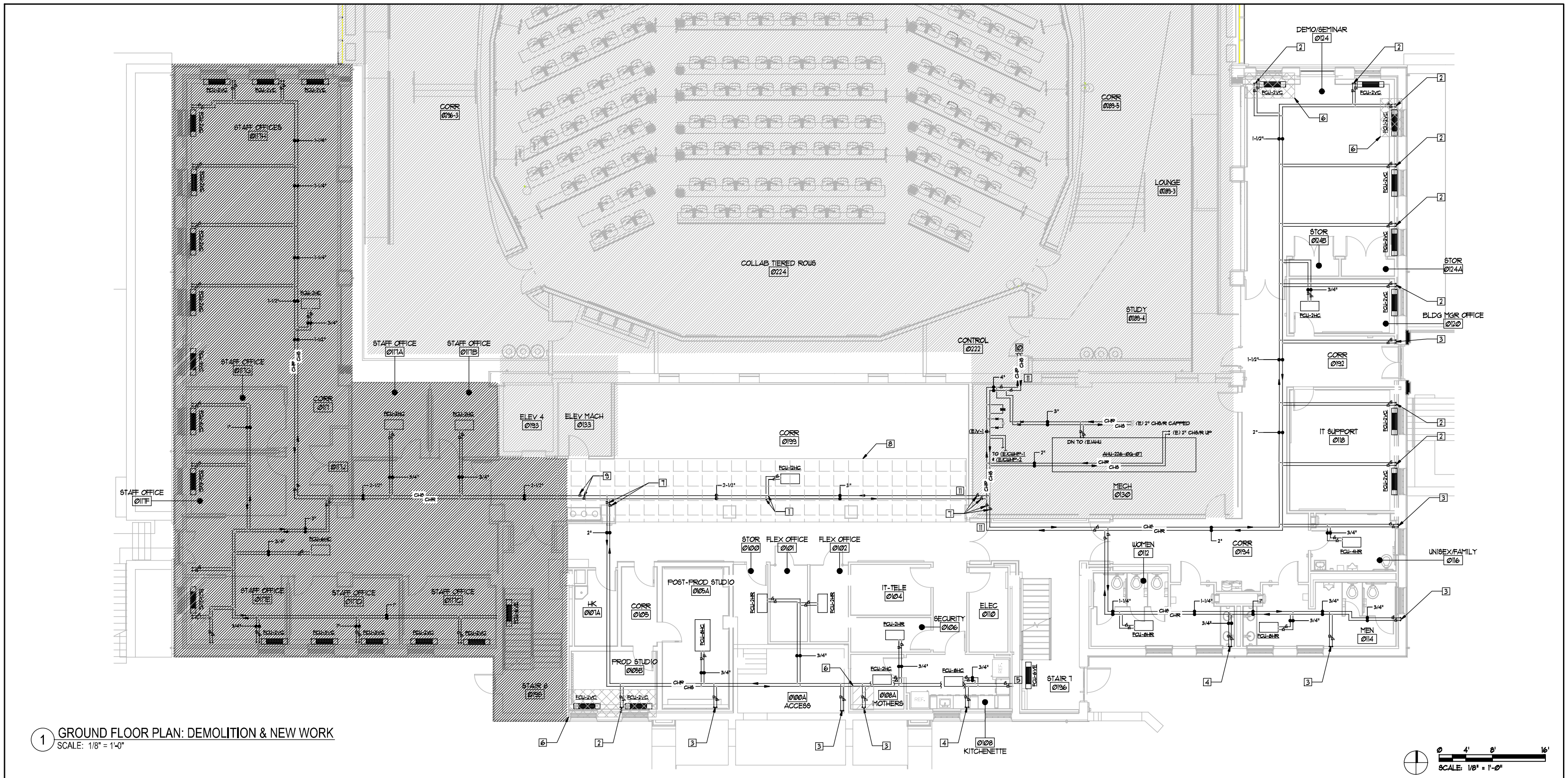

1 GROUND FLOOR PLAN: DEMOLITION & NEW WORK

SCALE: 1/8" = 1'-0"

