



DIABLOS SOUTHWESTERN GRILLE  
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 Revisions  
 Sheet Title  
**PLUMBING NOTES & SCHEDULES**  
 Sheet No.  
**P-3**  
 Scale:

**PLUMBING NOTES:**

- ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL PLUMBING & GAS CODES W/ LATEST STATE AMENDMENTS AND ALL APPLICABLE LOCAL CODES.
- EXACT LOCATIONS AND ROUGHING REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, LARGE SCALE ARCHITECTURAL DETAILS AND APPROVED MANUFACTURER'S SHOP DRAWINGS. PARTICULAR ATTENTION SHALL BE DIRECTED TO FIXTURES OR EQUIPMENT FURNISHED UNDER OTHER DIVISIONS. COORDINATE ALL NEW WORK WITH ANY EXISTING CONDITIONS.
- PIPING IS SHOWN IN ITS GENERAL LOCATION (UNLESS DIMENSIONED). EXACT LOCATION SHALL BE DETERMINED BY JOB CONDITIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THAT OF OTHER TRADES & ARRANGE PIPING TO CLEAR STRUCTURAL MEMBERS & DUCTWORK. IF THE PLUMBING CONTRACTOR INSTALLS HIS WORK PRIOR TO COORDINATING WITH ALL OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES TO THE WORK OR CORRECT THE CONDITION WITHOUT EXTRA CHARGE. CONTRACTOR SHALL VERIFY LOCATIONS OF SEWER, WATER, GAS & ANY OTHER UTILITY CONNECTIONS FROM APPROVED SITE PLANS PRIOR TO BID. REROUTING OF UTILITIES FROM THAT SHOWN ON PLANS AT CONTRACTOR'S RISK. THE PLUMBING CONTRACTOR TO FURNISH ALL REQUIRED MATERIAL TO PROVIDE FOR THE PROPER INSTALLATION OF ALL PLUMBING EQUIPMENT. ANY CONFLICTS OR DISCREPANCIES REGARDING WHAT IS REQUIRED AS TO WHAT IS INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID & PRIOR TO CONSTRUCTION SO THIS CAN BE CLARIFIED. IF DISCREPANCIES ARE NOT BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO FINAL BIDS THEN THE PLUMBING CONTRACTOR ACCEPTS THE DRAWINGS AS SUFFICIENT & CHANGE ORDERS DURING CONSTRUCTION WILL NOT BE CONSIDERED.
- RISERS FOR FIXTURES, UNLESS OTHERWISE NOTED, SHALL BE CONCEALED IN WALLS OR PIPE CHASES. MINIMUM SIZE WATER LINE FOR ANY TWO FIXTURES SHALL BE 3/4".
- PROVIDE SLEEVES FOR PIPES PASSING THRU FLOORS, MASONRY WALLS AND FIRE OR SMOKE PARTITIONS. PACK MINERAL WOOL IN ANNULAR SPACE BETWEEN PIPE SLEEVE AND SEAL WITH FIRE CAULK.
- PLUMBING FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL FIXTURES SHALL BE APPROVED BY OWNER. U.O.S.
- ARRANGEMENT OF WORK SHALL BE AS SHOWN. DRAWINGS ARE NOT INTENDED TO INDICATE ALL OFFSETS AND FITTINGS. EXAMINE ALL DRAWINGS, INVESTIGATE CONDITIONS TO BE ENCOUNTERED AND ARRANGE WORK ACCORDINGLY FOR ALL PROJECT PHASES. FURNISH ALL FITTINGS AND OFFSETS.
- INSTALL SYSTEMS, EQUIPMENT AND COMPONENTS LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED IN FINISHED SPACES.
- COPPER PIPE SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH MASONRY, CEMENT MORTAR, CONCRETE, OR DISSIMILAR METALS.
- INSTALL EXTERIOR HOSE BIBBS 18" ABOVE GRADE.
- ROUTE WATER PIPING UNDER CEILING INSULATION WHERE POSSIBLE.
- PLUMBING PIPING TO BE INSTALLED UNDER BUILDING FOUNDATION SLAB TURNDOWN. PLUMBING CONTRACTOR TO WORK OUT PIPING INVERTS TO ROUTE ALL PLUMBING SERVICE PIPING TO AVOID INTERFERENCE WITH CONCRETE SLAB TURNDOWN.
- WHERE APPLICABLE, COORDINATE INSTALLATION OF ALL PLUMBING LINES AT CMU WALLS SO THAT PLUMBING LINES ARE PLACED IN WALL DURING CMU WALL CONSTRUCTION. CUTTING & PATCHING OF CMU WALLS IN PLACE NOT PERMITTED.
