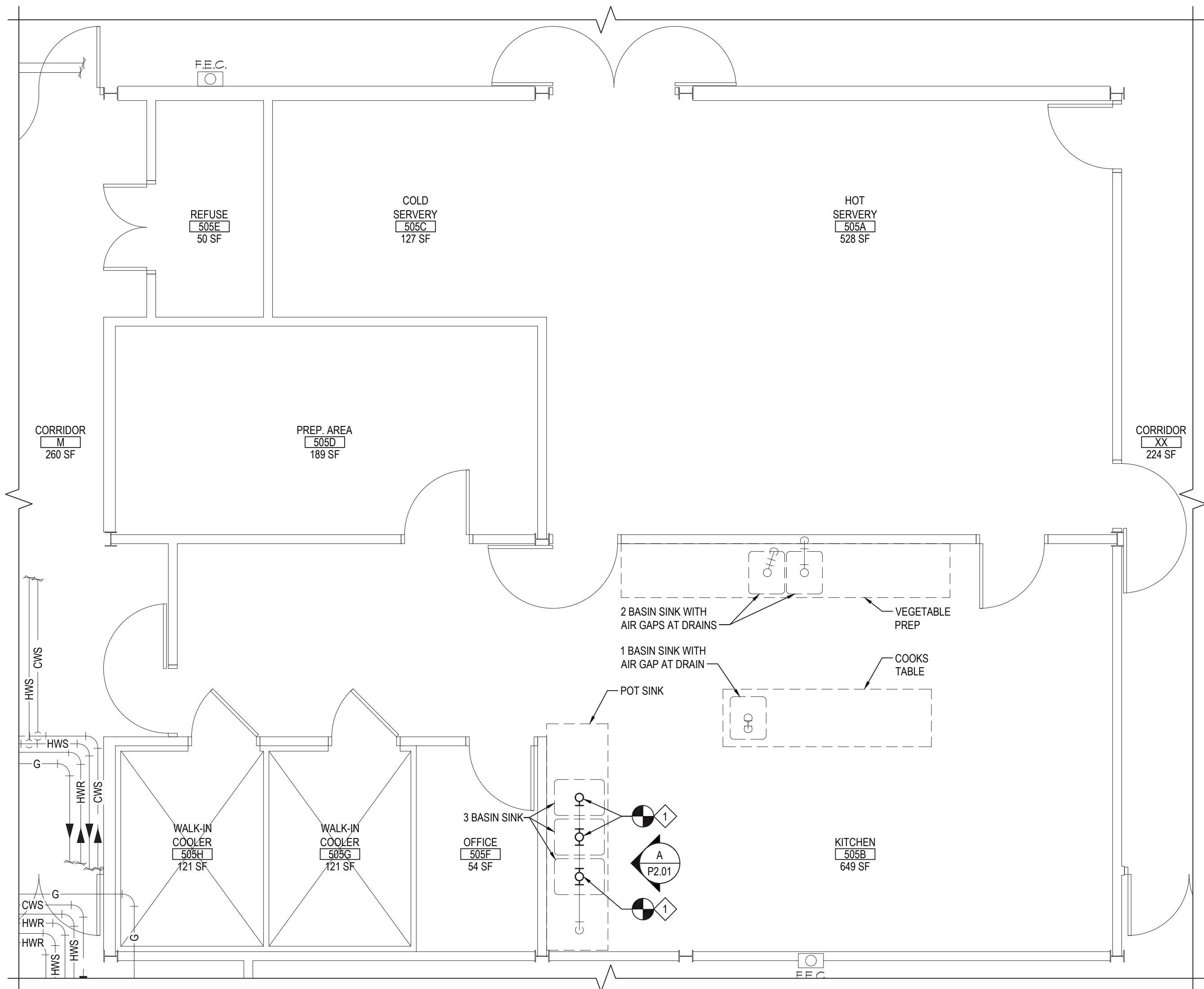
244 EAST MAIN STREET | 187 WOLF ROAD, STE. 205  
PATCHOGUE | ALBANY  
NEW YORK 11772 | NEW YORK 12205  
T: 631.475.0349 | T: 518.621.7650  
F: 631.475.0361 | F: 518.621.7655

www.bbsarchitecture.com

SED No: 66-14-02-02-0-004-022  
DISTRICT: BRIARCLIFF MANOR UFSD  
DISTRICT NAME:  
PROJECT: BOND IMPROVEMENTS  
PHASE 1  
DWS TITLE: FIRST FLOOR DEMOLITION  
PART PLANS AREA "A"  
SCALE: AS NOTED  
DATE: 10/8/21  
BID PICK-UP: BID P1J DATE:  
FILE No: 21-274A

