PLUMBING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BFP	BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CW	COLD WATER
DF	DRINKING FOUNTAIN
DN	DOWN
DSN	DOWN SPOUT NOZZLE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FLD	FLOOR DRAIN
FLS	FLOOR SINK
FFE	FINISHED FLOOR ELEVATION
FGCO	FINISHED GRADE CLEANOUT
FM	FORCED MAIN
G	GAS (OR (NG) NATURAL GAS)
GPM	GALLONS PER MINUTE
GSV	GAS SOLENOID VALVE
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
INT	INTERCEPTOR
INV ELEV	INVERT ELEVATION
IW	INDIRECT WASTE
LAV	LAVATORY
MBH	THOUSAND BTU PER HOUR
NG	NATURAL GAS (OR (G) GAS)
OD	OVERFLOW DRAIN
PCD	PUMPED CONDENSATE DRAIN
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
S	SINK
SW	SANITARY WASTE
ST	STORM
SST	SECONDARY STORM
SAN	SANITARY
TD	TRENCH DRAIN
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER
TYP	TYPICAL
U	URINAL
V	VENT
VS	VENT STACK
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WS	WASTE STACK
W&V	WASTE AND VENT

PLUMBING PIPING LEGEND

SYMBOL	
CW	COLD WATER
CW	EXISTING COLD WATER
HW	HOT WATER (110°F)
HWR	HOT WATER RECIRCULATION (110°F)
HWR	HOT WATER RECIRCULATION (110°F)
SW	SANITARY WASTE
V	VENT
IW	INDIRECT WASTE
CD	CONDENSATE DRAIN ABOVE FLOOR
PCD	PUMPED CONDENSATE DRAIN ABOVE FLOOR
ST	STORM ABOVE FLOOR (PRIMARY)
ST	STORM BURIED (PRIMARY)
OD	STORM ABOVE FLOOR (SECONDARY)
G	NATURAL GAS ABOVE FLOOR
G	NATURAL GAS BURIED
	90° ELBOW DOWN
	90° ELBOW UP
	TEE UP
	TEE DOWN
	DROP AND RUN
	TEE OFF TOP OF PIPE
	TEE OFF BOTTOM OF PIPE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	UNION
	FLANGE
	END CAP
	CLEANOUT
	FLOOR CLEANOUT
	HOSE BIBB
	WALL HYDRANT
	PIPE GUIDES
	PIPE ANCHORS
	DIRECTION OF FLOW
	FLOOR DRAIN/FLOOR SINK/AREA DRAIN WITH PIPE TRAP

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CHECK VALVE
	BALL VALVE
	BALANCING VALVE
	THERMOSTATIC MIXING VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	PLUG VALVE
	RELIEF VALVE
	STRAINER
	FLOOR DRAIN WITH PIPE TRAP
	PUMP
	FIXTURE TAG
	THERMOMETER
	PRESSURE GAUGE
	PRESSURE REGULATOR
	GATE VALVE ON RISE
	PIPE TRAP

PLUMBING GENERAL NOTES

1. THESE GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL INTENT OF WORK, SEE DETAILS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. PLUMBING CONTRACTOR MUST REVIEW DRAWINGS OF THE OTHER TRADES AS PART OF THIS CONTRACT FOR ADDITONAL WORK REQUIRED AND OR COORDINATION OF HIS WORK FOR OPERATIONS OR CONNECTIONS TO OTHER SYSTEM.
4. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL SERVICES TO HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO: GAS SUPPLY PIPING CONDENSATE PIPING, COLD WATER MAKE-UP PIPING DRAINS, & CONNECTIONS TO AIR HANDLING UNITS, FAN COIL UNITS, UNIT HEATERS, BOILERS, CHILLERS, ETC. ALSO, DEVICES REQUIRED INCLUDE BACKFLOW PREVENTERS, REGULATORS, UNIONS, TRAPS, & SHUT-OFF VALVES REQUIRED FOR THIS EQUIPMENT. REFER TO HVAC DWGS. FOR ADDITIONAL INFORMATION AND COORDINATION.
5. THE PLUMBING CONTRACTOR SHALL PROVIDE PIPE EXPANSION JOINTS ON PIPING PASSING THRU ALL BUILDING EXPANSION JOINT LOCATIONS AS REQUIRED PER BUILDING CODES WHETHER OR NOT SHOWN ON DRAWINGS. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING EXPANSION JOINT LOCATIONS AND EXPANSION DIMENSIONS.
6. THE PLUMBING CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL PIPING UP TO 5'0" OUTSIDE OF BUILDING.
7. LAVATORY FAUCETS SHALL BE LOCATED WITHIN 13 INCHES FROM THE LEADING EDGE OF LAVATORIES IN ACCORDANCE WITH FEDERAL REGISTER RULES AND REGULATIONS.

MARCHETTI CONSULTING ENGINEERS
25 HIGH RIDGE ROAD
POUND RIDGE, NY 10576

PHONE: (914) 764-9011
FAX: (914) 764-9012

EMAIL: chrisdad57@sbcglobal.net

CLARIS DESIGN • BUILD
53 Church Hill Road Newtown, Connecticut 06470
Tel. 203 364 9460
www.clarisdesignbuild.com

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THE PREMIER COLLECTION

251 EAST MAIN STREET
ELMSFORD, NY. 10523

No.	Description	Date

PLUMBING SYMBOLS AND LEGENDS

THE PREMIER COLLECTION

Project Number	23-12
Date	06/07/23
Drawn By	AK
Checked By	PM
Scale	As Noted

P-000

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1 2 3 4 5 6 7

GENERAL PROCEDURES

1. THESE SPECIFICATIONS ARE APPLICABLE TO ALL PLUMBING DRAWINGS UNLESS NOTED OTHERWISE.

2. DESCRIPTION

A. THIS PROJECT COMPRISES ALTERATIONS AND RENOVATIONS TO THE EXISTING BUILDING. THE EXISTING BUILDING IS CURRENTLY UNOCCUPIED.

B. SCOPE OF WORK CONSISTS OF INSTALLATION OF MATERIALS TO BE FURNISHED UNDER THE CONTRACT DOCUMENTS AND WITHOUT LIMITING GENERALITY THEREOF CONSISTS OF FURNISHING LABOR, MATERIALS, EQUIPMENT, HOISTING, PLANT, TRANSPORTATION, RIGGING, STAGING, APPURTENANCES, AND SERVICES NECESSARY AND/OR INCIDENTAL TO PROPERLY COMPLETE ALL WORK AS SHOWN ON THE DRAWINGS AND AS DESCRIBED HEREIN. THE SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO:

B.A. DEMOLITION AND REMOVAL OF ITEMS AS REQUIRED.
B.B. PIPING AND PIPING ACCESSORIES.
B.C. INSULATION OF PIPING, EQUIPMENT, AND MISCELLANEOUS PLUMBING ITEMS.
B.D. CUTTING AND PATCHING
B.E. SHOP DRAWINGS.
B.F. AS-BUILT DRAWINGS
B.G. FULL COORDINATION WITH OTHER TRADES.
B.H. WARRANTY AND GUARANTY
B.I. PHASING AS REQUIRED BY OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR OR BUILDING MANAGEMENT
B.J. PREMIUM TIME FOR WORK TO BE PERFORMED AFTER-HOURS AS REQUIRED BY BUILDING MANAGEMENT AND/OR OWNER.
B.K. FILING, PERMITS, CONTROLLED INSPECTIONS.
B.L. FULL TESTING AND STARTUP OF ALL SYSTEMS.