- VERIFY BACKFLOW PREVENTER REQUIREMENTS OF LOCAL AUTHORITY & PROVIDE BACKFLOW PREVENTER AS REQUIRED. COORDINATE LOCATION WITH OTHER TRADES, ARCHITECT & OWNER PRIOR TO INSTALLATION.
- FIRE STOP ALL PENETRATIONS BY PIPING OR CONDUITS OF FIRE RATED WALLS OR FLOORS AND PARTITIONS. PROVIDE A DEVICE(S) OR SYSTEM(S) WHICH HAS BEEN TESTED & LISTED AS COMPLYING WITH ASTM E-184 & INSTALL IN ACCORDANCE WITH CONDITIONS OF THEIR TESTING. PROVIDE A DEVICE(S) OR SYSTEM(S) WITH AN "F" RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PROTECTED.
- GENERAL CONTRACTOR/PLUMBING CONTRACTOR SHALL VERIFY PLUMBING SCHEDULE WITH ARCHITECT & OWNER PRIOR TO BID & PRIOR TO PERFORMING ANY WORK.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH THAT OF OTHER TRADES, i.e., ARCHITECTURAL, HVAC, ELECTRICAL, STRUCTURAL, CIVIL & FIRE PROTECTION. IF THE PLUMBING CONTRACTOR INSTALLS HIS WORK PRIOR TO COORDINATING WITH ALL OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES TO THE WORK OR CORRECT THE CONDITION WITHOUT EXTRA CHARGE.
- THE PLUMBING CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS (ELECTRICAL, SIGNAL, SANITARY SEWER, VENT, CONDENSATE DRAINS, POTABLE WATER, FIRE WATER & NATURAL GAS), SIZES & INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- PROVIDE CLEANOUTS IN ALL SEWER LINES, WHETHER INDICATED OR NOT, AT SPACING NOT TO EXCEED 100 FEET, AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES & AT THE BASE OF ALL VERTICAL RISER STACKS (APPROXIMATELY 24" ABOVE FINISHED FLOOR).
- WHERE WATER PIPING IS ROUTED IN EXTERIOR WALLS, POSITION WATER PIPING ON THE HEATED SIDE (INTERIOR SIDE) OF THE WALL INSULATION.
- ALL CONDENSATE DRAIN, SEWER & VENT PIPING SHALL BE RODDED & CLEANED AT END OF CONSTRUCTION. ALL TRAPS SHALL BE CLEANED & PRIMED AT THE END OF CONSTRUCTION.
- PROVIDE WATER HAMMER ARRESTORS IN FIXTURE BRANCHES WHERE QUICK CLOSING VALVES ARE INSTALLED SUCH AS FLUSH VALVES, ICE MAKERS, DISHWASHERS, ETC.
- ALL WATER PIPING SHALL BE INSULATED WITH 1" THICK FIBERGLASS PER ASTM C547, CLASS 1, OR 1/2" THICK FLEXIBLE UNICELLULAR PER ASTM C534, TYPE 1. INSULATION JACKET SHALL BE PER ASTM C921, TYPE 1, FOR BELOW AMBIENT SERVICE AND PER ASTM C921, TYPE 2, FOR ABOVE AMBIENT SERVICE.
- PROVIDE MECHANICAL MIXING VALVES AT ALL LAVATORIES & HAND WASH SINKS.
- IF PLUMBING CONTRACTOR DESIRES TO INSTALL HIGHER PRESSURE GAS PIPING AS AN OPTION THE PLUMBING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL ASSOCIATED COSTS FOR RESIZING & FURNISHING ALL ADDITIONAL COMPONENTS REQUIRED FOR A HIGHER PRESSURE GAS PIPING SYSTEM.
- ALL ALTERNATES DESIRED BY THE PLUMBING CONTRACTOR SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT 10 BUSINESS DAYS PRIOR TO BID DATE.
- PROVIDE HEAT TRAP PIPING FOR WATER HEATERS NOT HAVING INTERNAL HEAT TRAPS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE & IDENTIFY VALVES IN COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE.
- PROVIDE ACCESS DEVICES/DOORS AS NEEDED FOR VALVES, EQUIPMENT, ETC. COORDINATE SIZE & SELECTION W/ GENERAL CONTRACTOR & ARCHITECTURAL FINISHES.
- INSTALL ALL PLUMBING EQUIPMENT SUCH THAT THE RECOMMENDED MANUFACTURER CLEARANCES ARE MAINTAINED FOR SERVICE & MAINTENANCE.