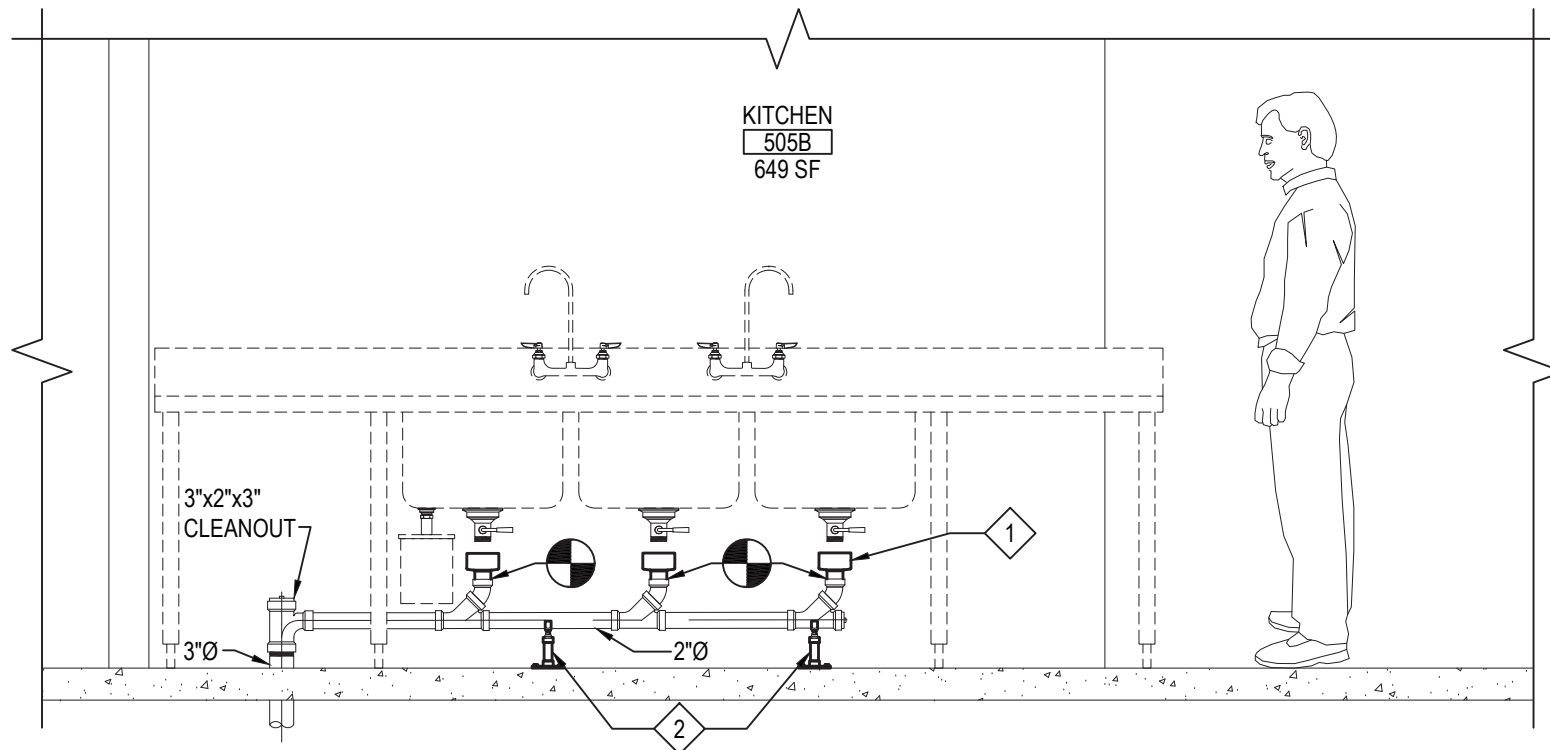
P1.01 OF ---





FIRST FLOOR HIGH SCHOOL KITCHEN NEW WORK PART PLAN

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

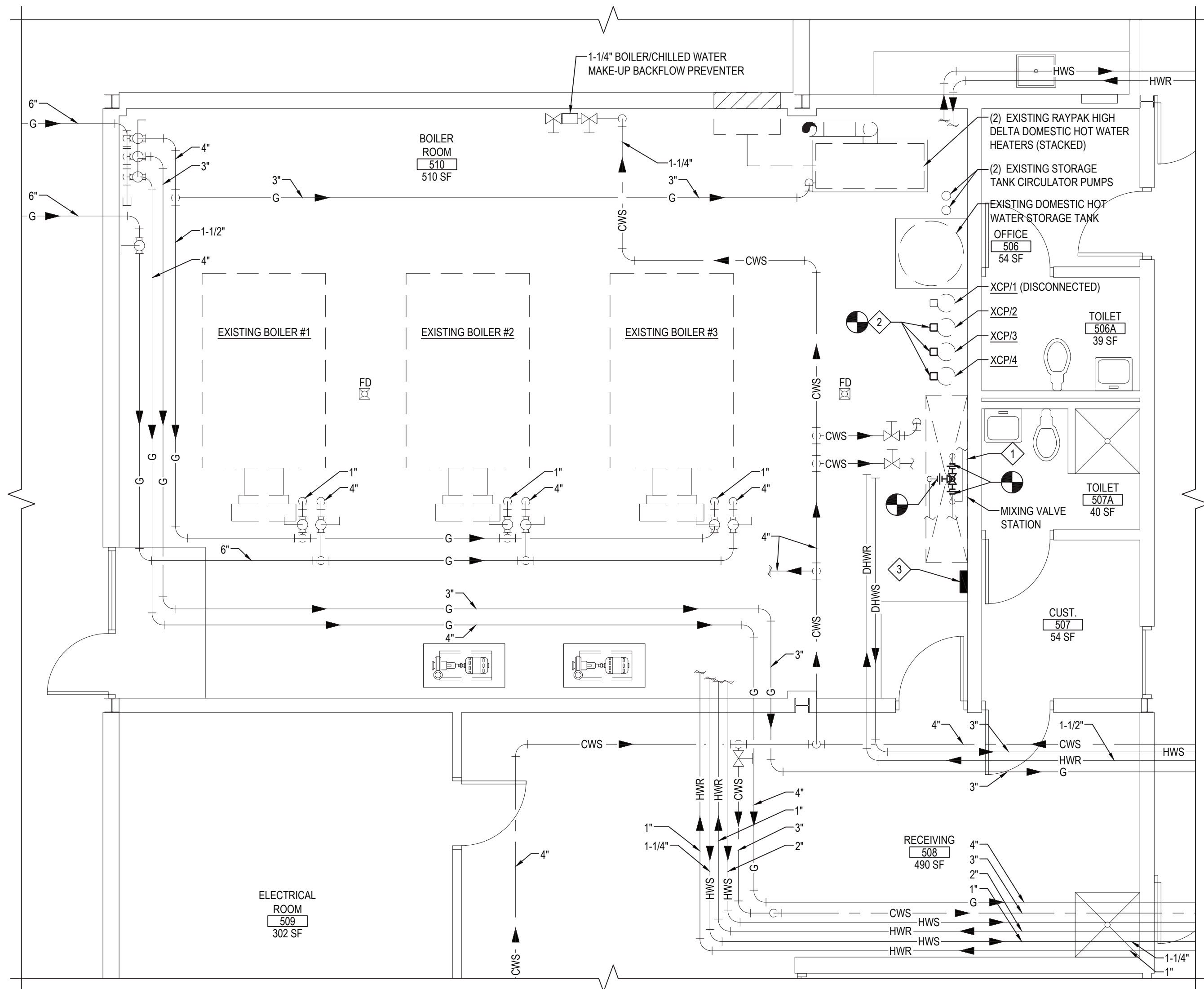


ELEVATION - A

NOTE: SCALE: 1/2" = 1'-0"

KITCHEN KEYED NEW WORK NOTES:

- P.C. TO PROVIDE & INSTALL 2" x 4" COPPER REDUCER. P.C. TO PROVIDE A MINIMUM OF 1" AIR-GAP BETWEEN TOP OF REDUCER AND BOTTOM OF SINK DRAIN PIPE (TYPICAL FOR 3).
- P.C. TO PROVIDE & INSTALL STAINLESS STEEL FLOOR MOUNTED CLAMP-STYLE PIPE SUPPORTS. ANCHOR TO FLOOR TO ENSURE THAT DRAIN PIPE IS IMMOBILIZED IN ALL DIRECTIONS (TYPICAL FOR 2).



