Department of Veterans Affairs

REPLACE HOT WATER HEATERS

LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

100% CD SUBMISSION

LOCATION MAP

DRAWING LIST

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
T-001	TITLE SHEET	ED104	ELECTRICAL DEMOLITION - BUILDING 54
G-001	GENERAL NOTES & SYMBOLS	ED105	ELECTRICAL DEMOLITION - BUILDING 143
G-002	PROJECT SITE PLAN	E-101	ELECTRICAL PLAN - BUILDING 03
G-102	GENERAL NEW WORK - BUILDING 07	E-102	ELECTRICAL PLAN - BUILDING 07
G-105	GENERAL NEW WORK - BUILDING 143	E-103	ELECTRICAL PLAN - BUILDING 53
G-501	GENERAL DETAILS	E-104	ELECTRICAL PLAN - BUILDING 54
MD101	MECHANICAL DEMOLITION - BUILDING 03	E-105	ELECTRICAL PLAN - BUILDING 143
MD102	MECHANICAL DEMOLITION - BUILDING 07	E-501	ELECTRICAL DETAILS
MD103	MECHANICAL DEMOLITION - BUILDING 53	E-601	ELECTRICAL SCHEDULES
MD104	MECHANICAL DEMOLITION - BUILDING 54	PD101	PLUMBING DEMOLITION - BUILDING 03
MD105	MECHANICAL DEMOLITION - BUILDING 143	PD102	PLUMBING DEMOLITION - BUILDING 07
M-101	MECHANICAL PLAN - BUILDING 03	PD103	PLUMBING DEMOLITION - BUILDING 53
M-102	MECHANICAL PLAN - BUILDING 07	PD104	PLUMBING DEMOLITION - BUILDING 54
M-103	MECHANICAL PLAN - BUILDING 53	PD105	PLUMBING DEMOLITION - BUILDING 143
M-104	MECHANICAL PLAN - BUILDING 54	P-101	PLUMBING PLAN - BUILDING 03
M-105	MECHANICAL PLAN - BUILDING 143	P-102	PLUMBING PLAN - BUILDING 07
M-501	MECHANICAL DETAILS	P-103	PLUMBING PLAN - BUILDING 53
M-601	MECHANICAL SCHEDULES	P-104	PLUMBING PLAN - BUILDING 54
M-701	MECHANICAL SCHEMATICS	P-105	PLUMBING PLAN - BUILDING 143
ED101	ELECTRICAL DEMOLITION - BUILDING 03	P-501	PLUMBING DETAILS
ED102	ELECTRICAL DEMOLITION - BUILDING 07	P-601	PLUMBING SCHEDULES
ED103	ELECTRICAL DEMOLITION - BUILDING 53	P-701	PLUMBING SCHEMATICS

Approved by Medical Center Director	Approved by Director of Facility Management Service	Approved by Project CO
Approved by Project COR	Approved by Medical Director	
Approved by Infection Control	Approved by Safety Officer	

APPLICABLE CODES

- VA DESIGN MANUALS
- NFPA
- NEC
- JCAHO
- OSHA
- ASHRAE
- INTERNATIONAL BUILDING CODE

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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: TITLE SHEET	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
Approved:			Building Number: ALL BUILDINGS
		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: T-001
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

VA FORM 08 - 6231

Autodesk Docs://VA-25508 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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GENERAL NOTES

1. UNLESS SPECIFICALLY NOTED AS EXISTING, ALL ITEMS, EQUIPMENT, AND WORK SHOW IS NEW AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
2. DURING THE EXECUTION OF THIS CONTRACT, THE SITE AND BUILDINGS WILL BE OCCUPIED AND IN USE. WORK DONE UNDER THIS CONTRACT SHALL BE PERFORMED WITHOUT INCONVENIENCE TO THE OWNER INSOFAR AS POSSIBLE. ALL WORK SHALL BE COORDINATED WITH THE CONTRACTING OFFICER'S REPRESENTATIVE AND IS SUBJECT TO HIS CONTINUOUS APPROVAL.
3. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR ALL CHARACTERISTICS OF THE EQUIPMENT THAT HE INTENDS TO INSTALL. IF THERE ARE ANY DIFFERENCES IN THE EQUIPMENT SHOWN ON THE DESIGN DRAWINGS AND THE EQUIPMENT TO BE INSTALLED, THE CONTRACTOR SHALL MAKE ALL CHANGES AND ADJUSTMENTS TO ACCOMMODATE THE PROPOSED EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO ALL SUPPORT SERVICES AND FACILITIES NECESSARY TO PROPERLY INSTALL THE EQUIPMENT TO FUNCTION ADEQUATELY AS PART OF THE SYSTEMS FOR WHICH THEY WERE DESIGNED AND SELECTED. THESE CHARACTERISTICS INCLUDE SUCH THINGS AS WEIGHT, DIMENSIONS, ELECTRICAL, MECHANICAL, PLUMBING, AND UTILITY SERVICES, ETC. ACCOMMODATING SERVICES INCLUDE SUCH THINGS AS DIMENSIONS, LOCATIONS, AND SIZES OF SUPPORTING MEMBERS, PIPE, CONNECTION SIZES, ELECTRICAL SERVICE SIZE AND PROTECTION, ELECTRICAL CONNECTION LOCATION, UTILITY AND PLUMBING CONNECTION SIZES AND LOCATIONS, ETC. ALL REQUIRED CHANGES TO THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE DESIGNED AND STAMPED BY REGISTERED ENGINEERS IN THE APPROPRIATE DISCIPLINE EMPLOYED BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE EQUIPMENT SUBMITTALS. ALL CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT A/E AND THE CONTRACTING OFFICER 'S REPRESENTATIVE.
4. REQUEST APPROVAL FROM THE CONTRACTING OFFICER 'S REPRESENTATIVE SEVEN DAYS IN ADVANCE FOR THE SHUTDOWN OF ANY EXISTING SYSTEM.
5. FINAL ADVANCE NOTICE OF 48 HOURS SHALL BE GIVEN TO THE CONTRACTING OFFICER 'S REPRESENTATIVE PRIOR TO THE PROPOSED SHUTDOWN OF ANY SYSTEM.
6. THE CLOSING AND OPENING OF VALVES SHALL BE WITNESSED BY THE CONTRACTING OFFICER 'S REPRESENTATIVE; NOTIFY LOCAL AUTHORITIES AS REQUIRED.
7. PROVIDE ADEQUATE FIRE PROTECTION IN THE ENTIRE CONSTRUCTION AREA FOR THE DURATION OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION DIVISION 1, "GENERAL REQUIREMENTS", "FIRE SAFETY REQUIREMENTS".
8. THE ENTIRE EXISTING FIRE PROTECTION SYSTEM SHALL BE RESTORED TO FULL OPERATION AT THE END OF EACH WORKING DAY. ALL EXISTING FIRE ALARMS AND FIRE EXITS AND ANY OTHER ASPECT OF THE EXISTING FIRE ALARM SYSTEM SHALL REMAIN IN FULL OPERATION. THE COST OF RESPONSE TO ANY FALSE ALARM AS CHARGED BY ANY LOCAL FIRE DEPARTMENT SHALL BE PAID BY THE CONTRACTOR.
9. THE GENERAL NOTES ON THIS SHEET APPLY TO ALL THE DRAWING DISCIPLINES.
10. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, ALTHOUGH NO ATTEMPT WAS MADE TO SHOW EVERY OFFSET, FITTING, BEAM, PIPE SUPPORT, ETC. CHANGES REQUIRED TO FIT EQUIPMENT, PIPING, AND DUCTWORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. ANY MAJOR DISCREPANCIES SHALL BE CLARIFIED PRIOR TO SUBMITTAL OF BID.
11. THE WORK INCLUDES ALL ITEMS OF THE SPECIFICATIONS.
12. VISIT THE SITE AND BE FULLY COGNIZANT OF ALL CONDITIONS PRIOR TO SUBMITTING BID. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO SUBMITTAL OF BID.
13. DO NOT BEGIN FABRICATION, CUT ANY MEMBERS, OR BEGIN INSTALLATION UNTIL THE SUBMITTALS AND SHOP DRAWINGS HAVE BEEN APPROVED. ANY WORK CONSTRUCTED OR INSTALLED PRIOR TO THE APPROVAL OF SUBMITTALS AND SHOP DRAWINGS SHALL BE AT THE CONTRACTOR'S RISK AND SHALL BE REMOVED AND REINSTALLED OR RECONSTRUCTED AT THE CONTRACTOR 'S EXPENSE AT THE REQUEST OF THE CONTRACTING OFFICER'S REPRESENTATIVE TO THE COMPLETE SATISFACTION OF THE CONTRACTING OFFICER'S REPRESENTATIVE.
14. FOR ALL FLOOR, WALL, AND ROOF PENETRATION, VERIFY THE LOCATION OF THE (E) STRUCTURAL MEMBERS PRIOR TO DRILLING AND CUTTING, RELOCATE OPENINGS AS REQUIRED AND OFFSET DUCTS, PIPES, CONDUIT, ETC. AS APPROPRIATE. REVIEW THE STRUCTURAL DRAWINGS IN THE ENGINEERING OFFICE.
15. WHERE THERE IS A CONFLICT ON THE PLANS, SPECIFICATIONS, NOTES, GENERAL NOTES, REFERENCES, PUBLICATIONS, CODES, ETC. WITH RESPECT TO MATERIALS, PRODUCTS, METHODS, WORKMANSHIP, PROCEDURE, EXECUTION, ETC. THE MOST STRINGENT OR BENEFICIAL TO THE OWNER AS DETERMINED BY THE CONTRACTING OFFICER'S REPRESENTATIVE SHALL BE UTILIZED OR INSTALLED. NO RELIEF OR EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR BECAUSE OF THE INTERPRETATION OF THE CONTRACTING OFFICER 'S REPRESENTATIVE.
16. ALL WORK SHALL BE DONE WITH COMPLETE COMPLIANCE WITH THE PUBLISHED EDITIONS OF THE APPLICABLE CODES AND STANDARDS WHETHER STATUTORY OR NOT. ALL WORK SHALL BE INSTALLED TO COMPLY WITH THE UNIFORM BUILDING MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE CODES, NATIONAL ELECTRICAL CODE, UNDERWRITER'S LABORATORY, INC., AMERICAN NATIONAL STANDARD INSTITUTE, INC., NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION, BASIC ELECTRICAL REGULATIONS, AND CODES AND STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). IF ANY PART OF THE INSTALLATION DOES NOT MEET CODE, NOTIFY THE CONTRACTING OFFICER'S REPRESENTATIVE PRIOR TO BEGINNING THE INSTALLATION. IF ANY PART OF THE PROJECT CANNOT BE INSTALLED TO CONFORM WITH THE PLANS AND/OR SPECIFICATIONS, NOTIFY THE CONTRACTING OFFICER 'S REPRESENTATIVE PRIOR TO BEGINNING THE INSTALLATION.
17. ALL EXISTING PIPING, CONDUIT, AND MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT NOT TO BE REUSED OR REMAIN IN SERVICE SHALL BE REMOVED FROM THE FACILITY. THE CONTRACTING OFFICER'S REPRESENTATIVE HAS THE OPTION TO RECLAIM ANY DEMOLISHED MATERIALS OR EQUIPMENT FOR THE GOVERNMENT, IN WHICH CASE IT SHALL BE DELIVERED TO THE LOCATION DESIGNATED BY THE CONTRACTING OFFICER'S REPRESENTATIVE.
18. FOR EACH PHASE AND BEFORE INTERRUPTING EACH (E) UTILITY, DETERMINE, IN ADVANCE, IF ANY DOWNSTREAM SERVICE BEYOND THE CONSTRUCTION AREA OF THE PHASE, WILL BE INTERRUPTED AND PROVIDE A TEMPORARY SERVICE BYPASSING THE CONSTRUCTION AREA. DETERMINE ALL SUCH TEMPORARY SERVICES PRIOR TO SUBMITTING BID. THERE WILL BE NO FUTURE CONSIDERATION TO THE CONTRACTOR FOR ANY TEMPORARY SERVICES REQUIRED. PREPARE A DETAILED SHOP DRAWING SHOWING ALL OF THE EXISTING UTILITIES IN THEIR RELOCATED LOCATION AND ALL THE NEW HVAC SYSTEMS.
19. THE CONTRACTOR IS HEREBY NOTIFIED THAT SOME WORK MAY BE REQUIRED OUTSIDE OF THE AREAS SHOWN ON THESE DRAWINGS. THIS COULD INCLUDE CONTROL MODIFICATIONS OR CONNECTIONS AT REMOTE LOCATIONS, CONTROL PANELS, CPU 'S, ETC.
20. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, TRANSITIONS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. COORDINATE ALL THE WORK OF ALL THE TRADES TO INSURE ALL DUCTS, PIPES, CONDUITS, ETC. DO NOT CONFLICT AND CLEAR STRUCTURAL AND ARCHITECTURAL MEMBERS.
21. THE CONTRACTOR SHALL PAY FOR ALL DAMAGE, INCLUDING WATER DAMAGE, TO PROPERTY AND EQUIPMENT CAUSED BY HIS WORK THROUGHOUT THE CONSTRUCTION AND WARRANTEE PERIOD.
22. ALL VALVES AND CONTROL DEVICES. SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
23. ALL LL LISTED EQUIPMENT SHALL BE INSTALLED AS PER LISTING OR LABELING. MAXIMUM FUSE SIZES MEANS FUSE PROTECTION REQUIRED.
24. PATCH AND PAINT TO MATCH EXISTING, ALL SURFACES DAMAGED BY THE DEMOLITION AND ALL OPENINGS NOT TO BE REUSED.
25. REPAIR DAMAGE TO CEILING, WALLS, ETC. TO THE SATISFACTION OF THE CONTRACTING OFFICER 'S REPRESENTATIVE.
26. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THE DETAIL OR NOTE TO EVERY SIMILAR CONDITION, WHETHER OR NOT THE REFERENCED DETAIL OR NOTE IS REPEATED OR REFERENCED.
27. WHERE NO CONSTRUCTION DETAIL IS INDICATED, SUCH WORK SHALL BE SIMILAR TO COMPARABLE WORK DETAILED OR NOTED ELSEWHERE OR TO MATCH EXISTING CONDITIONS, SUBJECT TO THE APPROVAL OF THE CONTRACTING OFFICER 'S REPRESENTATIVE.
28. ALL HOLES, VOIDS, AND DAMAGED OR UNEVEN SURFACES WHICH ARE CAUSED BY THE CONTRACTOR 'S WORK AND WHICH REMAIN EXPOSED IN THE WALL, FLOOR, CEILING, OR OTHER SURFACES SHALL BE PATCHED, REPAIRED, AND BROUGHT FLUSH WITH THE ADJACENT CONSTRUCTION. SUCH SURFACES, NOT CONCEALED BY THE NEW CONSTRUCTION, SHALL MATCH IN EVERY RESPECT THE EXISTING NON-DAMAGED CONSTRUCTION. REMOVE EXISTING UTILITIES BACK BEHIND EXISTING SURFACES AND CAP SO AS NOT TO INTERFERE WITH NEW PATCHES.
29. THE DEMOLITION SHALL INCLUDE ALL ASSOCIATED ANCHORAGES, HANGERS, SUPPORTS, BRACES, FASTENERS, MASTIC, MORTAR, LATH, AND RELATED ITEMS. THE EXISTING SUBSTRATE, INCLUDING CONCRETE, MASONRY, METAL FRAMING AND FURRING SHALL BE REPAIRED WHERE DAMAGE BY THE CONTRACTOR'S WORK.
30. PROVIDE ALL VALVES, INSTRUMENTS, FITTINGS, ETC. AS SHOWN ON THE PIPING DIAGRAMS, SCHEMATICS, ETC. IT IS NOT POSSIBLE TO SHOW ALL VALVES, INSTRUMENTS, ETC. ON THE PLANS, HOWEVER, SELECTED VALVES HAVE BEEN SHOWN FOR REFERENCE. ALL VALVES SHALL BE ACCESSIBLE FROM THE FLOOR OR FROM FIXED PLATFORMS.
31. THE CONTROLS CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAKING THE CONTROL SYSTEM COMPLETE AND FULLY OPERABLE. THE CONNECTION TO THE EXISTING CONTROL SYSTEM SHALL BE COMPLETE SUCH THAT ALL NEW MONITORING AND CONTROL POINTS ARE RECOGNIZED BY THE EXISTING CONTROL SYSTEM AND THAT ALL NEW POINTS CAN BE READ, ACTUATED, AND RESET FROM THE EXISTING FRONT END, AND VICE-VERSA. THE ENGINEER SHALL BE NOTIFIED WHEN EACH PHASE OF THE SYSTEM HAS BEEN COMPLETELY CHECKED OUT, ADJUSTED, CALIBRATED, AND PUT INTO FINAL WORKING CONDITION WITH ALL THE TROUBLESHOOTING COMPLETED. A SUBSEQUENT JOBSITE MEETING WILL BE SCHEDULED WITH TWO WEEKS NOTICE AT WHICH TIME THE CONTROLS CONTRACTOR WILL DEMONSTRATE THE OPERATION OF THE CONTROL SYSTEMS TO ALL CONCERNED. IF ANY ITEMS OF THE CONTROL SEQUENCE CANNOT BE SUCCESSFULLY DEMONSTRATED OR REQUIRE FURTHER TROUBLESHOOTING, A SUBSEQUENT CONTROLS INSPECTION WILL BE REQUIRED AND WILL BE AT THE CONTRACTOR 'S EXPENSE. THIS PROVISION SHALL BE A CONDITION OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE PREPARED TO DEMONSTRATE ALL ITEMS IN THE SEQUENCE OF OPERATION. SUBSEQUENT CONTROLS DEMONSTRATIONS AND VERIFICATIONS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT.

PHASING

1. DURING THE EXECUTION OF THIS CONTRACT, THE PROJECT AREA WILL BE OCCUPIED AND IN USE. WORK DONE UNDER THIS CONTRACT SHALL BE PERFORMED WITHOUT INCONVENIENCE TO THE OWNER, STAFF, OR OTHER BUILDING OCCUPANTS. ALL WORK SHALL BE COORDINATED WITH THE CONTRACTING OFFICER'S REPRESENTATIVE AND IS SUBJECT TO HIS CONTINUOUS APPROVAL.
2. "NORMAL" WORKING HOURS ON THE POST ARE FROM 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY; HOURS OUTSIDE OF "NORMAL" WORKING HOURS ARE DEFINED AS "OFF HOURS". THE CONTRACTOR SHALL DEVELOP A SCHEDULE OF DEMOLITION, NEW INSTALLATION, AND CHANGEOVER OF THE MECHANICAL, PLUMBING, AND UTILITY SYSTEMKS THAT WILL ALLOW FOR MINIMUM DOWNTIME.
3. THE CONTRACTOR SHALL DEVELOP AND PRESENT A CONSTRUCTION PLAN AND WORK SCHEDULE WITH ALL PHASING, STAGING, AND SEQUENCING OF WORK FOR APPROVAL PRIOR TO THE COMMENCEMENT AND BEGINNING IMPLEMENTATION OF HIS WORK. THE CONTRACTOR SHALL DETERMINE PRIOR TO SUBMITTING HIS WORK SCHEDULE, THE SPECIFIC TIME AVAILABILITY OF ALL AREAS AND SPACES AND DETERMINE WHAT WORK MUST BE DONE DURING "OFF HOURS".
4. ALL WORK IN OCCUPIED SPACES SHALL BE DONE DURING "OFF HOURS". ALL WORK AS REQUIRED TO RETURN EXISTING SYSTEMS TO FUNCTIONALITY, REPLACE CEILING TILES, AND CONSTRUCTION CLEANUP SHALL BE FULLY COMPLETE AND APPROVED BY THE COR PRIOR TO THE END-OF-SHIFT AND BEFORE THE OPENING OF THE AREA TO STAFF AND OTHER BUILDING OCCUPANTS.
5. WITH THE EXCEPTION OF SIGNIFICANT NOISE GENERATING ACTIVITIES SUCH AS CORE DRILLING, ETC., WORK OUTSIDE OF THE OCCUPIED SPACES, SUCH AS ON THE ROOF, ETC., MAY BE PERFORMED DURING NORMAL WORKING HOURS.

EXECUTIVE SUMMARY

THE INTENT OF THIS PROJECT IS TO REPLACE A TOTAL OF TEN (10) STEAM TO HOT WATER HEATERS ALONG WITH THEIR ASSOCIATED RECIRCULATION PUMPS ACROSS FIVE (5) BUILDINGS AT THE VA HEALTHCARE CAMPUS IN LYONS, NJ. THE BUILDINGS INCLUDED IN THE PROJECT SCOPE ARE 3, 7, 53, 54, 143 EACH OF WHICH CONTAINS TWO (2) HOT WATER HEATERS. THE EXISTING CONDITIONS OF THE EQUIPMENT, MECHANICAL ROOMS AND PIPING LAYOUTS WERE EVAULATED DURING TWO SITE VISITS. FINDINGS FROM THESE INVESTIGATIONS, ALONG WITH A RECOMMENDED DESIGN APPROACH FOR EACH BUILDING, ARE SUMMARIZED IN TABLE 1 BELOW.

PROJECT DESIGN APPROACH SCHEDULE

			EXISTING EQUIPMENT		PROPOSED EQUIPMENT		ELECTRICAL	
LOCATION	TAG	EQUIPMENT TYPE	MAKE	MODEL	MAKE	MODEL	POWER (V/PH/HZ)	PANEL
BUILDING 3	HWH-B03-01	HOT WATER HEATER	RECO	SHL TB 150	PATTERSON-KELLEY	PK-08D	120/160	EPB
BUILDING 3	HWH-B03-02	HOT WATER HEATER	RECO	SHL TB 150	PATTERSON-KELLEY	PK-08D	120/160	EPB
BUILDING 3	P-B03-01	RECIRC PUMP	GRUNDFOS	UH-26-99-BF	BELL & GOSSETT	NBF-36	120/160	EPB
BUILDING 3	P-B03-02	RECIRC PUMP	GRUNDFOS	UH-26-99-BF	BELL & GOSSETT	NBF-36	120/160	EPB
BUILDING 7	HWH-B03-03	HOT WATER HEATER	QUICKDRAW	4 N 5AIS	PATTERSON-KELLEY	PK-08D	120/160	PP7BA
BUILDING 7	HWH-B03-04	HOT WATER HEATER	QUICKDRAW	60 L 5AIS	PATTERSON-KELLEY	PK-08D	120/160	PP7BA
BUILDING 7	P-B07-01	RECIRC PUMP	BELL & GOSSETT	SERIES 100 BNFI FD	BELL & GOSSETT	NBF-25	120/160	PP7BA
BUILDING 53	HWH-B53-01	HOT WATER HEATER	PATTERSON KELLEY	201150-1	PATTERSON-KELLEY	PK-08D	120/160	PP53BA
BUILDING 53	HWH-B53-02	HOT WATER HEATER	PATTERSON KELLEY	201150-1	PATTERSON-KELLEY	PK-08D	120/160	PP53BA
BUILDING 53	P-B53-01	HOT WATER HEATER	TACO	0013-SF3	BELL & GOSSETT	NBF-36	120/160	PP53BA
BUILDING 54	HWH-B54-01	HOT WATER HEATER	PATTERSON KELLEY	C068010	PATTERSON-KELLEY	PK-08D	120/160	NMB1
BUILDING 54	HWH-B54-02	HOT WATER HEATER	PATTERSON KELLEY	C068010	PATTERSON-KELLEY	PK-08D	120/160	NMB1
BUILDING 54	P-B54-01	RECIRC PUMP	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-36	120/160	NMB1
BUILDING 54	P-B54-02	RECIRC PUMP	BELL & GOSSETT	NBF-36	BELL & GOSSETT	NBF-36	120/160	NMB1
BUILDING 143	HWH-B143-01	HOT WATER HEATER	PVXK	12.114.08.75 N	PATTERSON-KELLEY	PK-08D	120/160	AP-E4-LI NW
BUILDING 143	HWH-B143-02	HOT WATER HEATER	PVXK	12.114.0.75 N	PATTERSON-KELLEY	PK-08D	120/160	AP-E4-LI NW
BUILDING 143	P-B143-01	RECIRC PUMP	TACO	2400-50S-3P	BELL & GOSSETT	PL-55	120/160	AP-E4-LI NW
BUILDING 143	P-B143-02	RECIRC PUMP	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-25	120/160	AP-E4-LI NW
BUILDING 143	P-B153-03	RECIRC PUMP	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-25	120/160	AP-E4-LI NW

BID DEDUCTS

THE FOLLOWING DESIGN BID DEDUCTS ARE PROVIDED FOR COST EVALUATION PURPOSES:

1. OMIT REPLACEMENT OF EXISTING NEWER HOT WATER HEATER IN BUILDING 07 (HW-B07-02); LEAVE IN SERVICE.
2. REUSE THE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS IN LIEU OF PROVIDING NEW EQUIPMENT.
3. EXCLUDE BMS PROVISIONS IN THE PROPOSED WATER HEATERS.

DRAWING SYMBOLS & ABBREVIATIONS

DRAIN	D
DOMESTIC COLD WATER	DCW
DOMESTIC HOT WATER	DHW
DOMESTIC HOT WATER RETURN	DHWR
HIGH PRESSURE STEAM	HPS
MEDIUM PRESSURE STEAM	MPS
LOW PRESSURE STEAM	LPS
MEDIUM PRESSURE CONDENSATE	MPC
LOW PRESSURE CONDENSATE	LPC
PUMPED CONDENSATE	PC
ELBOW UP	
ELBOW DOWN	
TEE UP	
TEE DOWN	
CONCENTRIC REDUCER	
CAP	
UNION	
WYE STRAINER	
FLOW DIRECTION	
PUMP	
BALL VALVE	
BUTTERFLY VALVE	
BACKFLOW PREVENTER	BFP
SHUT OFF VALVE	
CHECK VALVE	
CONTROL VALVE	
THREE-WAY CONTROL VALVE	
TEMPERATURE/PRESSURE RELIEF VALVE	
THERMOSTAT	T
IN-LINE TEMPERATURE SENSOR	T
CONNECT TO EXISTING	
CONNECT TO EXISTING	
EQUIPMENT TAG	XX-###
KEYED NOTE	#
SPOT ELEVATION (FT, IN)	X'-##"

Revision Number	Revisions:	Date:

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: GENERAL NOTES & SYMBOLS	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
Approved:			Building Number: ALL BUILDINGS
		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: G-001
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

VA FORM 08 - 6231

Autodesk Docs://VA-25008 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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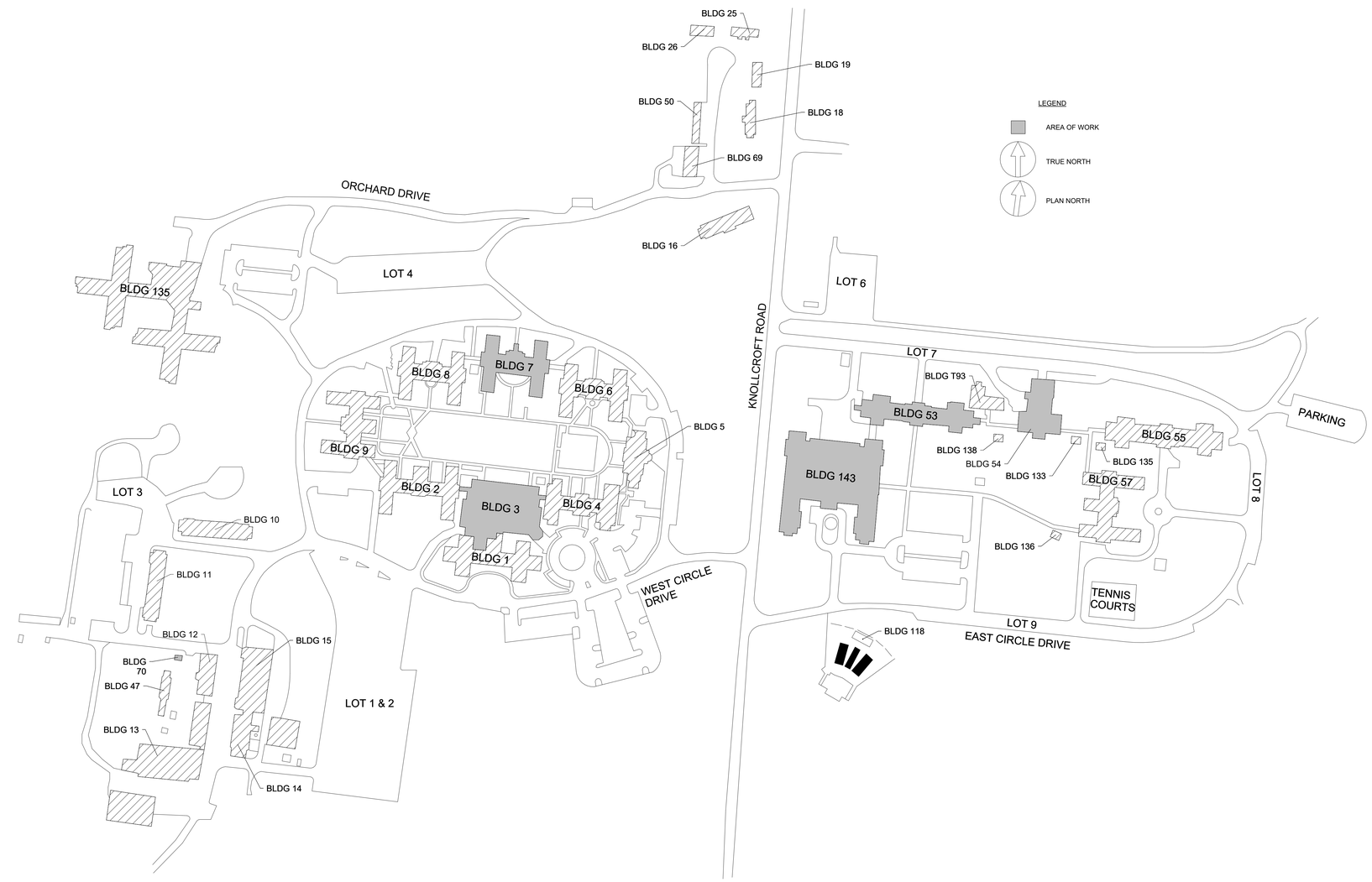

LEGEND

AREA OF WORK

TRUE NORTH

PLAN NORTH

LYONS VA SITE PLAN
1" = 100'-0"

Revision Number	Revisions:	Date:

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PROJECT SITE PLAN

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Approved:

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: G-002

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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GENERAL NOTES:

GENERAL NEW WORK NOTES

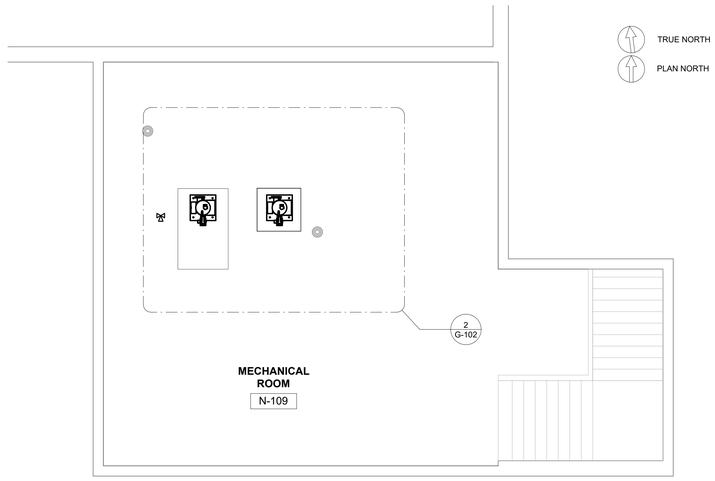
A. PROVIDE NEW CONCRETE EQUIPMENT PADS AS INDICATED ON THE DRAWINGS. CONSTRUCT PADS TO SUPPORT DESIGN LOADS AND EQUIPMENT WEIGHT, WITH LEVEL AND PLUMB SURFACES. FINISH TOP SURFACE SMOOTH AND FREE OF DEFECTS. VERIFY DIMENSIONS AND LOCATIONS PRIOR TO PLACEMENT. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH EXISTING UTILITIES, PIPING, OR CONDUITS. CURE CONCRETE IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS AND PROJECT SPECIFICATIONS.

