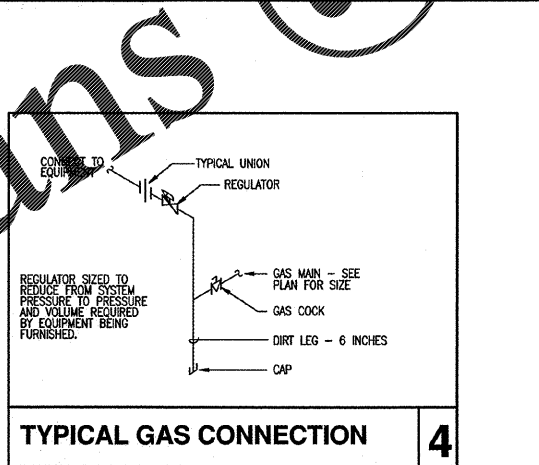


PLUMBING GENERAL NOTES

- ALL FIXTURES, EQUIPMENT AND PIPING SHALL COMPLY WITH INTERNATIONAL PLUMBING CODE, NFPA, STATE AND LOCAL CODES.
- PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES.
- OMISSIONS OR MISDESCRIPTIONS OF DETAILS OF WORK WHICH ARE ESSENTIAL TO CARRY OUT THE INTENT OF THE DRAWINGS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS AND DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED.
- PORTIONS OF WALLS AND ARCHITECTURAL FEATURES MAY HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY OF MECHANICAL FEATURES. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES, AND DIMENSIONS.
- VERIFY FIELD DIMENSIONS. COORDINATE WORK WITH ALL OTHER TRADES TO AVOID SPACING AND ROUTING INTERFERENCE.
- REFER TO SITE PLAN FOR ROUTING OF GAS, WATER, SEWER, AND STORM DRAIN PIPING.
- LAY OUT PIPING ESPECIALLY AS SHOWN. MAJOR CHANGES IN LAYOUT MAY BE MADE ONLY WITH WRITTEN CONSENT OF ARCHITECT OR ENGINEER.
- PROVIDE ELECTRICAL CONTRACTOR WITH EXACT WIRING REQUIREMENTS. IF ELECTRICAL REQUIREMENTS VARY FROM THOSE INDICATED ON PLANS, PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ASSOCIATED ADDITIONAL COSTS.
- SANITARY PIPING SHALL BE RUN BENEATH THE SLAB. PIPING ABOVE CEILING SHALL BE INSTALLED TIGHT TO STRUCTURAL MEMBERS, OR WITHIN THE BAR JOIST WEBBING.
- POTABLE WATER PIPING SHALL BE INSTALLED ABOVE THE CEILING. CLEARANCE ABOVE CEILING IS MINIMAL. LAYOUT OF THIS DUCTWORK SHALL HAVE PRIORITY OVER OTHER TRADES. COORDINATE CAREFULLY WITH GENERAL CONTRACTOR PRIOR TO LAYING OUT WORK. IF REQUIRED, NOTES AND VENT PIPING SHALL BE INSTALLED WITHIN THE JOIST WEBBING.
- ALL COMPONENTS USED IN PLENUM SPACES MUST BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL.
- PLUMBING FIXTURES SHALL BE EQUAL TO FIXTURES SCHEDULED.
- COLOR OF FIXTURES AND TRIM SHALL BE AS SELECTED BY ARCHITECT.
- FIXTURES INDICATED AS BARRIER-FREE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- WATER PIPES SHALL HAVE STOPS AT EACH FIXTURE CONNECTION.
- ALL WATER LINES, BOTH HOT AND COLD, SHALL BE AS FOLLOWS:
A. LINES BELOW GRADE SHALL BE TYPE "K" SOFT COPPER (UNLESS OTHERWISE NOTED).
B. LINES ABOVE GRADE SHALL BE TYPE "K" SOFT COPPER (UNLESS OTHERWISE NOTED).
C. FITTINGS SHALL BE OF HARD DRAWN COPPER OR ASTM SPEC B-285.
D. ALL JOINTING SHALL BE WITH LEAD-FREE SILVER SOLDER.
- ALL WATER PIPING ABOVE GRADE, 1-1/4" AND SMALLER SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS WITH A MINIMUM "K" VALUE OF 3.6.
- ALL WATER PIPING ABOVE GRADE, 1-1/2" AND LARGER SHALL BE INSULATED WITH 1" THICK FIBERGLASS WITH A MINIMUM "K" VALUE OF 3.6.
- WALL HYDRANTS SHALL BE MOUNTED 18" ABOVE FINISHED GRADE.
- ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC CONFORMING TO ASTM D-1785. PIPING 2" AND SMALLER SHALL BE LAD OUT AT 1/4" PER FOOT GRADE. PIPING 3" AND LARGER SHALL BE LAD OUT AT 1/8" PER FOOT GRADE.
- CONTRACTOR SHALL PROVIDE TRAP GUARDS FOR FLOOR DRAINS AS INDICATED ON DRAWINGS.
- ALL VENT PIPING WITHIN PLENUM OR AIR-HANDLING SPACES SHALL BE COPPER OR CAST IRON, AND SHALL BE LABELED AS "VENT".
- ALL VENTS SHALL BE A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKES AND OPERABLE WINDOWS.
- VENT PIPING SHALL BE LAD OUT SUCH THAT ALL ROOF PENETRATIONS SHALL BE ON BACK SIDE OF ROOF. PAINT EXPOSED VENT PIPING TO MATCH ROOF.
- COORDINATE ROOF PENETRATIONS WITH ROOFING CONTRACTOR. ENSURE THAT WARRANTY REQUIREMENTS OF ROOFING MANUFACTURER ARE SATISFIED.
- FIT ALL PIPES PASSING THROUGH MASONRY AND JOBS CAST CONCRETE WITH SLEEVES. GASKET SPACE BETWEEN PIPE AND SLEEVE.
- ALL WATER LINES SHALL BE CAPPED AND TESTED AT 100 PSI FOR 24 HOURS. ALL WASTE PIPING SHALL BE TESTED WITH A 10" WATER COLUMN FOR A 2 HR PERIOD WITH NO CHANGE IN LEVEL.
- DISINFECTION OF POTABLE WATER SYSTEM - NEW OR REPAIRED SYSTEMS SHALL BE FLUSHED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTION. IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652, OR AS DESCRIBED IN SECTION 610 OF THE INTERNATIONAL PLUMBING CODE.
- MATERIALS, EQUIPMENT, AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THIS PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- WHEN MAKING FINAL CONNECTIONS TO EQUIPMENT AND PLUMBING FIXTURES, CONTRACTOR SHALL FURNISH CUTTOFFS, TRAPS, STOPS, FAUCETS, ELBOWS, VACUUM BREAKERS, INSULATION, ETC.
- ENSURE THAT ALL PENETRATIONS OF FIRE WALLS ARE PROPERLY STOPPED.
- ALL PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE CEILEXED, PATCHED, OR BE PROTECTED AS REQUIRED. IN EXPOSED AREAS, PATCHING SHALL MATCH FINISH. SEE ARCHITECTURAL DRAWINGS.



