

# PLUMBING GENERAL NOTES:

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIAL SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION & TESTS.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" & UNDER & TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER.
- SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE SCHED. 40 PVC.
- AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE SCHED. 40 PVC. INSULATE ALL CONDENSATE PIPING EXCEPT UNDERGROUND AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
- INSULATION:
  - HOT WATER & HOT WATER RETURN PIPING:
    - 1/2" TO 1" USE 1" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
    - 1 1/4" TO 2" USE 1 1/2" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
    - 2 1/2" TO 6" USE 2" PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET.
  - INSULATE PER A.D.A. ALL EXPOSED HANDICAP LAVATORIES DRAIN PIPING AND HOT & COLD STOP AND SUPPLIES. COVERS SHALL BE SOFT, REMOVABLE AND UPC APPROVED. MANUFACTURE: PLUMBEREX HANDY-SHIELD OR PRO-SERIES.
  - INSULATION IN ANY FIRE RATED WALL ASSEMBLY SHALL BE PREFORMED FIBERGLASS PIPE INSULATION.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- FURNISH AND INSTALL SIOUX CHIEF #660SB WATER HAMMER ARRESTOR AT ALL WASHING MACHINES, BATH TUBS & SHOWERS IN ALL RESIDENTIAL UNITS. WHERE TUB SHOWER HEAD EXCEEDS 6 FEET FROM TUB VALVE OR WHERE TUB FILL SPOUT IS MORE THAN 6 FEET FROM TUB VALVE A SIOUX CHIEF #695-01 SHALL BE INSTALLED WITHIN 12" ON THE SUPPLY SIDE OF THE VALVE. PROVIDE A SIOUX CHIEF HYDRA-RESTER AT EACH GROUP OF FIXTURES IN COMMERCIAL BUILDINGS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD. (HAIR FELT LINING).
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE & WALL/FLOOR SLEEVES WITH U.L. APPROVED FIRE/SMOKE/WATER SEALANT.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE OR PROVIDE SIOUX CHIEF #695 TRAP PRIMER.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING & MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
- PROVIDE CHROME PLATED COMBINATION COVER PLATE & CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS ZURN ZS-1469 SERIES C.O. OR APPROVED ACCESS PANEL.
- NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
- NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.; WATER STUBBED THRU FOR ELECTRICAL GROUND & SPRINKLER HEAD AND PIPE WITH CONTROL VALVE AS APPROVED BY LOCAL BUILDING AND FIRE DEPARTMENTS.
- ALL HOSE BIBBS SHALL BE CHROME PLATED 3/4" SOLID FLANGE THREADED HOSE & LOOSE KEY W/VACUUM BREAKER - WATTS 8A, MOUNTED 26" ABOVE GRADE WALL HYDRANTS TO BE ZURN Z- 1350-5 OR FINISH FLOOR UNLESS OTHERWISE NOTED.
- INTERIOR FLOOR CLEANOUTS SHALL BE ZURN ZN1400.
- ALL PLUMBING FIXTURES SHALL MEET STATE AND LOCAL CODES.
- THE HVAC CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, ON SITE, A DETAILED AS-BUILT PLAN SHOWING ACTUAL INSTALLATIONS. THE CONTRACTOR IS TO PROVIDE A NEATLY DRAWN COMPREHENSIVE AS-BUILT SET OF PLANS UPON COMPLETION, WHICH ARE SUITABLE FOR SUBMISSION TO THE BUILDING DEPARTMENT AND TO THE OWNER.

# PLUMBING SYMBOLS + ABBREVIATIONS

—	HOT WATER PIPE	HW
—	COLD WATER PIPE	CW
—	HOT WATER RECIRCULATING	HWR
—	CHECK VALVE	CV
—	BALL VALVE (SHUT-OFF VALVE)	SOV
—	STORM DRAINAGE PIPE	SD
—	SANITARY LINE	SAN
—	CONDENSATE LINE	CD
—	VENT LINE	
—	PRESSURE RELIEF	P&T
—	DRAIN PAN	DP
—	HOSE BIBB W/ VACUUM BREAKER & SHUT-OFF VALVE	HB
—	WATER HAMMER ARRESTOR	WHA
—	WATER CLOSET	WC
—	VENT THRU ROOF	VTR
—	LAVATORY	LAV
—	FLOOR SINK	FS
—	FLOOR DRAIN	FD
—	ELECTRIC WATER COOLER	EWC
—	DRINKING FOUNTAIN	DF
—	ELECTRIC WATER HEATER	EW
—	ABOVE FINISH FLOOR	AFF
—	BELOW FINISH FLOOR	BFF
—	FLOOR CLEANOUT	FCO
—	CLEANOUT TO GRADE	CTG
—	WALL CLEANOUT	WCO
—	MOP SINK	MS
—	SINK	SK

