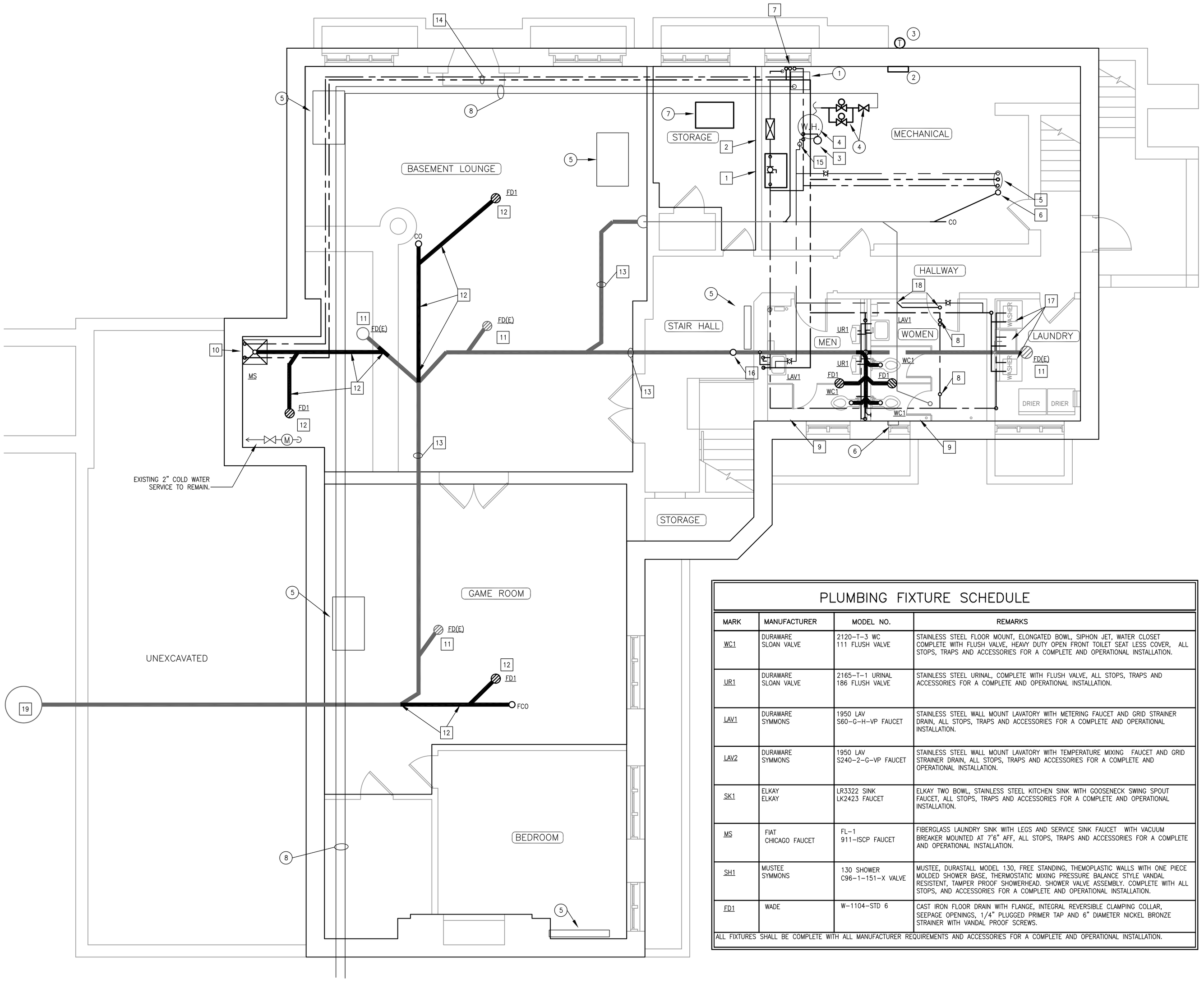

A BASEMENT PLAN – MECHANICAL & PLUMBING

SCALE: 1/4" = 1'–0"

