

311 CONVENT AVENUE, NEW YORK, NY 10031

DEPT OF BLDGS 123217250 Job Number

ES213115721 Scan Code

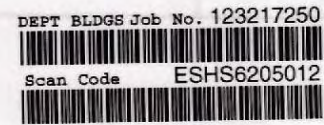
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Approval:

Issue & Revision Dates	
12.26.2018	Progress Issuance
02.03.2018	Progress Issuance
02.09.2018	Progress Issuance
02.23.2018	DOB Filing / For Construction



Drawn by: SS/OS/MG
Checked by: ANZ
Scale: AS NOTED
Title: PLBG DRAWING LIST, NOTES, SYMBOLS & ABBREVIATIONS
Project:
Townhouse Renovation
311 Convent Avenue
New York, NY 10031

Date:
10/30/2017
Sheet:
P-001.00
SHEET 1 OF 9

PLUMBING DRAWING LIST			
NO.	DRAWING NO.	DESCRIPTION	SCALE
1	P-001.00	PLUMBING DRAWING LIST, SYMBOLS, AND NOTES	NONE
2	P-002.00	PLUMBING SPECIFICATIONS	NONE
3	P-101.00	PLUMBING DEMOLITION PLANS: BASEMENT, FIRST FLOOR & SECOND FLOOR	1/4" = 1'-0"
4	P-102.00	PLUMBING DEMOLITION PLANS: THIRD FLOOR, FOURTH FLOOR & ROOF	1/4" = 1'-0"
5	P-201.00	PLUMBING PLANS: BASEMENT, FIRST FLOOR & SECOND FLOOR	1/4" = 1'-0"
6	P-202.00	PLUMBING PLANS: THIRD FLOOR, FOURTH FLOOR & ROOF	1/4" = 1'-0"
7	P-301.00	PLUMBING DETAILS & SCHEDULES	NONE
8	P-401.00	PLUMBING RISER DIAGRAMS SHEET I	NONE
9	P-402.00	PLUMBING RISER DIAGRAMS SHEET II	NONE

PLUMBING SYMBOLS	
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	DOMESTIC HOT WATER CIRCULATION PIPING
	STORM PIPING
	VENT PIPING
	PUMP DISCHARGE PIPING
	EJECTOR DISCHARGE PIPING
	SUMP DISCHARGE PIPING
	GAS PIPING
	PIPING TO BE DEMOLISHED AND REMOVED
	HEAT TRACED AND INSULATED PIPE
	TRAP
	ELBOW TURNED DOWN
	ELBOW TURNED UP
	FLOOR DRAIN
	ISOLATION VALVE
	PUMP
	CHECK VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	OS&Y VALVE
	PRESSURE GAUGE WITH SHUT-OFF VALVE
	THERMOMETER
	PIPE SLEEVE
	GAS COCK VALVE
	PIPING UNION
	SAFETY RELIEF VALVE
	HOSE BIB
	WALL HYDRANT
	FRESH AIR INLET
	CLEAN OUT
	DECK PLATE CLEAN OUT
	RUNNING TRAP
	HAMMER ARRESTOR

PLUMBING SYMBOLS (CONTINUED)	
	METER
	CURB VALVE
	SERVICE RISER #
	POINT OF NEW CONNECTION TO EXISTING WORK
	POINT OF DEMOLITION

PLUMBING ABBREVIATIONS	
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
BLDG.	BUILDING
C.O.	CLEANOUT
C.V.	CHECK VALVE
C.W.	COLD WATER
CLG.	CEILING
CONN.	CONNECT
CONT.	CONTINUATION
DDCV	DOUBLE DETECTOR CHECK VALVE
DIA.	DIAMETER
DN.	DOWN
DR.	DRAIN
DWG.	DRAWING
EL.	ELEVATION
F.A.I.	FRESH AIR INLET
F.D.	FLOOR DRAIN
F.U.	FIXTURE UNIT
FL.	FLOOR
FT.	FEET
G.C.	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GAL.	GALLONS
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RETURN
ID	INSIDE DIAMETER
I.W.	INDIRECT WASTE
IN.	INCH
MAX	MAXIMUM
MIN	MINIMUM
N.C.	NORMALLY CLOSED
N.I.C.	NOT IN THIS CONTRACT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
POE	POINT OF ENTRY
PSI	POUNDS PER SQUARE INCH (GAUGE)
RPZ	REDUCED PRESSURE ZONE
SA	SHOCK ABSORBER
SAN.	SANITARY
SQ. FT.	SQUARE FOOT
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
V.B.	VACUUM BREAKER
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WH	WALL HYDRANT

PLUMBING GENERAL NOTES	
1.	EXISTING ROUGH-IN PIPING SHALL BE MODIFIED/REPLACED BY THIS CONTRACTOR TO ACCOMMODATE ANY NEW AND/OR RELOCATED PLUMBING FIXTURES.
2.	THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES TO ENSURE A COORDINATED INSTALLATION.
3.	WHERE DISCREPANCIES ARISE ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
4.	THIS CONTRACTOR SHALL UTILIZE THE EXISTING PIPING RISER CONNECTIONS. NO NEW RISER PIPING CONNECTIONS SHALL BE MADE WITHOUT APPROVAL FROM THE BASE BUILDING.
5.	ALL NEW OR RELOCATED PLUMBING LINES SHALL BE ROUTED ABOVE THE FLOOR SLAB. THIS CONTRACTOR SHALL NOT CUT OR TRENCH THE EXISTING FLOOR SLAB.
6.	EACH NEW FIXTURE SHALL BE PROVIDED WITH A SET OF LINE SIZE ISOLATION VALVES SUITABLE FOR POTABLE WATER SYSTEMS.
7.	ALL PLUMBING INSTALLATIONS SHALL BE SUPPORTED PROPERLY FROM THE EXISTING STRUCTURE. NO PLUMBING PIPING NOR EQUIPMENT SHALL BE SUPPORTED FROM OTHER PLUMBING PIPING, DUCTWORK ETC.
8.	THIS CONTRACTOR SHALL PROVIDE FIRE-STOPPING OF ALL NEW PLUMBING SERVICE PENETRATIONS THROUGH RATED FLOOR SLAB AND WALL ASSEMBLIES.

2014 NYC PLUMBING CODE NOTES	
1.	ALL PLUMBING NEW INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE 2014 NEW YORK CITY BUILDING CODE AND 2014 NEW YORK CITY PLUMBING CODE.
2.	ALL NEW DOMESTIC WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 5 OF THE 2014 NYC PLUMBING CODE. PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH SECTION 308.
3.	FIXTURES, FAUCETS AND FITTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF THE 2014 NYC PLUMBING CODE.
4.	WATER HEATERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH CHAPTER 5 OF THE 2014 NYC PLUMBING CODE.
5.	SANITARY PIPING INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE 2014 NYC PLUMBING CODE.
6.	VENT PIPING INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 9 OF THE 2014 NYC PLUMBING CODE.
7.	STORM PIPING INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE 2014 NYC PLUMBING CODE.
8.	ALL PLUMBING INSTALLATIONS SHALL MEET THE GENERAL REQUIREMENTS AS ESTABLISHED IN CHAPTER 3 OF THE 2014 NYC PLUMBING CODE.

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 147/5

JUN 14 2018

EFRAIN CARBACA



1. DESCRIPTION:

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 NEW YORK CITY BUILDING CODE, 2014 NEW YORK CITY PLUMBING CODE, AND ALL AUTHORITIES HAVING JURISDICTION.
- THE PLUMBING CONTRACTOR MUST BE LICENSED BY THE CITY OF NEW YORK AS AN INSTALLER OF PLUMBING WITHIN ITS JURISDICTION.
- THE ARCHITECT'S SPECIFICATIONS AS APPLICABLE ARE PART OF THIS CONTRACT.
- THE CONTRACTOR SHOULD COORDINATE THE WORK WITH THE BUILDING ENGINEER SO THAT THE INTERRUPTION OF EXISTING BUILDING SERVICES, IN ORDER TO CONNECT NEW PIPING TO EXISTING, SHALL BE MADE AT SUCH TIME AS TO CAUSE THE LEAST INTERFERENCE WITH ESTABLISHED BUILDING OPERATING PROCEDURE. THE CONTRACTOR SHALL NOT INTERRUPT THE SERVICES WITHOUT OBTAINING WRITTEN PERMISSION OF THE OWNER AT LEAST 48 HOURS IN ADVANCE OF ANY PLANNED INTERRUPTION.
- REQUIRED WORK IN THE CEILINGS OR FLOORS OF TENANT SPACES ABOVE OR BELOW THE WORK SPACE MUST BE COORDINATED WITH BUILDING MANAGEMENT. ALL CEILINGS AND FLOORS DAMAGED MUST BE RESTORED TO ORIGINAL CONDITION.

2. LAWS & REGULATIONS

- THE WORK OF THIS CONTRACTOR MUST COMPLY WITH ALL LOCAL LAWS AND REGULATIONS. HE SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS. THE CONTRACTOR MUST HAVE ALL NECESSARY INSPECTIONS MADE BY THE RELEVANT AUTHORITIES, PAY ALL REQUIRED FEES, AND FURNISH THE OWNER WITH CERTIFICATES OF APPROVAL BEFORE FINAL PAYMENT ON THIS CONTRACT IS MADE.

3. SUPERVISION

- THIS CONTRACTOR SHALL HAVE A COMPETENT FOREMAN RESPONSIBLE FOR AND IN CHARGE OF THE WORK. THE FOREMAN SHALL BE ON THE SITE AT ALL TIMES DURING INSTALLATION OF THE PARTS & MATERIAL FURNISHED UNDER THIS SPECIFICATION UNTIL SAME HAS BEEN PUT IN COMPLETE OPERATIVE CONDITION AND ACCEPTED BY THE OWNER.

