ABBREVIATIONS

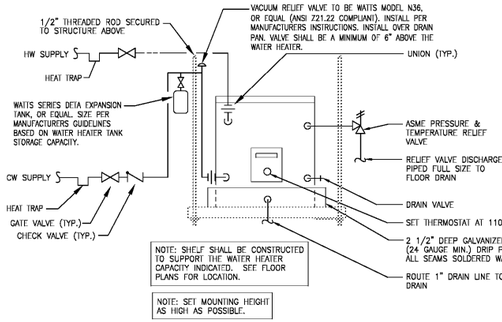
A/C	ABOVE CEILING	ID	INSIDE DIMENSION
AD	ACCESS DOOR	IN	INCHES
ADJ	ADJUSTABLE		
AFF	ABOVE FINISHED FLOOR	KW	KILOWATTS
AUTO	AUTOMATIC		
AC	AIR CONDITIONING		
AHU	AIR HANDLING UNIT	LAT	LEAVING AIR TEMPERATURE
		LB	POUNDS
BAL	BALANCING	LG	LINEAR GRILLE
BDD	BACKDRAFT DAMPER	LRG	LINEAR RETURN GRILLE
B/F	BELOW FLOOR	LWR	LOOP WATER RETURN
B/G	BELOW GRADE	LWS	LOOP WATER SUPPLY
BTFLY	BUTTERFLY		
BHP	BRAKE HORSEPOWER		
BCO	BASE CLEANOUT	MIN	MINIMUM
		MAX	MAXIMUM
CFM	CUBIC FEET PER MINUTE	MD	MANUAL DAMPER
CBCR	CURVED BLADE CEILING REGISTER	MOD	MOTOR OPERATED DAMPER
CD	CEILING DIFFUSER	MFR	MANUFACTURER
CU	CONDENSING UNIT		
CW	COLD WATER (DOMESTIC)	NC	NORMALLY CLOSED
CHWS	CHILLED WATER SUPPLY	NG	NATURAL GAS
CHWR	CHILLED WATER RETURN	NFWH	NON-FREEZE WALL HYDRANT
CWS	CONDENSER WATER SUPPLY	NO	NORMALLY OPEN
CWR	CONDENSER WATER RETURN	NOM	NOMINAL
CON	CONCENTRIC		
CO	CLEANOUT		
COND	CONDENSATE	OA	OUTSIDE AIR
		OD	OUTSIDE DIMENSION
db	DRY BULB	OBD	OPPOSED BLADE DAMPER
DN	DOWN		
DR	DRAIN	PIU	POWERED INDUCTION UNIT
do	DITTO	PSI	POUNDS PER SQUARE INCH
dB	DECIBELS		
DWG	DRAWING	RA	RETURN AIR
		RAD	RADIUS
EA	EACH	RAG	RETURN AIR GRILLE
EAT	ENTERING AIR TEMPERATURE	RED	REDUCTER
ECC	ECCENTRIC	RL	REFRIGERANT LIQUID
EF	EXHAUST FAN	RS	REFRIGERANT SUCTION
EDD	EMERGENCY OVERFLOW DRAIN	RTU	ROOFTOP UNIT
ER	EXHAUST REGISTER	RAR	RETURN AIR REGISTER
ESP	EXTERNAL STATIC PRESSURE		
EWT	ENTERING WATER TEMPERATURE		
EXH	EXHAUST	SP	STATIC PRESSURE
EFF	EFFICIENCY	SPS	STATIC PRESSURE SENSOR
		SA	SUPPLY AIR
F	FAHRENHEIT	SAN	SANITARY
FCO	FLOOR CLEANOUT	SD	SMOKE DAMPER
FCU	FAN COIL UNIT	SEN	SENSIBLE
FSD	FIRE/SMOKE DAMPER	SQ	SQUARE
FD	FIRE DAMPER OR FLOOR DRAIN	SR	SUPPLY REGISTER
FL DR	FLOOR DRAIN (only)	ST	STORM
FLR	FLOOR	SS	SPLIT SYSTEM
FOB	FLAT ON BOTTOM		
FOR	FUEL OIL RETURN	TEMP	TEMPERATURE
FOS	FUEL OIL SUPPLY	TG	TRANSFER GRILLE
FOT	FLAT ON TOP	TYP	TYPICAL
FPM	FEET PER MINUTE		
FPS	FEET PER SECOND		
FT	FEET	UON	UNLESS OTHERWISE NOTED
G	GATE	V	VENT
GA	GAUGE	VA	VALVE
GPM	GALLONS PER MINUTE	VTR	VENT THRU ROOF
GL	GLOBE	VAV	VARIABLE AIR VOLUME
GCO	GRADE CLEANOUT		
		wb	WET BULB
HD	HUB DRAIN	WC	WATER COLUMN
HP	HORSEPOWER	WHA	WATER HAMMER ARRESTOR
HTG	HEATING	WT	WEIGHT
HW	HOT WATER (DOMESTIC)	W	WASTE
HWR	HOT WATER RETURN		
HWRR	HOT WATER REVERSE RETURN		
HWS	HOT WATER SUPPLY		
Hz	HERTZ		

