

**PLUMBING NOTES:**

1. ALL WORK SHALL CONFORM TO THE LATEST INTERNATIONAL PLUMBING CODE ADOPTED W/ LATEST STATE AMENDMENTS AND ALL APPLICABLE LOCAL CODES. WHERE TWO OR MORE CODES ARE IN CONFLICT THE MORE STRINGENT CODE SHALL APPLY.
2. 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.
3. 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.
4. 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".
5. 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.
6. PLUMBING FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL FIXTURES SHALL BE APPROVED BY OWNER, U.O.S.
7. 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.
8. INSTALL SYSTEMS, EQUIPMENT AND COMPONENTS LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED IN FINISHED SPACES.
9. COPPER PIPE SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH MASONRY, CEMENT MORTAR, CONCRETE, OR DISSIMILAR METALS.
10. INSTALL EXTERIOR HOSE BIBBS 18" ABOVE GRADE.
11. ROUTE WATER PIPING UNDER CEILING INSULATION WHERE POSSIBLE.
12. 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.
13. 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.
14. VERIFY BACKFLOW PREVENTER REQUIREMENTS OF LOCAL AUTHORITY & PROVIDE BACKFLOW PREVENTER AS REQUIRED. COORDINATE LOCATION WITH OTHER TRADES, ARCHITECT & OWNER PRIOR TO INSTALLATION. PROVIDE PRESSURE REDUCING VALVES WHERE REQUIRED BY CODE.
15. 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 "T" RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PROTECTED.
16. GENERAL CONTRACTOR/PLUMBING CONTRACTOR SHALL VERIFY PLUMBING SCHEDULE WITH ARCHITECT & OWNER PRIOR TO BID & PRIOR TO PERFORMING ANY WORK.
17. 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.
18. THE PLUMBING CONTRACTOR SHALL COORDINATE/VERIFY 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.
19. 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).
20. WHERE WATER PIPING IS ROUTED IN EXTERIOR WALLS, POSITION WATER PIPING ON THE HEATED SIDE (INTERIOR SIDE) OF THE WALL INSULATION.
21. 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.
22. PROVIDE WATER HAMMER ARRESTORS IN FIXTURE BRANCHES WHERE QUICK CLOSING VALVES ARE INSTALLED SUCH AS FLUSH VALVES, ICE MAKERS, DISHWASHERS, ETC.
23. ALL WATER PIPING SHALL BE INSULATED WITH 1" THICK INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H X FT<sup>2</sup> 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.
24. PROVIDE HEAT TRAP PIPING FOR WATER HEATERS NOT HAVING INTERNAL HEAT TRAPS PER MANUFACTURER'S INSTRUCTIONS.
25. PROVIDE TEMPERED WATER FOR ALL HAND WASHING FACILITIES & EYEWASHES THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO IPC SECTION 416.5. SYMMONS MAXLINE SERIES OR EQUAL. PROVIDE THERMOSTATIC MIXING VALVES FOR SAFETY SHOWERS, ETC., PER CODES WITH MODEL NUMBERS AS RECOMMENDED BY THE FIXTURE MANUFACTURER.
26. PROVIDE & IDENTIFY VALVES & PIPING IN COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE & ANY SPECIAL LOCAL/STATE REQUIREMENTS.
27. PROVIDE ACCESS DEVICES/DOORS AS NEEDED FOR VALVES, EQUIPMENT, ETC. COORDINATE SIZE & SELECTION W/ GENERAL CONTRACTOR & ARCHITECTURAL FINISHES.
28. ALL ALTERNATES DESIRED BY THE PLUMBING CONTRACTOR SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT 10 BUSINESS DAYS PRIOR TO BID DATE. OTHERWISE THE PLUMBING CONTRACTOR SHALL PAY FOR ANY DRAWING REVISIONS OR CORRESPONDENCE REQUIRED OF THE ENGINEER TO OBTAIN THE BUILDING INSPECTOR'S APPROVAL OF INSTALLED EQUIPMENT, MATERIALS, ETC., THAT ARE NOT DESIGN BASIS PER THESE PLUMBING NOTES, PLUMBING SPECIFICATIONS, PLUMBING PLANS, AND/OR PLUMBING SCHEDULES.
29. INSTALL ALL PLUMBING EQUIPMENT SUCH THAT THE RECOMMENDED MANUFACTURER CLEARANCES ARE MAINTAINED FOR SERVICEABILITY & MAINTENANCE.
30. ROUTE ALL DRAINS FROM WATER HEATERS TO NEAREST PLUMBING DRAINS OR TO EXTERIOR OF BUILDING. PROVIDE 2" FLOOR OR HUB DRAIN IF NEEDED.
31. WHERE EXISTING PVC PLUMBING LINES ARE LOCATED OR TO BE LOCATED IN HVAC CEILING RETURN PLENUMS 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 PLENUMS 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.
32. SEAL AND OR FLASH ALL OPENINGS IN INTERNAL/EXTERNAL BUILDING COMPONENTS RESULTING FROM THIS WORK IN COMPLIANCE WITH ALL APPLICABLE CODES. RODENTPROOF OPENINGS PER THE INTERNATIONAL BUILDING CODE AS WELL.