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	NOM. PIPE, INCHES				DESCRIPTION OR EQUAL
		CW	HW	W	V	
P1	WATER CLOSET (H.C.)	1/2"	-	4"	2"	KOHLER K-3609, 1.28 GPF, ELONGATED OPEN FRONT SEAT & TRIM
P2	LAVATORY (H.C.)	1/2"	1/2"	1 1/2"	2"	KOHLER K-2032, WALL HUNG CHINA LAV, SYMMONS S-20-0 FCT W/ 1.5GPM RESTRICTOR & TRIM & TRAP COVERS
P3	KITCHEN SINK	1/2"	1/2"	1 1/2"	2"	1 COMPARTMENT SST KITCHEN SINK W/ FAUCET & TRIM
P4	MOP SINK	1/2"	1/2"	2"	2"	CAST IN PLACE, W/ FLOOR DRAIN, SC-5811 FCT & MOP HANGER
P5	HAND WASH SINK	1/2"	1/2"	1 1/2"	2"	HAND WASH LAVATORY W/ FAUCET & TRIM
WH	GAS WATER HEATER	3/4"	3/4"	-	-	RINNAI RL94L, 199MBH, W/TEMP CONTROLLER, 120VAC CKT, & ALL CABLE & ACCESSORIES NEEDED TO PIPE 2 WATER HEATERS TOGETHER. PIPE PER MANUFACTURER'S INSTRUCTIONS.
FPHB	HOSE BIBB	3/4"	-	-	-	WOODFORD 27 W/VAC BKR
CO	CLEAN OUT	-	-	-	-	JR SMITH 4031
FD	FLOOR DRAIN	-	-	-	-	JR SMITH 2005, BRASS
GW	GAS WATER HEATER	-	-	-	-	RHEEM MODEL C50-98, 50 GPM, 98MBH INPUT, 80% EFF.
HD	HUB DRAIN	-	-	-	-	PER STATE, LOCAL & INTERNATIONAL PLUMBING CODE

NOTE: REFERENCE ARCHITECTURAL DRAWINGS FOR FIXTURE RIM HEIGHTS. ALL FIXTURES SHALL MEET CURRENT ADA REQUIREMENTS. ALL FIXTURES TO BE SUPPLIED WITH ALL TRIM, FAUCETS, ETC., REQUIRED. OWNER SHALL APPROVE ALL FIXTURE SELECTIONS & SIZES. INSTALL 5 GAL EXPANSION TANK W/ WATER HEATER. FLUSH HANDLES/LEVERS TO WIDE SIDE OF STALL. PROVIDE PROSET TRAP GUARD FOR ALL FLOOR DRAINS. PROVIDE SYMMONS 4-10 SERIES MECHANICAL MIXING VALVES AT ALL HAND WASHING SINKS & LAVATORIES.

