

GENERAL NOTES:

A. CODE COMPLIANCE:

THE COMPLETE PLUMBING AND MECHANICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NATIONAL PLUMBING CODE, INTERNATIONAL PLUMBING CODE, NFPA, AND WITH ALL VA INSTALLATION GUIDELINES.

B. "AS-BUILT" DRAWINGS:

THE CONTRACTOR SHALL MAINTAIN AT THE JOB AN UP-TO-DATE "AS-BUILT" DRAWING SET. THE "AS-BUILT" DRAWING SET SHALL REFLECT ALL APPROVED CHANGES TO THE DESIGN DRAWINGS. THE "AS-BUILT" DRAWINGS SET SHALL BE KEPT CLEAN AND IN GOOD CONDITION AND SHALL BE TURNED OVER TO THE VA CONTRACTING OFFICER REPRESENTATIVE (COR) TWO (2) WEEKS AFTER COMPLETION OF THE PROJECT.

C. FUNCTIONAL TEST AND ACCEPTANCE:

UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO VA CONTRACTING OFFICER REPRESENTATIVE (COR) THAT THE SYSTEMS ARE OPERATING AS INTENDED. ANY DEFECTS OR DISCREPANCIES IN THE MATERIAL OR WORK SHALL BE CORRECTED IMMEDIATELY TO THE SATISFACTION OF THE CONTRACTING OFFICER REPRESENTATIVE (COR) AT NO ADDITIONAL COST, NOISY OPERATION AND/OR VIBRATION TRANSMISSION TO THE BLDG. STRUCTURE WILL NOT BE ACCEPTED.

D. GENERAL REQUIREMENTS:

- DRAWINGS ARE DIAGRAMMATIC, AND INDICATE GENERAL ARRANGEMENT OF THE PIPING/PLUMBING SYSTEMS ONLY. THE CONTRACTOR SHALL FIELD COORDINATE ALL PIPING INSTALLATION WITH ALL TRADES.
- BRACE AND SUPPORT ALL PIPING AND MECHANICAL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, VA STANDARDS AND THE LATEST SMACNA GUIDELINES.
- PROVIDE ALL VALVES AND OTHER PIPING SPECIALTIES AS FULL-LINE SIZE, UNLESS OTHERWISE SHOWN.
- SHUT-OFF VALVES SHOWN ARE ONLY SYMBOLS AND DO NOT REFLECT THE VALVE TYPE OR MATERIALS. CONTRACTOR SHALL PROVIDE AND INSTALL VALVES WITH CONSTRUCTION AND MATERIAL COMPLYING WITH SPECIFICATIONS.
- SEAL AROUND ALL PIPES PENETRATING FIRE RATED WALLS AND CONCRETE FLOOR WITH UL LISTED MATERIAL. SEAL SMOKE TIGHT ALL PIPE PENETRATIONS.
- ALL PIPING/PLUMBING SHALL BE PROVIDED WITH LABEL. LABEL SHALL INDICATE THE NAME OF SERVICED LIQUID OR GAS. IT SHALL ALSO INDICATE THE DIRECTION OF FLOW. LABEL'S COLOR SIZE AND SPACING SHALL BE PER SPECIFICATIONS.
- COORDINATE ALL PIPING AND VALVE INSTALLATIONS WITH ALL OTHER TRADES.
- PROTECT THE PUBLIC FROM INJURY DURING THE ENTIRE PROGRESS OF WORK BY POSTING SIGNS, GUARD LIGHTS AND BARRICADES.
- DEBRIS SHALL BE REMOVED FROM THE PREMISES ON A DAILY BASIS. DO NOT ALLOW DEBRIS TO ACCUMULATE. PROTECT ADJACENT AREAS FROM DUST AND DEBRIS.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SPECIFICATIONS. PROVIDE ALL MATERIALS, CONSTRUCTION, INSTALLATION AND SUPPORTS TO CONSTITUTE OPERABLE. DOMESTIC WATER, STORM DRAIN, WASTE AND VENT AND FIRE PROTECTION SYSTEM.
- CONTRACTOR SHALL SCAN CONCRETE FLOOR OR WALL BEFORE CORE DRILLING TO AVOID CUTTING THE EXISTING STEEL REINFORCED BAR.
- NOTIFY CONTRACTING OFFICER REPRESENTATIVE (COR) 3 WEEKS IN ADVANCE PRIOR TO DRAINAGE AND WATER SHUT DOWN TO PERFORM TIE IN FOR NEW SERVICE.