3. DEFINITIONS: THE FOLLOWING DEFINITIONS APPLY TO THIS CONTRACT

A. FURNISH: THE TERM "FURNISH" MEANS TO "PURCHASE AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

B. INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

C. PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

D. NEW: THE TERM "NEW" MEANS MANUFACTURED WITHIN THE PAST TWO YEARS AND NEVER BEFORE USED.

E. REMOVE: THE TERM REMOVE MEANS TO DISCONNECT FROM ITS PRESENT POSITION, REMOVE FROM THE PREMISES AND TO DISPOSE OF IN A LEGAL MANNER."

F. RELOCATE: THE TERM "RELOCATE" MEANS TO MOVE EXISTING EQUIPMENT AND ALL ACCESSORIES AS REQUIRED SAFELY AND WITHOUT DAMAGE, STORING AS NECESSARY BETWEEN DEMOLITION AND NEW CONSTRUCTION PHASES.

G. SUBSTITUTIONS: "SUBSTITUTIONS" ARE REQUESTS FOR CHANGES IN PRODUCTS, MATERIALS AND METHODS OF CONSTRUCTION AS PROPOSED BY THE CONTRACTOR AFTER AWARD OF THE CONTRACT.

4. CONTRACT DOCUMENTS: DRAWINGS

A. PRIOR TO SUBMISSION OF A FORMAL BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER AND SHALL INCLUDE ANY WORK REQUIRED IN THE BID WHICH IS INDICATED OR IMPLIED TO BE PERFORMED BY THIS TRADE IN OTHER SECTIONS OF THE WORK.

B. PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK OUTLINED ON THESE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO NOTE THAT THESE DOCUMENTS ARE DIAGRAMMATIC ONLY AND THAT FINAL PLACEMENT OF EQUIPMENT OR DEVICES IN THE FIELD MAY NOT DIRECTLY CORRESPOND TO THAT WHICH IS SHOWN ON THE DRAWINGS. IF A CONFLICT IN POSITIONING OCCURS THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY TO ASCERTAIN WHAT THE INTENT WAS BY THE DESIGN PROFESSIONAL. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT. IF CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.

5. SURVEY AND MEASUREMENTS:

A. PRIOR TO SUBMITTING BID, VISIT SITE AND IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT WORK TO BE PERFORMED. NO COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY IDENTIFIED BY EXPERIENCED OBSERVERS. INCLUDE IN THE BID ALL DEMOLITION WORK REQUIRED.

B. DO NOT SCALE DRAWINGS. SCALE INDICATED ON DRAWINGS IS FOR ESTABLISHING REFERENCE POINTS ONLY. ACTUAL FIELD CONDITIONS SHALL GOVERN ALL DIMENSIONS.

C. PRIOR TO ORDERING ANY MATERIALS AND EQUIPMENT, THOROUGHLY REVIEW THE SITE CONDITIONS TO DETERMINE IF ADEQUATE CLEARANCES AND ACCESS IS ALLOWED TO INSTALL THE COMPONENTS. ORDER EQUIPMENT BROKEN DOWN AS NECESSARY TO ALLOW FOR PROPER RIGGING THROUGH THE PROJECT AREA. PROVIDE ALL NECESSARY ALTERATIONS TO THE STRUCTURE OF THE BUILDING AS NECESSARY TO RIG THE EQUIPMENT IN PLACE.

D. ARRANGE INSTALLATION TO PROVIDE ACCESS TO EQUIPMENT FOR EASY MAINTENANCE AND REPAIR.

6. CODES AND STANDARDS: ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STATE OF NEW YORK ACCEPTED VERSION OF THE FOLLOWING CODES. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS WHICH VIOLATE ANY OF THE LAWS AND REGULATIONS LISTED BELOW. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT THE EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER.

A. INTERNATIONAL RESIDENTIAL CODE

B. INTERNATIONAL BUILDING CODE

C. INTERNATIONAL PLUMBING CODE

D. INTERNATIONAL MECHANICAL CODE

E. NATIONAL ELECTRIC CODE (NFPA 70)

F. THE LIFE SAFETY CODE (NFPA 101)

7. PERMITS AND FEES: THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS; AND PAY ALL GOVERNMENT AND STATE SALES TAXES AND FEES WHERE APPLICABLE, AND OTHER COSTS, INCLUDING UTILITY CONNECTIONS OR EXTENSIONS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY DRAWINGS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL AND STATE DEPARTMENTS HAVING JURISDICTION, OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK, AND DELIVER A COPY TO THE OWNER AND ENGINEER AT JOB COMPLETION.

8. SHOP DRAWINGS:

A. SUBMIT NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE OF 1/4"=1'0". HIGHLIGHT, ENCIRCLE, OR OTHERWISE INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT IS NOT CONSIDERED SHOP DRAWINGS.

B. SHOP DRAWINGS INCLUDE EQUIPMENT SUBMITTALS, FABRICATION AND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS. INCLUDE THE FOLLOWING INFORMATION:

a. DIMENSIONS.

b. IDENTIFICATION OF PRODUCTS AND MATERIALS INCLUDED.

c. COMPLIANCE WITH SPECIFIED STANDARDS AND PERFORMANCE DATA AS INDICATED.

d. NOTATION OF COORDINATION REQUIREMENTS.

e. NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT.

f. SUBMIT 3 BLACK-LINE PRINTS AND 2 ADDITIONAL PRINTS WHERE REQUIRED FOR MAINTENANCE MANUALS, PLUS THE NUMBER OF PRINTS NEEDED BY THE ENGINEER FOR DISTRIBUTION. ONE PRINT WILL BE RETAINED; THE REMAINDER RETURNED. ONE OF THE PRINTS RETURNED SHALL BE MARKED-UP AND MAINTAINED AS A "RECORD DOCUMENT".

g. DO NOT USE SHOP DRAWINGS WITHOUT AN APPROPRIATE FINAL STAMP INDICATING ACTION TAKEN IN CONNECTION WITH CONSTRUCTION.

h. DO NOT ORDER ANY MATERIALS OR EQUIPMENT PRIOR TO RECEIVING FINAL APPROVED SHOP DRAWINGS.

i. PROVIDE SUBMITTALS PRIOR TO FABRICATION FOR PLUMBING ITEMS WITHIN THE SCOPE OF WORK INCLUDING BUT NOT LIMITED TO PLUMBING FIXTURES, SUPPORTS AND TRIM, PIPE MATERIAL, FITTINGS, HANGERS, INSULATION, VALVES, ELECTRIC WATER HEATERS, PUMPS, FLOOR DRAINS, VALVE TAGS AND CHARTS.

9. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

10. THE CONTRACTOR SHALL COORDINATE ALL INTERRUPTIONS OF SERVICES AND LIMITATIONS OF ACCESS WITH THE OWNER NO LESS THAN 2 DAYS PRIOR TO THE INTERRUPTION.

11. OPERATION AND MAINTENANCE

A. OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE THE FOLLOWING:

a. MANUFACTURER'S PRINTED OPERATING AND MAINTENANCE PROCEDURES.

b. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING.

c. COPIES OF WARRANTIES.

d. APPROVED SHOP DRAWINGS AND PRODUCT DATA.

e. INCLUDE IN THE MANUAL, A TABULATED EQUIPMENT SCHEDULE FOR ALL EQUIPMENT. SCHEDULE SHALL INCLUDE PERTINENT DATA SUCH AS: MAKE, MODEL NUMBER, SERIAL NUMBER, VOLTAGE, NORMAL OPERATING CURRENT, BELT SIZE, FILTER QUANTITIES AND SIZES, BEARING NUMBER, ETC. SCHEDULE SHALL INCLUDE MAINTENANCE TO BE DONE AND FREQUENCY.

f. MAINTENANCE AND INSTRUCTION MANUALS SHALL BE SUBMITTED TO THE OWNER AT THE SAME TIME AS THE SEVEN (7) DAY NOTICE IS GIVEN PRIOR TO THE INSTRUCTION PERIOD.

12. AS-BUILT DRAWINGS

A. PREPARE AS-BUILT DRAWINGS TO A SCALE OF 1/4"=1'-0" OR LARGER; DETAILING THE ACTUAL INSTALLATION OF MAJOR ELEMENTS, COMPONENTS, AND SYSTEMS OF MECHANICAL EQUIPMENT AND MATERIALS. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE AS-BUILT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE.

B. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER, BUT WAS NOT SHOWN ON CONTRACT DRAWINGS OR SHOP DRAWINGS.

C. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE.

D. ORGANIZE AS-BUILT DRAWINGS INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS, AND PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATION ON THE COVER OF EACH SET.

13. OBTAIN IN OWNER'S NAME WRITTEN EQUIPMENT AND MATERIAL WARRANTIES OFFERED IN MANUFACTURER'S PUBLISHED PRODUCT DATA WITHOUT EXCLUSION OR LIMITATION.

14. GUARANTEE WORK OF THESE CONTRACT DOCUMENTS IN WRITING FOR NOT LESS THAN ONE (1) YEAR FROM DATE OF FINAL NOTICE OF ACCEPTANCE. REPAIR OR REPLACE DEFECTIVE MATERIALS, EQUIPMENT, WORKMANSHIP AND INSTALLATION THAT DEVELOP WITHIN THIS PERIOD, PROMPT AND TO OWNER'S SATISFACTION AND CORRECT DAMAGE CAUSED IN MAKING NECESSARY REPAIRS AND REPLACEMENTS UNDER GUARANTEE WITHIN CONTRACT PRICE.

15. THIS CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SYSTEMS UNTIL THE FINAL ACCEPTANCE OF THE WORK.

16. SUBMIT TO THE OWNER AN OFFICIAL CERTIFICATE OF INSURANCE FOR THEIR RECORDS.

MEANS AND METHODS ALL TRADES

1. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

2. DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE AND DISPOSE OF ALL WASTE MATERIALS, PACKAGING MATERIAL, SKIDS ETC. FROM THE SITE AND DISPOSE OF IN A LAWFUL MANNER IN ACCORDANCE WITH MUNICIPAL, STATE AND FEDERAL REGULATIONS.

3. MATERIALS AND EQUIPMENT SHALL BE UL LISTED WHERE STANDARD HAS BEEN ESTABLISHED.

4. CAREFULLY INSPECT ALL BUILDING ELEMENTS PRIOR TO CUTTING OR DRILLING INTO WALL, FLOORS OR CEILINGS. PATCH AND PAINT SURFACES DISTURBED BY WORK UNDER THIS CONTRACT AS REQUIRED TO RESTORE THEM TO THEIR ORIGINAL CONDITION.

5. SCAFFOLDING, RIGGING, HOISTING: THE CONTRACTOR SHALL FURNISH ALL SCAFFOLDING, RIGGING, HOISTING AND SERVICES NECESSARY FOR ERECTION AND DELIVERY INTO THE PREMISES ANY EQUIPMENT AND APPARATUS FURNISHED UNDER THIS DIVISION. REMOVE SAME FROM PREMISES WHEN NO LONGER REQUIRED.

6. EXCAVATION AND BACKFILLING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE SIZES, DEPTHS, FILL AND BEDDING REQUIREMENTS AND ANY OTHER EXCAVATION WORK REQUIRED UNDER THESE SPECIFICATIONS

7. WATERPROOFING: WHERE ANY WORK PIERCES WATERPROOFING, INCLUDING WATERPROOF CONCRETE, ROOFS, EXTERIOR WALL AND FLOORS IN WET AREAS, THE METHOD OF INSTALLATION SHALL BE REVIEWED BY THE ENGINEER BEFORE WORK IS DONE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY SLEEVES, CAULKING AND FLASHING REQUIRED TO MAKE OPENINGS ABSOLUTELY WATERTIGHT.

8. PROVIDE FIRESTOPPING AROUND ALL FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED PARTITIONS. PROVIDE ASBESTOS FREE FIRESTOPPING SYSTEM CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME AND GASES. SYSTEM SHALL BE UL LISTED AND COMPLY WITH ASTM E 814.

9. ACCESS DOORS SHALL BE PROVIDED IN CEILINGS, WALLS AND FLOORS AT ALL VALVES, CONTROL DEVICES, AND OTHER APPARATUS AND EQUIPMENT REQUIRING PERIODIC SERVICE AND INSPECTION. COORDINATE TYPE AND LOCATION WITH ARCHITECTURAL PLANS.

10. SEISMIC RESTRAINTS SHALL BE INSTALLED AS REQUIRED PER BUILDING CODE AND FIRE SAFETY CODE. RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 AND SMACNA STANDARDS. SUBMIT SHOP DRAWINGS INCLUDING SEISMIC CALCULATIONS WITH PROFESSIONAL ENGINEER'S SEAL FOR REVIEW BY ENGINEER.

PLUMBING

1. PIPING:

A. DOMESTIC WATER PIPING SHALL BE COPPER TUBING TYPE L. SOLDER FILLER METALS SHALL BE 95-5 TIN-ANTIMONY SOLDER JOINTS.

B. VENT PIPING SHALL BE PVC, TYPE DWV PIPE AND FITTINGS WITH SOLVENT CEMENTED JOINTS.

C. SANITARY WASTE PIPING SHALL BE HUBLESS. SERVICE WEIGHT, CAST- IRON SOIL PIPE AND FITTINGS, WITH NEOPRENE GASKETS. BURIED PIPING SHALL BE HUB AND SPIGOT FITTINGS.

D. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS.

2. INSULATION:

A. INSULATION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE IECC EXCEPT THAT PIPE INSULATION SHALL NOT BE LESS THAN 1" THICK. ALL INSULATION MATERIALS, ADHESIVES, COATINGS, AND OTHER ACCESSORIES SHALL HAVE FLAME SPREAD RATINGS OF 25 OR LESS, AND SMOKE DEVELOPED RATINGS OF 50 OR LESS AS TESTED BY ASTM E 84 (NFPA 255) METHOD. ALL INSULATION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA AND ASHRAE STANDARDS.

B. PIPE INSULATION FOR DOMESTIC COLD WATER, HOT WATER, AND HOT WATER RETURN SHALL BE JOHN MANVILLE MICROLOK HP OR APPROVED EQUAL. PROVIDE PVC COVERS ON ALL EXPOSED PIPING. INSULATION THICKNESS SHALL BE PROVIDED AS FOLLOWS:

a. DOMESTIC COLD WATER PIPING LESS THAN 1-1/4" SHALL HAVE MINIMUM 1" INSULATION THICKNESS

b. DOMESTIC COLD WATER PIPING BETWEEN 1-1/2" TO 4" SHALL HAVE MINIMUM 1-1/2" INSULATION THICKNESS

c. DOMESTIC HOT WATER PIPING LESS THAN 1-1/4" SHALL HAVE MINIMUM 1" INSULATION THICKNESS

d. DOMESTIC HOT WATER PIPING BETWEEN 1-1/2" TO 4" SHALL HAVE MINIMUM 1" INSULATION THICKNESS.

C. ALL EXPOSED DOMESTIC WATER PIPE SHALL BE WRAPPED WITH A PVC VAPOR BARRIER JACKET AS MANUFACTURED BY ZESTON OR APPROVED EQUAL. PVC JACKETING SHALL BE FINISHED TO BE WATER TIGHT.

D. PIPE INSULATION FOR EXPOSED SANITARY, HOT WATER, AND COLD WATER PIPING LOCATED BELOW LAVATORIES, SINKS, AND OTHER PLUMBING FIXTURES SHALL BE PROVIDED WITH THRUBRO LAVGUARD2 AND RESILIENT MOLDED VINYL INSULATION.

3. PIPING INSTALLATION:

A. INSTALL PIPING IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOOD PRACTICES.

B. INSTALL UNIONS OR FLANGES IN PIPES ADJACENT TO EACH VALVE, CONTROL DEVICE AND AT FINAL CONNECTIONS EACH PIECE OF EQUIPMENT.

C. INSTALL DIELECTRIC UNIONS TO JOIN DISSIMILAR METALS.

D. INSTALL AND ANCHOR PIPING TO ENSURE PROPER EXPANSION AND CONTRACTION.

E. ANCHOR PIPING TO ENSURE PROPER DIRECTION OF EXPANSION AND CONTRACTION.

F. SUPPORT PIPING TO PREVENT VIBRATION OR SAGGING. PROVIDE HANGER SPACING ACCORDING TO DISTANCES LISTED IN APPLICABLE CODES AND REGULATIONS. SUPPORTS SHALL BE INSTALLED IN A MANNER APPROVED BY THE ARCHITECT AND SHALL NOT HANG FROM DUCTWORK OR OTHER PIPING.

G. HANGERS SHALL NOT PENETRATE PIPING INSULATION.

H. CAST IRON PIPE SHALL BE SUPPORTED AT INTERVALS OF 5'.

I. COPPER TUBING SHALL BE SUPPORTED AT INTERVALS OF 6'.

J. WALL PENETRATIONS: SLEEVES SHALL BE PROVIDED FOR ALL PIPES PASSING THROUGH FLOORS, WALLS, AND PARTITIONS.

4. PLUMBING IDENTIFICATION

A. PLUMBING IDENTIFICATION WORK SHALL COMPLY WITH ANSI A13.1. NAMES, ABBREVIATIONS AND OTHER DESIGNATIONS USED IN MECHANICAL IDENTIFICATION WORK, SHALL CORRESPOND WITH DESIGNATIONS SHOWN. SPECIFIED OR SCHEDULED.

B. VALVE TAGS SHALL BE 1-1/2' DIAMETER, 19-GAGE POLISHED BRASS WITH STAMP-ENGRAVED LETTERING. ATTACH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. PROVIDE VALVE TAG ON EVERY VALVE, EXCLUDING DRAIN VALVES.

D. PIPE IDENTIFICATION, PLASTIC PIPE MARKERS, FACTORY FABRICATED, FLEXIBLE, SEMI-RIGID PLASTIC, PERFORMED TO FIT AROUND PIPE OR PIPE COVERING, MINIMUM INFORMATION INDICATING FLOW DIRECTION ARROW AND IDENTIFICATION OF FLUID BEING CONVEYED.

5. HANGERS AND SUPPORTS

E. FACTORY FABRICATED HANGERS, CLAMPS, RODS, BUILDING ATTACHMENTS, SADDLES, AND SHIELDS COMPLYING WITH ANSI MSS-SP-58 SHALL BE PROVIDED.

5. PLUMBING FIXTURES

A. FURNISH AND INSTALL NEW PLUMBING FIXTURES AND TRIM AS SCHEDULED ON P-500 AND AS SHOWN ON FLOORPLANS.

B. FIXTURES SHALL BE INSTALLED IN A PROFESSIONAL AND CLEAN MANNER, SET LEVEL AND SQUARE WITH RELATION TO FINISHED FLOOR AND WALL LINES.

C. EACH FIXTURE SUPPLY CONNECTION SHALL BE PROVIDED WITH INDIVIDUAL SHUT-OFF VALVES.

D. PROVIDE APPROPRIATE CARRIERS, BRACKETS, PLATES, CLEATS, BOLTS ETC. FOR SECURING FIXTURES RIGIDLY IN PLACE.

E. WATERPROOF SEALANT SHALL BE PROVIDED AT SPACES BETWEEN NEW FIXTURES AND FLOORS, WALLS, OR COUNTERS.

6. TESTING AND. ADJUSTING

A. ALL WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE. THE SYSTEM SHALL BE PROVED TIGHT UNDER WATER PRESSURE OF 100 PSIG. THE PRESSURE SHALL BE APPLIED GRADUALLY AND THEN HELD FOR A MINIMUM OF TWO HOURS.

B. ALL WASTE PIPING SHALL BE TESTED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE. THE SYSTEM SHALL BE FILLED WITH WATER TO A HEAD OF NOT LESS THAN 10 FEET. THE WATER LEVEL AT THE TOP OF THE TEST HEAD OF WATER SHALL NOT DROP FOR AT LEAST 15 MINUTES.

C. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR ALL TESTING.

