

PLUMBING FIXTURE SPECIFICATIONS

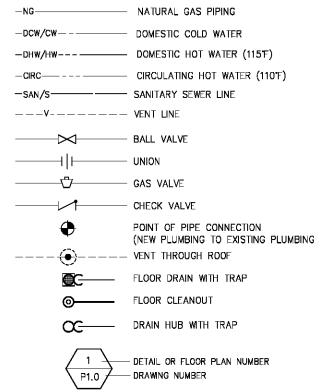
MARK	FIXTURE AND TYPE	SYMBOL	DRAINAGE			DOMESTIC WATER			MARK
			SAN	VENT	DCW	DHW	DTW		
SP-1	ELEVATOR PUMP - SUBMERSIBLE - OIL MONITOR		1-1/2	-	-	-	-	-	MANUFACTURER: STANCOR MODEL: SE-50 OIL-MONITOR (OIL MONITOR) CONTROL SYSTEM, NEMA 4X WEATHERTIGHT CORROSION RESISTANT FIBERGLASS ENCLOSURE, SS SENSOR PROBE, ALARM LIGHT AND REMOTE MONITORING CIRCUIT, LIGHTS FOR OIL SPILL, POWER AND HIGH LEVEL OVERLOAD AND PUMP RUN, 1/2 HP, 115V/1PH, 74 GPM AT 37FT.
RD1	COMBINATION ROOF DRAIN - (4" THRU 8")		-	-	-	-	-	-	MANUFACTURER: MIFAB MODEL: R1270, LARGE SUMP DRAIN WITH SECONDARY OVERFLOW SIZE: PER PLAN
DS1	DOWNSPOUT NOZZLE - (2" THRU 8")		-	-	-	-	-	-	MANUFACTURER: MIFAB MODEL: R1940-S-J, DOWNSPOUT NOZZLE WITH SLIP JOINT INLET (LAMB'S TONGUE) SIZE: PER PLAN

NOTE: COORDINATE FIXTURE EQUIPMENT CONNECTIONS WITH PLUMBING AND MECHANICAL EQUIPMENT PURCHASED.

PLUMBING FIXTURE NOTES

- ROUGH ACCORDING TO ABOVE SCHEDULE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE PLUMBING INSTALLATION AS SPECIFIED IN SPECIFICATIONS ON DRAWINGS.
- REFER TO SPECIFICATIONS ON DRAWING FOR ADDITIONAL PLUMBING EQUIPMENT AND INFORMATION.
- COORDINATE PLUMBING FIXTURE MANUFACTURER WITH BUILDING OWNER. (PROVIDE SPECIFIED OR EQUAL EQUIPMENT.)
- PROVIDE SHUT-OFF VALVES ON ALL PLUMBING FIXTURES.
- PROVIDE ACCESS PANEL ON ALL NON-ACCESSIBLE CEILINGS BELOW PLUMBING VALVES.

LEGEND



ABBREVIATIONS

DCW/CW	DOMESTIC COLD WATER
DHW/HW	DOMESTIC HOT WATER
CHC	CIRCULATING HOT WATER
NG	NATURAL GAS
SAN/S	SANITARY SEWER
V/VI	VENT
VTR	VENT THROUGH ROOF
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
POC	POINT OF CONNECTION
SOV	SHUT OFF VALVE
ATF	ABOVE FINISHED FLOOR
BFF	BELOW FINISHED FLOOR
AFC	ABOVE FINISHED GRADE
BFG	BELOW FINISHED GRADE
CFH	CUBIC FEET PER HOUR
MEP	MECHANICAL-ELECTRICAL-PLUMBING
F	FURNACE