KEYED NOTES: DEMOLITION

1. 1" CHS/R DOWN TO FCU-12HC.
2. 3/4" CHS/R UP AND DOWN.
3. 3/4" CHS/R UP.
4. 1" CHS/R UP.
5. 3/4" CHS/R DOWN TO SERVE FCU-6VE IN STAIR. CONCEAL PIPING WITHIN WALL.
6. CHS/R PIPE IN THIS HATCHED LOCATION WAS RE-INSULATED, OR TO BE RE-INSULATED BY OTHERS. REPLACE ALL CONTROL VALVES IN THIS LOCATION IN THIS PROJECT.
7. EXISTING ISOLATION VALVES.
8. HATCHED SECTION IN CORR Ø199 TO BE INCLUDED IN PHASE 1 IS HIGH PRIORITY. COMPLETE THE PIPE INSULATION PORTION OF WORK FIRST (CEILING CAN LAG BEHIND) TO BRING THE CHILLED WATER BACK ONLINE FOR THE DOWNSTREAM FCUS FEEDING PHASE 2 AREA.
9. ISOLATION VALVES TO BE INSTALLED UNDER A SEPARATE PROJECT. LOCATION WHERE INDICATED IS ACCESSIBLE. LEAVE ACCESS TO STAIRS DURING CONSTRUCTION.
10. EXISTING 4" CHS/R ABOVE AND BELOW.
11. THE CONTRACTOR SHOULD INSULATE MINIMUM 12" INTO THE MECHANICAL ROOM (RM Ø130) OR CHASE. THE EXISTING FIBERGLASS NEEDS TO HAVE MASTIC APPLIED TO IT AND DRIED BEFORE THE NEW EPDM INSULATION IS INSTALLED, AND SHOULD BE INSPECTED BY UMD BEFORE THE EPDM INSULATION IS INSTALLED AND CONCEALS THE JOINT.

DRAWING NOTES: DEMOLITION & NEW WORK

1. ISOLATE THE RISERS OR BRANCHES AND LOCAL FCU VALVES.
2. REFER TO FCU DETAIL 1/M-5.Ø1, REMOVE SHUTOFF VALVES WITH UNION ON BOTH CHR AND HR SIDES.
3. REMOVE PICV AND ACTUATOR AND TURN OVER TO UMD, TAKING CARE TO PROTECT VALVE CARTRIDGE AND ACTUATOR FROM DAMAGE.
4. REFER TO PICV SCHEDULE & FCU DETAIL 2/M-5.Ø1, INSTALL CHW CONTROL VALVE OVER AUXILIARY CONDENSATE PAN.
5. REFER TO PICV SCHEDULE & FCU DETAIL 2/M-5.Ø1, INSTALL HW CONTROL VALVE IN MOST ACCESSIBLE AREA BEHIND WALL ACCESS CORNER, NOT OBSTRUCTING ACCESS OR REMOVAL OF HW OR CHW VALVE AND ACTUATOR.
6. PROVIDE HANDLE/ACTUATOR EXTENSIONS FOR ISOLATION AND CONTROL VALVES.
7. REPLACE CHW PIPE INSULATION THROUGHOUT WORK AREA, ABOVE CEILING, IN WALLS, WHERE EXPOSED, IN MECHANICAL ROOM, ETC.
8. PROVIDE INSULATION FOR ALL REPLACED HOT WATER PIPING AND VALVES. THIS IS SCOPE OF ADDITIVE ALT-2.