LEGEND

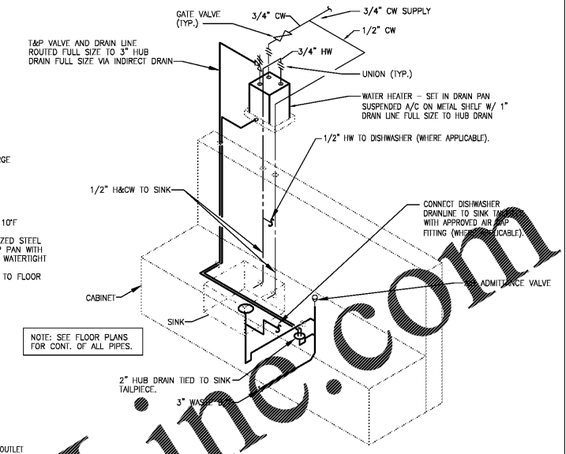
——— - ———	COLD WATER
——— — ———	HOT WATER
——— — — ———	HOT WATER RETURN
— — — —	VENT
———	SANITARY WASTE
———	GAS
	WORK TO BE REMOVED
R	FLOOR DRAIN
	HOSE BIBB
⊗	FLOOR CLEAN-OUT
=	WALL CLEAN-OUT

GENERAL NOTES

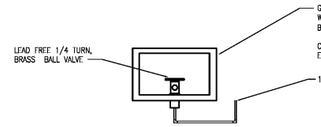
1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE TENANT MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, ACCESSORIES, OPTIONS AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL ITEMS AND LABOR REQUIRED FOR A COMPLETE TENANT MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND THE BASE BUILDING CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ADDITIONS TO THE CONTRACT.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PARTITION LAYOUTS, REFLECTED CEILING PLANS, DIMENSIONS, ETC.
3. EXISTING PLUMBING IS SHOWN BY DASHED LINES. NEW WORK AND RELOCATED WORK ARE SHOWN BY SOLID LINES. EXISTING WORK TO BE REMOVED IS SHOWN CROSSHATCHED. WHEN ANY PLUMBING IS REMOVED, THE ASSOCIATED PIPE SHALL BE SEALED WATERTIGHT.
4. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE EXISTING CONDITIONS SHOWN ARE BASED ON DOCUMENTS PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS IN SUCH A MANNER THAT WILL AFFECT PRICING, (I.E., PLUMBING, DUCTWORK, VAV OR PIU ARE NOT IN THE SHOWN LOCATION) CONTRACTOR WILL NOTIFY OWNER SO THAT A RESOLUTION CAN BE MADE PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
5. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS AND TYPES OF CEILINGS. DO NOT LOCATE VALVES OR CLEAN-OUTS ABOVE HARD CEILINGS. COORDINATE WITH CEILING TYPES BELOW TENANT SPACE FOR BELOW FLOOR PIPING.
6. ALL PLUMBING FIXTURES SHALL BE PROVIDED AS COMPLETE PACKAGES PROVIDING ALL RELATED ACCESSORIES SUCH AS TAIL PIECES, SUPPLY STOPS, P-TRAPS ETC., SO AS TO FURNISH A COMPLETE JOB.
7. ALL SANITARY WASTE, VENT AND WATER PIPING SHALL MATCH THE BUILDING STANDARD. IF NO STANDARD EXISTS, SANITARY/WASTE AND VENT PIPING SHALL BE HUBLESS CAST IRON SOIL PIPE WITH JOINTS MADE WITH NEOPRENE COUPLINGS AND STAINLESS STEEL CLAMPS. ALL DOMESTIC WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDERED JOINTS.
8. BALL VALVES FOR USE IN DOMESTIC WATER SYSTEMS SHALL BE TWO PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL, MEETING MSS-SP110. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. VALVES ON INSULATED LINES WILL BE PROVIDED WITH STEM EXTENSIONS TO PROVIDE CLEARANCE FOR TWO INCHES OF PIPE INSULATION. VALVES TO BE APOLLO 70, HAMMOND 8501, OR WATTS B-6000.
9. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK PERFORMED FIBERGLASS PIPE INSULATION WITH ALL-SERVICE JACKET. ALL LONGITUDINAL JOINTS, TEARS, ETC., SEALED WITH A MATCHING WHITE VAPOR BARRIER TAPE. ELBOWS SHALL BE MITERED OR MAY BE ZESTON COVERS FILLED WITH EQUIVALENT FIBERGLASS INSULATION.
10. COORDINATE ALL WORK IN OCCUPIED AREAS WITH THE TENANT IN THAT AREA. COORDINATE ALL WORK IN UNOCCUPIED AREAS AND COMMON AREAS WITH LANDLORD.
11. CEILING RETURN AIR PLENUM IS IN USE. MATERIALS EXPOSED WITHIN THE PLENUM SHALL BE NONCOMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPEMENT INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
12. THE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE STANDARDS OF NFPA 13, NFPA 72A, 72B, 72C, 72D, NFPA 231, THE STANDARDS OF THE UNDERWRITER (IRI/FM/ISO, ETC.) AND LOCAL CODES. FIRE PROTECTION SCOPE OF WORK CONSISTS OF RELOCATING EXISTING SPRINKLER HEADS TO COORDINATE WITH NEW WALL DIFFUSER, AND LIGHT FIXTURE LOCATIONS. VERIFY THAT ALL SPRINKLER HEADS ARE IN GOOD CONDITION. REPLACE ANY SPRINKLER HEADS THAT ARE NO LONGER IN GOOD CONDITION. INSTALLATION SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR.



