

# Mad Dog Construction - Addendum #1 – 9.10.2025

**To:** All Bidders of Record  
**Project:** FAIA Office Renovation  
**Location:** 1117 Thomasville Road  
Tallahassee, FL 32303

This Addendum forms a part of and modifies the Bidding Requirements, Contract Forms, Contract Conditions, the Specifications and/or the Drawings dated 08/18/2025 by BKJ, Inc. Architecture for the project referenced above. Bidder shall acknowledge receipt of the Addendum in their proposal

This Addendum consists of the following information contained:

## **Subject: Revised Plans**

- A. **Architect's Addendum 1, dated 9/4/2025**
- B. **Attachments:** – *All bidders should review attachments for possible impact to the scope*
  - 1. Attachment A: Architect's Addendum No. 1 – 9 pgs.

End of Mad Dog Construction Addendum #1

# ADDENDUM NO. 1

## 100% Construction Documents

September 4, 2025

Project:

Florida Association of Insurance Agent (FAIA)– Office Renovation  
Construction Documents  
BKJ Project No. 24.121

Issued by:

BKJ, Inc. Architecture  
1621 Physicians Drive  
Tallahassee, FL 32308  
ph: 850.524.3701  
fax: 850.546.6150

Distribution to:

Mad Dog Construction  
Mike Earp

This Addendum forms a part of the **100% Construction Documents** and modifies the original Specifications and Drawings dated August 18, 2025. Please attach this addendum inside the front cover of the bound specifications and attached new drawings as required in the drawing set.

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### DRAWINGS:

#### Architectural:

##### **1-1 A4.0 – Enlarged Restroom Plans, Elevations & Accessories**

- **Replace** sheet A4.0 with **Revised** sheet A4.0
  - **Revised** the urinal height in elevation 2/A4.0 to meet ADA requirements
  - **Added** clear floor space and urinal depth requirements to the enlarged plan 7/A4.0
  - **Revised** the soap dispenser selection in the Accessory Schedule

##### **1-2 A4.1 – Enlarged Restroom Plans, Elevations & Accessories**

- **Replace** sheet A4.1 with **Revised** sheet A4.1
  - **Revised** the urinal height in elevation 3/A4.1 to meet ADA requirements
  - **Added** clear floor space and urinal depth requirements to the enlarged plan 10/A4.1
  - **Revised** the soap dispenser selection in the Accessory Schedule

##### **1-3 A4.2 – Enlarged Restroom Plans, Elevations & Accessories**

- **Replace** sheet A4.2 with **Revised** sheet A4.2
  - **Revised** the soap dispenser selection in the Accessory Schedule

#### Plumbing:

##### **1-4 P1.1 – Plumbing Schedules**

- **Replace** sheet P1.1 with **Revised** sheet P1.1
  - **Revised** the Grease Interceptor GT-1 has been removed from the project. The Drain Schedule is updated to reflect this.

**1-5 P1.2 – Plumbing Details**

- **Replace** sheet P1.2 with **Revised** sheet P1.2  
**Revised** the Grease Interceptor GT-1 has been removed from the project. Detail 6 is removed from the drawing

**1-6 P4.0 – Plumbing Enlarged Plans**

- **Replace** sheet P4.0 with **Revised** sheet P4.0  
**Revised** the Grease Interceptor GT-1 has been removed from the project. Enlarged Plan 03 and the Keynotes are updated.

**1-7 P5.0 – Plumbing Risers – Sanitary**

- **Replace** sheet P5.0 with **Revised** sheet P5.0  
**Revised** the Grease Interceptor GT-1 has been removed from the project. Plumbing Riser 03 is updated.

**Attachments:**

Replacement Sheets (24x36):

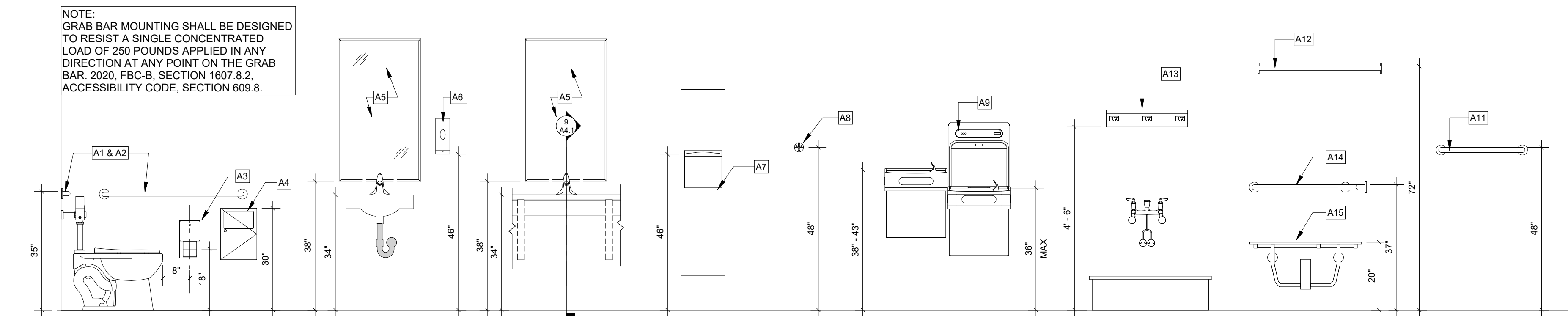
1. A4.0 – Enlarged Restroom Plans, Elevations & Accessories
2. A4.1 – Enlarged Restroom Plans, Elevations & Accessories
3. A4.2 – Enlarged Restroom Plans, Elevations & Accessories
4. P1.1 – Plumbing Schedules
5. P1.2 – Plumbing Details
6. P4.0 – Plumbing Enlarged Plans
7. P5.0 – Plumbing Risers - Sanitary

**BY: BKJ, Inc. Architecture**



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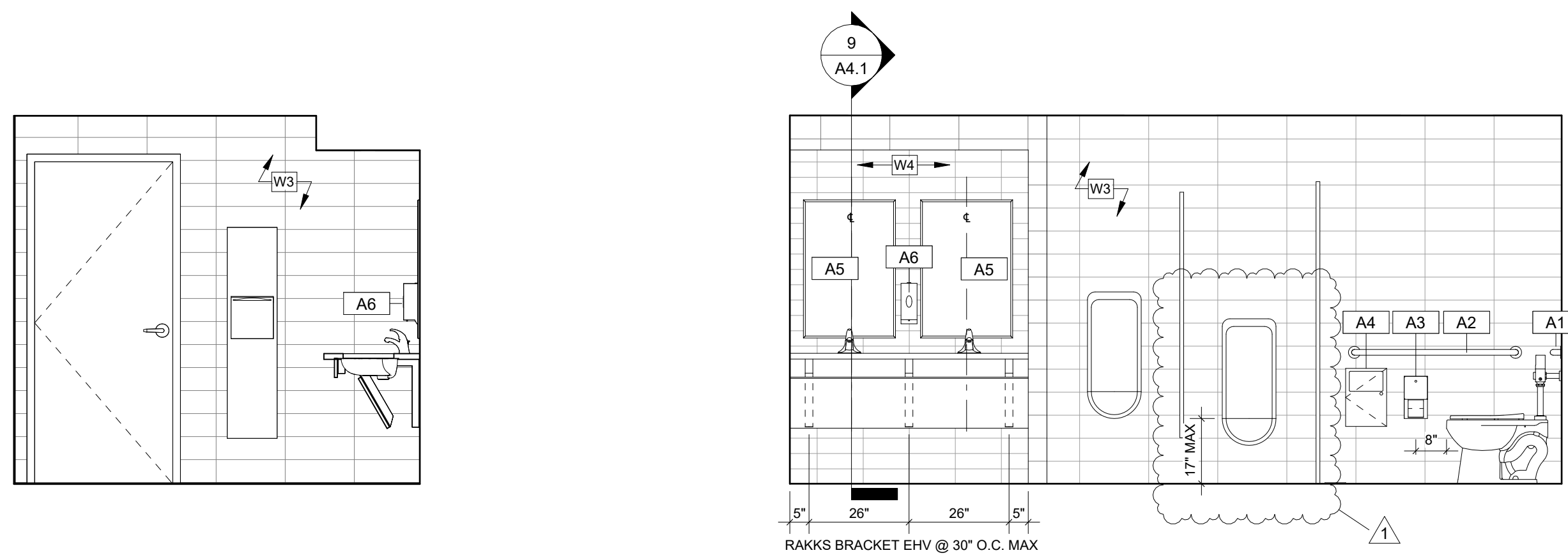
Bonnie Davenport, AIA



Accessory Mounting Height  
1/2" = 1'-0"

#### Accessory Schedule:

- A1- 36" GRAB BAR - 1 1/4" DIA. - BOBRICK B-5806X36  
A2- 42" GRAB BAR - 1 1/4" DIA. - BOBRICK B-5806X42  
A3- TOILET TISSUE DISPENSER - BOBRICK B-2888  
A4- SANITARY NAPKIN RECEPTACLE - BOBRICK B-254  
A5- 24"x36" MIRROR - BOBRICK B-290 2436.MBLK  
A6- SOAP DISPENSER - ASI 0347-41  
A7- RECESSED PAPER TOWEL & WASTE RECEPTACLE - ASI PIATTO 6467-00  
A8- CLOTHES HOOK - BOBRICK B-211  
A9- ADA ENHANCED BOTTLE FILLER WATER COOLER - ELKAY / LZSTL8WSSP  
A10- SOLID PLASTIC TOILET COMPARTMENTS - ASI ACCURATE PARTITION (TP1)  
A11- 24" TOWEL BAR - BOBRICK, B-6747  
A12- SHOWER CURTAIN ROD - BOBRICK B-207  
A13- MOP AND BROOM HOLDER - BOBRICK B-233 x 24  
A14- TWO-WALL GRAB BAR, 1 1/2" DIA. - BOBRICK, B-6861  
A15- L-SHAPE SHOWER SEAT - ASI, #8208-L



NOTE:  
PROVIDE OUTSIDE CORNER WALL TRIM AT ALL OUTSIDE CORNERS FINISHED WITH WALL TILE.

BASIS OF DESIGN:  
SCHLUTER, QUADEC, SATIN ANODIZED ALUMINUM

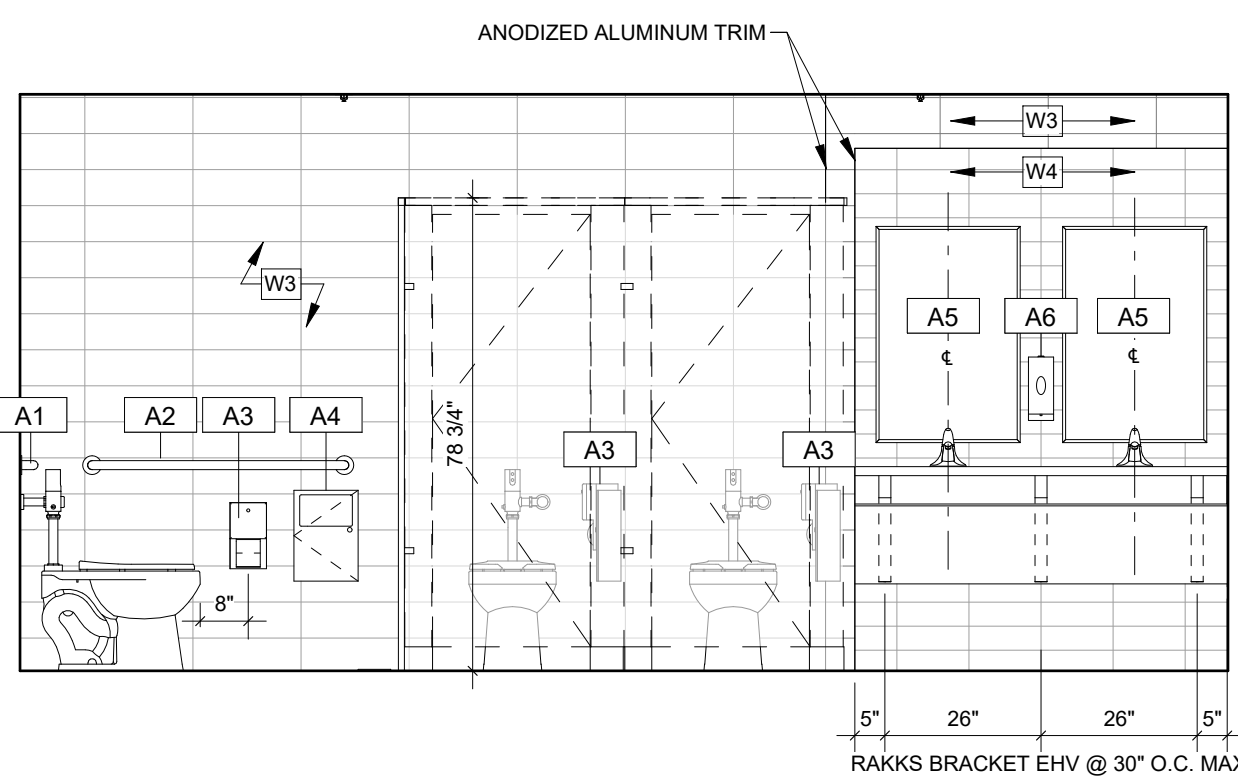
1 Basement Level - Men's RR North Elevation  
3/8" = 1'-0"

2 Basement Level - Men's RR East Elevation  
3/8" = 1'-0"

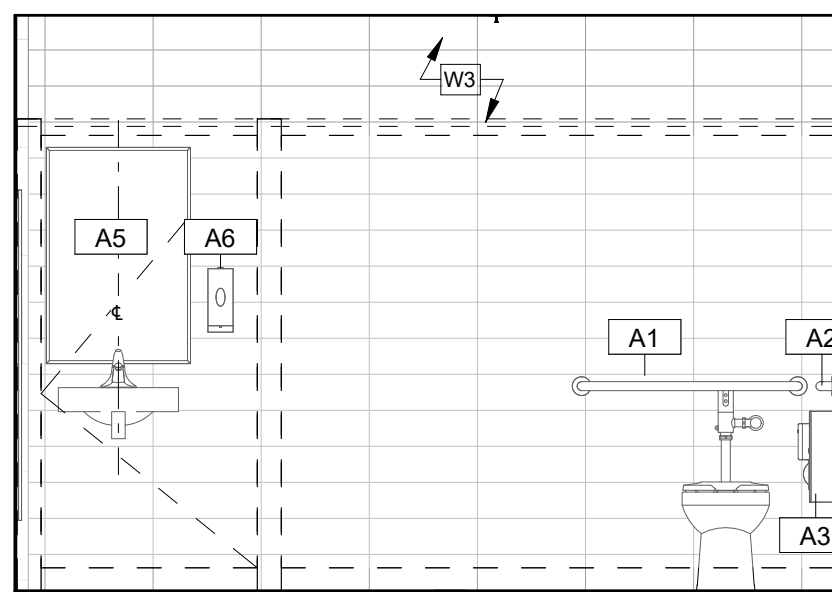


3 Basement Level - Men's RR South Elevation  
3/8" = 1'-0"

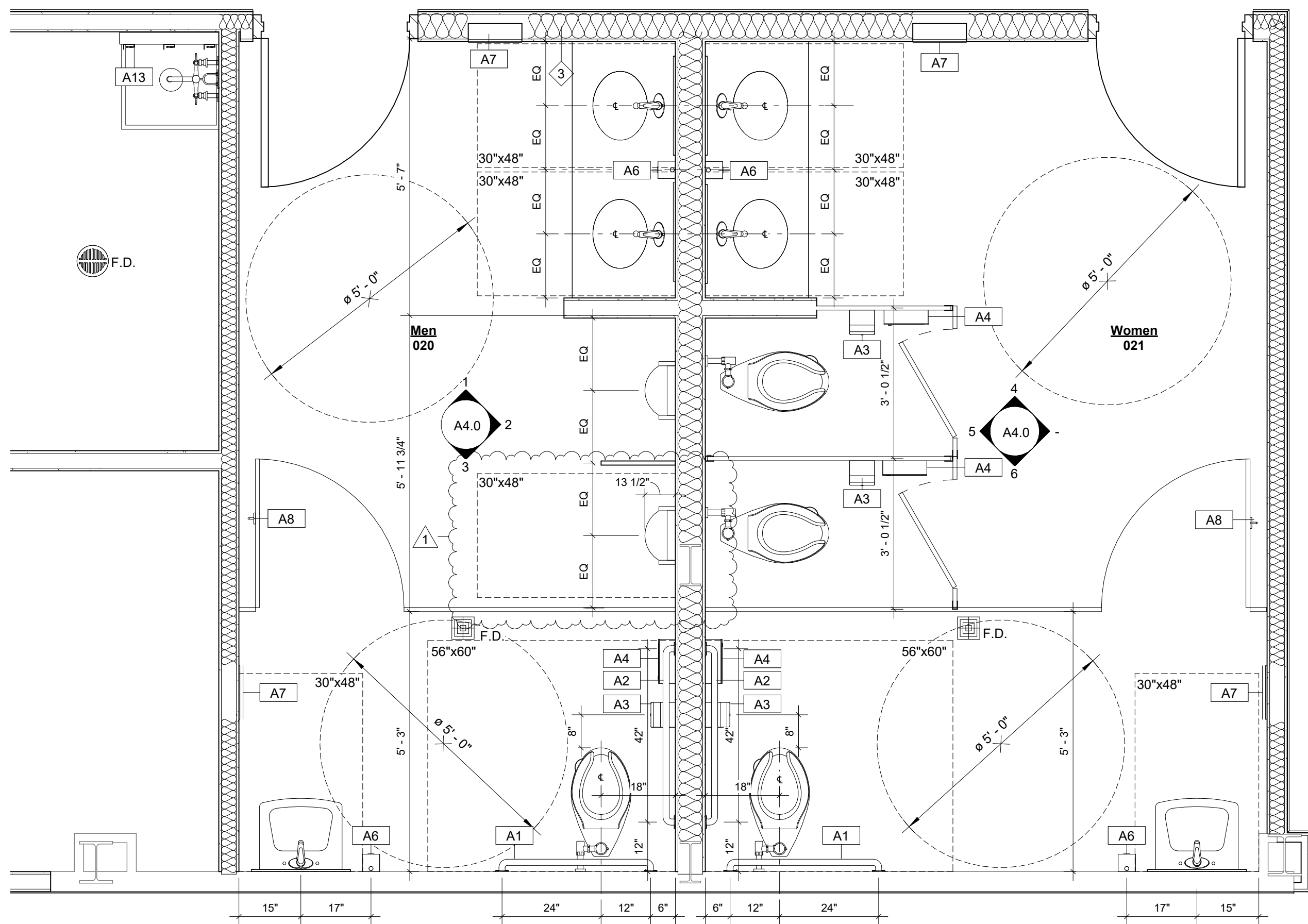
4 Basement Level - Women's RR North Elevation  
3/8" = 1'-0"