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL NO.	REMARKS
WC1	DURAWARE SLOAN VALVE	2120–T–3 WC 111 FLUSH VALVE	STAINLESS STEEL FLOOR MOUNT, ELONGATED BOWL, SIPHON JET, WATER CLOSET COMPLETE WITH FLUSH VALVE, HEAVY DUTY OPEN FRONT TOILET SEAT LESS COVER, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
UR1	DURAWARE SLOAN VALVE	2165–T–1 URINAL 186 FLUSH VALVE	STAINLESS STEEL URINAL, COMPLETE WITH FLUSH VALVE, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
LAV1	DURAWARE SYMMONS	1950 LAV S60–G–H–VP FAUCET	STAINLESS STEEL WALL MOUNT LAVATORY WITH METERING FAUCET AND GRID STRAINER DRAIN, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
LAV2	DURAWARE SYMMONS	1950 LAV S240–2–G–VP FAUCET	STAINLESS STEEL WALL MOUNT LAVATORY WITH TEMPERATURE MIXING FAUCET AND GRID STRAINER DRAIN, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
SK1	ELKAY ELKAY	LR3322 SINK LK2423 FAUCET	ELKAY TWO BOWL, STAINLESS STEEL KITCHEN SINK WITH GOOSENECK SWING SPOUT FAUCET, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
MS	FIAT CHICAGO FAUCET	FL–1 911–ISCP FAUCET	FIBERGLASS LAUNDRY SINK WITH LEGS AND SERVICE SINK FAUCET WITH VACUUM BREAKER MOUNTED AT 7'6" AFF, ALL STOPS, TRAPS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
SH1	MUSTEE SYMMONS	130 SHOWER C96–1–151–X VALVE	MUSTEE, DURASTALL MODEL 130, FREE STANDING, THEMOPLASTIC WALLS WITH ONE PIECE MOLDED SHOWER BASE, THERMOSTATIC MIXING PRESSURE BALANCE STYLE VANDAL RESISTENT, TAMPER PROOF SHOWERHEAD. SHOWER VALVE ASSEMBLY. COMPLETE WITH ALL STOPS, AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.
FD1	WADE	W–1104–STD 6	CAST IRON FLOOR DRAIN WITH FLANGE, INTEGRAL REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENINGS, 1/4" PLUGGED PRIMER TAP AND 6" DIAMETER NICKEL BRONZE STRAINER WITH VANDAL PROOF SCREWS.
ALL FIXTURES SHALL BE COMPLETE WITH ALL MANUFACTURER REQUIREMENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION.			

BASEMENT MECHANICAL KEYED NOTES:

1 EXISTING CONDENSATE RECEIVER TO REMAIN.

2 PROVIDE TEKMAR CONTROL SYSTEM TO ALLOW AUTOMATIC CONTROL OF DISTRICT STEAM SUPPLY VALVE AND TO INCORPORATE AN OUTSIDE AIR TEMPERATURE RESET CAPABILITY INTO HEATING SYSTEM.

3 PROVIDE NEW OUTDOOR AIR TEMPERATURE SENSOR FOR HEATING SYSTEM. EXTEND AND CONNECT TO NEW CONTROL PANEL.

4. REMOVE EXISTING STEAM CONTROL VALVE AND REPLACE WITH A TWO NEW PARALLEL VALVES, SIZED FOR 1/2 TOTAL SYSTEM CAPACITY EACH, OPERATORS TO BE COMPATIBLE WITH NEW CONTROL PANEL.

5. PROVIDE NEW MANUALLY OPERATED, RADIATOR SHUTOFF VALVE FOR EXISTING RADIATOR.

6 PROVIDE EXHAUST FAN IN FIXED PORTION OF WINDOW – EXHAUST INTO WINDOW AREA WELL. FAN SHALL BE RATED FOR 200 CFM AT 0.125" WC AND SHALL BE COMPLETE WITH INSECT SCREEN, BACKDRAFT DAMPER AND VENT CAP. CONTROL FAN FROM SWITCH AT WALL. FAN SHALL BE A PENN ZEPHYR OR EQUAL.

