

PLUMBING GENERAL NOTES:

PART 1 – GENERAL AND RELATED DOCUMENTS

DRAWING AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER DIVISION-1 SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.

WORK INCLUDED: THE PLUMBING SYSTEM FOR THIS WORK INCLUDES ALL NATURAL GAS, COLD WATER DISTRIBUTION, DOMESTIC WATER HEATING AND DISTRIBUTION, VENTS AND WASTES, FLOOR DRAIN, EQUIPMENT, PLUMBING FIXTURES AND TRIM, AND ALL OTHER PLUMBING ITEMS INDICATED ON THE DRAWINGS OR DESCRIBED IN THESE SPECIFICATIONS, PLUS ALL OTHER PLUMBING ITEMS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

CODES AND STANDARDS: IN ADDITION TO COMPLYING WITH ALL PERTINENT CODES AND REGULATIONS, COMPLY WITH THE FOLLOWING:
LOCAL GAS, MECHANICAL, AND THE PLUMBING CODE LATEST EDITIONS;
INCLUDING LOCAL AMENDMENTS
LOCAL UTILITY COMPANIES REGULATIONS.

THE FEDERAL ACT DATED JANUARY 01, 2009, AMERICAN WITH DISABILITIES ACT (ADA)
THE FEDERAL MINIMUM ENERGY POLICY AND CONSERVATION ACT OF 2005 (EPACT)

SUBMITTALS

PRODUCT DATA: WITHIN 15 CALENDAR DAYS AFTER AWARD OF CONTRACT, SUBMIT COMPLETE MATERIALS LIST OF ALL ITEMS PROPOSED TO BE FURNISHED AND INSTALLED UNDER THIS SECTION, ALONG WITH CATALOG CUTS AND OTHER DATA REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.

OPERATION AND MAINTENANCE MANUAL: UPON COMPLETION OF THE WORK, AND AS A CONDITION OF ITS ACCEPTANCE, COMPILER AND SUBMIT MANUALS AS REQUIRED.

PRODUCT HANDLING / PROTECTION: USE ALL MEANS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES.
REPLACEMENT: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

PART 2 – PRODUCTS

PIPE – SOIL, WASTE, AND VENTS IN BUILDING SHALL BE SCHEDULE 40 P.V.C.
WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING.

DOMESTIC WATER PIPING: ALL HOT AND COLD WATER PIPING, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL BE CPVC AND PEX, USING CPVC FOR MAIN DISTRIBUTION PIPE, PEX FOR GUEST ROOM WATER DISTRIBUTION, USING COPPER PIPE ONLY WHERE REQUIRED.
NO JOINTS OR CONNECTION SHALL BE MADE IN OR BELOW THE SLAB. REFER TO LOCAL CODE FOR ANY OTHER REQUIREMENTS FOR TYPE OF MATERIALS APPROVED AND METHODS OF JOINING.

NATURAL GAS PIPING: ALL GAS PIPING BELOW GRADE SHALL BE BLACK STEEL PIPE, PLASTIC COATED, WITH WELDED FITTINGS AND JOINTS. ALL GAS PIPING ABOVE GRADE, 3" (INCH) AND LARGER SHALL BE BLACK STEEL PIPE WITH WELDED FITTINGS AND JOINTS. 2-1/2" (INCH) AND SMALLER SHALL BE THREADED BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS.

PIPE WRAPPING: WRAP ALL PIPE BURIED IN THE GROUND, AND OTHER PIPE WHERE SO NOTED ON THE DRAWING, WITH "SCOTCHRAP". WRAP ALL STRAIGHT RUNS WITH 0.020-INCH THICK TAPE, APPLIED IN HALF-LAP LAYERS. PEX-WRAP ALL JOINTS, VALVES AND SIMILAR IRREGULAR SURFACES USING 0.010-INCH THICK TAPE.

VALVES: ALL VALVE DESIGN IS BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN BELOW. PROVIDE VALVES EQUALING AND EXCEEDING THE QUALITY OF THOSE UPON WHICH DESIGN IS BASED.

TYPE	SIZE RANGE:	PART NUMBER:
GATE	3" AND SMALLER	3
GLOBE	3" AND SMALLER	9
CHECK	2" AND SMALLER	412
GAS COCK	1" AND SMALLER	597
GAS COCK	1/4" AND LARGER	659 & 7904
WRENCH-CHANGED FOR USE WITH EACH COCK.		

VALVE BOXES: ALL VALVE BOXES, UNLESS OTHERWISE SHOWN ON THE DRAWING, SHALL EQUAL THE QUALITY OF "FOMI" TRAFFIC TYPE, OF THE REQUIRED DEPTH, AND SHALL HAVE LOCK TYPE CAST IRON COVERS LABELED WATER OR GAS AS REQUIRED.
PIPE SLEEVES AND ESCUTCHEONS: ALL PIPE SLEEVES AND ESCUTCHEONS SHALL HAVE OR EXCEED THE QUALITY OF "ADJUSTO-CRETE". SHALL HAVE AMPLE CLEARANCE FOR PIPE AND COVERING, AND SHALL HAVE CHROME PLATED WALL AND FLOOR ESCUTCHEONS OVER THE PIPE IN FINISHED AREAS.

HANGERS AND SUPPORTS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL EQUAL OR EXCEED THE QUALITY OF THE FOLLOWING:

ITEM:	MANUFACTURER'S & MODEL NO.
PIPE RING HANGER	GRINNEL 107R
SIDE BEAM CLAMP	GRINNEL 202
TRAPEZE HANGERS	SUPERSTRUT A1200
VERTICAL RISER	GRINNEL 261

PIPE SIZE:	ROD DIAMETER:
1/2 " TO 2"	3/8 "
2 1/2 " TO 3 1/2 "	1/2 "
4" TO 5"	5/8 "

AT THE CONTRACTOR'S OPTION, TRAPEZE HANGERS MAY BE USED WHERE PARALLEL RUNS OF PIPE OCCURS. ALL RODS ON TRAPEZE HANGERS SHALL BE 1/2" MINIMUM.

VENT FLASHING: PROVIDE VENT FLASHING AT EACH VENT THROUGH THE ROOF, EQUAL TO OR EXCEEDING THE QUALITY OF "SEMO" NUMBER 1100-2 FLASHING AND COUNTER FLASHING.

SHOCK ABSORBERS: PROVIDE 12" HIGH AIR CHAMBER AT EACH FIXTURE ON BOTH HOT AND COLD WATER. SIZE TO BE THE SAME AS BRANCH LINE AT POINT OF TEE UPWARD.

CLEANOUT: PROVIDE CLEANOUTS EQUALING OR EXCEEDING THE QUALITY OF THE FOLLOWING:
FLOOR CLEANOUT: J.R. SMITH # 4016
GRADE CLEANOUT: J.R. SMITH # 4011 WITH ROUND FRAME & COVER.
ALL EXPOSED PARTS OF FLOOR CLEANOUTS IN FINISHED AREAS SHALL BE SCORIATED NICKEL BRONZE. ALL OTHER INTERIOR CLEANOUTS SHALL BE POLISHED SCORIATED BRONZE. ALL GRADE CLEANOUTS SHALL HAVE ROUGH SCORIATED BRONZE COVERS.

ISOLATE ALL DISSIMILAR METALS WITH ISOLATORS EQUALING OR EXCEEDING THE QUALITY OF "EPICO" DIELECTRIC UNIONS.

FLOOR DRAINS: PROVIDE FLOOR DRAINS EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 2010-A, 2" SIZE, WITH 5" DIAMETER STRAINER AND PROVIDE TRAP PRIMER IF PRIMER IS REQUIRED BY CODE. SMITH 2699 TRAP PRIMER. ON ANY FLOOR DRAIN THAT HAS A PIPE DRAINING INTO IT, PROVIDE FUNNEL #3580. ROOMS WITH WATER CLOSETS SHALL HAVE A 3" FLOOR DRAIN.

PIPING INSULATION

INSULATE ALL METAL DOMESTIC COLD WATER PIPES AND CONDENSATE DRAIN PIPES WITH CLOSED-CELL ELASTOMERIC MATERIAL.

ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU-IN/(H-Ft2-DEGREE F).
ALL COLD WATER PIPING CONCEALED ABOVE CEILINGS IN ATTICS, AND CONCEALED IN EXTERIOR WALLS SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU-IN/(H-Ft2-DEGREE F).

ALL EXPOSED EXTERIOR COLD WATER PIPING SHALL BE INSULATED AS SPECIFIED ABOVE AND HAVE ALUMINUM JACKETING APPLIED OVER INSULATION.

ACCESS PLATES: PROVIDE ACCESS PLATES EQUALING OR EXCEEDING THE QUALITY OF SMITH # 4760, PRIME COATED STEEL FOR PAINTED WALLS, WITH ALLEN KEY LOCKING DEVICES. EACH GUEST ROOM SHALL HAVE A SINGLE HOT AND COLD WATER VALVE THAT CAN CUT OFF ALL HOT AND COLD WATER TO THE ROOM WITHOUT CUTTING OFF WATER TO ANY OTHER GUEST ROOM.

OTHER MATERIAL: ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK OF THIS SECTION, SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS, AND AS SELECTED BY THE ARCHITECT.
INSPECTION: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE INSTALLED. CORRECT CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PLUMBING SYSTEM LAYOUT: LAYOUT THE PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORY FUNCTIONING SYSTEM. FOLLOW THE GENERAL LAYOUT SHOWN ON THE DRAWINGS IN ALL CASES EXCEPT WHERE OTHER WORK MAY INTERFERE. LAYOUT ALL PIPES TO FALL WITHIN PARTITION, WALLS, OR ROOF CAVITIES, AND TO NOT REQUIRE FURRING OTHER THAN AS SHOWN ON THE DRAWINGS.

TRENCHING AND BACKFILLING: GENERAL- DIG TRENCHES STRAIGHT AND TRUE TO LINE AND GRADE, WITH BOTTOM OF TRENCH FREE FROM ROCK POINTS AND WITH PIPE CUSHION CONSISTING OF EITHER UNDISTURBED NATURAL SOIL OR COMPACTED FINE SAND. PROVIDE A MINIMUM TRENCH OF 16" FOR MAIN SOIL AND DRAINAGE PIPE, AND A MINIMUM OF 24 COVER BELOW FINISHED GRADE WHEREVER CONDITIONS WILL PERMIT. WHERE CONDITIONS REQUIRE VARIANCE FROM THESE MINIMUMS, SECURE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE VARIANCE. PERFORM ALL SUCH VARIANCES AT NO ADDITIONAL COST TO THE OWNER.

BACKFILLING: BACK FILL PROMPTLY UPON RECEIPT OF ALL NECESSARY VARIANCES, USING STOCKPILED MATERIAL EXCAVATED FROM THE TRENCH, OR USING OTHER MATERIAL APPROVED BY THE ARCHITECT. ALL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS, LARGE CLODS, ROOTS, AND OTHER FOREIGN MATER, AND SHALL BE COMPACTED IN 6" LAYERS TO A MINIMUM OF 95 PERCENT COMPACTION. JETTING OF BACKFILL WILL NOT BE PERMITTED. PROMPTLY REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.

INSTALLATION, GENERAL: DO NOT CUT INTO OR REDUCE THE SIZE OF ANY LOAD-CARRING STRUCTURAL MEMBER WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. INSTALL ALL PIPES TO CLEAR ALL BEAMS AND OBSTRUCTIONS AND IN ACCORDANCE WITH THE FOLLOWING:

1. INSTALL ALL PIPING PROMPTLY, CAPPING OR PLUGGING ALL OPEN ENDS.
2. INSTALL ALL PIPING GENERALLY LEVEL AND PLUMB, FREE FROM TRAPS, AND IN A MANNER TO CONSERVE SPACE FOR OTHER WORK.
3. CUSHION ALL TRAPS AND BEARING TO MINIMIZE TRANSFER OF SOUND.
4. PROVIDE COMPLETE ISOLATION OF ALL DISSIMILAR METALS. FIRMLY ANCHOR ALL PIPES INTO POSITION.
5. PROVIDE UNIFORM PIPING OF AT LEAST 1/4 INCH PER FOOT FOR ALL HORIZONTAL WASTE AND SOIL PIPING WITHIN THE BUILDING.
6. PITCH ALL VENTS FOR PROPER DRAINAGE. INSTALL VENT PIPING WITH EACH BEND 45 DEGREES MINIMUM FROM THE HORIZONTAL WHEREVER STRUCTURAL CONDITIONS WILL PERMIT.
7. PROVIDE AIR CHAMBERS OR WATER HAMMER ARRESTORS ON HOT AND COLD WATER AT THE FIXTURES.
8. CONCEAL ALL PIPING UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
9. INSPECT EACH PIECE OF PIPE, COUPLINGS, FITTINGS, AND EQUIPMENT FOR DEFECTS AND OBSTRUCTIONS. PROMPTLY REMOVE ALL DEFECTIVE MATERIAL FROM THE SITE.
10. PLUMBER SHALL CUT ALL HOLES IN CABINETS FOR LAVATORIES, SINKS AND FAUCETS.

JOINTS AND CONNECTIONS: PREPARATION – PROPERLY REMEAL ALL CUT PIPE. CUT ALL THREADS STRAIGHT AND TRUE. APPLY BEST QUALITY TEFLON TAPE TO MALE PIPE THREADS, BUT NOT TO INSIDE OF FITTINGS. USE GRAPHITE OR ALL CLEANOUT PLUGS. PACKING: PACK ALL JOINTS IN CAST IRON SOIL AND WASTE PIPE AND FITTINGS, USING OAKUM, AND SECURING WITH ONE INCH DEEP CAULKING OF LEAD. FULLY AND PROPERLY CAULK AND FINISH.

COPPER: MAKE ALL JOINTS IN COPPER TUBING WITH 95-5 TIN-ANTIMONY SOLDER, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

PVC: MAKE ALL JOINTS IN PVC PIPING WITH PROPER JOINT CEMENT, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

SUPPORTING: USE A SEPERATE HANGER FOR EACH BRANCH. SUPPORT VERTICAL RISERS AT THE FLOOR WITH THE EXTENSION PIPE CLAMPS APPROVED BY THE ARECHTIECT. WHEREVER INSULATED PIPE IS SUPPORTED BY RING HANGERS, THE RINGS SHALL PASS FREELY AROUND THE INSULATION AT POINT OF CONTACT WITH SADDLES APPROVED BY THE ARCHITECT.

SLEEVING, SEALING, ESCUTCHEONS AND FIRE SAFING:

ALL PIPING THROUGH ALL INTERIOR AND EXTERIOR WALLS SHALL BE SLEEVED. ANNUAL SPACE BETWEEN PIPING AND SLEEVE SHALL BE SEALED WATERTIGHT WITH NON-HARDENING COMPOUND (WHERE WALLS ARE NOT FIRE RATED) OR FIRE SAFING (WHERE WALLS ARE FIRE RATED). SLEEVE AND FIRE SAFING SHALL MAINTAIN FIRE RATING OF WALL ASSEMBLY.
EACH END OF SLEEVE SHALL BE FITTED WITH TWO PIECE CHROME PLATED ESCUTHEON PLATE.

AIR CHAMBERS SHALL BE SIZED AND INSTALLED AS PER SECTION 604.9 OF 2015 INTERNATIONAL PLUMBING CODE. LISTED MECHANICAL DEVICES SHALL BE PDI APPROVED.

INSTALLATION

COLD WATER PIPING: COAT ALL COLD WATER PIPING CONCEALED WITHIN THE WALL AND CEILING, USING THE SPECIFIED PLASTIC COATING TO A MINIMUM THICKNESS OF 1/16".
HOT WATER PIPING: INSULATE ALL HOT WATER PIPING WITH THE SPECIFIED INSULATION, APPLYING IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, AND: TIGHTLY BUTT ALL JOINTS TOGETHER. HOLD THE LONGITUDINAL SEAMS WITH COPPER-CLAD INSULATING STAPLES (AT LEAST FOUR STAPLES PER THREE FOOT SECTION).
INSULATE FITTINGS WITH INSULATING CEMENT TO THE THICKNESS ON THE ADJACENT PIPES. APPLY INSULATION IN TWO LAYERS, ALLOWING FIRST COAT TO DRY BEFORE APPLYING THE SECOND COAT. TROWEL THE FINAL COAT TO A SMOOTH AND EVEN FINISH, THEN COVER THE FITTING WITH AND EIGHT OUNCE CANVAS AND "ARBOL LAGGING ADHESIVE" TO A SMOOTH FINISHED SURFACE. UPON COMPLETION OF INSULATING, FINISH ALL EXPOSED CANVAS JACKETING WITH TWO COATS OF "ARBOL LAGGING ADHESIVE".

STERILIZATION OF PIPES

CHLORINATION: AFTER PRELIMINARY PURGING OF THE SYSTEM, CHLORINATE THE ENTIRE POTABLE WATER SYSTEM IN ACCORDANCE WITH THE CURRENT PROCEDURE OF THE AMERICAN WATERWORKS ASSOCIATION FOR FLUSHING AND DISINFECTING WATER MAINS, AND IN ACCORDANCE WITH ALL OTHER PERTINENT RULES AND REGULATIONS. WHEN STERILIZATION IS COMPLETE, ARRANGE WITH THE PERTINENT AUTHORITIES FOR TEST ON MAINS AND SYSTEM. CHLORINATE ONLY WHEN BUILDING IS UNOCCUPIED.

CLOSING IN UNINSPECTED WORK: DO NOT COVER UP OR ENCLOSE WORK UNTIL IT HAS BEEN PROPERLY AND COMPLETELY INSPECTED AND APPROVED. SHOULD ANY OF THE WORK BE COVERED UP OR ENCLOSED PRIOR TO ALL REQUIRED INSPECTIONS APPROVALS, UNCOVER THE WORK AS REQUIRED AND, AFTER IT HAS BEEN COMPLETELY INSPECTED AND APPROVED, MAKE ALL REPAIRS AND REPLACEMENTS WITH SUCH MATERIALS AND WORKMANSHIP AS ARE NECESSARY TO THE APPROVAL OF THE ARCHITECT, AND AT NO ADDITIONAL COST TO THE OWNER.

TESTING:

GENERAL: FURNISH ALL TEST PUMPS, GAGES, EQUIPMENT, AND PERSONNEL REQUIRED, AND TEST AS NECESSARY TO DEMONSTRATE THE INTEGRITY OF THE FINISHED INSTALLATION TO THE APPROVAL OF ALL PERTINENT AUTHORITIES AND THE ARCHITECT.












SOIL & WASTE: UNLESS OTHERWISE DIRECTED, PLUG ALL OPENING AND FILL WITH WATER TO A HEIGHT EQUAL TO THE LOWEST VENT. ALLOW TO STAND ONE HOUR OR LONGER AS REQUIRED. RECAULK LEAKING JOINTS AS DIRECTED AND THEN RE-TEST.

WATER LINES: TEST AND MAKE TIGHT AT 150 PSI WATER GAGE. RETAIN FOR FOUR HOURS. REPAIR ALL LEAKING JOINTS AS DIRECTED AND THEN RE-TEST.

GAS: AIR TEST TO PRESSURE EQUAL TO 100 PSI. RETAIN FOR FOUR HOURS. SOAP TEST IF THE THE PRESSURE DROPS; REPAIR ALL LEAKS; AND THEN RE-TEST.

VALVES: TEST ALL VALVE BONNETS FOR TIGHTNESS. TEST OPERATE ALL VALVES AT LEAST ONCE FROM CLOSED TO-OPEN-TO CLOSED POSITION WHILE VALVE IS UNDER PRESSURE. TEST ALL AUTOMATIC VALVES FOR PROPER OPERATION AT THE SETTING INDICATED. TEST PRESSURE RELIEF VALVE AT LEAST THREE TIMES.

OTHER: TEST ALL PIPING SPECIALITIES FOR PROPER OPERATION. TEST ALL VENT POINTS TO ENSURE THAT AIR HAS BEEN VENTED.

SYMBOLS AND LEGEND			
SYMBOLS	ABBREV.	DESCRIPTION	MATERIAL
— — — — —	WASTE	SOIL OR WASTE	40 P.V.C. WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING
- - - - -	ST	STORM DRAIN	
— — — — —	V	VENT	
— — — — —	HWR	HOT WATER RETURN	CPVC FOR MAIN DISTRIBUTION PIPE, PEX FOR GUEST ROOM WATER DISTRIBUTION
— — — — —	CW	COLD WATER	
— — — — —	HW	HOT WATER	
— — — — —	GAS	GAS LINE	BLACK STEEL PIPE, PLASTIC COATED
	FD	FLOOR DRAIN	EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 2010-A, 2" SIZE, WITH 5" DIAMETER STRAINER
	FS	FLOOR SINK	EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 3140
	FCO	FLOOR CLEAN OUT	
	WCO	WALL CLEAN OUT	
	CCO	CEILING CLEAN OUT	
	G.V.w/B.C.	GATE VALVE WITH BALL COCK	BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN IN GENERAL NOTES
	C.V	CHECK VALVE	
		GAS SHUT-OFF VALVE	
		PRESSURE REGULATOR VALVE	
		THERMOSTATIC MIXING VALVE	
		BALANCING VALVE	SET TO 1 GPM

BACKFLOW PREVENTION TYPES		
NO.	THE TYPE OF PROTECTION	ITEMS/ EQUIPMENT (SIZE)
1	REDUCED PRESSURE ZONE ASSEMBLY (RPZA)	MAIN WATER LINE (3")
2	PRESSURE VACUUM BREAKER ASSEMBLY (PVB)	IRRIGATION SYSTEM (1")
3	DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)	FIRE PROTECTION (6")
4	REDUCED PRESSURE ZONE ASSEMBLY (RPZA)	ICE MACHINE (3/4")
5	DOUBLE CHECK VALVE ASSEMBLY (DCVA)	COFFEE MACHINE (3/4"), REF (3/4"), JUICE DISPENSER (3/4")

NOTE:

CROSS-LINKED POLYETHYLENE (PEX) PIPE (RED AND BLUE) IS OPTIONAL FOR THE GUEST ROOM, CPVC PIPE FOR CORRIDOR MAIN WATER LINE.



