

GENERAL PLUMBING DEMOLITION NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO ANY DEMOLITION OR CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- B. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL FIXTURES INCLUDING ALL RELATED WASTE, VENT, HOT AND COLD WATER PIPING AS SHOWN ON DRAWING AND REMOVING FROM SITE.
- C. PLUMBING CONTRACTOR SHALL REMOVE ALL WANS AS CLOSE TO REMAINING FINISH AS POSSIBLE.
- D. PLUMBING CONTRACTOR SHALL REMOVE ALL LONG DEAD END PIPING UNLESS OTHERWISE NOTED ON DRAWINGS.
- E. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL WASTE, VENT, HOT AND COLD WATER PIPING THAT SUPPLY FINISHES OUTSIDE EACH PHASE AS DIVIDED ON DRAWINGS.
- F. ALL REQUIRED DEMOLITION TO PARTITIONS, CEILING, ROOF, AND FLOORS SHALL BE DONE BY GENERAL CONTRACTOR.
- G. ALL PATCHING, TOUCH-UP, AND CLEANING ON ALL REMAINING BE DONE BY GENERAL CONTRACTOR.

PLUMBING GENERAL NOTES

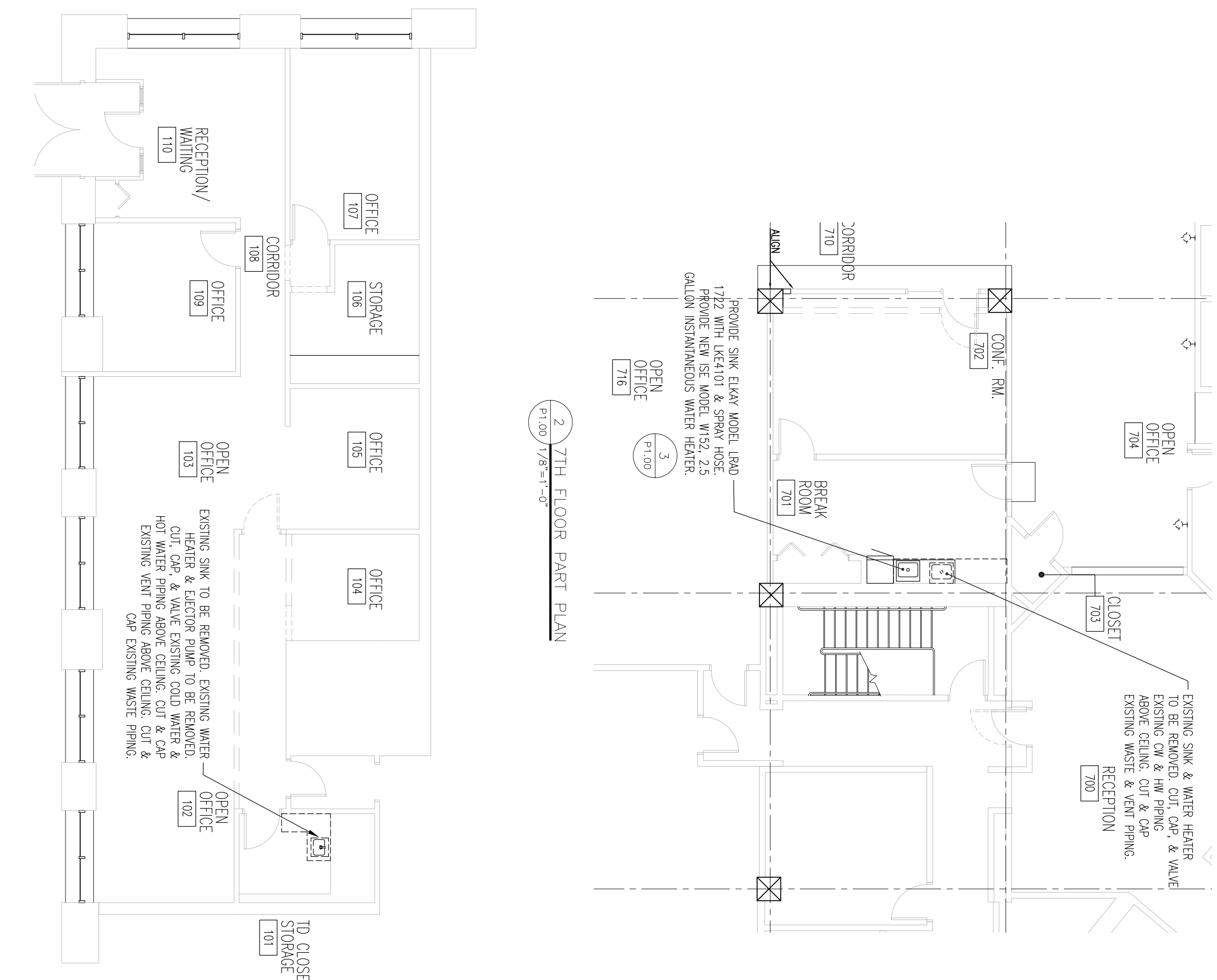
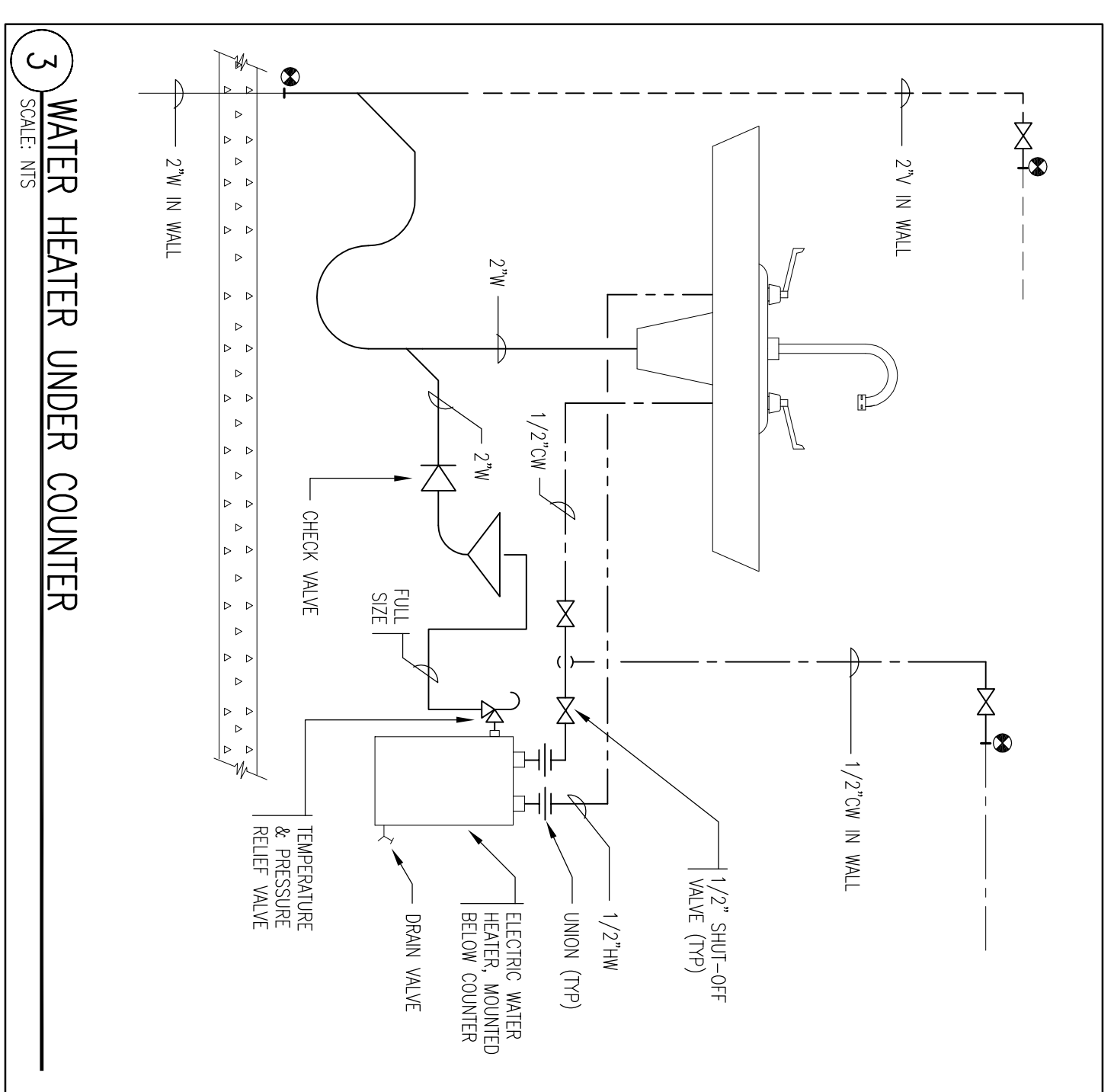
1. THE PLUMBING CONTRACTOR SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS FOR ALL TRADES AND COORDINATE WITH OTHER CONTRACTORS.
2. DRAWINGS ARE DIAGNOSTIC ONLY. FINAL ROUTING OF PIPING AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL COSTS TO THE OWNER.
3. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, FIRE PROTECTION AND HVAC CONTRACTORS.
4. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE PLUMBING WORK COMPLETE AND READY FOR OPERATION.
5. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS.
6. DEMOLITION WORK SHALL BE DONE BY THE PLUMBING CONTRACTOR, UNLESS NOTED OTHERWISE. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK CONCERNING EXISTING EQUIPMENT AND SYSTEMS REMAINING IN THE BUILDING.
7. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITION AND LOCATION OF EXISTING PIPING WHICH IS TO BE DEMOLISHED. THE PLUMBING CONTRACTOR SHALL DETERMINE THE EXTENT OF THE WORK AND NOTIFY THE ARCHITECT/ENGINEER TO DETERMINE EXTENT OF REPLACEMENT.
8. THE PLUMBING CONTRACTOR SHALL INQUIRE AND COORDINATE WITH THE OWNER ALL NECESSARY INTERUPTIONS TO EXISTING BUILDING SYSTEMS AND SERVICE THAT MAY AFFECT THE NORMAL OPERATION OF OCCUPIED PORTIONS OF THE BUILDING. THE OWNER SHALL BE INFORMED OF ANY INTERUPTIONS AT LEAST 24 HOURS IN ADVANCE, AND GRANT PERMISSION OF EACH SHUT-DOWN.
9. THE PLUMBING CONTRACTOR SHALL INFORM THE OWNER WELL IN ADVANCE OF ANY WORK TO BE UNDERTAKEN IN OCCUPIED AREAS OF THE BUILDING. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL NECESSARY INTERUPTIONS TO EXISTING BUILDING SYSTEMS AND SERVICE THAT MAY AFFECT THE NORMAL OPERATION OF OCCUPIED PORTIONS OF THE BUILDING. THE OWNER SHALL BE INFORMED OF ANY INTERUPTIONS AT LEAST 24 HOURS IN ADVANCE, AND GRANT PERMISSION OF EACH SHUT-DOWN.

