

LEGEND, SCHEDULES & NOTES

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOT CONSIDER DEMOLITION DRAWINGS AND NOTES TO BE INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS WITHIN THE CONTRACT LIMITS. DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING, REMOVING AND/OR RELOCATING EXISTING EQUIPMENT AS SHOWN OR AS MAY BECOME NECESSARY TO ACCOMPLISH DESIRED RESULTS. NO ADDITION CLAIMS SHALL BE MADE FOR DEMOLITION WORK NOT SPECIFICALLY INDICATED OR SPECIFIED UNLESS, IN THE ARCHITECT/ENGINEER'S OPINION, IT IS BEYOND THE SCOPE OF THE CONTRACT DOCUMENTS.
- DEMOLITION SHALL BE CARRIED OUT WITH CARE SO THAT PORTIONS OF THE WORK THAT ARE TO REMAIN WILL BE UNDAMAGED.
- DEBRIS AND DEMOLISHED MATERIAL SHALL BE CLEARED FROM THE SITE AT FREQUENT INTERVALS. DO NOT ALLOW DEBRIS TO ACCUMULATE TO THE EXTENT THAT IT WILL INTERFERE WITH WORK OR PASSAGE OF WORKMEN.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFETY AND DUST BARRIERS AS REQUIRED BY HEALTH AND SAFETY REGULATIONS.
- COORDINATE DEMOLITION WORK WITH OTHER TRADES. SUPERVISE AND ASSIST REMOVAL AND REPLACEMENT OF EXISTING MATERIALS TO PROVIDE FOR INSTALLATION OF MECHANICAL AND ELECTRICAL ITEMS.
- CONNECTING WORK, NEW WORK OR EXTENSION OF EXISTING WORK SHALL CORRESPOND IN ALL RESPECTS WITH THAT TO WHICH IT CONNECTS, UNLESS OTHERWISE INDICATED OR SPECIFIED. EXISTING WORK SHALL BE CUT, DRILLED, ALTERED OR TEMPORARILY REMOVED AND REPLACED AS NECESSARY FOR PERFORMANCE OF THE CONTRACT.
- NO STRUCTURAL MEMBER SHALL BE CUT OR ALTERED WITHOUT AUTHORIZATION OF ARCHITECT/ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO REPAIR DAMAGED OR DEFACED WORK TO REMAIN IN PLACE TO THE ORIGINAL CONTRACT CONDITIONS.
- OWNER ACCEPTS NO RESPONSIBILITY FOR LOSS OR DAMAGE TO MATERIALS OR STRUCTURES ON SITE, OR FOR THE SALVAGE VALUE OF WHICH THE CONTRACTOR MAY HAVE REFLECTED ON HIS BID.
- THE CONTRACTOR SHALL GIVE ADVANCE NOTICE TO THE OWNER WHEN WORK IS TO BE PERFORMED WHICH COULD INTERRUPT SERVICES TO OTHER AREAS. THE OWNER'S POLICY AND PROCEDURE SHALL BE STRICTLY ADHERED TO.
- ALL EXISTING EQUIPMENT AND MATERIALS SHALL REMAIN UNLESS OTHERWISE NOTED.
- REFER TO NEW WORK DRAWINGS FOR ADDITIONAL INFORMATION AFFECTING DEMOLITION WORK BEFORE BEGINNING WORK.
- ITEMS NOTED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING, BUT NOT LIMITED TO; PIPING, CONTROLS, VALVES AND HANGERS. PIPING SHALL BE REMOVED BACK TO MAINS AND CAPPED, UNLESS OTHERWISE NOTED.
- ITEMS NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE.
- OWNER SHALL HAVE FIRST RIGHT OF REFUSAL FOR ALL ITEMS INDICATED TO BE REMOVED. PENDING OWNER'S INSPECTION AND REVIEW, ALL SUCH ITEMS SHALL BE REMOVED INTACT, FULLY FUNCTIONAL, AVAILABLE FOR REUSE, AND SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR SHALL CONFIRM WITH THE OWNER'S REPRESENTATIVE ACCEPTANCE OR REFUSAL OF SUCH ITEMS. ALL ITEMS ACCEPTED BY THE OWNER SHALL BE DELIVERED BY THE CONTRACTOR TO ONSITE STORAGE LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL ITEMS REFUSED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN APPROVED MANNER.
- NO EXISTING PIPING MATERIAL IS TO BE REUSED.
- REMOVE AND/OR RELOCATE EXISTING FIXTURES AND EQUIPMENT AS INDICATED. EXISTING HOT WATER, COLD WATER, GAS AND/OR VENT PIPING, VALVES AND COMPONENTS SERVING SUCH ITEMS SHALL BE REMOVED TO A SUITABLE CONCEALED LOCATION WITHIN EXISTING TO REMAIN WALL OR ABOVE CEILING AND CAPPED WATERTIGHT. SOILWASTE PIPING AND COMPONENTS SERVING SUCH FIXTURES SHALL BE REMOVED TO A SUITABLE CONCEALED LOCATION BELOW FINISHED FLOOR OR WITHIN EXISTING TO REMAIN WALL AND CAPPED WATERTIGHT.
- UNLESS NOTED OTHERWISE, EXISTING PIPING, VALVES AND COMPONENTS RENDERED DEFUNCT AS PART OF THIS PROJECT SHALL BE ADDRESSED IN THE FOLLOWING MANNER: DEFUNCT PIPING LOCATED IN CONCEALED AREAS WITHIN EXISTING TO REMAIN WALLS, BELOW SLAB, OR BELOW GRADE SHALL BE ABANDONED IN PLACE OR REMOVED AS NECESSARY TO AVOID INTERFERENCE WITH NEW WORK. EXISTING DEFUNCT PIPING, VALVES AND COMPONENTS LOCATED IN EXPOSED AREAS AND IN ATTIC SPACE SHALL BE REMOVED TO THE NEAREST OPERATIONAL PIPING MAIN AND CAPPED, INCLUDING ALL ASSOCIATED HANGERS AND STRUCTURAL SUPPORTS. EXISTING DEFUNCT VENTS THROUGH ROOF SHALL BE CAPPED ABOVE ROOF.
- NO EXISTING PIPING SHALL BE LEFT OPEN AFTER PARTIAL REMOVAL. PIPE SHALL BE PERMANENTLY CAPPED OR TEMPORARILY CAPPED IF MADE READY FOR CONNECTION TO NEW WORK.
- FIELD VERIFY ALL EXISTING PIPE LOCATIONS, SIZE AND INVERTS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO COLD WATER, HOT WATER, HOT WATER RETURN PIPING, DRAIN, WASTE AND VENT PIPING.
- REMOVE ALL ABANDONED PIPING, HANGERS, RODS, SUPPORTS EQUIPMENT, FIXTURES AND APPURTENANCES.
- COORDINATE DEMOLITION WORK WITH OTHER TRADES.
- THE PLUMBING CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONDUCTING ANY AND ALL TESTS, EXAMINATIONS, TRACING OF PIPE AND EXPLORATORY WORK TO ENSURE REMOVED AND OR REROUTED PIPING WILL NOT HAVE EFFECT WITH ANY UNIT, DEPARTMENT, EQUIPMENT, OUTLET OR VALVE OUTSIDE OF THE SCOPE OF WORK. ANY PIPING DEEMED OR FOUND TO FEED ANY AREA OUTSIDE OF THE SCOPE OF WORK SHALL BE REROUTED TO A LOCATION OUTSIDE OF SUITE.