KEYED NOTES:

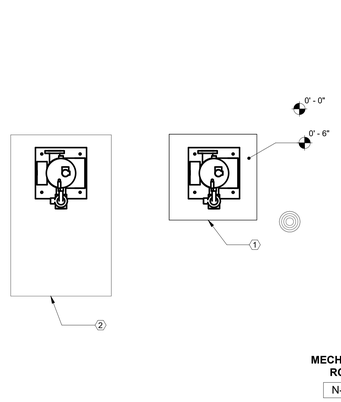
KEYED NOTES

1 PROVIDE NEW CONCRETE HOUSEKEEPING PAD FOR INDIRECT WATER HEATER. COORDINATE SIZE, THICKNESS, AND ELEVATION WITH EQUIPMENT REQUIREMENTS. REFER TO DETAIL #1 ON G-501 FOR MORE INFORMATION.

2 EXISTING CONCRETE HOUSEKEEPING PAD TO REMAIN.

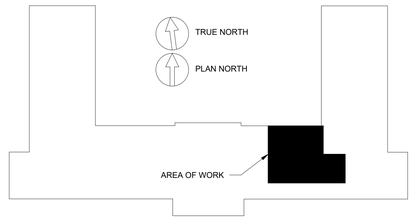


1 GENERAL NEW WORK PLAN - BUILDING 07
1/4" = 1'-0"



2 GENERAL - NEW WORK PLAN - BUILDING 07 - -ENLARGED
1/2" = 1'-0"

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

WATSON ENGINEERING

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NOT FOR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: GENERAL NEW WORK - BUILDING 07

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

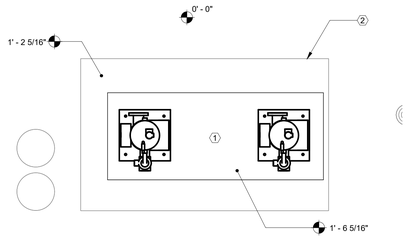
Drawn: JWC

Drawing Number: G-102

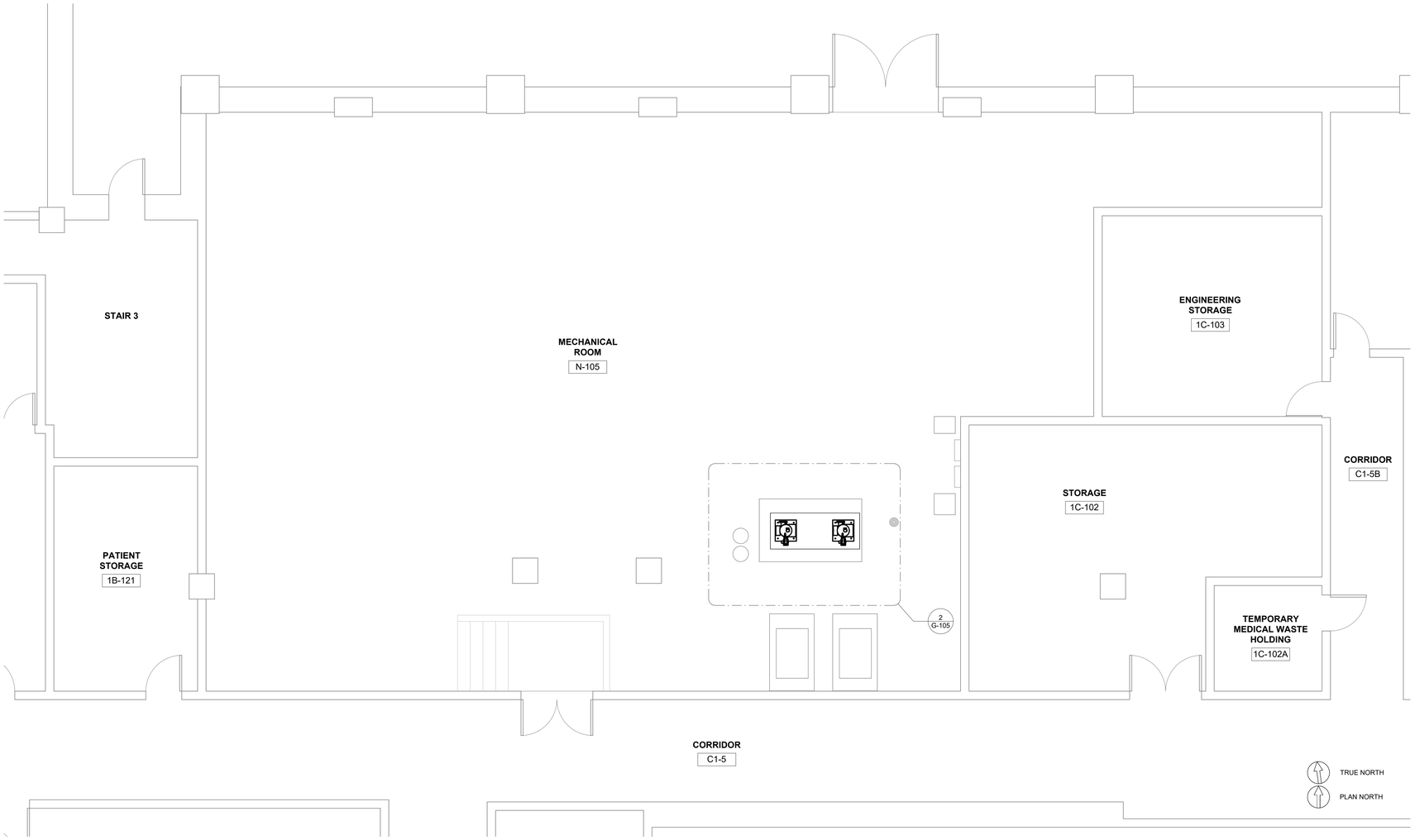
Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:03:17 PM

VA FORM 08 - 6231



2 GENERAL - NEW WORK PLAN - BUILDING 143 - -ENLARGED
1/2" = 1'-0"



1 GENERAL NEW WORK PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL NEW WORK NOTES

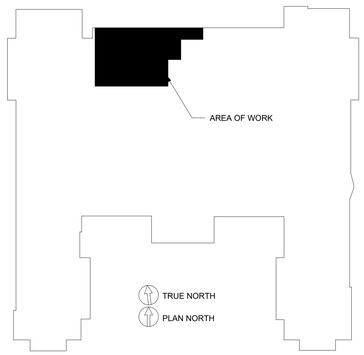
A. PROVIDE NEW CONCRETE EQUIPMENT PADS AS INDICATED ON THE DRAWINGS. CONSTRUCT PADS TO SUPPORT DESIGN LOADS AND EQUIPMENT WEIGHT, WITH LEVEL AND PLUMB SURFACES. FINISH TOP SURFACE SMOOTH AND FREE OF DEFECTS. VERIFY DIMENSIONS AND LOCATIONS PRIOR TO PLACEMENT. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH EXISTING UTILITIES, PIPING, OR CONDUITS. CURE CONCRETE IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS AND PROJECT SPECIFICATIONS.

KEYED NOTES:

KEYED NOTES

1 PROVIDE NEW 4" CONCRETE TOPPING ON EXISTING HOUSEKEEPING PAD. CLEAN AND PREP EXISTING SURFACE PRIOR TO POUR. MATCH EXISTING PAD FOOTPRINT AND FINISH. REFER TO DETAIL #1 ON G-501 FOR MORE INFORMATION.
2 EXISTING CONCRETE HOUSEKEEPING PAD TO REMAIN.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
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Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: GENERAL NEW WORK - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: G-105

Autodesk Docs://VA-25008 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

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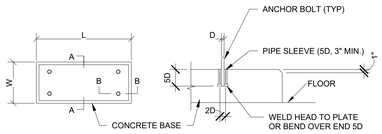
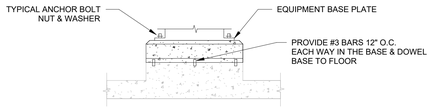
VA FORM 08 - 6231

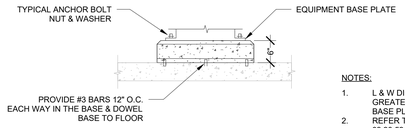


PLAN

SECTION B-B



SECTION A-A (EXISTING SLAB EXTENSION)



SECTION A-A (BASE NOT POURED WITH SLAB)

NOTES:

1. L & W DIMENSIONS SHALL BE 6" GREATER THAN THE EQUIPMENT BASE PLATE ON ALL SIDES.
2. REFER TO SPECIFICATION SECTION 03 30 53 FOR MORE INFORMATION

1 CONCRETE EQUIPMENT BASES
12" = 1'-0"

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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(607)223-4334

WATSON ENGINEERING

STAMP

STATE OF NEW JERSEY
JOSEPH W. EVANGELISTA
No. 24GE05222500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: GENERAL DETAILS

Phase: 100% CD SUBMISSION

Approved:

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Drawing Number: G-501

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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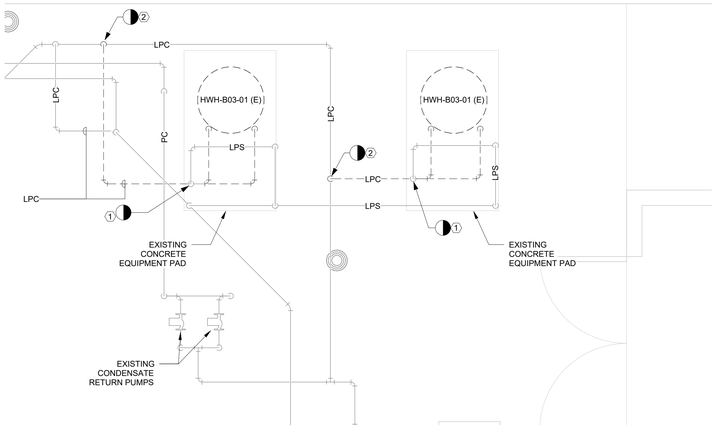
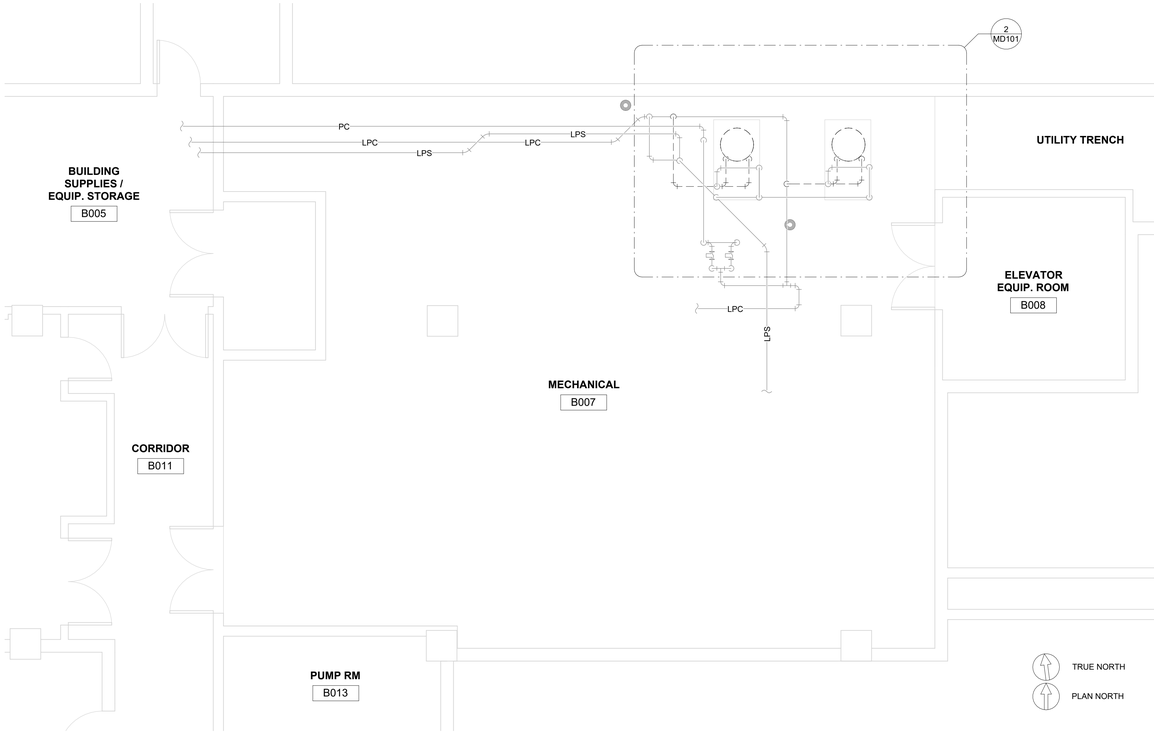


2 MECHANICAL REMOVAL PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL REMOVAL PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL DEMOLITON NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING MECHANICAL SYSTEM COMPONENTS, MATERIALS, APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL, AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

D. DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER OF RECORD. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER.

G. ONLY ONE WATER HEATER SHOULD BE REMOVED AT A TIME. AFTER THE FIRST UNIT IS REPLACED WITH A NEW ONE, THE SECOND WATER HEATER MAY THEN BE REMOVED. BOTH WATER HEATERS CANNOT BE DEMOLISHED SIMULTANEOUSLY TO ENSURE CONTINUOUS HOT WATER SERVICE TO THE BUILDING. VERIFY PHASING APPROACH WITH THE COR PRIOR TO PROCEEDING WITH DEMOLITION WORK.

H. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

I. PROTECT AND PRESERVE ALL MECHANICAL VALVES, ACTUATORS, AND PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

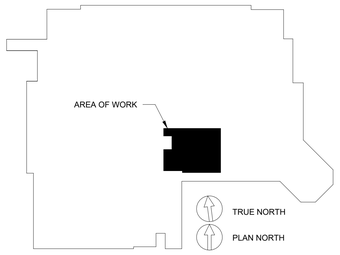
KEYED NOTES:

KEYED NOTES

1 REMOVE EXISTING LOW PRESSURE STEAM PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 REMOVE EXISTING LOW PRESSURE CONDENSATE PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DEMOLITION - BUILDING 03

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number:

Approved:

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: MD101

VA FORM 08 - 6231

Autodesk Docs://VA-250081 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:03:24 PM

GENERAL NOTES:

GENERAL MECHANICAL DEMOLITON NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING MECHANICAL SYSTEM COMPONENTS, MATERIALS, APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL, AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

D. DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER OF RECORD. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER.

G. ONLY ONE WATER HEATER SHOULD BE REMOVED AT A TIME. AFTER THE FIRST UNIT IS REPLACED WITH A NEW ONE, THE SECOND WATER HEATER MAY THEN BE REMOVED. BOTH WATER HEATERS CANNOT BE DEMOLISHED SIMULTANEOUSLY TO ENSURE CONTINUOUS HOT WATER SERVICE TO THE BUILDING. VERIFY PHASING APPROACH WITH THE COR PRIOR TO PROCEEDING WITH DEMOLITION WORK.

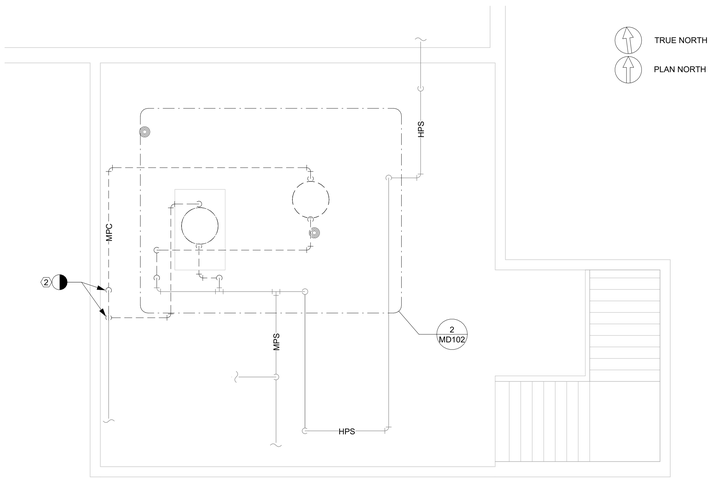
H. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

I. PROTECT AND PRESERVE ALL MECHANICAL VALVES, ACTUATORS, AND PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

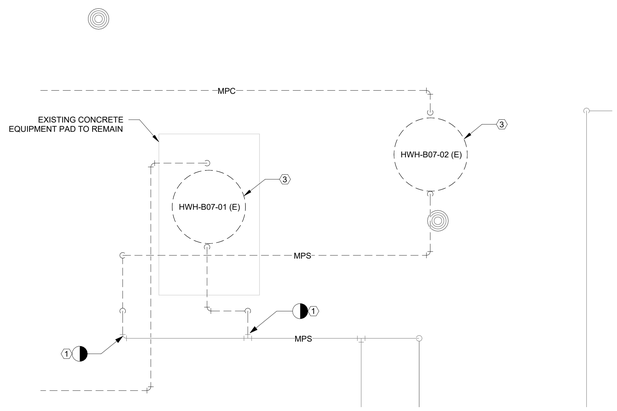
KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING MEDIUM PRESSURE STEAM PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.
2. REMOVE EXISTING MEDIUM PRESSURE CONDENSATE PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.
3. THE VA WILL RETAIN BOTH EXISTING WATER HEATERS. DEMOLITION ACTIVITES MUST BE PERFORMED IN A MANNER THAT DOES NOT DAMAGE THESE UNITS. THE VA WILL INSPECT THE DEMOLITION PROCESS TO VERIFY THAT THE EXISTING CONDITIONS OF THE WATER HEATERS ARE NOT AFFECTED.

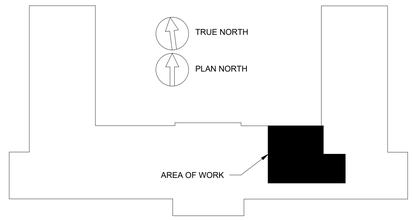


1 MECHANICAL REMOVAL PLAN - BUILDING 07
1/4" = 1'-0"



2 MECHANICAL REMOVAL PLAN - BUILDING 07 - ENLARGED
1/2" = 1'-0"

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DEMOLITION - BUILDING 07	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
Approved:		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Building Number:
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	Drawing Number: MD102

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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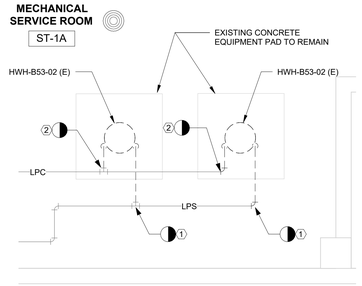
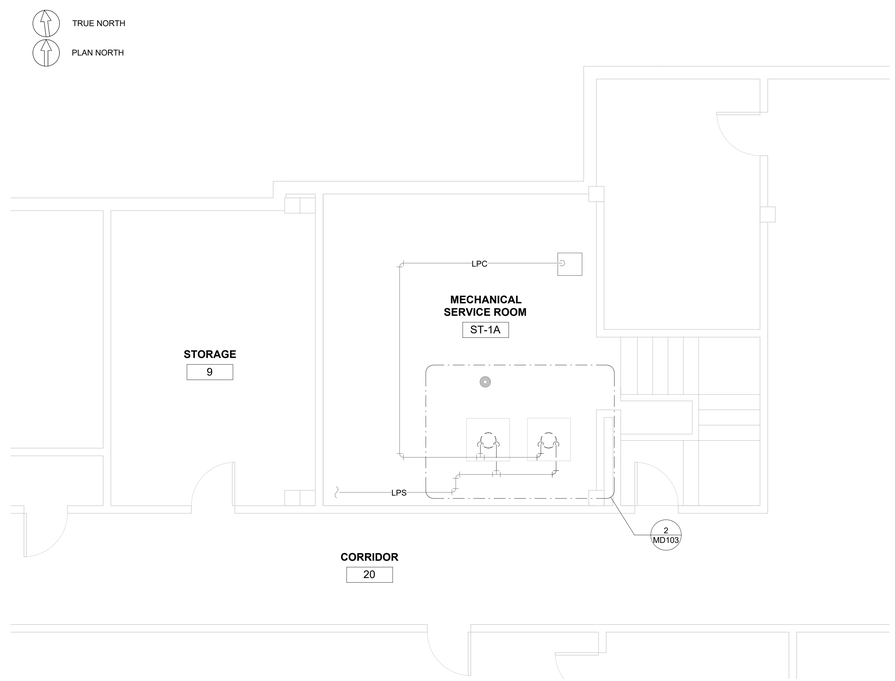


2 MECHANICAL REMOVAL PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL REMOVAL PLAN - BUILDING 53
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL DEMOLITON NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING MECHANICAL SYSTEM COMPONENTS, MATERIALS, APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL, AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

D. DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER OF RECORD. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER.

G. ONLY ONE WATER HEATER SHOULD BE REMOVED AT A TIME. AFTER THE FIRST UNIT IS REPLACED WITH A NEW ONE, THE SECOND WATER HEATER MAY THEN BE REMOVED. BOTH WATER HEATERS CANNOT BE DEMOLISHED SIMULTANEOUSLY TO ENSURE CONTINUOUS HOT WATER SERVICE TO THE BUILDING. VERIFY PHASING APPROACH WITH THE COR PRIOR TO PROCEEDING WITH DEMOLITION WORK.

H. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

I. PROTECT AND PRESERVE ALL MECHANICAL VALVES, ACTUATORS, AND PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

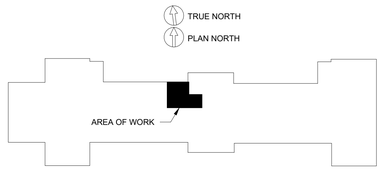
KEYED NOTES:

KEYED NOTES

1 REMOVE EXISTING LOW PRESSURE STEAM PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 REMOVE EXISTING LOW PRESSURE CONDENSATE PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

WATSON ENGINEERING

STAMP

STATE OF NEW JERSEY
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DEMOLITION - BUILDING 53

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

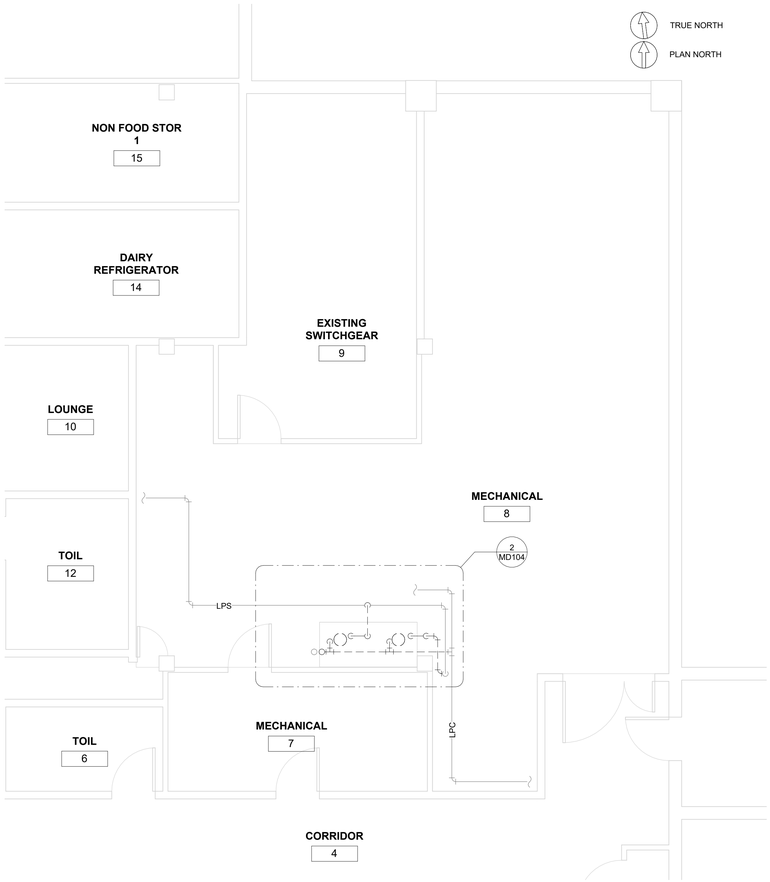
Building Number:

Drawing Number: MD103

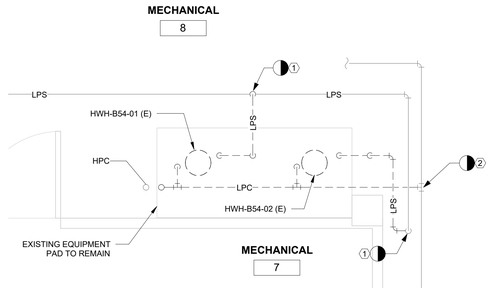
Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:03:33 PM

VA FORM 08 - 6231



1 MECHANICAL REMOVAL PLAN - BUILDING 54
1/4" = 1'-0"



2 MECHANICAL REMOVAL PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL DEMOLITON NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING MECHANICAL SYSTEM COMPONENTS, MATERIALS, APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL, AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

D. DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER OF RECORD. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER.

G. ONLY ONE WATER HEATER SHOULD BE REMOVED AT A TIME. AFTER THE FIRST UNIT IS REPLACED WITH A NEW ONE, THE SECOND WATER HEATER MAY THEN BE REMOVED. BOTH WATER HEATERS CANNOT BE DEMOLISHED SIMULTANEOUSLY TO ENSURE CONTINUOUS HOT WATER SERVICE TO THE BUILDING. VERIFY PHASING APPROACH WITH THE COR PRIOR TO PROCEEDING WITH DEMOLITION WORK.

H. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

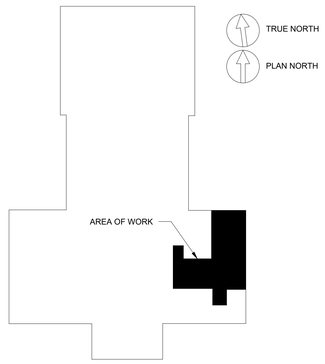
I. PROTECT AND PRESERVE ALL MECHANICAL VALVES, ACTUATORS, AND PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1 REMOVE EXISTING LOW PRESSURE STEAM PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.
2 REMOVE EXISTING LOW PRESSURE CONDENSATE PIPING BACK TO NEAREST ISOLATION VALVE.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334
WATSON ENGINEERING

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DEMOLITION - BUILDING 54
Approved:
Phase: 100% CD SUBMISSION
Project Title: REPLACE HOT WATER HEATERS
Project Number: 561A4-23-101
Building Number:
Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939
Drawing Number: MD104
Issue Date: 2/20/2026
Checked: JWE
Drawn: JWC

VA FORM 08 - 6231

Autodesk Docs://VA-25/006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
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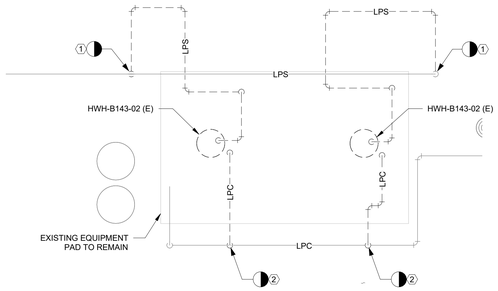
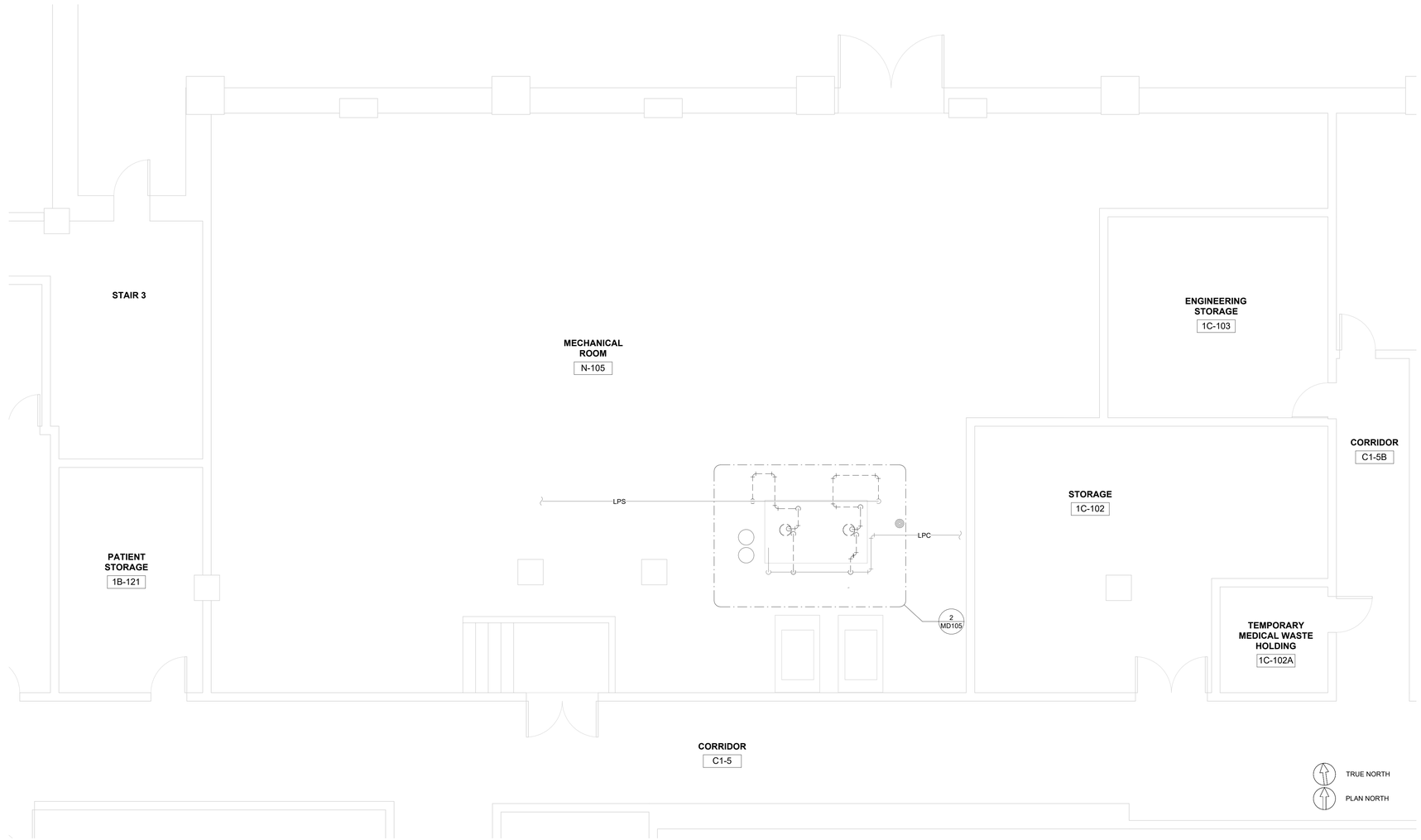


2 MECHANICAL REMOVAL PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL REMOVAL PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL DEMOLITON NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING MECHANICAL SYSTEM COMPONENTS, MATERIALS, APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL, AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

D. DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

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F. UNLESS SPECIFIED OTHERWISE, ALL PIPING AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER.

G. ONLY ONE WATER HEATER SHOULD BE REMOVED AT A TIME. AFTER THE FIRST UNIT IS REPLACED WITH A NEW ONE, THE SECOND WATER HEATER MAY THEN BE REMOVED. BOTH WATER HEATERS CANNOT BE DEMOLISHED SIMULTANEOUSLY TO ENSURE CONTINUOUS HOT WATER SERVICE TO THE BUILDING. VERIFY PHASING APPROACH WITH THE COR PRIOR TO PROCEEDING WITH DEMOLITION WORK.

H. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

I. PROTECT AND PRESERVE ALL MECHANICAL VALVES, ACTUATORS, AND PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

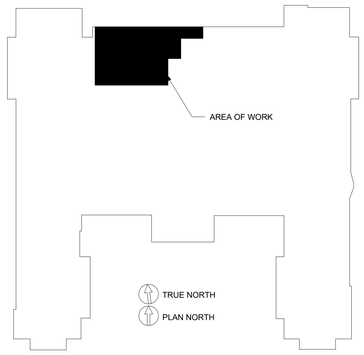
KEYED NOTES:

KEYED NOTES

1 REMOVE EXISTING LOW PRESSURE STEAM PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 REMOVE EXISTING LOW PRESSURE CONDENSATE PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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NOT FOR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DEMOLITION - BUILDING 143	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
Approved:			Building Number:
		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: MD105
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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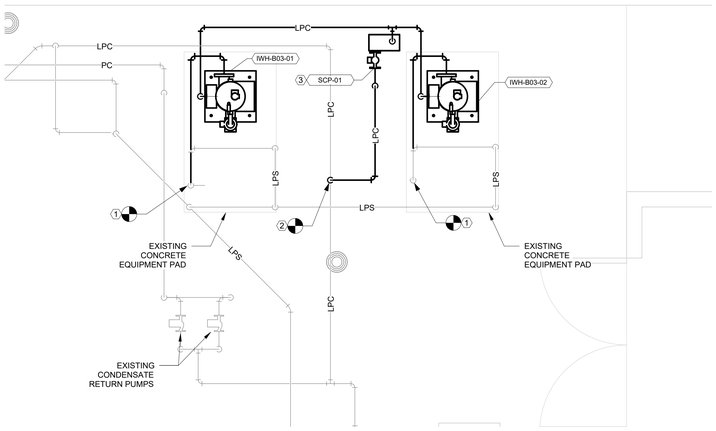
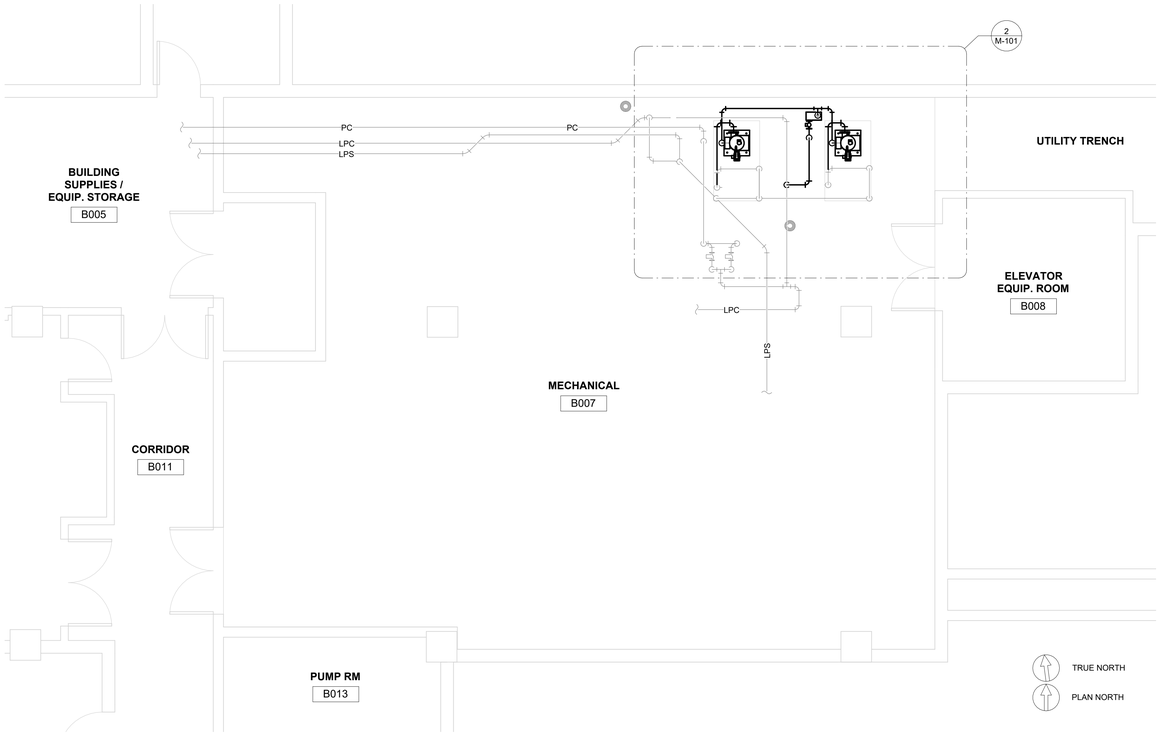


2 MECHANICAL NEW WORK PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL NEW WORK PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL NEW WORK NOTES

A. PLAN VIEWS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. SYSTEMS SHALL FOLLOW THE ARRANGEMENT SHOWN AS CLOSELY AS PRACTICABLE; HOWEVER, ACTUAL FIELD CONDITIONS SHALL GOVERN. PROVIDE NECESSARY MODIFICATIONS TO SUIT FIELD CONDITIONS AND AVOID CONFLICTS WITH OTHER TRADES. IF A CONFLICT CANNOT BE RESOLVED WITHOUT COMPROMISING THE DESIGN INTENT, NOTIFY ENGINEER FOR RESOLUTION. IN AREAS OF CONFLICT, COMPLETE ONLY WORK NOT AFFECTED PRIOR TO RESOLUTION.

B. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

C. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

D. CONNECTIONS TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS.

E. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.

F. ALL PRESSURES LISTED ARE GAGE PRESSURE UNLESS OTHERWISE NOTED.

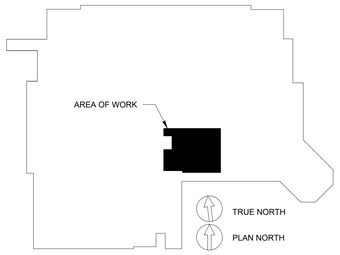
G. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

KEYED NOTES:

KEYED NOTES

1 PROVIDE AND INSTALL NEW LOW PRESSURE STEAM PIPING, INCLUDING NEW ISOLATION VALVE. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.
2 PROVIDE AND INSTALL NEW LOW PRESSURE CONDENSATE PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.
3 PROVIDE AND INSTALL NEW CONDENSATE RECEIVER AND PUMP ASSEMBLY COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

WATSON ENGINEERING

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STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 086 · NOT FOR CONSTRUCTION · 2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL PLAN - BUILDING 03

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Project Number: 561A4-23-101

Building Number: 03

Drawing Number: M-101

VA FORM 08 - 6231

Autodesk Docs://VA-250061 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

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GENERAL NOTES:

GENERAL MECHANICAL NEW WORK NOTES

A. PLAN VIEWS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. SYSTEMS SHALL FOLLOW THE ARRANGEMENT SHOWN AS CLOSELY AS PRACTICABLE; HOWEVER, ACTUAL FIELD CONDITIONS SHALL GOVERN. PROVIDE NECESSARY MODIFICATIONS TO SUIT FIELD CONDITIONS AND AVOID CONFLICTS WITH OTHER TRADES. IF A CONFLICT CANNOT BE RESOLVED WITHOUT COMPROMISING THE DESIGN INTENT, NOTIFY ENGINEER FOR RESOLUTION. IN AREAS OF CONFLICT, COMPLETE ONLY WORK NOT AFFECTED PRIOR TO RESOLUTION.

B. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

C. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

D. CONNECTIONS TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS.

E. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.

F. ALL PRESSURES LISTED ARE GAGE PRESSURE UNLESS OTHERWISE NOTED.

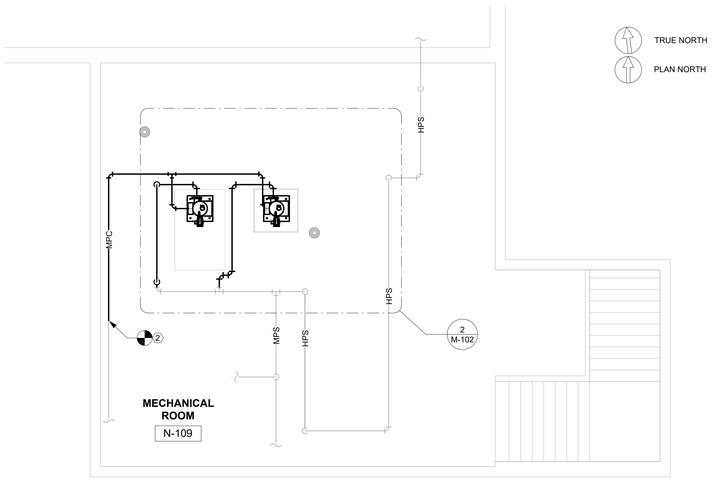
G. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

KEYED NOTES:

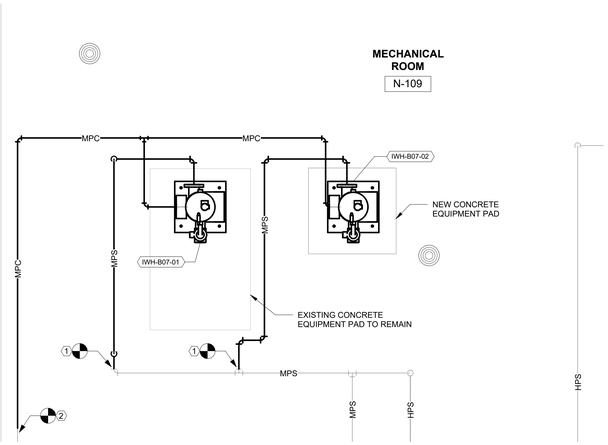
KEYED NOTES

1 PROVIDE AND INSTALL NEW MEDIUM PRESSURE STEAM PIPING, INCLUDING NEW ISOLATION VALVE. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 PROVIDE AND INSTALL NEW MEDIUM PRESSURE CONDENSATE PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

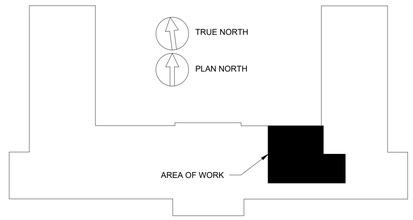


1 MECHANICAL NEW WORK PLAN - BUILDING 07
1/4" = 1'-0"



2 MECHANICAL NEW WORK PLAN - BUILDING 07 - ENLARGED
1/2" = 1'-0"

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL PLAN - BUILDING 07	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
			Building Number: 07
Approved:		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: M-102
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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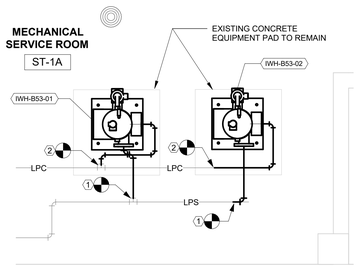
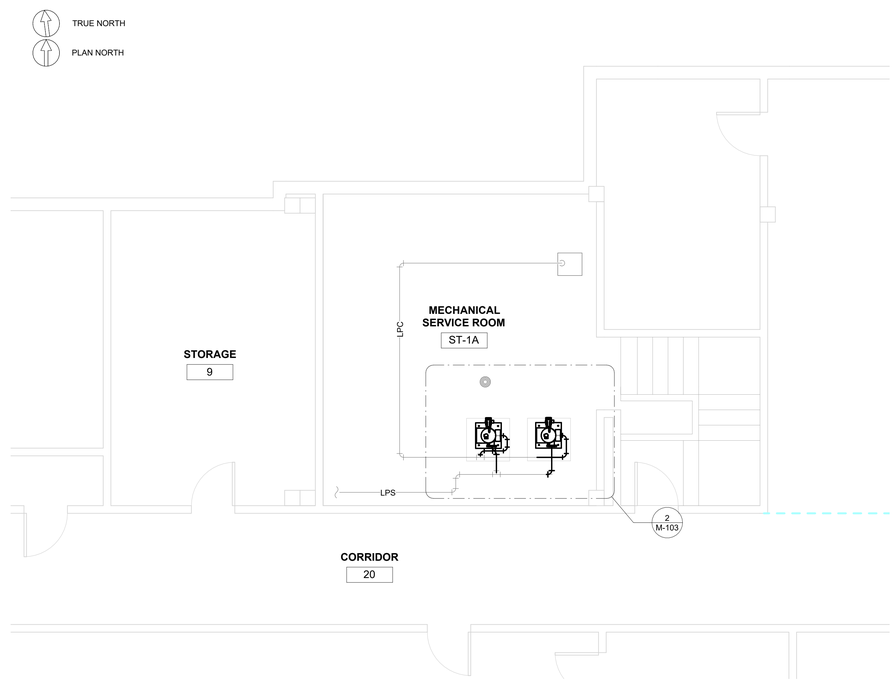


2 MECHANICAL NEW WORK PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL NEW WORK PLAN - BUILDING 53
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL NEW WORK NOTES

A. PLAN VIEWS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. SYSTEMS SHALL FOLLOW THE ARRANGEMENT SHOWN AS CLOSELY AS PRACTICABLE; HOWEVER, ACTUAL FIELD CONDITIONS SHALL GOVERN. PROVIDE NECESSARY MODIFICATIONS TO SUIT FIELD CONDITIONS AND AVOID CONFLICTS WITH OTHER TRADES. IF A CONFLICT CANNOT BE RESOLVED WITHOUT COMPROMISING THE DESIGN INTENT, NOTIFY ENGINEER FOR RESOLUTION. IN AREAS OF CONFLICT, COMPLETE ONLY WORK NOT AFFECTED PRIOR TO RESOLUTION.

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D. CONNECTIONS TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS.

E. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.

F. ALL PRESSURES LISTED ARE GAGE PRESSURE UNLESS OTHERWISE NOTED.

G. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

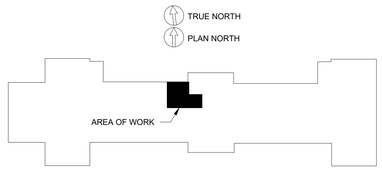
KEYED NOTES:

KEYED NOTES

1 PROVIDE AND INSTALL NEW LOW PRESSURE STEAM PIPING, INCLUDING NEW ISOLATION VALVE. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 PROVIDE AND INSTALL NEW LOW PRESSURE CONDENSATE PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · NOT FOR CONSTRUCTION · 2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL PLAN - BUILDING 53

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 53

Approved:

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: M-103

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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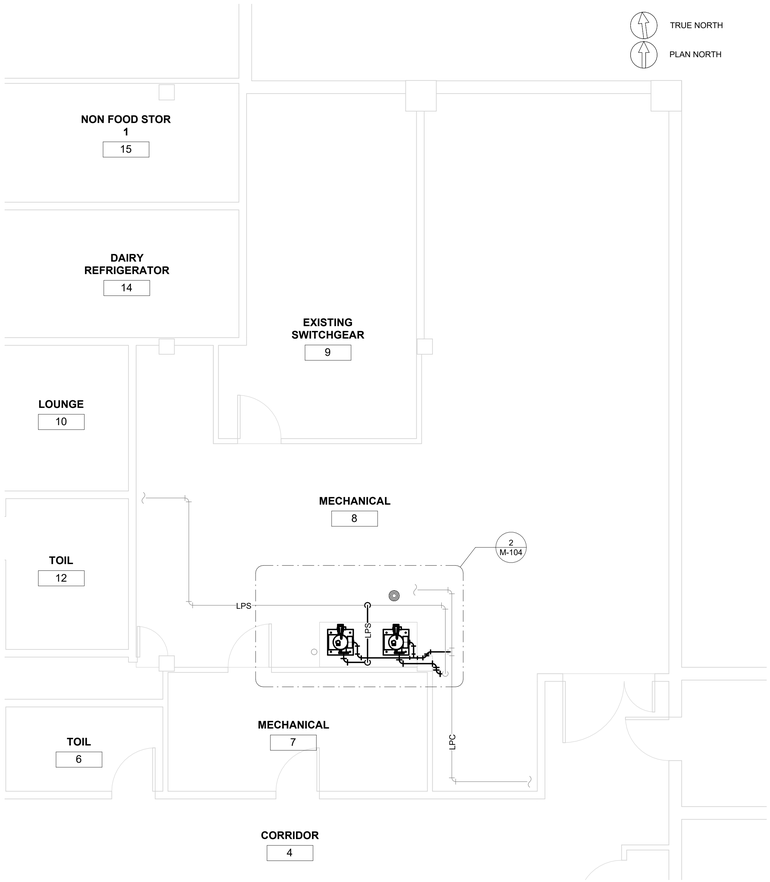
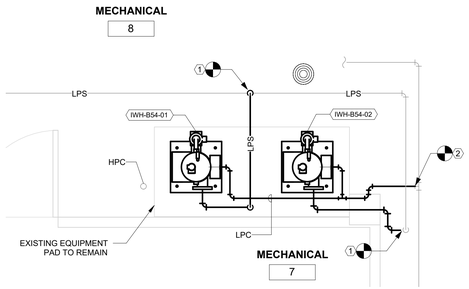
VA FORM 08 - 6231



1 MECHANICAL NEW WORK PLAN - BUILDING 54
1/4" = 1'-0"



2 MECHANICAL NEW WORK PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL NEW WORK NOTES

A. PLAN VIEWS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. SYSTEMS SHALL FOLLOW THE ARRANGEMENT SHOWN AS CLOSELY AS PRACTICABLE; HOWEVER, ACTUAL FIELD CONDITIONS SHALL GOVERN. PROVIDE NECESSARY MODIFICATIONS TO SUIT FIELD CONDITIONS AND AVOID CONFLICTS WITH OTHER TRADES. IF A CONFLICT CANNOT BE RESOLVED WITHOUT COMPROMISING THE DESIGN INTENT, NOTIFY ENGINEER FOR RESOLUTION. IN AREAS OF CONFLICT, COMPLETE ONLY WORK NOT AFFECTED PRIOR TO RESOLUTION.

B. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

C. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

D. CONNECTIONS TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS.

E. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.

F. ALL PRESSURES LISTED ARE GAGE PRESSURE UNLESS OTHERWISE NOTED.

G. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

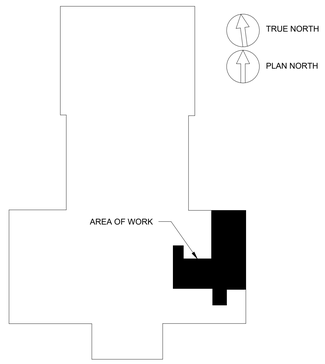
KEYED NOTES:

KEYED NOTES

1 PROVIDE AND INSTALL NEW LOW PRESSURE STEAM PIPING, INCLUDING NEW ISOLATION VALVE. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 PROVIDE AND INSTALL NEW LOW PRESSURE CONDENSATE PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
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WATSON ENGINEERING

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL PLAN - BUILDING 54

Phase: 100% CD SUBMISSION

Approved:

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 54

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Drawing Number: M-104

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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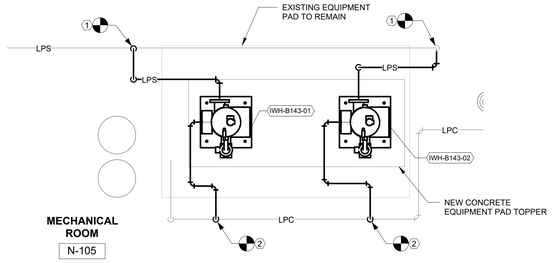
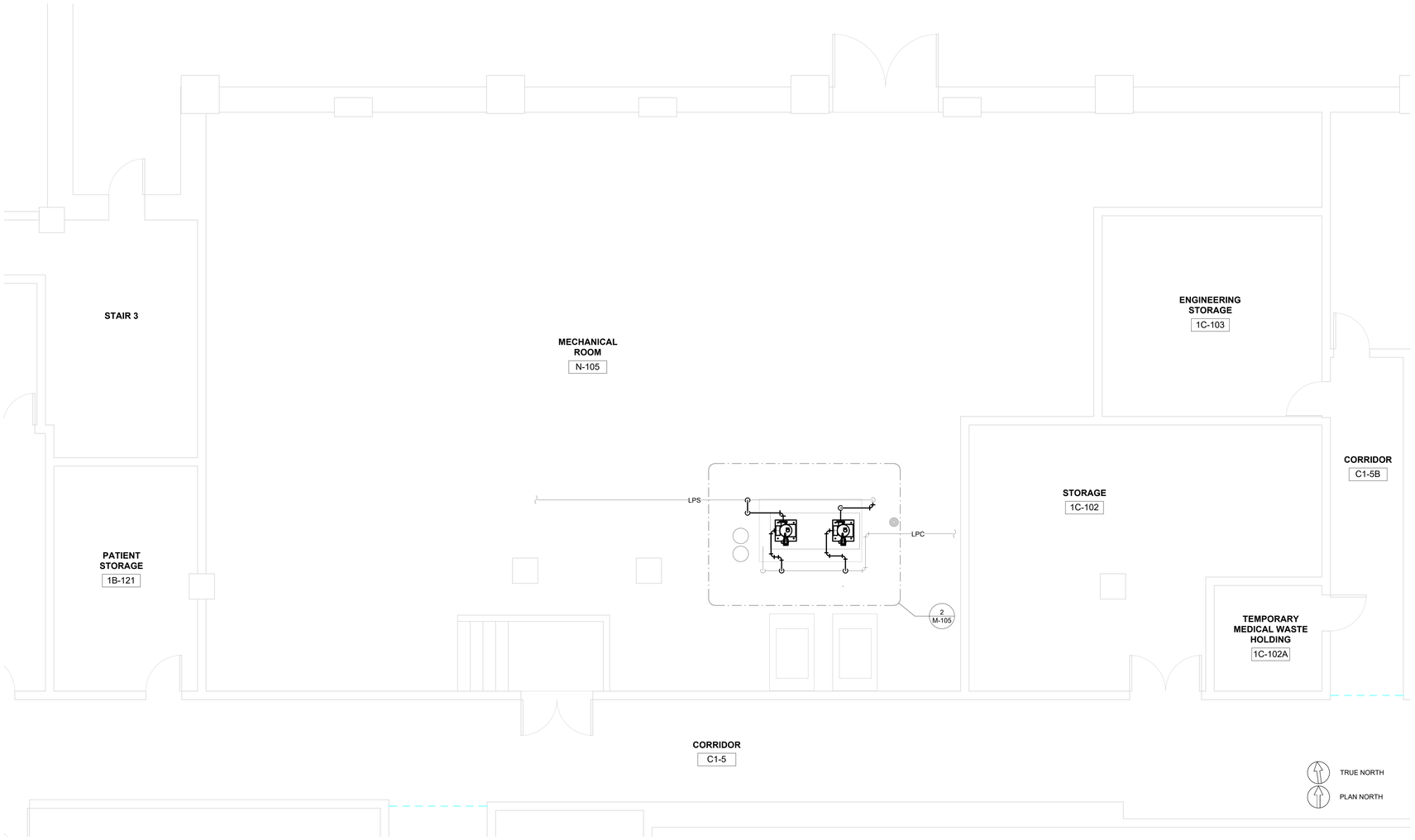


2 MECHANICAL NEW WORK PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 MECHANICAL NEW WORK PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL MECHANICAL NEW WORK NOTES

A. PLAN VIEWS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. SYSTEMS SHALL FOLLOW THE ARRANGEMENT SHOWN AS CLOSELY AS PRACTICABLE; HOWEVER, ACTUAL FIELD CONDITIONS SHALL GOVERN. PROVIDE NECESSARY MODIFICATIONS TO SUIT FIELD CONDITIONS AND AVOID CONFLICTS WITH OTHER TRADES. IF A CONFLICT CANNOT BE RESOLVED WITHOUT COMPROMISING THE DESIGN INTENT, NOTIFY ENGINEER FOR RESOLUTION. IN AREAS OF CONFLICT, COMPLETE ONLY WORK NOT AFFECTED PRIOR TO RESOLUTION.

B. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

C. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

D. CONNECTIONS TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS.

E. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.

F. ALL PRESSURES LISTED ARE GAGE PRESSURE UNLESS OTHERWISE NOTED.

G. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

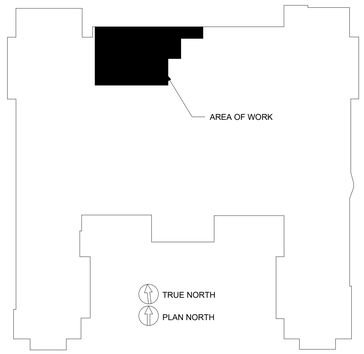
KEYED NOTES:

KEYED NOTES

1 PROVIDE AND INSTALL NEW LOW PRESSURE STEAM PIPING, INCLUDING NEW ISOLATION VALVE. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

2 PROVIDE AND INSTALL NEW LOW PRESSURE CONDENSATE PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON M-701 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL PLAN - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 143

Drawing Number: M-105

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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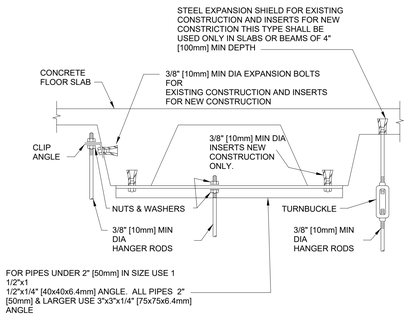
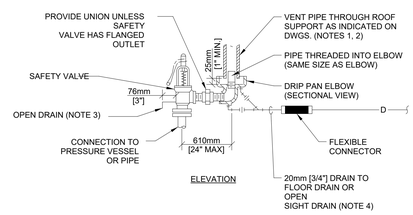


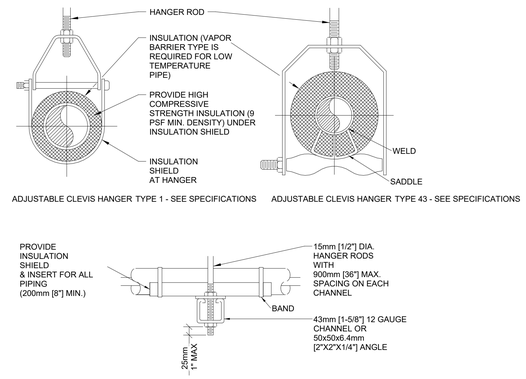
5 SECURING HANGER RODS IN CONCRETE
12" = 1'-0"



NOTES:

1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SIZE THE VENT PIPE SO THAT STEAM IS NOT BLOWN OUT AT THE VENT PIPE ENTRANCE. UTILIZE THE CALCULATION METHOD CONTAINED IN ANSI B31.1: POWER PIPING CODE, APPENDIX II. THE VENT PIPE SHOULD GO VERTICAL THRU THE ROOF WITH NO TURNS OR ANGLES. WHERE REQUIRED THERE SHALL BE NO MORE THEN A TOTAL OR 180 DEGREES IN DIRECTIONAL CHANGES MADE WITH 45 DEG. ELBOWS.
2. VENT PIPE SHALL TERMINATE 1829mm [6'] MIN. ABOVE FINISHED ROOF.
3. DISCHARGE OF DRAIN SHALL BE DIRECTED AWAY FROM PLATFORMS OR OTHER AREAS WHERE PERSONNEL MAY OCCUPY.
4. DO NOT CONNECT ANY OTHER DRAIN TO THE DRIP PAN ELBOW DRAIN PIPE.
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

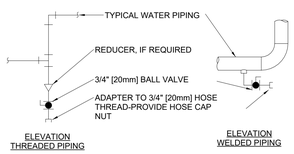
6 STEAM SAFETY VALVE
12" = 1'-0"



SIDE VIEW TRAPEZE HANGER FOR UP TO 453KG [1000 LB.] UNIFORM LOAD

MAXIMUM PIPE/TUBING SUPPORT SPACING																	
NOM. SIZE	mm [IN]	THRU 20 [THRU ¾]	25 [1]	32 [1¼]	40 [1½]	50 [2]	65 [2½]	75 [3]	100 [4]	125 [5]	150 [6]	200 [8]	250 [10]	300 [12]	350 [14]	400 [16]	450 [18]	500 [20]	600 [24]
PIPE	mm [FT]	2100 [7]	2100 [7]	2100 [7]	2700 [9]	3000 [10]	3400 [11]	3700 [12]	4100 [14]	4900 [16]	5200 [17]	5800 [19]	6700 [22]	7000 [23]	7600 [25]	8200 [27]	8500 [28]	9100 [30]	9600 [32]
TUBING	mm [FT]	1500 [5]	1800 [6]	2100 [7]	2400 [8]	2400 [8]	2700 [9]	3000 [10]	3700 [12]	4000 [13]	4100 [14]	4900 [16]	-	-	-	-	-	-	-
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																			

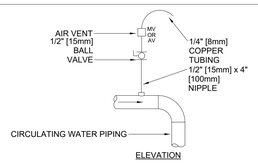
7 PIPE HANGERS
12" = 1'-0"



TYPICAL CHILLED AND HOT WATER PIPING DRAIN VALVE CONNECTIONS

NOTES:
1. DRAIN ALL LOW POINTS AS INDICATED ABOVE.

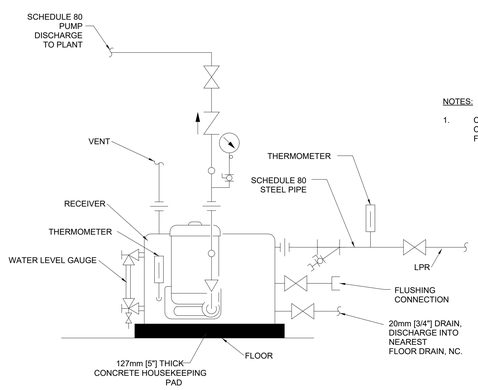
2. WHERE SCALE POCKETS ARE SHOWN ON PIPE RISER DIAGRAMS AND/OR PLANS LOCATE DRAIN AT BOTTOM OF SCALE POCKET.



TYPICAL MANUAL AIR VENT

NOTES:
1. VENT ALL HIGH POINTS INDICATED ABOVE.
2. IF AUTOMATIC AIR VENTS ARE USED, PIPE DISCHARGE TO DRAIN.

1 DRAIN VALVE AND AIR VENT CONNECTIONS (HYDRONIC SYSTEMS)
12" = 1'-0"



NOTES:

1. CONDENSATE PUMP CONTROLLED BY INTEGRAL FLOAT SWITCH.

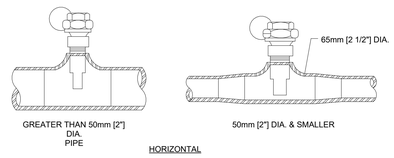
2 CONDENSATE PUMPS - PIPING CONNECTIONS
12" = 1'-0"

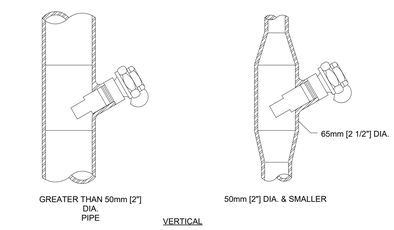
CODE REQUIRED PIPE SIZING AND INSULATION									
PIPE SIZE	MAX FLOW (GPM)	MINIMUM PIPE INSULATION THICKNESS (IN)							
		TEMP RANGE (F) / CONDUCTIVITY (BTU-IN/HR-SQFT-F)							
		105F - 140F	141F - 200F	201F - 250F	251F - 350F	> 350F	40F - 60F	< 40F	NOTES
		0.22 - 0.28	0.25 - 0.29	0.27 - 0.3	0.29 - 0.32	0.32 - 0.34	0.21 - 0.27	0.2 - 0.26	1-4
0.50	1.5	1	1.5	2.5	3	4.5	0.5	0.5	1-4
0.75	3	1	1.5	2.5	3	4.5	0.5	0.5	1-4
1.00	5.5	1	1.5	2.5	4	5	0.5	1	1-4
1.25	12	1	1.5	2.5	4	5	0.5	1	1-4
1.50	18	1.5	2	2.5	4.5	5	1	1	1-4
2.00	35	1.5	2	2.5	4.5	5	1	1	1-4
2.50	55	1.5	2	2.5	4.5	5	1	1	1-4
3.00	100	1.5	2	2.5	4.5	5	1	1	1-4
4.00	202	1.5	2	3	4.5	5	1	1	1-4
5.00	250	1.5	2	3	4.5	5	1	1	1-4
6.00	44	1.5	2	3	4.5	5	1	1	1-4
8.00	700	1.5	2	3	4.5	5	1	1.5	1-4
10.00	1000	1.5	2	3	4.5	5	1	1.5	1-4
12.00	1500	1.5	2	3	4.5	5	1	1.5	1-4
14-24	MAX VEL 5 FT/S	1.5	2	3	4.5	5	1	1.5	1-4

NOTES:

1. ADAPTED FROM ASHAE 90.1, TABLES 6.5.4.6, 6.8.3-1 AND 6.8.3-2
2. MAX FLOW RATES APPLY TO HYDRONIC PIPING ONLY
3. PIPING INSULATION THICKNESS APPLIES TO STEAM, STEAM CONDENSATE, HOT WATER HEATING, DOMESTIC HOT WATER, CHILLED WATER, BRINE, AND REFRIGERANT PIPING AT RESPECTIVE TEMP RANGES
4. SEE SPECIFICATIONS FOR FURTHER DETAILS ON PIPE MATERIALS, INSULATION MATERIALS, ETC.