LEGEND:

Symbol	Abbrev.	Description	Symbol	Abbrev.	Description
—○—	PIPE DRIP		—W—	W	WASTE PIPING
—○—	CO	PIPE CLEANOUT	—V—	V	VENT PIPING
—○—	WAT	WASTE AND TRAP	—CW—	CW	DOMESTIC COLD WATER PIPING
			—HW—	HW	DOMESTIC HOT WATER PIPING
					LIGHT LINE INDICATES EXISTING PIPING
					HEAVY LINE INDICATES NEW PIPING
			ETR	ETR	EXISTING TO REMAIN
			CIE	CIE	CONNECT TO EXISTING

PLUMBING SPECIFICATIONS

1. Summary: Complete, tested and operational plumbing systems, including but not limited to the following:
 - a. Domestic hot water piping.
 - b. Domestic hot water piping.
 - c. Sanitary waste and vent piping.
 - d. Vents and fittings.
 - e. Insulation.
 - f. Hangers and supports.
 - g. Pipe insulation.
 - h. Demolition work.
 - i. Coordination with work of all other trades.
 - n. Obtain and pay for permits and inspections for plumbing work.
2. Contract Drawings are diagnostic and indicate only the general arrangements of work. Additional work not shown but required to install the plumbing systems shall be included as part of this contract.
3. Existing Conditions: Before submitting prices or beginning work, thoroughly examine the site and Contract Documents. No claim for extra compensation will be recognized if difficulties which an examination of site conditions and Contract Documents prior to executing Contract would have revealed.
4. Referenced Standards: Equipment, specialties, accessories, installation and testing complying with the applicable edition of following:
 - a. Master Plumbing Code.
 - b. ASME: Americans with Disabilities Act "Architectural Guidelines."
 - c. Local ordinances and regulations of Authority Having Jurisdiction.
5. Closeout Submittals:
 - a. Test reports.
 - b. Upon completion of all work, furnish, in duplicate, certificates of inspection from all inspectors and authorities having jurisdiction.
8. Selective Demolition: Cut, cap and remove existing piping and equipment to extent indicated. Perform selective demolition in a neat and workmanlike manner. Take care to avoid creating hazards on the site or disrupting service in the building. Remove abandoned piping and equipment not built into building construction. Where ceiling or walls are removed, remove abandoned piping and cap ends of live services. Components which are built into walls or located above existing ceiling and inaccessible may be left in place; cap ends and mark as abandoned.
9. Stairs/Supplies: Loose key angle step, 1/2-inch IPS metal, wall flange and 12 inch long flexible tubing riser outlet. Provide products listed in the Plumbing Fixture Schedule as manufactured by McAuliffe Mfg. Co., Brass Craft Mfg. Co., Cambridge Brass or equal.
10. Sinks: 1/2 inch diameter.
12. Ball Valves: MSS-SP-110, Class 150, 600 Psig cold W.P., two-piece, full port, soldered or threaded ends, bronze body, chrome-plated brass ball, replaceable. ITE seats and seals; as manufactured by Centenco Industries, Inc. (Apollo), Watts Regulator Co., Nisco, Inc. or equal.
13. Pipe Insulation: 25/50 fire rated glass fiber with factory installed self-sealing jacket, as manufactured by Owens-Corning, Knorr, Johns-Manville or equal. Thicknesses as follows:
 - a. Domestic Cold Water: 1/2-inch (with vapor barrier).
 - b. Domestic Hot Water: 1-inch.
14. Accessible Fixture Installation: Fully molded white flexible vinyl kit for toilets, P-traps, and supplies, as manufactured by McAuliffe Mfg. Co., Inc., Frabro, Broer or equal.
15. Preparation for Installation:
 - a. Prepare work before, during and after demolition and installation.
 - b. Minimize interruption of services in areas which will be occupied during the construction period. Before interrupting such services, provide written notification to Owner and obtain written consent; perform work at a time outside normal working hours. Refer to the overall scheduling of work of the project. Schedule work to conform to this schedule and install work to not delay nor interfere with the progress of the project.