5 Basement Level - Women's RR West Elevation  
3/8" = 1'-0"



6 Basement Level - Women's RR South Elevation  
3/8" = 1'-0"



7 Basement Level - Enlarged RR Plan  
1/2" = 1'-0"

SEAL:

PROJECT TITLE:

**FAIA**  
**OFFICE RENOVATION**  
1117 Thomasville Road  
Tallahassee, Florida

JOB NO.: 24.121

DESIGNED: BD

DRAWN: MP

CHECKED: BD/ML

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REVISIONS:	1	9/4/25	Addendum 1

DRAWING PHASE:  
**100% Construction Documents**

DRAWING TITLE:

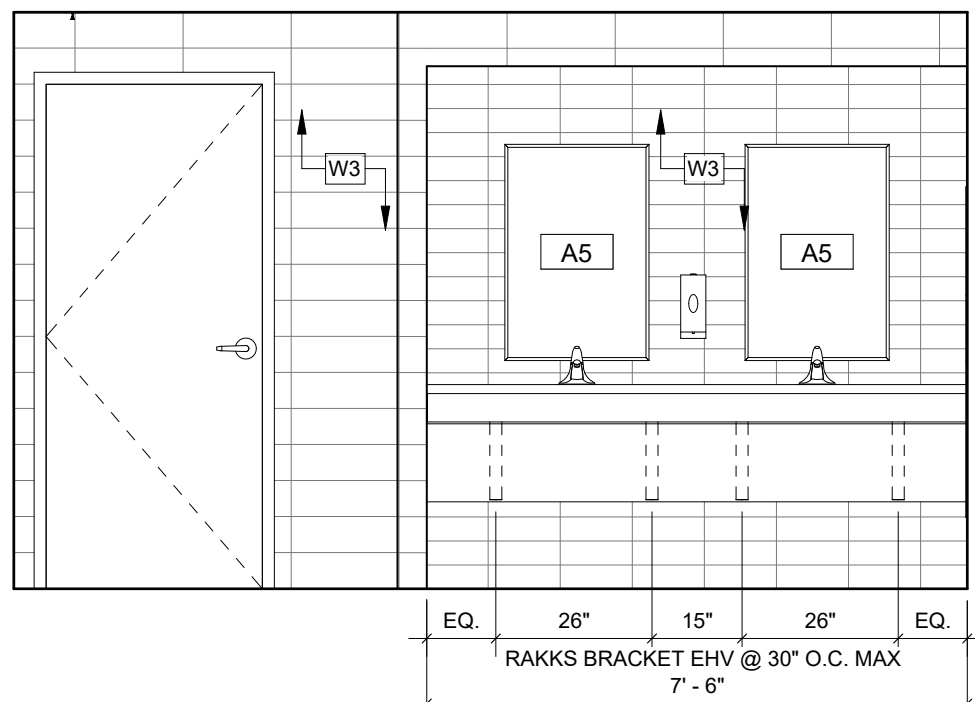
**Enlarged Restroom Plans, Elevations & Accessories**

SHEET NO.:

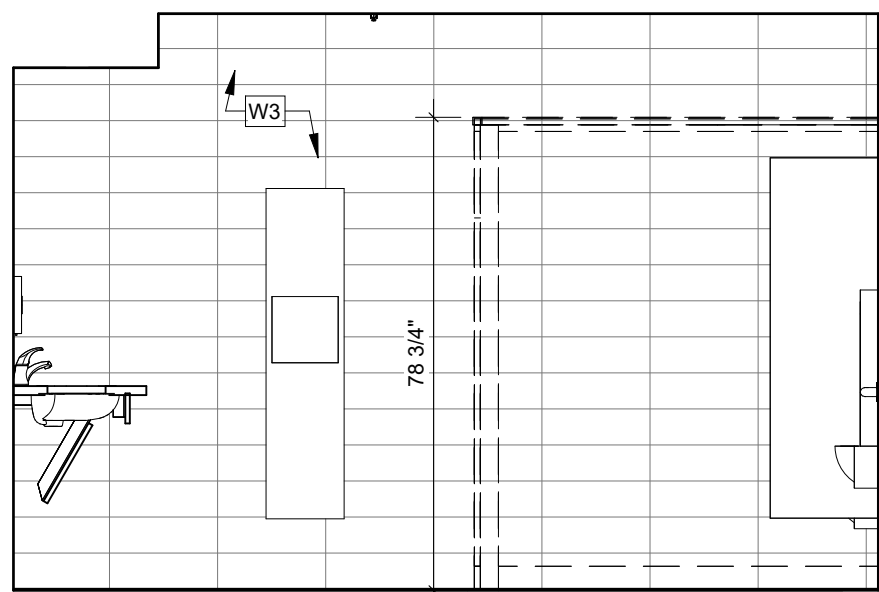
**A4.0**

DATE:

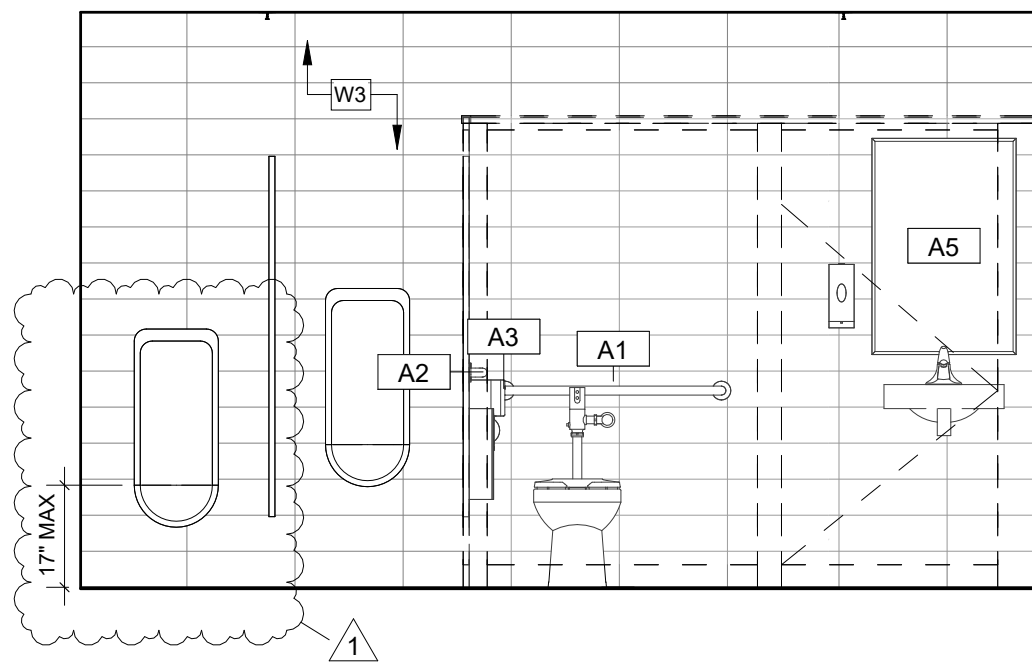
August 18, 2025



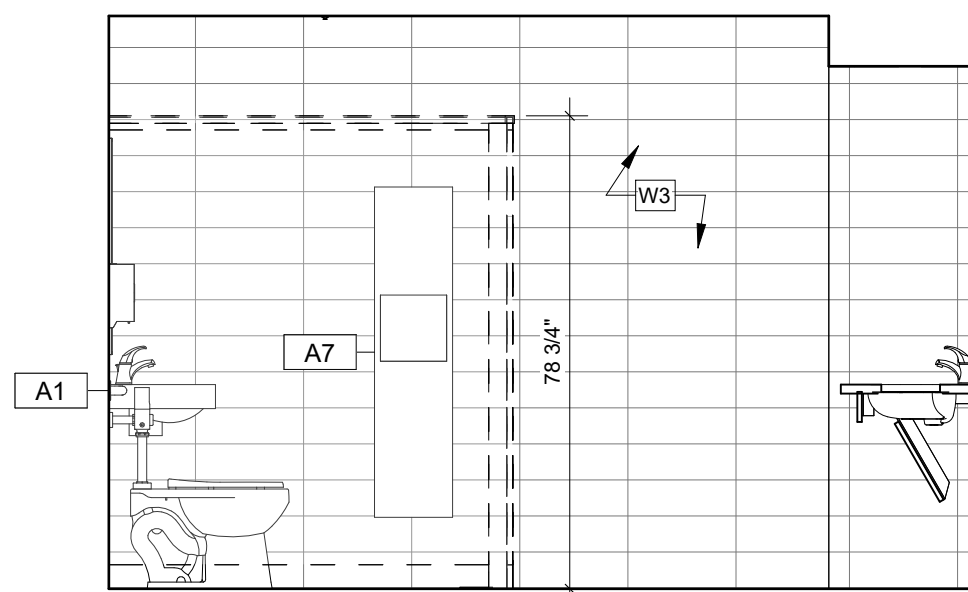
1 Men's Restroom North Elevation  
3/8" = 1'-0"



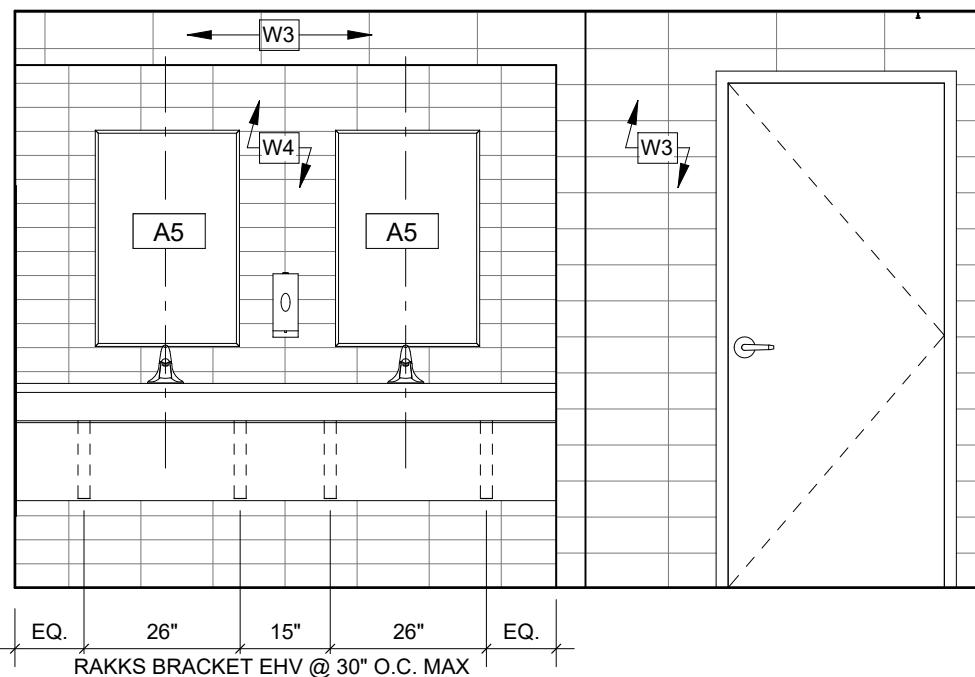
2 Men's Restroom East Elevation  
3/8" = 1'-0"



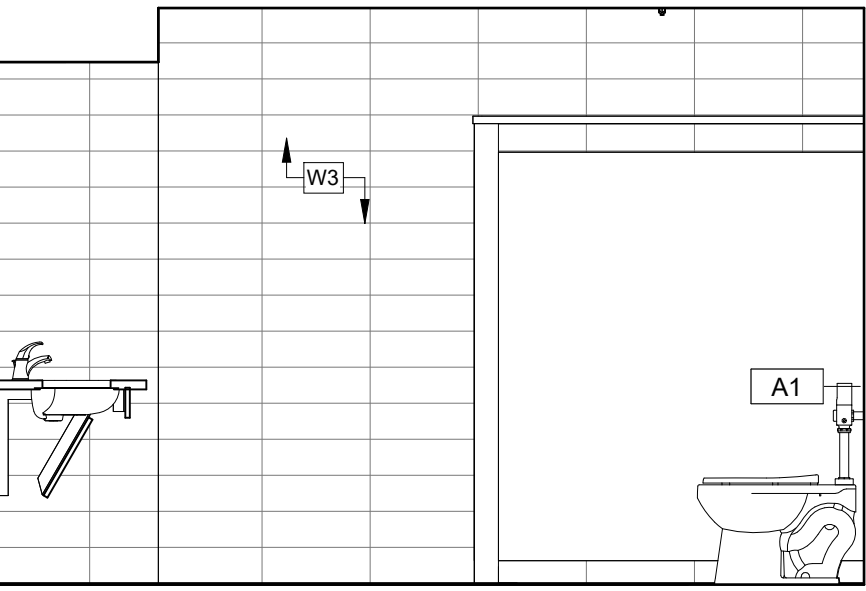
3 Men's Restroom South Elevation  
3/8" = 1'-0"



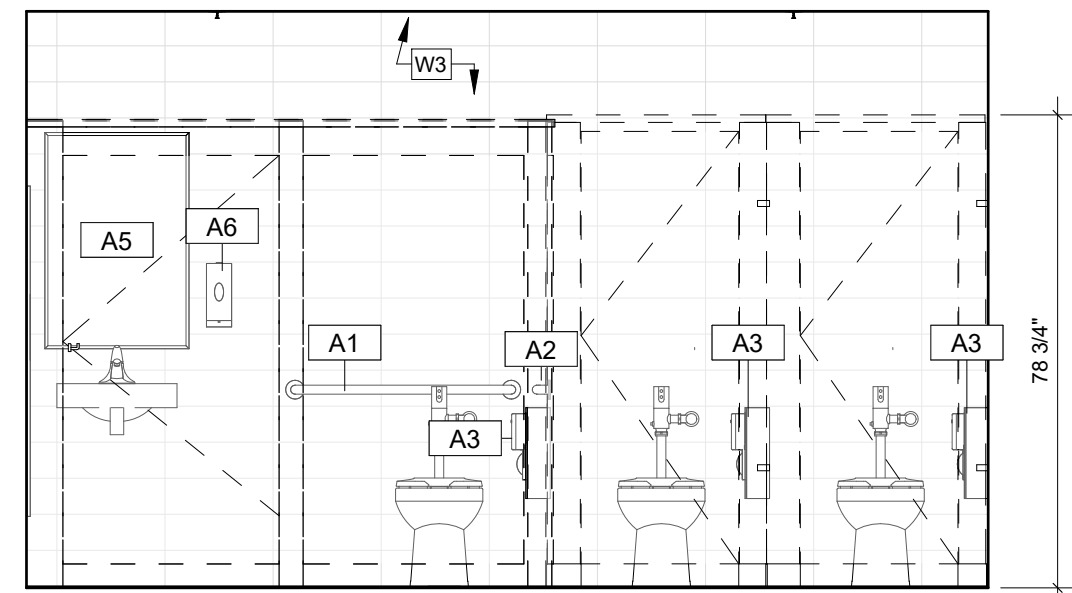
4 Men's Restroom West Elevation  
3/8" = 1'-0"



