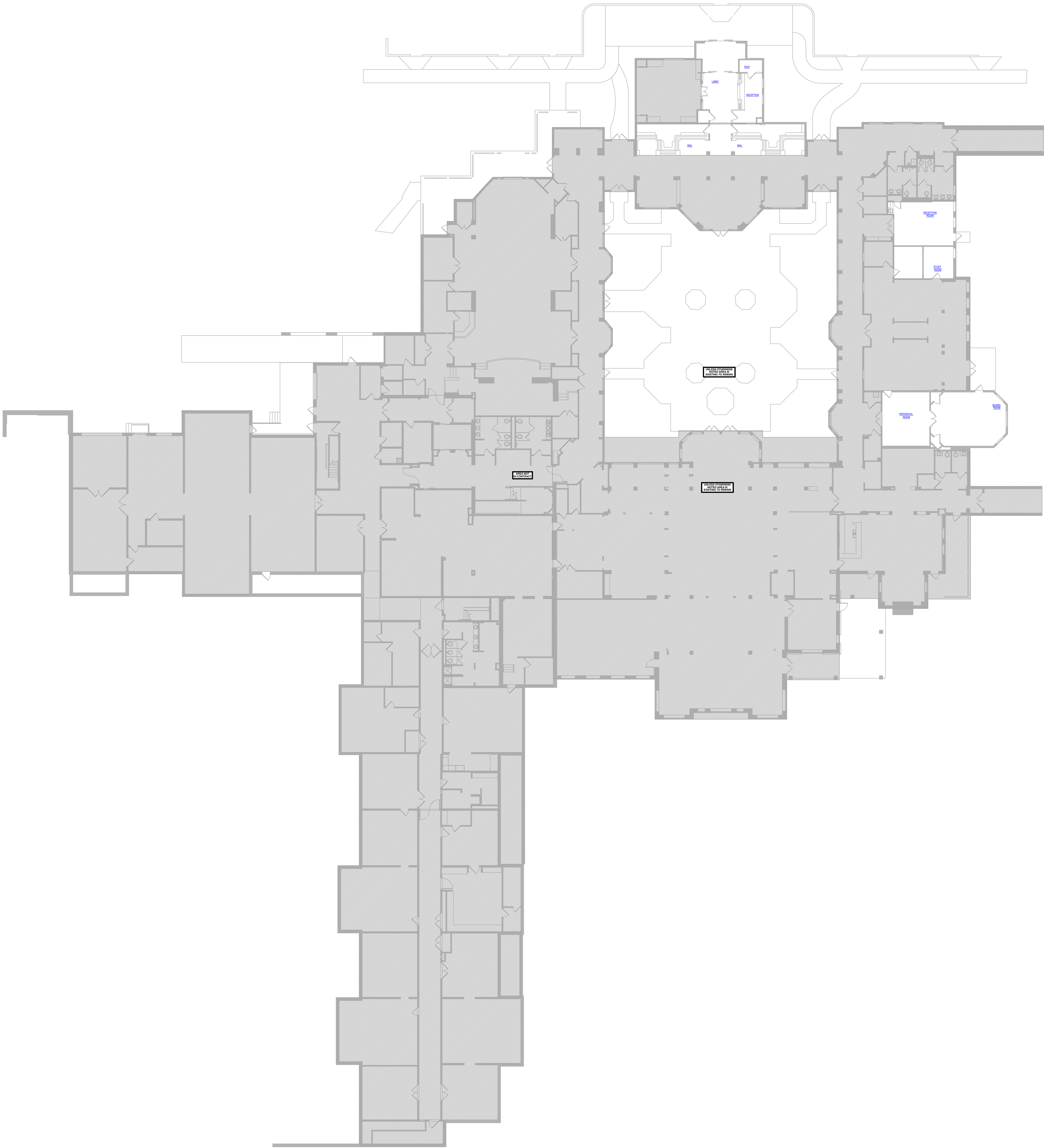


APPROVAL STAMPS

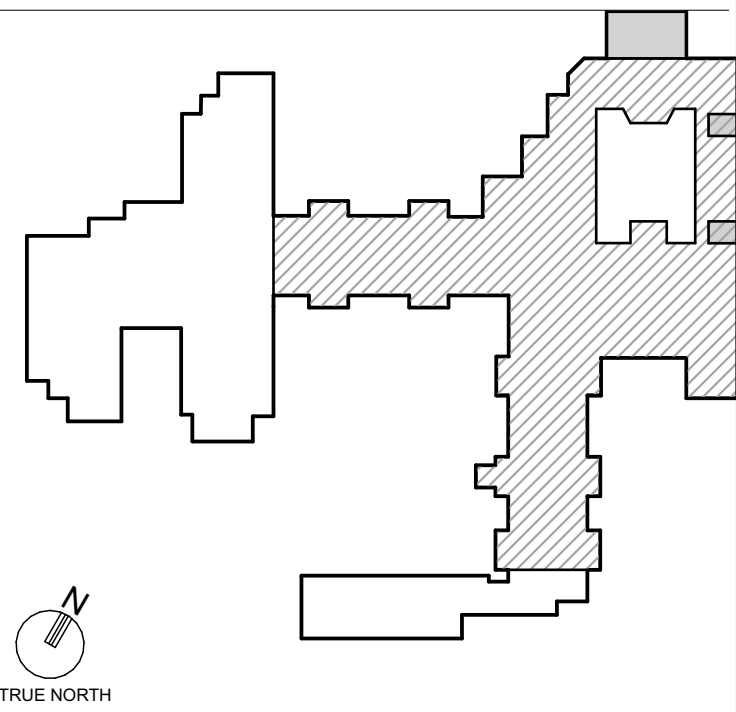


1 SECOND FLOOR OVERALL DEMOLITION PLUMBING PLAN SCALE: 1/16" = 1' - 0"

DEMOLITION GENERAL NOTES

1. REMOVE DESIGNATED ELEMENTS AS SHOWN ON DRAWINGS.
2. ALL PLUMBING EQUIPMENT AND ASSOCIATED WATER AND SANITARY PIPING DESCRIBED SHALL BE DEMOLISHED AND REMOVED. CAP AT MAIN.
3. COMPLY WITH APPLICABLE NFPA STANDARDS WHEN TORCH CUTTING.
4. PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES AS REQUIRED.
5. OBTAIN WRITTEN CONSENT OF OWNER PRIOR TO TORCH CUTTING.
6. ERECT AND MAINTAIN TEMPORARY PARTITIONS TO PREVENT SPREAD OF DUST, FUMES, NOISE AND SMOKE TO PROVIDE FOR CONTINUING OWNER OCCUPANCY.
7. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT BUILDING AREAS. MAINTAIN PROTECTED LEGAL EGRESS AND ACCESS AT ALL TIMES. KEEP REQUIRED EXIT WAYS UNOBSTRUCTED AT ALL TIMES AND ARTIFICIALLY LIGHTED.
8. REMOVE DEMOLISHED MATERIALS FROM SITE AS WORK PROGRESSES AND DISPOSE OF IN A PROPER LEGAL MANNER. UPON COMPLETION OF WORK, LEAVE AREAS OF WORK IN BROOM CLEAN CONDITION AT THE END OF EACH DAY.
9. COORDINATE ALL DEMOLITION WORK WITH LANDLORD PRIOR TO SHUT DOWN THE SERVICE MAINS TO PERFORM THE REQUIRED WORK.
10. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONSTRUCTION MANAGER SHALL WALK THE PROJECT WITH THE CONTRACTOR PERFORMING THIS WORK TO CONFIRM THE EXTENT OF DEMOLITION.
11. THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING THEIR PROPOSAL TO VERIFY ACTUAL SITE CONDITIONS AND ANY DISCOVERED DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO SUBMITTING THEIR BID. THE CONTRACTOR SHALL INCLUDE ALL DEMOLITION WORK EXPOSED AND CONCEALED, WHETHER OR NOT SHOWN ON DRAWINGS. NECESSARY FOR THE EFFECTIVE INSTALLATION AND PERFORMANCE OF NEW SYSTEM. THE CONTRACTOR SHALL ALSO INCLUDE TEMPORARY REMOVAL AND REINSTALLATION OF EXISTING WORK WHEREVER NECESSARY. THE OWNER SHALL NOT ACCEPT (NOR THE CONTRACTOR PAY) EXTRA COSTS ASSOCIATED WITH THE DEMOLITION AND/OR TEMPORARY REMOVAL/REINSTALLATION WORK FROM THE CONTRACTOR.
12. CONTRACTOR SHALL PATCH ROOF AS REQUIRED AND SEAL WATERTIGHT (CONTRACTOR SHALL COORDINATE ALL ROOF WORK WITH EXISTING ROOF CONTRACTOR IN ORDER NOT TO VOID EXISTING ROOF WARRANTY).

KEYPLAN



HOLSTEIN WHITE ENGINEERS

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PROJECT TITLE
Collington
A KENDAL AFFILIATE

ENABLING RENOVATION
CONSTRUCTION DOCUMENTS

SFCS Architecture
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Interiors

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540.344.6664 • Fax 540.343.6925
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DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
SECOND FLOOR OVERALL
DEMOLITION PLUMBING PLAN

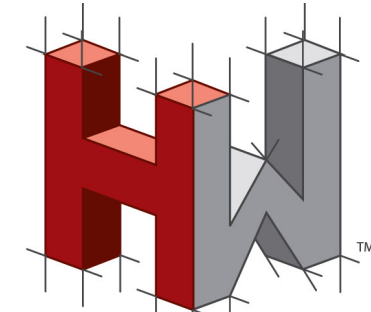
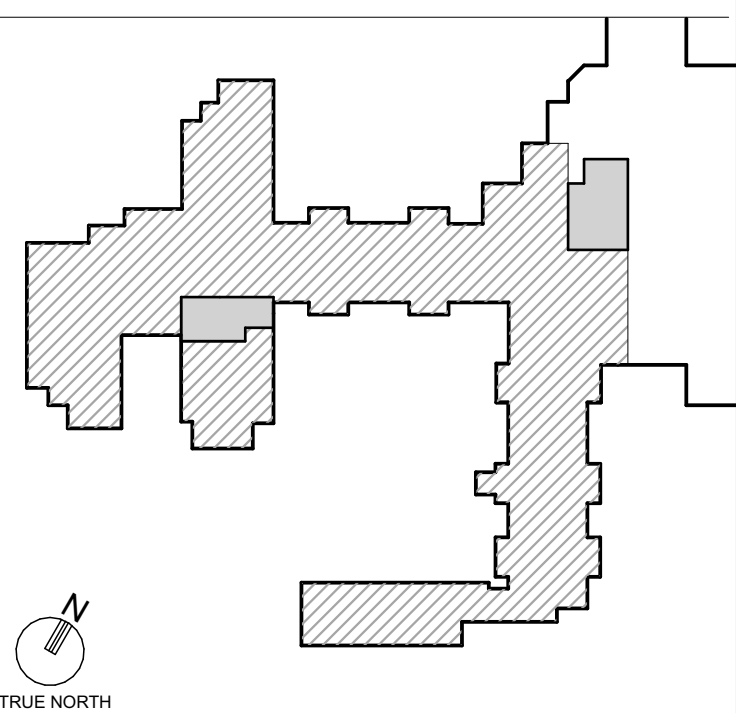
DATE:	DRAWING
MAY 28, 2026	DP0.20-1A
COMM. NO.	18135.00

APPROVAL STAMPS

DEMOLITION GENERAL NOTES

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12. CONTRACTOR SHALL PATCH ROOF AS REQUIRED AND SEAL WATER TIGHT (CONTRACTOR SHALL COORDINATE ALL ROOF WORK WITH EXISTING ROOF CONTRACTOR IN ORDER NOT TO VOID EXISTING ROOF WARRANTY).

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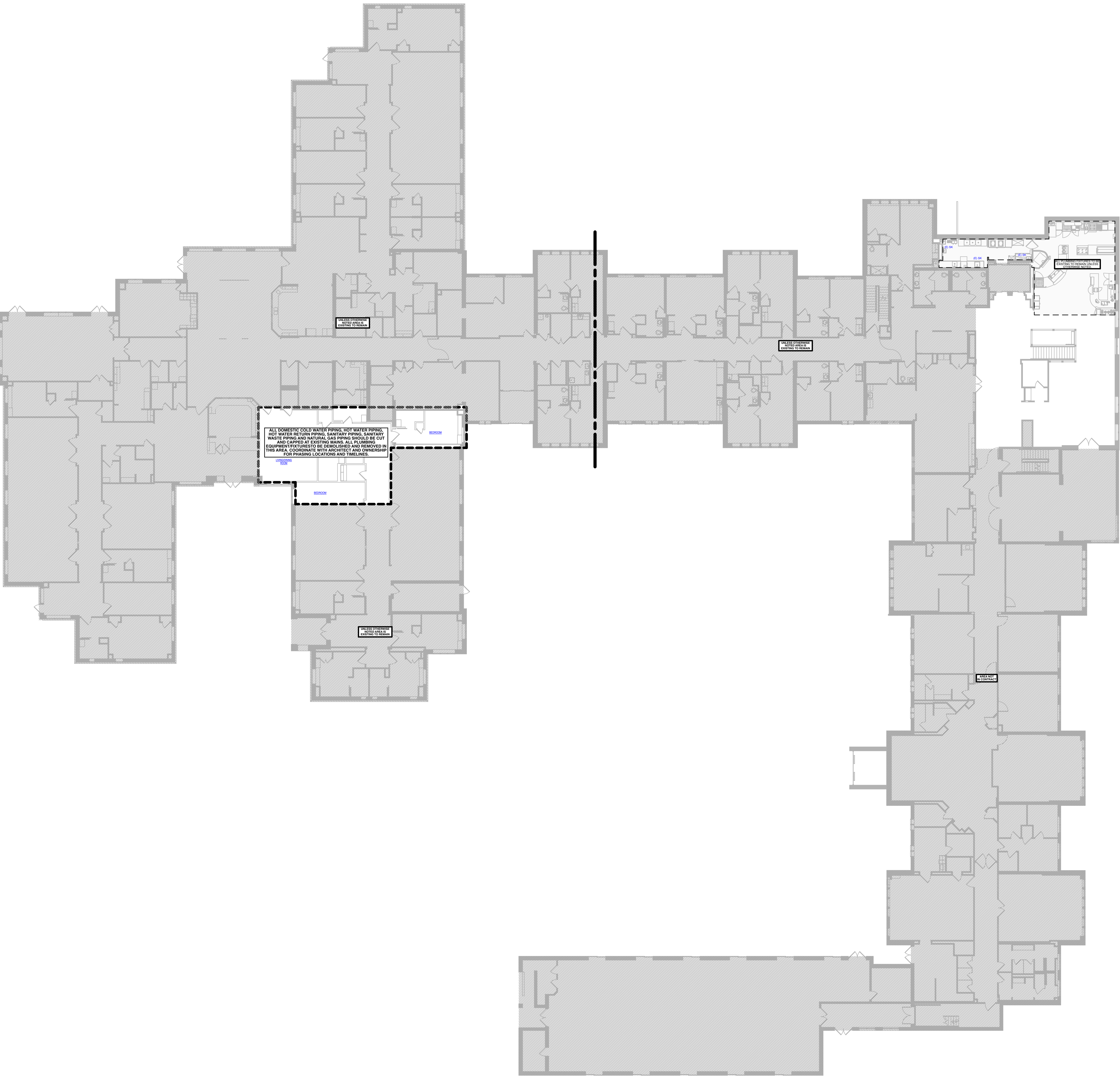
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ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
**THIRD FLOOR OVERALL
DEMOLITION PLUMBING PLAN**

