

GENERAL NOTES & PLUMBING SPECIFICATIONS

1. PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SCOPE OF WORK INDICATED ON THE DRAWINGS AND NOTES IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS AND THE INTERNATIONAL PLUMBING CODE. PROVIDE ALL WORK BY LOCALLY LICENSED PLUMBERS AND APPROVED CONTRACTORS WITH MINIMUM 5 YEARS EXPERIENCE. ARRANGE FOR ALL INSPECTIONS BY THE COR.
2. CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERRECTED. ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURERS GUARANTEE IS FURNISHED, AND ALL WORK IN CONNECTION WITH INSTALLING MANUFACTURERS GUARANTEED EQUIPMENT. THIS CONTRACTORS GUARANTEE SHALL EXIST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL CONTRACTING OFFICER ACCEPTANCE OF THE WORK AND SHALL APPLY TO DEFECTS IN MATERIAL AND TO DEFECTIVE WORKMANSHIP OF ANY KIND. PAY ALL EXPRESS SHIPPING CHARGES FOR WARRANTY REPAIR PARTS.
3. PROVIDE SCHEDULING AND NOTIFICATION TO PROJECT REPRESENTATIVE FOR SYSTEM SHUTDOWNS. RESTORE EXISTING EQUIPMENT AND SYSTEMS TO REMAIN TO PROPER WORKING OPERATION.
4. PROVIDE EMERGENCY SERVICE INFORMATION TO PROJECT REPRESENTATIVE.
5. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE BY LICENSED PLUMBERS.
6. PROVIDE ALL WORK TO THE SATISFACTION OF THE COR.
7. PROVIDE ALL FIRE STOPPING OF PENETRATIONS, SEALING OF ROOF PENETRATIONS AND SUPPORTING OF EQUIPMENT. PROPERLY SEAL AND FLASH ALL ROOF PENETRATIONS.
8. LEGALLY DISPOSE OF ALL UNWANTED CONSTRUCTION DEBRIS. SUCH DEBRIS SHALL BECOME PROPERTY OF THE CONTRACTOR.
9. PROVIDE DIELECTRIC PIPING CONNECTIONS AT ALL DISSIMILAR MATERIAL JOINTS.
10. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWINGS AGAINST EXISTING SITE CONDITIONS. HOWEVER, THE CONTRACTOR WILL BE REQUIRED TO CHECK ALL DRAWINGS ISSUED TO HIM AGAINST CONDITIONS AT THE SITE. HE (THE CONTRACTOR) IS REQUIRED TO IMMEDIATELY REPORT TO THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) ANY DISCREPANCY BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. NO ALLOWANCE FOR ADDITIONAL PAYMENT WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO VERIFY ALL EXISTING SITE CONDITIONS WITH THE CONTRACT DOCUMENTS.
11. ALL DETAILS ARE TYPICAL, THAT IS DETAILS APPLY TO ALL SIMILAR CONSTRUCTION NOT OTHERWISE DETAILED OR NOTED.
12. ALL MATERIALS REQUIRED TO BE RATED SHALL BEAR A MARK ON EACH RATED ITEM. PRESSURE TREATED WOOD SHALL BE MARKED WITH THE AWPQ QUALITY MARK REQUIREMENTS. FIRE RETARDANT WOOD SHALL BE PROVIDED WITH UL LABEL ON EACH PIECE OF LUMBER OR PLYWOOD. EQUIPMENT SHALL BEAR A UL LABEL.
13. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF ALL UTILITIES PRIOR TO ANY DEMOLITION.
14. THE CONTRACTOR IS RESPONSIBLE FOR SAFEKEEPING OF EQUIPMENT AND MATERIALS INCLUDING THOSE SUPPLIED BY THE OWNER.
15. CONTRACTING OFFICER'S REPRESENTATIVE (COR) SHALL PROVIDE FINAL INTERPRETATIONS OF THE CONTRACT DOCUMENTS. COR SHALL DETERMINE EQUIVALENCY OF PROPOSED EQUAL PRODUCTS AND FABRICATION.