BOILER ROOM NEW WORK PART PLAN

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

BOILER ROOM KEYED NEW WORK NOTES:

- P.C. TO REMOVE EXISTING HOT WATER MIXING VALVE AND REPLACE WITH NEW. REFER TO SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. SEE DETAILS, DRAWING NO. P7.01.
- P.C. TO REPLACE EXISTING HOT WATER AQUASTAT, LIKE-IN-KIND. REFER TO SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. SEE DETAILS, DRAWING NO. P7.01.
- PROVIDE NEW 4-CHANNEL TIME-CLOCK.

| REV. | DATE      | ITEM           |
|------|-----------|----------------|
| 1    | 1/14/2022 | ISSUED FOR BID |
|      |           |                |
|      |           |                |
|      |           |                |

NOTICE

THESE DRAWINGS ARE BASED ON CONSTRUCTION DRAWINGS NOT PREPARED BY BBS ARCHITECTS. LANDSCAPE ARCHITECTS AND ENGINEERS, P.C. AND THEREFORE, MAY NOT REPRESENT THE CONDITIONS AS CONSTRUCTED AT THE TIME. ALL EXISTING CONDITIONS SHOWN ARE REPRESENTED AS SUGGESTIVE INFORMATION AS THEY HAVE NOT HAD BEEN BUILT AND DETAIL FOR THE ORIGINAL DOCUMENTS OR PER THE OWNERS INFORMATION.

KEY PLAN

NOT TO SCALE

PROJECT

BRIARCLIFF MANOR UFSD  
BOND IMPROVEMENTS - PHASE 1  
MIDDLE/HIGH SCHOOL  
BRIARCLIFF MANOR/WESTCHESTER

DWG TITLE

FIRST FLOOR NEW WORK PART PLANS  
AREA "A"

DRAWING BY:

RDP

CHECK BY:

FS

NOTICE

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF BBS ARCHITECTS. LANDSCAPE ARCHITECTS AND ENGINEERS, P.C. IMPROVEMENT OR ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

BBS

ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

244 EAST MAIN STREET  
PATCHOGUE  
NEW YORK 11772  
T: 631.475.0349  
F: 631.475.0361

187 WOLF ROAD, STE. 205  
ALBANY  
NEW YORK 12205  
T: 518.621.7650  
F: 518.621.7655

www.BBSARCHITECTURE.com

SED No:

66-14-02-02-0-004-022

DISTRICT

BRIARCLIFF MANOR UFSD  
DISTRICT NAME

PROJECT

BOND IMPROVEMENTS  
PHASE 1

DWG TITLE

FIRST FLOOR NEW WORK  
PART PLANS AREA "A"

SCALE:

AS NOTED

DATE:

10/8/21

BID PICK-UP:

