

PLUMBING GENERAL NOTES

- GENERAL NOTES, SYMBOLS LIST AND DETAILS ARE APPLICABLE TO ALL DRAWING MARKED "P".
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE PRESDING PLUMBING CODE AND ALL APPLICABLE LOCAL CODES AND DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC. DETERMINE EXACT LOCATIONS OF SYSTEMS AND COMPONENTS IN FIELD.
- DIMENSIONS SHOWN ON PLAN ARE HORIZONTAL, DIMENSIONS SHOWN IN ELEVATION ARE VERTICAL EXCEPT THAT, IN WAY OF STRUCTURAL DIMENSIONS ARE MEASURED PERPENDICULAR TO FLANGE.
- ANY WORK SHOWN ON THE DRAWINGS WHICH IS IN VIOLATION OF LOCAL CODES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, ENGINEER AND THE OWNER AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING (BUT NOT LIMITED TO), ELECTRICAL, HVAC, SPRINKLER, PLUMBING, STRUCTURAL AND GENERAL ARCHITECTURE.
- BEFORE STARTING WORK IN A PARTICULAR AREA OF THE PROJECT, VISIT SITE AD EXAMINE CONDITIONS UNDER WHICH WORK MUST BE PERFORMED INCLUDING PREPARATORY WORK, REPORT CONDITIONS THAT MIGHT AFFECT WORK ADVERSELY IN WRITING TO THE GENERAL CONTRACTOR. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED AND CONDITIONS ARE SATISFACTORY. COMMENCEMENT OF WORK SHALL BE CONTRUED ACCEPTANCE OF EXISTING CONDITIONS. VERIFY EXACT SIZES, LOCATIONS, INVERTS AND ELEVATIONS PRIOR TO RUNNING ANY PIPING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FIXTURES AND EQUIPMENT.
- ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, THE OWNER'S REPRESENTATIVE, THE GENERAL CONTRACTOR, ENGINEER AND THE LANDLORD AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK INVOLVED.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN HEREIN.
- ALL PLUMBING EQUIPMENT, PIPING, INSULATION, ETC., INSTALLED IN HVAC PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR SMOKE AND FIRE RATING.
- TOPS OF ALL FLOOR DRAINS SHALL BE SET FLUSH WITH FINISHED FLOOR. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE.
- ALL SLEEVES THROUGH CONCRETE FLOORS AND ALL CORE DRILLING OF CONCRETE FLOORS AND WALLS SHALL BE BY THE CONTRACTOR.
- RUN PIPING CONCEALED, UNLESS SPECIFIED OTHERWISE, AND CLEAR OF CEILING INSERTS.
- PROVIDE CLAMPS, OFFSETS, EXPANSION JOINTS, ANCHORS AND GUIDES AS NECESSARY TO PREVENT STRESS ON PIPING.
- CONTRACTOR TO INSULATE ALL COLD & HOT WATER PIPING INCLUDING WALL RUN, INSULATION ON COLD AND HOT WATER PIPES SHALL BE AS REQUIRED BY APPLICABLE ENERGY CODE.
- ALL OUTSIDE HOSE BIBS MUST BE PROVIDED WITH ATMOSPHERIC VACUUM BREAKERS
- PROVIDE SHUTOFF VALVES ON ALL BRANCH PIPING AND ON ALL SUPPLIES TO INDIVIDUAL FIXTURES AND EQUIPMENT, PROVIDE BALL VALVES ON ALL WATER MAIN BRANCHES IN CORRIDORS AND WHERE INDICATED ON DRAWINGS, ALL VALVES SHALL BE ACCESSIBLE.
- PROVIDE VENTS AT HIGH POINTS IN PIPING SYSTEMS AND DRAIN VALVES AT LOW POINTS.
- CONTRACTOR SHALL REFER TO DRAWING A-111 FOR TOILET ROOM LAYOUTS.
- PROVIDE ACCESS PANELS FOR EQUIPMENT THAT REQUIRES PERIODIC SERVICE.
- CONTRACTOR SHALL INSTALL EQUIPMENT LOCATED IN MECHANICAL ROOM ONLY AFTER A THOROUGHLY COORDINATION WITH OTHER TRADES. ELECTRICAL EQUIPMENT LOCATION HAS PRIORITY OVER ANY OTHER TRADES EQUIPMENT.
- COORDINATE ROOF PENETRATIONS WITH WORK OF OTHER SECTIONS AND WITH FLASHING REQUIREMENTS.
- ALL VALVES SHALL BE CLEARLY IDENTIFIED.
- MANUFACTURERS MODEL NUMBERS ARE SPECIFIED SOLELY TO ESTABLISH STANDARDS OF QUALITY FOR PERFORMANCE AND MATERIALS. PRODUCT INSTALLATION SHALL ADHERE TO MANUFACTURERS RECOMMENDATIONS.
- COORDINATE LOCATION OF FD, WATER METER AND VALVES IN MECHANICAL ROOM WITH OTHER TRADES.
- CONTRACTOR TO PROVIDE 3 SETS OF AS-BUILT DRAWINGS TO ARCHITECT.

GENERAL NOTES

- BASE BUILDING CONSTRUCTION SPECIFICATIONS SHALL GOVERN WORKMANSHIP/ MATERIALS/ DESIGN, EXCEPT AS THESE VARIOUS ELEMENTS MIGHT BE MODIFIED OR AMENDED BY THESE CONSTRUCTION DOCUMENTS (CD, HEREAFTER), ANY NOTE OR INDICATION SHOWN OR IMPLIED WHICH DOES NOT CONFORM TO THE LETTER OR SPIRIT, SO DEFINED, SHALL BE BROUGHT TO THE ATTENTION OF THE GC, IN WRITING.
- CONTRACTOR UPON SIGNING THE AGREEMENT, ACCEPTS THE CD (INCLUDING THESE DRAWINGS WITH THE INCLUDED NOTES AND DESCRIPTIVE MATERIAL) AND AGREES TO EXECUTE THE NECESSARY WORK IN MANNER DESCRIBED THEREIN.
- UPON EXAMINATION/ FAMILIARIZATION OF CD AND JOB SITE VISIT, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES AND/ OR CONFLICTS NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BID AND CONSTRUCTION, FOR CORRECTION.
- EXCEPT AS MAY OTHERWISE BE INDICATED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS LABOR AND ALL OTHER ITEMS/SERVICES NECESSARY TO ACCOMPLISH, ENTIRELY, THE WORK SET FORTH IN THESE CD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCAL BUILDING DEPARTMENT FILING, PERMITS, APPROVALS, ETC.
- WHERE MORE THAN ONE REGULATION APPLIES, THE STRICTER ONE SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE WITH ANY APPLICABLE LOCAL BUILDING CODES AND SHALL NOT KNOWINGLY EXECUTE WORK SPECIFIED WHICH IS NOT IN CONFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING DEMISED PREMISES AND ALL AREA, CORRIDORS, STAIRS, ELEVATORS, ETC, OUTSIDE OF SPACE AGAINST DAMAGE DURING CONSTRUCTION PROCESS, ANY DAMAGE TO THESE AREAS SHALL BE CORRECTED TO SATISFACTION OF ARCHITECT AND AT THE CONTRACTOR'S COST.
- ANY ELEMENT, WHATSOEVER, REQUIRED BY THE PROJECT TO BE INCORPORATED IN CONSTRUCTION BUT NOT SPECIFIED IN CD SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- NO MODIFICATIONS/ REVISIONS/ CHANGES SHALL BE UNDERTAKEN UNLESS SPECIALLY SO INSTRUCTED AND APPROVED BY THE ARCHITECT.
- ARCHITECT SHALL BE NOTIFIED OF ANY REVISIONS TO BE INCORPORATED IN CD TO COMPLY WITH RULE/REGULATION OF ANY AND ALL LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION OVER PROJECT.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. APPROVALS OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR OF RESPONSIBILITY FOR WORK SPECIFIED.
- ALL SUBSTITUTIONS I.E., EQUALS MUST BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTION BEING MADE.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH MATERIALS AND WORKMANSHIP SHALL BE OF QUALITY CONSISTENT WITH THAT EXPECTED FOR A CLASS "A" INSTALLATION.
- ALL WORKMEN AND SUBCONTRACTOR SHALL BE SKILLED IN THEIR TRADES.
- CONTRACTOR SHALL MAINTAIN WORK AREA IN A CLEAN AND ORDERLY FASHION, DEBRIS AND TRASH SHALL BE REMOVED DAILY.
- CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/ DETAILS AS SHOWN, AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF CO
- WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS AND EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS WORK FOR A MINIMUM ONE (1) YEAR FROM THE DATE OF CO

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	BV	BALL VALVE
	GATE	SHUT OFF VALVE
	RV	RELIEF VALVE
	DN	GAS VALVE
	DN	PIPE ELBOW DOWN OR DROP
	UP	PIPE ELBOW UP OR RISE
	CW	COLD WATER
	HW	HOT WATER
	HWR	HOT WATER RETURN (SET @ 110F)
	S OR W	SOIL OR WASTE BELOW GROUND (OR FLOOR BELOW)
	SAN OR W	SOIL OR WASTE ABOVE GROUND
	V	VENT
		AMERICAN DISABILITIES ACT
	EWH	ELECTRIC WATER HEATER
	VTR	VENT THRU ROOF
	C.O.	CLEANOUT
	C.O.D.P.	CLEANOUT DECK PLATE
	W.C.O.	WALL CLEANOUT
	C.O.W.P.	CLEANOUT WALL PLATE
	WHA	WATER HAMMER ARRESTOR
	F.D.	FLOOR DRAIN
		CHECK VALVE
	CV	CONTROL VALVE
	GM	GAS METER
	HB	HOSE BIBB
		PUMP
		STRAINER
	VB	VACUUM BREAKER
	D	CONDENSATION DRAIN

WATER HAMMER ARRESTOR SCHEDULE

SYMBOL	PIPE SIZE	J.R. SMITH	JOSAM	ZURN	REMARKS
WHA-A	1/2"	5005	EQUAL	EQUAL	STAINLESS STEEL
WHA-B	1"	5007	EQUAL	EQUAL	STAINLESS STEEL

H. W. RECIRCULATING PUMP

SYMBOL	LOCATION	MAKE & MODEL	STATIC HD FT.	GPM	RPM	WATTS	ELEC DATA	REMARKS
P-1	MECH.ROOM	BELL&GOSSETT NBF-SLSLW	5 FT	5	2800	39	115V-1PH-60HZ	

EXPANSION TANK SCHEDULE

SYMBOL	TOTAL CAPACITY	MANU. & MODEL	LOCATION
ET-1	8.5	WATTS PLT-20	MOUNTED IN THE CEILING OF MECHANICAL ROOM
ET-2	2.1	WATTS PLT-20	MOUNTED IN THE CEILING OF THE LAUNDRY ROOM

ELECTRIC WATER HEATER SCHEDULE

SYMBOL	STORAGE GALS	RECOVERY GPH	DEG RISE	NUMBER ELEMENTS	ELECTRICAL			TEMP SETTING	LOCATION	MANUFACTURER & MODEL	REMARKS
					TOTAL KW	V	PH				
EWH-1	120	102	60° F	3	15.0	208	3	60	110 F	AO, SMITH DRE-120-15	PROVIDE EXPANSION TANK & RECIRCULATION PUMP P-1
EWH-2	50	109	90° F	2	24.0	208	3	60	140 F	AO, SMITH DSE-50	PROVIDE EXPANSION TANK

NOTES: PIPING TO THE INLET OF A WATER HEATER AND PIPING CONVEY WATER HEATED BY A WATER HEATER SHALL BE INSULATED IN ACCORDANCE WITH SECTION C404.4 OF THE 2015 IECC

GREASE INTERCEPTOR SELECTION

DETERMINE THE CUBIC CONTENT OF THE FIXTURE	S-2 - 18" X 16" X 14" = 4,032 IN ³ X 3 (BAY) = 12,096 IN ³ S-1 PREP SINK - 16" X 13 1/2" X 5 1/2" = 1,161 IN ³ S-1 HAND SINK - 16" X 13 1/2" X 5 1/2" = 1,161 IN ³
DETERMINE THE CAPACITY IN GALLON 1 GAL=231 CUBIC INCHES	CONTENTS IN GALLONS 14,418 IN ³ /231 = 63 GALLONS.
DETERMINE ACTUAL DRAINAGE LOAD ACTUAL DRAINAGE LOAD = 75% OF FIXTURE CAPACITY	ACTUAL DRAINAGE LOAD 0.75 x 63 = 48 GALLONS
DETERMINE THE FLOW RATE AND THE DRAINAGE PERIOD FLOW RATE = ACTUAL DRAINAGE LOAD/DRAINAGE PERIOD	CALCULATE FLOW RATE FOR 2 MINUTE PERIOD 48/2 MIN = 24 GPM
SIZE OF GREASE TRAP	PER NANCY WITH PRINSD (303-841-4627) STATED THAT AN EXTERIOR GREASE INTERCEPTOR, WITH A MINUM SIZE OF 1200 GALLONS IS REQUIRED.

