



PLUMP GROUP
ARCHITECTURE & ENGINEERING
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VICTORY OUTREACH CHURCH
CHURCH OF OXNARD
2311 STATHAM BLVD.,
OXNARD, CA

PROJECT
VICTORY OUTREACH CHURCH
2311 STATHAM
OXNARD, CALIF

NOT FOR CONSTRUCTION
AN IN-HOUSE QUALITY CONTROL AND INTERFERENCE HAS NOT BEEN COMPLETED AND BUILDING DEPARTMENT REVISIONS HAVE NOT BEEN ADDED TO THESE CONSTRUCTION DRAWINGS. THE ARCHITECT AND HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS OR CONSTRUCTION PERFORMED FROM THESE DRAWINGS.
STAMP



NO.	DATE	DESCRIPTION
1	5/28/2016	ISSUED 5/28/2016 "CLIENT REVIEW SET"
2	6/17/2016	ISSUED 6/17/2016 "CITY SUBMITTAL / BID SET"
3	10/27/2016	ISSUED 10/27/2016 "CITY RESUBMITTAL"
	BID SET	
	10/31/17	

DATE: 6/07/2016
PROJECT NUMBER: 160422
PROJECT MANAGER:
DRAWN BY:
SHEET TITLE:
SHEET NUMBER:
P001

PLUMBING SCHEDULE

NUMBER	DESCRIPTION	MFG.	MODEL NUMBER	PIPING DATA						REMARKS
				WASTE	TRAP	VENT	COLD WATER	HOT WATER	GAS	
WC 1	WATER CLOSET	AMERICAN STANDARD	AMERICAN STANDARD	4"	INT	3"	3/4"	-	-	2889.218 WITH 5259B65C.020 SEAT
WC 2										
WC 3	WATER CLOSET	AMERICAN STANDARD	AMERICAN STANDARD	4"	INT	3"	3/4"	-	-	MADERA 3451.128 14" HIGH BOWL WITH FLUSH VALVE
UR 1	URINAL	AMERICAN STANDARD	AMERICAN STANDARD	2"	1-1/2"	1-1/2"	1-1/4"	-	-	WASHBROOK FLOWISE 6590.525
L 1	LAVATORY	AMERICAN STANDARD	AMERICAN STANDARD	2"	1-1/2"	1-1/2"	3/4"	3/4"		0427.444EC.020 W/ FAUCETS AS SELECTED BY OWNER PROVIDE. CHECK STOP AND DRAIN LINE INSULATION PER ADA
L 2	SINK	AMERICAN STANDARD	AMERICAN STANDARD	1-1/2"	1-1/4"	1-1/4"	3/4"	3/4"		
MS 1	MOP SINK	FIAT	TSB300	2"	2"	1 1/2	3/4	3/4	-	32" X32" STOCKTON #501 GREY & S S CAP, SS DRAIN COVER W/ 830 AA SERVICE FAUCET & HOSE
FD 1	FLOOR DRAIN	JOSAM	FD-200-4CP	4"	3"	-	-	-	-	STAINLESS STEEL STRAINER -
HB 1	HOSE BIBB	ARROWHEAD	AC413-6"LKBLCD	-	-	-	3/4	-	-	ARROWHEAD AC413-6"LKBLCD FROST FREE BOX. PROVIDE WIRE TAPE FOR LINE SUBJECT TO FREEZING
ED 1	ELECTRIC DRINKING FOUNTAIN	ELKAY	EZSTL8LC	1-1/2"	1-1/4"	1-1/4"	1-1/4"	3/4"	-	REMOTE CHILLER ON CEILING WITH DRAIN PAN
WH 1,2	HOT WATER HEATER	AMERICAN	PG10-34-130-2NV 34	-	-	-	3/4"	3/4"		PROVIDE BLEED OFF LINE TO DRAIN 22 GA SHT MTL DRAIN PAN. SECURE TO WALL PER SEISMIC REQUIREMENTS, HEATING INPUT 130,000 BTU/HR.
TP 1	TRAP PRIMER	PRECISION PLUMBING	PR500	-	-	-	1/2	-	-	AUTOMATIC, MULTI-TRAP PRIMER, CAST BRONZE W/ ACCESS PANEL. PRESSURE DROP OF 3 P.S.I. SHALL ACTIVATE TRAP SEAL PRIMERS.

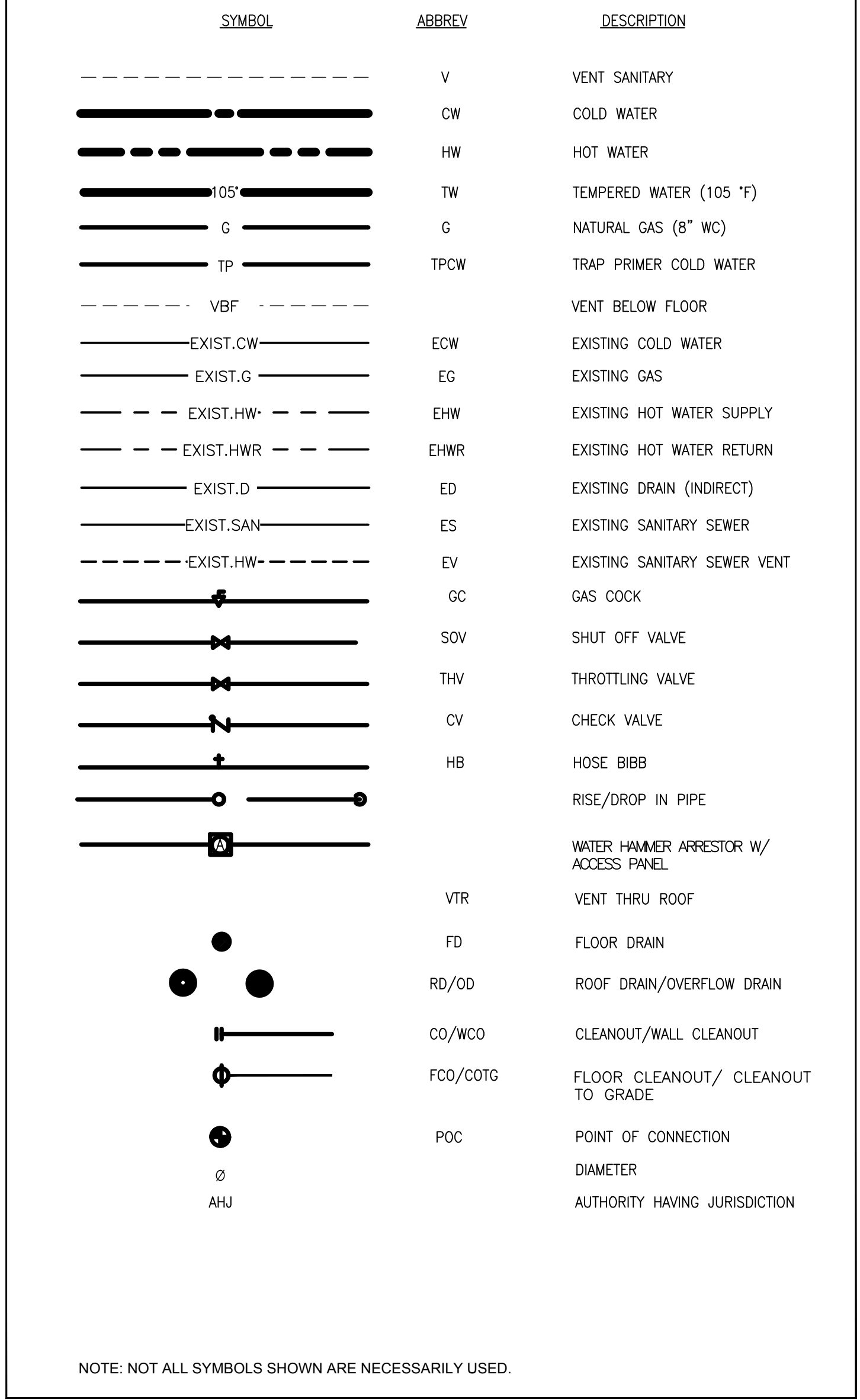
DOMESTIC HOT WATER EQUIP & ACCESSORIES SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE (IN)	VENT (IN)	COLD WATER (IN)	HOT WATER (IN)	TEMPERED WATER (IN)	WASTE FU	WATER FU	MANUFACTURER / MODEL NUMBER	REMARKS
MV 1	MIXING VALVE	--	--	1/2	1/2	--	--	--	APOLLO 34ALF	125 PSIG, 200°F MAX TEMP. BRONZE BODY, SS PISTON LINER
ET 1	EXPANSION TANK	--	--	3/4	--	--	--	--	AMTROL ST-12	EXPANSION TANK, STEEL, 150 NPSIG, 4.4 GAL, 200°F MAX
CF 1	RECIRCULATING PUMP	--	--	3/4	--	--	--	--	TACO GRUNDFOS	2.0 GPM WITH 25 FT TDH. COMPLETE WITH ISOLATION VALVE AND CHECK VALVE ASSEMBLY.

GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH, BUT NOT LIMITED TO, THE STATE OF CALIFORNIA, CITY OF OXNARD AND AUTHORITIES HAVING JURISDICTION.
- PLUMBING DRAWINGS AND LAYOUTS ARE DIAGRAMMATIC TO SHOW DESIGN INTENT AND FINISHED CONDITIONS. CONTRACTOR SHALL COORDINATE PIPING WITH EXISTING CONDITIONS. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND EFFECT PLUMBING WORK, INFORM ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THAT AREA.
- PRIOR TO BIDDING, CONTRACTOR TO VISIT SITE AND VERIFY FIELD CONDITIONS, DIMENSIONS, SPACING AND ROUTING OF ALL PLUMBING PIPING. ANY DISCREPANCIES WITH FIELD CONDITIONS AND THESE DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES FOR CLEARANCES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES CONNECTION REQUIREMENTS PRIOR TO START OF WORK.
- SEE ARCHITECTURAL DRAWINGS FOR SCOPE AND EXACT PLUMBING FIXTURE LOCATIONS AND QUANTITIES.
- ALL WATER PIPING LOCATED ABOVE CEILING, REQUIRING TEMPORARY OR PERMANENT CAPPED CONNECTIONS SHALL BE PROVIDED WITH LINE-SIZE SHUT-OFF VALVES.
- ALL CLEANOUTS SHALL BE ACCESSIBLE AND INSTALLED PER CPC SECTION 719.0, IN ADDITION, PROVIDE CLEANOUTS AT EACH LAV./SINK.
- PROVIDE ACCESS PANELS IN WALLS FOR SHUT-OFF VALVES, TRAP PRIMERS AND WATER HAMMER ARRESTERS. CONTRACTOR IS ADVISED THAT ITEMS REQUIRING ACCESS SHALL NOT BE LOCATED ABOVE THE AREAS OF GYPSUM BOARD CEILING WITHOUT CONSENT OF ARCHITECT. COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- HANDICAPPED PLUMBING FIXTURES SHALL BE MOUNTED AT REQUIRED HEIGHTS AND WITH ALL RELATED ACCESSORIES AS REQUIRED BY THE STATE OF CALIFORNIA, AND AMERICANS WITH DISABILITIES ACT (ADA).
- PROVIDE AND INSTALL CHROME PLATED ANGLE STOPS AT ALL FIXTURES.
- COORDINATE ELECTRICAL CHARACTERISTICS OF EQUIPMENT WITH ELECTRICAL SCOPE OF WORK PRIOR TO ORDERING EQUIPMENT.
- CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT DRAWINGS AT THE COMPLETION OF PROJECT FOR REVIEW BY ARCHITECT/ENGINEER.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS/APPROVALS REQUIRED TO COMPLETE WORK.
- CONTRACTOR SHALL CONTACT PLUMBING INSPECTOR FOR REVIEW OF DRAWINGS PRIOR TO START OF ANY WORK.
- CONTRACTOR SHALL PROVIDE A COMPLETE PLUMBING SUBMITTAL FOR ALL PIPING, EQUIPMENT, VALVES, ETC. TO ARCHITECT/ENGINEER FOR REVIEW AND PRIOR TO INSTALLATION OF WORK.
- DURING CONSTRUCTION, PROVIDE MECHANICAL PLUGS IN OPEN DRAINS TO PREVENT DAMAGE. ALL WATER PIPING LOCATED ABOVE CEILING, REQUIRING TEMPORARY OR PERMANENT CAPPED CONNECTIONS SHALL BE PROVIDED WITH LINE-SIZE SHUT-OFF VALVES.
- WATER CONSERVATION FOR PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA:
 - LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE HOT WATER CONTROLS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - MAXIMUM FLOW RATE: 0.5 GALLONS PER MINUTE (GPM).
 - MAXIMUM OUTLET TEMPERATURE: 110 DEGREES F.
- ALL LAVATORY FAUCETS SHALL BE PROVIDED WITH CODE-APPROVED FLOW RESTRICTORS.
- WATER PIPING ABOVE SLAB SHALL BE TYPE "L" COPPER. HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK INSULATION INTENDED FOR BURIAL IN CONCRETE.
- PROVIDE LINE SIZE SHUT OFF VALVE ON ALL BRANCHES SERVING MORE THAN TWO PIECES OF EQUIPMENT. PROVIDE ACCESS DOOR (COORDINATED WITH ARCHITECT) WHEN LOCATION FALLS ABOVE A HARD CEILING.
- ALL HOT WATER PIPING TO BE INSULATED PER C.E.C. STANDARDS. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATING VALVES ON WATER SUPPLY LINES.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALL AS PER SECTIONS 707.0 AND 719.0 OF THE PLUMBING CODE.
- SLOPE FOR DRAINAGE AND BUILDING SEWER SHALL BE 2% MIN.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL. RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
- FLAT VENTS (i.e. HORIZONTAL VENTS BELOW THE FLOOD RIM OF THE FIXTURE) SHALL NOT BE ALLOWED FOR PLUMBING FIXTURES THAT ARE WITHIN TRAP ARM DISTANCE OF THE WALLS.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- THE FORCE REQUIRED TO ACTIVATE FAUCET AND OPERATING MECHANISMS CONTROLS, SHALL BE NO GREATER THAN 5 LBF.
- THE PLUMBING CONTRACTOR SHALL CONFORM WITH THE PLUMBING CODE FOR TESTING OF DRAIN, WASTE, VENT, DOMESTIC WATER AND GAS PIPING.

