

Please Note: This is a complimentary working sample including the source files. For further details or inquiries, feel free to reach out to us at david@pontisconstruction.com.

Project Name : MY PALACE HOTELS PORT CHARLOTTE, FL

Detailed - Markups

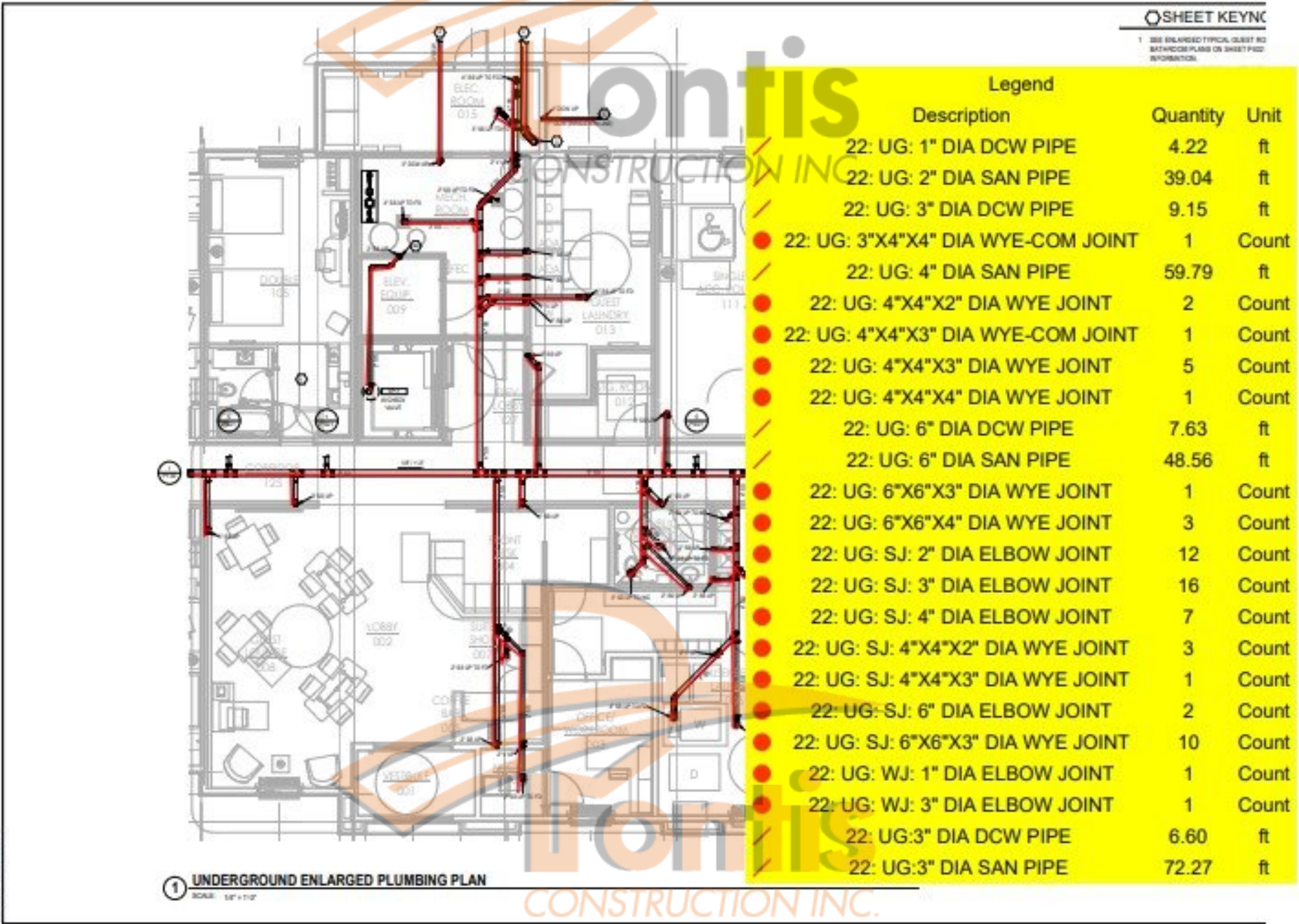




My Place Hotels Port Charlotte, FL

P400 Underground Enlarged Plumbing Floor Plan.pdf





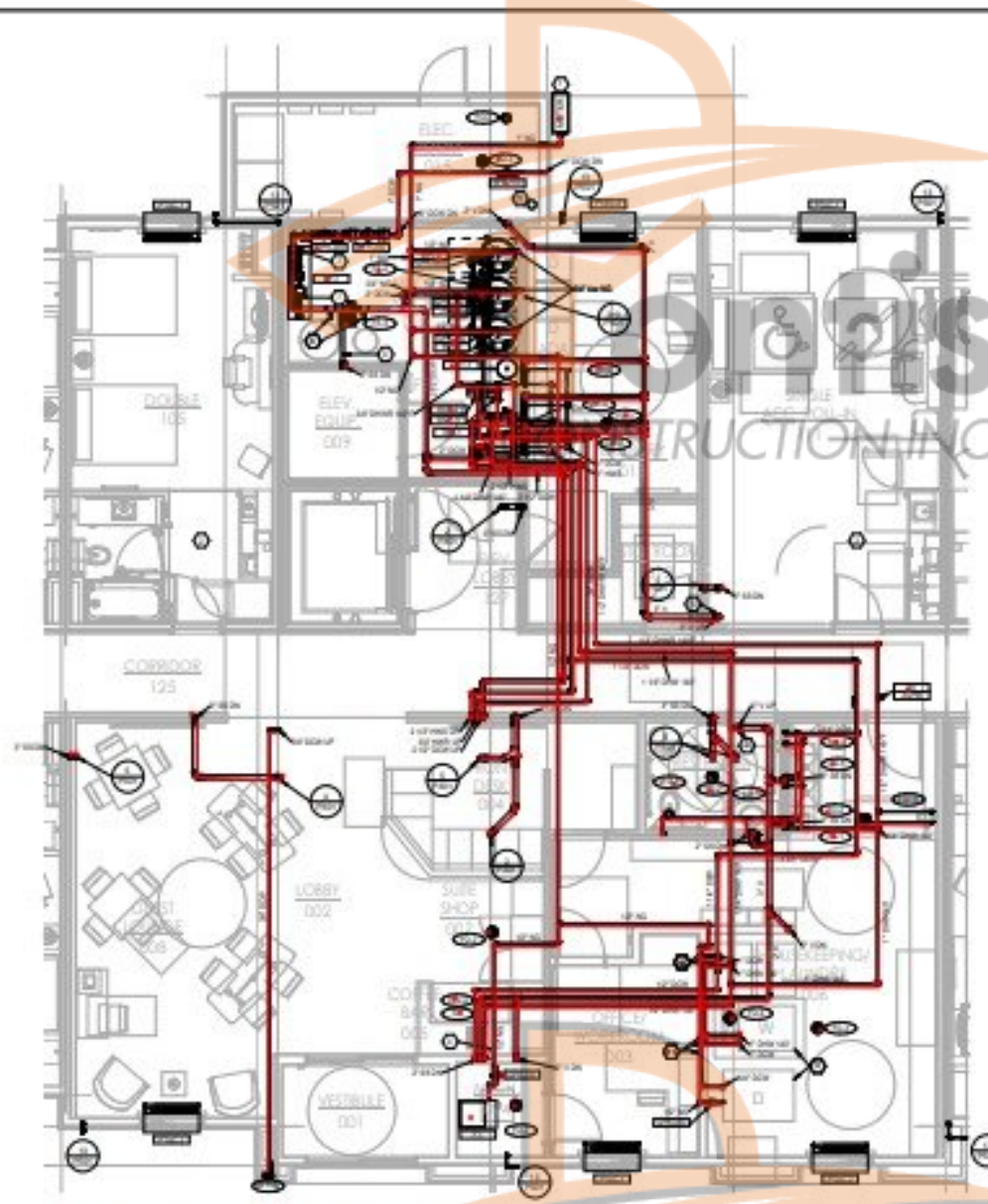


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My Place Hotels Port Charlotte, FL



