<u> </u>	PLUMBING	LEGEND
SYMBOL	ABBR.	DESCRIPTION
GW	- GW	GREASE WASTE BELOW FLOOR
	S OR W	SOIL OR WASTE BELOW FLOOR
CWV CWV CWV	- CWV	COMBINATION WASTE & VENT BELOV
	- V	VENT
	- CW	DOMESTIC COLD WATER
	- HW	DOMESTIC HOT WATER
HWR-	- HWR	DOMESTIC HOT WATER RETURN
GAS —	– G	LOW PRESSURE GAS
CD	- CD	PRIMARY CONDENSATE DRAIN
XSS —	- XSS	EXISTING WASTE/SANITARY SEWER
XGW —	- XGW	EXISTING GREASE WASTE
XCW-	- XCW	EXISTING COLD WATER
XG	- XG	EXISTING GAS
XHW-	– XHW	EXISTING HOT WATER
-FWFW-	- FW	FILTERED WATER
χ⊦	T&P	TEMPERATURE & PRESSURE
<u> </u>	WCO	WALL CLEANOUT
ф	FCO	FLOOR CLEANOUT
\longrightarrow	SOV	COLD WATER SHUT-OFF VALVE
	GSOV	GAS SHUT-OFF VALVE
	C.V.	CHECK VALVE
	PRV	PRESSURE REDUCING VALVE
	BLV	BALANCING VALVE
	GSOV	AUTOMATIC GAS SHUT-OFF VALVE
7	SOC	SHUT-OFF COCK (GAS)
	TMV	TEMPERATURE MIXING VALVE
0	VTR	VENT TO ROOF
lacktriangle	POC	POINT OF CONNECTION
0	СР	RECIRCULATION PUMP
-+	CW	COLD WATER STUB-IN/HOSE BIBB
-#	HW	HOT WATER STUB-IN
	(N)	NEW
	(E)	EXISTING
	(R)	RELOCATED, EXISTING
	ABV	ABOVE
	BEL	BELOW
	CFH	CUBIC FEET PER HOUR
	DN	DOWN
	FF	FINISHED FLOOR ELEVATION
	FLR	FLOOR
	IE	INVERT ELEVATION
	NTS	NOT TO SCALE
	W/	WITH
	DCO	DOUBLE CLEANOUT

	PIPE	M	ATE	ERIA	AL S	SCF	HEC	UL	Ε	
SERVICE:	Tan State of the S	· Jagg . / 2005	\$\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		36.5	*** 13 13 13 13 13 13 13				CO' SERVICE SERVICE REMARKS:
DOMESTIC	INSIDE		0							
WATER	OUTSIDE	0								
SANITARY	INSIDE					0				
WASTE	OUTSIDE					0				
SANITARY	CONCEALED					0				
	EXPOSED					0				
INDIRECT	INSIDE					0				USE COPPER TYPE "M" FOR
WASTE	OUTSIDE							0		CONDENSATE
NATURAL	INSIDE						0			
GAS	OUTSIDE						0			

INOIL	•
1.	ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF
	AREAS OF RESIDENTIAL ACCOMMODATION.
2.	ABS/PVC VENT TERMINATIONS UP THROUGH THE ROOF EXPOSED TO SUNLIGHT ARE
	REQUIRED TO BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS.

	SHEET INDEX
P000	PLUMBING NOTES & SCHEDULES
P001	PLUMBING DETAILS
P002	PLUMBING SPECIFICATION SHEETS
P100	BASEMENT PLUMBING PLAN
P200	WASTE & VENT PLAN - 2ND FLOOR
P201	WASTE & VENT PLAN - 3RD FLOOR
P300	WATER PLAN - 2ND FLOOR
P301	WATER PLAN - 3RD FLOOR
TP00	TITLE 24

SCOPE OF WORK

- EXISTING COMMERCIAL BUILDING 2ND AND 3RD FLOOR CONVERSION TO APARTMENT
- PROVIDE NEW PLUMBING FIXTURES/CONNECTIONS TO THE RENOVATED AREAS.
- NEW WATER HEATER (S) TO BE INSTALLED IN BASEMENT.

GENERAL NOTES

PLUMBING FIXTURE SCHEDULE

WASTE

VENT

CW

1/2"

1/2"

1/2"

3/4"

1-1/2"

- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND
- THE PLUMBING SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE 2022 CPC AND AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICTS WITH CODES, DRAWINGS, OR SPECIFICATIONS, THE MOST STRINGENT SHALL
- THE DRAWINGS WERE PREPARED WITH THE BEST STRUCTURAL AND ARCHITECTURAL INFORMATION AVAILABLE. IT IS UNDERSTOOD THAT EQUIPMENT LOCATIONS AND ROUTING OF PIPING MAY VARY FROM THAT SHOWN ON THE PLANS AS CONSTRUCTION PROCEEDS. IT IS THE CONTRACTORS RESPONSIBILITY TO:
- a. NOTIFY THE MECHANICAL ENGINEER OF CONSTRUCTION RESTRAINTS WHICH
- MAKE VARIATIONS FROM THE PLANS NECESSARY. b. COMPLETE ALL WORK INCLUDING THE VARIATIONS WITHOUT CHARGING EXTRAS

TO THE BID CONTRACT. COMPLETION OF WORK MEANS THE JOB IS WORKING AND MEETS ALL CITY, COUNTY AND UNIFORM MECHANICAL, PLUMBING AND

THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO THE SAFETY REQUIREMENTS SET FORTH BY THE

BUILDING CODE REQUIREMENTS.

LOCAL AUTHORITIES HAVING JURISDICTION.

- THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THEY ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BONDS, UNIONS, SPECIFIC FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED.
- THE PLUMBING CONTRACTOR SHALL PROVIDE THE WATER, SEWER AND STORM DRAIN SYSTEMS AND CONNECT TO EACH DESIGNATED POINT OF CONNECTIONS 5'-0" OUTSIDE OF THE BUILDING. ALL SEWER SYSTEM SHALL MEET THE REQUIRED INVERT ELEVATION SHOWN ON THE CIVIL DRAWINGS. PIPING BEYOND THIS POINT IS SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATION AND SHALL BE AS SHOWN ON THE CIVIL DRAWINGS.
- THE OWNER SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTION AND SHALL MAKE APPLICATION FOR SERVICE AND PERMITS AND SHALL PAY ALL FEES AND CHARGES INCLUDING THE COST OF VAULTS
- ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING,
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING ACCESS PANELS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND ELECTRICAL
- 10. COORDINATE ALL LOCATIONS, SIZES AND ELEVATIONS OF ALL SLEEVES THROUGH WALLS, BEAMS, SLABS AND FOOTING WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ALL PIPES SLEEVING THROUGH FOOTINGS SHALL HAVE A SLEEVE DIAMETER OF TWO PIPE SIZES OVER THE PIPE PASSING THROUGH THE FOOTING.
- I. CONTRACTOR MUST NOT CUT, RELOCATE, COMPROMISE, DAMAGE OR OTHERWISE ALTER THE ROOF STRUCTURE. THE JOISTS WHICH OCCUR THROUGHOUT ALL THE MECH. BAY AREAS LIKE WISE MUST NOT BE ALTERED.
- . BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
- 13. CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A

TWELVE INCH (12") SECTION OF RED BRASS PIPE.