GREASE INTERCEPTOR SCHEDULE

SYMBOL	TYPE	MFGR	MODEL	OUTLET	INLET	GPM	CAP.	REMARKS
GT-1	LARGE CAPAC. CONCRETE	COPELAND	1250	4"	4"	1200	2400	INSTALL WITH SAMPLE WELL MODEL = PARK USA SWB-1

NOTE: PER PHONE CONVERSATION WITH NANCY WITH PARKER WATER AND SANITATION (303-841-4627) STATED THAT THE MINUM PERMITTABLE SIZE IS 1200 GALLONS, AND MUST BE LOCATED OUT SIDE OF THE BUILDING, WITH A SAMPLE WELL DOWN STREAM OF GT.

PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	FIXTURE				FIXTURE CONNECTION				SUPPLY FIXTURE UNITS				GPM	SANITARY WASTE DELU	REMARKS
		MANUFACTURER No.	TRIM No.	SUPPORT No.	TYPE	SOIL OR WASTE	VENT	CW	HW	CW	HW	CW	HW			
WC-1	WATER CLOSET	AMERICAN STANDARD OR APPROVED EQUAL CADET FLOWISE 17" ELONGATED MODEL 2467.100 OPEN SEAT 12x18 ROUGH	LOW CONSUMPTION	FLOOR MTD 18" FROM SIDE WALL TO CENTER	TANK 4142.100	4"	2"	3/4"	--	2.5	--	3.0	--	4.0		1.1 GPF/ 4.2 LPF LEVER HANDLE TO BE OPEN SIDE OF ROOM
WC-2	WATER CLOSET	AMERICAN STANDARD CADET FLOWISE 15" ELONGATED MODEL 2462.100 OPEN SEAT 12x18 ROUGH	LOW CONSUMPTION	FLOOR MTD 14" FROM SIDE WALL TO CENTER	TANK 4142.100	4"	2"	3/4"	--	2.5	--	3.0	--	4.0		1.1 GPF/ 4.2 LPF LEVER HANDLE TO BE OPEN SIDE OF ROOM
WC-3	WATER CLOSET	AMERICAN STANDARD 10" BABY DEVORO PRESSURE ASSISTED TOILET 2292.001, OPEN FRONT SEAT LESS COVER	FLUSH VALVE SLOAN ROYAL #111	FLOOR MTD 12" FROM SIDE WALL TO CENTER	NO TANK	4"	2"	1"	--	5.0	--	2.5	--	4.0		COORDINATE WATER SUPPLY WITH GRAB BAR HEIGHT 1.28GPF/ 4.8 LPF LEVER HANDLE TO BE OPEN SIDE OF ROOM
L-1	LAVATORY	AMERICAN STANDARD LUCERNE WALL HUNG LAV MODEL 0355.012	FAUCET/MOEN 8938 (4")	WALL HUNG	--	2"	2"	1/2"	1/2"	1.0	1.0	2.0	2.0	1.0		
DF-1	DRINKING FOUNTAIN	ELKAY NO LEAD SWIRFLO EDFP214C (NO WALL PLATE & FREEZE PROTECTION) FOR EXTERIOR LOC. ECDFFW314C (W/ WALL PLATE) FOR INTERIOR LOC.		WALL MOUNTED		2"	2"	3/4"	--	0.5	--	0.75	--	0.5		PRESCHOOL PLAYGROUND MOUNTING HEIGHT @ 3'-3" TO TOP OF SPOUT INFANT PLAYGROUND MOUNTING HEIGHT @ 2'-4" TO TOP OF SPOUT INSIDE LOCATION MOUNTING HEIGHT @ 3'-3" & 2'-4" TO TOP OF SPOUT
S-1	PANTRY PREP SINK CLASSROOM SINK	ELKAY SINGLE BOWL SINK MODEL PSRADQ 1919-55 LJR	FAUCET MOEN 4903 2 HOLES 4" CENTERS	COUNTERTOP	--	2"	2"	1/2"	1/2"	1.5	1.5	3.0	3.0	2.0		INDIRECT WASTE FOR PANTRY PREP SINK ONLY, SAME MODEL SERVES AS THE CLASSROOM SINK.
S-2	3 BAY SINK	AERO MANUFACTURING CO.	AERO NSF F3 SERIES TRIPLE SINK MF3-1816	FAUCET AERO S6 14" ONE SET	FLOOR MOUNTED WITH LEGS	2"	2"	3/4"	3/4"	1.5	1.5	3.0	3.0	2.0		PROVIDE WELKAY-35 FOR TRIPLE SINK. PROVIDE LEVER DRAIN HANDLE RELEASE. INDIVIDUAL REMOTE HANDLE DRAINS FOR EACH BASIN PROVIDE INDIRECT WASTE. PROVIDE (2) COUNTERTOP DRAIN BOARDS (AERO 4D-1824).
S-3	LAUNDRY SINK	FIAT	FL-1 W/LEGS	MOEN FAUCET 49023	FLOOR MOUNTED WITH LEGS	2"	2"	3/4"	3/4"	2.0	2.0	3.0	3.0	2.0		
S-4	JANITOR SINK	FIAT	MSB2424	FAUCET 830-AA	FLOOR MOUNTED	2"	2"	3/4"	3/4"	2.0	2.0	3.0	3.0	2.0		PROVIDE HOSE AND HOSE BRACKET 832-AA PROVIDE MOP HANGER 889-CC. INSTALL CHECK VALVE ON BOTH HOT & COLD WATER LINES
FD-1	FLOOR DRAIN	J.R. SMITH	MODEL NO. 2010 A	--	WITH 4"DEEP TRAP (WITH PRIMER)	3"	2"	--	--	--	--	--	--	--		
RD-1 (NOT USED)	15" ROOF DRAIN	SMITH JAY R.	DWG S1010	--	LOW SILHOUETTE DOME	PIPE SIZE	--	--	--	--	--	--	--	--		
RD-2 (NOT USED)	15" OVERFLOW ROOF DRAIN	SMITH JAY R.	DWG S1070	--	OVERFLOW DRAIN 4" ABOVE RD-1 LEVEL OVERFLOW	PIPE SIZE	--	--	--	--	--	--	--	--		
HB-1	HOSE BIB	ZURN	MODEL Z1341XL	--	WALL MOUNTED	--	--	--	--	--	--	--	--	--		ANNUAL WINTERIZATION SHALL BE PART OF TLE OPERATIONAL MAINTENANCE
W-1	WASHER BOX	GLY GRAY MODEL T-200			WALL MOUNTED		2"	3/4"	3/4"	3	3	3.2	3.2	3		INSTALL WITH WATER HAMMER ARRESTORS ON BOTH HOT AND COLD WATER LINES

THERMOSTATIC MIXING VALVE SCHEDULE

MARK	TMV-1
MANUFACTURER	SYMMONS
MODEL NO.	6-1000NW
INLET & OUTLET SIZE	1 1/2" & 2"
SERVICE	EWH-1
MAX FLOW RATE (GPM)	140
PRESSURE DROP (PSI)	20 @ 100 GPM
INLET TEMP. (COLD WATER)	40
OUTLET TEMP. (HOT WATER)	110

BACKFLOW PREVENTER SCHEDULE

MARK	BFP-1
MANUFACTURER	WATTS
MODEL NO.	957
SERVICE	BUILDING
TYPE	RED. PRESSURE
SIZE	2"
REMARKS	1

PLUMBING SPECIFICATIONS

1. SEE SPECIFICATIONS FOR APPROVED EQUALS.

PLUMBING SPECIFICATIONS

ALL COLD AND HOT WATER PIPING WILL APPROVE PEX IF APPROVED BY AUTHORITY HAVING JURISDICTION. PIPE FITTING AND CLAMPS MUST BE COMPATABLE AND MANUFACTURERE BY ONE MANUFACTURERE

SANITARY DRAIN PIPING AND FITTINGS: 6" AND SMALLER, PVC IF APPROVED BY AUTHORITY HAVING JURISDICTION.

DIELECTRIC FITTINGS: CONNECTIONS TO DISSIMILAR METALS 2" AND SMALLER PIPE SIZE SHALL BE MADE USING VICTAULIC CLEARFLOW STYLE 47 DIELECTRIC WATERWAY CONNECTOR 2 1/2" AND LARGE PIPE SIZE SHALL BE MADE BY USING FLANGES WITH DIELECTRIC ISOLATION GASKETS.

PIPE INSULATORS: FIBERGLASS WITH ALL SERVICE JACKET, SCHULLER, OWENS-CORNING OR KNAUF, MIN. 1" THICK.

HOT AND COLD WATER SHUTOFF VALVES FIBERGLASS WITH ALL SERVICE JACKET, SCHULLER, OWENS-CORNING OR KNAUF

ALL WATER HAMMER ARRESTOR TO BE CONNECTED BETWEEN THE TWO LAST TWO FIXTURES OF ANY RUN. THIS APPLIES BOTH TO HOT AND COLD WATER PIPING.

PLUMBING SPECIFICATIONS - SEC. 220500

SUMMARY

- Provide plumbing, waste, and vent systems for the following:
 - Toilets and bathrooms
 - Kitchens
 - Laundries
 - Water heaters
 - Meters
- Provide water supply and distribution system(s) sized for domestic irrigation and sprinkler system(s).
- Provide natural gas distribution system piping, specialties, and accessories.
- Provide sewage and drainage systems, specialties, and accessories.
- Coordinate with "TLE" room uses to provide adequate system(s) for all contract areas.
- Modify, relocate, and extend existing service to accommodate new work (as applicable).
- DO NOT cut structural members/elements without prior written consent from the Architect.

SUBMITTALS

- Submit product data, piping types by application, warranties, operating and maintenance data.
- Submit signed and sealed shop drawings for review and as required for building permit.

PRODUCTS

- Provide new materials suitable for service intended and complying with approved submittals.
- Provide accessory materials (including, but not limited to, hangers and pipe insulation).
- Provide fixtures complying with water consumption requirements and accessibility requirements.
- Drinking Fountains
 - Refer to Plumbing Fixture Schedule for manufacturer and model information.

INSTALLATION

- Comply with requirements of Section 010000 - Project Requirements.
- Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction.
- Vent all fixtures.
- Conceal piping to the greatest extent practical.
- Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with firestopping material(s) to maintain the fire rating.
- Test all systems for proper operation.
- Instruct Owner and Tenant personnel in proper operation of systems.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.



JCAA
4100 Wadsworth Blvd,
Wheat Ridge, CO 80033
p 303.985.3260
15.086

CODE DATA:

PARKER, COLORADO
2018 IPC
2018 IECC

4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO

203.987.2394

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THE LEARNING EXPERIENCE

ACADEMY OF EARLY EDUCATION

NEC OF HESS ROAD AND PARDEE STREET
PARKER, COLORADO

ISSUE

NO.	DATE	DESCRIPTION	INT.
	04.20.2020	FINAL REVIEW SET	

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

Project Number: 2019.13
Scale: AS NOTED

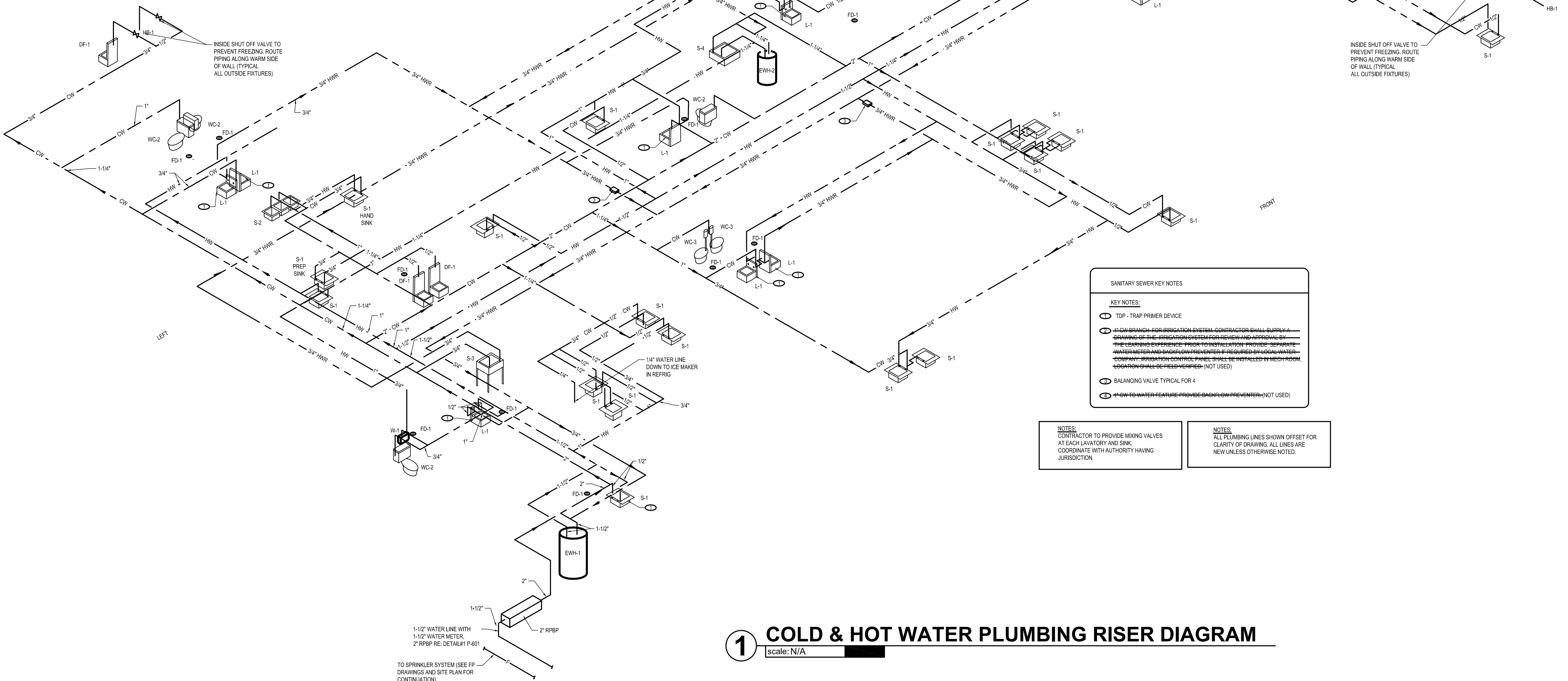
Drawn By: ATE
Approved By: JCAA

Drawing Name: **PLUMBING NOTES, SYMBOLS, SCHEDULES, AND DETAILS**

Drawing Number: **P-100**

Fixture	Qty.	CW FU	Hot Water		Total FU for Domestic Water Tap/Meter (Gallons)	Waste or Sewer FU	Total Waste or Sewer FU
			100%	100%			
WC Tank 1.6 GPF	1	1.6	0	0	1.6	0	1.6
WC Flush Valve 1.6 GPF	1	1.6	0	0	1.6	0	1.6
PRESSURE ASSIST WATER CLOSET	7	2	14	0	14	0	14
Urinal 3/4" Flush Valve < 1.0 GPF	1	0	0	0	0	0	0
Urinal 1" Flush Valve < 1.0 GPF	1	0	0	0	0	0	0
Urinal Flush Tank > 1.0 GPF	1	0	0	0	0	0	0
TOILET FLUSH VALVE	10	3	15	18	24	0	24
Lavatory (private)	1	0.7	0	0	0.7	0	0.7
S-1	23	2	34.0	34.0	46	1	47
Public Sink (hotel, restaurant)	1	4	0	0	4	0	4
BREAK ROOM SINK	1	1.4	0	0	1.4	0	1.4
Sink General TYP trap	1	4	0	0	4	0	4
Laundry TYP	1	3	2.25	2.25	5.5	0	5.5
Dishpan Washer Flush Valve sink	1	10	0	0	10	0	10
DISP SERVICE SINK	1	3	2.25	2.25	5.5	0	5.5
Shower (public)	1	1.4	0	0	1.4	0	1.4
Shower (private)	1	1.4	0	0	1.4	0	1.4
Shower (public)	1	1.4	0	0	1.4	0	1.4
Sink (private)	1	1.4	0	0	1.4	0	1.4
DRINKING FOUNTAIN	4	0.25	1	0	1	0.5	1.5
Hose Bib	1	2.5	2.5	0	2.5	0	2.5
Hose Bib (additional)	1	1	0	0	1	0	1
Coffee/Soda Machine (commercial)	1	4	3	3	4	0	4
Coffee/Soda Machine (residential)	1	1.4	0	0	1.4	0	1.4
Hand Sink Industrial	1	3	0	0	3	0	3
3-Compartment Sink	1	4	3	3	4	0	4
Prep Sink	1	3	0	0	3	0	3
Dishwasher (hotel, restaurant)	1	6	0	0	6	0	6
Dishwasher (private)	1	1.4	0	0	1.4	0	1.4
Coffee Maker (hotel, restaurant)	1	0.25	0	0	0.25	0	0.25
Coffee Brewer	1	0.25	0	0	0.25	0	0.25
Ice Maker	1	0.25	0	0	0.25	0	0.25
Bathroom Group, < 1.6 GPF (hotel, apartment)	3.0	0	0	0	0	0	0
Bathroom Group, > 1.6 GPF (hotel, apartment)	8	0	0	0	0	0	0
1" Floor Sink	1	1	0	0	1	0	1
2" Floor Sink	1	2	0	0	2	0	2
2" Floor Drain	1	0	0	0	0	0	0
Floor Drain-Emergency	1	0	0	0	0	0	0
Totals		138.4	69	69	181.8	1	182.8

2 DOMESTIC WATER CALCULATION
 scale: N/A



1 COLD & HOT WATER PLUMBING RISER DIAGRAM
 scale: N/A

SANITARY SEWER KEY NOTES

KEY NOTES:

- ⊖ TOP - TRAP PRIMER DEVICE
- ⊕ CW BRANCH FOR IRRIGATION SYSTEM. CONTRACTOR SHALL SUPPLY & DRAWING OF THE IRRIGATION SYSTEM FOR REVIEW AND APPROVAL BY THE LEARNING EXPERIENCE PRIOR TO INSTALLATION. PROVIDE SEPARATE WATER METER AND BACKFLOW PREVENTER IF REQUIRED BY LOCAL WATER COMPANY (IRRIGATION CODE/FLOW PIPES SPECIFIC INSTALLED IN MECH ROOM, LOCATION SHALL BE FIELD VERIFIED. (NOT USED))
- ⊕ BALANCING VALVE TYPICAL FOR 4
- ⊕ CW TO WATER FEATURE PROVIDE BACKFLOW PREVENTER. (NOT USED)

NOTES: CONTRACTOR TO PROVIDE MIXING VALVES AT EACH LAVATORY AND SINK. COORDINATE WITH AUTHORITY HAVING JURISDICTION.

NOTES: ALL PLUMBING LINES SHOWN OFFSET FOR CLARITY OF DRAWING. ALL LINES ARE NEW UNLESS OTHERWISE NOTED.

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JCAA CONSULTING ENGINEERS
 4100 Wadsworth Blvd.
 Wheat Ridge, CO 80033
 p 303.985.3260
 f 303.985.3260
 # 15.006

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 www.RogueArchitecture.com

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 Suite 300
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 CO 80033
 720-599-8330 - P
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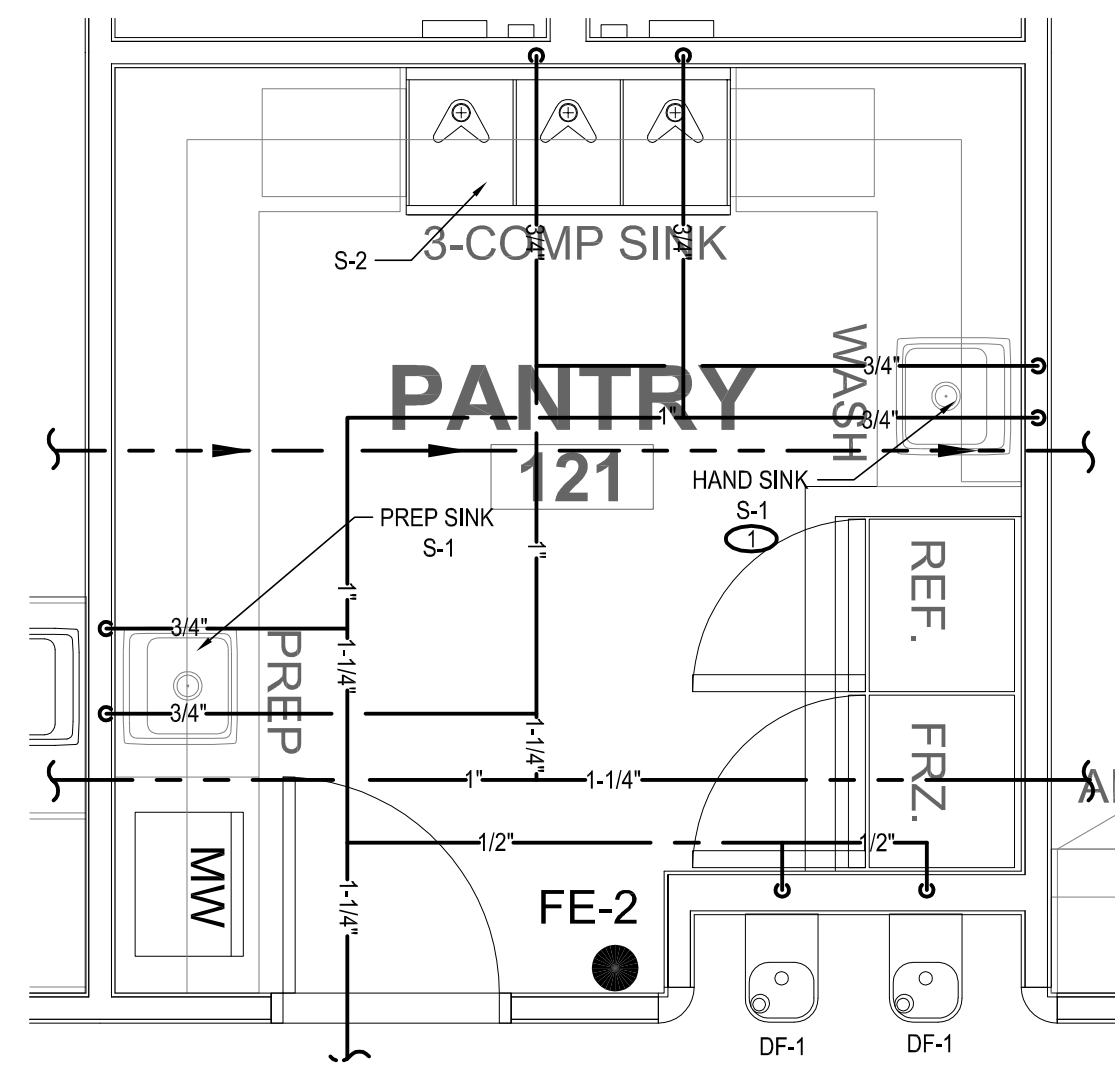
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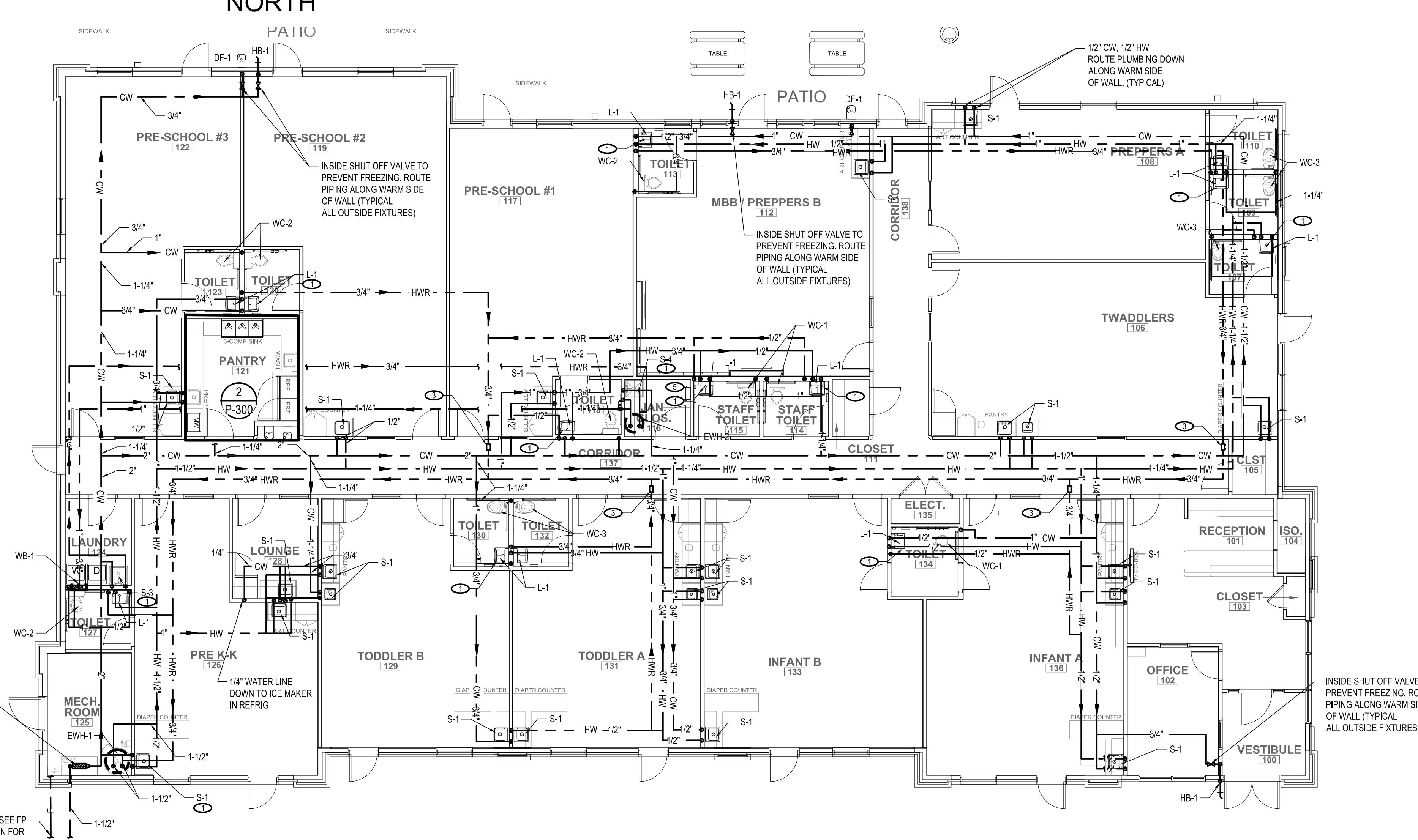
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Project Number: 2019.13	Scale: AS NOTED
Drawn By: ATE	Approved By: JCAA
Drawing Name: COLD AND HOT WATER PLUMBING RISER DIAGRAM	
Drawing Number: P-200	



NOTES:
ALL PLUMBING LINES SHOWN OFFSET FOR CLARITY OF DRAWING. ALL LINES ARE NEW UNLESS OTHERWISE NOTED.