P401 Enlarged Plumbing Floor Plan.pdf ▾



1 MAIN FLOOR ENLARGED PLUMBING PLAN
SCALE: 1/8" = 1'-0"

Legend

Description	Quantity	Unit
22: 1-1/2" DIA DCW PIPE	19.58	ft
22: 1-1/4" DIA DCW PIPE	19.90	ft
22: 1-1/4" DIA DHW PIPE	41.95	ft
22: 1" DIA DCW PIPE	18.79	ft
22: 1" DIA DHW PIPE	8.00	ft
22: 1" DIA DHW PIPE	17.15	ft
22: 1" DIA GATE VALVE	3	Count
22: 1" DIA NG PIPE	16.23	ft
22: 1/2" DIA DCW PIPE	17.83	ft
22: 1/2" DIA DHW PIPE	17.04	ft
22: 1/2" DIA DHWR PIPE	43.84	ft
22: 1/2" DIA NG PIPE	19.32	ft
22: 1/2" DIA NG PIPE	68.11	ft
22: 3/4" DIA DCW PIPE	50.40	ft
22: 3/4" DIA GATE VALVE	5	Count
22: 3/4" DIA HWS PIPE	28.80	ft
22: 2" DIA DCW PIPE	6.68	ft
22: 2" DIA SAN PIPE	1.38	ft
22: 2" DIA SAN PIPE	7.30	ft
22: 2" DIA VENT PIPE	43.81	ft
22: 2" DIA VENT PIPE	22.91	ft
22: 3" DIA SAN PIPE	7.65	ft
22: 3" DIA VENT PIPE	14.74	ft
22: 3" DIA VENT PIPE	11.72	ft
22: 3/4" DIA DCW PIPE	48.83	ft
22: 3/4" DIA DHW PIPE	9.43	ft
22: 3/4" DIA DHWR PIPE	10.02	ft
22: 3/4" DIA DHWR PIPE	29.13	ft
22: 3/4" DIA NG PIPE	3.53	ft
22: 4" DIA SAN PIPE	12.89	ft
22: BFP	2	Count
22: BP-1	1	Count
22: BV-20PM	1	Count
22: CWS	3	Count
22: DCP-1	1	Count
22: DCP-2	1	Count
22: DET-1	1	Count
22: F-1	1	Count
22: FD-2	4	Count
22: FD-3	3	Count
22: FD-4	1	Count
22: FS-2	1	Count
22: GJ: 1" DIA ELBOW JOINT	2	Count
22: GJ: 1"x1"x1/2" DIA TEE JOINT	1	Count
22: GJ: 1"x3/4"x1/2" DIA TEE JOINT	1	Count
22: GJ: 1/2" DIA ELBOW JOINT	8	Count
22: GJ: 3/4" DIA ELBOW JOINT	3	Count
22: GJ: 3/4"x1/2"x1/2" DIA TEE JOINT	1	Count
22: GPR-050	2	Count
22: HS-A	1	Count
22: L-A	1	Count
22: LS-1	1	Count
22: MS-2	1	Count
22: NATURAL GAS METER	1	Count
22: S-1	1	Count
22: SJ: 2" DIA ELBOW JOINT	17	Count
22: SJ: 2"x2"x2" DIA TEE JOINT	1	Count
22: SJ: 2"x2"x2" DIA WYE JOINT	2	Count
22: SJ: 3" DIA ELBOW JOINT	12	Count
22: SJ: 3"x2"x2" DIA WYE JOINT	2	Count
22: SJ: 3"x3"x2" DIA TEE JOINT	3	Count
22: SJ: 3"x3"x2" DIA WYE JOINT	1	Count
22: SJ: 4" DIA ELBOW JOINT	6	Count
22: SJ: 4"x3"x3" DIA WYE JOINT	2	Count
22: TMV-1	1	Count
22: TMV-2	1	Count
22: WC-A	1	Count
22: WH-1, GPR-050	1	Count
22: WH-2, GPR-050	1	Count
22: WH-3, GPR-050	1	Count
22: WJ: 1-1/4" DIA ELBOW JOINT	6	Count
22: WJ: 1" DIA ELBOW JOINT	12	Count
22: WJ: 1/2" DIA ELBOW JOINT	14	Count
22: WJ: 3/4" DIA ELBOW JOINT	15	Count
22: WJ: 2" DIA ELBOW JOINT	2	Count
22: WJ: 3/4" DIA ELBOW JOINT	11	Count
22: WPR-200	1	Count

MEET KEYNC

AND MARK BY LOCAL OR
SOLD TYPICAL QUEST NO
OPTIONAL, BE ORATED
AL CLOTHES WASHERS
BE SERVING OWNER PRE
INSTALLED BY PLUMBER
TO BATHROOM VENT SET
ON TOP FUTURE DOMESTIC
ON TO COMBITE WATER
SHOCK INSTRUCTIONS
SECTION WATER MAIN BY
PROTECTION CONTRACT
BE ELEVATOR SHUT OFF
PUMP TO FLOOR SINK
COMMERCIAL WATERWORK
THIS IS THE APPROXIMATE
FOR ACCESSIBLE FROM
VIEWS THROUGH HALL



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My Place Hotels Port Charlotte, FL