BID P/U DATE

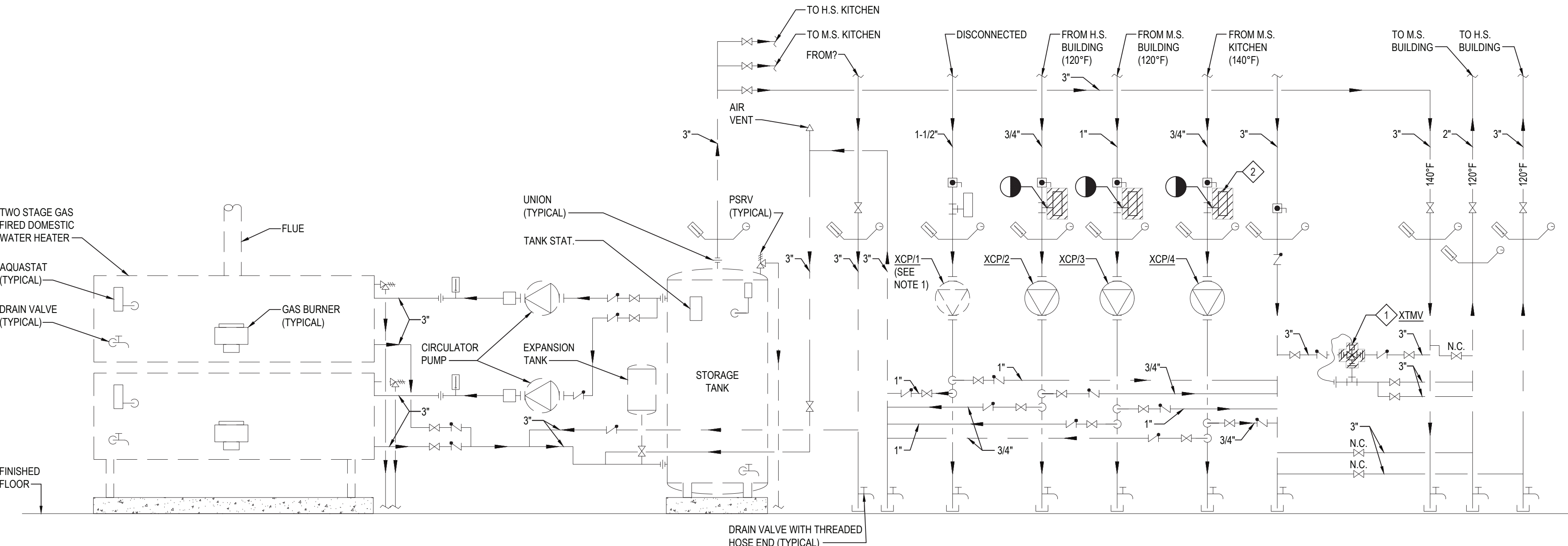
FILE No:

21-274A

P2.01

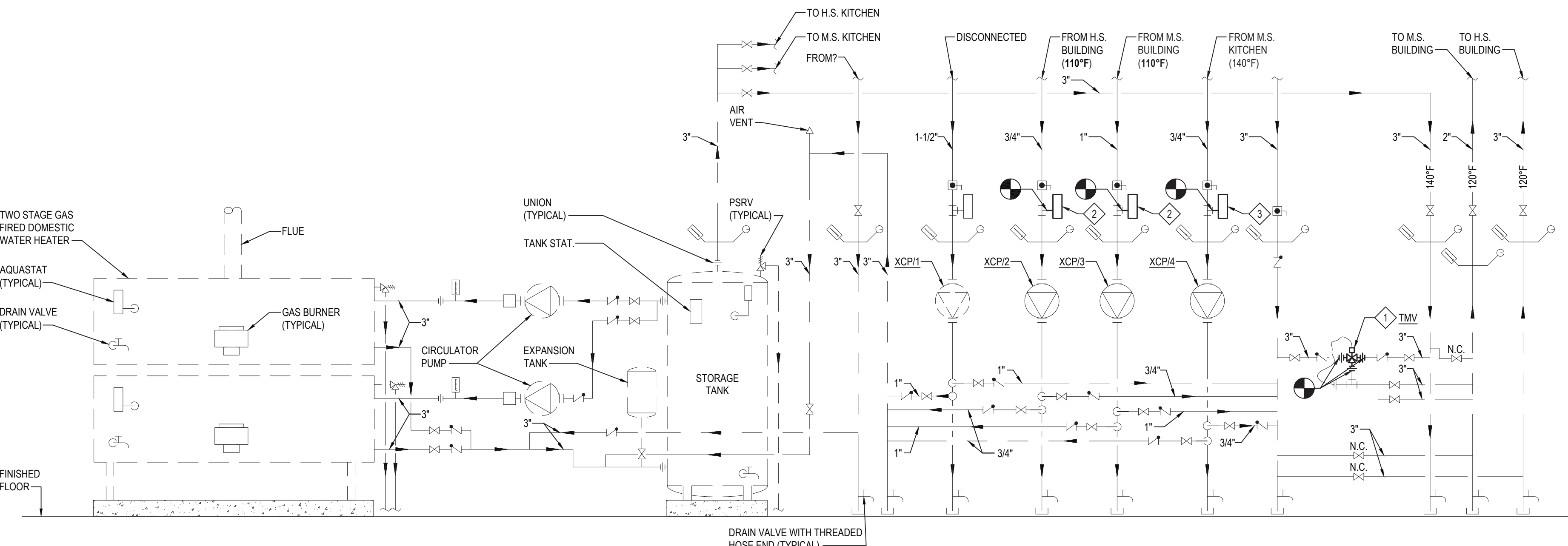
OF ---





DOMESTIC HOT WATER SCHEMATIC PIPING DIAGRAM - DEMOLITION

NOTE:  
1. XCP1 HAS BEEN PARTIALLY REMOVED FROM SYSTEM AND VALVED OFF.