DATE:	DRAWING
MAY 28, 2026	DP0.30-1A
COMM. NO.	18135.00



THIRD FLOOR OVERALL
DEMOLITION PLUMBING
PLAN

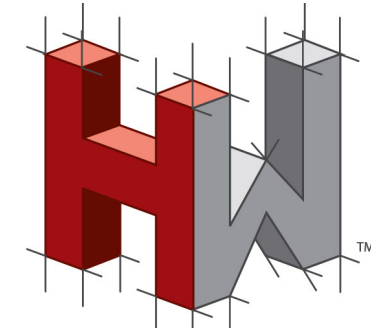
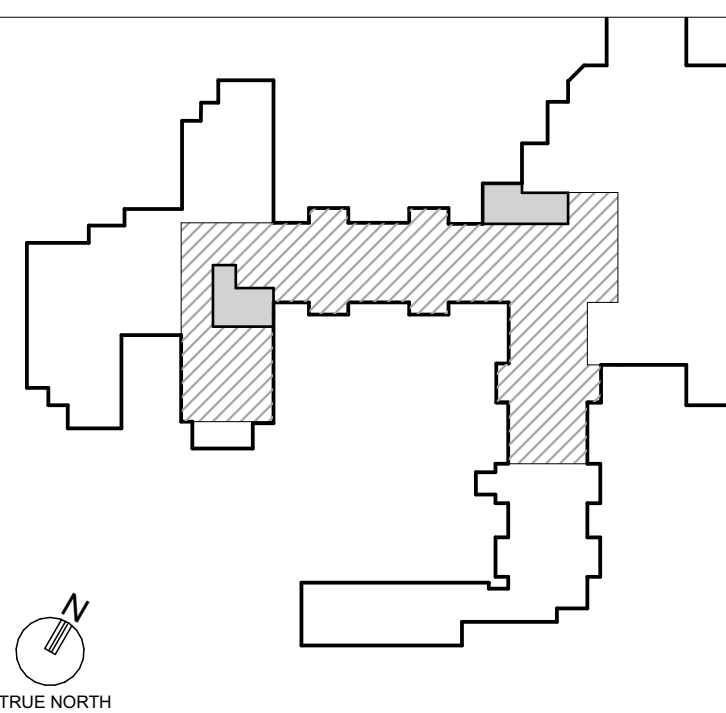
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SCALE: 1/16" = 1' - 0"

DEMOLITION GENERAL NOTES

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12. CONTRACTOR SHALL PATCH ROOF AS REQUIRED AND SEAL WATERTIGHT. (CONTRACTOR SHALL COORDINATE ALL ROOF WORK WITH EXISTING ROOF CONTRACTOR IN ORDER NOT TO VOID EXISTING ROOF WARRANTY).

KEYPLAN



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Collington
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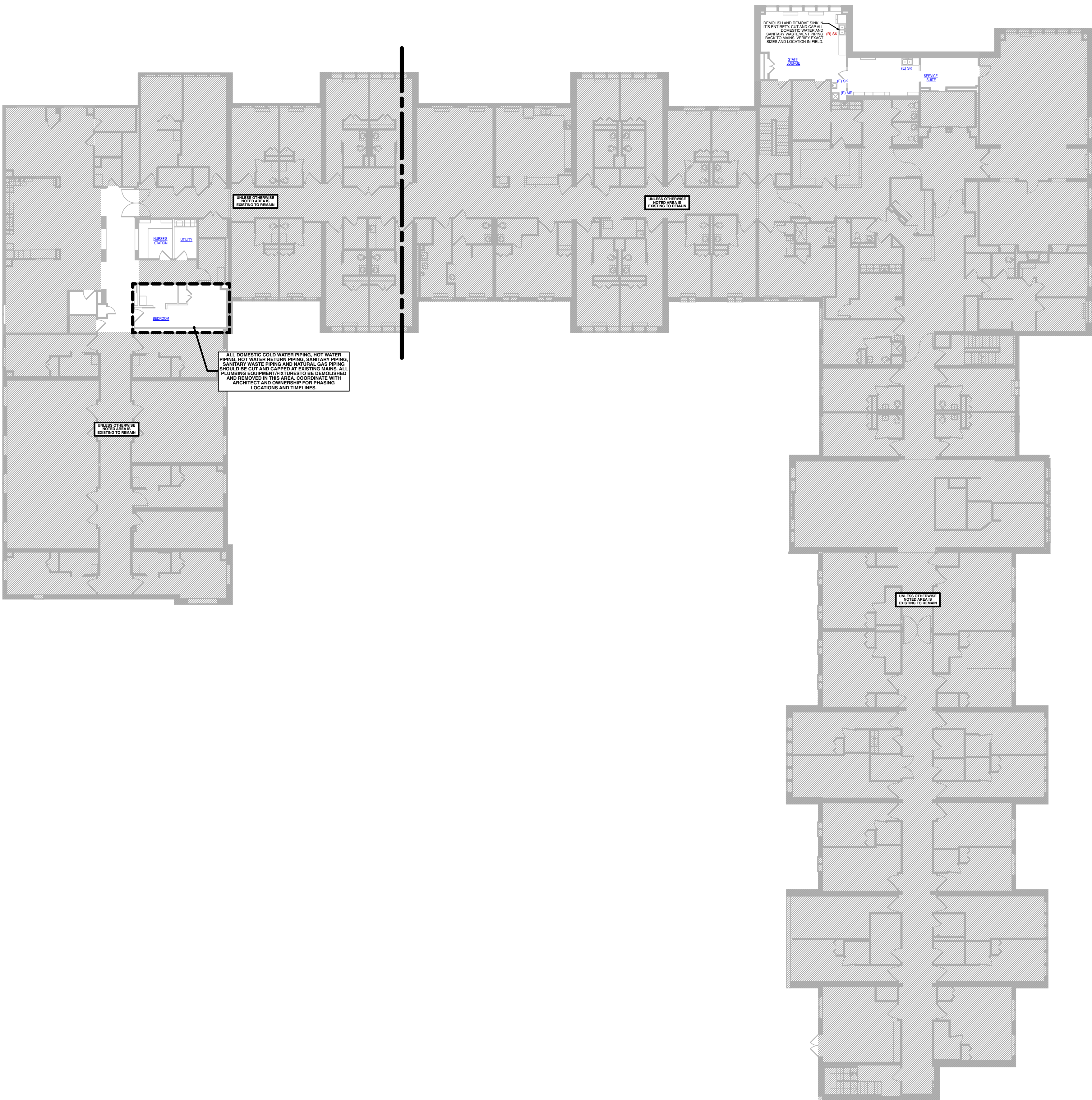
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ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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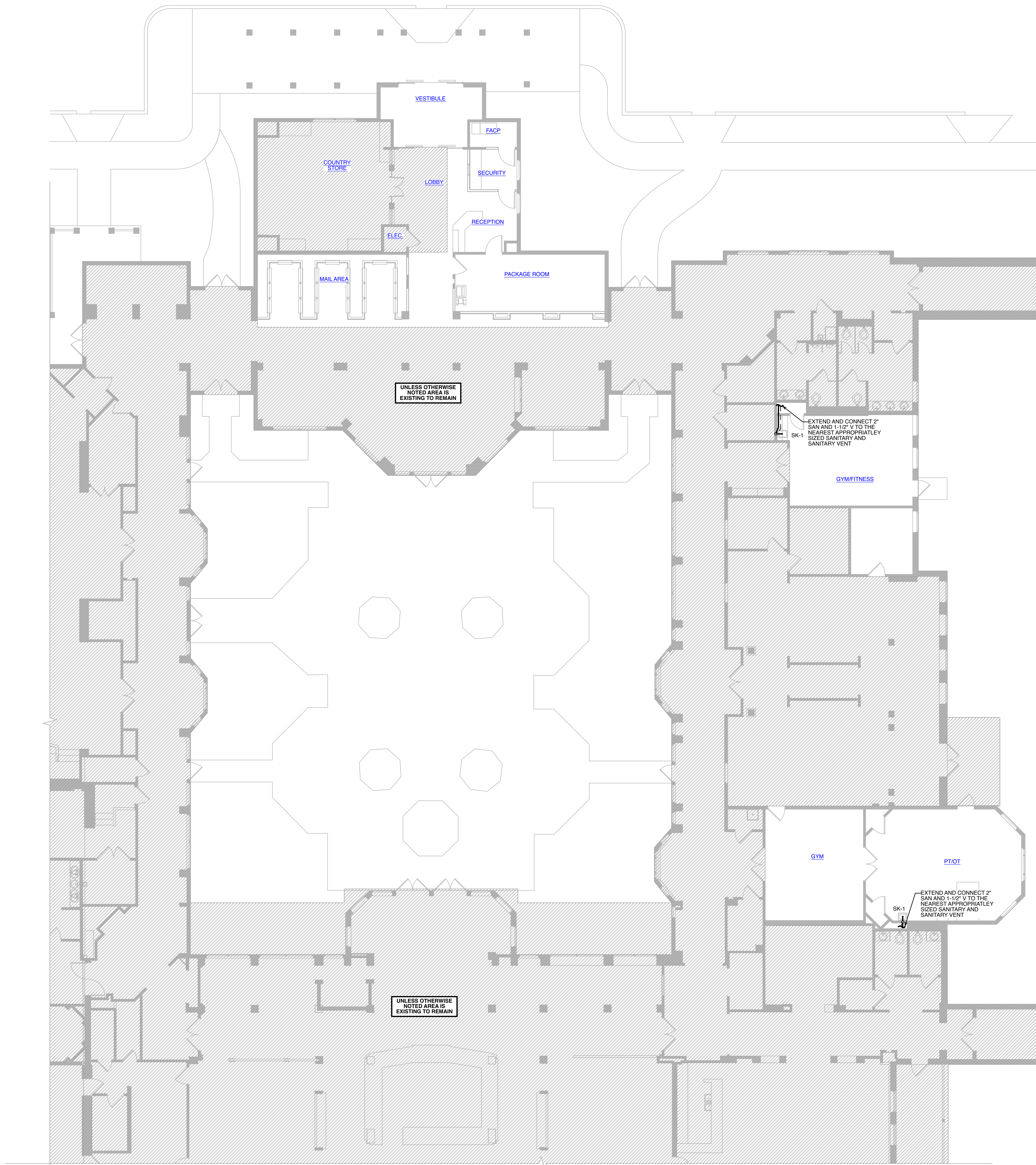
DRAWING TITLE
**FOURTH FLOOR OVERALL
DEMOLITION PLUMBING PLAN**

DATE:	MAY 28, 2026	DRAWING
COMM. NO.	18135.00	DP0.40-1A



FOURTH FLOOR OVERALL
DEMOLITION PLUMBING
PLAN

SCALE: 1/16" = 1' - 0"



1 PARTIAL SECOND FLOOR
SANITARY PLAN
SCALE: 1/8" = 1' - 0"

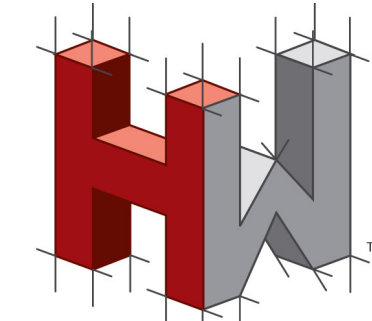
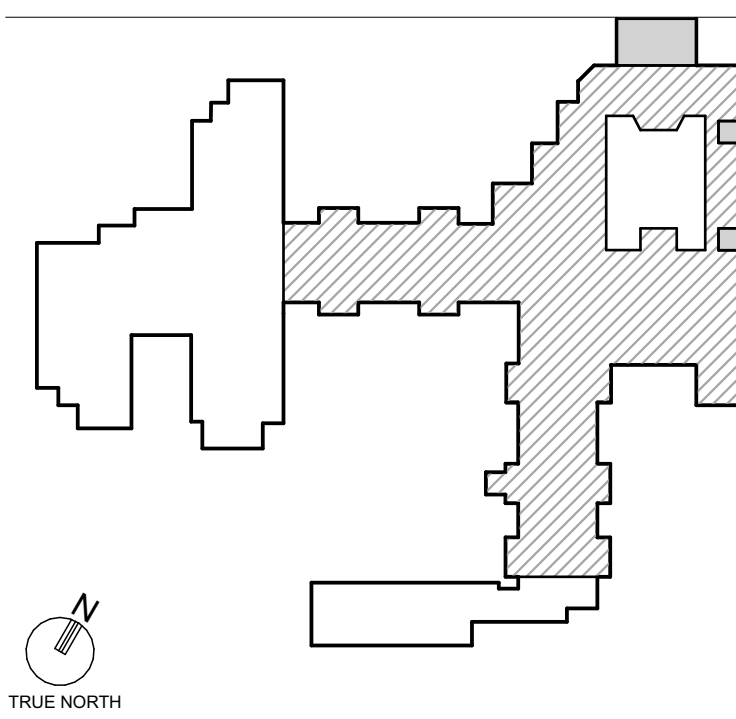
GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS OF ALL THE FURNITURE, PLUMBING FIXTURES, AND EQUIPMENT.
2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PIPING WITH THE LOCATION OF ALL NEW AND EXISTING FOOTERS.
3. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PIPING WITH ALL TRADES ON THE FLOOR ABOVE AND BELOW TO AVOID CONFLICTS.
4. ALL SANITARY PIPING 4"Ø AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT AND ALL SANITARY PIPING 3"Ø AND SMALLER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL VERIFY EXISTING INVERTS IN THE FIELD.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE NEW PIPING WITH ALL OTHER TRADES TO AVOID CONFLICTS.
6. ALL SANITARY VENTS THROUGH ROOF SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKES.
7. REFER TO PLUMBING FIXTURE SCHEDULE AND RISER DIAGRAMS FOR MORE INFORMATION REGARDING SANITARY, VENT, STORM, COLD WATER AND HOT WATER PIPING SIZES.
8. CONTRACTOR SHALL PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY AND STORM STACKS.
9. PROVIDE UL LISTED FIRE RATED PENETRATION PROTECTION AS REQUIRED BASED ON THE PIPING MATERIAL'S MANUFACTURER'S RECOMMENDATIONS AND UL ASSEMBLIES.
10. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL ENGINEER ALL REQUIRED CORING LOCATIONS THROUGH FLOORS/FOOTERS.
11. CONTRACTOR SHALL INSTALL ALL PIPING AS TIGHT AS POSSIBLE TO THE UNDERSIDE OF THE STRUCTURE.
12. REFER TO SHEET FOR PLUMBING SYMBOLS, INDICATIONS, AND ABBREVIATIONS.
13. COORDINATE LOCATIONS OF FLOOR DRAINS, AREA DRAINS, AND ROOF DRAINS WITH ARCHITECT.
14. ALL PIPING SHALL BE INSTALLED IN THE THERMAL ENVELOPE OF THE BUILDING. CONTRACTOR SHALL MAKE THE ARCHITECT & ENGINEER AWARE WHEN THE PIPING CANNOT BE INSTALLED WITHIN THE THERMAL ENVELOPE OF THE BUILDING. IF THE PIPING IS INSTALLED OUTSIDE OF THE THERMAL ENVELOPE OF THE BUILDING, THE INSULATION VALUE MAY NEED TO BE MINIMUM INCREASED AND HEAT TRACING MAY NEED TO BE ADDED TO PROVIDE THE APPROPRIATE FREEZE PROTECTION.