TANK TYPE WATER CLOSE

LAVATORY

KITCHEN SINK

SHOWER

BATHTUB

HUB DRAIN

WATER HEATER

CIRCULATING PUMP

SHWR

TUB

14. ALL FLOOR AND WALL PENETRATIONS MUST BE SEALED WATERTIGHT AND VERMIN

1/2"

1/2"

1-1/2"

3/4"

- 15. ALL EXTERIOR GAS COCKS, WATER SHUTOFF VALVES AND/OR SEWER CLEAN OUTS BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH THE COVERS CONSPICUOUSLY MARKED "GAS", "WATER", AND "SEWER" RESPECTIVELY. SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - OBTAINED FROM THE ARCHITECTURAL DRAWINGS. 17. SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW
 - HANDICAP LAVATORIES AND SINKS WITH INSULATING TAPE AND OFFSET P-TRAP AGAINST WALL. ALL FLUSH VALVES FOR HANDICAP SHALL BE LOCATED ON HANDICAP WHEELCHAIR ACCESS SIDE OF STALL.

16. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE

INDICATED. 19. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND

18. ALL WASTE, SOIL AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE

- 20. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BASE BID. HE SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FUTURE WORK TO BE DONE. HE SHALL INCLUDE ALL HIS SITE INFORMATION AND CONDITIONS WITHIN HIS BASE BID. HE SHALL BE RESPONSIBLE FOR COMPLETE AND FULLY FUNCTIONING PLUMBING
- 21. PLUMBING CONTRACTOR SHALL COORDINATE COMPLETE PLUMBING INSTALLATION AND REQUIREMENTS PRIOR TO BASE BID WITH ALL LOCAL DISTRICTS AND GOVERNING
- AUTHORITIES. INCLUDE ALL FINDINGS WITHIN THE BASE BID. 22. PROVIDE RECIRCULATION PUMP FOR HOT WATER WHEN THE HOT WATER PIPE IS

PROVIDE TRAP SEAL PRIMER FOR FLOOR DRAIN SUBJECT TO INFREQUENT USE.

- 24. ALL PLUMBING, AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING
- 25. PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC
- 26. MULTIPLE RUNS OR CLUSTERS OF PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
- 27. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.
- 28. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING
- 29. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
- 30. EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST 3 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT
- 1. FIELD VERIFY ALL EXISTING PLUMBING CONDITIONS AND EXISTING/NEW HVAC PLUMBING CONNECTIONS PRIOR TO BIDDING AND START OF WORK.
- 32. IN THE EVENT THAT THE PLANS DO NOT REPRESENT FIELD CONDITIONS, CONTACT THE OWNER, ARCHITECT, OR DESIGNATED ENGINEER DESIGNER PRIOR TO START OF
- 33. CAP ALL DOMESTIC WATER PIPING THAT IS SERVING A PLUMBING FIXTURE THAT IS BEING DEMOLISHED.

DESCRIPTION

KOHLER WELLWORTH K-3577 TANK TYPE WATER CLOSET. 1.28 GPF. EQUIVALENT ACCEPTABLE

KOHLER DEVONSHIRE BATHROOM FAUCET K-394-4. 1.2 GPM. FOR 8" OR 16" CENTERS. EQUIVALENT

ACCEPTABLE. SINK TO BE PROVIDED BY OTHERS.

KOHLER PULL-DOWN SINGLE-HANDLE KITCHEN FAUCET CRUE K-22972. 1.5 GPM @ 60PSI.

EQUIVALENT ACCEPTABLE. SINK TO BE PROVIDED BY OTHERS.

BALANCE/THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED

ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER

A MAXIMUM MIXED WATER SETTING OF 120°F. EQUIVALENT ACCEPTABLE.

K-TS97074-4G-CP TUB AND SHOWER TRIM PACKAGE WITH 1.75 GPM SINGLE FUNCTION SHOWER

HEAD. EQUIVALENT ACCEPTABLE. TUB TO BE PROVIDED BY OTHERS.

ZURN Z1870 HUB DRAIN, 3" DIA. INLET, 2" DIA. OUTLET. EQUIVALENT FIXTURE ACCEPTABLE.

A.O. SMITH BTH-199(A) GAS TANK TYPE WATER HEATER. 100 GAL. 199,900 BTUH INPUT. EXPANSION

TANK (ZURN MODEL XT-18, 4.8 GAL. INSTALLED WITH WATER HEATER. INSTALL 3" CONCENTRIC VENT

TO 1ST FLOOR & TERMINATE ON WALLPER MANUFACTURER'S INSTRUCTIONS. EQUIVALENT FIXTURE

ACCEPTABLE.

TACO 006E3 SMART PLUS-E ECM HIGH EFFICIENCY HOT WATER RECIRCULATION SYSTEM.

PLUMBING SPECIFICATION

1. CLEANOUTS

- PROVIDE CLEANOUTS WITH BRASS SCREW PLUG AT ALL CHANGES OF DIRECTION TO PERMIT ROUTING OF ALL SEWERS. ALL CLEAN OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN OUT LOCATIONS OF EQUIPMENT, CABINETS, ETC., WITH THE ARCHITECT PRIOR TO ANY INSTALLATION.
- 2. VALVES EVERY PLUMBING FIXTURE SHALL BE INDEPENDENTLY VALVED.
- ALL SEWERS AND WATER PIPING SHALL BE PROPERLY TESTED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL BUILDING INSPECTOR.
- 4. EXCAVATION AND BACK FILLING TRENCHES SHALL BE BACK FILLED AND SETTLED BY PUDDLING. NO PIPE SHALL
- BE LESS THAN 12" BELOW FINISH GRADE. ALL PIPING TO BE SUPPORTED WITH HANGERS AND BRACKETS WHICH PROVIDE

ISOLATION FROM FRAMING. CONTACT BETWEEN PIPE AND SUPPORT TO BE LINED

PIPE INSULATION

HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.

WITH PLASTIC OR FELT.

- PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
- HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
- THE FOLLOWING PIPING CONDITIONS SHALL HAVE A MINIMUM INSULATION WALL THICKNESS OF 1 INCH OR A MINIMUM INSULATION R-VALUE OF 7.7:
- THE FIRST 5 FEET (1.5 METERS) OF COLD WATER PIPES FROM THE STORAGE
- ALL HOT WATER PIPING WITH A NOMINAL DIAMETER EQUAL TO OR GREATER THAN 3/4 INCH (19 MILLIMETER) AND LESS THAN 1 INCH.
- ALL HOT WATER PIPING WITH A NOMINAL DIAMETER LESS THAN 3/4 INCH THAT IS: a. ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM; b. FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES;
- c. FROM THE HEATING SOURCE TO A STORAGE TANK OR BETWEEN STORAGE TANKS: OR
- d. BURIED BELOW GRADE.