16. NOTIFY AND COORDINATE WITH CONTRACTING OFFICER BEFORE USING ANY VOLATILE OR FUME PRODUCING COMPOUNDS SUCH AS DUCT SEALANT, CLEANING FLUIDS AND INSULATION GLUE. PROVIDE MEANS OF TEMPORARY VENTILATION.
17. CONTRACTING OFFICER'S REPRESENTATIVE (COR) SHALL PROVIDE FINAL INTERPRETATIONS OF THE CONTRACT DOCUMENTS. COR SHALL DETERMINE EQUIVALENCY OF PROPOSED EQUAL PRODUCTS AND FABRICATION.
18. DETAILS MAY SHOW SELECTED REQUIRED FASTENER TYPES, SIZES AND LOCATIONS. WHERE FASTENERS ARE DETAILED OR SCHEDULED, SUCH FASTENERS SHALL NOT BE CONSIDERED A COMPLETE REPRESENTATION OF ALL FASTENING REQUIRED.
19. SECURE ALL NEW CONSTRUCTION WITH FASTENERS OF ADEQUATE SIZE AND AT PROPER SPACING TO INSURE THAT ALL MATERIALS WILL REMAIN SECURELY FIXED IN POSITIONS SHOWN.
20. CONTRACTOR SHALL PROVIDE ALL CABLING, CONNECTIONS AND CIRCUIT BREAKERS AS REQUIRED FOR CONTRACTORS USE OF OWNER POWER.
21. COORDINATE THE FINAL LOCATIONS OF PLUMBING LINES AND EQUIPMENT WITH ACTUAL FIELD LOCATIONS OF STRUCTURAL MEMBERS, LIGHTS, CONDUIT, DUCTWORK ETC. OFFSET OR RELOCATE PLUMBING LINES AS REQUIRED.
22. CONCEAL ALL HORIZONTAL RUNS OF DOMESTIC HOT, COLD, SANITARY, AND GAS PIPING, UNLESS OTHERWISE NOTED.
23. PROVIDE AND SET ALL SLEEVES THROUGH EXTERIOR AND INTERIOR FOUNDATION WALLS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
24. ROUGH FOR AND CONNECT ALL ITEMS OF EQUIPMENT FURNISHED BY OTHERS WHICH REQUIRE WATER, WASTE, VENT OR GAS PIPING.
25. OBTAIN WATER SAMPLES FROM LOCAL WATER SUPPLY AND TEST FOR PRESENCE OF LEAD. LEAD LEVELS SHALL BE LESS THAN 15 PPB AS TESTED BY A CERTIFIED LABORATORY.
26. COORDINATE SANITARY INVERT ELEVATIONS WITH ACTUAL INVERT TIE-IN POINTS PRIOR TO ANY PIPING INSTALLATION. NOTIFY CONTRACTING OFFICER'S REPRESENTATIVE (COR) OF ANY CONFLICTS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR LEGAL OFF SITE DISPOSAL OF ALL EXCESS UNWANTED MATERIAL AND CONSTRUCTION DEBRIS DUE TO WORK OF HIS CONTRACT. SUCH MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR.
28. THE DRAWINGS ARE DIAGRAMMATIC. EXACT EQUIPMENT LOCATIONS, PIPE AND DUCT ROUTING SHALL BE GOVERNED BY FIELD CONDITIONS. FIELD COORDINATE ALL WORK BEFORE PURCHASING EQUIPMENT AND FABRICATING PIPE AND DUCT. NO EXTRAS SHALL BE PERMITTED FOR RESTOCKING, REFABRICATION OR REMOVAL OF INSTALLED WORK DUE TO LACK OF COORDINATION WITH FIELD CONDITIONS.
