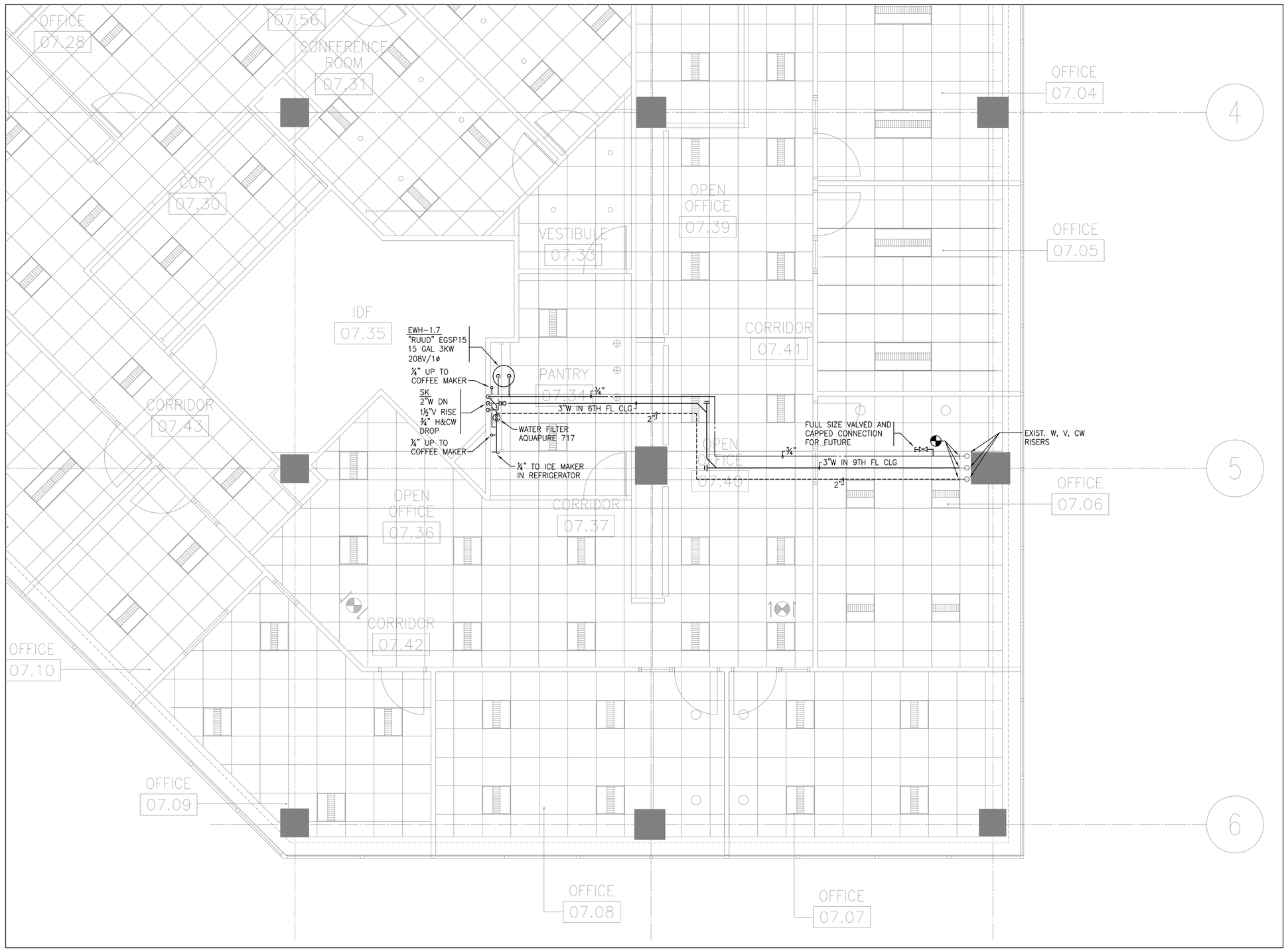
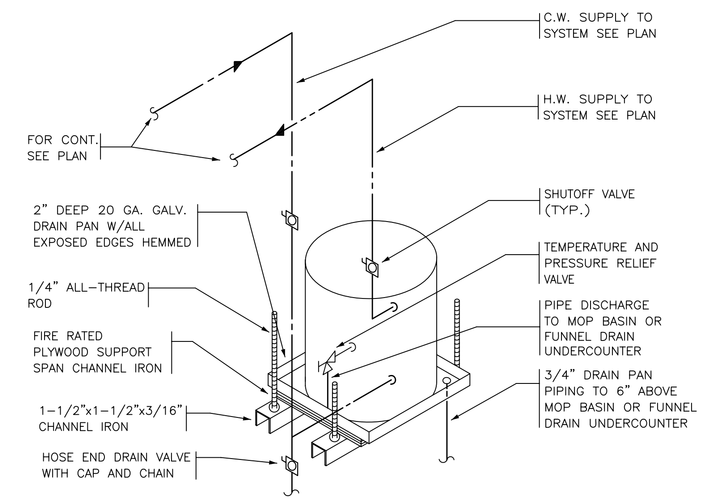