GENERAL PIPE AND EQUIPMENT NOTES

- ALL PIPING SHALL BE KEPT CLEARED FROM LOAD BEARING FOOTINGS. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PIPING BETWEEN EACH PLUMBING FIXTURE AND THE NEAREST BRANCH OR MAIN PIPING RUN SHALL BE SIZED TO MATCH THE CORRESPONDING FIXTURE SCHEDULE CONNECTION SIZE AT A MINIMUM UNLESS NOTED AS A LARGER SIZE ON PLANS. PIPE HEADERS IN WALLS SERVING BANKS OF FIXTURES SHALL BE FULL LINE SIZE FROM THE UPSTREAM END OF THE BRANCH LINE TO THE END TERMINAL UNLESS OTHERWISE INDICATED.
- INSTALL PIPING CONCEALED FROM VIEW AND PROTECTED FROM PHYSICAL CONTACT BY BUILDING OCCUPANTS UNLESS OTHERWISE INDICATED. NO PIPING SHALL BE INSTALLED IN EXPOSED LOCATIONS UNLESS SPECIFICALLY NOTED AS SUCH ON PLANS.
- INSTALL PIPING IN A NEAT ORGANIZED LAYOUT COORDINATING WITH OTHER TRADES.
- INSTALL PIPING SO THAT ALL VALVES, STRAINERS, UNIONS, TRAPS, FLANGES, AND OTHER APPURTENANCES REQUIRING ACCESS ARE ACCESSIBLE. IF NECESSARY PROVIDE AN APPROVED ACCESS PANEL AS LISTED ON THE FIXTURE SCHEDULE.
- ALL VALVES AND STRAINERS SHALL BE FULL SIZE OF PIPE BEFORE REDUCING SIZE TO MAKE CONNECTIONS TO EQUIPMENT. COORDINATE AND PROVIDE ALL PIPING TRANSITIONS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS TO FURNISHED EQUIPMENT.
- SHUTOFF VALVES, SHUT-OFF COCKS, WATER CONTROL DEVICES, CLEANOUTS, AND OTHER PIPING APPURTENANCES SHALL BE THE SAME SIZE AS PIPING SERVED UNLESS OTHERWISE INDICATED.
- PLUMBING PIPING SHALL NOT BE RUN THROUGH OR WITHIN CEILING SPACE ABOVE ELECTRICAL ROOMS, TELECOMMUNICATIONS ROOMS, OR ELEVATOR MACHINE ROOMS, EXCEPT FOR BRANCH PIPING SERVING EQUIPMENT IN THESE ROOMS.
- ALL PIPING SHALL BE RUN IN A WAY AS TO AVOID CREATING UNDUE STRESS FROM BEING FORCED AROUND OBSTACLES OR OBSTRUCTIONS.
- UNIONS OR FLANGES SHALL BE INSTALLED AT EACH PIECE OF EQUIPMENT, IN BYPASSES, AND IN LONG PIPING RUNS (100 FEET OR MORE) TO PERMIT DISASSEMBLY FOR ALTERATION AND REPAIRS.
- PROVIDE SLEEVES FOR PIPING PENETRATIONS THROUGH CONCRETE OR MASONRY WALLS, FOOTINGS, GRADE BEAMS OR OTHER SIMILAR STRUCTURAL ELEMENTS. SLEEVES SHALL BE MINIMUM 2 INCHES DIAMETER LARGER THAN THE PIPING SERVED.
- PROVIDE FLEXIBLE CONNECTORS IN ALL PIPING SYSTEMS WHICH CONNECT TO PUMPS OR OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AS CLOSE TO THE EQUIPMENT AS POSSIBLE.
- PROVIDE HANGERS, CLAMPS, ANCHORS AND GUIDES ACCORDING TO SPECIFICATIONS TO PREVENT STRESS ON PIPING.
- ALL EQUIPMENT AND PIPING ABOVE THE CEILING SHALL BE SUPPORTED IN AN APPROVED MANNER FROM THE BUILDING STRUCTURE ABOVE.
- WHERE EQUIPMENT, PIPING, FIXTURES, ETC., TO REMAIN IS SUPPORTED FORM EQUIPMENT AND/OR PIPING BEING REMOVED, EXTEND EXISTING HANGERS OR PROVIDE NEW HANGERS AND SUPPORTS AS REQUIRED TO RE-SUPPORT ITEMS FROM BUILDING STRUCTURES.
- PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED.
- SEWER, WATER, AND STORM DRAIN SYSTEMS INDICATED IN THESE DRAWINGS SHALL EXTEND TO PLUMBING SPECIFICATIONS. ALL SUCH PIPING SHALL BE INSTALLED IN A MANNER TO PROVIDE PROPER CONNECTION TO INVERT ELEVATIONS INDICATED ON AS BUILT DRAWINGS. WHERE SIZES DIFFER BETWEEN PLUMBING AND AS BUILT DRAWINGS, CONTRACTOR SHALL PROVIDE TRANSITION FITTINGS AS NECESSARY TO ALLOW FOR PROPER CONNECTION.
- PROVIDE ACCESS PANELS IN WALLS AND HARD SUSPENDED CEILINGS WHERE REQUIRED TO SERVICE TRAPS, CLEANOUTS, VALVES, MIXING VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS AND OTHER CONCEALED PLUMBING APPURTENANCES. WHERE POSSIBLE, USE SAME ACCESS PANEL TO SERVICE MORE THAN ONE ITEM WHEN LOCATED DIRECTLY ADJACENT IN SAME IMMEDIATE VICINITY. REFER TO SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
- ACCESS PANELS, DRAIN GRATES, CLEAN-OUT COVERS, AND OTHER FINISH-EXPOSED COMPONENTS SHALL BE PROTECTED FROM DAMAGE. DAMAGED COMPONENTS SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- HOSE BIBBS SHALL BE EQUIPPED WITH AN APPROVED NON-REMOVABLE VACUUM BREAKER.
- WATER HAMMER ARRESTOR SIZES SHALL CORRESPOND TO PLUMBING & DRAINAGE INSTITUTE (PDI) WATER HAMMER ARRESTORS STANDARD PADS OR CONNECTION SIZING RECOMMENDATIONS. WATER HAMMER ARRESTORS SHALL BE PROVIDED AT EACH DEVICE OR PIECE OF EQUIPMENT THAT HAS A SOLENOID VALVE.
- PROVIDE SHUTOFF VALVES IN ALL SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES ONE OR MORE FIXTURES OR OUTLETS.
- ALL OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. ALL PLUGGED OR CAPPED SOILWASTE OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED AS LOW AS POSSIBLE IN CEILING SPACES. ALL PLUGGED OR CAPPED VENT OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED AS HIGH AS POSSIBLE IN CEILING SPACES.
- PROVIDE EXPANSION LOOPS ON NATURAL GAS AND WATER PIPING AND EXPANSION FITTINGS ON MEDICAL GAS PIPING CROSSING STRUCTURAL EXPANSION JOINTS.
- PIPE SIZES ARE IN INCHES UNLESS NOTED OTHERWISE.
- PROVIDE PIPE ESCUTCHEONS AT ALL EXPOSED PENETRATIONS OF FLOOR, WALLS AND CEILINGS.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN CLEARANCES FOR CLEARANCE ACCESS TO MAINTAIN AND SERVICE EQUIPMENT, VALVES AND CONTROL.
- MOTOR OPERATED EQUIPMENT SHALL BE ISOLATED FROM THE BUILDING STRUCTURE BY THE INSTALLATION OF APPROVED VIBRATION HANGERS OR SUPPORTS.
- RUNOUTS TO EQUIPMENT SHALL BE SIZED AS INDICATED AND INCREASED OR REDUCED AT POINT OF FINAL CONNECTION TO EQUIPMENT.
- ALL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION IN ACCORDANCE WITH APPLICABLE CODE OR REGULATION.
- SEAL ALL PIPE PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS WATERTIGHT.
- WHERE PIPES OR CONDUIT PENETRATE FIRE RATED OR SMOKE RATED BARRIERS (WALLS, FLOORS, AND CEILINGS), SEAL PENETRATIONS IN ACCORDANCE WITH NFPA 90A WITH UL LISTED FIRE STOPPING SYSTEM.
- PATCH ALL OPENINGS IN BUILDING CONSTRUCTION WHERE PIPING, FIXTURES, ETC. IS REMOVED. PATCHING SHALL BE THE SAME MATERIALS AS THE SURROUNDING CONSTRUCTION. FINISH TO MATCH EXISTING TO THE EXTENT POSSIBLE.
- EXISTING EQUIPMENT AND MATERIALS SHALL REMAIN, UNLESS NOTED OTHERWISE.
- CONNECT WATER, WASTE AND VENT PIPING TO FIXTURES IN ACCORDANCE WITH SIZE INDICATED ON THE FIXTURE SCHEDULE.
- THE CONTRACTOR, PRIOR TO THE INSTALLATION OF ANY PIPE, SHALL LAY OUT HIS WORK IN IT'S ENTIRETY AND IDENTIFY ALL JOIST PENETRATIONS. ALL JOIST PENETRATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/OWNER PRIOR TO INSTALLATION OF ANY PIPE. DRILLING OF ANY JOIST IS STRICTLY PROHIBITED WITHOUT PRIOR AUTHORIZATION.
- RUN CONCEALED PIPING ON ROOM SIDE OF THE BUILDING INSULATION, UNLESS NOTED OTHERWISE.
- PROVIDE FOUNDATION PAD PENETRATION SLEEVES, ALLOW 1" MINIMUM ANNULAR CLEARANCE BETWEEN THE INTERIOR PIPE AND SLEEVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRING A LICENSED OUTSIDE TESTING AND CERTIFICATION AGENCY TO PERFORM TESTING OF ALL FLUID SYSTEMS AT NO COST TO THE OWNER, CLIENT, OR DESIGNER.
- FOR PIPING SERVING OTHER AREAS NOT UNDER CONSTRUCTION PHASE, HAVE NEW PIPING SYSTEMS IN PLACE PRIOR TO DEMOLITION OF EXISTING SYSTEMS TO KEEP SHUT DOWN TIME TO A MINIMUM. COORDINATE AND SCHEDULE ALL SHUTDOWNS THROUGH OWNER AND GC.
- SHOWERS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3 2016 CPC.
- ALL PIPE PENETRATIONS IN ANY SOUND WALLS SHALL BE SEALED TO NOT INTERFERE WITH ROOM ACOUSTICS.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURES TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS PER SECTION 11B-606.5.