3 CODE REQUIRED PIPE INSULATION
N.T.S.





NOTE:

PROVIDE THE APPROPRIATE WELL DEPTH TO HAVE THE NECESSARY INSULATION STAND-OFF DISTANCE.

4 INSTALLATION OF THERMOMETER WELLS
12" = 1'-0"

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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WATSON ENGINEERING

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STATE OF NEW JERSEY
JOHN W. EVANGELISTA
24GE05222500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL DETAILS

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Drawing Number: M-501

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

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STEAM CONDENSATE RECEIVER/PUMP SCHEDULE

ID	MANUFACTURER	MODEL	LOCATION	STEAM		PHYSICAL				VOLT/PH/HZ	HORSEPOWER
				TYPE	FLOW RATE	TANK CAPACITY	INLET SIZE	OUTLET SIZE	LENGTH x WIDTH x HEIGHT (in)		
SCP-01	HOFFMAN	WATCHMAN	B03	FLOAT SWITCH	5000 lb/h	6 GAL	2"	3/4"	23 x 16 x 16	115/1/60	1/3 HP

NOTES:
1. EQUIPMENT OF EQUIVALENT TYPE AND PERFORMANCE FROM OTHER MANUFACTURERS SHALL BE SUBJECT TO REVIEW AND APPROVAL. SUBSTITUTED EQUIPMENT MUST SATISFY ALL REQUIREMENTS OF THE BASIS OF DESIGN.

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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ERIC W. EVANGELISTA
No. 24GE05222500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL SCHEDULES

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Drawing Number: M-601

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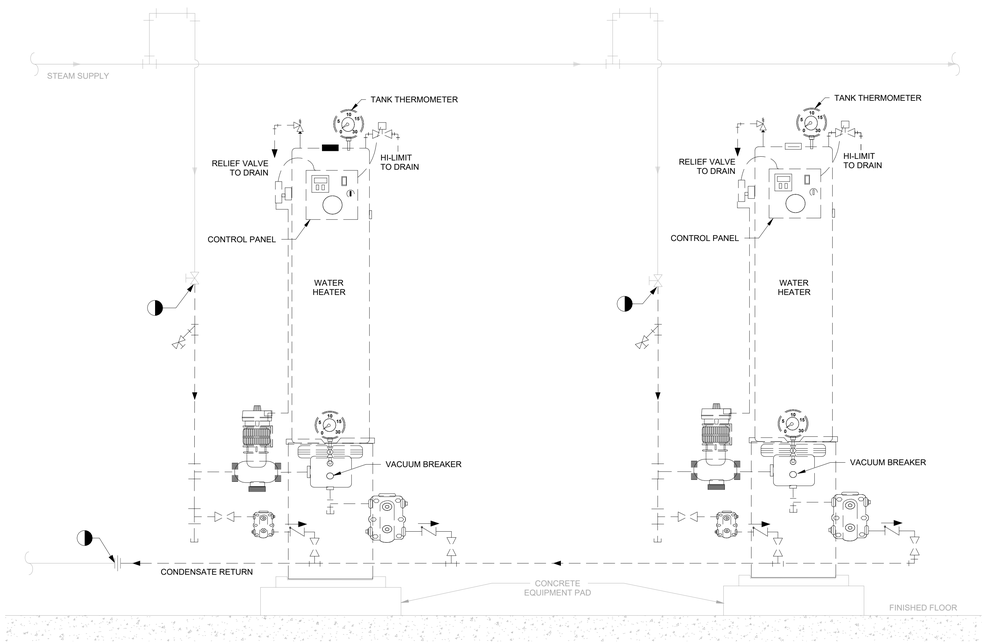
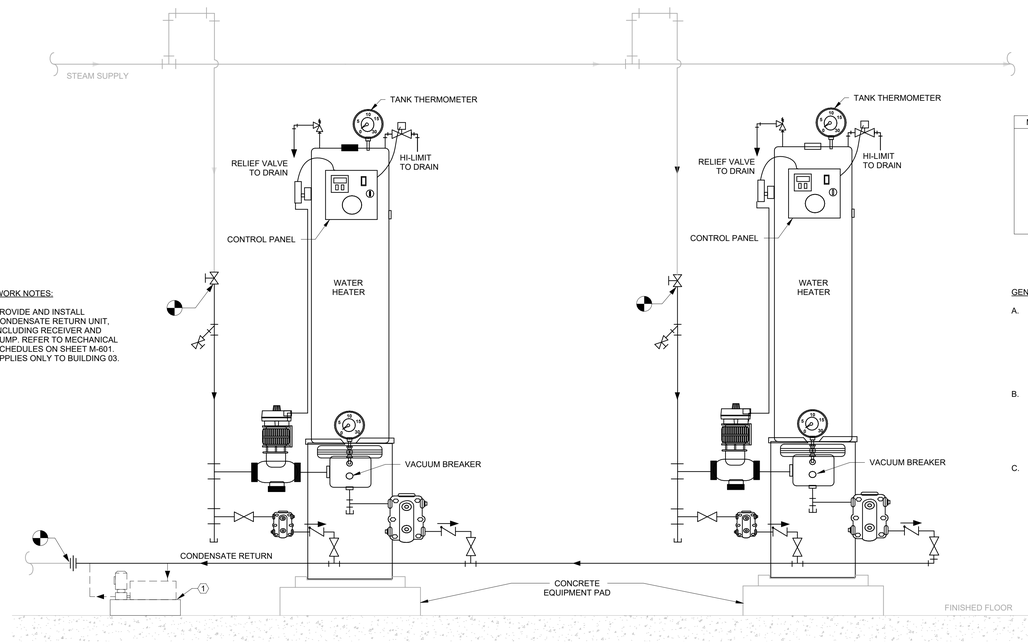


DEMOLITION



NEW WORK

(#) NEW WORK NOTES:

1. PROVIDE AND INSTALL CONDENSATE RETURN UNIT, INCLUDING RECEIVER AND PUMP. REFER TO MECHANICAL SCHEDULES ON SHEET M-601. APPLIES ONLY TO BUILDING 03.

MECHANICAL SCHEMATICS LEGEND

- STEAM VALVE, ELECTRICALLY ACTUATED
- STEAM TRAP

GENERAL NOTES:

A. PIPING SCHEMATICS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL DEMOLITION AND NEW CONNECTIONS ONLY. EXISTING PIPING CONFIGURATIONS MAY VARY BETWEEN BUILDINGS. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO WORK. DEMOLITION SHALL BE LIMITED TO THAT NECESSARY FOR CONNECTION TO NEW SYSTEMS, AND EXISTING PIPING SERVING FLOORS OR EQUIPMENT NOT IN SCOPE SHALL REMAIN IN SERVICE.

B. THE CONTRACTOR SHALL NOT PROCEED WITH ANY DEMOLITION OR CUTTING OF ANY PIPING UNTIL ALL CONNECTION POINTS ARE FIELD VERIFIED. THE CONTRACTOR SHALL PHYSICALLY SURVEY, VERIFY, AND MARK ALL CONNECTION POINTS WITH MARKING PAINT (E.G. ORANGE SPRAY PAINT) AND REPORT BACK TO FACILITY FOR FIELD CONFIRMATION PRIOR TO PROCEEDING.

C. PHASE WORK TO ENSURE DOMESTIC HOT WATER SERVICE IS NOT INTERRUPTED. REMOVE AND REPLACE ONE WATER HEATER AT A TIME, MAINTAINING AT LEAST ONE FULLY OPERATIONAL WATER HEATER THROUGHOUT DEMOLITION AND NEW INSTALLATION. COORDINATE SEQUENCING WITH THE COR PRIOR TO PROCEEDING.

(1) SEMI-INSTANTANEOUS WATER HEATER MECHANICAL PIPING SCHEMATIC
N.T.S.

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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(607)223-4334

WATSON ENGINEERING

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STATE OF NEW JERSEY
JOHN W. EVANGELISTA
No. 24GE05222500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: MECHANICAL SCHEMATICS

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Approved:

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: M-701

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Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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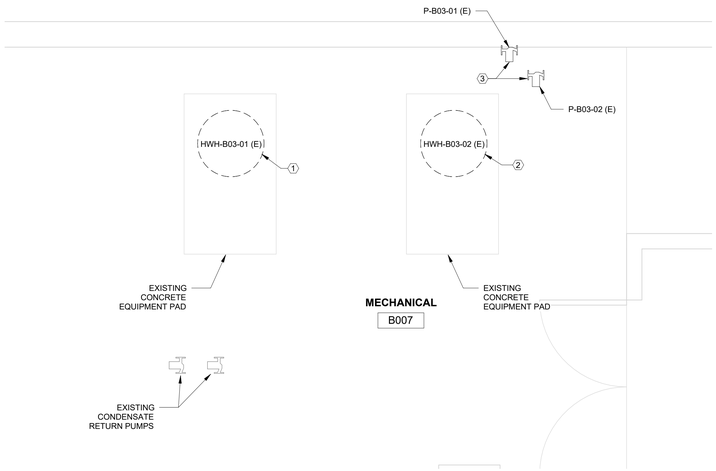
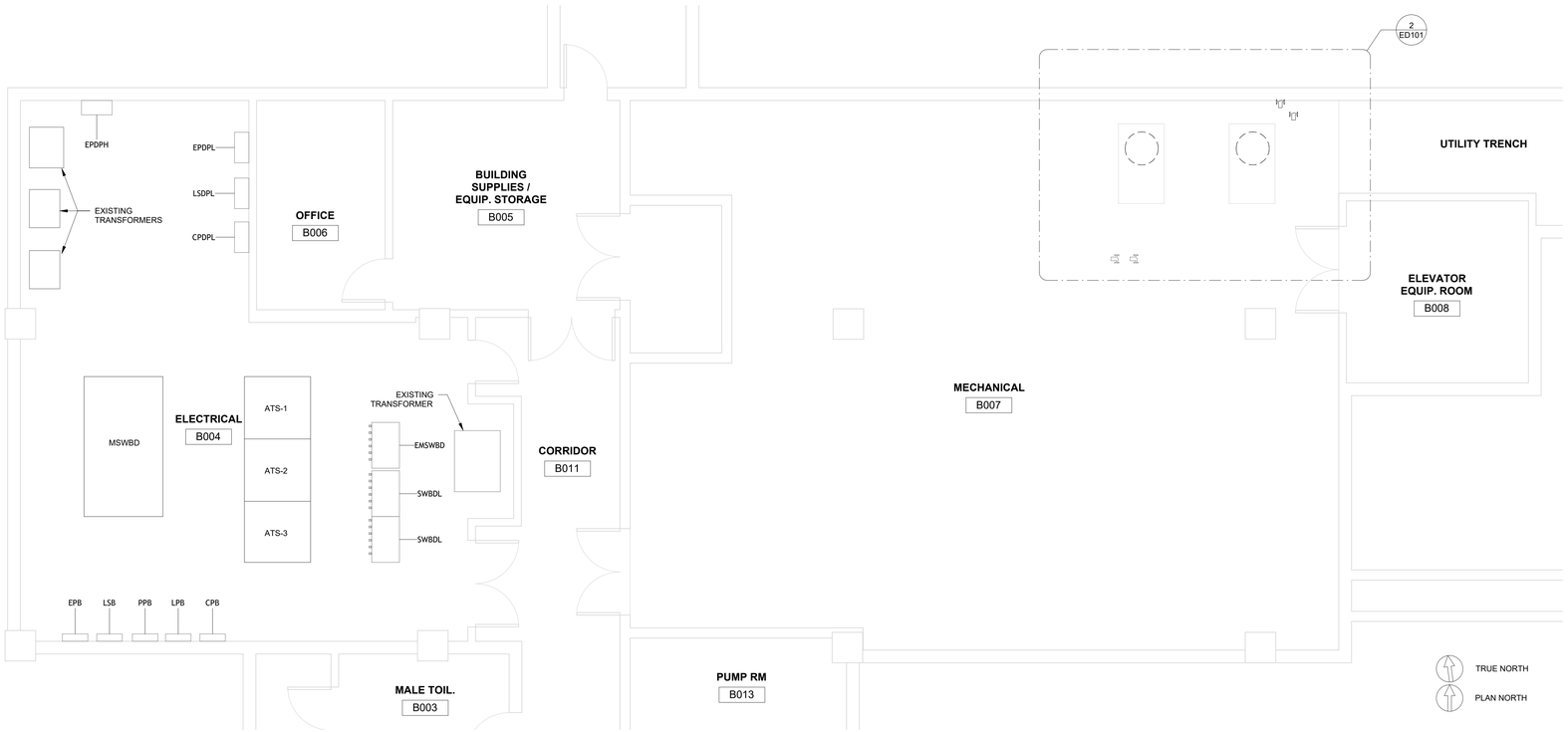


2 ELECTRICAL REMOVAL PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL REMOVAL PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL DEMOLITON NOTES

A. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE DONE TO THE CONTRACING OFFICER REPRESENTATIVE'S SATISFACTION.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING ELECTRICAL SYSTEM COMPONENTS, MATERIALS , APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. REMOVAL SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ASSOCIATED ATTACHMENT/MOUNTING ELEMENTS, ENCLOSURES, SWITCHES, AND UTILITY FEEDS. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING, WIRING, CONDUIT, AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL CONCRETE PADS, PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER. STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM SHALL BE MAINTAINED.

G. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

H. PROTECT AND PRESERVE ALL CONTROL AND MONITORING DEVICES, INCLUDING STEAM EYE, CURRENT TRANSFORMERS, AND ELECTRICAL ACTUATORS, DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

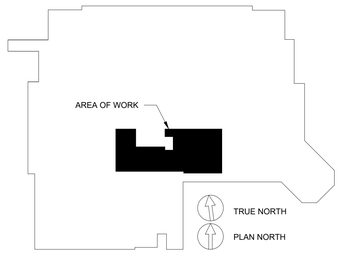
KEYED NOTES

1 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL EPB (CIRCUIT #5). PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

2 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL EPB (CIRCUIT #7). PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

3 DEMOLISH EXISTING HOT WATER RECIRCULATION PUMP CONDUCTORS/CONDUIT BACK TO PANEL EPB (CIRCUIT #9).

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
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Apalachin, NY 13732
(607)223-4334

STAMP
STATE OF NEW JERSEY
NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL DEMOLITION - BUILDING 03

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 03

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: ED101

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:04:02 PM

VA FORM 08 - 6231

GENERAL NOTES:

GENERAL ELECTRICAL DEMOLITON NOTES

A. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE DONE TO THE CONTRACING OFFICER REPRESENTATIVE'S SATISFACTION.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING ELECTRICAL SYSTEM COMPONENTS, MATERIALS , APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. REMOVAL SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ASSOCIATED ATTACHMENT/MOUNTING ELEMENTS, ENCLOSURES, SWITCHES, AND UTILITY FEEDS. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

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F. UNLESS SPECIFIED OTHERWISE, ALL PIPING, WIRING, CONDUIT, AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL CONCRETE PADS, PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER. STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM SHALL BE MAINTAINED.

G. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

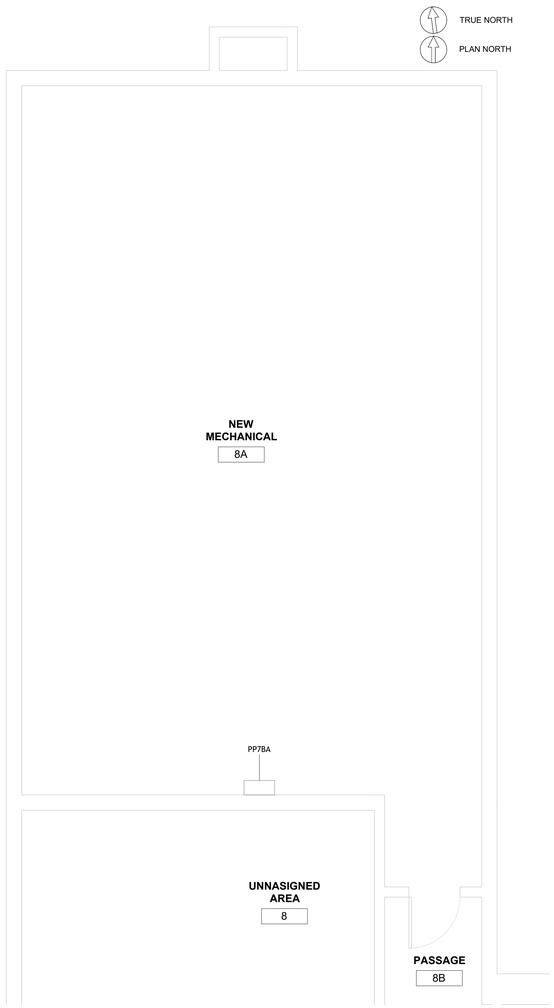
H. PROTECT AND PRESERVE ALL CONTROL AND MONITORING DEVICES, INCLUDING STEAM EYE, CURRENT TRANSFORMERS, AND ELECTRICAL ACTUATORS, DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

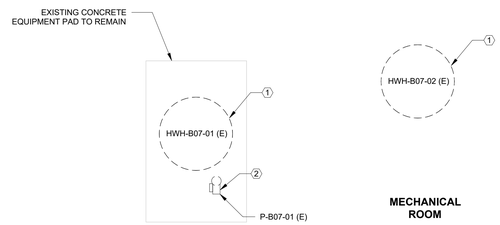
KEYED NOTES

1 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL PP7BA. PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

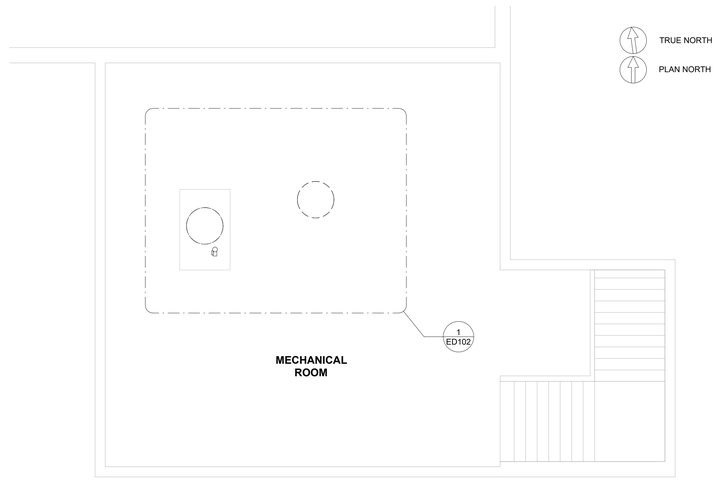
2 DEMOLISH EXISTING HOT WATER RECIRCULATION PUMP CONDUCTORS/CONDUIT BACK TO PANEL PP7BA. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.



3 ELECTRICAL REMOVAL PLAN - BUILDING 07 - FIRST FLOOR
1/4" = 1'-0"

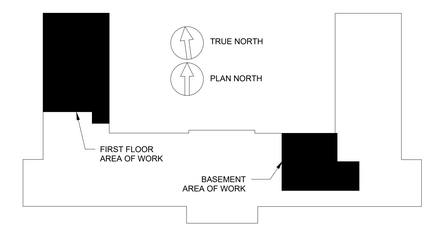


1 ELECTRICAL REMOVAL PLAN - BUILDING 07 - BASEMENT - ENLARGED
1/2" = 1'-0"



2 ELECTRICAL REMOVAL PLAN - BUILDING 07 - BASEMENT
1/4" = 1'-0"

KEYED MAP:



KEYED PLAN - BUILDING 07 - ELECTRICAL
1" = 30'-0"

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

WATSON ENGINEERING

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL DEMOLITION - BUILDING 07

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 07

Drawing Number: ED102

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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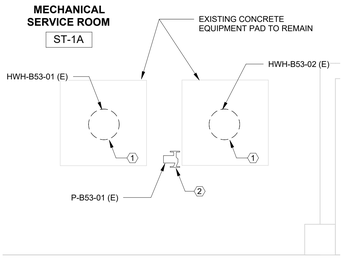
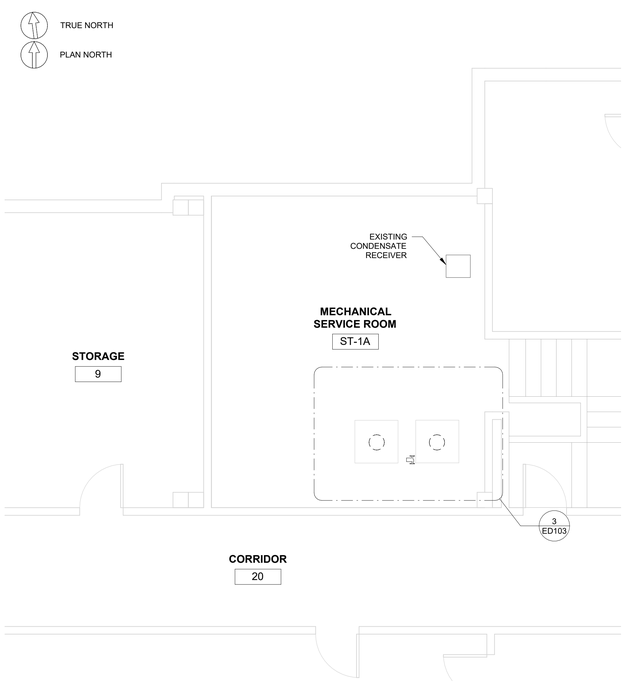
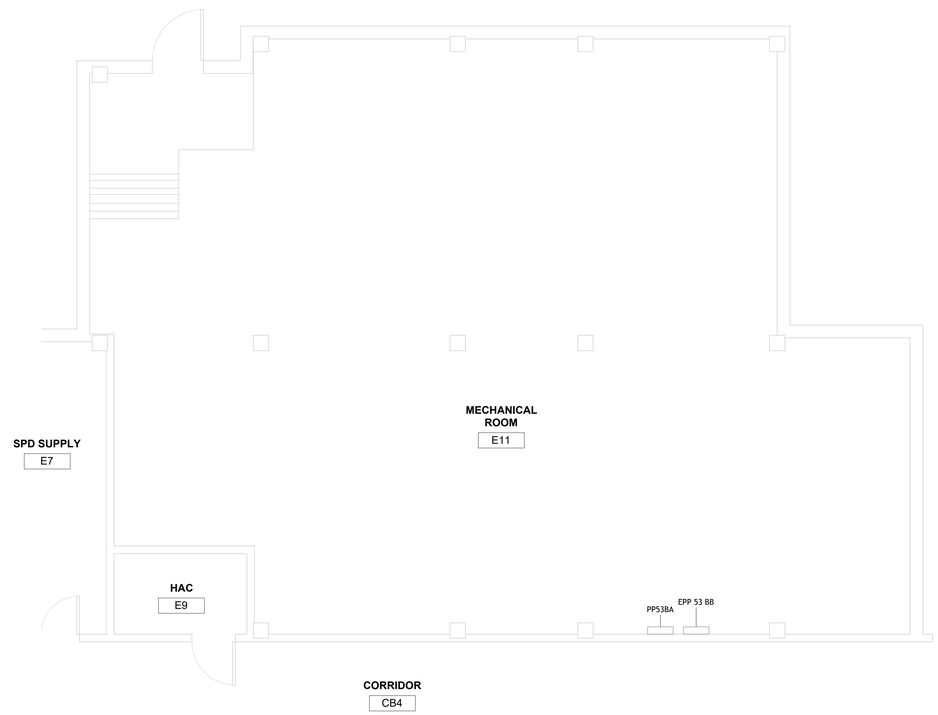
VA FORM 08 - 6231



3 ELECTRICAL REMOVAL PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL REMOVAL PLAN - BUILDING 53 - (A)
1/4" = 1'-0"



2 ELECTRICAL REMOVAL PLAN - BUILDING 53 - (B)
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL DEMOLITON NOTES

A. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE DONE TO THE CONTRACING OFFICER REPRESENTATIVE'S SATISFACTION.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING ELECTRICAL SYSTEM COMPONENTS, MATERIALS , APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. REMOVAL SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ASSOCIATED ATTACHMENT/MOUNTING ELEMENTS, ENCLOSURES, SWITCHES, AND UTILITY FEEDS. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING, WIRING, CONDUIT, AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL CONCRETE PADS, PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER. STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM SHALL BE MAINTAINED.

G. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

H. PROTECT AND PRESERVE ALL CONTROL AND MONITORING DEVICES, INCLUDING STEAM EYE, CURRENT TRANSFORMERS, AND ELECTRICAL ACTUATORS, DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

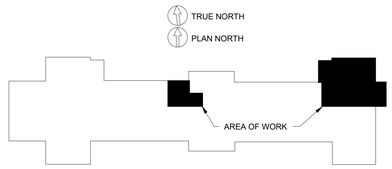
KEYED NOTES:

KEYED NOTES

1 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL PPB53A. PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

2 DEMOLISH EXISTING HOT WATER RECIRCULATION PUMP CONDUCTORS/CONDUIT BACK TO PANEL PPB53A. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

STAMP
STATE OF NEW JERSEY
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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL DEMOLITION - BUILDING 53

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 53

Drawing Number: ED103

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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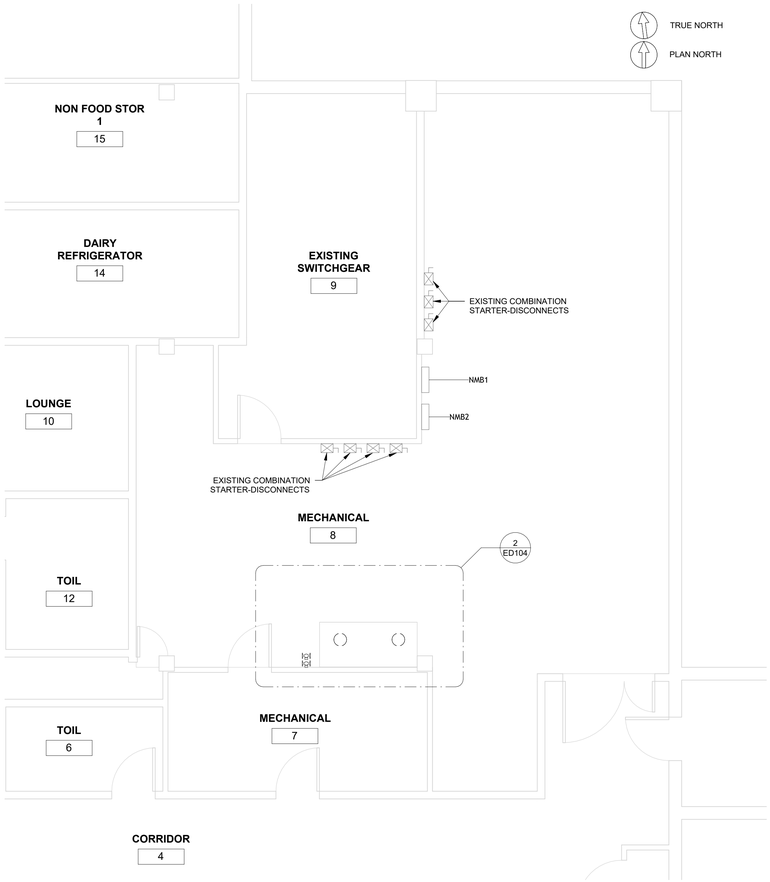
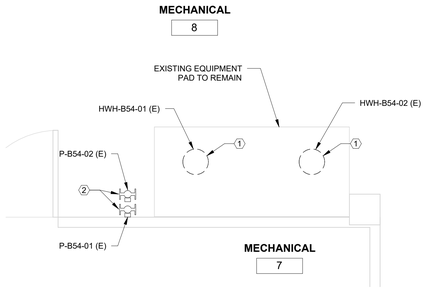


1 ELECTRICAL REMOVAL PLAN - BUILDING 54
1/4" = 1'-0"



2 ELECTRICAL REMOVAL PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL DEMOLITON NOTES

A. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE DONE TO THE CONTRACING OFFICER REPRESENTATIVE'S SATISFACTION.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

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D. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

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G. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

H. PROTECT AND PRESERVE ALL CONTROL AND MONITORING DEVICES, INCLUDING STEAM EYE, CURRENT TRANSFORMERS, AND ELECTRICAL ACTUATORS, DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

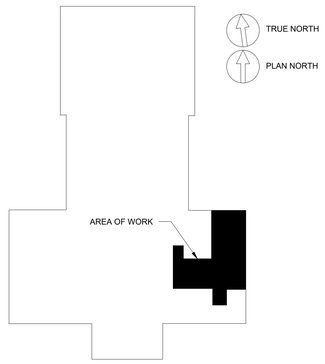
KEYED NOTES:

KEYED NOTES

1 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL NMB1. PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

2 DEMOLISH EXISTING HOT WATER RECIRCULATION PUMP CONDUCTORS/CONDUIT BACK TO PANEL NMB1. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

WATSON ENGINEERING

STAMP

NOT FOR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL DEMOLITION - BUILDING 54

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 54

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: ED104

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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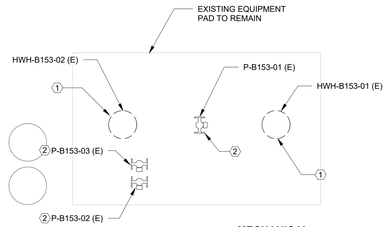
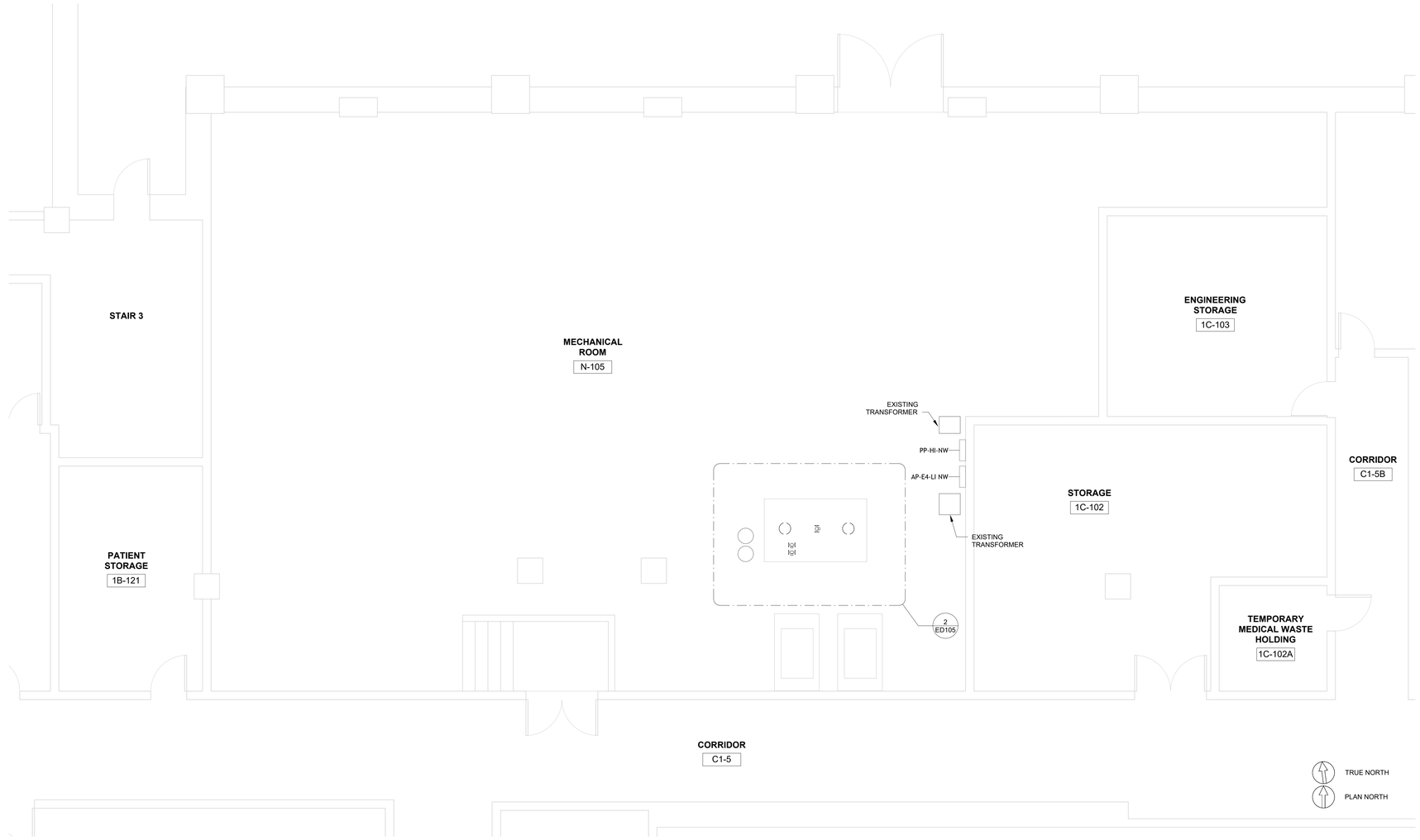


2 ELECTRICAL REMOVAL PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL REMOVAL PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL DEMOLITON NOTES

A. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES. THE REPAIR WORK SHALL BE DONE TO THE CONTRACING OFFICER REPRESENTATIVE'S SATISFACTION.