DOMESTIC HOT WATER SCHEMATIC PIPING DIAGRAM - NEW WORK

NOTE:

KEYED DEMOLITION NOTES:

- P.C. TO REMOVE EXISTING HOT WATER THERMOSTATIC MIXING VALVE.
- P.C. TO REPLACE EXISTING HOT WATER AQUASTAT, LIKE-IN-KIND. (TYPICAL FOR 3)

KEYED NEW WORK NOTES:

- P.C. TO REPLACE WITH NEW HOT WATER THERMOSTATIC MIXING VALVE. REFER TO SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- P.C. TO REPLACE EXISTING HOT WATER AQUASTAT, LIKE-IN-KIND. P.C. TO SET AQUASTAT TO 110°F
- P.C. TO REPLACE EXISTING HOT WATER AQUASTAT, LIKE-IN-KIND. P.C. TO SET AQUASTAT TO 140°F

NEW THERMOSTATIC MIXING VALVE SCHEDULE (BASIS OF DESIGN: LAWLER)



SUBMITTAL DATA SHEET

temperedwater.com  
6330 East 25th St.  
Indianapolis, IN 46216  
Phone (317) 261-1212  
Fax (317) 261-1208

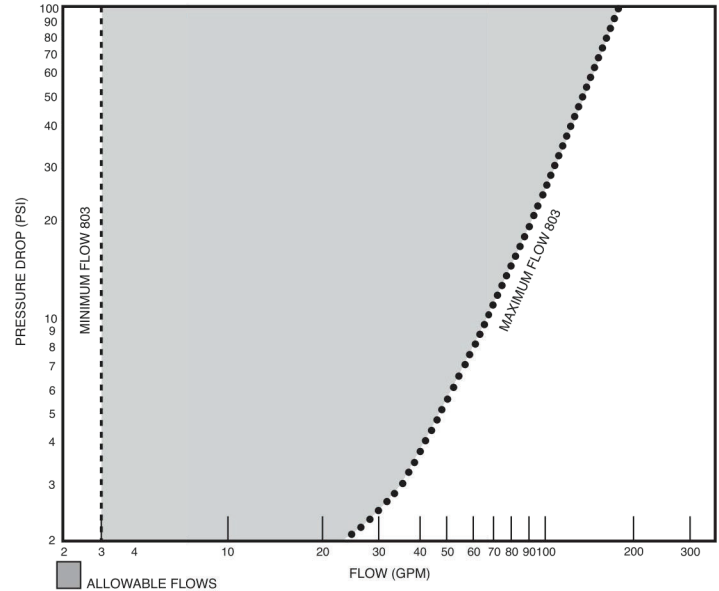


Model 803  
Thermostatic Water  
Controller  
High-Low Water Mixer  
Unit No. 73004

CAPACITIES - MODEL 803

| Pressure Drop PSI | 5        | 10  | 20  | 30  | 45  | 60  | 80  |
|-------------------|----------|-----|-----|-----|-----|-----|-----|
| Valve Number      | Capacity |     |     |     |     |     |     |
| 803-GPM           | 43       | 60  | 85  | 103 | 125 | 144 | 165 |
| 803-LPM           | 163      | 227 | 322 | 390 | 473 | 545 | 624 |

1/2 gpm when properly installed in recirculating system.