4. SITE VERIFICATION

- EXAMINE ALL DRAWINGS COVERING THE WORK HEREIN AND REFER TO ALL OTHER DRAWINGS, INCLUDING ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, WHICH MAY AFFECT THE WORK TO BE PERFORMED.
- BEFORE STARTING ANY WORK, EXAMINE EXISTING CONDITIONS AND THOROUGHLY CHECK DRAWINGS, DIMENSIONS, SPECIFICATIONS, AND ADJOINING OR UNDERLYING CONDITIONS IN WHICH THE WORK IS TO BE PERFORMED. REPORT, IN WRITING, TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT THE PROPER EXECUTION AND COMPLETION OF THE WORK. DO NOT COMMENCE WORK UNTIL ANY AND ALL SUCH CONDITIONS HAVE BEEN CORRECTED BY THE TRADE OR TRADES RESPONSIBLE.
- FAILURE TO NOTIFY THE ARCHITECT OF UNSATISFACTORY CONDITIONS WILL BE CONSTRUED AS AN ACCEPTANCE OF ALL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE WORK AS SPECIFIED HEREIN.
- THE EXECUTION OF THE WORK OF THIS SECTION CONSTITUTES ACCEPTANCE OF THE BASE OR ADJOINING WORK AND OTHER CONDITIONS AS BEING SATISFACTORY IN EVERY RESPECT. LATER CLAIMS OF DEFECTS DUE TO CONDITIONS IN SUCH CASES WILL NOT BE ALLOWED.
- THE DRAWINGS INDICATE AND THE SPECIFICATIONS DESCRIBE THE GENERAL ARRANGEMENT AND THE APPROXIMATE LOCATION OF EQUIPMENT, FIXTURES, PIPING, ETC. EXACT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT EXISTING CONDITIONS.
- THE CONTRACTOR SHALL, WITHOUT EXTRA COST TO THE OWNER, MAKE ALL REASONABLE MODIFICATIONS IN THE WORK AS MAY BE REQUIRED TO PREVENT CONFLICT WITH THE WORK OF OTHER TRADES OR FOR THE PROPER INSTALLATION OF THE WORK.

5. SHOP DRAWINGS AND SAMPLES

- SUBMIT SHOP DRAWINGS AND SAMPLES WITH ALL DETAILS AND INFORMATION AS REQUIRED FOR THE WORK SPECIFIED HEREIN AND IN ACCORDANCE WITH GENERAL CONDITIONS OR AS REQUESTED BY THE ARCHITECT, ENGINEER, OR OWNER.
- SUBMIT FOR APPROVAL SAMPLES OF MATERIALS, FIXTURES, CERTIFICATES, ETC., AS REQUIRED BY THE GENERAL CONDITIONS OR AS REQUESTED BY THE ARCHITECT, ENGINEER, OR OWNER.
- SUBMIT FOR APPROVAL SHOP DRAWINGS AND CUT SHEETS OF THE FOLLOWING:
 - PIPING LAYOUT
 - PIPES & FITTINGS
 - PLUMBING FIXTURES & EQUIPMENT
 - VALVES
 - HANGERS
 - INSULATION
 - BACKFLOW PREVENTION DEVICES

6. AS-BUILT DRAWINGS

- PREPARE AND SUBMIT "AS-BUILT" DRAWINGS OF ALL NEW WORK AND CONNECTIONS TO EXISTING WORK AT THE COMPLETION OF THE PROJECT.

7. MATERIAL

THE PLUMBING SYSTEMS SHALL BE COMPLETE WITH ALL PIPES, FITTINGS, TRAPS, SUPPLIES, VALVES, HANGERS AND SUPPORTS, INSULATION, ETC. AND ALL OTHER ITEMS NECESSARY FOR COMPLETE, SATISFACTORY OPERATING AND APPROVED TYPE SYSTEM. ALL PIPE FITTINGS, VALVES, FIXTURES, HANGERS, SUPPORTS, INSULATION, ETC. SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 NEW YORK CITY BUILDING AND PLUMBING CODES.

8. CUTTING AND PATCHING

- THIS CONTRACTOR SHALL DO ALL CUTTING AND PATCHING FOR PLUMBING WORK AND SHALL COORDINATE SAME WITH ALL OTHER TRADES. ALL CUTTING SHALL BE SUBJECT TO TRADE REGULATIONS. NO CUTTING OF STRUCTURAL MEMBERS SHALL BE DONE WITHOUT APPROVAL OF THE ARCHITECT.

9. COLD WATER AND HOT WATER PIPE AND FITTINGS

- DOMESTIC COLD WATER, HOT WATER AND HOT WATER CIRCULATION PIPE SHALL BE TYPE "L" HARD DRAWN COPPER TUBING WITH WROUGHT BRONZE FITTINGS FOR 150 PSI WATER WORKING PRESSURE AND WITH JOINTS OF 95-5 (TIN-ANTIMONY) SOLDER. NO LEAD-CONTAINING SOLDER IS PERMITTED.
- ALL SUPPLY LINES WHICH PASS THROUGH WALLS TO CONNECT TO FIXTURES SHALL BE 85% RED BRASS WITH THREADED BRASS FITTINGS. ALL EXPOSED PIPING IN FINISHED SPACES SHALL BE CHROME PLATED 85% RED BRASS.

9. GAS PIPING AND FITTINGS

- ALL FUEL GAS PIPE ABOVE GROUND, INSIDE OF THE SHALL BE SCHEDULE 40. FITTINGS SHALL BE 125 LB. GALVANIZED MALLEABLE IRON, STEAM PATTERN. FOR GAS PIPING WITH 2" INNER DIAMETER OR SMALLER, USE A TOP ENTRY BALL VALVE, CRANE 'ACCESSO' WITH BUENA 'N' SEAT IN A CARBON STEEL BODY WITH FIXED HANDLE.
- TESTS
 - THE CONTRACTOR SHALL TEST THE FUEL GAS DISTRIBUTION SYSTEM AS HEREIN SPECIFIED TO THE SATISFACTION OF THE LOCAL BUILDING DEPARTMENT, LOCAL UTILITY CO., AND NFPA-56. THE CONTRACTOR SHALL GIVE NOT LESS THAN 3 DAYS NOTICE TO ALL PARTIES PRIOR TO THE TEST. ALL LABOR, MATERIAL, ETC. REQUIRED TO PERFORM THE TESTS SHALL BE FURNISHED BY THIS CONTRACTOR. ALL TESTS MUST BE COMPLETED BEFORE PIPING IS CONCEALED.
 - UPON COMPLETION OF THE FUEL GAS DISTRIBUTION SYSTEM, THE COMPLETE SYSTEM SHALL BE TESTED UNDER AIR PRESSURE OF 100 PSI FOR A SIX (6) HOUR PERIOD WITHOUT SHOWING A DROP IN PRESSURE. FURTHER TEST THE SYSTEM UNDER 30" OF MERCURY FOR A PERIOD OF ONE (1) HOUR WITHOUT SHOWING A DROP IN PRESSURE.

10. PLUMBING FIXTURES AND EQUIPMENT

THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES AND APPLIANCES, UNLESS OTHERWISE NOTED, AND MAKE ALL FINAL CONNECTIONS AS REQUIRED. THE TYPES OF PLUMBING FIXTURES SHALL BE COORDINATED WITH THE ARCHITECT OR OWNER.

11. WASTE, STORM, SOIL, VENT, AND LEADER PIPE & FITTINGS

- ALL ABOVE GROUND SOIL, WASTE, AND VENT PIPING SHALL BE "NO-HUB" CAST IRON PIPE AND FITTINGS (EXCEPT AS NOTED OTHERWISE). ALL JOINTS AND CONNECTIONS SHALL BE ASSEMBLED BY MEANS OF SEALING SLEEVES AND HEAVY DUTY STAINLESS STEEL CLAMPS AND SHIELD ASSEMBLIES.
- PIPE AND FITTINGS SHALL BE CHARLOTTE PIPE & FOUNDRY COMPANY, TYLER PIPE COMPANY, OR APPROVED EQUAL.
- ALL UNDERGROUND SOIL, WASTE, VENT AND LEADER PIPING SHALL BE APPROVED SERVICE WEIGHT BELL AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS. ALL JOINTS AND CONNECTION SHALL BE MADE BY THE USE OF DOUBLE-SEAL NEOPRENE CAST IRON SOIL PIPE GASKETS.
- PIPE AND FITTINGS SHALL BE CHARLOTTE PIPE & FOUNDRY COMPANY, TYLER PIPE COMPANY, OR APPROVED EQUAL.