RESIDENTIAL NOTES

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT.

CA GREEN BUILDING NOTES

- 4.303.1 PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.1.4.
- 4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- 4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS.

- 4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 18 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- 4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD. THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS, THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60
- 4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER
- 4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NO TO EXCEED 2.2 GALLONS PER MINTUE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIFORNIA PLUMBING CODE.

	PLUMBIN	IG FIXT	URE UI	NITS		
	W	ATER LO	AD		WASTE LOAD)
FIXTURE TYPE	NO. OF	WATER	FIXTURE	FIXTURE		
	FIXTURES	FU PER	cw	HW	WASTE FU	TOTAL
		FIXTURE	FU	FU	PER FIXTURE	WASTE FU
MAIN HOUSE	•	•	•			
WATER CLOSET	23	2.5	57.5		3	
LAVATORY	2	1	2	2	1	
SHOWER	20	2	40	40	2	
BATHTUB	3	4	12	12	2	
KITCHEN SINK w/ DW	23	1.5	34.5	34.5	2	
TOTAL			146	88.5		1

WATER CALCULATIONS STREET PRESSURE: 60 PSI MIN. (V.I.F.) 70 PSI MAX (V.I.F.) METER SIZE: 1-1/2 INCH TANK SYSTEM: 54 GPM FLOW MATERIAL: COPPER TYPE L MAX. VEL. (CW): 8 FPS

	COLD WATE	R
METER LOSS (PSI)	5.00	PSI
PRESSURE HEAD LOSS (PSI) HEIGHT: 35 FT	15.17	PSI
RESIDUAL PRESSURE REQUIRED (PSI)	25.00	PSI
PRESSURE REDUCING VALVE (PSI)	0.00	PSI
BACKFLOW PREVENTER (PSI)	0.00	PSI
TOTAL LOSSES (PSI)	45.17	PSI
MINIMUM WATER PRESSURE (PSI)	60.00	PSI
PRESSURE AVAILABLE FOR FRICTION (PSI)	14.83	PSI
ACTUAL LENGTH OF SYSTEM (FT)	170	FT
DEVELOPED LENGTH (130% OF ITEM 9) (FT)	221	FT
AVERAGE PRESSURE DROP (PSI/100 FT)	6.7	PSI/100'
[PRESSURE AVAIL. FOR FRIC./DEVELOPED LENGTH] X 100		

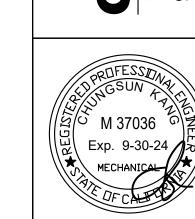
PIPE	С	W SYSTE	M H	W SYSTE	M
SIZE	TANK FU	F.V. FU	GPM	FU	GPM
1/2"	2	0	2	2	2
3/4"	8	0	7	8	7
1"	21	0	15	16	12
1-1/4"	44	9	26	28	19
1-1/2"	90	30	41	46	27
2"	254	132	76	119	48

MAX. VEL. (HW):

	CONNECTED GAS LO	AD SCHE	DULE	ı		
MARK	ITEM	INF CFI		QTY.	TOTA CFH	L
WH	WATER HEATER		200	1		200
	W	ATER HEAT	ING LC	OAD (CFH):		200
	TOTAL DEV. LENGTH =	110 FEE	ΞT	TOTAL CFH:	:	200

CONNECTED GAS NOTES

- 1 GAS PIPING SIZED FOR THE TOTAL CONNECTED LOAD 110 FT. FROM METER TO FARTHEST CONNECTION, WITH 0.6 SPECIFIC GRAVITY, 0.5" PRESSURE LOSS IS MIN. PIPE SIZE OF 1-1/4 INCHES.
- 2 GAS PIPING SHALL BE THREADED UNLESS OTHERWISE REQUIRED BY CODE.
- GAS PIPING SHALL BE TESTED IN ACCORDANCE WITH CPC SEC. 1213.3.
- 4 GAS BURNING EQUIP. SHALL BE INSTALLED PER NFPA #58 AND NFPA #96.



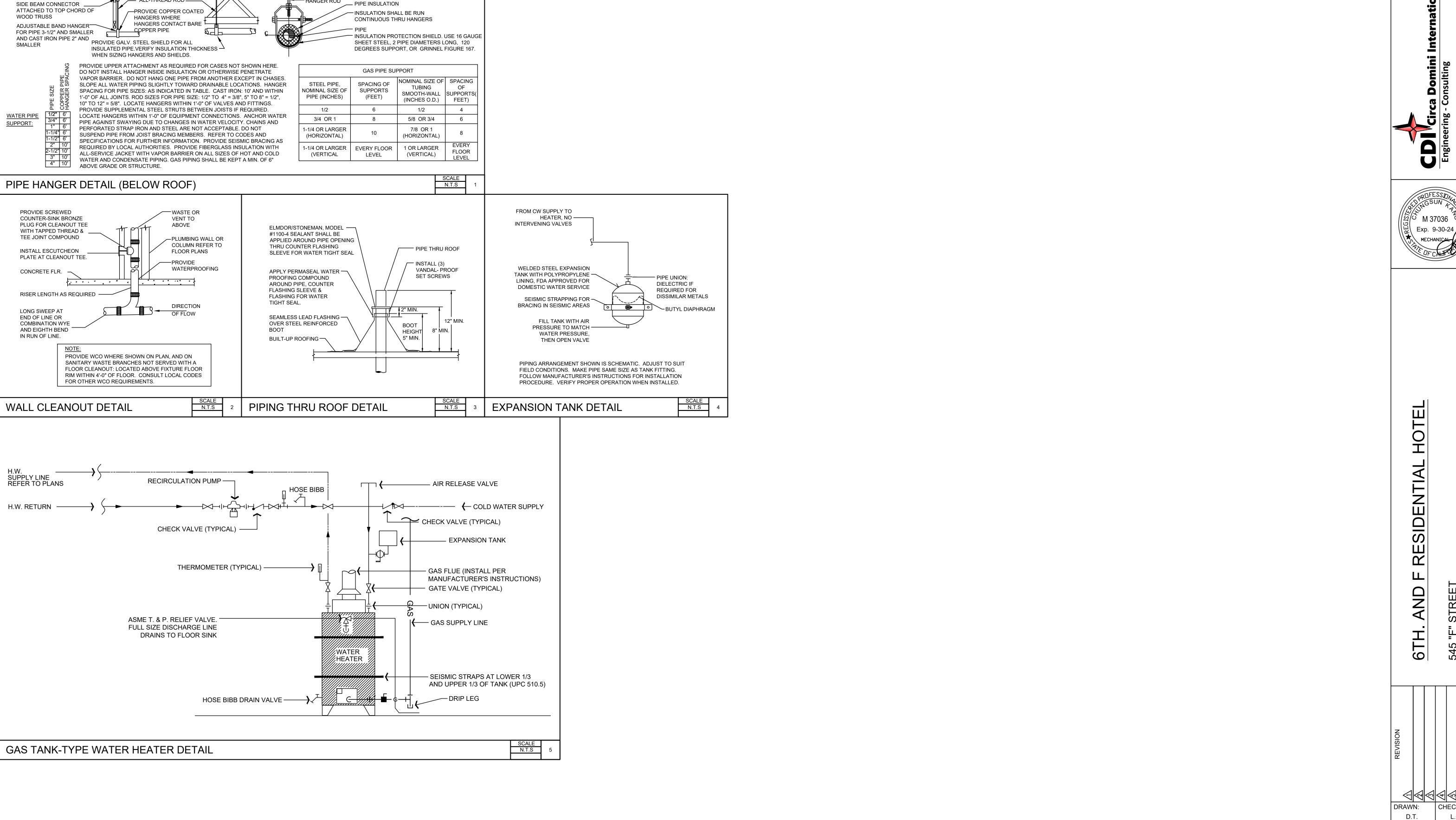
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CHECKED: D.T. L.C. SCALE: 03/20/2024 N.T.S.