29. INSULATE ALL PLUMBING PIPING WITH FOIL FACED FIBERGLASS PIPE WRAP. ALL INSULATION PRODUCTS SHALL BE FIRE RETARDANT AND MEET NFPA 255 AND ASTM E84 COMPOSITE FLAME SPREAD AND SMOKE DEVELOPED RATINGS (NOT TO EXCEED 25/50). INSULATE DOMESTIC CW & HW SUPPLY AND RECIRC. PIPING 2" AND BELOW WITH 3/4" THICK; ABOVE 2" WITH 1" THICK. INSULATE EXPOSED TRAPS AND SUPPLY PIPES FOR THE DISABLED WITH PREFABRICATED FINISHED PRODUCTS WITH WHITE FINISH.
30. LEAK AND PRESSURE TEST PIPING AND DISINFECT POTABLE WATER PIPING IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE. CONCEALED OR BURIED PIPING SHALL BE TESTED AND INSPECTED BEFORE IT IS CONCEALED OR BACKFILLED.
31. ALL VALVES, STRAINERS AND UNIONS FOR POTABLE WATER SHALL BE RATED FOR THE INTENDED SERVICE AT 150 PSIG WORKING PRESSURE. PROVIDE BALL VALVES FOR SHUTOFF DUTY. PROVIDE CHROME PLATED FIXTURE VALVES AT EACH FIXTURE FOR SHUTOFF.
32. PLUMBING CW, HW & HW/R PIPING SHALL BE MINIMUM COPPER TYPE L. PROVIDE DIELECTRIC FITTINGS AT DISSIMILAR METAL JOINTS. COPPER PIPE JOINTS SHALL BE SOLDERED. PROVIDE UNION OR SWIVEL CONNECTIONS AT CONTROL VALVES AND EQUIPMENT. STEEL PIPE SHALL BE GALVANIZED SCHEDULE 40 STEEL WITH THREADED, ROLL GROOVED OR WELDED JOINTS. PROVIDE UNION, GROOVED OR FLANGED JOINTS AT SHUTOFF VALVES, CONTROL VALVES AND EQUIPMENT.
33. ALL MATERIALS AND SHAPES INDICATED IN SECTIONS ARE CONTINUOUS UNLESS SPECIFICALLY NOTED OTHERWISE.
34. ALL PRODUCTS AND CONSTRUCTION INDICATED ON THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING OR AS REUSED.
35. MINOR ITEMS OF WORK SUCH AS CUTTING, BLOCKING, TRIM, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE AND SECURE WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.
36. ALL MATERIALS SHALL BE AS SPECIFIED OR EQUAL AS APPROVED BY CONTRACTING OFFICER'S REPRESENTATIVE (COR). SPECIFIC MATERIALS SPECIFIED IS MEANT TO INDICATE QUALITY INTENT WHICH WILL BE USED AS A BASIS FOR COMPARISON WITH SUBSTITUTES SUBMITTED FOR APPROVAL. THE DECISION AS TO WHAT IS EQUAL IS TO BE DETERMINED BY THE CONTRACTING OFFICER'S REPRESENTATIVE (COR).
37. ALL DEBRIS SHALL BE REMOVED FROM THE WORK AREAS AND OCCUPIED AREAS AT THE END OF EACH DAY. ON SITE STORAGE OF MATERIALS SHALL BE AS DIRECTED AND APPROVED BY THE CONTRACTING OFFICER. ALL MATERIALS THAT ARE COMBUSTIBLE OR NOT FIRE RETARDANT (SUCH AS WIRE AND SOLVENTS) SHALL BE REMOVED FROM THE PROJECT SITE AT THE END OF EACH WORK DAY UNLESS STORAGE AREAS ARE APPROVED BY THE CONSTRUCTION MANAGER.
38. THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) SHALL HAVE THE RIGHT AT ALL TIMES TO EXAMINE THE WORK AND DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS AND INTENT OF THE CONTRACT DOCUMENTS AS INTERPRETED BY THE CONTRACTING OFFICER'S REPRESENTATIVE (COR).
39. PORTIONS OF THE WORK ARE BASED ON BUILDING DRAWINGS PREPARED BY OTHERS. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWINGS AGAINST EXISTING SITE CONDITIONS. CONTRACTOR SHALL VISIT THE PROJECT SITE BEFORE SUBMITTING BID AND SHALL BECOME FAMILIAR WITH THE PROJECT CONDITIONS. THE CONTRACTOR SHALL ADVISE THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) PRIOR TO BID OF DISCREPANCIES WHICH WILL PROHIBIT THE PREPARATION OF AN ALL-INCLUSIVE BID OR COST PROPOSAL.
40. OFFSET ALL EXPOSED PIPING, DRAINS, DUCT AND CONDUIT AS REQUIRED SO THAT THEY DO NOT RUN ACROSS EQUIPMENT ACCESS PANELS, LIGHTS, SPEAKERS, FIRE ALARM COMPONENTS AND OTHER CEILING OR EXPOSED STRUCTURE MOUNTED DEVICES.
41. ABOVEGROUND DOMESTIC WATER PIPING: USE THE FOLLOWING PIPING MATERIALS FOR EACH SIZE RANGE: NPS 8: USE NPS 8: HARD COPPER TUBE, TYPE L; COPPER PRESSURE FITTINGS OR SOLDERED JOINTS.
42. NPS 4 AND SMALLER: HARD COPPER TUBE, TYPE L; COPPER PRESSURE FITTINGS OR SOLDERED JOINTS.
43. NPS 2 AND LARGER: HARD COPPER TUBE, TYPE L WITH GROOVED ENDS; COPPER GROOVED-END FITTINGS; COPPER-TUBING, KEED COUPLINGS; AND GROOVED JOINTS OR SOLDERED JOINTS.
44. NPS 1-1/4" AND SMALLER PEX OR PEX-AL-PEX TUBING WITH MANUFACTURER'S APPROVED FITTINGS AND MANIFOLDS, ASTM F278, ASTM F877, ASTM F1282.
45. NPS 4" AND SMALLER: GALVANIZED STEEL WITH THREADED OR GROOVED JOINTS, ASTM A53.
46. NPS 4" AND SMALLER: CPVC WITH GLUED JOINTS, ASTM D2846, ASTM F441, ASTM F442.
47. PEX PIPING MAY NOT BE USED IN RETURN AIR PLENUMS. CPVC MUST BE APPROVED FOR USE IN RETURN AIR PLENUMS.
48. UNDERGROUND DOMESTIC WATER PIPING NPS 2 AND SMALLER: SOFT COPPER TUBE, TYPE K SOLDERED JOINTS.
49. UNDERGROUND DOMESTIC WATER PIPING NPS 3 THRU 6: DUCTILE IRON WITH MECHANICAL RESTRAINED JOINTS, AWWA C151, AWWA C115.
50. NATURAL GAS STEEL PIPING SHALL BE BLACK STEEL SCHEDULE 40 PIPE WITH WELDED FITTINGS FOR GAS PIPE 3" AND LARGER AND WELDED OR SCREWED MALLEABLE IRON FITTINGS FOR PIPE SIZES 3" AND BELOW. PROVIDE GAS COPPER PIPING WITH SEAMLESS TYPE L WITH LISTED MECHANICAL OR FLARED JOINTS FOR SOFT TUBING ONLY 1/2" AND BELOW, AND BRAZED JOINTS ABOVE 1/2" WITH BRAZING ALLOY HAVING A MELTING POINT ABOVE 1000F. ALL GAS VALVES, FITTINGS AND PIPING COMPONENTS SHALL BE LISTED FOR GAS SERVICE.
