



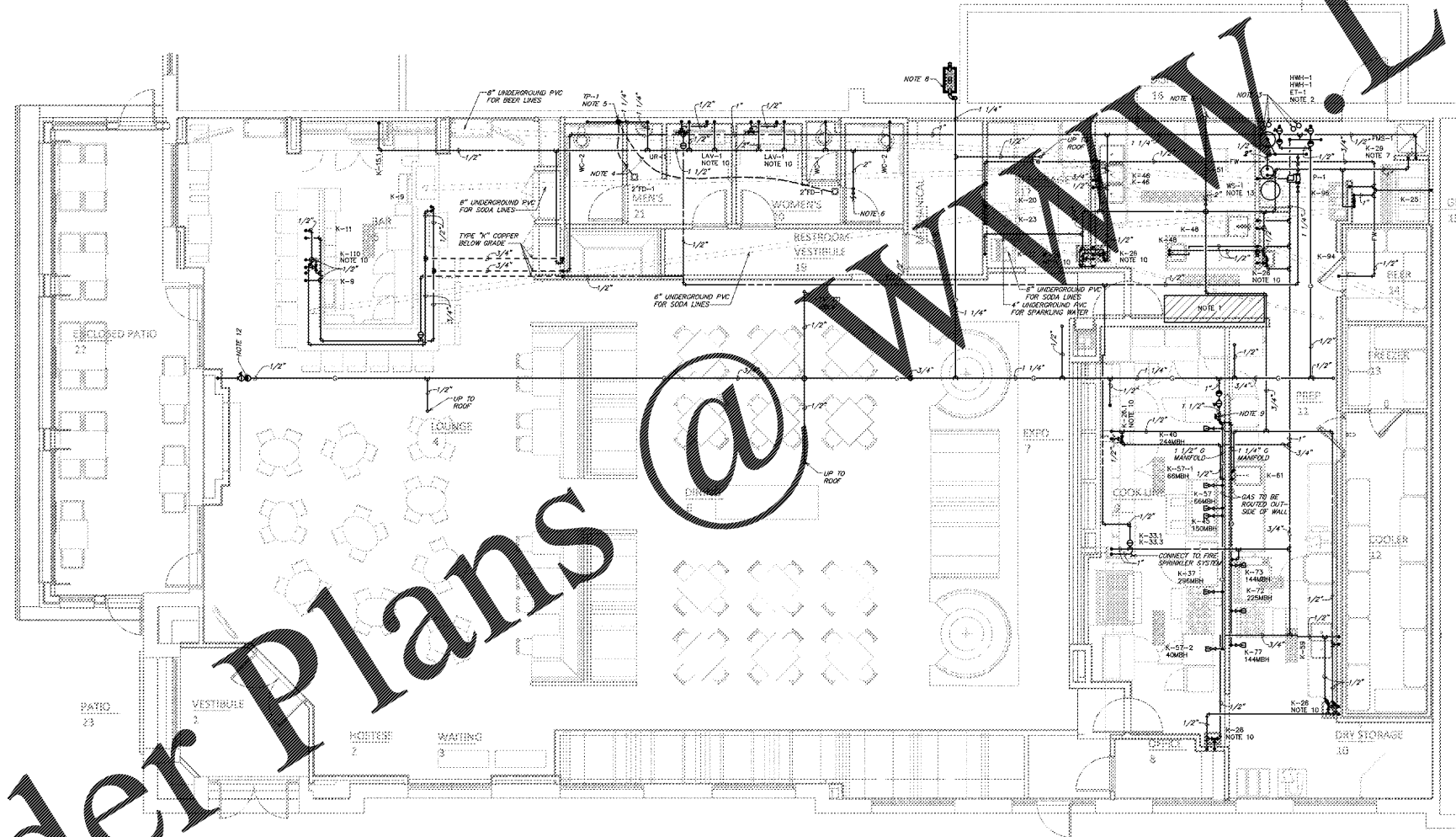
starr design

Starr Design, PLLC  
1435 West Morehead St, Suite 240  
Charlotte, NC 28208  
V. 704.377.5200 F. 704.377.5201  
www.starrdesignnc.com