PIPE LEGEND

- BELOW FLOOR/GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR/GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR/GRADE VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- NATURAL GAS PIPING

KEYPLAN



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PROJECT TITLE
Collington
A KENDAL AFFILIATE

ENABLING RENOVATION
CONSTRUCTION DOCUMENTS

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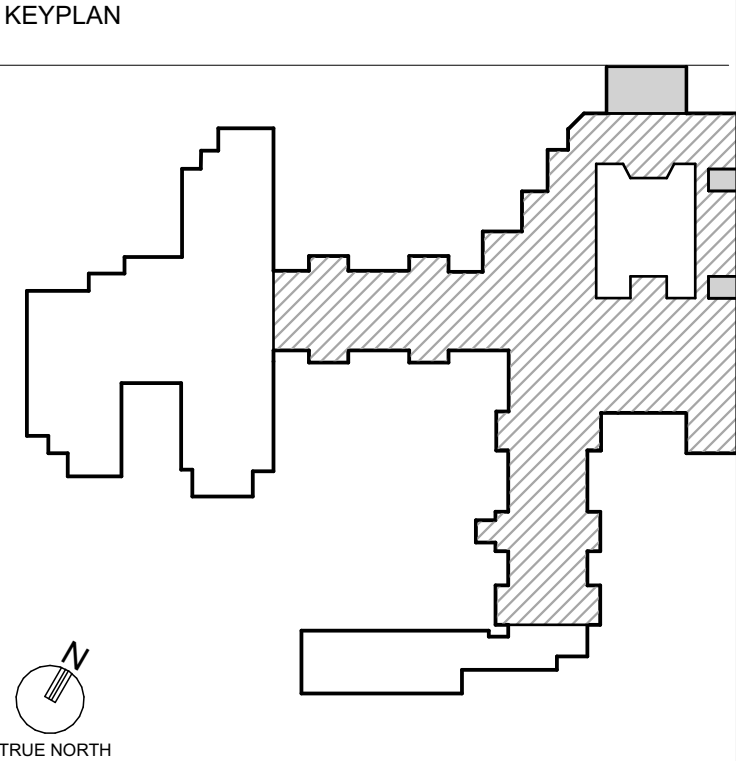
DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
PARTIAL SECOND FLOOR
SANITARY PLAN


DATE:	DRAWING
MAY 28, 2026	P1.20-1A
COMM. NO.	18135.00

- GENERAL NOTES**
1. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS OF ALL THE FURNITURE, PLUMBING FIXTURES, AND EQUIPMENT.
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 4. ALL SANITARY PIPING 4"Ø AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT AND ALL SANITARY PIPING 3"Ø AND SMALLER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL VERIFY EXACT INVERTS IN THE FIELD.
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 8. CONTRACTOR SHALL PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY AND STORM STACKS.
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- PIPE LEGEND**
- BELOW FLOOR/GRADE SANITARY AND STORM PIPING
 - ABOVE FLOOR/GRADE SANITARY AND STORM PIPING
 - ABOVE FLOOR/GRADE VENT PIPING
 - COLD WATER PIPING
 - HOT WATER PIPING
 - HOT WATER RETURN PIPING
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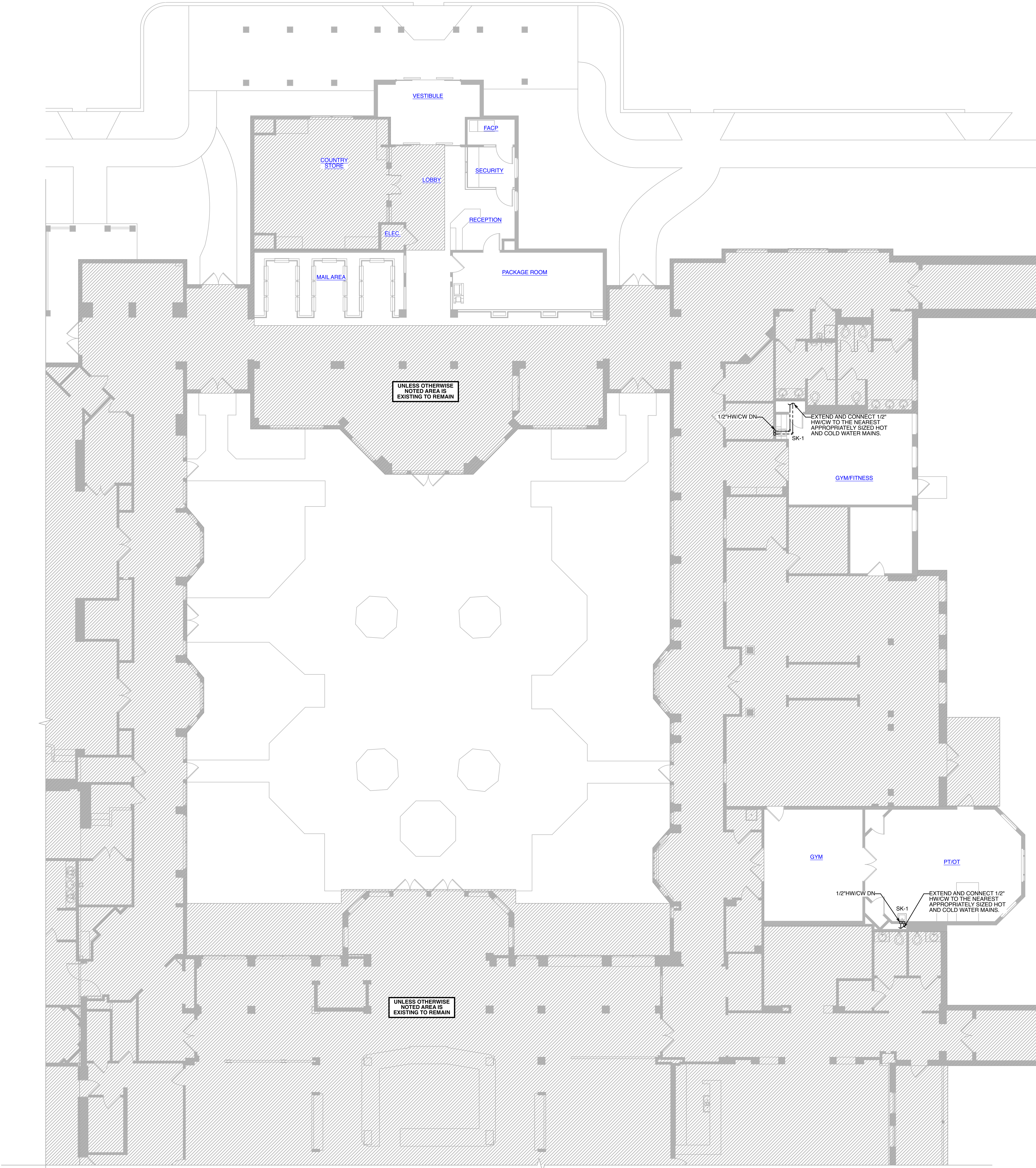

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DESIGNER :	DRAWN : LB/EP	
ARCHITECT :	CHECKED : JB	
ENGINEER : LB/EP	APPROVED : SW	
NO.	REVISION DESCRIPTION	DATE

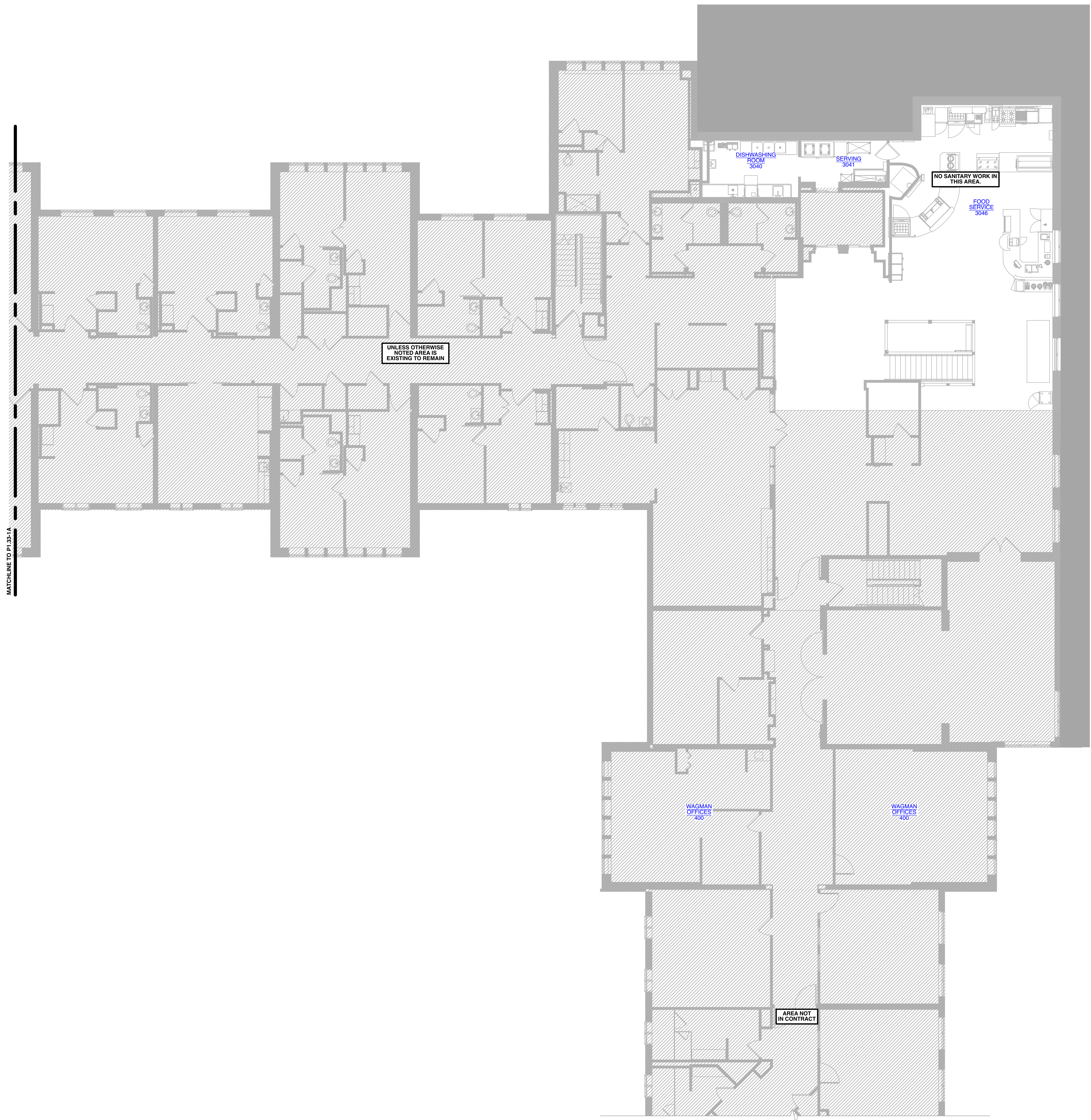
DRAWING TITLE
**PARTIAL SECOND FLOOR
DOMESTIC WATER PLAN**

DATE: MAY 28, 2026	DRAWING P1.21-1A
COMM. NO. 18135.00	



1 **PARTIAL SECOND FLOOR
DOMESTIC WATER PLAN**
SCALE: 1/8" = 1' - 0"

APPROVAL STAMPS



1 THIRD FLOOR SANITARY PLAN - AREA 'C'
SCALE: 1/8" = 1' - 0"

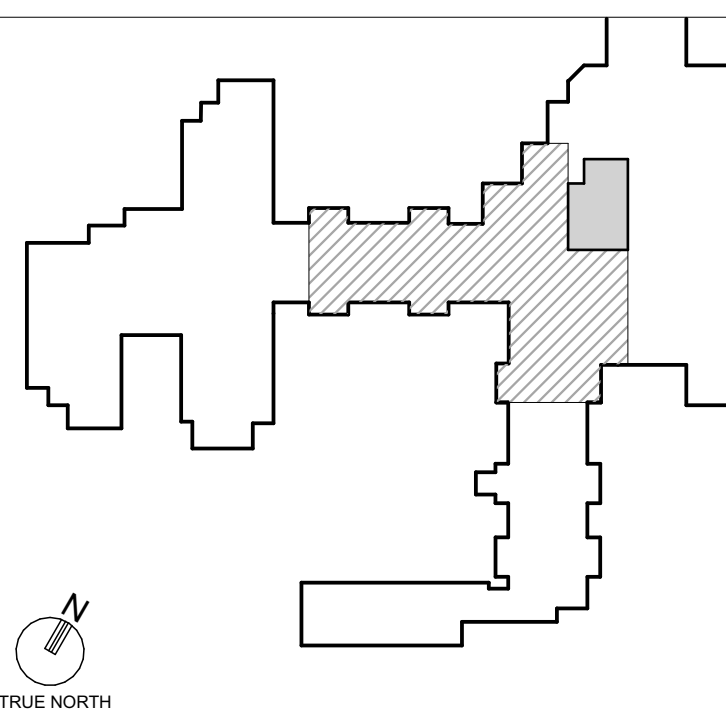
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PIPE LEGEND

- - - - - BELOW FLOOR/GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR/GRADE SANITARY AND STORM PIPING
- - - - - ABOVE FLOOR/GRADE VENT PIPING
- - - - - COLD WATER PIPING
- HOT WATER PIPING
- - - - - HOT WATER RETURN PIPING
- NATURAL GAS PIPING