9. REPLACE INSULATION WITH PRE-SPLIT DOUBLE TAPED FLEXIBLE ELASTOMERIC PIPE INSULATION WITH MINIMUM THICKNESS. USE PRE-MADE (FROM THE MANUFACTURER) INSULATION FITTINGS FOR ELBOWS, TEES, ETC.. MAKING SURE ALL SEAMS AND JOINTS ARE GLUED AND TAPED, WITHOUT ANY EXPOSED PIPING, INSTALL WITH TAPE VISIBLE TO FACILITATE INSPECTION.
10. WHEREVER THE EXISTING CHILLED WATER SUPPLY AND RETURN LINES ARE TOO CLOSE TO EACH OTHER TO ACCOMMODATE THE INSTALLATION OF 1" INSULATION, INSTALL 1" INSULATION ON CHILLED WATER SUPPLY LINE, AND THE INSULATION ON CHILLED WATER RETURN LINE CAN BE REDUCED TO NO LESS THAN 1/2" AS NECESSARY. UMD TO APPROVE ANY REDUCTION FROM 1" ELASTOMER.
11. AT ALL FLOOR MOUNTED FAN COIL UNIT LOCATIONS, PIPE RISERS, AND OTHER PIPE SECTIONS LOCATED WITHIN WALL CAVITIES, CUT OPENING IN THE WALL, AS NECESSARY FOR ACCESS.
12. INSTALL HATCH TO HATCH ACCESS PANELS TO ENABLE FUTURE ACCESSIBILITY TO THE FAN COIL UNIT VALVES. SEE ARCHITECTURE DRAWINGS FOR MORE DETAILS.
13. WHERE EXISTING CHILLED WATER PIPES ARE TOO CLOSE TO THE EXISTING STRUCTURE, PREVENTING INSTALLATION OF NEW INSULATION, REMOVE AND RELOCATE THOSE PIPES AS REQUIRED TO INSTALL THE NEW INSULATION.
14. REPLACE ALL CHILLED WATER PIPING SADDLES AND HANGERS, AND SEAL. PROVIDE SADDLES WHERE MISSING ON EXISTING HANGERS.
15. WHERE SPLIT RINGS SECURE PIPE TO THE WALL, FULLY INSULATE THE SPLIT RINGS UP TO THE WALL LEAVING NO METAL EXPOSED. ALSO PROVIDE 1" THICK INSULATION FOR THE HINGE AND SECURING END, WHERE POSSIBLE.
16. PRIOR TO BEGINNING WORK, PROVIDE MOCKUP TO BE APPROVED BY UMD HVAC.
17. BEFORE INSULATING PIPING, PRESSURE TEST TO 15Ø PSI FOR 24 HOURS ALL PIPING IN THE SCOPE OF WORK. TEST TO BE WITNESSED BY UMD.
18. INSPECT INSULATION RECEIVED FROM THE MANUFACTURER TO ENSURE INSULATION THICKNESS IS WITHIN ACCEPTABLE TOLERANCES.
19. WHERE WALLS ARE OPENED, REMOVE EXISTING WALL INSULATION AND PROVIDE NEW. FOLLOWING COMPLETION OF THE PIPE INSULATION WORK, PATCH THE OPENING CUT IN THE DRYWALL AND PREPARE WITH ANY OTHER AREAS OF IMPERFECTION ON THE EXISTING WALL READY FOR PAINTING. APPLY ONE (1) UNDERCOAT AND ONE (1) FINISH COAT OF PAINT ON THE WALL TO MATCH THE EXISTING WALL COLOR.
20. THE CONTRACTOR TO PAINT EXPOSED PIPE TO MATCH EXISTING, EVAN THE EXPOSED PIPE INSULATED BY OTHERS.