2 ENLARGED PANTRY AREA WATER PLUMBING PLAN
scale: 3/8"=1'



- KEY NOTES**
- ① TPD - TRAP PRIMER DEVICE
 - ② CW BRANCH FOR IRRIGATION SYSTEM (NOT USED)
 - ③ BALANCING VALVE TYPICAL FOR 4
 - ④ CW TO WATER FEATURE PROVIDE 3/8" F&W PREVENTER (NOT USED)
 - ⑤ ROOF ACCESS HATCH. NO PIPES, DUCTWORK, ETC IN THIS AREA
- CONTRACTOR TO PROVIDE MIXING VALVES AT EACH LAVATORY AND SINK. COORDINATE WITH AUTHORITY HAVING JURISDICTION

1 COLD AND HOT WATER PLUMBING PLAN
scale: 1/8"=1'

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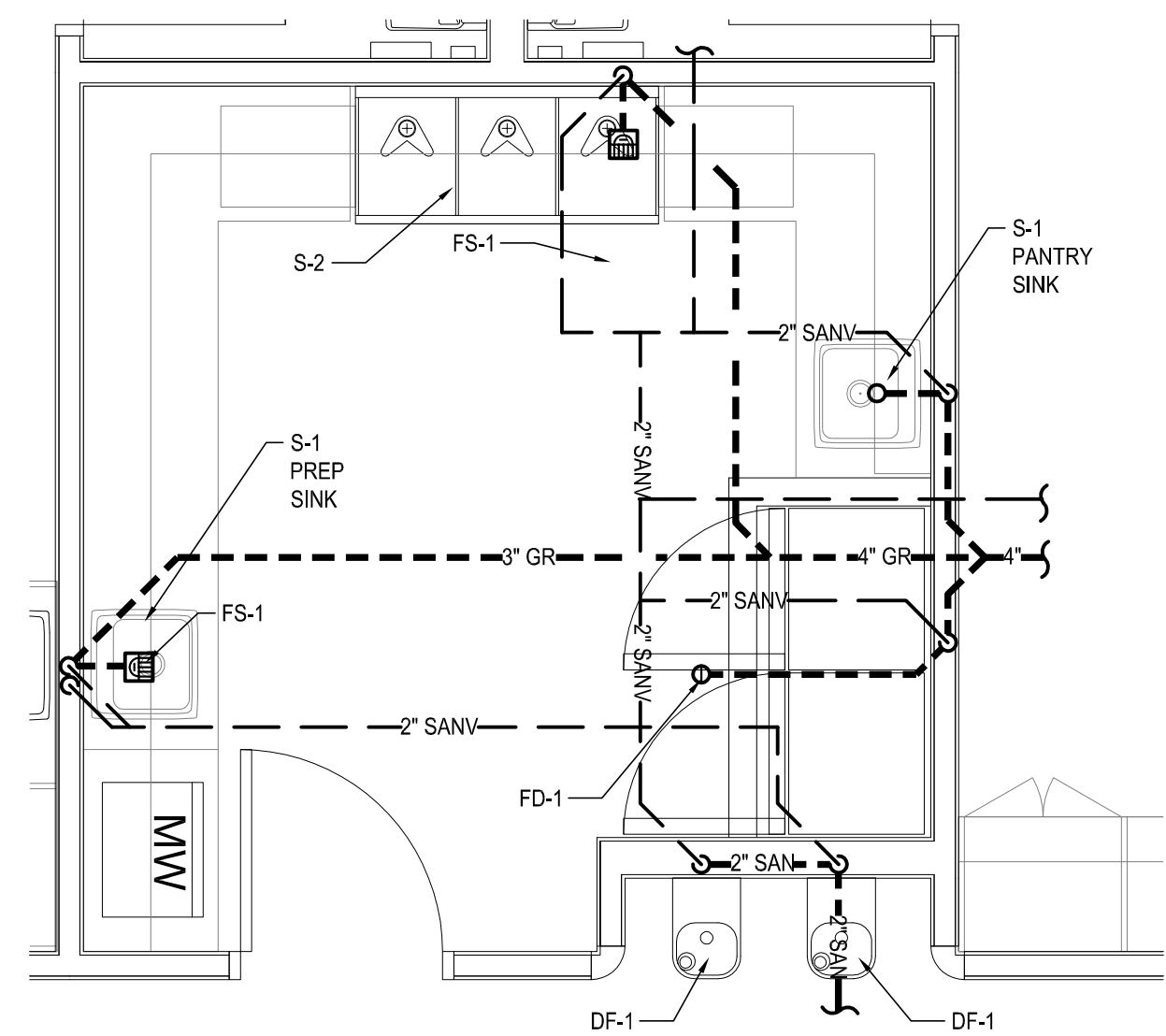
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Project Number: 2019.13	Scale: AS NOTED
Drawn By: ATE	Approved By: JCAA
Drawing Name: COLD AND HOT WATER PLUMBING PLAN	
Drawing Number: P-300	



NOTES:
ALL PLUMBING LINES SHOWN OFFSET FOR CLARITY OF DRAWING. ALL LINES ARE NEW UNLESS OTHERWISE NOTED.

- SANITARY SEWER KEY NOTES**
- KEY NOTE:
- ① 4" SANITARY SEWER DRAIN LINE BELOW GRADE SEE CIVIL UTILITIES PLAN FOR CONTINUATION.
 - ② SANITARY VENT UP THRU PLAY ROOF DECK. INSTALL WITH ROOF FLASHING PER LOCAL CODE
 - ③ P-TRAP ON LAVATORY WITH WATER SAVER TRAP PRIMER CONNECTION TO CONNECT TO FLOOR DRAIN PER MANUFACTURERS SPECIFICATIONS AND LOCAL CODE REGULATIONS.
 - ④ SANITARY CLEAN-OUT FLUSH WITH TOP OF GRADE.
 - ⑤ CLOTHES WASHING MACHINE CONNECTION BOX RECESSED IN WALL WITH 2" DIAMETER P-TRAP AS REQUIRED BY BUILDING CODE
 - ⑥ MAIN STORM PIPE RUN FROM ABOVE CEILING TO UNDER SLAB - SEE P-500 FOR MORE DETAILS (NOT USED)
 - ⑦ OVERFLOW STORM PIPE RUN FROM ABOVE CEILING SPILL LOW - ON GRADE - SEE P-500 FOR MORE DETAILS (NOT USED)

- NOTE:
SANITARY CLEAN-OUTS BELOW LAVATORIES & SINKS MAY BE P-TRAPS WITH CLEAN-OUTS PER LOCAL CODE REGULATIONS
REFER TO COUNTER HEIGHTS IN ARCHITECTURAL MILLWORK DETAILS FOR COUNTER-MOUNTED SINK ROUGH-INS
- ① 2" MIN. SIZE UNDER SLAB DRAIN.
 - ② 2" OR LESS DRAIN @ 1/4" DROP
 - ③ 3" @ 1/4"
 - ④ 4" @ 1/4"
 - ⑤ ALL FLOOR DRAINS WITH P-TRAP
 - ⑥ ALL VTR'S 10'-0" MIN. FROM ANY FRESH AIR INTAKE

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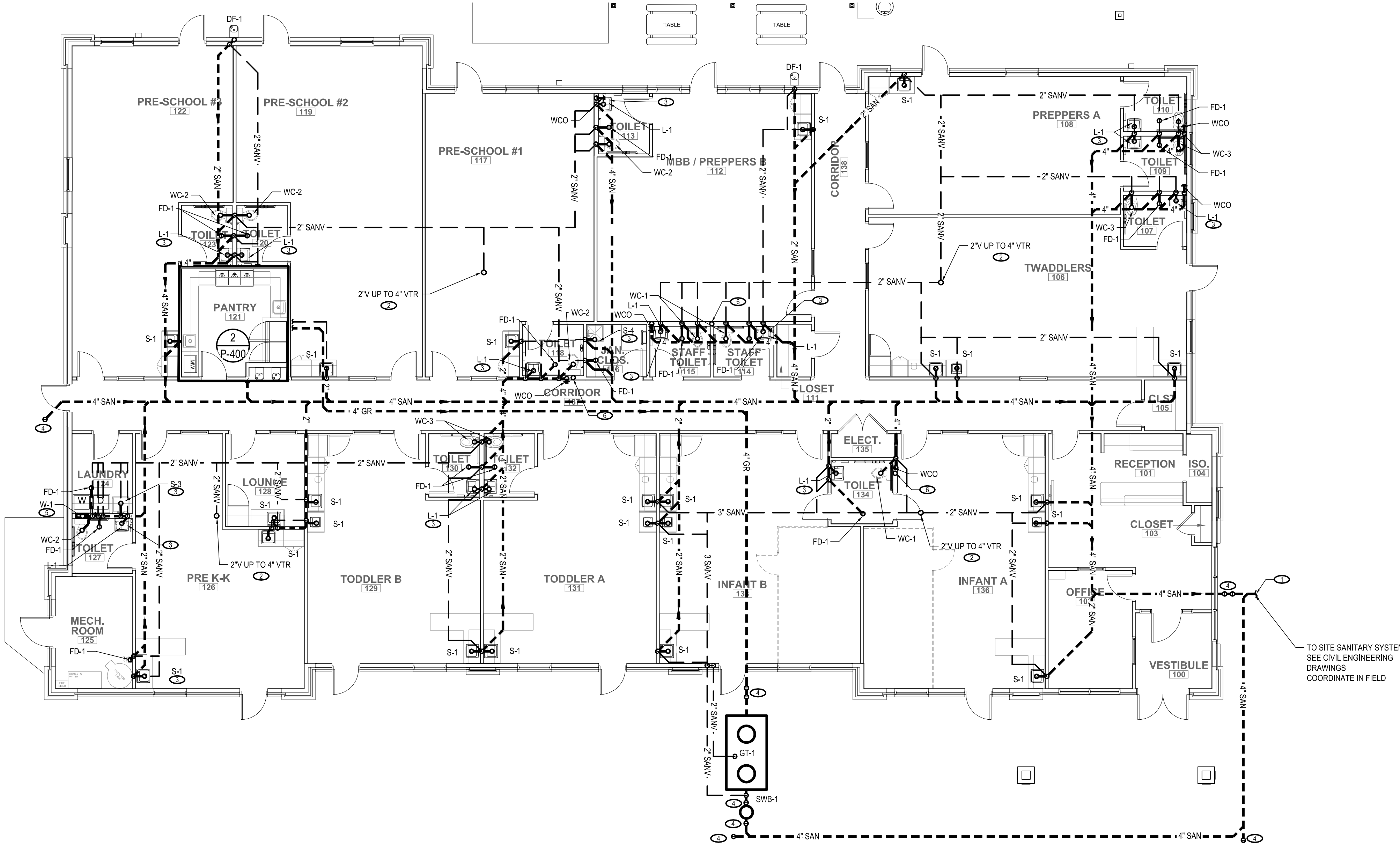
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4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
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4100
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CO
720-599-3330
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2 ENLARGED PANTRY AREA SANITARY PLUMBING PLAN
scale: 3/8"=1'
NORTH



TO SITE SANITARY SYSTEM
SEE CIVIL ENGINEERING
DRAWINGS
COORDINATE IN FIELD

1 SANITARY PLUMBING PLAN
scale: 1/8"=1'
NORTH

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Project Number: 2019.13
Scale: AS NOTED