FINISH: Brass  
Rough Chrome  
Other

X  
☐  
☐

TEMP. RANGE

70° to 100°F  
90° to 120°F  
110° to 140°F  
Special

SET POINT

80°F  
110°F  
130°F

☐  
X  
☐  
☐

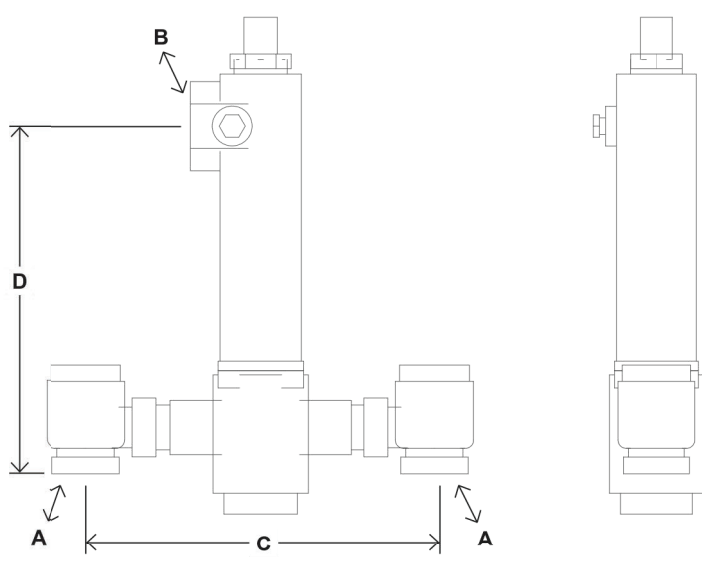
Optional Test Connection  
Including garden hose connection,  
shut-off and thermometer.  
Brass  
Rough Chrome

X  
☐  
☐

ASME 1017 Approved  
ASME Lead Free Certified  
Certified to CSA B125.3

Design and specifications subject to change without notice.  
Please refer to temperedwater.com to ensure most  
current data sheet and other design solutions.

temperedwater.com/patents  
ENG. NO. 73004-A



Model 803  
Unit No. 73004

Typical Installation

Install the mixing valve below the hot water tank or heater.  
If this is not possible, pipe in a heat trap as shown in  
Figure 1 with an approximate 2" drop.

Connect a tempered water return line as shown in  
Figure 1. This allows flow through both ports of the mixing  
valve during periods of no draw.

If a dual temperature system is used, a separate  
recirculating loop and pump are required to return high  
temperature hot water to the water heater. See Figure 2.

Install an aquastat at the tempered water return pump.

Install the water heater per manufacturer's instructions.

DIMENSIONS

| Valve Number | A      | N.P.T. | B       | N.P.T.  | C | D |
|--------------|--------|--------|---------|---------|---|---|
| 803          | 1-1/4" | 1-1/2" | 13-3/4" | 12-1/2" |   |   |

Dimensions are for reference purposes only. For rough-in dimensions  
please refer to Lawler's Revit/BIM models found at temperedwater.com.

Figure 1

When used in a single temperature  
recirculating system

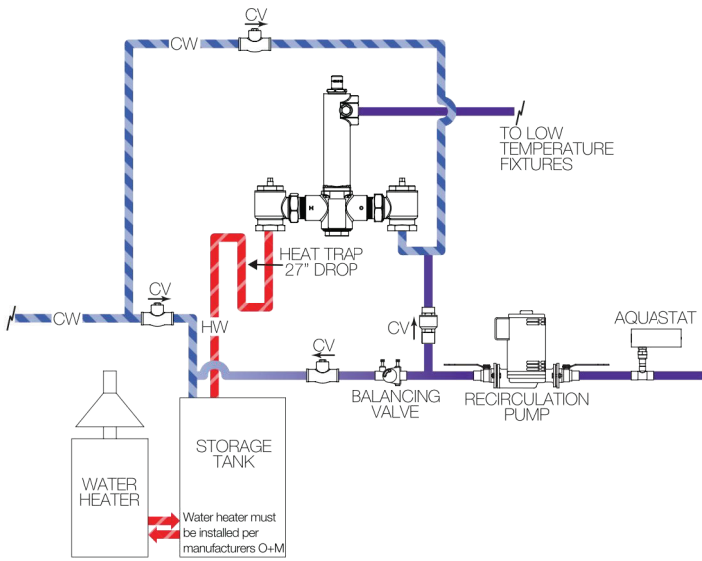
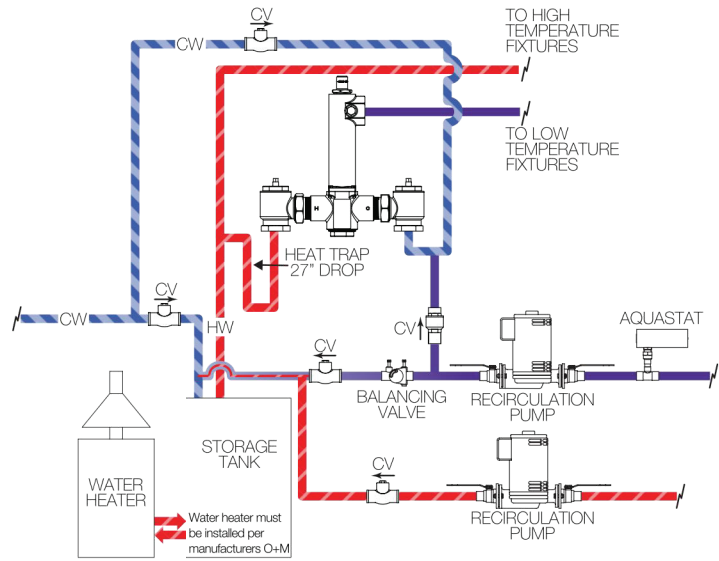