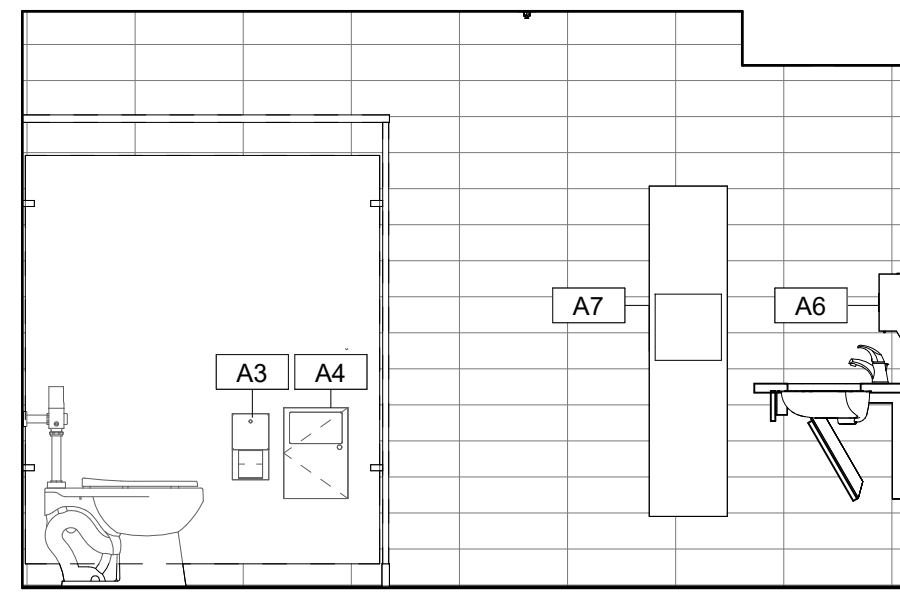
5 Women's Restroom North Elevation  
3/8" = 1'-0"



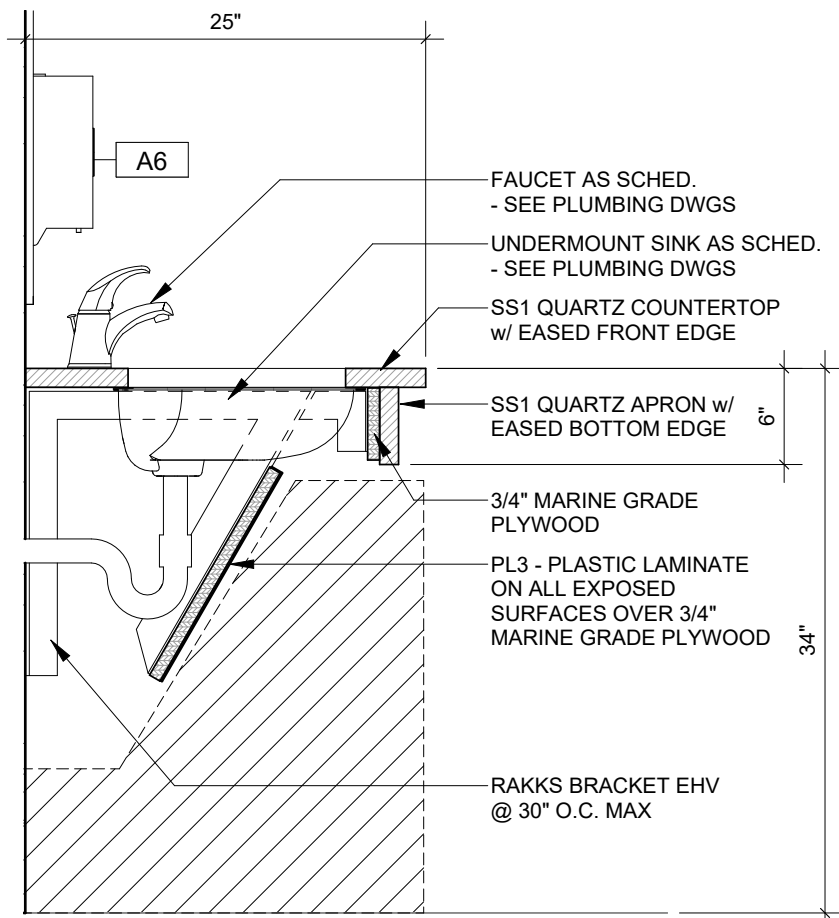
6 Women's Restroom East Elevation  
3/8" = 1'-0"



7 Women's Restroom South Elevation  
3/8" = 1'-0"



8 Women's Restroom West Elevation  
3/8" = 1'-0"



9 Typical Countertop Detail  
1" = 1'-0"

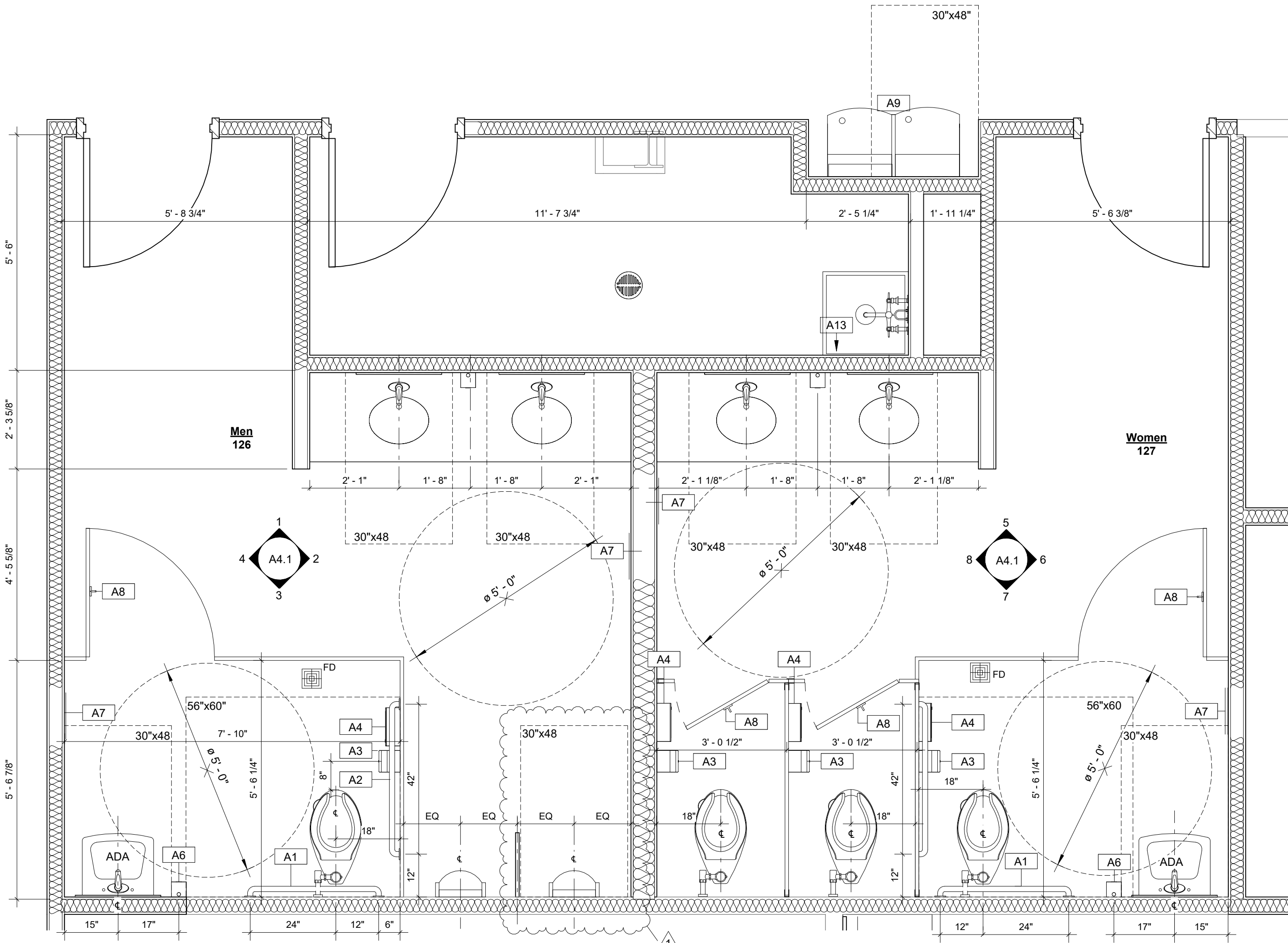
**BASIS OF DESIGN:**  
EHV, ADA COMPLIANT VANITY  
SUPPORT BRACKET,  
STANDARD 18" x 21-1/2", MILL FINISH  
MANUFACTURER: RAKKS BRACKET  
WWW.RAKKS.COM  
781-455-8700

**NOTE:**  
PROVIDE OUTSIDE CORNER WALL TRIM AT ALL  
OUTSIDE CORNERS FINISHED WITH WALL TILE.

**BASIS OF DESIGN:**  
SCHLUTER, QUADEC, SATIN ANODIZED ALUMINUM

**Accessory Schedule:**

- A1- 36" GRAB BAR - 1 1/4" DIA. - BOBRICK B-5806X36
- A2- 42" GRAB BAR - 1 1/4" DIA. - BOBRICK B-5806X42
- A3- TOILET TISSUE DISPENSER - BOBRICK B-2888
- A4- SANITARY NAPKIN RECEPTACLE - BOBRICK B-254
- A5- 24"x36" MIRROR - BOBRICK B-290 2436.MBLK
- A6- SOAP DISPENSER - ASI 0347-41
- A7- RECESSED PAPER TOWEL & WASTE RECEPTACLE - ASI PIATTO 6467-00
- A8- CLOTHES HOOK - BOBRICK B-211
- A9- ADA ENHANCED BOTTLE FILLER WATER COOLER - ELKAY / LZSTL8WSSP
- A10- SOLID PLASTIC TOILET COMPARTMENTS - ASI ACCURATE PARTITION (TP1)
- A11- 24" TOWEL BAR - BOBRICK, B-6747
- A12- SHOWER CURTAIN ROD - BOBRICK B-207
- A13- MOP AND BROOM HOLDER - BOBRICK B-233 x 24
- A14- TWO-WALL GRAB BAR, 1 1/2" DIA. - BOBRICK, B-6861
- A15- L-SHAPE SHOWER SEAT - ASI, #8208-L



10 First Level - Enlarged RR Plan  
1/2" = 1'-0"

SEAL:

PROJECT TITLE:

**FAIA**  
**OFFICE RENOVATION**  
1117 Thomasville Road  
Tallahassee, Florida

JOB NO.: 24.121

DESIGNED: BD

DRAWN: JH/MP

CHECKED: BD/ML

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REVISIONS:	1	9/4/25	Addendum 1

DRAWING PHASE:  
**100% Construction Documents**

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**Enlarged Restroom  
Plans, Elevations &  
Accessories**

SHEET NO.:

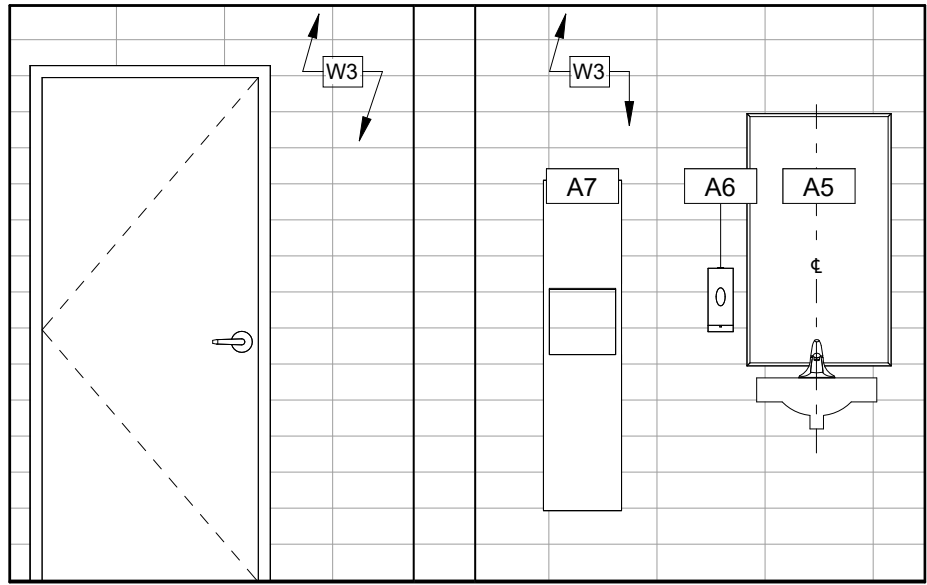
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DATE:

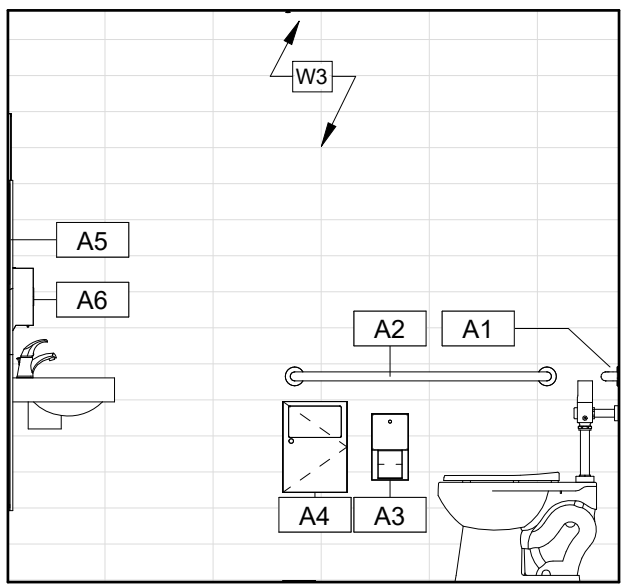
August 18, 2025

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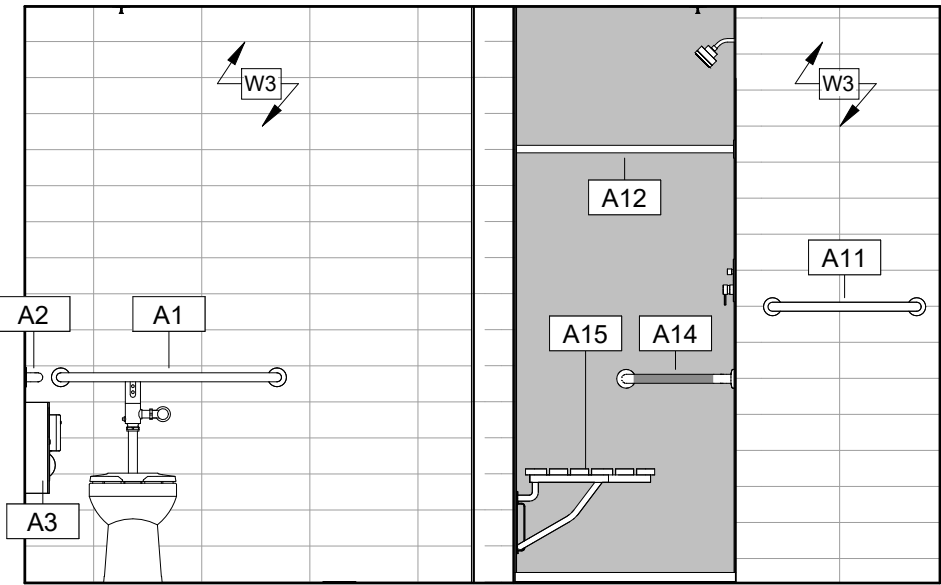
**BASIS OF DESIGN:**  
SCHLUTER, QUADEC, SATIN ANODIZED ALUMINUM



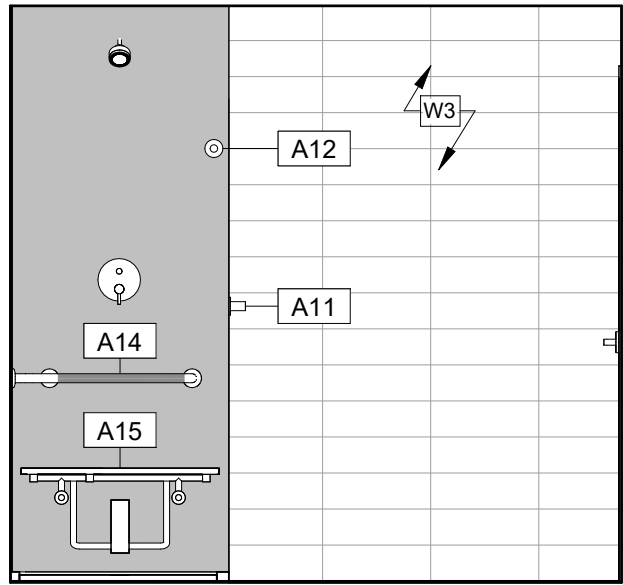
1 Shower South Elevation  
3/8" = 1'-0"



2 Shower West Elevation  
3/8" = 1'-0"



3 Shower North Elevation  
3/8" = 1'-0"



4 Shower East Elevation  
3/8" = 1'-0"

**Accessory Schedule:**

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REVISIONS:	1	9/4/25	Addendum 1						

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**Enlarged Restroom  
Plans, Elevations &  
Accessories**