7 PROVIDE NEW 24"x20" CEILING MOUNTED GARAGE STYLE RADIATOR COMPLETE WITH RADIATOR SHUTOFF VALVE AND AIR VENT.

8 EXISTING 2" STEAM AND CONDENSATE PIPES, TO AND FROM UNIVERSITY STEAM PLANT, AT CEILING. INSULATE 2" STEAM PIPE.

9 EXISTING EXHAUST FAN TO REMAIN.

BASEMENT PLUMBING KEYED NOTES:

1 PROVIDE NEW WATER BOOSTER PUMP FOR DOMESTIC WATER SYSTEM. PUMP SYSTEM SHALL BE A BELL & GOSSETT, DUPLEX MINISPEED VARIABLE SPEED PRESSURE BOOSTER WITH TWO PUMPS, EACH RATED FOR 70 GPM WITH A 25 PSIG BOOST. UNIT SHALL BE COMPLETE WITH CONTROL PANEL, AND ALL REQUIRED ACCESSORIES TO MAKE IT FULLY OPERATIONAL.

2 PROVIDE NEW 2" DOMESTIC BACKFLOW PREVENTER, FEBCO OR EQUAL.

3 PROVIDE NEW DOMESTIC WATER EXPANSION TANK ON EXISTING WATER HEATER.

4 EXISTING WATER HEATER TO REMAIN.

5 PROVIDE NEW DOMESTIC WATER PIPES (CW, HW & HWR)UP TO 2ND AND 3RD FLOOR BATHROOMS.

6 RELOCATE SANITARY MAIN UP TO 2ND & 3RD FLOOR BATHROOMS TO ACCOMMODATE RELOCATED DOOR ON 1ST FLOOR.

7 PROVIDE NEW SANITARY, CW & HW UP TO KITCHEN SINK ABOVE.

8 PROVIDE NEW DOMESTIC WATER PIPES UP TO EXISTING BATHROOM ABOVE.

9 PROVIDE NEW SANITARY, VENT, CW, HW, HWR, AND ALL REQUIRED FIXTURES FOR RECONFIGURED TOILET ROOMS IN BASEMENT.

10 PROVIDE NEW MOP SINK WITH SANITARY, VENT, CW, HW & HWR AS REQUIRED.

11 EXISTING FLOOR DRAIN TO REMAIN.

12 PROVIDE NEW FLOOR DRAIN – EXTEND AND CONNECT SANITARY TO EXISTING SANITARY BELOW GRADE. EXTEND AND CONNECT VENT TO EXISTING VENT.

13 EXISTING SANITARY BELOW GRADE TO REMAIN. VERIFY LOCATION AND VIDEO SURVEY TO DETERMINE CONDITION, PRIOR TO STARTING OTHER WORK.

14 ROUTE NEW COLD WATER & HOT WATER ALONG WITH EXISTING STEAM AND CONDENSATE PIPES TO SERVE NEW MOP SINK.

15 PROVIDE NEW HOT WATER RECIRCULATING PUMP. CONTROL WITH TIME CLOCK AND STRAP ON RETURN WATER SENSOR. RECIRC PUMP SHALL BE A BELL AND GOSSETT OR EQUAL, SERIES HV, RATED FOR 10 GPM AT 10 FEET HEAD.

16 REMOVE EXISTING OPEN FITTING AND REPLACE WITH NEW SANITARY TEE AND CLEANOUT.

17 EXISTING LAUNDRY SINK AND WASHING MACHINES. PROVIDE NEW DOMESTIC PIPING AS REQUIRED.

18 PROVIDE A NEW SANITARY DRAIN FOR THE TUB AND LAV ABOVE AND CONNECT TO EXISTING. DISCONNECT EXISTING SANITARY BURIED IN FLOOR ABOVE FROM SANITARY MAIN AT CEILING.

19. REPAIR OR REPLACE EXISTING SEWAGE EJECTOR IN EXISTING PIT. THIS WORK SHALL BE BID AS ALLOWANCE #3, AS INDICATED IN THE SPECIFICATIONS, FOR THE AMOUNT OF $2500.00. REUSE EXISTING CIRCUITRY IN PUMP IS TO BE REPLACED.

MECHANICAL NOTES:

1. MECHANICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL FEES AND PERMITS ASSOCIATED WITH HIS PORTION OF THE WORK.