1 P-0.0 WATER HEATER DETAIL
NO SCALE



2 P-0.0 TYPICAL SINK DETAIL
NO SCALE
NOTE: SEE ARCHITECTURAL PLANS FOR ACTUAL LAYOUT OF EQUIPMENT
NOTE: BACK FLOW PREVENTOR SHALL BE WATTS SD-2.



3 P-0.0 WALL BOX DETAIL
NO SCALE

WATER HEATER SCHEDULE

I.D. TAG	WATER HEATER	TANK CAPACITY (GALLONS)	RECOVERY @ 100°F (GPH)	POWER INPUT	ELEC. CHAR. (VOLTS/PHASE)	BASIS OF DESIGN	REMARKS
WH-1	ELEC TANK TYPE	10 GAL	16 GPH	4.0 KW	277V/1ø	A.O. SMITH DEL-10	①
WH-2	ELEC TANK TYPE	10 GAL	6 GPH	1.5 KW	277V/1ø	A.O. SMITH DEL-10	①

① REFER TO DETAIL 1/P-0.0 FOR INSTALLATION.

PLUMBING FIXTURE SCHEDULE ①②③

TAG	FIXTURE	CW	HW	SAN / WASTE	VENT	GPM/GPF	
P-1H	WATER CLOSET - WALL MOUNT	1-1/2"	---	4"	2"	1.28	
BASIS OF DESIGN:	Fixtures P-1H shall be American Standard "Afwall Millenium FloWise" #3351.101; vitreous china with Everclean, white finish, wall mount, elongated bowl with matching seat. Flush valve shall be matching American Standard "Selectronic" #6065.121.002; exposed, battery powered flush valve, polished chrome finish, with automatic proximity sensor. Provide with wall carrier selected to match the chase size indicated and all required components for a complete installation. Fixture shall be installed to meet all ADA requirements.						
P-2	RESTROOM LAVATORY	1/2"	1/2"	3"	2"	0.5	
BASIS OF DESIGN:	Fixtures P-2 lavatory shall be Kohler "Pinoir" #K-2035-1; vitreous china, wall-mounted, 18" x 12" bowl dimensions, 4" water depth with white finish. Provide with wall carrier, shroud, and all components required for a complete installation. Faucet shall be Elkay #LKB738C; deck mounted, battery powered, automatic proximity sensor, polished chrome finish, 5-13/16" spout reach. Fixture shall be installed to meet all ADA requirements. Provide with thermostatic mixing valve.						
P-3	BREAK SINK	1/2"	1/2"	3"	2"	1.5	
BASIS OF DESIGN:	Fixtures P-3 shall be Kohler "Vault" #K-3894-4; single compartment, under-mount, stainless steel with sound deadening, 25" x 22" outside dimensions, 22-1/4" x 16-9/16" inside dimensions, 6" deep. Faucet set shall be Elkay #LK7921SSS; kitchen sink faucet, deck-mounted faucet with aerator, 13-3/4" spout height, 8" spout reach with satin stainless steel finish. Provide with drain, cup strainer and rubber stopper. Provide complete trim such as service stops, tailpieces and p-trap. Fixture shall be installed to meet all ADA requirements.						
HD	HUB DRAIN	1/2" *	---	3"	2"		

① PROVIDE ALL FLOOR DRAINS, FLOOR SINKS, AND HUB DRAINS WITH AUTOMATIC TRAP PRIMER.
② SANITARY PIPE SIZING IS BASED ON 1/8" SLOPE PER FOOT.
③ FINAL APPROVAL OF ALL PLUMBING FIXTURES BY ARCHITECT.

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GEORGIA REGISTERED PROFESSIONAL ENGINEER MELISSA HEMBY

No.	Date	Description
	01/08/2020	ISSUED/RELEASED FOR CONSTRUCTION

Project Name

FranklinStreet

FRANKLIN STREET
3384 PEACHTREE ROAD
NE, SUITE 650
ATLANTA, GA 30326

ISSUE
ISSUED/RELEASED FOR CONSTRUCTION

PLUMBING LEGEND, NOTES, DETAILS, AND SCHEDULES

AH	Drawn
GJ	Checked
As indicated	Scale
01/08/2020	Date
142-001-01	Project No.

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P-0.0
Drawing Number