GENERAL NOTES

1. All work shall be in accordance with the Uniform Plumbing Code, local codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.

2. All drawings are schematic only, and are intended to indicate the intent, extent, and general arrangement of work. They are not meant to show every fitting, change of direction or every situation. Verify locations in the field. Work indicated shall be furnished complete to perform the function intended.

3. Carefully coordinate the space requirements and location of piping with the other trade contractors. Reserve space for sprinkler mains. If coordination fails, conflicts will be decided in favor of the other contractors with this contractor relocating his piping and equipment at no expense to the Owner.

4. All plumbing fixtures shall be back vented.

5. This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.

6. For pipe sizes not shown on floor plans, refer to: adjacent or enlarged plumbing plans, then appropriate schedules, details, specifications, equipment connection sizes and minimum Code requirements. For otherwise indeterminable pipe segments, the size shall be the same as the largest adjacent segment. Where pipe sizes are erroneously shown to decrease then increase, the smaller segment shall be increased to match the larger segment. When a conflict exists, the larger size shall govern. Pipe sizes are nominal (not O.D.) unless specifically noted otherwise.

7. All piping shall run concealed above ceilings, in walls, in soffits and in chases unless noted otherwise. Special care shall be taken when dropping 3" nominal pipe in 3-½" wall cavities to ensure correct fit and alignment.

8. No structural members shall be cut without approval of the Architect.

9. All plumbing shall be supported from the building structure. All piping drops to fixtures shall be anchored solid to walls with a steel support bracket with adjustable clip.

10. All water piping shall be installed parallel to building lines and pitched to low points. Provide drain-offs at low points. Piping shall be run neatly grouped together when practical.

11. All piping through roofs, concrete walls and masonry partitions shall have steel pipe sleeves. Openings between pipes and sleeves shall be caulked and sealed smoke and water tight. All pipe penetrations through a fire rated wall or floor shall have a UL rated fire stop system rated to match the rating of the wall, as per the NFPA.

12. All wall fixtures shall be carrier mounted unless otherwise specified.

13. All domestic water piping shall be insulated unless otherwise specified.

14. Run all piping on warm side of building insulation. No water, or waste lines shall be run in exterior walls, unless directly indicated.

15. Provide shock absorbers where shown on drawings, and on tops of risers to all flush valves, shower valves, dishwashers and clothesnashers. Sizes shall conform to P.D.I. standards.

16. All sanitary waste piping less than 4" shall pitch down at ¼" per L.F. All 4" and larger piping shall pitch at ⅛" per L.F. whenever possible. No sanitary/ waste piping under slab shall be less than 2" in diameter.

17. All Domestic copper water piping shall be type "K" or "L" copper, type "M" is prohibited.

ABBREVIATIONS, LINE TYPES & SYMBOLS

140	140 DEG F HOT WATER
@	AT
A	AMPS
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BLV	BALL VALVE
CNTR	COUNTER
CO	CLEANOUT
CONT	CONTINUATION
COORD	COORDINATION
CW	COLD WATER,
C&HW	COLD & HOT WATER
DAW	DROP AT WALL
DEG	DEGREES
DIV	DIVISION
DIW	DROP IN WALL
DN	DOWN
DN&U	DOWN AND UP
DNAW	DOWN AT WALL
DNIC	DOWN IN CHASE
DNIW	DOWN IN WALL
DO	DRAWOFF
DW	DISHWASHER
EQ	EQUAL
ET	EXPANSION TANK
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
GAL	GALLONS
GC	GENERAL CONTRACTOR
GHT	GARDEN HOSE THREAD
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HC	HEATING CONTRACTOR
HW	HOT WATER
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
IDW	INDIRECT WASTE

LF	LINEAR FEET
LV	LAVATORY
MTD	MOUNTED
MV	MIXING VALVE
OD	OUTSIDE DIAMETER
PC	PLUMBING CONTRACTOR
PDI	PLUMBING & DRAINAGE INSTITUTE
PH	PHASE
PSI	POUNDS PER SQUARE INCH
RAW	RISE AT WALL
RH	RIGHT HAND
RIC	RISE IN CHASE
RIW	RISE IN WALL
RUC	RUN UNDER COUNTER
RUF	RUN UNDER FLOOR
RV	RELIEF VALVE
S	SANITARY WASTE
SA	SHOCK ABSORBER
SH	SHOWER
SK	SINK
SS	STAINLESS STEEL
T	THERMOMETER
TP	TRAP PRIMER
TYP	TYPICAL
UIC	UP IN CHASE
U&DNIC	UP & DOWN IN CHASE
U&DNIW	UP & DOWN IN WALL
UIW	UP IN WALL
V	VENT
VB	VACUUM BREAKER
VC	VITREOUS CHINA
VIF	VERIFY IN FIELD
VRV	VACUUM RELIEF VALVE
VTR	VENT THRU ROOF
W	WASTE
W/	WITH
WC	WATER CLOSET, WATER COLUMN
WCO	WALL CLEANOUT
WSI	WARM SIDE OF INSULATION

