

PLUMBING SYMBOLS (NOT ALL SYMBOLS USED)					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
FCW	FILTERED COLD WATER (FCW)	TW	TEMPERED WATER	CV	CHECK VALVE
DCW	DOMESTIC COLD WATER (DCW)	REDUCER	REDUCER	BFP	BACKFLOW PREVENTER
DHW	DOMESTIC HOT WATER (DHW)	FLOOR OR AREA DRAIN	FLOOR OR AREA DRAIN	BV	BALANCE VALVE
DCWR	DOMESTIC HOT WATER RETURN (DCWR)	CURB BOX AND VALVE	CURB BOX AND VALVE	CBV	COMB. BALANCE & SHUT-OFF VALVE
F	FIRE LINE	CAPPED LINE	CAPPED LINE	HBI	HOSE BIBB
STM	STORM LINE	PIPE UNION	PIPE UNION	PD	PIPE DROP
SL	SANITARY LINE	P-TRAP (PLAN VIEW)	P-TRAP (PLAN VIEW)	PR	PIPE RISE
GR	GREASE SANITARY LINE	PIPE TEE DROP	PIPE TEE DROP	WCO	WALL CLEAN-OUT
V	VENT LINE	PIPE TEE RISE	PIPE TEE RISE	CO	END PIPE CLEAN-OUT
G	GAS LINE	METER AND REMOTE READOUT	METER AND REMOTE READOUT	CO	FLOOR CLEAN-OUT
W	WATER SERVICE LINE	SHUT-OFF VALVE	SHUT-OFF VALVE	CE	CONNECT TO EXISTING
140°	140° F. WATER	BALL VALVE	BALL VALVE	(E)	EXISTING TO REMAIN
		Y-TYPE STRAINER	Y-TYPE STRAINER	X X X X	REMOVE EXISTING PIPING
		GAS COCK (PLUG VALVE)	GAS COCK (PLUG VALVE)		

FIELD VERIFY ALL CONDITIONS

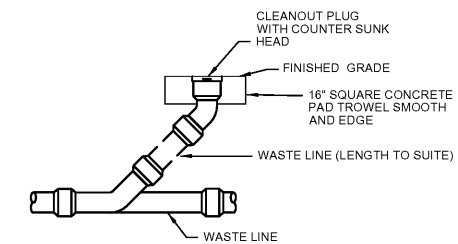
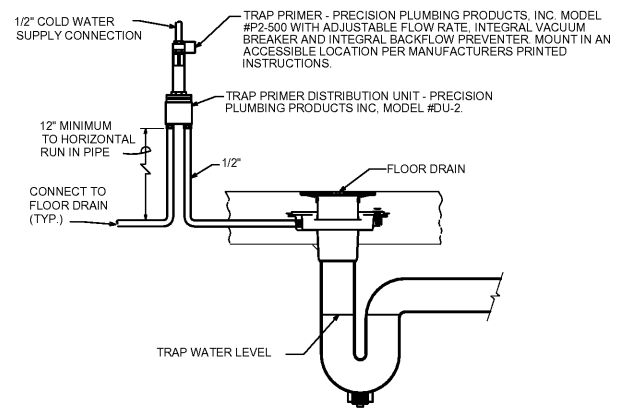
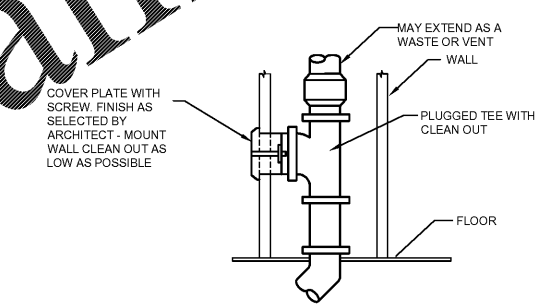
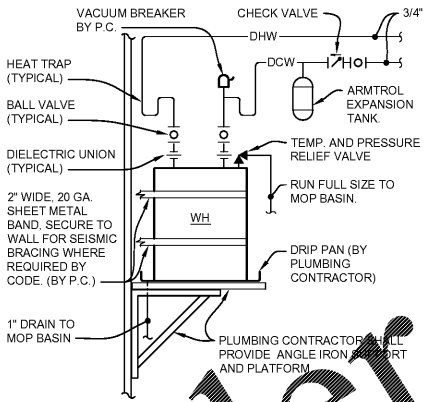
DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