22. Hangers and Supports: Comply with MSS-SP-68 and SP-89. Install hangers, supports, clamps and attachments as required to properly support piping. Hangers and supports shall be installed in accordance with the Plumbing Fixture Schedule and the manufacturer's instructions. Each fixture and vent shall be supported by a hanger and support of either side of each fitting and valve, and space hangers in accordance with the Plumbing Code. Support under-counter equipment as required.
23. Piping Installation:
 - a. Water Distribution Piping: Install piping with 1/32 inch per foot slope downward toward drain. Install drain valves at all low points. Insulate all water distribution piping.
 - b. Sanitary Waste and Vent: Unless otherwise indicated, install 3 inch and smaller pipe at slope of 1/4-inch per foot; install 4 inch and larger pipe at slope of 1/8-inch per foot. Each wall and floor penetration: System floor ratings shall match the construction being penetrated. Refer to Flashing Specifications in other sections.
25. Plumbing Fixture Installation: Install fixtures and trim and fixture corners and supports in accordance with the Plumbing Fixture Schedule and the designations and locations indicated on the Plumbing Drawings. Refer to the Architectural Drawings for fixture mounting heights and additional dimension information, install fixtures in compliance with accessibility guidelines (ADA and WAF). Install fixtures level, plumb, and in accordance with manufacturer's written installation instructions. Install accessories of all pipe and exposed support wall penetrations. Seal fixtures to walls, floors and ceilings using sanitary type, one-part, mildew resistant silicone sealant. Select sealant color to match.
26. Insulation Installation: Install insulation in strict accordance with manufacturer's installation instructions. Install pipe insulation continuous through walls, floors, ceilings and through supports with insulation shields.
27. Testing and Inspection: Do not cover or conceal any water distribution or DW piping until it has been inspected and approved by the Authority Having Jurisdiction. Inspectors shall be made to recognize the Authority Having Jurisdiction. The Plumbing Official shall be notified of all testing and inspection.
 - a. Water Distribution Tests: Test water distribution systems, with water, to 125 psig for a period of 4 hours. Replace components which do not pass the test and retest as required until satisfactory results are obtained.
 - b. DW Systems Tests: Test DW systems by filling the piping systems with not less than 10 feet of head of water. The water column shall not drop for a period of 15 min. Replace components which do not pass the test and retest as required until satisfactory results are obtained.
28. Water Distribution Cleaning: Clean the piping systems in accordance with the Plumbing Official's requirements. In the absence of such requirements, perform the following:
 - a. Flush all piping until dirty water does not appear at each outlet.
 - b. Fill the system with a water/chlorine solution containing at least 50ppm of chlorine. Allow the system to stand for 24 hours.
 - c. Drain the system and re-fill with a water/chlorine solution containing at least 200ppm of chlorine. Allow to stand for 3 hours.
 - d. Flush the piping system out with potable water at each outlet.
 - e. Submit water samples to the Plumbing Official for approval.
 - f. Repeat the process as required until satisfactory results are obtained.
29. System Start-up: Fill the water systems. Energize electrical circuits. Verify the operation of all equipment and fixtures.



FLOOR PLANS AND SPECIFICATIONS

SCALE	1/8"=1'-0"
DRAWN BY	ENG
CHECKED BY	AB
PROJ. ARCH./ENGR.	AB
PROJ. NO.	090531 09065.01
JOB NO.	SWANEE MAINI & MCKEE ASSOCIATES, INC. 2010