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PLUMBING AND
SPRINKLER PLAN

Drawn By: MRS
Checked By: ASW
Revisions:

SPRINKLER NOTES

- A. PROTECT THE BUILDING BY WET PIPE SPRINKLER SYSTEM. ALL FIRE PROTECTION AND SPRINKLER SYSTEM WORK SHALL BE IN ACCORDANCE WITH LANDLORD'S INSURANCE CARRIER, LOCAL, STATE OF INSURANCE, FIRE MARSHALL, NFPA, AND AUTHORITIES. TENANT CONTRACTOR MUST CONTACT LANDLORD'S APPROVED FIRE PROTECTION CONTRACTOR FOR ALL WORK WITHIN THE SHOPPING CENTER.
- B. THE FIRE PROTECTION SYSTEM MATERIALS AND INSTALLATION SHALL COMPLY WITH NFPA 13, STATE AND LOCAL CODES. BA SYSTEM DESIGNER WATER FLOW TESTS, READING PROVIDED, WATER SHUT OFF VALVES (0.5 FT), BACKFLOW PREVENTER, FIRE DEPARTMENT SIGNATURE CONNECTIONS, SUPERVED FLOW, AND TAMPER SWITCHES AS REQUIRED AND LOCATION AS DIRECTED BY LOCAL FIRE CODES.
- C. LIGHTING, DUCTWORK, AND POWER DROP LOCATIONS TAKE PRECEDENCE OVER FIRE PROTECTION LINES AND SPRINKLER HEAD LOCATIONS. COORDINATE WITH MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR.
- D. PROVIDE FIRE SPRINKLER DRAWINGS AND CALCULATIONS. PROFESSIONAL ENGINEER SEAL WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION.
- E. MODIFY SPRINKLER SYSTEM PER NEW LAYOUT PER APPLICABLE CODES.
- F. SPRINKLER HEAD LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF EXISTING AND LOCATE SPRINKLER HEADS AS APPROPRIATE FOR COVERAGE REQUIRED.

SPRINKLER SYMBOLS

●	PENDENT TYPE SPRINKLER
○	SEMI-RECESSED SPRINKLER
○	CONCEALED SPRINKLER

PLUMBING NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING BID. ANY CHANGES REQUIRED DUE TO INCORRECT EXISTING INFORMATION WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- 2. PROVIDE SEISMIC BRACING BASED ON APPROPRIATE SEISMIC ZONE REQUIREMENTS PER 8/14/04 NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAILS SUBMITTED FOR PERMITTING.
- 3. INSPECT AND TEST ALL EXISTING SANITARY SEWER, VENT, AND WATER LINES BEING REUSED. WATER CLOSET AND LAVATORY ARE EXISTING TO REMAIN, CLEAN AND REFINISH FIXTURES TO LIKE-NEW CONDITION. IF BEYOND REPAIR, REFER TO PLUMBING FIXTURE SCHEDULE FOR REPLACEMENT, DEMO/REMOVE EXISTING INSTANTANEOUS WATER HEATER.
- 4. CONNECT SANITARY SEWER, VENT, OR WATER SUPPLY TO EXISTING LOCATIONS TO BE FIELD VERIFIED. REFER TO PLUMBING FIXTURE SCHEDULE FOR CONNECTION SIZES. NO PVC PIPING IS ALLOWED ABOVE THE SLAB.