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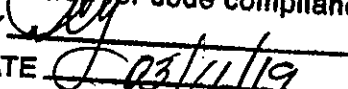
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DRAWING NAME

PLUMBING NOTES
AND LEGEND

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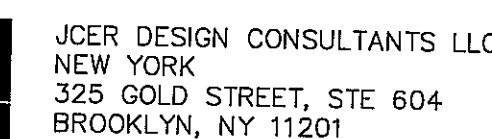
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PLUMBING FIXTURE SCHEDULE

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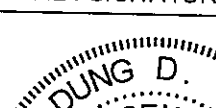
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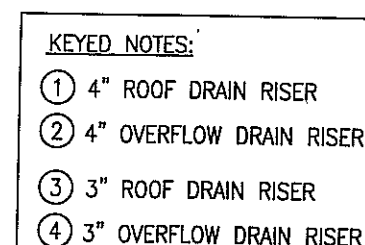
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1 SANITARY SEWER
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1. THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWING TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUNNING ALONG WITH THE GRADE BEAMS.
2. THE CONTRACTOR MUST PERFORM THE COLD/HOT WATER BALANCING TO ENSURE SUFFICIENT HOT WATER THAT DELIVERS TO EVERY GUESTROOM UNIT BEFORE CEILING TILE IS INSTALLED.

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SANITARY SEWER
SECOND FLOOR PLAN

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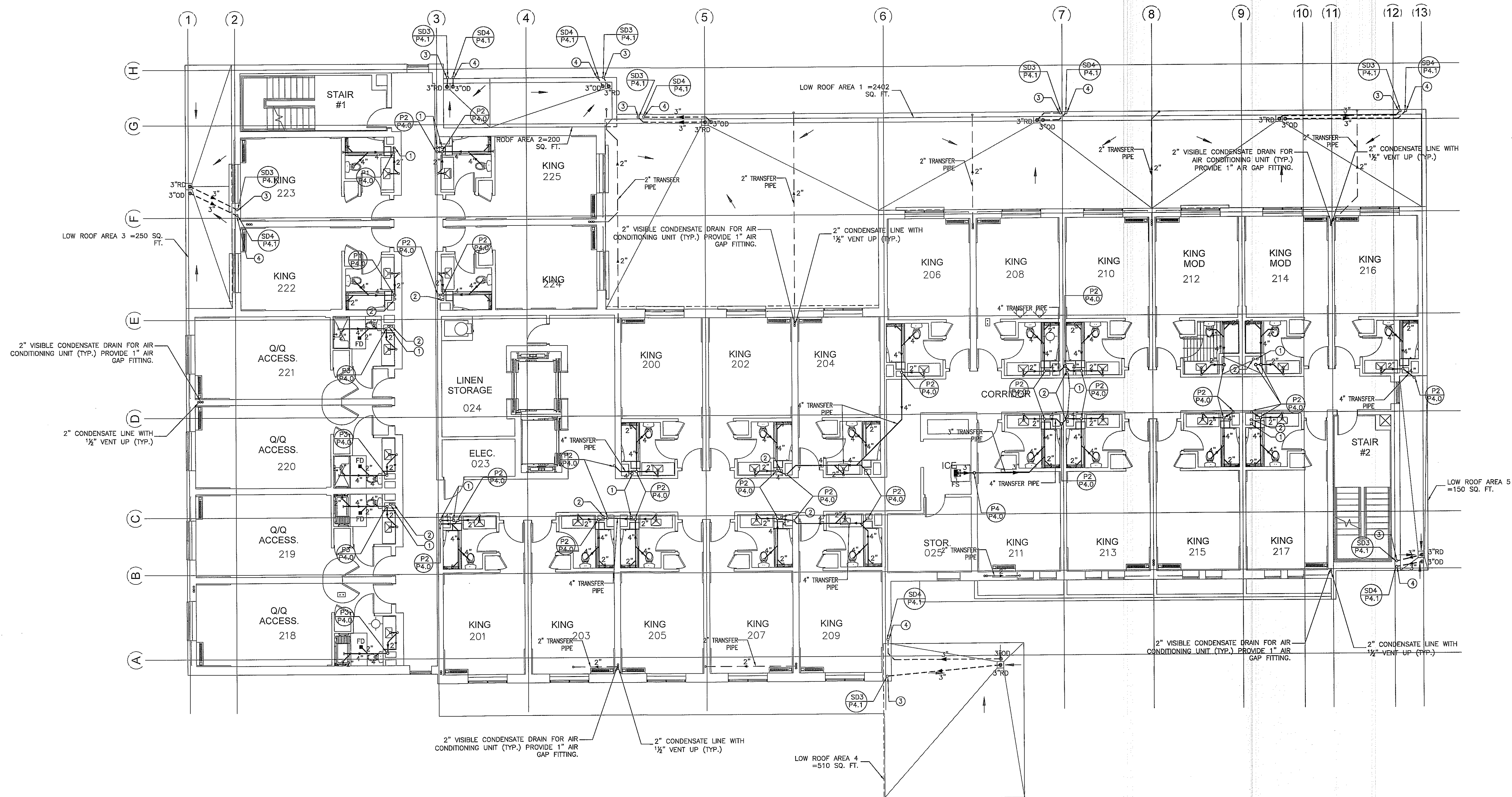
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ROOF DRAIN CALCULATION:

	MAIN ROOF AREA (SQUARE FEET)	CAPACITY OF ROOF DRAINS (GPM)	NO. OF R.D	SERVED CAPACITY OF EACH R.D. (GPM)
LOW ROOF AREA 1	2402	124	3	41
LOW ROOF AREA 2	200	11	2	5.5
LOW ROOF AREA 3	250	13	1	13
LOW ROOF AREA 4	510	27	1	27
LOW ROOF AREA 5	150	9	1	9

BASE ON 2017 FLORIDA PLUMBING CODE APPENDIX B AND TABLE 1106.2:

- RAIN FALL IN INCHES PER HOUR: 5" (APPENDIX B)
- 3" ROOF DRAIN IS SERVED FOR 55 GPM WITH SLOPE 1% (TABLE 1106.2)

=> THE LARGEST CAPACITY FOR ONE ROOF DRAIN IS 55 GPM WITH SLOPE 1%.

OVER FLOW DRAIN SHALL BE THE SAME SIZE AS R.D. AND SET 2
ABOVE R.D.

KEYED NOTES:

- ① 4" ROOF DRAIN RISER
- ② 4" OVERFLOW DRAIN RISER
- ③ 3" ROOF DRAIN RISER
- ④ 3" OVERFLOW DRAIN RISER

SANITARY SEWER
SECOND FLOOR PLAN

SCALE: $1/8" = 1' - 0"$

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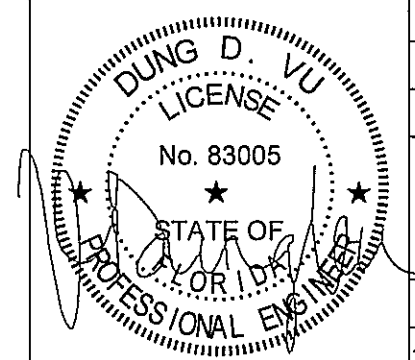
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THIRD FLOOR PLAN

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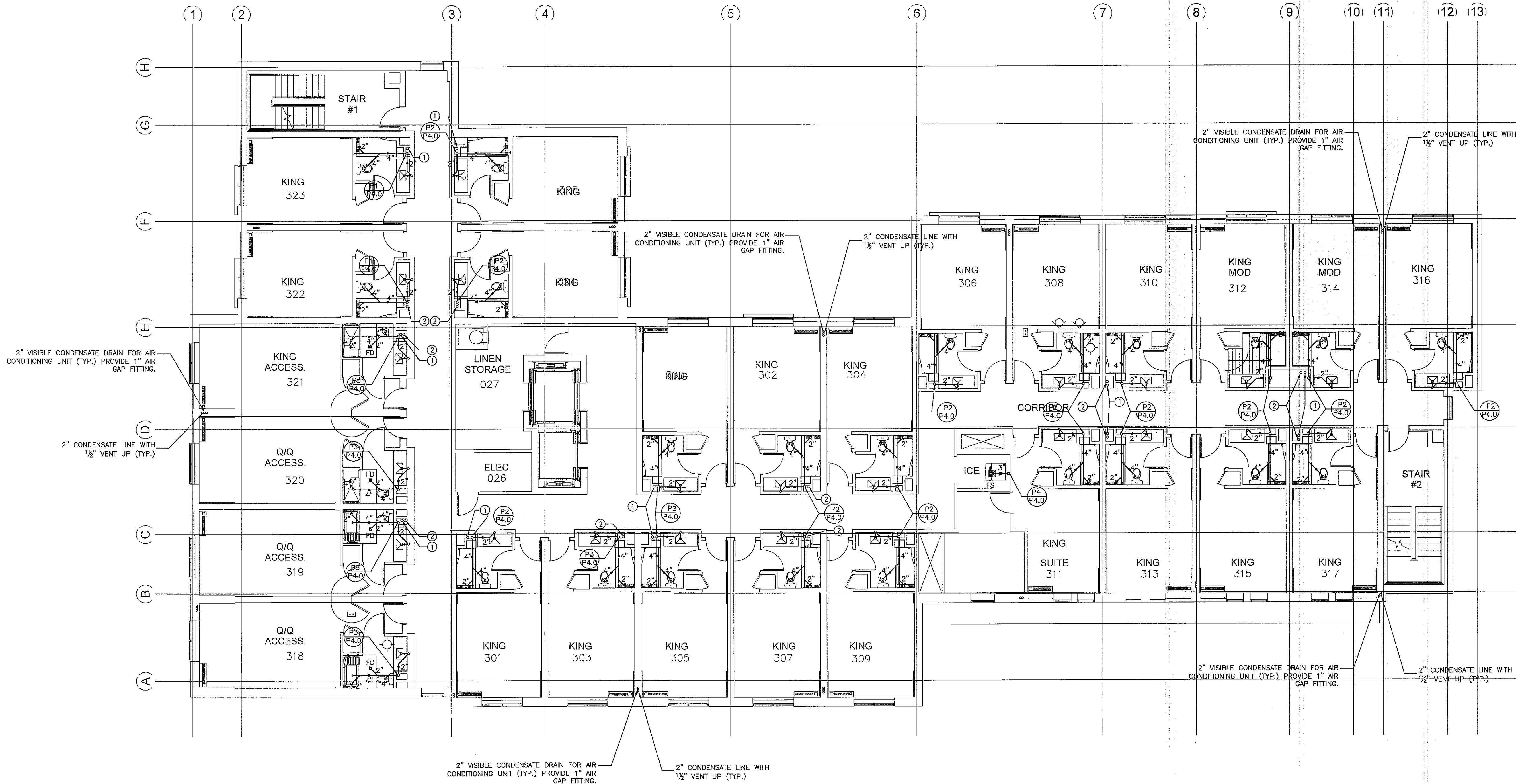
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**SANITARY SEWER
THIRD FLOOR PLAN**
SCALE: 1/8"=1'-0"

KEYED NOTES:
① 4" ROOF DRAIN RISER
② 4" OVERFLOW DRAIN RISER

1. THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWING TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUNNING ALONG WITH THE GRADE BEAMS.
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- PROVIDE A SEPARATE 1/2" VALVED CW LINE TO EACH REFRIGERATOR
- VACUUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE HEATER OR TANK, SHALL BE PROVIDED TO PREVENT SIPHONING OF ANY STORAGE WATER HEATER OR TANK.
- DISCHARGE POOL, BACKWASH AND SCUM GUTTERS DRAIN TO SANITARY SEWER.
- DRAIN SIZES FROM PLUMBING FIXTURES SHALL BE AS FOLLOWS:
WATER CLOSETS - 4"
BATHTUB - 2"
LAVATORY - 2"
FLOOR DRAIN - 2"
FLOOR SINK - 3"

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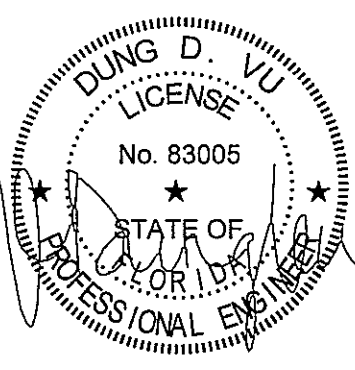
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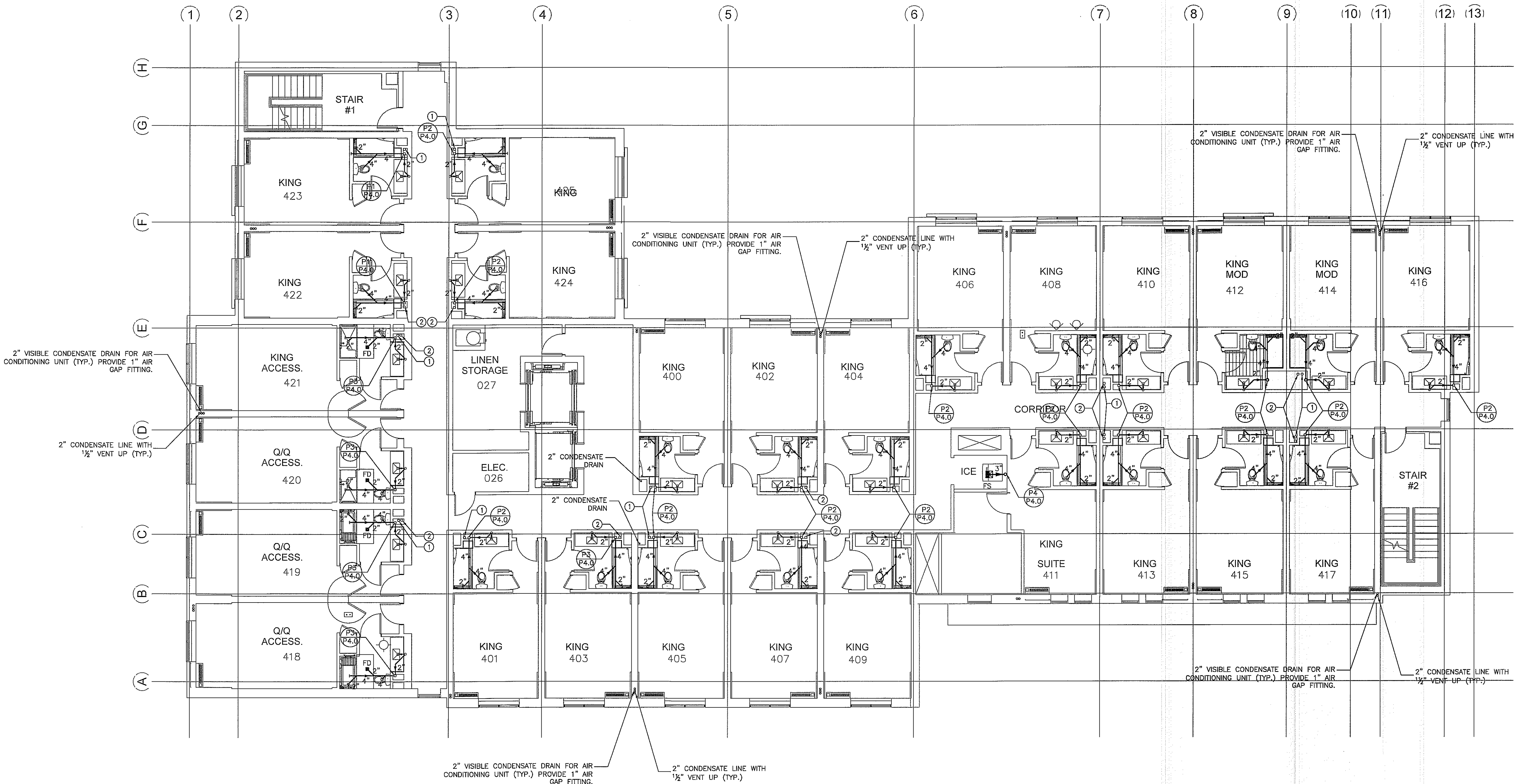
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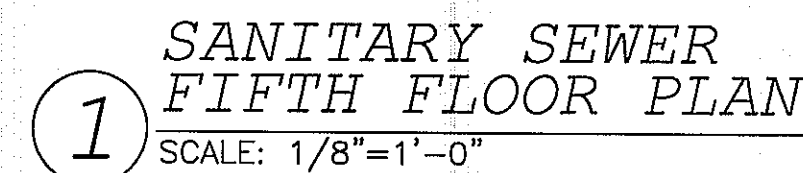
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FOURTH FLOOR PLAN

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SCALE: $1/8" = 1' - 0"$

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10. DISCHARGE POOL, BACKWASH AND SCUM GUTTERS DRAIN TO SANITARY SEWER.
11. DRAIN SIZES FROM PLUMBING FIXTURES SHALL BE AS FOLLOWS:
 - WATER CLOSETS - 4"
 - BATH/TUB - 2"
 - LAVATORY - 2"
 - FLOOR DRAIN - 2"
 - FLOOR SINK - 3"



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**SANITARY SEWER
SIXTH FLOOR PLAN**

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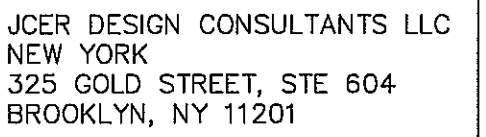
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LAVATORY - 2"
FLOOR DRAIN - 2"
FLOOR SINK - 3"

**SANITARY SEWER
SIXTH FLOOR PLAN**
1
SCALE: 1/8"=1'-0"

KEYED NOTES:

- 4" ROOF DRAIN RISER
- 4" OVERFLOW DRAIN RISER

- THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWING TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUNNING ALONG WITH THE GRADE BEAMS.
- THE CONTRACTOR MUST PERFORM THE COLD/HOT WATER BALANCING TO ENSURE SUFFICIENT HOT WATER THAT DELIVERS TO EVERY GUESTROOM UNIT BEFORE CEILING TILE IS INSTALLED



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 - FLOOR SINK - 3"

	MAIN ROOF AREA (SQUARE FEET)	CAPACITY OF ROOF DRAINS (GPM)	NO. OF R.D	SERVED CAPACITY OF EACH R.D. (GPM)
MAIN ROOF AREA	12600	654.5	11	60

OVER FLOW DRAIN SHALL BE THE SAME SIZE AS R.D. AND SET 2"
ABOVE R.D

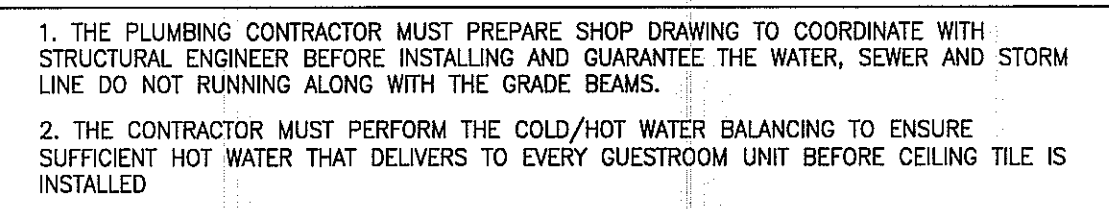
=> CHOOSE 1 ROOF SCUPPER 4"(H) x 6.28"(W) FOR EACH ROOF

KEYED NOTES:

- ① 4" ROOF DRAIN RISER
- ② 4" OVERFLOW DRAIN RISER

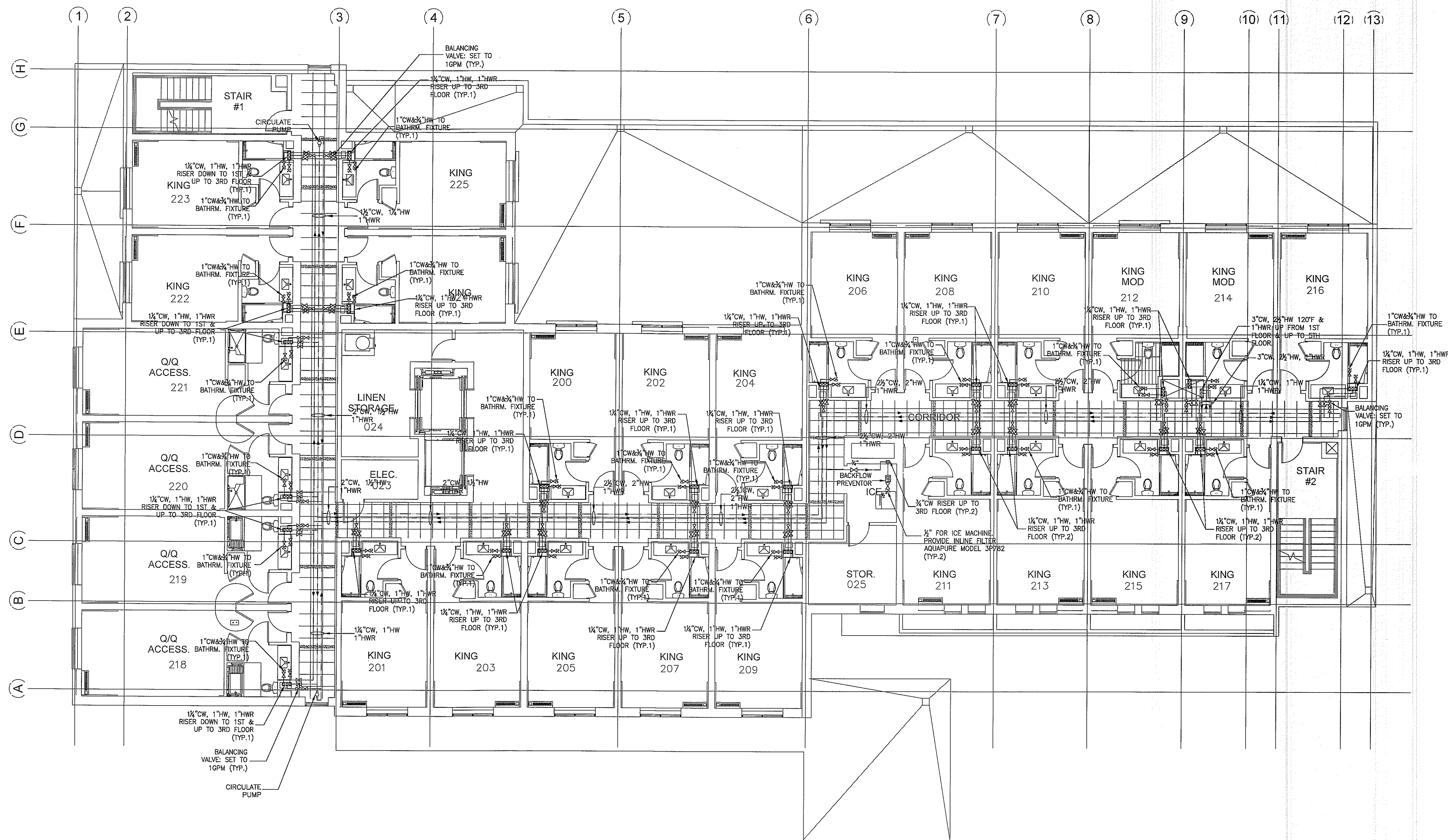
STORM DRAINAGE
ROOF PLAN
SCALE: 1/8"=1'-0"

