

* ALL PLUMBING FIXTURE SPECIFICATION AND MODEL NUMBERS SHALL BE APPROVED AND COORDINATED WITH THE ARCHITECT PRIOR TO BID AND ORDER THE FIXTURES.

FIELD VERIFY ALL CONDITIONS

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

SEISMIC BRACING

ALL SUSPENDED UTILITY SYSTEMS WHICH INCLUDE: ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT AND ASSOCIATED CONDUIT, DUCTWORK, AND PIPING ARE REQUIRED TO HAVE SEISMIC RESTRAINT ATTACHMENTS DESIGNED TO RESIST THE TOTAL DESIGN SEISMIC FORCES PRESCRIBED IN ASCE 7-05, CHAPTER 13 PROVIDE TYPICAL SEISMIC RESTRAINT DETAILS, DOCUMENTATION SUBSTANTIATING COMPLIANCE WITH 2013 CBC, ASCE 7-05, CHAPTER 13 TO INCLUDE SEISMIC RESTRAINT ASSEMBLY DETAILS, ANCHORAGE TO OVERHEAD STRUCTURE WITH SUPPORTING ENGINEERING STAMPED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER IS REQUIRED AT TIME OF INSPECTION. "CITY POLICY"

NOTES:

1. PRIOR TO PIPING FABRICATION, EQUIPMENT INSTALLATION OR PIPE INSTALLATION, PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND CEILING CLEANUP AND PROVIDE COMPLETE SHOP DRAWINGS. OBTAIN APPROVAL FOR SHOP DRAWING FROM ARCHITECT/ENGINEER. PIPE MAY BE RE-ROUTED IN ORDER TO MAINTAIN REQUIRED SPACE, VERIFY WITH ENGINEER. NO EXTRA COST IS ALLOWED FOR LACK OF COORDINATION. IF APPROVED, SHOP DRAWINGS ARE SUBMITTED.
2. SITE INSPECTION: CONTRACTORS SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE WORKING CONDITIONS AND EXISTING NATURAL WORK. SUBMITTER'S BID MUST KNOWLEDGEOUSLY FULLY RESPONSIBLE FOR FURNISHING A COMPLETE AND FUNCTIONAL. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW FOR LACK OF INFORMATION FOR SUBMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWING FOR BEAM PENETRATION FOR STRUCTURE ENGINEER APPROVAL PRIOR TO ANY PIPE FABRICATION AND INSTALLATION.
4. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR EXACT LOCATION OF GAS METERS AND CLEARANCE COMPLIANCE ASSOCIATED WITH LOCATION, PRIOR TO PIPE INSTALLATION.
5. NOT USED.
6. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 118 ENERGY EFFICIENCY STANDARDS (C.E.S.)
7. PROVIDE CROCODILE BREAKERS AT HOSE BIBBS.
8. LAPS SHALL BE MAXIMUM 18" O.C.
9. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLY APPLIANCES AND EQUIPMENT (I, OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103),
10. COORDINATE WITH ARCHITECT FOR FIXTURES SPECIFICATION.

GENERAL NOTES

1. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 AND 719.0 OF PLUMBING CODE.
2. NEW OR REPAIRED PORTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.

COLD WATER DESIGN REQUIREMENTS

(A)	PRESSURE AVAILABLE FOR FLOW: 83.5 PRESSURUM 75 PSI	
(B)	TOTAL FUTURE UNIT MUMIN 81.5 PSI	
(C)	WATER DEMAND: 1. DOMESTIC	39.0 GPM
	2. MAKE UP AIR UNITS:	5.0 GPM
	3. TOTAL:	44.0 GPM
(D)	RESIDUAL PRESSURE REQUIRED TO FIGHTHOUT OUTLET:	25.0 PSI
(E)	RESIDUAL PRESSURE DUE TO HEIGHT LOSS TO X ASS	0.0 PSI
(F)	RESIDUAL PRESSURE LOSS (FOR FLOW OF 100 GPM REQUIRED)	N/A PSI
(G)	RESIDUAL PRESSURE LOSS (FOR FLOW OF 100 GPM REQUIRED)	13.0 PSI
(H)	RESIDUAL PRESSURE LOSS 2" 100' WATER	0.8 PSI
(I)	RESIDUAL PRESSURE LOSS 2" 100' WATER	0.8 PSI
(J)	TOTAL PRESSURE LOSS FROM ABOVE (ITEMS E THRU G)	52.46 PSI
(K)	PRESSURE AVAILABLE: (PRV SET @ 75 PSI)	75.0 PSI
(L)	PRESSURE AVAILABLE FOR FLOW LOSS (L MINUS K)	22.54 PSI
(M)	DEVELOPED PIPE LENGTH:	
	1. LENGTH FROM MAIN (PRV TO LAST FUTURE):	80.0 FT.
	2. LENGTH VALVE FOR FITTINGS 255:	20.0 FT.
	3. TOTAL DEVELOPED LENGTH:	250.0 FT.
	4. PRESSURE LOSS (FOR FLOW OF 100 GPM) PER FT. OF PIPE:	
	22.54 X 100 DIVIDED BY 250 = 9	

WATER FIXTURE COUNT


NO.	FIXTURE	FU	TOTAL FU
6	WC (TANK)	2.5	15
6	L	1	6
1	FUTURE FIXTURE	60	60
			<hr/>
TOTAL=			81 FU
GPM =			10

WATER SIZING CHART

PIPE SIZES BASED ON TYPE "L" COPPER @ 5 PSI/100 FT.
VELOCITY NOT TO EXCEED 8 FT. PER SECOND FOR COLD WATER AND
5 FEET PER SECOND FOR HOT WATER