GENERAL CONSTRUCTION REQUIREMENTS NOTES

- ALL SYSTEMS ARE SHOWN SCHEMATICALLY. CHECK AND VERIFY ALL CONDITIONS AT THE SITE WITHIN THE CONTRACT LIMITS.
- IT IS INTENDED THAT THE DRAWINGS AND SPECIFICATIONS SHALL PROVIDE A WORKING INSTALLATION COMPLETE IN EVERY DETAIL AND ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION SHALL BE FURNISHED WHETHER OR NOT FURNISHED, EXCEPT WHERE NOTED OTHERWISE.
- THE OMISSION OF EXPRESSED REFERENCE IN THE DRAWINGS OR SPECIFICATIONS TO ANY LABOR OR MATERIAL NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH PRESENT GOOD PRACTICE OF THE TRADE SHALL NOT RELIEVE THIS CONTRACTOR FROM PROVIDING, AT NO COST, SUCH ADDITIONAL LABOR AND MATERIALS UNDER THIS CONTRACT.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF WORK TO BE PERFORMED. THE DRAWINGS ARE NOT INTENDED TO SHOW EXACT LOCATIONS OR TO SHOW EVERY PIPE, FITTING, VALVE OR APPURTENANCE REQUIRED FOR A COMPLETE INSTALLATION. DO NOT SCALE LOCATION DIMENSIONS FROM THESE DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC AND MAY NOT INDICATE ALL REQUIRED OFFSETS, TRANSITIONS AND FITTINGS. PROVIDE ADDITIONAL OFFSETS, TRANSITIONS AND FITTINGS AS REQUIRED IN COORDINATION WITH OTHER TRADES.
- ALL INSTALLATION AND WORK SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER SO AS NOT TO DAMAGE ANY SURFACES, EQUIPMENT, OR MATERIALS.
- PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED, PER MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND PERMITS. SUCH ITEMS INCLUDE BUT ARE NOT LIMITED TO THE 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R., TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
- NEITHER ACCURACY NOR COMPLETENESS OF EXISTING CONDITIONS SHOWN ARE GUARANTEED. VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND VERIFY EXACT LOCATIONS AND ELEVATIONS OF PIPING POINTS OF CONNECTION BY MEANS OF PHYSICAL EXCAVATION AND SELECTIVE DEMOLITION BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE OWNER'S REPRESENTATIVE AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION TO AVOID DISTURBING OR DAMAGING EXISTING UNDERGROUND UTILITY LINES. ALL DAMAGED UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
- ALL EXCAVATION AND TRENCHING SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE REGULATIONS.
- ALL PIPING SHALL BE KEPT CLEARED FROM LOAD BEARING FOOTINGS. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONSTRUCTION PHASING BOUNDARIES. PROVIDE ALL REQUIRED ITEMS ADDITIONAL TO THAT SHOWN ON PLANS SUCH AS TEMPORARY CAPPING OF EXISTING AND/OR NEW PIPING, ISOLATION VALVES, AND OTHER PROVISIONS AS NECESSARY TO PROVIDE AND/OR MAINTAIN OPERABILITY OF SYSTEMS IN OCCUPIED AREAS DURING DEMOLITION AND/OR NEW WORK IN OTHER AREAS, AND TO ACCOMMODATE ALL CONSTRUCTION PHASING REQUIREMENTS.
- PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO ENSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. COORDINATE WITH OWNER FOR ACCESS TO AREAS WHICH ARE OCCUPIED AND SHUTDOWNS WHICH WILL INTERFERE WITH THE NORMAL OPERATION OF THE BUILDING. ALL SHUT DOWNS SHALL BE REQUESTED IN WRITING TO OWNER AT LEAST TWO WEEKS IN ADVANCE, WITH THE FOLLOWING INFORMATION: SYSTEMS, AREAS AFFECTED, AND DURATION OF SHUTDOWN. NO SHUTDOWNS SHALL BE PERFORMED UNTIL APPROVED BY OWNER. WHEN WORK IS BEING PERFORMED IN AN EXISTING BUILDING, THE CONTRACTOR SHALL ENSURE THAT THE WORK BEING DONE DOES NOT INTERFERE IN THE DAY-TO-DAY OPERATIONS OF THE EXISTING TENANTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, ROUGH IN DIMENSIONS, AND MOUNTING HEIGHTS OF ALL EXPOSED ELEMENTS. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO PLUMBING FIXTURES AND EQUIPMENT, ACCESS PANELS, HOSE BIBBS, RECESSED HOSE BIBBS, TERMINATION POINTS, WHERE DIMENSIONS ARE NOT INDICATED, SEEK ARCHITECT'S DIRECTION AND/OR APPROVAL PRIOR TO INSTALLATION.
- COORDINATE CONSTRUCTION OF ALL PLUMBING WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND OTHER DISCIPLINES' WORK SHOWN ON OTHER CONTRACT DOCUMENTS.
- CAREFULLY COORDINATE ALL WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES PRIOR TO ORDERING OF MATERIALS AND/OR INSTALLATION. IF CONTRACTOR IS IN THE PROCESS OF INSTALLING NEW WORK, OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER TRADES ARISE, NOTIFY THE OWNER'S REPRESENTATIVE AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
- LOCATIONS SHOWN FOR POINTS OF CONNECTION TO MECHANICAL UNITS AND EQUIPMENT INSTALLED BY OTHER TRADES ARE APPROXIMATE. USING MANUFACTURER'S CERTIFIED DRAWINGS, VERIFY WITH THE INSTALLING CONTRACTOR EXACT PLUMBING REQUIREMENTS, ROUGH-IN LOCATIONS AND CONNECTION POINTS OF ALL EQUIPMENT REQUIRING PLUMBING CONNECTIONS. WHERE PLANS INDICATE ASSOCIATED PLUMBING SERVICE PIPING PENETRATING THROUGH ADJACENT ROOF OR STRUCTURE, MAKE ADJUSTMENT TO PENETRATION LOCATIONS AS NECESSARY TO LIMIT EXPOSED HORIZONTAL PIPING DISTANCE TO MAXIMUM 3'-0" BETWEEN THE PENETRATION LOCATION AND POINT OF CONNECTION TO THE EQUIPMENT.
- CONCRETE HOUSEKEEPING PADS SHALL BE PROVIDED AT ALL OCCURANCES OF FLOOR MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO WATER HEATERS, HEAT EXCHANGERS, BOILERS, STORAGE TANKS, PUMPS, AIR COMPRESSORS, AND VACUUM PUMPS. CONCRETE HOUSEKEEPING PADS SHALL BE SIZED AND LOCATED BY THE PLUMBING CONTRACTOR. MINIMUM CONCRETE PAD THICKNESS SHALL BE 4 INCHES. PADS SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6 INCHES ON EACH SIDE OR AS INDICATED IN STRUCTURAL DRAWINGS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO COORDINATE SIZE AND LOCATION OF ALL REQUIRED HOUSEKEEPING PADS WITH THE GENERAL CONTRACTOR PRIOR TO BID. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PRIOR TO BID, COORDINATE WITH THE GENERAL CONTRACTOR ALL REQUIRED CUTTING, PATCHING, SAWCUTTING, CORE DRILLING, AND/OR TRENCHING NECESSARY TO ACCOMMODATE THE PLUMBING WORK. ALL AFFECTED EXISTING SURFACES SHALL BE REFILLED, COMPACTED, PATCHED, REPAIRED, RESURFACED, AND/OR REPAINTED AS APPLICABLE AND AS INDICATED IN OTHER SECTIONS OF THE CONTRACT DOCUMENTS. SURFACES AND MATERIALS NOT SPECIFICALLY ADDRESSED IN OTHER SECTIONS OF THE CONTRACT DOCUMENTS SHALL BE RESTORED TO MATCH CORRESPONDING EXISTING ADJACENT SURROUNDING SURFACES AND MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS AND FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES. PERFORM WORK IN AN ORDERLY MANNER AND WITH THE LEAST POSSIBLE INTERFERENCE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES AND PIPING BEFORE COMMENCING WORK AND WILL BE FULLY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT OCCUR BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
- DRAWING PLANS, SCHEMATICS, AND DIAGRAMS INDICATE GENERAL LOCATION AND ARRANGEMENT OF PIPING. INDICATED LOCATIONS AND ARRANGEMENTS ARE USED TO SIZE PIPE AND CALCULATE FRICTION LOSS, EXPANSION, AND OTHER DESIGN CONSIDERATIONS. INSTALL PIPING AS INDICATED UNLESS DEVIATIONS TO LAYOUT ARE APPROVED ON COORDINATION DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES. PROVIDE FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE RETARDANT CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS.
- ONCE DEMOLITION OF THE CEILING HAS BEEN PERFORMED FOR EACH PHASE, REVIEW EXISTING DRAINAGE PIPING LOCATED OVER SENSITIVE AREAS PER 2016 CALIFORNIA PLUMBING CODE SECTION 310.9. PROVIDE PROTECTION FOR DRAINAGE PIPING, AS REQUIRED, TO MEET CODE (I.E. 4-BAND CLAMP SYSTEM REPLACING 2-BAND CLAMPS, FM 1692).