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DOMESTIC WATER
FIRST FLOOR PLAN
1 SCALE: 1/8"=1'-0"

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- PROVIDE A SEPARATE 1/2" VALVED CW LINE TO EACH REFRIGERATOR
- CONTRACTOR TO SUPPLY THE TEMPERED WATER LIMITING DEVICE THAT CONFORMS TO ASSE 1070, FPC 607.1.2. AND SHOWER VALVES WATER LIMITING DEVICE THAT CONFORMS TO ASSE 1016, FPC 424.3.
- VACUUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE HEATER OR TANK, SHALL BE PROVIDED TO PREVENT SIPHONING OF ANY STORAGE WATER HEATER OR TANK.
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BATHTUB - 2"
LAVATORY - 2"
FLOOR DRAIN - 2"
FLOOR SINK - 3"

DOMESTIC WATER SECOND FLOOR PLAN SCALE: 1/8"=1'-0"

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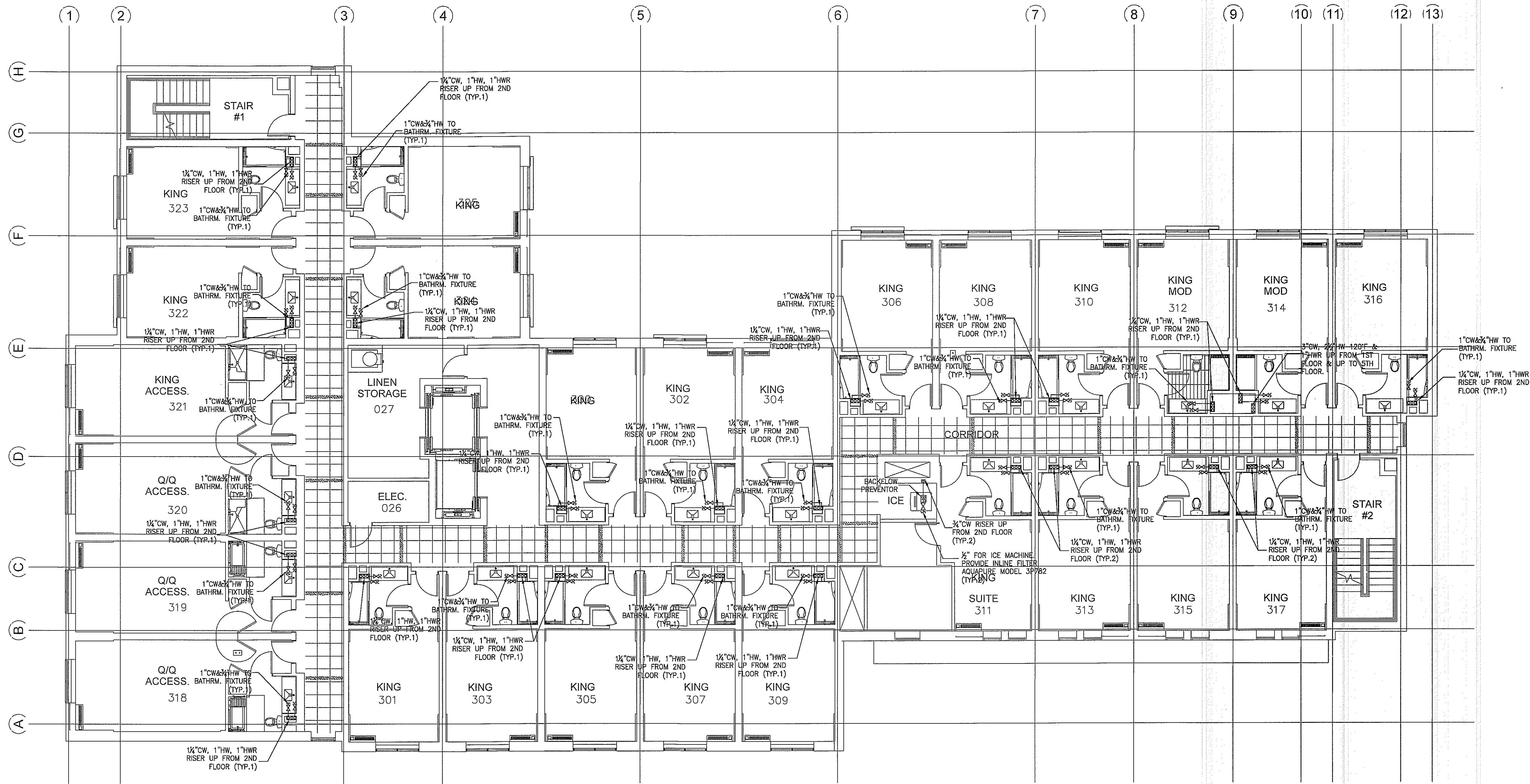
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1 DOMESTIC WATER
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTES:

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- FOR DRAWING CLARITY, SEE THE VENT PIPING WITH SIZING ON RISER DIAGRAM P4.0, P4.1
- ALL PENETRATIONS THROUGH FIRE WALL MUST BE SEALED TO MEET THE CRITERIA.
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- CONTRACTOR TO SUPPLY THE TEMPERED WATER LIMITING DEVICE THAT CONFORMS TO ASSE 1070, FPC 607.1.2. AND SHOWER VALVES WATER LIMITING DEVICE THAT CONFORMS TO ASSE 1016, FPC 424.3.
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DRAWING NAME

DOMESTIC WATER
THIRD FLOOR PLAN

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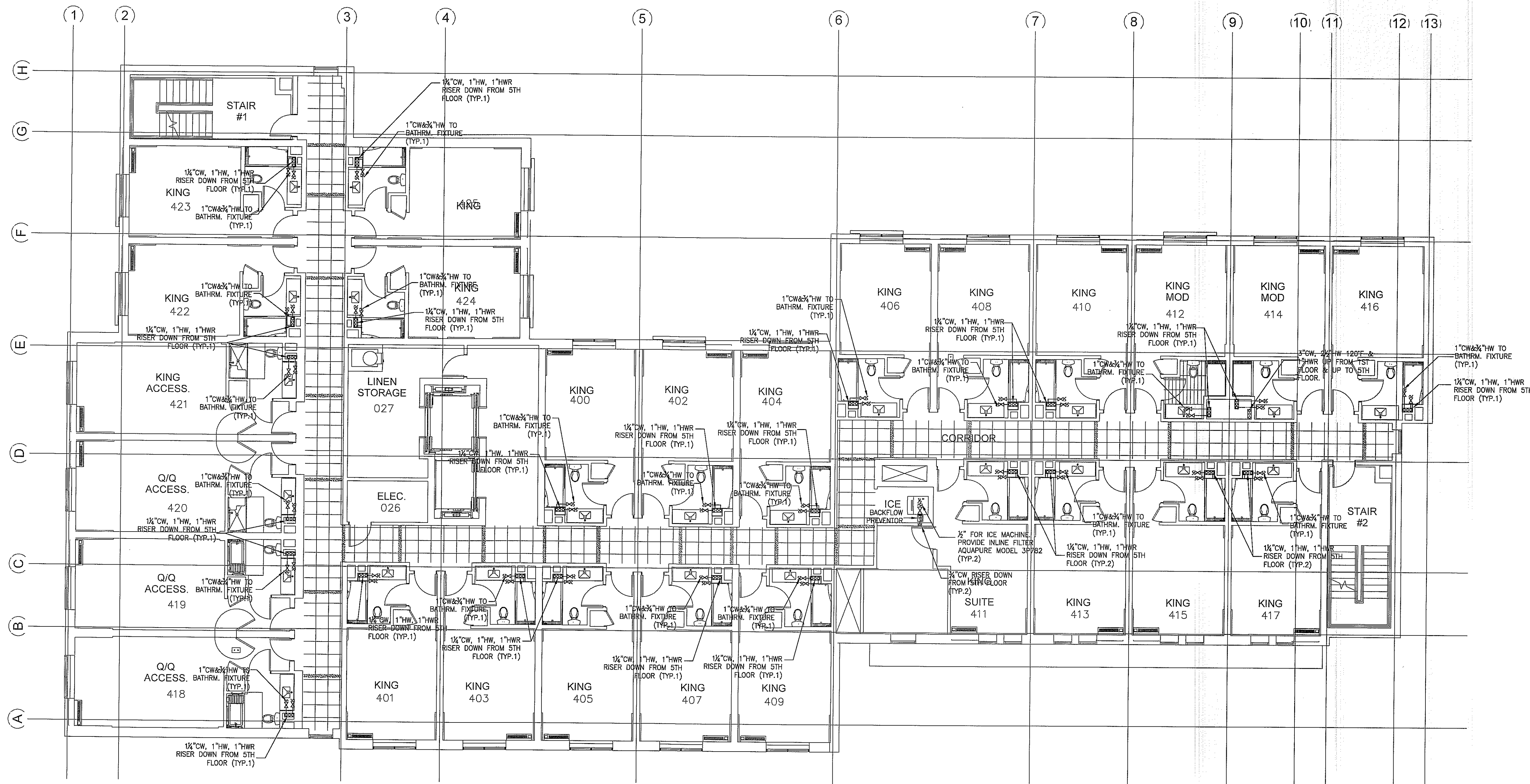
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DOMESTIC WATER
FOURTH FLOOR PLAN

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**DOMESTIC WATER
FOURTH FLOOR PLAN**
SCALE: 1/8"=1'-0"

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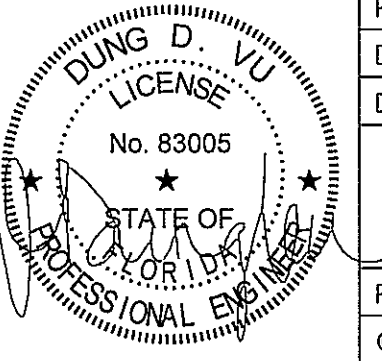
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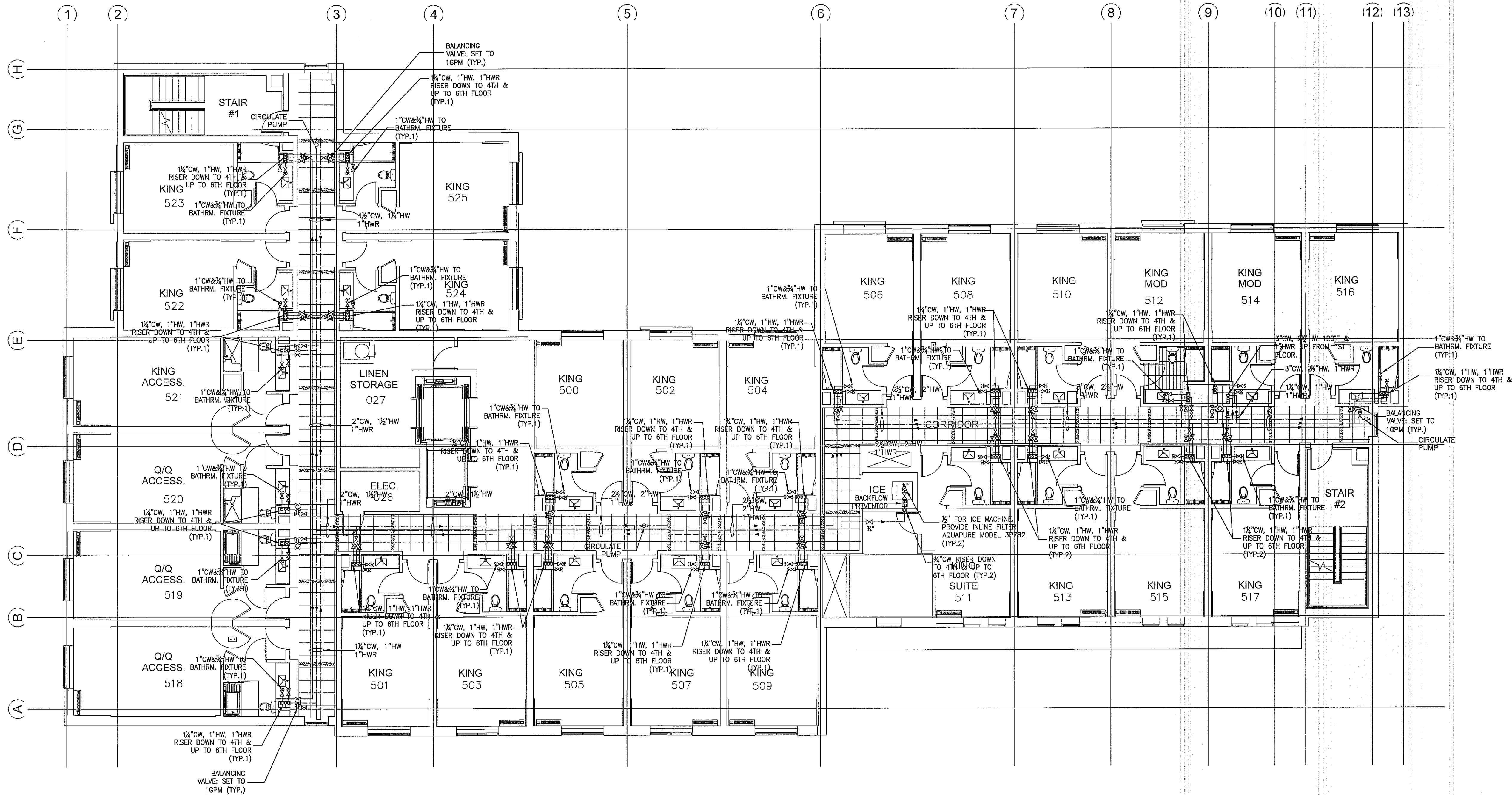
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DOMESTIC WATER
FIFTH FLOOR PLAN

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DOMESTIC WATER
FIFTH FLOOR PLAN
1 SCALE: 1/8"=1'-0"

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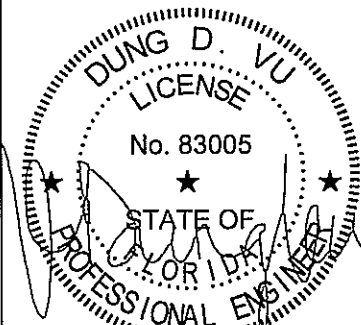
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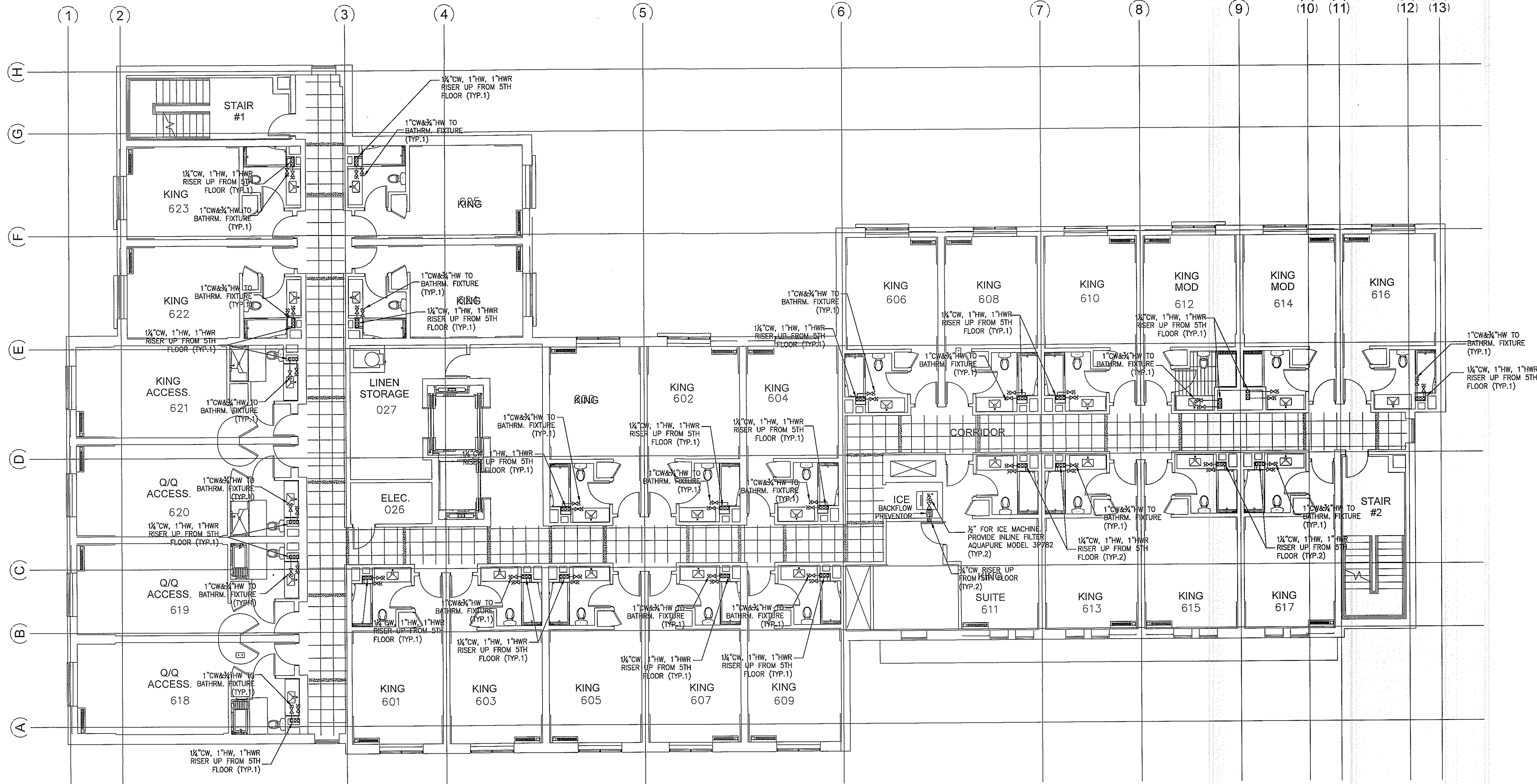
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DOMESTIC WATER
SIXTH FLOOR PLAN

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DATE *03/11/19*

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	PAGE NUMBER	P3.5
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DOMESTIC WATER
SIXTH FLOOR PLAN
1 SCALE: 1/8"=1'-0"

NOTES:

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ROOF PLAN

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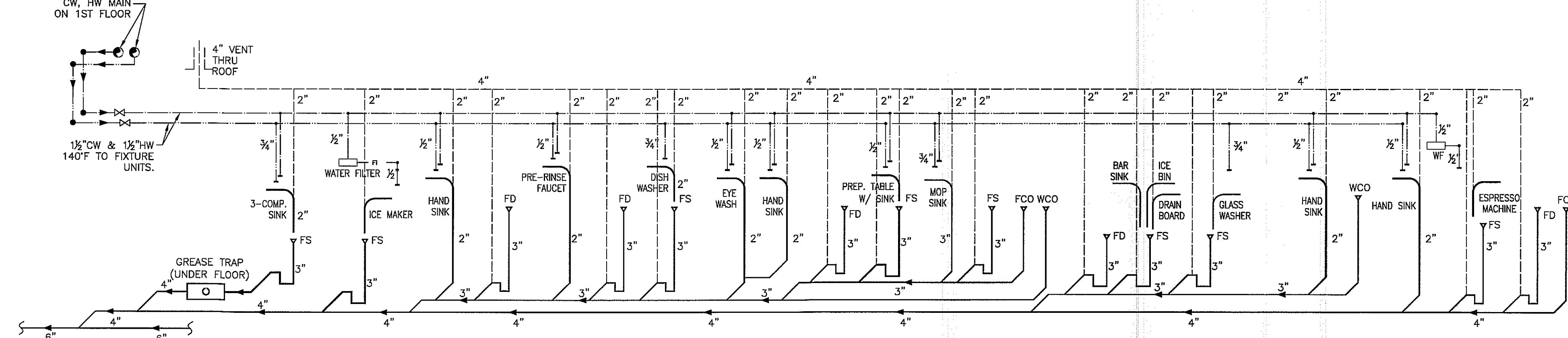
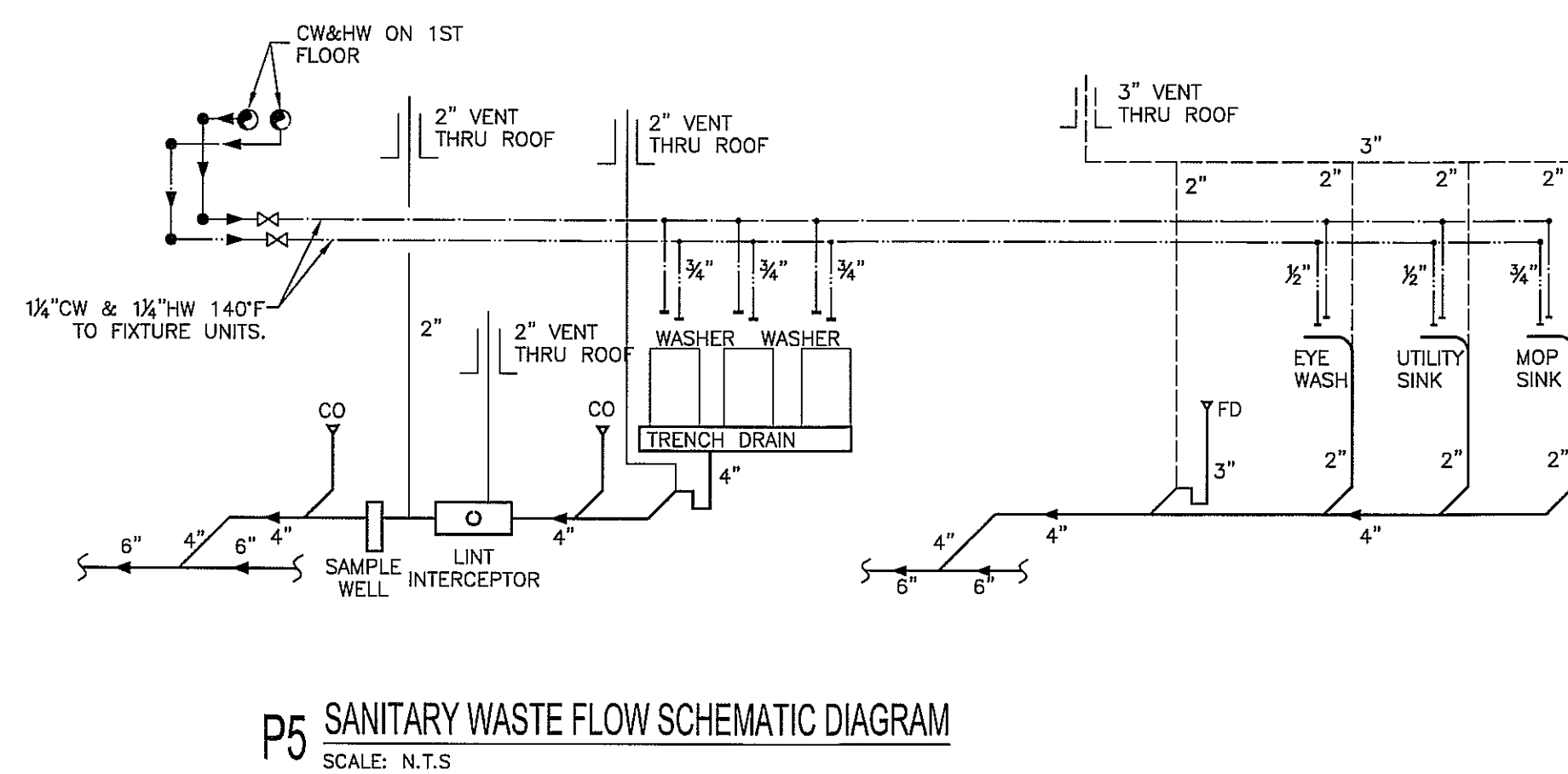
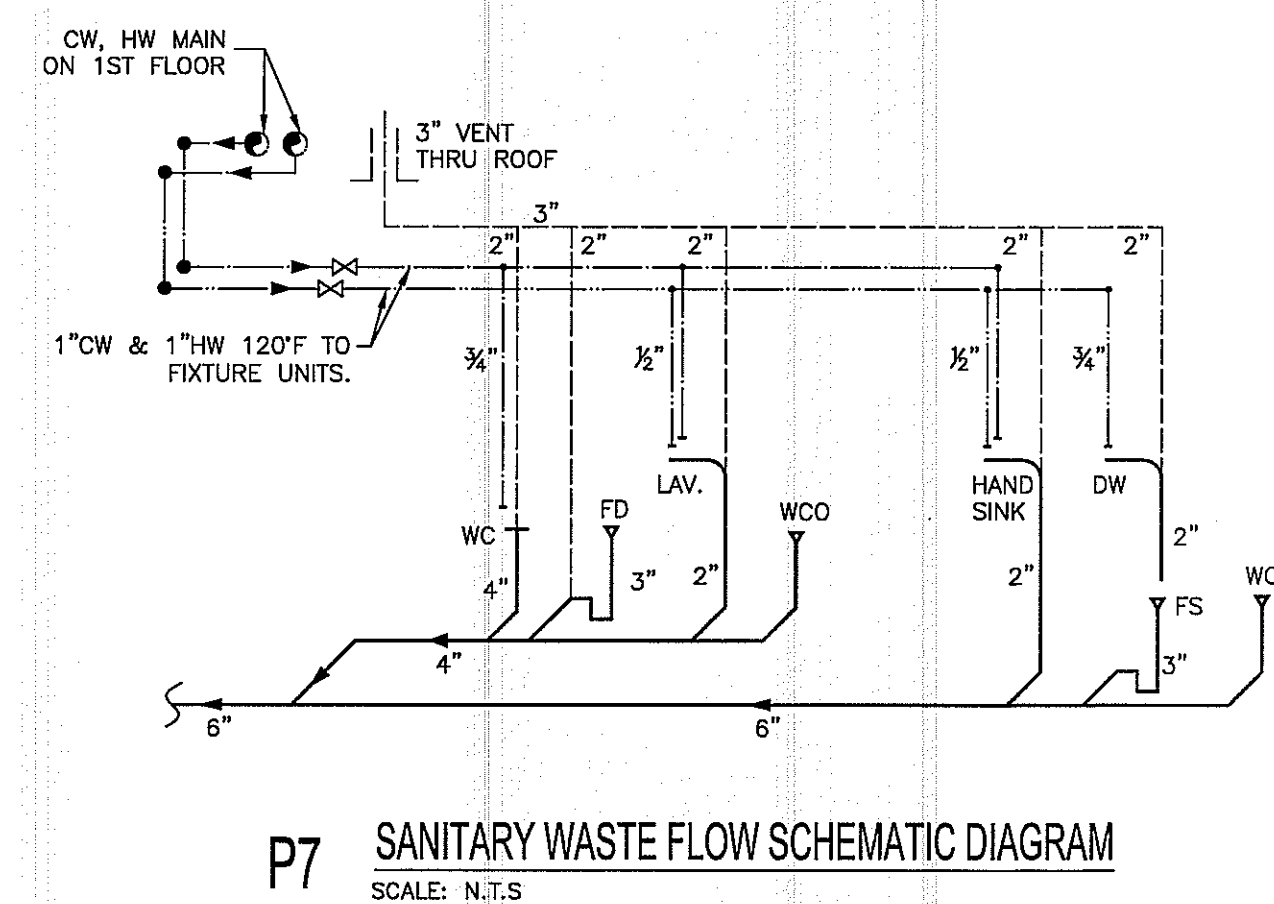
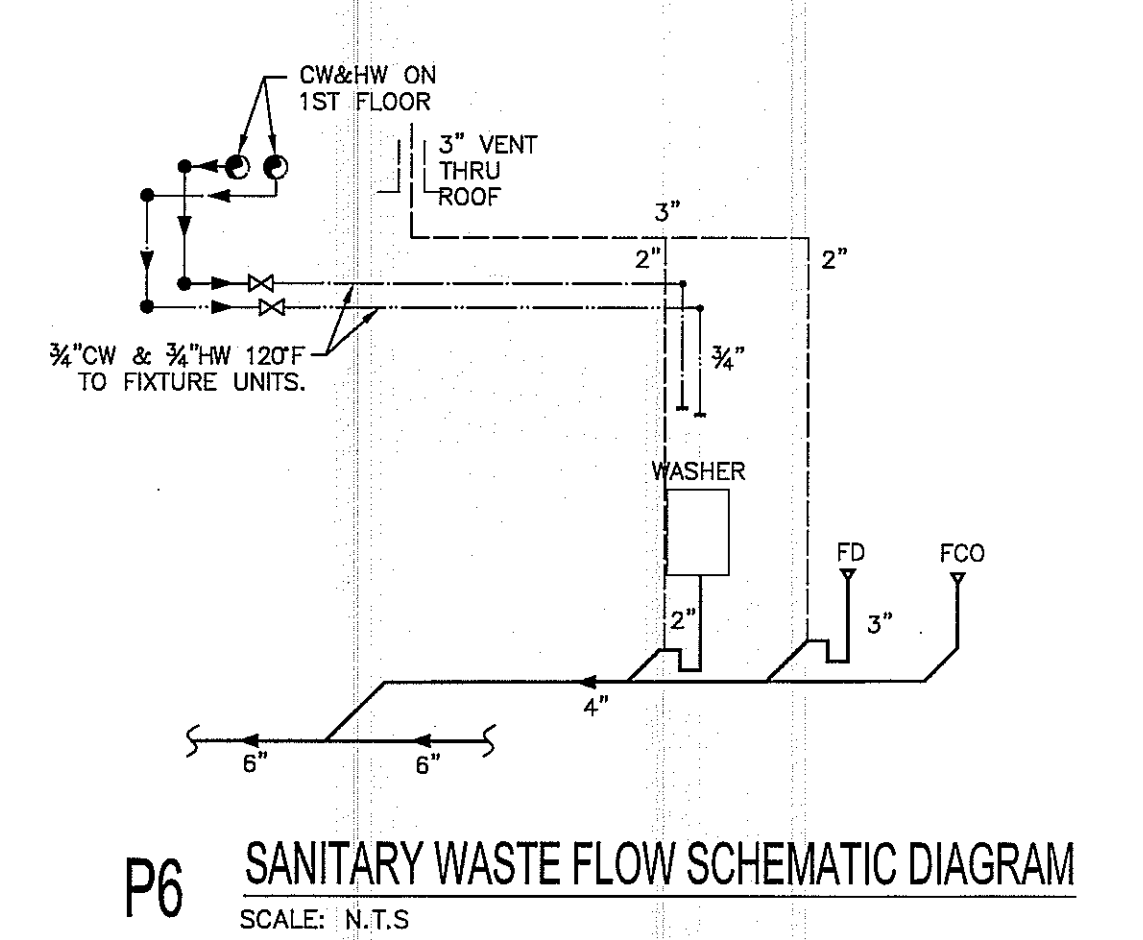
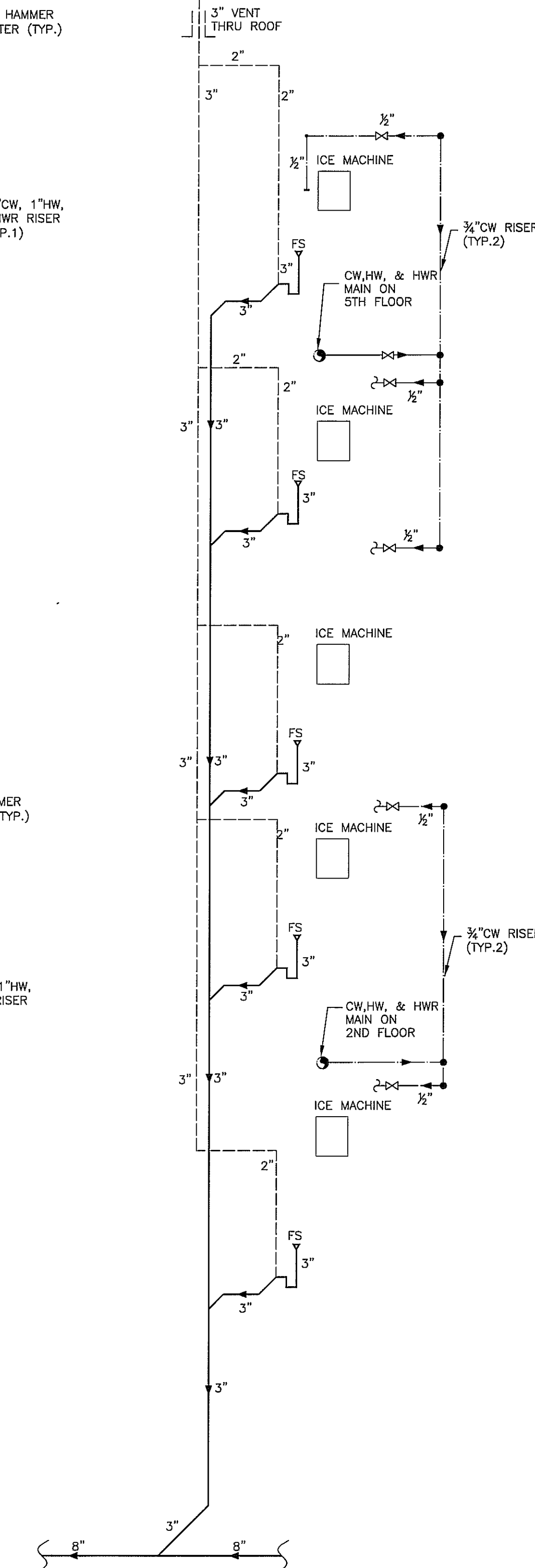
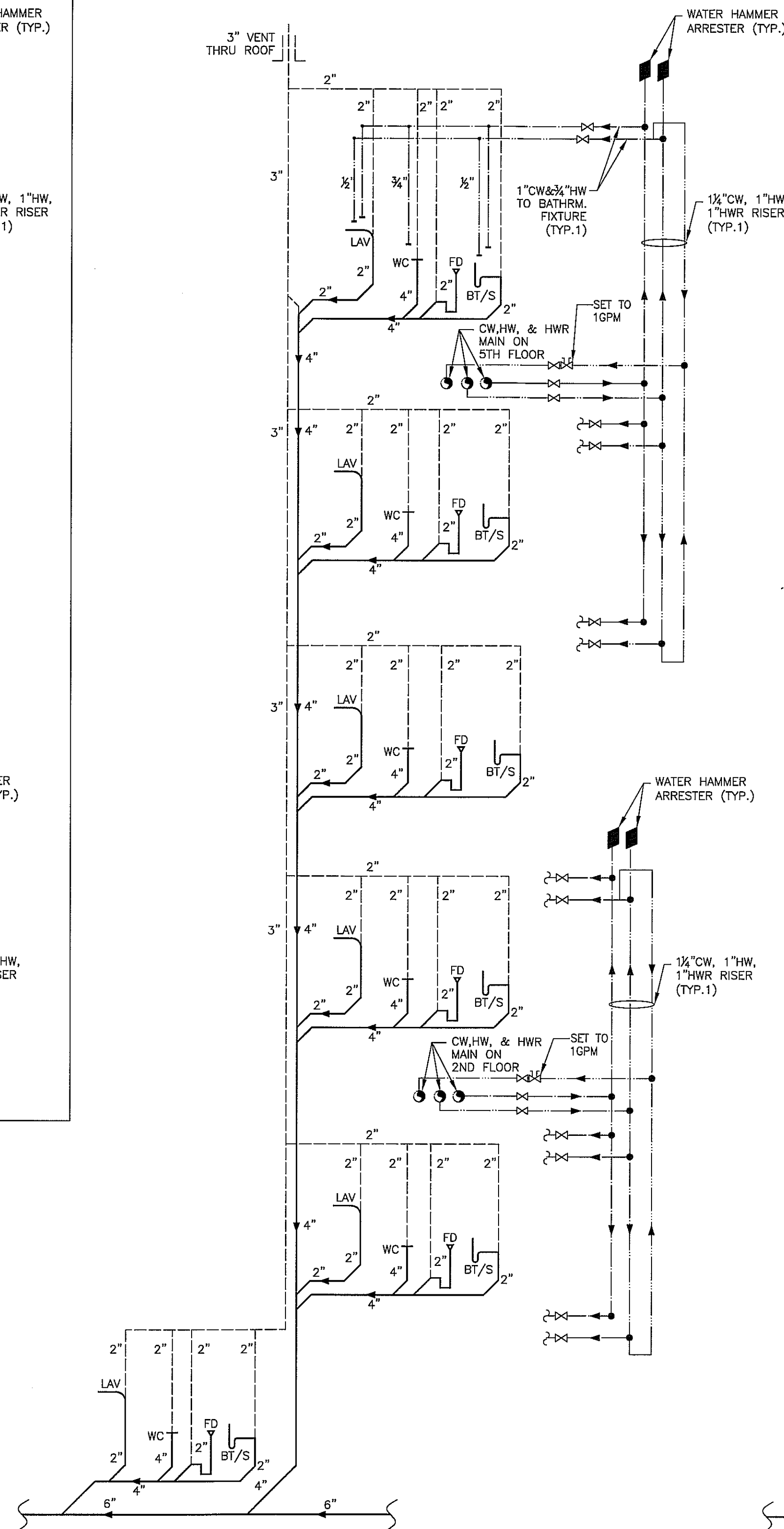
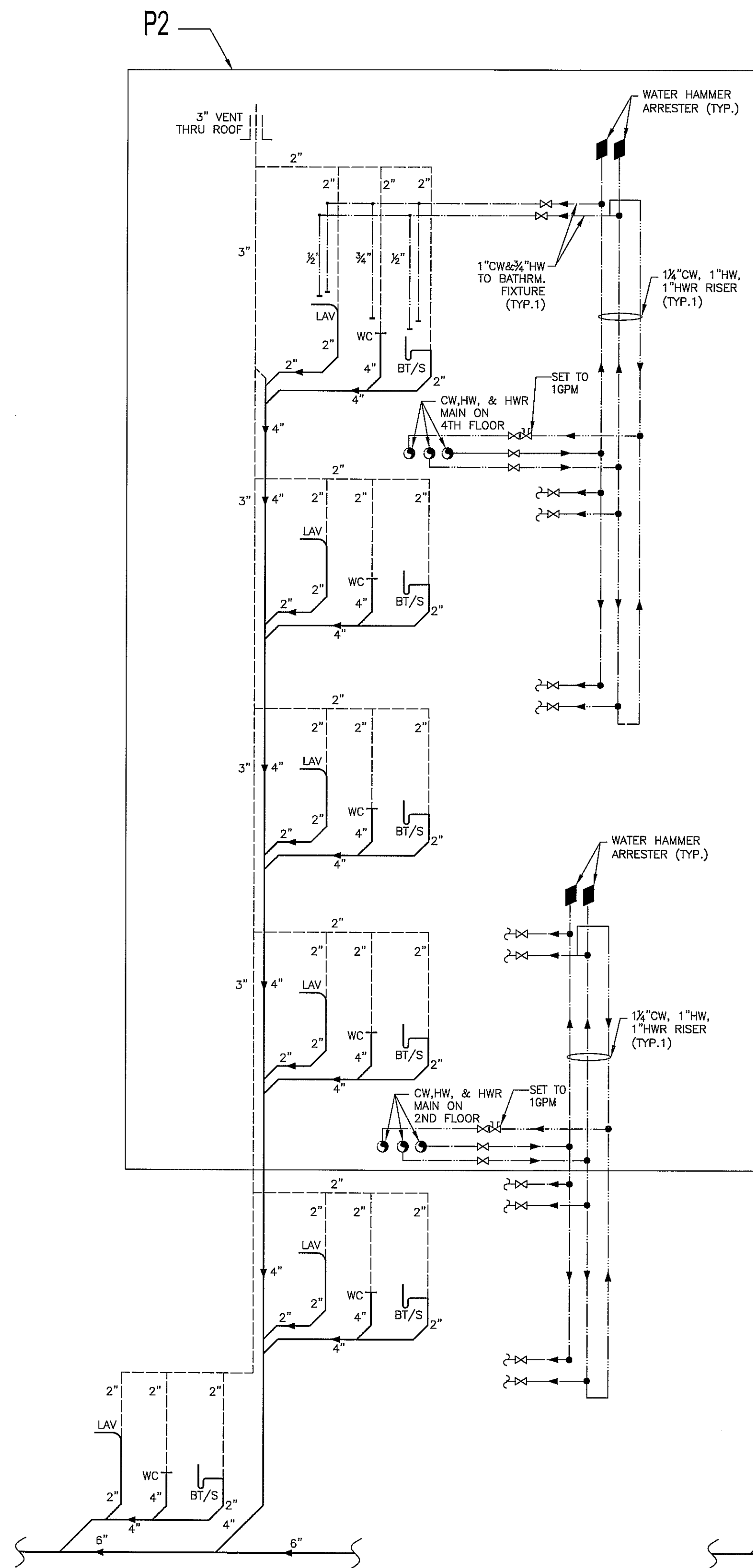
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ROOF PLAN
SCALE: 1/8"=1'-0"

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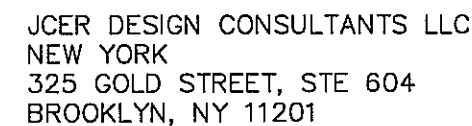
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PLUMBING RISERS

