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DAVID J. MCHEIGH, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 348249488

DO NOT REMOVE
 - NOT FOR CONSTRUCTION -

PROJECT INFO.

ALBATROSS HOTEL
 RENOVATION & ADDITION

31 OCEAN PATHWAY
 OCEAN GROVE, NJ 07061-0756

REVISIONS

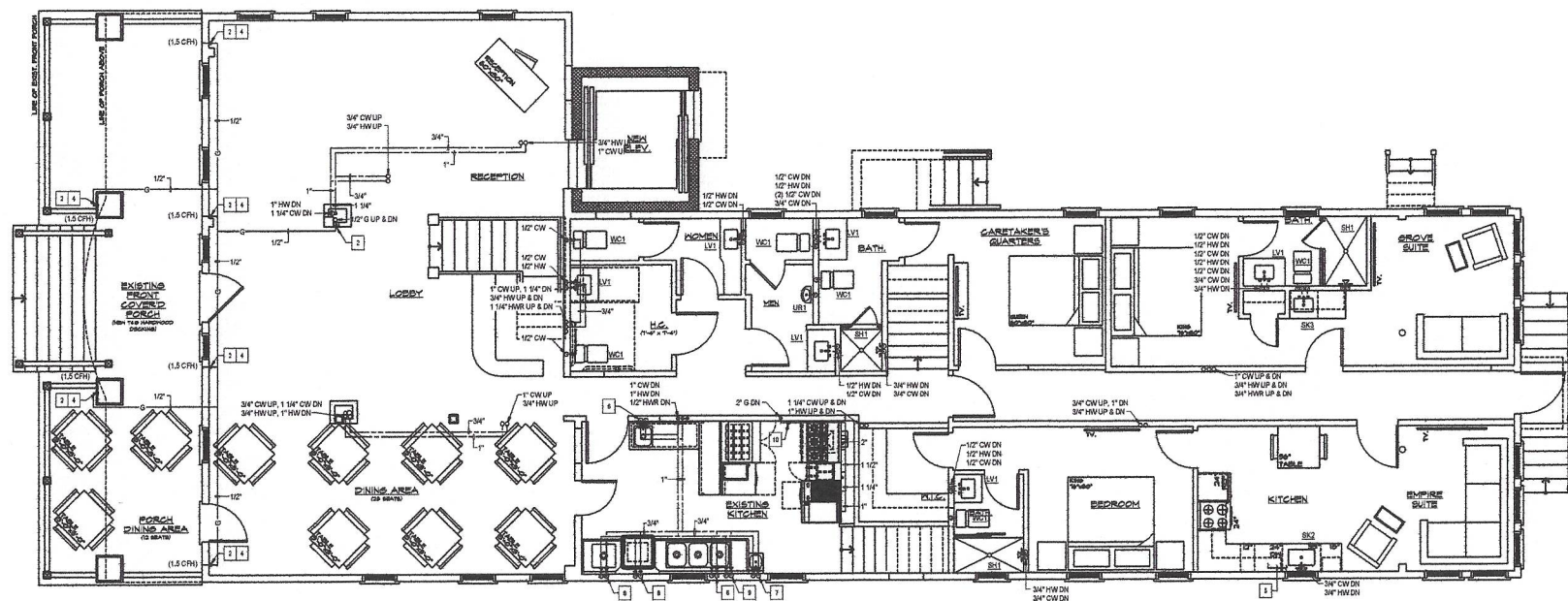
NO.	DESCRIPTION	DATE

SHEET TITLE:
 PLUMBING FIRST FLOOR
 WATER AND GAS PLAN

DRAWN BY: NC
 REVIEWED BY: DJM

SCALE: 1/4" = 1'-0"
 ISSUE DATE: P-10

PROJECT NO.: 223 10 OF 20



SHEET GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED CODES AND PER LOCAL AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL VISIT THE SITE TO FULLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, TOTAL SCOPE AND IMPACT ON EXISTING SYSTEMS PRIOR TO BID. THE VISIT SHALL TAKE PLACE PRIOR TO BID AND FAILURE TO ALERT ENGINEER/ARCHITECT OF DISCREPANCIES FORFEITS RIGHTS TO ADDITIONAL MONIES FOR REDEMINSITRATION OF SUCH SYSTEMS.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE PLUMBING SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. EXACT DIMENSIONS AND LOCATIONS OF PLUMBING FUTURE ROUGH IN MUST BE COORDINATE WITH THE ARCHITECT'S GENERAL CONTRACTOR.
5. ALL EXISTING PIPING SHOWN TO BE REUSED ARE BASED ON EXISTING DRAWINGS AND LIMITED FIELD SURVEY INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL PIPING PRIOR TO INSTALLATION AND SHALL ALERT OWNER/ENGINEER AND ENGINEER OF ANY PIPING THAT CAN NOT BE REUSED. PROVIDE A PER LINEAR FOOT LINE ITEM COST IN BID FOR ANY TRACING, NEW PIPING, JACKING WORK THAT MAY BE REQUIRED.
6. ANY WATER PIPING LEFT UNINSULATED BY THIS WORK SHALL BE REINSULATED TO MATCH ADJACENT PIPING.
7. MAINTAIN FIRE RATINGS OF WALLS, PARTITIONS, CEILING AND FLOORS AT PIPE PENETRATIONS. SEAL PIPE PENETRATIONS WITH FIRESTOP MATERIALS. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATINGS.
8. ALL WATER PIPING SHALL BE INSTALLED ON THE WARM SIDE OF THE BUILDING INSULATION. COORDINATE INSULATION WITH GENERAL CONTRACTOR.