PIPE SIZE	FIXTURE UNITS		
	HOT WATER	FLUSH TANK	FLUSH VALVE
1/2"	1	1	0
3/4"	7	7	0
1"	16	18	0
1 1/4"	28	34	5
1 1/2"	46	66	20
2"	119	245	124
2 1/2"	245	455	329
3"	406	719	666

EQUIPMENT SCHEDULE

SYMBOL	
	INSTANTANEOUS WATER HEATER CHRONOMITE MODEL SR-20L, 208 VOLTS, 1 PHASE, 4160 WATTS

ENERGY NOTES

1. SERVICE WATER HEATING SYSTEM SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE FLEET TO THE HIGHEST-ACHIEVABLE TEMPERATURE SETTING FOR THE INTENDED USE. AS LISTED IN TABLE 3, CHAPTER 54 OF THE 1987 ASHRAE HANDBOOK, HVAC SYSTEMS & APPLICATIONS VOLUME.
2. LAUNDRY FAUCETS AND SINK (NOT INCLUDING SERVICE SINK FAUCETS) SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS.
3. LAUNDRIES IN PUBLIC RESTROOMS SHALL HAVE HOT WATER CONTROLS THAT:
 - 1) MAXIMUM FLOW RATE (GPM): 0.5, OR 0.75 (WITH A DEVICE THAT LIMITS THE PERIOD OF WATER DISCHARGE: LE. FOOT SWITCH OR OCCUPANCY SENSOR).
 - 2) FLOW RATE (GAL./CYCLE) FOR SELF-CLOSING VALVES: 0.25 (CIRCULATING); OR 0.5 (NON-CIRCULATING); OR
 - 3) WITH A DEVICE THAT LIMITS THE PERIOD OF WATER DISCHARGE: LE. FOOT SWITCH OR OCCUPANCY SENSOR).
 - 3) MAXIMUM OUTLET TEMPERATURE: 110° F.

GENERAL NOTES

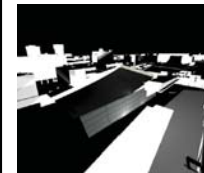
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PIPE	MATERIAL	SCHEDULE
1	304	40
2	304	40
3	304	40
4	304	40
5	304	40
6	304	40
7	304	40
8	304	40
9	304	40
10	304	40
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98	304	40
99	304	40
100	304	40

SERVICE	PIPE	FITTINGS	LOCATION	REMARKS
WASTE & VENT	SCH. 40 ABS DWV	SCH. 40 ABS DWV	ABOVE GRADE BELOW GRADE	
HOT AND COLD WATER	COPPER TYPE "L" HARD DRAWN	WROUGHT COPPER	ABOVE GRADE	
COLD WATER	COPPER TYPE "K" HARD DRAWN	WROUGHT COPPER	BELOW GRADE	
CONDENSATE DRAIN	COPPER TYPE "M" HARD DRAWN	WROUGHT COPPER	ABOVE GRADE	
STORM DRAIN	SCH. 40 ABS DWV	SCH. 40 ABS DWV	ABOVE GRADE BELOW GRADE	
GAS	BLACK STEEL SCH. 40	MALLEABLE IRON	ABOVE GRADE	