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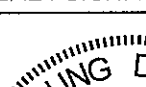
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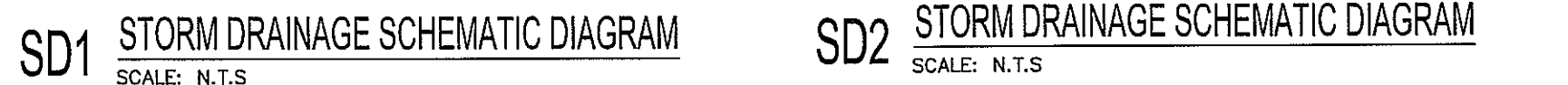
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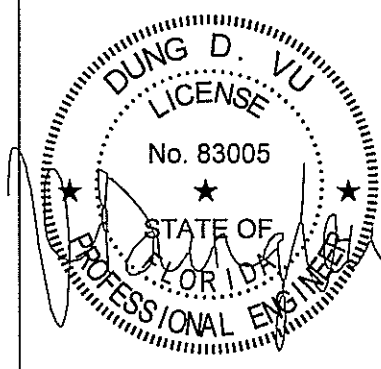
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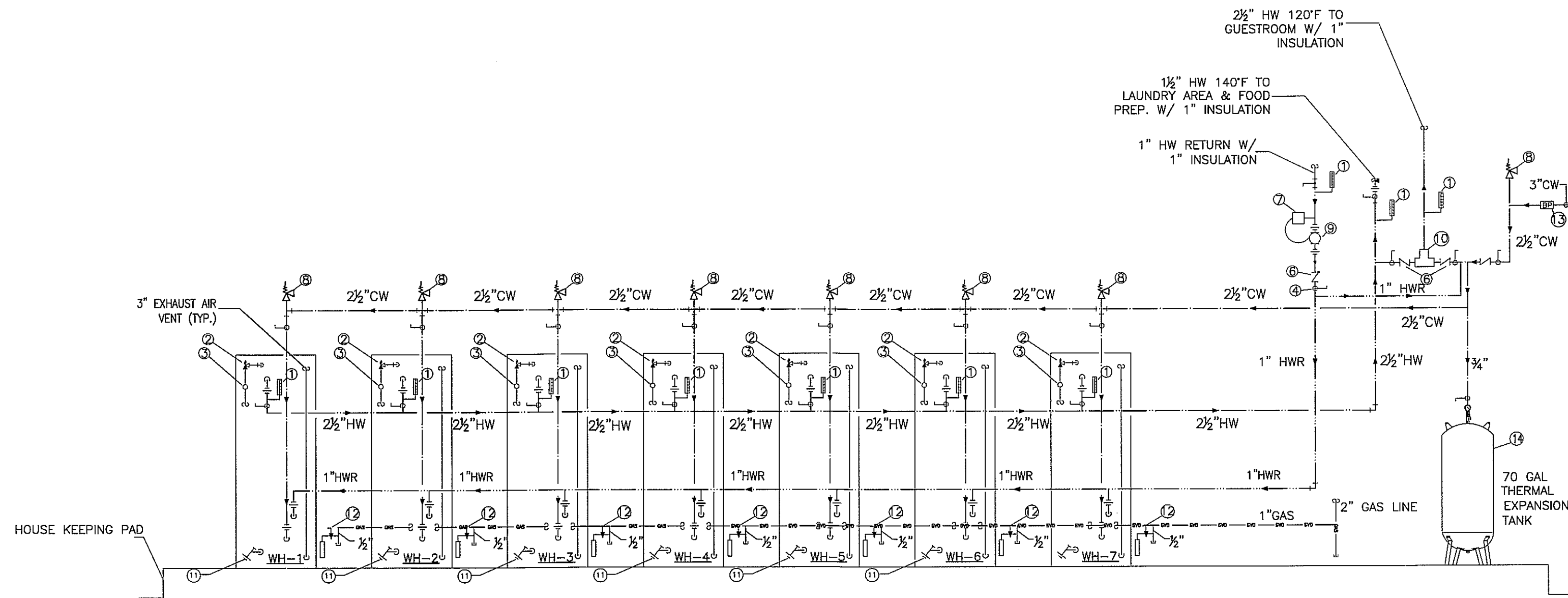
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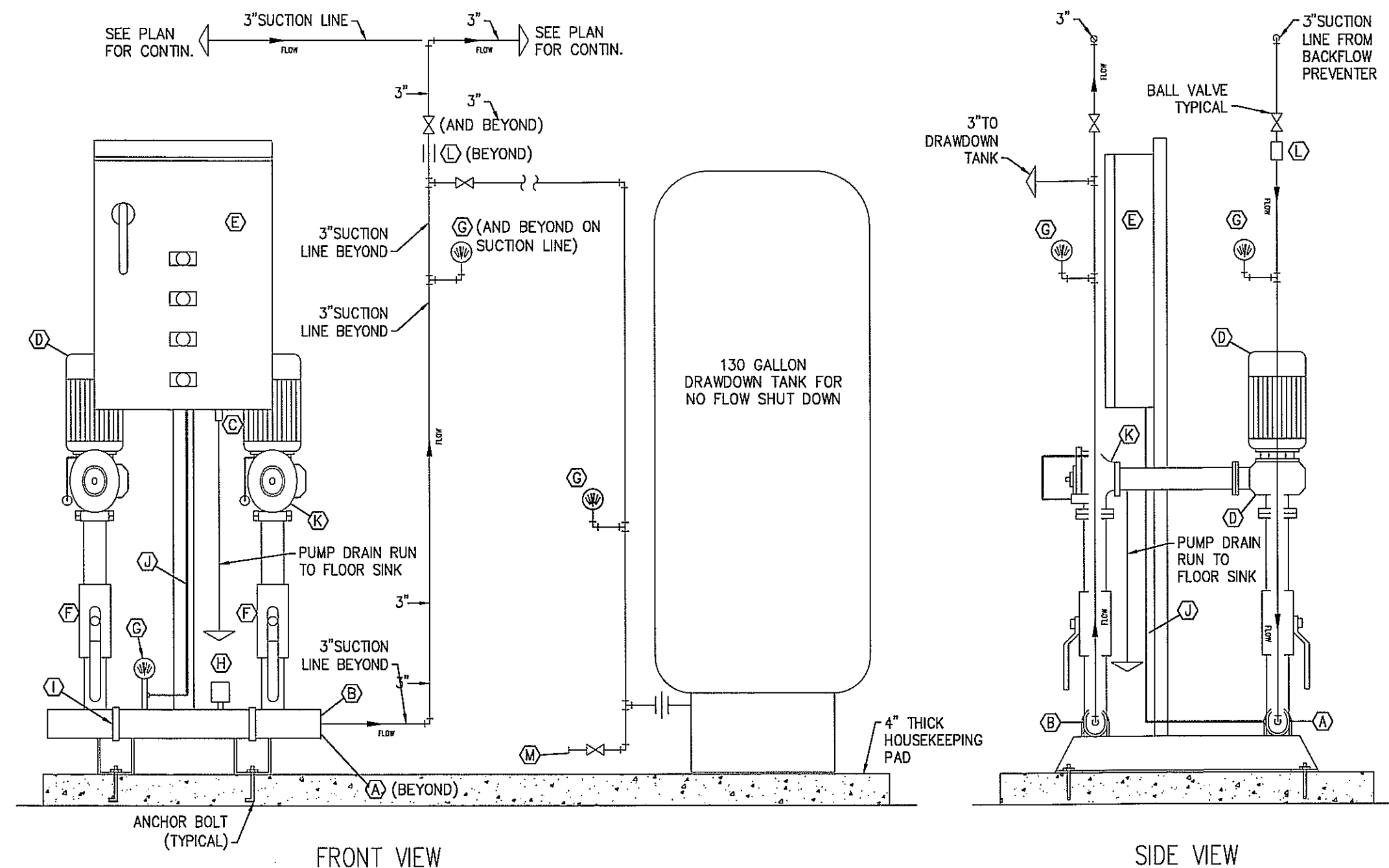


GAS FIRED WATER HEATER PIPING DIAGRAM (FOR GUESTROOMS, RESTROOMS, OTHER PUBLIC AREAS...)

SCALE: N.T.S

BILL OF MATERIALS (WATER HEATER)

- WEISS #9VS12 VARI-ANGLE THERMOMETER 30"-240°F (TYPICAL)
- ASME RATED T&P RELIEF VALVE
- T&P VALVE DRAIN SHALL BE ROUTED TO FLOOR DRAIN
- PLUG COCK (TYPICAL)
- DIELECTRIC UNION (TYPICAL)
- CHECK VALVE (TYPICAL)
- IMMERSION TYPE CLOSE DIFFERENTIAL AQUASTAT WITH TIMER
- VACUUM RELIEF VALVE WATTS #N36 INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE HEATER OR TANK. SHALL BE PROVIDED TO PREVENT SIPHONING OF ANY STORAGE WATER HEATER OR TANK
- 110°F CIRCULATING PUMP (10GPM@40FT. HEAD) 3/4 HP BELL & GOSSET MODEL 611
- THERMOSTATIC MIXING VALVE ARMSTRONG MODEL DRV-SOR SET AT 124°F
- DRAIN VALVE
- GAS COCK(TYPICAL)
- LISTED BACKFLOW PREVENTER
- THERMAL EXPANSION TANK 70 GAL



DOMESTIC BOOSTER PUMP PIPING DIAGRAM

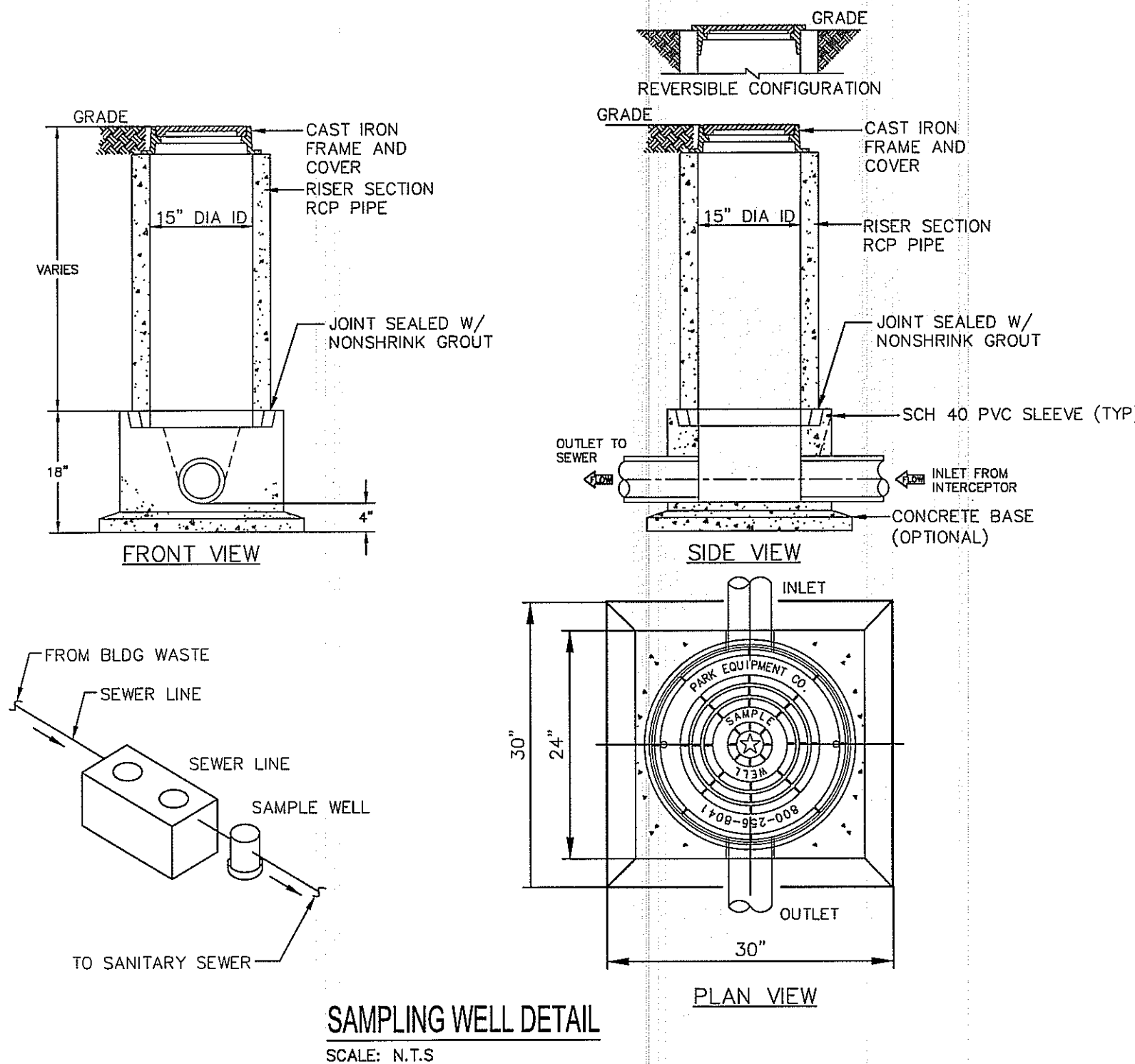
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EQUIPMENT LIST:

- (A) COPPER SUCTION HEADER FLANGE
- (B) COPPER DISCHARGE HEADER FLANGE
- (C) SOLENOID VALVE
- (D) PUMP & MOTOR (TYPICAL)
- (E) CONTROL PANEL
- (F) BRONZE BALL VALVE
- (G) PRESSURE GAUGE
- (H) AQUASTAT (TEMPERATURE GAUGE)
- (I) RUBBER ISOLATION CUSHION
- (J) SUCTION PRESSURE LINE
- (K) CHECK VALVE
- (L) LOW SYSTEM PRESSURE CUT OFF SWITCH
- (M) TANK DRAIN WITH MALE HOSE CONNECTION

BOOSTER PUMP NOTES:

- BOOSTER SYSTEM SHALL BE EQUAL TO ARMSTRONG DUPLEX BOOSTER MODEL 6800G.
- PUMPS SHALL BE ARMSTRONG SERIES # VMS 1802, END SUCTION - 3 x 1.5 x 6 (5 HP), WITH A SUCTION PRESSURE OF 40 PSI AND A BOOST PRESSURE OF 35 PSI.
- PUMP SYSTEM SHALL BE COMPLETELY FACTORY ASSEMBLED, TESTED AT FACTORY AND SHIPPED TO INSTALLATION AS AN INTEGRAL UNIT READY FOR DOMESTIC SYSTEM PIPING. INSTALLATION, CONTROL DEVICES SHALL BE PRE-SET. EQUIPMENT VENDOR SHALL SUPERVISE START-UP AND INITIAL RUN-IN PERIOD.
- PUMP SYSTEM SHALL BE OF VARIABLE SPEED TYPE IN ORDER TO PROVIDE A CONSISTENT BUILDING WATER PRESSURE. REGARDLESS OF PRESSURE FLUCTUATIONS IN STREET PRESSURE, SEE SPECIFICATIONS.



SAMPLING WELL DETAIL

SCALE: N.T.S

NOTES:

- SAMPLING WELL MUST BE INSTALLED UNDER A SEPARATE PERMIT.
- USE 15" T&G R.C.P. FOR INSTALLATION FOR INSTALLATION 6'-0" DEEP AND LESS
- USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STD RING AND M.H. COVER REQUIRED)
- SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE.)
- INSIDE INSTALLATION NOT PERMITTED, WHERE OUTSIDE INSTALLATION IS POSSIBLE.
- INSTALLATION INSIDE BLDG MUST BE POURED IN PLACE (15"MIN) NO CONCRETE PIPE IS PERMITTED, (AIR-TIGHT COVER REQUIRED.)
- LAWN INSTALLATION MUST BE 4" ABOVE FINISHED GRADE.
- DRIVE & SIDEWALK INSTALLATION MUST BE BROUGHT TO FINISHED GRADE
- TO BE INSTALLED ON PRIVATE PROPERTY, IN AN ACCESSIBLE LOCATION TO CITY PERSONNEL.

SPECIFICATIONS:

- CONCRETE: CLASS 1 CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH
- CI CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30, HEAVY-DUTY ASHTO H-20

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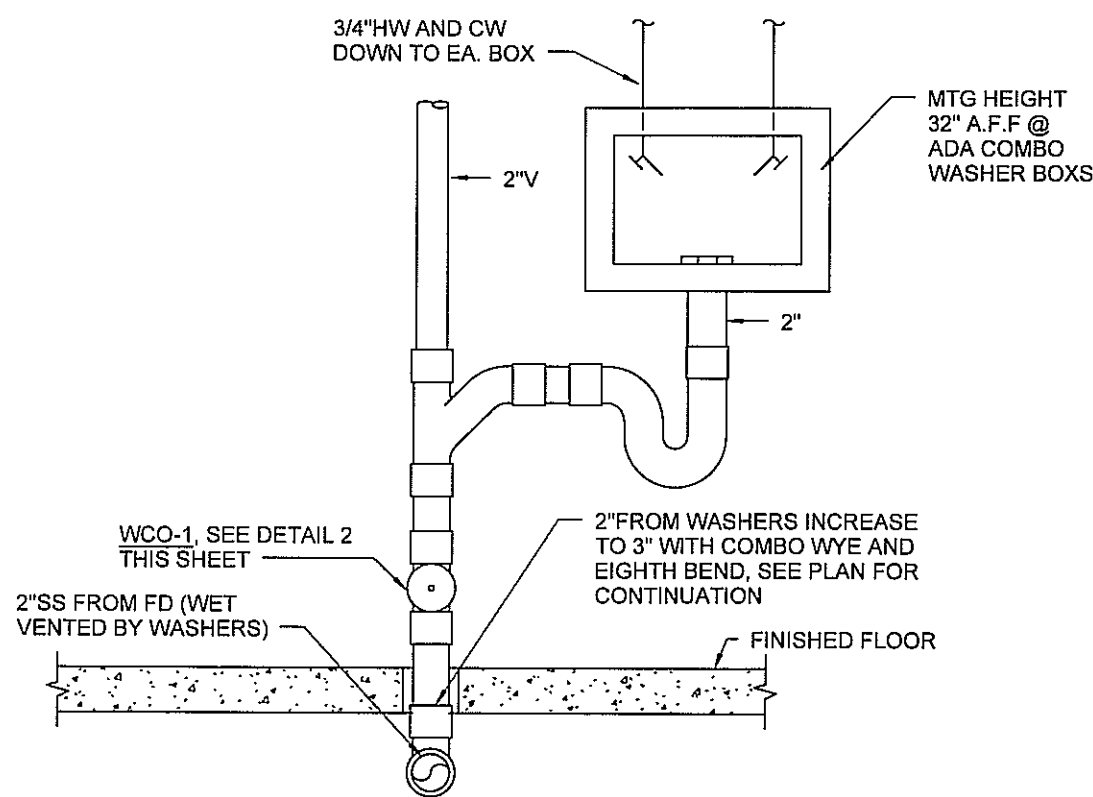
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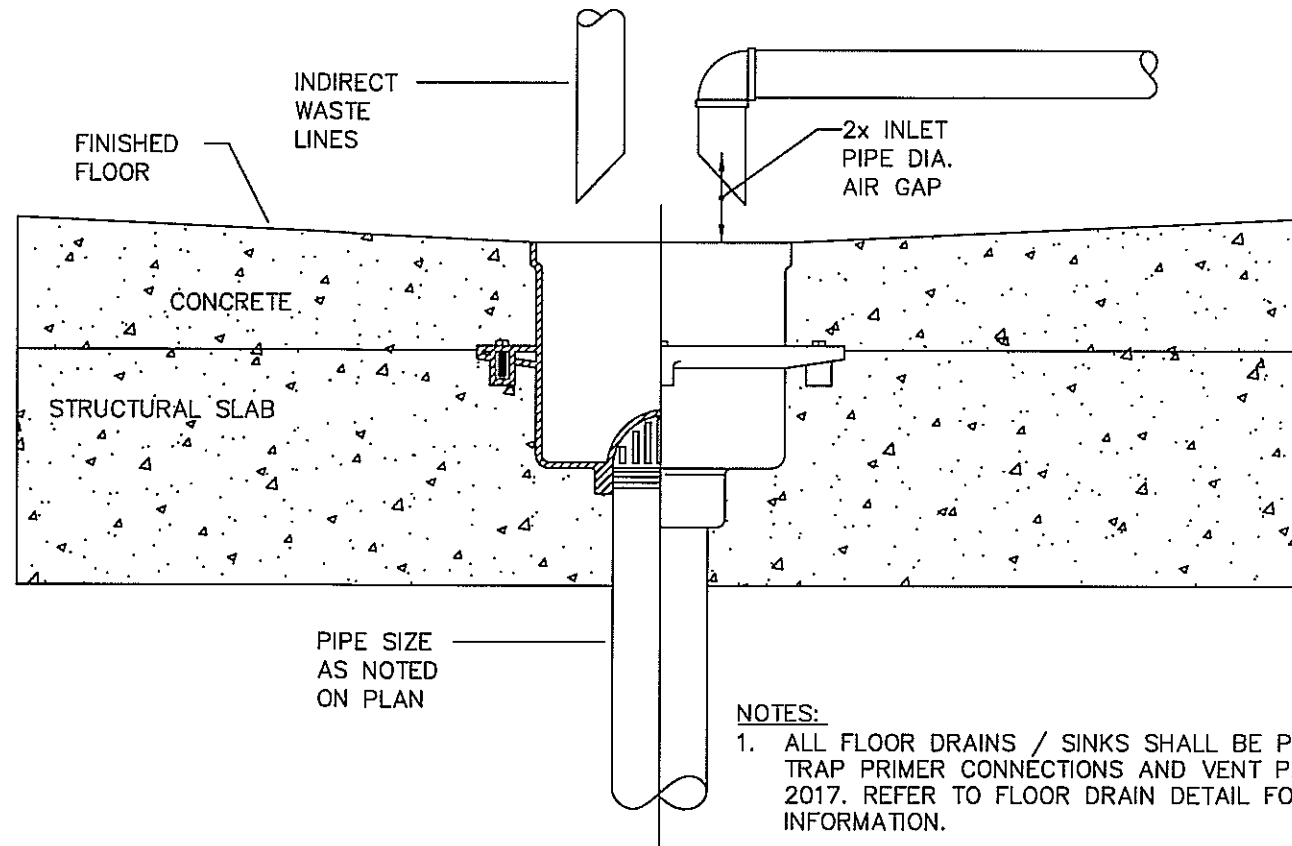
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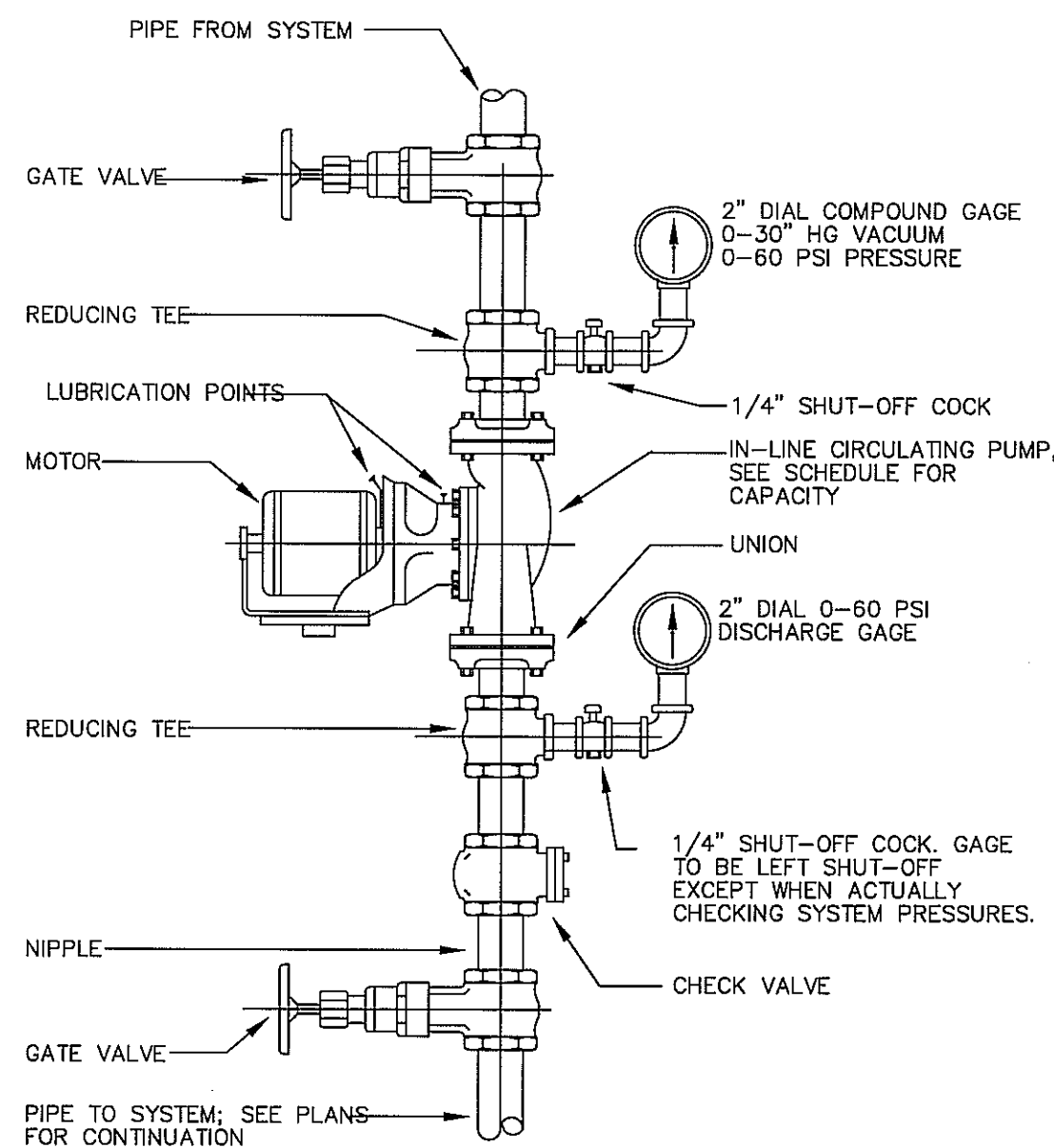


- NOTES:
1. DOUBLE WASHER BOXES SHOWN, IF ONLY A SINGLE WASHER IS PRESENT, INSTALLATION THE SAME MINUS SECOND WASHER.
 2. IF THERE ARE MORE THAN TWO WASHERS, INSTALL ADDITIONAL WASHERS PER THIS DETAIL.
 3. TOP MOUNT VALVES SHOWN, IF GUEST LAUNDRY IS ON UPPER FLOOR, PROVIDE BOTTOM MOUNT VALVES.
 4. PROVIDE SIOUX CHIEF "LAUNDRY MINI" WATER HAMMER ARRESTORS ON EACH OUTLET.