B. DEMOLITION WORK SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED.

C. REMOVE ALL EXISTING ELECTRICAL SYSTEM COMPONENTS, MATERIALS , APPARATUS, AND APPLIANCES WITHIN THE DESIGNATED PROJECT AREA, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND PLUMBING CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. REMOVAL SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ASSOCIATED ATTACHMENT/MOUNTING ELEMENTS, ENCLOSURES, SWITCHES, AND UTILITY FEEDS. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND OTHER DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. UNLESS SPECIFIED OTHERWISE, ALL PIPING, WIRING, CONDUIT, AND OTHER DEVICES ASSOCIATED WITH THE EQUIPMENT NOT RE-USED IN THE NEW WORK AREA SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM THE PROPERTY. THIS INCLUDES ALL CONCRETE PADS, PIPE, VALVES, FITTINGS, INSULATION, AND ALL HANGERS, INCLUDING THE TOP CONNECTION AND ANY FASTENINGS TO BUILDING STRUCTURAL SYSTEMS. ALL OPENINGS SHALL BE SEALED AFTER REMOVAL OF EQUIPMENT, PIPES, DUCTS, AND OTHER PENETRATIONS IN ROOF, WALLS, FLOORS, IN AN APPROVED MANNER. STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM SHALL BE MAINTAINED.

G. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

H. PROTECT AND PRESERVE ALL CONTROL AND MONITORING DEVICES, INCLUDING STEAM EYE, CURRENT TRANSFORMERS, AND ELECTRICAL ACTUATORS, DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

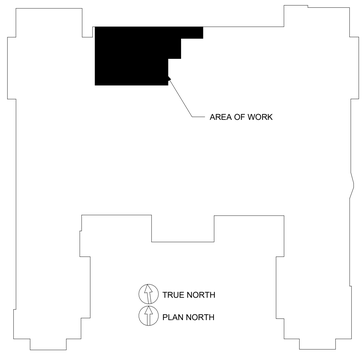
KEYED NOTES:

KEYED NOTES

1 DEMOLISH EXISTING HOT WATER HEATER CONDUCTORS/CONDUIT BACK TO PANEL AP-E4-LI NW. PERFORM PHASED LOCKOUT/TAGOUT (LOTO) FOR THIS CIRCUIT IN ACCORDANCE WITH GENERAL NOTE G. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

2 DEMOLISH EXISTING HOT WATER RECIRCULATION PUMP CONDUCTORS/CONDUIT BACK TO PANEL AP-E4-LI EW. SEE ELECTRICAL PANEL SCHEDULES ON E-601 FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
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4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL DEMOLITION - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 143

Drawing Number: ED105

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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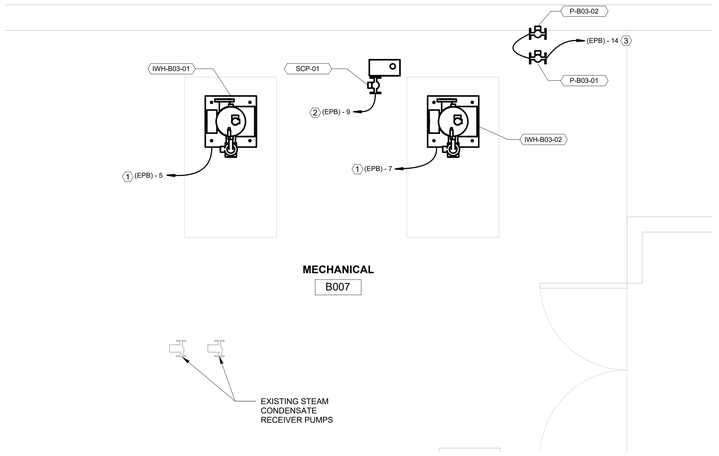
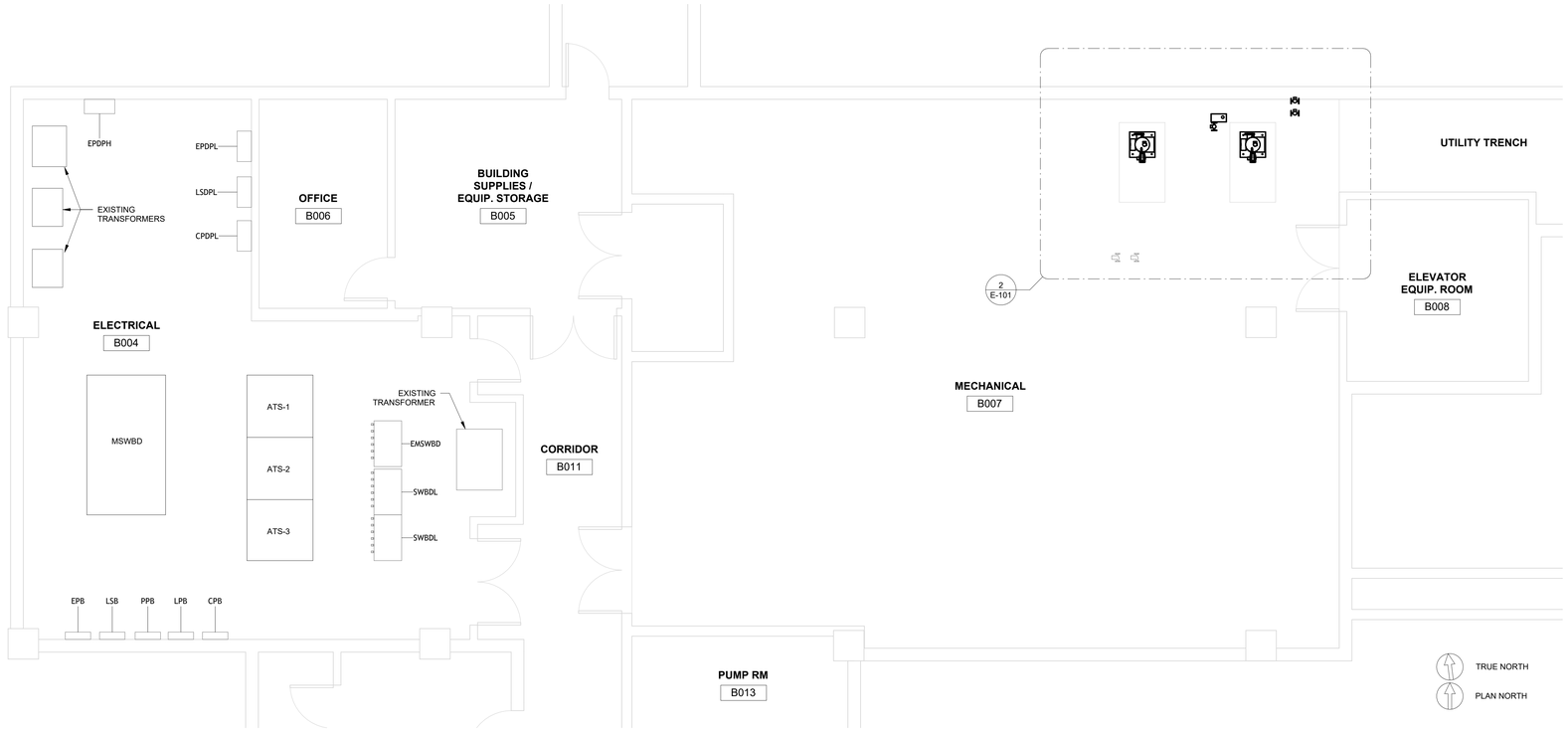


2 ELECTRICAL NEW WORK PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL NEW WORK PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL NEW WORK NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

B. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES AND REQUIRED FIRE RATING. THE REPAIR WORK SHALL BE DONE TO THE CONTRACTING OFFICER'S SATISFACTION.

C. COORDINATE WITH MECHANICAL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

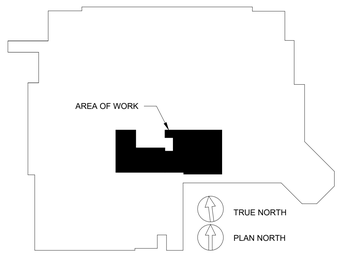
F. FOR NEW WATER HEATERS AND ASSOCIATED PUMPS, THE BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. PROVIDE PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE AS REQUIRED

KEYED NOTES:

KEYED NOTES

1. POWER EACH NEW HOT WATER HEATERS WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL EPB. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT.
2. POWER EACH NEW STEAM CONDENSATE PUMP WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL EPB. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT.
3. POWER THE NEW DOMESTIC HOT WATER RECIRCULATION PUMPS WITH A 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL EPB. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. PROVIDE DEDICATED 30A, NEMA 1 TOGGLE DISCONNECT SWITCH FOR EACH PUMP MOUNTED NEAR EQUIPMENT.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
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STATE OF NEW YORK · JWC · LICENSED PROFESSIONAL ENGINEER · 2/20/2026
NOT FOR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL PLAN - BUILDING 03
Approved:
Phase: 100% CD SUBMISSION
Project Title: REPLACE HOT WATER HEATERS
Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939
Issue Date: 2/20/2026
Checked: JWE
Drawn: JWC
Project Number: 561A4-23-101
Building Number: 03
Drawing Number: E-101

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
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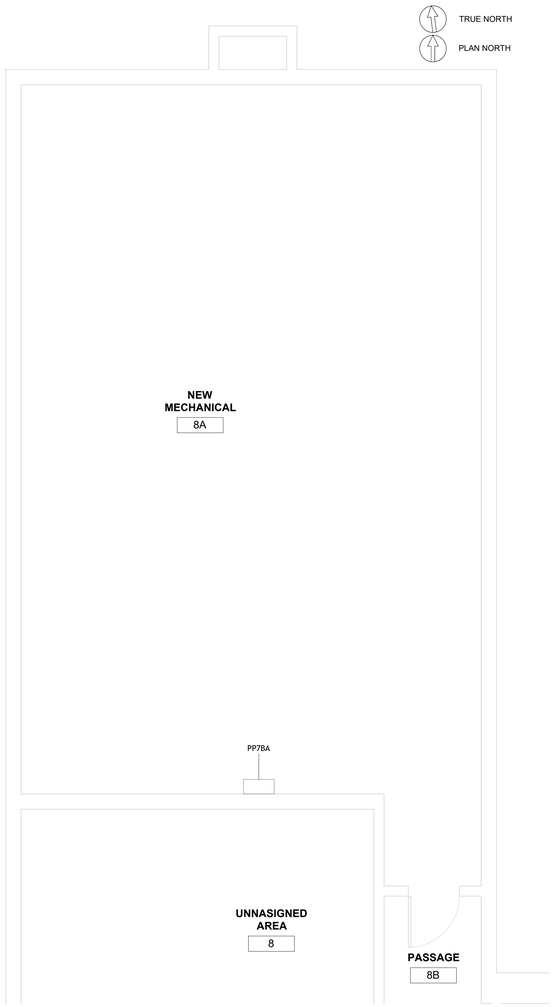
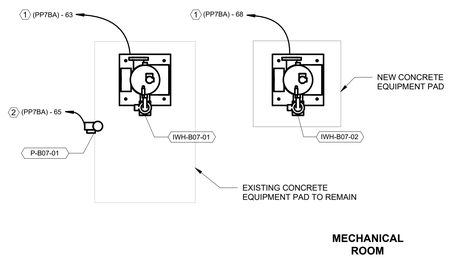
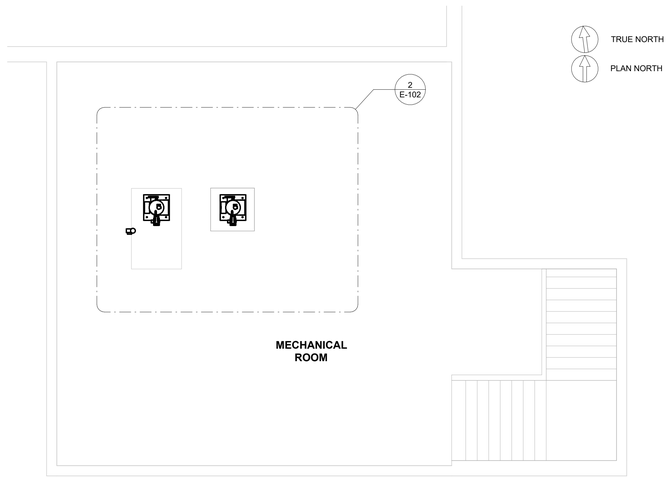


1 ELECTRICAL NEW WORK PLAN - BUILDING 07 - FIRST FLOOR
1/4" = 1'-0"



2 ELECTRICAL NEW WORK PLAN - BUILDING 07 - BASEMENT - ENLARGED
1/2" = 1'-0"



3 ELECTRICAL NEW WORK PLAN - BUILDING 07 - BASEMENT
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL NEW WORK NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

B. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES AND REQUIRED FIRE RATING. THE REPAIR WORK SHALL BE DONE TO THE CONTRACTING OFFICER'S SATISFACTION.

C. COORDINATE WITH MECHANICAL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

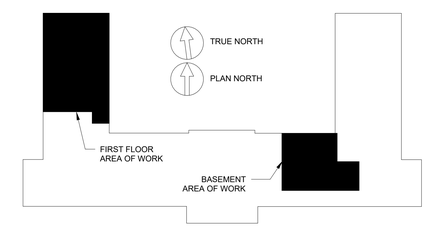
F. FOR NEW WATER HEATERS AND ASSOCIATED PUMPS, THE BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. PROVIDE PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE AS REQUIRED

KEYED NOTES:

KEYED NOTES

1. POWER EACH NEW HOT WATER HEATERS WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL PP7BA. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT. CONDUCTOR SIZE SHALL BE #6 AWG WITH 1" EMT CONDUIT. BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER MAY SERVE AS THE DISCONNECTING MEANS WHERE IT IS WITHIN SIGHT OF THE APPLIANCE OR CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE.
2. POWER THE NEW DOMESTIC HOT WATER RECIRCULATION PUMP WITH A 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL PP7BA. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. PROVIDE DEDICATED 30A, NEMA 1 TOGGLE DISCONNECT SWITCH FOR EACH PUMP MOUNTED NEAR EQUIPMENT.

KEYED MAP:



KEYED PLAN - BUILDING 07 - ELECTRICAL
1" = 30'-0"

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
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(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL PLAN - BUILDING 07
Approved:
Phase: 100% CD SUBMISSION
Project Title: REPLACE HOT WATER HEATERS
Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939
Issue Date: 2/20/2026
Checked: JWE
Drawn: JWC
Project Number: 561A4-23-101
Building Number: 07
Drawing Number: E-102

VA FORM 08 - 6231

Autodesk Docs://VA-25008 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
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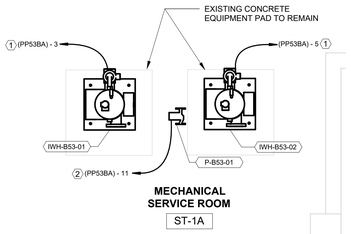
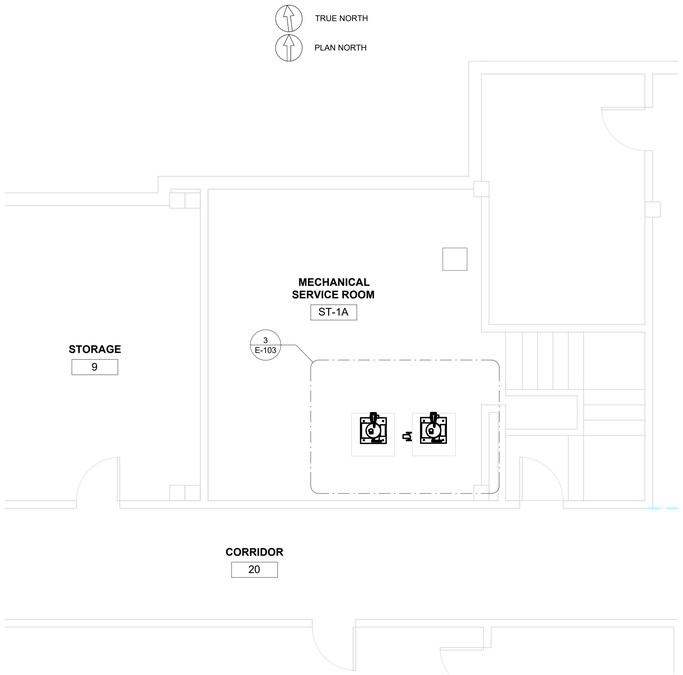
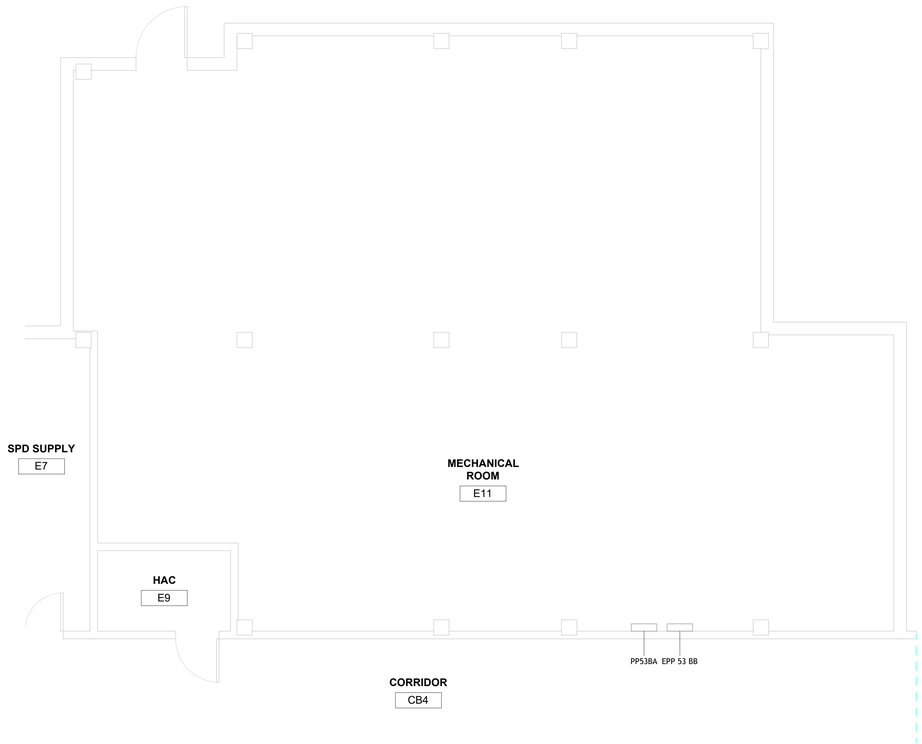


3 ELECTRICAL NEW WORK PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL NEW WORK PLAN - BUILDING 53 - (A)
1/4" = 1'-0"



2 ELECTRICAL NEW WORK PLAN - BUILDING 53 - (B)
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL NEW WORK NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

B. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES AND REQUIRED FIRE RATING. THE REPAIR WORK SHALL BE DONE TO THE CONTRACTING OFFICER'S SATISFACTION.

C. COORDINATE WITH MECHANICAL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. FOR NEW WATER HEATERS AND ASSOCIATED PUMPS, THE BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. PROVIDE PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE AS REQUIRED

KEYED NOTES:

KEYED NOTES

1. POWER EACH NEW HOT WATER HEATERS WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL PP53BA. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER MAY SERVE AS THE DISCONNECTING MEANS WHERE IT IS WITHIN SIGHT OF THE APPLIANCE OR CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE.
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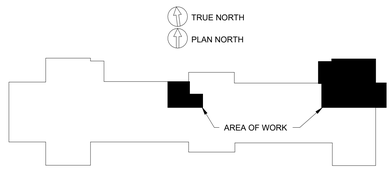

KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL PLAN - BUILDING 53

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 53

Drawing Number: E-103

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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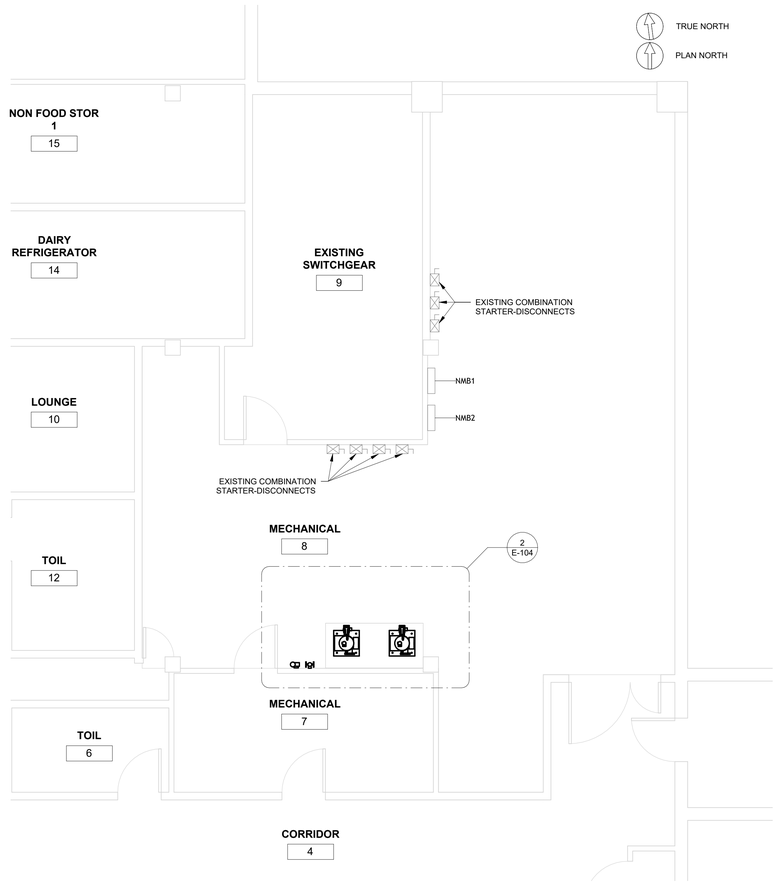
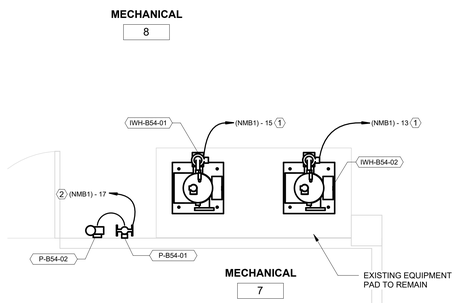


1 ELECTRICAL NEW WORK PLAN - BUILDING 54
1/4" = 1'-0"



2 ELECTRICAL NEW WORK PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL NEW WORK NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

B. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES AND REQUIRED FIRE RATING. THE REPAIR WORK SHALL BE DONE TO THE CONTRACTING OFFICER'S SATISFACTION.

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D. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

F. FOR NEW WATER HEATERS AND ASSOCIATED PUMPS, THE BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. PROVIDE PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE AS REQUIRED

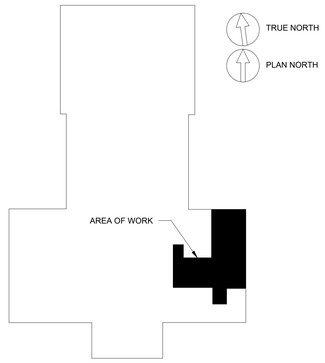
KEYED NOTES:

KEYED NOTES

1 POWER EACH NEW HOT WATER HEATERS WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL NMB1. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER MAY SERVE AS THE DISCONNECTING MEANS WHERE IT IS WITHIN SIGHT OF THE APPLIANCE OR CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE.

2 POWER THE NEW DOMESTIC HOT WATER RECIRCULATION PUMPS WITH A 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL NMB1. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. PROVIDE DEDICATED 30A, NEMA 1 TOGGLE DISCONNECT SWITCH FOR EACH PUMP MOUNTED NEAR EQUIPMENT.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL PLAN - BUILDING 54	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
			Building Number: 54
Approved:		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: E-104
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

VA FORM 08 - 6231

Autodesk Docs://VA-25008 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

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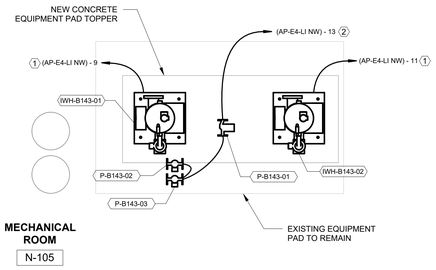
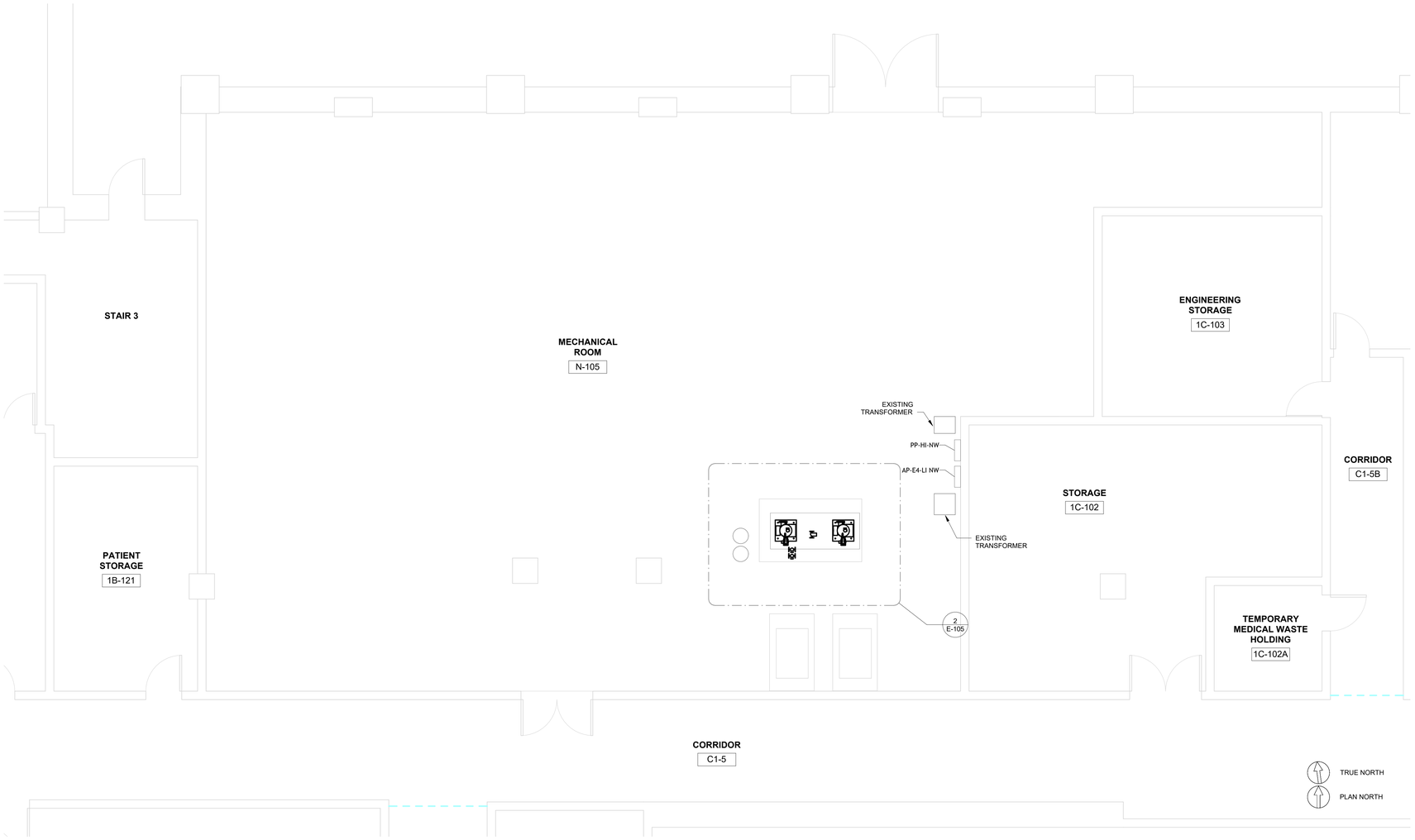


2 ELECTRICAL NEW WORK PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 ELECTRICAL NEW WORK PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL ELECTRICAL NEW WORK NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

B. ALL AREAS OF THE BUILDING AFFECTED BY ELECTRICAL DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT FINAL FINISHES AND REQUIRED FIRE RATING. THE REPAIR WORK SHALL BE DONE TO THE CONTRACTING OFFICER'S SATISFACTION.

C. COORDINATE WITH MECHANICAL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF WORK FOR SYSTEMS TO BE REMOVED OR RETAINED TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED. PATCH BUILDING FINISHES WHERE ELECTRICAL ITEMS ARE REMOVED AND ADJACENT EXISTING FINISH IS TO REMAIN.

D. PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

E. WORK REPLACED SHALL MATCH SIMILAR EXISTING WORK. STRUCTURAL MEMBERS OF CONCRETE OR STRUCTURAL STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT AS SHOWN, WITHOUT AUTHORIZATION OF THE ENGINEER. WORK REMAINING IN PLACE DAMAGED OR DEFACED DURING THIS CONTRACT SHALL BE RESTORED TO THE CONDITION AT TIME OF AWARD OF CONTRACT. CUT, ALTER, REMOVE, OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF ELECTRICAL WORK.