ABBREVIATIONS:

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
AMB	AMBIENT	IN	INCHES
BHP	BRAKE HORSEPOWER	IE	INVERT ELEVATION
CI	CAST IRON	INV	INVERT
CLG	CEILING	JS	JANITOR SINK
COR	CONTRACTING OFFICER REPRESENTATIVE	LAV	LAVATORY
CS	CLINICAL SERVICE SINK	LB	POUND
CU	COPPER	LOD	LIMIT OF DEMOLITION
CU FT	CUBIC FEET	MAX	MAXIMUM
CWCP	DOM. COLD WATER CIRC. PUMP	MA	MEDICAL AIR
DCW	DOMESTIC COLD WATER	MIN	MINIMUM
DHW	DOMESTIC HOT WATER	MV	MEDICAL VACUUM
DFU	DRAINAGE FIXTURE UNITS	(N)	NEW
DWH	DOMESTIC WATER HEATER	O2	OXYGEN
(E)	EXISTING	OFD	OVERFLOW DRAIN
ELEC	ELECTRICAL	PD	PRESSURE DROP
EL	ELEVATION	PSI	POUNDS PER SQUARE INCH
F	DEGREE FAHRENHEIT	RD	ROOF DRAIN
FC	FLOOR SINK	SQ.FT.	SQUARE FEET
FCO	FLOOR CLEAN-OUT	SS	SANITARY SEWER
FD	FLOOR DRAIN	TEMP	TEMPERATURE
FLR	FLOOR	TMV	THERMOSTATIC MIXING VALVE
FT	FEET	TP	TRAP PRIMER
FU	FIXTURE UNITS	TYP	TYPICAL
GALV	GALVANIZED	V	VENT
GCO	GRADE-CLEAN OUT	VTR	VENT THRU ROOF
GPH	GALLON PER HOUR	WC	WATER CLOSET
GPM	GALLON PER MINUTE	WCO	WALL CLEAN-OUT
HWCP	DOM. HOT WATER CIRC. PUMP	WH	WALL HYDRANT
HZ	HERTZ	WHA	WATER HAMMER ARRESTOR

PIPING SYMBOLS:

GENERAL		PIPING	
SYMB.	DESCRIPTION	SYMB.	DESCRIPTION
	EQUIPMENT TYPE		AIR GAP
	EQUIPMENT NO.		BACKFLOW PREVENTER
	BUILDING NO.		BALL VALVE
	DETAIL NUMBER/SECTION LETTER		CHECK VALVE
	DRAWING NUMBER WHERE DETAIL/SECTION TAKEN		PRESSURE AND TEMPERATURE RELIEF VALVE
	DRAWING NUMBER WHERE DETAIL/SECTION SHOWN		SHUT-OFF VALVE
	SHEET NOTE		THERMOSTATIC MIXING VALVE
	POINT OF CONNECTION		CIRCUIT SETTER
	NEW		CLEAN OUT
	EXISTING		FLOOR CLEAN OUT
	EXISTING PIPING OR EQUIPMENT TO BE DEMOLISHED		GRADE CLEAN OUT
	UNDERGROUND OR BELOW CONCRETE SLAB SANITARY SEWER OR WASTE		WALL CLEAN OUT
	ABOVE GRADE SANITARY SEWER OR WASTE		CONCENTRIC REDUCER
	CIRCULATING PUMP		FLEXIBLE CONNECTOR
			FLOOR DRAIN
			HOSE BIB/WALL HYDRANT
			TRAP PRIMER
			UNION
			Y-STRAINER
			PRESSURE GAUGE
			TEMPERATURE GAUGE
			THERMOMETER
			FLOW METER
			OXIDANT LEVEL (WATER DISINFECTANT) LEVEL METER
			pH METER
			PRESSURE SWITCH
			PRESSURE TRANSMITTER
			TEMPERATURE TRANSMITTER
			PIPE-UP
			PIPE-DN
			PIPE DROP
			COLD WATER
			HOT WATER
			VENT

PUMP SCHEDULE

EQUIPMENT TAG	MANUFACTURER AND MODEL NUMBER	LOCATION	SERVICE	TYPE	GPM	HEAD FT H2O	MOTOR HP	ELECTICAL			RPM	OPERATING WEIGHT (lbs.)	REMARKS
								VOLT	PH	HZ			
103A-SP-01	ZOELLER MODEL 50	ELECTRICAL ROOM	TROUGH	SUBMERSIBLE	45	15	1/2	110	1	60	1,550	27.5	1,2,3

- NOTES:
 1. PROVIDE WITH HIGH WATER ALARM, WITH REMOTE ALARM BACK TO SCADA SYSTEM.
 2. HAND-OFF OPERATION, STARTER PROVIDED BY ELECTRICAL, CONTROLLED BY BMS.
 3. WITH NEMA PREMIUM EFFICIENCY INVERTER DUTY MOTOR.