- NOTES:
1. ALL FLOOR DRAINS / SINKS SHALL BE PROVIDED WITH TRAP PRIMER CONNECTIONS AND VENT PIPING PER FPC 2017. REFER TO FLOOR DRAIN DETAIL FOR ADDITIONAL INFORMATION.
 2. VERIFY FLOOR CONSTRUCTION TYPE WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS. MATERIAL SHOWN AS EXAMPLE "ONLY". CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR TYPE PRIOR TO INSTALLATION.

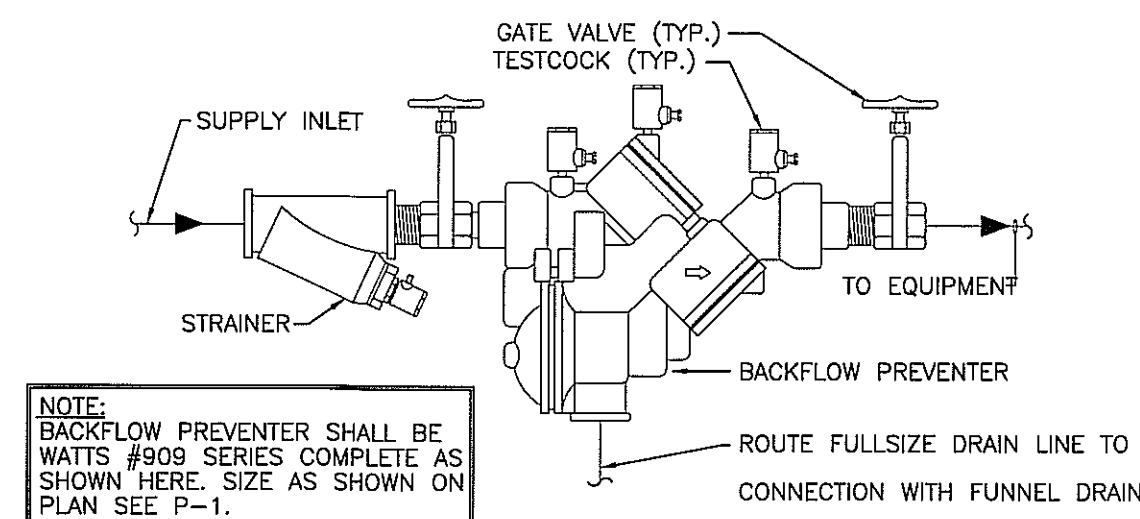
TYPICAL INDIRECT WASTE PIPING TO FLOOR
DRAIN/SINK DETAIL
SCALE: NTS



HOT WATER CIRCULATION PUMP DETAIL
SCALE: NTS

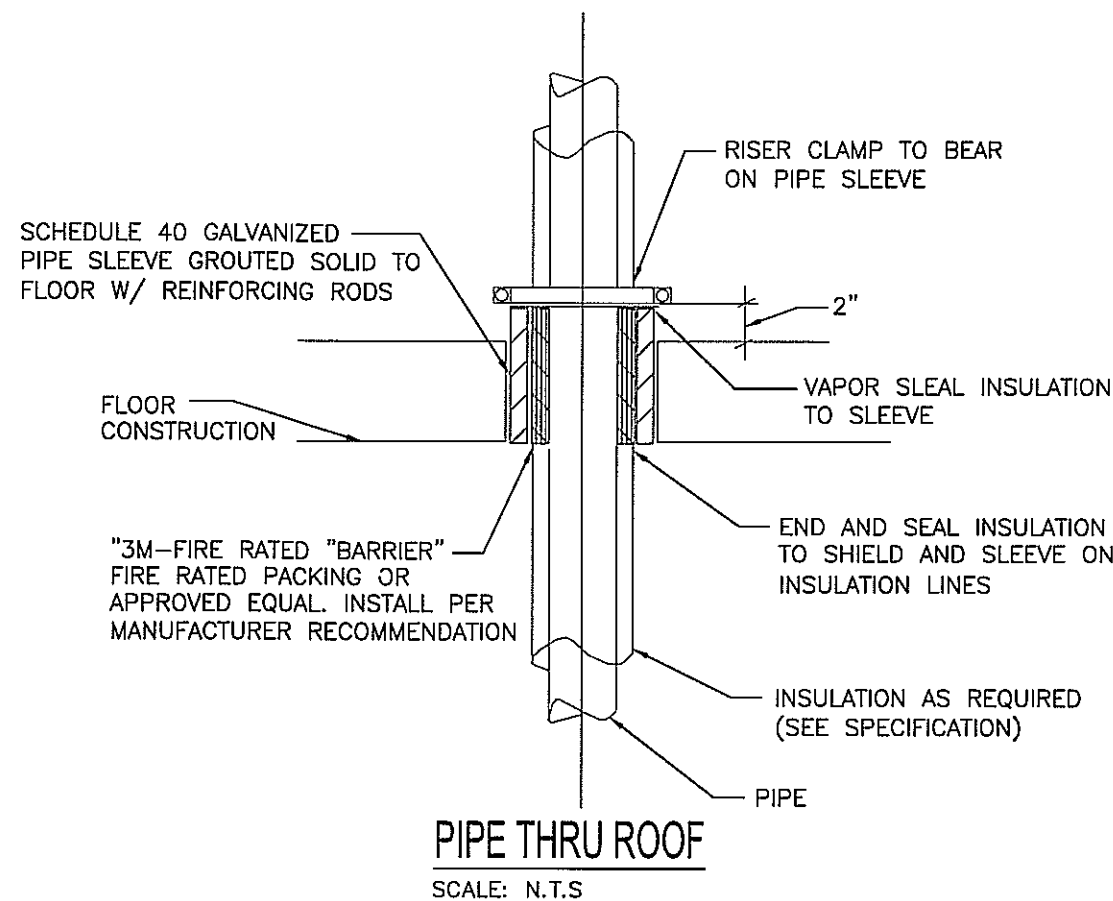
NOTE FOR CIRCULATING PUMP:

1. THE AUTOMATIC TIME SWITCHES INSTALLED TO AUTOMATICALLY SWITCH OFF THE RECIRCULATING HOT-WATER SYSTEM OR HEAT TRACE
2. PUMPS THAT CIRCULATE WATER BETWEEN A HEATER AND STORAGE TANK HAVE CONTROLS THAT LIMIT OPERATION FROM STARTUP TO <= 10 MINUTES AFTER END OF HEATING CYCLE.
3. PROVIDE A TIME SWITCH OR OTHER CONTROLS THAT CAN BE SET TO SWITCH OFF THE USAGE TEMPERATURE MAINTENANCE SYSTEM DURING EXTENDED PERIODS WHEN HOT WATER IS NOT REQUIRED.

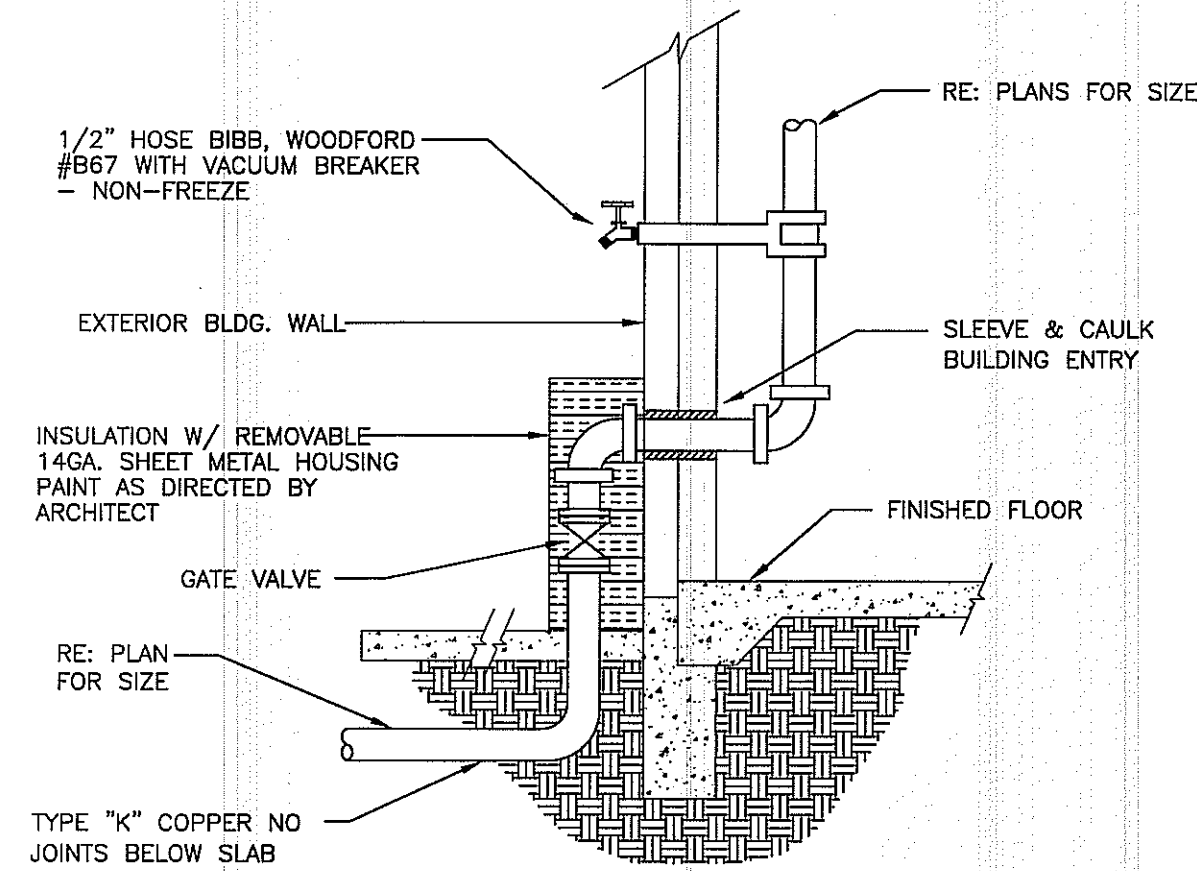


NOTE:
BACKFLOW PREVENTER SHALL BE WATTS #909 SERIES COMPLETE AS SHOWN HERE. SIZE AS SHOWN ON PLAN SEE P-1.

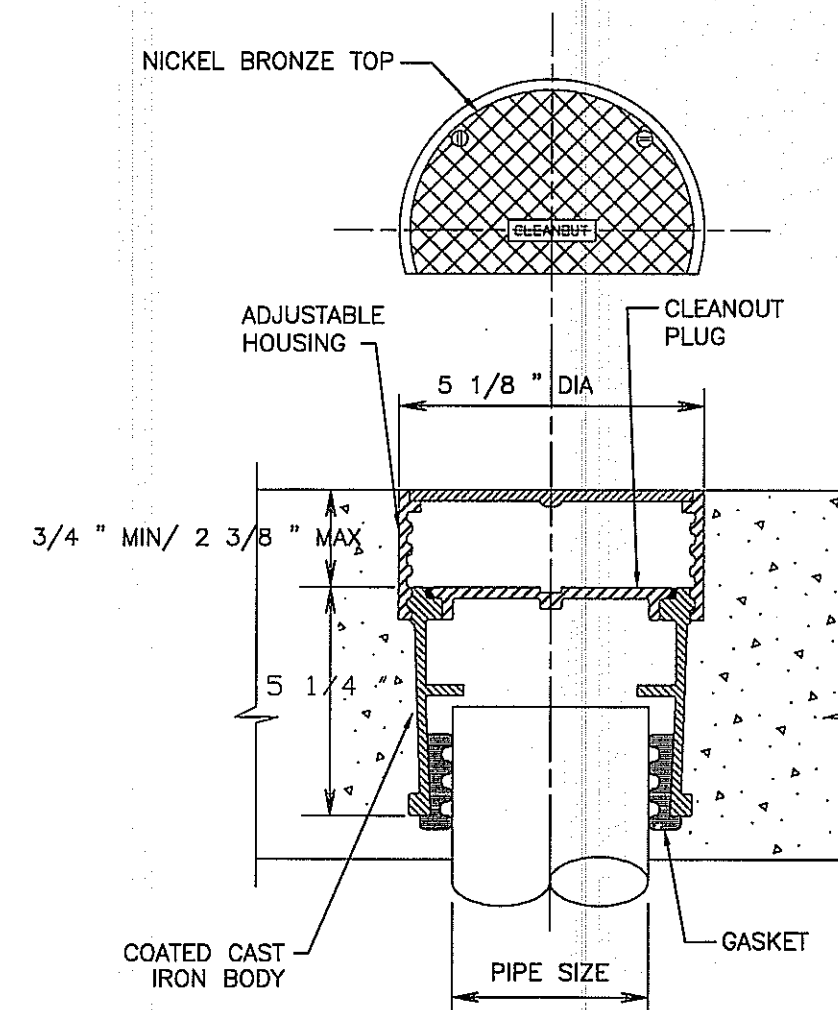
BACKFLOW PREVENTER DETAIL
SCALE: N.T.S.



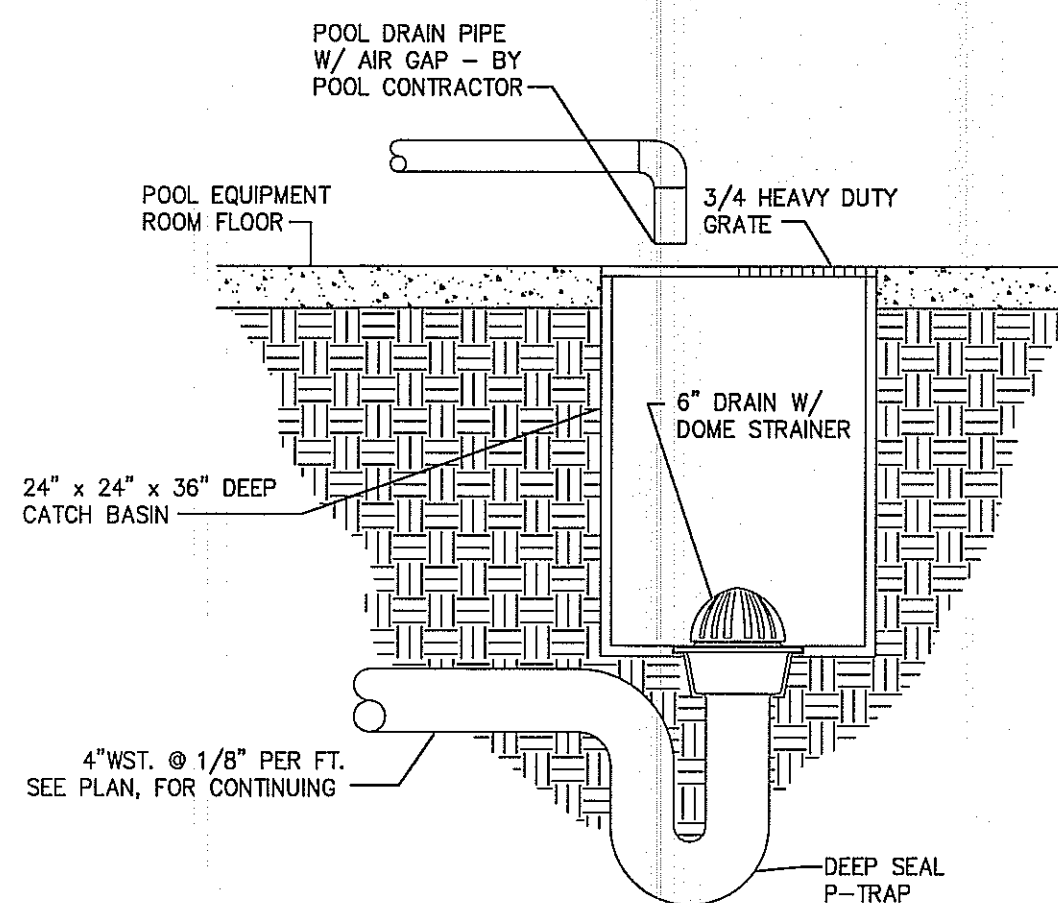
PIPE THRU ROOF
SCALE: N.T.S.



