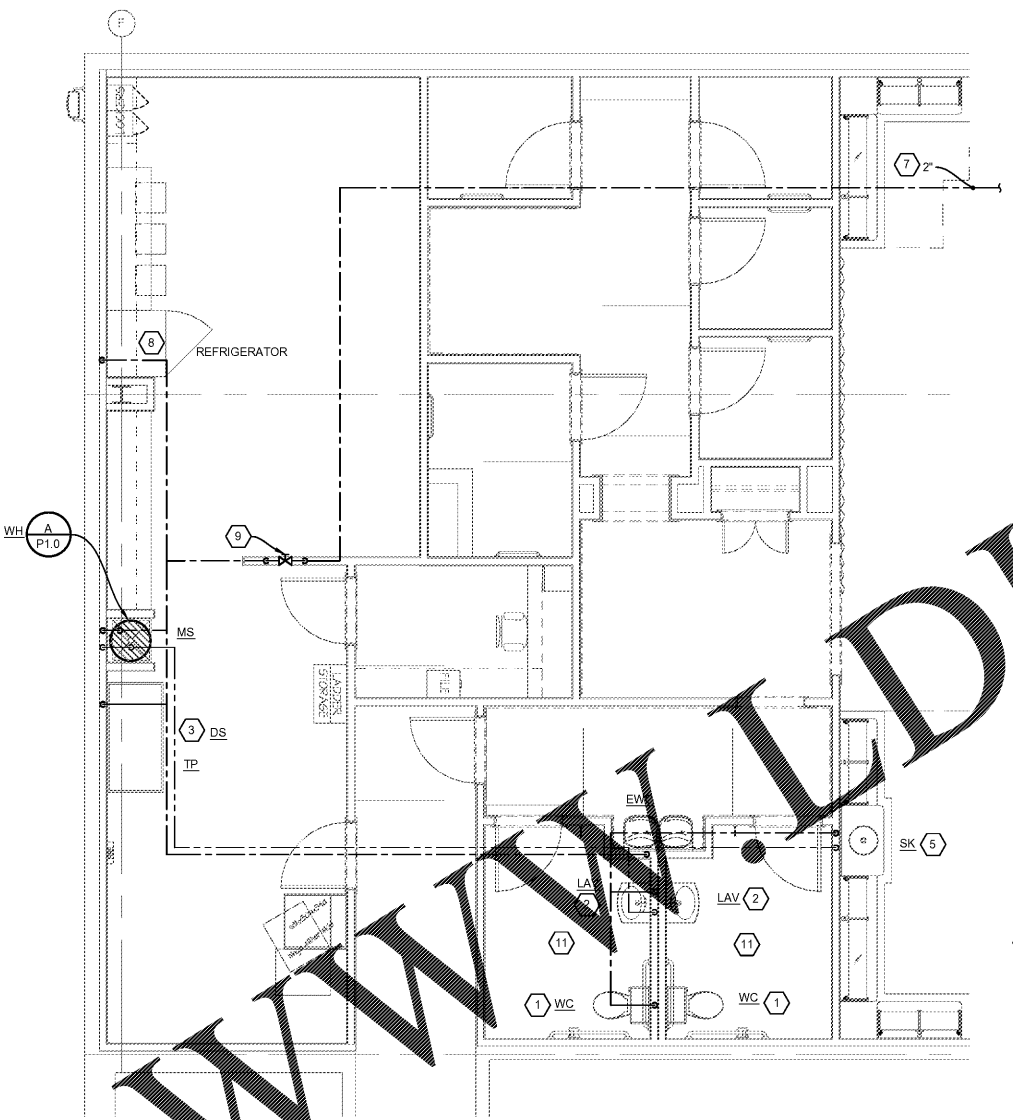
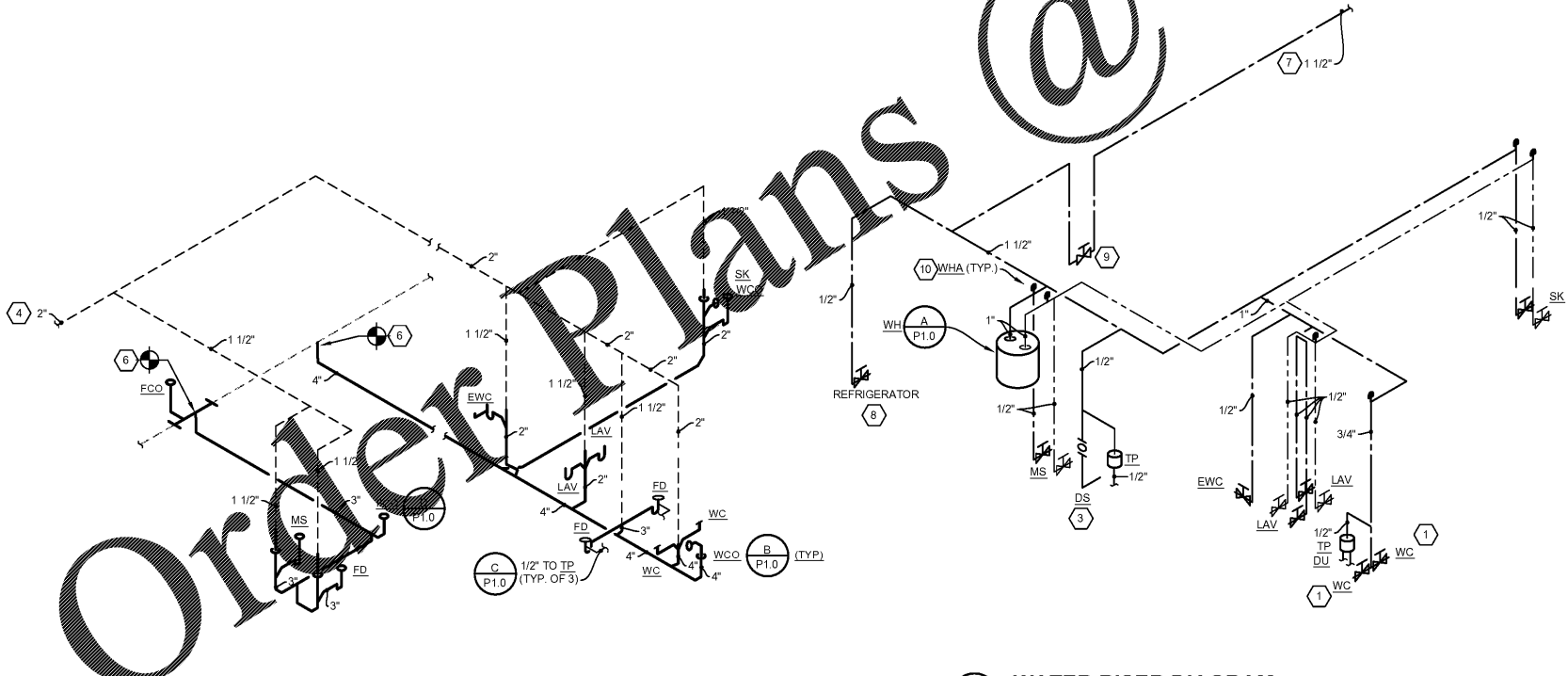