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	S. OR W.	SOIL OR WASTE ABOVE FLOOR
	S. OR W.	SOIL OR WASTE BELOW FLOOR
SD	S.D.	STORM DRAIN
OD	O.D.	OVERFLOW DRAIN
	V.	VENT
	C.W.	COLD WATER
	H.W.	HOT WATER
	H.W.R.	HOT WATER RETURN
IW	I.W.	INDIRECT WASTE
ICW	I.C.W.	INDUSTRIAL COLD WATER
SCW	S.C.W.	SOFT COLD WATER
WSP	W.S.P.	WET STAINPIPE
DSP	D.S.P.	DRY STAINPIPE
CSP	C.S.P.	COMBINATION STAINPIPE
	F.	FIRE LINE
G	G.	GAS LOW PRESSURE
	F.C.	FLOOR CLEANOUT
	W.C.O.	WALL CLEANOUT
	H.B.	HOLE BOSS
	S.W.	SHUT-OFF VALVE
GLV	G.L.V.	GLOBE VALVE
B.C.	B.C.	BALANCING COCK
CH.V.	CH.V.	CHECK VALVE
P.R.V.	P.R.V.	PRESSURE REGULATING VALVE
P.R.V.	P.R.V.	PRESSURE RELIEF VALVE
P.T.R.V.	P.T.R.V.	PRESS. TEMP. RELIEF VALVE
	G.C.	GAS COCK
DN.	DN.	DOWN
DN.	DN.	RISE
CD	CD	CONDENSATE DRAIN
	A.B.	ACCESS BOX
	A.	ACCESS PANEL
A.C.P.	A.C.P.	ASBESTOS CEMENT PIPE
BEL	BEL	BELOW
B.F.P.	B.F.P.	BACKFLOW PREVENTER
C.F.F.H.	C.F.F.H.	CUBIC FEET PER HOUR
C.I.	C.I.	CAST IRON
CL.	CL.	CEILING
CONT.	CONT.	CONTINUATION
C.O.G.	C.O.G.	CLEANOUT TO GRADE
D.S.	D.S.	DOWNSPOUT
E.	E.	PREFIX "E" DENOTES EXIST.
	D.	DISTINCT
H.C.H.I.	H.C.H.I.	HEAVY HEAVY CAST IRON
F.E.	F.E.	FIRE EXTINGUISHER
F. & C.	F. & C.	FIRE EXTINGUISHER & CABINET
F.H.C.	F.H.C.	FIRE HOSE CABINET
FLR.	FLR.	FLOOR
FIN.FLR.	FIN.FLR.	FINISHED FLOOR
FIN.GR.	FIN.GR.	FINISHED GRADE
F.U.	F.U.	FIXTURE UNIT
G.H.V.	G.H.V.	GARDEN HOSE VALVE
G.P.M.	G.P.M.	GALLONS PER MINUTE
G.P.H.	G.P.H.	GALLONS PER HOUR
HDR.	HDR.	HEADER
I.E.	I.E.	INVERT ELEVATION
M.H.	M.H.	MANHOLE
N.O.C.	N.O.C.	NOT IN CONTACT
P.O.C.	P.O.C.	POINT OF CONNECTION
P.T.	P.T.	PLUGGED TIE
P.Y.	P.Y.	PLUGGED WYE
R.O.U.G.H. & C.	R.O.U.G.H. & C.	ROUGH-IN & CONNECT
U.O.S.	U.O.S.	UNDER OTHER SEC. OF SPECS.
V.C.P.	V.C.P.	VITRIFIED CLAY PIPE
V.O.	V.O.	VENT OFFSET
V.	V.	VENT
V.T.R.	V.T.R.	VENT THRU ROOF
W.H.	W.H.	WALL HYDRANT
W.H.A.	W.H.A.	WATER HAMMER ARRESTER
Y.B.	Y.B.	YARD BOX
ADA	ADA	AMERICANS WITH DISABILITIES ACT
DD	DD	DECK DRAIN
--GW--	GW	GREASE WASTE
	P.C.	PLUMBING CONTRACTOR
P.O.C.	P.O.C.	POINT OF CONNECTION BETWEEN IN. AND EX. WORK
PD	PD	PLAIN DRAIN
OD	OD	OVERFLOW DRAIN
SD	SD	STORM DRAIN
RD	RD	ROOF DRAIN
	GW	GREASE WASTE



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PRAJIN
DEVELOPMENT

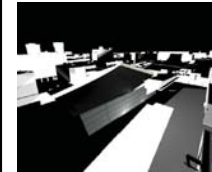
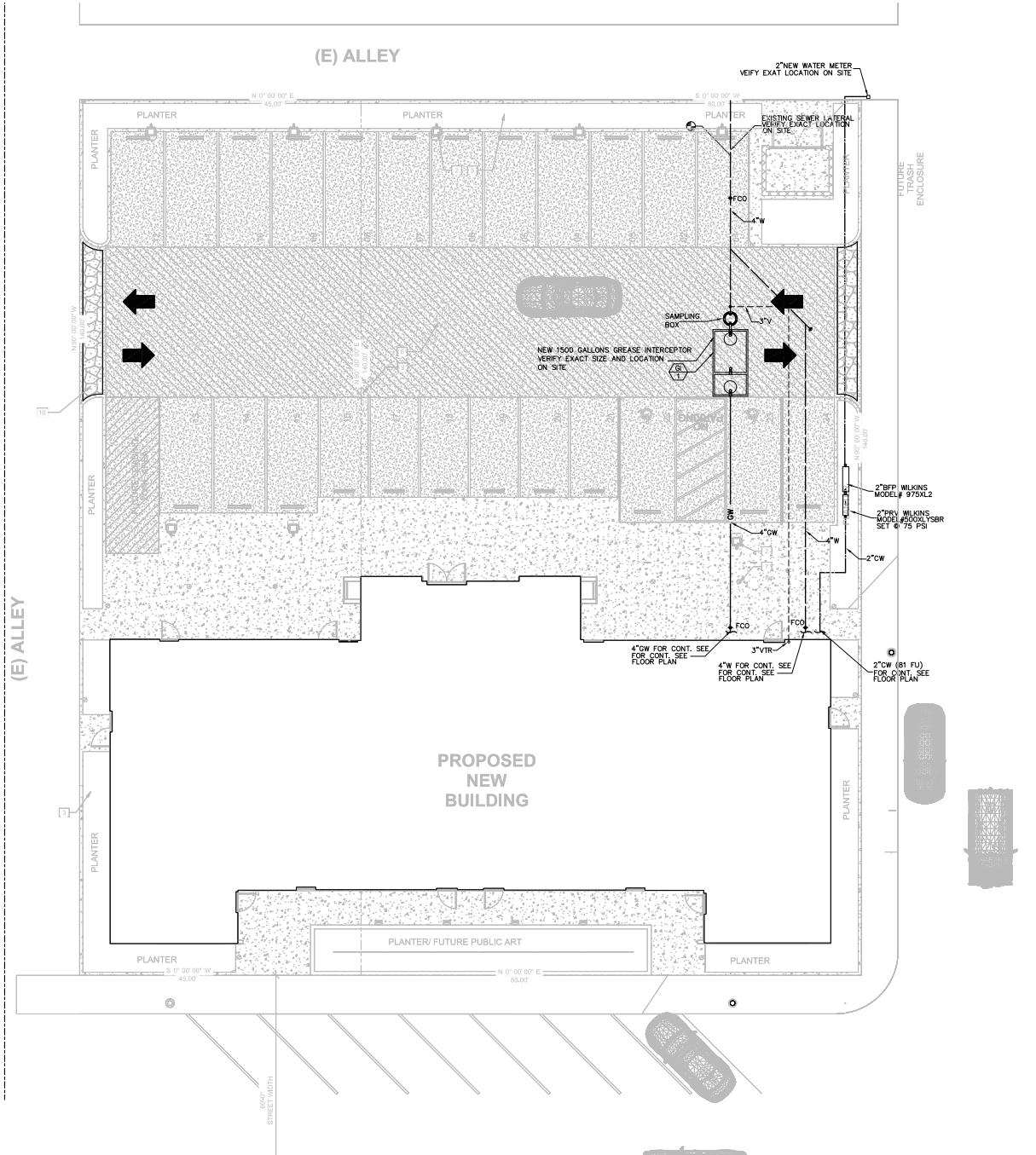
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PRAJIN BROTHERS, LLC
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LEGENDS, NOTES &
SCHEDULES