51. ABOVEGROUND, STORM, SOIL, WASTE, AND VENT PIPING: USE THE FOLLOWING PIPING MATERIALS FOR EACH SIZE RANGE: NPS 1-1/4 THRU NPS 8: USE NPS 1-1/4 HUBLESS, CAST-IRON SOIL PIPING, SERVICE WEIGHT, ASTM 888;
52. COUPLINGS: NO-HUB COUPLING, STAINLESS STEEL BAND.
53. NPS 1-1/4 AND NPS 1-1/2: COPPER DWV TUBE, COPPER DRAINAGE FITTINGS, AND SOLDERED JOINTS (NOT AT URINALS).
54. NPS 1-1/2 TO NPS 8: SERVICE CLASS, CAST-IRON SOIL PIPING; HUB AND SPIGOT GASKETS; AND GASKETED JOINTS, ASTM A74.
55. NPS 1-1/2 TO NPS 4: COPPER DWV TUBE, COPPER DRAINAGE FITTINGS, AND SOLDERED JOINTS.
56. OPTION FOR VENT PIPING, NPS 2-1/2 AND NPS 3-1/2: HARD COPPER TUBE, TYPE M, COPPER PRESSURE FITTINGS; AND SOLDERED JOINTS.
57. NPS 1-1/2 TO NPS 8: PVC (TYPE DWV) WITH GLUED JOINTS; ASTM D2665; ASTM D2949.
58. PVC PIPING MAY NOT BE USED IN RETURN AIR PLENUMS. SEE MECHANICAL DRAWINGS FOR LOCATIONS.
59. UNDERGROUND, STORM, SOIL, WASTE, AND VENT PIPING: USE THE FOLLOWING PIPING MATERIALS FOR EACH SIZE RANGE: NPS 3 TO NPS 5: SERVICE CLASS, CAST-IRON SOIL PIPING; HUB AND SPIGOT GASKETS; AND GASKETED JOINTS.
60. NPS 3 TO NPS 8: PVC (TYPE DWV) WITH GLUED JOINTS; ASTM D2665; ASTM D2949.
61. INSULATE HORIZONTAL STORM DRAIN PIPING AND ROOF DRAIN BODIES IN HEATED SPACES WITH 1" FIBERGLASS AND ALL SERVICE JACKET.
62. PIPE INSULATION SCHEDULES:  
A. PLUMBING SYSTEMS:  
• DOMESTIC HOT WATER SUPPLY:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL  
2) THICKNESS: 1-1/2 INCH.  
• DOMESTIC HOT WATER RE-CIRCULATION:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL  
2) THICKNESS: 1-1/2 INCH.  
• DOMESTIC COLD WATER:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL  
2) THICKNESS: 1 INCH.  
• ELASTOMERIC CELLULAR FOAM: 1 INCH THICK.  
• ROOF DRAIN BODIES:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL  
2) THICKNESS: 1/2 INCH.  
• ELASTOMERIC CELLULAR FOAM: 1/2 INCHES THICK.  
• ROOF DRAINAGE ABOVE GRADE:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL  
2) THICKNESS: 1/2 INCH.  
• ELASTOMERIC CELLULAR FOAM: 1/2 INCHES THICK.  
B. PLUMBING SYSTEMS:  
• NON-FACTORY INSULATED DOMESTIC HOT WATER STORAGE TANKS:  
o. MINERAL FIBER BLANKET INSULATION: 1-1/2 INCHES THICK.  
• GLASS FIBER, RIGID INSULATION: 1-1/2 INCHES THICK WITH PVC JACKET.  