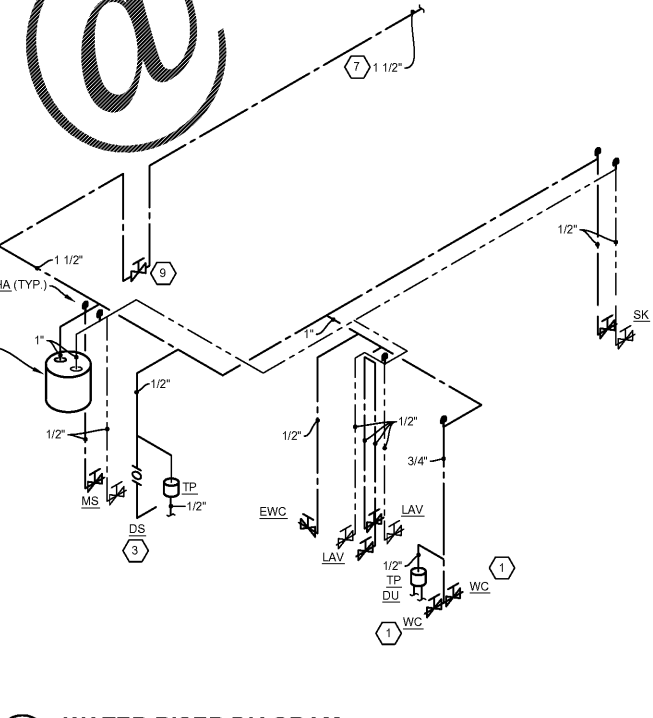
1 SANITARY PLAN  
1/4" = 1'-0"