Project number	Project Number
Date	02-23-17
Drawn by	A.N.
Checked by	A.N.

P100

Scale



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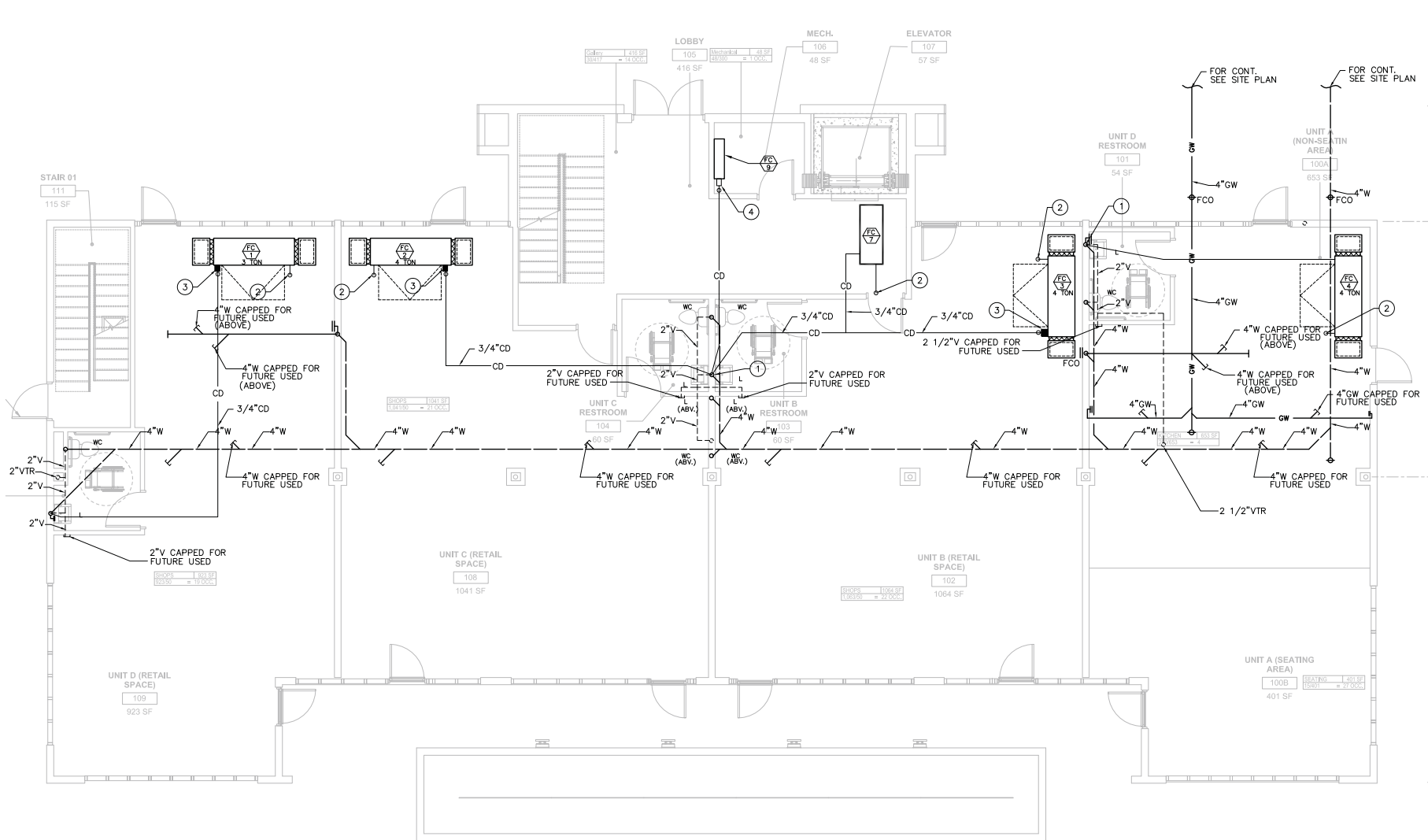
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PLUMBING SITE PLAN

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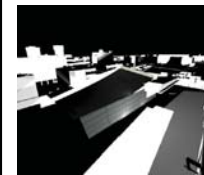
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NUMBERED NOTES:

- ① 3/4"COND. DRAIN TO TAILPIECE OF LAVATORY
- ② 3/4"SECONDARY DRAIN TO TERMINATE AT VISIBLE POINT.
- ③ PROVIDE COND DRAIN PUMP BY LITTLE GIANT VCMX-20ULS
- ④ PROVIDE COND DRAIN PUMP BY Sauermann Si-10