SANITARY/ WASTE PIPING BELOW SLAB

SANITARY / WASTE PIPING ABOVE SLAB

VENT PIPING ABOVE SLAB

VENT PIPING BELOW SLAB

COLD WATER PIPING

TRAP PRIMER PIPING

120 HOT WATER PIPING

HOT WATER RETURN PIPING

140 HOT WATER PIPING

BALL VALVE

VERTICAL BALL VALVE

CHECK VALVE

VACUUM RELIEF VALVE

RELIEF VALVE

THERMOMETER

TRAP PRIMER

DROP/RISE IN LINE

LINE UP TO FLOOR ABOVE

TEE -DROP

SHOCK ABSORBER

UNION

MIXING VALVE

FLOOR DRAIN

WALL CLEANOUT

XX-1 PLUMBING FIXTURE/ EQUIPMENT NUMBER TAG

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	120° WATER	SAN/ WASTE	VENT	REMARKS	MOUNTING HEIGHT
LV-1	LAVATORY, SOLID SURFACE COUNTER	3/8"	3/8"	1-¼"x 1-½"	1-½"	SINGLE HANDLE FAUCET	COUNTER VIF
LV-2	LAVATORY, SOLID SURFACE COUNTER - ADA	3/8"	3/8"	1-¼"x 1-½"	1-½"	SINGLE HANDLE FAUCET	COUNTER 34"
SK-1	SINK, SINGLE BOWL - ADA	1/2"	1/2"	1-½"	1-½"	S.S. 22"x25"x6-1/2" KITCHEN FAUCET W/ SPRAY	COUNTER 34"
UR-1	URINAL, WALL MTD	1"		2"	1-½"	WATER SAVER FV, VC, CARRIER	STANDARD
UR-2	URINAL, WALL MTD - ADA	1"		2"	1-½"	WATER SAVER FV, VC, CARRIER	RIM 17" AFF
WB-1	WATER SUPPLY BOX FOR REFRIGERATOR ICE MAKER	1/2"				RECESSED PLASTIC BOX WITH SHUTOFF VALVE	PER MANUF'R
WC-1	WATER CLOSET, FV, WALL MTD - STANDARD	1/2"		3"	2"	1.1 / 1.6 GPF, VC	RIM 15" AFF
WC-2	WATER CLOSET, FV, WALL MTD - ADA	1/2"		3"	2"	1.1 / 1.6 GPF, VC	RIM 16-1/2"
WC-3	WATER CLOSET, RH FV, WALL MTD, RIGHT HAND - ADA	1/2"		3"	2"	1.1 / 1.6 GPF, VC, RIGHT HAND FLUSH VALVE	RIM 16-1/2"

WATER HEATER SCHEDULE

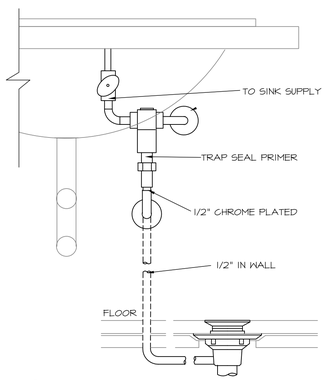
TAG	ITEM	GAL	WATTS	VOLTS	PH	REMARKS
WH-1	POINT OF USE ELECTRIC WATER HEATER	4	1500	120	1	ELEC. OUTLET BY EC SET AT 120 DEG

WATER SPEC. SCHEDULE

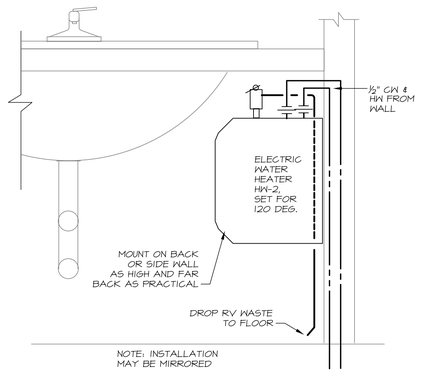
TAG	ITEM	CW	HW	OUTLET	REMARKS
SA-1	SHOCK ABSORBER	3/4"		-	P.D.I. A
SA-2	SHOCK ABSORBER	3/4"		-	P.D.I. B
TP-1	UNDERLAV TRAP SEAL PRIMER	1/2"	-	SAME	

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FD-1	GENERAL ROUND FLOOR DRAIN	3"	1-½"	



3 TYP TRAP SEAL PRIMER
SCALE: NONE



4 P1 POINT OF USE WATER HEATER DIAGRAM
SCALE: NONE

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SCALE: 1/4" = 1'-0"

PLUMBING DETAILS & SCHEDULES

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DECEMBER 21, 2011