PLUMBING

PLUMBING ACCEPTABLE MANUFACTURERS

- Fixtures: Kohler, American Standard, Crane, Eljer, Toto
- Shower Trims: MoCire Engineered Brass Company, Brasscraft, Zurn
- Floor drains, hydrants, carriers and p-traps: Jay R. Smith, Zurn, Wade, Josam, Mfab.
- Toilet Seats: Utensia, Bunka, Berini, Churn, Danco
- Faucets: T & S Brass and Bronze Works, Delta Commercial, Chicago Faucet Company, Kohler, Zurn, Symmons, Toto
- Stainless steel valves: Eljay, Just, Kohler
- Shower valves (thermostatic and/or pressure balancing type): Symmons, Leonrod, Powers, Luster
- Shower stalls: Lusco Bathworks, Aqua Bath, Aquatica, Watermark, Florabath
- Pre-fabricated insulation on water lines and p-traps under barrier free lavatories and sinks: Broco Products, Inc., Trap Wrap Products, Inc., MoCire Pro-Protect
- Thermostatic mixing valves: Symmons, Healy, Luster, Powers, Leonrod
- Ice maker connection hoses: Acorn, Day Gray, Silver Chief
- Washing machine connection hoses: Acorn, Day Gray, Silver Chief
- Service Sinks: Stern Williams, Filt, Zurn