FIRST FLOOR WASTE & VENT PLAN
1/4" = 1'-0"



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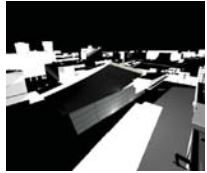
FIRST FLOOR PLAN WASTE & VENT

Project number	Project Number
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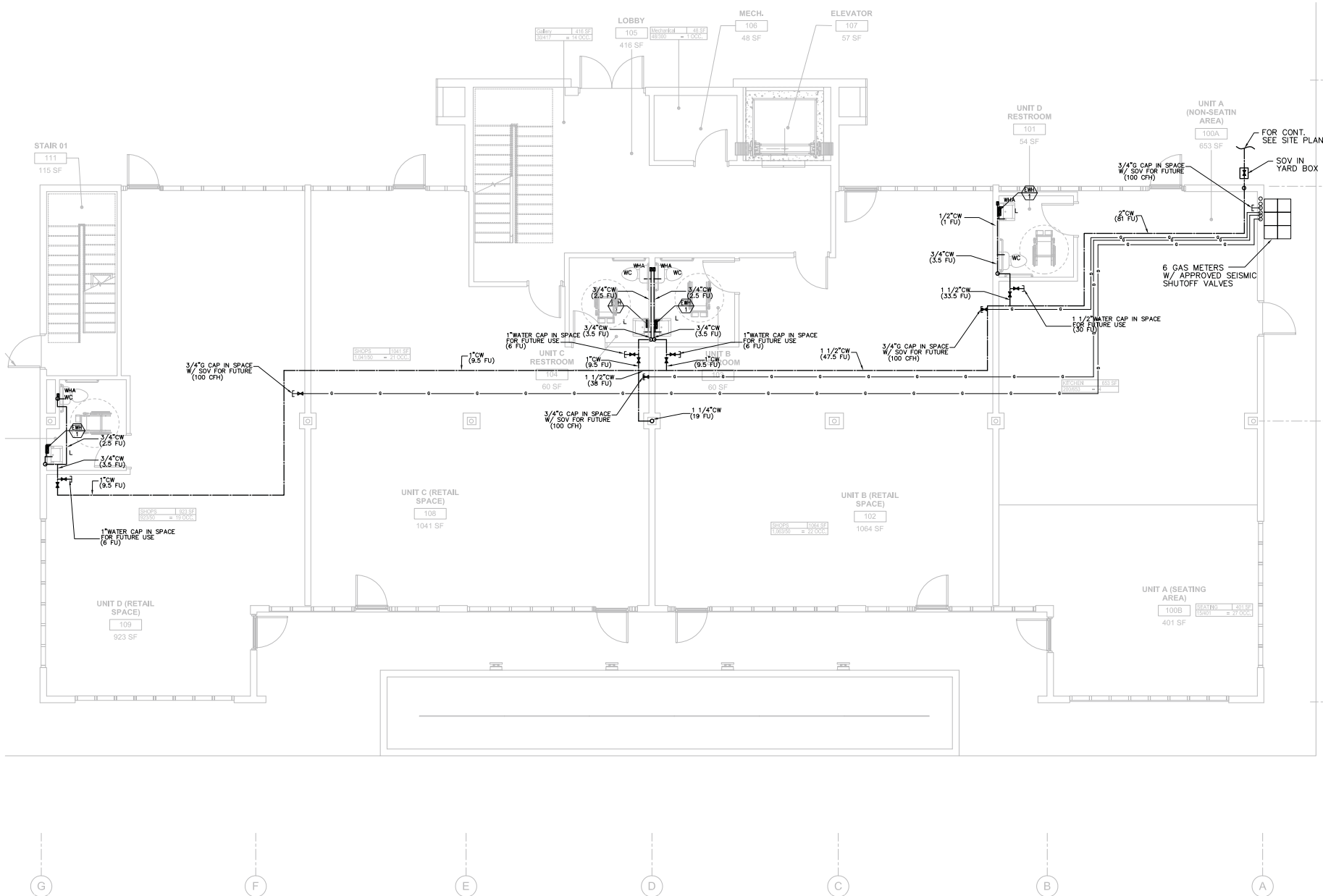
FIRST FLOOR PLAN WATER & GAS