LEGEND



CODES

- | | |
|----------------------------------|--------------------------------------------------------------|
| 2013 CALIFORNIA BUILDING CODE. | TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS |
| 2013 CALIFORNIA MECHANICAL CODE. | |
| 2013 CALIFORNIA PLUMBING CODE. | 2013 CALIFORNIA ENERGY CODE (CEC) |
| 2013 CALIFORNIA FIRE CODE | |

WATER HAMMER ARRESTOR SCHEDULE

WHA SYMBOL	A	B	C	D	E	F
J.R. SMITH HYDROTROL	5005	5010	5020	5030	5040	5050
FIXTURE UNITS	1-11	12-32	33-60	61-113	114-154	155-330

MINIMUM PIPE INSULATION

FOR TYPE "L" COPPER HOT WATER PIPING 105°F-200°F.

PIPE DIAMETER (IN INCHES)	INSULATION THICKNESS
1 RUNOUTS	UP 2" INCHES 0.5
2 BRANCHES, MAINS & LOOPS	1" & LESS 1.0 1.25 TO 2" 1.0 2.50 TO 4" 1.5

NOTES:
1 "RUNOUTS" ARE PIPING THAT IS 12 FEET LONG OR LESS AND THAT IS CONNECTED TO FIXTURES OR INDIVIDUAL TERMINAL UNITS.
2 "BRANCHES, MAINS & LOOPS" ARE CIRCULATING PIPING AND PIPING THAT IS OVER 12 FEET LONG AND THAT IS CONNECTED TO FIXTURES OR INDIVIDUAL TERMINAL UNITS.

