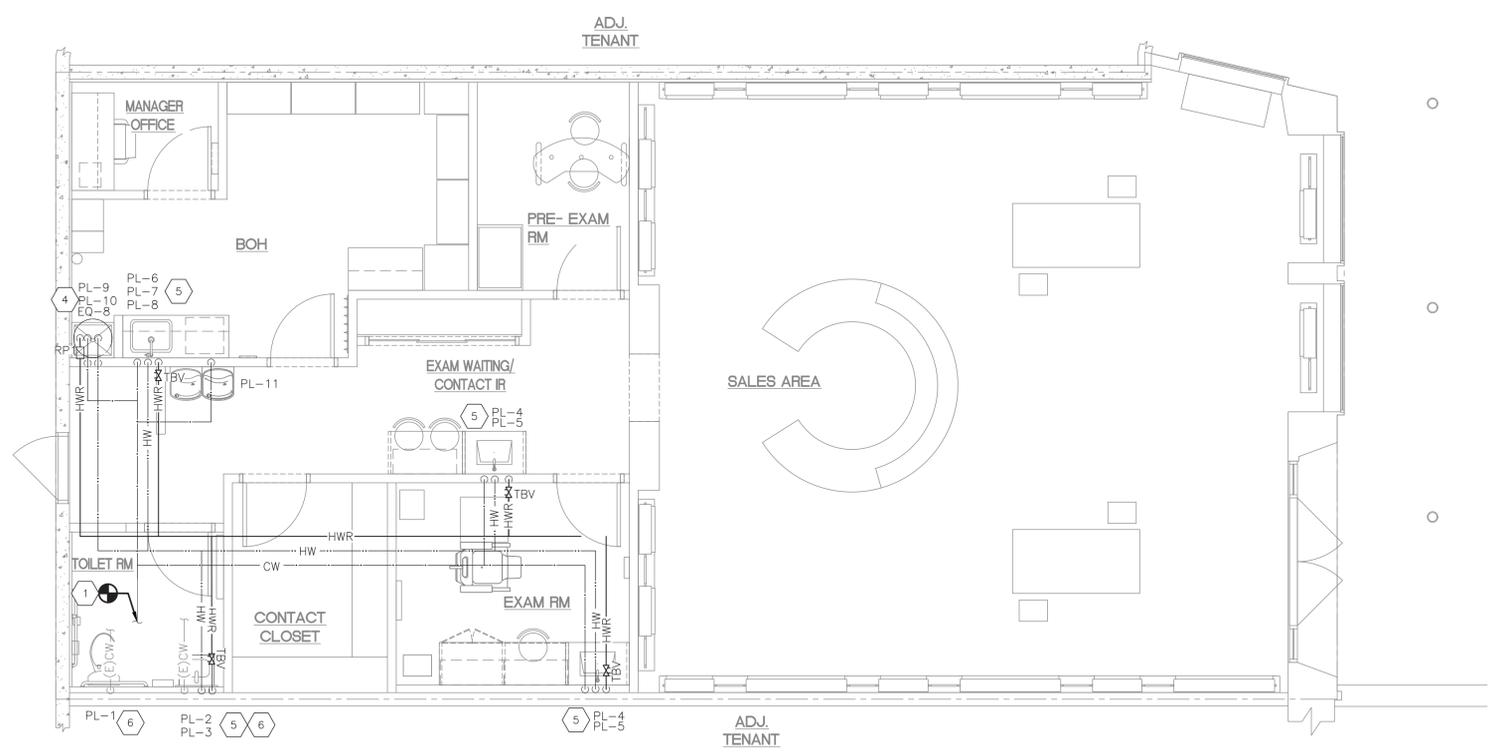


2 SANITARY AND VENT PLAN
SCALE: 1/4" = 1'-0"



1 DOMESTIC WATER SUPPLY PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH THE BUILDING STRUCTURAL ENGINEER AND LANDLORD PRIOR TO CUT SLAB. PERFORM X-RAY PRIOR TO CUTTING IF IT IS REQUIRED BY THE LANDLORD OR THE BUILDING STRUCTURAL ENGINEER.
- ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH STOP VALVES TO ISOLATE EACH FIXTURE.
- VERIFY THAT THE MINIMUM PRESSURE AT THE FURTHEST FIXTURE IS AT LEAST 35PSI. CONTACT ENGINEER OF RECORD IF THIS DOES NOT COMPLY.
- IF INCOMING WATER PRESSURE AT THE FIRST FIXTURE POINT OF CONNECTION IS GREATER THAN 80PSI PROVIDE A PRESSURE REDUCING VALVE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS, LINE LOCATION, FLOW DIRECTION, ROUTING AND CONNECTION POINT BEFORE COMMENCING WORK/PRIOR TO BID.
- WE DO NOT HAVE ACCESS TO A WATER FLOW TEST TO INFORM OUR DESIGN ACCURATELY. THE WATER PRESSURE CALCULATIONS PROVIDED ARE BASED ON AN ASSUMED MINIMUM PRESSURE OF 45PSI AT FIRST FIXTURE POINT OF CONNECTION.
- IT IS TENANTS RESPONSIBILITY TO WATERPROOF ALL WET AREAS AND PENETRATIONS THROUGH THE SLAB. THIS INCLUDES WATERPROOFING THEIR FACADE PER THE LANDLORD STANDARDS. ALL WET AREAS MUST BE WATERPROOFED AT LEAST 4" UP THE SIDES OF THE WALLS.
- PLUMBING CLEAN OUTS CANNOT BE COVERED. PLUMBING CLEAN OUTS MUST HAVE EASY ACCESSIBILITY.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF EXISTING SANITARY, VENT AND COLD WATER PRIOR TO START ANY WORK AND COORDINATE WITH ARCHITECT/ENGINEER ANY DEFICIENCY FROM THE CONSTRUCTION DOCUMENTS.
- ALL HOT AND COLD DOMESTIC WATER LINES TO BE INSULATED.

KEY NOTES

- CONNECT NEW WATER LINE TO EXISTING LL WATER LINE IN THIS AREA. VERIFY SIZE, ROUTING, CONNECTION POINT, AND LOCATION PRIOR TO BID.
- CONNECT NEW SANITARY LINE TO NEAREST EXISTING SANITARY LINE IN SPACE. VERIFY SIZE, ROUTING, INVERT, CONNECTION POINT, AND LOCATION PRIOR TO BID.
- CONNECT NEW VENT LINE TO NEAREST EXISTING VENT LINE IN SPACE. THE ROUTING DEPICTED IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THE SIZE, ROUTING, CONNECTIONS POINTS, AND LOCATIONS UPON TAKING POSSESSION OF THE SPACE.
- NEW ELECTRIC WATER HEATER TO BE MOUNTED ABOVE CEILING ON NEW HOLDRITE QUICK-STAND WALL MOUNTED #40SWHP. VERIFY HEIGHT AND CLEARANCE IN FIELD. DRAIN PAN AND PRESSURE RELIEF VALVE TO BE DRAINED TO MOP SINK WITH AIR GAP OF TWICE PIPE DIAMETER. RUN PIPING CONCEALED IN WALL UNTIL TERMINATION AT MOP SINK. ENSURE ALL VENDOR RECOMMENDED CLEARANCES ARE MAINTAINED.
- PROVIDE LEONARD MODEL # 170A-LF MIXING VALVES SET AT 110° F. HOT WATER LOOP SHALL DROP FROM OVERHEAD TO WITHIN 2 FEET OF LAVATORY CONNECTION. MIXING VALVE SHALL CONFORM WITH ASSE 1070.
- PLUMBING FIXTURE IS BEING REPLACED. RE-USE EXISTING SANITARY/VENT, AND WATER LINES, EXTEND IN SAME SIZE IF NECESSARY. FIELD VERIFY EXACT LOCATION AND ENSURE ALL ARE IN PROPER WORKING ORDER, NOTIFY ARCHITECT/ENGINEER OF ANY ISSUES PRIOR TO BID. AIR ADMITTANCE VALVES ARE NOT ACCEPTABLE.