Drawn By: ATE
Approved By: JCAA

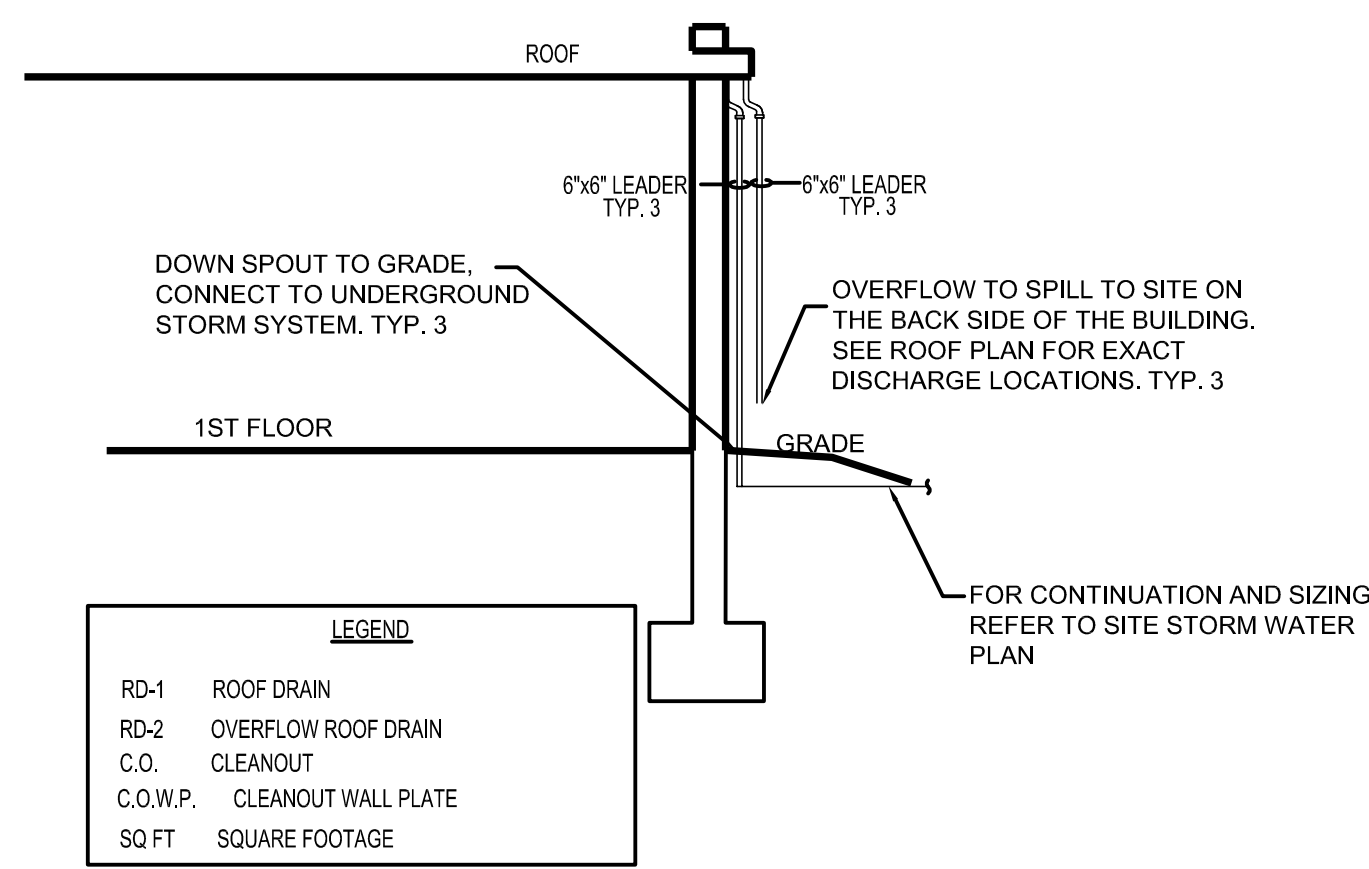
Drawing Name: **SANITARY PLUMBING PLAN**

Drawing Number: **P-400**

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3 STORM RISER DIAGRAM
scale: N.T.S.

STORM CALCULATIONS

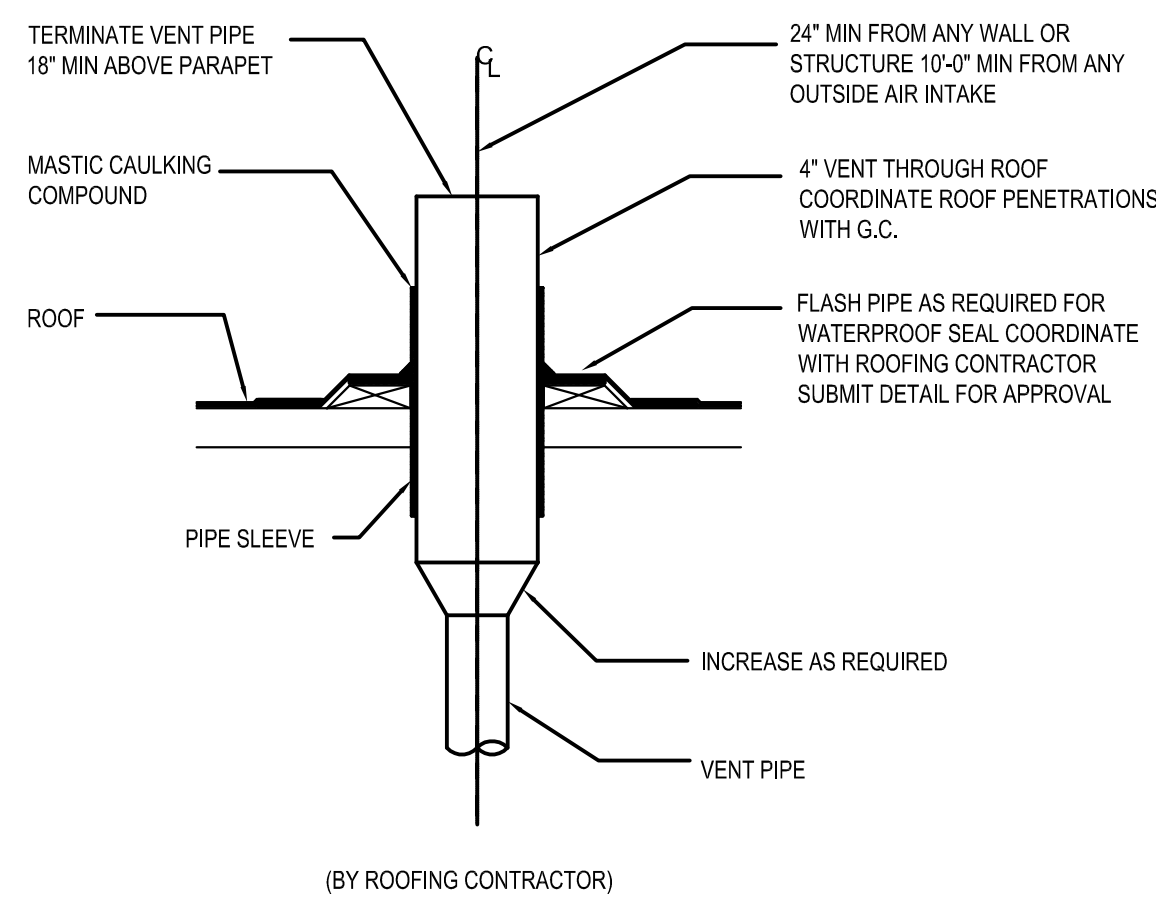
GUTTERS & DOWNSPOUTS

SLOPED ROOF TOTAL AREA IS 9,461 SF
 1 @ 3400 SF (88 GPM)
 1 @ 2211 SF (58 GPM)
 1 @ 3850 SF (100 GPM)

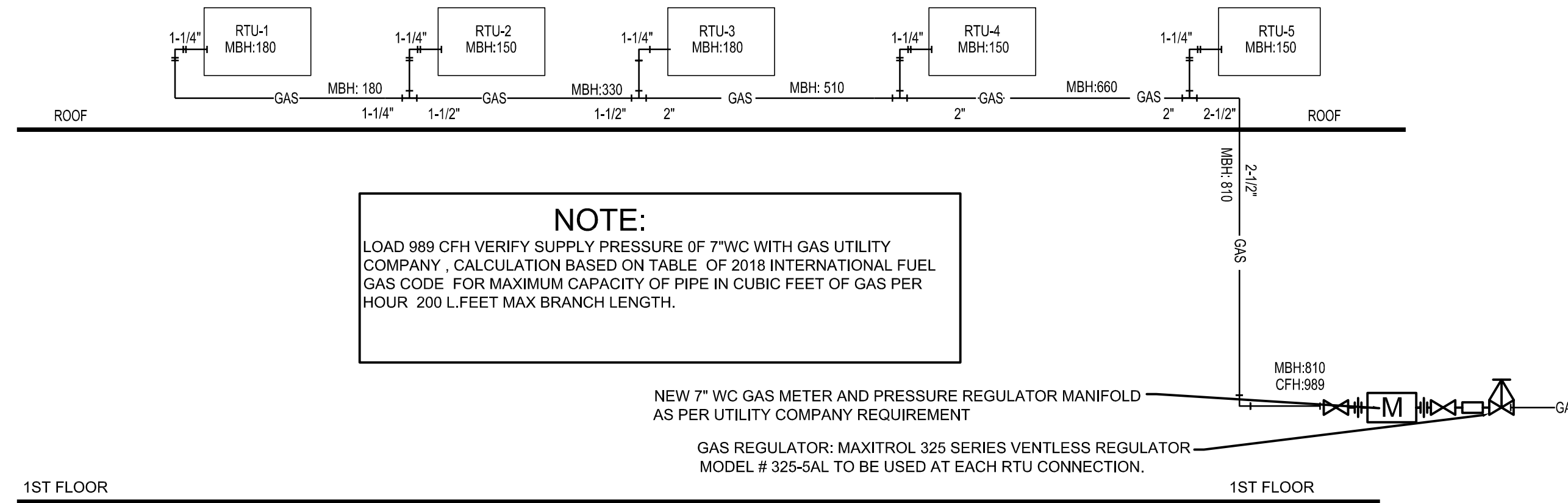
- RATE OF RAINFALL FOR THE AREA IS 2-1/2" PER HOUR

- 2-1/2" / 60 x 6234 x 9461 SF = 246 GPM

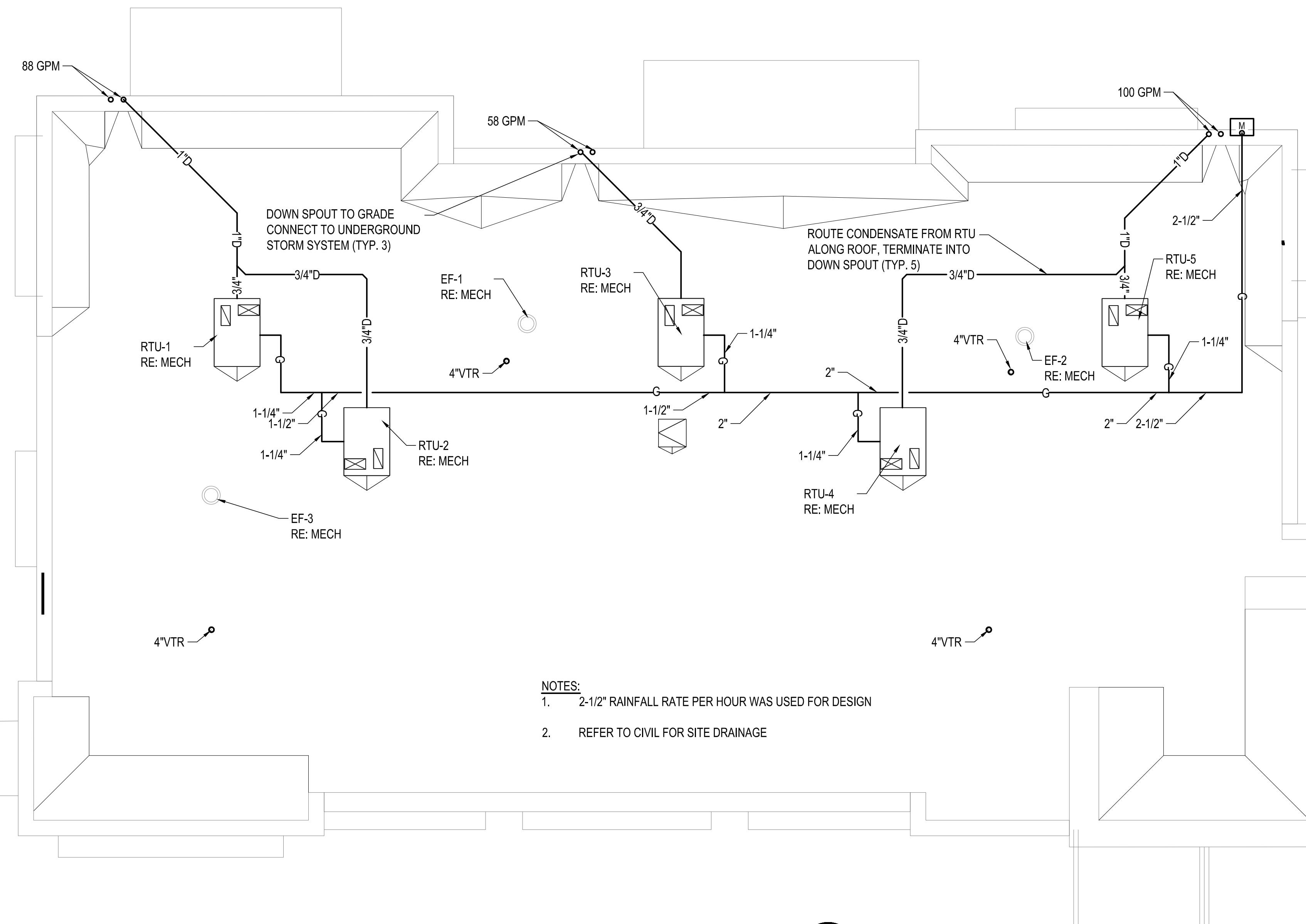
- ROOF DRAINAGE SIZED PER CHAPTER 11 OF THE 2018 IPC, TABLE 1106.2, OR BY THE PLUMBING CODE PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION.