CONSTRUCTION DOCUMENTS

Revisions:	Date
FINAL BID DOCUMENTS (15-411)	6/22/17
100% CONSTRUCTION DOCUMENTS (15-410)	6/15/17
100% DESIGN DEVELOPMENT (15-407)	5/12/17
50% DESIGN DEVELOPMENT (15-401)	4/13/17
100% SCHEMATIC DESIGN (15-391)	3/10/17
65% DESIGN DEVELOPMENT (15-354)	11/30/16
15% DESIGN REPORT (15-269)	5/5/16

CONSULTANTS:

KEY PLAN

STAMP

ARCHITECT/ENGINEERS:



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 PR# 15-308-55

Drawing Title
PLUMBING NOTES, SYMBOLS + ABBREVIATIONS

Approved: Project Director

Project Title
PAD B100/101 EMERGENCY POWER UPGRADE

Location
3801 MIRANDA AVE, PALO ALTO, CA

Date
6/22/2017

Checked
L. RIOS

Drawn
J. ROTHWEIN

Project Number
640-15-158

Building Number
B103A

Drawing Number
P-001

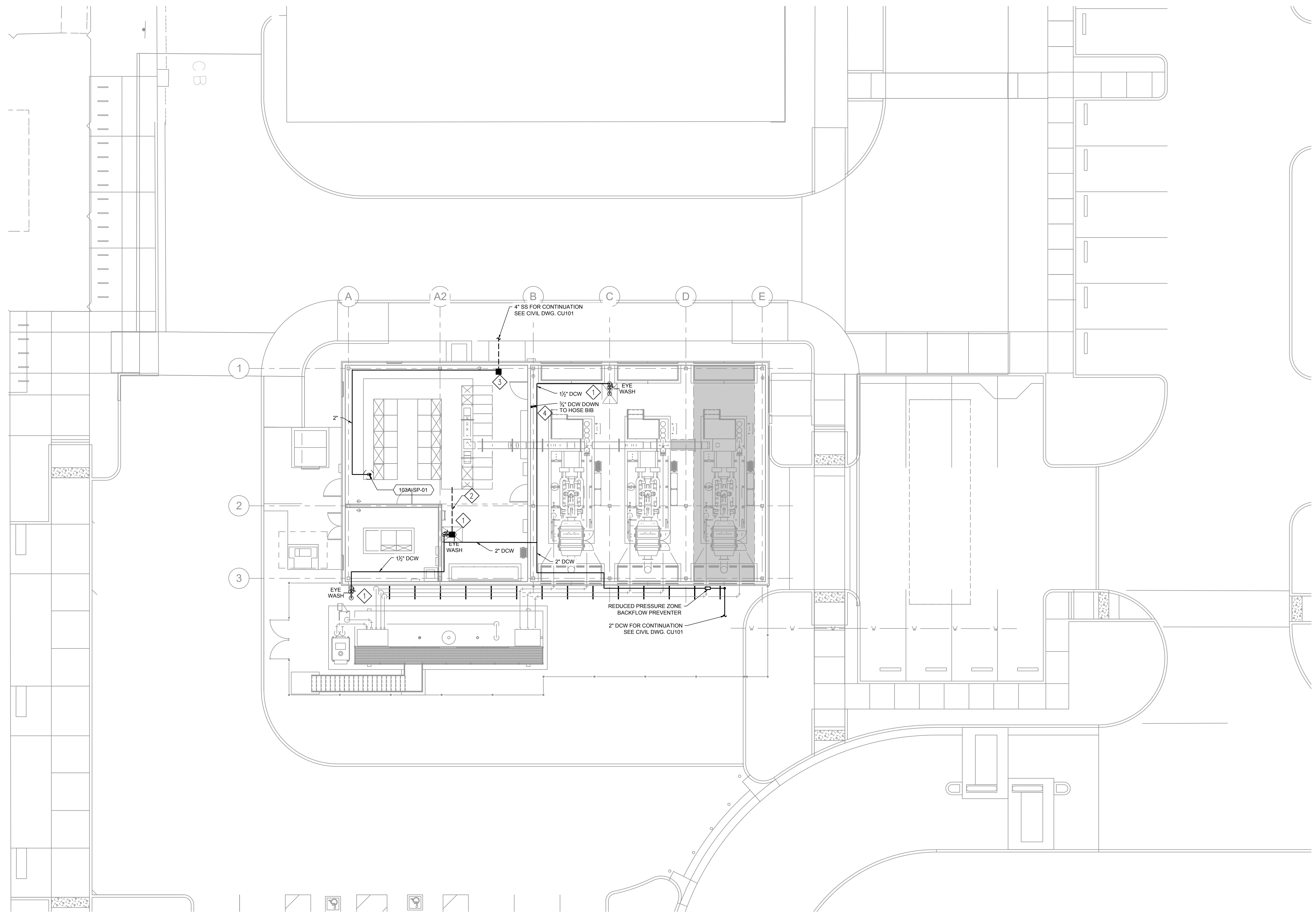
Office of Facilities Management



SHEET NOTES:

- 1 EMERGENCY EYE-WASH/SHOWER (3 PLCS)
- 2 3" SS FROM FLOOR DRAIN TO TROUGH.
- 3 FLOOR DRAIN WITH 4" DIAMETER DEEP SEAL TRAP.
- 4 HOSE BIBB SINGLE FAUCET, WALL MOUNTED TO SUPPLY PIPE; CAST OR WROUGHT COPPER ALLOY, SINGLE FAUCET WITH REPLACEABLE MONEL SEAT, REMOVABLE REPLACEMENT UNIT CONTAINING ALL PARTS SUBJECT TO WEAR, MOUNTED ON WALL 914 MM (36 INCHES) ABOVE FLOOR. PROVIDE FAUCET WITH 19 MM (3/4 INCH) HOSE COUPLING THREAD ON SPOUT AND VACUUM BREAKER. FOUR-ARM HANDLE ON FAUCET SHALL BE CAST, FORMED OR DROP FORGED COPPER ALLOY.

three inches = one foot
 one and one half inches = one foot
 one inch = one foot
 three quarters inch = one foot
 one half inch = one foot
 three eighths inch = one foot
 one quarter inch = one foot
 one eighth inch = one foot



1 B103A - PLUMBING PLAN
SCALE: 1/8" = 1'-0"

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MECHANICAL PLUMBING PLAN
Approved: Project Director

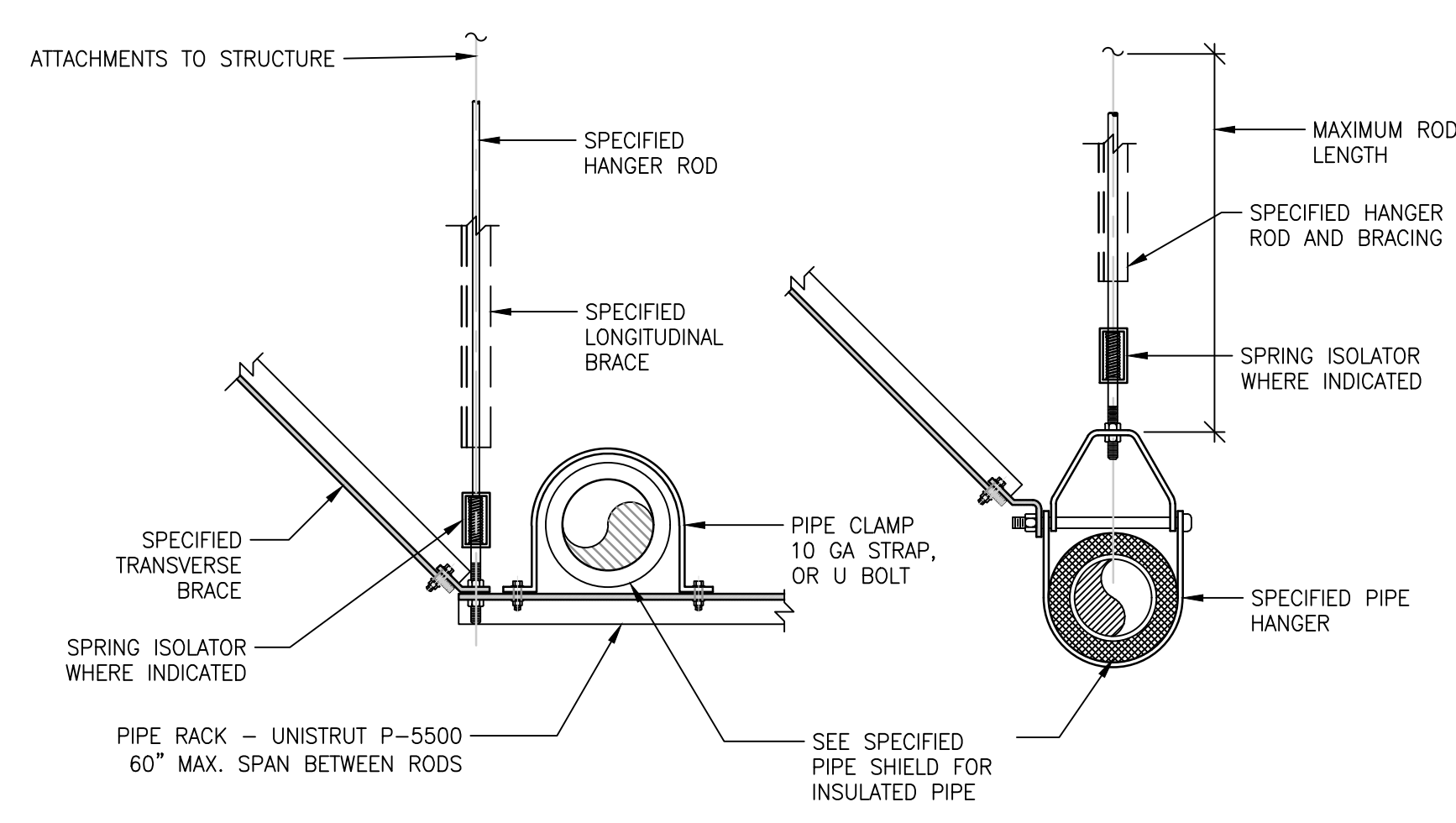
Project Title PAD B100/101 EMERGENCY POWER UPGRADE
Location 3801 MIRANDA AVE, PALO ALTO, CA
Date 6/22/2017