KEYPLAN



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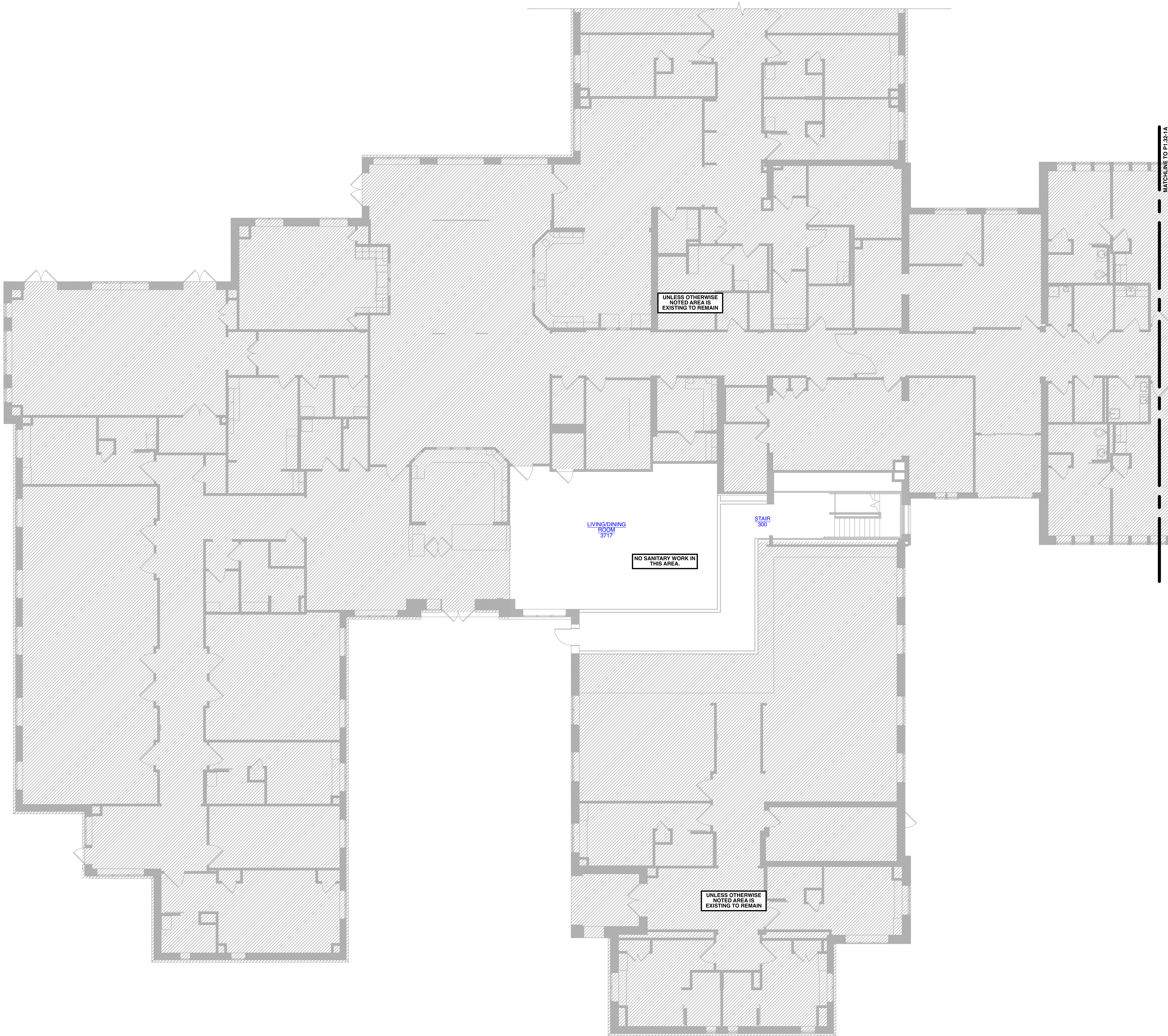
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DESIGNER :	DRAWN : LBEP
ARCHITECT :	CHECKED : JB
ENGINEER : LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
THIRD FLOOR SANITARY PLAN - AREA 'C'

DATE: MAY 28, 2026	DRAWING P1.32-1A
COMM. NO. 18135.00	



1 THIRD FLOOR SANITARY PLAN - AREA 'D'
SCALE: 1/8" = 1' - 0"

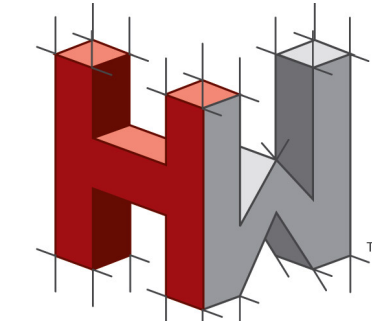
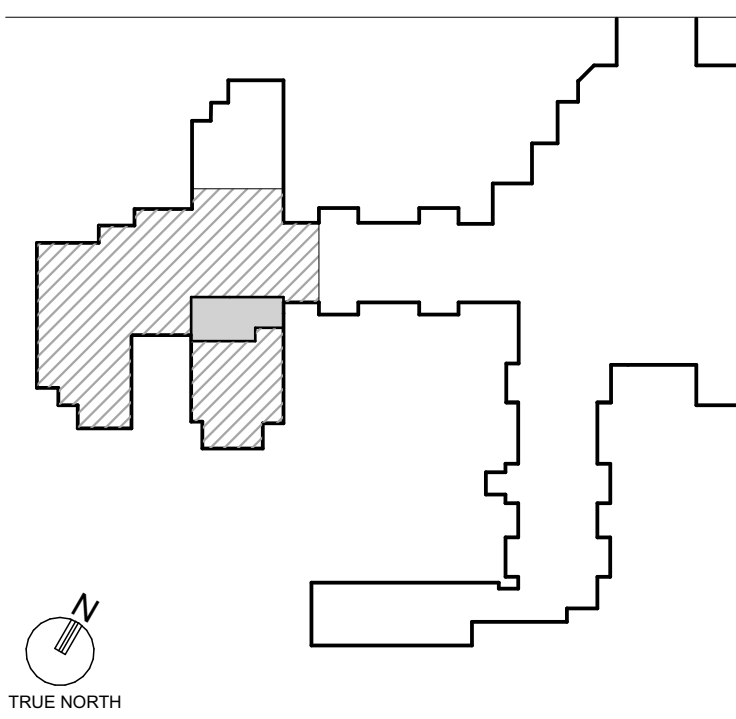
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PIPE LEGEND

- BELOW FLOOR/GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR/GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR/GRADE VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- NATURAL GAS PIPING

KEYPLAN



HOLSTEIN WHITE
ENGINEERS
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PROJECT TITLE
Collington
A KENDAL AFFILIATE

ENABLING RENOVATION
CONSTRUCTION DOCUMENTS

SFCS Architecture
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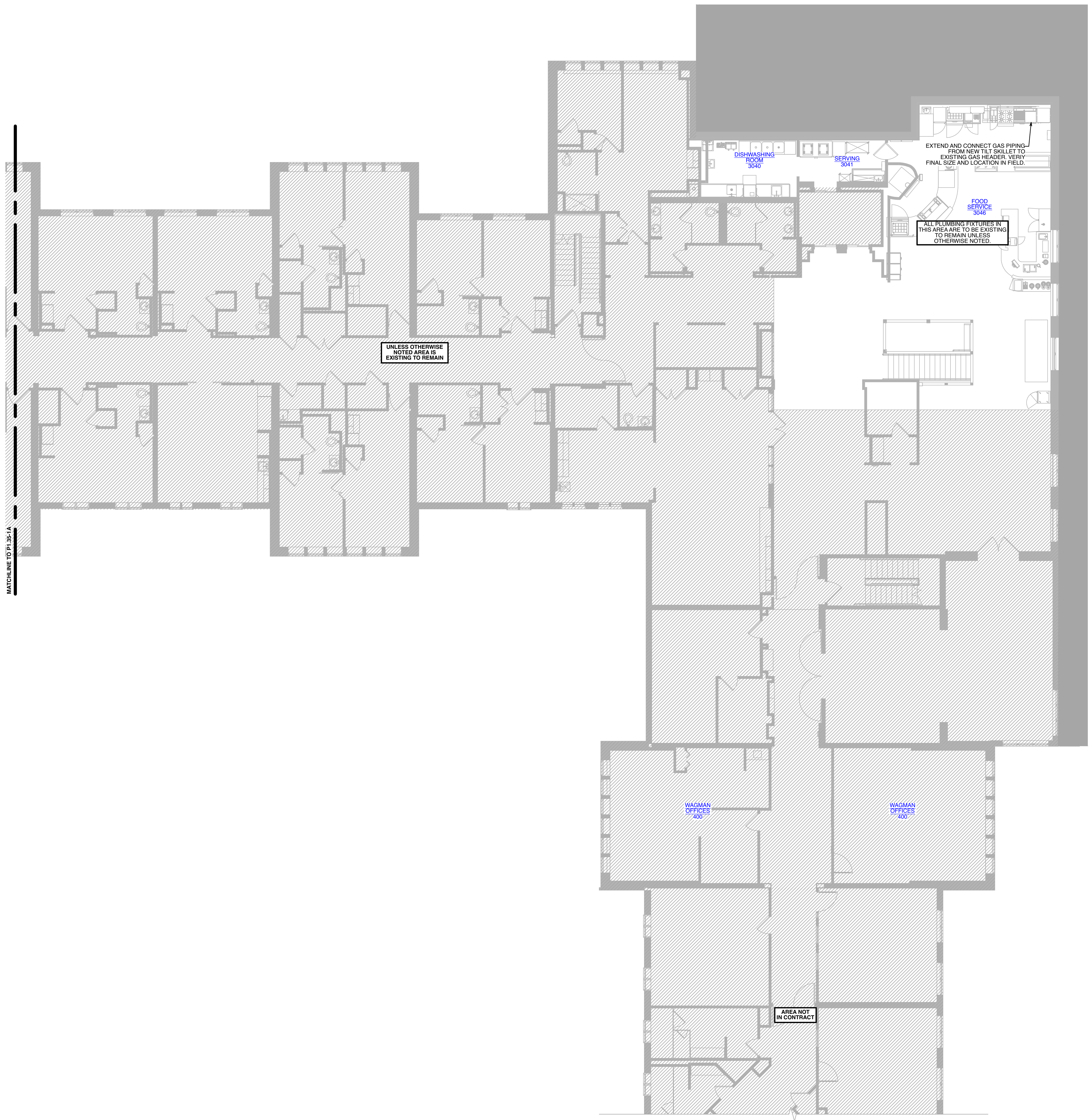
DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
THIRD FLOOR SANITARY PLAN - AREA 'D'

DATE:	MAY 28, 2026	DRAWING
COMM. NO.	18135.00	P1.33-1A

APPROVAL STAMPS



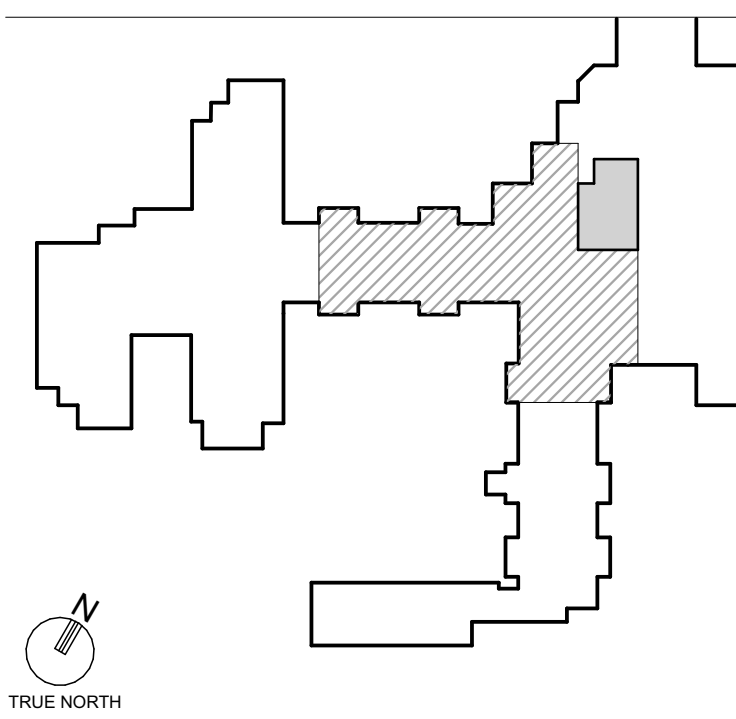
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KEYPLAN



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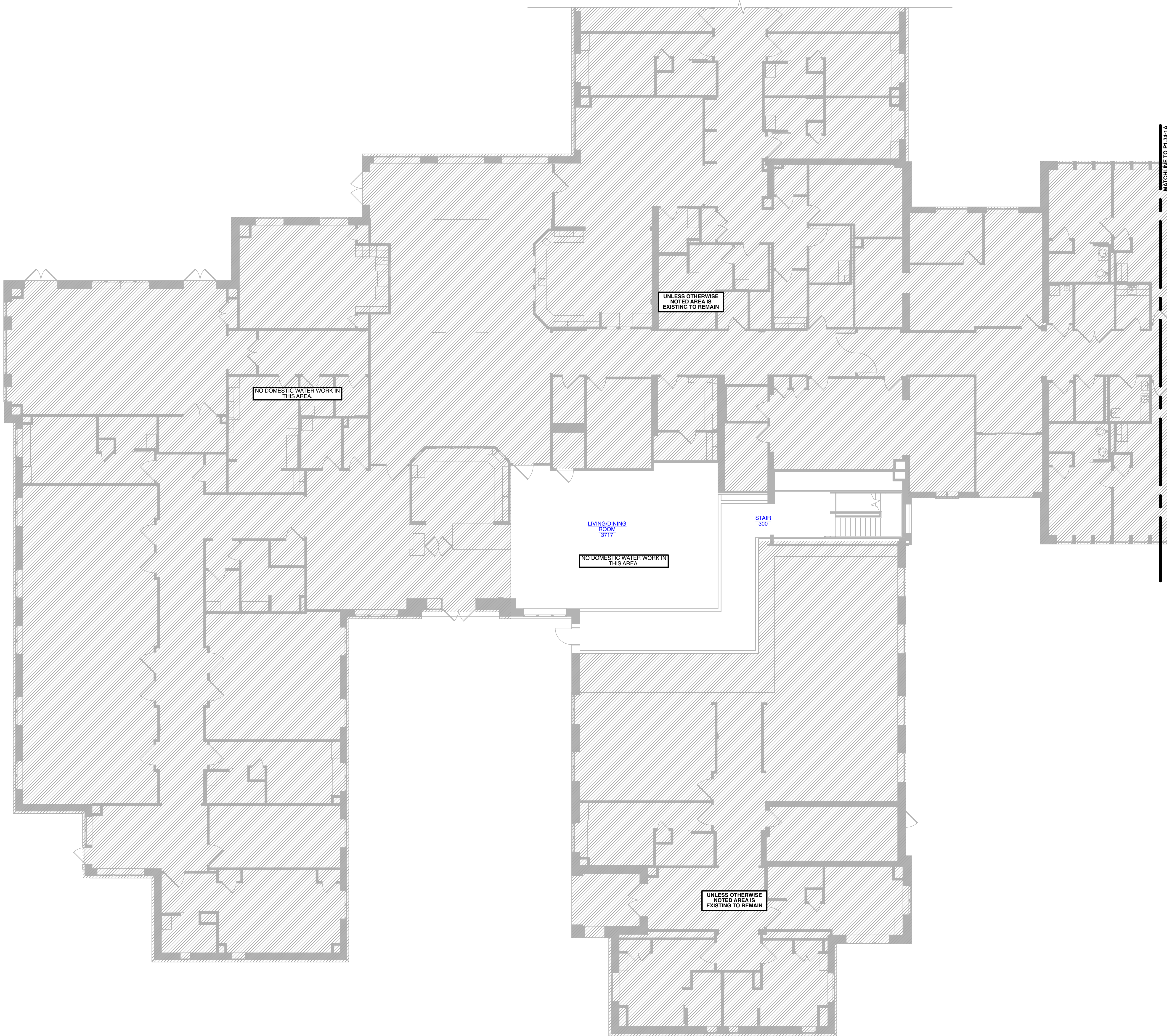
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DESIGNER :	DRAWN : LBEP	
ARCHITECT :	CHECKED : JB	
ENGINEER : LBEP	APPROVED : SW	
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
THIRD FLOOR DOMESTIC WATER
PLAN - AREA 'C'