2 DOMESTIC WATER PLAN  
1/4" = 1'-0"



3 SANITARY RISER DIAGRAM  
NTS



4 WATER RISER DIAGRAM  
NTS

GENERAL NOTES:

- DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- FURNISH A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE OWNER'S CONSTRUCTION MANAGER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS PREPARED BY THE ENGINEER-OF-RECORD AFTER FINAL INSPECTION OF INSTALLED PLUMBING SYSTEMS.
- FURNISH TO THE OWNER'S CONSTRUCTION MANAGER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
- INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND ALSO MEET ALL REQUIREMENTS OF LOCAL ORDINANCES.
- PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
- VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PROJECT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
- DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPING ROUTING.
- VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
- PIPING IN FINISHED AREAS SHALL BE ROUTED IN CONCEALED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND AS CLOSE TO WALLS.
- COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. PROVIDE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
- CLEAN ALL TEST AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER. PROVIDE TEST PRIMERS FOR ALL FLOOR DRAINS.
- COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
- COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
- INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
- WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
- PROVIDE CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.
- GENERAL CONTRACTOR SHALL ROD AND SCOPE WASTE LINE TO LANDLORD'S MAIN PRIOR TO TURNOVER.
- HARD 90 DEGREE TURNS WILL NOT BE ALLOWED ON WASTE LINES. TURNS MUST BE SWEEPING.