Project Number 640-15-158
Building Number B103A
Drawing Number P-100

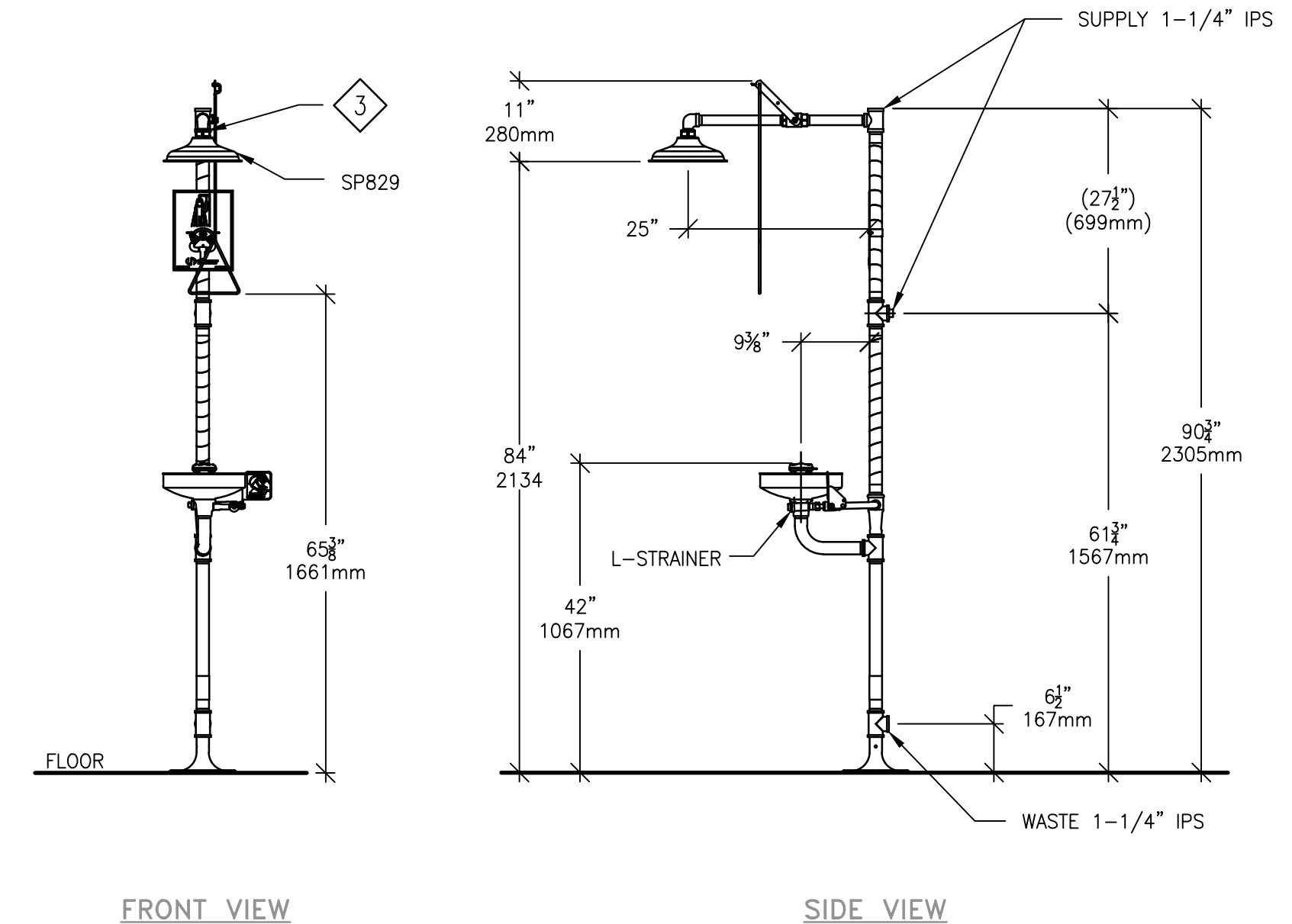
Office of Facilities Management

Department of Veterans Affairs