- CONTRACTOR SHALL COORDINATE SPECIFIED COUNTER SINKS WITH MILL WORK CONSTRUCTION DRAWINGS PRIOR TO PURCHASE OF ANY PLUMBING FIXTURES, AND SUBMIT MILLWORK SHOP DRAWINGS WITH FIXTURE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL WORK AFTER FINAL INSTALLATION OF ALL SYSTEMS.
- ALL FACTORY APPLIED COATINGS AND FINISHES SHALL BE PROVIDED WITHOUT RUST, SCRATCHES, OR DENTS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED TO COMPLETE INSTALLATIONS INDICATED ON THESE DRAWINGS.
- PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTIONS AND ACCEPTANCE FROM THE AUTHORITY HAVING JURISDICTION.
- PROVIDE TO THE GENERAL CONTRACTOR DIMENSIONED LOCATIONS AND SIZE OF ALL REQUIRED FLOOR, WALL AND ROOF OPENINGS. PROVIDE FOR INSTALLATION OF SLEEVES AND FRAMING AS REQUIRED.
- ALL EQUIPMENT AND MATERIALS INCORPORATED IN THIS WORK SHALL BE NEW UNLESS NOTED OTHERWISE AND SHALL BE CURRENT PRODUCTS BY MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS.
- INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONSTRUCTION MATERIALS AND EQUIPMENT REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF THE SITE UNLESS NOTED OTHERWISE.
- COORDINATE WORK WITH EXISTING STRUCTURAL AND ARCHITECTURAL FEATURES AND PROVIDE OFFSETS AND FITTINGS AS REQUIRED.
- INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE MANUFACTURERS AND MODEL NUMBERS LISTED ON THE SCHEDULES AND DETAILS ARE THE BASIS OF DESIGN FOR THIS PROJECT. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO PRECLUDE SUBMITTAL OF OTHER MANUFACTURERS OF EQUAL QUALITY ACCEPT TO THE OWNER/ARCHITECT AND ENGINEER.
- ALL MATERIALS, EQUIPMENT, AND DEVICES SHALL, AS A MINIMUM, MEET THE REQUIREMENTS OF UL WHERE UL REQUIREMENTS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
- THE CONTRACTOR, PRIOR TO THE INSTALLATION OF ANY PIPE, SHALL LAY OUT HIS WORK IN IT'S ENTIRETY AND IDENTIFY ALL JOIST PENETRATIONS. ALL JOIST PENETRATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/OWNER PRIOR TO INSTALLATION OF ANY PIPE. DRILLING OF ANY JOIST IS STRICTLY PROHIBITED WITHOUT PRIOR AUTHORIZATION.
- RESTAURANT SPACE SHALL NOT BE OCCUPIED UNTIL RESTROOMS COMPLYING WITH THE CALIFORNIA PLUMBING CODE AND HEATING AND VENTILATION SYSTEMS COMPLYING WITH THE CALIFORNIA MECHANICAL CODE AND CALIFORNIA BUILDING CODE HAVE BEEN PERMITTED AND PROVIDED IN A FUTURE TENANT IMPROVEMENT.

GENERAL DWV SYSTEMS NOTES

- CLEANOUTS LOCATED WITHIN THE BUILDING SHALL BE WALL CLEANOUTS RATHER THAN FLOOR CLEANOUTS UNLESS OTHERWISE INDICATED. SHALL BE READILY ACCESSIBLE, AND SHALL BE CAREFULLY COORDINATED WITH CASEWORK, EQUIPMENT, AND OTHER ITEMS TO AVOID CONFLICT AND MAINTAIN SERVICE CLEARANCE. NOT ALL REQUIRED CLEANOUTS ARE INDICATED ON PLANS. CLEANOUTS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SECTION 707 AND SECTION 719 OF THE 2016 CALIFORNIA PLUMBING CODE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PROVIDE ACCESSIBLE CLEANOUTS AT THE BASE OF ALL SOIL/WASTE STACKS.
- CLEANOUTS SHALL BE PLACED INSIDE THE BUILDING NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER OR INSTALLED OUTSIDE THE BUILDING AT THE LOWER END OF THE BUILDING DRAIN AND EXTENDED TO GRADE PER CPC 2016 719.1. OUTDOOR BUILT UP CLEANOUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET IN STRAIGHT RUNS AND FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 90°.
- PROVIDE CLEANOUTS FOR EACH SINK AND URINAL, EVEN IF NOT SPECIFICALLY INDICATED ON PLANS.
- WHERE POSSIBLE, CLEANOUTS SHALL BE LOCATED IN UNFINISHED AREAS SUCH AS STORAGE ROOMS, CLOSETS, AND JANITORS CLOSETS, ETC.
- ENSURE ALL VENTS ARE A MINIMUM OF 10 FEET FROM ALL OUTSIDE AIR INTAKES.
- HORIZONTAL SANITARY DRAINAGE PIPING SHALL SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE INDICATED. WHERE IT IS IMPRACTICAL TO SLOPE AT 1/4" PER FOOT, PIPING 4" AND GREATER IN SIZE MAY BE INSTALLED AT 1/8" PER FOOT WHEN FIRST APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- HORIZONTAL STORM DRAIN AND OVERFLOW PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS OTHERWISE INDICATED.
- HORIZONTAL CONDENSATE PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS OTHERWISE INDICATED.
- HORIZONTAL SANITARY VENT PIPING SHALL BE GRADED TO DRIP BACK BY GRAVITY TO THE SOIL OR WASTE PIPE WHICH IT SERVES.
- INSTALL CAST-IRON SOIL PIPING ACCORDING TO THE CAST IRON SOIL PIPE INSTITUTE (CISPI) STANDARD PUBLICATION "CISPI DESIGNATION 301-09".
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
- ALL SANITARY SYSTEMS MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- BUILDING DRAIN AND VENT PIPING SHALL COMPLY WITH SECTION 701.0 AND 903.0 OF THE 2016 CPC.
- RUN 2" MINIMUM SIZE WASTE PIPING BELOW GROUND INSIDE THE BUILDING REGARDLESS OF THE SIZE NOTED ON THE FIXTURE SCHEDULE.
- FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
- FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER CPC 2016 710.1.
- PROVIDE AN AIR GAP FOR ALL INDIRECT AND SAFE WASTES IN ACCORDANCE WITH TABLE 603.3.1 IN 2016 CPC.
- FOR DRAIN AND CONDENSATE CONNECTIONS TO EQUIPMENT, IF LINE SIZE SHOWN ON PLANS IS SMALLER THAN THE EQUIPMENT CONNECTION SIZE, THEN THE BRANCH LINE FEEDING THAT PIECE OF EQUIPMENT SHALL BE UP-SIZED TO MEET EQUIPMENT LINE SIZE, REGARDLESS OF CALCULATIONS AND SIZES SHOWN ON PLANS. ADDITIONALLY, IF THIS RESULTS IN THE BRANCH SIZE BEING LARGER THAN THE MAIN INTO WHICH IT CONNECTS, THEN THE MAIN SHALL BE UP-SIZED AS WELL.
- EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 2016 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
- ALL EXISTING CLEAN-OUT COVERS SHALL BE REPLACED TO MATCH NEW FLOORING. COORDINATE WITH ARCHITECT FOR INSTALLATION.
- EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
- INDUSTRIAL AND CHEMICAL DWV SYSTEMS SHALL COMPLY WITH SECTION 811.0 CPC.
- VENTS LESS THAN SIX INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS AND MATERIALS GRADED TOWARDS THE DRAIN.
- BLACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 701.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
- PROVIDE FOR APPROPRIATE INSTALLATION OF CONDENSATE PUMPS AND PROVIDE CHECK VALVES PER CODE AND MANUFACTURERS REQUIREMENTS ON DISCHARGE OUTLET OF PUMP.