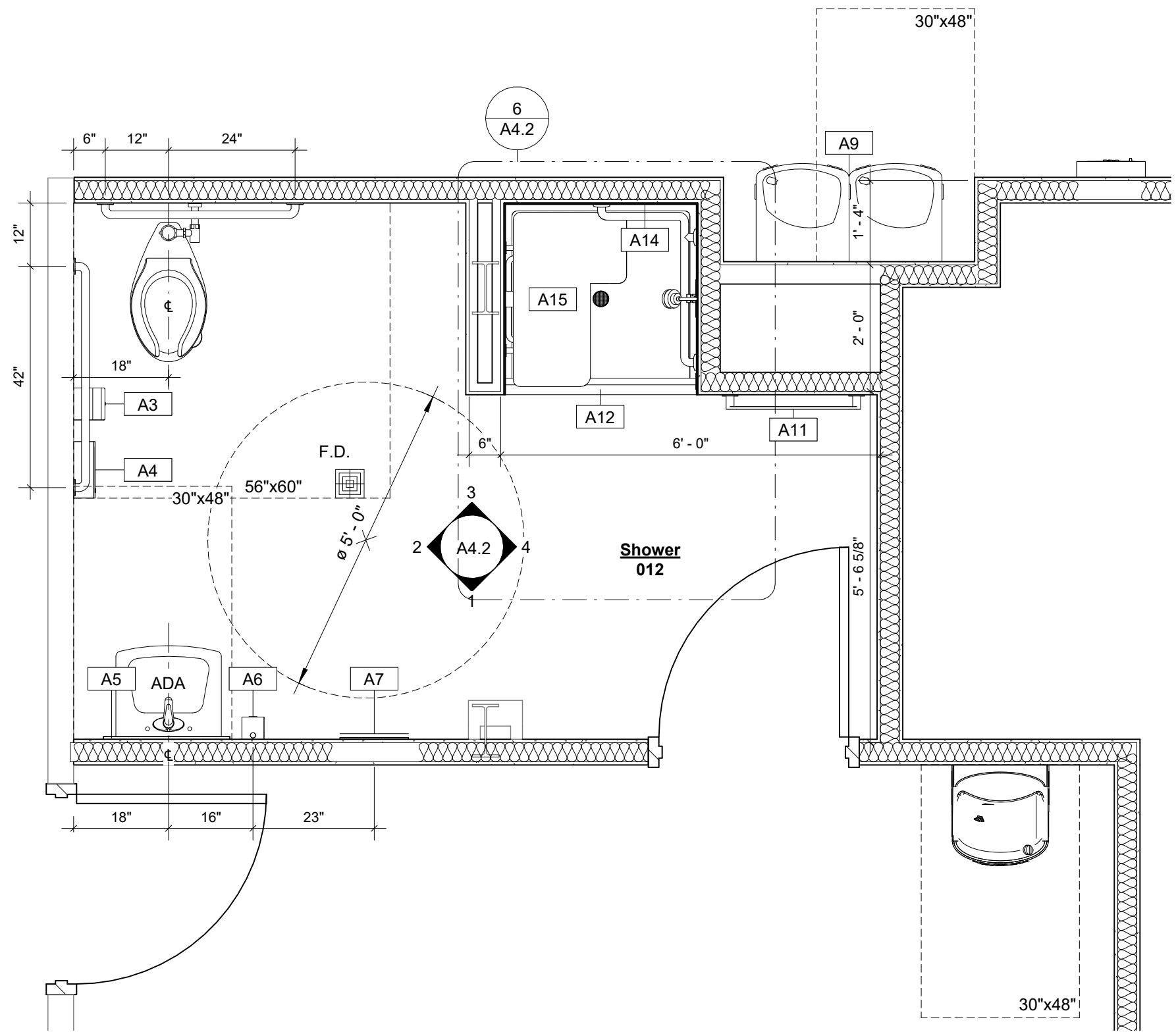
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**A4.2**

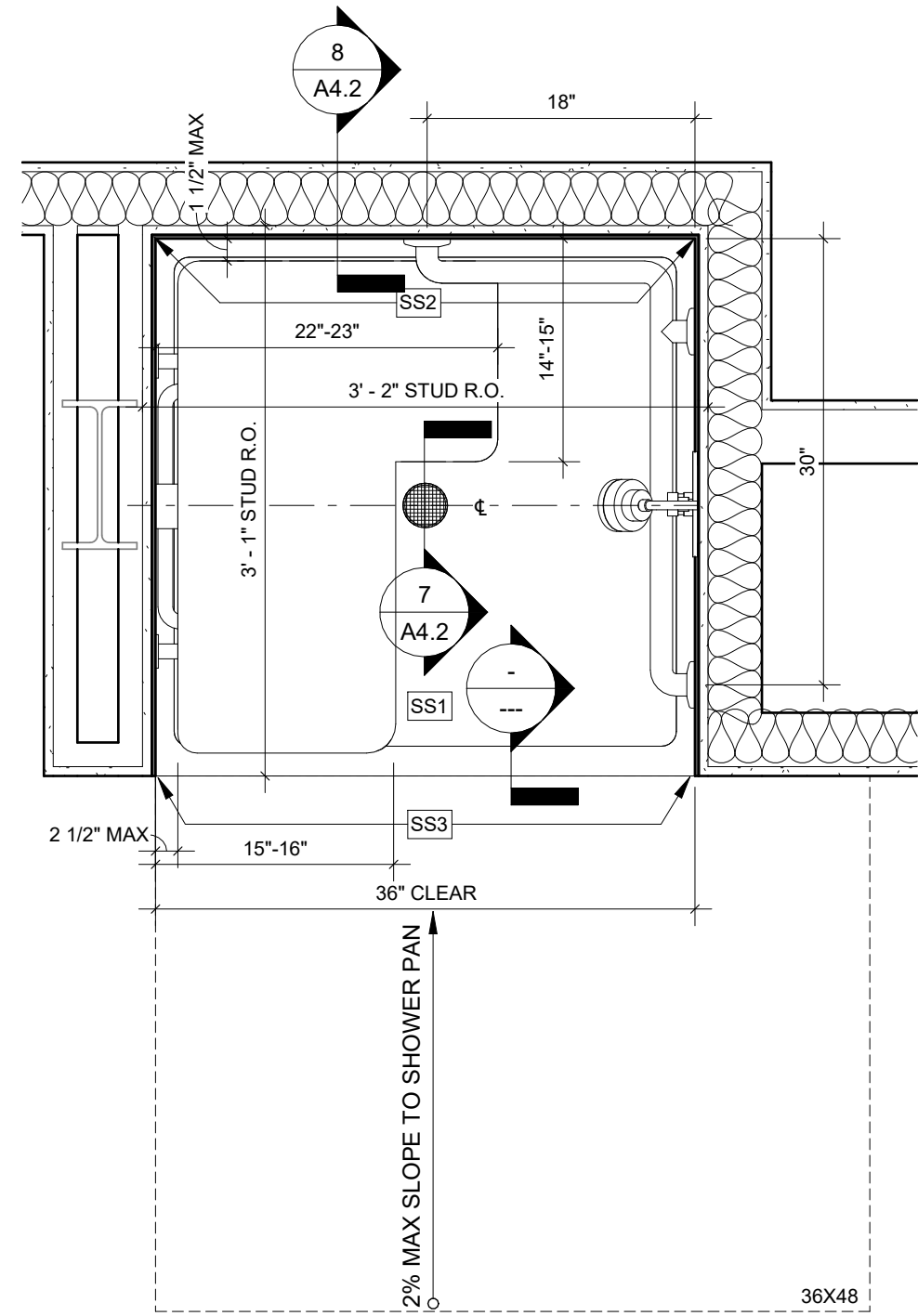
DATE:

August 18, 2025

NOTE: -ROUGH-IN DIMENSIONS ARE PROVIDED FOR  
REFERENCE ONLY. -MEASURE ROUGH OPENING  
FROM FACE OF STUD TO VERIFY SHOWER PAN  
DIMENSIONS AND DRAIN LOCATION.

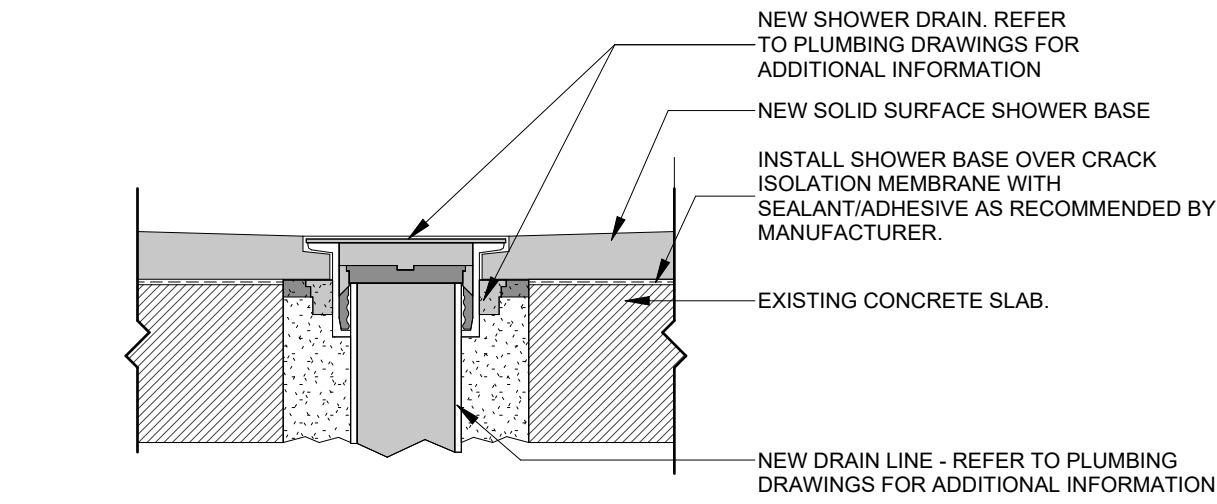


5 Basement Level - Enlarged Shower Plan  
1/2" = 1'-0"

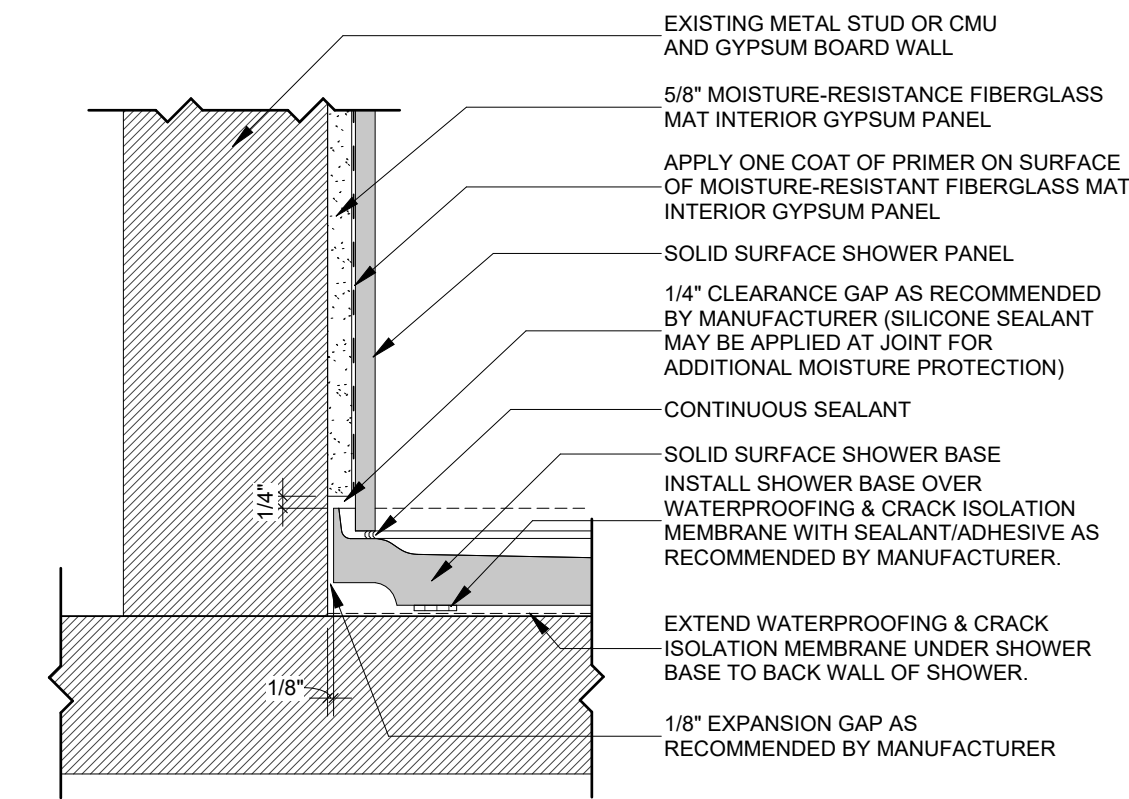


TYPICAL SHOWER PAN BASED ON ROUGH OPENING OF 38" X 37".  
NOMINAL SIZE - 38" X 37"  
ACTUAL SIZE - 37 3/4" X 36 7/8"  
FIELD VERIFY ACTUAL ROUGH OPENING PRIOR TO FABRICATION.

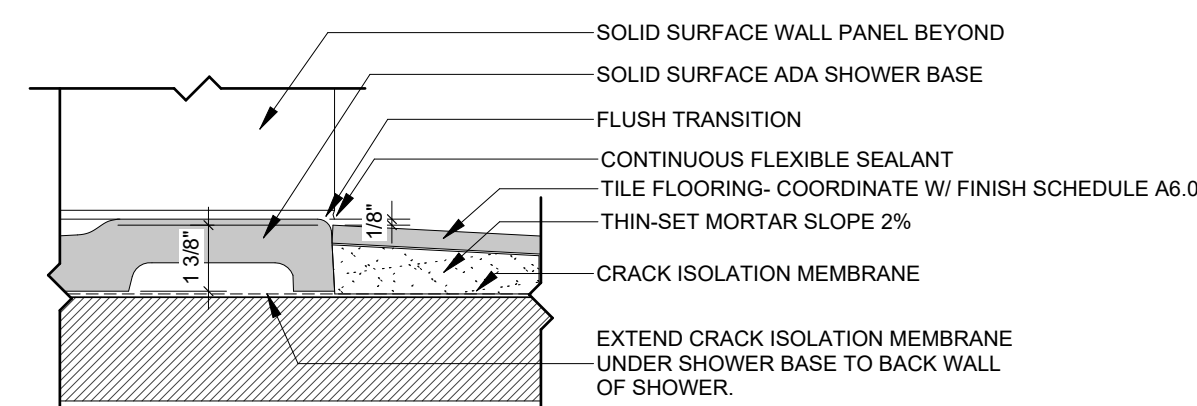
6 Basement Level - Enlarged ADA Shower Pan  
1" = 1'-0"



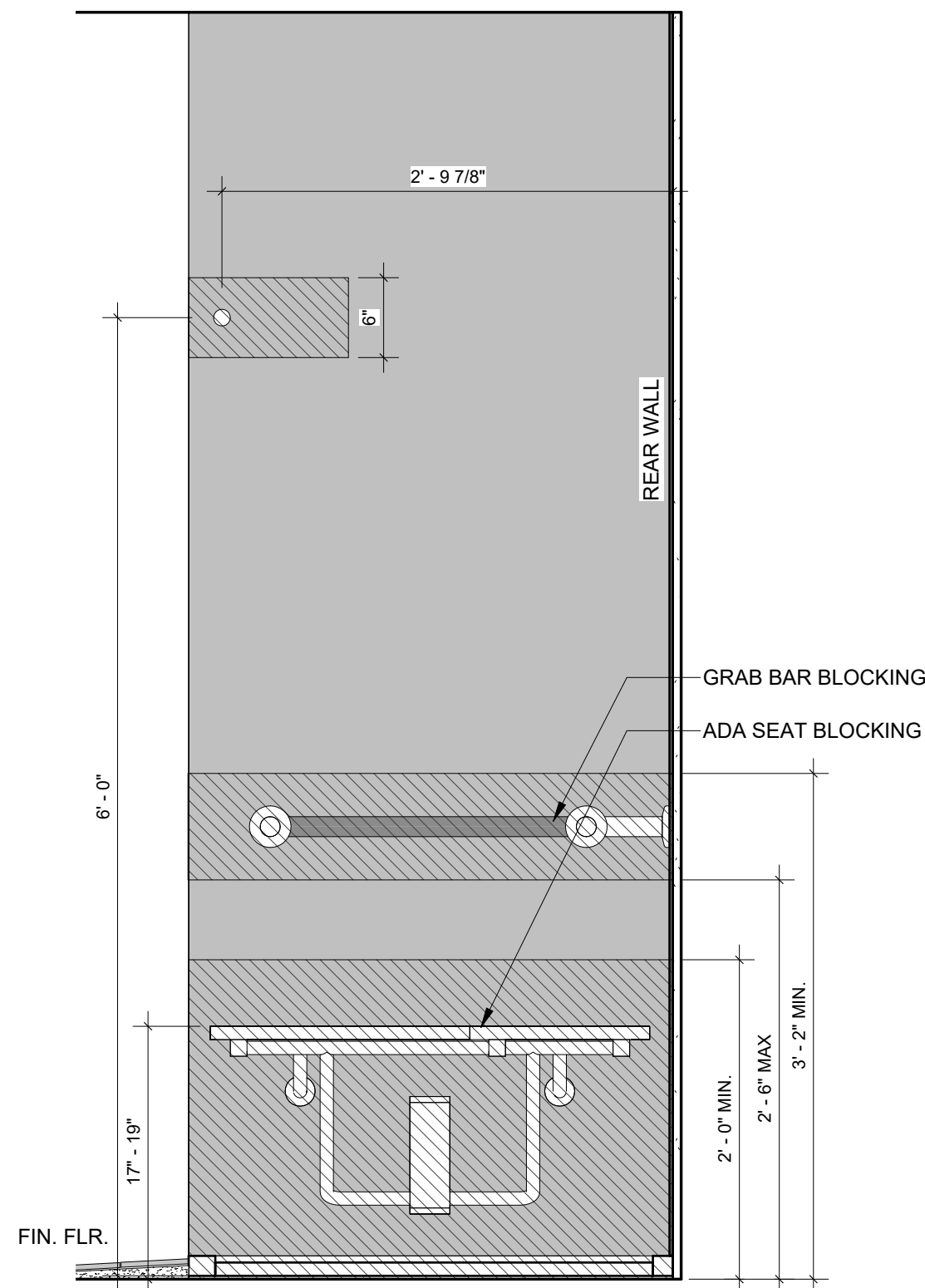
7 Shower Drain Detail  
3" = 1'-0"



