



PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	ROUGH-IN CONNECTIONS			PLUMBING FIXTURE BASIS OF DESIGN	FAUCET/VALVE ASSEMBLY BASIS OF DESIGN	STRAINER, DRAIN & TRAP BASIS OF DESIGN	REMARKS	SUBMITTAL REQUIRED
		CW	HW	VENT					
WC-1	ADA FLOOR MOUNT TANK WATER CLOSET	1/2"	---	3"	2"	AMERICAN STANDARD CADET 3 - 270AA.101	---	HANDLE TO BE LOCATED ON WIDE SIDE OF TOILET OPEN FRONT SEAT LESS COVER	YES
L-1	ADA WALL HUNG LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"	AMERICAN STANDARD LUCERNE - 0355.012 ELKAY/DAYTON GE129213 ELKAY EZSTLDDLC	AMERICAN STANDARD 7385.004 MCGUIRE 155WC/8872C15B	WALL MOUNTED, PROVIDE 2x6 PT BLOCKING PROVIDE THERMOSTATIC VALVE SLOAN: MIX-135-A	YES
SK-1	SINGLE BOWL SINK	1/2"	---	1 1/2"	1 1/2"	---	DAYTON DRAIN D1125	3 HOLE, DROP IN WITH QUICK CLIPS	YES
DF-1	BI-LEVEL DRINKING FOUNTAIN	1/2"	---	1 1/2"	1 1/2"	---	DAYTON P9704	INSTALL ACCORDING TO MANUFACTURERS ADA REQUIREMENTS	YES
MSB	MOP SINK BASIN	1/2"	1/2"	1 1/2"	1 1/2"	FIAT MBS2424	FIAT 830-AA	VINYL BUMPER GUARDS, FAUCET WITH VACUUM BREAKER, HOSE AND BRACKET, GRID DRAIN.	YES

NOTE: MANUFACTURER AND MODEL NUMBER INTENDED FOR LEVEL OF QUALITY. SUBSTITUTIONS MAY BE SUBMITTED IF QUALITY MEETS THIS LEVEL.

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	EQUIPMENT BASIS OF DESIGN	CONNECTION SIZE	REMARKS	SUBMITTAL REQUIRED
◇◇	BALL VALVE	WATTS - FBV-4	EQUAL TO PIPE SIZE	FULL PORT QUARTER TURN	NO
ECO/ECO	FLOOR/EXTERIOR CLEANOUT	SIoux CHIEF 873 SERIES	EQUAL TO PIPE SIZE UP TO 4"	INSTALL FLUSH WITH FINISHED FLOOR OR GRADE ROUND NICKEL-BRONZE TOP	YES
HB-1	EXTERIOR HOSE BIBB	ZURN MODEL Z1315	3/4"	PROVIDE NON-FREEZE, AUTOMATIC DRAINING MOUNT 30" ABOVE FINISHED GRADE	YES
TMV	THERMOSTATIC MIXING VALVE	LEONARD MODEL 170-LF	1/2"	PROVIDE AT ALL LAVATORIES AND HAND SINKS SEE DETAILS, SET MAX TEMP TO 110°F	YES
WHA	WATER HAMMER ARRESTOR	PRECISION PLUMBING PRODUCTS SC SERIES	1/2", 3/4" OR 1"	USE PDI WH201 STANDARDS	YES
RD-1/QD-1	PRIMARY AND SECONDARY ROOF DRAIN	WATTS RD-100	3" OR 4"	INSTALL SECONDARY ROOF DRAIN MINIMUM OF 2" AND A MAXIMUM OF 4" ABOVE THE PRIMARY ROOF DRAIN.	YES
DSN	DOWNSPOUT NOZZLE	ZURN Z199	EQUAL TO PIPE SIZE	INSTALL 12" - 18" ABOVE FINISHED GRADE	YES
RPZ	REDUCED PRESSURE ZONE ASSEMBLY	ZURN 975XL2	1-1/2"	INSTALL HORIZONTALLY. PROVIDE AIR GAP FITTING AND ROUTE RELIEF DRAIN TO EXTERIOR.	YES

NOTE: MANUFACTURER AND MODEL NUMBER INTENDED FOR LEVEL OF QUALITY. SUBSTITUTIONS MAY BE SUBMITTED IF QUALITY MEETS THIS LEVEL.