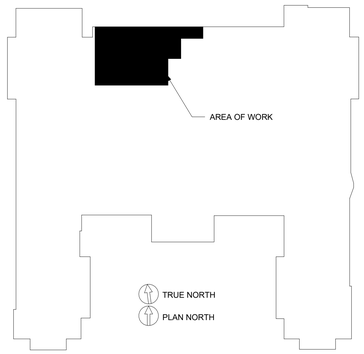
F. FOR NEW WATER HEATERS AND ASSOCIATED PUMPS, THE BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. PROVIDE PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE AS REQUIRED

KEYED NOTES:

KEYED NOTES

1. POWER EACH NEW HOT WATER HEATERS WITH A DEDICATED 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL AP-E4-LI NW. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. PROVIDE 30A, NEMA 1 TOGGLE DISCONNECT SWITCH MOUNTED NEAR EQUIPMENT. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. BRANCH-CIRCUIT SWITCH OR CIRCUIT BREAKER MAY SERVE AS THE DISCONNECTING MEANS WHERE IT IS WITHIN SIGHT OF THE APPLIANCE OR CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR PHASED LOCKOUT/TAGOUT (LOTO) DURING INSTALLATION AND MAINTENANCE.
2. POWER THE NEW DOMESTIC HOT WATER RECIRCULATION PUMPS WITH A 120V, 15A BRANCH CIRCUIT WITH GFCI PROTECTION FROM PANEL AP-E4 LI NW. INSTALL NEW SINGLE POLE GFCI CIRCUIT BREAKER. CONDUCTOR SIZE SHALL BE #12 AWG WITH 3/4" EMT CONDUIT. PROVIDE DEDICATED 30A, NEMA 1 TOGGLE DISCONNECT SWITCH FOR EACH PUMP MOUNTED NEAR EQUIPMENT.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL PLAN - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 143

Drawing Number: E-105

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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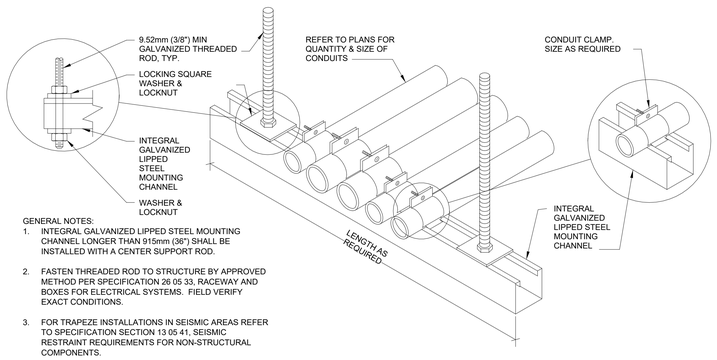
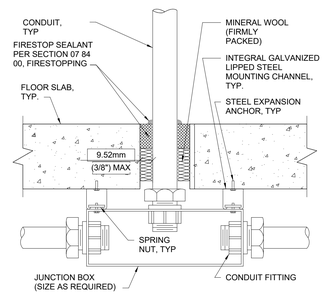


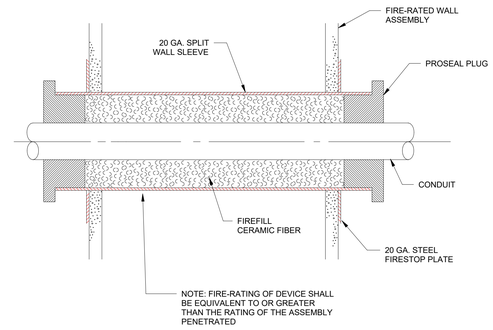
GENERAL NOTES:

1. INTEGRAL GALVANIZED LIPPED STEEL MOUNTING CHANNEL LONGER THAN 915mm (36") SHALL BE INSTALLED WITH A CENTER SUPPORT ROD.
2. FASTEN THREADED ROD TO STRUCTURE BY APPROVED METHOD PER SPECIFICATION 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS. FIELD VERIFY EXACT CONDITIONS.
3. FOR TRAPEZE INSTALLATIONS IN SEISMIC AREAS REFER TO SPECIFICATION SECTION 13 05 41, SEISMIC RESTRAINT REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS.

1 CONDUIT TRAPEZE MOUNTING DETAIL
1/2" = 1'-0"



2 FLOOR SLAB PENETRATION DETAIL
1/2" = 1'-0"



4 CONDUIT THRU FIRE RATED WALL DETAIL
1/4" = 1'-0"

Revision Number	Revisions:	Date:

CONSULTANT

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WATSON ENGINEERING

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STATE OF NEW JERSEY
ERIC W. EVANGELISTA
No. 24GE05222500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	ELECTRICAL DETAILS
Phase	100% CD SUBMISSION
Project Title	REPLACE HOT WATER HEATERS
Project Number	561A4-23-101
Building Number	ALL BUILDINGS
Approved:	
Location	LYONS VAMC NJ 151 KNOLLCROFT RD, LYONS, NJ 07939
Drawing Number	E-501
Issue Date	2/20/2026
Checked	JWE
Drawn	JWC

VA FORM 08 - 6231

Autodesk Docs://VA-25/006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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Branch Panel: EPB

(BLDG 03)

Location: ELECTRICAL B004
Supply From: EPDPL
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10 kAIC
Mains Type: MLO
Mains Rating: 100 A

Notes:
TOTAL LOAD ADDED: 7 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	(*) LIGHTS B009 TUNNEL	20 A	1	1920 VA	1920 VA					1	20 A	(*) DDC PANEL B007	2
3	(*) REC'S B009 TUNNEL	20 A	1			1080 VA	1664 VA			2	20 A	(*) PRINTER FOR X-RAY RM R-113	4
5	(+) IWH-B03-01	15 A	1					600 VA	1664 VA				6
7	(+) IWH-B03-01	15 A	1	600 VA	1920 VA					1	20 A	(*) PRINTER FOR X-RAY RM R-113	8
9	(+) P-B03-01 & P-B03-02	20 A	1			864 VA	4160 VA			2	50 A	(*) MANHOLE PUMP	10
11	(*) CCTV CAMERA (OFF)	20 A	1					0 VA	4160 VA				12
13	(*) SPARE (OFF)	20 A	1	0 VA	552 VA					1	20 A	(+) SCP-01	14
15	SPACE	--	1			--	--			1	--	SPACE	16
17	SPACE	--	1					--	--	1	--	SPACE	18
19	SPACE	--	1	--	--					1	--	SPACE	20
21	SPACE	--	1			--	--			1	--	SPACE	22
23	SPACE	--	1					--	--	1	--	SPACE	24
25	SPACE	--	1	--	--					1	--	SPACE	26
27	SPACE	--	1			--	--			1	--	SPACE	28
29	SPACE	--	1					--	--	1	--	SPACE	30
			Total Load:	6912 VA		7768 VA		6424 VA					
			Total Amps:	58 A		65 A		54 A					

Legend:
(*) EXISTING LOAD, (+) NEW LOAD, (<) REMOVED LOAD

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	552 VA	100.00%	552 VA		
Motor	864 VA	100.00%	864 VA	**Total Conn. Load:**	21104 VA
Other	1200 VA	100.00%	1200 VA	**Total Est. Demand:**	21104 VA
Spare	18488 VA	100.00%	18488 VA	**Total Conn. Current:**	59 A
				Total Est. Demand Current:	59 A

Notes:
TOTAL LOAD REMOVED:
»

Branch Panel: PP7BA

(BLDG 07)

Location: NEW MECHANICAL ROOM 8A
Supply From: REFER TO VA ONE-LINE
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: REFER TO VA ONE-LINE
Mains Type: MLO
Mains Rating: 100 A

Notes:
TOTAL LOAD ADDED: 4 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	SPACE	--	1	--	--					1	--	SPACE	2
3	SPACE	--	1			--	--			1	--	SPACE	4
5	SPACE	--	1					--	--	1	--	SPACE	6
7	SPACE	--	1	--	--					1	--	SPACE	8
9	SPACE	--	1			--	--			1	--	SPACE	10
11	SPACE	--	1					--	--	1	--	SPACE	12
13	SPACE	--	1	--	--					1	--	SPACE	14
15	SPACE	--	1			--	--			1	--	SPACE	16
17	SPACE	--	1					--	--	1	--	SPACE	18
19				0 VA	0 VA								20
21	(*) 7-SF-1	20 A	3			0 VA	0 VA			3	20 A	(*) 7-SF-2	22
23								0 VA	0 VA				24
25				0 VA	0 VA								26
27	(*) 7P1	20 A	3			0 VA	0 VA			3	20 A	(*) 7P2	28
29								0 VA	0 VA				30
31				0 VA	0 VA								32
33	(*) UNKNOWN LOAD	20 A	3			0 VA	0 VA			3	20 A	(*) 7P6	34
35								0 VA	0 VA				36
37				0 VA	0 VA								38
39	(*) UNKNOWN LOAD	20 A	3			0 VA	0 VA			3	20 A	(*) UNKNOWN LOAD	40
41								0 VA	0 VA				42
43				0 VA	0 VA					1	20 A	(*) UNKNOWN LOAD	44
45	(*) UNKNOWN LOAD	20 A	3			0 VA	0 VA			1	20 A	(*) UNKNOWN LOAD	46
47								0 VA	0 VA	1	20 A	(*) UNKNOWN LOAD	48
49	(*) STOVE	20 A	2	0 VA	0 VA					1	20 A	(*) UNKNOWN LOAD	50
51						0 VA	0 VA			1	20 A	(*) UNKNOWN LOAD	52
53	(*) UNKNOWN LOAD	20 A	1					0 VA	0 VA	1	20 A	(*) UNKNOWN LOAD	54
55	(*) UNKNOWN LOAD	20 A	1	0 VA	0 VA								56
57	(*) UNKNOWN LOAD	20 A	1			0 VA	0 VA			3	20 A	(*) UNKNOWN LOAD	58
59	(*) UNKNOWN LOAD	20 A	1					0 VA	0 VA				60
61	(*) MICROWAVE	20 A	1	0 VA	0 VA					1	20 A	SPARE	62
63	(+) IWH-B07-01	20 A	1			600 VA	0 VA			1	20 A	SPARE	64
65	(+) P-B07-01	20 A	1					90 VA	0 VA	1	20 A	SPARE	66
67	SPACE	--	1	--	600 VA					1	20 A	(+) IWH-B07-02	68
69	SPACE	--	1			--	--			1	--	SPACE	70
71	SPACE	--	1					--	--	1	--	SPACE	72
			Total Load:	600 VA		600 VA		90 VA					
			Total Amps:	6 A		6 A		1 A					

Legend:
*EXISTING LOAD, +NEW LOAD, <REMOVED LOAD

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	90 VA	100.00%	90 VA		
Other	1200 VA	100.00%	1200 VA	**Total Conn. Load:**	1290 VA
				Total Est. Demand:	1290 VA
				Total Conn. Current:	4 A
				Total Est. Demand Current:	4 A

Notes:
TOTAL LOAD REMOVED:
»

Branch Panel: PP53BA

(BLDG 53)

Location: MECHANICAL ROOM E11
Supply From: MAIN SWITCHGEAR-53
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22 kAIC
Mains Type: MCB
Mains Rating: 400 A
MCB Rating: 250 A

Notes:
TOTAL LOAD ADDED: 5 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	(*) EF-4	20 A	1	0 VA	0 VA					1	20 A	(*) CH 1, 2, 3, 4	2
3	(+) IWH-B53-01	15 A	1			600 VA	0 VA			1	20 A	(*) SPARE	4
5	(+) IWH-B53-02	15 A	1					600 VA	0 VA	1	20 A	(*) EF-1	6
7	(*) SPARE	20 A	1	0 VA	0 VA					1	20 A	(*) DUCT DAMPERS	8
9	(*) SPARE	20 A	1			0 VA	0 VA			1	20 A	(*) SPARE	10
11	(+) P-B53-01	15 A	1					528 VA	0 VA	1	20 A	(*) UH-9,10	12
13				0 VA	0 VA								14
15	(*) EF-9	20 A	3			0 VA	0 VA			3	20 A	(*) EF-8	16
17								0 VA	0 VA				18
19				0 VA	0 VA								20
21	(*) RF-1	50 A	3			0 VA	0 VA			3	100 A	(*) P-1	22
23								0 VA	0 VA				24
25				0 VA	0 VA					2	50 A	(*) STOVE RM W-1	26
27	(*) P-1	100 A	3			0 VA	0 VA						28
29								0 VA	--	1	--	SPACE	30
31	SPACE	--	1	--	--					1	--	SPACE	32
33	SPACE	--	1			--	--			1	--	SPACE	34
35	SPACE	--	1					--	--	1	--	SPACE	36
37	SPACE	--	1	--	--					1	--	SPACE	38
39	SPACE	--	1			--	--			1	--	SPACE	40
41	SPACE	--	1					--	--	1	--	SPACE	42
			Total Load:	0 VA		600 VA		1128 VA					
			Total Amps:	0 A		6 A		10 A					

Legend:
(*) EXISTING LOAD, (+) NEW LOAD, (<) REMOVED LOAD

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	528 VA	100.00%	528 VA		
Other	1200 VA	100.00%	1200 VA	**Total Conn. Load:**	1728 VA
				Total Est. Demand:	1728 VA
				Total Conn. Current:	5 A
				Total Est. Demand Current:	5 A

Notes:
TOTAL LOAD REMOVED:
»

Branch Panel: NMB1

(BLDG 54)

Location: Mechanical 8
Supply From: REFER TO VA ONE-LINE
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22 kAIC
Mains Type: MCB
Mains Rating: 225 A
MCB Rating: 200 A

Notes:
TOTAL LOAD ADDED: 5 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1				0 VA	0 VA								2
3	(*) AIR HANDLER #3	40 A	3			0 VA	0 VA			3	60 A	(*) CHILLED WATER PUMP #2	4
5								0 VA	0 VA				6
7				0 VA	0 VA								8
9	(*) SPARE	20 A	3			0 VA	0 VA			3	40 A	(*) HOT WATER PUMP #1	10
11								0 VA	0 VA				12
13	(+) IWH-B54-02	20 A	1	600 VA	0 VA					1	20 A	(*) SPARE	14
15	(+) IWH-B54-01	20 A	1			600 VA	0 VA			1	20 A	(*) SPARE	16
17	(+) P-B54-01 & P-B54-02	20 A	1					486 VA	0 VA	1	20 A	(*) UNIT HEATER #2 MECH ROOM	18
19	(*) UNIT HEATER #1 MECH ROOM	20 A	1	0 VA	0 VA					1	20 A	(*) ACTUATOR MOTORS	20
21						0 VA	0 VA			1	20 A	(*) TOILET EXHAUST	22
23	(*) EXHAUST FAN #1 MECH ROOM	20 A	3					0 VA	0 VA	1	20 A	(*) EXHAUST FAN #6 JANITORS CLOSET	24
25				0 VA	0 VA					1	20 A	(*) EXHAUST FAN #5 ELEV MACH RM	26
27						0 VA	0 VA			1	20 A	(*) PP1 & PP2	28
29	(*) SPARE	20 A	3					0 VA	0 VA				30
31				0 VA	0 VA					3	60 A	(*) TRASH COMPACTOR	32
33	(*) SPARE	20 A	1			0 VA	0 VA						34
35	(*) CUH #3	20 A	1					0 VA	0 VA	1	20 A	(*) PP3 & PP4	36
37	(*) EXHAUST FAN	20 A	1	0 VA	0 VA								38
39	(*) SPARE	20 A	1			0 VA	0 VA			3	20 A	(*) SPARE	40
41	(*) SPARE	20 A	1					0 VA	0 VA				42
			Total Load:	600 VA		600 VA		486 VA					
			Total Amps:	5 A		5 A		4 A					

Legend:
(*) EXISTING LOAD, (+) NEW LOAD, (<) REMOVED LOAD

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	210 VA	100.00%	210 VA		
Motor	276 VA	100.00%	276 VA	**Total Conn. Load:**	1686 VA
Other	1200 VA	100.00%	1200 VA	**Total Est. Demand:**	1686 VA
				Total Conn. Current:	5 A
				Total Est. Demand Current:	5 A

Notes:
TOTAL LOAD REMOVED:
»

Branch Panel: AP-E4-LI NW

(BLDG 143)

Location: MECHANICAL ROOM N-105
Supply From: REFER TO VA ONE-LINE
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10 kAIC
Mains Type: MCB
Mains Rating: 60 A
MCB Rating: 60 A

Notes:
TOTAL LOAD ADDED: 7 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	(*) FIRE PUMP CONT MED GAS AL	20 A	1	0 VA	0 VA					1	20 A	(*) SLIDING DOOR E100B	2
3	(*) REC N105	20 A	1			0 VA	0 VA			1	20 A	(*) N100C-OXY MANIFOLD	4
5	(*) MAGNETRIK VALVE THERMOSTAT (OFF)	20 A	1					0 VA	0 VA	1	20 A	(*) N100C UNIT HEATER	6
7	(*) LEGIONAIRES OUTLET	20 A	1	0 VA	0 VA					1	40 A	(*) CP-5 DUPLEX	8
9	(+) IWH-B143-01	15 A	1			600 VA	0 VA			1	20 A	(*) TEMP CIRC PUMP	10
11	(+) IWH-B143-02	15 A	1					600 VA	0 VA	1	20 A	(*) EF-21	12
13	(+) P-B143-01, P-B143-02, P-B143-03	15 A	1	1398...	0 VA					1	20 A	(*) EF-22A	14
15	(*) PUMP #1	30 A	1			0 VA	0 VA			1	20 A	(*) EF-22	16
17	(*) PUMP #2 (OFF)	30 A	1					0 VA	0 VA	1	20 A	(*) SPARE DISC SW	18
19	(*) PUMP #3	30 A	1	0 VA	0 VA					1	20 A	(*) SANI-WARE	20
21	(*) FRIDGE	30 A	2			0 VA	--			1	--	SPACE	22
23								0 VA	--	1	--	SPACE	24
25	SPACE	--	1	--	--					1	--	SPACE	26
27	SPACE	--	1			--	--			1	--	SPACE	28
29	SPACE	--	1					--	--	1	--	SPACE	30
31	SPACE	--	1	--	0 VA					1	20 A	(*) CSI CONT PNLS	32
33	SPACE	--	1			--	0 VA			1	20 A	(*) CSI CONT PNLS	34
35	SPACE	--	1					--	0 VA	1	20 A	(*) CSI CONT PNLS	36
37				0 VA	--					1	--	SPACE	38
39	(*) MAIN BREAKER	60 A	3			0 VA	--			1	--	SPACE	40
41								0 VA	--	1	--	SPACE	42
			Total Load:	1398 VA		600 VA		600 VA					
			Total Amps:	12 A		5 A		5 A					

Legend:
*EXISTING LOAD, +NEW LOAD, <REMOVED LOAD

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	798 VA	100.00%	798 VA		
Motor	600 VA	100.00%	600 VA	**Total Conn. Load:**	2598 VA
Other	1200 VA	100.00%	1200 VA	**Total Est. Demand:**	2598 VA
				Total Conn. Current:	7 A
				Total Est. Demand Current:	7 A

Notes:
TOTAL LOAD REMOVED:
»

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
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STATE OF NEW JERSEY
JOHN W. EVANGELISTA
24GE02221500
LICENSED PROFESSIONAL ENGINEER
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ELECTRICAL SCHEDULES

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Approved:

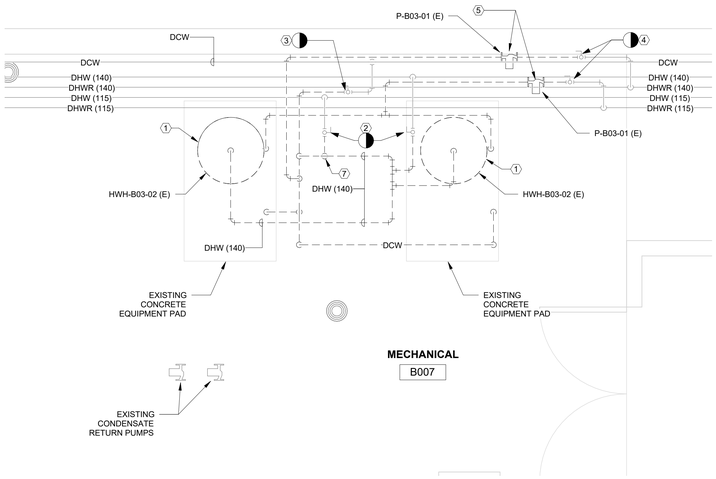
Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

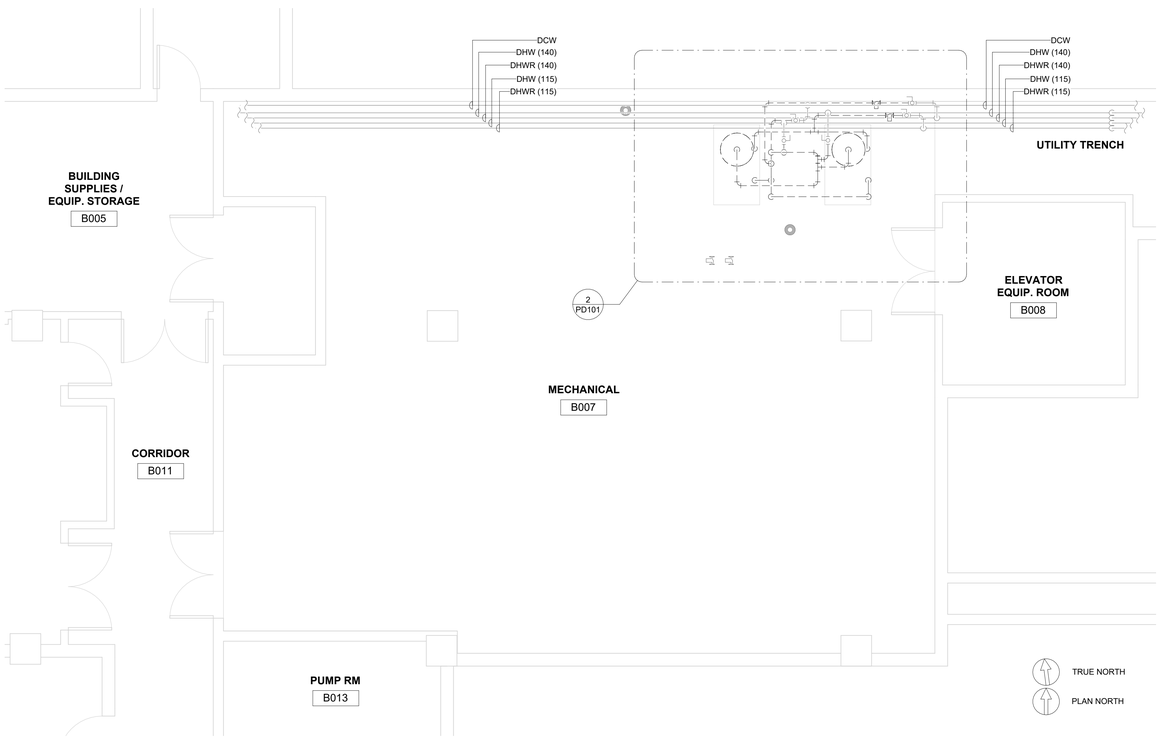
Drawing Number: E-601

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
2/20/2026 2:04:33 PM



2 PLUMBING REMOVAL PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 PLUMBING REMOVAL PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING DEMOLITION NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER AND RECIRCULATION PUMP REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

F. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

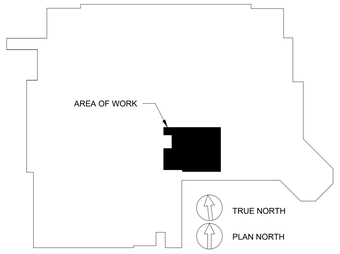
G. PROTECT AND PRESERVE ALL PLUMBING INSTRUMENTATION AND ASSOCIATED PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING HOT WATER HEATER AND ALL ASSOCIATED TRIM, PIPING, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. REMOVE EXISTING DOMESTIC HOT WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. REMOVE EXISTING DOMESTIC COLD WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. REMOVE EXISTING DOMESTIC HOT WATER RETURN PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS AND ALL ASSOCIATED PIPING TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
7. EXISTING MIXING VALVE TO BE REMOVED FOR REPLACEMENT IN KIND.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DEMOLITION - BUILDING 03

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

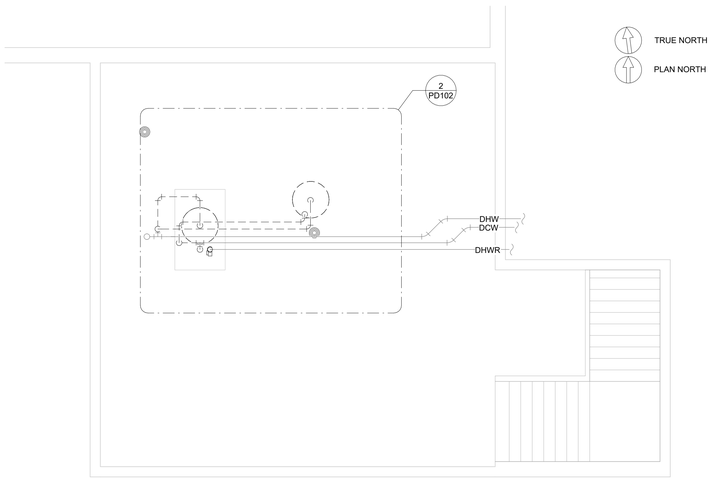
Building Number: 03

Drawing Number: PD101

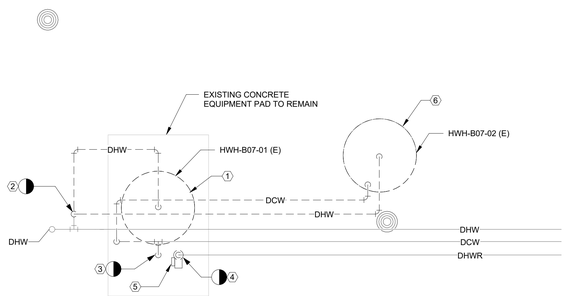
Autodesk Docs://VA-25008 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:04:39 PM

VA FORM 08 - 6231



1 PLUMBING REMOVAL PLAN - BUILDING 07
1/4" = 1'-0"



2 PLUMBING REMOVAL PLAN - BUILDING 07 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING DEMOLITION NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER AND RECIRCULATION PUMP REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

F. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

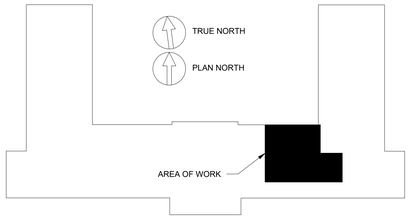
G. PROTECT AND PRESERVE ALL PLUMBING INSTRUMENTATION AND ASSOCIATED PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING HOT WATER HEATER AND ALL ASSOCIATED TRIM, PIPING, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. REMOVE EXISTING DOMESTIC HOT WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. REMOVE EXISTING DOMESTIC COLD WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. REMOVE EXISTING DOMESTIC HOT WATER RETURN PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS AND ALL ASSOCIATED PIPING TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. EXISTING HWH #2 (SEE BID DEDUCT NO. 1)

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DEMOLITION - BUILDING 07

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 07

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

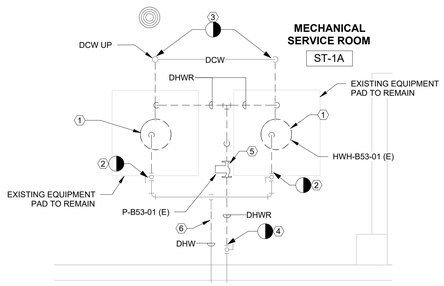
Issue Date: 2/20/2026

Checked: JWE

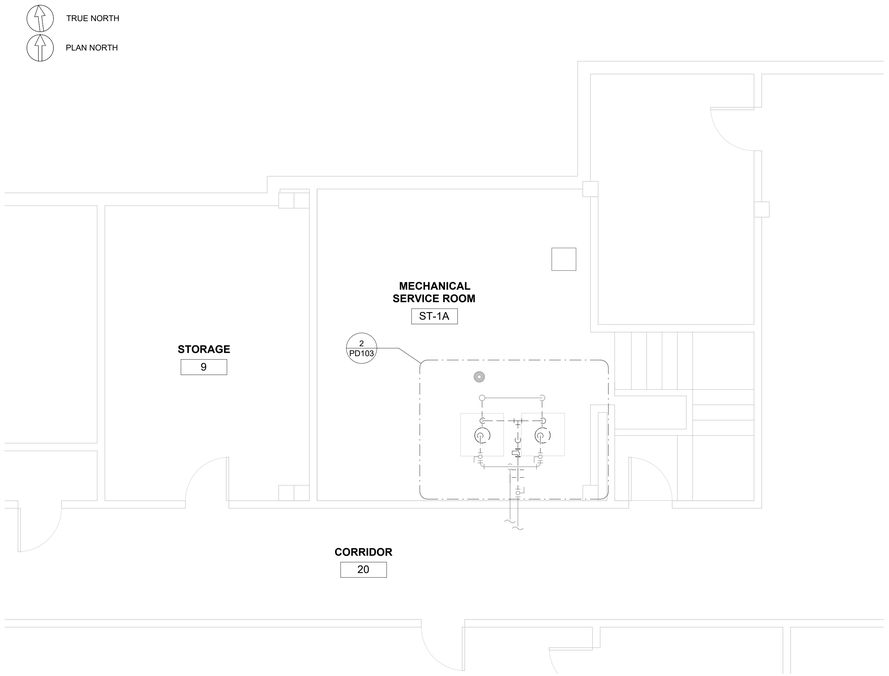
Drawn: JWC

Drawing Number: PD102

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
2/20/2026 2:04:43 PM
VA FORM 08 - 6231



2 PLUMBING REMOVAL PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 PLUMBING REMOVAL PLAN - BUILDING 53
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING DEMOLITION NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER AND RECIRCULATION PUMP REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

F. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

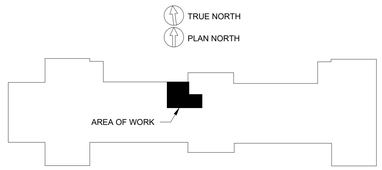
G. PROTECT AND PRESERVE ALL PLUMBING INSTRUMENTATION AND ASSOCIATED PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING HOT WATER HEATER AND ALL ASSOCIATED TRIM, PIPING, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. REMOVE EXISTING DOMESTIC HOT WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. REMOVE EXISTING DOMESTIC COLD WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS AND ALL ASSOCIATED PIPING TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. REMOVE SECTION OF HOT WATER SUPPLY PIPING TO FACILITATE NEW MIXING VALVE.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DEMOLITION - BUILDING 53