12. HANGERS & SUPPORTS

- FURNISH ALL NECESSARY HANGERS, SUPPORTS, INSERTS, CLAMPS, ETC. AS REQUIRED. ALL HANGERS AND SUPPORTS SHALL BE OF HEAVY CONSTRUCTION AND SUITABLE FOR THE SIZE OF PIPE TO BE SUPPORTED. ALL INSERTS AND HANGERS SHALL BE INSTALLED TO CLEAR WORK OF OTHER TRADES.
- ALL HORIZONTAL CAST IRON PIPING SHALL BE SUPPORTED ON FIVE (5) FOOT CENTERS AND AT ALL JOINTS. ALL HORIZONTAL SCREWED PIPING SHALL BE SUPPORTED BY HANGERS SPACED NO MORE THAN TEN (10) FEET APART. ALL BRANCHES SHALL HAVE SEPARATE HANGERS. HANGERS SHALL BE CLEVIS TYPE, CONSTRUCTED OF HEAVY BAR STEEL STOCK, AND WITH PROPER SIZE SUSPENSION RODS AND LOCKNUTS. WHERE PIPING IS SUPPORTED FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ADJUSTABLE PIPE SADDLE SUPPORT WITH A U-BOLT.
- WHERE PIPES ARE TO BE INSULATED, THE HANGERS SHALL BE OF AMPLE SIZE TO PROVIDE FOR THE COVERING SPECIFIED AND BE PROVIDED WITH GALVANIZED STEEL INSULATION SHIELDS.
- ALL HANGERS, RODS, BEAM CLAMPS, ETC. SHALL BE SHOP ZINC-COATED.
- ALL HORIZONTAL COPPER TUBING SHALL BE SUPPORTED BY HANGERS NO MORE THAN SIX (6) FEET APART FOR PIPING 1½ INCH AND SMALLER AND NOT OVER TEN (10) FEET APART FOR PIPING 1½ INCH AND LARGER. ALL BRANCHES SHALL HAVE SEPARATE HANGERS. HANGERS SHALL BE CLEVIS-TYPE WITH COPPER BOTTOM SUPPORT. IF CHANNEL OR ANGLE IRON TRAPEZE HANGERS ARE USED, THE SPACE ON HANGERS FOR THE COPPER TUBING SHALL BE WRAPPED WITH LEAD SHIELDS TO ISOLATE TUBING.
- IN AREAS OF STEEL CONSTRUCTION, PIPE HANGERS SHALL BE SUPPORTED BY BEAM CLAMPS. COORDINATE WITH PROJECT ENGINEER TO DETERMINE MAXIMUM LOADING. BEAM CLAMPS SHALL BE STEEL WITH BOLT, NUT AND SOCKET THREADED FOR ROD CONNECTION AND SHALL BE F & S MANUFACTURING COMPANY #45, CENTRAL IRON, GRINNELL COMPANY, OR APPROVED EQUAL.

13. EXPANSION JOINTS & ANCHORS

PROPER PROVISIONS SHALL BE MADE FOR EXPANSION AND CONTRACTION OF ALL PIPES AND THE PIPING SHALL BE ARRANGED WITH ALL NECESSARY PIPE EXPANSION LOOPS AND SWING JOINTS. MAINS AND BRANCHES MUST BE SO INSTALLED WITH SWING CONNECTIONS SO AS TO PERMIT FREE EXPANSION OF PIPING.

14. VALVES

- STOP VALVES, EXCEPT FIXTURE STOPS, ON HOT AND COLD WATER LINES 2 INCH IN DIAMETER OR SMALLER SHALL BE FULL PORT 400 PSI NON-SHOCK BRONZE BALL VALVES, NIBCO T-595-Y FOR THREADED CONNECTIONS AND NIBCO S-595-Y FOR COPPER TO COPPER, OR APPROVED OTHER.
- GLOBE VALVES UP TO AND INCLUDING 3 IN. SHALL BE COMPOSITION DISC, BRASS, SCREW-OVER BONNET, NIBCO T-211 FOR THREADED CONNECTIONS AND S-211 FOR SOLDER CONNECTIONS, OR APPROVED OTHER.
- CHECK VALVES SHALL BE SWING-TYPE. SIZES UP TO AND INCLUDING 3 IN. SHALL BE ALL BRASS, 125 PSI S.W.P., NIBCO T-413 FOR THREADED CONNECTIONS AND NIBCO S-413 FOR SOLDER CONNECTIONS, OR APPROVED OTHER.

15. VALVE TAGS AND CHART

EACH VALVE, EXCEPT VALVES AT FIXTURES, SHALL HAVE A 2 INCH DIAMETER BRASS TAG WITH 1 INCH HIGH NUMERAL STAMPED THEREON, SECURED TO THE VALVE BY MEANS OF BRASS S HOOK OR BRASS CHAIN. EACH SYSTEM MUST HAVE A LETTER DESIGNATION AS WELL. ADDITIONALLY, THE CONTRACTOR SHALL FURNISH AN APPROVED, NEATLY DRAWN VALVE CHART, PROPERLY FRAMED, SHOWING THE USE AND LOCATION OF EACH VALVE THAT IS TAGGED.

16. DRAINS

- IN GENERAL DRAINS SHALL BE ZURN, SMITH OR APPROVED OTHER. UNLESS OTHERWISE NOTED DRAINS SHALL BE DUCO COATED, CAST IRON, DOUBLE DRAINAGE PATTERNS, HUB AND SPIGOT (UNLESS OTHERWISE NOTED).
- FLOOR DRAINS SHALL BE JAY R. SMITH FIG. NO. 2005-A WITH SEDIMENT BUCKET, UNDER DECK CLAMP AND 8" DIAMETER NICKEL BRONZE TOP, WITH NO-HUB OUTLET CONNECTION. ROOF DRAINS SHALL BE JAY R. SMITH FIG. NO. 1010C DUCO CAST IRON BODY WITH FLASHING CLAMP AND GRAVEL STOP. PROVIDE SECONDARY FLASHING CLAMP AND EXTENSION AS REQUIRED.

17. INSULATION

COVER ALL HOT AND COLD WATER RECIRCULATION PIPES WITH, RESPECTIVELY, 1 INCH THICK AND ½ INCH THICK MANVILLE MICRO-LOK AP-T PLUS FIBERGLASS INSULATION. FITTINGS AND VALVES SHALL BE INSULATED WITH MANVILLE ZESTON 2000 PVC INSULATED FITTING COVERS. INSTALL ALL INSULATION AS PER MANUFACTURER'S INSTRUCTIONS. ALL INSULATION MATERIAL SHALL COMPLY WITH THE 2014 NEW YORK CITY BUILDING CODE REQUIREMENT OF A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 50.

18. SHOCK ARRESTORS & VACUUM BREAKERS

SHOCK ARRESTORS SHALL BE MIFAB MMH SERIES INSTALLED PER MANUFACTURER'S GUIDELINES. VACUUM BREAKERS SHALL BE CAST BRASS OF A TYPE SIMILAR TO WATTS NO. 288A.

19. HOSE BIBBS & WALL HYDRANTS

- HOSE BIBBS SHALL BE JAY R. SMITH FIG. NO. 5680-H THREADED OUTLET WITH VACUUM BREAKER.
- NON FREEZE, RECESSED WALL HYDRANTS SHALL BE JAY R. SMITH FIG. NO. 5509QT WITH INTEGRAL VACUUM BREAKER. NON FREEZE EXPOSED WALL HYDRANTS SHALL BE JAY R. SMITH FIG. NO. 5609QT WITH INTEGRAL VACUUM BREAKER.

20. CONNECTION TO MISCELLANEOUS EQUIPMENT

PROVIDE ALL NECESSARY PIPE, FITTINGS, VALVES, ETC. EXCEPT AS OTHERWISE SPECIFIED AND MAKE ALL FINAL PLUMBING PIPING CONNECTIONS, INCLUDING WASTE, VENT, HOT AND COLD WATER, ETC., TO ALL EQUIPMENT REQUIRING SAME.

21. CLEANING

ALL PIPING FIXTURES, EQUIPMENT, ETC., INSTALLED UNDER THIS CONTRACT SHALL BE THOROUGHLY CLEANED AND PROTECTED DURING CONSTRUCTION AND PUT INTO FIRST-CLASS OPERATING CONDITION BEFORE BEING OFFERED FOR ACCEPTANCE. UPON COMPLETION OF ALL WORK, THE PLUMBING CONTRACTOR SHALL THOROUGHLY CLEAN ALL PLUMBING FIXTURES, SINKS, AND TRIM AND LEAVE ALL ITEMS READY FOR USE BY THE OWNER.

22. TESTING & DISINFECTION

- THE PLUMBING SYSTEMS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF THE 2014 NEW YORK CITY BUILDING CODE.
- THE POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE BY A METHOD OF DISINFECTION IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE. THE POTABLE WATER PURITY TEST RESULT FROM A NEW YORK CITY CERTIFIED TESTER SHALL BE SUBMITTED FOR ENGINEER'S REVIEW AND APPROVAL.

23. GUARANTEE

- THIS CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER, ALL MATERIALS, APPARATUS, AND WORKMANSHIP WHETHER FURNISHED BY HIMSELF OR BY HIS SUBCONTRACTORS AND HE SHALL REPLACE OR REPAIR IN A MANNER APPROVED BY THE ARCHITECTS AND OWNER, WITHOUT COST TO THE OWNER, ANY PART OR PARTS OF THE WORK WHICH MAY PROVE DEFECTIVE OR UNSATISFACTORY WITHIN THE PERIOD OF THE GUARANTEE. THE DATE OF ACCEPTANCE SHALL BE THE DATE OF FINAL PAYMENT MADE TO THE CONTRACTOR OR THE AGREED-UPON DUE DATE OF SUCH PAYMENT IF THE WORK HAS BEEN FAITHFULLY COMPLETED TO THE SPECIFICATIONS HEREIN AND PAYMENT IS NOT MADE IN A TIMELY MANNER.
- WHERE SPECIAL GUARANTEES COVERING INSTALLATION, OPERATION, OR PERFORMANCE OF ANY SYSTEMS OR APPLIANCES FURNISHED UNDER THIS CONTRACTOR ARE REQUIRED, THE FULL RESPONSIBILITY FOR THE FULFILLMENT OF SUCH GUARANTEES MUST BE ASSUMED BY THE CONTRACTOR, WHO SHALL OBTAIN WRITTEN GUARANTEES, IN TRIPLICATE, WHICH SHALL BE FILED WITH THE ARCHITECT BEFORE FINAL ACCEPTANCE.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL LEAKS IN ALL PIPES FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF WORK UNDER THIS CONTRACT. CONTRACTOR SHALL REPAIR AT NO COST TO THE OWNER, ALL SUCH LEAKS WHICH OCCUR AFTER COMPLETION OF THIS CONTRACT UPON 24 HOURS NOTICE THEREOF BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR. LEAKS WHICH OCCUR PRIOR TO THE COMPLETION OF THIS CONTRACT SHALL BE REPAIRED AT ONCE. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY SUCH LEAKS AND THE REPAIR THEREOF AND WILL REIMBURSE THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR ALL EXPENSE INCURRED THEREBY.