PLUMBING FIXTURES

TAG	FIXTURE	BRANCH SIZES (MINIMUM)				MANUFACTURER	MODEL	DESCRIPTION	NOTES
		CW	HW	WASTE	VENT				
WC1	WATER CLOSET	3/4"	----	4"	2"	AMERICAN STANDARD	CADET 2998.012	TANK TYPE, OLSONITE #0 OPEN FRONT SEAT W/O COVER, 16 GALLONS PER FLUSH	1
LI	LAVATORY	1/2"	1/2"	1-1/4"	1-1/4"	AMERICAN STANDARD	LUCERNE 0399.012	COUNTERTOP, CERAMIC 2000.000 FAUCET, MAX FLOW AT 0.5 GPM, GRID STAINER AND 1-1/4" P-TRAP WADE W-320 CARRIER MOUNT HAND (CAPPED 3/4" AFF)	1,2,3,7
FD1	FLOOR DRAIN	----	----	3"	1-1/2"	ZURN	ZN-415-6B	6" DURA-COATED CAST IRON BODY, POLISHED NICKEL BRONZE TOP BOTTOM OUTLET, ADJUSTABLE COLLAR DURA-COATED CAST IRON BODY "W/LEVEL-TROL", ADJUSTABLE TO FINISH SURFACE	4
WCO	WALL CLEANOUT	----	----	----	----	ZURN	Z-1441		5
MSI	MOP SINK	1/2"	1/2"	2"	1-1/2"	FIAT	MSB 2424	NO. 830AA FAUCET WITH INTEGRAL VACUUM BREAKER, NO. 832-AA HOSE AND BRACKET, NO. 1483BB FLOOR STRAINER AND NO. 899-CC MOP HANGER	13
WH	WATER HEATER	1/2"	1/2"	----	----	A.O. SMITH	DEL-6	6 GALLON 120/115 KW	8,9,10, 11,12
WHA	WATER HAMMER ARRESTOR	----	----	----	----	ZURN	Z-1100	CONFORM TO FDI WH-321, ASSE 1201 TEMP TO 300°F, MAX 125 PSIG WORKING PRESSURE	6,11
---	BALL VALVES	----	----	----	----	WILKINS	850	FULL PORT BRASS BALL VALVE WITH LEVER HANDLE	
DF1	DRINKING FOUNTAIN HANDICAP	1/2"	----	2"	1-1/2"	ELKAY	EZ/9.TLDD	ADA COMPLIANT, BI-LEVEL, NON-REFRIGERATED, LIGHT GRAY GRANITE VINYL CLAD STEEL WITH VANDAL-RESISTANT BUBBLER	

- GENERAL NOTES:
 1. IF FIXTURES ARE NEW OR NEED TO BE REPLACED, REFER TO THIS SCHEDULE.
 2. THIS SCHEDULE IS COMPREHENSIVE. ALL TAGS MAY OR MAY NOT BE USED.
 NOTES:
 1. ALL FIXTURES TO BE WHITE.
 2. PROVIDE TRIBURO GUARD PROTECTIVE PIPE COVERS ON EXPOSED HOT WATER AND DRAIN LINES.
 3. PROVIDE WATTS SERIES U5G-B MIXING VALVE OR EQUAL.
 4. PROVIDE WITH TRAP PRIMER.
 5. CLEANOUTS ARE TO BE THE SAME SIZE AS THE PIPES THEY SERVE, UP TO 4".
 6. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
 7. HAIR AND LINT INTERCEPTOR AS MANUFACTURED BY JR. SMITH OR EQUAL.
 8. PLACE UNIT ABOVE BATHROOM AND ROUTE T & F DRAINAGE TO MOP SINK.
 9. PROVIDE AMTROL (OR EQUAL) EXPANSION TANK, SIZED PER MANUFACTURER'S RECOMMENDATIONS.
 10. PROVIDE DRAIN FAN.
 11. PROVIDE UNIT OR APPROVED EQUAL.
 12. PROVIDE TEMPERING VALVE.
 13. CONTRACTOR SHALL SELECT MOP SINK AND FAUCET INDICATED OR AN APPROVED EQUAL.

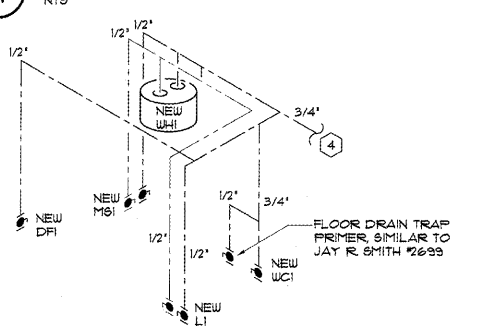
PLUMBING SYMBOLS

---	SANITARY SEWER
----	PLUMBING VENT
---	COLD WATER
---	HOT WATER
---	NATURAL GAS
---	UNION
⌋	ELBOW - TURNED DOWN
⌋	ELBOW - TURNED UP
⌋	TEE - TURNED DOWN
⌋	TEE - TURNED UP
⌋	BALL VALVE
⌋	FLOOR DRAIN
○	FLOOR CLEANOUT
⌋	WALL CLEANOUT