UNIVERSITY OF MARYLAND 1856
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BUILDING NAME
EDWARD ST JOHN LEARN & TEACH CTR

BUILDING ADDRESS
4131 CAMPUS DR
College Park, MD

BUILDING NUMBER
226

PROJECT NAME
EDWARD ST JOHN GRD, 1ST & 2ND FLOOR PIPE INSULATION PHASE 1

#	SUBMISSION	DATE
	95% SUBMISSION	11/19/25
	99% SUBMISSION	3/6/26
	ISSUE FOR BID	3/31/26

PROJECT # CP25-001082

DRAWN BY: YJ
REVIEWED BY: TS
DRAWING SCALE: AS NOTED

SUBMISSION PHASE
ISSUE FOR BID

SHEET TITLE
GROUND FLOOR MECHANICAL DEMO/NEW WORK PLAN

DRAWING NUMBER
M-1.00

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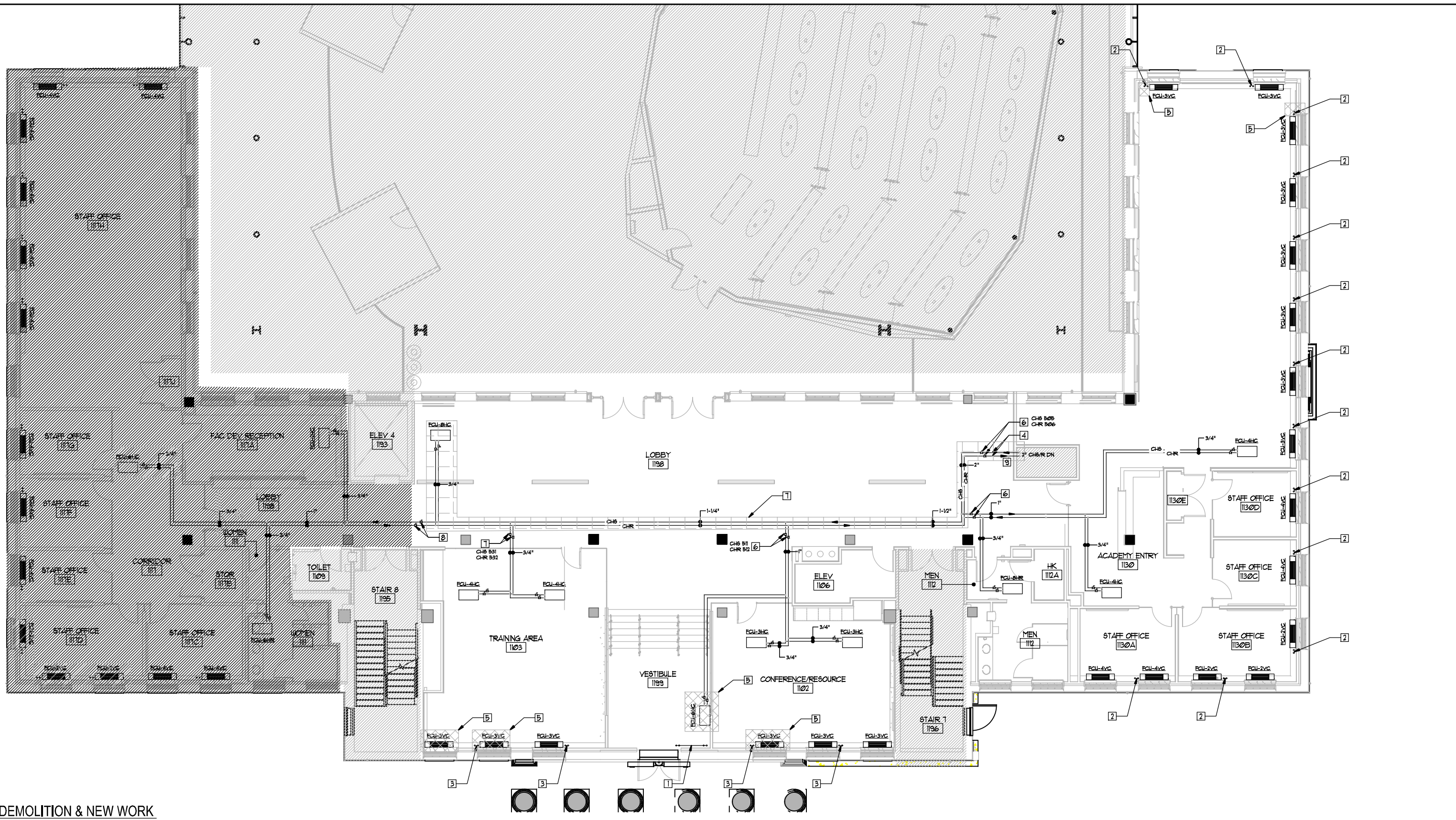

1 FIRST FLOOR PLAN: DEMOLITION & NEW WORK
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (0, 4', 8', 16')

KEYED NOTES: DEMOLITION

1. 3/4" CHS/R RACKED ON WALL, OFFSET IN VERTICAL.
2. 3/4" CHS/R DOWN.
3. 3/4" CHS/R UP AND DOWN.
4. 1-1/2" CHS/R UP TO 2ND FLOOR.
5. CHS/R PIPE IN THIS LOCATION WAS RE-INSULATED, OR TO BE RE-INSULATED BY OTHERS. REPLACE ALL CONTROL VALVES IN THIS LOCATION IN THIS PROJECT.
6. EXISTING ISOLATION VALVES.
7. HATCHED SECTION IN LOBBY 1198 TO BE INCLUDED IN PHASE 1 IS HIGH PRIORITY. COMPLETE THE PIPE INSULATION PORTION OF WORK FIRST (CEILING CAN LAG BEHIND) TO BRING THE CHILLED WATER BACK ONLINE FOR THE DOWNSTREAM FCUS FEEDING PHASE 2 AREA.
8. ISOLATION VALVES TO BE INSTALLED UNDER A SEPARATE PROJECT. LOCATION WHERE INDICATED IS ACCESSIBLE. LEAVE ACCESS TO STAIRS DURING CONSTRUCTION.
9. THE CONTRACTOR SHOULD INSULATE MINIMUN 12" INTO THE CHASE. THE EXISTING FIBERGLASS NEEDS TO HAVE MASTIC APPLIED TO IT AND DRIED BEFORE THE NEW EPDM INSULATION IS INSTALLED, AND SHOULD BE INSPECTED BY UMD BEFORE THE EPDM INSULATION IS INSTALLED AND CONCEALS THE JOINT.