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-3999, 1.28 GPF, ELONGATED OPEN FRONT SEAT & TRIM
P2	LAVATORY (H.C.)	½"	½"	1½"	2"	KOHLER K-2032, WALL HUNG CHINA LAV, DELTA 500-WOS-DST FOT W/ 0.5GPM RESTRICTOR & TRIM & TRAP COVERS
P3	ELEC WATER COOLER	½"	—	1½"	2"	ELECTRIC HI LO, ADA, ELKAY EZ218C, STOP & P-TRAP
WHU	POINT OF USE WTR HTR	½"	½"	—	—	EEMAX SP55, 5.5KW, W/ FLOW RESTRICTOR
FPHB	HOSE BIBB	¾"	—	—	—	WOODFORD 27 W/VAC BKR
CD	CLEAN OUT	—	—	—	—	JR SMITH 4031
FD	FLOOR DRAIN	—	—	—	—	JR SMITH 2005, BRASS

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 OR VIEGA PROGRESS SYSTEMS
WATER, BELOW GRADE	COPPER, ASTM B88, TYPE K, DRAWN OR CPVC OR VIEGA PEX OR VIEGA PROGRESS SYSTEMS
WASTE & VENT	SCH 40 PVC-DWV PER ASTM D2685 W/ SOCKET FITTINGS, SOCKETS PER ASTM D2654, NO FOAMCORE, OR SERVICE WT. CAST IRON OR HUBLESS, CAST IRON FITTINGS, NEOPRENE GASKET SYSTEM OR HUBLESS CLAMP & SHIELD

NOTE- ALL MATERIAL & JOINING SYSTEMS LISTED ABOVE MUST BE APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION.

NOTE- NO PVC IN CEILING RETURN PLENUMS WHERE APPLICABLE.

NOTE- PEX PIPING SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDES & INSTALLATION INSTRUCTIONS. PAY PARTICULAR ATTENTION TO SUPPORTING, FIRE RATINGS/PROTECTION, EXPANSION & CONTRACTION REQUIREMENTS. INCREASE SIZES FOR SERVICE LINES AND MAINS ONE PIPE SIZE LARGER THAN SHOWN ON PLANS FOR PEX SYSTEMS. ENSURE CORRECT PEX MATERIAL SPEC IS USED FOR INTENDED SERVICE.

NOTE- ALL PIPING LISTED IN THE INDEX ABOVE MUST MEET THE SPECIFICATION REQUIREMENTS PER ALL APPLICABLE CODES FOR THIS PROJECT.

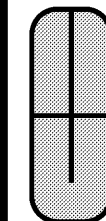
VALVES SCHEDULE		
CALLOUT	SYMBOL	DESCRIPTION
Ball		FULL PORT BRASS BALL VALVES

**PLUMBING LEGEND**

- SANITARY SEWER PIPING
- - - VENT PIPING
- - - COLD WATER PIPING
- - - HOT WATER PIPING
- VTR VENT THROUGH ROOF

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PLUMBING NOTES & SCHEDULES

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