DATE: MAY 28, 2026	DRAWING P1.34-1A
COMM. NO. 18135.00	

1 THIRD FLOOR DOMESTIC
WATER PLAN - AREA 'C'
SCALE: 1/8" = 1' - 0"



1
THIRD FLOOR DOMESTIC
WATER PLAN - AREA 'D'
SCALE: 1/8" = 1' - 0"

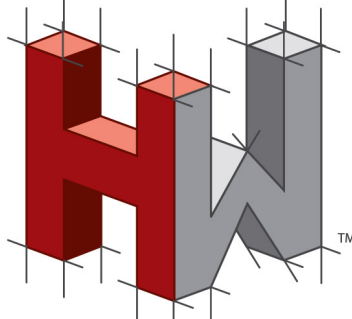
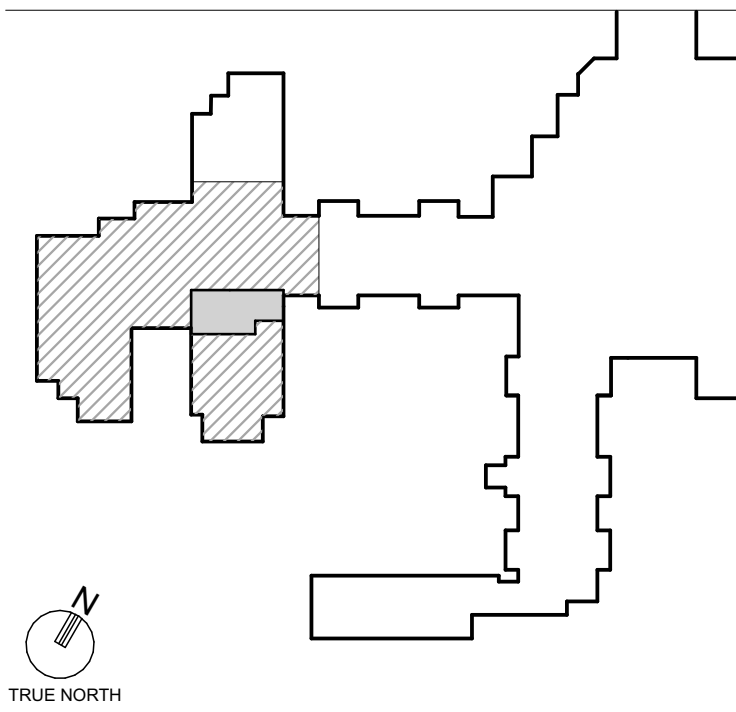
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KEYPLAN



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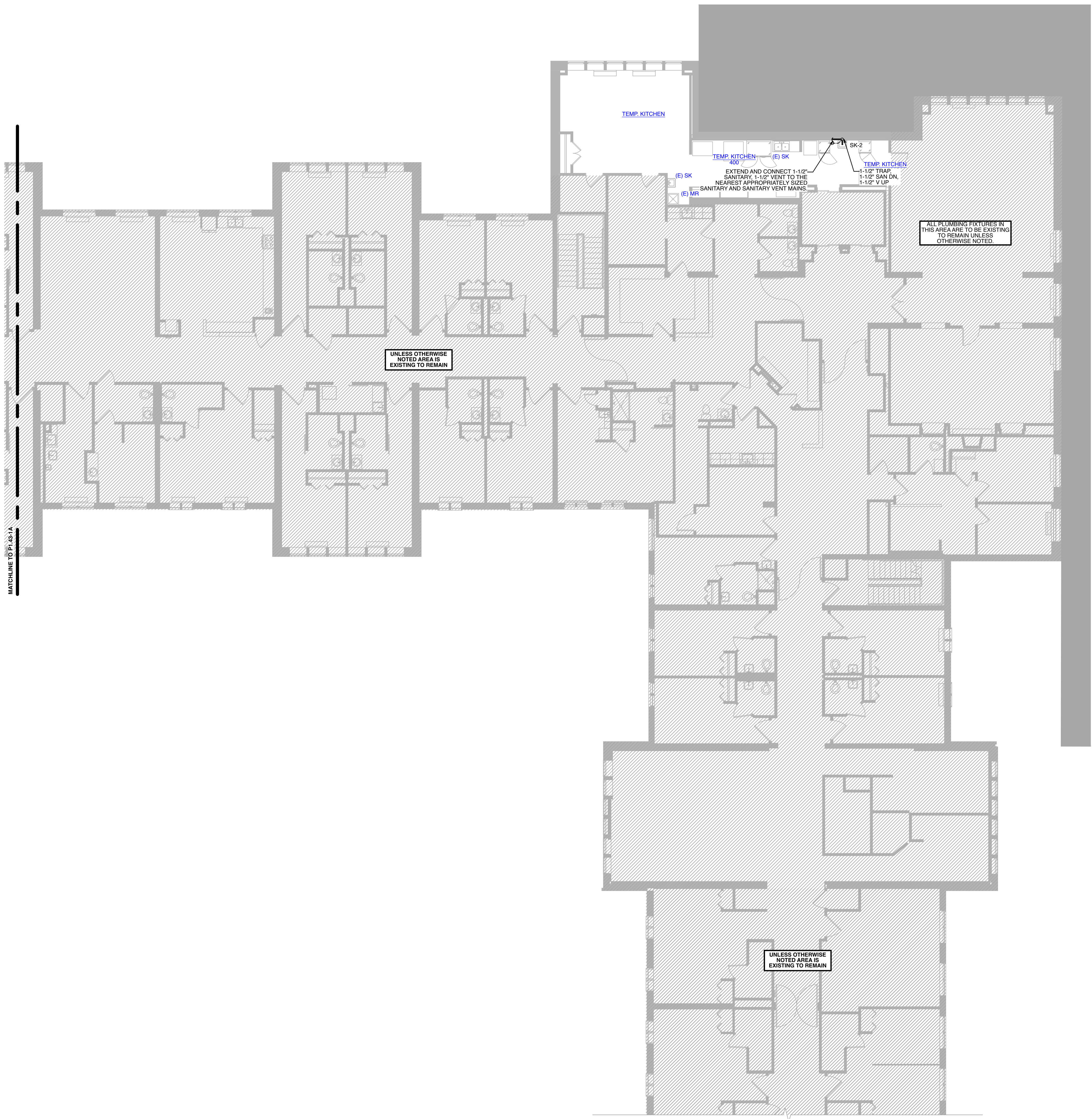
DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
THIRD FLOOR DOMESTIC WATER
PLAN - AREA 'D'

DATE:	DRAWING
MAY 28, 2026	P1.35-1A
COMM. NO.	18135.00

APPROVAL STAMPS



1
FOURTH FLOOR SANITARY
PLAN - AREA 'C'
SCALE: 1/8" = 1' - 0"

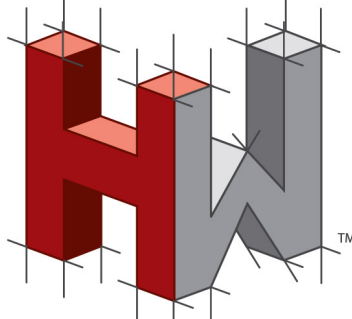
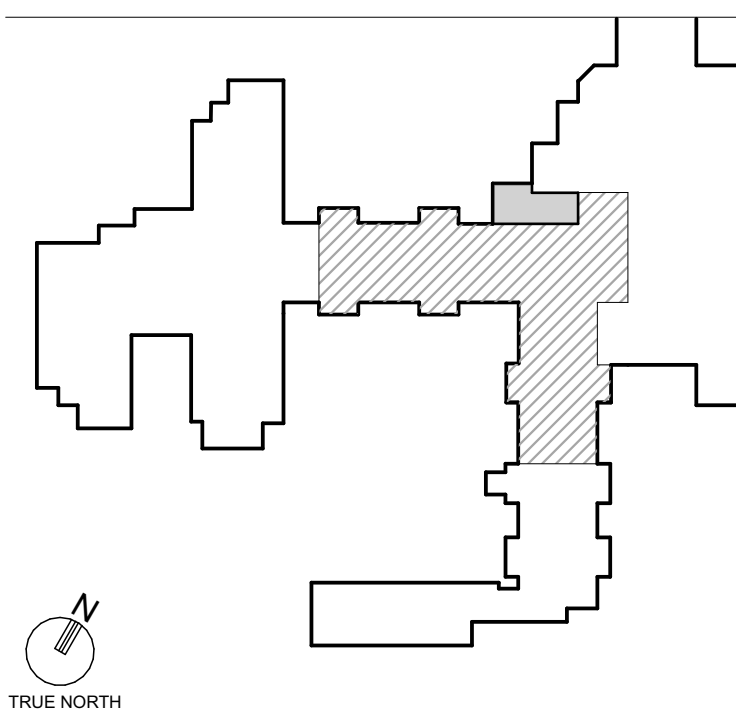
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KEYPLAN



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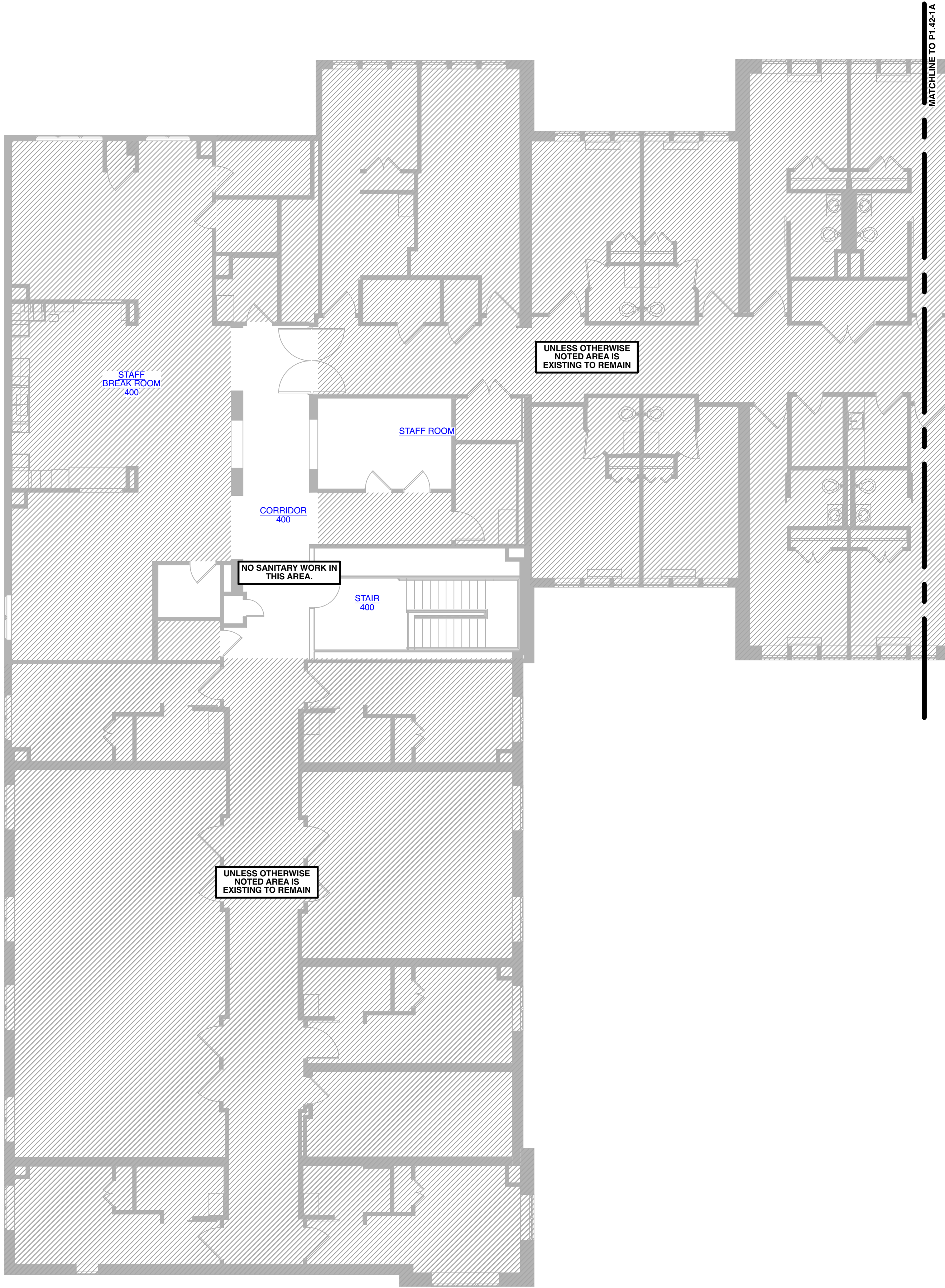
DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
FOURTH FLOOR SANITARY PLAN -
AREA 'C'

DATE:	DRAWING
MAY 28, 2026	P1.42-1A
COMM. NO.	18135.00

APPROVAL STAMPS



1 FOURTH FLOOR SANITARY
PLAN - AREA 'D'
SCALE: 1/8" = 1' - 0"

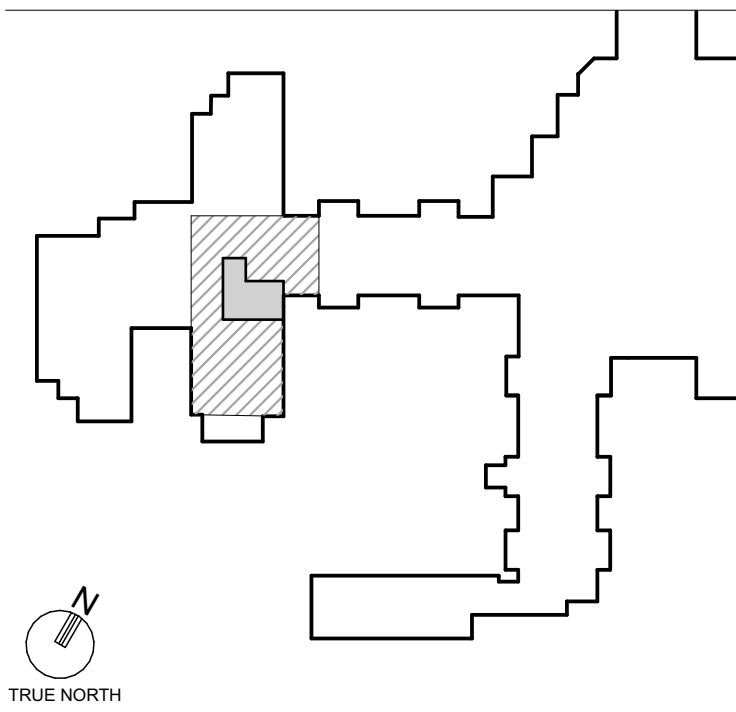
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KEYPLAN