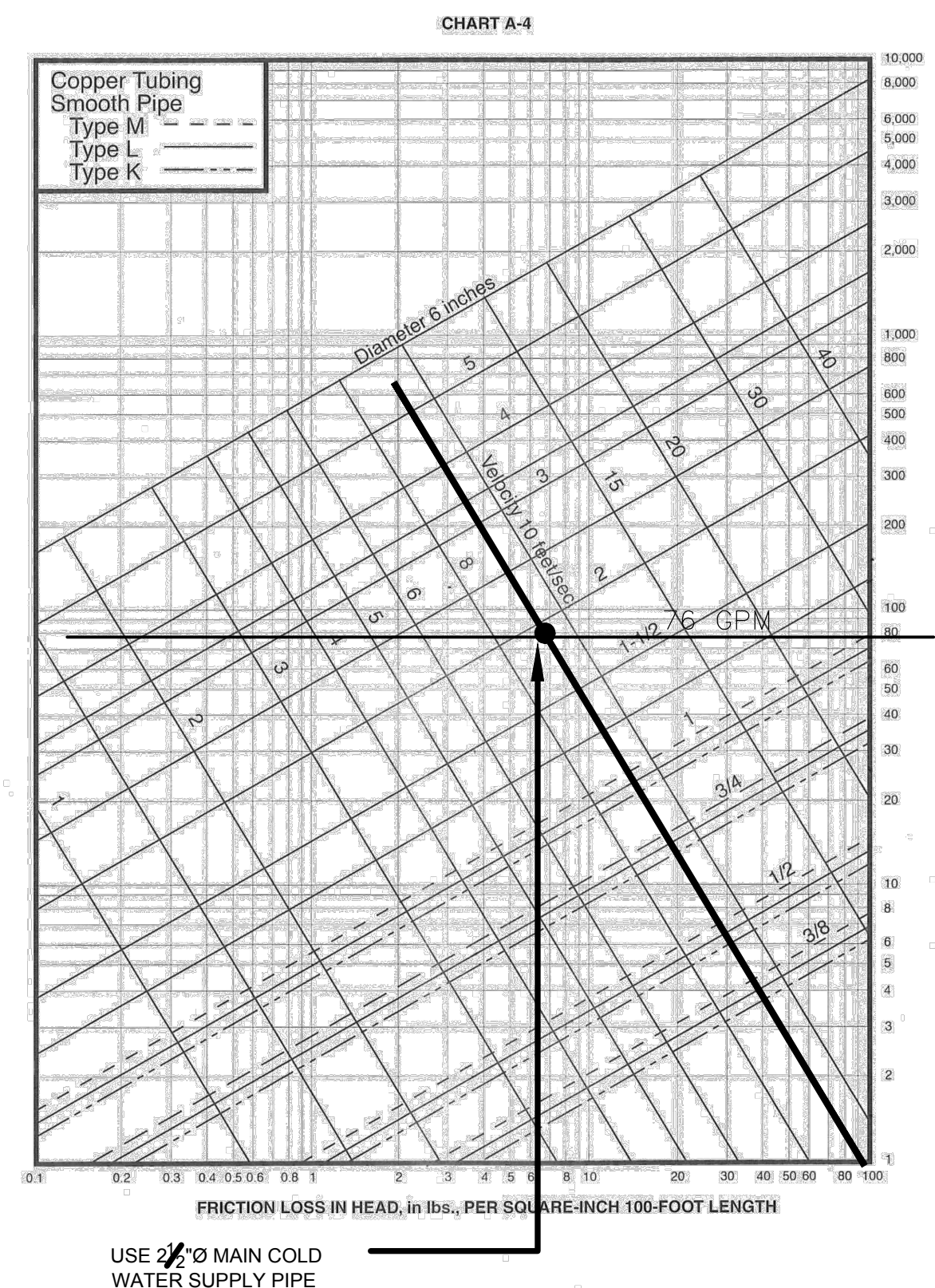
PIPE MATERIAL SCHEDULE

SERVICE	ABOVE GROUND	UNDERGROUND	REFERENCE STANDARD	REMARKS
COLD WATER	COPPER TYPE L PEX	COPPER TYPE K CPVC	ASTM B88 - COPPER ASTM F876, ASTM F877 - PEX	HARD DRAIN COPPER SDR 9 PEX
HOT WATER	COPPER TYPE L PEX	COPPER TYPE K CPVC	ASTM B88 - COPPER ASTM F876, ASTM F877 - PEX	HARD DRAIN COPPER SDR 9 PEX
SANITARY WASTE	PVC DWV SCHED. 40	ABS DWV SCHED. 40	ASTM D2285 - PVC DWV ASTM D2281 - ABS DWV	FOLLOW MANUFACTURER MATERIAL WHEN SPECIFIED
SANITARY VENT	PVC DWV SCHED. 40	PVC DWV SCHED. 80	ASTM D2285 - PVC DWV ASTM D24 - PVC PIPES IN PLEXIS 25/50 FLAME & SMOKE RESIST.	FOLLOW MANUFACTURER MATERIAL WHEN SPECIFIED
GAS	BLACK STEEL SCHED. 40	N.A.		
INDIRECT DRAIN	PVC DWV 40 SCHED.	PVC DWV SCHED. 40	ASTM D2285	

FITTINGS SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	TEMPERED WATER	WASTE FU	WATER FU	DESCRIPTION	MANUFACTURER / MODEL NUMBER
CCO 1	FLOOR CLEANOUT	--	--	--	--	--	--	--	CAST IRON CLEANOUT WITH THREADED ADJUSTABLE HOUSING. ROUND SCROTTED HEAVY CAST IRON COVER.	JOSAM / MODEL: 56000 ZURN / MODEL: Z-1400
CCB 1	WALL CLEANOUT	--	--	--	--	--	--	--	CAST IRON CLEANOUT TEE WITH INLET/OUTLET SPIGOT AND THREADED BRASS PLUG WITH STAINLESS STEEL ACCESS COVER.	JOSAM / MODEL: 58510 ZURN / MODEL: Z-1446-8P
GPP 1	BACKFLOW PREVENTOR	--	--	VERIFY	--	--	--	--	REDUCED PRESSURE ZONE BACKFLOW PREVENTER, CAST BRONZE CONSTRUCTION WITH QUARTER TURN FULL-PORT BALL VALVES AND BRONZE STRAINER.	WATTS / MODEL: 009M20TS WILKINS / MODEL: 975XLS FEBCO / MODEL: 860

NOTE: NOT ALL PLUMBING FIXTURE & FITTINGS SYMBOLS SHOWN ARE NECESSARILY USED.



PIPE HANGERS

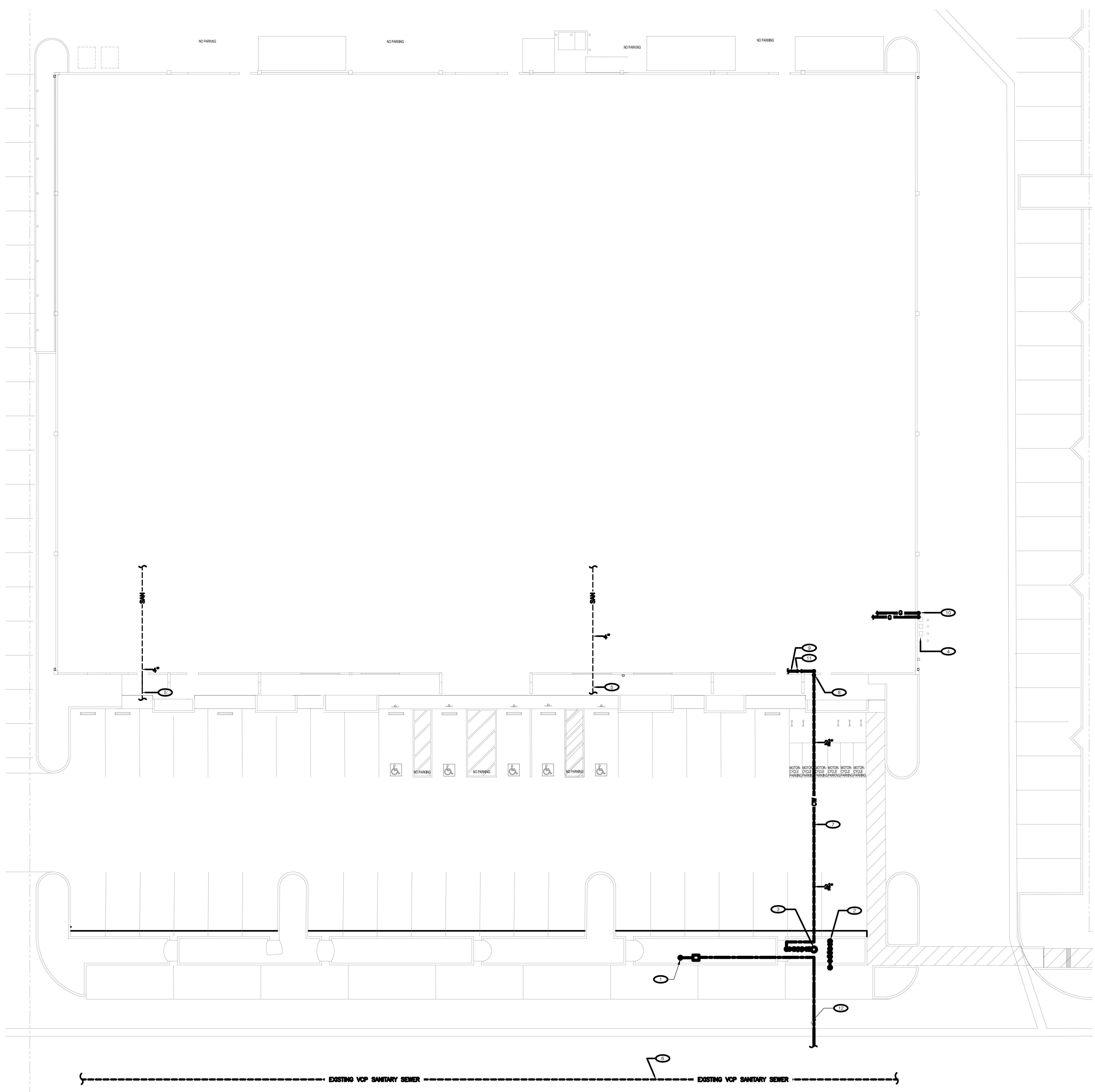
PIPE MATERIAL	1/2"	3/4"	1"	2"	PIPE SIZE (IN.)	MIN. ROD DIA. (IN.)	ROD DIA. (IN.)	MAX. LOAD (LB.)
STEEL	6 FT.	8 FT.	10 FT.	10 FT.	3/4" TO 2"	3/8"	3/8"	500
COPPER	5 FT.	6 FT.	8 FT.	8 FT.	2-1/2" TO 3"	1/2"	1/2"	1000
PLASTIC	4 FT.	5 FT.	6 FT.	6 FT.			5/8"	1700