ITEM	FIXTURE	MFR	MODEL NO.	ROUGH-IN				DESCRIPTION
				COLD WATER	HOT WATER	WASTE	VENT	
DS	DREAMSTEAMER	DREAMSTEAMER	#2200-308	1/2"	--	--	--	3/8" COPPER TUBING FROM COLD WATER SOURCE AND BACKFLOW PREVENTER. 100 PSI MAX. IF THE WATER PRESSURE IS GREATER THAN 100 PSI THEN A 50 PSI REGULATOR MUST BE INSTALLED IN THE WATER SUPPLY LINE. 3/8" THREADED BALL-TYPE SHUT-OFF VALVE SECURELY MOUNTED TO THE WALL IN AN EASILY ACCESSIBLE LOCATION. THE WATER LINE WILL NEED TO BE BLED AND FREE OF DEBRIS BEFORE IT IS CONNECTED TO THE MACHINE.
EW	TWO STATION ELECTRIC WATER COOLER	ELKAY	LZSTL8WSLK	1/2"	--	1-1/2"	1-1/2"	BARRIER-FREE, WALL MOUNTED, BILEVEL ELECTRIC WATER COOLER WITH BOTH HOT AND COLD 120VAC, SINGLE PHASE MOTOR, STAINLESS STEEL TOPS, STAINLESS STEEL PANEL, REGULATOR, WALL HANGER, ETC., READY TO OPERATE. PROVIDE CHROME P-TRAP WITH CLEANOUT AND CHROME SUPPLIES WITH DIELECTRIC COUPLING AND 1/2" X 1/2" SERVICE SIZE.
FCO	FLOOR CLEAN OUT	J.R. SMITH	2005	--	--	LINE SIZE	--	ADJUSTABLE CLEANOUT. IF FLOORS ARE CARPETED OR TERRAZZO PROVIDE WITH EITHER NICKEL BRONZE OR CHROME FINISH. IF FLOORS ARE CONCRETE PROVIDE WITH RECESSED TOP. CLEANOUTS TO BE INSTALLED TO BE IN FULLY FINISHED FLOOR.
FD	FLOOR DRAIN	J.R. SMITH	2005	1/2"	--	3"	--	FURNISH WITH DUCT CAST IRON BODY WITH TRAP PRIMER CONNECTION, SEDIMENT BUCKET, 5" SECURE GRATE AND OUTLET. REQUIRED BY PIPING MATERIAL. COORDINATE WITH THE ARCHITECT FOR ROUND TYPE TOP.
LAV	WALL MOUNTED LAV	KOHLER	#K2035	1/2"	1/2"	--	1-1/2"	WALL HUNG LAVATORY SHALL BE VITREOUS CHINA, ALMOND. FAUCET SHALL BE KOHLER #10579 BRUSHED NICKEL FINISH. PROVIDE THERMOSTATIC MIXING VALVE. SET TEMPERATURE TO 110°. LAVATORY MOUNTING HEIGHT SHALL BE AS REQUIRED BY THE A.D.A. LAVATORY MOUNTING HEIGHT SHALL BE AS DETAILED ON ARCHITECTURAL DRAWINGS. COMBINATION CONSISTS OF K-2028-1 BASIN AND K-2057 SHROUD.
MS	MOP SINK	FIAT	#MSB2	1/2"	1/2"	3"	--	24" X 24" X 10" HIGH, MOLDED STONE MOP SINK WITH VINYL BUMPER GUARDS #E-77-AA ON ALL CURBS. PROVIDE MOP SINK WITH #832-AA HOSE AND HOSE BRACKET AND #899-CC MOP HANGER. FAUCET SHALL BE PART #830-AA WITH BACK SUPPLIES ON 8" CENTERS AND A POLISHED CHROME FINISH. (ALTERNATE FAUCET: CHICAGO FAUCET #897 WITH BACK SUPPLIES ON ADJUSTABLE CENTERS AND A POLISHED CHROME FINISH.)