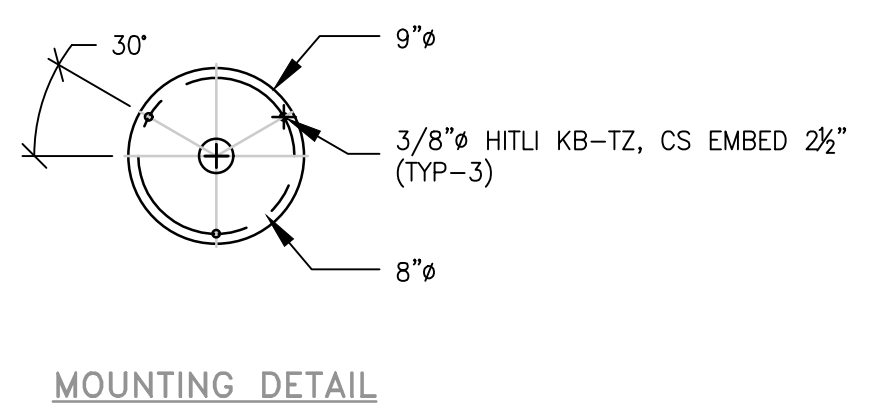
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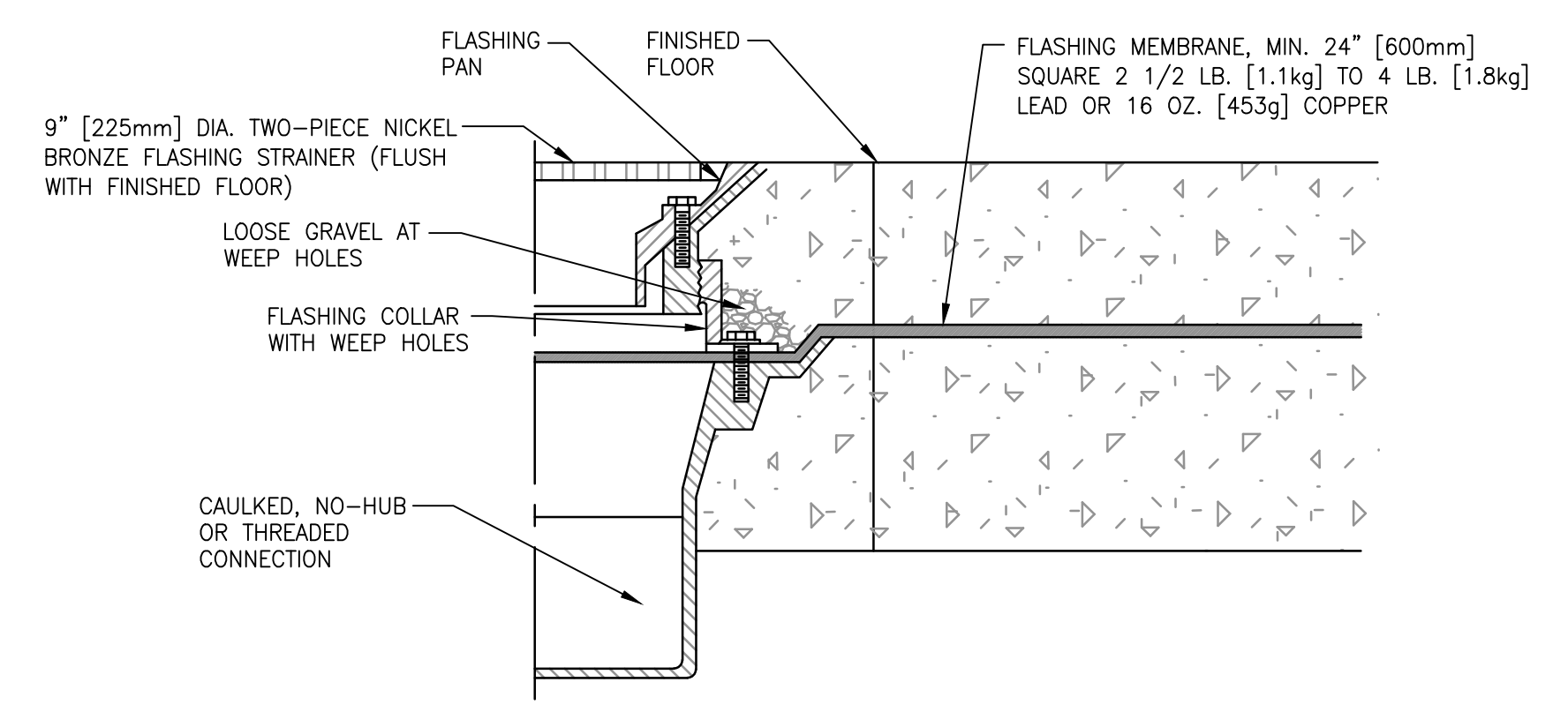
1 PIPE SUPPORT AND BRACING DETAIL
 SCALE: N.T.S.