NOTE: NOT ALL SYMBOLS & ABBREVIATIONS APPLY

# PLUMBING FIXTURE SCHEDULE

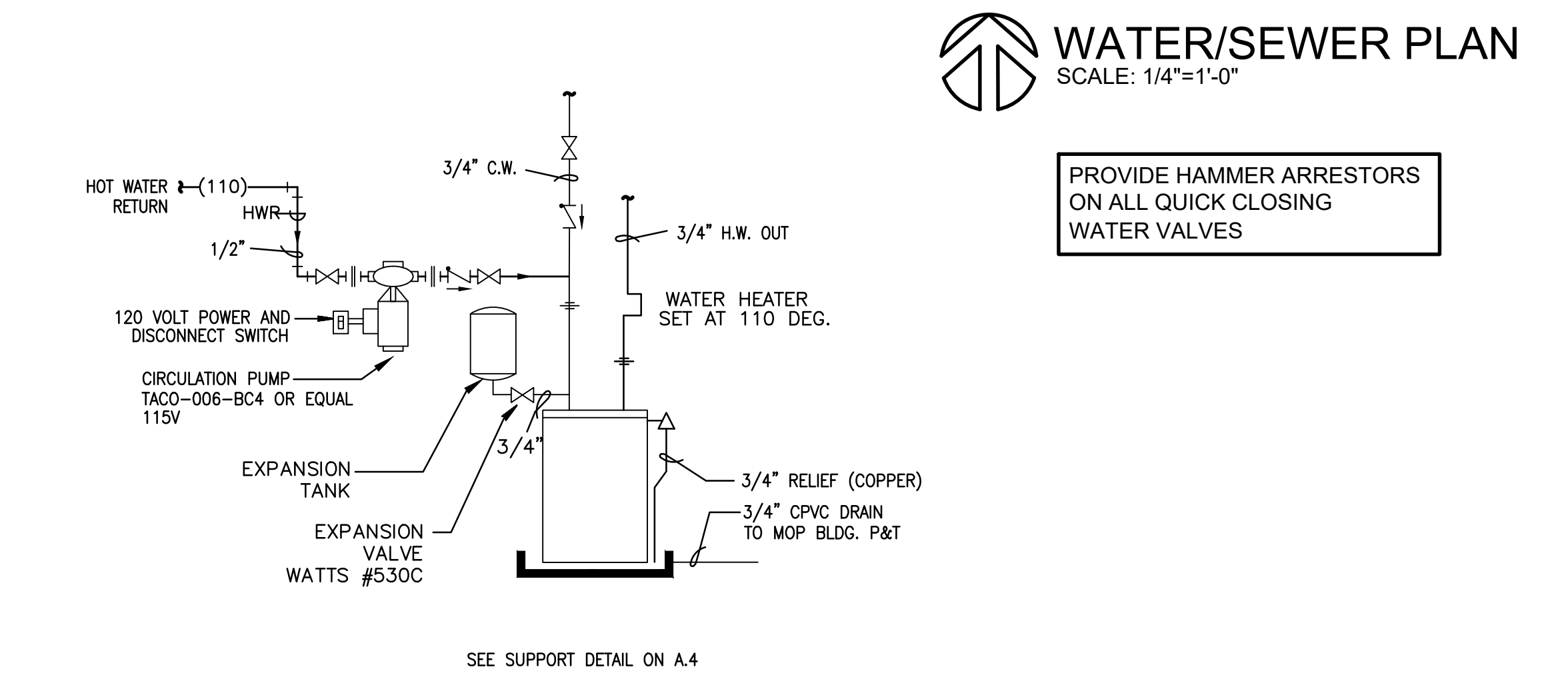
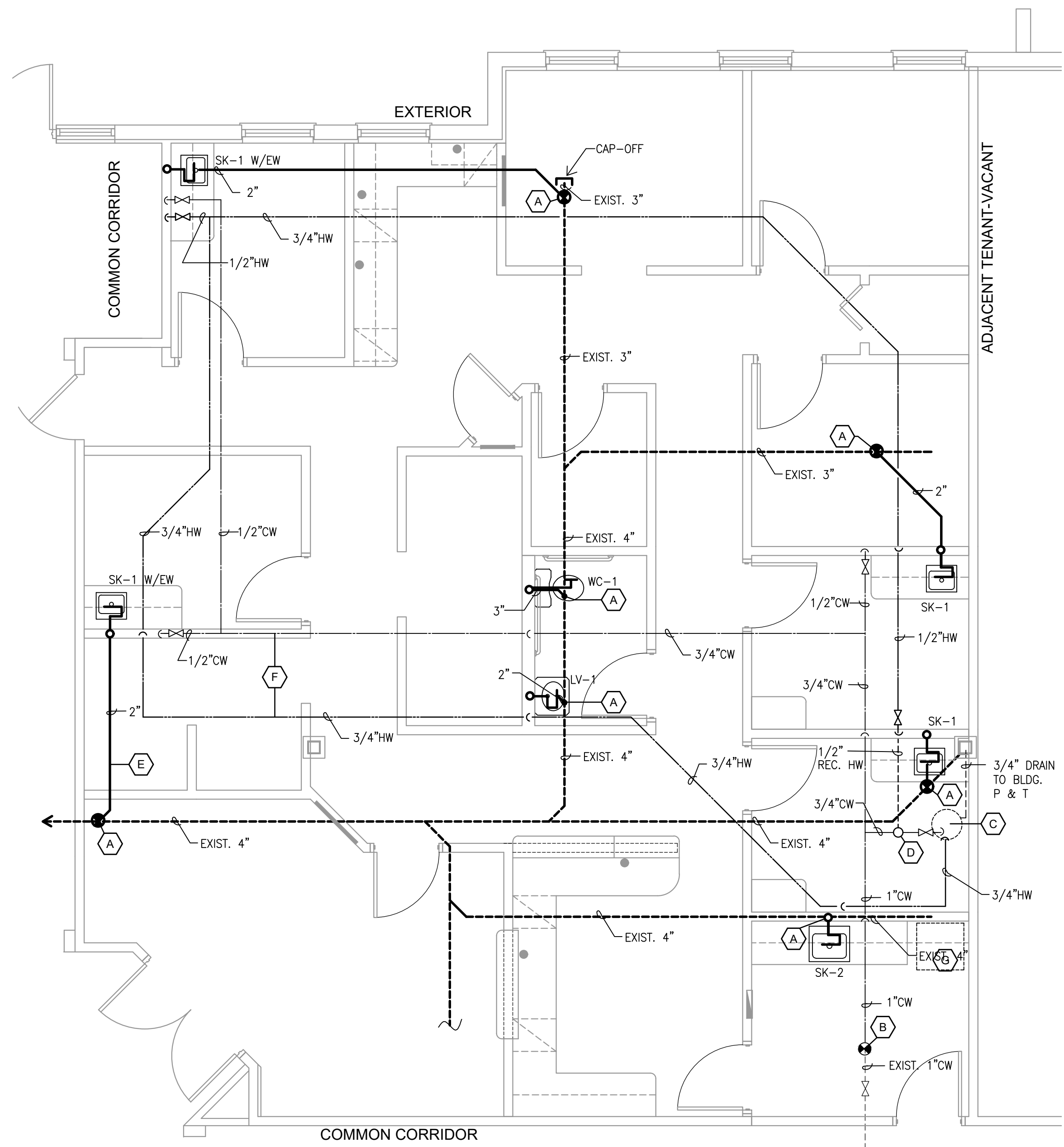
NAME	FIXTURE	MODEL #	ACCESSORIES
WC-1	WATER CLOSET (H.C. TANK)	TOTO CS1744SL DRAKE ELONGATED (1.6 G.P.F.)	SC534 OPEN FRONT SEAT, SUPPLY PIPE, ANGLE STOP & 2 BOLT CAPS. FLUSH CONTROLS SHALL COMPLY WITH FBC 2014-ACCESSIBILITY
LV-1	WALL HUNG LAVATORY	AMERICAN STANDARD MURRO #0955.000 (SINGLE HOLE) W/0059.020 SHROUD	WATTS 1070 LAYSAFE THERMOSTATIC FAUCET (REVIEWER'S NOTE: CONFORMS TO ASSE 1070) WITH POP-UP DRAIN, MCGUIRE ANGLE STOPS & OFFSET "P" TRAP, J.R. SMITH 0700 CONCEALED ARMS WITH 0800 WALL SUPPORT PLATE.
SK-1	SMALL SINK	ELKAY BCR-15-2	SPEAKMAN COMMANDER FAUCET SC-3084-LD, FLEXIBLE SUPPLY PIPES, ADJUSTABLE CHROME PLATED TRAP, AND MCGUIRE ANGLE STOPS.
SK-2	BREAK	ELKAY LRAD 2521 3-HOLE 6" DEEP	SPEAKMAN COMMANDER FAUCET SC-5724-SW WITH SWIVEL SPOUT OFFSET CHROME PLATED TRAP, WITH DRAIN INSULATING KIT, AND MCGUIRE ANGLE STOPS.
EW	EYE WASH		EYEWASH STATION-FAUCET MTD. GUARDIAN EQPT. "EYESAFE" MODEL G 1100 OR EQUAL WHERE NOTED ON PLAN