SK	SALES SINK	KRAUS	GV-101FR-14	1/2"	1/2"	2"	1-1/2"	KRAUS GV-101FR-14, 14" VESSEL SINK WITH SIGNATURE HARDWARE, WALL MOUNTED FAUCET ELEMENTS OF DESIGN #S1241AX, 8" SPREAD, 12" SPOUT REACH FROM THE WALL, 2 GPM (7.5 LPM) MAX @ 60 PSI. CONTRACTOR TO FURNISH AND INSTALL ALL ACCESSORIES NEEDED FOR COMPLETE INSTALL. INSULATE WATER AND WASTE PIPING UNDER SINK WITH TRUEBRO "LAV GUARD" #102E-Z. FAUCET AND VESSEL SINK BY MILLWORK CONTRACTOR ALL OTHER BY TENANT'S PLUMBING CONTRACTOR. PROVIDE THERMOSTATIC MIXING VALVE.
WCO	WALL CLEAN OUT	KOHLER	K-3979	1/2"	--	3"	2"	ELONGATED BOWL. SHALL BE MADE OF VITREOUS CHINA, ALMOND 29-3/4" IN LENGTH, 18" IN WIDTH, AND 31-1/4" IN HEIGHT, 1.6 GPM WITH CLASS FIVE FLUSHING SYSTEM. SEAT SHALL BE ALMOND SOLID PLASTIC WITH OPEN FRONT LESS COVER. PROVIDE COMPLETE WITH CHROME SUPPLY AND SERVICE STOP. TRIP LEVER TO BE LOCATED ON "OPEN" SIDE FOR ADA COMPLIANCE.
WCO	WALL CLEAN OUT	J.R. SMITH	4400 SERIES	--	--	LINE SIZE	--	THREADED CLEANOUT PLUG WITH FERRULE AND ROUND ACCESS COVER. COORDINATE COVER PLATE FINISH WITH ARCHITECT.
WH	ELECTRIC WATER HEATER	A.O. SMITH	#DEL-20	3/4"	3/4"	--	--	GLASS-LINED WATER HEATER WITH 20 GALLON STORAGE AND 1 YEAR WARRANTY. ELEMENT SHALL BE 4000 WATTS, 480V, 3 PHASE, 60 HZ. UNIT SHALL BE COMPLETELY FACTORY PREWIRED AND SHALL BE UL LISTED. FURNISH HEATER WITH APPROPRIATE WATTS REGULATOR TEMP AND PRESSURE (T&P) RELIEF VALVE ALONG WITH A VACUUM BREAKER VALVE. PROVIDE INLET AND OUTLET HEAT TRAP FITTINGS FOR INSTALLATIONS WHERE RECIRCULATING HOT WATER SYSTEM IS NOT REQUIRED. INSTALL HEATER ON MOUNTING SHELF ABOVE CEILING IN A WATER HEATER DRAIN PAN. PROVIDE FULL SIZE T&P RELIEF PIPE AND 3/4" DRAIN PAN DRAIN TO MOP SINK IN UTILITY ROOM.

Order Plans @ WWW.LDMLINE.COM



KEVIN NISCH, AIA

2110 Inkster Road
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax

Copyright © 2017
KEVIN NISCH, AIA
All rights reserved

Certification:

04/06/2018

Consultants:

NETAL DESIGN CONSULTANT

JDA INC
29110 Inkster Rd.
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax
www.jda.com

1-218-082

M Engineering
750 Brookside Blvd
Westerville, Ohio 43081
phone: 614.839.4639
fax: 614.839.2222
www.mengineering.us.com

Project Location:
Soft Surroundings
BILTMORE VILLAGE
10 BROOK STREET
SPACE #160
ASHEVILLE, NC 28803
4,740 SQUARE FEET

DRAWINGS ISSUED FOR:
 programming
 schematic des.
 design dev.
 bidding
 permit/LL review 04-06-18
 construction

REVISIONS:

Prj. no. 18-41-031
 Drawn WPK
 Checked CSD
 Approved

Do not scale this print. Use figured dimensions only.

Drawing title:
PLUMBING SCHEDULES

Sheet no.
P1.0