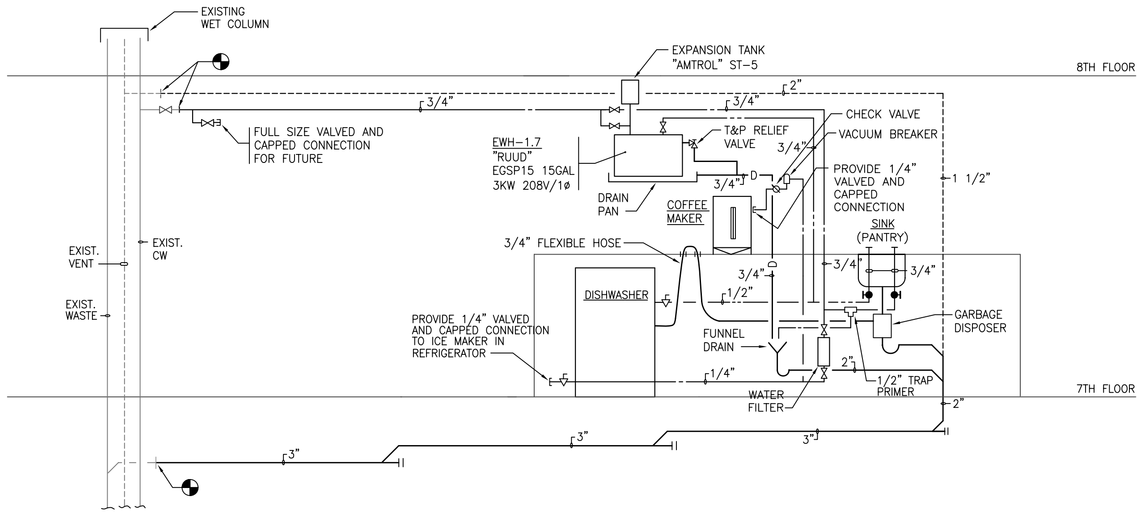


ELECTRIC WATER HEATER PIPING DETAIL

N.T.S.

PLUMBING SYMBOLS AND ABBREVIATIONS

	EXISTING DOMESTIC COLD WATER PIPE
	EXISTING HOT WATER PIPE
	EXISTING VENT PIPE
	EXISTING WASTE OR SOIL PIPE
	NEW DOMESTIC COLD WATER PIPE
	NEW HOT WATER PIPE
	NEW VENT PIPE
	NEW WASTE PIPE
D	DRAIN PIPE
	BALL VALVE
	STOP VALVE
	CHECK VALVE
	RELIEF VALVE
	VACUUM BREAKER
	FUNNEL DRAIN
SK	SINK
EWH	ELECTRIC WATER HEATER
	CONNECTION POINT OF NEW WORK TO EXISTING



WASTE, VENT, HOT & COLD WATER PIPING SCHEMATIC RISER

N.T.S.