PIPING INDEX	
SERVICE	MATERIAL
WATER, INTERIOR, ABOVE GRADE	COPPER, ASTM B88, TYPE K, DRINKING OR CPVC OR VIEGA
WATER, BELOW GRADE	COPPER, ASTM B88, TYPE K, DRINKING OR CPVC OR VIEGA PEX
WASTE & VENT	SCH 40 PVC-DWV PER ASTM D2665 W/ SOCKET FITTINGS, SOCKETS PER ASTM D2564. NO FOAM CORE.
GAS, ABOVEGROUND	STEEL, ASTM A53, SCH 40, FITTINGS: ASTM B16.3, MALLEABLE IRON, THREADED JOINTS.
GAS, UNDERGROUND	STEEL, ASTM A53, SCH 40, MILL WRAP FITTINGS: ASTM A234, WROUGHT CS, WELDED JOINTS.

NOTE: NO PVC IN CEILING RETURN PLENUMS WHERE APPLICABLE. ALL PEX PIPING SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDES & INSTALLATION INSTRUCTIONS. PAY PARTICULAR ATTENTION TO SUPPORTING, FIRE RATING/PROTECTION, EXPANSION & CONTRACTION REQUIREMENTS. INCREASE SIZES FOR SERVICE LINES AND MAINS ONE PIPE SIZE LARGER THAN SHOWN ON PLANS FOR PEX SYSTEMS. ENSURE CORRECT PEX MATERIAL SPEC IS USED FOR INTENDED SERVICE.

VALVES SCHEDULE	
CALLOUT	SYMBOL
Balancing	000
Ball	001

FULL PORT BRASS BALL VALVES

PLUMBING LEGEND	
—	SANITARY SEWER PIPING
- - -	VENT PIPING
—	COLD WATER PIPING
—	HOT WATER PIPING
- G -	GAS PIPING
- GW -	GREASE WASTE PIPING
- - - -	RECIRCULATING HOT WATER PIPING
VTR	VENT THROUGH ROOF

- KITCHEN EQUIPMENT NOTES:**
- KITCHEN PLUMBING PLAN ONLY INDICATES THE PLUMBING UTILITIES REQUIRED AND IS NOT INTENDED FOR USE FOR EQUIPMENT ROUGH-INS. OBTAIN APPROVED DIMENSIONAL DRAWINGS FROM FOOD EQUIPMENT SUPPLIER FOR FINAL ROUGH-IN LOCATIONS FOR ALL PLUMBING SERVICES. VERIFY ALL PLUMBING REQUIREMENTS/CONNECTIONS/ADDITIONAL EQUIPMENT WITH OWNER & FOOD EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
  - PLUMBING CONTRACTOR TO MAKE ALL FINAL PLUMBING CONNECTIONS TO ALL KITCHEN EQUIPMENT. ALL CONNECTIONS SHALL BE IN STRICT ACCORDANCE WITH EQUIPMENT INSTRUCTIONS, RECOMMENDATIONS AND REQUIREMENTS. COORDINATE WITH ALL OTHER TRADES INVOLVED WITH EQUIPMENT INSTALLATION.
  - WHERE REQUIRED/NEEDED & NOT FURNISHED BY OTHERS SUPPLY/CONNECT FLEXIBLE GAS CONNECTORS TO GAS APPLIANCES & RESTRAINT CABLE PER CODE & LOCAL REQUIREMENTS.
  - INSTALL GAS SHUT OFF VALVE AS PART OF HOOD FIRE SUPPRESSION SYSTEM.
  - INDIVIDUAL CUT SHEETS FOR EACH PIECE OF KITCHEN EQUIPMENT HAS NOT BEEN CHECKED.

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