MEPFP ENGINEER:

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Title: PLUMBING SPECIFICATIONS
SHEET

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311 Convent Avenue
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10/30/2017

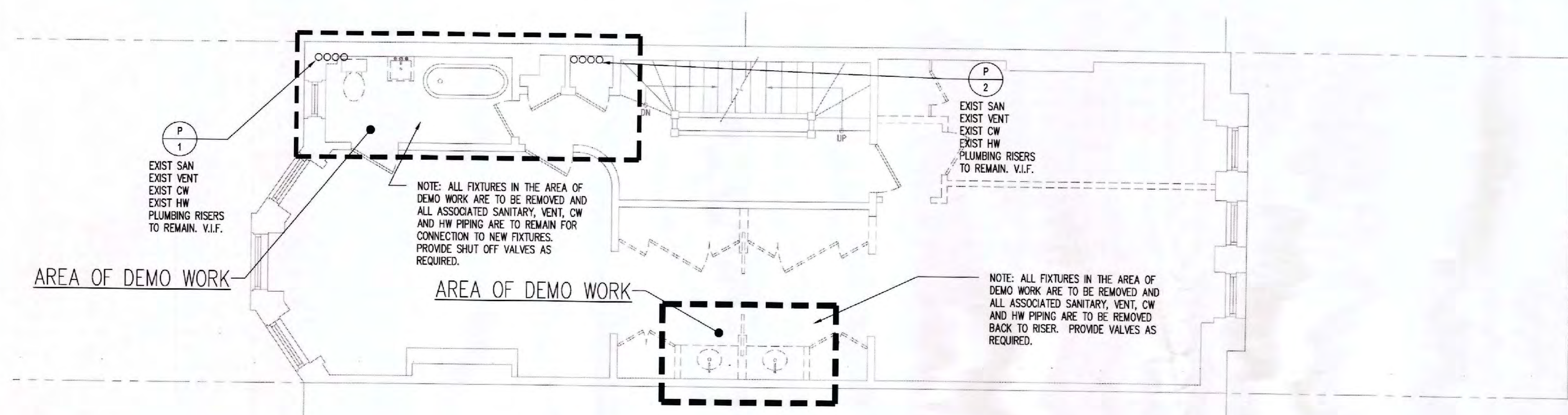
Sheet:
P-002.00

SHEET 2 OF 9

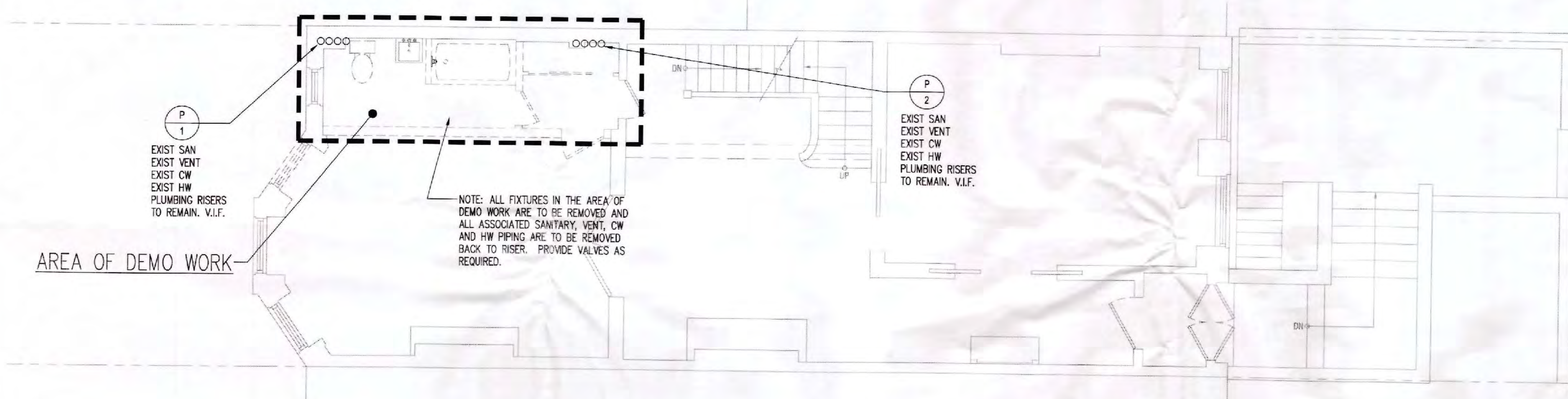
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JUN 14 2018

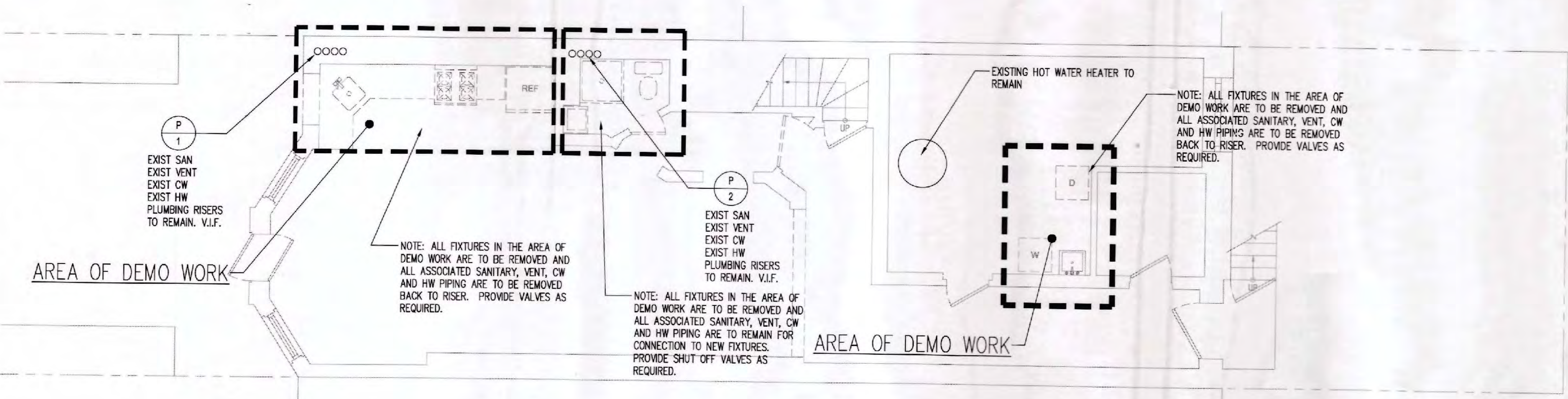
EFRAIN CARBACA



3 PLBG DEMOLITION PLAN: SECOND FLOOR
P-101 SCALE: 1/4" = 1'-0"



2 PLBG DEMOLITION PLAN: FIRST FLOOR
P-101 SCALE: 1/4" = 1'-0"



1 PLBG DEMOLITION PLAN: BASEMENT
P-101 SCALE: 1/4" = 1'-0"

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 UNDER DIRECTIVE NO. 1475
 JUN 14 2018
 EFRAIN CARBACA

MEPFP ENGINEER:
 ANZ CONSULTING ENGINEERING
 195 PLYMOUTH STREET
 BROOKLYN, NY 11201
 (718) 305-1473

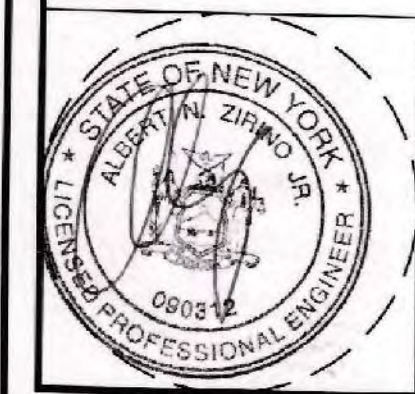
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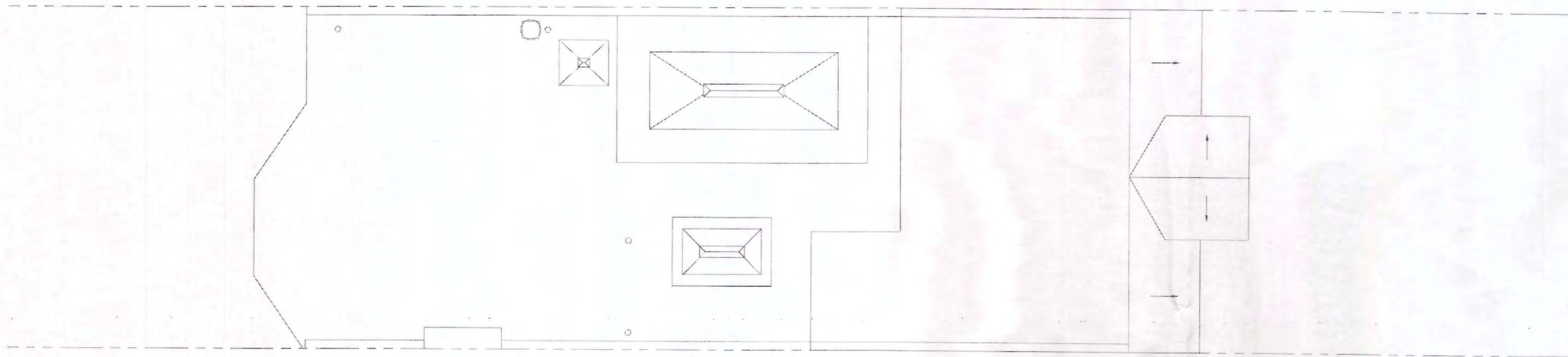
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02.08.2018	Progress Issuance
02.23.2018	DOB Filing / For Construction

