

PLUMBING FIXTURES AND EQUIPMENT

MARK	FIXTURE TYPE	MANUFACTURER & MODEL NO.	FIXTURE CONNECTIONS				REMARKS
			CW	HW	W	V	
WC	WATER CLOSET, TANK BARRIER FREE (ADA)	AMERICAN STANDARD CADET	1/2"	-	4"	2"	1.28 GPF; ELONG'D BOWL; 15" RIM (17" ADA); OPEN-FRONT SEAT; TRIP LEVER ON WIDE SIDE OF FIXTURE
LAV	LAVATORY WALL-HUNG BARRIER FREE (ADA)	AMERICAN STANDARD LUCERNE	1/2"	1/2"	2"	2"	0.5 GPM; 1-LVR FAUCET; CONCEALED ARM SUPPORTS; DRAIN W/GRID, TAILPIECE & P-TRAP; (ADA MTG HT & PIPE COVERS); ASSE 1070 TEMPERING VALVE
NFHW	NON-FREEZE WALL HYDRANT WITH COVER	JR SMITH 5509QT	3/4"	-	-	-	VAC BREAKER; SS BOX W/HINGED LOCKING COVER; KEY-OPERATED 1/4-TURN VALVE
WH-9,10,11,12	TANKLESS WATER HEATER	EEMAX SPEX320BT	1/2"	1/2"	-	-	3.0 KW, 208V/1PH; 0.2 GPM ACTVATION; 59F TEMP RISE AT 0.35 GPM; 110F OUTLET SETPOINT