PLUMBING CODED NOTES

- EXTEND 3/4" CW DOWN THROUGH WALL WITH 1/2" CONNECTION TO EACH WC.
- MIXING VALVE AND STOP VALVES ARE TO BE LOCATED AND INSTALLED TO BE HIDDEN BY LAV SHROUD.
- EXTEND 1/2" CW DOWN THROUGH WALL WITH BALL VALVE TO DREAMSTEAMER. PROVIDE A WATTS SD-3 BACKFLOW PREVENTER WITH ASSE LISTING PRIOR TO CONNECTION 3/8" THREADED BALL VALVE SHUT OFF. INSTALL WITH A 50 PSI REGULATOR IF WATER PRESSURE IS ABOVE 100 PSI.
- CONNECT NEW VENT LINE FROM PLUMBING FIXTURES INTO THE EXISTING LANDLORD VENT IN SPACE. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING VENT LINE PRIOR TO BIDDING. REFER TO STACK DIAGRAM AND PLUMBING SPECIFICATIONS FOR FURTHER INFORMATION.
- BEAUTY AREA SINK AND HARDWARE INSTALLED BY PLUMBING CONTRACTOR PROVIDED BY MILLWORK CONTRACTOR. PROVIDE THERMOSTATIC MIXING VALVE (UNDERCOUNTER).
- CONNECT NEW SANITARY LINE INTO THIS SPACE'S EXISTING SANITARY SERVICE. FIELD VERIFY EXACT LOCATION OF SANITARY MAIN AND DIRECTION OF FLOW PRIOR TO BIDDING. INSTALL CLEAN OUT AT CONNECTION TO LANDLORD'S MAIN AND COORDINATE LOCATION AND TYPE OF COVER REQUIRED TO MATCH FLOOR FINISH WITH CONSTRUCTION MANAGER. SAW CUT FLOOR AND TRENCH TO INSTALL PIPING. BACKFILL AND PATCH FLOOR TO MATCH EXISTING. REFER TO STACK DIAGRAM AND PLUMBING SPECIFICATIONS FOR FURTHER INFORMATION.
- CONTRACTOR TO FURNISH AND INSTALL NEW DOMESTIC COLD WATER LINE AS SHOWN ON PLANS. CONTRACTOR TO FURNISH AND INSTALL NEW WATER METER AS REQUIRED BY LANDLORD. COORDINATE LOCATION AND WATER METER REQUIREMENTS WITH LANDLORD. FIELD VERIFY EXACT CONNECTION SIZE AND LOCATION PRIOR TO INSTALLATION.
- EXTEND 1/2" CW DOWN THROUGH WALL TO REFRIGERATOR ICE MAKER. PROVIDE A WATTS SD-3 BACKFLOW PREVENTER WITH ASSE LISTING PRIOR TO CONNECTION AND SIOUX CHIEF ICE MAKER OUTLET BOX.
- MAIN SHUT-OFF VALVE ACCESSIBLE, LOCATED AT 5' A.F.F. PROVIDE WITH SIGN.
- FURNISH AND INSTALL WATER HAMMER ARRESTORS IN THE DOMESTIC COLD AND HOT WATER PIPING. WATER HAMMER ARRESTORS TO BE LOCATED IN AN ACCESSIBLE LOCATION UNITS AS MANUFACTURED BY SIOUX OR PRECISION PLUMBING PRODUCTS ARE ACCEPTABLE. PROVIDE WATER HAMMER ARRESTORS PER PDI-WH 201 REQUIREMENTS.
- ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH STOP VALVES TO ISOLATE EACH FIXTURE. REFER TO PLUMBING SPECIFICATIONS FOR FURTHER INFORMATION.
- ALTERNATE BID ITEM: ROUTE THE 3" SANITARY PIPE AS SHOWN TO ALLOW FOR ONE CONNECTION TO THE LANDLORD'S SANITARY MAIN. SUBMIT BID FOR ONE COMBINED SANITARY PIPE PENETRATION THROUGH BEAM ON LOWER LEVEL ONLY IF THE SITE CONDITIONS (INVERT OF LANDLORD'S MAIN) WOULD ALLOW SUCH A CONNECTION.
- EXISTING STRUCTURAL BEAMS BELOW. NEW SEWER LINES SHALL PENETRATE THROUGH BEAMS AT TWO LOCATIONS. REFER TO STRUCTURAL DRAWINGS.

**FIELD VERIFY ALL CONDITIONS**

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

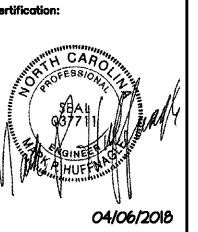
THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.



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1-218-082



Project Location:  
**Soft Surroundings**  
BILTMORE VILLAGE  
10 BROOK STREET  
SPACE #60  
ASHEVILLE, NC 28803  
4,740 SQUARE FEET

DRAWINGS ISSUED FOR:  
 programming  
 schematic des.  
 design dev.  
 bidding  
 permit/LL review 04-06-18  
 construction

REVISIONS:

Prj. no. 18-41-031  
 Drawn WPK  
 Checked CSD  
 Approved

Do not scale this print. Use figured dimensions only.

Drawing title:  
**PLUMBING PLAN**

Sheet no.  
**P1.1**