Project number	Project Number
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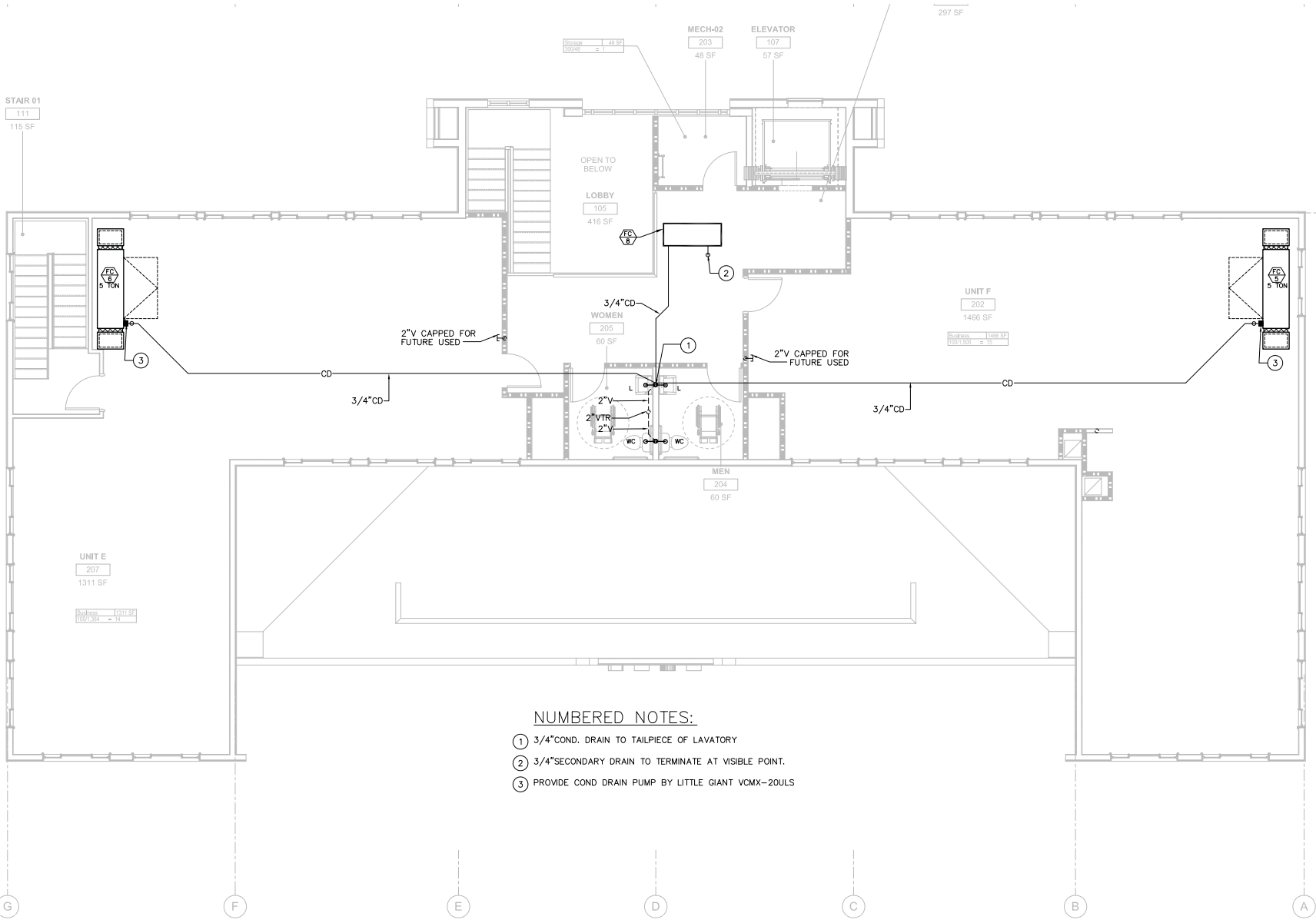
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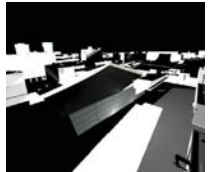


FIRST FLOOR WATER & GAS PLAN
1/4" = 1'-0"



- NUMBERED NOTES:
- ① 3/4"COND. DRAIN TO TAILPIECE OF LAVATORY
 - ② 3/4"SECONDARY DRAIN TO TERMINATE AT VISIBLE POINT.
 - ③ PROVIDE COND DRAIN PUMP BY LITTLE GIANT VCMX-20ULS

① SECOND FLOOR WASTE & VENT
1/4" = 1'-0"