• WATER SOFTENERS AND TANKS:  
o. MAN MADE MINERAL FIBER INSULATION:  
1) PIPE SIZE RANGE: ALL

LEGEND

- SAN — SANITARY DRAINAGE — ABOVE  
— SAN — SANITARY DRAINAGE — BELOW  
— ST — STORM DRAINAGE — ABOVE  
— ST — STORM DRAINAGE — BELOW  
- - - - - VENT PIPING  
— C — COLD WATER  
— R — COLD WATER RETURN  
— H — HOT WATER  
— T — TEMPERED HOT WATER (°F)  
— G — GAS PIPING  
— A — MEDICAL AIR PIPING  
— V — VACUUM PIPING  
— O — OXYGEN PIPING  
--- EX-SANST --- EXISTING SANITARY/STORM DRAINAGE — ABOVE GRADE  
--- EX-SANST --- EXISTING SANITARY/STORM DRAINAGE — BELOW GRADE  
--- EX-ST --- EXISTING STORM DRAINAGE — ABOVE GRADE  
--- EX-ST --- EXISTING STORM DRAINAGE — BELOW GRADE  
- - - - - EX --- EXISTING VENT PIPING  
--- EX --- EXISTING COLD WATER  
--- EX --- EXISTING HIGH PRESSURE COLD WATER  
--- EX --- EXISTING LOW PRESSURE COLD WATER  
--- EX --- EXISTING HOT WATER  
--- EX --- EXISTING HOT WATER RETURN  
--- EX --- EXISTING GAS PIPING  
--- A --- EXISTING MEDICAL AIR PIPING  
--- V --- EXISTING VACUUM PIPING  
--- O --- EXISTING OXYGEN PIPING  
— CLEAN OUT WALL PLATE  
— CLEAN OUT  
— CLEANOUT TO GRADE  
— NON-FREEZE WALL HYDRANT  
— FLOOR DRAIN  
— FLOOR DRAIN WITH TRAP  
— UNION  
— SHUT-OFF VALVE  
— GLOBE VALVE  
— CHECK VALVE  
— SOLENOID VALVE  
— RELIEF VALVE  
— STRAINER  
— PRESSURE GAUGE  
— THERMOMETER  
— SHOCK ARRESTOR  
— TRAP  
— THERMOWELL  
— PIPE ANCHOR  
— POINT OF CONNECTION NEW TO EXISTING  
— ELBOW — UP  
— ELBOW — DN  
— TEE  
— BRANCH OFF TOP  
— BRANCH OFF BOTTOM

GENERAL NOTES

1. A LICENSED PLUMBER SHALL CHECK AND INSPECT EXISTING PIPING FOR SUITABILITY OF REUSE.
2. NOTIFY CONTRACTING OFFICER'S REPRESENTATIVE (COR) OF ANY CORRODED OR BRASS PIPING.
3. NOTIFY CONTRACTING OFFICER'S REPRESENTATIVE (COR) OF ANY LEAD WATER PIPING.
4. COORDINATE REMOVALS WITH ARCHITECTURAL DRAWINGS.
5. VERIFY DIMENSIONS FOR PLACEMENT OF NEW PLUMBING FIXTURES WITH ARCHITECTURAL PLANS AND ELEVATIONS.
6. ACTUAL TIE-IN POINTS OF NEW PIPING TO EXISTING ARE NOT SHOWN. VERIFY ACTUAL LOCATIONS OF EXISTING PIPING PRIOR TO PERFORMING NEW WORK. RESOLVE CONFLICTS TO THE SATISFACTION OF THE CONTRACTING OFFICER'S REPRESENTATIVE (COR).
7. ALL DEMOLITIONED PIPING NOT EXTENDED FOR NEW WORK SHALL BE REMOVED BACK TO RISERS OR MAINS AND CAPPED.
8. DO NOT ASSUME ANY EXISTING VALVES CLOSE LEAK TIGHT. MAKE PROVISIONS FOR NEW CONNECTIONS BY DRAINING SYSTEM OR USE OF FREEZE KITS, OR OTHER MEANS TO ENSURE NEW CONNECTIONS CAN BE MADE TO EXISTING PIPING SYSTEMS.

FINAL DESIGN (100%)

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