2 EMERGENCY EYE WASH/SHOWER DETAIL
 SCALE: N.T.S.

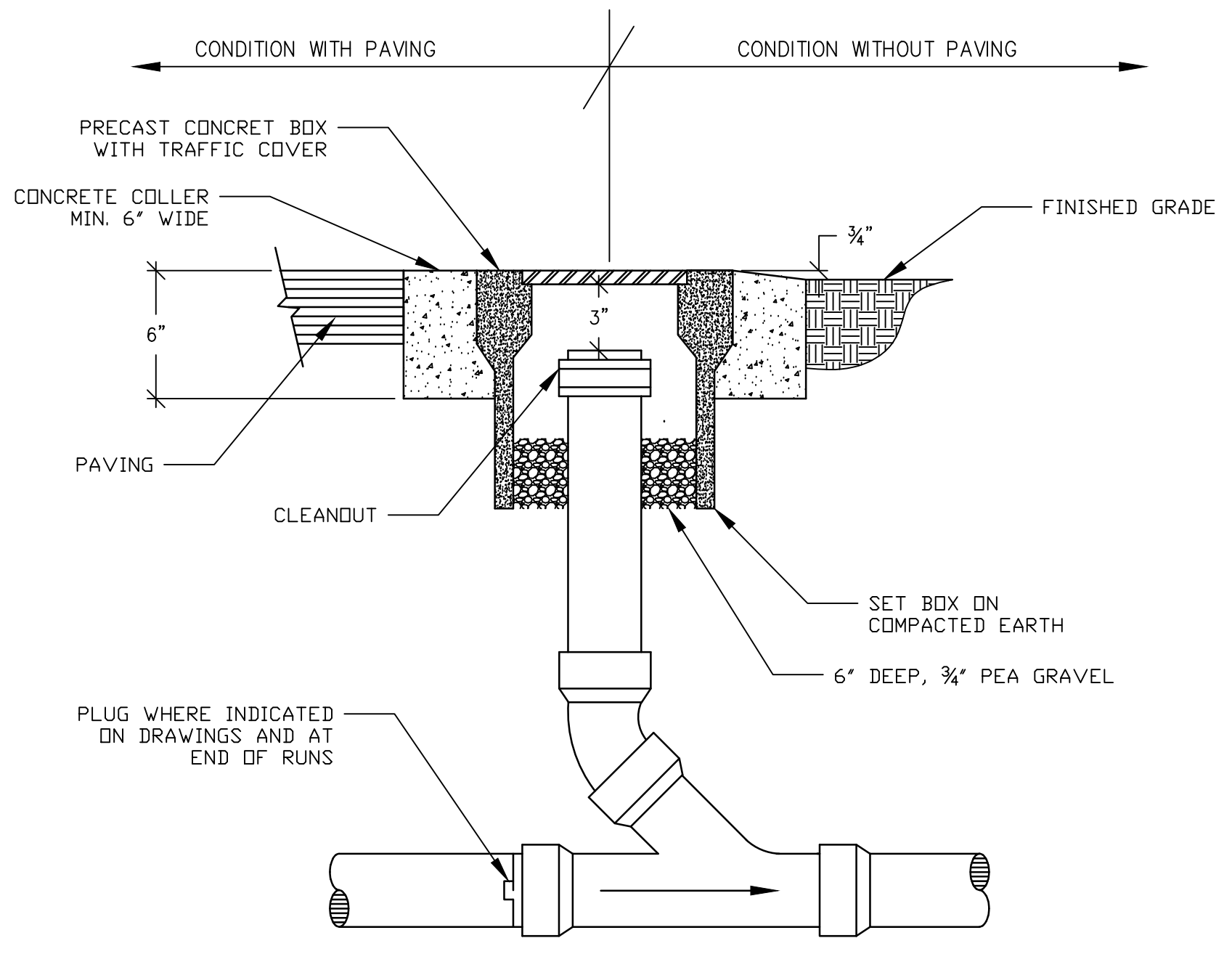


MOUNTING DETAIL

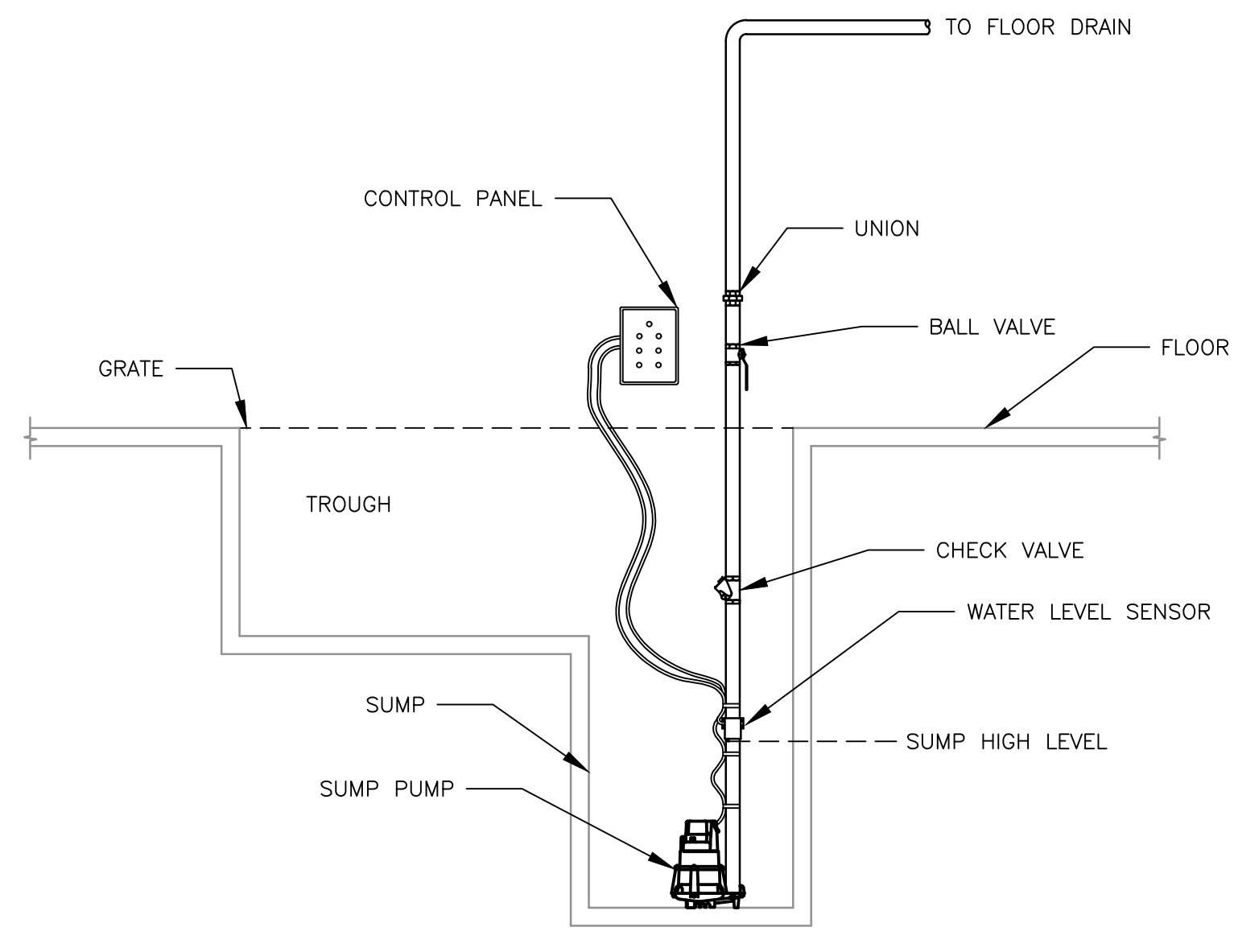


- NOTES:
 1. SLOPE MEMBRANE LINER 2% TO DRAIN.
 2. PROVIDE FLASHING MEMBRANE WHEN DRAIN IS INSTALLED IN A NON-MEMBRANE FLOOR.
 3. HEAVY BODY WITH NON TILTING NICKEL BRONZE GRATE, REMOVABLE SEDIMENT BUCKET, 12 IN. SQUARE, EXTRA HEAVY DUTY GRATE FOR TRAFFIC USE.
 4. INSTALL WITH DEEP SEAL TRAP

3 FLOOR DRAIN DETAIL
 SCALE: N.T.S.



4 CLEANOUT TO GRADE DETAIL
 SCALE: N.T.S.



- NOTES:
 1. INSTALL WATER LEVEL SENSOR PER MANUFACTURER'S INSTRUCTIONS.
 2. INSTALL VALVE AND CHECK VALVE ABOVE GRATE FOR EASY ACCESS.
 3. CONTROL TO BE MANUAL ON-OFF WITH HIGH LEVEL ALARM

5 SUMP PUMP DETAIL
 SCALE: N.T.S.

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 PR# 15-308-55

Drawing Title
EMERGENCY/STAND-BY POWER PLUMBING DETAILS

Approved: Project Director

Project Title
PAD B100/101 EMERGENCY POWER UPGRADE

Location
3801 MIRANDA AVE, PALO ALTO, CA

Date
6/22/2017

Checked
 -

Drawn
 -

Project Number
640-15-158

Building Number
B103A

Drawing Number
P-501

Office of Facilities Management

Department of Veterans Affairs