PLUMBING SCHEDULE

SYMBOL	DESCRIPTION
PL-1	WATER CLOSET: KOHLER K-3989 FLOOR MOUNTED DUAL FLUSH, FINISH: WHITE. ENSURE FLUSH IS ON WIDE SIDE OF SPACE.
PL-2	TOILET ROOM LAVATORY: KOHLER, MODEL: SOHO K-2084. FINISH: WHITE. NO SOAP DISPENSER.
PL-3	TOILET ROOM LAVATORY FAUCET: DELTA, MODEL: 581LF-GPM-PP. FINISH: CHROME.
PL-4	EXAM ROOM SINK: BADELOFT MODEL: UB-04-M. FINISH WHITE UNDERMOUNT SINK. FURNISHED BY MILLWORK VENDOR, SPEC SHOWN FOR REFERENCE.
PL-5	EXAM ROOM SINK FAUCET: MOEN, MODEL: GIBSON 6145. FINISH: CHROME. FURNISHED BY MILLWORK VENDOR, SPEC SHOWN FOR REFERENCE.
PL-6	PANTRY / BOH SINK: ELKAY, MODEL: LRAD222255. FINISH: 304 STAINLESS STEEL. FURNISHED BY MILLWORK VENDOR, SPEC SHOWN FOR REFERENCE.
PL-7	PANTRY / BOH SINK FAUCET: KOHLER, MODEL: K-7507. FINISH: POLISHED CHROME. FURNISHED BY MILLWORK VENDOR, SPEC SHOWN FOR REFERENCE.
PL-8	PANTRY DRINKING WATER FAUCET: PENTAIR, MODEL: DESIGNER SERIES EV9970-56. FINISH: CHROME. INSTALLED WITH UNDER COUNTER WATER FILTRATION SYSTEM: AQUAPURE 3MFF100. (GC TO PROVIDE FILTER, MILLWORK VENDOR TO PROVIDE FAUCET)
PL-9	MOP SINK: ELKAY, MODEL: FLR-1X. FINISH STAINLESS STEEL. 20"x24"x10" INCLUDE INTEGRAL DRAIN, 3" QUICK DRAIN CONNECT.
PL-10	MOP SINK FAUCET: DELTA, MODEL: 2879. WALL MOUNTED FAUCET, 832AA HOSE AND HOLDER COMBINATION, 889 CC MOP HANGER
PL-11	DRINKING FOUNTAIN: ELKAY, MODEL LVRC18SC.
EO-8	ELECTRIC WATER HEATER: A.O. SMITH #DEL-10, 10 GALLON, 5000/5000 W NON-SIMULTANEOUS, 208V, 1 PHASE.
WCO	JOSAM SERIES #58600-CO, NO-HUB CLEANOUT. STAINLESS STEEL WALL ACCESS COVER WITH SCREW.
TBV	THERMOSTATIC BALANCING VALVE WITH UNION ASSEMBLY: MODEL CSUAS-1/2"-130-CV. CIRCUITSOLVER® IS A SELF-ACTING THERMOSTATIC RECIRCULATION VALVE WHICH AUTOMATICALLY AND CONTINUOUSLY MAINTAINS THE END OF EACH DOMESTIC HOT WATER SUPPLY LINE AT THE SPECIFIED WATER TEMPERATURE. SET TBV TO 115 DEGREE F
RP1	UPS 15-29 RE-CIRCULATION PUMP FOR HOT WATER RE-CIRCULATION. 120V/1ϕ, 2 GPM @ 4FT WITH AQUASTAT AND TIME CLOCK CONTROL.

BALANCE VALVE SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	PIPE SIZE (INCHES)	GPM @ 1 PSI PRESSURE DROP	HWR TEMP (DEG. F)	MAXIMUM PRESSURE (PSIG)	MAXIMUM TEMPERATURE (DEG. F)	NOTES
TBV	CIRCUITSOLVER	CSUAS-1/2"-130-CV	DHWR	1/2	1.2	130	200	300	1, 2, 3, 4

- NOTES:
- INSTALL ENTIRE ASSEMBLY TO INCLUDE FULL SIZE/ PORT BALL VALVE, STRAINER WITH 000 MESH & BLOWDOWN BALL VALVE, UNION, CIRCUIT SOLVER, UNION, CHECK VALVE, FULL SIZE/ PORT BALL VALVE.
 - INSTALL SPOOL PIECE FOR SYSTEM FLUSH AND FLUSH SYSTEM PER SPECIFICATIONS PRIOR TO INSTALLATION OF CIRCUIT SOLVER.
 - INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - LEAD-FREE CONSTRUCTION COMPLIANCE.

BASIS OF PLUMBING DESIGN

PRIMARY PLUMBING CODES:
 PLUMBING: 2023 FLORIDA PLUMBING CODE.
 ENERGY: 2023 FLORIDA BUILDING CODE.

ALL PLUMBING FIXTURES SHALL HAVE FLOW REDUCERS OR BE SO CONSTRUCTED TO MEET THE FOLLOWING REQUIREMENTS:

WATER CLOSET (TANK TYPE)	1.1 GALLONS PER PARTIAL AND 1.6 GALLONS PER FLUSH
LAVATORY FAUCETS (PUBLIC)	0.5 GPM AT 60 psi
SINK FAUCETS	1.5 GPM AT 60 psi

WARBY PARKER, INC.

233 EAST SPRING STREET
 6TH FLOOR
 NEW YORK, NY 10013
 T (646) 517-5223



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 502 VALLEY ROAD, WAYNE, NJ 07470
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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER



7300 Ranch Road 2222, Bldg II, Ste. 100
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 512.744.4400 main - 512.744.4444 fax
 www.eea.com

EEA Project No. 20250574
 State of Registration Florida
 Firm Registration No. 20645

PROJECT NUMBER: 250486 DATE: 02.25.26

DRAWN BY: SL CHECK BY: JTS

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: JTS

REVISION LOG:

ISSUED FOR CLIENT	02.25.26
ISSUED FOR LL PERMIT + BID	03.06.23

CARRIAGE GATE SHOPPING CENTER
 3425 THOMASVILLE RD
 SPACE 7
 TALLAHASSEE, FL 32309

DRAWING NO.