9. FOR WATER AND GAS PIPING: EXPANSION LOOPS OR FITTINGS SHALL BE PROVIDED AT ALL BUILDING EXPANSION JOINTS AND FOR EVERY 100 FEET OF STRAIGHT PIPING RUN. PROVIDE ANCHOR POINTS AND RESTRAINTS AS REQUIRED BY MANUFACTURER'S INSTALLATION GUIDELINES.
10. REFER TO BIDDING DIAGRAMS FOR ADDITIONAL CONNECTION AND SIZE REQUIREMENTS.
11. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ROUTING OF HVAC EQUIPMENT COOLING COIL CONDENSATE PIPING AND SHALL INCLUDE SAME IN HIS BID. MECHANICAL CONTRACTOR SHALL ENGAGE A LICENSED PLUMBER TO INSTALL HVAC EQUIPMENT COOLING COIL CONDENSATE PIPING WHERE REQUIRED BY LOCAL CODES. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER CONDENSATE PIPING.

SHEET KEY NOTES

1. PROVIDE WATER HAMMER ARRESTER IN ALL LOCATIONS WHERE QUICK CLOSING VALVES ARE INSTALLED. NOT ALL SHOWN FOR CLARITY, INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. PROVIDE ACCESS DOOR FOR ALL VALVES, ARRESTERS AND TRAP PRIMERS LOCATED BEHIND WALLS AND/OR HARD CEILING. ACCESS DOOR TO BE OF SUFFICIENT SIZE TO ALLOW ACCESS/REPLACEMENT OF SAME. ACCESS DOOR, JR. SMITH SERIES 4700.
3. BALANCING VALVE - SET TO 1 GPM.
4. 1/2" G TO EXTERIOR GAS LANTERN. FIELD COORDINATE EXACT ROUTING AND PROVIDE SHUT OFF VALVE AT UNIT CONNECTION. FIELD VERIFY SIZE AND LOCATION OF UNIT GAS CONNECTION AND PROVIDE TRANSITION FITTINGS AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY EXACT LOCATION WITH OWNER/ARCHITECT.
5. EXTEND 1/2" HW TO DISHWASHER WITH STOP VALVE AND CONNECT.
6. 3/4" CW & 3/4" HW. PROVIDE BACKFLOW PREVENTER WATTS #177 OR RESTRICT SPRAYER FROM EXTENDING BELOW FLOOR RM OF SINK.
7. 1/2" HW AND 1/2" CW TO HAND SINK OR LAVATORY. PROVIDE 1/4" BELOW SINK INSTALLED PER MANUFACTURER'S REQUIREMENTS. SET TO 100".
8. 3/4" CW AND 3/4" HW TO HIGH TEMP WAREWASHER. PROVIDE WITH BFP PER SCHEDULE AND MANUFACTURER'S WATER HAMMER ARRESTOR AND DRAIN WATER TEARING KIT.
9. 3/4" HW AND 3/4" CW DUAL TEMPERATURE HOSE BIBB (#81) MOUNTED BELOW DRAIN BOARD OF SINK.
10. 2" S. SHUT OFF VALVE AND GAS SOLENOID MOUNTED BELOW CEILING. DROP GAS DOWN AND RUN BEHIND EQUIPMENT. PROVIDE VALVE FOR EACH PIECE OF EQUIPMENT FULL SIZE OF APPLIANCE CONNECTION. SEE APPLIANCE CONNECTION DETAIL FOR ADDITIONAL INFORMATION.