8 ADA Shower Detail at Stud Wall  
3" = 1'-0"



9 Shower Pan Curb Detail - ADA SLOPE UP  
3" = 1'-0"



10 Typical Blocking Diagram  
1" = 1'-0"

Finish & Equipment Schedule					
Mark	Description	Size	Basis of Design	Color	Remarks
SS-1	Solid Surface Shower Bath Assembly	Field Verify	Onyx Collection	Juliana	Alternate: Swanstone, Color - TBD
SS-2	Solid Surface Corner Trim - Inside Corner	1" - inside	Onyx Collection	Juliana	Alternate: Swanstone, Color - TBD
SS-3	Solid Surface Corner Trim - Outside Corner	90° - outside	Onyx Collection	Juliana	Alternate: Swanstone, Color - TBD



PLUMBING FIXTURE SCHEDULE (BASIS OF DESIGN)

TYPE	DESCRIPTION	MODEL	TRIM & ACCESSORIES	FIXTURE CONNECTIONS			
				CW	HW	WASTE	VENT
WC-1	WATER CLOSET, FLOOR MOUNT, VITREOUS CHINA, 16⅝" RIM HGT. ELONGATED BOWL, FLUSHOMETER VALVE SIPHON, 1-1/2" TOP SPUD, 1.6 GALLON FLUSH. ADA COMPLIANT.	KOHLER K-96057	AMERICAN STANDARD 606B.161, PISTON-TYPE EXPOSED HARD-WIRED AUTOMATIC SENSOR FLUSH VALVE (1.6 GPF), MANUAL OVERRIDE. AMERICAN STANDARD PK00.HAC AC TRANSFORMER LOCATED ABOVE CEILING. AMERICAN STANDARD PK00.MAC MULTI-AC ADAPTER. BEMIS MODEL 3155SSCT EXTRA HEAVY WEIGHT, SOLID PLASTIC, OPEN FRONT, ELONGATED, LESS COVER, STAINLESS STEEL SELF-SUSTAINING CHECK HINGES, STA-TITE FASTENING SYSTEM, ANTIMICROBIAL.	1"		4"	2"
UR-1	URINAL - WALL MOUNT, WHITE VITREOUS CHINA, ¾" TOP SPUD, 0.5 GALLON FLUSH, 14" EXTENDED RIM. SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHT.	KOHLER BARDON K-4991-ETSS	AMERICAN STANDARD 606B.051, PISTON-TYPE EXPOSED HARD-WIRED AUTOMATIC SENSOR FLUSH VALVE (0.5 GPF), MANUAL OVERRIDE. AMERICAN STANDARD PK00.HAC AC TRANSFORMER LOCATED ABOVE CEILING. AMERICAN STANDARD PK00.MAC MULTI-AC ADAPTER.	3/4"		2"	2"
UR-2	URINAL - WALL MOUNT, WHITE VITREOUS CHINA, ¾" TOP SPUD, 0.5 GALLON FLUSH, 14" EXTENDED RIM. SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHT. ADA COMPLIANT.	KOHLER BARDON K-4991-ETSS	AMERICAN STANDARD 606B.051, PISTON-TYPE EXPOSED HARD-WIRED AUTOMATIC SENSOR FLUSH VALVE (0.5 GPF), MANUAL OVERRIDE. AMERICAN STANDARD PK00.HAC AC TRANSFORMER LOCATED ABOVE CEILING. AMERICAN STANDARD PK00.MAC MULTI-AC ADAPTER.	3/4"		2"	2"
L-1	19½"x16½" UNDERMOUNT VITREOUS CHINA LAVATORY. ADA COMPLIANT.	KOHLER K-2210-N	AMERICAN STANDARD 605B.105 ELECTRONIC TOUCHLESS HARD-WIRED DECK MOUNT FAUCET. CHROME PLATED, 0.5 GPM LAMINAR FLOW COMPENSATOR, GRID DRAIN. WITHOUT POP-UP ASSEMBLY. PROVIDE 4" DECK PLATE. AMERICAN STANDARD 605P.400 4" BRASS DECK PLATE. AMERICAN STANDARD PK00.HAC AC TRANSFORMER LOCATED ABOVE CEILING. AMERICAN STANDARD PK00.MAC MULTI-AC ADAPTER. PROVIDE W/ SINGLE HOLE ESCUTCHEON KIT. MCGUIRE 1-1/4" TRAP W/ PRODRAIN OFFSET ASSEMBLY, PRE-WRAPPED CHROME PLATED HEAVY CAST BRASS ADJUSTABLE P-TRAP W/ CLEANOUT, TAILPIECE, SLIP NUTS, 17A. SEAMLESS TUBULAR BRASS WALL BEND. MCGUIRE 167LK ANGLE SUPPLY STOPS, FLEXIBLE CHROME PLATED RISERS, CHROME ESCUTCHEON PLATES W/ SET SCREWS.	1/2"	1/2"	2"	1 1/2"
L-2	22"x18" WALL-HUNG VITREOUS CHINA LAVATORY W/ SINK SHROUD. SINGLE HOLE INSTALLATION, ADA COMPLIANT.	KOHLER K-2035-1	AMERICAN STANDARD 605B.105 ELECTRONIC TOUCHLESS DECK MOUNT FAUCET. CHROME PLATED, 0.5 GPM LAMINAR FLOW COMPENSATOR, GRID DRAIN. WITHOUT POP-UP ASSEMBLY. PROVIDE 4" DECK PLATE. AMERICAN STANDARD 605P.400 4" BRASS DECK PLATE. AMERICAN STANDARD PK00.HAC AC TRANSFORMER LOCATED ABOVE CEILING. AMERICAN STANDARD PK00.MAC MULTI-AC ADAPTER. PROVIDE W/ SINGLE HOLE ESCUTCHEON KIT. MCGUIRE 1-1/4" TRAP W/ PRODRAIN OFFSET ASSEMBLY, PRE-WRAPPED CHROME PLATED HEAVY CAST BRASS ADJUSTABLE P-TRAP W/ CLEANOUT, TAILPIECE, SLIP NUTS, 17A. SEAMLESS TUBULAR BRASS WALL BEND. MCGUIRE 167LK ANGLE SUPPLY STOPS, FLEXIBLE CHROME PLATED RISERS, CHROME ESCUTCHEON PLATES W/ SET SCREWS.	1/2"	1/2"	2"	1 1/2"
SH-1	SHOWERING PACKAGE. ADA COMPLIANT.	KOHLER K-22181	TEMP-GARD PRESSURE BALANCING SHOWER VALVE WITH SINGLE BRONZE STEM, STAINLESS STEEL BALANCING PISTON, & BOTTOM ACCESS INTEGRAL SERVICE STOPS. UNIT INCLUDES: HANDSHOWER, SHOWERHEAD, 60" HANDSHOWER HOSE, SHOWER ARM WITH DIVERTER, 30" SLIDEBAR KIT AND VALVE TRIM. 2.5 GPM. PROVIDE W/ KOHLER K-6304-K PRESSURE-BALANCING VALVE. PROVIDE W/ TMV-1.	1/2"	1/2"	2"	1 1/2"
SK-1	BREAK ROOM SINK, SINGLE BOWL, UNDERMOUNT, 18 GA., TYPE 304 STAINLESS STEEL SINK. 30½"x18½"x7½" DEEP. ADA COMPLIANT.	JUST US1830A-J	KOHLER K-7505, PULL-OUT KITCHEN SINK FAUCET WITH THREE-FUNCTION SPRAYHEAD, 11½" SPOUT HEIGHT, 8" SPOUT REACH, 1.5 GPM. CHROME PLATED HEAVY CAST BRASS OFFSET ASSEMBLY, SLIP NUTS, 17 GA. SEAMLESS TUBULAR BRASS WALL BEND. ESCUTCHEON PLATE. MCGUIRE 2165 1/2" ANGLE SUPPLIES WITH STOPS. FLEXIBLE CHROME PLATED COPPER RISERS. PROVIDE WITH TMV-1.	1/2"	1/2	2"	1 1/2"
SK-2	COFFEE BAR SINK, SINGLE BOWL, UNDERMOUNT, VITREOUS CHINA SINK. 19⅜"x7⅝". ADA COMPLIANT.	KOHLER K-2882	KOHLER K-7505, PULL-OUT KITCHEN SINK FAUCET WITH THREE-FUNCTION SPRAYHEAD, 11½" SPOUT HEIGHT, 8" SPOUT REACH, 1.5 GPM. MCGUIRE CHROME PLATED HEAVY CAST BRASS TAILPIECE, SLIP NUTS, 17 GA. SEAMLESS TUBULAR BRASS WALL BEND. ESCUTCHEON PLATE. MCGUIRE 2165 1/2" ANGLE SUPPLIES WITH STOPS. FLEXIBLE CHROME PLATED COPPER RISERS. PROVIDE WITH TMV-1.	1/2"	1/2	2"	1 1/2"
MS-1	24"x24"x10" MOLDED STONE MOP SERVICE BASIN	FIAT MSB2424	FIAT 830-AA FAUCET W/ VACUUM BREAKER FIAT 832-AA HOSE AND HOSE BRACKET FIAT E-77-AA VINYL BUMPERGUARD FIAT 889-CC MOP HANGER FIAT 833-AA SILICONE SEALANT FIAT MS2424 STAINLESS STEEL WALL GUARD FIAT 1453-BB STRAINER	1/2"	1/2"	3"	2"
EW-1	SELF-CONTAINED, DUAL HEIGHT, WALL HUNG ELECTRIC REFRIGERATED WATER COOLER AND BOTTLE FILLING STATION, STAINLESS STEEL FINISH. COMPLIES WITH ADA. SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS.	ELKAY VRCTL8WSK	McGUIRE 8872 1-1/4" HEAVY CAST BRASS POLISHED CHROME 17 GA. ADJUSTABLE P-TRAP WITH CLEANOUT, SLIP NUTS, AND SEAMLESS TUBULAR BRASS WALL BEND. MCGUIRE 2165 1/2" IPS 3/8" O.D. ANGLE SUPPLIES AND STOPS, 12" FLEXIBLE CHROME PLATED COPPER RISERS. STEEL WALL MOUNT BRACKET. PROVIDE ELKAY EWF3000 UNIVERSAL FILTRATION KIT.	1/2"		2"	1 1/2"
EW-2	BOTTLE FILLING STATION AND SINGLE ADA COOLER. ADA COMPLIANT. STAINLESS STEEL FINISH. SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHT.	ELKAY VRC8WSK	McGUIRE 8872 1-1/4" HEAVY CAST BRASS POLISHED CHROME 17 GA. ADJUSTABLE P-TRAP WITH CLEANOUT, SLIP NUTS, AND SEAMLESS TUBULAR BRASS WALL BEND. MCGUIRE 2165 1/2" IPS 3/8" O.D. ANGLE SUPPLIES AND STOPS, 12" FLEXIBLE CHROME PLATED COPPER RISERS. STEEL WALL MOUNT BRACKET. PROVIDE ELKAY EWF3000 UNIVERSAL FILTRATION KIT. PROVIDE ELKAY 98324C CANE APRON.	1/2"	1/2"	2"	1 1/2"
HB-1	WALL FAUCET, POLISHED CHROME	T&S BRASS B-0737-POL	3/4" NPT FEMALE INLET, ¾" GARDEN HOSE MALE OUTLET, LOOSE TEE KEY, VACUUM BREAKER	3/4"			
TMV-1	THERMOSTATIC WATER CONTROLLER. 110° SET TEMP.	LAWLER 66-50	INTEGRAL TEMPERED WATER SHUT-OFF VALVE. BRONZE BODY, STAINLESS STEEL PISTON. LEAD FREE CERTIFIED. CONFORMS TO ASSE 1017.	3/4"	3/4" IN 1" OUT		
TMV-2	THERMOSTATIC WATER CONTROLLER. 105° SET TEMP.	LAWLER 66-25	INTEGRAL TEMPERED WATER SHUT-OFF VALVE. BRONZE BODY, STAINLESS STEEL PISTON. LEAD FREE CERTIFIED. CONFORMS TO ASSE 1017.	3/4"	3/4" IN 3/4" OUT		
WCO	CAST IRON CLEANOUT TEE AND COUNTERSUNK PLUG.	J.R. SMITH 4530	J. R. SMITH 4436 POLISHED BRONZE FRAME & COVER. BRONZE PLUG.	SEE PLANS FOR SIZES			
WHA	WATER HAMMER ARRESTOR	J.R. SMITH 5005 TO 5050	SIZING PER MANUFACTURERS INSTRUCTIONS.	REFERENCE WATER HAMMER ARRESTOR SCHEDULE			
TP-1	PRESSURE DROP ACTIVATED TRAP PRIMER	PPP PR-500	PROVIDE DISTRIBUTION UNIT DU-U AS REQUIRED	1/2"			
BFP-1	DUAL CHECK BACKFLOW PREVENTER	WATTS SD-3 SERIES	ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT AND WYE PATTERN STRAINER. 316 STAINLESS STEEL BODY FOR CORROSION RESISTANCE. ALL RUBBER COMPOUNDS COMPLY WITH FDA FOOD ADDITIVE REGULATIONS. CERTIFIED TO ANS/NSF STANDARD 18, MANUAL FOOD AND BEVERAGE DISPENSING EQUIPMENT. INSTALLATION SHALL CONFORM TO ASSE 1022 STANDARD.	SIZE PER MANUFACTURER'S REQUIREMENTS			

DRAIN SCHEDULE (BASIS OF DESIGN)

TYPE	DESCRIPTION	MODEL	TRIM & ACCESSORIES	FIXTURE CONNECTIONS		
				CW	WASTE	VENT
FD-1	CAST IRON GENERAL SERVICE FLOOR DRAIN WITH SQUARE TOP AND AUXILIARY TRAP PRIMER FITTING.	ZURN Z415S	DUCO COATED CAST IRON BODY W/ FLASHING COLLAR AND ADJUSTABLE 7"x7" SQUARE POLISHED BRONZE STRAINER HEAD. ½" NPT TAPPING FOR TRAP PRIMER.	1/2"	3"	2"
FD-2	CAST IRON GENERAL SERVICE FLOOR DRAIN WITH ROUND TOP.	ZURN Z415B	DUCO COATED CAST IRON BODY W/ FLASHING COLLAR AND ADJUSTABLE 8" ROUND NICKEL BRONZE STRAINER. SEDIMENT BUCKET. PROVIDE ZURN Z1072 TRAP SEAL IN LIEU OF TRAP PRIMER CONNECTION.		3"	2"
SD-1	CAST IRON GENERAL SERVICE FLOOR DRAIN WITH ROUND TOP.	ZURN Z415B	DUCO COATED CAST IRON BODY W/ FLASHING COLLAR AND ADJUSTABLE 8" ROUND NICKEL BRONZE STRAINER. PROVIDE ZURN Z1072 TRAP SEAL IN LIEU OF TRAP PRIMER CONNECTION.		2"	2"
GT-1	SEMI-AUTOMATIC DRAW-OFF GREASE INTERCEPTOR	WATTS WD-15-A	EPOXY COATED STEEL CONSTRUCTION, GASKETED EPOXY COATED STEEL COVER, HEX HEAD PERIMETER BOLTS. REMOVABLE GREASE ACCUMULATING COVER AND BAFFLE ASSEMBLY. DEEP SEAL TRAP WITH CLEANOUT. INTERNAL STAINLESS STEEL FLOW CONTROL PLATE. FLEXIBLE DRAW-OFF HOSE, OUTLET LINE SHUT-OFF VALVE, IPS THREADED CONNECTIONS, AND EPOXY COATED STEEL ACCESS HOUSING WITH SKID-PROOF COVER.		2"	2"
HD-1	BELLMOUTH HUB DRAIN		PVC REDUCER, 3"x2". PROVIDE J.R. SMITH 2692 TRAP SEAL IN LIEU OF TRAP PRIMER CONNECTION.		2"	

ELECTRIC WATER HEATER SCHEDULE (BASIS OF DESIGN)

TYPE	MODEL NO.	STORAGE CAPACITY (GALLONS)	(NO. OF ELEMENTS) KW	INPUT (KW)	RECOVERY @ 75°F RISE (GPH)	STORAGE TEMP. (°F)	VOLTS/ PHASE	NOTES
EW-1	AO SMITH DEL-40-4.5	40	(1) 4.5	4.5	22	140	208/1	GLASS LINED TANK, ZINC PLATED COPPER SHEATHS. WALL-MTD WITH EQUIPMENT PLATFORM.
EW-2	AO SMITH DEL-15-3.0	15	(1) 3.0	3.0	17	140	208/1	GLASS LINED TANK, ZINC PLATED COPPER SHEATHS. WALL-MTD WITH EQUIPMENT PLATFORM.

TANKLESS ELECTRIC WATER HEATER SCHEDULE (BASIS OF DESIGN)

TYPE	MODEL NO.	ACTIVATION FLOW (GPM)	FLOW (GPM)	TEMP. RISE (°F)	VOLTS/ PHASE	KW	NOTES
EW-3	EEMAX SPEX4208T	0.2	0.5	56	208 / 1	4.1	TANKLESS WATER HEATER TO BE MOUNTED BENEATH COUNTER VERTICALLY ON WALL WITH THE WATER CONNECTIONS ON THE BOTTOM. OUTLET TEMPERATURE IS 110°.