DRAWING NOTES: DEMOLITION & NEW WORK

1. ISOLATE THE RISERS OR BRANCHES AND LOCAL FCU VALVES.
2. REFER TO FCU DETAIL 1/M-5.01, REMOVE SHUTOFF VALVES WITH UNION ON BOTH CHR AND HR SIDES.
3. REMOVE PICV AND ACTUATOR AND TURN OVER TO UMD, TAKING CARE TO PROTECT VALVE CARTRIDGE AND ACTUATOR FROM DAMAGE.
4. REFER TO PICV SCHEDULE & FCU DETAIL 2/M-5.01, INSTALL CHW CONTROL VALVE OVER AUXILIARY CONDENSATE PAN.
5. REFER TO PICV SCHEDULE & FCU DETAIL 2/M-5.01, INSTALL HW CONTROL VALVE IN MOST ACCESSIBLE AREA BEHIND WALL ACCESS CORNER, NOT OBSTRUCTING ACCESS OR REMOVAL OF HW OR CHW VALVE AND ACTUATOR.
6. PROVIDE HANDLE/ACTUATOR EXTENSIONS FOR ISOLATION AND CONTROL VALVES.
7. REPLACE CHW PIPE INSULATION THROUGHOUT WORK AREA, ABOVE CEILING, IN WALLS, WHERE EXPOSED, IN MECHANICAL ROOM, ETC.
8. PROVIDE INSULATION FOR ALL REPLACED HOT WATER PIPING AND VALVES. THIS IS SCOPE OF ADDITIVE ALT-2.
9. REPLACE INSULATION WITH PRE-SPLIT DOUBLE TAPED FLEXIBLE ELASTOMERIC PIPE INSULATION WITH MINIMUM THICKNESS. USE PRE-MADE (FROM THE MANUFACTURER) INSULATION FITTINGS FOR ELBOWS, TEES, ETC.. MAKING SURE ALL SEAMS AND JOINTS ARE GLUED AND TAPED, WITHOUT ANY EXPOSED PIPING, INSTALL WITH TAPE VISIBLE TO FACILITATE INSPECTION.
10. WHEREVER THE EXISTING CHILLED WATER SUPPLY AND RETURN LINES ARE TOO CLOSE TO EACH OTHER TO ACCOMMODATE THE INSTALLATION OF 1" INSULATION, INSTALL 1" INSULATION ON CHILLED WATER SUPPLY LINE, AND THE INSULATION ON CHILLED WATER RETURN LINE CAN BE REDUCED TO NO LESS THAN 1/2" AS NECESSARY. UMD TO APPROVE ANY REDUCTION FROM 1" ELASTOMER.
11. AT ALL FLOOR MOUNTED FAN COIL UNIT LOCATIONS, PIPE RISERS, AND OTHER PIPE SECTIONS LOCATED WITHIN WALL CAVITIES, CUT OPENING IN THE WALL, AS NECESSARY FOR ACCESS.
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16. PRIOR TO BEGINNING WORK, PROVIDE MOCKUP TO BE APPROVED BY UMD HVAC.
17. BEFORE INSULATING PIPING, PRESSURE TEST TO 150 PSI FOR 24 HOURS ALL PIPING IN THE SCOPE OF WORK. TEST TO BE WITNESSED BY UMD.
18. INSPECT INSULATION RECEIVED FROM THE MANUFACTURER TO ENSURE INSULATION THICKNESS IS WITHIN ACCEPTABLE TOLERANCES.
19. WHERE WALLS ARE OPENED, REMOVE EXISTING WALL INSULATION AND PROVIDE NEW. FOLLOWING COMPLETION OF THE PIPE INSULATION WORK, PATCH THE OPENING CUT IN THE DRYWALL AND PREPARE WITH ANY OTHER AREAS OF IMPERFECTION ON THE EXISTING WALL READY FOR PAINTING. APPLY ONE (1) UNDERCOAT AND ONE (1) FINISH COAT OF PAINT ON THE WALL TO MATCH THE EXISTING WALL COLOR.
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ISSUE FOR BID

SHEET TITLE
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DRAWING NUMBER
M-1.01

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