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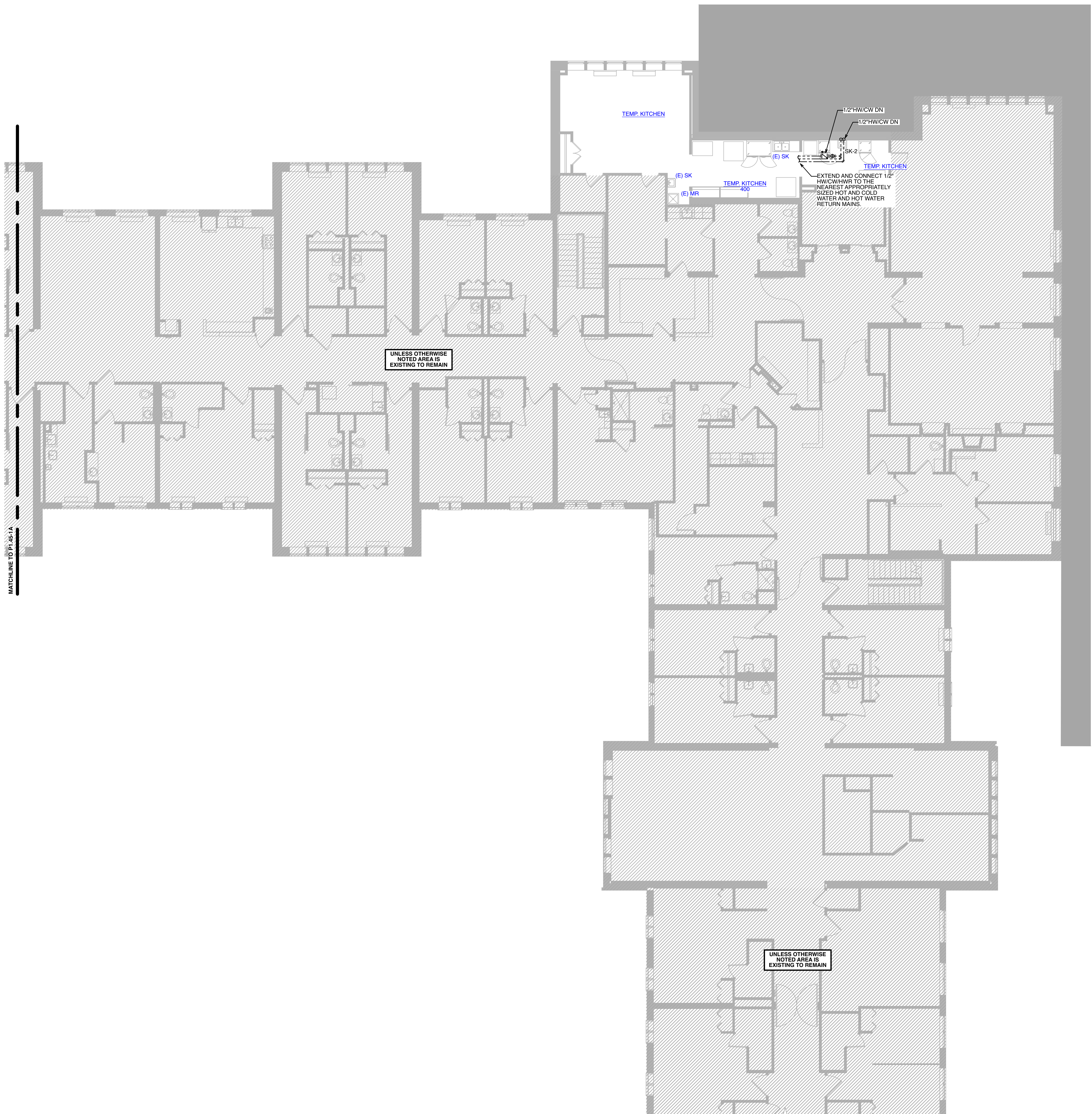
DESIGNER : _____	DRAWN : LBEP
ARCHITECT : _____	CHECKED : JB
ENGINEER : LBEP	APPROVED : SW

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DRAWING TITLE
FOURTH FLOOR SANITARY PLAN -
AREA 'D'

DATE: MAY 28, 2026	DRAWING P1.43-1A
COMM. NO. 18135.00	

APPROVAL STAMPS



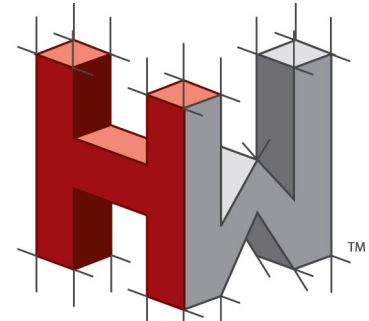
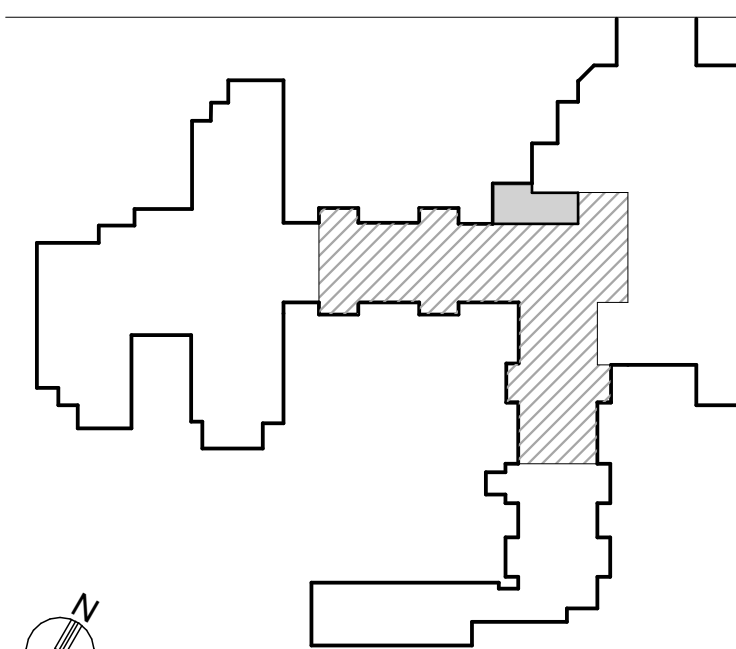
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ENABLING RENOVATION
CONSTRUCTION DOCUMENTS

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Engineering
Planning
Interiors

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DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

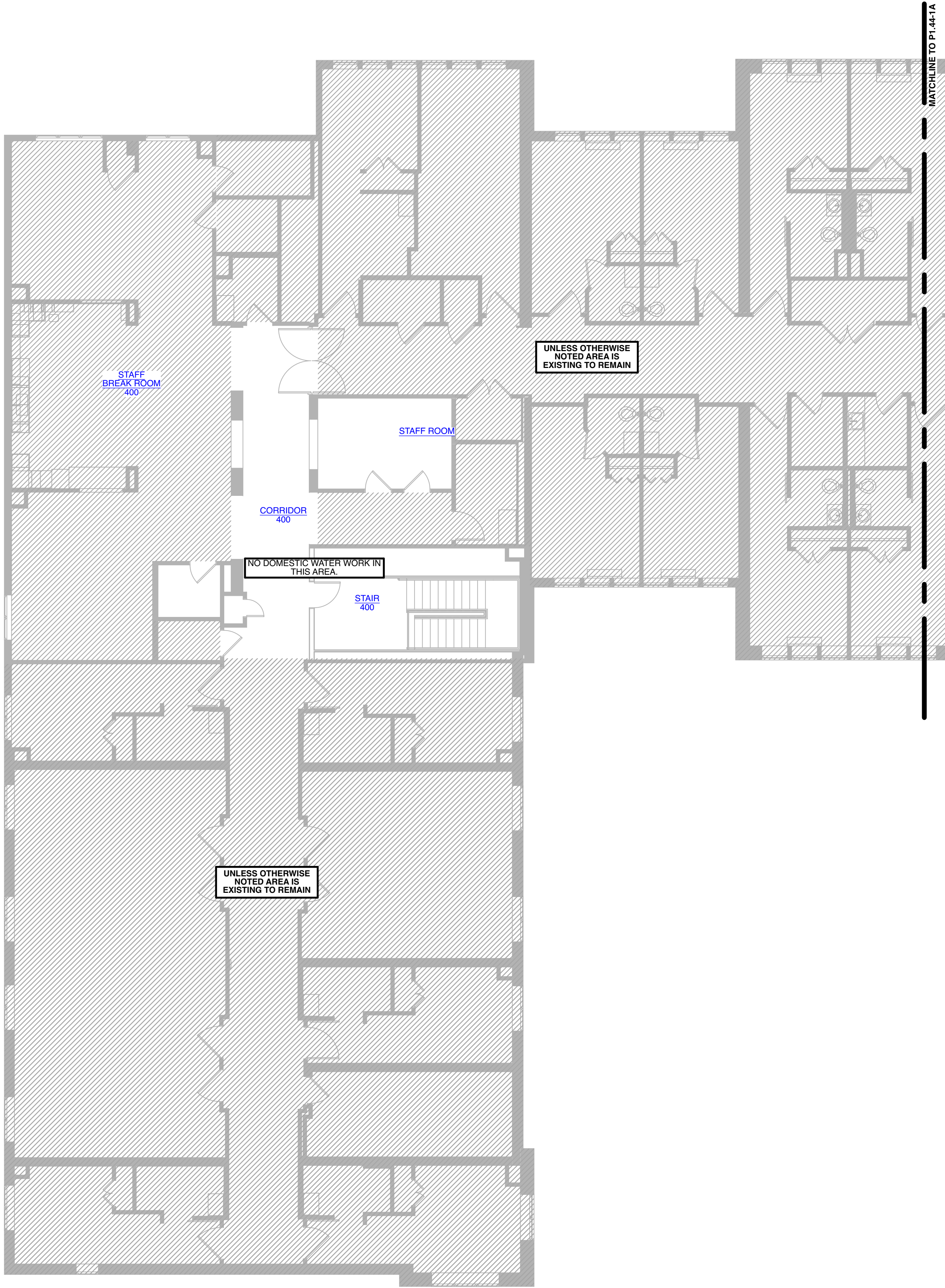
NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
**FOURTH FLOOR DOMESTIC WATER
PLAN - AREA 'C'**

DATE:	DRAWING
MAY 28, 2026	P1.44-1A
COMM. NO.	18135.00

1
FOURTH FLOOR DOMESTIC
WATER PLAN - AREA 'C'
SCALE: 1/8" = 1' - 0"

APPROVAL STAMPS



1 FOURTH FLOOR DOMESTIC WATER PLAN - AREA 'D'
SCALE: 1/8" = 1' - 0"

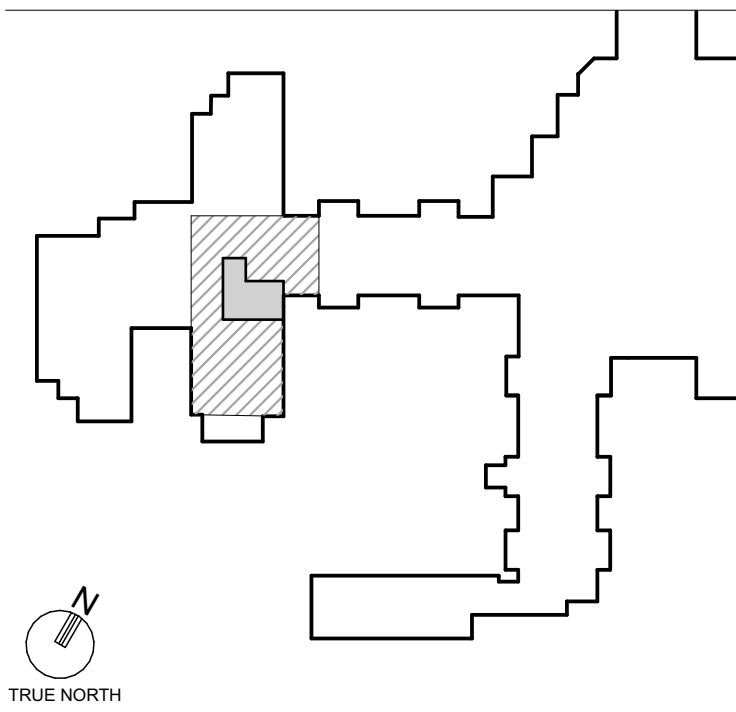
GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS OF ALL THE FURNITURE, PLUMBING FIXTURES, AND EQUIPMENT.
2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PIPING WITH THE LOCATION OF ALL NEW AND EXISTING FOOTERS.
3. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PIPING WITH ALL TRADES ON THE FLOOR ABOVE AND BELOW TO AVOID CONFLICTS.
4. ALL SANITARY PIPING 4"Ø AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT AND ALL SANITARY PIPING 3"Ø AND SMALLER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL VERIFY EXACT INVERTS IN THE FIELD.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE NEW PIPING WITH ALL OTHER TRADES TO AVOID CONFLICTS.
6. ALL SANITARY VENTS THROUGH ROOF SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKES.
7. REFER TO PLUMBING FIXTURE SCHEDULE AND RISER DIAGRAMS FOR MORE INFORMATION REGARDING SANITARY, VENT, STORM, COLD WATER AND HOT WATER PIPING SIZES.
8. CONTRACTOR SHALL PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY AND STORM STACKS.
9. PROVIDE UL LISTED FIRE RATED PENETRATION PROTECTION AS REQUIRED BASED ON THE PIPING MATERIAL'S MANUFACTURER'S RECOMMENDATIONS AND UL ASSEMBLIES.
10. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL ENGINEER ALL REQUIRED CORING LOCATIONS THROUGH FLOORS/FOOTERS.
11. CONTRACTOR SHALL INSTALL ALL PIPING AS TIGHT AS POSSIBLE TO THE UNDERSIDE OF THE STRUCTURE.
12. REFER TO SHEET FOR PLUMBING SYMBOLS, INDICATIONS, AND ABBREVIATIONS.
13. COORDINATE LOCATIONS OF FLOOR DRAINS, AREA DRAINS, AND ROOF DRAINS WITH ARCHITECT.
14. ALL PIPING SHALL BE INSTALLED IN THE THERMAL ENVELOPE OF THE BUILDING. CONTRACTOR SHALL MAKE THE ARCHITECT & ENGINEER AWARE WHEN THE PIPING CANNOT BE INSTALLED WITHIN THE THERMAL ENVELOPE OF THE BUILDING. IF THE PIPING IS INSTALLED OUTSIDE OF THE THERMAL ENVELOPE OF THE BUILDING, THE INSULATION VALUE MAY NEED TO BE INCREASED AND HEAT TRACING MAY NEED TO BE ADDED TO PROVIDE THE APPROPRIATE FREEZE PROTECTION.