P-101
 PLUMBING PLANS

JEREMY T. SMITH

EEA CONSULTING ENGINEERS

BID DOCUMENT ONLY

Not Intended for Construction or Permit. This document is released under the authority of:

Registrant's Name: Jeremy T. Smith
 Serial No. 941482

DATE: 02/25/26

PROJECT NO: 250486

LOCATION: CARRIAGE GATE, TALLAHASSEE FL

PLOT SCALE: 1/1



THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER



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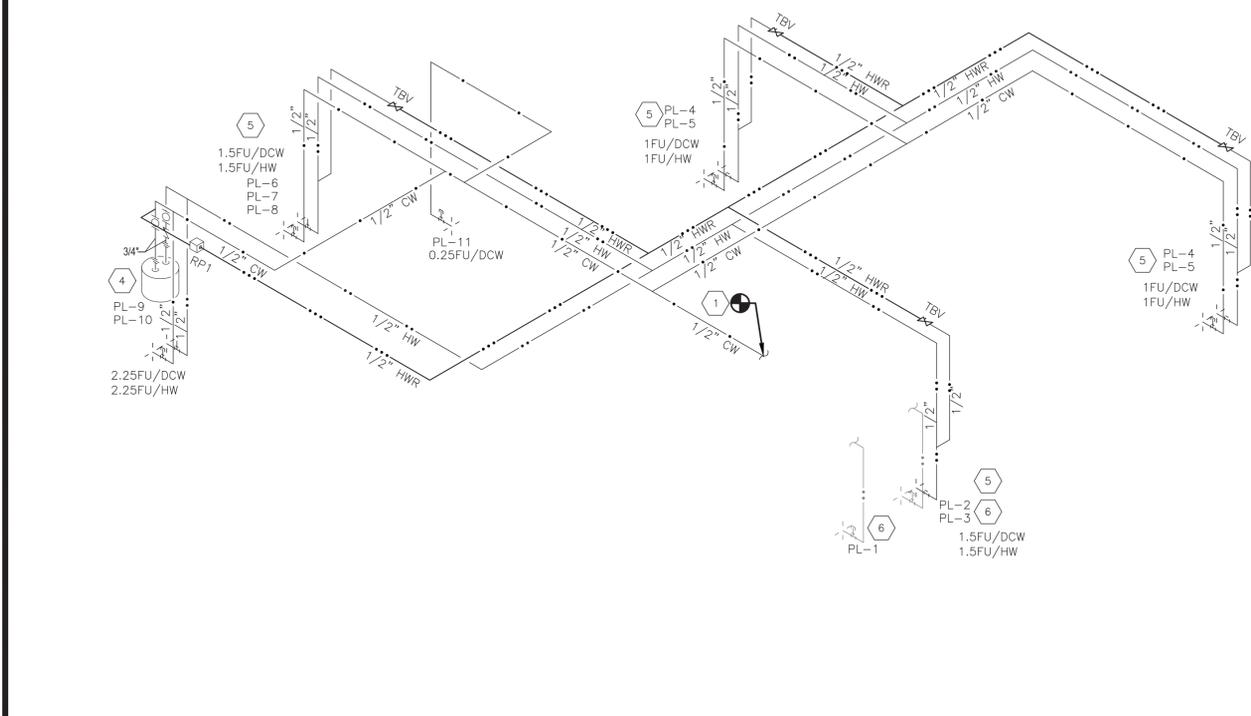
PROJECT NUMBER: 250486 DATE: 02.25.26

DRAWN BY: SL CHECK BY: JTS

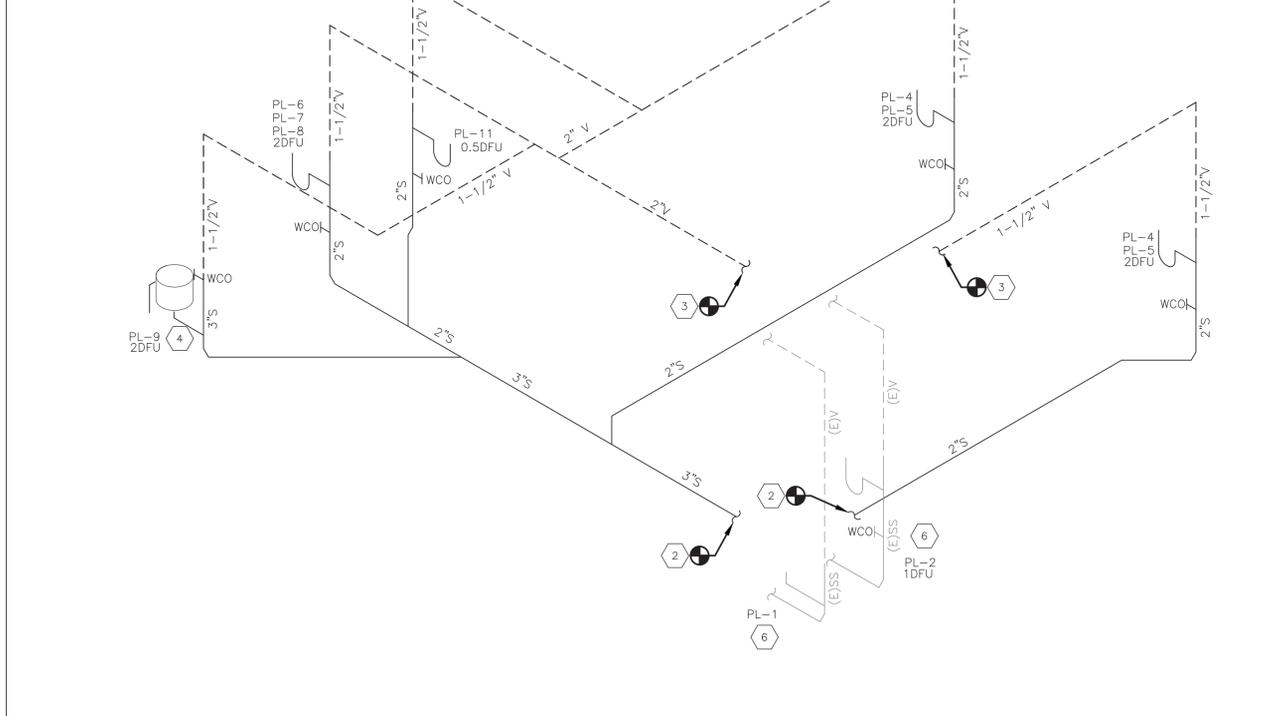
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REVISION LOG:

ISSUED FOR CLIENT 02.25.26
ISSUED FOR LL PERMIT + BID 03.06.23



1 DOMESTIC WATER SUPPLY RISER
SCALE: N.T.S.



2 SANITARY AND VENT RISER
SCALE: N.T.S.

PROJECT NUMBER: 20266510
PROJECT NAME: WP - Carriage Gate
DATE: 10-Feb-26
ENGINEER: SL

Job No. 20266510
Job Name WP - Carriage Gate
DATE 23-Feb-26
ENGINEER CRH

FIXTURE TYPE	CW FU	HW FU	D FU	Quantities of Fixture				Total CW FU	Total HW FU	Total D FU
				B SMT FLR	1ST FLR	2ND FLR	3RD FLR			
Water Closet	5	0	4	1			1	5	4	
Lavatory	1.5	1.5	1				1	1.5	1	
Service Sink	2.25	2.25	2				1	2.25	2	
Pantry Sink	1	1	2				3	3	6	
Drinking Fountain	0.25		0.5				1	0.25	0.5	
Cold Water	TOTAL CW FU			0	12	0	0	12		
	Equiv. GPM			0	9	0	0	9		
Hot Water	TOTAL HW FU			0	6.75	0	0		6.75	
	Equiv. GPM			0	5	0	0		5	
Drainage	TOTAL D FU			0	13.5	0	0			13.5

WATER PRESSURE CALC

A) PRESSURE AVAILABLE:
MINIMUM = 65 PSI MAX. VELOCITY COLD = 8 F/S
MAX. VELOCITY HOT RETURN = 3 F/S MAX. VELOCITY HOT = 5 F/S