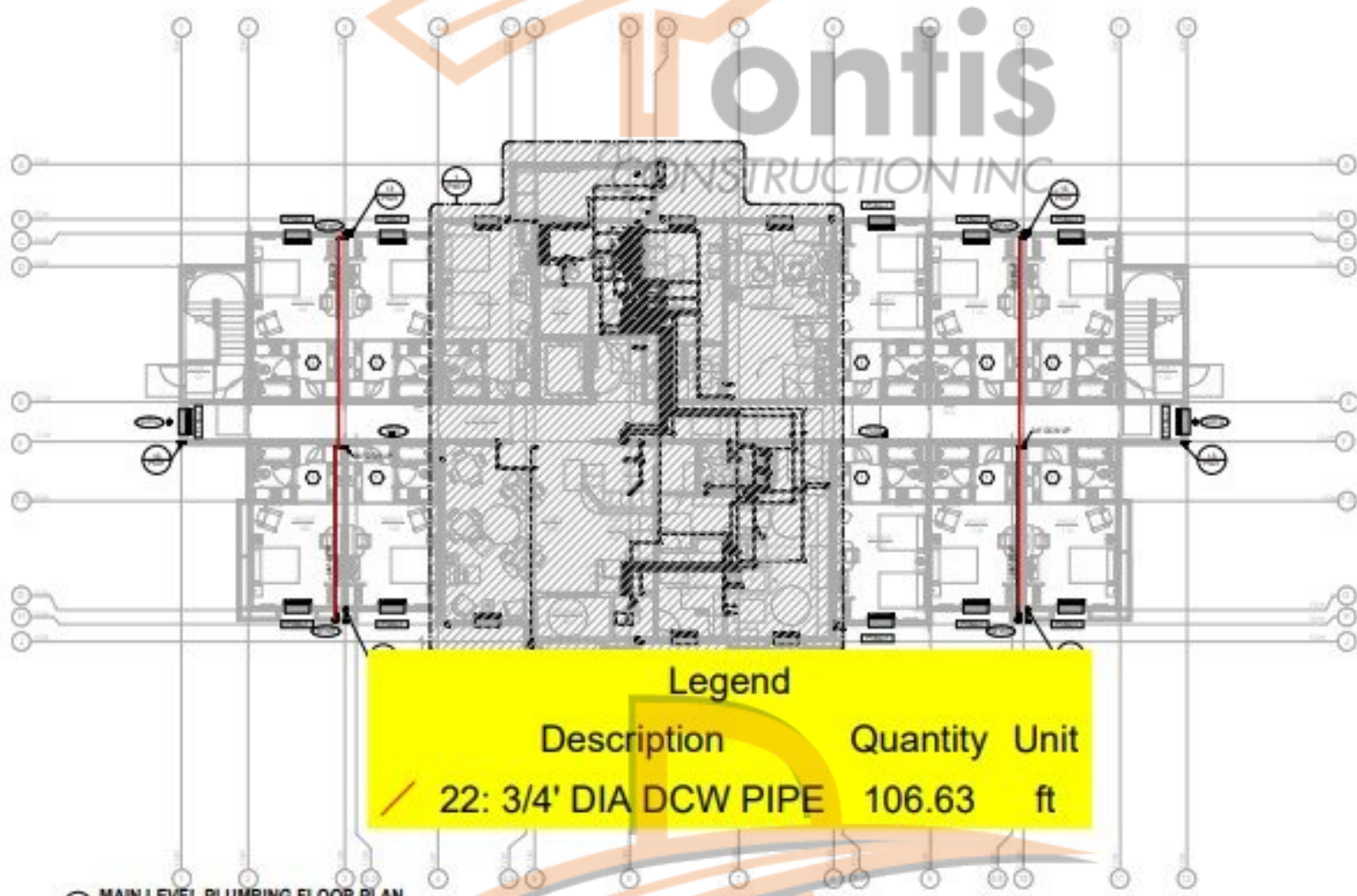


P101 Main Level Plumbing Floor Plan.pdf ▼



SHEET KEYNC

1 SEE ENLARGED TYPICAL SHEET NO. P102 FOR ADDITIONAL INFORMATION



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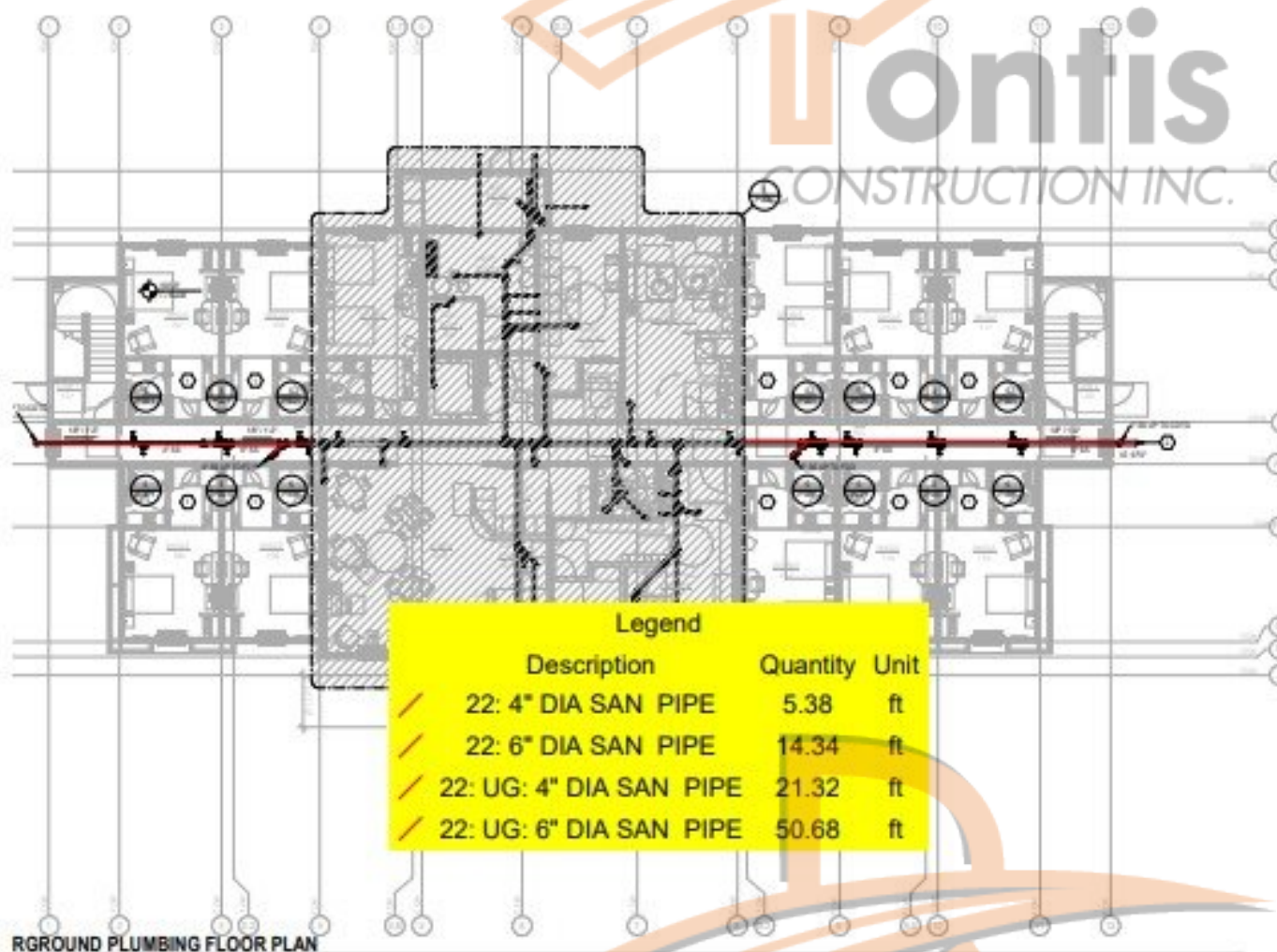


P100 Underground Plumbing Floor Plan.pdf ▾



SHEET KEYNOTES

1. SEE ENLARGED TYPICAL GUEST ROOM PLANS ON SHEET P102 FOR ADDITIONAL INFORMATION.
2. RUN AND CONNECT TO SANITARY SEWER. SEE UTILITY SITE PLAN FOR EXACT LOCATION.



Legend

Description	Quantity	Unit
22: 4" DIA SAN PIPE	5.38	ft
22: 6" DIA SAN PIPE	14.34	ft
22: UG: 4" DIA SAN PIPE	21.32	ft
22: UG: 6" DIA SAN PIPE	50.68	ft

UNDERGROUND PLUMBING FLOOR PLAN

1" = 10'

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

1000 South 10th Street
Fort Lauderdale, FL 33316
P: 954.586.8888
F: 954.586.8888

Professional Engineer
No. 00077
State of Florida
Professional Engineering

Shakespeare ENGINEERING

MY PLACE EXTENDED STAY
4500 W. 10th Street
Fort Lauderdale, FL 33316
PROJECT # 10000000000000000000