MARCHETTI CONSULTING ENGINEERS
25 HIGH RIDGE ROAD
POUND RIDGE, NY 10576

PHONE: (914) 764-9011
FAX: (914) 764-9012

EMAIL: chrisdad57@sbcglobal.net

CLARIS DESIGN • BUILD
53 Church Hill Road Newtown, Connecticut 06470
Tel. 203.364.9460
www.clarisdesignbuild.com

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THE PREMIER COLLECTION

251 EAST MAIN STREET
ELMSFORD, NY. 10523

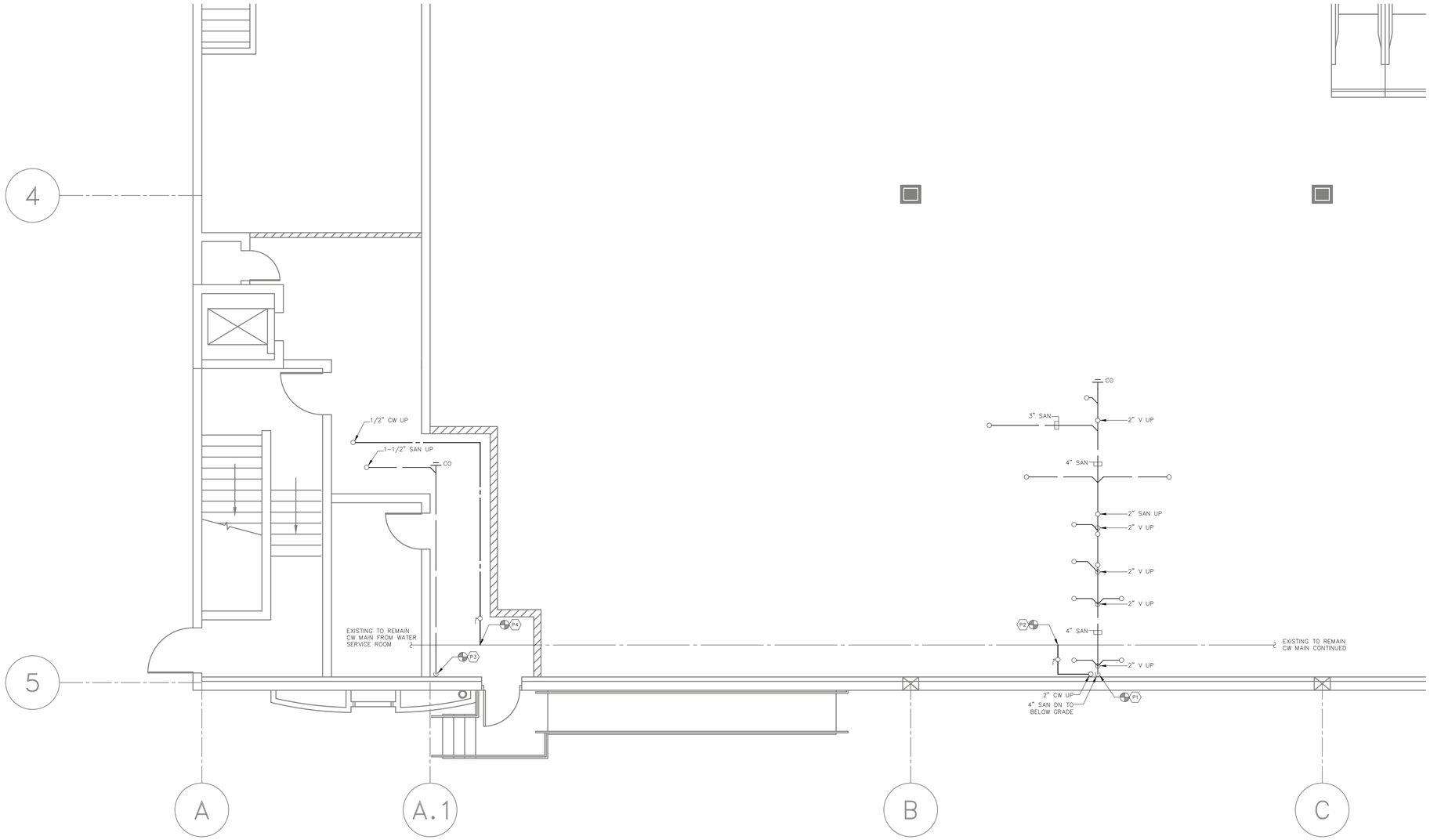
No.	Description	Date

PLUMBING SPECIFICATIONS

THE PREMIER COLLECTION

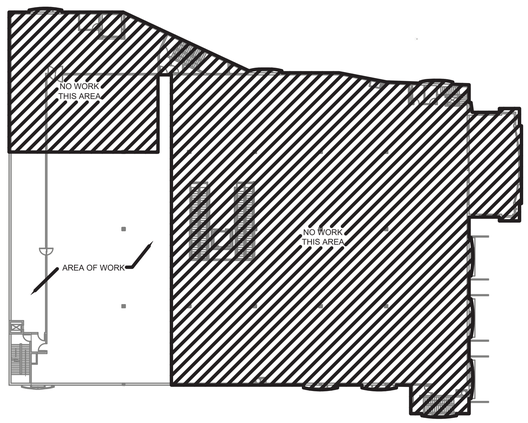
Project Number	23-12
Date	06/07/23
Drawn By	AK
Checked By	PM
Scale	As Noted

P-001



1 P-101 PLUMBING FIRST FLOOR PLAN
SCALE: 1/4" = 1'- 0"

PLUMBING KEY NOTES	
P1	4" SAN DN TO BELOW GRADE AND CONNECT TO EXISTING BELOW SLAB SANITARY PIPING. CUT SLAB AS REQUIRED FOR MAKING CONNECTION TO EXISTING BELOW GRADE SANITARY PIPING. REPAIR SLAB FOLLOWING INSTALLATION. VERIFY EXACT LOCATION IN FIELD.
P2	CONNECT NEW 2" CW PIPING TO EXISTING CW PIPE MAIN. PROVIDE ISOLATION VALVE AT CW BRANCH PIPING TO NEW PLUMBING FIXTURES AT FLOOR ABOVE.
P3	1-1/2" SAN DN TO BELOW GRADE AND CONNECT TO EXISTING BELOW SLAB SANITARY PIPING. CUT SLAB AS REQUIRED FOR MAKING CONNECTION TO EXISTING BELOW GRADE SANITARY PIPING. REPAIR SLAB FOLLOWING INSTALLATION. VERIFY EXACT LOCATION IN FIELD.
P4	CONNECT NEW 1/2" CW PIPING TO EXISTING CW PIPE MAIN. PROVIDE ISOLATION VALVE AT CW BRANCH PIPING TO NEW PLUMBING FIXTURE AT FLOOR ABOVE.