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SPECIFICATIONS

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As Noted
09-17-2021
JT
19022
JH

P0.02

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GENERAL DOMESTIC WATER SYSTEMS NOTES

1. CONTRACTOR SHALL CONFORM TO NSF 61 FOR THE WATER DISTRIBUTION PIPING.
2. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER 2016 CPC SECTION 507.2
3. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 2016 CPC.
4. EACH DOMESTIC HOT WATER RETURN BRANCH CONNECTION SHALL BE EQUIPPED WITH A BALL VALVE, CHECK VALVE, AND BALANCING VALVE.
5. ALL EXPOSED PIPING AT WATER HEATING EQUIPMENT (INCLUDING SUPPLIES) SHALL BE INSULATED.
6. NEW POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE IN ACCORDANCE WITH SECTION 609.9 OF THE 2016 CALIFORNIA PLUMBING CODE AND SPECIFICATIONS.
7. LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE HOT WATER CONTROLS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
-MAXIMUM FLOW RATE (GPM): 0.35 - 0.50
-MAXIMUM FLOW RATE (GAL./CYCLE) FOR SELF CLOSING VALVES: 0.20
-MAXIMUM OUTLET TEMPERATURE: 110 DEGREES FARENHEIGHT
8. ALL WATER CLOSETS SHALL NOT EXCEED A WATER FLOW RATE OF 1.28 GPM.
9. ALL URINALS SHALL NOT EXCEED A WATER FLOW RATE OF 0.125 GPM.
10. EACH KITCHEN/BREAK ROOM FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
11. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE AND A MAX PEAK FLOW RATE OF 0.5 GPM.
12. ALL SINK FAUCETS SHALL BE PROVIDED WITH LAMINAR FLOW STREAM SPOUTS (NON-AERATING TYPE).
13. ADA LAVATORIES AND SINKS SHALL BE PROVIDED WITH ADA INSULATED TRAP AND SUPPLY COVERS AS SPECIFIED.
14. ADA WATER CLOSETS SHALL BE INSTALLED WITH FLUSH VALVE ACTUATOR HANDLE LOCATED ON THE WHEEL CHAIR ACCESS SIDE OF THE FIXTURE.
15. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER 2016 CPC SECTION 609.11 AND APPENDIX L, 601.0-601.2.
16. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3 CPC.
17. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM.
18. WATER HEATER DRAIN PANS AND ALL OTHER AUXILIARY DRAINS MUST REMAIN FULL SIZED FROM POINT OF CONNECTION AND CANNOT BE REDUCED.
19. EACH WATER HEATER LISTED AS A NON-STORAGE, INSTANTANEOUS HEATER HAVING A DIAMETER OF NOT MORE THAN 3" SHALL NOT REQUIRE THERMAL EXPANSION PROTECTION AND/OR TEMPERATURE AND PRESSURE RELIEF DRAINS.
20. ALL WATER HEATERS, INCLUDING TANK TYPE, TANKLESS, STEAM TO WATER, AND ALL OTHERS SHALL REQUIRE AN EXPANSION TANK AND APPROVED RELIEF DEVICE PER 2016 CPC SECTION 608.3 AND REQUIRE ROUTING AND TERMINATION OF PRESSURE AND TEMPERATURE RELIEF DRAIN TO APPROVED RECEPTACLE.
21. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
22. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
23. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT.
24. INDUSTRIAL HOT AND COLD WATER MATERIALS AND INSTALLATION, INCLUDING BUT NOT LIMITED TO PIPING, VALVES, INSULATION, COMPONENTS, HANGERS, SEISMIC RESTRAINT, AND DISINFECTION SHALL BE AS SPECIFIED FOR DOMESTIC HOT AND COLD WATER SYSTEMS, RESPECTIVELY.

EXCAVATION NOTES

1. CONTRACTOR SHALL PROVIDE A SITE UTILITY LOCATOR SERVICE TO IDENTIFY ANY AND ALL UNDERGROUND UTILITY CONFLICTS IN RELATION TO TRENCH EXCAVATION, NEW PIPE INSTALLATION, AND BACKFILL REQUIREMENTS.
2. CONTRACTOR SHALL MEET WITH BUILDING OWNER AND INSPECTOR PRIOR TO ANY TRENCH-WORK. CONTRACTOR SHALL PROVIDE EXACT TRENCH ROUTE SHOP DRAWINGS, OVERLAYED WITH THE SITE UTILITY LOCATIONS FOR OWNERS' REVIEW PRIOR TO MEETING.
3. CONTRACTOR SHALL HAND DIG IN ALL AREAS WITHIN 60" OF EXISTING UTILITIES, AS DISCOVERED DURING SITE UTILITY LOCATION.
4. CONTRACTOR SHALL NOTIFY BUILDING OWNER/PROJECT MANAGER 14 DAYS PRIOR TO ANY EXCAVATION.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND REGULATION GUIDELINES FOR EXCAVATION, TRENCHING, BACKFILLING, AND COMPACTION.
6. CONTRACTOR SHALL BE SOLELY FINANCIALLY RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITY SERVICE DUE TO NEGLIGENCE AND NOT FOLLOWING ABOVE GUIDELINES.