ALL EXPOSED HOT WATER & DRAIN PIPES SHALL BE INSULATED. NO SHARP OR ABRASIVE SURFACES ALLOWED PER FBC-ACCESSIBILITY. FAUCETS SHALL COMPLY WITH FBC-ACCESSIBILITY

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK VALVE)	1/2"	3"	1.6 GPF
LAVATORY	1/2"	1 1/4"	.5 GPM
SINK	1/2"	1 1/2"	2.0 GPM

# KEY NOTES:

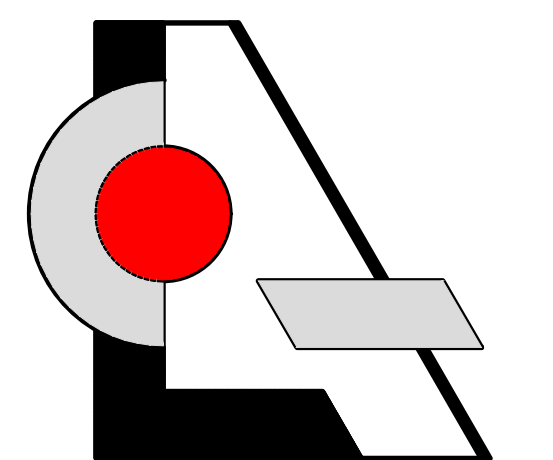
- CONNECT NEW SANITARY PIPE INTO EXISTING SANITARY SYSTEM. FIELD VERIFY EXACT LOCATION
- CONNECT NEW CW PIPE INTO EXISTING 1" CW SERVICE. FIELD VERIFY EXACT LOCATION
- 20 GALLON GLASS LINED ELECTRIC WATER HEATER, AO SMITH DEL-20 3.0 KW, 208 V, 1Ø PROVIDE DRAIN PAN, P&T VALVE, EXPANSION TANK AND THERMAL EXPANSION RELIEF VALVE.
- RE-CIRCULATING PUMP.
- PIPING RUNS UNDER FLOOR SLAB.
- PIPING RUNS THROUGH JOISTS ABOVE CEILING.
- PROVIDE 1/4" COPPER WATER SUPPLY FOR REFRIGERATOR ICE MAKER.



EWH AND REC. PUMP DIAGRAM  
NTS

# WATER/SEWER PLAN SCALE: 1/4"=1'-0"

PROVIDE HAMMER ARRESTORS ON ALL QUICK CLOSING WATER VALVES



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REVISIONS / DATE

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DATE	11/30/16
SCALE	AS SHOWN

# PLUMBING PLAN NOTES DIAGRAMS