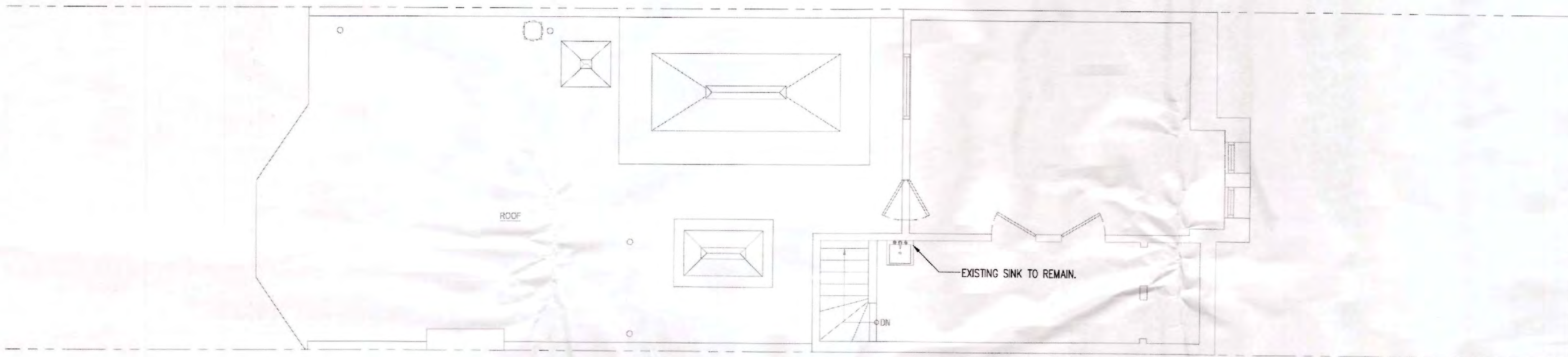
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 Checked by: ANZ
 Scale: AS NOTED
 Title: PLUMBING DEMOLITION PLANS:
 BASEMENT, FIRST FLOOR &
 SECOND FLOOR
 Project:
 Townhouse Renovation
 311 Convent Avenue
 New York, NY 10031



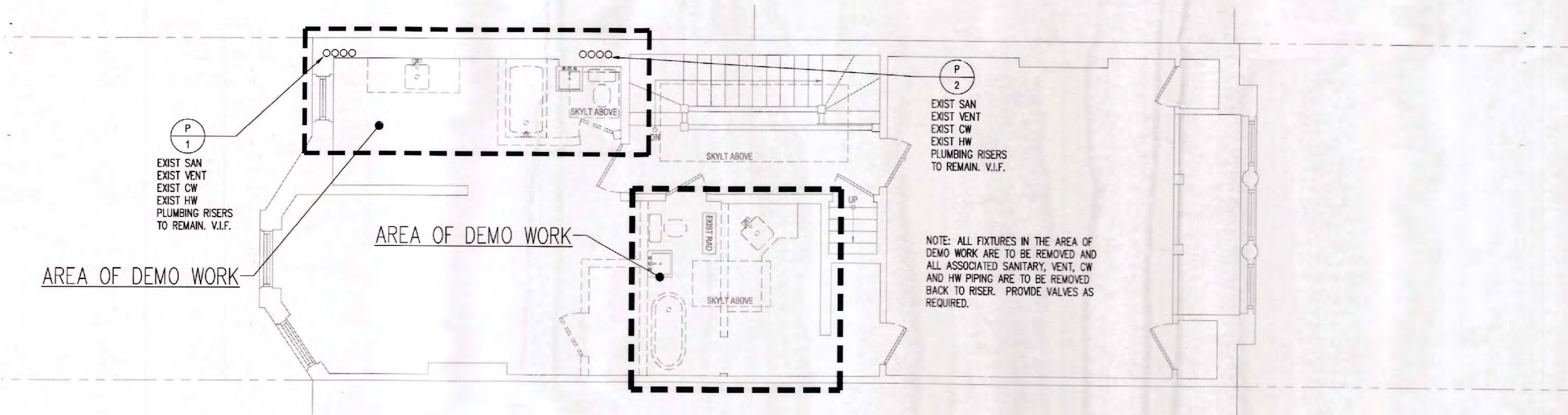
Date:
 10/30/2017
 Sheet:
 P-101.00
 SHEET 3 OF 9



3 PLBG DEMOLITION PLAN: ROOF
P-102 SCALE: 1/4" = 1'-0"



2 PLBG DEMOLITION PLAN: FOURTH FLOOR
P-102 SCALE: 1/4" = 1'-0"



1 PLBG DEMOLITION PLAN: THIRD FLOOR
P-102 SCALE: 1/4" = 1'-0"

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(718) 305-1473

CLIENT:

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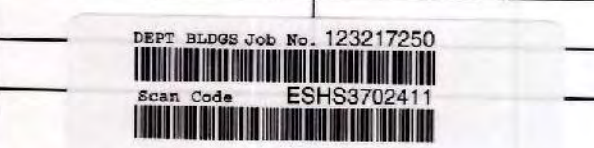
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02.09.2018	Progress Issuance
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Drawn by: SS/OS/MG

Checked by: ANZ

Scale: AS NOTED

Title: PLUMBING DEMOLITION PLANS:
THIRD FLOOR, FOURTH FLOOR &
ROOF

Project:
Townhouse Renovation
311 Convent Avenue
New York, NY 10031

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UNDER DIRECTIVE NO. 14/75

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SHEET 4 OF 9

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Approval:

**AMENDED
PLAN**

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UNDER DIRECTIVE NO. 1475

OCT 02 2018

EFRAIN CARBACA

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09.14.2018	PAA #001

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Scan Code ESHS9497121

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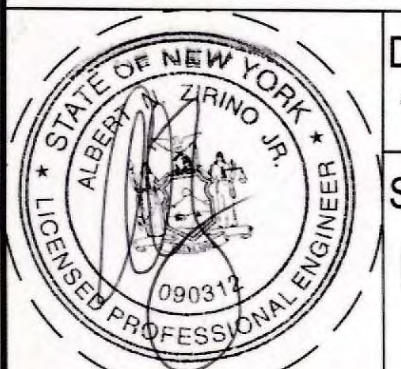
Checked by: ANZ