1 P-101 KEY PLAN
SCALE: N.T.S.

MARCHETTI CONSULTING ENGINEERS
25 HIGH RIDGE ROAD
POUND RIDGE, NY 10576

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THE PREMIER COLLECTION

251 EAST MAIN STREET
ELMSFORD, NY. 10523

No.	Description	Date

PLUMBING FIRST FLOOR PLAN

THE PREMIER COLLECTION

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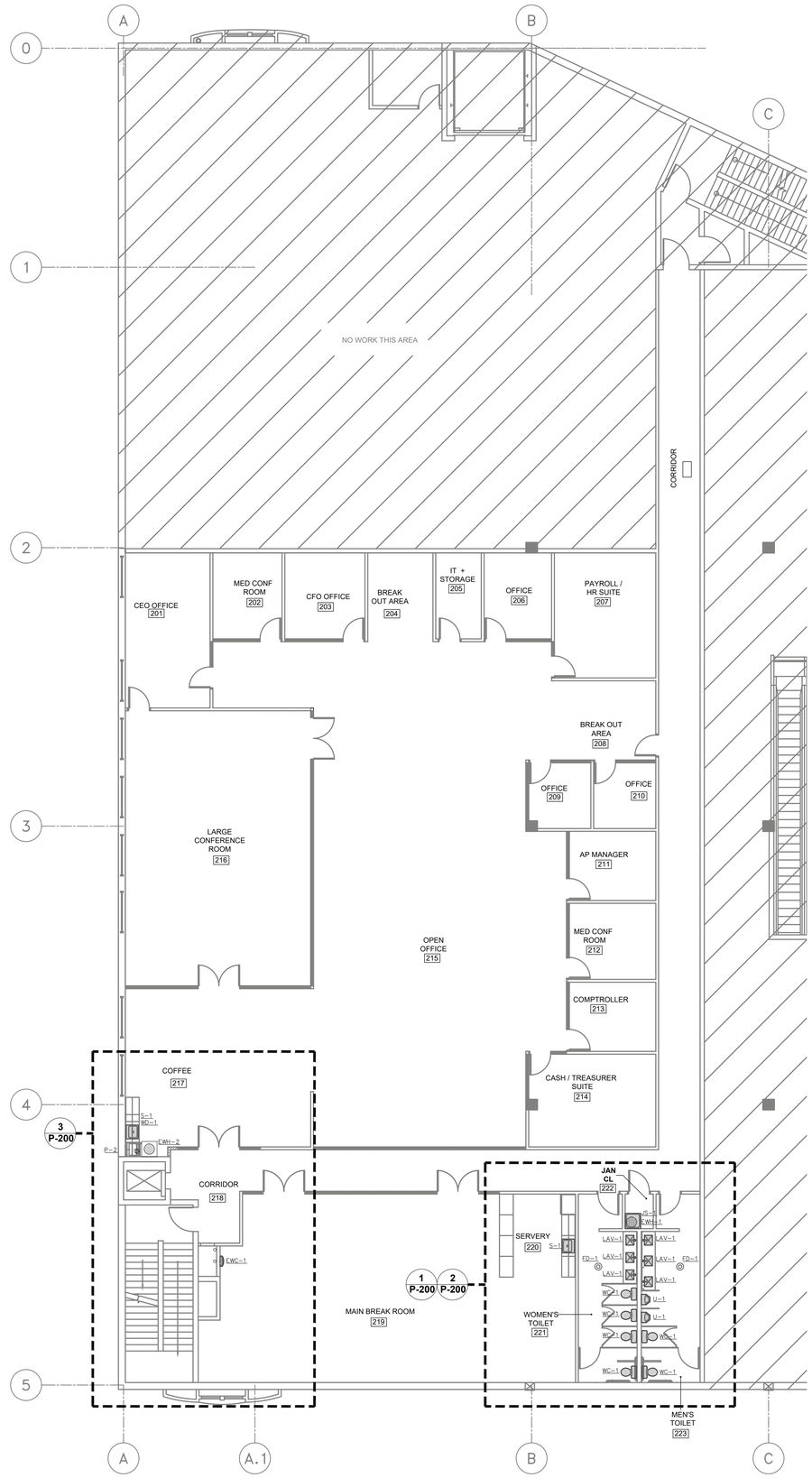
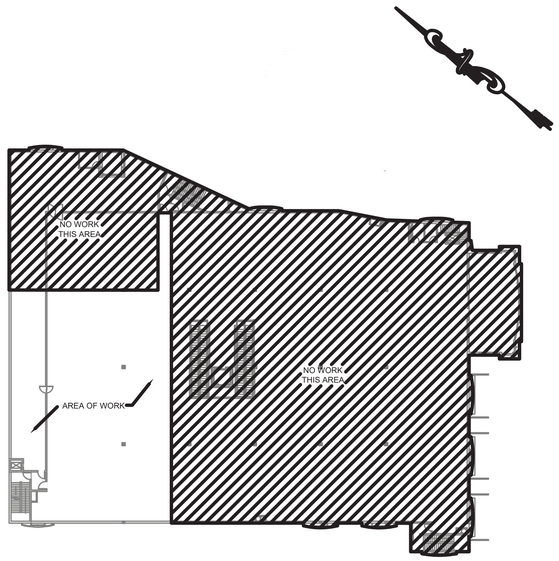
P-101



2 P-102 PLUMBING SECOND FLOOR PLAN
SCALE: 1/8" = 1'- 0"



1 P-102 KEY PLAN
SCALE: N.T.S.

MARCHETTI CONSULTING ENGINEERS
25 HIGH RIDGE ROAD
POUND RIDGE, NY 10576

PHONE: (914) 764-9011
FAX: (914) 764-9012

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THE PREMIER COLLECTION

251 EAST MAIN STREET
ELMSFORD, NY. 10523

No.	Description	Date

PLUMBING SECOND FLOOR PLAN

THE PREMIER COLLECTION

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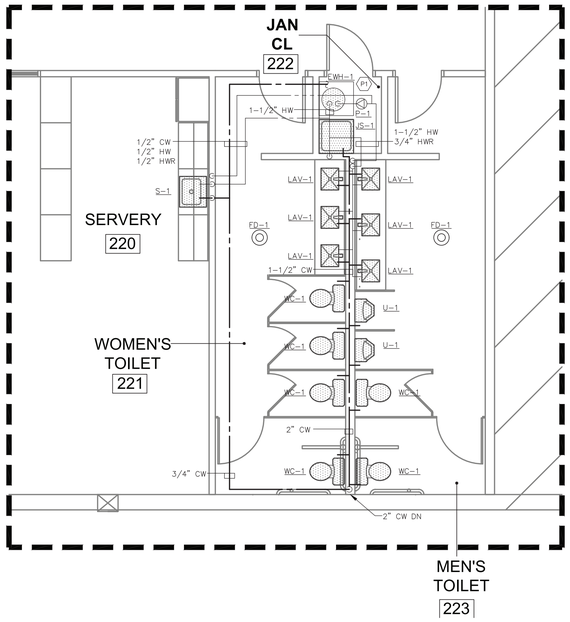
Scale	As Noted