<u>Т</u>

SHEET TITLE:

PLUMBING NOTES & SCHEDULES



HANG PIPE LARGER THAN 4"

FROM TOP OF JOISTS ONLY AT

WOOD STRUCTURE

ALL-THREAD ROD —

STEEL STRUCTURE

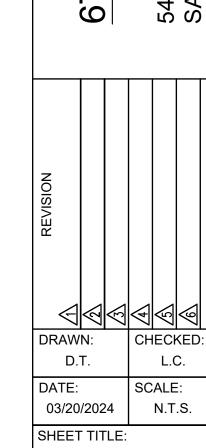
SECTION

HANGER ROD

PLOT DATE: 6/13/2024 2:29:50 PM

9 SIDEN RE AND

"F" STREET N DIEGO, CA



PLUMBING DETAILS

P001

CYCLONE® Mxi MODULATING

MODULATING BURNER ADVANCES THE CYCLONE TO HIGHER LEVELS OF EFFICIENCY

The full line of A. O. Smith Cyclone Mxi condensing water heaters has been designed to provide years of dependable service and feature industry leading technology. Models are available from 120,000 to 500,000 Btu/h and all deliver thermal efficiencies of 95% and higher. The unique helical coil heat exchanger limits weld joints for optimal service life while maximizing heat transfer. Cyclone is the industry leader in high efficiency commercial water heating. The current Mxi modulating models adjust firing rate to the specific demand further increasing efficiency and money savings.

INTELLIGENT CONTROL SYSTEM WITH • Powered anodes are non-sacrificial TOUCH SCREEN DISPLAY AND ICOMM • Automatically adjusts output needed to CONNECTIVETY ONBOARD*

- Exclusive A. O. Smith designed color touch display control system
- Provides detailed water heater status to 180 degrees
- Built-in diagnostics
- Run history information
- Conventional power venting or direct venting *Cyclone Mxi models manufactured March 1, 2018 to present come standard with iCOMM Wi-Fi connectivety onboard. Remotely monitor • Front located exhaust and condensate and adjust the water heater via the A. O. Smith connections allow for easy install and access app. No charge connectivety using Wi-Fi or Ethernet connection.
- Intelligent Demand Response (IDR) feature senses large water draws and automatically adjusts the differential setpoint. This feature increases the hot water available when it is needed the most.

SUBMERGED COMBUSTION CHAMBER,

- Positioned in center of tank, surrounded by water to virtually eliminate radiant heat loss from chamber
- Direct spark ignition • Spiral heat exchanger keeps hot burner gases • Down-fired pre-mix burner provides optimum swirling, uses centrifugal force to maximize efficiency of heat transfer to water in tank

Spiral heat exchanger reduces lime scale from forming on water-side surfaces, which maintains energy efficiency over time POWERED ANODES STANDARD ON ALL • For complete warranty information, consult MODELS

Provides long-lasting tank protection in varying

water conditions

BTH 120-250

Electrical characteristics-120V-60Hz A.C., 5.0 A "A" in model represents ASME construction

Propane gas models available

properly protect the tank

PERMAGLAS® ULTRA COAT™ GLASS Glass coating is applied using a liquid slush coating technique to ensure uniform coating

 Precise temperature control adjustable from 90
 Heat exchanger coil is glassed both externally and internally for optimum protection MECHANICAL VENTING VERSATILITY

> Vents vertically or through a sidewall Vents with low cost PVC Schedule 40 intake

and exhaust pipe. Approved for optional CPVC

Schedule 40, Polypropylene and AL29-4C stainless steel vent materials Direct-vent intake and exhaust pipe can terminate separately outside building or through single opening, using concentric vent

WITH HELICAL HEAT EXCHANGER COIL • Canadian installations require ULC S636 PVC/ CPVC, ULC S636 Polypropylene and AL29-4C stainless steel pipe for intake and exhaust

> HIGH EFFICIENCY MODULATING PRE-MIX POWERED BURNER efficiency and quiet operation Top-mounted burner position prevents

condensation from affecting burner operation

3-YEAR LIMITED TANK / 1-YEAR

written warranty or go to hotwater.com

LIMITED PARTS WARRANTY

Commercial Gas Water Heaters



BTH-120(A) THROUGH BTH-500(A)

MODEL SHOWN:

BTH-199(A) SERIES 300/301

BACK

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TOP VIEW

* Center line of water outlet on top of the water heaters is approximately 7 inches from the front edge of the water heater

Liters 379 194.9 143.2 70.5 16 7.62 162.6 28.6 177.8 191.8 46.36 kg

Dimensions and specifications subject to change without notice in accordance with our policy of continuous product improvement.

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OTHER FEATURES:

SPACE-SAVING DESIGN FOR INSTALLATION FLEXIBILITY • CSA certified and ASME rated T&P relief valve

- 0" clearance to combustibles, approved for installation on
- All models are design certified by Underwriters Laboratories (UL), Inc., to ANSI Z21.10.3 - CSA 4.3 Standards
- U.S. Department of Energy and current edition ASHRAE/IES 90.1
 - Design Certified by Underwriters Laboratories to NSF standard 5 for
 - 180°F (62°C) water Complies with SCAQMD Rule 1146.2 and other Air Quality Management Districts with similar requirements for ultra low-NOx
 - ASME tank construction optional on 120-500 model sizes

VENT REQUIREMENTS FOR BTH 120(A) - 250(A)

Number of 90°	3 Inch Pipe	4 Inch Pipe	
Elbows Installed	Maximum Feet (Meters)	Maximum Feet (Meters)	
One (1)	45 feet (13.7 meters)	115 feet (35 meters)	
Two (2)	40 feet (12.2 meters)	110 feet (33.5 meters)	
Three (3)	35 feet (10.7 meters)	105 feet (32 meters)	
Four (4)	30 feet (9.1 meters)	100 feet (30.5 meters)	
Five (5)	N/A	95 feet (29 meters)	
Six (6)	N/A	90 feet (27.4 meters)	

VENT REQUIREMENTS FOR BTH 300(A) - 500(A)