EXPANSION TANK SCHEDULE (BASIS OF DESIGN)

TYPE	MANUFACTURER/MO DEL NUMBER	TANK VOLUME (GALLONS)	ORIENTATION	SERVICE
XT-1	WATTS PLT-5	2	VERTICAL	EW-1
XT-2	WATTS PLT-5	2	VERTICAL	EW-2

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ARCHITECTURE

8K3, Inc., Architecture  
1821 Physicians Dr.  
Tallahassee, Florida 32308  
(P) 850.524.3701 (F) 850.546.6150  
www.bkjarchitecture.com  
FL Architecture Corporation A200002280

SEAL:

PROJECT TITLE:

FAIA  
OFFICE RENOVATION  
1117 Thomasville Road  
Tallahassee, Florida

JOB NO.: 24.121

DRAWN: TP

CHECKED: JB

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August 18, 2025

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E

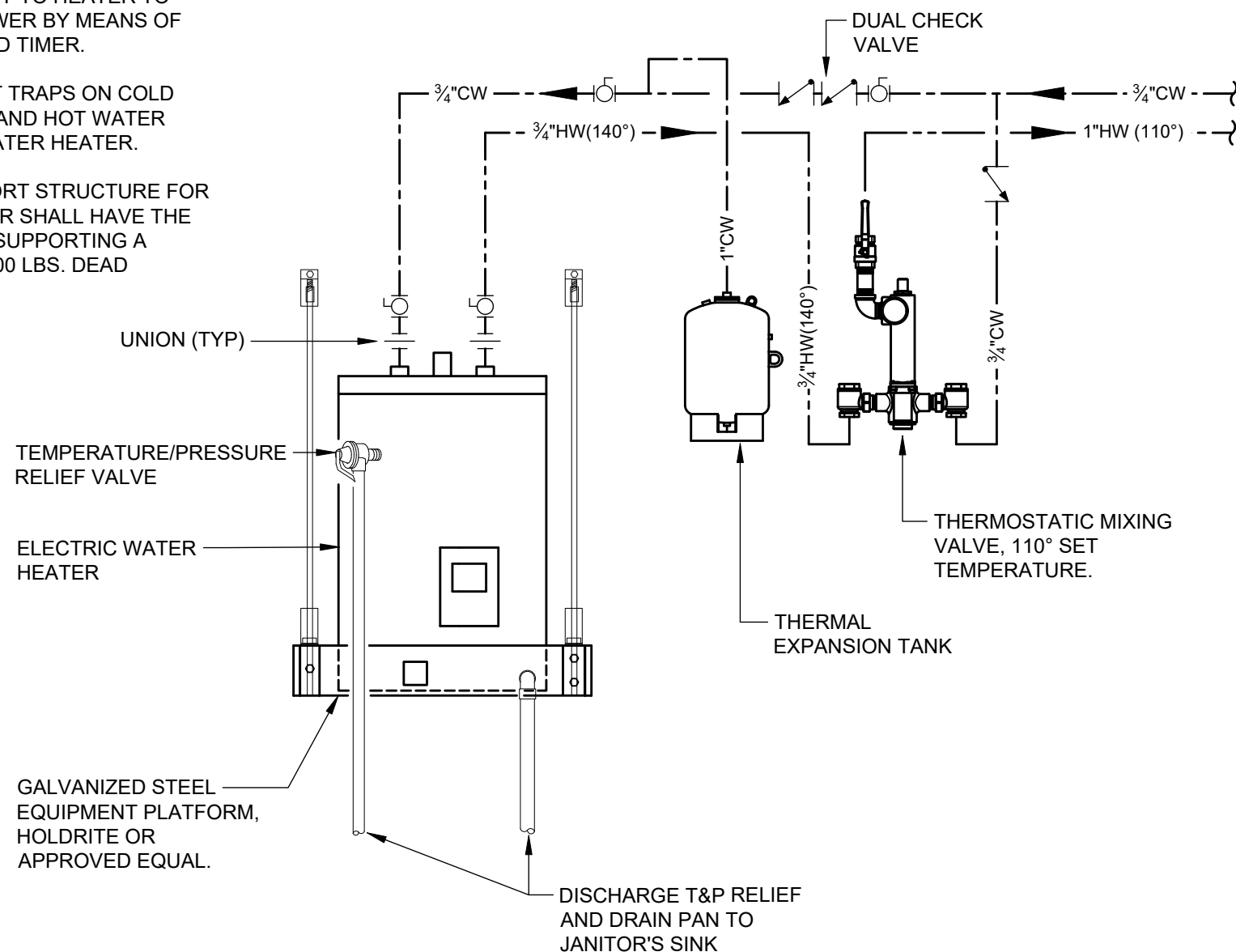
McGINNISS + FLEMING ENGINEERING

JON BARBER, PE 55427 | BRIAN WALLACE, PE 75562  
820 EAST PARK AVE, I-200, TALLAHASSEE, FL 32301  
MFE-INC.COM | 850.681.6424

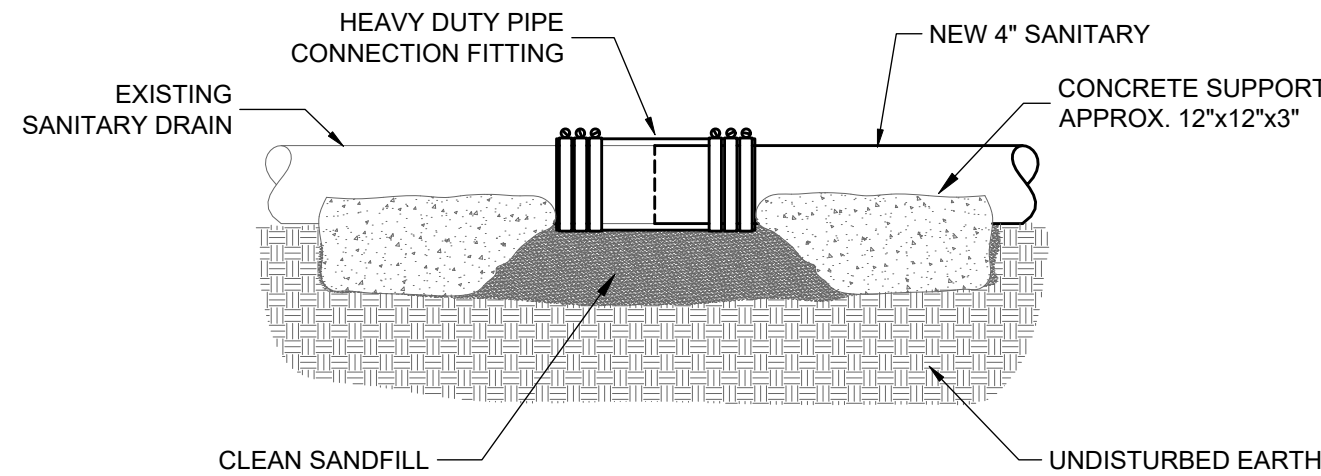


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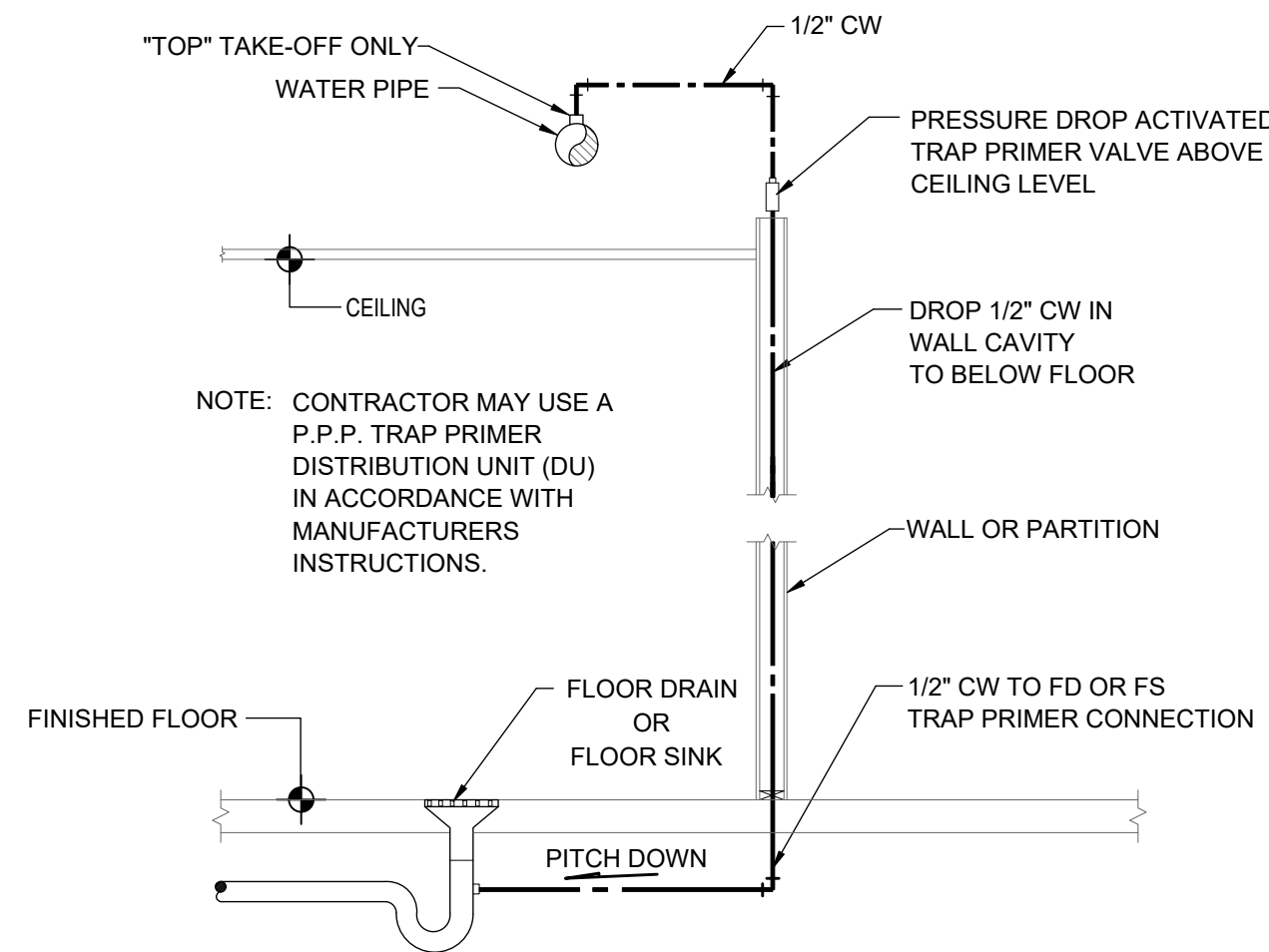
1. PROVIDE 3-POLE CONTACTOR IN POWER SUPPLY TO HEATER IN SHUT-OFF POWER BY MEANS OF AQUASTAT AND TIMER.
2. PROVIDE HEAT TRAPS ON COLD WATER INLET AND HOT WATER OUTLET OF WATER HEATER.
3. ENTIRE SUPPORT STRUCTURE FOR WATER HEATER SHALL HAVE THE CAPACITY OF SUPPORTING A MINIMUM OF 500 LBS. DEAD WEIGHT.



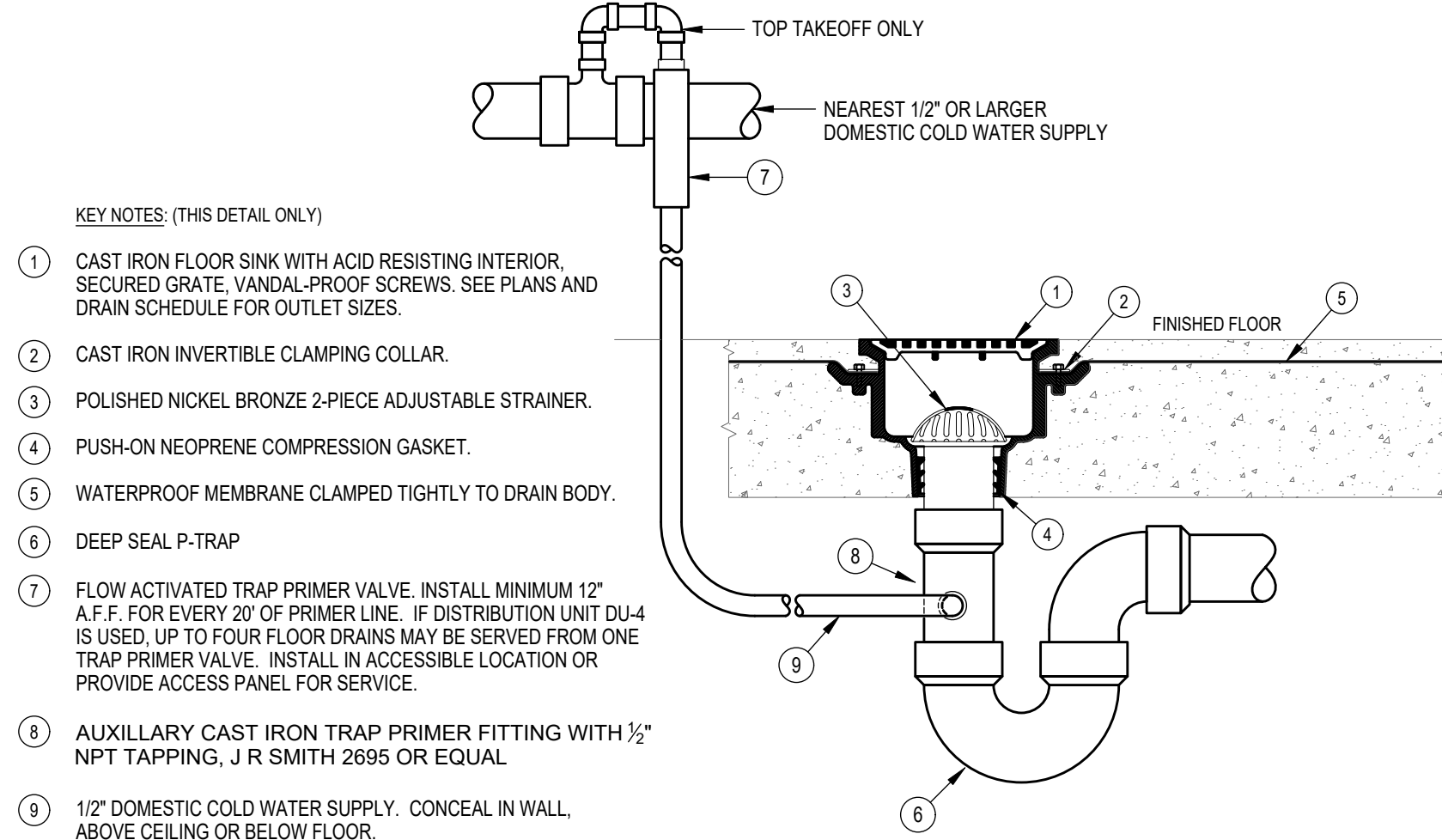
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P1.2 SHELF-MOUNTED ELECTRIC WATER HEATER DETAIL  
NTS



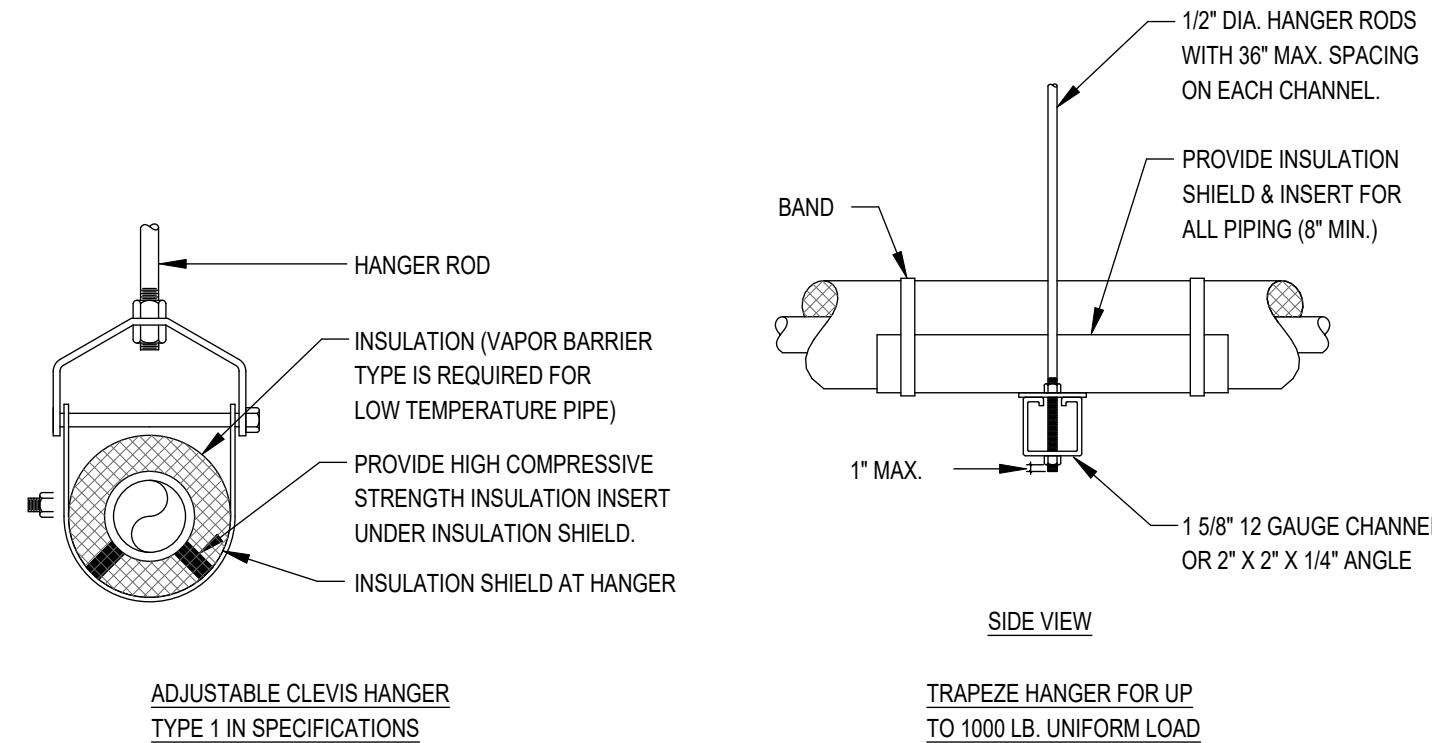
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P1.2 SANITARY MAIN CONNECTION  
DETAIL NEW TO EXISTING  
NTS