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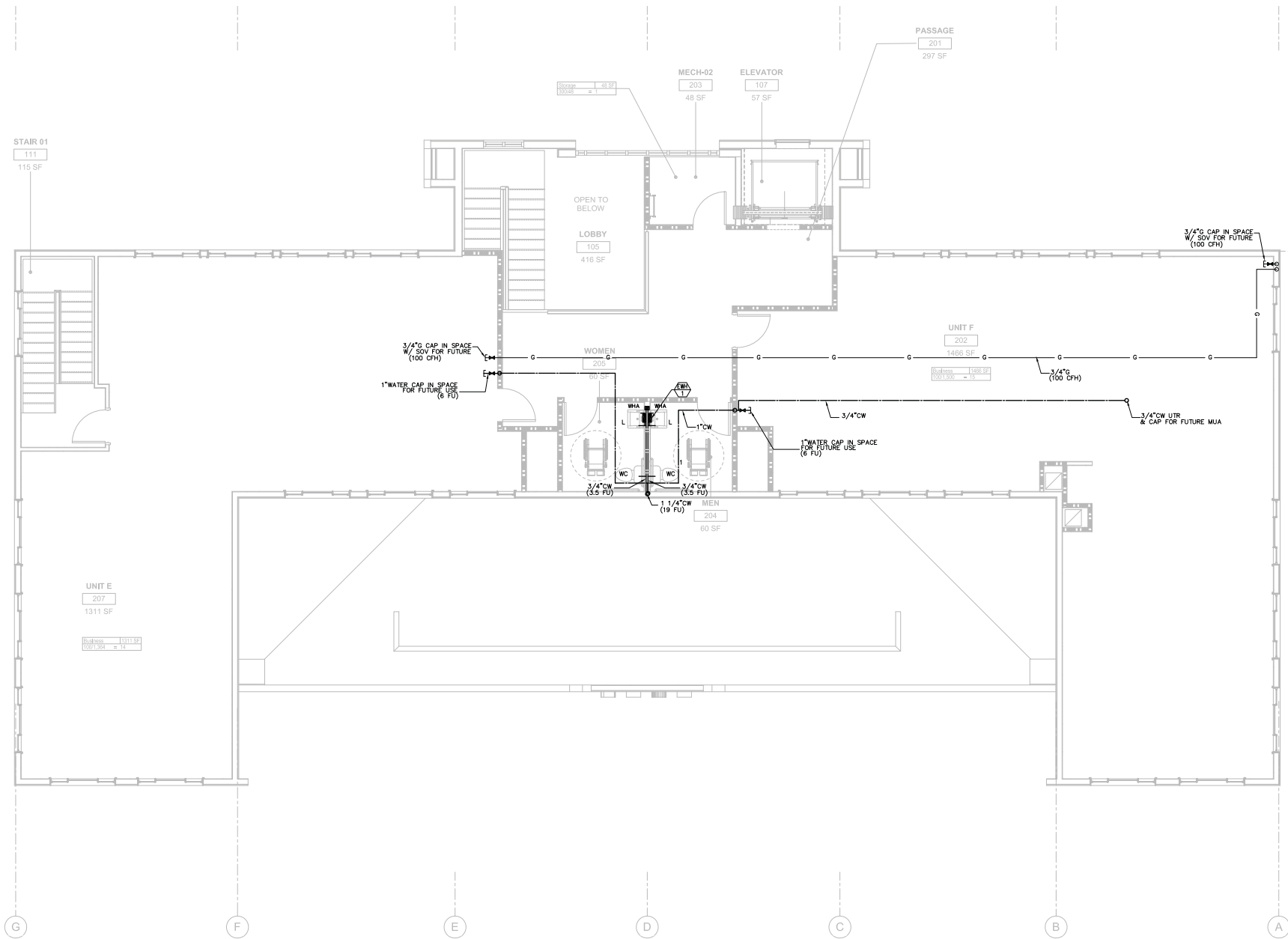
**SECOND FLOOR PLAN
WASTE & VENT**

Project number	Project Number
Date	02-23-17
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Checked by	A.N.

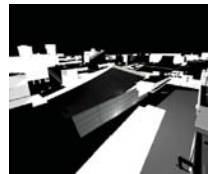
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SECOND FLOOR WATER & GAS
1/4" = 1'-0"



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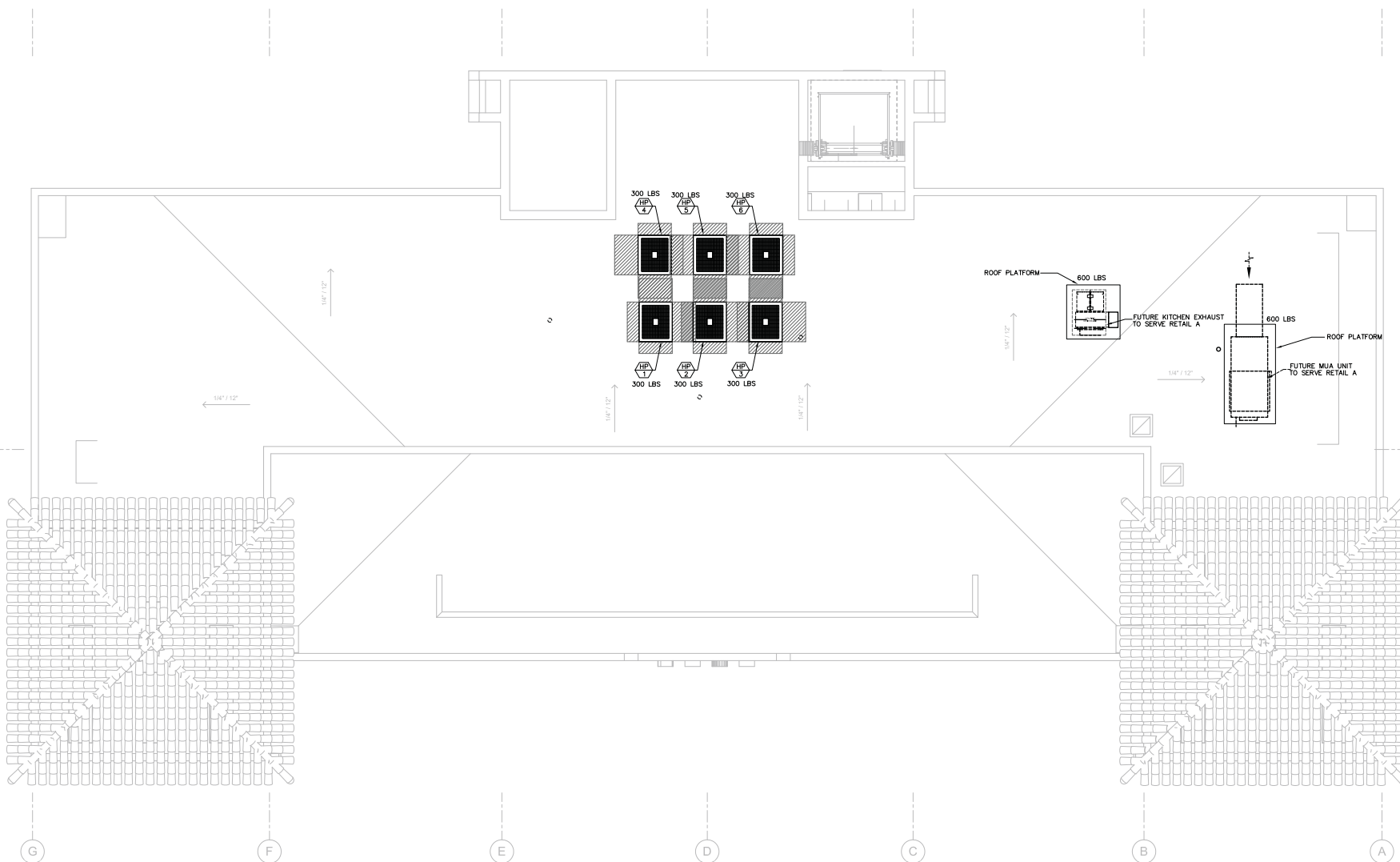
SECOND FLOOR PLAN
WATER & GAS