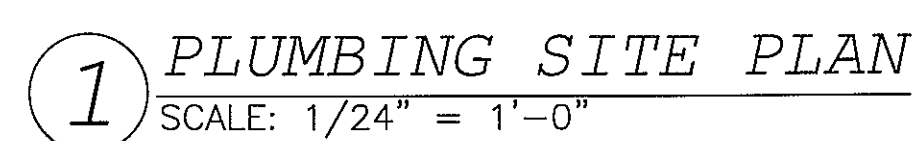
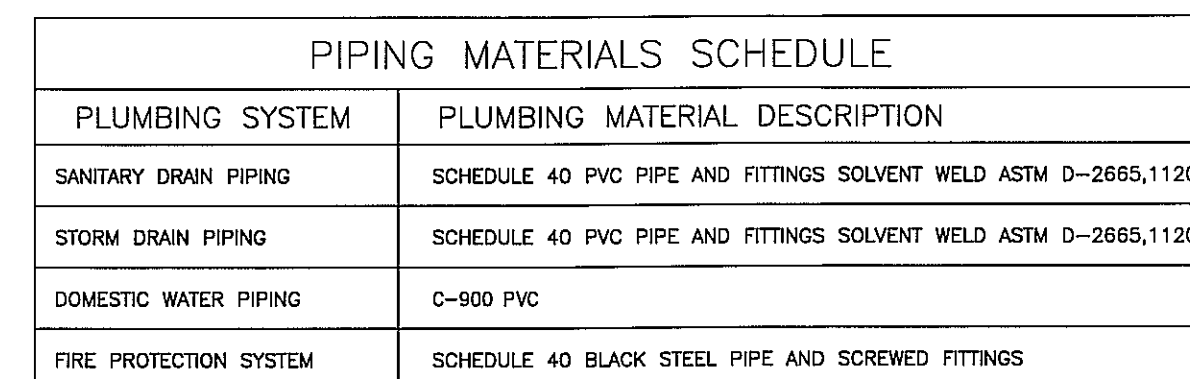
DOMESTIC WATER SERVICE ENTRY DETAIL
SCALE: NTS

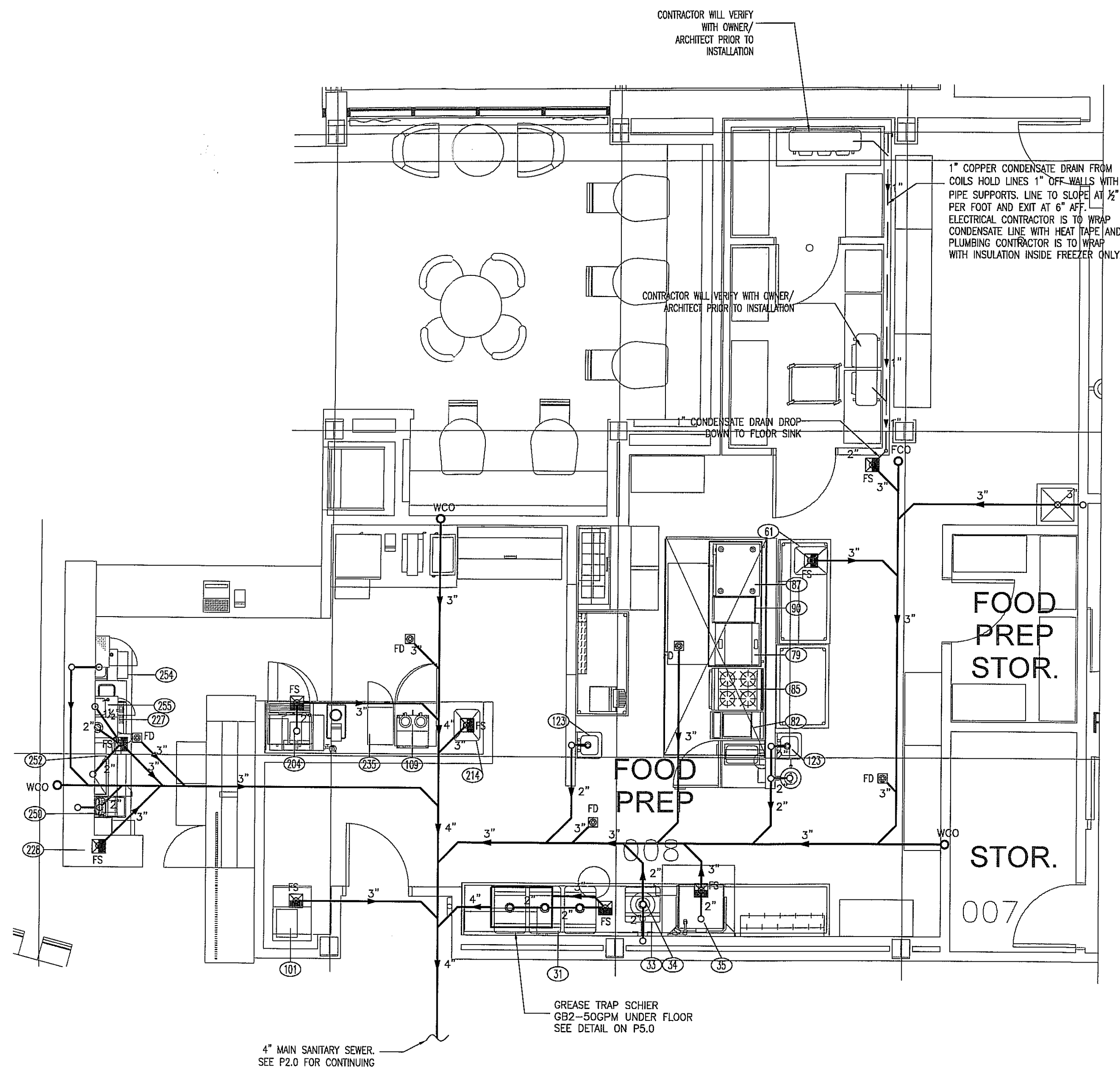


FLOOR CLEANOUT
SCALE: N.T.S.



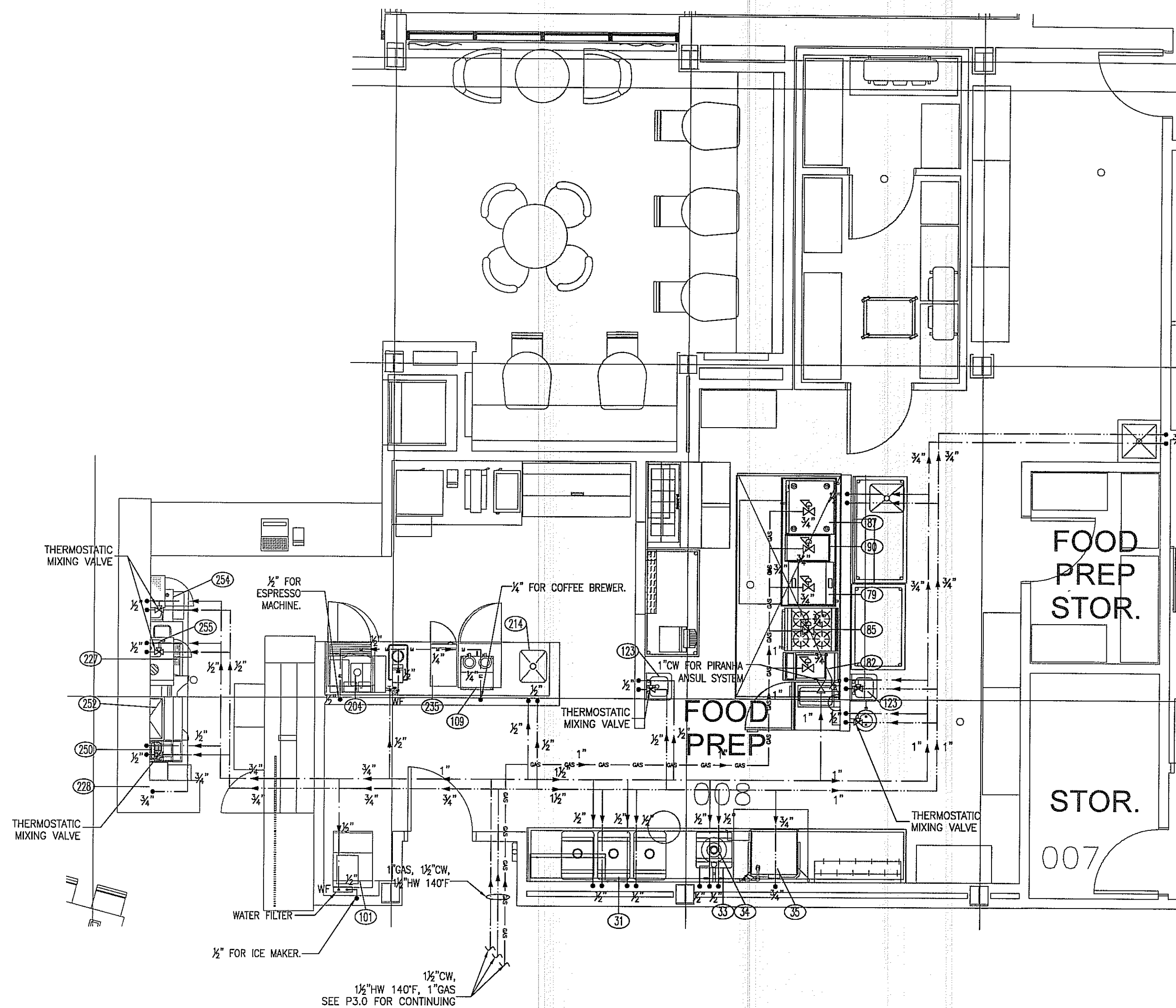
POOL DRAIN CATCH BASIN
SCALE: N.T.S.





1 SANITARY SEWER
KITCHEN AND BAR PLAN
SCALE: 1/4"=1'-0"

ITEM NO	EQUIPMENT CATEGORY	COLD WATER SIZE (IN)	COLD WATER AFF. (IN)	HOT WATER SIZE (IN)	HOT WATER AFF. (IN)	DIRECT DRAIN SIZE (IN)	DIRECT DRAIN AFF. (IN)	INDIRECT DRAIN SIZE (IN)	GAS SIZE (IN)	MBTUH	GAS AFF. (IN)	PLUMBING REMARKS
31	SOILED DISHTABLE W/3-COMP SINK	1/2	12	1/2	12			1-1/2				DRAIN TO FS
33	PRE-RINSE FAUCET	3/4	12	1/2	12							
34	DISPOSER	1/2	*			2	15					*BRANCH FROM #33
35	DISHMACHINE			3/4	12			1-1/2				110" MIN; DRAIN TO FS
61	TABLE - PREP with SINK			1/2	12			1-1/2				DRAIN TO FS
79	COUNTER GRIDDLE								3/4	55	12	
82	GAS FRYER W/SIDE SPLASH								3/4	100	12	
85	4-BURNER RANGE								3/4	143	12	
87	HALF-SIZE CONVECTION OVEN								3/4	25	12	
90	RADIANT BROILER								3/4	40	12	
101	ICE MAKER	1/2	48									DRAIN TO FS
109	COFFEE BREWER	1/4	48									
123	HAND SINK W/ SIDE SPLASHES	1/2	12	1/2	12	1-1/2	24					
204	ESPRESSO MACHINE W/WATER FILTER	1/2	12					1				DRAIN TO FS
214	DROP-IN SINK	1/2		1/2				1				DRAIN TO FS
227	DRAINBOARD							1-1/2				DRAIN TO FS
228	GLASSWASHER			3/4	12			1-1/2				DRAIN TO FS
250	WET WASTE STATION	1/2	12	1/2	12	1-1/2	24					
252	ICE BIN					2						DRAIN TO FS
254	HAND SINK	1/2	12	1/2	12	1-1/2	24					
255	BAR SINK	1/2	12	1/2	12	1-1/2	24	1-1/2				DRAIN TO FS



2 DOMESTIC WATER
KITCHEN AND BAR PLAN
SCALE: 1/4"=1'-0"

NOTE:

1. INSTALL A THERMOSTATIC MIXING VALVE AT EACH HAND SINK. SET UP THE HOT WATER TEMPERATURE DELIVERED FOR PUBLIC HAND SINK NOT TO EXCEED 110°F. THERMOSTATIC MIXING VALVE FOR HAND SINK: ZURN #ZW1070 ASSE R LISTED 1070, 10 GAL/MIN @ 45 PSI PRESSURE LOSS, 0.5 GAL/MIN MINIMUM.
2. INSTALL A THERMOSTATIC MIXING VALVE AT EYEWASH. SET UP THE HOT WATER TEMPERATURE DELIVERED FOR EYEWASH TO BE BETWEEN 65 AND 90 DEGREES.

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**ENLARGED WATER
HEATER ROOM**