NOTES

PLUMBING FIXTURE SCHEDULE

PLUMBING FIXTURE SCHEDULE								
ITEM	FIXTURE TYPE	ROUGH IN CONNECTION SIZES					REMARKS	
		TRAP	SAN	V	DCW	DHW		
PF-100	WATER CLOSET	INT	4"	2"	-	-	KOHLER "KINGSTON" #K-4325, WALL MOUNT, ELONGATED, VITREOUS WHITE CHINA, 1-1/2" TOP SPUD, 1.28 GPF, SIPHON JET, MOUNT AT STANDARD HEIGHT. PROVIDE ZURN ZN1201 SERIES CLOSET CARRIER. MOUNT PER ARCHITECTURAL PLAN HEIGHT.	
PF-100A	WATER CLOSET SEAT	-	-	-	-	-	KOHLER K-4731-GC / FINISH: WHITE, STRONGHOLD QUIET-CLOSE COMMERCIAL ELONGATED TOILET SEAT / PRODUCT NUMBER: K-4731-GC / FINISH: WHITE	
PF-100B	WATER CLOSET FLUSH VALVE	-	-	-	1½"	-	ZURN "AQUASENSE" #ZTR6200-EV, 1.28 GPF, BATTERY SENSOR POWER OPERATED, CHROME PLATED, TOP MOUNT FLUSH VALVE.	
PF-101	URINAL	INT	2"	1-1/2"	-	-	TOTO #UT105UG, WALL MOUNT, VITREOUS WHITE CHINA, 3/4" TOP SPUD, LOW PROFILE STRAINER, CEFIONTECT CERAMIC GLAZE, MOUNT PER ARCHITECTURAL PLAN HEIGHT.	
PF-101A	URINAL FLUSH VALVE	INT	2"	1-1/2"	3/4"	-	ZURN "AQUASENSE" #ZTR6203-ULF-LL, 0.125 GPF, BATTERY SENSOR POWER OPERATED, CHROME PLATED, SENSOR OPERATED, TOP MOUNTED FLUSH VALVE.	
PF-102	LAVATORY	1-1/2"	2"	1-1/2"	-	-	KOHLER "VERTICYL" #K-2882, UNDERMOUNT, VITREOUS WHITE CHINA, RECTANGULAR BASIN, OVERFLOW. MCGUIRE #LFHSTO2LK HEAVY PATTERN, LOOSE KEY 1/2" IPS X 3/8" COMPRESSION.	
PF-102A	P-TRAP	1-1/2"	2"	1-1/2"	-	-	KOHLER K-9018-CP / FINISH: POLISHED CHROME.	
PF-103	LAVATORY FAUCET	-	-	-	-	-	KOHLER K-7516 , SINGLE HOLE, 0.5 GPM AERATOR, POWER BY 30-YEARS HYBRID ENERGY SYSTEM, SENSOR OPERATED, CHROME, WITH INTEGRATED TMV.	
PF-104	HI LOW WATER FOUNTAIN/ WATER BOTTLE FILLER	INT	2"	1-1/2"	½"	-	ELKAY EZWS-EDFPBM117K BOTTLE FILLING STATION WITH INTEGRAL SWIRLFLO FOUNTIAN, NON-FILTERED, NON-REFRIGERATED / PRODUCT NUMBER EZWS-EDFPBM117K / FINISH: STAINLESS STEEL.. 115V, 1Ø, 60 HZ, ELECTRICAL POWER CONNECTION.	
PF-105	VALVE BODY AND CARTRIDGE KIT	-	-	-	-	-	KOHLER RITE-VALVE BODY AND CARTRIDGE KIT / PRODUCT NUMBER: K-8304-KS FINISH: N/A.	
PF-106	SHOWER VALVE TRIM	-	-	-	3/4"	-	KOHLER PURIST RITE-TEMP SHOWER VALVE TRIM/ PRODUCT NUMBER: K-TLS14422-4 FINISH: N/A.	
PF-107	MULIT-FUNCTION SHOWERHEAD	-	-	-	3/4"	-	KOHLER PURIST SHOWER HEAD / PRODUCT NUMBER: K-997-CP/ FINISH: POLISHED CHROME.	
PF-108	SHOWER ARM & FLANGE	-	-	-	-	-	KOHLER MASTERSHOWER/ PRODUCT NUMBER K-7397-CP/ FINISH: POLISHED CHROME.	
PF-109	HAND SHOWER KIT	-	-	-	-	-	KOHLER PURIST HANDSHOWER KIT WITH MULTIFUNCTION 3-WAY HANDSHOWER / PRODUCT NUMBER: K-22178-G-CP/ FINISH: POLISHED CHROME.	
PF-110	TRANSFER/DIVERTER VALVE TRIM				3/4"		KOHLER PURIST VALVE TRIM WITH LEVER HANDLE/ PRODUCT NUMBER: K-T14491-4-CP/ FINISH: POLISHED CHROME	
PF-111	TWO OR THREE WAY DIVERTER VALVE				3/4"		PRODUCT NAME: MASTER SHOWER TWO- THREE WAY DIVERTER/ PRODUCT NUMBER: K-737-K/ FINISH: N/A	
PF-112	TILE-IN SHOWER DRAIN	2"	2"	1-1/2"	-	-	KOHLER CLEAR FLO TILE-IN SHOWER DRAIN/ PRODUCT NUMBER: K-9136-CP/ FINISH: POLISHED CHROME/ 6-1/2" Ø.	
PF-113	FLOOR DRAIN	2"	2"	1-1/2"	-	-	ZURN SHALLOW BODY FLOOR DRAIN W/ SIDE OUTLET & TYPE B STRAINER / PRODUCT NUMBER: Z460B / FINISH: CHROME PLATED / 5" DIA	
PF-114	HAND SHOWER	-	-	-	½"	-	KOHLER PURIST MULTIFUNCTION 3-WAY HANDSHOWER / PRODUCT NUMBER: K-978-CP/ FINISH: POLISHED CHROME.	
PF-115	SHOWER HOSE	-	-	-	-	-	KOHLER MASTER SHOWER 60" SHOWER HOSE / PRODUCT NUMBER: K-9514-CP/ FINISH: POLISHED CHROME / 60'L.	
PF-116	WALL SUPPLY ELBOW WITH CHECK VALVE BRACKET	-	-	-	-	-	KOHLER EXHALE WALL SUPPLY ELBOW WITH CHECK VALVE BRACKET / PRODUCT NUMBER: K-98354-CP/ FINISH: POLISHED CHROME.	
PF-117	FLOOR SINK	2"	2"	1-1/2"	-	-	WATTS #FS-730-NH-3-5-7-175 FLOOR SINK, PORCELAIN ENAMEL COATED INTERIOR, FULL LOOSE SET STAINLESS STEEL RIM & GRATE, ALUMINUM DOME BOTTOM STRAINER, SEDIMENT BASKET, NO HUB OUTLET, AND WITH TRAP PRIMER TAPPING.	
PF-118	TRAP PRIMER	-	-	-	½"	-	"PRECISION PLUMBING PRODUCTS" MODEL P-1 OR P-2 WITH DISTRIBUTION UNIT AS INDICATED ON PLANS. PROVIDE WITH 8" X 8" STAINLESS STEEL ACCESS PANEL.	
PF-119	FLOOR CLEAN OUT	-	-	-	-	-	WATTS #CO-1200-RX. EPOXY COATED, CAST IRON BODY, 5" ROUND ADJUSTABLE GASKETED EXTRA HEAVY DUTY STAINLESS STEEL TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEAN-OUT PLUG, AND NO-HUB STANDARD OUTLET. SEE DRAWINGS FOR SIZES.	
BA-100	SOAP DISPENSER	-	-	-	-	-	TOTO TES100DA#CP BATTERY SENSOR POWER OPERATED.	
MS-1	MOP SINK	3"	3"	2"	½"	½"	FIAT PRODUCTS "TERRAZZO" TSB100, ONE PIECE, PRE-CAST, 24" X 24", WITH RIM GUARD. FAUCET: K-8908, CHROMEPLATED, WALL-MOUNTED FITTING WITH HOSE END, VACUUM BREAKER, BLANK BACK, WALL BRACE, BUCKET HOOK, INTEGRAL STOPS.	

STEAM GENERATOR

UNIT NO.	MANUFACTURER & MODEL NO.	NO.	LOCATION	SERVICE	STEAM FLOW (LB/H)	CONTROL ELECTRICAL						DIMENSIONS			OPER. WT. LBS.	REMARKS
						VOLT	KW	PHASE	CYCLE	AMPS	SCCR	LENGTH (IN)	WIDTH (IN)	HEIGHT (IN)		
SG 1 SG 2	SAUNATEC INC. MODEL 24-480	2	MECHANICAL ROOM	SAUNA STEAM	73	480	24	3	60	29	-	17 ½"	20 ¾"	23 ¾"	150	COMPLETE INSTALLATION AS SIMILAR TO EXISTING CONNECTION.

PLUMBING FIXTURE SCHEDULE

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09-17-21 Permit Set

01-05-22 Owner Revisions

Drawing Title

PLUMBING FIXTURE
SCHEDULE & NOTES

Scale As Noted

Date 09-17-2021

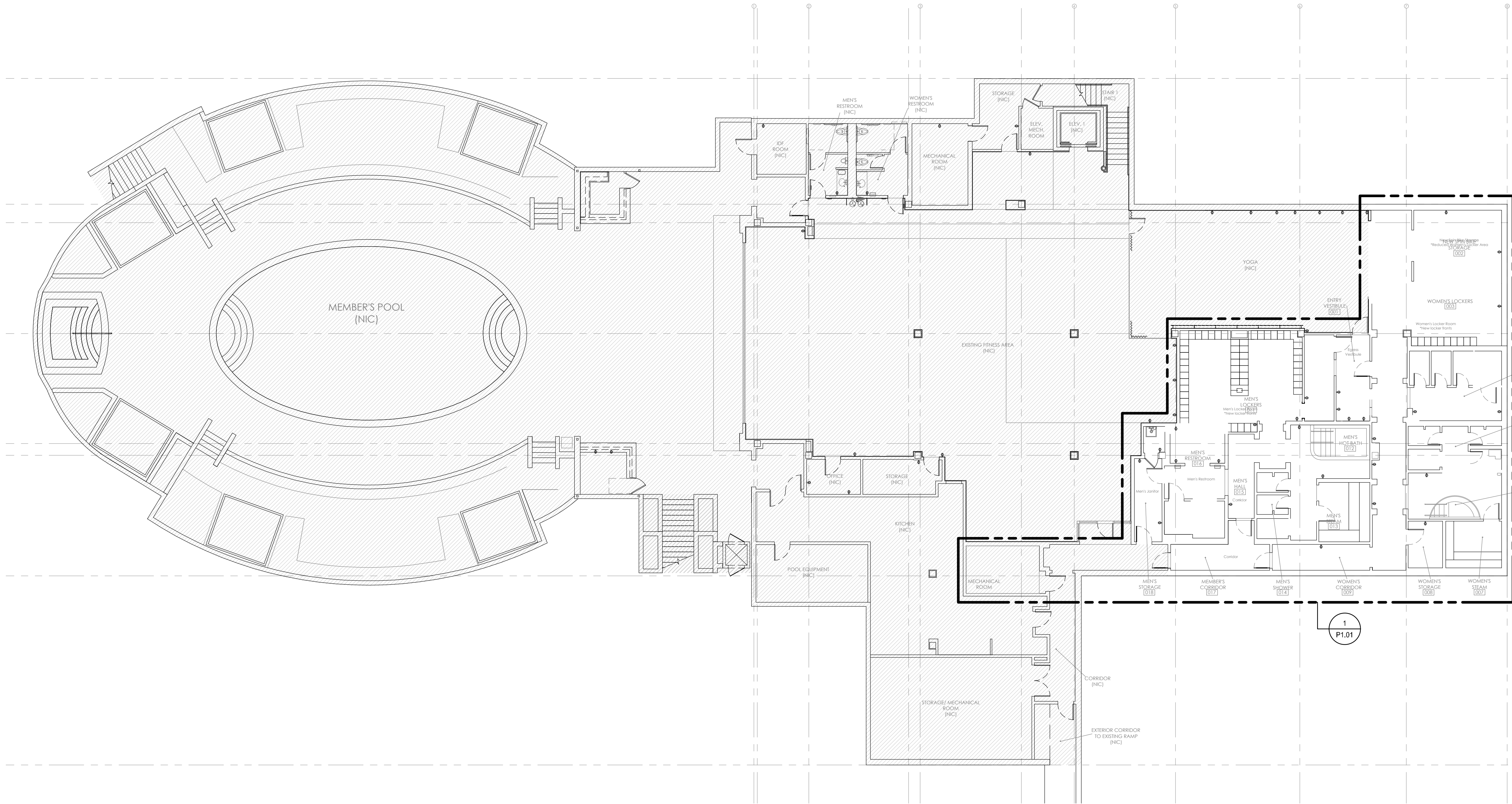
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Drawing No. JH