GENERAL PLUMBING NOTES

- GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING WORKING DRAWINGS.
- THE WORK SHALL BE EXECUTED IN STRICT CONFORMITY WITH BASE BUILDING SPECIFICATION AND WITH THE LATEST EDITION OF THE PREVAILING LOCAL PLUMBING AND BUILDING CODES AND ALL LOCAL REGULATIONS THAT MAY APPLY. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE THE MORE STRINGENT STANDARD SHALL APPLY.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
- NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION BY THE ENGINEER OF RECORD.
- NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
- ROUGH-IN DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH CONTRACTOR AND FIELD SUPERVISOR.
- INSTALL BALL VALVES ON ALL BRANCH SUPPLY LINES.
- PROVIDE A SHUT-OFF VALVE AT EACH PLUMBING FIXTURE.
- PROVIDE ACCESS PANELS ON ALL INACCESSIBLE VALVES AND CLEANOUTS. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LOCATION, MOUNT SHUT-OFF VALVES NO HIGHER THAN 12'-8" AFF.
- ALL WORK SHALL BE PROPERLY TESTED, BALANCED AND CLEANED. PROVIDE A ONE (1) YEAR WARRANTY FROM DATE OF FINAL INSPECTION ON ALL PARTS AND LABOR.
- FOLLOW PDI STANDARDS FOR WATER HAMMER ARRESTORS. ALL FIXTURES TO BE SUPPLIED & INSTALLED BY PLUMBING CONTRACTOR.
- GENERAL CONTRACTOR SHALL COORDINATE WATER METER LOCATION AND INSTALLATION WITH LOCAL AUTHORITIES AND CIVIL DRAWINGS IF NOT EXISTING.
- PROVIDE BUILDING SERVICE LINE 5'-0" FROM BUILDING LINE, OR INSIDE BUILDING FROM OUTLET SIDE OF METER AS SHOWN ON CIVIL SITE PLAN. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS AND AT JOB SITE. PROVIDE BACKFLOW PREVENTER AS REQUIRED BY LOCAL AUTHORITIES.
- SANITARY SEWER PIPING SHALL BE 0.125"/FT FOR 3"-8" AND 0.25"/FT FOR 2-1/2" OR LESS FOR ALL PIPING. COORDINATE BUILDING SEWER LOCATION AND INVERT ELEVATION WITH CIVIL DRAWINGS.
- SURE SEAL TRAP PRIMERS ARE TO BE PROVIDED AT ALL FLOOR DRAIN LOCATIONS.
- SANITARY SEWER LINE BELOW SLAB MINIMUM 3" AS NOTED ON PLANS.
- HORIZONTAL WATER LINES ABOVE CEILING 3/4" MIN.
- MAIN AIR IN/EXISTING VENTS THROUGH ROOF 10'-0" FROM FIRE RATED WALLS. PIPES PENETRATING FIRE-RATED WALLS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COORDINATE EXACT LOCATION OF FIRE WALLS WITH ARCHITECTURE DRAWINGS.

PLUMBING SPECIFICATIONS

DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

PLUMBING WORK SHALL BE, AS INDICATED ON THE PLANS AND AS HEREIN SPECIFIED. WORK SHALL CONSIST OF PROVIDING A COMPLETE AND OPERATIONAL SYSTEM INCLUDING ALL FIXTURES, PIPING, VALVES, AND OTHER REQUIRED DEVICES, EQUIPMENT, ETC. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS, WHERE THERE ARE CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS, AND CODE REQUIREMENTS, THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUIRED FOR COMPLIANCE WITH ALL CODES AND FOR APPROVAL OF THE SYSTEM. THE SYSTEM SHALL EXTEND TO AND CONNECT INTO THE EXISTING PROJECT WATER AND WASTE SYSTEM AS INDICATED ON THE DRAWINGS.

WHENEVER A MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT IS IDENTIFIED ON THE DRAWINGS BY REFERENCE TO MANUFACTURERS' OR VENDORS NAMES, TRADE NAMES, CATALOG NUMBERS, OR THE LIKE, IT IS SO IDENTIFIED FOR THE PURPOSE OF ESTABLISHING A STANDARD, AND ANY MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT OF OTHER MANUFACTURERS OR VENDORS WHICH WILL PERFORM ADEQUATELY THE DUTIES IMPOSED BY THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE PROVIDED THE MATERIAL, ARTICLE OR PIECE OF EQUIPMENT SO PROPOSED IS, IN THE OPINION OF THE ARCHITECT/ENGINEER, OF EQUAL SUBSTANCE, APPEARANCE, AND FUNCTION. THE MATERIAL, ARTICLE OR PIECE OF EQUIPMENT SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE ARCHITECT'S/ ENGINEER'S WRITTEN APPROVAL.

THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW ALL SHOP DRAWINGS AND/OR MANUFACTURERS SUBMITTAL DATA WITH CAPACITY AND CHARACTERISTICS OF ALL MATERIAL AND EQUIPMENT. APPROVAL PRIOR TO PURCHASE AND/OR INSTALLATION OF THE WORK. A MINIMUM OF TWO (2) COPIES SHALL BE SUBMITTED. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BEGINNING WORK FOR THE PURPOSE OF OBSERVING FIELD CONDITIONS AND TO DETERMINE THE EXTENT OF THE WORK. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND ALL CODE REQUIREMENTS.

ALL WORKING SHALL BE DONE WITH HARD COPPER WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE SOLDERED WITH LEAD FREE SOLDER. ALL EXPOSED PIPING SHALL BE CHROME PLATED. WASTE AND VENT SHALL BE SERVICE WEIGHT CAST IRON WITH THE D-HUB OR "CHARLOTTE SEAL" JOINTS. NO-HUB JOINTS ARE NOT PERMITTED BELOW GRADE. ALL EQUIPMENT REQUIRING PLUMBING CONNECTIONS SHALL BE CONNECTED BY THE PLUMBER REGARDLESS OF WHO PROVIDES THE EQUIPMENT OR FIXTURE. UNDERGROUND WATER PIPING SHALL BE 40 PVC, COPPER OR SCHEDULE 40 PVC. FORCED MAINS SHALL BE PVC OR EQUAL.

HOT AND COLD WATER PIPING ABOVE GRADE SHALL BE INSULATED WITH (10) CIRCULATING WATER PIPING MINIMUM 1" THICK 3 PCT DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE. (COLD WATER PIPING 1/2" INSULATION UP TO 2" PIPE AND 1" INSULATION ON 2-1/2" PIPE AND ABOVE WITH 3 PCT DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE). ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND/OR MANUFACTURER.

HORIZONTAL STORM/SEWER PIPING ABOVE GRADE SHALL BE INSULATED WITH MINIMUM 1" THICK 3 PCT DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE. ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND/OR MANUFACTURER. (TO AVOID CONDENSATION) DRAIN HUBS TO BE INSULATED.

VACUUM BREAKERS SHALL BE PROVIDED FOR ALL HOSE CONNECTIONS AND OTHER POINTS WHERE CROSS CONTAMINATION CAN OCCUR. REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE PROVIDED WHERE REQUIRED BY CODE. ALL FIXTURES, HOSE BIBBS, FLOOR DRAINS, ETC., SHALL BE PROVIDED AS INDICATED AND SCHEDULED ON THE PLANS. THE SYSTEM SHALL BE TESTED, CLEANED, AND DISINFECTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

THE ENTIRE PLUMBING SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE (1) YEAR FROM ACCEPTANCE BY THE OWNER. ALL GUARANTEES SHALL BE WRITTEN, DATED, AND FORWARDED TO THE OWNER. ALL DEFECTIVE EQUIPMENT AND/OR MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

AT THE CONTRACTOR'S OPTION, PVC MAY BE UTILIZED ABOVE GRADE IN CONCEALED LOCATIONS FOR DW SYSTEM, SUBJECT TO CODE COMPLIANCE. APPROVAL FROM OWNER/TENANT OR LOCAL INSPECTOR IS REQUIRED.

AT THE CONTRACTOR'S OPTION, PEX OR CPVC PIPING MAY BE UTILIZED ABOVE GRADE AND IN CONCEALED SPACES, SUBJECT TO CODE COMPLIANCE. APPROVAL FROM OWNER/TENANT OR LOCAL INSPECTOR IS REQUIRED. (HOT WATER PEX PIPING TO BE INSULATED)

PVC/CPVC PIPING SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DEVELOPMENT RATING LESS THAN 50.

GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE SCREWED FITTING IN SIZE UP TO 3" AND OVER 3" TO BE SCHEDULE 40 BLACK STEEL WITH WELDED FITTINGS.

NATURAL GAS PIPING - COORDINATE ALL NEW GAS LINES ROUTING PER PLANS IN FIELD. PAINT EXTERIOR GAS PIPING AND SUPPORTS TWO COATS EXTERIOR ENAMEL.

INSTALL EQUIPMENT AND PIPING TO AVOID INTERFERENCE WITH THE OPERATION OR SERVICING AND MAINTENANCE OF EQUIPMENT.