PLUMBING DEMOLITION & ALTERATION NOTES

1. ALL PLUMBING FIXTURES TO BE REMOVED SHALL BE TURNED OVER TO THE OWNER. THEY SHALL NOT BE REMOVED FROM THE PREMISES OR DISPOSED OF WITHOUT THE OWNER'S APPROVAL.
2. ALL PIPING TO BE REMOVED SHALL BE PROPERLY PLUGGED OR CAPPED SO THAT UPON COMPLETION OF ALL NEW WORK, ALL ABANDONED PIPING SHALL BE CONCEALED IN FINISHED AREAS.
3. NO DEAD ENDS SHALL BE LEFT ON ANY PIPING UPON COMPLETION OF THE PROJECT.
4. EXISTING EXPOSED PIPING NOT TO BE REUSED AND NOT SPECIFICALLY NOTED OR SHOWN ON DRAWINGS TO BE ABANDONED SHALL BE COMPLETELY REMOVED.
5. THE EXISTING SYSTEMS SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.
6. LOCATIONS AND SIZES OF EXISTING PIPING ARE APPROXIMATE. EXACT SIZES AND LOCATIONS OF ALL EXISTING PIPING SHALL BE VERIFIED AT THE SITE.
7. NO REMOVED EXISTING PIPING, EQUIPMENT, ETC. SHALL BE REUSED.
8. ALL EXISTING EXPOSED, UNNECESSARY PIPING RELATED TO WORK BEING DONE SHALL BE COMPLETELY REMOVED.
9. THIS CONTRACTOR SHALL NOT INTERRUPT ANY OF THE SERVICES OF THE EXISTING FACILITY, NOR INTERFERE WITH THE SERVICES IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF THE OWNER. SUCH INTERRUPTIONS AND INTERFERENCES SHALL BE MADE AS BRIEF AS POSSIBLE AND ONLY AT THE TIME STATED BY THE OWNER.
10. UNDER NO CIRCUMSTANCES SHALL THIS CONTRACTOR OR HIS WORKMEN BE PERMITTED TO USE ANY PART OF THE BUILDING AS A SHOP, EXCEPT PARTS DESIGNATED BY THE OWNER FOR SUCH PURPOSES.
11. REROUTE OR REMOVE ALL EXISTING PIPING WHERE NECESSARY TO AVOID NEW EQUIPMENT, STRUCTURAL, MASONRY OR CARPENTRY WORK AS REQUIRED BY THE PROPOSED ALTERATION.

PLUMBING NOTES

1. ALL DOMESTIC HOT WATER PIPING SHALL BE INSTALLED WITH 1" THICK 'JOHNS MANVILLE' FLAME-SAFE FIBERGLASS PIPE INSULATION WITH K-FACTOR OF 0.22K AT 75 F MEAN TEMPERATURE. PROVIDE GBB GLASS CLOTH FACTORY APPLIED JACKET WHERE EXPOSED. FITTINGS AND VALVES SHALL BE PROVIDED WITH JOHNS MANVILLE UNIFIT PRE-MOLD ONE PIECE PVC INSULATED FITTING COVERS OR EQUAL.
2. CITY WATER SUPPLY PIPING TO BE TYPE 'L' COPPER TUBING, WITH 95-5 SOLDER JOINT CONNECTIONS. ALL FITTINGS WILL BE BRASS OR CASE BRONZE. INSULATE PIPING WITH 1" THICK FIBERGLASS INSULATION WITH ASJ JACKET.
3. TEST DOMESTIC WATER SYSTEM TO A HYDRAULIC PRESSURE OF 1 1/2 TIMES THE NORMAL WORKING PRESSURE AND IN ACCORDANCE TO CODES.
4. WASTE, DRAINAGE, AND VENT PIPING SHALL BE NO HUB STANDARD WEIGHT CAST IRON WITH STAINLESS STEEL NEOPRENE GASKETED COUPLING.
5. GATE VALVES AND CHECK VALVES SHALL BE BRONZE RATED AT 125 PSI WATER WORKING PRESSURE. INSULATION: PREMOLDED FIBERGLASS WITH VAPOR BARRIER JACKET FOR COLD AND HOT WATER PIPING ONLY.
6. DRAIN PAN FOR DOMESTIC HOT WATER HEATER SHALL BE CONSTRUCTED OF 20 GA. GALVANIZED STEEL WITH CONTINUOUSLY WELDED SEAMS. PAN SHALL BE 3" LARGER THAN HEATER AND 2" DEEP.
7. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT.
8. SUPPORTS, HANGERS, FASTENINGS, AND BRACKETS SHALL BE PROVIDE FOR ALL PIPING AS PER CODE. HANGER SHALL BE GRINNEL CLEVIS #260 OR SIMILAR INSTALLED EVERY EIGHT(8) FEET,AND INSTALLED OVER INSULATION AND SHIELDS. PROVIDE PROTECTION SHIELDS ON INSULATED PIPING. HANGERS AND SUPPORTS SHALL BE PRIME PAINTED.
9. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FILING AND APPROVAL FROM THE BUILDING DEPARTMENT.

