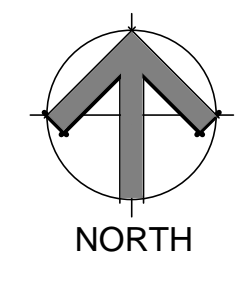


**GENERAL NOTES**

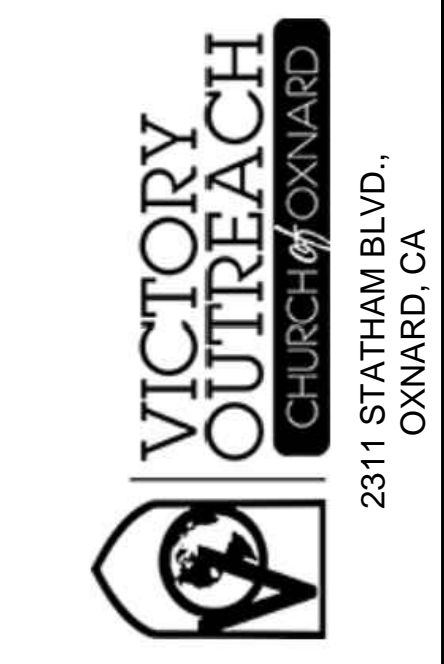
A. CONTRACTOR TO VISIT THE SITE PRIOR TO BID AND VERIFY ALL EXISTING CONDITIONS. ANY DAMAGES TO ANY EXISTING WALLS, FLOORS, FINISHES ETC. BY THIS CONTRACTOR ARE TO BE REPAIRED AT THIS CONTRACTOR'S EXPENSE.

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.

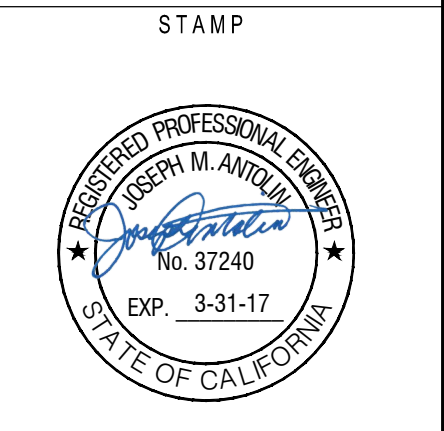
- KEYED NOTES**
- 1 EXISTING IRRIGATION BACKFLOW PREVENTOR. FIELD VERIFY.
  - 2 EXISTING FIRE SPRINKLER BACKFLOW PREVENTOR. FIELD VERIFY.
  - 3 EXISTING WATER METER. FIELD VERIFY AND COORDINATE WITH ENGINEER FOR ANY DISCREPANCY PRIOR TO COSTING AND START OF WORKS
  - 4 EXISTING GAS METERS. FIELD VERIFY.
  - 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 CONTINUATION. 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.



PLUMBING SITE PLAN 1  
SCALE: 3/32"=1'-0"



PROJECT  
VICTORY OUTREACH CHURCH  
2311 STATHAM  
OXNARD, CALIF



REVISIONS
ISSUED: 5/26/2016 "CLIENT REVIEW SET"
ISSUED: 6/7/2016 CITY SUBMITTAL / BID SET

Date:	6/07/2016
Scale:	
Project Number:	160422
Project Manager:	
Drawn By:	
Sheet Title:	PLUMBING SITE PLAN
Sheet Number:	P002