4 VENT PIPE AT ROOF PENETRATION
scale: N.T.S.



2 GAS RISER DIAGRAM
scale: N.T.S.



1 STORM PLUMBING PLAN
scale: 1/8"=1'



CONNECTED GAS LOAD SCHEDULE

SYMBOL	BTU	MBH	CFH
RTU-1	180,000	180	220
RTU-2	150,000	150	183
RTU-3	180,000	180	220
RTU-4	150,000	150	183
RTU-5	150,000	150	183
TOTAL CFH = 989			

JCAACE BASIS OF DESIGN 7" WC @ 200' OF DEVELOPED LENGTH

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Project Number: 2019.13
 Drawn By: ATE
 Drawing Name: **STORM PLUMBING PLAN**

Scale: AS NOTED
 Approved By: JCAA

Drawing Number: **P-500**

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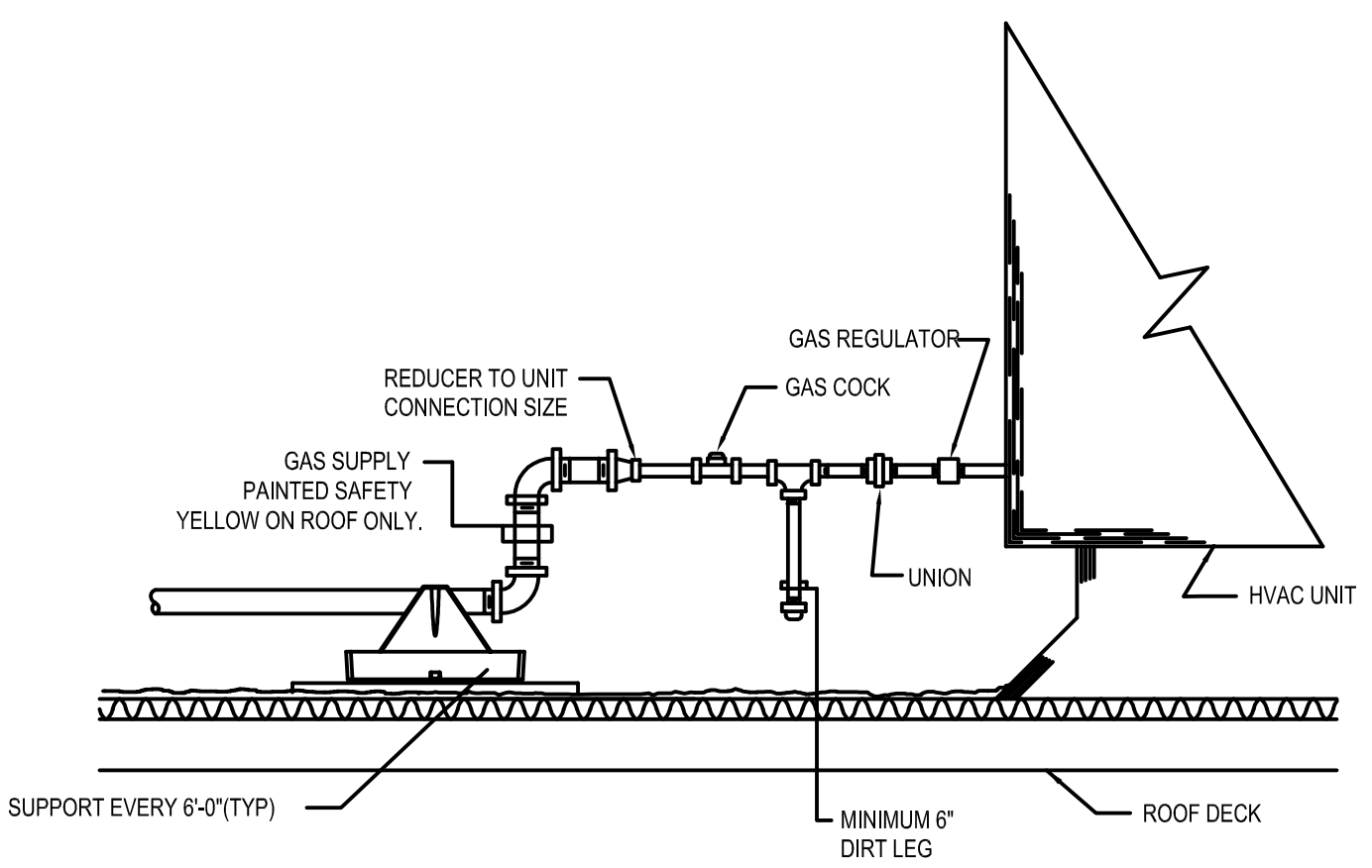
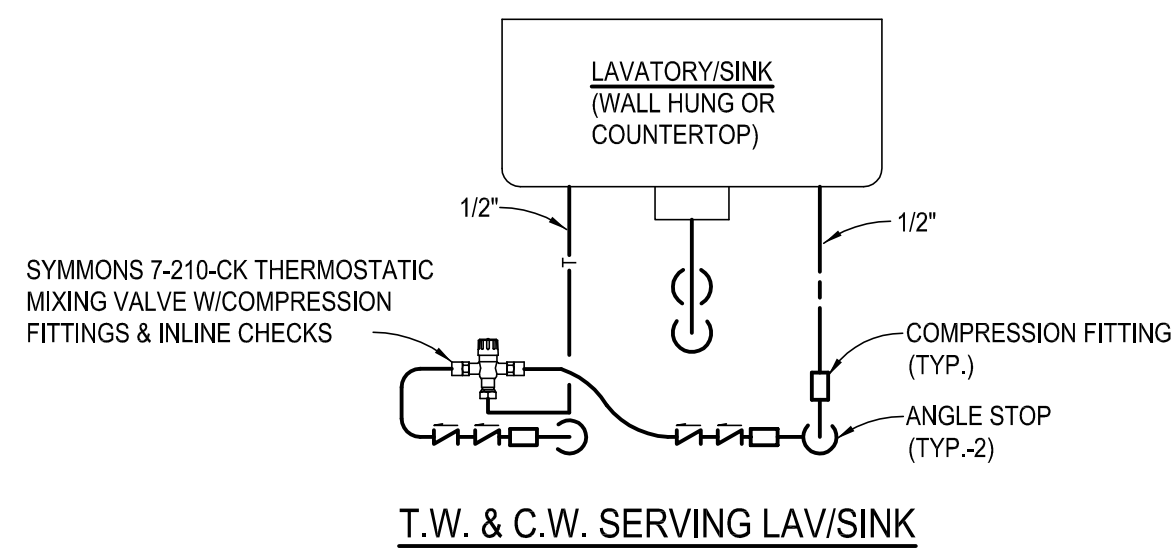
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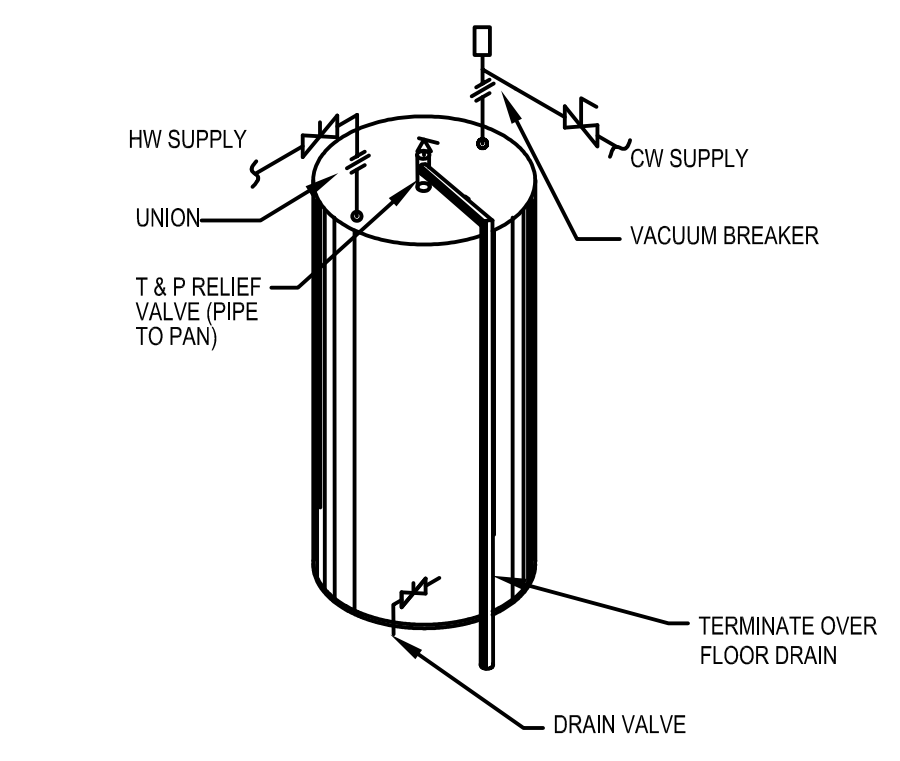
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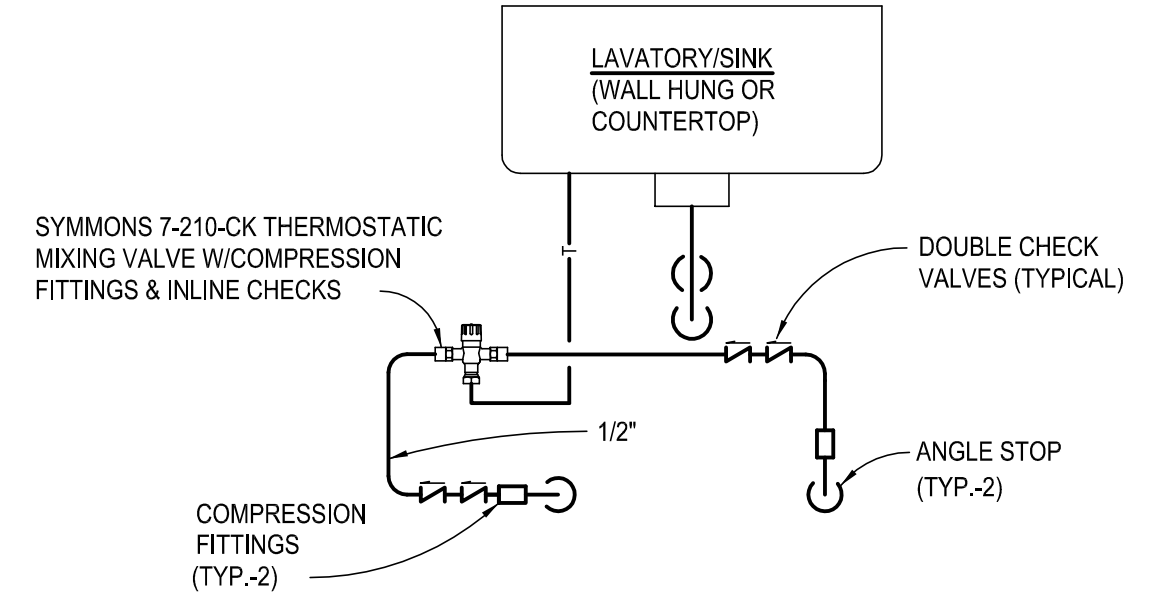
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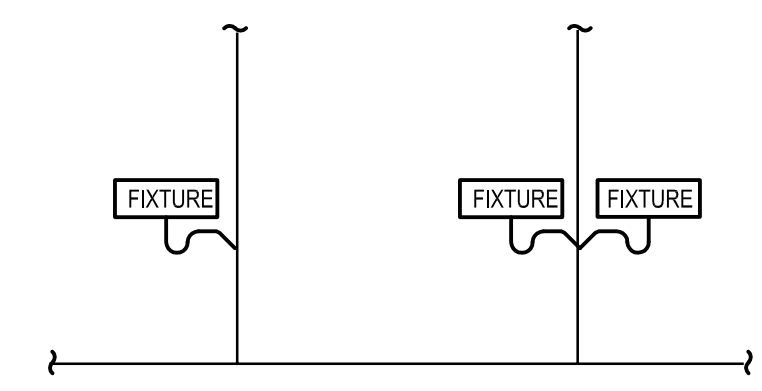
5 GAS PIPE ON ROOF DETAIL
scale: N.T.S.