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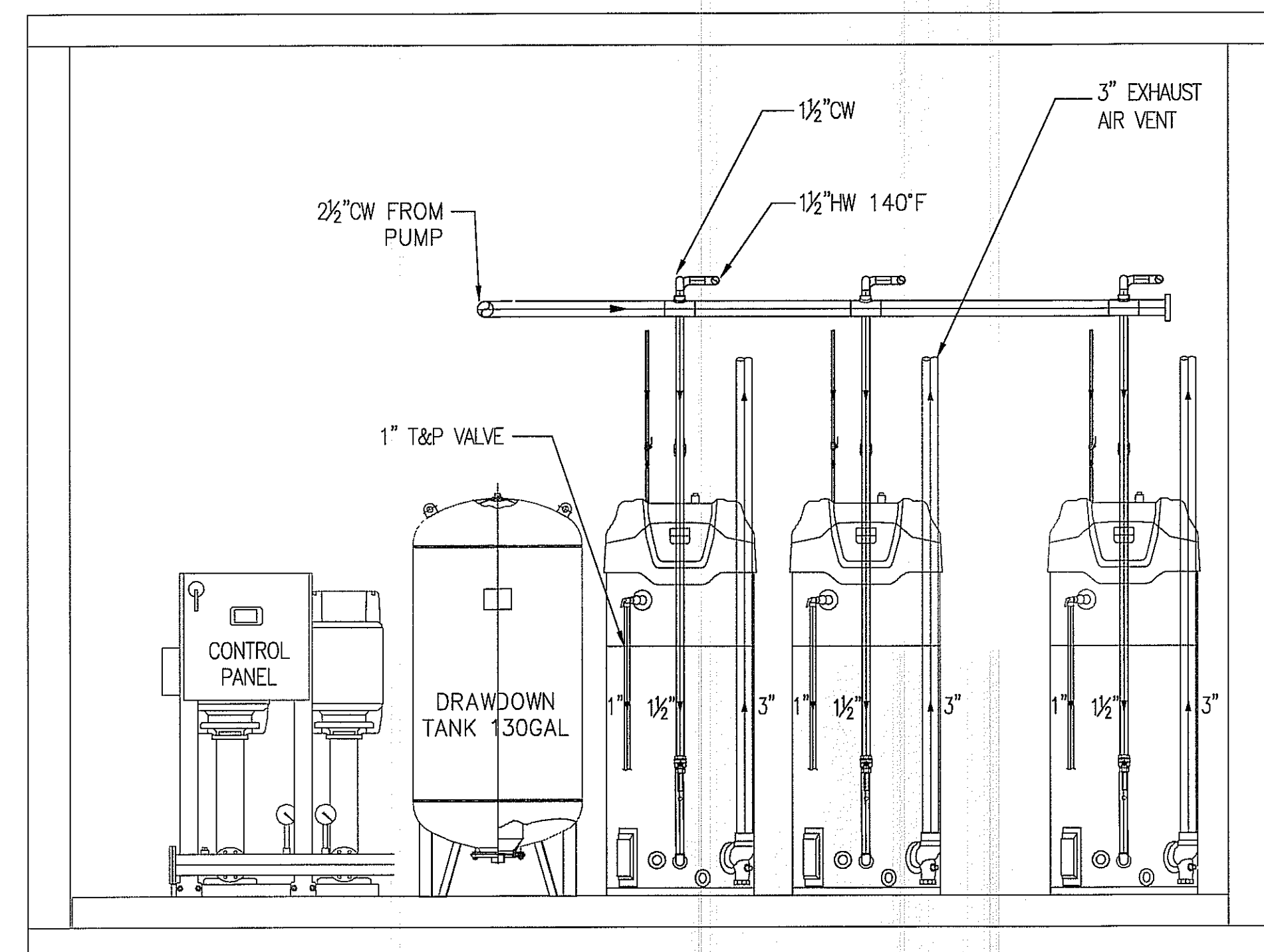
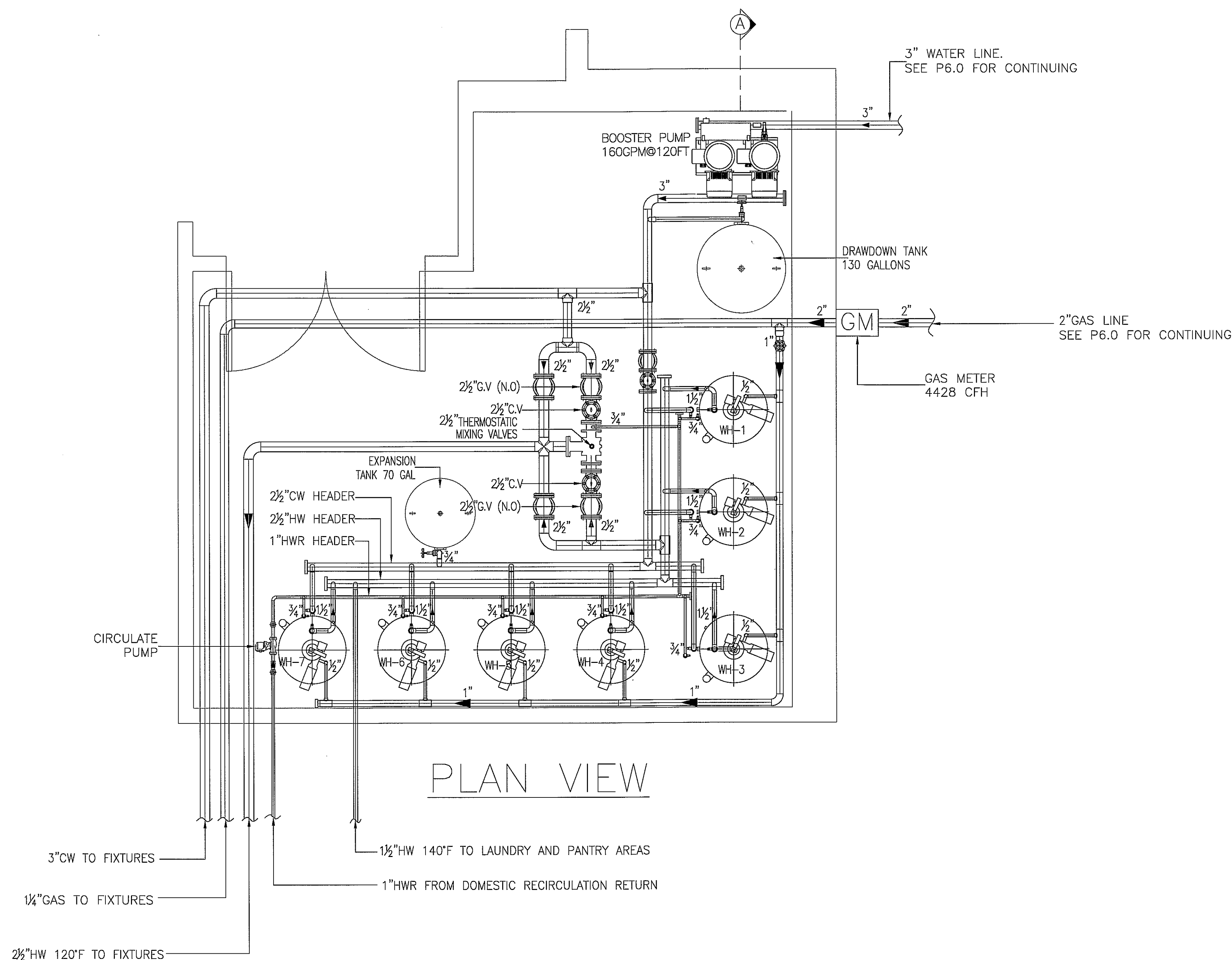
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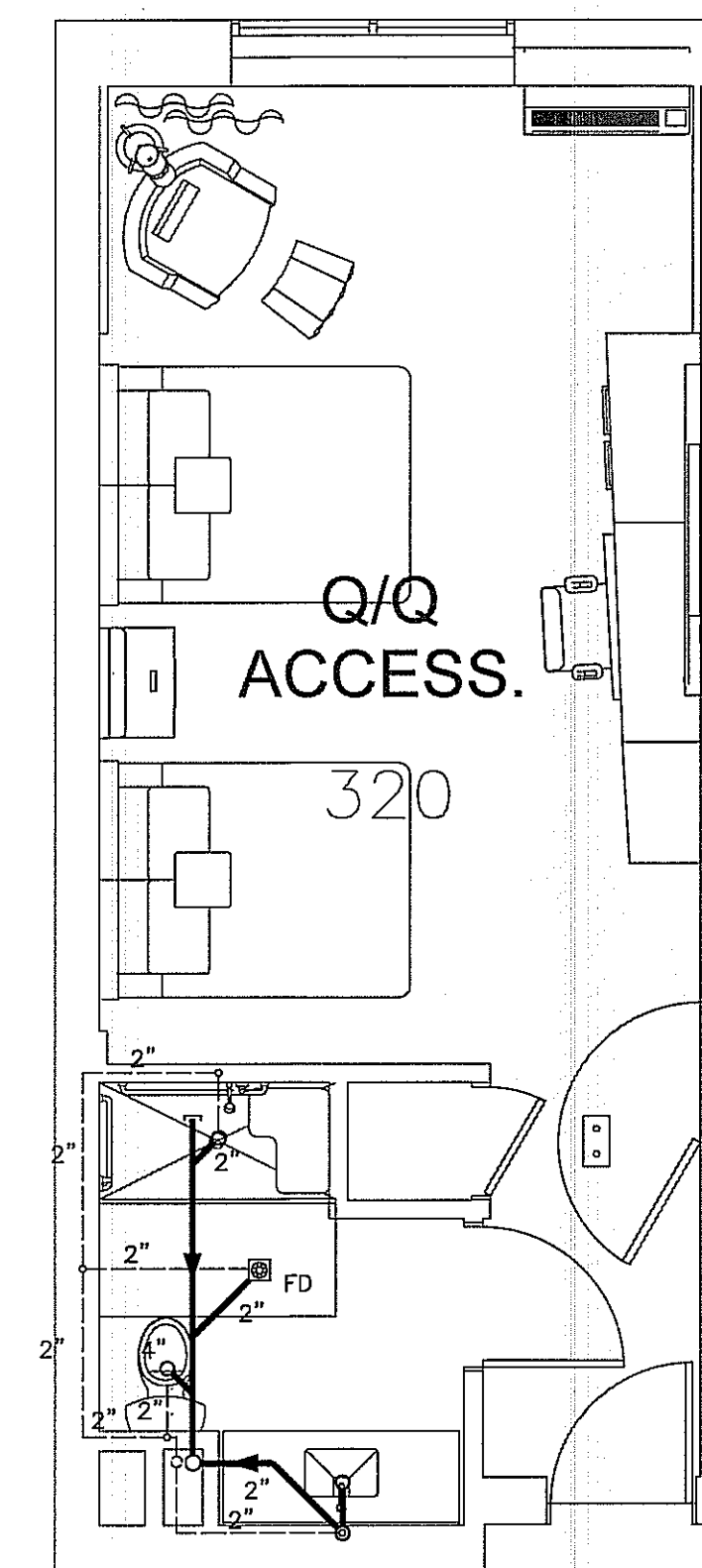
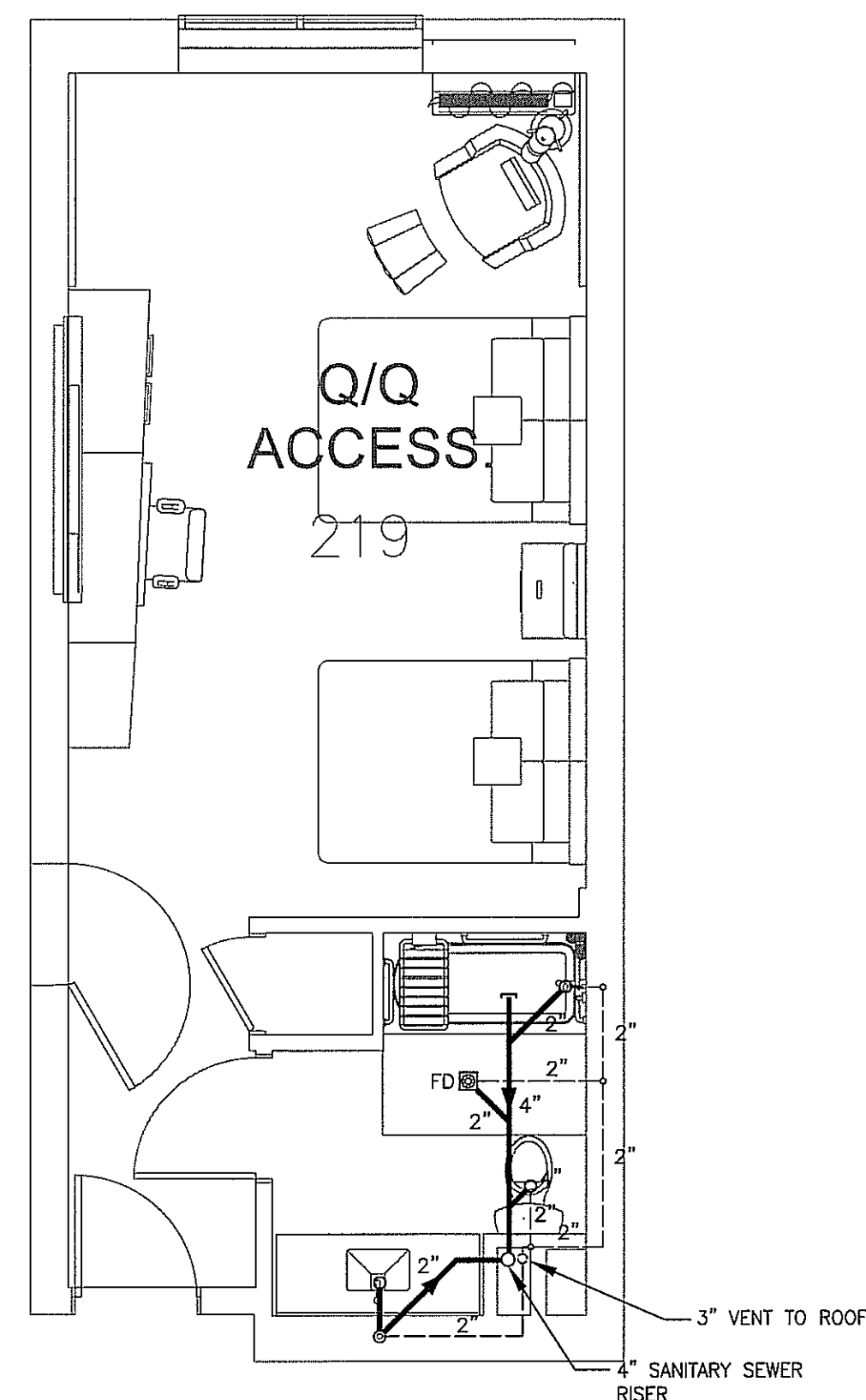
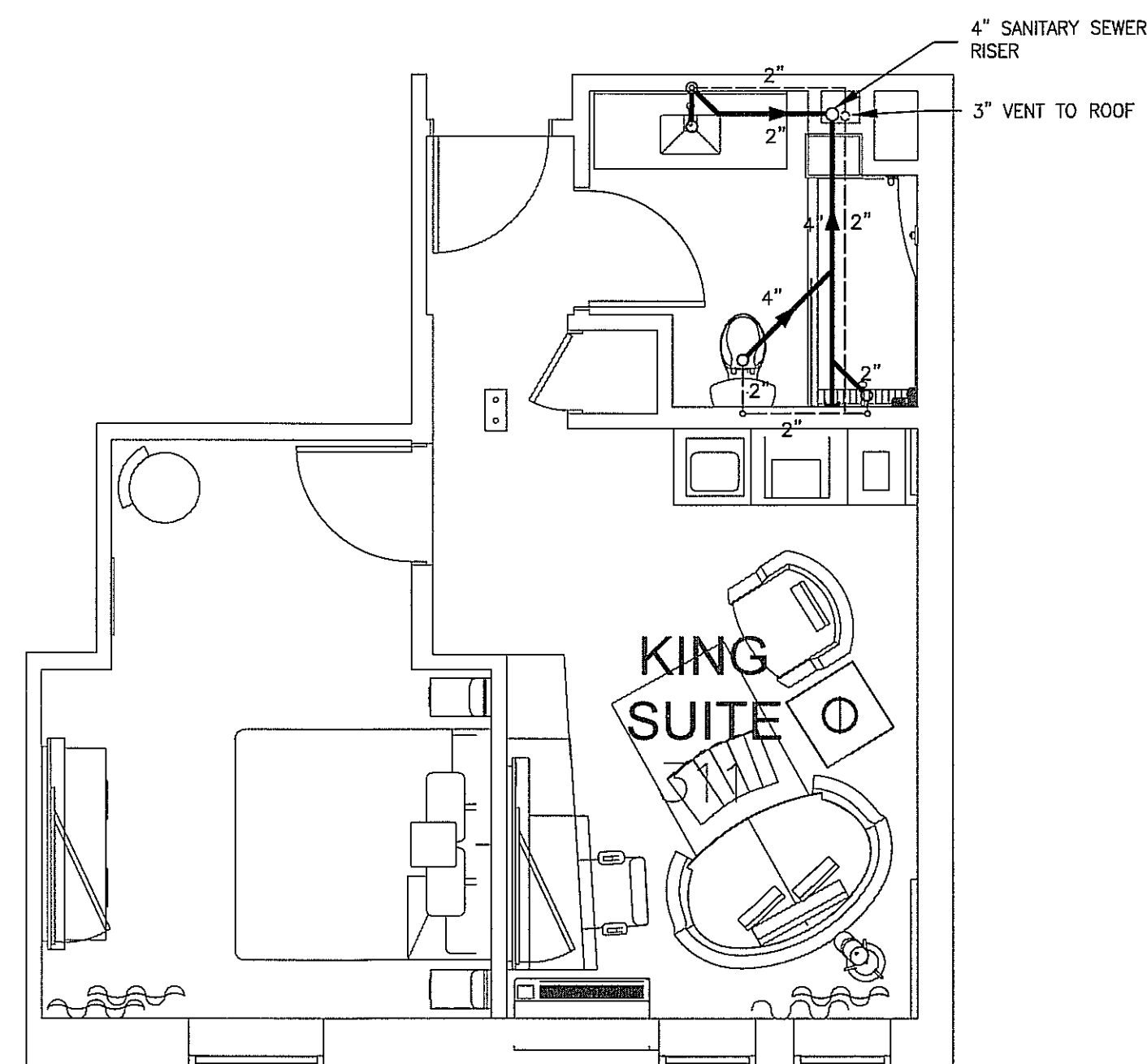
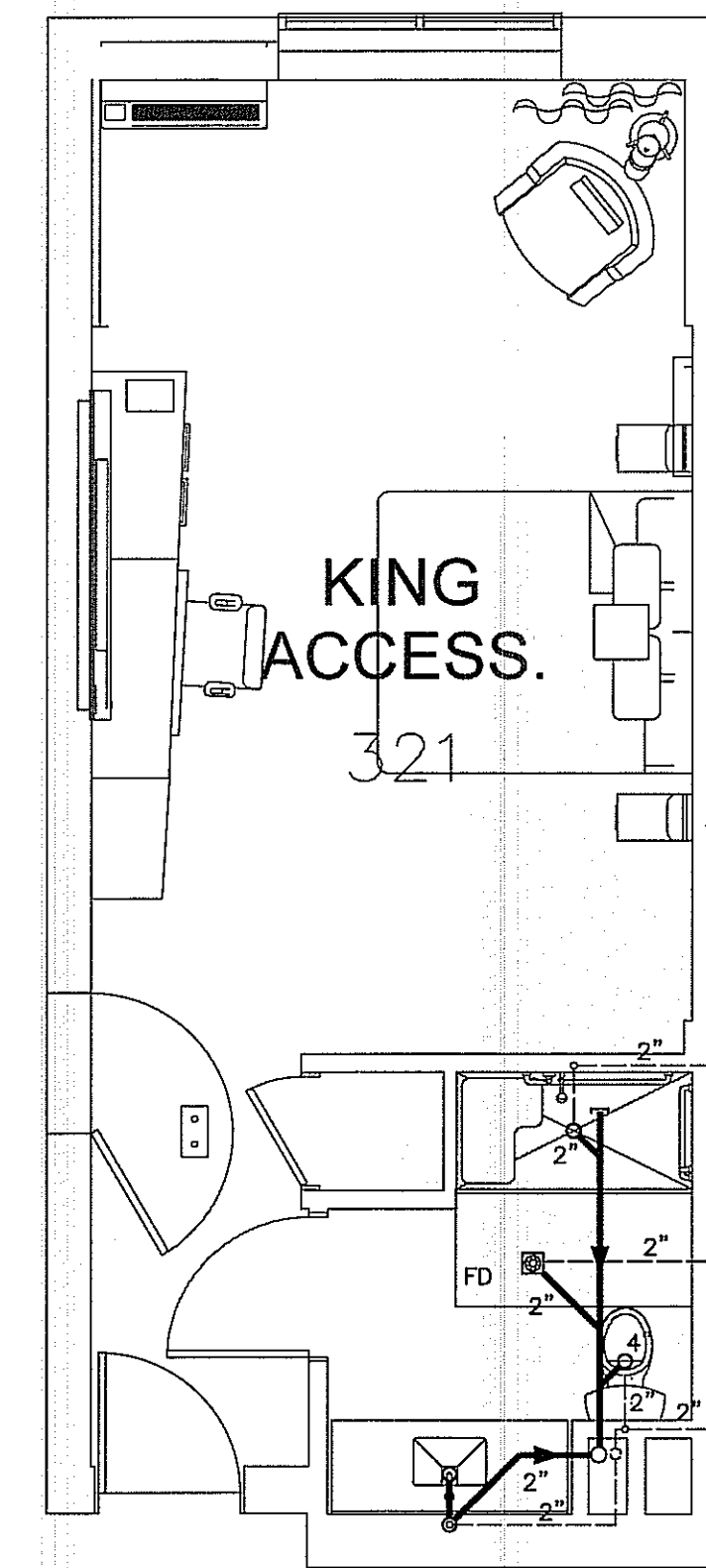
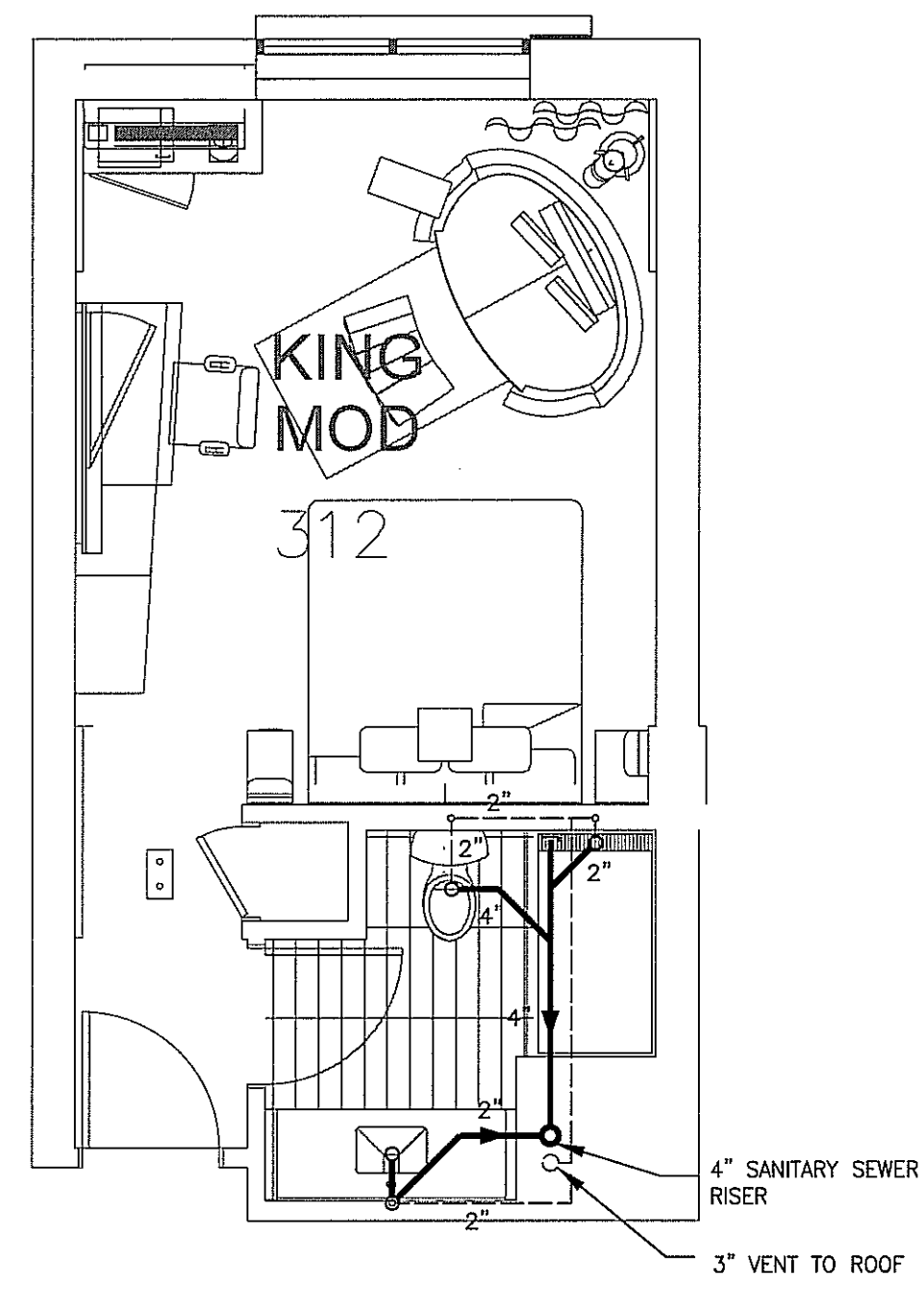
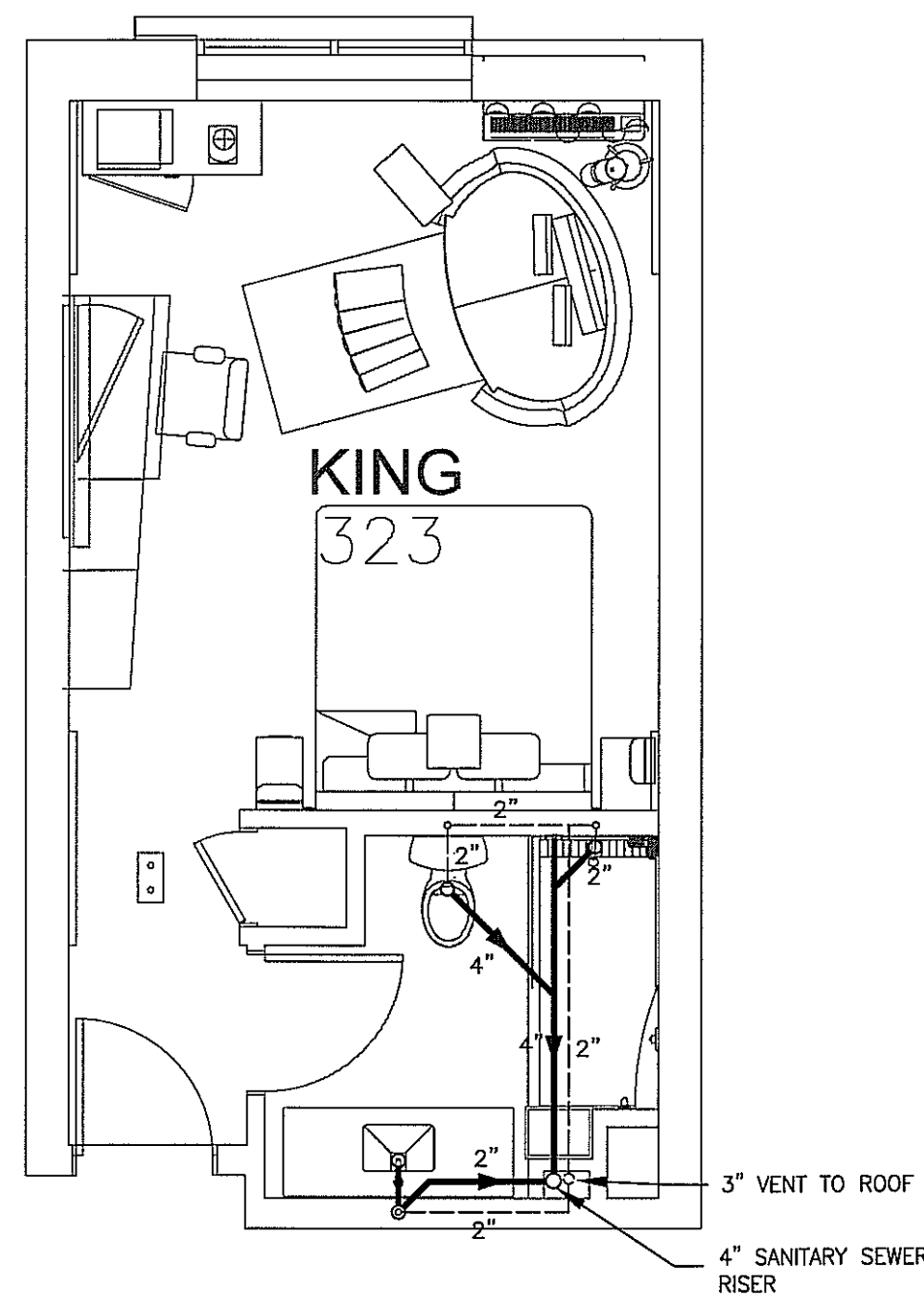
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VIEW A

1 ENLARGED WATER HEATER ROOM
SCALE: 1/2"=1'-0"



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TYPICAL GUESTROOM PLAN

CONTRACTOR COPY

Reviewed for code compliance
BY [Signature]
DATE 2/23/11

SEAL+SIGNATURE

DATE	01.18.2019
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PROJECT NUMBER 17.282

DRAWING NUMBER

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P7.2

PAGE NUMBER

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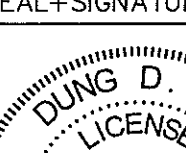
REVISIONS

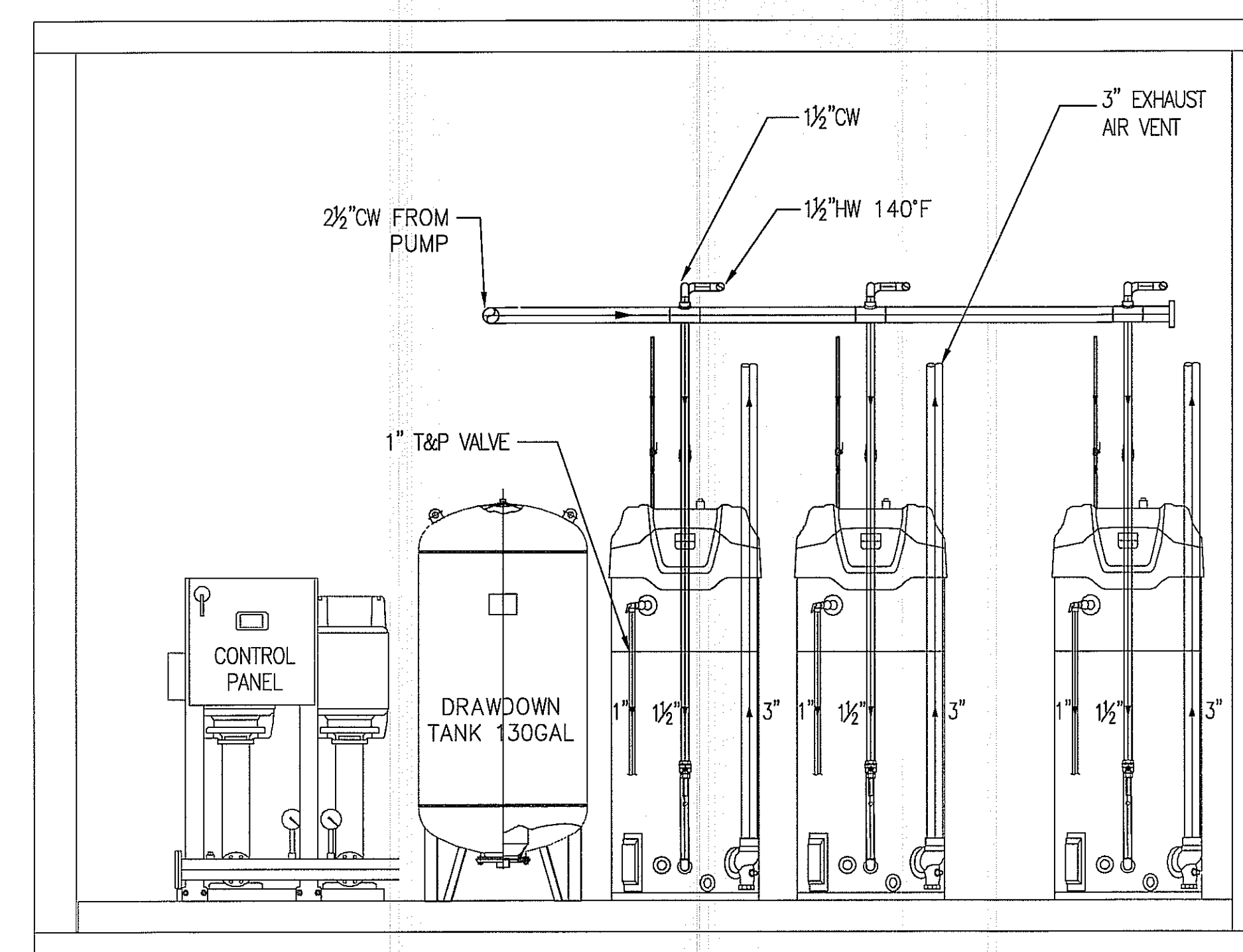
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COURTYARD INN,
LAKE CITY, FL.

ENLARGED WATER HEATER ROOM

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	PROJECT NUMBER	17.282
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