PLUMBING GENERAL NOTES

- FIXTURES AND EQUIPMENT ARE INDICATED ON PLUMBING SHEETS FOR GENERAL REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL FIXTURES AND EQUIPMENT. KITCHEN FIXTURES AND EQUIPMENT ARE SCHEDULED ON ARCHITECTURAL DRAWINGS.
- ALL WORK SHALL BE BY LICENSED PLUMBER AND IN ACCORDANCE WITH APPLICABLE CODES.
- PLUMBING WATER (COLD AND HOT, 110°F & 140°F) PIPING UP TO 1" SHALL BE TYPE B PEX (WHERE APPROVED BY AUTHORITY HAVING JURISDICTION) WITH BRASS FITTINGS AND CRIMPED JOINTS, 100 PSIG RATED. PLUMBING PIPING 1-1/4" AND LARGER SHALL BE SCHEDULE 40 CPVC WITH SOLVENT WELD JOINTS. INSULATE PIPING CONTINUOUSLY WITH ELASTOMERIC FOAM PIPE INSULATION (3/4" FOR CW, 1" FOR HW AND HWR) EXCEPT WHERE OTHERWISE SPECIFIED, PROVIDE CONTINUOUS SEAL AROUND ALL SEAMS AND JOINTS WITH INSULATION MANUFACTURER'S SEALING COMPOUND. PROVIDE 1/4-TURN BALL STOP VALVES AT FINAL CONNECTION TO FIXTURES, APPLIANCES, OR EQUIPMENT. ALL MATERIALS SHALL BE APPROVED FOR DOMESTIC WATER (POTABLE) SERVICE.
- SANITARY DRAINAGE AND VENT PIPING SHALL BE DWV PVC WITH SOLVENT WELD JOINTS. PIPING 2-1/2" AND SMALLER SHALL BE SLOPED AT MINIMUM 2 PERCENT, PIPING 3" AND LARGER SHALL BE SLOPED AT MINIMUM 1 PERCENT. PROVIDE DRAINAGE PATTERN FITTINGS.
- NATURAL GAS PIPING SHALL BE SCHEDULE 40 STEEL, ASTM A53, WITH MALLEABLE IRON FITTINGS AND THREADED JOINTS. PIPING CONCEALED BEHIND WALLS OR BELOW SLAB SHALL HAVE ALL WELDED JOINTS. PIPING WHICH IS SUBJECT TO WEATHER SHALL BE CLEANED, PRIMED AND PAINTED WITH 2 COATS EXTERIOR GRADE, UV-RESISTANT PAINT. UNDERGROUND PIPING SHALL BE AS RECOMMENDED BY THE GAS SERVICE PROVIDER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS AND HUB DRAINS, EXCEPT WHERE DRAIN RECEIVES A CONTINUOUS DISCHARGE AND WHERE LAHJ APPROVES INSTALLATION WITHOUT TRAP PRIMER.
- WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE OF BUILDING INSULATION ASSEMBLY.
- PROVIDE SIGN DIRECTING ALL EMPLOYEES TO WASH HANDS.
- SEAL AROUND EDGES OF ALL WALL-MOUNTED FIXTURES WITH APPROVED CAULK/SEALING COMPOUND.
- WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, ETC., AND PAY ALL INCIDENTAL FEES, AS REQUIRED TO OBTAIN A PERMIT AND A PERMANENT CERTIFICATE OF OCCUPANCY.
- WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. CONFLICTS WHICH ARISE DUE TO LACK OF PROPER COORDINATION SHALL BE CORRECTED AT THE CONTRACTOR'S COST.
- DESIGN INDICATED IS SCHEMATIC AND MAY NOT REFLECT ALL CONSTRAINTS IMPOSED BY ACTUAL PROJECT CONDITIONS. CONTRACTOR SHALL VISIT SITE AND REVIEW CONSTRUCTION DOCUMENTS (INCLUDING ALL TRADES) TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BID. CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL COSTS REQUIRED TO REWORK THE DESIGN TO FIT WITHIN THE PHYSICAL CONSTRAINTS WHILE ACHIEVING THE OVERALL DESIGN INTENT.
- THE BASIS-OF-DESIGN PRODUCTS WERE USED TO DETERMINE DIMENSIONS, INSTALLATION AND ACCESS CLEARANCES, SUPPORTS, ELECTRICAL SERVICE, CONNECTION ARRANGEMENTS, ETC. WHERE ALTERNATE PRODUCTS ARE PROVIDED, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIREMENTS AND RECTIFY ANY CONFLICTS AT THE CONTRACTOR'S COST.
- ALL WORK SHALL BE INSTALLED TO AVOID CONFLICT WITH ELECTRICAL EQUIPMENT "DEDICATED SPACE" AS REQUIRED BY NEC AND LOCAL ORDINANCES. COORDINATE LOCATIONS OF ALL ELECTRICAL GEAR (DISTRIBUTION PANELS, TRANSFORMERS, SWITCHGEAR, ETC.) WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL EQUIPMENT AND DEVICES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
- ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR ASSUMES LIABILITY AND COSTS FOR ANY PRODUCT WHICH IS ORDERED PRIOR TO RECEIPT OF APPROVED SUBMITTALS.
- ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. ADDITIONAL WARRANTY SHALL APPLY WHERE SPECIFIED.
- EQUIPMENT START-UP AND COMMISSIONING SHALL BE PERFORMED BY FACTORY-AUTHORIZED AGENTS ONLY. SUBMIT WRITTEN START-UP PROCEDURES TO OWNER FOR APPROVAL PRIOR TO PERFORMANCE OF START-UP ACTIVITIES. FINAL REPORTS SHALL BE APPROVED BY OWNER.
- ALL PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED SYSTEM APPROVED FOR THE APPLICATION.
- FLASH AND SEAL ALL PENETRATIONS OF BUILDING EXTERIOR, WALLS AND ROOF WITH APPROVED SEALANT.
- ALL WORK INSTALLED WITHIN HVAC PLENUMS SHALL BE PLENUM RATED (25/50 FLAME SPREAD/SMOKE DEVELOPED) AND, WHERE REQUIRED BY THE LAHJ, SHALL BE NON-COMBUSTIBLE.
- ALL EQUIPMENT SHALL BE NEW EXCEPT FOR EQUIPMENT SPECIFICALLY NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL TEST EXISTING EQUIPMENT FOR PROPER OPERATION AND REPORT CONDITION TO OWNER. ALL UNREPORTED EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IF NOT FUNCTIONAL AT THE DATE OF BENEFICIAL OCCUPANCY. NEW EQUIPMENT SHALL BE UL OR ETL LISTED AND LABELED. GAS-RELATED EQUIPMENT SHALL ALSO BE AGA OR CSA LISTED AND LABELED. INSTALL ALL EQUIPMENT PER THESE DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND CODE REQUIREMENTS FOR SPECIFIC APPLICATION.
- EXCEPT WHERE SPECIFIED OTHERWISE, MECHANICAL CONTRACTOR SHALL PROVIDE STARTERS AND ELECTRICAL DISCONNECTS FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
- PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT, CONTROLS, AND PIPING.
- PROVIDE PRESSURE REDUCING VALVE IF LINE PRESSURE EXCEEDS 80 PSI, SET TO 60.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
— — — — —	DOMESTIC COLD WATER PIPING
— · — · — ·	HOT WATER PIPING
— — — — —	SANITARY OR WASTE PIPING
- - - - -	VENT PIPING
— — — — —	GAS PIPING
⊙	CONNECTION TO EXISTING CONSTRUCTION
⊖	PRESSURE GAUGE
⊘	SHUT-OFF VALVE (TYPE AS SPECIFIED)
⊘	BALANCING VALVE (TYPE AS SPECIFIED)
⊘	PRESSURE REDUCING VALVE
⊘	CHECK VALVE
⊘	BACKFLOW PREVENTER
⊘	RELIEF VALVE
⊘	GAS COCK
⊘	STRAINER
⊘	UNION
⊘	PIPE REDUCER
⊘	PIPE END CAP
⊘	CLEANOUT
⊘	P-TRAP
⊘	CONTINUATION OF PIPING
⊘	YARD CLEAN OUT
⊘	GAS PRESSURE REGULATOR

ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.

PLUMBING ABBREVIATIONS

ABBREV.	DEFINITION
AAV	AIR ADMITTANCE VALVE
A/C	ABOVE CEILING
ABV	ABOVE
AD	ACCESS DOOR
AF	ABOVE FINISHED FLOOR
B/F	BELOW FLOOR
B/G	BELOW GRADE
BTUH	BRITISH THERMAL UNITS PER HOUR
CO	CLEANOUT
CLG	CEILING
CONN	CONNECT(ION)
CONT	CONTINUATION
CW	DOMESTIC COLD WATER
DN	DOWN
EX	EXISTING
GW	GREASE WASTE
FD	FLOOR DRAIN
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
IE	INVERT ELEVATION
O/H	OVERHEAD
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
SAN OR S	SANITARY
TP	TRAP PRIMER
TYP	TYPICAL
V	VENT
W	WASTE
YCO	YARD CLEAN OUT

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