UNDERGROUND PLUMBING FLOOR PLAN

PROJECT # 10000000000000000000

SHEET # P100

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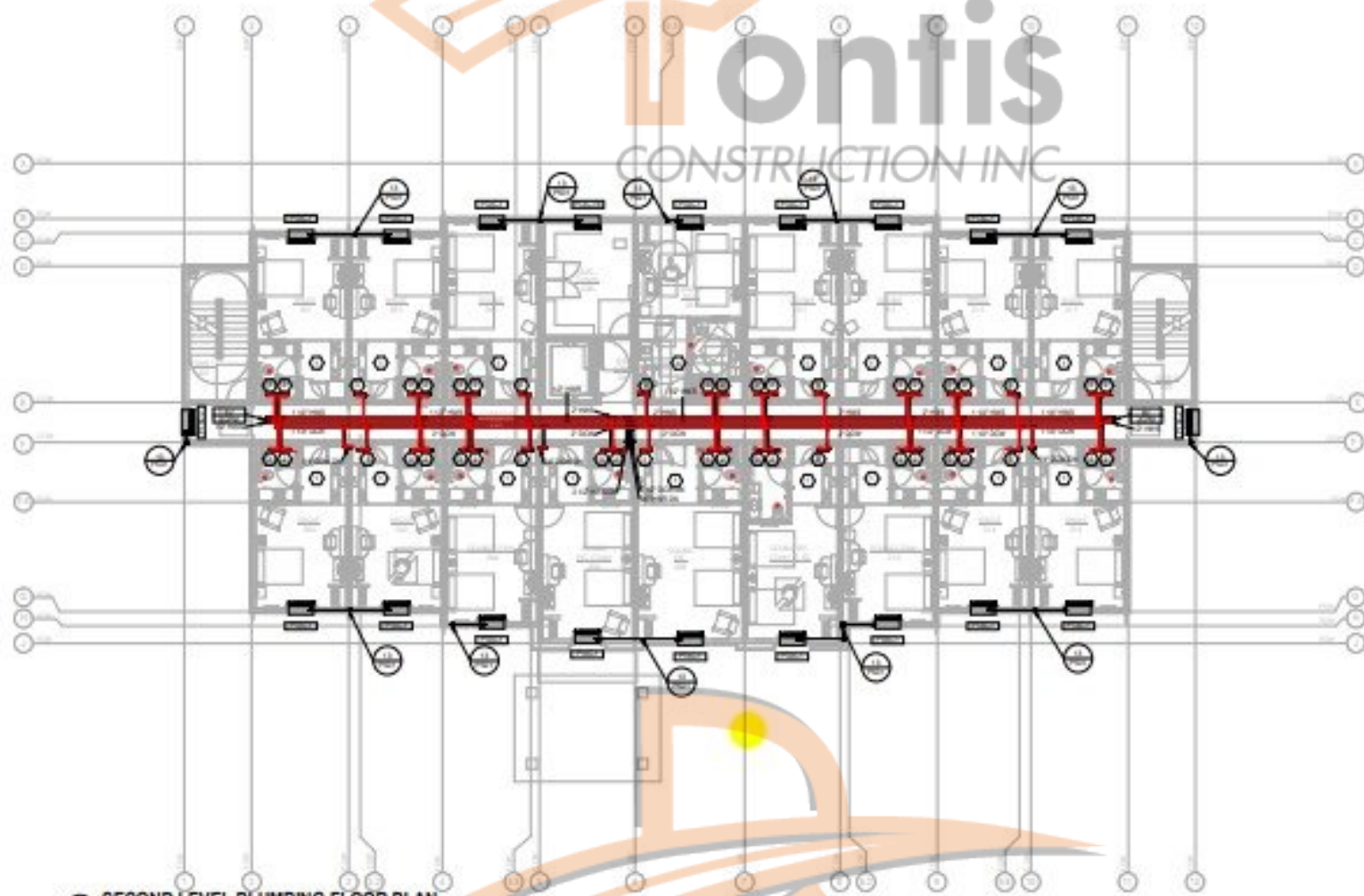


P102 Second Level Plumbing Floor Plan.pdf



SHEET KEYNC

1. SEE ENLARGED TYPICAL GUEST ROOM FOR ADDITIONAL INFORMATION
2. NON-CIRCULATING BRANCH 1/2" R.O. CALCULATED CRITICAL BRANCH (C.B.T.) 1/2" R.O. (P.T. 1 & 2) 1/2" R.O.
3. 1/2" R.O. PIPING FROM 3/4" VALVES OUTLETS TO GUESTROOM SEE CO ENLARGED GUESTROOM PLUMBING ISOLATION VALVE AT EACH BRANCH



1 SECOND LEVEL PLUMBING FLOOR PLAN

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

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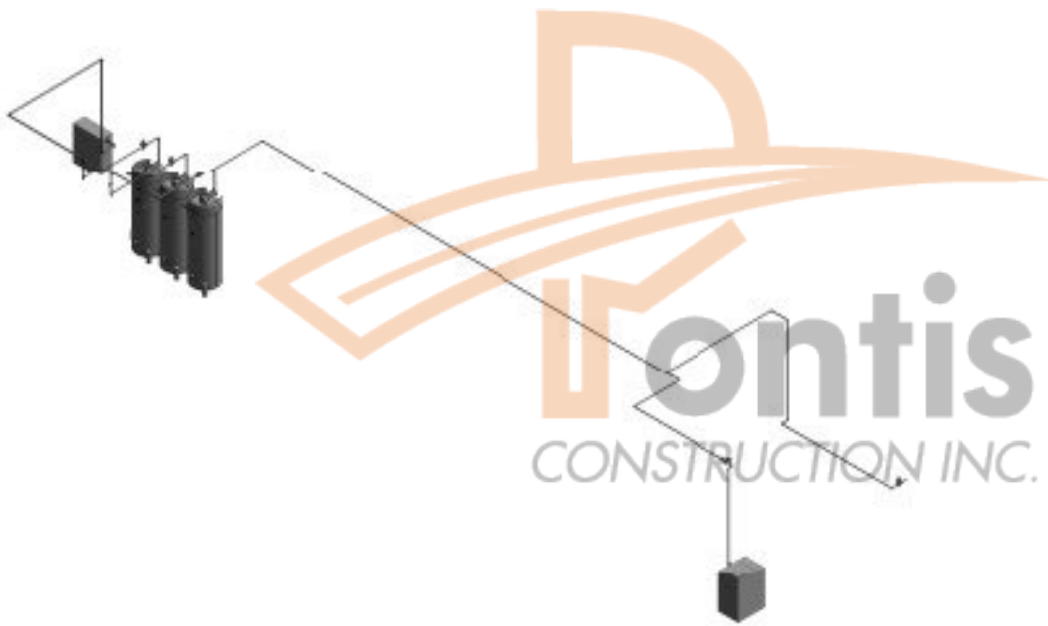


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P301 Plumbing Sections & Isometrics.pdf ▾





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P402 Enlarged Plumbing Floor Plan.pdf



SHEET KEYNC

1. WASTE STACK VENT, SEE RISER DIA. AND CONTINUATION, BACK TO BEYOND BY SINGLE STACK.
2. WASTE STACK, SEE RISER DIA. AND CONTINUATION, BACK TO SINK BAT. BE SERVED BY A SINGLE STACK.
3. PROVIDE MIN. 1/2" DIA. VENT DIA. 8' LEVEL 1 BRANCH TO AVOID HYDRAULIC.
4. VENT STACK, SEE RISER DIA. AND CONTINUATION, BACK TO SINK BAT. BE SERVED BY A SINGLE STACK.
5. 1/2" DIA. AND DOWN. CONT. RISE. ROUTE PIPING BETWEEN TUBS. SEE PIPE QUANTITIES SHEET FOR DIFFERENTIAL FLOORPLANS FOR CORP.
6. TOP FLOOR VENT ROUTING DIFFERS OVERALL FLOORPLAN FOR ROUTING.

Legend		
Description	Quantity	Unit
22: ADA GUEST ROOM: FD-2	1	Count
22: ADA GUEST ROOM: KS-1	1	Count
22: ADA GUEST ROOM: L-A	1	Count
22: ADA GUEST ROOM: SH-A	1	Count
22: ADA GUEST ROOM: WC-A	1	Count
22: ADA GUEST ROOM: WCO	2	Count
22: ADA TUB GUEST ROOM: BT-A	1	Count
22: ADA TUB GUEST ROOM: KS-1	1	Count
22: ADA TUB GUEST ROOM: L-A	1	Count
22: ADA TUB GUEST ROOM: WC-A	1	Count
22: ADA TUB GUEST ROOM: WCO	1	Count
22: ST. GUEST ROOM : 1/2" DIA DCW PIPE	91.28	ft
22: ST. GUEST ROOM : 1/2" DIA DHW PIPE	64.69	ft
22: ST. GUEST ROOM : 2" DIA SAN PIPE	7.27	ft
22: ST. GUEST ROOM : 2" DIA VENT PIPE	10.77	ft
22: ST. GUEST ROOM : 3" DIA SAN PIPE	15.38	ft
22: ST. GUEST ROOM : SJ: 2" DIA ELBOW JOINT	4	Count
22: ST. GUEST ROOM : SJ: 3" DIA ELBOW JOINT	4	Count
22: ST. GUEST ROOM : SJ: 3"x2"x3" DIA WYE JOINT	1	Count
22: ST. GUEST ROOM : SJ: 3"x3"x2" DIA WYE JOINT	1	Count
22: ST. GUEST ROOM : SJ: 3"x3"x3" DIA WYE-COM JOINT	1	Count
22: ST. GUEST ROOM : WJ: 1/2" DIA ELBOW JOINT	54	Count
22: ST. GUEST ROOM : BT-R	1	Count
22: ST. GUEST ROOM : KS-R	1	Count
22: ST. GUEST ROOM : L-R	1	Count
22: ST. GUEST ROOM : WC-R	1	Count
22: ST. GUEST ROOM : WCO	1	Count