WATER HEATER SCHEDULE

MARK	MFR	MODEL NUMBER	STORAGE CAPACITY	TOTAL KW	VOLT/PHASE	OUTLET WATER TEMP. DEG. F	RECOVERY IN GPH @ 65° RISE	REMARKS	SUBMITTAL REQUIRED
EWH-1	AO SMITH	DEL-10	10	1.5	120/1	120	9.5	SINGLE ELEMENT OPERATION SEE DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS.	YES

NOTE: 1. PROVIDE THERMAL EXPANSION TANK, HOT WATER AND COLD WATER ISOLATION VALVES AND DRAIN PAN.
2. ROUTE DRAIN PAN TO EXTERIOR OF BUILDING AND PROVIDE INSECT SCREEN AT OUTLET.
3. A.O. SMITH, MODEL DEL WATER HEATERS MEET THE U.S. DEPT. OF ENERGY AND ASHRAE/IES 90.1 STANDBY LOSS REQUIREMENTS.

WATER HEATER SCHEDULE

MARK	MFR	MODEL NUMBER	STORAGE CAPACITY	TOTAL KW	VOLT/PHASE	OUTLET WATER TEMP. DEG. F	RECOVERY RATE	TEMP RISE (°F) @ GPM	REMARKS	SUBMITTAL REQUIRED
EWH-2	EEMAX	EX420BT	0	4.1	208/1	110	CONTINUOUS	37°F @ 0.75GPM	WATER HEATER SHALL BE FACTORY SET TO DELIVER MAXIMUM WATER TEMP OF 110°F	YES

NOTE: MOUNT BELOW SINK, PROVIDE ADA ACCEPTABLE LOCATION AND ADA SHARP EDGE PROTECTION IF MOUNTED BELOW A HANDI-CAP ACCESSIBLE SINK.

PLUMBING LEGEND

---	COLD WATER ABOVE GRADE
---	COLD WATER BELOW GRADE
---	HOT WATER ABOVE GRADE
---	HOT WATER BELOW GRADE
---	SANITARY SEWER ABOVE GRADE
---	SANITARY SEWER BELOW GRADE
---	SANITARY VENT
---	NATURAL GAS ABOVE GRADE
---	NATURAL GAS BELOW GRADE
---	PRIMARY STORM DRAINAGE ABOVE GRADE
---	PRIMARY STORM DRAINAGE BELOW GRADE
---	SECONDARY STORM DRAINAGE ABOVE GRADE
---	CONDENSATE DRAINAGE ABOVE GRADE
---	CONDENSATE DRAINAGE BELOW GRADE

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE	°F	DEGREES FAHRENHEIT
ADA	AMERICANS WITH DISABILITIES ACT	GPM	GALLONS PER MINUTE
AHU	AIR HANDLING UNIT	HR	HOUR
CONN	CONNECTION	HW	HOT WATER
CONT	CONTINUATION	I.E.	INVERT ELEVATION
CD	CONDENSATE DRAIN	NTS	NOT TO SCALE
CW	COLD WATER	PD	PUMP DRAIN
DFU	DRAINAGE FIXTURE UNITS	SS	SANITARY SEWER
DN	DOWN	T&P	TEMPERATURE & PRESSURE
DSB	DOWNSPOUT BOOT	TYP	TYPICAL
DWG	DRAWING	V	VENT
EX-	EXISTING	WSFU	WATER SUPPLY FIXTURE UNITS
EWH	ELECTRIC WATER HEATER	W/	WITH

DOMESTIC WATER PRESSURE BOOSTER SYSTEM

EQUIP. NO.	SERVICE LOCATION	NO. OF BUILDINGS	SPMATA PUMP	SYSTEM PRESSURE VALUES					MOTOR DATA AND VALUES					CONTROL PANEL			REMARKS	DESIGN BASIS MODEL
				TRIP (PSI)	START (PSI)	STOP (PSI)	SET (PSI)	HP	TRIP	WHP (HP)	VOLTS	PHASE	FULL LOAD	MAX. SIZE	WARRANTY			
BP-1	Pump Room	1	35	38.65	35	15	50.80	3.850	0.75	568.51	208	Three Phase	6.1	120KAC	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	QUANTUM/LO PRODRBY SIMPLEX QES, 701 (17248)		

