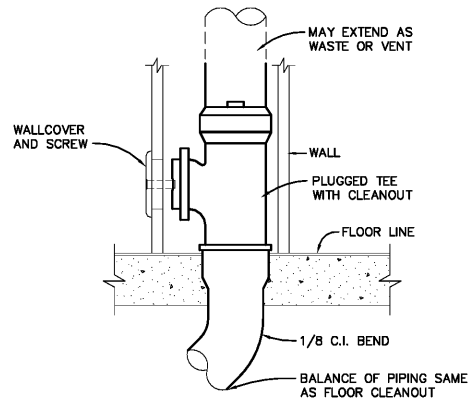
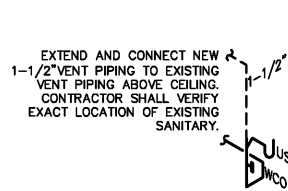


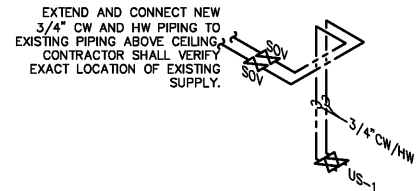
PIPE HANGER DETAIL
NO SCALE



WALL CLEANOUT DETAIL
NO SCALE



SANITARY RISER DIAGRAM
NO SCALE



WATER RISER DIAGRAM
NO SCALE

PLUMBING GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- REVIEW PLANS OF ALL TRADES PRIOR TO BIDDING AND INSTALLATION TO INCLUDE ALL PLUMBING FOR COMPLETE SYSTEMS SHOWN ON THE PLANS AND AS REQUIRED.
- COORDINATE WITH OTHER TRADES TO PREVENT INTERFERENCE WITH HVAC DUCTS, STRUCTURE, ELECTRICAL LIGHTING, AND OTHER PIPING IN THE CEILING SPACE. VENT PIPING AND WATER PIPING SHALL BE HELD EITHER ABOVE OR BELOW HVAC DUCTWORK AS COORDINATED WITH THE HVAC CONTRACTOR.
- ALL CHANGES SHALL BE APPROVED BY THE ARCHITECT/OWNER.
- COORDINATE WITH ARCHITECTURAL DRAWINGS BEFORE ROUGHING-IN PLUMBING FIXTURES AND EQUIPMENT SUPPLIES.
- THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES, AS IDENTIFIED ON PLUMBING FIXTURE SCHEDULE.
- VERIFY MOUNTING HEIGHT AND WATER CONNECTION SIZES TO ALL PLUMBING FIXTURES PRIOR TO ROUGH-IN. FURNISH CUT-OUT TEMPLATES, FOR PLUMBING FIXTURES TO BE INSTALLED IN MILLWORK, TO THE GENERAL CONTRACTOR.
- MAKE PROPER HOT AND COLD WATER, WASTE AND VENT PIPING CONNECTIONS TO ALL FIXTURES AND EQUIPMENT EVEN THOUGH ALL FITTINGS AND CONNECTIONS ARE NOT SHOWN.
- VERIFY LOCATION OF EXISTING WATER SERVICE AND THE LOCATION/INVERTS OF SANITARY PIPING PRIOR TO INSTALLATION.
- ALL PLUMBING VENTS IN EXTERIOR WALLS SHALL BE OFF-SET A MINIMUM OF 3'-0" BEFORE ROOF PENETRATION.
- INSTALL WATER HAMMER ARRESTERS WHERE WATER PRESSURES ARE EXCESSIVE OR WHERE REQUIRED TO ELIMINATE WATER HAMMER OR WHEN DEEMED NECESSARY BY LOCAL AUTHORITIES. LOCATE AND SIZE AS RECOMMENDED BY THE AMERICAN SOCIETY OF PLUMBING ENGINEERS.
- IT IS IN THE INTENT OF THESE DRAWINGS TO COVER ALL WORK AND MATERIAL FOR A FIRST CLASS INSTALLATION. ANY EQUIPMENT, PLUMBING FIXTURE, TRIM HARDWARE AND/OR DEVICES USUALLY UTILIZED IN THE CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THESE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE ARCHITECT) SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS PART OF HIS TOTAL WORK.
- ALL WORK, BOTH MATERIAL AND INSTALLATION, SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW.

MATERIAL SPECIFICATIONS:

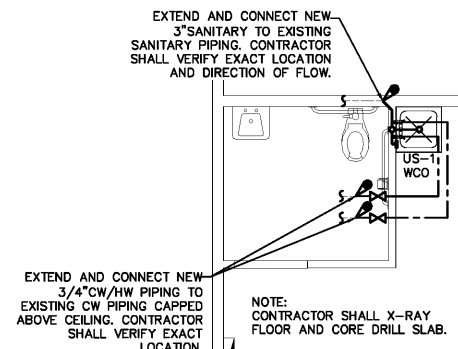
1. HOT & COLD WATER PIPING SHALL BE TYPE L COPPER ABOVE SLAB AND TYPE K BELOW SLAB. PROVIDE 12 GA. TRACER WIRE ABOVE PIPE BELOW SLAB. ALL PIPING SHALL BE INSULATED.
2. SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON ABOVE SLAB AND SCHEDULE 40 PVC BELOW SLAB. FITTINGS, CONFORMING TO ASTM STANDARDS.
3. INSULATION SHALL BE FLEXIBLE UNICELLULAR SELF-SEAL FOAMULE 2000 P.S.F. THICK FOR HOT WATER PIPING UP TO 2" SIZE. PROVIDE SHEET METAL SADDLES AT EACH HANGER.