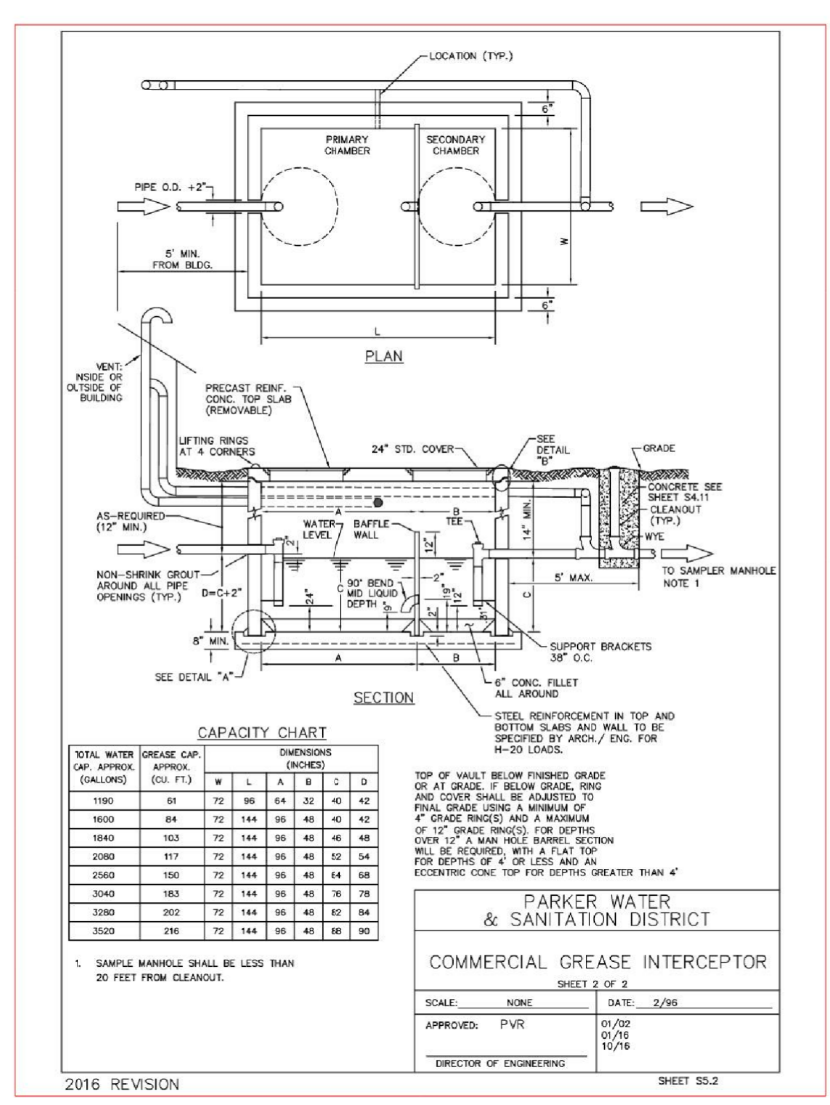
4 JANITOR CLOSET EWH-2 WATER HEATER DETAIL
scale: N.T.S.



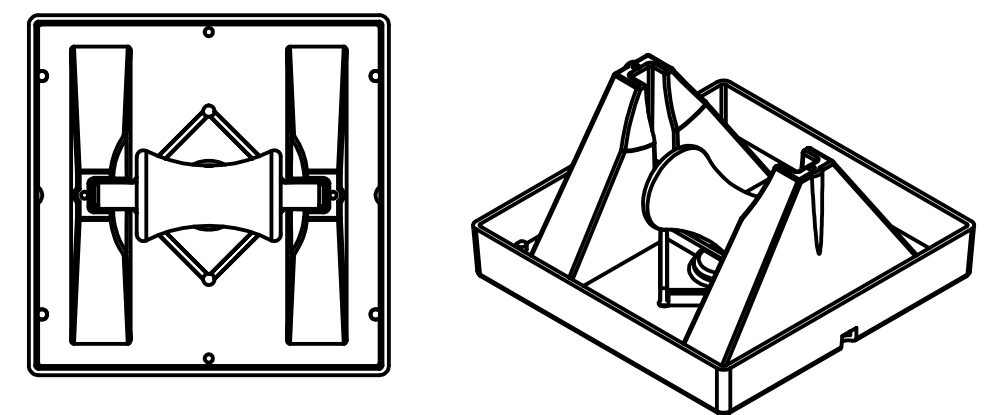
11 MIXING VALVE DETAIL
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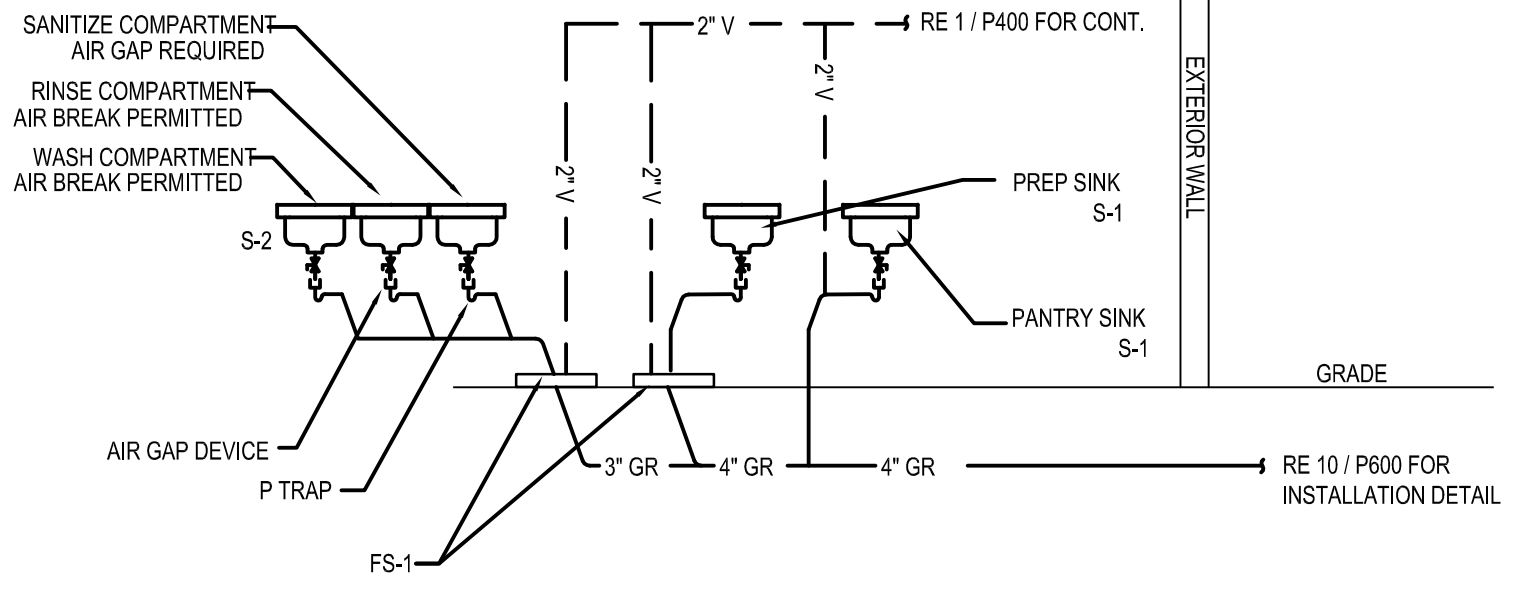
3 PLUMBING FIXTURES SANITARY CONNECTION DETAIL
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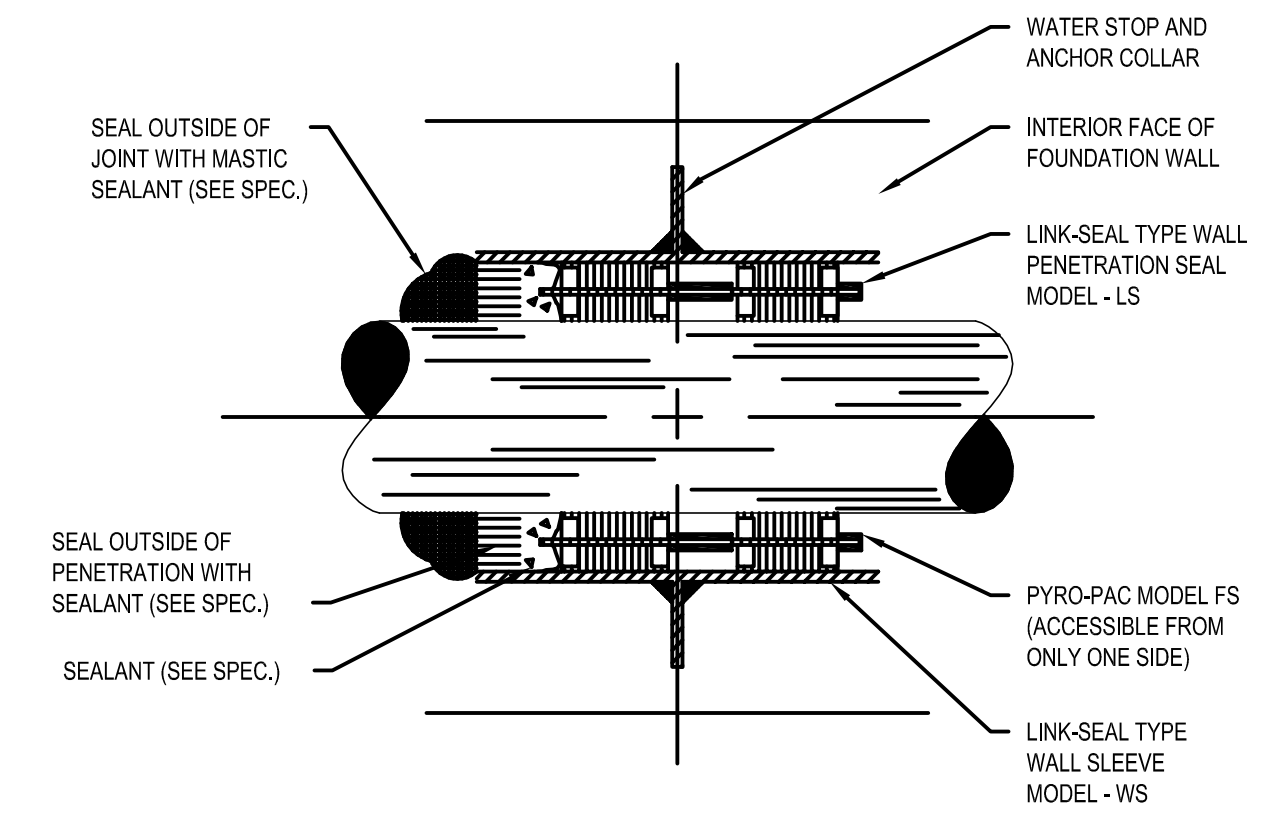
10 1200 GREASE INTERCEPTOR DETAIL
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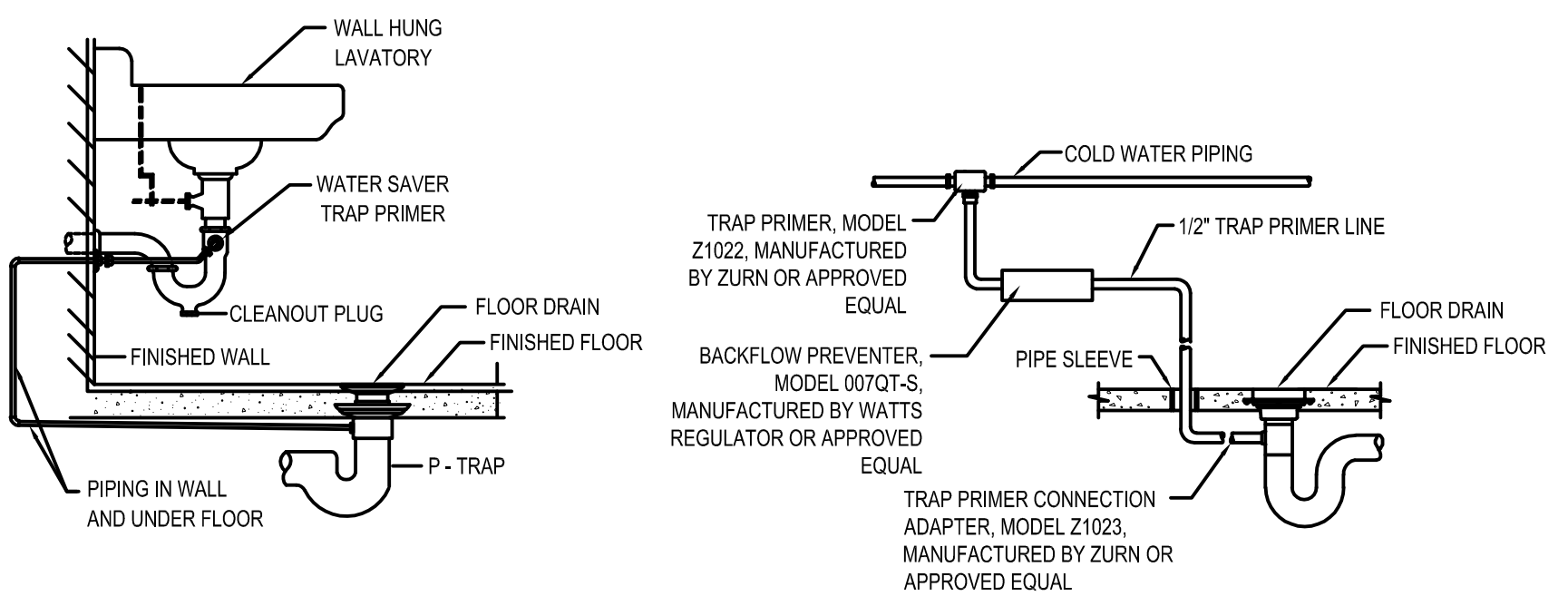
6 GAS PIPE SUPPORT DETAIL
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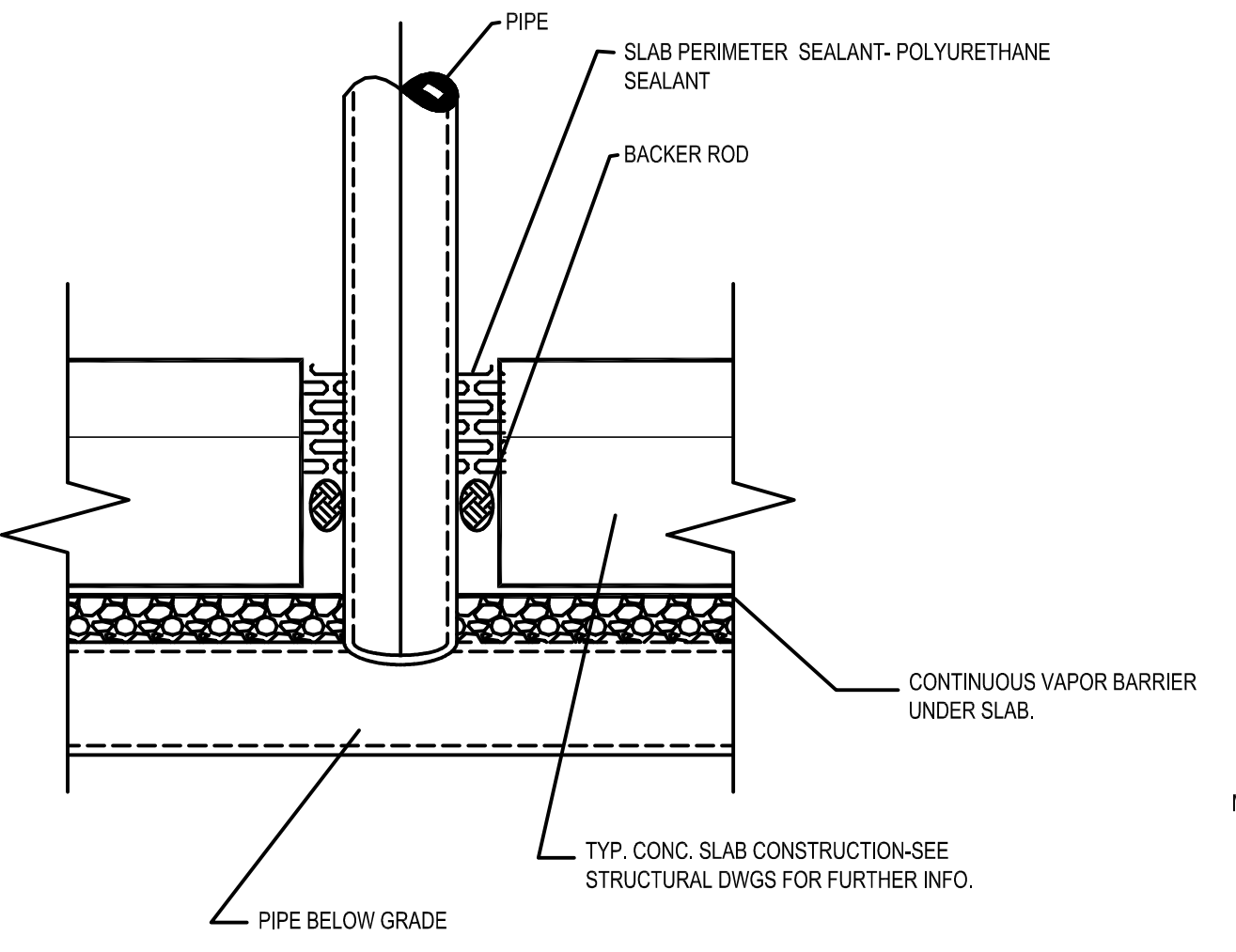
7 GREASE TRAP PIPING DETAIL
scale: N.T.S.