B) PRESSURE LOSS FROM WATER MAIN TO BUILDING
1. PRESSURE LOSS DUE TO METER LOSS = 0 PSI
2. PRESSURE LOSS THRU BACKFLOW DEVICE = 0 PSI
3. ELEVATION CHANGES FT X 0.433 = 0 PSI
4. FRICTION LOSSES: FT @ PSI/100 FT = 0 PSI
5. TOTAL LOSSES: (ADD B1 THRU B4) = 0 PSI
6. AVAILABLE PRESSURE AT BUILDING = (MIN. PRESSURE - B5) = 65 PSI

C) PRESSURE LOSS IN BUILDING
7. STATIC HEAD LOSS: 10 FT X 0.433 = 4.33 PSI
8. REQUIRED PRESSURE AT FARTHEST FIXTURE = 25 PSI
9. OTHER LOSSES: = PSI
10. TOTAL PRESSURE LOSS IN BUILDING = (C7 THRU C9) = 29.33 PSI
11. PRESSURE LOSS AVAILABLE FOR FRICTION = (B6 - C10) = 35.67 PSI
12. PIPE LENGTH FROM BUILDING TO FARTHEST FIXTURE = 30 FT
13. EQUIVALENT LENGTH OF PIPING (C12 X (1+%)) 30% = 39 FT

D) ALLOWABLE FRICTION LOSS
14. ALLOWABLE FRICTION LOSS ((C11 X 100) / C13) = 91.46 PSI/100 FT

PIPE SIZE CHART FOR COLD WATER SIZING AT MAX VELOCITY 8 F/S

PIPE SIZE	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	6	8
GPM	4.90	11.02	19.58	30.60	44.06	78.33	122	176	313	705	1,253
FU (FT)	6	15	29	55	103	266	492	786	1,872	5,425	8,300
FU (FV)	-	-	-	14	35	141	380	748	1,872	5,425	8,300
VEL (FPS)	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00

PIPE SIZE CHART FOR HOT WATER SIZING AT MAX VELOCITY 5 F/S

PIPE SIZE	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	6	8
GPM	3.06	6.88	12.24	19.12	27.54	48.96	76	110	196	441	783
FU (FT)	8.25	16.5	55	135	307	816	1,756	2,980	6,040	14,859	27,110
FU (FV)	-	-	-	-	11	46	134	296	897	3,065	6,130
VEL (FPS)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

PIPE SIZE CHART FOR HOT WATER RETURN SIZING AT MAX VELOCITY 3 F/S

PIPE SIZE	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	6	8
GPM	1.84	4.13	7.34	11.47	16.52	29.37	46	66	117	264	470
VEL (FPS)	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

KEY NOTES

- CONNECT NEW WATER LINE TO EXISTING LL WATER LINE IN THIS AREA. VERIFY SIZE, ROUTING, CONNECTION POINT, AND LOCATION PRIOR TO BID.
- CONNECT NEW SANITARY LINE TO NEAREST EXISTING SANITARY LINE IN SPACE. VERIFY SIZE, ROUTING, INVERT, CONNECTION POINT, AND LOCATION PRIOR TO BID.
- CONNECT NEW VENT LINE TO NEAREST EXISTING VENT LINE IN SPACE. THE ROUTING DEPICTED IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THE SIZE, ROUTING, CONNECTION POINTS, AND LOCATIONS UPON TAKING POSSESSION OF THE SPACE.
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- PROVIDE LEONARD MODEL # 170A-LF MIXING VALVES SET AT 110° F. HOT WATER LOOP SHALL DROP FROM OVERHEAD TO WITHIN 2 FEET OF LAVATORY CONNECTION. MIXING VALVE SHALL CONFORM WITH ASSE 1070.
- PLUMBING FIXTURE IS BEING REPLACED. RE-USE EXISTING SANITARY/VENT, AND COLD WATER LINES, EXTEND IN SAME SIZE IF NECESSARY. FIELD VERIFY EXACT LOCATION AND ENSURE ALL ARE IN PROPER WORKING ORDER, NOTIFY ARCHITECT/ENGINEER OF ANY ISSUES PRIOR TO BID. AIR ADMITTANCE VALVES ARE NOT ACCEPTABLE.
- INSTALL WATER HAMMER ARRESTOR PER MANUFACTURER'S INSTALLATION GUIDELINE.

CARRIAGE GATE SHOPPING CENTER
3425 THOMASVILLE RD
SPACE 7
TALLAHASSEE, FL 32309

DRAWING NO.
P-102
PLUMBING RISER
DIAGRAMS

JEREMY T. SMITH
EEA CONSULTING
ENGINEERS

BID DOCUMENT
ONLY
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or Permit. This document is
released under the authority of:
Registrant's Name:
Jeremy T. Smith
Serial No.
041482

DATE: 02/25/26 PROJECT NO: 250486 LOCATION: CARRIAGE GATE, TALLAHASSEE FL PLOT SCALE: 1"

PLUMBING GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL NATIONAL, STATE, & LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL PLUMBING WORK IS PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH SEISMIC REQUIREMENTS.
- THE CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL BUILDING DEPARTMENT AND SHALL PAY ALL FILING FEES AS REQUIRED. THE CONTRACTOR SHALL OBTAIN ALL AUTHORITIES AND SHALL PAY ALL WORK PERMITS, INSPECTIONS, AND WRITE-OFFS AS REQUIRED TO EXECUTE THIS WORK IN A MANNER IN CONFORMANCE WITH THE CODES AND AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL COMPLY WITH ALL LANDLORD AND CLIENT DESIGN CRITERIA REQUIREMENTS.
- GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE OPERATIONS MANAGER.
- DO NOT SCALE FROM THESE DRAWINGS.
- ALL REMOVALS PERFORMED UNDER THIS CONTRACT SHALL INCLUDE REMOVAL OF ALL DEBRIS AND DISPOSAL AT AN APPROPRIATE SITE. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DEMOLITION WORK. ANY UNUSED EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, VALVES, ETC. SHALL BE REMOVED IN THEIR ENTIRETY AND SHALL NOT BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DOCUMENTS.
- PLUMBING CONTRACTOR SHALL CONSULT WITH, COOPERATE AND COORDINATE WITH THE GENERAL CONTRACTOR, HVAC CONTRACTOR, SPRINKLER CONTRACTOR, ELECTRICAL CONTRACTOR, ETC. IN ORDER TO MINIMIZE INTERFERENCES BETWEEN TRADES DURING PERFORMANCE OF THIS WORK.
- CONTRACTOR SHALL VERIFY LOCATION, INVERT, DIRECTION OF FLOW, AND CONDITION OF EXISTING SANITARY PIPING PRIOR TO COMMENCEMENT OF WORK.
- THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS AND ARRANGE FOR ALL INSPECTIONS FOR WORK UNDER THEIR CONTRACT AS REQUIRED BY LAW AND SHALL SUPPLY ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE LAW AND THE OWNER.
- THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS WHETHER IT IS ILLUSTRATED HEREIN OR NOT WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.
- PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING THE SIZE OF CONNECTIONS, ROUGH-IN DIMENSIONS, ETC. BEFORE SUBMITTING A QUOTE FOR THE WORK.
- PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, EXCAVATION, BACKFILLING, ROUGH AND FINISH PATCHING AS PER THE SPECIFICATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK, UNLESS NOTED OTHERWISE.
- ALL CONNECTIONS TO NEW AND / OR EXISTING EQUIPMENT SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL PIPE HANGERS AND SUPPORTS SHALL BE INSTALLED AT REQUIRED INTERVALS AND BE FABRICATED OF MATERIALS AS REQUIRED BY THE CODE.
- ALL NEW EXPOSED WATER AND WASTE PIPING SERVING THE FIXTURES SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS RIGIDLY ATTACHED TO THE PIPING AT THE POINT OF ANY WALL OR FLOOR PENETRATIONS.
- WATERPROOF PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH EXTERIOR WALLS.
- FIRE SEALED PIPE SLEEVES SHALL BE INSTALLED AT ALL WALL PENETRATIONS THROUGH INTERIOR WALLS AND FLOORS.
- WATER HAMMER ARRESTERS SHALL BE INSTALLED AT ALL RUN OUTS IN HOT AND / OR COLD WATER LINES SERVING TOILET ROOMS AND OTHER AREAS WHICH INCORPORATE QUICK CLOSING VALVES SUCH AS FLUSHMETERS, SOLENOID VALVES, ETC.
- ALL PIPING SHALL BE TESTED AT A MINIMUM PRESSURE OF 1-1/2 TIMES THE MAXIMUM OPERATING PRESSURE UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR THE PLUMBING CODE AND IN ACCORDANCE WITH THE UTILITY REQUIREMENTS FOR APPLICABLE PIPING SYSTEMS.
- ALL LAVATORIES DESIGNED FOR USE BY PERSONS CONFINED TO WHEELCHAIRS SHALL HAVE THE HOT AND COLD WATER SERVICES, AS WELL AS THE TRAP, RECESSED AND INSULATED IN ACCORDANCE WITH THE ADA REQUIREMENTS.
- ALL WATER PIPING IS TO BE INSULATED WITH 1" FIBERGLASS INSULATION. JACKETED GLASS FIBER PREFORMED INSULATION W/ JACKET SEALED & TAPED
- ALL PLUMBING FIXTURES TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.
- ALL PIPE DIMENSIONS ARE INSIDE CLEAR.
- ALL WATER PIPING SERVING PLUMBING FIXTURES & EQUIPMENT TO HAVE ISOLATION VALVES.