ADA TUB GUEST ROOM
KITCHEN AND BATHROOM
LEVELS 2-4 DWV
3 SCALE: 1/4" = 1'-0"

STANDARD GUEST ROOM
KITCHEN AND BATHROOM
LEVELS 2-4 DWV
2 SCALE: 1/4" = 1'-0"

STANDARD GUEST ROOM
KITCHEN AND BATHROOM
MAIN LEVEL DWV
1 SCALE: 1/4" = 1'-0"

STANDARD GUEST ROOM
KITCHEN AND BATHROOM
LEVEL 2 DOM. WATER
SCALE: 1/4" = 1'-0"

STANDARD GUEST ROOM
KITCHEN AND BATHROOM
MAIN LEVEL DOM. WATER
4 SCALE: 1/4" = 1'-0"

ADA ROLL-IN GUESTROOM
KITCHEN AND BATHROOM
MAIN LEVEL DWV
9 SCALE: 1/4" = 1'-0"

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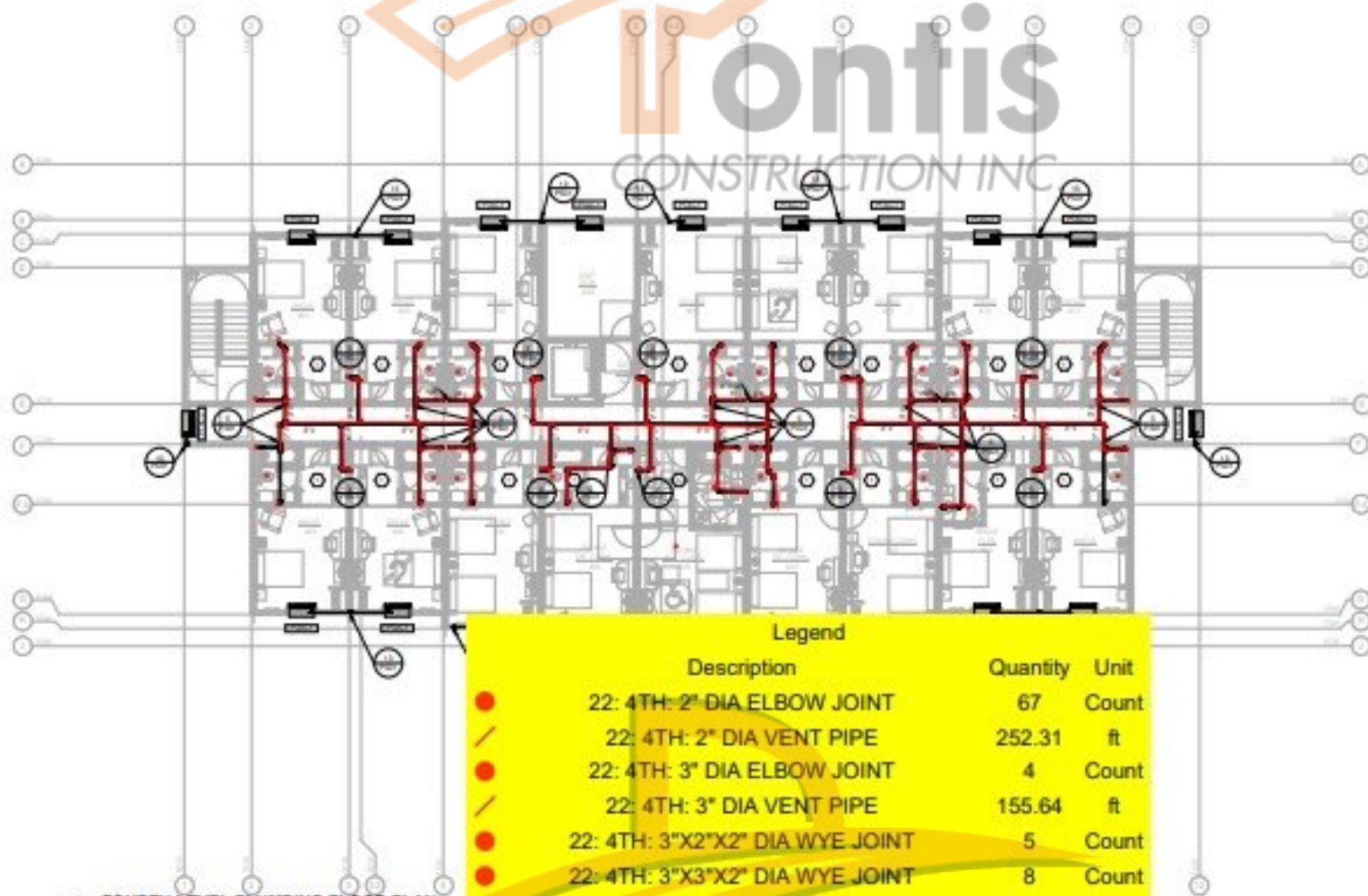
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P104 Fourth Level Plumbing Floor Plan.pdf ▼



SHEET KEYNC

1 SEE ENLARGED TYPICAL GUEST ROOM
PLAN FOR ADDITIONAL INFORMATION① FOURTH LEVEL PLUMBING FLOOR PLAN
SCALE: 1/8" = 1'-0"

Legend

	Description	Quantity	Unit
●	22: 4TH: 2" DIA ELBOW JOINT	67	Count
/	22: 4TH: 2" DIA VENT PIPE	252.31	ft
●	22: 4TH: 3" DIA ELBOW JOINT	4	Count
/	22: 4TH: 3" DIA VENT PIPE	155.64	ft
●	22: 4TH: 3"x2"x2" DIA WYE JOINT	5	Count
●	22: 4TH: 3"x3"x2" DIA WYE JOINT	8	Count
●	22: 4TH: 3"x3"x3" DIA WYE JOINT	11	Count
●	22: 4TH: 3"x3"x3"x3" DIA WYE-CROSS JOINT	1	Count
●	22: L 4: ADA ST. GUEST ROOM	1	Count
●	22: L 4: ST. GUEST ROOM	16	Count