FABRICATE HANGER RODS FROM THREADED HOT ROLLED STEEL CONFORMING TO ASTM A107. USE COPPER PLATED HANGER ROD AND BOLTS WHEN CONNECTING TO COPPER PLATED HANGERS.
INCREASE HANGER RODS SUPPORTING TRAPEZE HANGERS IN SIZE AS REQUIRED TO HANDLE ADDED WEIGHT OF MULTIPLE PIPES. WHEN TRAPEZE HANGERS ARE USED FOR MULTIPLE PIPES, EACH PIPE SHALL BE INDIVIDUALLY CLAMPED OR GUIDED AT EACH TRAPEZE HANGER. LOADS PER HANGER ROD SHALL NEVER EXCEED THE FOLLOWING:
WHERE SPRING HANGERS ARE REQUIRED, SUPPORT ONLY ONE PIPE FROM A HANGER OR TRAPEZE HANGER. SUPPORTS OR HANGERS SHALL BE LOCATED ADJACENT TO FITTINGS AND IN ADDITION TO ABOVE HANGERS, PIPING SHALL BE SUPPORTED AT EACH OFFSET OR CHANGE OF DIRECTION, AT ENDS OF BRANCHES, AT THE BASE OF RISER PIPES AND ALONG PIPING AS REQUIRED TO PREVENT SAGS, BENDS OR VIBRATION.

PLUMBING FIXTURE LOAD SUMMARY

ITEM	DESCRIPTION	QTY	WSFU	TOTAL WSFU	DFU	TOTAL DFU
1	WATER CLOSET	8	4	32.0	5	40
	WATER CLOSET (ASSY. AREA)	9	6	54.0	5	45
2	URINAL	2	2	4.0	4	8
	URINAL (ASSY. AREA)	2	5	10.0	4	8
3	LAVATORY	13	1	13.0	1	13
4	FLOOR DRAIN	16	0	0.0	2	32
5	HOSE BIBB	7		8.5		
6	HAND SINK	2	1.5	3.0	2	4
7	MOP SINK	2	3	6.0	3	6
3	DRINK FOUNTAIN	2	1	2.0	1	2
TOTAL				132.5		158.0
GPM (FLUSH VALVE)				76		

USER NAME: BOWEN CAROLINA PROJECT: VICTORY OUTREACH CHURCH LOCATION: OXNARD, CA DRAWING NUMBER: PLUMBING GENERAL NOTES SCHEDULE A107 DATE: 6/7/2016 TIME: 11:45:49 AM

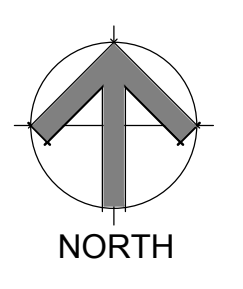


GENERAL NOTES

- A. CONTRACTOR TO VISIT THE SITE PRIOR TO BID AND VERIFY ALL EXISTING CONDITIONS. ANY DAMAGES TO ANY EXISTING WALLS, FLOORS, FINISHES ETC. BY THIS CONTRACTOR ARE TO BE REPAIRED AT THIS CONTRACTOR'S EXPENSE.
- B. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, EQUIPMENT AND RELATED ACCESSORIES PRIOR TO BID. COORDINATE ALL MAJOR DISCREPANCIES WITH PLANS WITH THE ARCHITECT AND ENGINEER PRIOR TO FINAL COSTING AND START OF ANY WORKS.

KEYED NOTES

- 1. EXISTING IRRIGATION BACKFLOW PREVENTOR. FIELD VERIFY.
- 2. EXISTING FIRE SPRINKLER BACKFLOW PREVENTOR. FIELD VERIFY.
- 3. EXISTING WATER METER. FIELD VERIFY AND COORDINATE WITH ENGINEER FOR ANY DISCREPANCY PRIOR TO COSTING AND START OF WORKS.
- 4. EXISTING GAS METERS. FIELD VERIFY.
- 5. NEW 4" SANITARY WASTE LINE TO STREET SANITARY LINE. FIELD VERIFY.
- 6. APPROXIMATE LOCATION OF MAIN STREET SANITARY SEWER LINE. FIELD VERIFY.
- 7. 2 1/2" COLD WATER MAIN PIPE FROM STREET BELOW GROUND.
- 8. 2 1/2" COLD WATER UP FROM BELOW TO APPROX. 12"-24" THRU WALL. FIELD VERIFY.
- 9. 2 1/2" COLD WATER UP TO HIGH LEVEL TO BACKFLOW PREVENTOR ASSEMBLY. SEE P200 FOR CONTINUAL. FIELD VERIFY AND COORDINATE WITH ARCHITECT FOR ANY DISCREPANCY PRIOR TO COSTING.
- 10. NEW (2)-3" GAS PIPE TO SUPPLY GAS HEATING FOR ROOFTOP UNITS AND DOMESTIC WATER HEATER.
- 11. 2 1/2" IN WALL SHUT OF VALVE AT HIGH LEVEL.
- 12. INCOMING COLD WATER BACKFLOW PREVENTOR. COORDINATE WITH LOCAL CITY CODE REQUIREMENTS BEFORE COSTING AND START OF WORK. PROVIDE APPROVED ENCLOSURE.



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ISSUED: 5/28/2016	"CLIENT REVIEW SET"
ISSUED: 07/2016	CITY SUBMITTAL / BID SET
ISSUED: 10/27/2016	"CITY RESUBMITTAL"
BID SET	10/31/17
Date:	6/07/2016
Project Number:	160422
Project Manager:	
Drawn By:	
Sheet Title:	PLUMBING SITE PLAN
Sheet Number:	P002

USER NAME: BOMBO CAROLINA
 FILE NAME: 160422_VICTORY OUTREACH CHURCH
 PROJECT: VICTORY OUTREACH CHURCH
 PROJECT NUMBER: 160422
 PROJECT MANAGER: JAMES W. WILSON
 PROJECT LOCATION: 2311 STATHAM BLVD., OXNARD, CA
 PROJECT START DATE: 05/28/2016
 PROJECT END DATE: 10/31/2017
 SHEET TITLE: PLUMBING SITE PLAN
 SHEET NUMBER: P002