CONTRACTOR SHALL COORDINATE ALL ROOFING WORK WITH LANDLORD'S APPROVED ROOFING CONTRACTOR. CONTRACTOR TO INSPECT ALL EXISTING ROOF PENETRATIONS TO REMAIN. IF REQUIRED G.C. SHALL HIRE ROOFING CONTRACTOR TO PATCH & REPAIR ROOF INCLUDING NEW FLASHINGS, BOOTS, PORTALS, (ETC.) AS DEEMED NECESSARY UPON INSPECTION.

- ALL PIPING SHALL BE CLEARLY AND DISTINCTLY IDENTIFIED WITH STENCIL MARKERS.
- CONTRACTOR TO COMPLY WITH BUILDING / LANDLORD CRITERIA, DESIGN CRITERIA, STANDARD PRACTICES AND LOCAL CODE / ORDINANCE REQUIREMENTS WHEN COMMENCING WORK. THESE REQUIREMENTS SHALL SUPERSEDE ANY AND ALL INFORMATION ON THE DRAWINGS UNLESS AGREEMENT TO THE CONTRARY DURING THE BID PROCESS WHEREAS THE CLIENT WILL BE EXCLUDED FROM INCURRING ANY ADDITIONAL COSTS. THE GENERAL CONTRACTOR SHALL OVERSEE THE EXECUTION AND COMPLETION OF THESE ITEMS ALSO AT NO ADDITIONAL COST TO THE CLIENT. ANY DISCREPANCIES OR INCONSISTENCIES CONCERNING THESE REQUIREMENTS AFTER THE PROJECT IS AWARDED SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OWNER AND TENANT FOR APPROVAL PRIOR TO COMMENCING WORK. ANY UPGRADES TO THE DESIGN / SCOPE OF WORK TO CONFORM TO THE PRECEDING REQUIREMENTS AT THIS JUNCTURE WILL THEN BE AT THE TENANT'S EXPENSE.
- SINCE CODES VARY ACROSS REGIONS, IT IS THE GENERAL AND SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE CONSTRUCTION DRAWINGS DURING BIDDING AND INCLUDE IN THEIR BID ANY ALTERNATE CODE RELATED RECOMMENDATIONS / DETAILS OR SPECIFICATIONS. IF THERE ARE ANY PROPOSED ALTERATION EQUIPMENT / INSTALLATION CHANGES, THEN THE COSTS FOR THESE CHANGES ARE TO BE EQUAL TO OR GREATER IN VALUE TO THE ITEMS AND QUANTITIES MENTIONED IN THE ORIGINAL CONSTRUCTION DRAWINGS AND THE CHANGES SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR REVIEW AND APPROVAL. CONTRACTORS WHO DO NOT ADHERE TO THIS REQUIREMENT WILL BE RESPONSIBLE FOR INCURRING THE ADDED COSTS REQUIRED FOR THE DESIGN TO COMPLY WITH LOCAL CODE.

- THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL BEING PENETRATED IS NOT PROJECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE OWNER IF A PROBLEM(S) MAY EXIST AND TO INCLUDE COSTS TO SOLVE THE ISSUE UNCOVERED, IN ADDITION TO, NOTIFYING THE ARCHITECT OF RECORD REGARDING SUCH ISSUE(S).
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES TO APPLICATIONS NOT CONSISTENT WITH CONTRACT DOCUMENTS IN ALL CASES, INCLUDING "SELF-CERTIFICATION" BY THE ARCHITECT.

PLUMBING SPECIFICATIONS

GENERAL ITEMS

- ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF: THE LANDLORD'S CRITERIA; THE STATE, COUNTY, AND LOCAL CODES AND ORDINANCES; THE LATEST EDITIONS OF ASHRAE STANDARDS; THE LIFE SAFETY CODE; THE APPLICABLE BUILDING CODE; UNDER THE TRADES LABORATORIES; THE NATIONAL ELECTRICAL CODE; NFPA 70, 90A, AND 96; AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION. THE CHANGES REQUIRED BY ANY APPLICABLE CODES SHALL BE INCLUDED IN THE BID. AFTER THE CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE TENANT TO THE CONTRACTOR.
- IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE INSTALLATION FOR FINISHED WORK, TESTED AND READY FOR OPERATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF AND TO THE SATISFACTION OF THE OWNER.
- ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW, UNUSED, BEST OF ITS RESPECTIVE KINDS, AND FREE FROM DEFECTS AND OF FIRST CLASS QUALITY. BASIS OF QUALITY SHALL BE LATEST STANDARDS OF ASTM, ANSI FEDERAL SPECIFICATIONS OR OTHER ACCEPTABLE STANDARDS.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY OF THE SAME THAT MAY BE DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
- THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS INSTALLED TO BE FREE FROM INHERENT DEFECTS AND SHALL KEEP IN REPAIR AND REPLACE ANY DEFECTIVE MATERIALS OF WORKMANSHIP, FREE OF COST TO THE TENANT (OWNER) FOR A PERIOD OF ONE (1) YEAR AFTER THE OPENING FOR BUSINESS.
- ALL WORK SHALL BE DONE ACCORDING TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND LEASE CRITERIA (IF APPLICABLE) AND SHALL RECEIVE THE APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION. ALL REQUIRED DOCUMENTS, DRAWINGS AND PERFORM ALL REQUIRED TESTS AND PAY ALL REQUIRED CHARGES TO OBTAIN THESE APPROVALS.
- CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE SITE FOR THE WORK BEFORE HAVING SUBMITTED A PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS FOUND DURING THE COURSE OF THE CONTRACT.