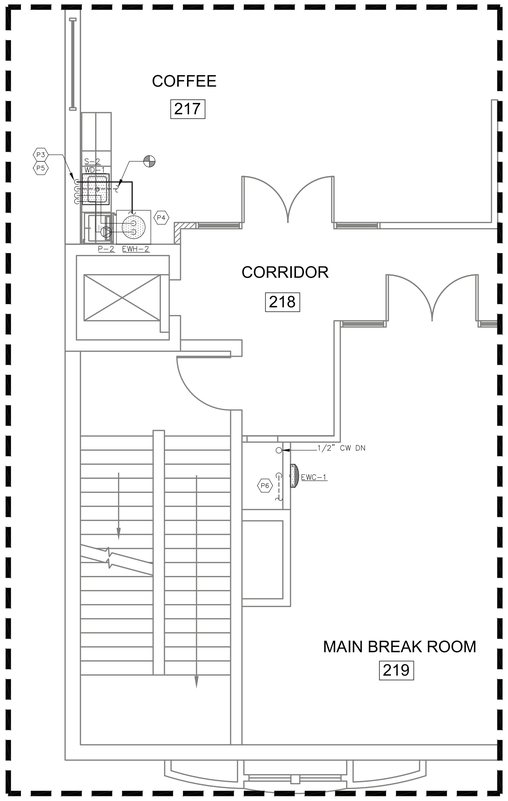
P-102

PLUMBING KEY NOTES

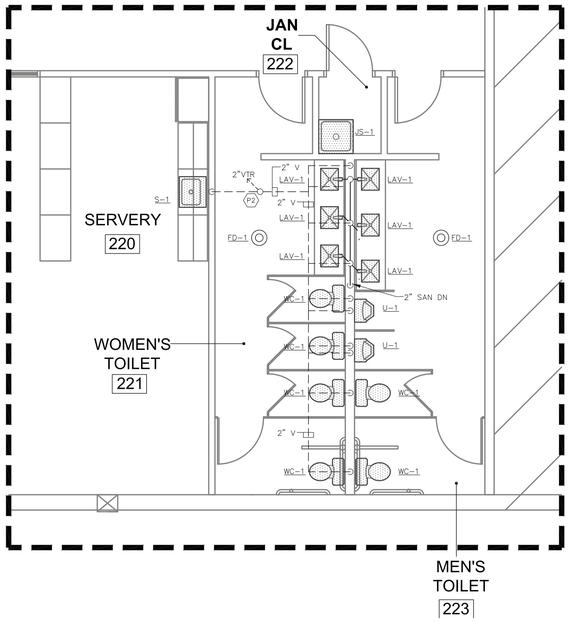
P1	MOUNT EWH-1 DIRECTLY ABOVE JS-1. PROVIDE WITH NEW HOLDRITE WALL MOUNT WITH INTEGRAL DRAIN PAN. PROVIDE DISCHARGE PIPING FROM PAN TO DRAIN INDIRECTLY INTO JS-1.
P2	NEW VENT THROUGH ROOF PENETRATION. VENT SHALL TERMINATE NO LESS THAN 10' AWAY FROM ANY OUTSIDE AIR INTAKE. VERIFY EXACT LOCATION IN FIELD.
P3	CONNECT NEW 3/4" CW AND 1-1/2" SAN SERVING S-1 TO EXISTING PIPING SERVING BATHROOM AT MEZZANINE LEVEL DIRECTLY BELOW. CONNECT NEW 1-1/2" VENT PIPING ABOVE CEILING TO EXISTING VENT THROUGH ROOF. VERIFY EXACT LOCATIONS IN FIELD. NEW 1/2"HW AND 1/2"HWR TO S-1. REFER TO DETAIL ~/P-500 FOR INSTALLATION.
P4	INSTALL EWH-2 AND P-2 ABOVE CEILING. REFER TO DETAIL 3/P-500 FOR INSTALLATION.
P5	HOT WATER HEATING AND FILTRATION ACCESSORIES SERVING WD-1 LOCATED BELOW COUNTER. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
P6	1-1/2" SAN FROM EWC-1 DN TO FLOOR BELOW. CONNECT NEW 1-1/4" V PIPING TO EXISTING VENT THROUGH ROOF RISER NEARBY. VERIFY EXACT LOCATION IN FIELD.



1 P-200 BATHROOM PLUMBING SUPPLY PART PLAN
SCALE: 1/4" = 1'-0"



3 P-200 COFFEE STATION AND BREAK ROOM PLUMBING PART PLAN
SCALE: 1/4" = 1'-0"



2 P-200 BATHROOM SANITARY WASTE PART PLAN
SCALE: 1/4" = 1'-0"

MARCHETTI CONSULTING ENGINEERS
25 HIGH RIDGE ROAD
POUND RIDGE, NY 10576

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FAX: (914) 764-9012

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THE PREMIER COLLECTION

251 EAST MAIN STREET
ELMSFORD, NY. 10523

No.	Description	Date

PLUMBING
PARTIAL PLANS

THE PREMIER
COLLEGTION

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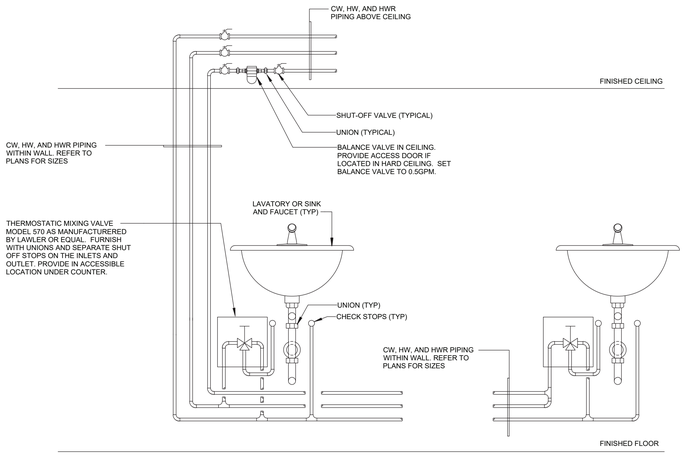
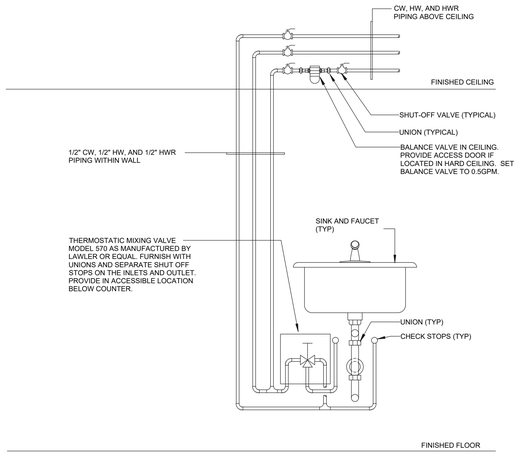
P-200



NOTES:
1. PROVIDE BALANCE VALVE ABOVE CEILING IN ACCESSIBLE LOCATION.
2. EACH LAVATORY SHALL BE SERVED BY A MIXING VALVE INSTALLED BEHIND A LOCKABLE ACCESS DOOR LOCATED 15" TO 17" A.F.F.
3. REFER TO FLOOR PLANS FOR PIPE SIZES AND TYPE/QUANTITY OF FIXTURES.
4. THIS DETAIL IS INTENDED TO SHOW THE GENERAL INTENT OF THE HOT WATER CIRCULATION PIPING TO A FIXTURE. NOT ALL FIXTURE REQUIREMENTS, FITTINGS, AND DEVICES ARE SHOWN.