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PROCESSED SEPARATION
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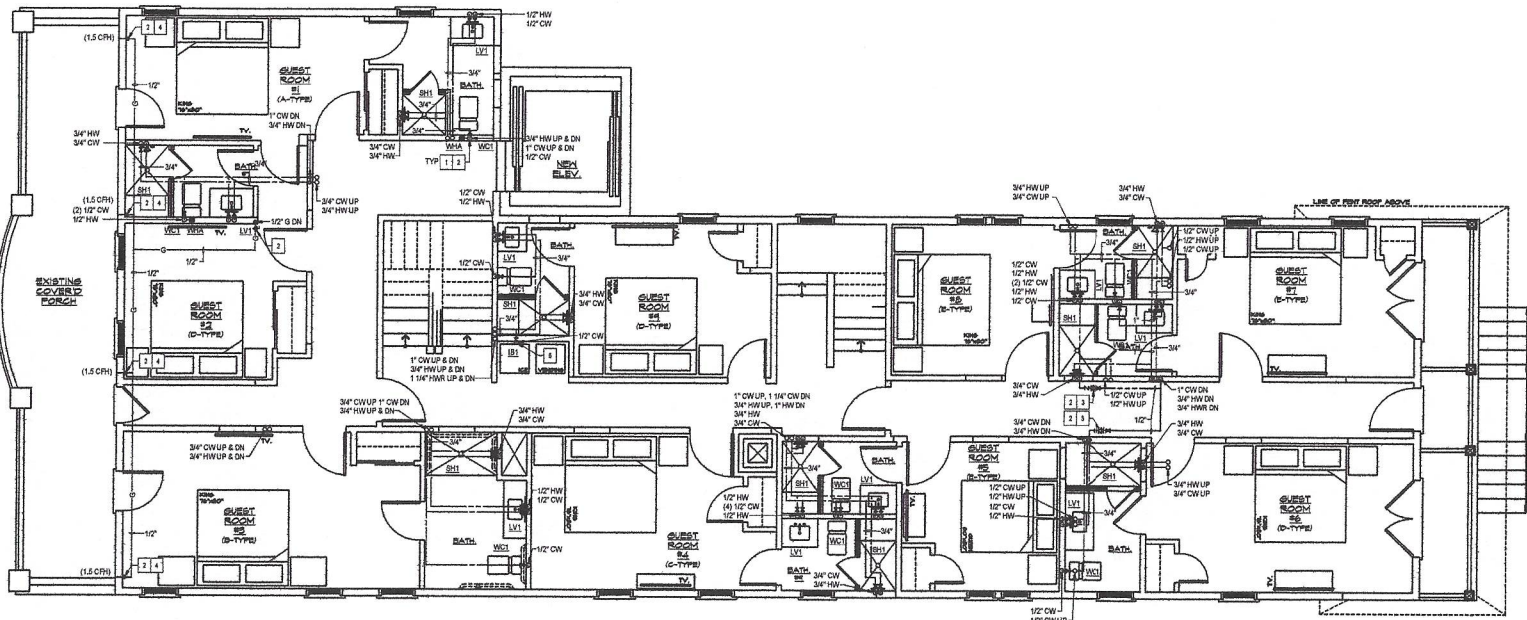
PROJECT INFO

ALBATROSS HOTEL
RENOVATION & ADDITION
34 OCEAN PATHWAY
OCEAN GROVE, NEW JERSEY 07756

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE:
PLUMBING SECOND FLOOR
WATER AND GAS PLAN

