

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. IF INSTALLED PLUMBING WORK & SPECIFICATIONS VARY FROM WHAT IS INDICATED ON DRAWINGS & THE AUTHORITY HAVING JURISDICTION REQUIRES DRAWINGS TO BE REVISED OR FORMAL ENGINEER'S APPROVAL THE PLUMBING CONTRACTOR SHALL PAY ALL COSTS INVOLVED IN DRAWING REVISIONS AND/OR ENGINEER'S DOCUMENTED CORRESPONDENCE GENERATION.
- 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.
- NOT USED.
- 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 PRIOR TO CONSTRUCTION. ADEQUATE EXISTING INVERT ELEVATIONS TO BE VERIFIED PRIOR TO BID. NOTIFY OWNER IF INADEQUATE INVERT ELEVATIONS EXIST PRIOR TO BID.
- 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 INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H X FT² X °F PER THE INTERNATIONAL ENERGY CONSERVATION CODE. INSULATION JACKET SHALL BE PER ASTM C921, TYPE 1, FOR BELOW AMBIENT SERVICE AND PER ASTM C921, TYPE 2, FOR ABOVE AMBIENT SERVICE.
- PROVIDE TEMPERED WATER FOR PUBLIC HAND WASHING FACILITIES THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO IPC SECTION 16.5. SHOW MAXLINE SERIES OR EQUAL.
- IF PLUMBING CONTRACTOR DESIRES TO INSTALL HIGHER PRESSURE GAS PIPING AS AN OPTION THE PLUMBING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY & 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 MANUFACTURERS INSTRUCTIONS.
- PROVIDE & IDENTIFY VALVES & PIPING IN COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE.
- PROVIDE ACCESS DEVICES/DOORS AS NEEDED FOR VALVES, EQUIPMENT, ETC. COORDINATE SIZE & SELECTION WITH GENERAL CONTRACTOR'S ARCHITECTURAL FINISHES.
- INSTALL ALL PLUMBING EQUIPMENT SUCH THAT THE RECOMMENDED MANUFACTURER CLEARANCES ARE MAINTAINED FOR SERVICE AND MAINTENANCE.
- WHERE HIGH PRESSURE GAS SYSTEMS ARE SHOWN PROVIDE ALL ADDITIONAL EQUIPMENT SUCH AS PRESSURE REGULATORS AS REQUIRED FOR A COMPLETE OPERABLE SYSTEM, WHETHER CALLED OUT IN PLAN VIEW OR SCHEDULES OR NOT.
- WHERE EXISTING PVC PLUMBING LINES ARE LOCATED OR TO BE LOCATED IN HVAC CEILING CURB PLUMBS EITHER WRAP THE PIPING WITH CODE APPROVED FIRE WRAP BLANKET OR REPLACE THE PIPING WITH CAST IRON PIPING OR OTHER MEANS APPROVED BY THE AUTHORITY HAVING JURISDICTION. INSPECT ANY PROPOSED HVAC CEILING RETURN PLUMBS PRIOR TO BID FOR THIS CONDITION. WHERE THIS CONDITION EXISTS OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR THE PROPOSED TREATMENT OF THE PVC PIPING PRIOR TO BID.

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. FURNISH ALL MATERIALS NEEDED TO MAKE EQUIPMENT FULLY FUNCTIONAL.
- 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, PROVIDED & NOT FURNISHED BY OTHERS SUPPLY/CONNECT FLEXIBLE GAS CONNECTORS TO GAS APPLIANCES & RESTRAINT CABLE PER CODE & LOCAL REQUIREMENTS.
- KITCHEN EQUIPMENT PLUMBING CONNECTIONS SHOWN ARE BASED UPON PLUMBING ROUGH-IN SCHEDULE FROM EQUIPMENT SUPPLIER DRAWINGS. INDIVIDUAL CUT SHEETS FOR EACH TYPE OF EQUIPMENT HAS NOT BEEN CHECKED. VERIFY FREEZER/COOLER DRAIN BODIES ARE FURNISHED WITH EQUIPMENT SUPPLIER.