Project number Project Number
Date 02-23-17
Drawn by A.N.
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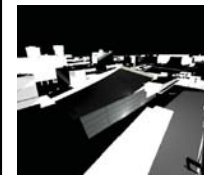
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SECOND FLOOR WASTE & VENT
1/4" = 1'-0"



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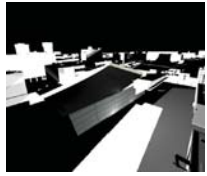
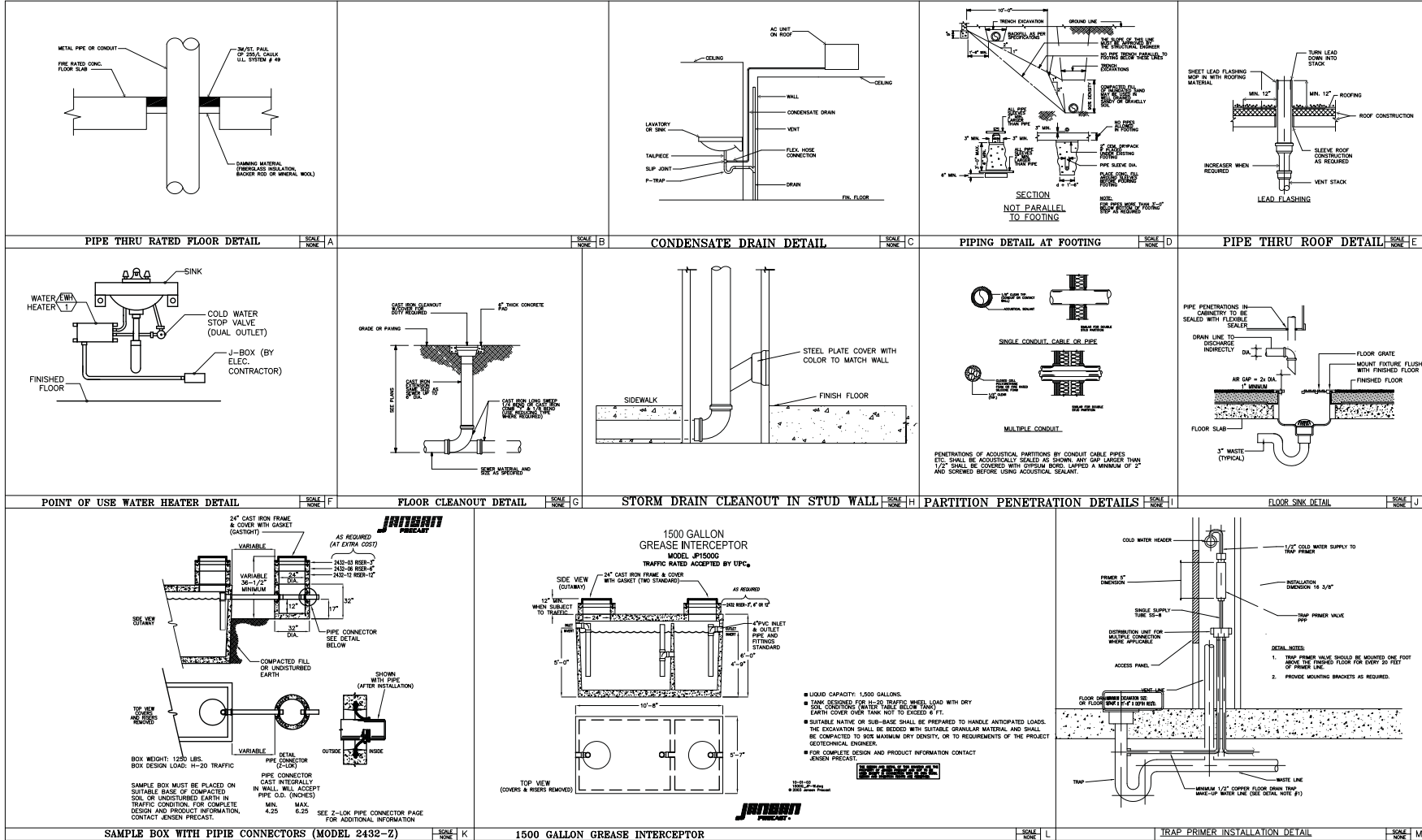
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PLUMBING ROOF PLAN

Project number	Project Number
Date	02-23-17
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HUNTINGTON PARK, CA 90255

PLUMBING DETAILS

Project number	Project Number
Date	02-23-17
Drawn by	A.N.
Checked by	A.N.

P400

Scale