DRAWN BY: NC	ENGINEER BY: DJM
SCALE: 1/4" = 1'-0"	P-11 11 OF 20
ISSUE DATE:	
PROJECT NO.: 223	



SHEET GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED CODES AND PER LOCAL AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL VISIT THE SITE TO FULLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, TOTAL SCOPE AND IMPACT ON EXISTING SYSTEMS PRIOR TO BID. THE VISIT SHALL TAKE PLACE PRIOR TO BID AND FAILURE TO ALERT ENGINEER/ARCHITECT OF DISCREPANCIES FORFEITS RIGHTS TO ADDITIONAL MONIES FOR REDESIGN/INSTALLATION OF SUCH SYSTEMS.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE PLUMBING SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. EXACT DIMENSIONS AND LOCATIONS OF PLUMBING FIXTURE ROUGH IN MUST BE COORDINATE WITH THE ARCHITECT/GENERAL CONTRACTOR.
5. ALL EXISTING PIPING SHOWN TO BE REUSED IS BASED ON EXISTING DRAWINGS AND LIMITED FIELD SURVEY INFORMATION. CONTRACTOR IS RESPONSIBILITY TO FIELD VERIFY ALL PIPING PRIOR TO INSTALLATION AND SHALL ALERT OWNER/TEHANT AND ENGINEER OF ANY PIPING THAT CANNOT BE REUSED. PROVIDE A PER LINEAR FOOT LINE ITEM-COST IN BID FOR ANY TRENCHING, NEW PIPING, BACKFILL WORK THAT MAY BE REQUIRED.
6. ANY WATER PIPING LEFT UNINSULATED BY THIS WORK SHALL BE REINSULATED TO MATCH ADJACENT PIPING.
7. MAINTAIN FIRE RATING OF WALLS, PARTITIONS, CEILING AND FLOORING AT PIPE PENETRATIONS. SEAL PIPE PENETRATIONS WITH FIRESTOP MATERIALS. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATINGS.
8. ALL WATER PIPING SHALL BE INSTALLED ON THE WARM SIDE OF THE BUILDING INSULATION. COORDINATE INSULATION WITH GENERAL CONTRACTOR.
9. FOR WATER AND GAS PIPING, EXPANSION LOOPS OR FITTINGS SHALL BE PROVIDED AT ALL BUILDING EXPANSION JOINTS AND FOR EVERY 100 FEET OF STRAIGHT PIPING RUN. PROVIDE ANCHOR POINTS AND RESTRAINTS AS REQUIRED BY MANUFACTURER'S INSTALLATION GUIDELINES.
10. REFER TO R-BER DIAGRAMS FOR ADDITIONAL CONNECTION AND SIZE REQUIREMENTS.
11. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ROUTING OF HVAC EQUIPMENT COOLING COIL CONDENSATE PIPING AND SHALL INCLUDE SAME IN HIS BID. MECHANICAL CONTRACTOR SHALL ENGAGE A LICENSED PLUMBER TO INSTALL HVAC EQUIPMENT COOLING COIL CONDENSATE PIPING WHERE REQUIRED BY LOCAL CODE. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER CONDENSATE PIPING.

SHEET KEY NOTES

1. PROVIDE WATER HAMMER ARRESTER IN ALL LOCATIONS WHERE QUICK CLOSING VALVES ARE INSTALLED. NOT ALL SHOWN FOR CLARITY. INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. PROVIDE ACCESS DOOR FOR ALL VALVES, ARRESTERS AND TRAP PRIMERS LOCATED BEHIND WALLS AND/OR HARD CEILING. ACCESS DOOR TO BE OF SUFFICIENT SIZE TO ALLOW ACCESS/REPLACEMENT OF SAME. ACCESS DOOR, IN SMITH SERIES 10X.
3. BALANCING VALVE- SET TO 1 GPM.
4. 1/2" G TO EXTERIOR GAS LANTERN. FIELD COORDINATE EXACT ROUTING AND PROVIDE SHUTOFF VALVE AT UNIT CONNECTION. FIELD VERIFY SIZE AND LOCATION OF UNIT GAS CONNECTION AND PROVIDE TRANSITION FITTINGS AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY EXACT LOCATION WITH OWNER/ARCHITECT.
5. 1/2" CW TO ICE MAKER. PROVIDE WATTS LEAD FREE BRONZE DUAL CHECK VALVE. INSTALL IN AN ACCESSIBLE LOCATION. REFER TO KITCHEN EQUIPMENT DRAWINGS FOR EQUIPMENT DETAILS AND CONNECTION REQUIREMENTS.