IV. MATERIALS

1. DRAINAGE AND VENT PIPING: EXTRA HEAVY HUB AND SPIGOT CAST IRON SOIL WITH RUBBER GASKETS CONFORMING TO ASTM TEST: C564. NO-HUB CAST IRON TO HAVE HEAVY DUTY, TYPE 304 STAINLESS STEEL COUPLINGS CONFORMING TO ASTM TEST: A666, TYPE 304 STAINLESS STEEL SHIELD, TYPE 304 STAINLESS STEEL BANDS AND SLEEVES.
 - NPS 1-1/2" TO NPS 4": 3" WIDE SHIELD WITH 4 BANDS;
 - NPS 5" TO NPS 10": 4" WIDE BAND WITH 6 BANDS.
2. WATER PIPING BELOW SLAB: TYPE "K" HARD COPPER TUBING, WITH CAST BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS USING LEAD FREE SOLDER JOINTS (MINIMUM 95% TIN, 5% ANTIMONY OR SIMILAR).
3. WATER PIPING ABOVE SLAB: TYPE "L" COPPER TUBING USING LEAD FREE SOLDER JOINTS (MINIMUM 95% TIN, 5% ANTIMONY OR SIMILAR). NO COMPRESSION FITTING ALLOWED ON PROJECT. EXAMPLE PROPRESS/SHARKBITE
4. WATER HAMMER ARRESTERS: PROVIDE ON HOT AND COLD WATER BRANCHES THAT UTILIZE QUICK CLOSING VALVES INCLUDING FLUSHMETERS, SOLENOIDS, ETC. SIOUX CHIEF 650 SERIES. FOR UP TO 30 FIXTURE UNITS. INSTALL IN ACCESSIBLE AREA OR PROVIDE ACCESS PANEL.
5. VALVES: GATE VALVE WATTS SERIES LFWGV: 1/2" TO 1" BRONZE BODY; CHECK VALVE WATTS SERIES LFWCV: 1/2" TO 1" BRONZE BODY; BALL VALVE WATTS SERIES LFB6080 OR LFB6081 FULL PORT: 1/2" TO 2" BRONZE BODY.
6. TEMPERATURE / PRESSURE RELIEF VALVE: WATTS REGULATING CO. MODEL LF10L.
7. PRESSURE REDUCING VALVE: WATTS SERIES LF25AUB-23 BRONZE BODY WITH INTEGRAL 5/8" STRAINER, SEALED GAGE FOR 1/2" TO 2" DIA. TO 300 PSI.
8. PRESSURE GAUGE: AMETEK DEV, OF U.S. GAUGE MODEL 5105, 4-1/2" DIA, 1/4" STEM, ALUMINUM CASE, BLACK FINISH.
9. AIR VENT: HOFFMAN #79 WATER MAIN VENT VALVE.

- BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE CLIENT AND ARCHITECT THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITICAL RELATED THERE TO, OR WILL DO SO AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACTOR HAS SUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.

- THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY ANY APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE CLIENT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND

- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.

10. THE PLUMBING SUBCONTRACTOR IS A SUBCONTRACTOR OF THE TENANT'S GENERAL CONTRACTOR.

- NOTCHING AND BORING OF STRUCTURAL STEEL MEMBERS IS NOT PERMITTED, WHEN HANGING FROM STRUCTURAL STEEL, HANG ONLY FROM TOP FLANGE OF BEAMS AND TOP CHORDS ONLY AT PANEL POINTS OF JOISTS / TRUSSES.
- DURING BIDDING, INCLUSIVE OF THE COST TO THE CLIENT, THE PLUMBING SUBCONTRACTOR IS TO COMPLY WITH ALL PIPE SLOPE REQUIREMENTS TO EXISTING PLUMBING WASTE LINES. IF SUCH A SLOPE IS NONEXISTENT, THIS CONTRACTOR TO CREATE A COMPLIANT SLOPE. INCLUDE COSTS TO FURNISH AND INSTALL THE NECESSARY "EJECTOR PUMP" WITH PIT / BASIN AND ASSOCIATED ELECTRIC TO MEET POTENTIAL "SLOPE" ISSUES.

III. WORK RESPONSIBILITY

- FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTORS FOR A COMPLETE SAFE INSTALLATION OF PLUMBING WORK IN FULL CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AS INDICATED ON DRAWINGS AND / OR HEREIN SPECIFIED, INCLUDING IN GENERAL THE FOLLOWING:
- SANITARY DRAINAGE CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME WITH FINAL CONNECTIONS TO EXISTING PRE-INSTALLED OUTLETS PROVIDED BY PRIOR TENANT(S) OR LANDLORD. PLUMBER SHALL VERIFY EXACT LOCATION OF WASTE PIPE OUTLET BEFORE SUBMITTING BID AND NOTIFY THE ARCHITECT OF ANY LOCATION DISCREPANCIES. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONCRETE SAW CUTTING REQUIRED TO MAKE THE FINAL CONNECTION TO THE EXISTING WASTE PIPING OR CAPPED OUTLET(S). SAW CUTTING, EXCAVATING, BACKFILLING AND NEW CONCRETE MUST MEET WITH THE LANDLORD'S APPROVAL.

- SNAKE SANITARY FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGE.
- TEST WATER PRESSURE TO INSURE MINIMUM OF 50 PSI.

- COMPLETE VENT SYSTEM: ALL FIXTURES INDIVIDUALLY VENTED WITH FINAL CONNECTION THROUGH ROOF OR TO EXISTING LANDLORD SUPPLIED COMMON VENT. ROOF PENETRATION AND FLASHING TO BE PERFORMED BY LANDLORD'S ROOFER (IF APPLICABLE). COST OF ROOF PENETRATION AND FLASHING TO BE PART OF THIS CONTRACT, UNLESS NOTED OTHERWISE IN BID PROPOSAL (IF APPLICABLE).
- DOMESTIC WATER SUPPLY SYSTEM INCLUDING CONNECTION TO EXISTING CAPPED OUTLET AND FINAL CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME. VERIFY EXACT LOCATION AND SIZE BEFORE SUBMITTING BID.
- INSULATION OF ALL HOT AND COLD WATER PIPING, INCLUDING UNDER LAVATORY A.D.A. PIPE WRAPPINGS.
- FURNISH AND INSTALL WATER METER (IF APPLICABLE) ACCESSIBLE TO UTILITY COMPANY OR LANDLORD'S REPRESENTATIVE FOR MONITORING WATER, BUT METER SHOULD IN NO WAY BE IN THE PATH OF THE A.D.A./CABO-ANSI, 5"-0" CIRCULAR PATTERN.
- COSTS FOR WORKING BELOW TENANT'S SLAB IN ANOTHER TENANT'S SPACE.
- INSTALLATION OF FLOOR DRAIN, BACKFLOW PREVENTER (IF REQ'D. BY CODE) AS PER LANDLORD REQUIREMENT AND CLEANOUT PER LOCAL CODE. COORDINATE ALL LOCATIONS WITH OPERATIONS MANAGER.
- COMPLETE NATURAL GAS PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).

III. INSTALLATION

- SLEEVES: PROVIDE #22 GAGE GALVANIZED IRON PIPE SLEEVES FOR PIPING THROUGH WALLS AND FLOOR, PACK WITH NON-ASBESTOS ROPE AND FILL WITH "EXPANDO" NON-SHRINKING CEMENT.