1. NET BOOST PRESSURE IS CALCULATED BY SYSTEM SET PRESSURE MINUS SUCTION PRESSURE LESS SYSTEM LOSSES OF 5 PSI
2. SYSTEM SUBMITTALS SHALL INCLUDE CERTIFICATE NUMBER FOR NORSI CERTIFICATION, UL508A AND IECQ 3RD PARTY COMPLIANCE.
3. SYSTEM CONTROLS MUST COMPLY WITH AND PROVIDE FOR EITHER CONTROL LOGIC OR REMOTE SENSOR IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 90.1 ENERGY STANDARD
4. PROVIDE 5-YEAR WARRANTY ON COMPLETE SYSTEM AND INCLUDE WARRANTY CERTIFICATE WITH DETAILS IN SUBMITTALS
5. SYSTEM SHALL BE PRE-SET TO SYSTEM SITE CONDITIONS BY SIMULATING SUCTION PRESSURE. HYDROSTATIC-ONLY TESTING IS NOT ACCEPTABLE.
6. THE INDUSTRIAL CONTROLLER SHALL BE IN COMPLIANCE WITH CURRENT NEC, SECTION 408.110 HAVING A MAXIMUM 1000 AVAILABLE FAULT CURRENT.
7. SCOR RATINGS MUST BE INCLUSIVE OF ALL COMPONENTS WITHIN THE ENCLOSURE WITHOUT THE NEED TO PROVIDE ADDITIONAL LISTSTREAM PROTECTION.
8. EQUAL SYSTEMS MUST SHOW MATHEMATICAL ANALYSIS PROVING THAT THE ALTERNATE SUPPLIER MEETS OR EXCEEDS THE KW CAPACITY LISTED.
9. PROVIDE THE FOLLOWING OPTIONS: NONE REQUIRED
10. REPRESENTATIVE SPECIFIED SALES ASSOCIATES - ORLANDO, PHONE: (407) 208-1888
11. BASED ON CALIFORNIA PROJECT NUMBER: 17248 TITLED: CUBE SMART YONKERS