PIPE LEGEND

- BELOW FLOOR GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR GRADE SANITARY AND STORM PIPING
- ABOVE FLOOR GRADE VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- NATURAL GAS PIPING

KEYPLAN



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Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 43254, Expiration Date: 01/15/2027

PROJECT TITLE
Collington
A KENDAL AFFILIATE

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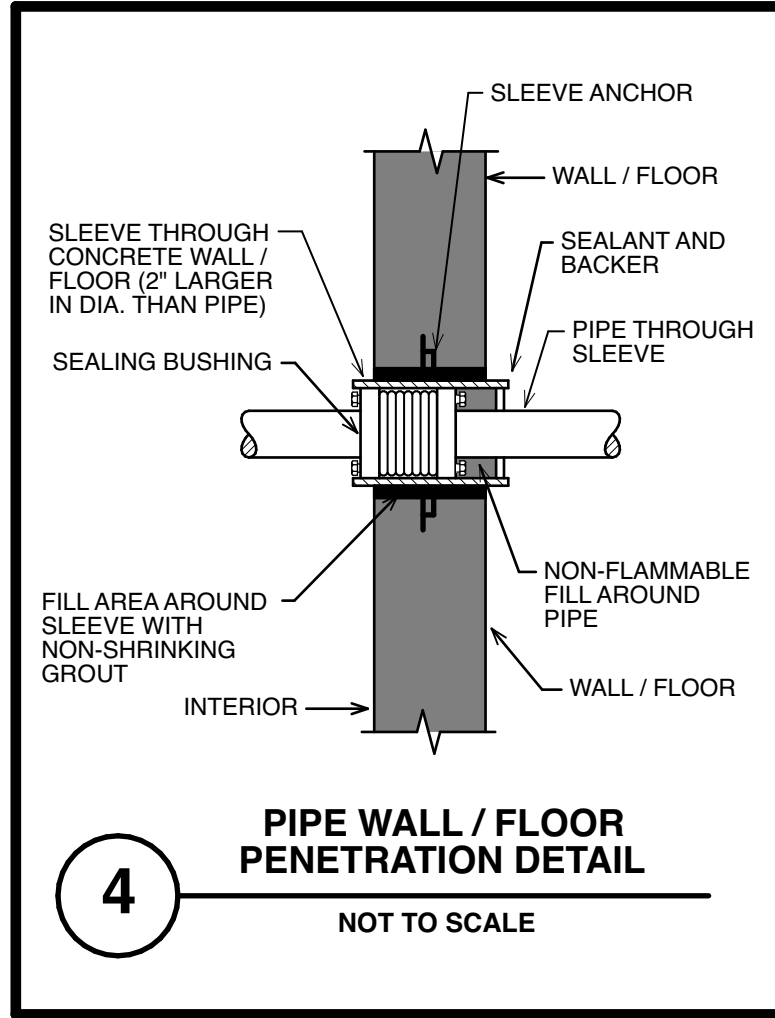
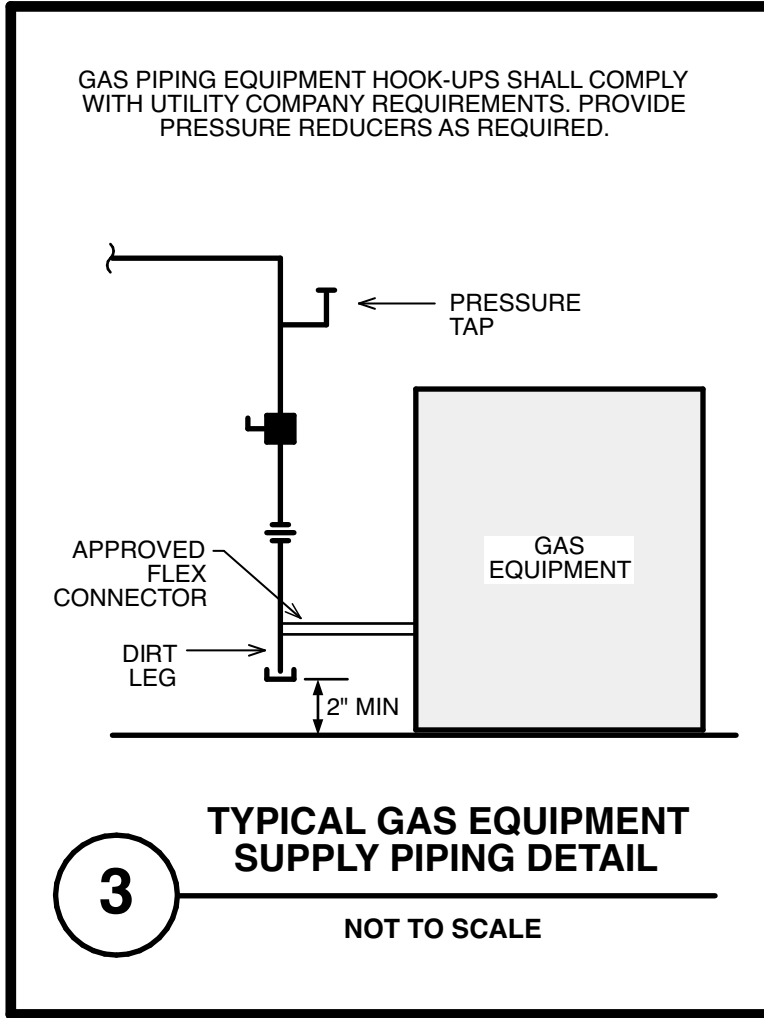
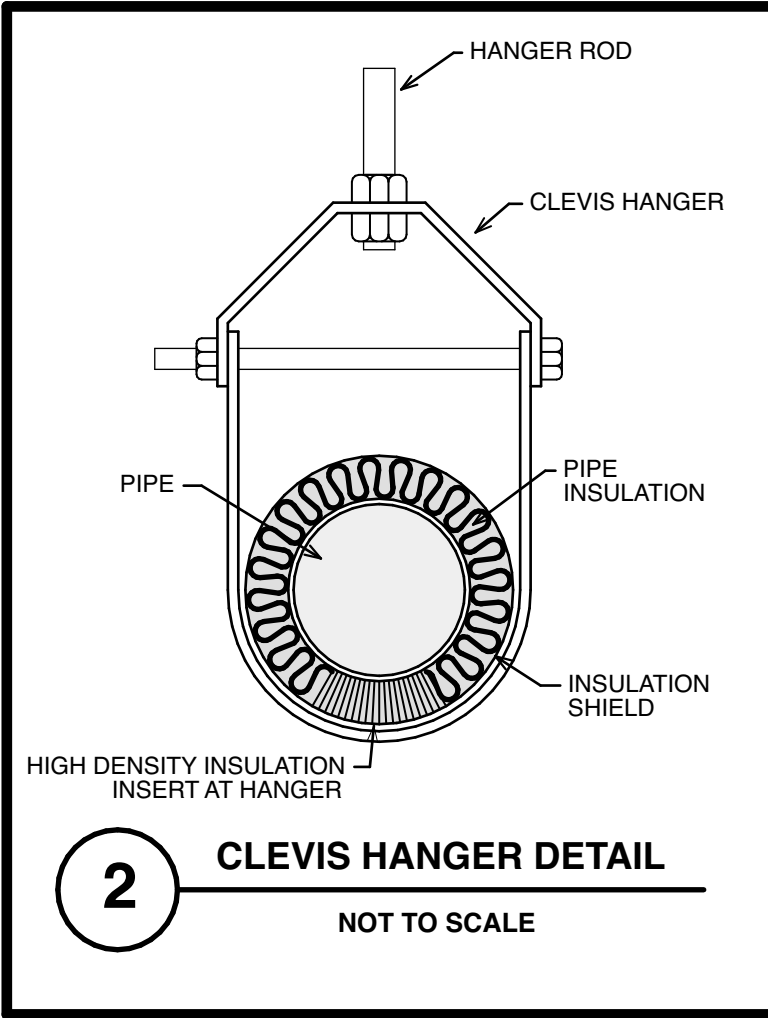
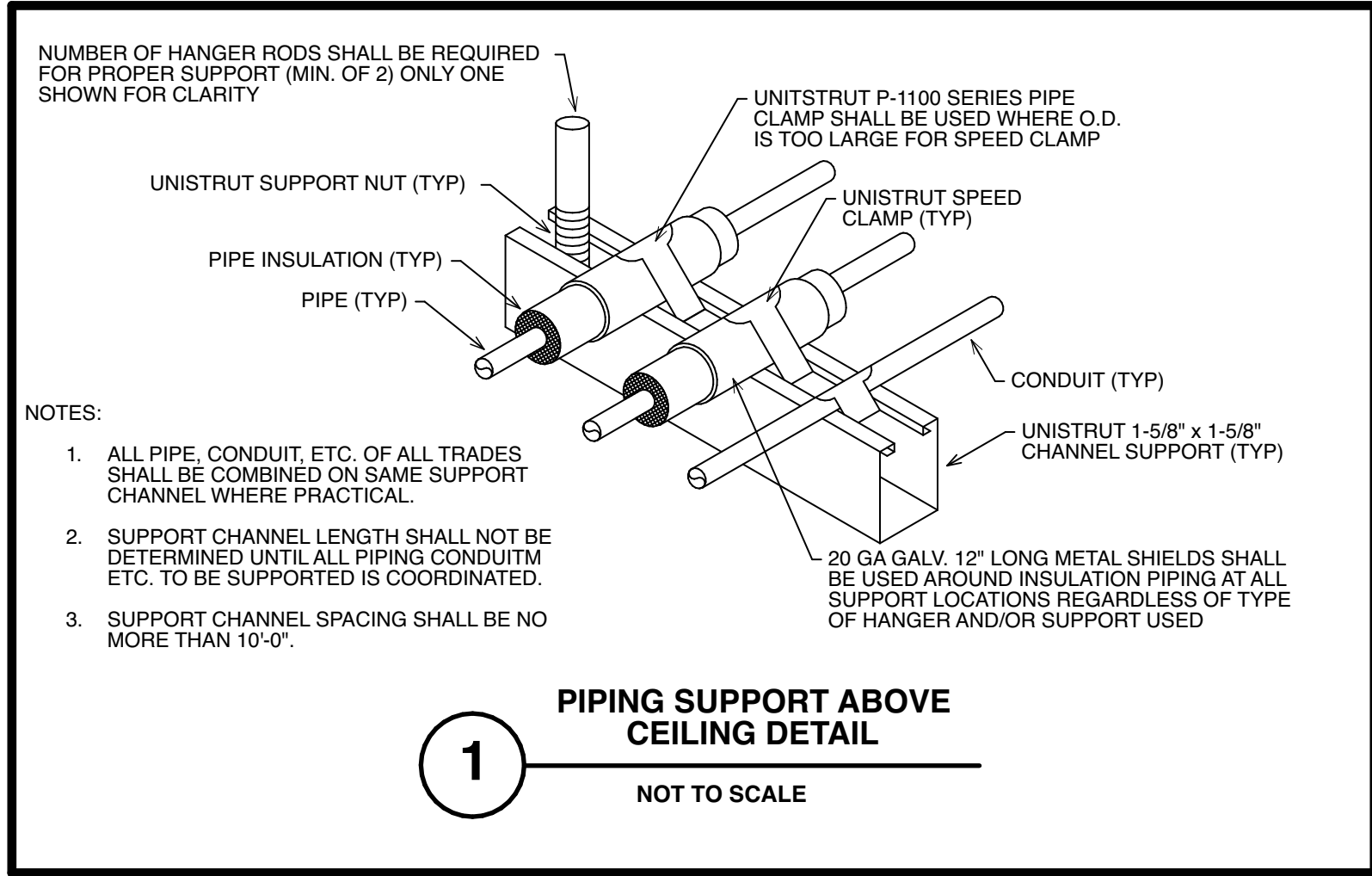
DESIGNER :	DRAWN :	LBEP
ARCHITECT :	CHECKED :	JB
ENGINEER :	LBEP	APPROVED : SW

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
FOURTH FLOOR DOMESTIC WATER
PLAN - AREA 'D'