1 GROUP LAVATORY WITH SINGLE LEVER FAUCETS SUPPLY PIPING DETAIL

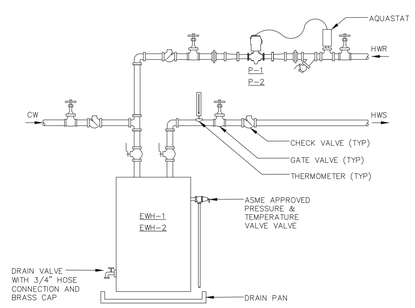
SCALE: NONE



NOTES:
1. PROVIDE BALANCE VALVE ABOVE CEILING IN ACCESSIBLE LOCATION.
2. EACH SINK SHALL BE SERVED BY A MIXING VALVE INSTALLED IN CABINET BELOW.
3. REFER TO FLOOR PLANS FOR PIPE SIZES AND TYPE/QUANTITY OF FIXTURES.
4. THIS DETAIL IS INTENDED TO SHOW THE GENERAL INTENT OF THE HOT WATER CIRCULATION PIPING TO A FIXTURE. NOT ALL FIXTURE REQUIREMENTS, FITTINGS, AND DEVICES ARE SHOWN.

2 SINK WITH SINGLE LEVER FAUCET SUPPLY PIPING DETAIL

SCALE: NONE



3 ELECTRIC WATER HEATER CONNECTION DETAIL

SCALE: NONE

PLUMBING FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	MODEL	WASTE	VENT	C.W.	H.W.	GAS	REMARKS
L-1	KOHLER	K-2196-1-0	1 1/2"	1-1/4"	1/2"	1/2"	---	LAVATORY: DROP-IN SINK WITH KOHLER #K-7515-CP FITTINGS, JONES #D70-100 GRID DRAIN AND TRUEBRO #102-EZ COVERS
WC-1	KOHLER	K-3519-0	3"	2"	1/2"	---	---	WATER CLOSET: FLOOR MOUNTED, VITREOUS CHINA WITH KOHLER #K-4731-C-0 SEAT
U-1	KOHLER	K-5016-ET-0	2"	1 1/2"	3/4"	---	---	URINAL: WALL HUNG WITH CARRIER AND SLOAN #G2 8186-0.5 FLUSH VALVE
S-1	STERLING	14631-3-NA	1 1/2"	1 1/4"	1/2"	1/2"	---	SINK: DROP-IN STAINLESS STEEL, 3 HOLE WITH KOHLER #K-10433-CP FAUCET AND #SS-112 STRAINER
S-2 & WD-1 & HWT	STERLING	14631-4-NA	1 1/2"	1 1/4"	1/2"	1/2"	---	SINK: DROP-IN STAINLESS STEEL, 4 HOLE WITH KOHLER #K-10433-CP FAUCET AND #SS-112 STRAINER
	INSINKERATOR	F-HC1100	---	---	1/4"	1/4"	---	HOT & COOL WATER DISPENSER: MOUNT ON S-2. EQUIP WITH SPECIFIED HWT, ADJUSTABLE TEMPERATURE FROM 160F TO 210F AND INSTANT SELF-CLOSING HOT VALVE.
	INSINKERATOR	HWT-F1000S	---	---	1/2"	1/2"	---	ELECTRIC WATER HEATER: 2/3 GALLON, 115V AND FILTRATION SYSTEM FOR USE WITH WD-1. MOUNT BELOW COUNTER.
EWC-1	ELKAY	EZWSM8K	1-1/2"	1-1/4	1/2"	---	---	BOTTLE FILLING STATION: IN-WALL MOUNT, 115V ELECTRIC, REFRIGERATED CHILLING CAPACITY OF 8.0GPH.
JS-1	FIAT	MSB-2424	3"	2"	1/2"	1/2"	---	JANITOR SINK: 24"x24" MOLDED STONE BASIN WITH T&S #B-0665-BSTR FITTINGS, DOME STRAINER, P-TRAP AND VACUUM BREAKER
FD-1 & TG	JOSAM	30000 - A SERIES	4"	2"	---	---	---	FLOOR DRAIN: PROVIDE FIXTURE OR CIRCUIT VENTING AS REQUIRED. PROVIDE WITH SPECIFIED TG.
	PROVENT SYSTEMS	TRAPGUARD TG34IP	---	---	---	---	---	TRAP GUARD: 3", PVC MATERIAL. OPEN ON TOP WITH CURL CLOSURE AT BOTTOM CLOSES & RETURNS TO MOLDED SHAPE AFTER WASTE WATER DISCHARGE

ELECTRIC WATER HEATER SCHEDULE

SYMBOL	MANUFACTURER/ MODEL NUMBER	LOCATION	WATER VOLUME (GAL)	DEGREE RISE (°F)	1ST HOUR (GPH)	CONTINUOUS (GPH)	ELECTRICAL KW	ELECTRICAL VOLTAGE	ELECTRICAL PH	REMARKS
EWH-1	AO SMITH / DEL-10	JANITOR CLOSET	10	90	27	20	4.5	208	1	1,2,3
EWH-2	AO SMITH / DEL-10	COFFEE STATION	10	90	27	20	4.5	208	1	1,2,3

REMARKS:
1. PROVIDE WTH SINGLE POINT ELECTRICAL CONNECTION.
2. PROVIDE MODEL FLOODSAFE LFWDS LEAK DETECTION SHUT-OFF VALVES AS MANUFACTURED BY WATTS.
3. WATER HEATER TO SUPPLY WATER AT 110°F

PUMP SCHEDULE

SYMBOL	MANUFACTURER/MODEL	LOCATION	SERVICE	TYPE	GPM	HEAD (FT)	ELECTRICAL HP	ELECTRICAL PH	ELECTRICAL VOLT	ELECTRICAL RPM	REMARKS
P-1	TACO/006 BC4	JANITOR CLOSET	110 °F DOMESTIC HOT WATER RECIRC.	INLINE	3.0	10.0	1/40	1	120	3250	1
P-2	TACO/006 BC4	COFFEE STATION	110 °F DOMESTIC HOT WATER RECIRC.	INLINE	3.0	10.0	1/40	1	120	3250	1

GENERAL NOTES
1. PUMP TO BE CONTROLLED BY AQUASTAT ON HW SUPPLY. REFER TO PUMP DETAIL.

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