DETAILED BREAKDOWNN - TAKEOFF & ACCURATE PRICING

Project: MY PALACE HOTELS PORT CHARLOTTE, FL													
Address PORT CHARLOTTE, FL													
Scope: Plumbing													
Date: 10/8/2023													
Labor = 75\$										MATERIAL TOTALS	LABOR TOTALS		
										\$666,291.81	\$644,224.07		
SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	UNIT LABOR	TOTAL LABOR	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
	1000	GENERAL REQUIREMENTS											
1		PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	1	LS	0%	1.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00
												SUBTOTAL	\$0.00
22000	Division 22 - PLUMBING												
		PVC SCH 40 (BELOW GROUND PIPE)											
		WASTE & VENT PIPING											
2		2" Dia Sanitary Pipe	42	LF	10%	46	\$15.66	0.152	7.0224	\$75.00	\$723.49	\$526.68	\$1,250.17
3		3" Dia Sanitary Pipe	74	LF	10%	81	\$16.87	0.161	13.1054	\$75.00	\$1,373.22	\$982.91	\$2,356.12
4		4" Dia Sanitary Pipe	95	LF	10%	105	\$18.56	0.172	17.974	\$75.00	\$1,939.52	\$1,348.05	\$3,287.57
5		6" Dia Sanitary Pipe	125	LF	10%	138	\$20.65	0.18	24.75	\$75.00	\$2,839.38	\$1,856.25	\$4,695.63
		WATER PIPING											
6		1" Dia Domestic Cold Water Pipe	8	LF	10%	9	\$6.02	0.164	1.4432	\$75.00	\$52.98	\$108.24	\$161.22
7		3" Dia Domestic Cold Water Pipe	12	LF	10%	13	\$8.78	0.188	2.4816	\$75.00	\$115.90	\$186.12	\$302.02
8		6" Dia Domestic Cold Water Pipe	10	LF	10%	11	\$13.54	0.22	2.42	\$75.00	\$148.94	\$181.50	\$330.44
		SANITARY PIPE JOINTS (PVC)											
9		2" Dia Elbow Joint	12	EA	0%	12	\$45.00	1.13	13.56	\$75.00	\$540.00	\$1,017.00	\$1,557.00
10		3" Dia Elbow Joint	16	EA	0%	16	\$49.00	1.21	19.36	\$75.00	\$784.00	\$1,452.00	\$2,236.00
11		4" Dia Elbow Joint	7	EA	0%	7	\$54.00	1.28	8.96	\$75.00	\$378.00	\$672.00	\$1,050.00
12		6" Dia Elbow Joint	2	EA	0%	2	\$72.00	1.39	2.78	\$75.00	\$144.00	\$208.50	\$352.50
13		3"x4"x4" Dia Wye Joint	2	EA	0%	2	\$158.00	1.56	3.12	\$75.00	\$316.00	\$234.00	\$550.00
14		4"x4"x2" Dia Wye Joint	4	EA	0%	4	\$164.00	1.68	6.72	\$75.00	\$656.00	\$504.00	\$1,160.00
15		4"x4"x3" Dia Wye Joint	7	EA	0%	7	\$168.00	1.74	12.18	\$75.00	\$1,176.00	\$913.50	\$2,089.50
16		6"x6"x3" Dia Wye Joint	1	EA	0%	1	\$176.00	1.86	1.86	\$75.00	\$176.00	\$139.50	\$315.50
17		6"x6"x4" Dia Wye Joint	3	EA	0%	3	\$189.00	1.89	5.67	\$75.00	\$567.00	\$425.25	\$992.25
		WATER PIPE JOINTS (PVC)											
18		1" Dia Elbow Joint	2	EA	0%	2	\$42.00	1.11	2.22	\$75.00	\$84.00	\$166.50	\$250.50
19		3" Dia Elbow Joint	2	EA	0%	2	\$53.00	1.24	2.48	\$75.00	\$106.00	\$186.00	\$292.00
		CAST IRON (ABOVE GROUND PIPE)											
		WASTE & VENT PIPING											
20		2" Dia Sanitary Pipe	10	LF	10%	11	\$19.54	0.158	1.738	\$75.00	\$214.94	\$130.35	\$345.29
21		3" Dia Sanitary Pipe	8	LF	10%	9	\$20.13	0.176	1.5488	\$75.00	\$177.14	\$116.16	\$293.30
22		4" Dia Sanitary Pipe	14	LF	10%	15	\$23.55	0.182	2.8028	\$75.00	\$362.67	\$210.21	\$572.88
23		2" Dia Vent Pipe	330	LF	10%	363	\$19.54	0.158	57.354	\$75.00	\$7,093.02	\$4,301.55	\$11,394.57
24		3" Dia Vent Pipe	210	LF	10%	231	\$20.13	0.176	40.656	\$75.00	\$4,650.03	\$3,049.20	\$7,699.23
		WATER PIPING											
25		1/2" Dia Domestic Cold Water Pipe	18	LF	10%	20	\$5.12	0.125	2.475	\$75.00	\$101.38	\$185.63	\$287.00
26		3/4" Dia Domestic Cold Water Pipe	590	LF	10%	649	\$6.03	0.134	86.966	\$75.00	\$3,913.47	\$6,522.45	\$10,435.92
27		1" Dia Domestic Cold Water Pipe	20	LF	10%	22	\$7.55	0.176	3.872	\$75.00	\$166.10	\$290.40	\$456.50
28		1-1/2" Dia Domestic Cold Water Pipe	85	LF	10%	94	\$8.45	0.182	17.017	\$75.00	\$790.08	\$1,276.28	\$2,066.35
29		1-1/4" Dia Domestic Cold Water Pipe	135	LF	10%	149	\$9.82	0.198	29.403	\$75.00	\$1,458.27	\$2,205.23	\$3,663.50
30		2" Dia Domestic Cold Water Pipe	225	LF	10%	248	\$12.44	0.234	57.915	\$75.00	\$3,078.90	\$4,343.63	\$7,422.53
31		2-1/2" Dia Domestic Cold Water Pipe	53	LF	10%	58	\$14.55	0.27	15.741	\$75.00	\$848.27	\$1,180.58	\$2,028.84
32		1/2" Dia Hot Water Pipe	18	LF	10%	20	\$5.12	0.125	2.475	\$75.00	\$101.38	\$185.63	\$287.00
33		3/4" Dia Hot Water Pipe	260	LF	10%	286	\$6.03	0.134	38.324	\$75.00	\$1,724.58	\$2,874.30	\$4,598.88
34		1" Dia Hot Water Pipe	22	LF	10%	24	\$7.55	0.176	4.2592	\$75.00	\$182.71	\$319.44	\$502.15
35		1-1/2" Dia Hot Water Pipe	30	LF	10%	33	\$8.45	0.182	6.006	\$75.00	\$278.85	\$450.45	\$729.30
36		1-1/4" Dia Hot Water Pipe	190	LF	10%	209	\$9.82	0.198	41.382	\$75.00	\$2,052.38	\$3,103.65	\$5,156.03
37		2-1/2" Dia Hot Water Pipe	30	LF	10%	33	\$14.55	0.27	8.91	\$75.00	\$480.15	\$668.25	\$1,148.40
38		2" Dia Hot Water Pipe	204	LF	10%	224	\$12.44	0.234	52.5096	\$75.00	\$2,791.54	\$3,938.22	\$6,729.76
39		1/2" Dia Hot Water Return Pipe	410	LF	10%	451	\$5.12	0.125	56.375	\$75.00	\$2,309.12	\$4,228.13	\$6,537.25
40		3/4" Dia Hot Water Return Pipe	43	LF	10%	47	\$6.03	0.134	6.3382	\$75.00	\$285.22	\$475.37	\$760.58
		GAS PIPING											
41		1/2" Dia Natural Gas Pipe	80	LF	10%	88	\$13.67	0.135	11.88	\$75.00	\$1,202.96	\$891.00	\$2,093.96
42		3/4" Dia Natural Gas Pipe	8	LF	10%	9	\$17.65	0.155	1.364	\$75.00	\$155.32	\$102.30	\$257.62
43		1" Dia Natural Gas Pipe	19	LF	10%	21	\$19.66	0.168	3.5112	\$75.00	\$410.89	\$263.34	\$674.23
		SANITARY PIPE JOINTS (CAST IRON)											
44		2" Dia Elbow Joint	85	EA	0%	85	\$48.00	1.22	103.7	\$75.00	\$4,080.00	\$7,777.50	\$11,857.50
45		3" Dia Elbow Joint	16	EA	0%	16	\$52.00	1.28	20.48	\$75.00	\$832.00	\$1,536.00	\$2,368.00
46		4" Dia Elbow Joint	6	EA	0%	6	\$64.00	1.39	8.34	\$75.00	\$384.00	\$625.50	\$1,009.50
47		3"x3"x2" Dia Tee Joint	3	EA	0%	3	\$156.00	1.56	4.68	\$75.00	\$468.00	\$351.00	\$819.00
48		2"x2"x2" Dia Tee Joint	1	EA	0%	1	\$153.00	1.58	1.58	\$75.00	\$153.00	\$118.50	\$271.50
49		3"x3"x2" Dia Wye Joint	9	EA	0%	9	\$158.00	1.6	14.4	\$75.00	\$1,422.00	\$1,080.00	\$2,502.00
50		3"x2"x2" Dia Wye Joint	7	EA	0%	7	\$160.00	1.622	11.354	\$75.00	\$1,120.00	\$851.55	\$1,971.55
51		4"x3"x3" Dia Wye Joint	2	EA	0%	2	\$164.00	1.63	3.26	\$75.00	\$328.00	\$244.50	\$572.50
52		2"x2"x2" Dia Wye Joint	2	EA	0%	2	\$156.00	1.65	3.3	\$75.00	\$312.00	\$247.50	\$559.50
53		3"x3"x3" Dia Wye Joint	11	EA	0%	11	\$162.30	1.67	18.37	\$75.00	\$1,785.30	\$1,377.75	\$3,163.05
54		3"x3"x3"x3" Dia Wye-Cross Joint	1	EA	0%	1	\$178.00	2	2	\$75.00	\$178.00	\$150.00	\$328.00