Scale: AS NOTED

Title: PLUMBING PLANS: BASEMENT,
FIRST FLOOR & SECOND FLOOR

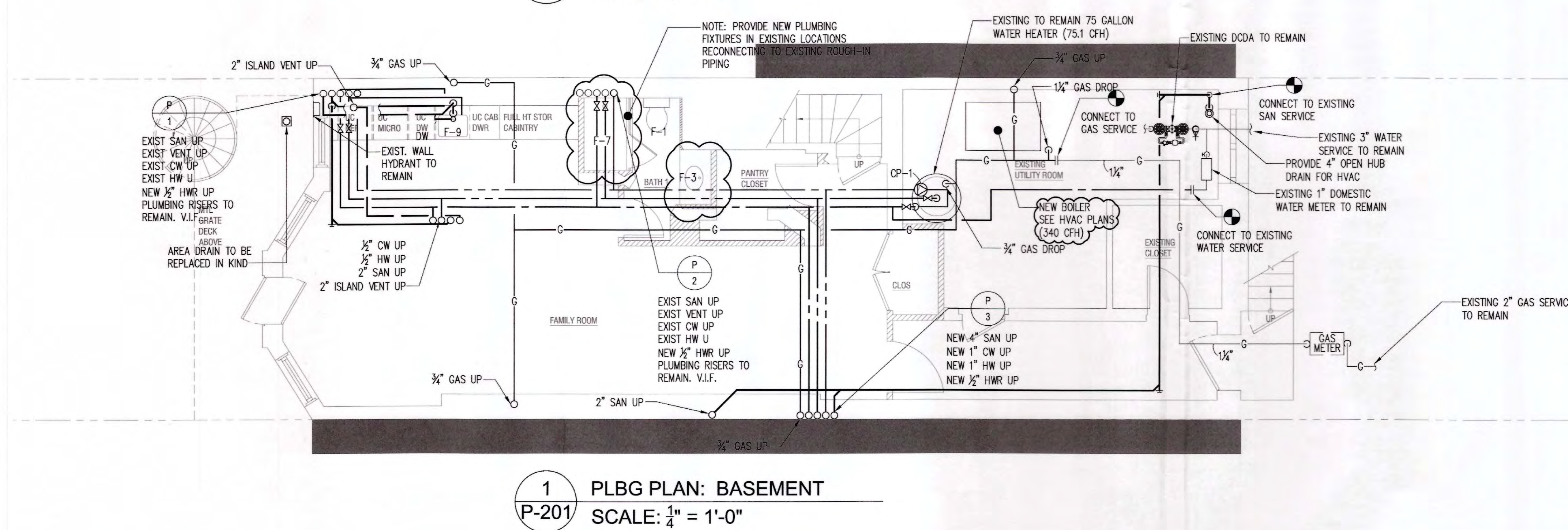
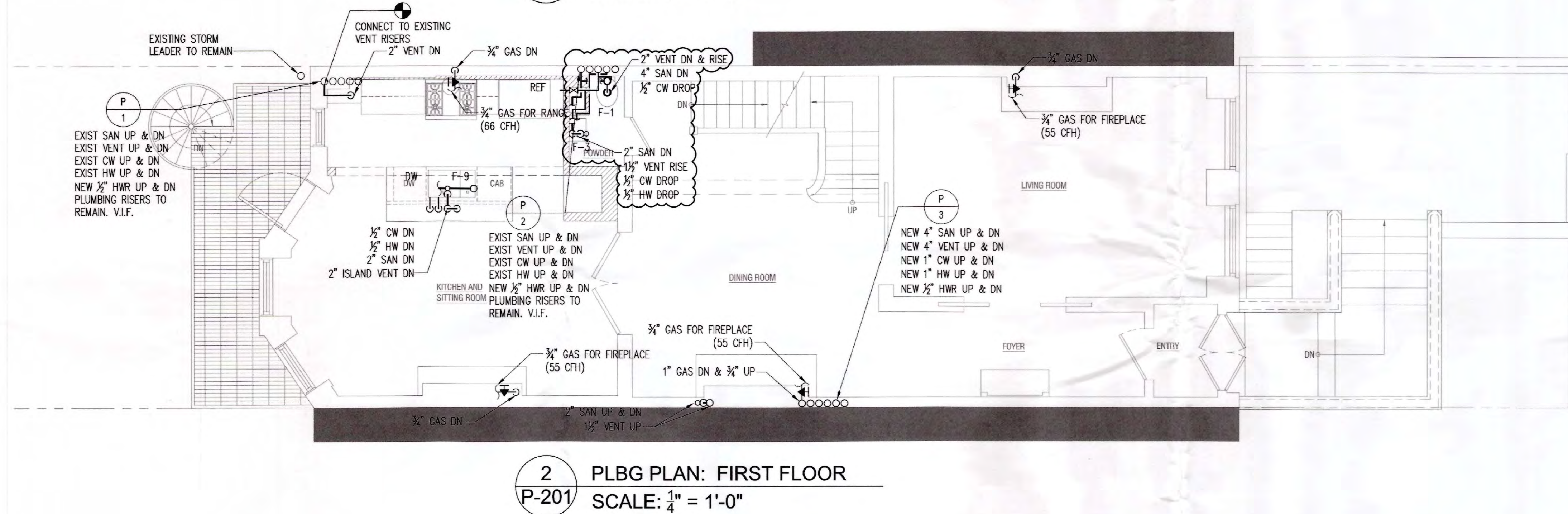
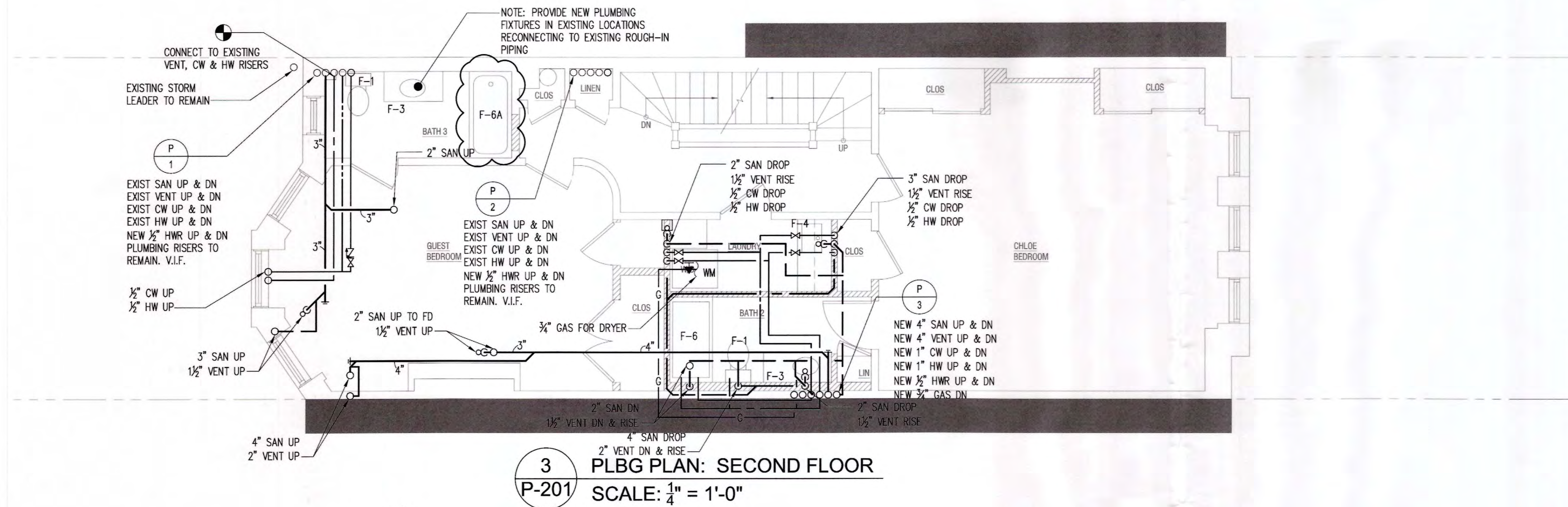
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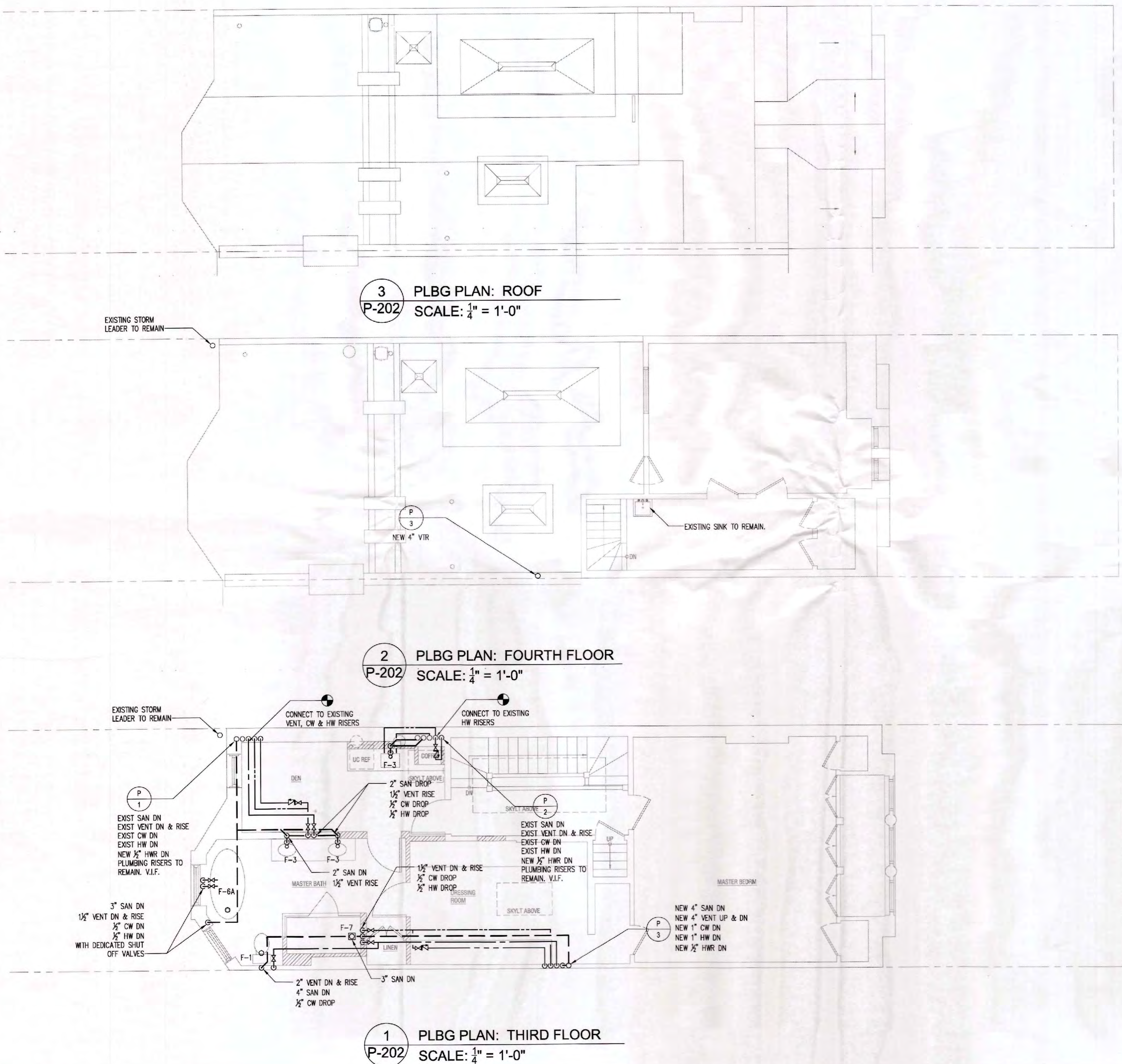


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Title: PLUMBING PLANS: THIRD FLOOR
FOURTH FLOOR & ROOF
Project:
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311 Convent Avenue
New York, NY 10031