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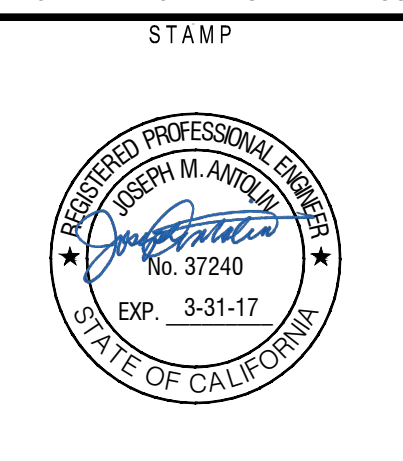
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ISSUED: 07/2016
"CITY SUBMITTAL / BID SET"
ISSUED: 09/07/16
"CITY RESUBMITTAL"
ISSUED: 10/27/2016
"CITY RESUBMITTAL"
BID SET
10/21/17

Date:	6/07/2016
Project Number:	160422
Project Manager:	
Drawn By:	
Sheet Title:	SANITARY PLAN

SHEET NUMBER

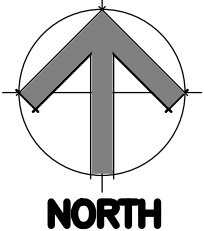
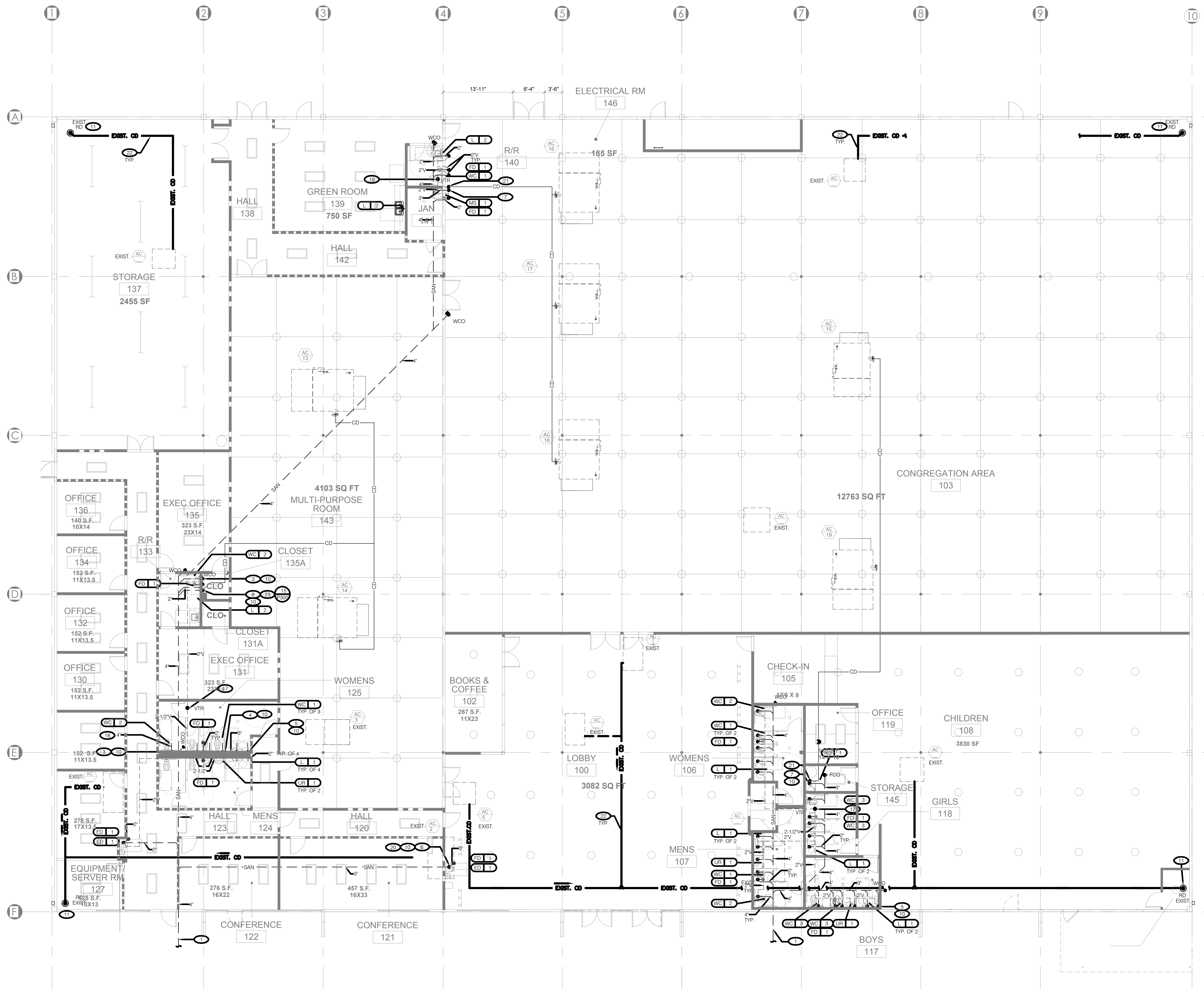
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GENERAL NOTES

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 - B. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, EQUIPMENT AND RELATED ACCESSORIES PRIOR TO BID. COORDINATE ALL MAJOR DISCREPANCIES WITH PLANS WITH THE ARCHITECT AND ENGINEER PRIOR TO FINAL COSTING AND START OF ANY WORKS.
 - C. PLUMBING AND MECHANICAL CONTRACTOR TO COORDINATE WITH LANDLORD'S ROOFING SUBCONTRACTOR FOR ANY ROOF PENETRATIONS RELATED TO THE INSTALLATION OF ANY NEW ROOFTOP UNITS, VENTS ETC. AT CONTRACTOR'S EXPENSE, TO ENSURE LANDLORD'S ROOF WARRANTY IS NOT INVALIDATED BY TENANT'S ROOF WORK.
- PROVIDE A TRAP PRIMER ON ALL FLOOR DRAINS. FURNISH & INSTALL TRAP PRIMER IN ACCESSIBLE LOCATION.