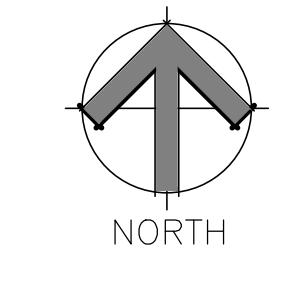
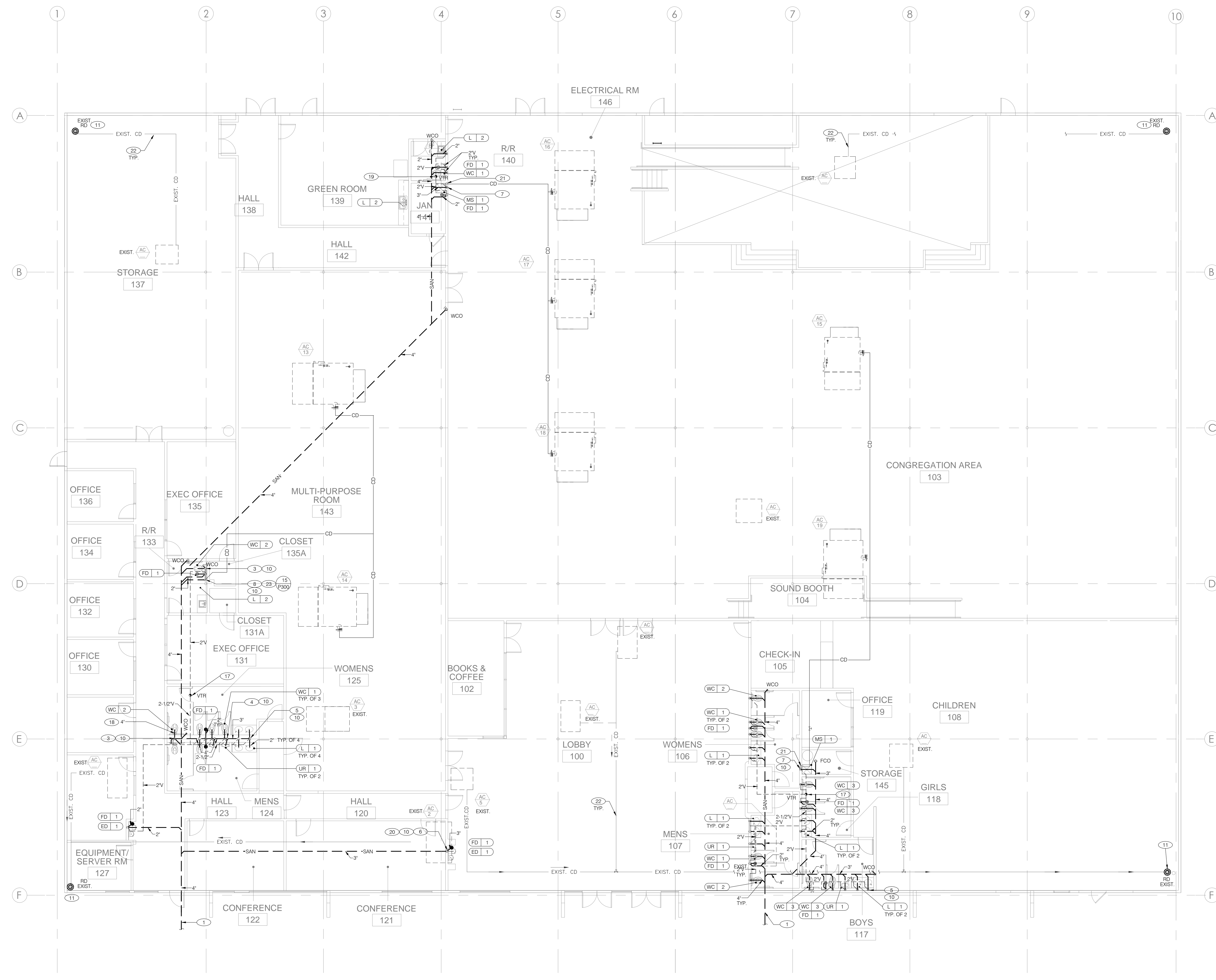
DATE PLOTTED: 6/28/2016 10:58 AM  
 PLOT NAME: I:\PROJECTS\2016\160422\_VICTORY OUTREACH CHURCH\DWG\PLUMBING SITE PLAN.DWG  
 PLOT SCALE: 3/32"=1'-0"  
 PLOT BY: J. ANDERSON

**GENERAL NOTES**

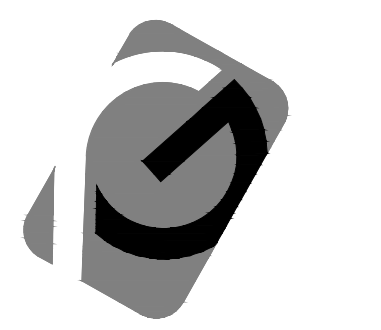
- A. CONTRACTOR TO VISIT THE SITE PRIOR TO BID AND VERIFY ALL EXISTING CONDITIONS. ANY DAMAGES TO ANY EXISTING WALLS, FLOORS, FINISHES ETC. BY THIS CONTRACTOR ARE TO BE REPAIRED AT THIS CONTRACTOR'S EXPENSE/CONNECT
- B. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, EQUIPMENT AND RELATED ACCESSORIES 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.  
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 FIXTURE 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 AHJ 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.