	WATER PIPE JOINTS (CAST IRON)											
55	1/2" Dia Elbow Joint	14	EA	0%	14	\$49.00	1	14	\$75.00	\$686.00	\$1,050.00	\$1,736.00
56	3/4" Dia Elbow Joint	287	EA	0%	287	\$54.00	1.105	317.135	\$75.00	\$15,498.00	\$23,785.13	\$39,283.13
57	1" Dia Elbow Joint	12	EA	0%	12	\$60.00	1.2	14.4	\$75.00	\$720.00	\$1,080.00	\$1,800.00
58	1-1/4" Dia Elbow Joint	6	EA	0%	6	\$62.00	1.34	8.04	\$75.00	\$372.00	\$603.00	\$975.00
59	2" Dia Elbow Joint	2	EA	0%	2	\$68.00	1.44	2.88	\$75.00	\$136.00	\$216.00	\$352.00
60	2-1/2" Dia Elbow Joint	15	EA	0%	15	\$74.00	1.47	22.05	\$75.00	\$1,110.00	\$1,653.75	\$2,763.75
61	1-1/2"x1-1/2"x3/4" Dia Tee Joint	7	EA	0%	7	\$158.00	1.55	10.85	\$75.00	\$1,106.00	\$813.75	\$1,919.75
62	1-1/2"x2"x3/4" Dia Tee Joint	5	EA	0%	5	\$155.60	1.58	7.9	\$75.00	\$778.00	\$592.50	\$1,370.50
63	1-1/4"x1-1/2"x3/4" Dia Tee Joint	7	EA	0%	7	\$162.00	1.64	11.48	\$75.00	\$1,134.00	\$861.00	\$1,995.00
64	1-1/4"x1-1/4"x3/4" Dia Tee Joint	10	EA	0%	10	\$166.00	1.66	16.6	\$75.00	\$1,660.00	\$1,245.00	\$2,905.00
65	2"x1-1/4"x3/4" Dia Tee Joint	4	EA	0%	4	\$160.00	1.68	\$6.72	\$75.00	\$640.00	\$504.00	\$1,144.00
66	2"x2"x3/4" Dia Tee Joint	51	EA	0%	51	\$167.60	1.57	\$80.07	\$75.00	\$8,547.60	\$6,005.25	\$14,552.85
	GAS PIPE JOINT											
67	1/2" Dia Elbow Joint	8	EA	0%	8	\$47.00	1.104	8.832	\$75.00	\$376.00	\$662.40	\$1,038.40
68	3/4" Dia Elbow Joint	3	EA	0%	3	\$51.00	1.107	3.321	\$75.00	\$153.00	\$249.08	\$402.08
69	1" Dia Elbow Joint	2	EA	0%	2	\$58.00	1.123	2.246	\$75.00	\$116.00	\$168.45	\$284.45
70	1"x3/4"x1/2" Dia Tee Joint	3	EA	0%	3	\$142.00	1.57	4.71	\$75.00	\$426.00	\$353.25	\$779.25
71	3/4"x1/2"x1/2" Dia Tee Joint	4	EA	0%	4	\$134.00	1.64	6.56	\$75.00	\$536.00	\$492.00	\$1,028.00
72	1"x1"x1/2" Dia Tee Joint	2	EA	0%	2	\$148.00	1.65	3.3	\$75.00	\$296.00	\$247.50	\$543.50
	PLUMBING FIXTURE											
73	Wc-A, Water Closet (Accessible)	1	EA	0%	1	\$733.00	4	4	\$75.00	\$733.00	\$300.00	\$1,033.00
74	L-A, Lavatory (Accessible)	1	EA	0%	1	\$712.00	3.5	3.5	\$75.00	\$712.00	\$262.50	\$974.50
75	Ms-2, Mop Sink (Floor Mounted)	1	EA	0%	1	\$648.00	3	3	\$75.00	\$648.00	\$225.00	\$873.00
76	S-1, Sink (Guest Lounge)	1	EA	0%	1	\$1,045.00	6	6	\$75.00	\$1,045.00	\$450.00	\$1,495.00
77	Ls-1, Laundry Sink	1	EA	0%	1	\$577.00	3	3	\$75.00	\$577.00	\$225.00	\$802.00
78	Fs-2, Floor Sink	1	EA	0%	1	\$1,251.00	6	6	\$75.00	\$1,251.00	\$450.00	\$1,701.00
79	Fd-2, Floor Drain	4	EA	0%	4	\$245.00	2.5	10	\$75.00	\$980.00	\$750.00	\$1,730.00
80	Fd-3, Floor Drain	3	EA	0%	3	\$245.00	2.5	7.5	\$75.00	\$735.00	\$562.50	\$1,297.50
81	Fd-4, Floor Drain	1	EA	0%	1	\$245.00	2.5	2.5	\$75.00	\$245.00	\$187.50	\$432.50
82	Hs-A, Hand Sink (Wall Mounted)	1	EA	0%	1	\$1,344.00	5	5	\$75.00	\$1,344.00	\$375.00	\$1,719.00
	PLUMBING VALVES & DEVICES											
83	Bv-2Gpm, Balancing Valve	1	EA	0%	1	\$76.00	1.33	1.33	\$75.00	\$76.00	\$99.75	\$175.75
84	1" Dia Gate Valve	10	EA	0%	10	\$54.00	1.11	11.1	\$75.00	\$540.00	\$832.50	\$1,372.50
85	Check Valve	6	EA	0%	6	\$62.00	1.134	6.804	\$75.00	\$372.00	\$510.30	\$882.30
86	Tmv-1, Thermostatic Mixing Valve	1	EA	0%	1	\$144.00	1.5	1.5	\$75.00	\$144.00	\$112.50	\$256.50
87	Tmv-2, Thermostatic Mixing Valve	1	EA	0%	1	\$151.00	1.64	1.64	\$75.00	\$151.00	\$123.00	\$274.00
88	Bfp-100, Reduce Backflow Preventer	1	EA	0%	1	\$134.00	1.1	1.1	\$75.00	\$134.00	\$82.50	\$216.50
89	Bfp-250, Reduce Backflow Preventer	1	EA	0%	1	\$148.00	1.135	1.135	\$75.00	\$148.00	\$85.13	\$233.13
	PLUMBING EQUIPMENT											
90	Natural Gas Meter	1	EA	0%	1	\$245.00	1.54	1.54	\$75.00	\$245.00	\$115.50	\$360.50
91	Wpr-200, Water Pressure Regulator, Lead Free, Bronze Body	1	EA	0%	1	\$188.00	1.34	1.34	\$75.00	\$188.00	\$100.50	\$288.50
92	Wh-1, Water Heater, Rheem, Ghe100Su-200, 100Gal Capacity, Gpr-050	1	EA	0%	1	\$3,275.00	6	6	\$75.00	\$3,275.00	\$450.00	\$3,725.00
93	Wh-2, Water Heater, Rheem, Ghe100Su-200, 100Gal Capacity, Gpr-050	1	EA	0%	1	\$3,275.00	6	6	\$75.00	\$3,275.00	\$450.00	\$3,725.00
94	Wh-3, Water Heater, Rheem, Ghe100Su-200, 100Gal Capacity, Gpr-050	1	EA	0%	1	\$3,275.00	6	6	\$75.00	\$3,275.00	\$450.00	\$3,725.00
95	Det-1, Domestic Hot Water Expansion Tank, Amtrol, St-25V, 10.3 Gallons	1	EA	0%	1	\$2,190.00	5	5	\$75.00	\$2,190.00	\$375.00	\$2,565.00
96	Sp-1, Sump Pump, Elv280, 40Gpm, 3600Rpm	1	EA	0%	1	\$690.00	3	3	\$75.00	\$690.00	\$225.00	\$915.00
97	Gpr-050, Gas Pressure Regulator, F30051, 928Btuh	1	EA	0%	1	\$345.00	2.5	2.5	\$75.00	\$345.00	\$187.50	\$532.50
98	Bp-1, Domestic Water Booster Pump, Patterson, Flo-Pac Dap-1-3-A, 100	1	EA	0%	1	\$960.00	3	3	\$75.00	\$960.00	\$225.00	\$1,185.00
99	Dcp-1, Domestic Circulation Pump, Bell & Gossett, Ecocirc XI 20-35, 2Gp	1	EA	0%	1	\$1,045.00	3	3	\$75.00	\$1,045.00	\$225.00	\$1,270.00
100	Dcp-2, Domestic Circulation Pump, Bell & Gossett, Ecocirc XI 20-35, 4Gp	1	EA	0%	1	\$1,045.00	3	3	\$75.00	\$1,045.00	\$225.00	\$1,270.00
	STANDARD GUEST ROOM											
	WASTE & VENT PIPING											
101	2" Dia Sanitary Pipe	580	LF	10%	638	\$19.54	0.158	100.804	\$75.00	\$12,466.52	\$7,560.30	\$20,026.82
102	3" Dia Sanitary Pipe	1044	LF	10%	1148	\$20.13	0.176	202.1184	\$75.00	\$23,117.29	\$15,158.88	\$38,276.17
103	2" Dia Vent Pipe	870	LF	10%	957	\$19.54	0.158	151.206	\$75.00	\$18,699.78	\$11,340.45	\$30,040.23
	WATER PIPING											
104	1/2" Dia Domestic Cold Water Pipe	5220	LF	10%	5742	\$5.12	0.125	717.75	\$75.00	\$29,399.04	\$53,831.25	\$83,230.29
105	1/2" Dia Hot Water Pipe	4060	LF	10%	4466	\$5.12	0.125	558.25	\$75.00	\$22,865.92	\$41,868.75	\$64,734.67