Number of 90°	4 Inch Pipe	6 Inch Pipe
Elbows Installed	Maximum Feet (Meters)	Maximum Feet (Meters)
One (1)	65 feet (19.8 meters)	115 feet (35 meters)
Two (2)	60 feet (18.2 meters)	110 feet (33.5 meters)
Three (3)	55 feet (16.8 meters)	105 feet (32 meters)
Four (4)	50 feet (15.2 meters)	100 feet (30.5 meters)
Five (5)	45 feet (13.7 meters)	95 feet (29 meters)
Six (6)	40 feet (12.2 meters)	90 feet (27.4 meters)

GAS PRESSURE REQUIREMENTS

G/15 : NESSONE	REQUIREMENTS						
Mandal November	Manifold Pressure		Minimum Su	oply Pressure	Maximum Supply Pressure		
Model Number	Natural Gas	Propane Gas	Natural Gas	Propane Gas	Natural Gas	Propane Gas	
BTH-120(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	3.5"W.C. (1.10 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-150(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	3.5 "W.C. (1.10 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-199(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	3.5 "W.C. (1.10 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-250(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	3.5 "W.C. (1.10 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-300(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	4.8"W.C. (1.19 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-400(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	4.8"W.C. (1.19 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	
BTH-500(A)	0"W.C. (0 kPa)	0"W.C. (0 kPa)	4.8"W.C. (1.19 kPa)	8.5"W.C. (2.12 kPa)	14"W.C. (3.49 kPa)	14"W.C. (3.49 kPa)	

Depending on the installed equivalent length, and/or the number of appliances connected, the supply gas line size may need to be increased beyond the minimum required size.

AOSCG10210



RECOVERY CAPACITY

Model Number	Turns of Con	Inp	Thornal Efficiency	
Model Nullibel	Type of Gas	BTU/HR	kW	Thermal Efficiency
BTH-120(A)	Natural/Propane	120,000	35	95%
BTH-150(A)	Natural/Propane	150,000	44	98%
BTH-199(A)	Natural/Propane	199,900	58	97%
BTH-250(A)	Natural/Propane	250,000	73	96%
BTH-300(A)	Natural/Propane	300,000	88	96%
BTH-400(A)	Natural/Propane	399,900	117	95%
BTH-500(A)	Natural/Propane	499,900	146	95%

	U.S. GALLONS/HR AND LITRES/HR AT TEMPERATURE RISE INDICTATED													
Model Number	Approx. Capacity	°F °C	30°F 17°C	40°F 22°C	50°F 28°C	60°F 33°C	70°F 39°C	80°F 44°C	90°F 50°C	100°F 56°C	110°F 61°C	120°F 67°C	130°F 72°C	140°F 78°C
227 Litres	LPH	1743	1308	1046	872	747	654	581	523	475	436	402	374	
BTH-150(A)	100 U.S. Gals.	GPH	594	445	356	297	255	223	198	178	162	148	137	127
	379 Litres	LPH	2248	1686	1349	1124	963	843	749	674	613	562	519	482
BTH-199(A)	100 U.S. Gals.	GPH	783	588	470	392	336	294	261	235	214	196	181	168
	379 Litres	LPH	2965	2224	1779	1483	1271	1112	988	890	809	741	684	635
BTH-250(A)	100 U.S. Gals.	GPH	970	727	582	485	416	364	323	291	264	242	224	208
	379 Litres	LPH	3670	2753	2202	1835	1573	1376	1223	1101	1001	918	847	786
BTH-300(A)	119 U.S. Gals.	GPH	1164	873	698	582	499	436	388	349	317	291	269	249
	450.96 Litres	LPH	4405	3304	2643	2202	1888	1652	1468	1321	1201	1101	1017	944
BTH-400(A)	119 U.S. Gals.	GPH	1535	1151	921	767	658	576	512	460	419	384	354	329
	450.96 Litres	LPH	5810	4358	3486	2905	2490	2179	1937	1743	1585	1453	1341	1245
BTH-500(A)	119 U.S. Gals.	GPH	1919	1439	1151	959	822	720	640	576	523	480	443	411
	450.96 Litres	LPH	7263	5448	4358	3632	3113	2724	2421	2179	1981	1816	1676	1556

STORAGE CAPACITY

BTH 120	60	227
BTH 150	100	379
BTH 199	100	379
BTH 250	100	379
BTH 300	119	450.96
BTH 400	119	450.96
BTH 500	119	450.96

Model Number U.S. Gallons Liters

GAS LINE CONNECTION SIZE

Model	Series	Natural Gas	Propane Gas
BTH 120	300/301	3/4" NPT	3/4" NPT
BTH 150	300/301	3/4" NPT	3/4" NPT
BTH 199	300/301	3/4" NPT	3/4" NPT
BTH 250	300/301	3/4" NPT	3/4" NPT
BTH 300	300/301	1-1/2" NPT	1-1/2" NPT
BTH 400	300/301	1-1/2" NPT	1-1/2" NPT
RTH 500	300/301	1-1/2" NPT	1-1/2" NPT

Page 5 of 6 AOSCG10210

0 SIDEN

RE

AND

DRAWN: CHECKED: D.T. L.C. DATE: SCALE: N.T.S.

03/20/2024 SHEET TITLE:

PLUMBING SPECIFICATION SHEETS

P002

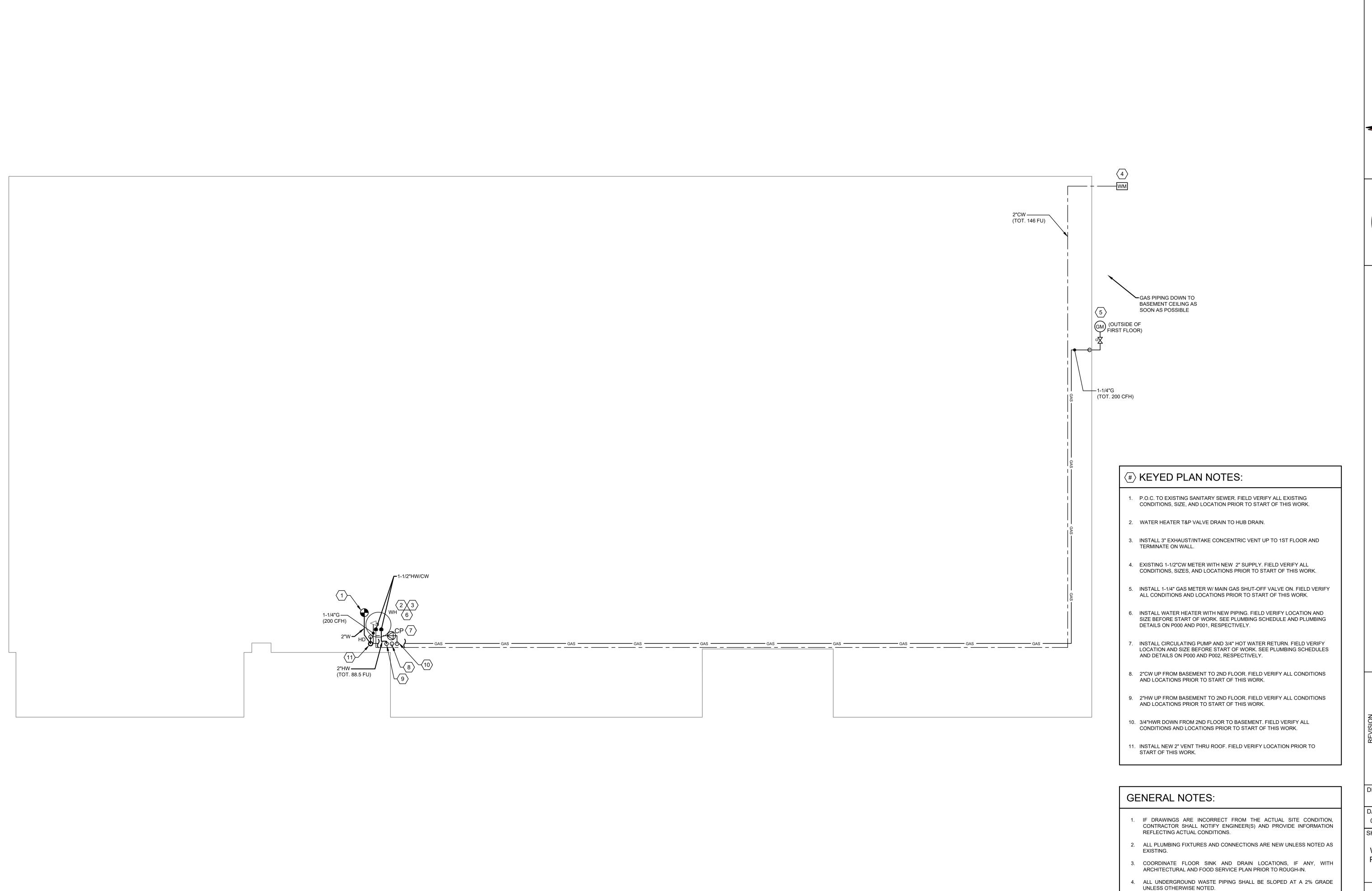
PLOT DATE: 6/13/2024 2:29:50 PM

• Easy-to-remove top cover for convenient access to serviceable parts • Maximum hydrostatic working pressure: 160 psi

- clearance on top Handhole cleanout allows easy access to tank interior for cleaning
 Meets the thermal efficiency and standby loss requirements of the

0" installation clearances on sides and rear, 1-1/2" installation

CODES AND STANDARDS

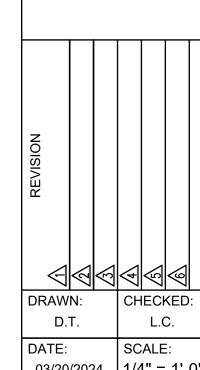


BASEMENT PLUMBING PLAN



Ш SIDI

"F" STREET N DIEGO, CA



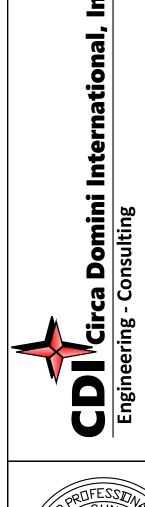
03/20/2024 1/4" = 1'-0"

SHEET TITLE:

WASTE & VENT PLAN - 2ND FLOOR

5. PROVIDE WALL CLEAN OUTS TO ALL LAVATORY, HAND SINK AND URINAL

FIXTURES.





RESIDEN

545 "F" STREET SAN DIEGO, CA

CHECKED:

WASTE & VENT

PLAN - 2ND FLOOR

P200

L.C.

D.T.

SHEET TITLE:

PRIOR TO START OF THIS WORK.

INSTALL NEW 3" VENT THRU ROOF. FIELD VERIFY LOCATION PRIOR TO START OF THIS WORK.

4"W FROM 3RD TO 2ND FLOOR. FIELD VERIFY ALL EXISTING CONDITIONS, SIZE, AND LOCATION PRIOR TO START OF THIS WORK.

4. 2"W FROM 3RD TO 2ND FLOOR. FIELD VERIFY ALL EXISTING CONDITIONS, SIZE, AND LOCATION PRIOR TO START OF THIS WORK.

- IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.
- 2. ALL PLUMBING FIXTURES AND CONNECTIONS ARE NEW UNLESS NOTED AS

KEYED PLAN NOTES:

4"W; MINIMUM 2% SLOPE

4"W; MINIMUM 2% SLOPE

- 4"W FROM 2ND TO 1ST FLOOR. TIE INTO EXISTING DRAINAGE LINE ON 1ST FLOOR. FIELD VERIFY ALL EXISTING CONDITIONS, SIZE, AND LOCATION
- 5. 3" VENT UP FROM 2ND FLOOR TO 3RD FLOOR. FIELD VERIFY LOCATION
- PRIOR TO START OF THIS WORK.

GENERAL NOTES:

- EXISTING.
- COORDINATE FLOOR SINK AND DRAIN LOCATIONS, IF ANY, WITH ARCHITECTURAL AND FOOD SERVICE PLAN PRIOR TO ROUGH-IN.
- 4. ALL UNDERGROUND WASTE PIPING SHALL BE SLOPED AT A 2% GRADE UNLESS OTHERWISE NOTED.
- 5. PROVIDE WALL CLEAN OUTS TO ALL LAVATORY, HAND SINK AND URINAL FIXTURES.

WASTE & VENT PLAN - 2ND FLOOR

4"W; MINIMUM 2% SLOPE

212

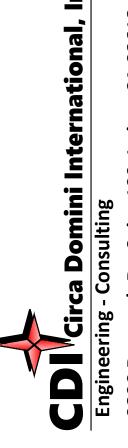
4"W; MINIMUM 2% SLOPE

211

4"W; MINIMUM 2% SLOPE

ROOM

210





SIDEN

"F" STREET N DIEGO, CA

CHECKED:

WASTE & VENT PLAN - 3RD FLOOR

L.C.

D.T.

SHEET TITLE:

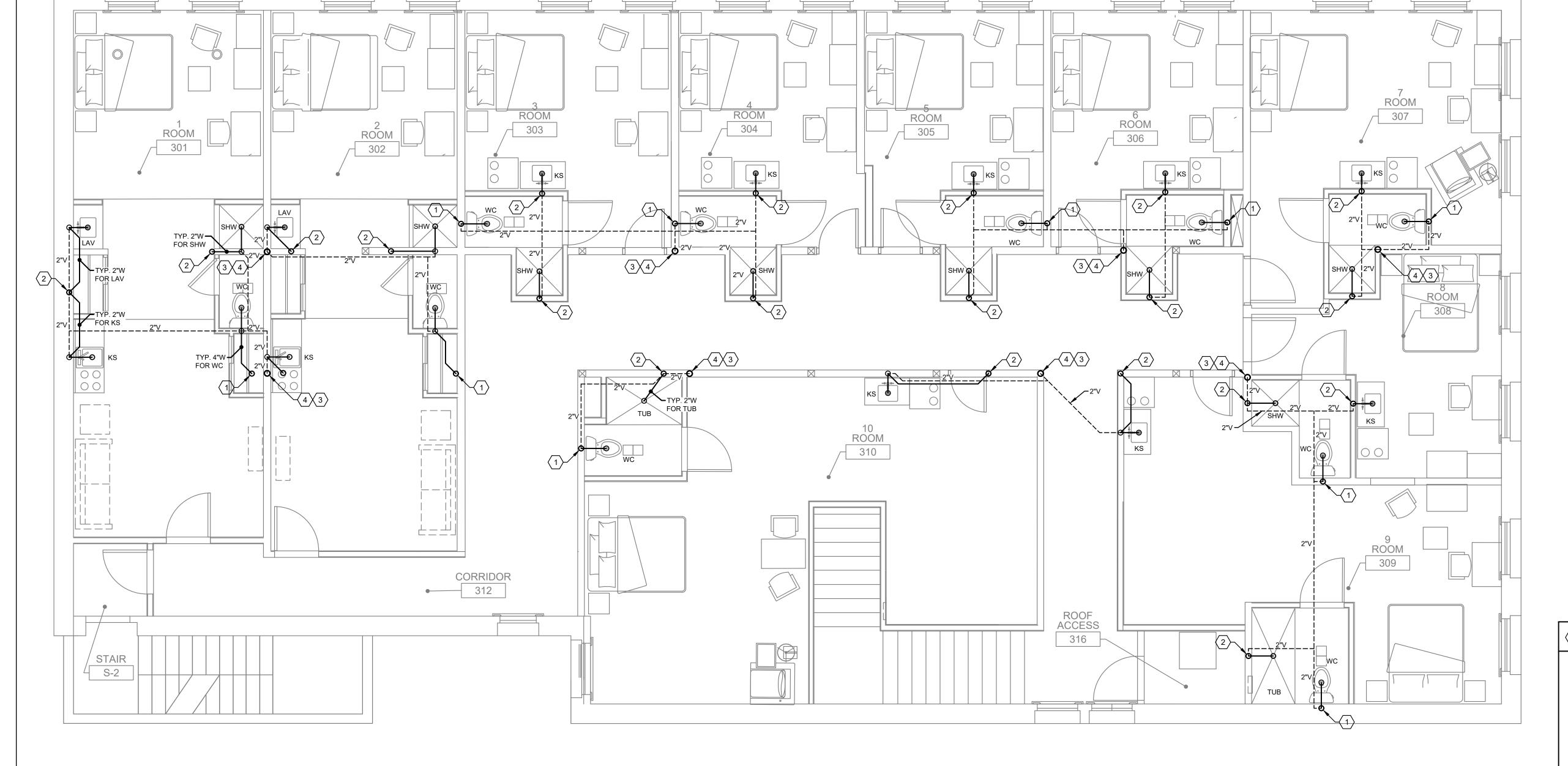
KEYED PLAN NOTES:

- 4"W FROM 3RD TO 2ND FLOOR. FIELD VERIFY ALL EXISTING CONDITIONS, SIZE, AND LOCATION PRIOR TO START OF THIS WORK.
- 2"W FROM 3RD TO 2ND FLOOR. FIELD VERIFY ALL EXISTING CONDITIONS, SIZE, AND LOCATION PRIOR TO START OF THIS WORK.
- . INSTALL NEW 3" VENT THRU ROOF. FIELD VERIFY LOCATION PRIOR TO START OF THIS WORK.
- 4. 3" VENT UP FROM 2ND FLOOR TO 3RD FLOOR. FIELD VERIFY LOCATION PRIOR TO START OF THIS WORK.

GENERAL NOTES:

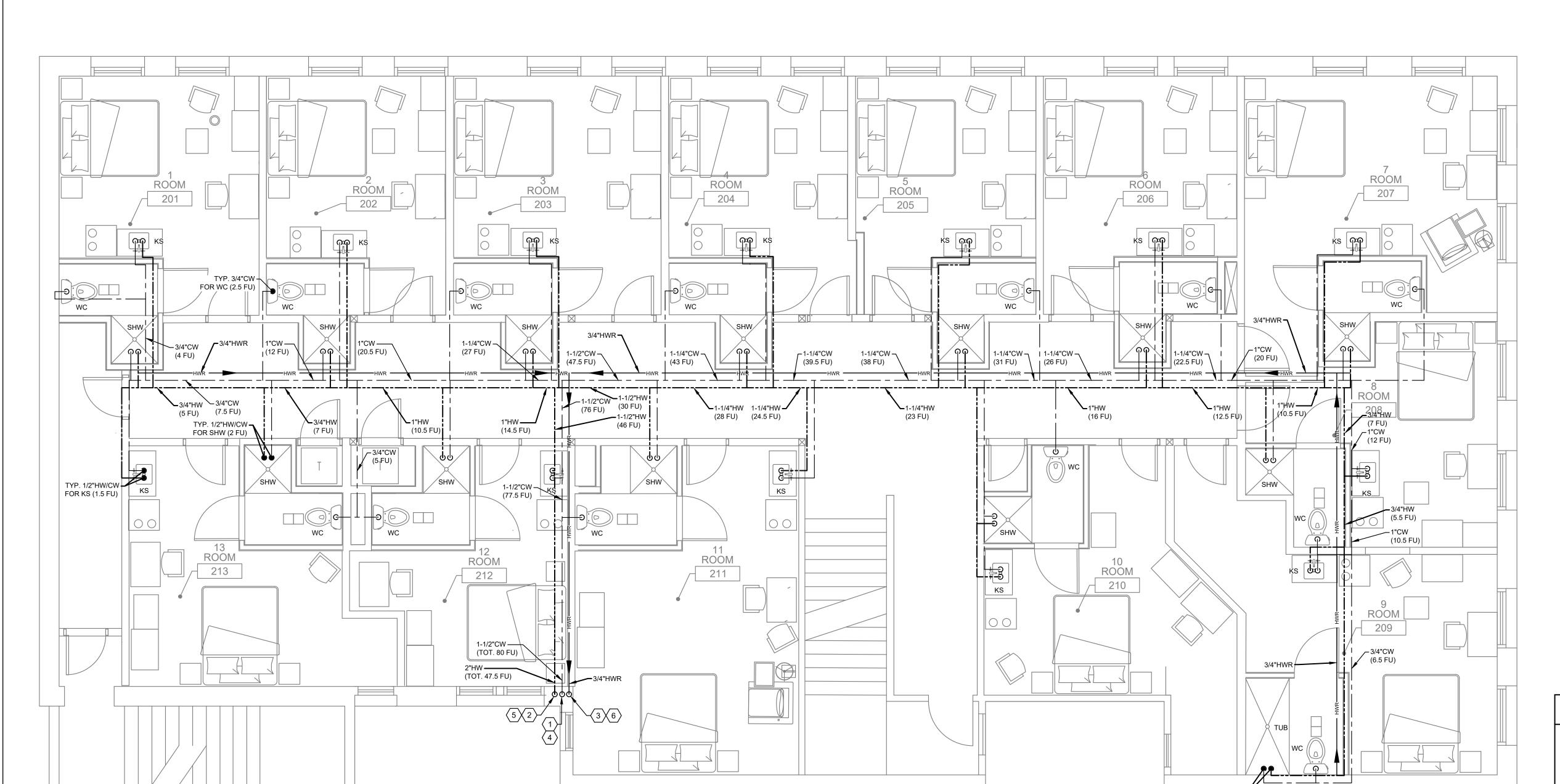
- 2. ALL PLUMBING FIXTURES AND CONNECTIONS ARE NEW UNLESS NOTED AS
- EXISTING.
- 4. ALL UNDERGROUND WASTE PIPING SHALL BE SLOPED AT A 2% GRADE UNLESS OTHERWISE NOTED.

- IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.
- 3. COORDINATE FLOOR SINK AND DRAIN LOCATIONS, IF ANY, WITH ARCHITECTURAL AND FOOD SERVICE PLAN PRIOR TO ROUGH-IN.
- 5. PROVIDE WALL CLEAN OUTS TO ALL LAVATORY, HAND SINK AND URINAL FIXTURES.



WASTE & VENT PLAN - 3RD FLOOR

P201



KEYED PLAN NOTES:

- 1. 2"CW UP FROM BASEMENT TO 2ND FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.
- 2. 2"HW UP FROM BASEMENT TO 2ND FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.
- 3. 3/4"HWR DOWN FROM 3RD FLOOR TO 2ND FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.
- 4. 1-1/2"CW UP FROM 2ND FLOOR TO 3RD FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.
- 5. 1-1/2"HW UP FROM 2ND FLOOR TO 3RD FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.
- 6. 3/4"HWR DOWN FROM 2ND FLOOR TO 1ST FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.

GENERAL NOTES:

TYP. 3/4"HW/CW -

FOR TUB (4 FU)

- 1. IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.
- 2. ALL PLUMBING FIXTURES AND CONNECTIONS ARE NEW UNLESS NOTED AS



SIDE

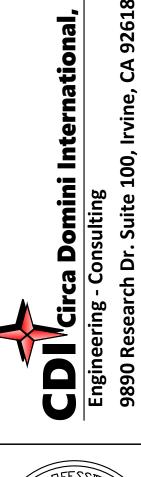
"F" STREET N DIEGO, CA

CHECKED: D.T. L.C. 03/20/2024 1/4" = 1'-0"

SHEET TITLE:

WATER PLAN - 2ND FLOOR

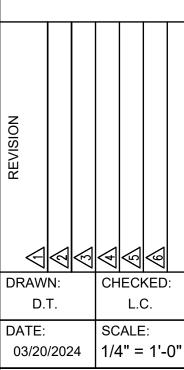
P300





RESIDEN

"F" STREET N DIEGO, CA



SHEET TITLE:

2. 1-1/2"HW UP FROM 2ND FLOOR TO 3RD FLOOR. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.

3. 3/4"HWR DOWN FROM 3RD FLOOR TO 2ND FLOOR. FIELD VERIFY ALL

IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION

ALL PLUMBING FIXTURES AND CONNECTIONS ARE NEW UNLESS NOTED AS EXISTING.

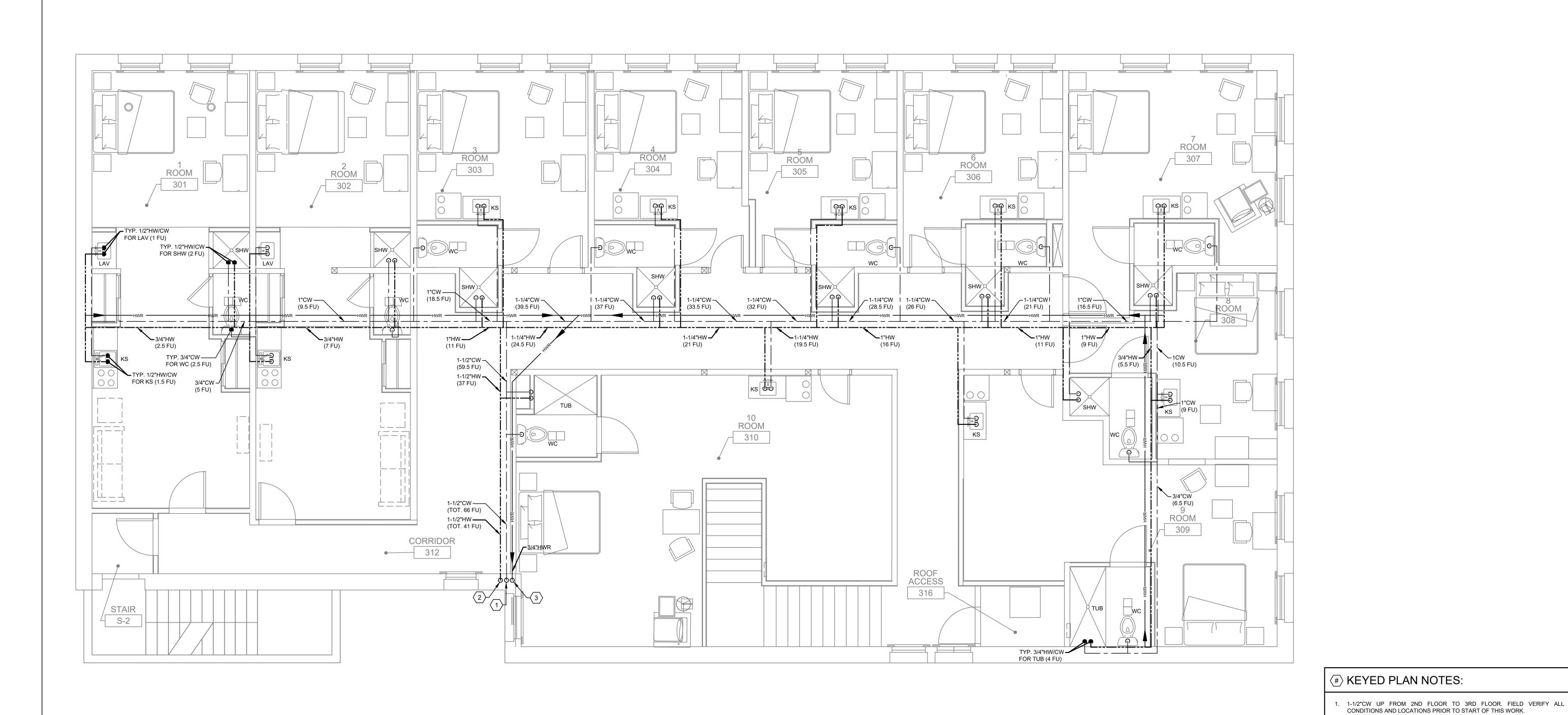
CONDITIONS AND LOCATIONS PRIOR TO START OF THIS WORK.

GENERAL NOTES:

REFLECTING ACTUAL CONDITIONS.

WATER PLAN - 3RD FLOOR

P301



WATER PLAN - 3RD FLOOR

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Engineering - Consulting
9890 Research Dr. Suite 100, Irvine, C

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MECHANICAL MECHANICA

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