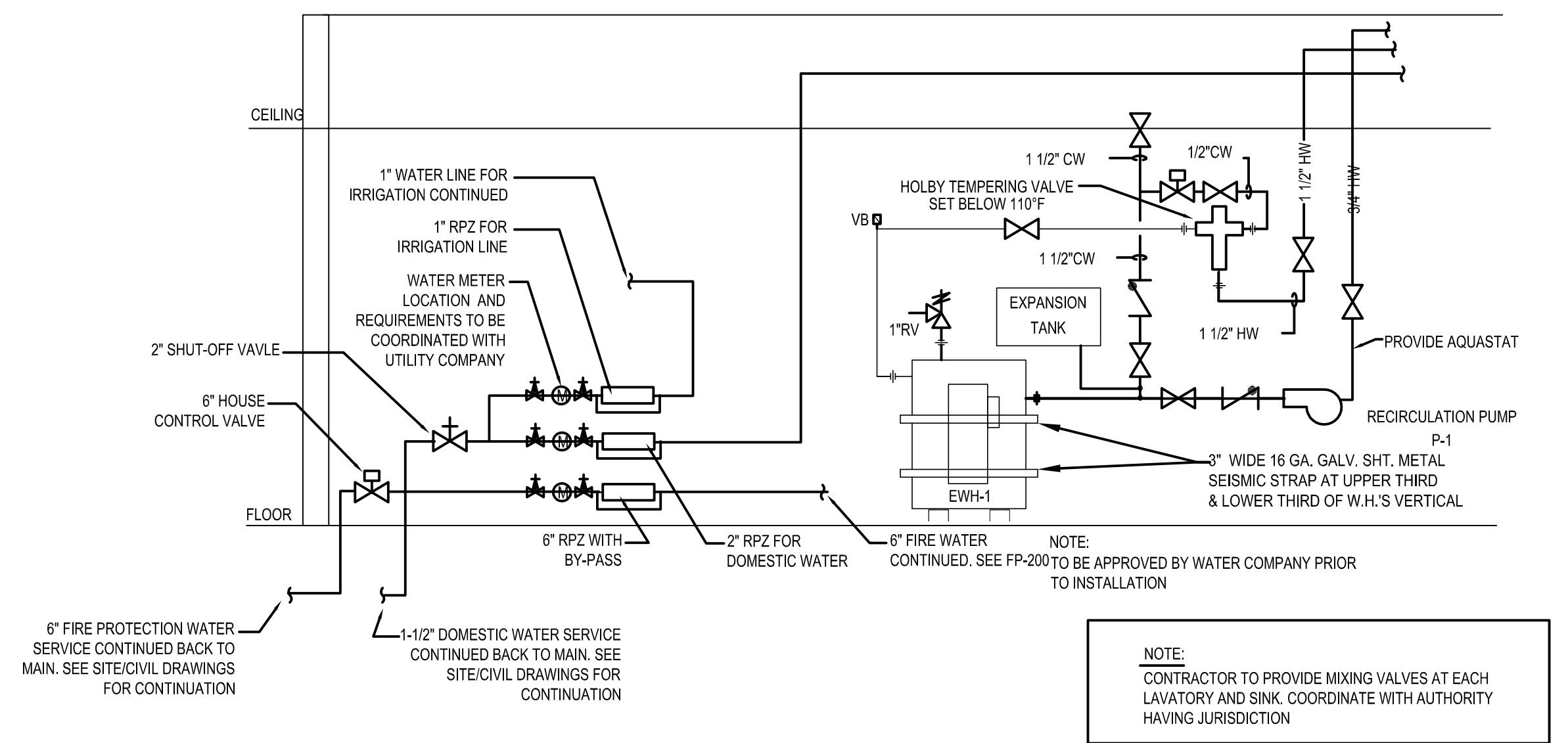
2 FOUNDATION WALL PIPE PENETRATION
scale: N.T.S.



9 TRAP PRIMER DETAIL
scale: N.T.S.



8 PIPE @ SLAB PENETRATION
scale: N.T.S.



1 MECHANICAL ROOM DETAIL
scale: N.T.S.

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Drawn By: ATE	Approved By: JCAA
Drawing Name: PLUMBING DETAILS	
Drawing Number: P-600	

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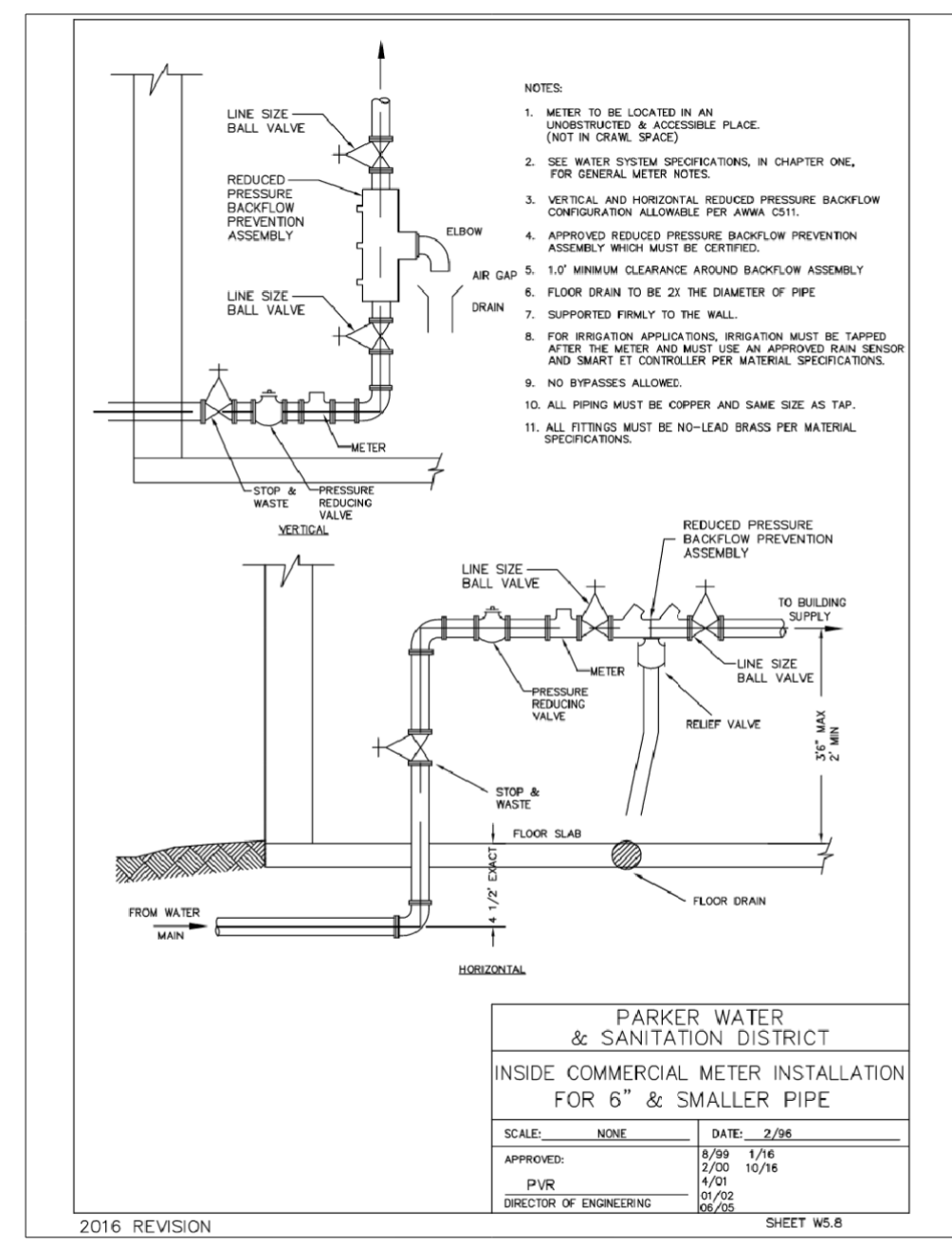
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Drawn By: ATE	Approved By: JCAA
Drawing Name: PLUMBING DETAILS	
Drawing Number: P-601	



1 1-1/2" WATER ENTRY DETAIL
scale: N.T.S.

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