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 53

Drawing Number: PD103

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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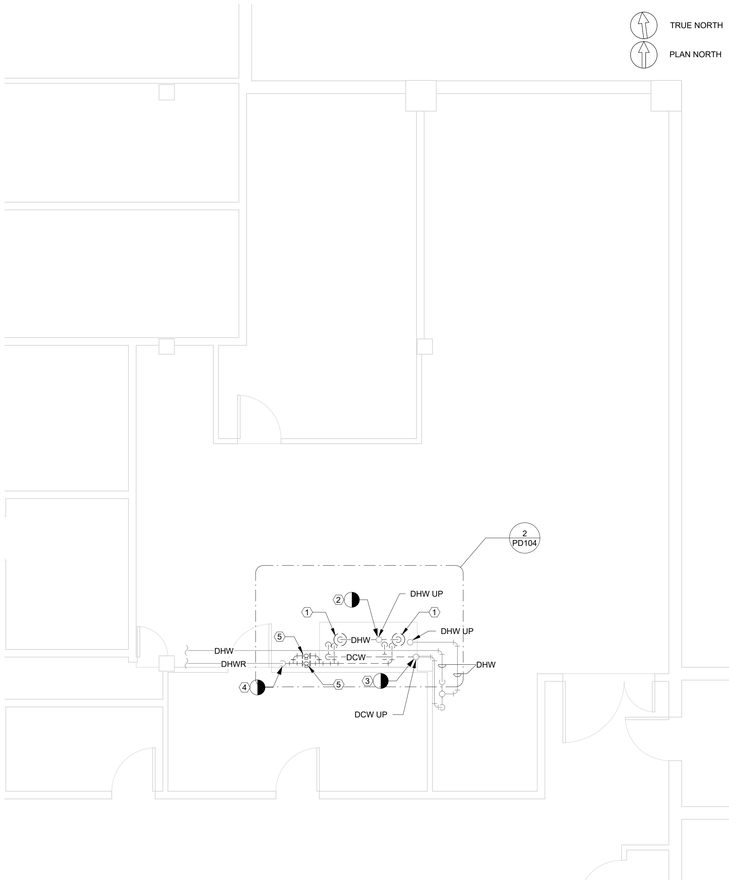
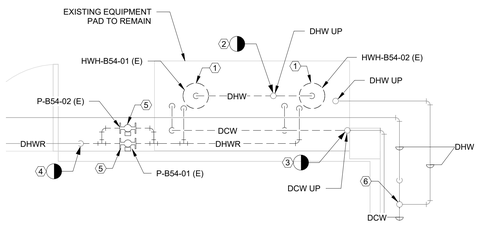


1 PLUMBING REMOVAL PLAN - BUILDING 54
1/4" = 1'-0"



2 PLUMBING REMOVAL PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING DEMOLITION NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER AND RECIRCULATION PUMP REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

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F. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

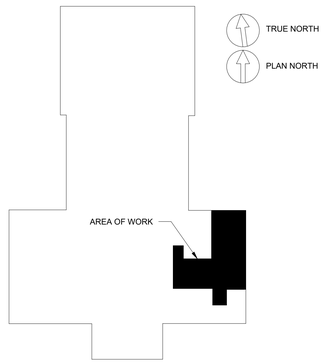
G. PROTECT AND PRESERVE ALL PLUMBING INSTRUMENTATION AND ASSOCIATED PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING HOT WATER HEATER AND ALL ASSOCIATED TRIM, PIPING, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. REMOVE EXISTING DOMESTIC HOT WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. REMOVE EXISTING DOMESTIC COLD WATER PIPING BACK TO NEAREST ISOLATION VALVE.
4. REMOVE EXISTING DOMESTIC HOT WATER RETURN PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS AND ALL ASSOCIATED PIPING AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. EXISTING MIXING VALVE TO BE REMOVED FOR REPLACMENT IN KIND.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
Watson Engineering, P.C.
4500 State Route 434
Apalachin, NY 13732
(607)223-4334

STAMP

NOT FOR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DEMOLITION - BUILDING 54

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 54

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Drawing Number: PD104

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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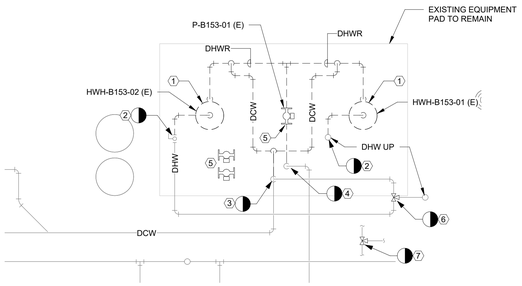
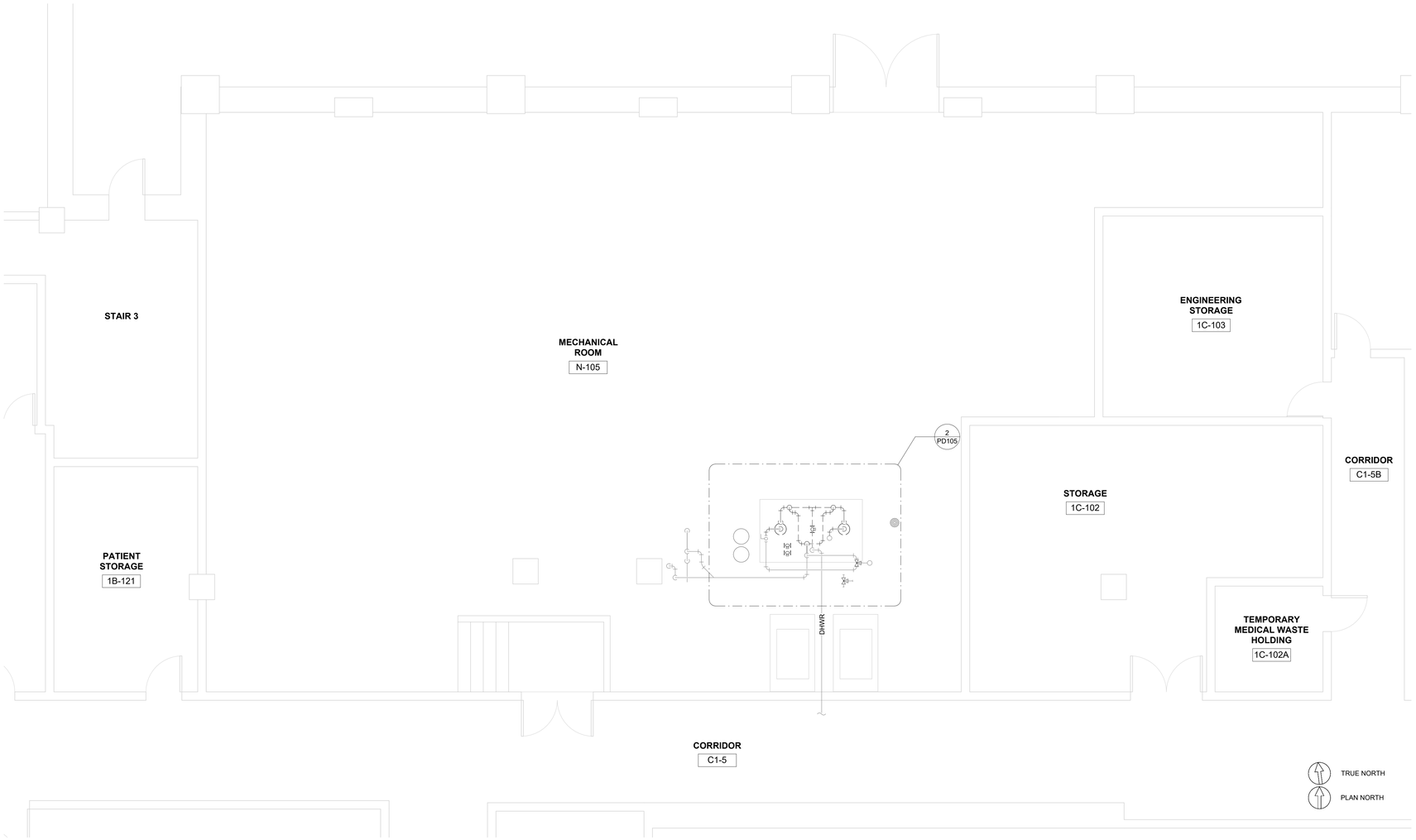


2 PLUMBING REMOVAL PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 PLUMBING REMOVAL PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING DEMOLITION NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT ONLY. EXISTING ROOM CONFIGURATIONS AND PIPING ARRANGEMENTS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY VARY IN FIELD. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO DEMOLITION. REMOVE ONLY THAT PIPING AND EQUIPMENT NECESSARY TO ACCOMMODATE WATER HEATER AND RECIRCULATION PUMP REPLACEMENT WHILE MAINTAINING EXISTING DISTRIBUTION SYSTEMS TO REMAIN.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

F. THIS PROJECT IS PHASED WITHIN EACH BUILDING. POWER, STEAM, AND CONDENSATE RETURN SERVING ONE FUNCTIONING WATER HEATER PER BUILDING SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT DURATION. PERFORM LOCKOUT/TAGOUT (LOTO) OF ENERGY SYSTEMS ONLY AS REQUIRED TO SUPPORT PHASED DEMOLITION AND INSTALLATION. SAVE ALL REMOVED WATER HEATERS AND PUMPS FOR COR-FMS REVIEW.

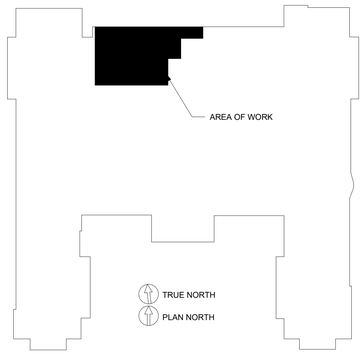
G. PROTECT AND PRESERVE ALL PLUMBING INSTRUMENTATION AND ASSOCIATED PUMPS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. VERIFY CONDITION WITH COR PRIOR TO REMOVAL OR WORK IN ADJACENT AREAS.

KEYED NOTES:

KEYED NOTES

1. REMOVE EXISTING HOT WATER HEATER AND ALL ASSOCIATED TRIM, PIPING, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. REMOVE EXISTING DOMESTIC HOT WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. REMOVE EXISTING DOMESTIC COLD WATER PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. REMOVE EXISTING DOMESTIC HOT WATER RETURN PIPING BACK TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. REMOVE EXISTING DOMESTIC HOT WATER RECIRCULATION PUMPS AND ALL ASSOCIATED PIPING TO NEAREST ISOLATION VALVE. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. EXISTING MIXING VALVE TO BE REMOVED FOR REPLACEMENT IN KIND.
7. LOCATE EXISTING MIXING VALVE AND REMOVE FOR REPLACEMENT IN KIND.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
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STATE OF NEW JERSEY LICENSED PROFESSIONAL ENGINEER
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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DEMOLITION - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 143

Drawing Number: PD105

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

2/20/2026 2:04:52 PM

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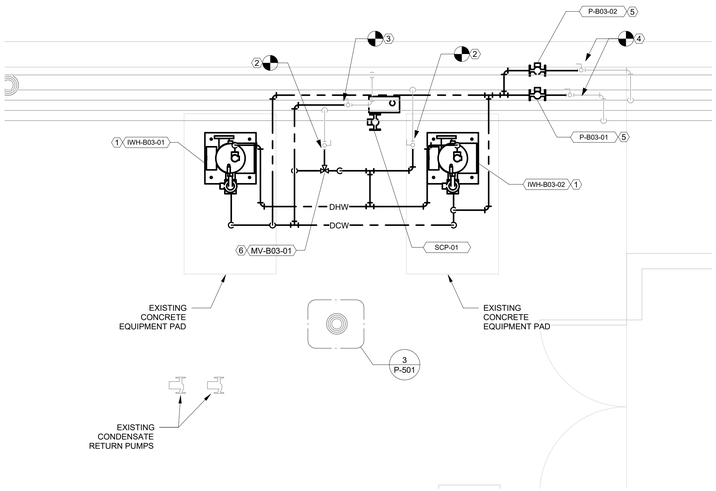
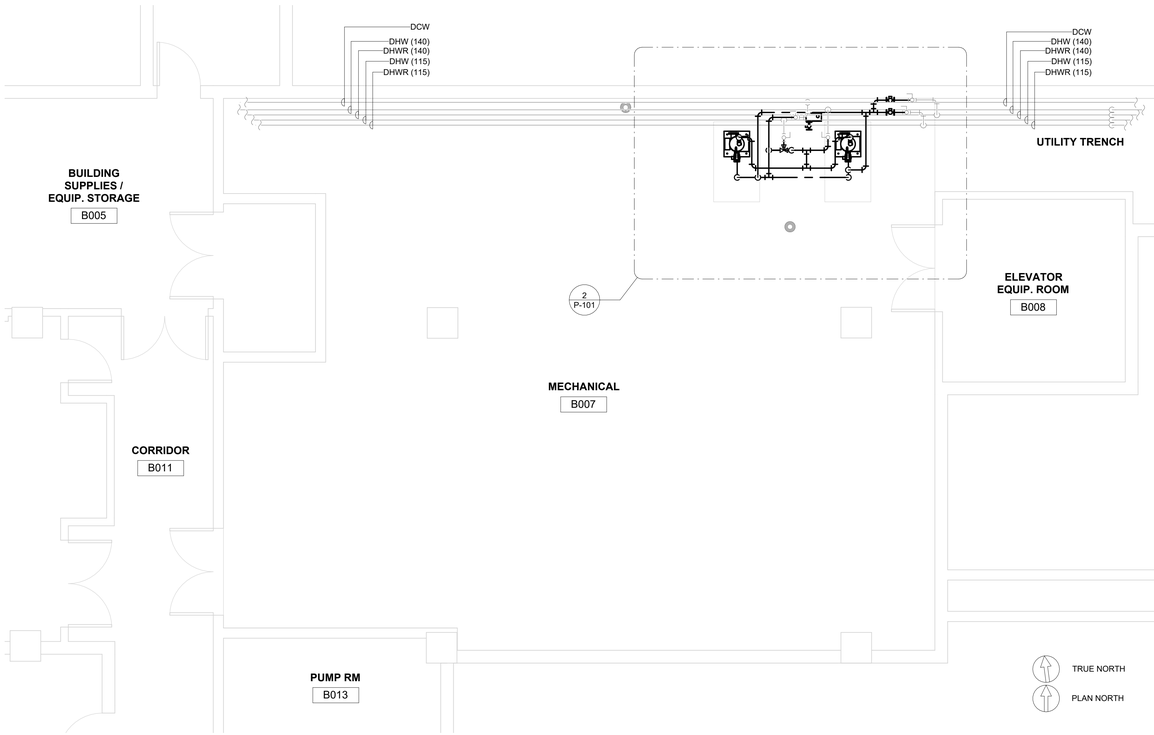


2 PLUMBING NEW WORK PLAN - BUILDING 03 - ENLARGED
1/2" = 1'-0"



1 PLUMBING NEW WORK PLAN - BUILDING 03
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. COORDINATE WORK TO REUSE EXISTING DISTRIBUTION SYSTEMS AND MAINTAIN SERVICE TO ALL AREAS NOT IN SCOPE.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. CONTRACTOR SHALL EXAMINE ALL PROJECT CONTRACT DOCUMENTS TO DETERMINE EXTENT OF WORK RELATED TO TRADES INVOLVED.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

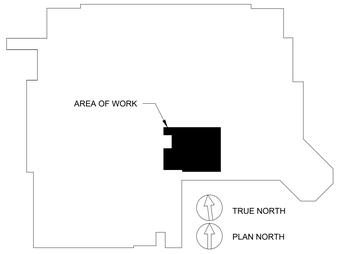
F. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

KEYED NOTES:

KEYED NOTES

1. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER HEATER COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. PROVIDE AND INSTALL NEW DOMESTIC COLD WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PUMP COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. COORDINATE WITH PLUMBING AND ELECTRICAL TRADES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
6. PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE TO REPLACE IN KIND. SET TO 120°F AND INCLUDE MEANS FOR HOT WATER BYPASS (NOT SHOWN). REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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WATSON ENGINEERING

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STATE OF NEW JERSEY
JWC
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING PLAN - BUILDING 03

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 03

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Drawing Number: P-101

VA FORM 08 - 6231

Autodesk Docs://VA-26006 Lyons VA - Hot Water Heaters/Lyons Hot Water Heater_R24.rvt

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GENERAL NOTES:

GENERAL PLUMBING NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. COORDINATE WORK TO REUSE EXISTING DISTRIBUTION SYSTEMS AND MAINTAIN SERVICE TO ALL AREAS NOT IN SCOPE.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. CONTRACTOR SHALL EXAMINE ALL PROJECT CONTRACT DOCUMENTS TO DETERMINE EXTENT OF WORK RELATED TO TRADES INVOLVED.

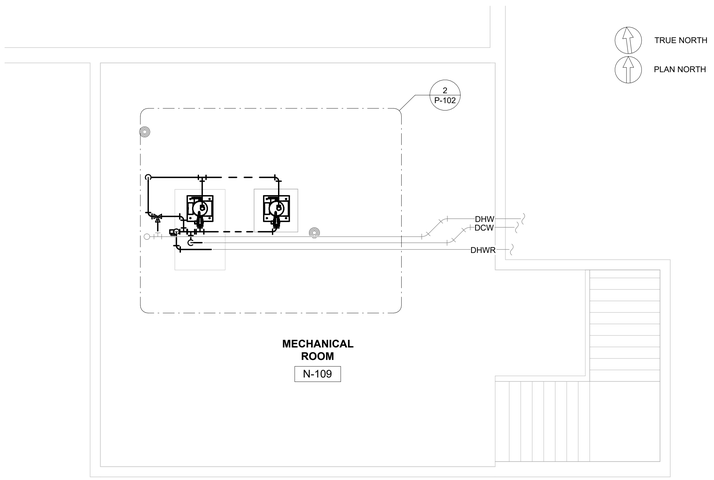
E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

F. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

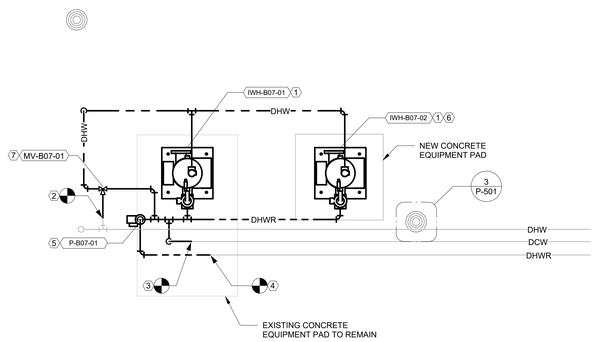
KEYED NOTES:

KEYED NOTES

1. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER HEATER COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. PROVIDE AND INSTALL NEW DOMESTIC COLD WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PUMP COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. SEE BID DEDUCT NO. 1.
7. PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE TO REPLACE IN KIND. SET TO 120°F AND INCLUDE MEANS FOR HOT WATER BYPASS (NOT SHOWN). REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.

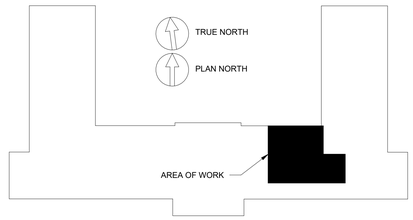


1 PLUMBING NEW WORK PLAN - BUILDING 07
1/4" = 1'-0"



2 PLUMBING NEW WORK PLAN - BUILDING 07 - ENLARGED
1/2" = 1'-0"

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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WATSON ENGINEERING

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING PLAN - BUILDING 07	Phase: 100% CD SUBMISSION	Project Title: REPLACE HOT WATER HEATERS	Project Number: 561A4-23-101
			Building Number: 07
Approved:		Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939	Drawing Number: P-102
		Issue Date: 2/20/2026 · Checked: JWE · Drawn: JWC	

VA FORM 08 - 6231

Autodesk Docs://VA-25/006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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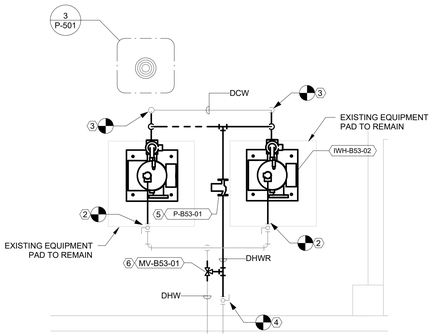
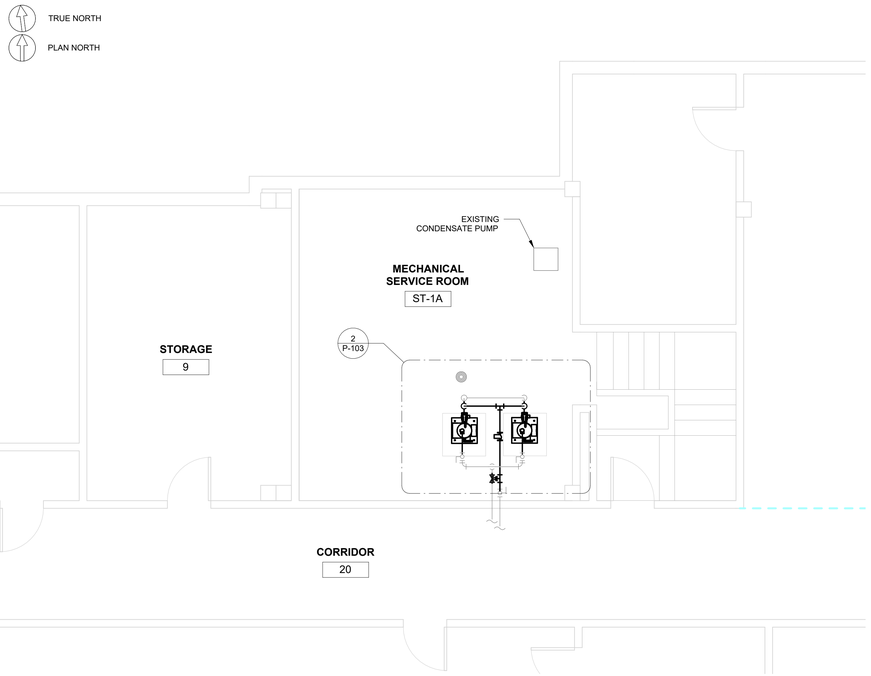


2 PLUMBING NEW WORK PLAN - BUILDING 53 - ENLARGED
1/2" = 1'-0"



1 PLUMBING NEW WORK PLAN - BUILDING 53
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. COORDINATE WORK TO REUSE EXISTING DISTRIBUTION SYSTEMS AND MAINTAIN SERVICE TO ALL AREAS NOT IN SCOPE.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. CONTRACTOR SHALL EXAMINE ALL PROJECT CONTRACT DOCUMENTS TO DETERMINE EXTENT OF WORK RELATED TO TRADES INVOLVED.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

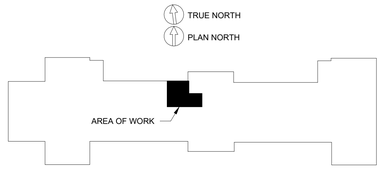
F. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

KEYED NOTES:

KEYED NOTES

2 PROVIDE AND INSTALL NEW DOMESTIC HOT WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3 PROVIDE AND INSTALL NEW DOMESTIC COLD WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4 PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5 PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PUMP COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6 PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE. SET TO 120°F AND INCLUDE MEANS FOR HOT WATER BYPASS (NOT SHOWN). REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD
A/E:
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Apalachin, NY 13732
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NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING PLAN - BUILDING 53
Approved:
Phase: 100% CD SUBMISSION
Project Title: REPLACE HOT WATER HEATERS
Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939
Issue Date: 2/20/2026
Checked: JWE
Drawn: JWC
Project Number: 561A4-23-101
Building Number: 53
Drawing Number: P-103

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
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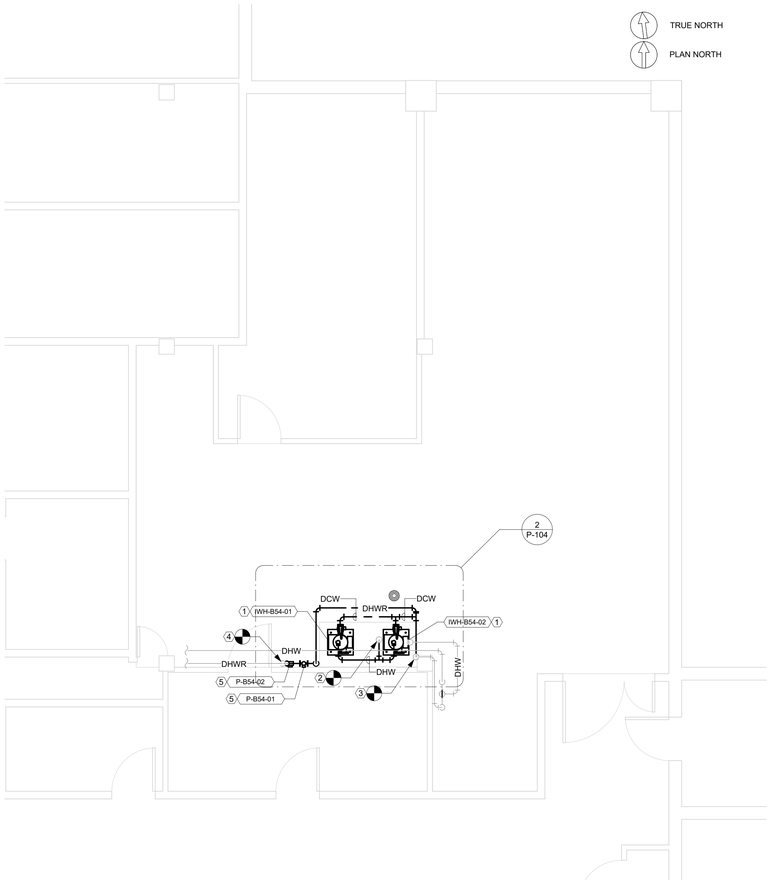
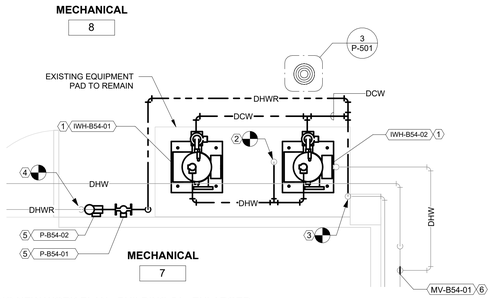


1 PLUMBING NEW WORK PLAN - BUILDING 54
1/4" = 1'-0"



2 PLUMBING NEW WORK PLAN - BUILDING 54 - ENLARGED
1/2" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. COORDINATE WORK TO REUSE EXISTING DISTRIBUTION SYSTEMS AND MAINTAIN SERVICE TO ALL AREAS NOT IN SCOPE.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. CONTRACTOR SHALL EXAMINE ALL PROJECT CONTRACT DOCUMENTS TO DETERMINE EXTENT OF WORK RELATED TO TRADES INVOLVED.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

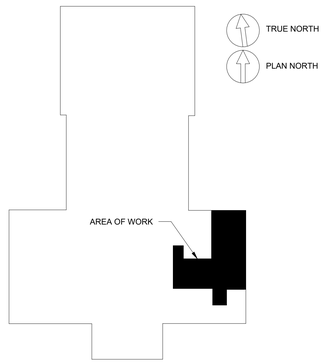
F. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

KEYED NOTES:

KEYED NOTES

1. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER HEATER COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. PROVIDE AND INSTALL NEW DOMESTIC COLD WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PUMP COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE TO REPLACE IN KIND. SET TO 120°F AND INCLUDE MEANS FOR HOT WATER BYPASS (NOT SHOWN). REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 30'

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

A/E:
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WATSON ENGINEERING

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING PLAN - BUILDING 54

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: 54

Approved:

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Drawing Number: P-104

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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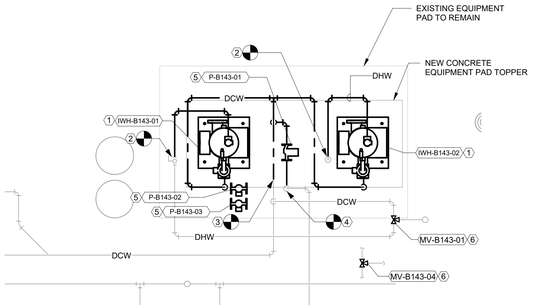
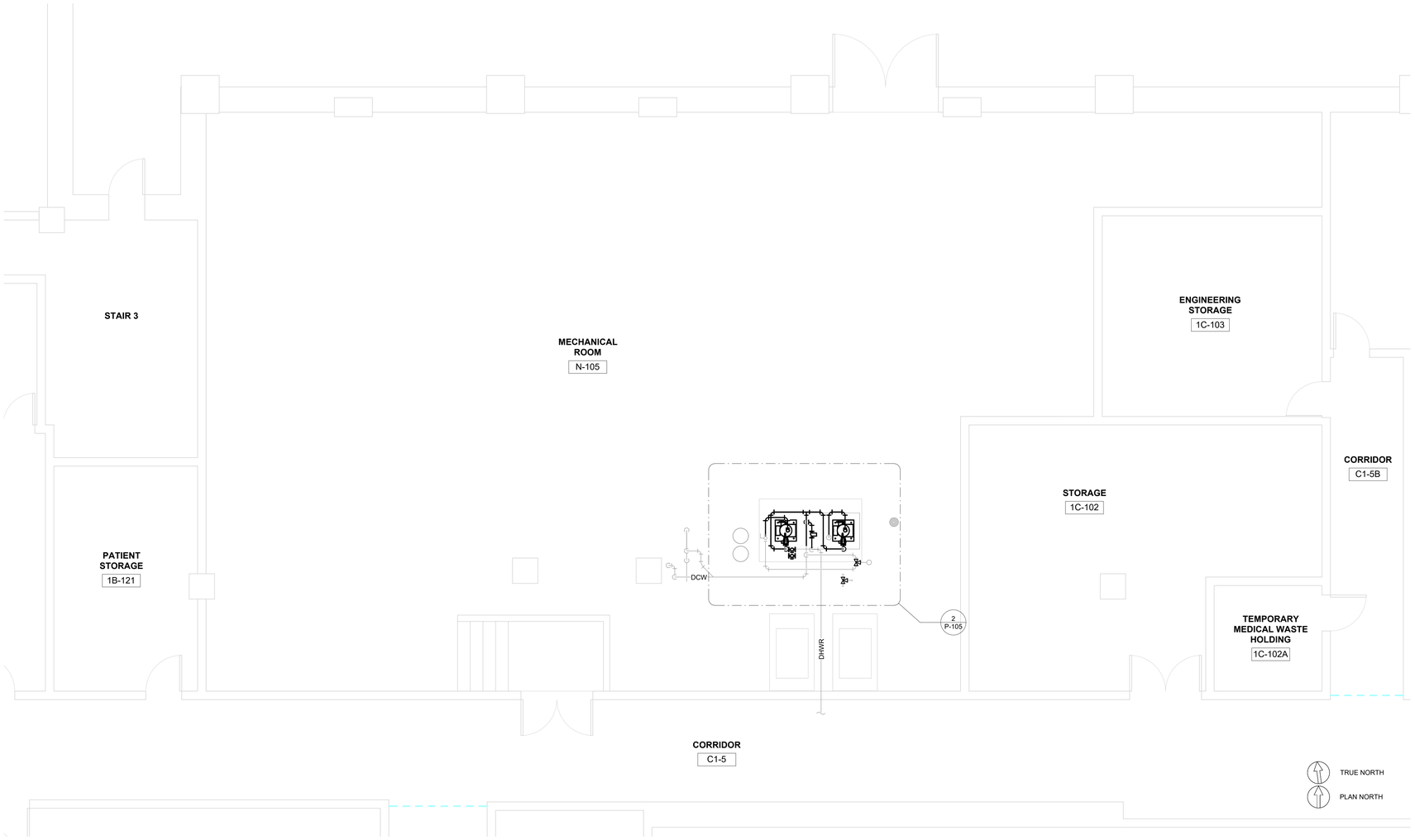


2 PLUMBING NEW WORK PLAN - BUILDING 143 - ENLARGED
1/2" = 1'-0"



1 PLUMBING NEW WORK PLAN - BUILDING 143
1/4" = 1'-0"

GENERAL NOTES:

GENERAL PLUMBING NOTES

A. PLAN VIEWS ARE INTENDED TO SHOW GENERAL ROOM LAYOUT AND EQUIPMENT ARRANGEMENT ONLY. EXISTING CONDITIONS AND EXACT CONNECTION LOCATIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY ROOM CONFIGURATION, PIPING ARRANGEMENT, AND CONNECTION POINTS PRIOR TO INSTALLATION. COORDINATE WORK TO REUSE EXISTING DISTRIBUTION SYSTEMS AND MAINTAIN SERVICE TO ALL AREAS NOT IN SCOPE.

