

GENERAL NOTES

- All work shall be in accordance with the State Plumbing Code, local codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.
- 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.
- 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.
- All plumbing fixtures shall be back vented.
- This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.
- For pipe sizes not shown on floor plans, refer to adjacent or enlarged plans, then appropriate schedules and details, and as a minimum use actual equipment connection sizes. 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.
- 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 3-1/2" wall cavities to ensure correct fit and alignment.
- No structural members shall be cut without approval of the Architect.
- 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. Hangers longer than 12" will be seismically braced if required by the International Building Code.
- 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.
- 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 assembly, as per the NFPA.
- All wall mounted fixtures shall be carrier mounted unless otherwise specified.
- All above ground domestic water and storm water piping shall be insulated unless otherwise specified.
- Run all water and drain piping on warm side of building insulation. No lines shall be run in exterior walls, unless directly indicated, and protected.
- Provide shock absorbers where shown on drawings, and on tops of risers to all dishwashers and clotheswashers. Sizes shall conform to P.D.I. standards.
- All sanitary waste piping less than 4" shall pitch down at 1/4" per L.F. All 4" and larger piping shall pitch at 1/8" per L.F. whenever possible.
- All Domestic copper water piping shall be type "K" or "L" copper, type "M" is prohibited.
- Water pipe sizes are based on copper piping with soldered fittings. If using a product where the coefficient of friction is higher or the actual inside diameter is less and/or uses restrictive internal fittings, then all pipe sizes shall be increased by one nominal size. Exceptions: runouts to individual drinking fountains, lavatories, tank type water closets, bar and residential style sinks, or other fixtures with a 3/8" or smaller final connection size.

ABBREVIATIONS, LINE TYPES & SYMBOLS

140	140 DEG F HOT WATER	LV	LAVATORY	---	SANITARY / WASTE PIPING BELOW SLAB
●	AT	M	METER	---	SANITARY / WASTE PIPING ABOVE SLAB
A	AMPS	MTD	MOUNTED	---	INDIRECT WASTE PIPING ABOVE SLAB
ADA	AMERICANS WITH DISABILITIES ACT	MV	MIXING VALVE	---	INDIRECT WASTE PIPING ABOVE SLAB
AFF	ABOVE FINISHED FLOOR	OD	OUTSIDE DIAMETER	---	VENT PIPING ABOVE SLAB
BFP	BACKFLOW PREVENTER	PC	PLUMBING CONTRACTOR	---	VENT PIPING BELOW SLAB
BLV	BALL VALVE	PDI	PLUMBING & DRAINAGE INSTITUTE	---	COLD WATER PIPING
CNTR	COUNTER	PG	PRESSURE GAUGE	---	COLD WATER PIPING BELOW SLAB
CO	CLEANOUT	PH	PHASE	---	TRAP PRIMER PIPING
CONT	CONTINUATION	PRV	PRESSURE REDUCING VALVE	---	120 HOT WATER PIPING
COORD	COORDINATION	RAW	RISE AT WALL	---	140 HOT WATER PIPING
CW	COLD WATER	RH	RIGHT HAND	---	140 HOT WATER PIPING
C#HW	COLD & HOT WATER	RIC	RISE IN CHASE	---	NATURAL GAS PIPING
DAW	DROP AT WALL	RIW	RISE IN WALL	---	BALL VALVE
DEG	DEGREES	RNIW	RUN IN WALL	---	VERTICAL BALL VALVE
DIV	DIVISION	RNUC	RUN UNDER COUNTER	---	BALL VALVE
DIW	DROP IN WALL	RNUF	RUN UNDER FLOOR	---	BALANCING VALVE
DN	DOWN	RV	RELIEF VALVE	---	CHECK VALVE
DN&U	DOWN AND UP	S	SANITARY WASTE	---	BACKFLOW PREVENTER
DNAW	DOWN AT WALL	SA	SHOCK ABSORBER	---	VACUUM RELIEF VALVE
DNIN	DOWN IN WALL	SK	SINK	---	THERMOMETER
DO	DRAHOFF	SS	STAINLESS STEEL	---	PRESSURE GAUGE
EQ	EQUAL	T	THERMOMETER	---	TRAP PRIMER
ET	EXPANSION TANK	TP	TRAP PRIMER	---	DROP/RISE IN LINE
FGO	FLOOR CLEANOUT	TYP	TYPICAL	---	LINE UP TO FLOOR ABOVE
FD	FLOOR DRAIN	UIC	UP IN CHASE	---	TEE -DROP
FFE	FINISHED FLOOR ELEVATION	V	VENT	---	SHOCK ABSORBER
GAL	GALLONS	VB	VACUUM BREAKER	---	UNION
GC	GENERAL CONTRACTOR	VC	VITREOUS CHINA	---	MIXING VALVE
GHT	GARDEN HOSE THREAD	VIF	VERIFY IN FIELD	---	FLOOR CLEANOUT
GPF	GALLONS PER FLUSH	VRV	VACUUM RELIEF VALVE	---	FLOOR DRAIN
HB	HOSE BIB	VTR	VENT THRU ROOF	---	WALL CLEANOUT
HW	HOT WATER	W	WASTE	---	HOSE BIB
IE	INVERT ELEVATION	WV	WITH	---	PLUMBING FIXTURE/EQUIPMENT NUMBER TAG
IDW	INDIRECT WASTE	WCO	WALL CLEANOUT	---	