- GENERAL NOTES:**
- A. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL AND LOCAL CODE REQUIREMENTS.
  - B. PROVIDE ACCESS PANELS AS REQUIRED TO ALLOW ACCESS TO VALVES, EQUIPMENT, ETC. LOCATED ABOVE INACCESSIBLE CEILINGS AND WALL CAVITIES.
  - C. ALL SANITARY LINES AND PLUMBING FIXTURES ON THE PROJECT SHALL HAVE AN APPROVED MEANS OF SEWAGE BACKFLOW PREVENTION. FIXTURE SPECIFIC BACKFLOW PREVENTION INCLUDING AIR GAPS AND VACUUM BREAKERS ARE AN ACCEPTABLE MEANS OF BACKFLOW PREVENTION.
  - D. PIPE SIZES INDICATED ON THE PLANS ARE MINIMUM. THE CONTRACTOR SHALL PROVIDE PIPE SIZES EQUAL TO OR GREATER THAN THE SPECIFIED SIZES. THE CONTRACTOR MAY INCREASE PIPE SIZES AS REQUIRED AT NO ADDITIONAL EXPENSE TO THE PROJECT.
  - E. REFER TO THE PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL PLUMBING FIXTURE CONNECTION SIZE REQUIREMENTS.
  - F. COORDINATE ALL SLAB PENETRATIONS WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. MAINTAIN A MINIMUM OF 2" CLEARANCE FROM THE EDGE OF THE SLAB OPENING TO ANY STRUCTURAL MEMBERS AND PIPES.
  - G. SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
  - H. THE PLUMBING CONTRACTOR SHALL PROVIDE HEAT TRACING TAPE AND INSULATION AS REQUIRED FOR ALL PIPING INSTALLED WITHIN WALK-IN FREEZERS TO PREVENT PIPING FROM FREEZING. COORDINATE THE INSTALLATION OF THE HEAT TRACING WITH THE ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.
  - I. ALL HANDICAPPED ACCESSIBLE WATER CLOSETS SHALL HAVE THE FLUSHING HANDLE ON THE WIDE SIDE OF THE HANDICAPPED ACCESSIBLE STALL AS REQUIRED BY ADA REQUIREMENTS.
  - J. ALL PUBLIC USE LAVATORY FAUCETS SHALL HAVE AN AUTOMATIC SAFETY MIXING DEVICE IN ACCORDANCE WITH ANSI/ASSE 1017.0 AS APPLICABLE.
  - K. THE ENTIRE BUILDING SHALL BE PROVIDED WITH A FIRE SPRINKLER SYSTEM IN ALL RESPECTS. COORDINATE THE FIRE SPRINKLER PIPING AND SPRINKLER HEAD LOCATIONS WITH ALL TRADES. VERIFY LOCATION OF SPRINKLER INSTALLATION. IF CONFLICTS OCCUR BETWEEN THE FIRE SPRINKLER PIPING/HEADS AND LIGHTS, DIFFUSERS, DUCTWORK, ETC., THE FIRE SPRINKLER PIPING/HEADS SHALL BE RELOCATED AT NO ADDITIONAL EXPENSE TO THE PROJECT. ADEQUATE SUPPORT FOR PIPING AND FITTINGS SHALL BE MAINTAINED ON SITE TO ALLOW FOR FIELD VERIFICATION FROM HYDRAULIC CALCULATIONS AS REQUIRED BY LOCAL JURISDICTION. LOCATIONS OF THE OWNER'S INSURANCE AGENCY APPROVED FOR DRINKING WATER DO NOT PRECLUDE REROUTING IF SO REQUIRED BY THE ARCHITECT/ENGINEER.
  - L. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LANDLORD'S TENANT CRITERIA MANUAL PRIOR TO BID. THE MANUAL REQUIREMENTS SHALL BE INCLUDED IN THE CONTRACTOR COPY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE LANDLORD REQUIREMENTS AT NO ADDITIONAL EXPENSE TO THE PROJECT.