KEYED NOTES

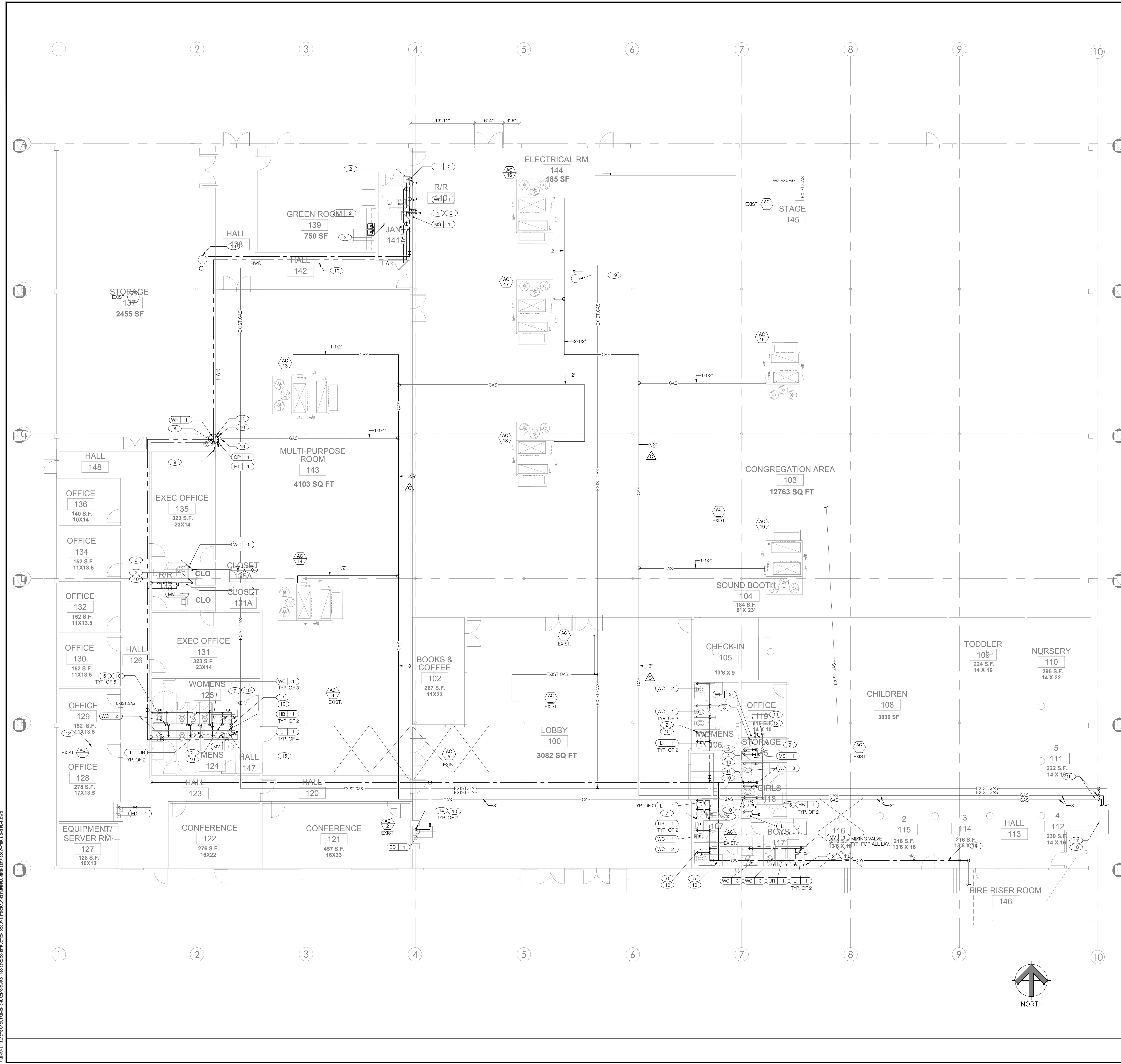
- 1. CONNECT TO EXISTING SANITARY WASTE LINE. FIELD VERIFY EXISTING CONDITIONS & LOCATION AND COORDINATE WITH CIVIL WORKS INCLUDING BUT NOT LIMITED TO EXACT INVERT, ROUTING AND POINT OF CONNECTION (P.O.C.).
- 2. 3" VTR REFER TO M200 ROOF PLAN AND P300 DETAILS
- 3. 4" WASTE & 2" VENT TO SERVE WATER CLOSET
- 4. 3" WASTE & 2" VENT TO SERVE URINAL
- 5. 2" WASTE AND 1-1/2" VENT TO SERVE LAVATORY
- 6. 2" WASTE AND 1-1/2" VENT TO DRINK FOUNTAIN
- 7. 3" WASTE & 2" VENT TO SERVE MOP SINK
- 8. 2" WASTE AND 1-1/2" VENT TO SERVE SINK
- 9. 2" WASTE AND 2" VENT BELOW FLOOR TO SERVE FLOOR DRAIN. PROVIDE TRAP PRIMER IN ACCESSIBLE LOCATION. REFER TO DETAIL OF SHEET P-300.
- 10. TYP. FOR ALL SAME FEATURE IN SCHEDULE
- 11. CONDENSATE DRAIN DN TO EXISTING ROOF DRAIN/FIELD VERIFY.
- 12. 2" VENT BELOW FLOOR UP THRU WALL TO CONNECT TO VENT OF ADEQUATE SIZE.
- 13. FLOOR CLEAN OUT, MATCH SIZE TO DRAIN LINE
- 14. 1" CONDENSATE DRAIN LINE FROM AC-X. ROUTE CONCEALED AND PROVIDE INSULATION AS SPECIFIED AND AS PER CODE WHICHEVER IS MORE STRINGENT REQUIREMENT.
- 15. 1" CONDENSATE PIPE DN THRU WALL TO MOP SINK.
- 16. FIELD VERIFY EXISTING CONDITIONS OF EXISTING UTILITIES PRIOR TO ANY WORK.
- 17. 3" VENT PIPE THRU ROOF
- 18. TYPICAL FOR ALL WATER CLOSET
- 19. 2" VENT PIPE THRU ROOF
- 20. PROVIDE 2" VENT PIPE UP THROUGH CEILING SPACE AND CONNECT TO NEAREST VENT PIPE OF AMPLE SIZE IF REQUIRED BY LOCAL CODE. FIELD VERIFY AND COORDINATE WITH LOCAL A/E PRIOR TO COSTING AND START OF WORK.
- 21. 1-1/2" CONDENSATE DRAIN DN TO THRU WALL TO DRAIN TO MOP SINK.
- 22. EXISTING CONDENSATE DRAINS SERVING EXISTING AC UNITS TO REMAIN.
- 23. 1" CONDENSATE DRAIN DN THRU WALL TO DRAIN TO LAVATORY. SEE DETAIL 15 OF SHEET 300.



SANITARY PLAN 1

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

USER NAME: BOWEN CAROLINA
 PROJECT: VICTORY OUTREACH CHURCH OF OXNARD
 FILE NAME: VICTORY OUTREACH CHURCH OF OXNARD - SANITARY PLAN.rvt
 PROJECT LOCATION: 2311 STATHAM BLVD, OXNARD, CA 91320
 DATE: 6/7/2016 10:21:17 AM



GENERAL NOTES

- A. CONTRACTOR TO VISIT THE SITE PRIOR TO BID AND VERIFY ALL EXISTING CONDITIONS. ANY DAMAGES TO ANY EXISTING WALLS, FLOORS, FINISHES ETC. BY THIS CONTRACTOR ARE TO BE REPAIRED AT THIS CONTRACTOR'S EXPENSE.
- B. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, EQUIPMENT AND RELATED ACCESSORIES PRIOR TO BID. COORDINATE ALL MAJOR DISCREPANCIES WITH PLANS WITH THE ARCHITECT AND ENGINEER PRIOR TO FINAL COSTING AND START OF ANY WORKS.
- C. PLUMBING AND MECHANICAL CONTRACTOR TO COORDINATE WITH LANDLORD'S ROOFING SUBCONTRACTOR FOR ANY ROOF PENETRATIONS RELATED TO THE INSTALLATION OF ANY NEW ROOFTOP UNITS, VENTS ETC. AT CONTRACTORS EXPENSE, TO ENSURE LANDLORD'S ROOF WARRANTY IS NOT INVALIDATED BY TENANT'S ROOF WORK.
- D. PROVIDE ISOLATION VALVES FOR HW,CW AND GAS SUPPLY TO FIXTURES AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATION.
CONTRACTOR TO PROVIDE CUT SHEET SUBMITTAL OF ALL PLUMBING FIXTURES PRIOR TO WORKS.
- E. PROVIDE A TRAP PRIMER ON ALL FLOOR DRAINS. REFER TO DETAIL 8 OF P300.