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	HOT WATER	SAN/WASTE	VENT	SPECIFICATION AND REMARKS
CW-1	CLOTHES WASHER SUPPLY AND DRAIN	1/2"	1/2" 140 DEG	2"	1-1/2"	APPLIANCE BY OTHERS
DW-1	DISH WASHER		1/2" 140 DEG	2" STAND-PIPE	1-1/2"	APPLIANCE BY OTHERS
LV-1	LAVATORY, WALL MTD - ADA	1/2"	1/2"	1-1/4"x 1-1/2"	1-1/2"	VITREOUS CHINA, WALL CARRIER, DECK MOUNTED SINGLE HANDLE FAUCET W/ POP-UP DRAIN, CHROME. INSULATED P-TRAP AND SUPPLY COVERS. CHROME SUPPLIES W/ WHEEL HANDLE STOPS & ESCUTCHEONS
SH-1	SHOWER, TRANSFER - ADA	1/2"	1/2"	2"	1-1/2"	GELCOAT FIBERGLAS SHOWER STALL, PRESSURE BALANCED SHOWER VALVE WITH HAND SHOWER HEAD
SK-1	SINK, DOUBLE BOWL, KITCHEN SINK, COUNTER MTD - ADA	1/2"	1/2" 140 DEG	(2)-1/2"	1-1/2"	DOUBLE BOWL SINK, 18 GA S.S. 22"x33" X 6-1/2" DEEP BOWL, BASKET DRAINS. DECK MOUNTED SINGLE HANDLE KITCHEN FAUCET WITH SPRAY, CHROME. CHROME WHEEL HANDLE SUPPLIES.
UR-1	URINAL, WALL MTD FLUSH VALVE	1"	-	2"	1-1/2"	WHITE, VC, CHROME FLUSHVALVE, 0.5 GPF CARRIER
WC-1	WATER CLOSET, FLOOR MTD, FLUSH VALVE - ADA	1"	-	4"	2"	ELONGATED BOWL, WHITE, VC, RIM 16-1/2". COMMERCIAL PLASTIC SEAT. CHROME DUAL FLUSH FLUSH VALVE

WATER HEATER SCHEDULE

TAG	ITEM	GAL	BTU	VOLTS	PH	REMARKS
WH-1	GAS WATER HEATER	50	40K	115	1	ELEC. BY EC SET AT 140 DEG

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FCO-1	ROUND - FINISHED AREAS FLOOR CLEANOUT	SIZE OF PIPE	-	
FD-1	GENERAL ROUND FLOOR DRAIN	3"	1-1/2"	
FD-2	INDIRECT WASTE FLOOR DRAIN	3"	1-1/2"	

WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
BFP-1	WATER ENTRANCE BACKFLOW PREVENTERS	1"	-	SAME	
ET-1	EXPANSION TANK POTABLE WATER	3/4"	-	-	2 GAL
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	3/4" GHT	
MV-1	MASTER MIXING VALVE	1/2"	1/2"	1/2"	120°
SA-1	SHOCK ABSORBER	1/2" OR 3/4"	-	-	P.D.I. A
TP-1	TRAP SEAL PRIMER	1/2"	-	SAME	