DATE:	DRAWING
MAY 28, 2026	P1.45-1A
COMM. NO.	18135.00

APPROVAL STAMPS



PLUMBING SPECIFICATIONS

- GENERAL WORK:**
- The Contractor shall provide all labor, materials, tools, apparatus and equipment required to complete his work in accordance with the contract documents, codes, laws and ordinances and accepted trade practices.
 - In preparing his estimate, the Contractor shall review all of the contract documents including those of the other trades in order to acquaint himself with existing and related conditions that may, will or could affect his work. He shall be experienced, skilled and knowledgeable with this type of construction and shall be expert and prudent in the preparation of estimates and the comprehension, implementation and interpretation of contract documents such as those prepared for this project.
 - The Contractor by his acceptance of the contract guarantees that all work installed shall be free from all defects in workmanship and materials and that all apparatus furnished by him shall develop the capacities and characteristics specified. He further guarantees that it, during a period of one (1) year from the date of the certificate of completion and acceptance of the work, any such defects in workmanship, materials or performance appear, such defects shall be remedied by him without cost to the Owner. If the Contractor fails to remedy the defects as outlined within a reasonable length of time, to be specified in a notice from the Owner's authorized representative to the Contractor, the Owner will have such work done and he will charge the cost to the Contractor.
 - The Contractor shall visit the site before he submits his proposal. He shall examine all existing conditions which affect the work. The submission of the proposal shall be considered evidence that this requirement has been fulfilled. No extra payment will be allowed for additional work made necessary by the failure to visit the site.
 - Plumbing work shall be installed in a neat and workmanlike manner in accordance with latest and best practices of the trade. Only mechanics skilled in this type of work shall be employed and utilized by Contractor for this Division in the execution of this Work.
 - The contract drawings are diagrammatic and indicate the general arrangement of all systems and work included in the contract. The contract drawings are not to be scaled. The architectural contract drawings and details together with the other contract documents shall be examined for all dimensional information.
 - The Contractor shall follow the contract drawings in laying out his work and he shall also check the contract drawings of the other trades to verify spaces in which his work shall be provided.
 - The Contractor shall, without additional costs to the Owner, make reasonable modifications in the layout of his work in order to prevent conflicts with the work of other trades or for the proper execution of his work.
 - The Contractor shall supply all labor required to perform all work which may be claimed by trade organizations within his jurisdiction. All work shall be performed without any additional cost to the Owner, regardless of which section of the contract documents the work is described. The Contractor shall be responsible to verify with all local organizations the extent of any collective bargaining agreements and/or any jurisdictional decisions rendered regarding disputes between the respective trades and provide and install his work in accordance with the accepted trade practice in the area.
 - The entire installation shall conform with all pertinent codes and regulations of the local, municipal, county, state and federal authorities. The National Board of Fire Underwriters, the codes of the International Codes Council, the National Fire Protective Association, International Plumbing Code and all other regulatory bodies having jurisdiction. All materials and equipment shall bear the stamps or seals of the NFPA, ASME, NEMA, IEEE, UL, and/or recognized industry regulatory groups.
 - The Contractor shall give all necessary notices, obtain all permits, pay all governmental taxes, fees and other costs in connection with his work. He shall file all necessary plans and prepare all other documents including additional detailed plans that are required for compliance with all applicable laws, ordinances, rules and regulations.
 - The Contractor shall coordinate with the General Contractor and locate all required cutting and patching and the like required by the installation of the plumbing work.
 - All work shall be installed in strict accordance with the equipment manufacturer's recommendations and requirements. All systems are to be tested, adjusted and balanced to provide performance as indicated on the drawings. Test and adjust all safety controls.
 - Coordinate to assure that all work of all trades will be concealed within the wall and ceiling construction and without the need to reduce ceiling heights. Report exceptions to the Architect prior to construction and erection of the work. Openings around piping passing through the construction shall be sealed with the barrier caulking. All materials located within the return air plenum shall be non-combustible with flame spread ratings of 25 or less and smoke developed ratings of 50 or less. All control wiring located within ceiling return air plenums shall be plenum rated or shall be run in conduit. All work shall be located to avoid conflicts with other work and provide adequate clearances for architectural design, proper operation, adjustments, component service and provide a minimum 2" clearance between all piping and other work.
 - Plumbing supports, hangers, flexible pipe connections, vibration isolation, supplementary supports, controls and wiring, cleaning, painting, specialties and all other labor, materials, devices and services required for a complete, first quality installation. All work shall be supported from the building structure. Work shall not be supported from the ceiling suspension system, from electrical work, nor from other mechanical work. Unless otherwise indicated, run all piping as high as possible. Provide starters for all motor driven equipment.
 - The Contractor shall provide and maintain in good order a complete set of blueprint prints of the contract drawings. As the work progresses, the actual location of all work shall be clearly recorded, including all changes to the contract and equipment size and type. These prints shall be available at the site for inspection at all times. At the conclusion of the work, the Contractor shall, at his own expense, obtain a set of reproductions of the original contract drawings and affixing the symbols on the contract drawings, shall incorporate all "As-Built" data in a clearly legible and reproducible manner. All schedules shall be corrected to indicate "As-Built" conditions. All revisions shall be incorporated on these reproductions including all sketches and written directives. All concealed equipment, mainlines, sub and junction boxes, etc. shall be dimensionally located from the building structure. As a condition for acceptance of the work, the "As-Built" reproductions and one (1) set of prints shall be signed, dated and delivered to the Engineer.
- PLUMBING (BASIS OF DESIGN: 2024 WSSC Plumbing and Fuel Gas Code [2024 IPC], 2021 IRC, 2021 IECC)**
- All valves and fittings shall meet the Lead Free Federal requirements. Plumbing shall be lead free equipment. Gate valves shall be all red bronze, 125 psi WP, solid wedge disc, non-rising stem, soldered ends and equivalent to Stockham B-109. Provide shut-off valves for all connected equipment.
 - The Contractor shall provide a sanitary drain from all fixtures. The Contractor shall provide all required vent piping for all fixtures installed. Pitch drainage piping 1/8" per foot (1%) unless otherwise noted. Snake all lines and test system just prior to turn over to Owner. Provide cleanouts in new sanitary piping 100 feet on centers on all horizontal piping, at direction changes of 45° or more, and elsewhere required by code. Cleanouts accessible through walls shall be provided with chrome-plated covers and frame, in floors with recessed top to receive floor finishing material.
 - The Contractor shall sterilize all new domestic water piping as required by the Plumbing Code and the Health Department. The Plumbing Contractor shall provide water hammer arresters as required. Water hammer arresters: Smith Series 5000 stainless steel Hydrolots, P.D.I. certified and A.S.S.E. approved.
 - Provide trap primers where required by the local Plumbing Inspector. Floor drains shall be installed according to the International Plumbing Code.
 - All Plumbing must be tested and approved by plumbing inspector and meet the requirements of the International Plumbing Code.
 - All potable water outlets shall be protected from cross connection as required per the International Plumbing Code and Local Water Department rules and regulations.
 - Provide an unconditional one-year written guarantee to replace or repair all defective work.
 - All hole drilling for pipe hangers or floor and wall penetrations shall be by the Plumbing Contractor for Plumbing work.
 - All piping shall be supported by pipe hangers of similar material as piping being supported. Suspend from building structure with spacing of hangers not to exceed requirements of the latest edition of the International Building Code and International Plumbing Code as well as the local authority having jurisdiction. Do not use wire or perforated metal strip to support piping. Do not rest piping on any part of building structure for support.
 - Seismic protection for the Plumbing system shall be provided as required by the International Building Code. The following system components shall be provided with seismic restraint:
 - Plumbing System Piping having hangers longer than 12".
 - Plumbing System Piping in mechanical rooms larger than 1-1/4" I.D.
 - Plumbing System Piping outside of mechanical rooms larger than 2-1/2" I.D.
 - Domestic water heaters

PLUMBING FIXTURE SCHEDULE									
Tag	Fixture Type	Mount	Fixture Mfr. Model #	Domestic Water CWS	HWS	Sanitary Drain	Trap	Faucet Mfr. Model #	Remarks
SK-1	Kitchen Sink	Under Mount	Elkay LRND172055	1/2"	1/2"	1-1/2"	1-1/2"	Moen 7594C	ADA Compliant, 21"x30" Sink, 5-3/8" Deep, 16-Gauge Stainless Steel, Provide P-Trap, Stop with Flexible Supplies, Trap/Stop/Supply Protectors ProFlo MN, P220WH, Single Lever High Arc Faucet, Pulldown Head, Counter Mount, 1.5 GPM, Provide Thermostatic Mixing Valve set to 110°F. Coordinate Fixture and all accessories with Architect and Interior Designer.
SK-2	Kitchen Sink	Under Mount	Elkay O-61176LRSSACMC	1/2"	1/2"	1-1/2"	1-1/2"	Included	15-1/2"x16-3/4" Sink, 9" Deep, 20-Gauge Stainless Steel, Provide P-Trap, Stop with Flexible Supplies, Trap/Stop/Supply Protectors, Included Motion Sensor Faucet with AC plug-in, 1.2 GPM, Provide Thermostatic Mixing Valve set to 110°F. Coordinate Fixture and all accessories with Architect and Interior Designer.

General Notes

- Entire installation shall conform to manufacturer's recommendations.
- Provide Water Hammer Arrestors similar to P.P.P., Inc. Series FHS-500 for all floor drains. Install and size per manufacturer's recommendations.
- Provide Trap Primer Valves similar to P.P.P., Inc. Series FHS-500 for all floor drains. Install and size per manufacturer's recommendations.
- Provide Trap Clean Out similar to Zurn Z480-BZ for all floor clean-outs (CO). Install per manufacturer's recommendations.
- Provide Wall Clean Out similar to Zurn Z446-BZ for all wall clean-outs (WCO). Install per manufacturer's recommendations.
- Provide individual water shut-off valves for each unit at each plumbing fixture in addition to integral valves at each plumbing device and fixture.
- Coordinate final color and material finish of fixtures and accessories with Architect and Interior Designer.

MATERIAL & INSULATION SCHEDULE

System	Material		Insulation			Vapor Barrier	Remarks
	Basis Of Design	Alternate	Basis Of Design	Type	Wall [in]		
Domestic CW - Above Grade (Common Area)	Type 1" Copper	-	Armcell	API/Armaflex	Varies	Yes	Lead free solder, provide 2021 IECC minimum piping insulation. Pipes 1-1/4" and smaller shall use 1/2" thick insulation. Pipes 1-1/2" and larger shall use 1" thick insulation.
Domestic HW - Above Grade (Common Area)	Type 1" Copper	-	Armcell	API/Armaflex	Varies	Yes	Lead free solder, provide 2021 IECC minimum piping insulation. Pipes 1-1/4" and smaller shall use 1" thick insulation. Pipes 1-1/2" and larger shall use 1-1/2" thick insulation.
Domestic HW - Above Grade (Common Area)	Type 1" Copper	-	Armcell	API/Armaflex	Varies	Yes	Lead free solder, provide 2021 IECC minimum piping insulation. Pipes 1-1/4" and smaller shall use 1/2" thick insulation.
Indirect Drain Piping	Type 1" Copper	Sch. 40 PVC Solid Wall	-	-	-	-	Provide air gap at termination, size of air gap shall be twice the diameter of pipe. Provide 1" insulation w/ vapor barrier when run in unconditioned space.
Sanitary Piping - Above Grade	Cast Iron	Sch. 40 PVC Solid Wall	-	-	-	-	-
Sanitary Piping - Below Grade	Cast Iron	Sch. 40 PVC Solid Wall	-	-	-	-	-
Sanitary Vent Piping	Cast Iron	Sch. 40 PVC Solid Wall	-	-	-	-	-
Natural Gas Piping	Sch. 40 Black Steel	-	-	-	-	-	Comply with Utility Company Standards / IFGC 2018. All exposed piping and fittings shall be coated w/ corrosion-resistant material.

General Notes

- Entire installation shall conform to manufacturer's recommendations.
- All components including pipe, valves, fittings, insulation, installation practices, etc. shall conform to 2018 IPC standards unless otherwise indicated.
- All insulation shall be installed per manufacturer's recommendations.
- All piping shall be labeled, indicating fluid in pipe, in accordance with applicable codes and standards.

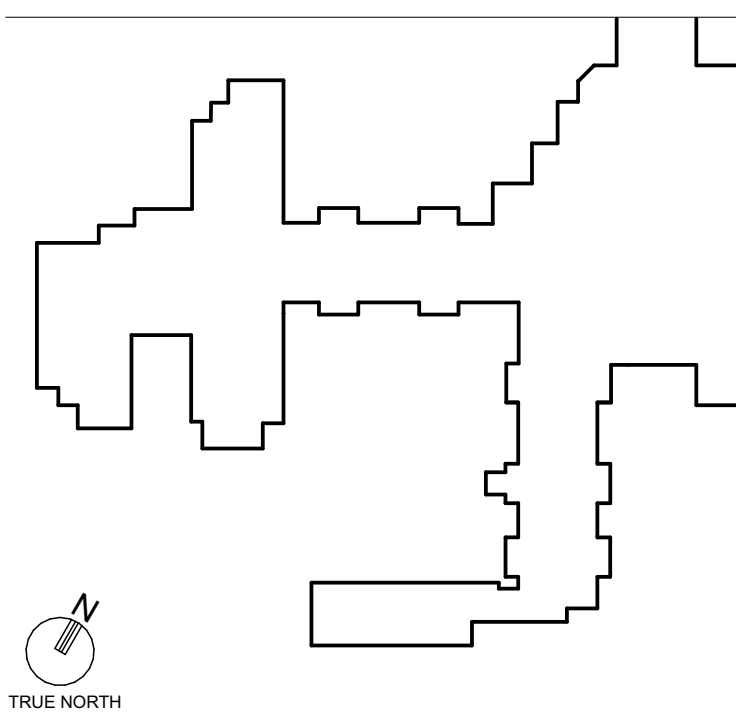
PLUMBING SYMBOLS, INDICATIONS, & ABBREVIATIONS

	EQUIPMENT DESIGNATION TAG		DIRECTION OF FLOW
	GAS SHUT-OFF VALVE W/ DRIP LEG		PIPE UP
	GAS REGULATOR		PIPE ON
	GAS METER		PIPE CAPPED
	WATER METER		BRANCH CONNECTION (BOTTOM)
	BACK FLOW PREVENTER		BRANCH CONNECTION (SIDE)
	WATER HAMMER ARRESTOR		BRANCH CONNECTION (TOP)
	PUMP		DEMOLITION WORK
	SOLENOID VALVE		EXISTING WORK TO REMAIN
	SHUT-OFF VALVE		BELOW GRADE SANITARY PIPING
	PRESSURE REDUCING VALVE		ABOVE GRADE SANITARY PIPING
	CHECK VALVE		INDIRECT WASTE PIPING
	BALANCE VALVE		BELOW GRADE VENT PIPING
	HOSE BIB		PLUMBED WASTE (GREASE)
	FLOOR SINK		BELOW GRADE GAS PIPING
	CLEAN OUT		GAS PIPING
	FLOOR CLEAN OUT		BELOW GRADE DW PIPING
	ROOF DRAIN		COLD WATER PIPING
	FLOOR DRAIN		HOT WATER PIPING
	MIXING VALVE		HOT WATER RETURN PIPING
	POINT OF DEMOLITION		AREA DRAIN
	POINT OF CONNECTION		AIR ADMITTANCE VALVE
			AUXILIARY WALL BOX
			BACKFLOW PREVENTER
			BATH TUB
			CLEANOUT
			COLD WATER DRAINAGE FIXTURE UNIT
			DOWN
			DOMESTIC WATER HEATER
			EMERGENCY EYE WASH
			EMERGENCY SHOWER
			ELECTRIC WATER COOLER
			FRESH AIR INLET
			FLOOR DRAIN
			GAS
			HOT WATER
			LAVATORY
			RELOCATE EXISTING
			RELOCATE AND REMOVE
			ROOF DRAIN
			RELIEF VENT
			SANITARY
			SHOWER
			SINK
			SUDS RELIEF VENT
			WATER CLOSET
			WALL HYDRANT
			VENT
			VENT THRU ROOF

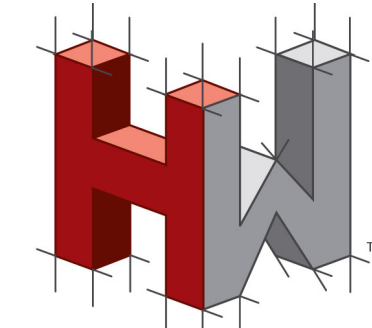
ELECTRICAL COORDINATION

- IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO COORDINATE THE LOCATION OF PIPING WITH THE ELECTRICAL CONTRACTOR. PLUMBING PIPING SHALL NOT BE INSTALLED WITHIN THE DEDICATED EQUIPMENT SPACE REQUIRED FOR EXISTING OR NEW ELECTRICAL EQUIPMENT.
- COORDINATION OF PIPING LOCATIONS SHALL BE SOLELY THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. APPROVAL OF PLUMBING SUBMITTAL DRAWINGS DOES NOT RELEASE THE CONTRACTOR FROM COORDINATION RESPONSIBILITY. FINAL COORDINATION SHALL OCCUR IN FIELD WITH ELECTRICAL CONTRACTOR. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN REDUCTION OF SUPPRESSION SYSTEM PIPING AT CONTRACTOR'S EXPENSE.
- PER NFPA 70, ARTICLE 110.26(F), DEDICATED EQUIPMENT SPACE SHALL APPLY TO SWITCHBOARDS, DISTRIBUTION PANELS AND MOTOR CONTROL CENTERS. THE SPACE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT OF 6' ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER, SHALL BE DEDICATED TO THE ELECTRICAL INSTALLATION. NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE.

KEYPLAN



TRUE NORTH



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