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1 PLUMBING DEMO OVERALL PLAN - MEMBERS LOCKER AND LOUNGE
Scale: 3/32" = 1' - 0"

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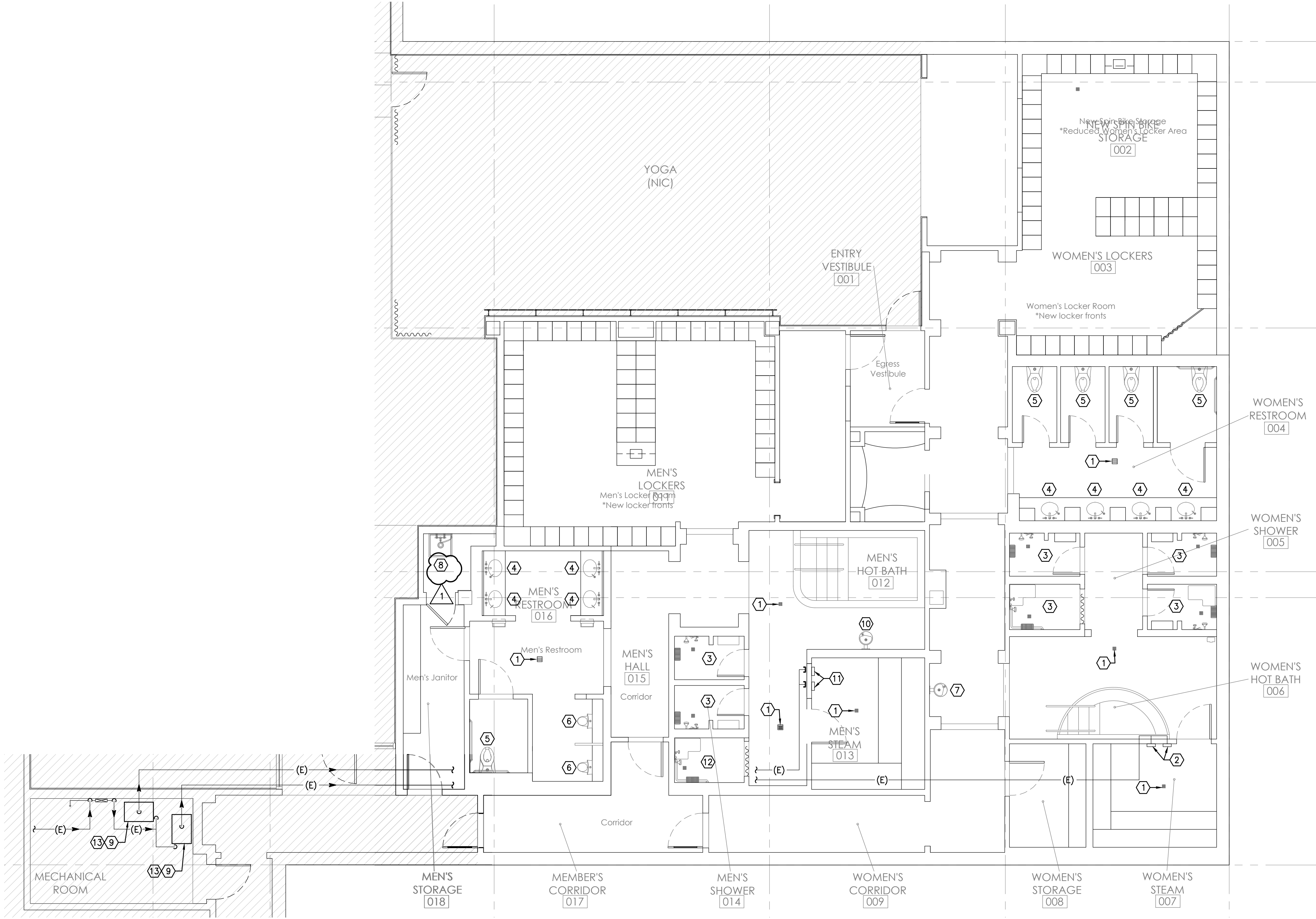
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Drawing Title
PLUMBING DEMO OVERALL PLAN - MEMBERS LOCKER AND LOUNGE

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Drawn By: JT
Project No.: 19022
Drawing No.: JH

P1.00

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1 PLUMBING DEMOLITION PLAN

Scale: 3/16" = 1' - 0"

KEY NOTES:

- 1 REMOVE EXISTING GRATE OF FLOOR DRAIN FOR REPLACE WITH NEW PER HDC FD ASSESSMENT. PROVIDE ALLOWANCE FOR ELECTRONIC LOCATION AND VERIFICATION CONDITION OF EXISTING SEWER SYSTEM.
- 2 REMOVE EXISTING STEAM EMITTER AND SOLENOID VALVE FOR REPLACE WITH NEW. EXISTING PIPING TO REMAIN FOR NEW STEAM EMITTER CONNECTION.
- 3 REMOVE EXISTING SHOWER SYSTEM AND FLOOR DRAIN FOR REPLACE WITH NEW. EXISTING PIPING TO REMAIN FOR NEW SHOWER SYSTEM AND FLOOR DRAIN CONNECTION.
- 4 REMOVE EXISTING LAVATORY, FAUCET AND ASSOCIATED PIPING FOR REPLACE WITH NEW. EXISTING PIPING STUBS OUT TO REMAIN FOR NEW LAVATORY CONNECTION.
- 5 REMOVE EXISTING WATER CLOSET AND FLUSH VALVE FOR REPLACE WITH NEW. EXISTING PIPING STUBS OUT TO REMAIN FOR NEW WATER CLOSET AND FLUSH VALVE CONNECTION.
- 6 REMOVE EXISTING URINAL AND FLUSH VALVE FOR REPLACE WITH NEW. EXISTING PIPING STUBS OUT TO REMAIN FOR NEW URINAL AND FLUSH VALVE CONNECTION.
- 7 REMOVE EXISTING DRINKING FOUNTAIN AND ASSOCIATED PIPING FOR REPLACE WITH NEW. EXISTING PIPING STUBS OUT TO REMAIN FOR NEW DRINKING FOUNTAIN CONNECTION.
- 8 REMOVE EXISTING MOP SINK AND ALL ASSOCIATED PIPING AND EQUIPMENT. CAP EXISTING WASTE, VENT, HOT AND COLD WATER ROUGH-INS AND PREPARE FOR INSTALLATION OF NEW MOP SINK.
- 9 REMOVE EXISTING STEAM GENERATOR FOR REPLACE WITH NEW. EXISTING PIPING AND VALVES TO REMAIN FOR NEW GENERATOR CONNECTION.
- 10 REMOVE EXISTING DRINKING FOUNTAIN AND ASSOCIATED PIPING. CAP PIPING IN WALL.
- 11 REMOVE EXISTING STEAM EMITTER AND SOLENOID VALVE FOR REPLACE WITH NEW. CAP PIPING ABOVE CEILING.
- 12 REMOVE EXISTING SHOWER SYSTEM AND FLOOR DRAIN. CAP HOT WATER, COLD WATER AND VENT ABOVE CEILING. CAP WASTE BELOW FLOOR.
- 13 REMOVE EXISTING STEAM GENERATOR EQUIPMENTS. EXISTING PIPING TO REMAIN FOR NEW GENERATOR CONNECTION.