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	NOM. PIPE, INCHES				DESCRIPTION OR EQUAL
		CW	HW	W	V	
P1	WATER CLOSET (H.C.)	½"	-	4"	2"	KOHLER K-3609, 1.28 GPF, ELONGATED OPEN FRONT SEAT & TRIM
P3	LAVATORY (H.C.)	½"	½"	1½"	2"	KOHLER K-2032, WALL HUNG CHINA LAV, DELTA 500-WCS-DST FCT W/ 0.5GPM RESTRICTOR & TRIM & TRAP COVERS
P6	KITCHEN SINK	½"	½"	1½"	2"	DAYTON, 233224, DELTA 400LF-HDF, 1.5GPM & TRIM W/IN-SINK-ERATOR PRO-333 DISPOSER & DISPOSER WASTE, TRAP, BRASSCRAFT CR-1920-A SUPPLY KIT
P17	SINGLE SINK	½"	½"	1½"	2"	ELKAY LRADQ1918, DELTA 2171LF FCT & TRIM
DW	DISHWASHER	1"	1"	2"	2"	PROVIDE ALL PIPE, FITTINGS, EQUIPMENT NEEDED TO MAKE DW FUNCTIONAL
WH	GAS WATER HEATER	-	-	-	-	RHEEM, HE55-100, 55GAL, 100MBH, 0.91 EF
CO	CLEAN OUT	-	-	-	-	JR SMITH 4031
FD	FLOOR DRAIN	-	-	-	-	JR SMITH 2005, BRASS
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.

PIPING INDEX	
SERVICE	MATERIAL
WATER, INTERIOR, ABOVE GRADE	COPPER, ASTM B88, TYPE L, DRAWN OR CPVC OR VIEGA PEX
WATER, BELOW GRADE	COPPER, ASTM B88, TYPE K, DRAWN OR CPVC OR VIEGA PEX
WASTE & VENT	SCH 40 PVC DWV PER ASTM D2665 W/ SOCKET FITTINGS, SOCKETS PER ASTM D2664, NO SOAM CORE. OR SERVICE W/IL CONDITION OR HUB/LEAKS AS IRON FITTINGS, NEOPRENE GASKET SYSTEM OR RUBBER GASKET & SHIELD
GAS, ABOVEGROUND	STEEL, ASTM A53, SCH 40, BLACK OR GALV. FITTINGS: FM B16.3, MALLEABLE IRON, THREADED JOINTS.
GAS, UNDERGROUND	EL, ASTM A53, SCH 40, MILL WRAP OR CS, ASTM A234, WROUGHT CS, WELDED JOINTS.

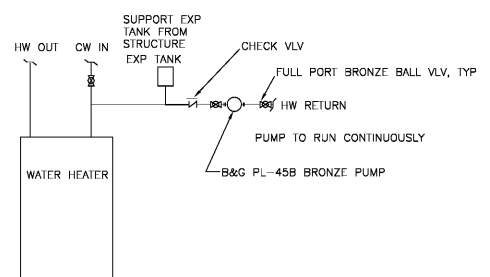
NOTE- NO PEX IN RETURN PLUMBS WHERE APPLICABLE.
NOTE- ALL PIPING SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDES & INSTALLATION INSTRUCTIONS. PAY PARTICULAR ATTENTION TO SUPPORTING, FIRE RATINGS, PROTECTION, EXPOSED & CONSTRUCTION REQUIREMENTS. INCREASE SIZES FOR SERVICE LINES AND MAINS ONE SIZE LARGER THAN SHOWN ON PLANS FOR PEX SYSTEMS. ENSURE CORRECT PEX MATERIAL SPEC IS USED FOR INTENDED SERVICE.

VALVES SCHEDULE		
SYMBOL	SYMBOL	NOTE 1
Ball	Ball	FLOW DESIGN ICSS

FULL PORT BRASS BALL VALVES

PLUMBING LEGEND

- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- VTR VENT THROUGH ROOF
- HOT WATER RECIRCULATION PIPING
- GW— GREASE WASTE PIPING
- G— NATURAL GAS PIPING



WATER HEATER PIPING DETAIL
NO SCALE

Order Plans

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Approved by:

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Print Record

7-21-16 REVIEW

Revisions

Sheet Title
PLUMBING NOTES & SCHEDULES

Sheet No.
P-2

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