	SANITARY PIPE JOINTS											
106	2" Dia Elbow Joint	232	EA	0%	232	\$48.00	1.22	283.04	\$75.00	\$11,136.00	\$21,228.00	\$32,364.00
107	3" Dia Elbow Joint	232	EA	0%	232	\$52.00	1.28	296.96	\$75.00	\$12,064.00	\$22,272.00	\$34,336.00
108	3"x2"x3" Dia Wye Joint	58	EA	0%	58	\$156.00	1.56	90.48	\$75.00	\$9,048.00	\$6,786.00	\$15,834.00
109	3"x3"x2" Dia Wye Joint	58	EA	0%	58	\$158.00	1.58	91.64	\$75.00	\$9,164.00	\$6,873.00	\$16,037.00
110	3"x3"x3" Dia Wye-Cor Joint	58	EA	0%	58	\$163.00	1.62	93.96	\$75.00	\$9,454.00	\$7,047.00	\$16,501.00
	WATER PIPE JOINTS											
111	1/2" Dia Elbow Joint	3132	EA	0%	3132	\$49.00	1	3132	\$75.00	\$153,468.00	\$234,900.00	\$388,368.00
	PLUMBING FIXTURE											
112	Wc-R, Water Closet (Resident)	58	EA	0%	58	\$733.00	3.5	203	\$75.00	\$42,514.00	\$15,225.00	\$57,739.00
113	L-R, Lavatory (Resident)	58	EA	0%	58	\$712.00	4	232	\$75.00	\$41,296.00	\$17,400.00	\$58,696.00
114	Bt-R, Combination Bath Tub/Shower (Resident)	58	EA	0%	58	\$1,490.00	5	290	\$75.00	\$86,420.00	\$21,750.00	\$108,170.00
115	Ks-1, Kitchen Sink (Resident)	58	EA	0%	58	\$642.45	3	174	\$75.00	\$37,262.10	\$13,050.00	\$50,312.10
116	Wco, Wall Clean Out	58	EA	0%	58	\$82.00	1.3	75.4	\$75.00	\$4,756.00	\$5,655.00	\$10,411.00
	ADA STANDARD GUEST ROOM (ACCESSIBLE)											
	WASTE & VENT PIPING											
117	2" Dia Sanitary Pipe	30	LF	10%	33	\$19.54	0.158	5.214	\$75.00	\$644.82	\$391.05	\$1,035.87
118	3" Dia Sanitary Pipe	54	LF	10%	59	\$20.13	0.176	10.4544	\$75.00	\$1,195.72	\$784.08	\$1,979.80
119	2" Dia Vent Pipe	45	LF	10%	50	\$19.54	0.158	7.821	\$75.00	\$967.23	\$586.58	\$1,553.81
	WATER PIPING											
120	1/2" Dia Domestic Cold Water Pipe	270	LF	10%	297	\$5.12	0.125	37.125	\$75.00	\$1,520.64	\$2,784.38	\$4,305.02
121	1/2" Dia Hot Water Pipe	210	LF	10%	231	\$5.12	0.125	28.875	\$75.00	\$1,182.72	\$2,165.63	\$3,348.35
	SANITARY PIPE JOINTS											
122	2" Dia Elbow Joint	12	EA	0%	12	\$48.00	1.22	14.64	\$75.00	\$576.00	\$1,098.00	\$1,674.00
123	3" Dia Elbow Joint	12	EA	0%	12	\$52.00	1.28	15.36	\$75.00	\$624.00	\$1,152.00	\$1,776.00
124	3"x2"x3" Dia Wye Joint	3	EA	0%	3	\$156.00	1.56	4.68	\$75.00	\$468.00	\$351.00	\$819.00
125	3"x3"x2" Dia Wye Joint	3	EA	0%	3	\$158.00	1.58	4.74	\$75.00	\$474.00	\$355.50	\$829.50
126	3"x3"x3" Dia Wye-Cor Joint	3	EA	0%	3	\$163.00	1.62	4.86	\$75.00	\$489.00	\$364.50	\$853.50
	WATER PIPE JOINTS											
127	1/2" Dia Elbow Joint	162	EA	0%	162	\$49.00	1	162	\$75.00	\$7,938.00	\$12,150.00	\$20,088.00
	PLUMBING FIXTURE											
128	Wc-A, Water Closet Accessible)	3	EA	0%	3	\$712.00	4	12	\$75.00	\$2,136.00	\$900.00	\$3,036

Project ID: MY PALACE HOTELS PORT CHARLOTTE, FL

Address: PORT CHARLOTTE, FL

No. of Floors: 3 + Basement

Montis
CONSTRUCTION INC.

	Material Cost	\$	666,291.81
	Labor Cost	\$	644,224.07
	General Conditions Cost	\$	-

DIVISION NO.		DESCRIPTION	TOTAL DIV. COST
1000		General Requirements	\$ -
2200		Plumbing	\$ 1,310,516
PROJECTED COST			\$ 1,310,516

Material Markup	25%	\$	166,573
OVERHEAD AND PROFIT	40%	\$	590,836
TAX	10%	\$	147,709
SUGGESTED BASE BID			\$ 2,215,633