PLUMBING FIXTURES

- WATER CLOSET - FLUSH VALVE - BARRIER FREE
 - Fixture: Toto #CT7054 floor mounted water closet, 1.6 gallon per flush.
 - Seat: Toto #S2534 white open front seat with check hinge.
 - Valve: Toto #PMT180C-32 flush valve, 1.6 gallon per flush.
- WATER CLOSET - FLUSH VALVE
 - Fixture: Toto #CT7054 floor mounted water closet, 1.6 gallon per flush.
 - Seat: Toto #S2534 white open front seat with check hinge.
 - Valve: Toto #PMT180C-32 flush valve, 1.6 gallon per flush.
- URINAL - WALL HUNG - BARRIER FREE
 - Fixture: Toto #UT147 wall-hung type urinal, 1.0 gallon per flush.
 - Valve: Toto #PMT180C-12 flush valve, 1.0 gallon per flush.
 - Mounting: 18" AFF. to rim.
 - Carrier: Mfab #MC-31 fixture carrier.
- LAVATORY - DROP-IN - BARRIER FREE
 - Fixture: Toto #L3014 self-rimming lavatory with 4" centers.
 - Fixture: Symmons #S-20-0 single lever faucet.
 - Trim: MoCire #1509C gold drain with 1-1/4" tailpiece offset for wheelchair use. MoCire #6872 1-1/4" P-trap. MoCire #1-2105 supply stops.
 - Pre-fabricated insulation on water lines and p-traps under barrier free lavatories and sinks: Broco Products, Inc., Trap Wrap Products, Inc., Handi Line-Quest, or MoCire Pro-Protect.
 - Thermostatic Mixing Valve: Apollo #MVO-LF (34D Series) tempering valve to be located beneath lavatory.
- SINK - S.S. - SINGLE COMPARTMENT
 - Fixture: Just #JXL-2237-A-OR 18 gauge stainless steel, self-rimming, two compartment sink.
 - Faucet: Symmons Symmetrica #S-23-2 with hose spray.
 - Trim: MoCire #1512 chrome with 1-1/2" tailpiece, MoCire #6812 1-1/2" P-trap, MoCire #1-2105 supply stops.
- DRINKING FOUNTAIN - WALL HUNG - BARRIER FREE W/BOTTLE FILLING STATION
 - Fixture: Eljay #E2382G2, 8.0 GPH at 90 degree room temperature. All exposed surfaces to be stainless steel.
 - Trim: MoCire #8971 1-1/4" P-trap. MoCire #HST-2 supply stop. Provide installation for P-trap.
 - Mounting: Mount per manufacturer's recommendations for ADA compliance.
- FLOOR DRAIN - REGULAR
 - Fixture: Mfab #F1000-C-5 floor drain with sediment bucket.
 - Fixture: Mfab #F1340-5-14 floor drain with sediment bucket.
- WALL HYDRANT - COLD WATER - NON-FREEZE
 - Fixture: Mfab #HR-20 non-freeze hydrant with vacuum breaker. To be installed by architect.
 - Mounting: 18" AFF.

DEFINITION

FIXTURE CONNECTIONS

- Connect to plumbing fixtures and equipment provided on schedule, specifications, architectural drawings and manufacturer's shop drawings. Provide rough-in connections as shown on drawings.
- Use schedule details on drawings or manufacturer's shop drawings for connection sizes to fixtures. Provide separate details for wall fixtures, floor drains, and place of equipment.
- Install outlet valves and shut-off valves for hot water to lavatories and sinks to a minimum of 0.5 GPM, and on required under ASPHIC Standard 90-75, paragraph 7.2.2 or local code authority's code.
- Install lavatory sinks with a minimum of 4" clearance on each side from a wall or partition.
- Install water closets with a minimum of 15" clearance from the exterior of the toilet to each side from a wall, partition, door, or another fixture. Barrier free water closet shall have a minimum of 15" clearance.
- Water closets shall be a minimum of 21" clearance in front of the bowl.
- Coordinate dimensions for minimum clearances with other trades.
- Caulk around joints of fixtures on wall or floor, and fixtures backed up to wall.
- Mount fixtures rigid to walls as shown on drawings or details.
- Install a dropped ear "L", mounted on treated wood backing for right support for all shower heads.

TESTING AND CLEANING

- Inspect and test work to insure that it is installed in accordance with drawings and specification and is functioning as designed. Test procedures and pressures per local and state codes.
- Correct all deficiencies found and retest.

PLUMBING FIXTURE SPECIFICATION