USER NAME: JOSEPH AVILA  
 DATE: 6/7/2016 2:48 PM  
 PROJECT: VICTORY OUTREACH CHURCH OF OKLAHOMA  
 DRAWING: SANITARY PLAN  
 SHEET: P100

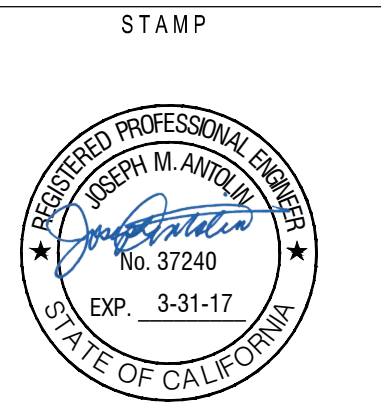


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**VICTORY OUTREACH CHURCH**  
2311 STATHAM BLVD.,  
OXNARD, CA

PROJECT  
**VICTORY OUTREACH CHURCH**  
2311 STATHAM  
OXNARD, CALIF



REVISIONS	
ISSUED: 5/26/2016	CLIENT REVIEW SET
ISSUED: 6/7/2016	CITY SUBMITTAL BID SET
CITY RESUBMITTAL	09/07/16

DATE: 6/07/2016  
SCALE: 160422  
PROJECT MANAGER:  
DRAWN BY:

SHEET NUMBER  
**P200**

**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**

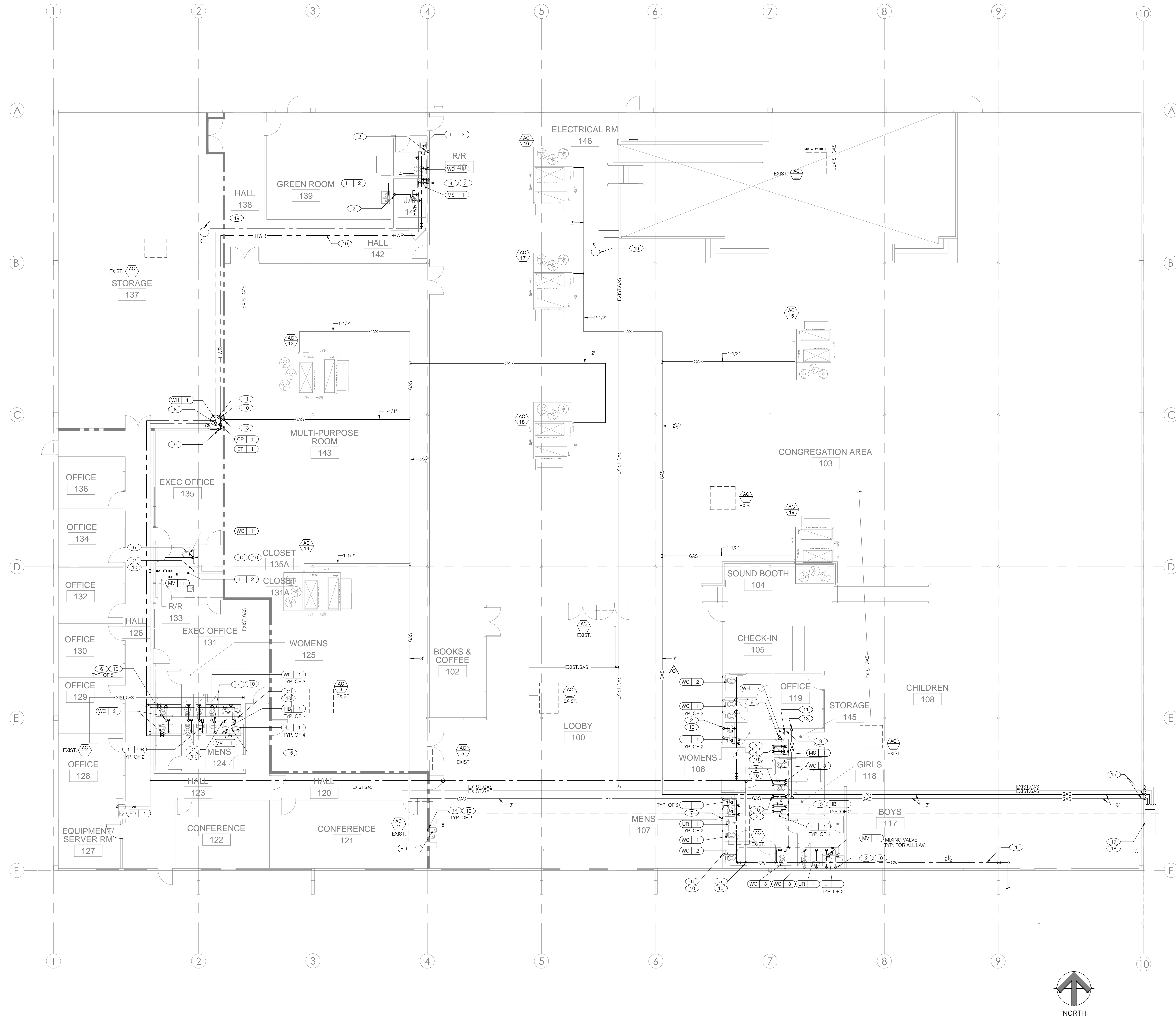
1. 2 1/2" COLD WATER SUPPLY CONNECT TO EXISTING P.O.C. SEE P002 PLUMBING SITE PLAN. INSTALL CLOSEST TO WALL. FIELD VERIFY EXISTING CONDITIONS AND EXACT LOCATIONS. COORDINATE WITH ARCHITECT AND ENGINEER ANY DISCREPANCY WITH PLANS PRIOR TO BID.
2. 1/2" TEMPERED WATER ( 105°F) DN THRU WALL TO SERVE SINK/LAVATORY. 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 TO RTU-1 UP THRU ROOF 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 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.