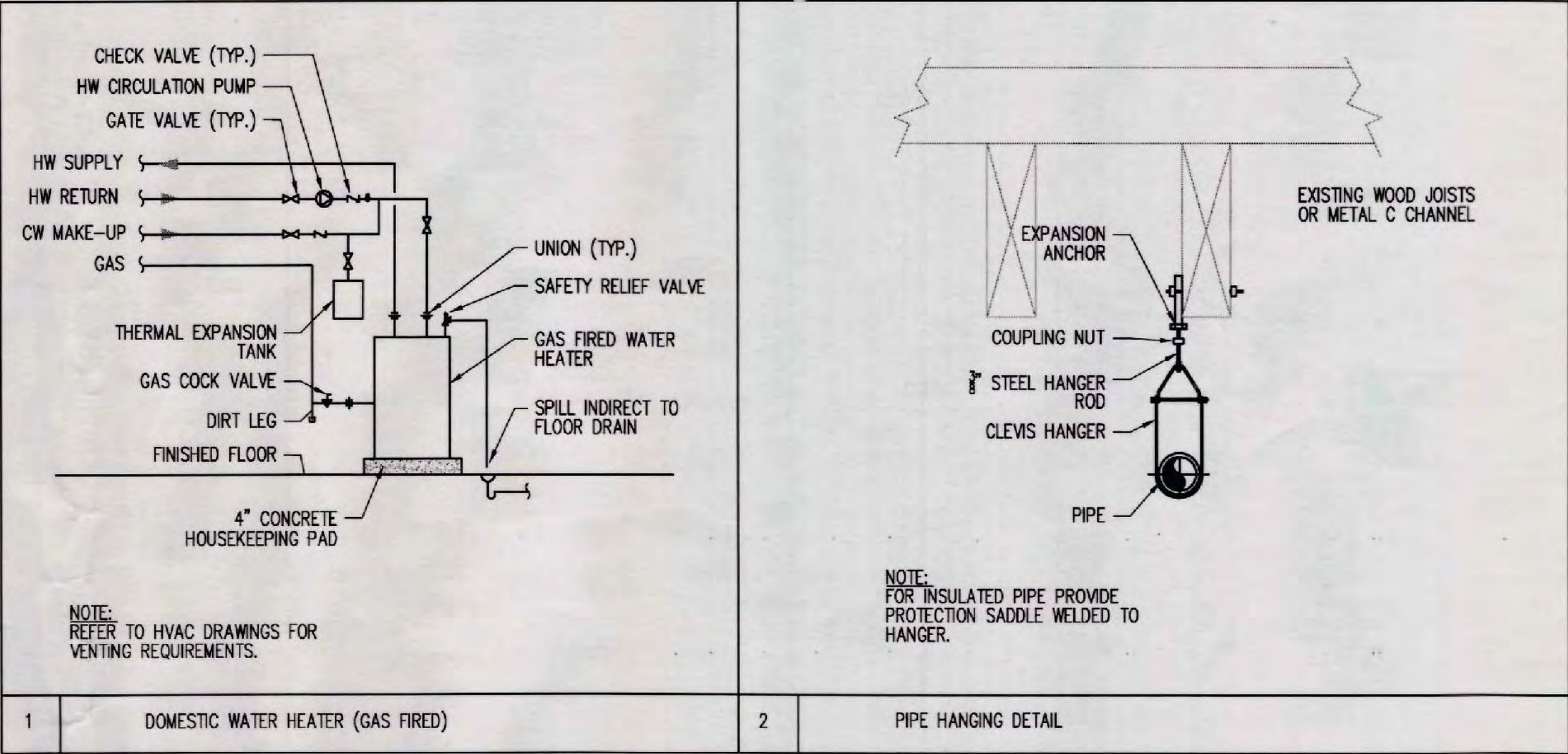
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JUN 14 2018
EFFRAIN CARBACA



Date:
10/30/2017
Sheet:
P-202.00
SHEET 6 OF 9



FIXTURE SERVICE CONNECTION SCHEDULE									
FIXTURES DESIGNATION	FIXTURE	MANUFACTURER	MODEL #	W	V	C.W.	H.W.	T.W.	REMARKS
F-1	WATER CLOSET	BY ARCH	BY ARCH	4"	2"	1/2"			FLOOR MOUNTED, FLOOR OUTLET
	SUPPLIES	BY ARCH	BY ARCH						
	FLUSH VALVE	N/A	N/A						
	TOILET SEAT	BY ARCH	BY ARCH						
F-3	LAVATORY	IN CASEWORK BY ARCH	IN CASEWORK BY ARCH	2"	1-1/2"	1/2"	1/2"	1/2"	
	FAUCET	BY ARCH	BY ARCH						
	P-TRAPS	McGUIRE	8902						
	SUPPLIES	McGUIRE	167						
F-6	TUB FILLER	BY ARCH	BY ARCH	2"	1-1/2"	1/2"	1/2"	1/2"	1.5 GPM SHOWER HEAD
	SHOWER HEAD	BY ARCH	BY ARCH						
	BALANCE VALVE	BY ARCH	BY ARCH						
	P-TRAPS	McGUIRE	CAST IRON						
	BATHTUB	BY ARCH	BY ARCH						
F-6A	TUB FILLER	BY ARCH	BY ARCH	2"	1-1/2"	1/2"	1/2"	1/2"	PROVIDE DEDICATED FIXTURE SHUT OFF VALVES IN RECESSED BOX
	BALANCE VALVE	BY ARCH	BY ARCH						
	P-TRAPS	McGUIRE	CAST IRON						
	BATHTUB	BY ARCH	BY ARCH						
F-7	SHOWER HEAD	BY ARCH	BY ARCH	2"	1-1/2"	1/2"	1/2"	1/2"	1.5 GPM SHOWER HEAD
	BALANCE VALVE	BY ARCH	BY ARCH						
	P-TRAPS	McGUIRE	CAST IRON						
	SHOWER BASE	BY ARCH	BY ARCH						
F-9	KITCHEN SINK	BY ARCH	BY ARCH	2"	1-1/2"	1/2"	1/2"		
	FAUCET	BY ARCH	BY ARCH						
	P-TRAPS	McGUIRE	8902						
	SUPPLIES	McGUIRE	167						
DW	DISHWASHER	BY ARCH	BY ARCH				1/2"		DISCHARGE WASTE TO P-TRAP OF KITCHEN SINK
WM	WASHING MACHINE BOX	WATTS	A2C-WB-M1	2"	1-1/2"	1/2"	1/2"		WATER SHUT OFF VALVE WITH LEAK SENSOR
REF	REFRIGERATOR	BY ARCH	BY ARCH			1/2"			



PUMP SCHEDULE														
NO. REQUIRED	SERVICE	LOCATION	FLOW RATE (G.P.M.)	MAXIMUM TOTAL DYNAMIC HEAD (FT.)	MINIMUM TOTAL DYNAMIC HEAD (FT.)	CASING PRESSURE (PSIG)	MANUFACTURER MODEL NUMBER	INLINE	MOTOR					COMMENTS
									POWER REQUIREMENT	R.P.M.	VOLTS	PHASE	CYCLES (Hz)	
1	1	DOMESTIC HW CIRCULATOR PUMP	CELLAR MECHANICAL ROOM	5	8.8		GRUNDFOS UP 15-18B5		1/25 HP		115	1	60	DHW CIRCULATOR PUMP. PROVIDE TIMECLOCK FOR ON/OFF CONTROL

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UNDER DIRECTIVE NO. 1475
JUN 14 2018
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02.08.2018	Progress Issuance
02.23.2018	DOB Filing / For Construction

Drawn by: SS/OS/MG
Checked by: ANZ
Scale: AS NOTED
Title: PLUMBING DETAILS & SCHEDULE SHEET
Project:
Townhouse Renovation
311 Convent Avenue
New York, NY 10031

Date:
10/30/2017
Sheet:
P-301.00
SHEET 5 OF 8

MEPFP ENGINEER:
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Approval:

AMENDED PLAN

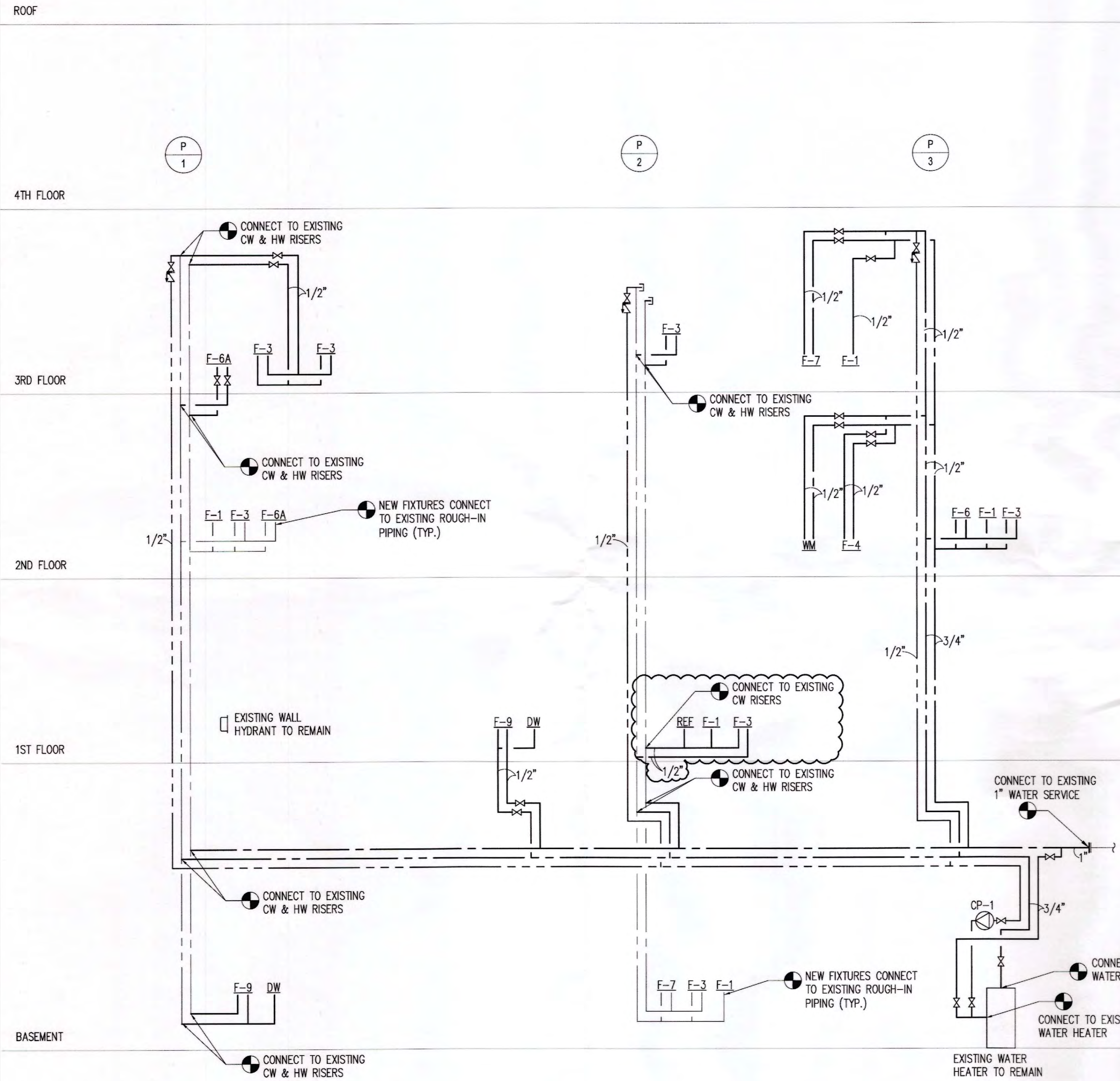
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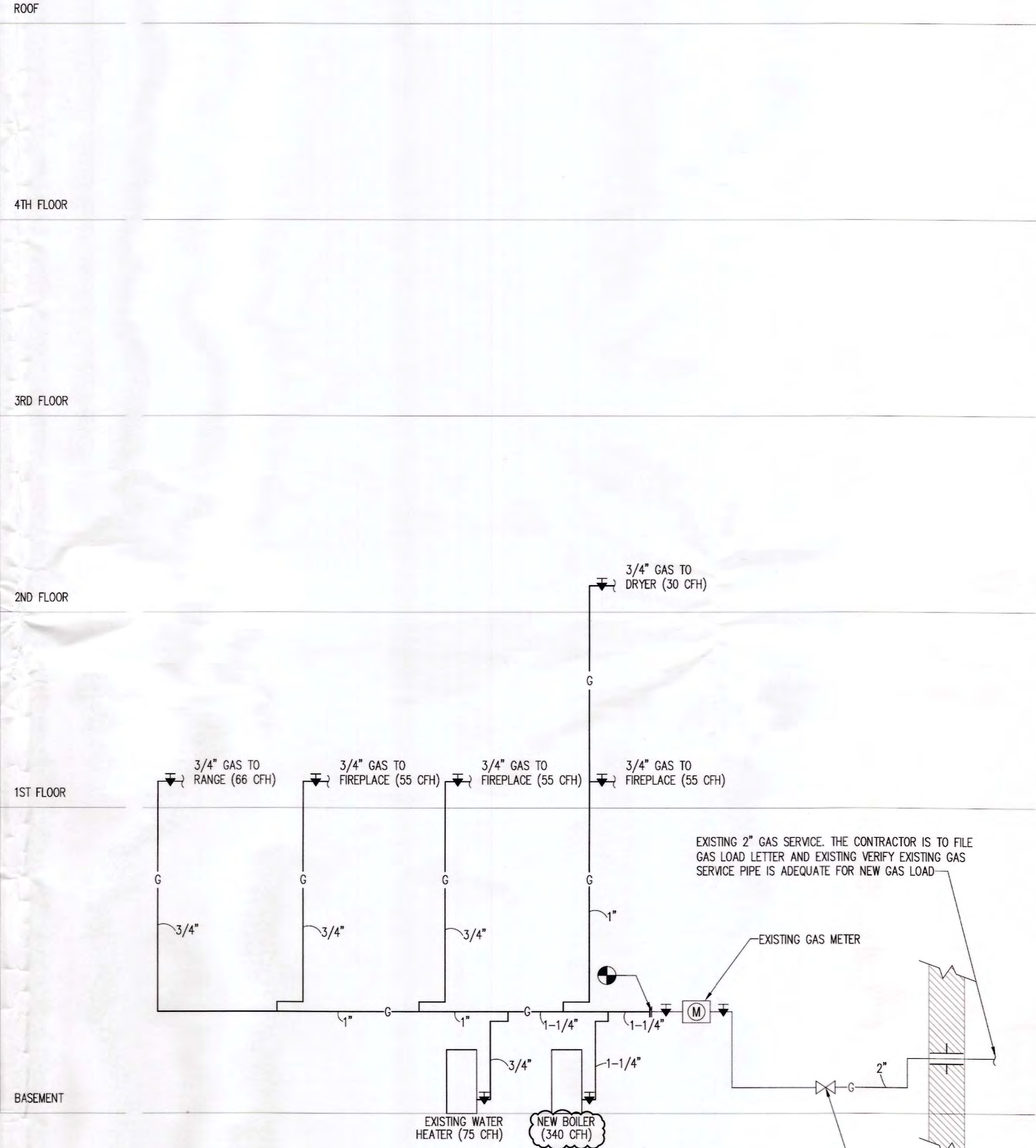


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Checked by: ANZ
Scale: AS NOTED
Title: PLUMBING RISER DIAGRAM SHEET I
Project:
Townhouse Renovation
311 Convent Avenue
New York, NY 10031

Date:
10/30/2017
Sheet:
P-401.01
SHEET 8 OF 9



① DOMESTIC WATER RISER DIAGRAM



② NATURAL GAS RISER DIAGRAM

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195 PLYMOUTH STREET
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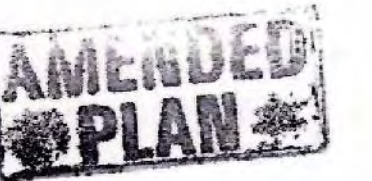
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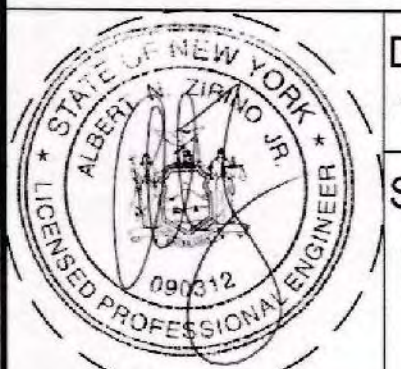
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Scale: AS NOTED

Title: PLUMBING RISER DIAGRAM
SHEET II

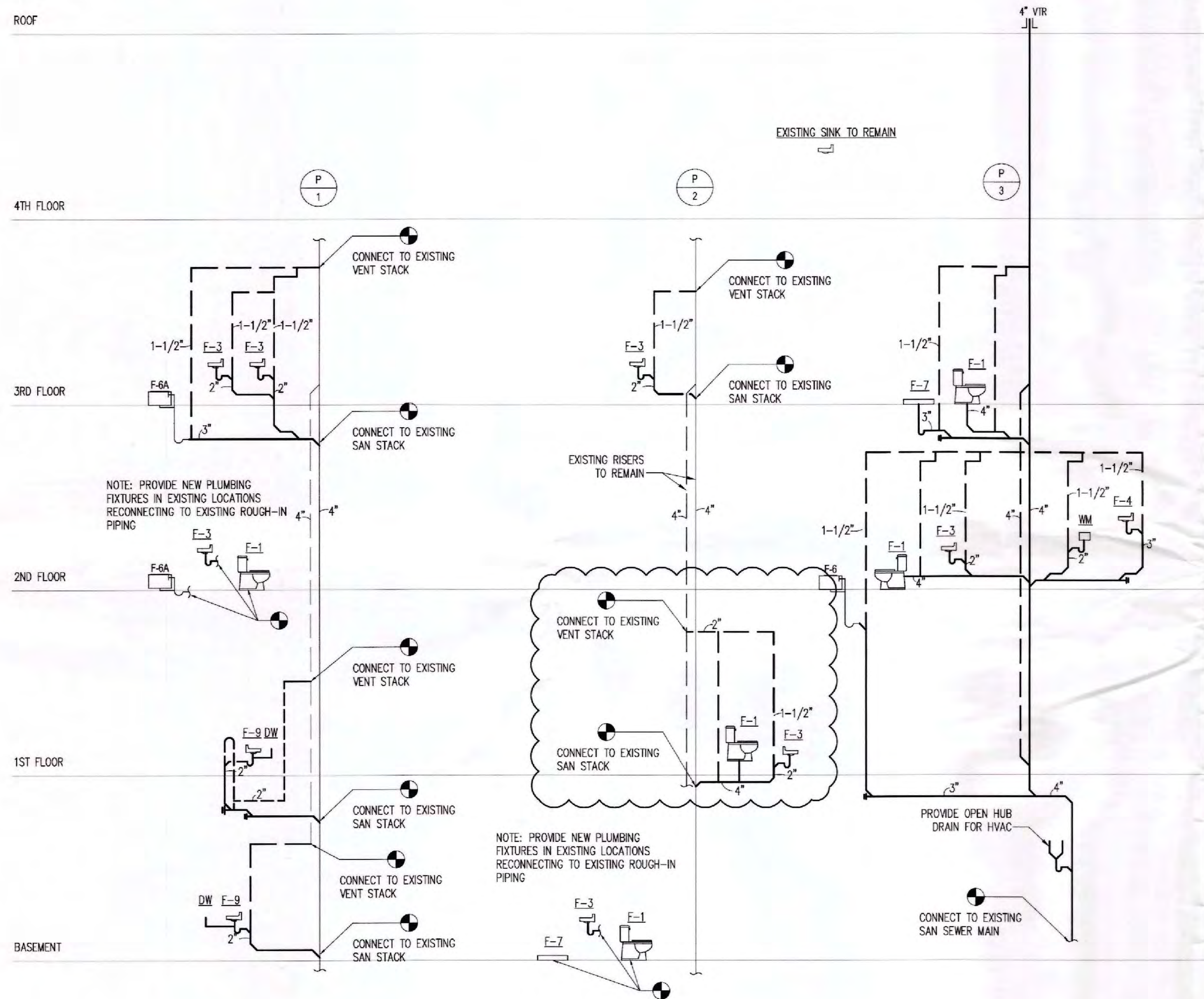
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① SANITARY RISER DIAGRAM