3  
P1.2 TRAP PRIMER  
INSTALLATION DETAIL  
NTS

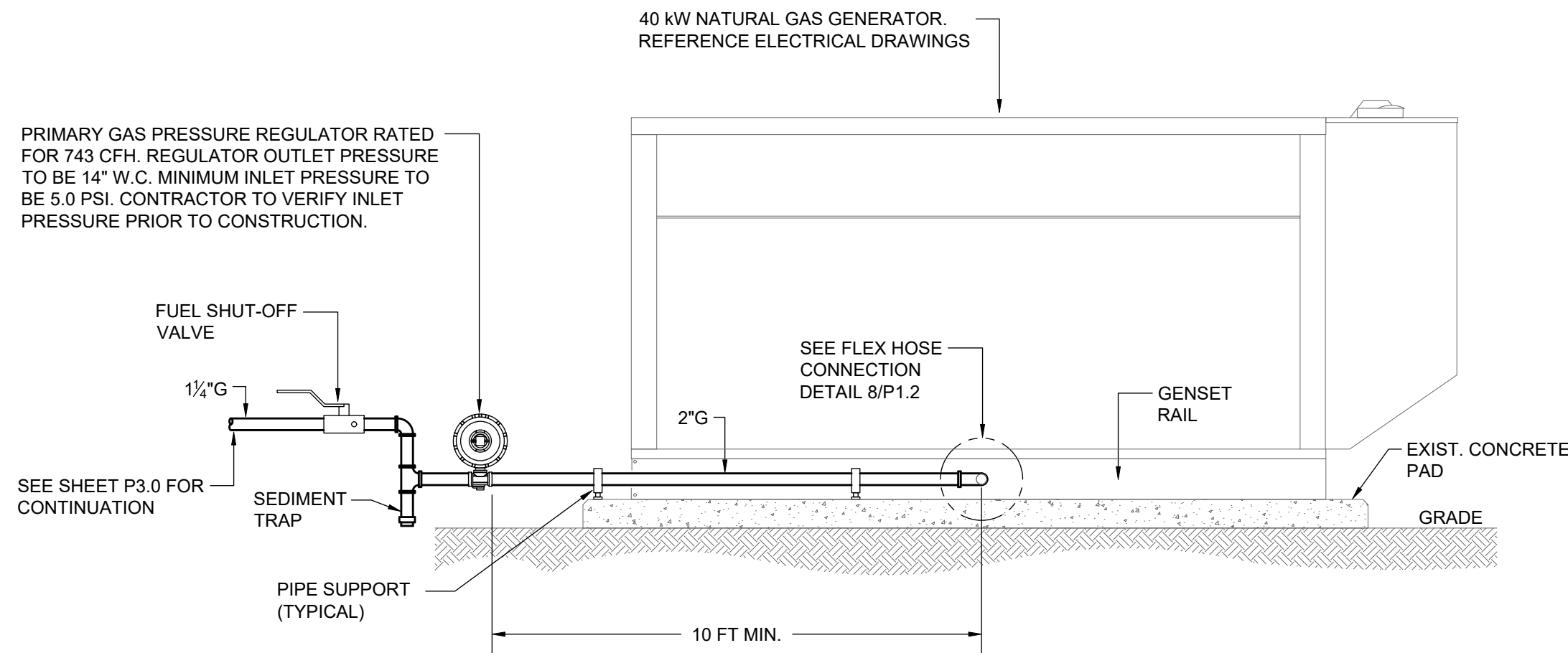


4  
P1.2 TYPICAL FLOOR DRAIN TRAP PRIMER  
TAPPING INSTALLATION DETAIL  
NTS



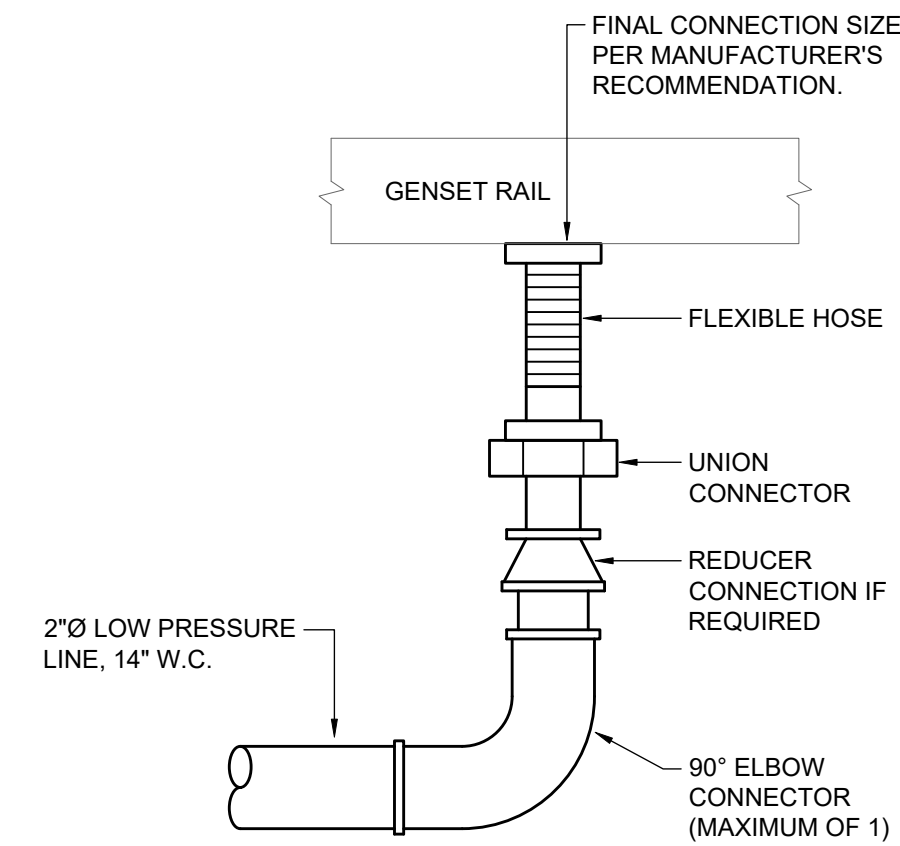
- NOTES:
1. SEE SPECIFICATIONS FOR SPACING OF HANGERS.
  2. PROVIDE SPRING ISOLATORS FOR FIRST 3 HANGERS UP TO AND BEYOND EQUIPMENT CONNECTION AND/OR THROUGH OUT MECHANICAL ROOMS OR MEZZANINE AREAS.

5  
P1.2 TYPICAL PIPE HANGERS  
NTS



GAS SUMMARY (NATURAL GAS)			
EQUIPMENT MARK	NO.	LOAD (MBH)	TOTAL (MBH)
40 kW NAT. GAS GENERATOR	1	495.0	495.0
TOTAL GAS DEMAND (MBH)			495
1.5 x MAX. GAS FLOW (MBH)			742.5
TOTAL GAS LOAD (CFH)			743

7  
P1.2 NATURAL GAS GENERATOR FUEL PIPING DETAIL  
NTS



8  
P1.2 NATURAL GAS GENERATOR FLEX HOSE CONNECTION  
NTS

SEAL:

PROJECT TITLE:

**FAIA**  
**OFFICE RENOVATION**  
**1117 Thomasville Road**  
**Tallahassee, Florida**

JOB NO.: 24.121

DESIGNED: JB

DRAWN: TP

CHECKED: JB

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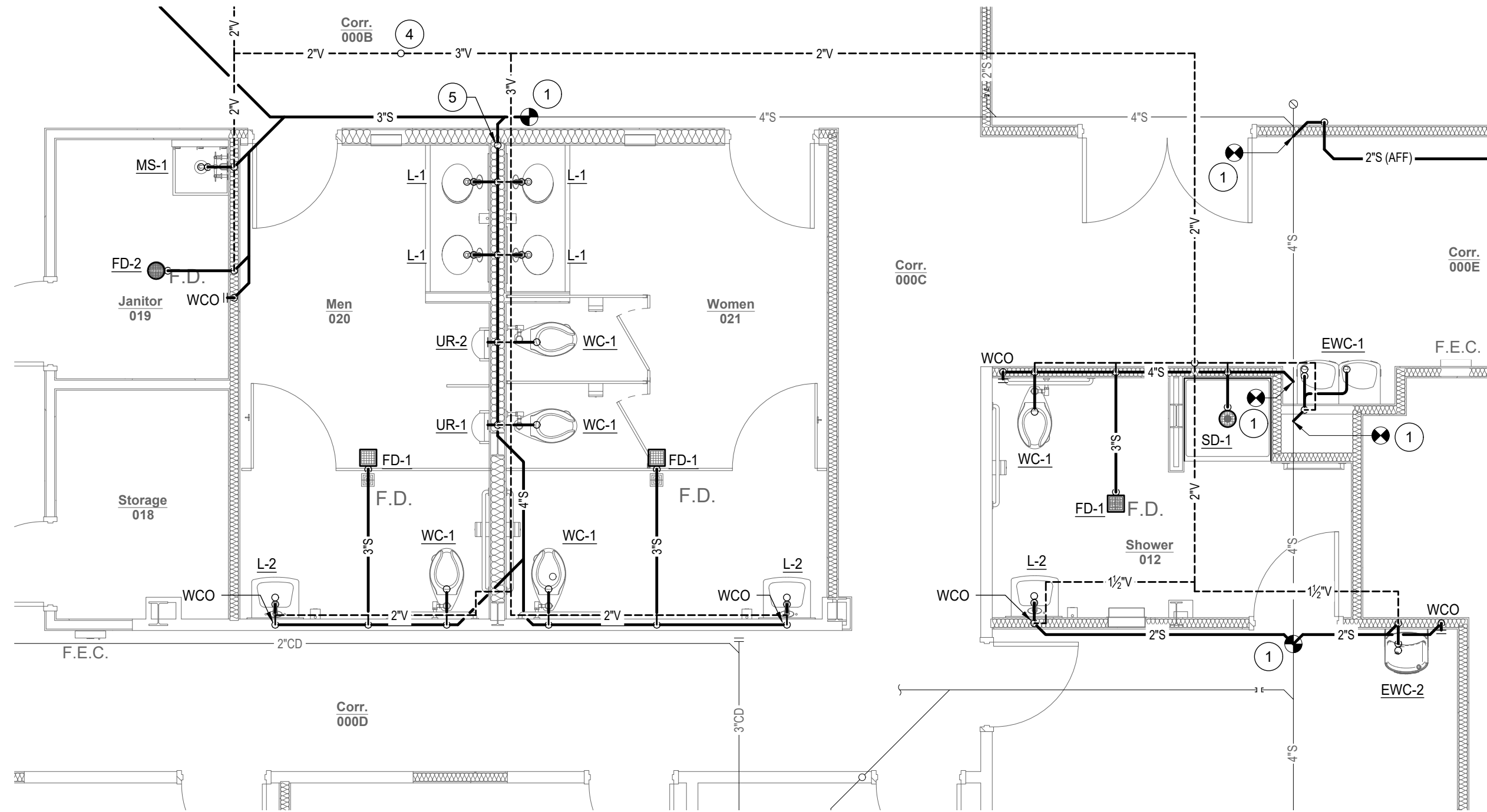
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DATE:

August 18, 2025





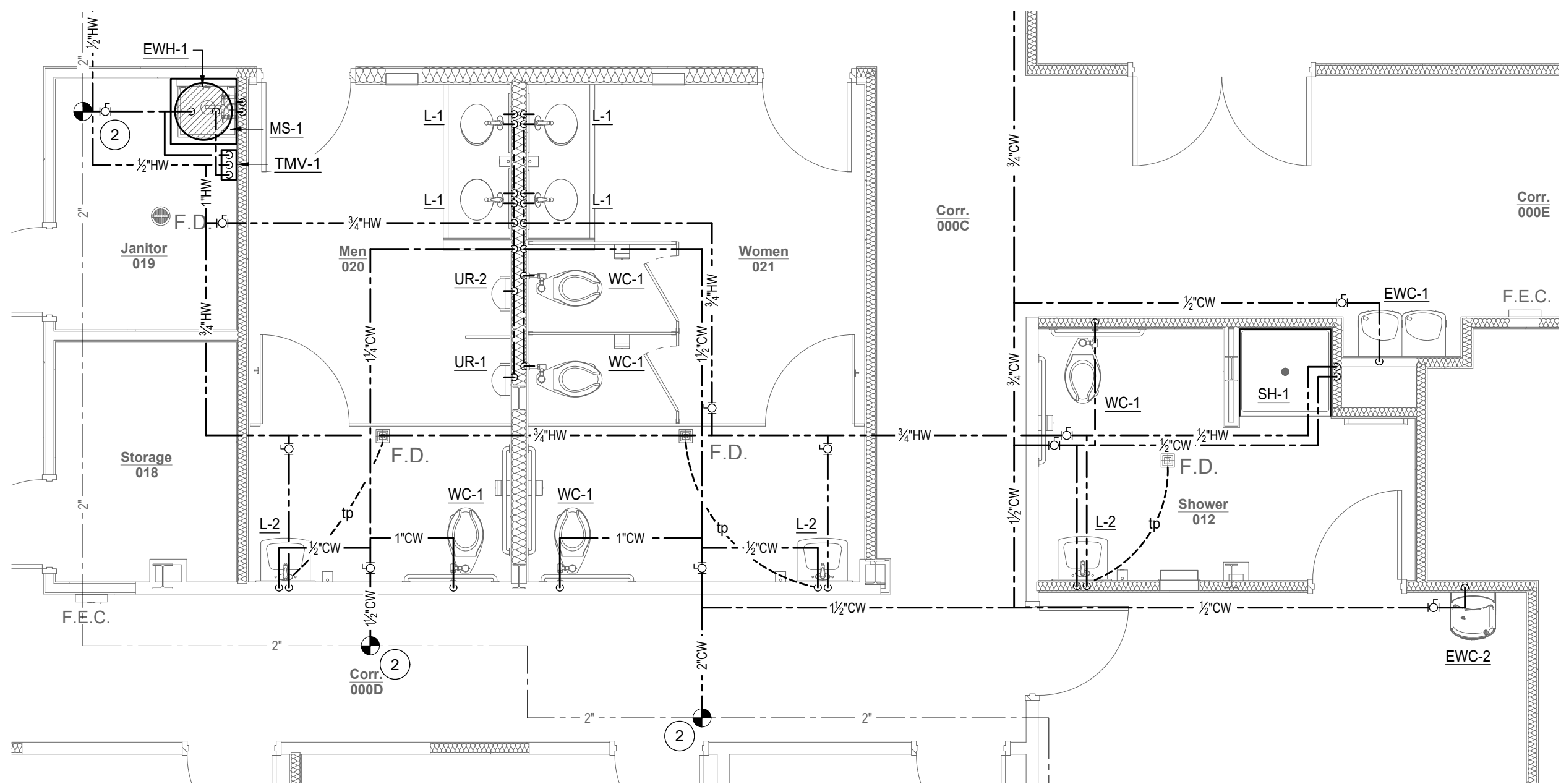
ENLARGED FLOOR PLAN - PLUMBING - 01

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

BASEMENT SANITARY

PLUMBING NEW WORK KEYNOTES

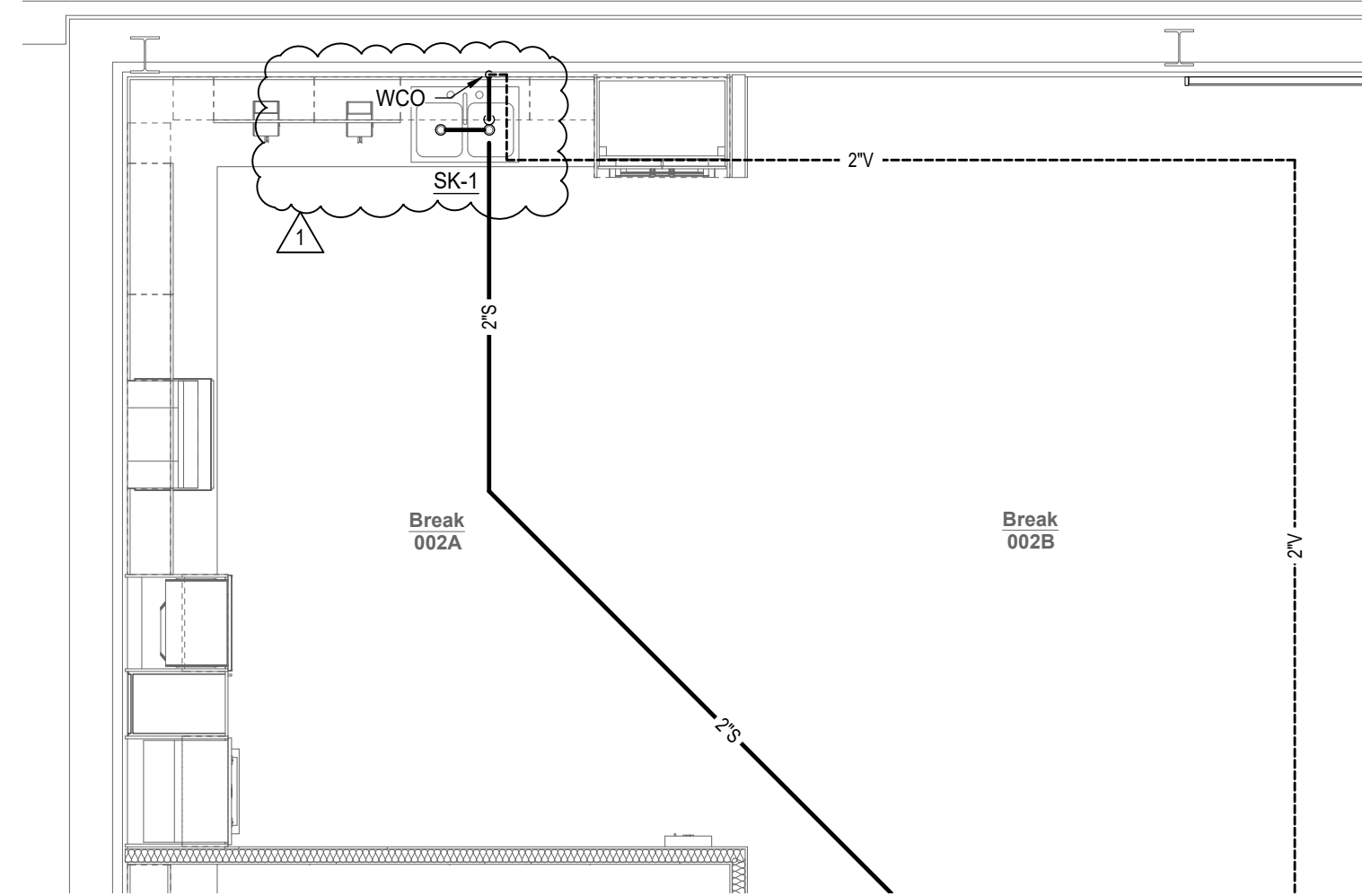
- CONNECT NEW SANITARY LINE TO NEAREST LINE OF EQUAL SIZE OR GREATER. CONTRACTOR TO VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF EXISTING PRIOR TO CONSTRUCTION.
- CONNECT NEW CW LINE TO EXISTING CW LINE OF EQUAL SIZE OR GREATER. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING LINE PRIOR TO CONSTRUCTION.
- CONNECT NEW VENT LINE TO EXISTING VTR. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING PRIOR TO CONSTRUCTION.
- 3"V UP.
- 4"S UP.
- 3"V DOWN.
- 4"S DOWN.
- PROVIDE 1/2" NOMINAL ID COPPER WATER TUBING. COFFEE MAKER SUPPLY LINE. PROVIDE SHUT-OFF VALVE AND DUAL CHECK BACKFLOW PREVENTER BFP-1. MAKE FINAL CONNECTION TO COFFEE MAKER WITH TIGHT COIL ROLL OF COPPER TUBING. PROVIDE INLINE WATER FILTER, PENTAIR EVERPURE EV9275-60 OR APPROVED EQUAL. COFFEE MAKER TO BE CONTRACTOR FURNISHED AND INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATION.
- PROVIDE NEW HOT WATER CONNECTION TO DISHWASHER.
- NOT USED.
- 2"CW DOWN.



ENLARGED FLOOR PLAN - PLUMBING - 02

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

BASEMENT DOMESTIC WATER



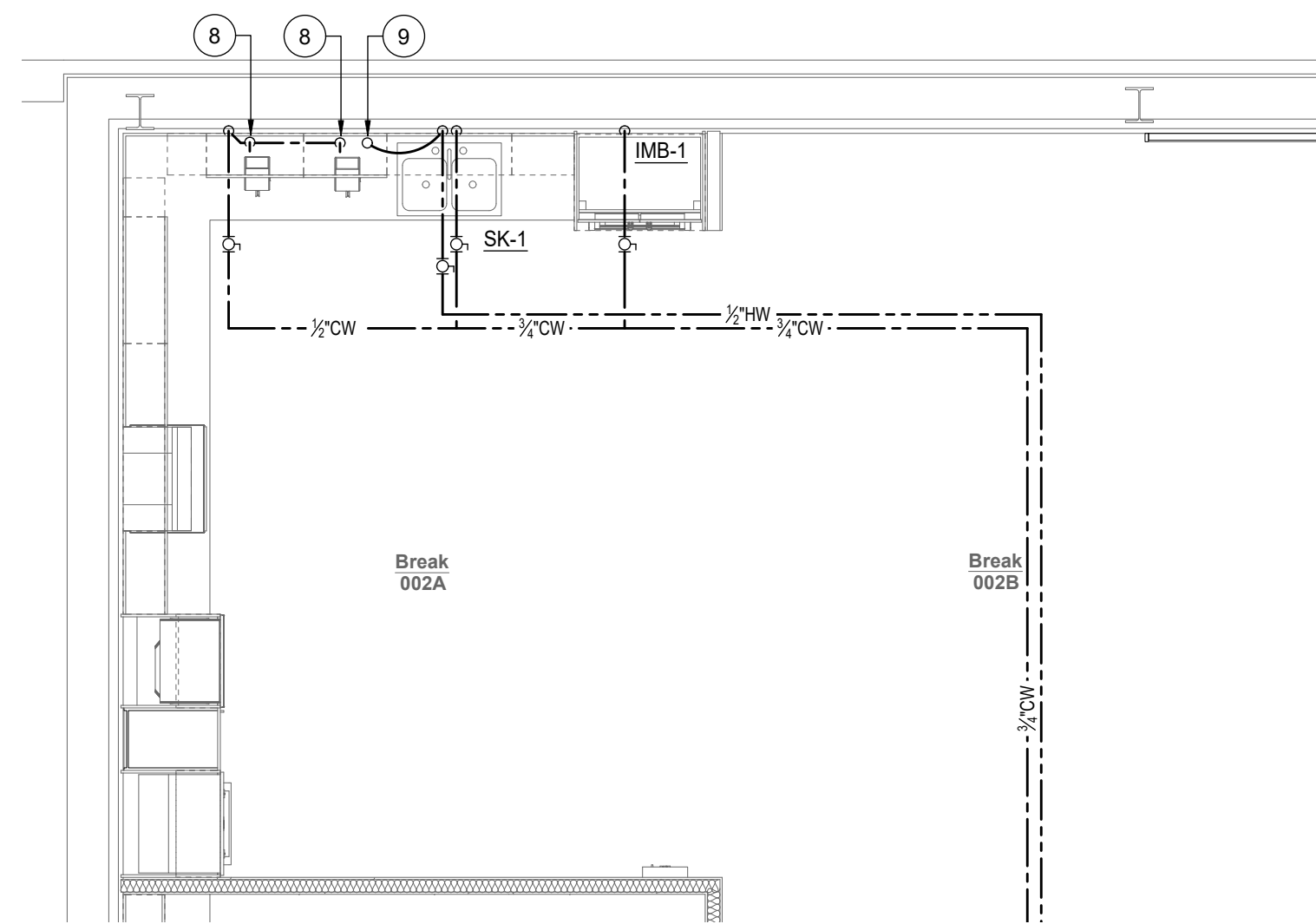
ENLARGED FLOOR PLAN - PLUMBING - 03

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

BASEMENT SANITARY

PLUMBING PLAN GENERAL NOTES

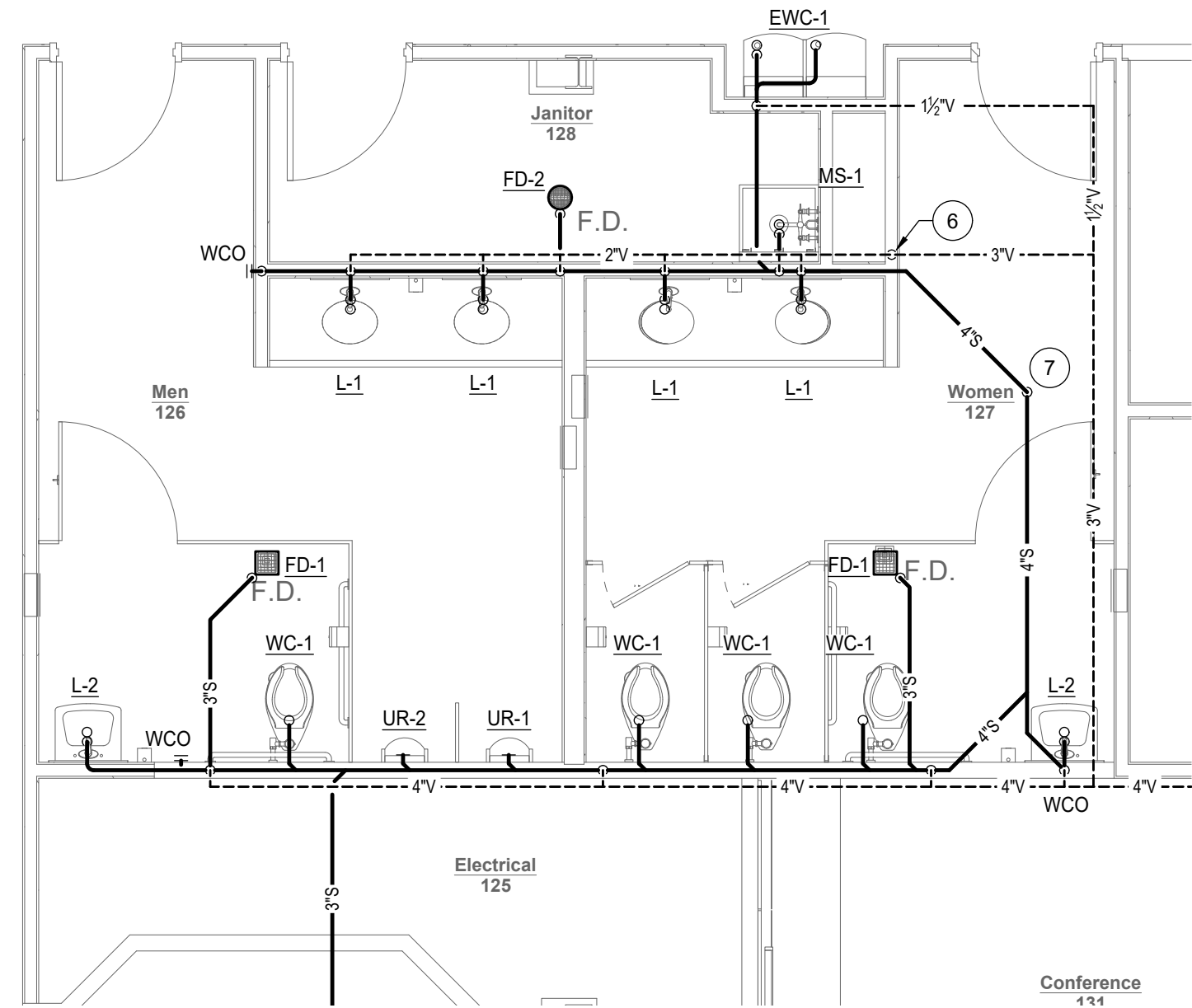
- CONTRACTOR TO PROVIDE A VIDEO OF ALL SEWER LINES VERIFYING THEY ARE CLEAR TO THE CONNECTION TO THE SEWER MAIN AND CONFIRMATION OF SUFFICIENT PIPE SLOPES PRIOR TO STARTING CONSTRUCTION AND AT PROJECT CLOSEOUT. CONTRACTOR TO PROVIDE DVD TO OWNER.
- CONTRACTOR TO CLEAN ALL CONDENSATE LINES PRIOR TO PROJECT CLOSEOUT.
- FOR RENOVATION PROJECTS: ANY EXISTING PLUMBING SHALL BE MODIFIED TO FIT THE NEW PLUMBING FIXTURES. FOR REST ROOM SINKS, SUPPLY VALVE LOCATIONS SHALL BE ADJUSTED TO FIT WITHIN THE SINK DRAIN COVER/SHROUD.
- REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. IN THE EVENT OF CONFLICTING REQUIREMENTS CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT.



ENLARGED FLOOR PLAN - PLUMBING - 04

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

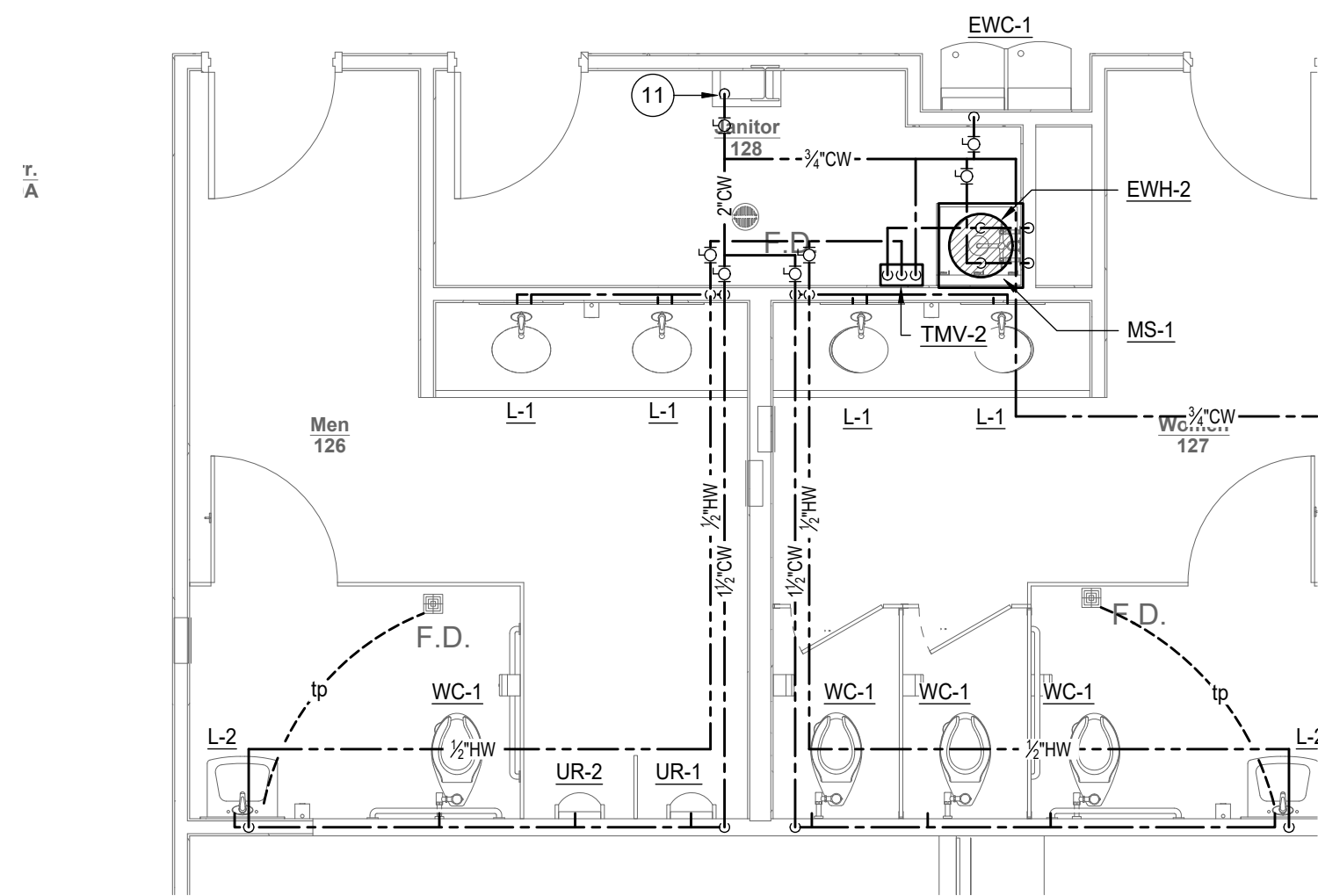
BASEMENT DOMESTIC WATER



ENLARGED FLOOR PLAN - PLUMBING - 05

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

FIRST FLOOR SANITARY



ENLARGED FLOOR PLAN - PLUMBING - 06

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

FIRST FLOOR DOMESTIC WATER

SEAL:

PROJECT TITLE:

FAIA  
OFFICE RENOVATION  
1117 Thomasville Road  
Tallahassee, Florida

JOB NO.: 24.121

DESIGNED: JB

DRAWN: TP

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Enlarged Plans

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**OFFICE RENOVATION**  
1117 Thomasville Road  
Tallahassee, Florida

JOB NO.: 24.121

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