B. DUE TO THE SCALE OF THE DRAWINGS, NOT ALL PIPING, VALVES, OR FITTINGS ARE SHOWN. REFER TO DETAILS AND SCHEMATICS FOR PIPING LAYOUT, ARRANGEMENT, AND CONNECTION REQUIREMENTS.

C. ALL WORK SHALL BE IN ACCORDANCE WITH ALL VA DIRECTIVES, LOCAL, STATE AND FEDERAL PLUMBING CODES.

D. CONTRACTOR SHALL EXAMINE ALL PROJECT CONTRACT DOCUMENTS TO DETERMINE EXTENT OF WORK RELATED TO TRADES INVOLVED.

E. IT SHALL BE ASSUMED THAT EACH ISOLATION VALVE IN THE BUILDING DOES NOT FUNCTION PROPERLY. PLUMBING OPERATIONS IN EACH BUILDING MAY REQUIRE AN ALTERNATIVE METHOD FOR ISOLATION. POTENTIAL METHODS INCLUDE: JET SWET FLOW PREVENTION AND PIPE FREEZING REPAIR METHOD. CONTRACTOR SHALL SUBMIT PLAN TO COR FOR APPROVAL PRIOR TO UTILIZING NON-STANDARD METHODS OF ISOLATION.

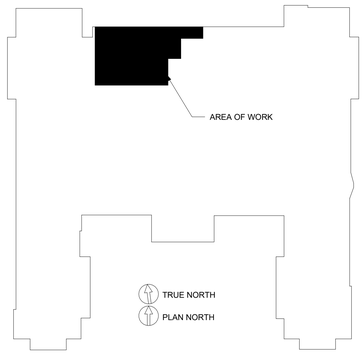
F. ANY WORK REQUIRING CUTTING, DRILLING, OR OTHERWISE ALTERING FLOOR STRUCTURE WILL REQUIRE A CONCRETE SCAN UTILIZING GROUND PENETRATING RADAR PRIOR. THE REQUIRED SCAN WILL IDENTIFY EXISTING UTILITIES AND PREVENT ACCIDENTAL INTERRUPTIONS.

KEYED NOTES:

KEYED NOTES

1. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER HEATER COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
2. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
3. PROVIDE AND INSTALL NEW DOMESTIC COLD WATER PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
4. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PIPING. COORDINATE CONNECTION TO EXISTING SYSTEM. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL NEW DOMESTIC HOT WATER RECIRCULATION PUMP COMPLETE WITH ALL REQUIRED VALVES, TRIM, AND ACCESSORIES. REFER TO DETAIL #1 ON P-701 FOR MORE INFORMATION. (SEE BID DEDUCT NO. 2)
6. PROVIDE AND INSTALL NEW THERMOSTATIC MIXING VALVE TO REPLACE IN KIND. SET TO 120°F AND INCLUDE MEANS FOR HOT WATER BYPASS (NOT SHOWN). REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.

KEYED MAP:



KEYED PLAN
1" = 50'

Revision Number	Revisions:	Date:

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NOT FOR CONSTRUCTION
2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING PLAN - BUILDING 143

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

Project Number: 561A4-23-101

Building Number: 143

Drawing Number: P-105

VA FORM 08 - 6231

Autodesk Docs://VA-25006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt

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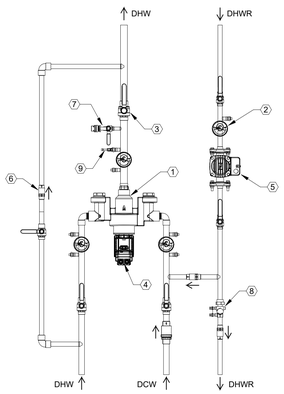


(#) NOTES:

1. MIXING VALVE
2. TEMPERATURE/PRESSURE GAUGE (TYP. 4)
3. LOCKABLE BALL VALVES (TYP. 6)
4. ACTUATOR
5. RECIRCULATION PUMP
6. CHECK VALVE (TYP. 4)
7. LOCKABLE BALL VALVE WITH HOSE CONNECTION AND VACUUM BREAKER
8. CIRCUIT SETTER
9. OUTLET TEMPERATURE PROBE

(4) MIXING VALVE DETAIL
N.T.S.

SERVICE	FIBERGLASS FILAMENT WOUND	SCHED 40 PVC - AS ABOVE	CAST IRON - HUB & SPIGOT	CAST IRON - NO HUB	DUCTILE IRON AWWA C151	CPVC CHEMICAL WASTE	SCHED 80 PVC	SCHED 40 PVC	POLYPROPYLENE (FUSION JOINT)	COPPER TYPE K	COPPER TYPE L	COPPER DWV ASTM B 306	CHROME PLATED BRASS	STAINLESS STEEL ASTM A269	STAINLESS STEEL ASTM 312	STAINLESS STEEL 316	POLYETHYLENE TUBING	PVDF	GALVANIZED STEEL	HIGH SILICON IRON	BOROSILICATE GLASS PIPE (BSG)
FACILITY WATER DISTRIBUTION																					
SERVICE CONNECTIONS TO BLDG ≥3" (NOTE 1)					X																
SERVICE CONNECTIONS TO BLDG <3" (NOTE 1)										X											
INTERIOR DOMESTIC WATER PIPING (NOTE 1)										X	X										
INTERIOR DOMESTIC WATER PIPING >6" (NOTE 1)															X						
TRAP PRIMER WATER PIPING (NOTE 1)										X											
EXPOSED PIPING IN FINISHED ROOMS (NOTE 1)													X								
FACILITY SANITARY AND VENT PIPING																					
CAST IRON DWV BELOW GRADE, ABOVE GRADE, AND 5 ' OUTSIDE OF BUILDING (NOTE 2)			X	X																	
COPPER DWV – ABOVE GROUND (NOT URINAL DRAIN) (NOTE 2)												X									
PVC DRAIN PIPE (EXCEPT AS INDICATED IN PARA. 2.1) (NOTE 2)									X												
PUMP DISCHARGE PIPING (NOTE 2)											X									X	
EXPOSED PIPING IN FINISHED ROOMS (NOTE 2)													X								

NOTES:

1. See VA Master Specification 22 11 00 for details.
2. See VA Master Specification 22 13 00 for details.

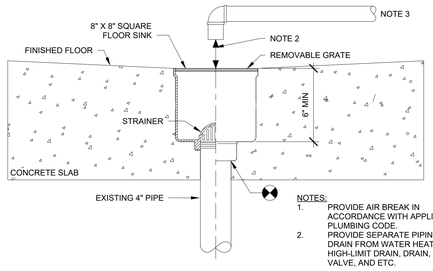
(1) PLUMBING PIPE MATERIALS
1/2" = 1'-0"

CODE REQUIRED PIPE SIZING AND INSULATION									
PIPE SIZE	MAX FLOW (GPM)	MINIMUM PIPE INSULATION THICKNESS (IN)							
		TEMP RANGE (F) / CONDUCTIVITY (BTU-IN/HR-SQFT-F)							NOTES
		105F - 140F	141F - 200F	201F - 250F	251F - 350F	> 350F	40F - 60F	< 40F	
		0.22 - 0.28	0.25 - 0.29	0.27 - 0.3	0.29 - 0.32	0.32 - 0.34	0.21 - 0.27	0.2 - 0.26	1-4
0.50	1.5	1	1.5	2.5	3	4.5	0.5	0.5	1-4
0.75	3	1	1.5	2.5	3	4.5	0.5	0.5	1-4
1.00	5.5	1	1.5	2.5	4	5	0.5	1	1-4
1.25	12	1	1.5	2.5	4	5	0.5	1	1-4
1.50	18	1.5	2	2.5	4.5	5	1	1	1-4
2.00	35	1.5	2	2.5	4.5	5	1	1	1-4
2.50	55	1.5	2	2.5	4.5	5	1	1	1-4
3.00	100	1.5	2	2.5	4.5	5	1	1	1-4
4.00	202	1.5	2	3	4.5	5	1	1	1-4
5.00	250	1.5	2	3	4.5	5	1	1	1-4
6.00	44	1.5	2	3	4.5	5	1	1	1-4
8.00	700	1.5	2	3	4.5	5	1	1.5	1-4
10.00	1000	1.5	2	3	4.5	5	1	1.5	1-4
12.00	1500	1.5	2	3	4.5	5	1	1.5	1-4
14-24	MAX VEL 5 FT/S	1.5	2	3	4.5	5	1	1.5	1-4

NOTES:

1. ADAPTED FROM ASHAE 90.1, TABLES 6.5.4.6, 6.8.3-1 AND 6.8.3-2
2. MAX FLOW RATES APPLY TO HYDRONIC PIPING ONLY
3. PIPING INSULATION THICKNESS APPLIES TO STEAM, STEAM CONDENSATE, HOT WATER HEATING, DOMESTIC HOT WATER, CHILLED WATER, BRINE, AND REFRIGERANT PIPING AT RESPECTIVE TEMP RANGES
4. SEE SPECIFICATIONS FOR FURTHER DETAILS ON PIPE MATERIALS, INSULATION MATERIALS, ETC.

(2) REQUIRED PIPE INSULATION
N.T.S.



NOTES:

1. PROVIDE AIR BREAK IN ACCORDANCE WITH APPLICABLE PLUMBING CODE.
2. PROVIDE SEPARATE PIPING TO DRAIN FROM WATER HEATER HIGH-LIMIT DRAIN, DRAIN, RELIEF VALVE, AND ETC.

(3) FLOOR SINK
N.T.S.

Revision Number	Revisions:	Date:

CONSULTANT

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING DETAILS

Approved:

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Drawing Number: P-501

VA FORM 08 - 6231

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SEMI-INSTANTANEOUS STEAM WATER HEATER SCHEDULE

ID	MANUFACTURER	MODEL	LOCATION	TYPE	USAGE	STEAM		WATER		
						FLOW RATE (LB/H)	ENTERING PRESSURE (PSIG)	FLOW RATE (GPM)	ENTERING TEMP (F)	LEAVING TEMP (F)
IWH-B03-02	PATTERSON-KELLY	PK08	B03	SEMI-INSTANTANEOUS	DOMESTIC	2505 lb/h	15 psig	48 GPM	40 °F	140 °F
IWH-B03-01	PATTERSON-KELLY	PK08	B03	SEMI-INSTANTANEOUS	DOMESTIC	2505 lb/h	15 psig	48 GPM	40 °F	140 °F
IWH-B07-01	PATTERSON-KELLY	PK08	B07	SEMI-INSTANTANEOUS	DOMESTIC	1727 lb/h	30 psig	48 GPM	40 °F	140 °F
IWH-B07-02	PATTERSON-KELLY	PK08	B07	SEMI-INSTANTANEOUS	DOMESTIC	1727 lb/h	30 psig	48 GPM	40 °F	140 °F
IWH-B53-01	PATTERSON-KELLY	PK08	B53	SEMI-INSTANTANEOUS	DOMESTIC	2094 lb/h	25 psig	40 GPM	40 °F	140 °F
IWH-B53-02	PATTERSON-KELLY	PK08	B53	SEMI-INSTANTANEOUS	DOMESTIC	2094 lb/h	25 psig	40 GPM	40 °F	140 °F
IWH-B54-01	PATTERSON-KELLY	PK08	B54	SEMI-INSTANTANEOUS	DOMESTIC	1256 lb/h	15 psig	24 GPM	40 °F	140 °F
IWH-B54-02	PATTERSON-KELLY	PK08	B54	SEMI-INSTANTANEOUS	DOMESTIC	1256 lb/h	15 psig	24 GPM	40 °F	140 °F
IWH-B143-01	PATTERSON-KELLY	PK08	B143	SEMI-INSTANTANEOUS	DOMESTIC	2505 lb/h	15 psig	48 GPM	40 °F	140 °F
IWH-B143-02	PATTERSON-KELLY	PK08	B143	SEMI-INSTANTANEOUS	DOMESTIC	2505 lb/h	15 psig	48 GPM	40 °F	140 °F

NOTES:
1. EQUIPMENT OF EQUIVALENT TYPE AND PERFORMANCE FROM OTHER MANUFACTURERS SHALL BE SUBJECT TO REVIEW AND APPROVAL. SUBSTITUTED EQUIPMENT MUST SATISFY ALL REQUIREMENTS OF THE BASIS OF DESIGN.

DOMESTIC HOT WATER RECIRCULATION PUMP SCHEDULE

GENERAL INFORMATION							CIRCULATING FLUID				MOTOR		
	EXISTING		PROPOSED										
TAG	MANUFACTURER	MODEL	MANUFACTURER	MODEL	LOCATION	PUMP TYPE	FLUID TYPE	FLUID TEMPERATURE (F)	HEAD LOSS (FT)	FLOW RATE (GPM)	HP	VOLT/PH/HZ	SPEED CONTROL
P-B03-01	GRUNDFOS	UH 26-99 BF	BELL & GOSSETT	NBF-36	BUILDING 03	CIRCULATOR	DOMESTIC HOT WATER	140 °F	16 FT	16 GPM	1/6	115/1/60	CONSTANT
P-B03-02	GRUNDFOS	UH 26-99 BF	BELL & GOSSETT	NBF-36	BUILDING 03	CIRCULATOR	DOMESTIC HOT WATER	140 °F	16 FT	16 GPM	1/6	115/1/60	CONSTANT
P-B07-01	BELL & GOSSETT	SERIES 100 BNFI FD	BELL & GOSSETT	NBF-25	BUILDING 07	CIRCULATOR	DOMESTIC HOT WATER	140 °F	6 FT	15 GPM	1/15	115/1/60	CONSTANT
P-B53-01	TACO	0013-SF3	BELL & GOSSETT	NBF-36	BUILDING 53	CIRCULATOR	DOMESTIC HOT WATER	140 °F	15 FT	15 GPM	1/6	115/1/60	CONSTANT
P-B54-01	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-25	BUILDING 54	CIRCULATOR	DOMESTIC HOT WATER	140 °F	6 FT	15 GPM	1/15	115/1/60	CONSTANT
P-B54-02	BELL & GOSSETT	NBF-36 103401LF 1G12	BELL & GOSSETT	NBF-36	BUILDING 54	CIRCULATOR	DOMESTIC HOT WATER	140 °F	15 FT	15 GPM	1/6	115/1/60	CONSTANT
P-B143-01	TACO	2400-50S-3P	BELL & GOSSETT	PL-55	BUILDING 143	CIRCULATOR	DOMESTIC HOT WATER	140 °F	35 FT	20 GPM	2/5	115/1/60	CONSTANT
P-B143-02	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-25	BUILDING 143	CIRCULATOR	DOMESTIC HOT WATER	140 °F	6 FT	15 GPM	1/15	115/1/60	CONSTANT
P-B143-03	BELL & GOSSETT	SERIES 100	BELL & GOSSETT	NBF-25	BUILDING 143	CIRCULATOR	DOMESTIC HOT WATER	140 °F	6 FT	15 GPM	1/15	115/1/60	CONSTANT

NOTES:
1. EQUIPMENT OF EQUIVALENT TYPE AND PERFORMANCE FROM OTHER MANUFACTURERS SHALL BE SUBJECT TO REVIEW AND APPROVAL. SUBSTITUTED EQUIPMENT MUST SATISFY ALL REQUIREMENTS OF THE BASIS OF DESIGN.

MIXING VALVE SCHEDULE

GENERAL					PHYSICAL			
TAG	LOCATION	MANUFACTURER	MODEL	REPLACING IN KIND	SETPOINT	VALVE SIZE	MAX FLOW	PRESSURE DROP
MV-B03-01	BLDG 03	AETECH	HP#7	Yes	120 °F	1-1/2"	20 GPM	3 PSI
MV-B07-01	BLDG 07	AETECH	HP#7	No	120 °F	1-1/2"	20 GPM	3 PSI
MV-B53-01	BLDG 53	AETECH	HP#7	No	120 °F	1-1/2"	20 GPM	3 PSI
MV-B54-01	BLDG 54	AETECH	HP#7	Yes	120 °F	1-1/4"	20 GPM	3 PSI
MV-B143-01	BLDG 143	AETECH	HP#7	Yes	120 °F	1-1/2"	20 GPM	3 PSI
MV-B143-02	BLDG 143	AETECH	HP#7	Yes	120 °F	1-1/2"	20 GPM	3 PSI

NOTES:
1. FINAL SIZE TO BE FIELD VERIFIED
2. 24 VAC POWER REQUIRED (CONTROLLER TRANSFORMER INCLUDED)
3. MOUNT CONTROL AND VALVE MINUMUM OF 5-FT FROM THE BOILER. AMBIENT TEMPERATURE LIMIT IS 125°F.
4. MOUNT SUPPLY WAER SENSOR 3-FEET DOWNSTREAM FROM VALVE.
5. FAILURE TO PROPERLY SIZE VALVE CAN CAUSE PREMATURE FAILURE.

Revision Number	Revisions:	Date:

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2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING SCHEDULES

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Approved:

Location: LYONS VAMC NJ
151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026

Checked: JWE

Drawn: JWC

Drawing Number: P-601

Autodesk Docs://VA-25/006 Lyons VA - Hot Water Heater/Lyons Hot Water Heater_R24.rvt
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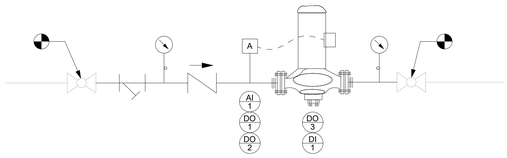


RECIRCULATION PUMP SEQUENCE OF OPERATIONS:

1. A FIELD-MOUNTED AQUASTAT SHALL CONTINUOUSLY SENSE THE DOMESTIC HOT WATER RECIRCULATION RETURN WATER TEMPERATURE (AI-1).
2. WHEN THE SENSED RETURN WATER TEMPERATURE FALLS BELOW THE ON SETPOINT (DO-1), THE AQUASTAT SHALL CLOSE ITS CONTACTS AND COMMAND THE DHW RECIRCULATION PUMP TO START (DO-3).
3. THE PUMP SHALL OPERATE UNTIL THE RETURN WATER TEMPERATURE RISES TO OR ABOVE THE OFF SETPOINT (DO-2), AT WHICH POINT THE AQUASTAT SHALL OPEN ITS CONTACTS AND COMMAND THE PUMP TO STOP.
4. PUMP OPERATION SHALL BE VERIFIED BY A PUMP STATUS INDICATION (DI-1). FAILURE TO PROVE OPERATION WITHIN A PRESET TIME AFTER A START COMMAND SHALL INDICATE A PUMP FAULT.
5. A MINIMUM RUN-TIME OR ANTI-SHORT-CYCLE FUNCTION SHALL BE PROVIDED, IF INCLUDED WITH THE AQUASTAT, TO PREVENT RAPID CYCLING OF THE PUMP.

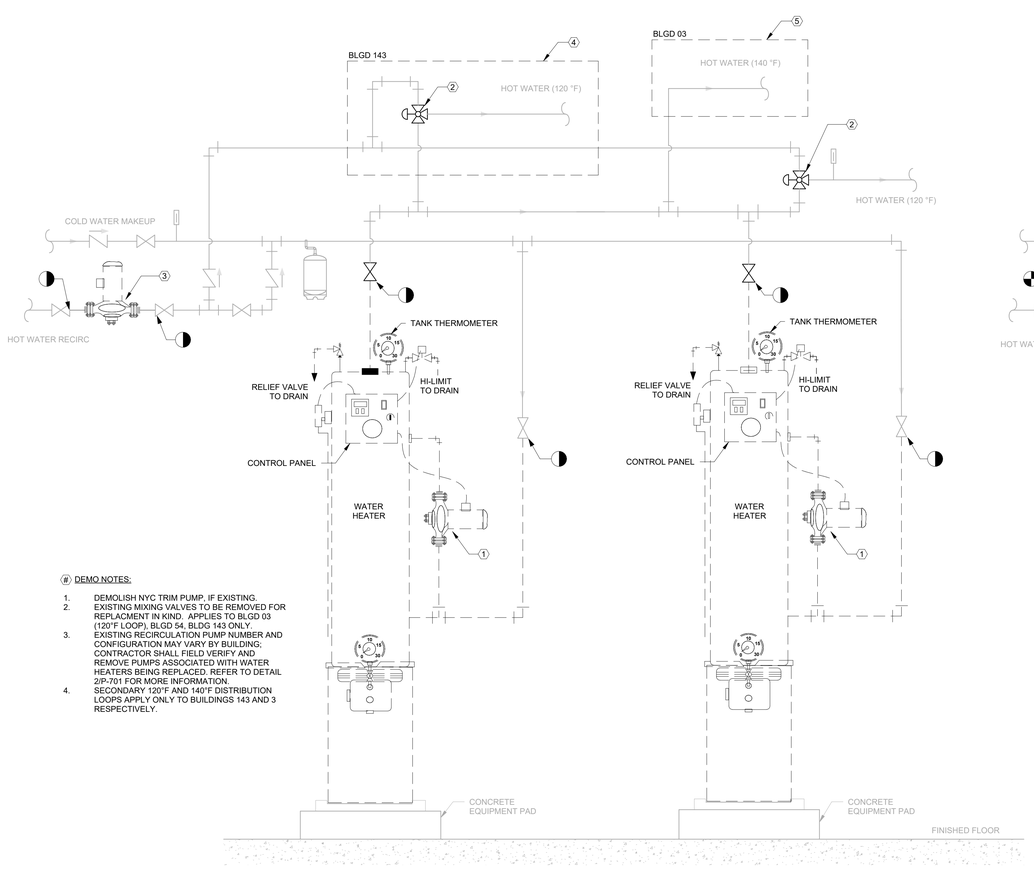
NOTES:

a. CONTROL SHALL BE STANDALONE AND INDEPENDENT OF ANY BUILDING AUTOMATION SYSTEM.
b. AQUASTAT SETPOINTS SHALL BE COORDINATED WITH DHW MIXING VALVE OUTLET TEMPERATURE.
c. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRING, RELAYS, AND STARTERS REQUIRED.

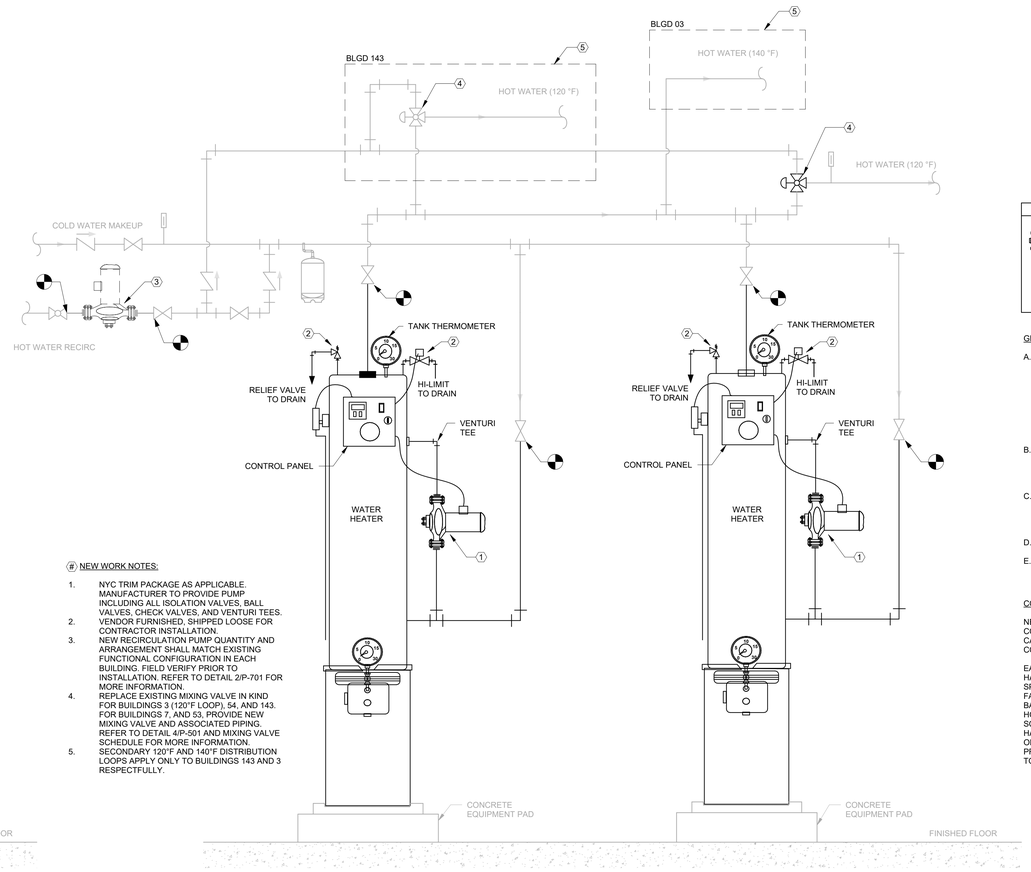
PUMP CONTROLS POINTS LIST

POINT TYPE	POINT #	CHILLED WATER SYSTEM
AI	1	RECIRC WATER TEMPERATURE
DI	1	PUMP STATUS
DO	1	RECIRC WATER TEMPERATURE LOWER LIMIT
DO	2	RECIRC WATER TEMPERATURE UPPER LIMIT
DO	3	PUMP START/STOP

2 DHW RECIRCULATION PUMP AQUASTAT CONTROL SCHEMATIC
N.T.S.



DEMOLITION



NEW WORK

(#) DEMO NOTES:

1. DEMOLISH NYC TRIM PUMP, IF EXISTING.
2. EXISTING MIXING VALVES TO BE REMOVED FOR REPLACMENT IN KIND. APPLIES TO BLGD 03 (120°F LOOP), BLGD 54, BLDG 143 ONLY.
3. EXISTING RECIRCULATION PUMP NUMBER AND CONFIGURATION MAY VARY BY BUILDING; CONTRACTOR SHALL FIELD VERIFY AND REMOVE PUMPS ASSOCIATED WITH WATER HEATERS BEING REPLACED. REFER TO DETAIL 2/P-701 FOR MORE INFORMATION.
4. SECONDARY 120°F AND 140°F DISTRIBUTION LOOPS APPLY ONLY TO BUILDINGS 143 AND 3 RESPECTIVELY.

(#) NEW WORK NOTES:

1. NYC TRIM PACKAGE AS APPLICABLE. MANUFACTURER TO PROVIDE PUMP INCLUDING ALL ISOLATION VALVES, BALL VALVES, CHECK VALVES, AND VENTURI TEES.
2. VENDOR FURNISHED, SHIPPED LOOSE FOR CONTRACTOR INSTALLATION.
3. NEW RECIRCULATION PUMP QUANTITY AND ARRANGEMENT SHALL MATCH EXISTING FUNCTIONAL CONFIGURATION IN EACH BUILDING. FIELD VERIFY PRIOR TO INSTALLATION. REFER TO DETAIL 2/P-701 FOR MORE INFORMATION.
4. REPLACE EXISTING MIXING VALVE IN KIND FOR BUILDINGS 3 (120°F LOOP), 54, AND 143. FOR BUILDINGS 7, AND 53, PROVIDE NEW MIXING VALVE AND ASSOCIATED PIPING. REFER TO DETAIL 4/P-501 AND MIXING VALVE SCHEDULE FOR MORE INFORMATION.
5. SECONDARY 120°F AND 140°F DISTRIBUTION LOOPS APPLY ONLY TO BUILDINGS 143 AND 3 RESPECTFULLY.

WATER HEATER SCHEMATIC LEGEND

- CIRCULATOR PUMP
- THERMOMETER
- EXPANSION TANK
- PRESSURE GAUGE

GENERAL NOTES:

A. PIPING SCHEMATICS ARE DIAGRAMMATIC AND INTENDED TO REPRESENT GENERAL DEMOLITION AND NEW WORK SCOPE FOR WATER HEATER AND RECIRCULATION PUMP REPLACEMENT ONLY. EXISTING PIPING CONFIGURATIONS MAY VARY BETWEEN BUILDINGS, INCLUDING RECIRCULATION LOOP ARRANGEMENTS, MIXING VALVES, TEMPERATURE DISTRIBUTION (120°F AND/OR 140°F), AND NUMBER OF PUMPS. CONTRACTOR SHALL FIELD VERIFY ACTUAL EXISTING CONDITIONS PRIOR TO WORK. DEMOLITION SHALL BE LIMITED TO THAT NECESSARY TO REMOVE AND REPLACE WATER HEATERS AND RECIRCULATION PUMPS. EXISTING DISTRIBUTION SYSTEMS ARE INTENDED TO REMAIN IN SERVICE AND BE REUSED.
B. THE CONTRACTOR SHALL NOT PROCEED WITH ANY DEMOLITION OR CUTTING OF ANY PIPING UNTIL ALL CONNECTION POINTS ARE FIELD VERIFIED. THE CONTRACTOR SHALL PHYSICALLY SURVEY, VERIFY, AND MARK ALL CONNECTION POINTS WITH MARKING PAINT (E.G. ORANGE SPRAY PAINT) AND REPORT BACK TO FACILITY FOR FIELD CONFIRMATION PRIOR TO PROCEEDING.
C. PHASE WORK TO ENSURE DOMESTIC HOT WATER SERVICE IS NOT INTERRUPTED. REMOVE AND REPLACE ONE WATER HEATER AT A TIME, MAINTAINING AT LEAST ONE FULLY OPERATIONAL WATER HEATER THROUGHOUT DEMOLITION AND NEW INSTALLATION. COORDINATE SEQUENCING WITH THE COR PRIOR TO PROCEEDING.
D. INSTALL WATER HEATERS ACCORDING TO MANUFACTURER REQUIREMENTS AND SPECIFICATIONS.
E. REFER TO PROJECT SPECIFCATIONS FOR ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS.

CONTROLS NOTES:

NEW WATER HEATER CONTROLS SHALL REPLICATE THE EXISTING WATER HEATER CONTROLS. EXISTING CONTROLS ARE LOCAL AND ARE NOT CONNECTED TO THE VA CAMPUS BMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED LOCAL CONTROLS PROGRAMMING AND STARTUP OF THE SYSTEM.

EACH BUILDING SHALL HAVE A SEMI-INSTANTANEOUS HOT WATER HEATER SIZED TO HANDLE THE DOMESTIC HOT WATER HEATING LOAD OF THE ENTIRE BUILDING. A SPARE. REDUNDANT HOT WATER HEATER SHALL BE INSTALLED IN A HEADERED FASHION SUCH THAT CHANGING BETWEEN HOT WATER HEATERS IS AUTOMATIC BASED ON A PRE-SET TIMES INTERVAL (ADJUSTABLE, RECOMMENDED 240 HRS). THE HOT WATER HEATER SHALL BE SERVED BY PRESSURED STEAM ACCORDING TO THE SCHEDULE ON P-601. THE HOT WATER HEATER BASIS OF DESIGN SHALL HAVE AN INTEGRAL STEAM CONTROL VALVE WHICH MODULATES THE STEAM INPUT IN ORDER TO SATISFY A DOMESTIC HOT WATER SUPPLY SET POINT OF 140F (ADJ). THE PRIMARY DOMESTIC HOT WATER SUPPLY TEMPERATURE SENSOR SHALL BE INTEGRAL TO THE HOT WATER HEATER.

1 SEMI-INSTANTANEOUS WATER HEATER PIPING SCHEMATIC
N.T.S.

Revision Number	Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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STATE OF NEW JERSEY — JOHN W. EVANGELISTA — 24GE02221500 — LICENSED PROFESSIONAL ENGINEER — 2/20/2026

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PLUMBING SCHEMATICS

Phase: 100% CD SUBMISSION

Project Title: REPLACE HOT WATER HEATERS

Project Number: 561A4-23-101

Building Number: ALL BUILDINGS

Approved:

Location: LYONS VAMC NJ, 151 KNOLLCROFT RD, LYONS, NJ 07939

Issue Date: 2/20/2026 | Checked: JWE | Drawn: JWC

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