GENERAL NOTES

1. ALL PLUMBING PIPING, VALVES, INSULATION, AND INSTALLATION METHODS AND REQUIREMENTS: CONTRACTOR TO STRICTLY ADHERE TO BASE BUILDING STANDARDS AS PRESENTLY INSTALLED. CONTRACTOR TO OBTAIN APPROVAL FROM BUILDING MANAGEMENT FOR ANY DEVIATION FROM BASE BUILDING STANDARDS.
2. ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK, ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
3. CONTRACTOR SHALL VISIT AND INSPECT THE JOB SITE TO BECOME FULLY KNOWLEDGEABLE OF EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. CONTRACTOR SHALL COORDINATE WITH THE SITE VISIT WITH BUILDING MANAGEMENT AND/OR OWNER. CONTRACTOR SHALL ASK THE BUILDING MANAGEMENT AND/OR OWNERS PRESENTATIVE ANY QUESTIONS HE MAY HAVE PERTAINING TO BUILDING STANDARDS AND EXISTING CONDITIONS THAT PROHIBIT THE PROPER INSTALLATION OF HIS WORK AS PER PLAN AND SPECIFICATION.
4. ALL PIPING ARE SHOWN DIAGRAMMATICALLY AND DO NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS BID FOR ROUTING OF PIPING TO AVOID OBSTRUCTIONS. EXACT LOCATIONS SUBJECT TO APPROVAL.
5. BY SUBMISSION OF THE BID IT IS UNDERSTOOD THAT SUCH INSPECTION HAS BEEN MADE AND INCLUDES ALL THE MATERIALS & REQUIRED RELOCATION FOR ALL WORK.
6. THIS CONTRACTOR IS RESPONSIBLE FOR FIELD CONDITIONS AND FIELD COORDINATION WITH ALL OTHER TRADES.
7. COORDINATE CONNECTION TO EXISTING BASE BUILDING SERVICES WITH BUILDING CHIEF ENGINEER TO AVOID CONFLICTS WITH ADJOINING TENANT INSTALLATIONS.
8. ALL PIPING ON FLOOR BELOW TO BE INSTALLED ON OVERTIME. BUILDING MUST BE NOTIFIED IN WRITING FIVE(5) WORKING DAYS IN ADVANCE TO CONFIRM ACCESS WITH TENANT BELOW.

UBS

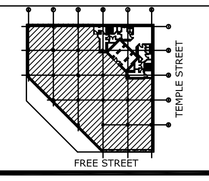
REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	COPIES	TO WHOM
2	07.13.07		ISSUE FOR BID
1	07.13.07		ISSUE FOR PERMIT

ISSUE

KEY PLAN



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PROJECT MANAGER	
PROJECT ARCHITECT	
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