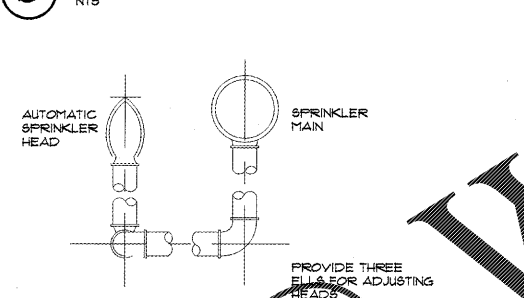
SCOPE OF WORK

ALL SPRINKLER WORK INDICATED IN THESE DRAWINGS SHALL BE PERFORMED BY AN APPROVED LANDLORD SPRINKLER CONTRACTOR AT THE TENANT'S EXPENSE. VERIFY THAT THE COMPLETE SPRINKLER SYSTEM IS INSTALLED ACCORDING TO THESE PLANS AND RELOCATE HEADS AS INDICATED. SEE FIRE PROTECTION NOTES ON THIS SHEET.

7 SANITARY SEWER RISER



6 DOMESTIC WATER RISER



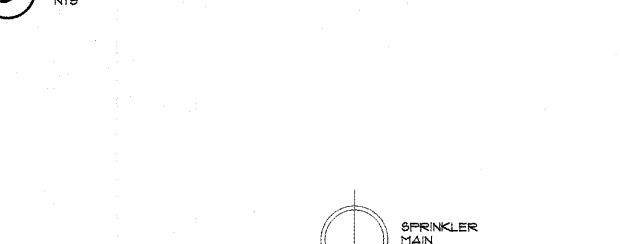
3 SEMI-RECESSED SPRINKLER MOUNTING HEAD



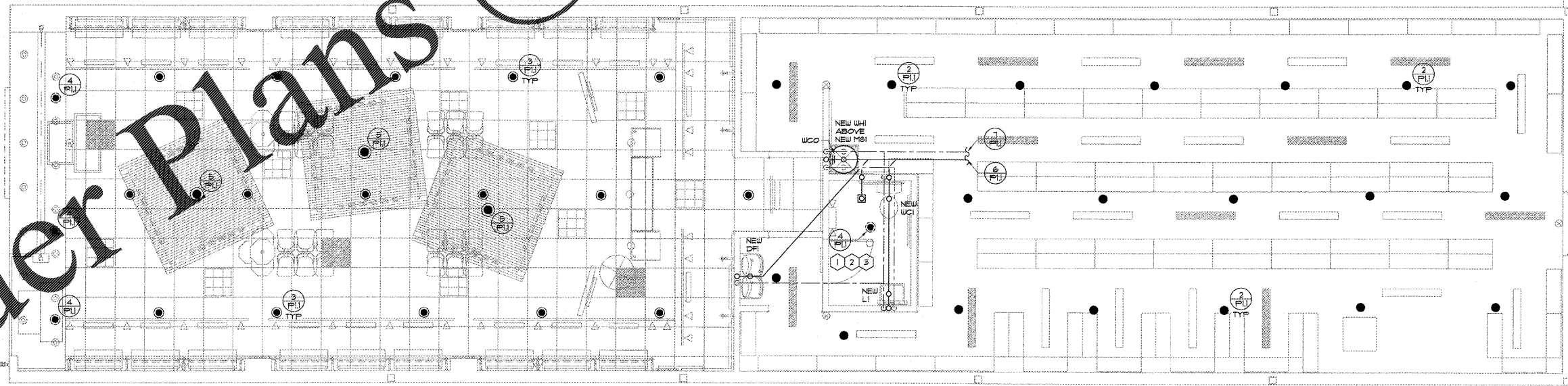
2 UPRIGHT PENDENT TYPE SPRINKLER MOUNTING HEAD



5 PENDENT SPRINKLER IN SUSPENDED CEILING FEATURE



4 CONCEALED SPRINKLER MOUNTING HEAD



1 PLUMBING & SPRINKLER PLAN
1/4" = 1'-0"

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