Figure 2

When used in a dual temperature  
recirculating system

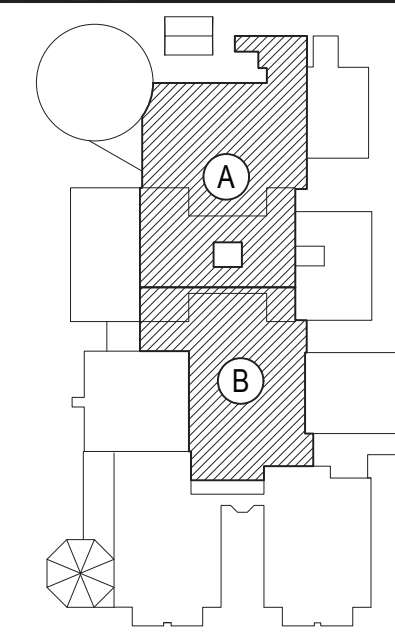


Design and specifications subject to change without notice.  
Please refer to temperedwater.com to ensure most  
current data sheet and other design solutions.

| REV. | DATE      | ITEM           |
|------|-----------|----------------|
| 1    | 1/14/2022 | ISSUED FOR BID |
|      |           |                |
|      |           |                |

NOTICE

THESE DRAWINGS ARE BASED ON CONSTRUCTION DRAWINGS NOT  
FORWARDED BY THE ARCHITECT. LANDSCAPE ARCHITECTS AND  
ENGINEERS, P.C. AND THEREFORE, MAY NOT REPRESENT THE  
CONDITIONS AS CONSTRUCTED AT THE TIME. ALL EXISTING  
CONDITIONS SHOWN ARE REPRESENTED AS SUGGESTIVE  
INFORMATION AS THEY HAVE NOT BEEN BUILT AND DETAILED  
PER THE ORIGINAL DOCUMENTS OR PER THE OWNER'S INFORMATION.



KEY PLAN

NOT TO SCALE

BRIARCLIFF MANOR UFSD  
BOND IMPROVEMENTS - PHASE 1  
MIDDLE/HIGH SCHOOL  
BRIARCLIFF MANOR/WESTCHESTER

PROJECT  
DWG TITLE

DRAWING BY: RDP  
CHECK BY: FS

NOTICE

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED IS  
AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF BBS  
ARCHITECTS, LANDSCAPE ARCHITECTS AND ENGINEERS, P.C.  
IMPROVEMENT OR ANY USE OF THIS DRAWING FOR ANY OTHER  
PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF  
THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT OR ENGINEER.

BBS

ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

244 EAST MAIN STREET  
PATCHOGUE  
NEW YORK 11772  
T: 631.475.0349  
F: 631.475.0361

187 WOLF ROAD, STE. 205  
ALBANY  
NEW YORK 12205  
T: 518.621.7650  
F: 518.621.7655

www.BBSARCHITECTURE.com

SED No:

66-14-02-02-0-004-022

DISTRICT

BRIARCLIFF MANOR UFSD  
DISTRICT NAME

PROJECT

BOND IMPROVEMENTS  
PHASE 1

DWG TITLE

SCHEM. DIAGRAMS, EQUIPMENT  
NOTES, SCHEDULES & DETAILS

SCALE:

AS NOTED

DATE:

10/8/21

BID PICK-UP:

BID PICK-UP DATE

FILE No:

21-274A

P7.01

OF ---