- ESCUTCHEONS: PROVIDE EXPOSED PIPING, BOTH BARE AND COVERED, WITH CP CAST BRASS ESCUTCHEONS WHERE PASSING THROUGH FLOORS, CEILINGS, WALLS OR PARTITIONS.
- HANGERS AND SUPPORTS: SUPPORT HORIZONTAL DRAINAGE PIPING AT LEAST EVERY 5 FEET OR AT EVERY HUB, COPPER TUBING EVERY 7 FEET AND STEEL PIPE EVERY 10 FEET WITH "VEE" HANGERS AND INSULATION PROTECTION SHIELDS. PIPING SHALL NOT BE SUPPORTED FROM BRIDGING OR OTHER PIPING. ONLY SUPPORT FROM TOP FLANGES OF BEAMS AND TOP CHORDS AT PANELS OF JOIST AND TRUSSES. PROVIDE SWAY AND SEISMIC BRACING WHERE REQUIRED BY CODES.
- TEST: TEST PIPING AND PROVE TIGHT FOR AT LEAST TWO HOURS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND/OR AS SPECIFIED. TEST SHALL BE PERFORMED IN THE PRESENCE OF OWNER'S REPRESENTATIVE AND LOCAL INSPECTOR. TEST SHALL BE REPEATED IF NECESSARY UNTIL FINAL APPROVAL OF SYSTEM IS OBTAINED.
 - A. TEST DRAINAGE AND VENT PIPING BY FILLING WITH WATER TO OVERFLOWING AT ROOF, WATER LEVEL TO REMAIN.
 - B. TEST WATER PIPING WITH WATER TO 1-1/2 TIMES THE WORKING PRESSURE.
- STERILIZATION OF DOMESTIC WATER SYSTEM: BEFORE BEING PLACED IN SERVICE, ALL WATER LINES SHALL BE CHLORINATED TO THE SATISFACTION OF THE ARCHITECT OR LANDLORD'S REPRESENTATIVE, IN ACCORDANCE WITH A.W.W.A. SPECIFICATION: C601-531.
- SLOPE WASTE LINES 2 INCHES AND SMALLER NOT LESS THAN 1/4 INCH PER FOOT. SLOPE LARGER MAINS NOT LESS THAN 1/8 INCH PER FOOT.
- INSTALL A CLEANOUT AT BASE OF EACH SOIL STACK, AT EACH CHANGE IN DIRECTION, AT INTERVALS NOT OVER 40 FEET AND ELSEWHERE AS SHOWN ON DRAWINGS OR REQUIRED BY LOCAL CODE. CLEANOUTS SHALL NOT BE INSTALLED IN PUBLIC AREAS WITHOUT SPECIFIC PERMISSION BY TENANT'S CONSTRUCTION MANAGER.

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9. AIR VENT: HOFFMAN #79 WATER MAIN VENT VALVE.

V. INSULATION

- ALL HOT AND COLD WATER PIPING AND FITTINGS SHALL BE INSULATED WITH 1" THICK RIGID FIBERGLASS WITH VAPOR BARRIER UNIVERSAL JACKET PASTED WITH VAPOR BARRIER CEMENT. VAPOR BARRIER NOT REQUIRED ON HOT WATER PIPING.
- ALL ADA-CONFORMING, WHEELCHAIR-ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLIES TO BE COVERED WITH THE MOLDED, ANTIMICROBIAL TRUBRO, INC. "LAV-GUARD" UNDER-SINK PROTECTIVE PIPE COVER MODEL #103.

VI. SPECIFIC PLUMBING SPECIFICATIONS

- INSTALL NEW ONLY IF EXISTING DOES NOT MEET CURRENT ADA / CABO / ANSI (AS APPLICABLE) STANDARDS, OR IS DAMAGED, NOT IN WORKING ORDER OR NOT EXISTING AS APPLICABLE.
- IT IS THIS CONTRACTOR'S RESPONSIBILITY TO SUPPLY HANDICAPPED TOILET FIXTURES, IF REQUIRED BY CODE OR NOTED ON THE DRAWINGS, UTILIZING THE SPECIFICATION ABOVE AS A STANDARD AND MEETING CODE REQUIREMENTS. SPACING OF FIXTURES TO BE COORDINATED WITH THE GENERAL CONTRACTOR AS WELL AS THE PLUMBING INSPECTOR'S REQUIREMENTS.

VII. LANDLORD'S CRITERIA

- THE PLUMBING CONTRACTOR IS TO BECOME FAMILIARIZED WITH LANDLORD'S CRITERIA FOR THIS LOCATION AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.

VIII. ELASTOMERIC WATERPROOFING MEMBRANE

- DESCRIPTION: MANUFACTURER'S PROPRIETARY ELASTOMERIC COMPOUND FORMULATED FOR USE AS HEAVY DUTY WATERPROOF MEMBRANE UNDER CERAMIC TILE FLOORS.
- REQUIRED IN WET AREAS:
 - A. TOILET ROOMS
 - B. FLOOR MUST PITCH TO FLOOR DRAIN A MINIMUM OF 1/4" PER FOOT (2% SLOPE), MAXIMUM OF 1/2" PER FOOT.

ACCEPTABLE MANUFACTURERS:

- BOSTIC CONSTRUCTION PRODUCTS, HUNTINGDON VALLEY, PA.
- MAPEI CORPORATION, ELK GROVE VILLAGE, IL.
- THE NOBLE COMPANY, GRAND HAVEN, MI.
- LATICRETE INTERNATIONAL, BETHANY, CT.

INSTALLATION: (2 COATS)

- INSTALL OVER CURED CEMENT MORTAR BED AND CONCRETE FLOORS AS APPLICABLE, IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
- FLASH MEMBRANE 4" UP ADJACENT WALLS AND RESTRAINING SURFACES AS RECOMMENDED BY MANUFACTURER.
- ALLOW MEMBRANE TO CURE PRIOR TO SETTING TILE.
- DO NOT ALLOW CONSTRUCTION TRAFFIC ON MEMBRANE.
- E. MUST BE SLEEVED AND CAULKED.

PLUMBING SYMBOLS

	DOMESTIC COLD WATER PIPING (CW)
	DOMESTIC HOT WATER PIPING (HW)
	DOMESTIC HOT WATER RETURN PIPING (HWR)
	DOMESTIC TEMPERED WATER (110°F) PIPING (TW)
	SANITARY PIPING (S)
	VENT PIPING (V)
	TOP CONNECTION, 45° OR 90°
	BOTTOM CONNECTION
	PIPE UP
	PIPE DOWN
	CAPPED PIPING
	FLOOR CLEANOUT (PLAN / RISER VIEW) (FCO)
	WALL CLEANOUT (PLAN / RISER VIEW) (WCO)
	FLOOR DRAIN (PLAN / RISER VIEW) (FD)
	BALL / GATE VALVE
	CHECK VALVE
	THERMOSTATIC MIXING VALVE (SET TO 110°F)
	TEMPERATURE & PRESSURE RELIEF VALVE
	TRAP PRIMER
	WATER HAMMER ARRESTOR
	CIRCUIT SETTER/BALANCING VALVE

NOTE: SYMBOL LIST SHOWN IS FOR GENERAL REFERENCE ONLY. THE PRESENCE OF A SYMBOL DOES NOT IMPLY ITS USE ON THIS PROJECT. REFER TO DRAWINGS FOR SPECIFIC SYMBOLS USED.