PLAN NOTES

- 1. 2 1/2" COLD WATER SUPPLY CONNECT TO EXISTING P.O.C. SEE P002 PLUMBING SITE PLAN. INSTALL CLOSEST TO WALL. FIELD VERIFY EXISTING CONDITIONS AND EXACT LOCATIONS. COORDINATE WITH ARCHITECT AND ENGINEER ANY DISCREPANCY WITH PLANS PRIOR TO BID.
- 2. 1/2" TEMPERED WATER (105°F) DN THRU WALL TO SERVE SINK/LAVATORY. SEE DETAIL.
- 3. 3/4" HW & CW DN THRU WALL TO MOP SINK.
- 4. 3/4" SHUT OFF VALVE ABOVE MOP SINK AREA.
- 5. REDUCED BACKFLOW PRESSURE ASSY. FIELD VERIFY EXACT LOCATION AND COORDINATE WITH ARCHITECT & ENGINEER EXACT LOCATION PRIOR TO BID. REFER TO P300 DETAIL FOR MOUNTING DETAILS.
- 6. 1-1/2" CW PIPE DN THRU WALL TO SERVE WATER CLOSET.
- 7. 1-1/2" CW PIPE DN THRU WALL TO SERVE URINAL.
- 8. 1" HOT WATER PIPE DN THRU WALL FROM HOT WATER SUPPLY PIPE
- 9. 1" COLD WATER PIPE DN THRU WALL TO WATER HEATER. SEE DETAIL 1 OF SHEET P300.
- 10. 3/4" RECIRCULATING PIPE TO HOT WATER HEATER. SEE DETAIL 1 & 6 OF SHEET P300.
- 11. 3" VENT & AIR INTAKE PIPE UP THRU ROOF. SEE DETAIL OF SHEET P300. FIELD VERIFY EXACT LOCATION & CONDITIONS.
- 12. 1" GAS PIPE UP THRU ROOF TO ALL AC UNIT. PROVIDE NECESSARY FITTINGS AND SHUT OFF VALVES AS PER LOCAL CODE.
- 13. 1-1/4" GAS PIPE DN TO WATER HEATER. PROVIDE NECESSARY FITTINGS AND SHUT OFF VALVES AS PER LOCAL CODE.
- 14. 1/2" CW DN THRU WALL TO SERVE DRINKING FOUNTAIN AND FILTER. FIELD VERIFY AND COORDINATE WITH EQUIPMENT MANUFACTURER.
- 15. 1/2" CW TO SERVE HOSE BIBB. FIELD VERIFY AND COORDINATE WITH ARCHITECT EXACT LOCATION AND MOUNTING HEIGHT.
- 16. NEW 3" GAS PIPE TO GAS METER. SEE DETAIL OF SHEET P300
- 17. EXISTING GAS METER STATION TO BE REPLACED. FIELD VERIFY EXISTING AND COORDINATE WITH LOCAL GAS COMPANY AND PLUMBING ENGINEER.
- 18. NEW GAS METER. SEE DETAIL OF SHEET P300. FIELD VERIFY AND COORDINATE WITH LOCAL GAS COMPANY AND PLUMBING ENGINEER.
- 19. EXISTING FLUE VENT TO BE REMOVED, COVERED AND PATCHED. FIELD VERIFY AND COORDINATE WITH OWNERS ROOFING CONTRACTOR.

GAS LOAD SCHEDULE-ADDITIONAL AC UNITS

EQUIPMENT	QTY	BTU/HR	CFH	REMARKS
EXIST. AC	1 LOT			APPROX. GAS INPUT FOR (9) 3 TR & (2) 4 TR
AC-13,14,15	3	176000	528.0	
AC-16,17,18,19	4	220000	880.0	
WATER HEATER	2	130000	260.0	
TOTAL GAS LOAD (CFH)			1668.0	
REQ'D. GAS PIPE LENGTH (FT)			320	
PIPE FITTINGS & LOSSES FACTOR (%)			200	
TOTAL DEVELOPED LENGTH (FT)			640	
NOTE: COORDINATE GAS DEMAND REQUIREMENTS AND PIPE SIZING WITH SITE-SPECIFIC RTU DESIGN.				

TOTAL BUILDING GAS LOAD SCHEDULE

EQUIPMENT	QTY	BTU/HR	CFH	REMARKS
EXIST. AC	1 LOT	700000	700.0	APPROX. GAS INPUT FOR (9) 3 TR & (2) 4 TR
AC-13,14,15	3	176000	528.0	
AC-16,17,18,19	4	220000	880.0	
WATER HEATER	2	130000	260.0	
TOTAL GAS LOAD (CFH)			2368.0	
REQ'D. GAS PIPE LENGTH (FT)			320	
PIPE FITTINGS & LOSSES FACTOR (%)			200	
TOTAL DEVELOPED LENGTH (FT)			640	
NOTE: COORDINATE GAS DEMAND REQUIREMENTS AND PIPE SIZING WITH SITE-SPECIFIC RTU DESIGN.				

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VICTORY OUTREACH CHURCH OF OKONARD
2311 STATHAM BLVD.,
OKONARD, CA

PROJECT
VICTORY OUTREACH CHURCH
2311 STATHAM
OKONARD, CALIF

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STAMP

JOSEPH M. AVILA
No. 37240
Exp. 3-31-17
STATE OF CALIFORNIA

REVISIONS

ISSUED: 5/26/2016	CLIENT REVIEW SET
ISSUED: 6/7/2016	CITY SUBMITTAL BID SET
ISSUED: 10/27/2016	CITY RESUBMITTAL
ISSUED: 10/31/17	BID SET
ISSUED: 03/09/18	MISC. REVISION

DATE: 6/07/2016
SCALE: 1/8"=1'-0"
PROJECT NUMBER: 160422
SHEET NUMBER: P200

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