HOTEL DEL CORONADO.

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08

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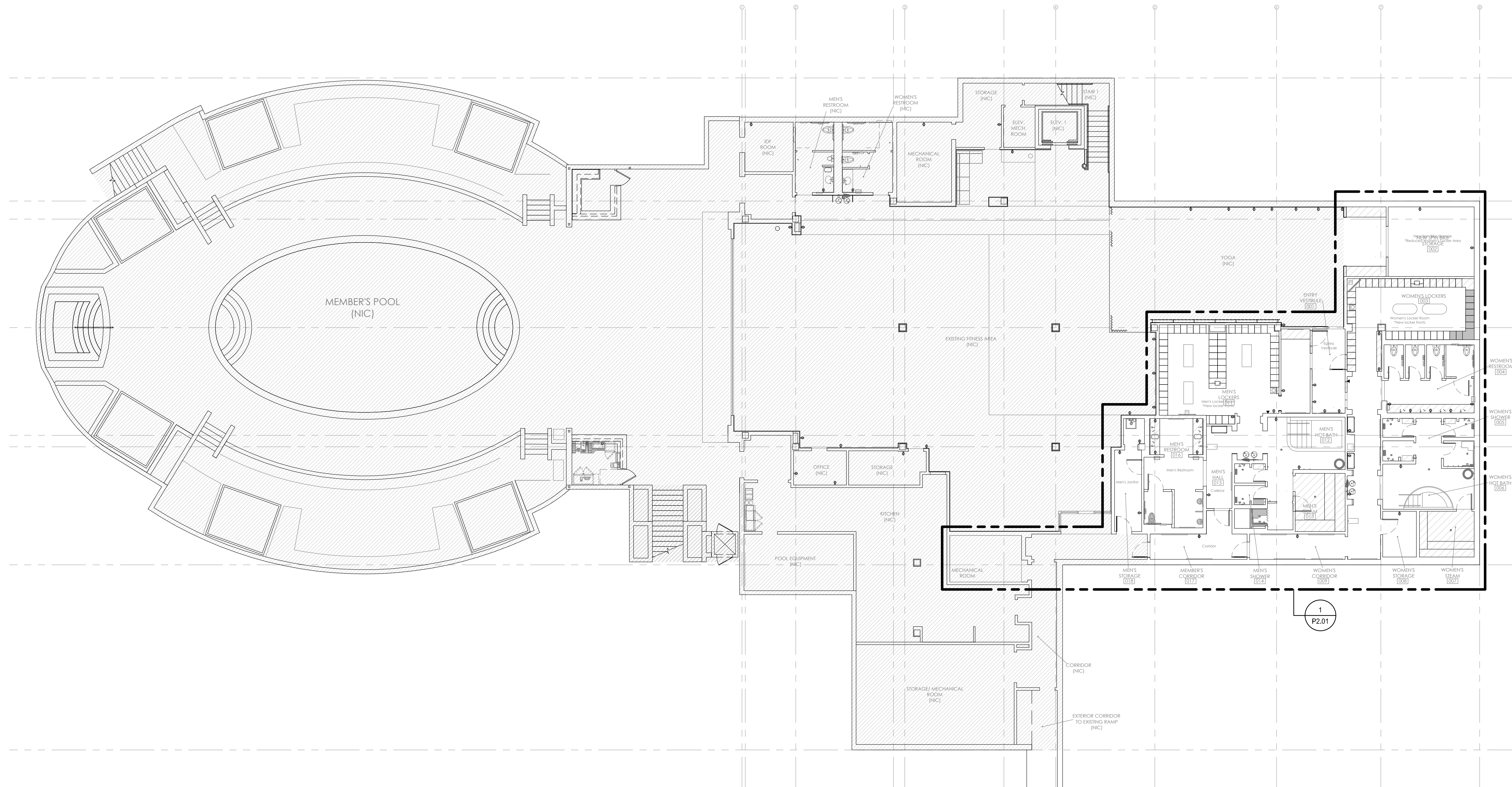
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**PLUMBINGL OVERALL
PLAN - MEMBERS
LOCKER AND LOUNGE**

Scale	As Noted
Date	09-17-2021
Drawn By	JT
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P2.00^{JH}



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Scale: 3/32" = 1' - 0"

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No.	Date	Description
09-17-21	Permit Set	
01-05-22	Owner Revisions	

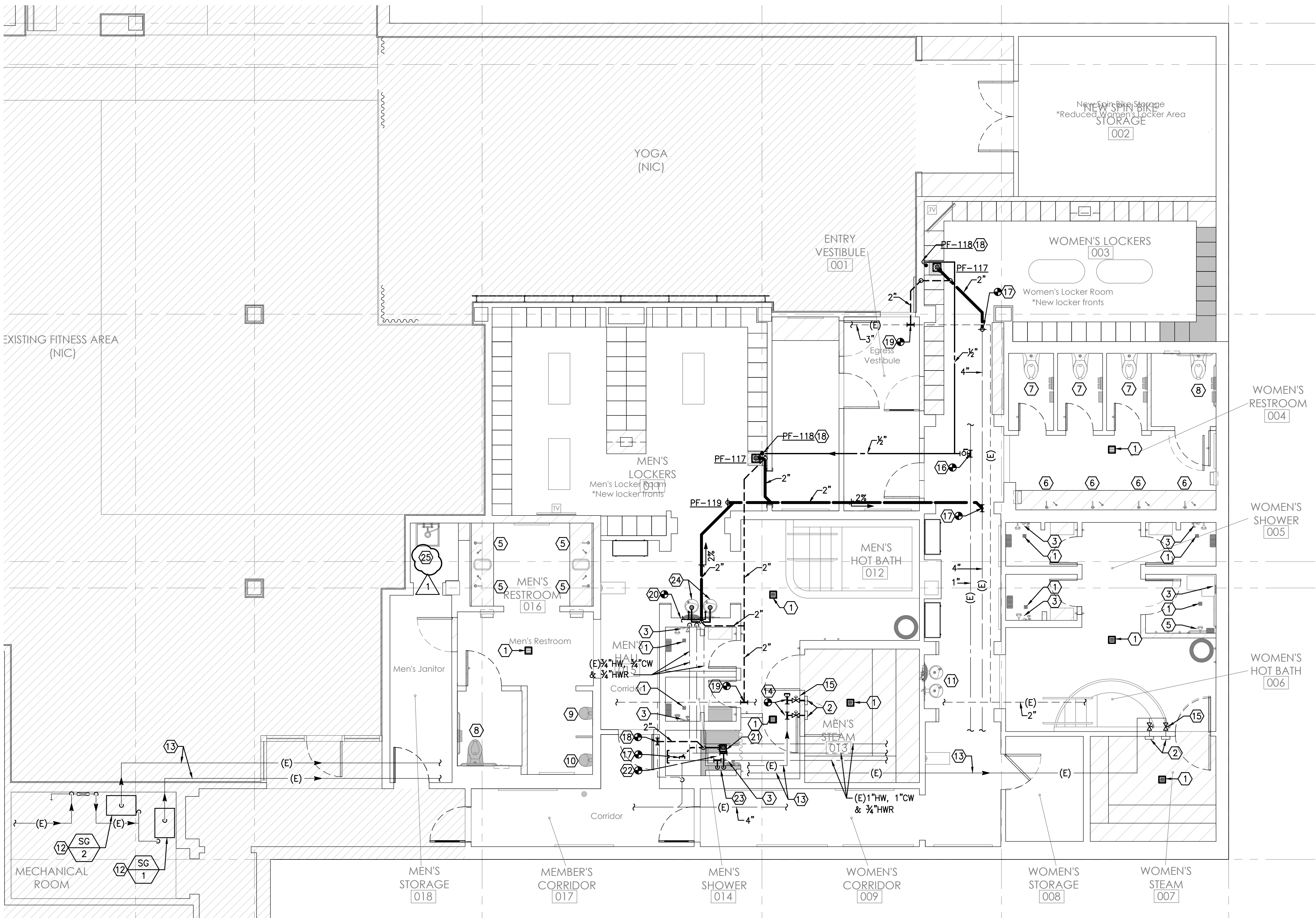
Drawing Title

PLUMBING FLOOR PLAN

Scale
Date
Drawn By
Project No.
Drawing No.

As Noted
09-17-2021
JES
19022
08

P2.01



1 PLUMBING FLOOR PLAN
Scale: 3/16" = 1' - 0"

PERMIT SET: ISSUED FOR CONSTRUCTION