GENERAL ABBREVIATIONS

IDENTIFIER	DESCRIPTION	IDENTIFIER	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	MFR	MANUFACTURER
BFG	BELOW FINISHED GRADE	MH	MOUNTING HEIGHT
BLDG	BUILDING	MIN	MINIMUM
CLG	CEILING	MTD	MOUNTED
CO	COMPANY	NIC	NOT IN CONTRACT
CW	COLD WATER	NTS	NOT TO SCALE
DN	DOWN	OC	ON CENTER
DWG(S)	DRAWING(S)	PC	PLUMBING CONTRACTOR
EM	EMERGENCY	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	S	SANITARY
F.C.O.	FLOOR CLEAN OUT	SQ. FT.	SQUARE FEET
FD	FLOOR DRAIN	TYP	TYPICAL
FS	FLOW SWITCH	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	V	VENT
HW	HOT WATER	V.I.F.	VERIFY IN FIELD
HWR	HOT WATER RETURN	W.C.O.	WALL CLEAN OUT

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ENGINEER



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EEA Project No. 20256574
State of Registration Florida
Firm Registration No. 20645

PROJECT NUMBER 250486	DATE 02.25.26
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DRAWN BY: SL	CHECK BY: JTS
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THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: **JTS**

REVISION LOG:

ISSUED FOR CLIENT	02.25.26
ISSUED FOR LL PERMIT + BID	03.06.23

CARRIAGE GATE SHOPPING CENTER
3425 THOMASVILLE RD
SPACE 7
TALLAHASSEE, FL 32309

DRAWING NO.

P-103

PLUMBING NOTES, CALCULATIONS & SPECIFICATIONS

JEREMY T. SMITH

EEA CONSULTING ENGINEERS

BID DOCUMENT ONLY

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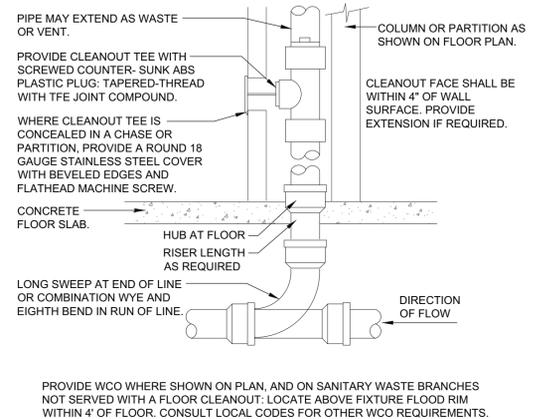
Registrant's Name:
Jeremy T. Smith
Serial No.
041482

DATE: 02/25/26

PROJECT NO: 250486

LOCATION: CARRIAGE GATE, TALLAHASSEE FL

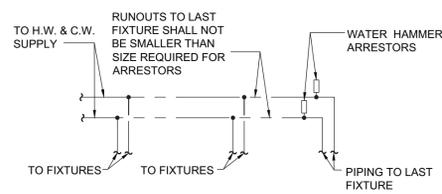
PLOT SCALE: 1:1



1 WALL CLEANOUT DETAIL
SCALE: N.T.S.

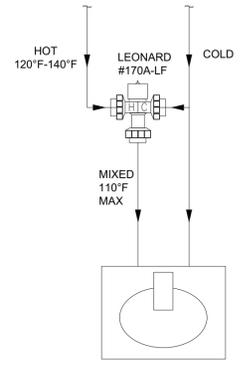
Dimensions & Weights (do not include pkg.)

MODEL	PDI SIZE	MNPT THREAD	DIMENSIONS (approximate)				FIXTURE UNIT CAPACITY	PIPE SIZE in.	
			A	B	A	B			
1260XL-A	A	1/2	15	6 1/4	159	7/8	22	1 - 11	1/2
1260XL-B	B	3/4	20	7 1/4	184	7/8	22	12 - 32	3/4
1260XL-C	C	1	25	9 1/4	235	1 1/8	28.6	33 - 60	1
1260XL-D	D	1	25	9 1/2	241	1 3/4	44	61 - 113	1 1/4
1260XL-E	E	1	25	11 1/4	286	2 1/2	64	114 - 154	1 1/2
1260XL-F	F	1	25	12	305	2 7/8	73	155 - 330	2

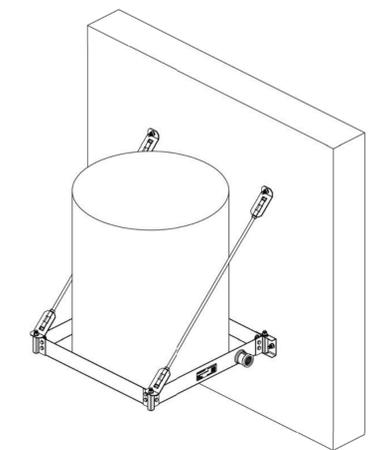


2 WATER HAMMER ARRESTOR DETAIL
SCALE: N.T.S.

TYPICAL ASSE 1070 APPLICATION



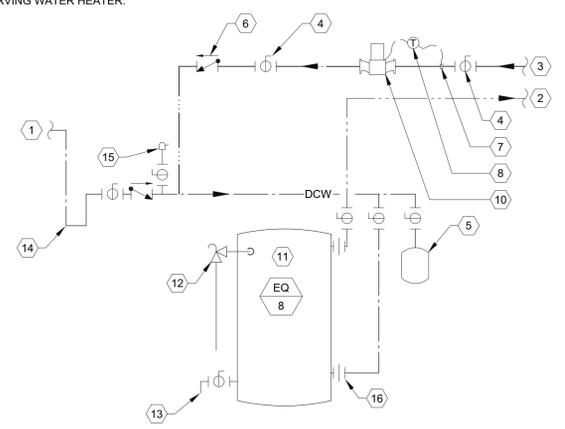
3 THERMOSTATIC MIXING VALVE DETAIL
SCALE: N.T.S.



4 WALL HUNG EQUIPMENT PLATFORM
SCALE: N.T.S.

KEYED NOTES: (#)

- 1 DOMESTIC COLD WATER SUPPLY WATER TO SERVE THE DOMESTIC HOT WATER SYSTEM.
- 2 DOMESTIC HOT WATER SUPPLY WATER AT 140F TO SERVE BUILDING.
- 3 DOMESTIC HOT WATER RETURN WATER AT 130F FROM THE BUILDING.
- 4 FULL PORT BALL VALVE TYPE ISOLATION VALVE
- 5 NEW EXPANSION TANK FOR DOMESTIC HOT WATER SYSTEM. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 CHECK VALVE
- 7 THERMOWELL.
- 8 AQUASTAT
- 9 NOT USED
- 10 CIRCULATION PUMP ON DOMESTIC HOT WATER SYSTEM. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION
- 11 WATER HEATERS. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION
- 12 ROUTE PRESSURE AND TEMPERATURE RELIEF VALVE TO NEAREST DRAIN RECEPTOR
- 13 ROUTE TANK DRAIN TO NEAREST DRAIN RECEPTOR
- 14 MINIMUM 24 INCH HEAT TRAP ON COLD WATER SERVING WATER HEATER.
- 15 VACUUM BREAKER
- 16 UNION



5 WATER HEATER
SCALE: N.T.S.

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DRAWING NO.
P-104
PLUMBING DETAILS

JEREMY T. SMITH
EEA CONSULTING ENGINEERS

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Registrant's Name:
Jeremy T. Smith
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DATE: 02/25/26

PROJECT NO: 250486

LOCATION: CARRIAGE GATE, TALLAHASSEE FL

PLOT SCALE: 1/1