- PLUMBING GENERAL NOTES AND SPECIFICATIONS**
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE PLUMBING WORK AS SHOWN ON THE DRAWINGS. PIPING SHALL ESSENTIALLY BE ROUTED AND LOCATED AS INDICATED ON THE DRAWINGS. HOWEVER, ACTUAL PLACEMENT SHALL BE VERIFIED BY CONFIRMING EXACT LOCATION OF STRUCTURES AND OTHER UTILITIES IN THE FIELD AND BY CAREFUL LAYOUT PRIOR TO EXECUTION OF THE WORK. PLUMBING DRAWINGS ARE GENERALLY DIAGRAMMATIC AND SHOULD NOT BE SCALED.
 - PROVIDE WORK NOT SPECIFICALLY SHOWN OR SPECIFIED, YET REQUIRED FOR PROPER AND COMPLETE OPERATIONS OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT, COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
 - LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED UNDER THE PLUMBING CONTRACTORS' SCOPE OF WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE PROPER TRADE AND ALL WORKMANSHIP SHALL BE FIRST CLASS AND SHALL BE IN COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT DRAWINGS.
 - ALL DISCREPANCIES ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF FIELD CONDITIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATIONS, MOUNTING HEIGHTS, DIMENSIONS AND ADDITIONAL REQUIREMENTS NOT COVERED ON THESE DRAWINGS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AND STANDARDS:
NATIONAL STANDARD PLUMBING CODE, (NSPC);
NATIONAL FIRE PROTECTION ASSOCIATION, (NFPA);
AMERICANS WITH DISABILITIES ACT, (ADA);
AMERICANS WITH DISABILITIES ACT, (ADA);
AMERICAN SOCIETY OF MECHANICAL ENGINEERS, (ASME);
AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI);
UNDERWRITERS LABORATORIES, (UL);
ALL LOCAL CODES, ORDINANCES, REGULATIONS; THE AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
 - CONTRACTOR SHALL INSPECT THE SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE PROJECT PRIOR TO BIDDING.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
 - ROUTE ALL PIPING CONCEALED ABOVE CEILING, WITHIN WALLS, OR IN CHASES. PIPING EXPOSED SHALL BE SLOPED AND PAINTED TO MATCH ARCHITECTURAL FINISHES. PIPING IN MECHANICAL ROOMS MAY BE EXPOSED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.
 - CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
 - DO NOT PENETRATE WALL FOOTINGS WITH PIPING. COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES. WHERE ABSOLUTELY NECESSARY, ALL PIPING PENETRATING BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY THE STRUCTURAL ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT, OR HEREIN SPECIFIED, OR OTHERWISE.
 - WALL BRACKETS, HANGERS, SUPPORTS, ETC. SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH THE BEST STANDARD PRACTICE OF THE TRADE AND AS PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED TO TRANSMIT LOADS TO THE MAIN STRUCTURE WHERE REQUIRED. ALL EXPOSED SUPPORTS SHALL BE HOT DIPPED GALVANIZED OR FIBERGLASS REINFORCED "UNISTRUT" TYPE INCLUDING HARDWARE.
 - MAXIMUM HORIZONTAL SPACING:
CAST IRON 5'-0" ON CENTER (10' PIPE LENGTHS MAY BE 10'-0" SPACING)
COPPER 6'-0" ON CENTER FOR 1-1/4" AND SMALLER
10'-0" ON CENTER FOR 1-1/2" AND LARGER
CPVC 3'-0" ON CENTER FOR 1/2" THRU 1"
4'-0" ON CENTER FOR 1-1/4" AND LARGER
PVC 4'-0" ON CENTER
 - SANITARY WASTE, SANITARY VENT, PRIMARY STORM DRAIN AND SECONDARY STORM DRAIN PIPING SHALL BE COLLECTED AND TERMINATED AT A POINT SHOWN ON THE DRAWINGS. ABOVE GROUND WASTE PIPING SHALL BE SERVICE WEIGHT CAST IRON PIPE. VENT PIPING ABOVE GROUND SHALL BE CAST IRON OR SCHEDULE 40 GALVANIZED STEEL. ALL STORM DRAIN PIPING SHALL BE SERVICE WEIGHT CAST IRON PIPE. INSULATE ALL ROOF DRAIN BODIES. OUTLET PIPING AND HORIZONTAL ABOVE GROUND STORM DRAIN PIPING FOR WITH 1" THICK PREFORMED PIPE INSULATION.
 - ALL DRAINAGE PIPING 3" AND LARGER SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT, PIPING 2-1/2" AND SMALLER SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.
 - VENT PIPING SHOWN ON FLOOR PLANS IS ONLY INDICATIVE EXCEPT FOR VTR LOCATIONS.
 - BUILDING DOMESTIC WATER PIPING (ABOVE FLOOR) SHALL BE TYPE "L" COPPER. PROVIDE TRANSITION FITTINGS AS REQUIRED TO INSTALL VALVES, FIXTURE STOPS, EQUIPMENT AND OTHER COMPONENTS. WATER PIPING IN RETURN AIR PLENUM AREAS SHALL BE TYPE L HARD COPPER TUBE. ALL EXPOSED PIPING SHALL BE TYPE L HARD COPPER TUBE PAINTED TO MATCH. ALL HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPE AND FITTINGS SHALL BE COVERED IN 1" THICK ELASTOMERIC INSULATION WITH ALL SEAMS AND JOINTS SEALED TIGHT.
 - ABOVE GROUND EXTERIOR NATURAL GAS (NG) PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH THREADED FITTINGS. INTERIOR NG PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED FITTINGS. PROVIDE FREE FLOATING FABRICATED SUPPORTS FOR PIPING ROUTED ON ROOF. THE USE OF WOOD PRODUCTS FOR PIPING SUPPORTS ON ROOF IS PROHIBITED.
 - ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE UL LISTED FOR THE INTENDED APPLICATION.
 - ALL HAND SINKS AND LAVATORIES SHALL BE PROVIDED WITH TEMPERED WATER AND TEMPERATURE SET TO 110°F MAXIMUM.
 - HOT AND COLD WATER SUPPLY PIPING AND DRAIN PIPING UNDER HANDICAPPED LAVATORIES SHALL BE INSULATED PER AMERICANS WITH DISABILITIES ACT, WITH FACTORY FABRICATED SEAMLESS MICROBIAL PVC RESIN INSULATION.
 - VALVES AND FITTINGS SHALL BE OF SAME SIZE AS LINE IN WHICH THEY ARE INSTALLED.
 - INSTALL WATER HAMMER ARRESTORS AT EACH FIXTURE, OR BATTERY OF FIXTURES WHERE REQUIRED. ARRESTORS SHALL BE FACTORY FABRICATED, INSTALLED ARRESTORS AND SIZE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. AIR CHAMBERS SHALL NOT BE CONSIDERED AN EQUAL TO WATER HAMMER ARRESTORS AS SPECIFIED.
 - ALL WATER SUPPLY AND DRAINAGE LINES SHALL BE INSTALLED AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGE IN SIZING.
 - BALL VALVES 1/2" THROUGH 2" SHALL BE TWO PIECE - 600 WOG, TEFLON SEATS, ANSI 316 STAINLESS STEEL BALL AND STEM (EXTENSION STEM ON INSULATED HOT WATER AND TEMPERED HOT WATER), BRONZE BODY WITH THREADED OR SOLDER ENDS.

REVISION DATE

KEITH M. PRZECLAWSKI, PE
2651 EAU GALIE BLVD, SUITE A
MELBOURNE, FL 32935
(321) 610-1749

CUBESMART STORAGE
YONKERS
1080 NEPPERHAN AVENUE, YONKERS, NY 10703

DRAWING TITLE
PLUMBING SPECIFICATIONS,
SCHEDULES AND DETAILS

ENGINEER OF RECORD

DATE 06-09-21

SCALE AS NOTED

PROJ. NO.: 200176

DESIGNED BY: WHB

DRAWN BY: WHB

CHECKED BY: KMP

DRAWING NO. P1