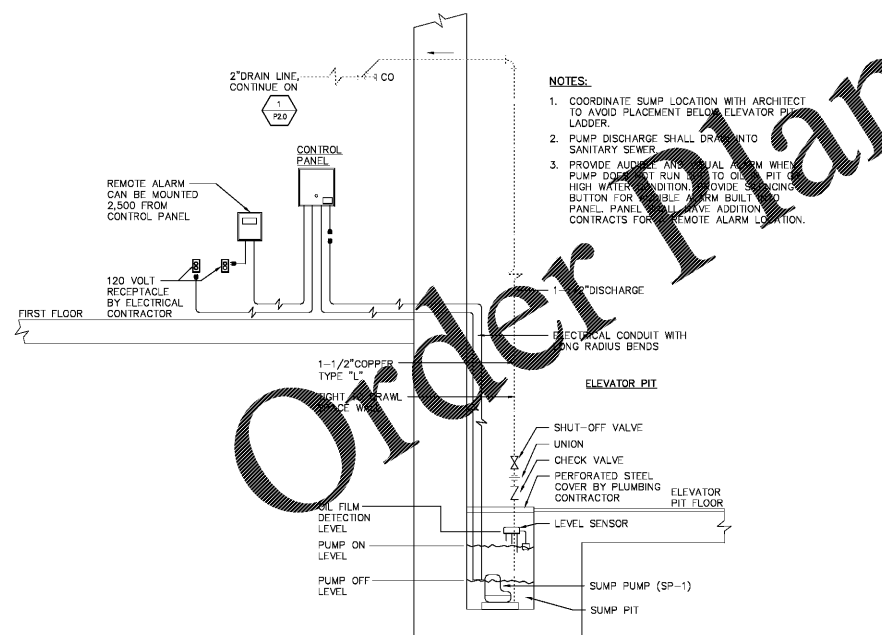
PIPES PENETRATING FIRE WALLS AND FLOORS SHALL BE FIRE STOPPED AS SPECIFIED. REFER TO THE ARCHITECTURAL DRAWINGS FOR FIRE WALL AND FLOOR LOCATIONS.

ALL PHYSICAL ATTRIBUTES OF EQUIPMENT AND DEVICES ARE BASED ON THOSE MANUFACTURERS LISTED IN THE SPECIFICATIONS AND/OR THE EQUIPMENT SCHEDULES. THE RESPECTIVE CONTRACTORS ARE RESPONSIBLE FOR ALL CHANGES BROUGHT ABOUT BY USE OF ITEMS BY OTHER MANUFACTURERS. THE ARCHITECT/ENGINEER HAS RESERVED THE RIGHT TO REJECT ITEMS BY OTHER MANUFACTURERS IF THOSE ITEMS DO NOT MATCH THE PHYSICAL ATTRIBUTES OF THE MANUFACTURERS LISTED.

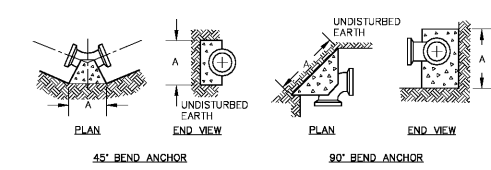
ALL PLUMBING SERVICE PIPING USE ON PROJECT TO MEET ALL STATE AND LOCAL CODES. COORDINATE USE OF PVC PIPING ABOVE AND BELOW GRADE WITH LOCAL AUTHORITIES PRIOR TO WORK START-UP. (NATURAL GAS, WASTE, STORM, VENT, DOMESTIC HOT, COLD AND CIRCULATING WATER LINES)

GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
- DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT/ENGINEER.
- ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.



1 ELEVATOR PUMP DETAIL SCALE: NONE



PIPE SIZE	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND	CAP PLUG, TEE OR TAP SLEEVE	VERTICAL BEND
	A	A	A	A	A	B
4"	12"	15"	17"	17"	24"	17"
6"	15"	17"	21"	27"	30"	27"
8"	17"	21"	27"	34"	30"	34"

BASED ON MAX 225 PSI

2 THRUST BLOCK DETAIL SCALE: NONE

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ISSUE	DATE	REVISIONS
1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	1/06/2021	ISSUED FOR BID
3		

PLUMBING PLANS

SCALE: AS NOTED
 DATE: 14SEP2020
 JOB NUMBER: 3771

P1.0

DRAWN BY: KVD
 AS NOTED
 DATE: 14SEP2020
 JOB NUMBER: 3771

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