- PLUMBING NOTES:**
1. CLEAR SPACE IS RESERVED FOR ELECTRICAL EQUIPMENT. NO PIPING SHALL PASS OVER OR AROUND ELECTRICAL EQUIPMENT. PROVIDE CODE REQUIRED MINIMUM CLEARANCE ABOVE ELECTRICAL EQUIPMENT ACCESS SPACE.
  2. FURNISH AND INSTALL WATER HEATER AND EXPANSION TANK AS INDICATED ON THE PLANS. REFER TO ARCHITECTURAL PLANS FOR WATER HEATER SHELF REQUIREMENTS AND ELECTRIFICATION. PIPE WATER HEATER RELIEF AND SECONDARY DRAIN PAN DISCHARGE TO THE NEAREST MOP SINK OR FLOOR DRAIN BELOW THE WATER HEATER. PROVIDE A CODE APPROVED AIR GAP ON THE DISCHARGE OF THE WATER HEATER RELIEF AND SECONDARY DRAIN. REFER TO DETAILS SHEET FOR ADDITIONAL INFORMATION.
  3. FURNISH AND INSTALL 4" DIAMETER PVC COMBUSTION AIR AND EXHAUST FROM THE WATER HEATER TO THE ROOF. FURNISH AND INSTALL VENT TERMINAL AND MESH WIRE SCREEN ON INTAKE AND EXHAUST. THE TERMINATIONS SHALL BE A MINIMUM OF 36" APART AND SHALL BE A MINIMUM OF 36" HORIZONTALLY AND VERTICALLY FROM ANY BUILDING OPENINGS INCLUDING FRESH AIR INTAKES. EXTEND THE EXHAUST TERMINAL 6" PAST THE AIR INTAKE TERMINAL. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE LOCAL AND STATE CODES. COORDINATE THE MAXIMUM ALLOWABLE EXHAUST AND VENT LENGTHS WITH THE MANUFACTURER'S REQUIREMENTS.
  4. 1/2" FLEXIBLE CONTINUOUS TYPE "K" COPPER TUBING BELOW GRADE FROM TRAP PRIMER TO FLOOR DRAIN. NO FITTINGS OR SPLICES ARE ALLOWED BELOW GRADE.
  5. INSTALL TRAP PRIMER HIGH IN THE CEILING SPACE. FURNISH AND INSTALL AN ACCESS PANEL AS NECESSARY TO MAINTAIN EQUIPMENT.
  6. CONNECT THE NEW DOMESTIC COLD WATER LINE TO AN EXISTING COLD WATER LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW WATER LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING WATER SYSTEM. METER CONNECTIONS BACK TO BUILDING COMMON ELECTRICAL AND WATER METER ROOM.
  7. REFER TO KITCHEN PLANS FOR FILTER AND CONNECTION DETAILS.
  8. NEW NATURAL GAS METER SERVING 3644 MBH. THE SYSTEM DESIGN IS BASED ON 2 PSI DELIVERY PRESSURE WITH A PRESSURE DROP OF 1 PSI. THE CONTRACTOR SHALL COORDINATE THE METER PLACEMENT, AVAILABLE PRESSURE, AND NEW SERVICE REQUIREMENTS WITH THE LOCAL UTILITY PRIOR TO CONSTRUCTION. IF THE DELIVERY PRESSURE INDICATED IS NOT AVAILABLE FROM THE UTILITY COMPANY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
  9. FURNISH AND INSTALL A UL LISTED EMERGENCY NATURAL GAS SOLENOID VALVE MOUNTED BELOW THE FINISHED CEILING IN AN ACCESSIBLE LOCATION. THE SOLENOID VALVE SHALL BE INTERLOCKED WITH THE EXHAUST HOOD AND SHALL HAVE A MANUAL SHUT-OFF. THE VALVE SHALL BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR AND SHALL BE INTERCONNECTED BY THE FIRE PROTECTION CONTRACTOR. COORDINATE THE VALVE LOCATION WITH THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
  10. PROVIDE THERMOSTATIC MIXING VALVE, POWERS #FEARO OR EQUAL, BELOW FIXTURE. SET TEMPERATURE AS REQUIRED BY LOCAL JURISDICTION. THERMOSTATIC MIXING VALVE SHALL BE IN ACCORDANCE WITH ANSI/ASSE 1070.
  11. PROVIDE GAS CONNECTION FOR 420 MBH GAS WALL SCOPE. CONNECT NATURAL GAS SERVICE TO FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VERIFY EXACT LOCATION OF NATURAL GAS CONNECTION ON FIXTURE WITH EQUIPMENT PRIOR TO PIPE INSTALLATION.
  12. PROVIDE GAS CONNECTION FOR A 100 MBH DIRECT VENTING FIREPLACE. CONNECT NATURAL GAS SERVICE TO FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VERIFY EXACT LOCATION OF NATURAL GAS CONNECTION ON FIXTURE WITH EQUIPMENT PRIOR TO PIPE INSTALLATION.
  13. WATER SOFTENER TO BE PROVIDED OULIGAN REPRESENTATIVE.

EXISTING DOUBLE DETECTOR CHECK BACKFLOW PREVENTION DEVICE REQUIRES PROOF OF ANNUAL TEST. SEND PROOF TO P.J. MARTIN 984 WINDER HWY, LAWRENCEVILLE, GA 30045 PHONE 678-376-9097 OR FAX 678-376-7082



Order Plans @