PLUMBING LEGEND		
DESCRIPTION	ABBREV.	SYMBOL
SANITARY PIPING	SAN	_____
VENT PIPING	V	-----
COLD WATER PIPING	CW	_____
HOT WATER PIPING	HW	_____
GATE VALVE	GV	⊗
WALL CLEAN OUT	WCO	WCO
TEE UP		○
TEE DOWN		○
90° UP		○
90° DOWN		○
SHUT OFF VALVE	SOV	○

PLUMBING FIXTURE SCHEDULE:

- US-1 UTILITY SINK - AMERICAN STANDARD, AKRON SERIES. PROVIDE WITH AMERICAN STANDARD FASET, STOPS, SUPPLIES, TRAP, ETC., TO MAKE COMPLETE INSTALLATION. 1/4" CW/HW, 1/2" VENT, 3" SAN.
- WCO: WALL CLEAN-OUT - ZURN, #Z-1441, SMOOTH STAINLESS STEEL ACCESS COVER, DRY-PAINTED CAST IRON BODY. MATCH TO PIPE SIZE.

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FLOOR PLAN - PLUMBING
SCALE: 1/4"=1'-0" 14088

PLUMBING CONTRACTORS NOTES:

- ANY CHANGES AND/OR UPGRADES TO TENANT'S EXISTING PLUMBING SYSTEMS SHALL COMPLY WITH ALL CODES AND MAIL CRITERIA. EXISTING SYSTEMS SHALL POSSESS THE CAPACITY TO HANDLE ANY AND ALL CHANGES IN LOAD.
- ALL WATER LINES SHALL BE COPPER - PVC IS NOT PERMITTED. THERE SHALL BE NO PIPING JOINTS OF FITTINGS INSTALLED IN WATER PIPING BELOW THE FLOOR SLAB.
- ALL DRAIN, WASTE AND VENT FITTINGS ABOVE GRADE MUST BE CAST IRON PIPE.
- PLUMBING IS NOT PERMITTED IN ANY DEMISING PARTITIONS. FURR OUT THE WALL AS NECESSARY.
- EXHAUST AND PLUMBING VENTS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM EXHAUST AIR INTAKE, AND 5'-0" FROM ANY DEMISING WALL VERTICAL PLANE.
- ALL FLOOR DRAINS ARE REQUIRED TO HAVE TRAP PRIMERS.
- ANY UNUSED PLUMBING EQUIPMENT, PIPING, ETC., WITHIN OR SERVING THE PREMISES MUST BE COMPLETELY REMOVED TO POINT OF ORIGIN. DO NOT ABANDON IN PLACE.
- ALL FLOOR PENETRATIONS MUST BE CORE BORED, SLEEVED, GROUNDED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND A MINIMUM OF 4" AFT.
- IF NOT ALREADY EXISTING, INSTALL A SHUT OFF VALVE ON DOMESTIC WATER LINE INSIDE SPACE.
- TENANT IS REQUIRED TO INSTALL A POLYETHYLENE CLEAVAGE AT ALL WET AREAS (RESTROOMS, KITCHENS, FOOD SERVICES, ETC...) OF THE SPACE. TENANT SHALL INSTALL A MEMBRANE EQUAL TO ROULESEAL TS AND MEMBRANE MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND WITH A108 MEMBRANE. MUST BE EXTENDED UP THE WALL A MINIMUM OF 4".
- SLAB REQUIREMENTS
 - SLAB ON GRADE: TENANT'S GENERAL CONTRACTOR SHALL ADVISE THE OPERATION TEAM PRIOR TO ANY SLAB MODIFICATIONS OR REMOVAL. TENANT GC SHALL VERIFY THAT WORK SHALL NOT CONFLICT WITH ANY EXISTING STRUCTURAL, UTILITY, OR OTHER UNDER-SLAB CONDITION. (NONDESTRUCTIVE VERIFICATION MAYBE REQUIRED.) ANY DAMAGE OR DOWNTIME CAUSED BY TENANT'S WORK SHALL BE REPAIRED AND REIMBURSED AT TENANT'S EXPENSE.
 - ELEVATED SLABS: TENANT'S GENERAL CONTRACTOR SHALL ADVISE THE OPERATIONS TEAM PRIOR TO ANY SLAB MODIFICATION OR REMOVAL. IF ELEVATED SLAB IS TO BE MODIFIED IN ANYWAY (DRILLED, CORED, OR PENETRATED), TENANT SHALL PROVIDE STAMPED AND CERTIFIED DRAWINGS BY A LICENSED STRUCTURAL ENGINEER CERTIFIED IN THE LOCAL JURISDICTION. ALL PENETRATIONS SHALL BE CORE BORED ONLY. SAW CUTTING, JACK HAMMERING AND TRENCHING IS STRICTLY PROHIBITED. ALL PENETRATIONS SHALL BE SLEEVED, SEALED, FIRE STOPPED AND WATER PROOFED. THE PENETRATION SLEEVE SHALL EXTEND A MINIMUM OF 4" ON EITHER SIDE OF THE SLAB AND BE LABELED WITH THE REQUIRED NFPA RATING. TENANT GC SHALL VERIFY THAT WORK SHALL NOT CONFLICT WITH ANY EXISTING STRUCTURAL UTILITY, OR OTHER UNDER-SLAB CONDITION. (NONDESTRUCTIVE VERIFICATION MAYBE REQUIRED.) ANY DAMAGE OR DOWNTIME CAUSED BY TENANT'S WORK SHALL BE REPAIRED AND REIMBURSED AT TENANT'S EXPENSE.
 - ANY OTHER WORK IS PERFORMED, IT MUST COMPLY WITH THE REQUIREMENTS LISTED HEREIN.

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	CLIENT / NUMBER	01/13/17

SHEET TITLE:
PLUMBING FLOOR PLAN

DRAWING DATE:
DRAWN BY: TH
REVIEWED BY: RRR
PROJECT # 16 1
SHEET #

P-101

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