2. INSTALL FLEXIBLE CONNECTIONS ON DUCTED FANS.

3. HVAC SYSTEM INSTALLATION SHALL COMPLY WITH THE CHICAGO MECHANICAL CODE.

4. ALL DUCTWORK TO BE METAL AND SHALL BE INSTALLED PER THE LATEST SMACNA DUCT STANDARD.

5. ALL THERMOSTATS SHALL BE MOUNTED AT 5'–0" AFF.

6. STEAM AND CONDENSATE PIPE SHALL BE SCHEDULE 40 BLACK STEEL. INSULATE ALL NEW AND EXISTING STEAM PIPE WITH 1" FIBERGLASS PIPE INSULATION WITH PAINTED CANVAS COVERING WHERE PIPING IS EXPOSED.

7. MECHANICAL CONTRACTOR TO PATCH ALL WALLS, CEILINGS, ROOF, AND FLOORS DAMAGED DURING CONSTRUCTION AT EACH PIPE AND DUCT PENETRATION.

8. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND CUTTING OF ALL HOLES REQUIRED FOR PIPE AND DUCT PENETRATIONS.

9. PROVIDE AS–BUILT DRAWINGS, OPERATION & MAINTENANCE MANUALS, AND TRAINING TO THE OWNER, AT END OF THE PROJECT.

10. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

PLUMBING NOTES:

1. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL FEES AND PERMITS ASSOCIATED WITH HIS PORTION OF THE WORK.

2. WORK PLANS TO BE CONSIDERED AS DIAGRAMMATIC AND REFLECT A MINIMUM ACCEPTABLE STANDARD. ALL WORK SHALL CONFORM TO THE CITY OF CHICAGO PLUMBING CODE AND THE ILLINOIS STATE PLUMBING CODE.

3. FIXTURES TO BE COMPLETE WITH SUPPLY PIPES WITH STOPS. SUPPLIES AND STOPS TO BE CHROME PLATE WHERE EXPOSED TO VIEW.

4. ACCESSIBLE SHUTOFF VALVES TO BE PROVIDED FOR EACH FIXTURE GROUP.

5. SOIL AND WASTE PIPING TO BE CAST IRON. VENT PIPING SHALL BE CAST IRON OR COPPER.

6. INTERIOR WATER PIPING TO BE TYPE "L" COPPER WITH LEAD–FREE SOLDER JOINTS.

7. INSULATE NEW COLD, HOT WATER RECIRCULATION AND HOT WATER PIPING WITH 1" FIBERGLASS INSULATION WITH PAINTED CANVAS COVER WHERE EXPOSED. CONCEALED PIPE NEED NOT BE CANVAS COVERED.

8. EQUIPMENT, MATERIALS AND WORKMANSHIP TO BE WARRANTED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

9. SANITARY PIPING BELOW GRADE SHALL BE 4"ø MINIMUM. FOR SIZES SEE ISOMETRICS.

10. AIR CHAMBERS OR WATER HAMMER ARRESTORS SHALL BE PROVIDED AT WATER SUPPLY CONNECTIONS TO ALL FIXTURES.

11. ALL SHUT–OFF VALVES SHALL BE FULL PORT BALL VALVES, UNLESS NOTED OTHERWISE.

12. PIPING TO BE SUPPORTED AT 4'–0" MAXIMUM SPACING. CONNECT TO STRUCTURE OR WALLS ONLY, NOT CEILING.

13. PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING. FLOOR AND WALLS SHALL BE RETURNED TO ORIGINAL CONDITION.

14. PLUMBING CONTRACTOR TO VERIFY LOCATION AND SIZES OF EXISTING SUPPLY, SANITARY AND VENT BEFORE STARTING WORK.

15. GAS PIPE TO BE ROUTED AND INSTALLED IN SUCH A MANNER SO AS NOT SUBJECT TO POSSIBLE DAMAGE.

16. PLUMBING CONTRACTOR SHALL COORDINATE ALL ASPECTS OF WORK WITH OTHER TRADES PRIOR TO CONSTRUCTION/INSTALLATION.

17. UNDERGROUND AND HIDDEN PIPING HAS BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. VERIFICATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

18. PROVIDE AS–BUILT DRAWINGS, OPERATION & MAINTENANCE MANUALS, AND TRAINING TO THE OWNER, AT END OF THE PROJECT.

19. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL NOTES AND INFORMATION.

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ISSUES AND REVISIONS

BASEMENT FLOOR PLAN
MECHANICAL AND PLUMBING

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5747 SOUTH UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60647

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE

FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01–8255

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