USER NAME: JORHAN ANTONIO  
 DATE: 6/7/2016 2:49 PM  
 PROJECT: VICTORY OUTREACH CHURCH  
 SHEET: WATER & GAS PLAN  
 DRAWN BY: JORHAN ANTONIO  
 CHECKED BY: JORHAN ANTONIO  
 APPROVED BY: JORHAN ANTONIO  
 PROJECT MANAGER: JORHAN ANTONIO  
 PROJECT NUMBER: 160422  
 SHEET NUMBER: P200

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STAMP



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ISSUED: 5/26/2016  
CLIENT REVIEW SET  
ISSUED: 6/7/2016  
CITY SUBMITTAL / BID SET

DATE: 6/07/2016  
SCALE:  
PROJECT NUMBER: 160422  
PROJECT MANAGER:  
DRAWN BY:

SHEET NUMBER

P300

NTS

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

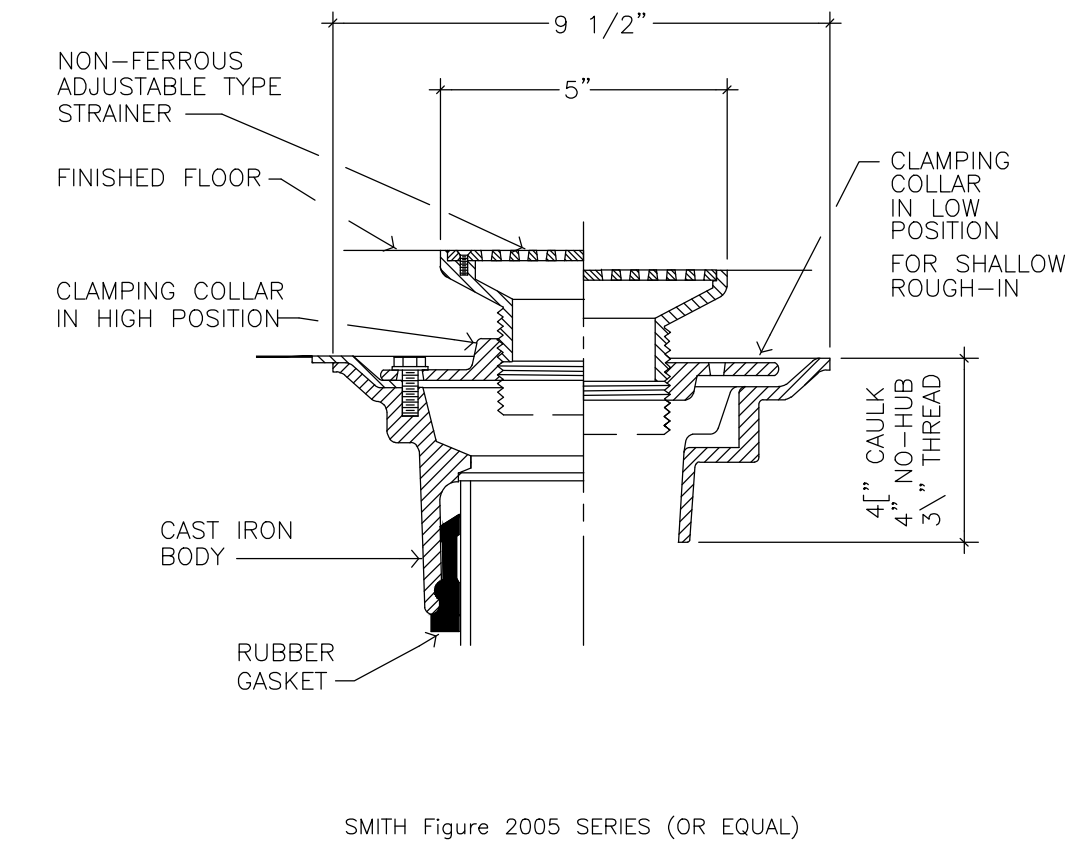
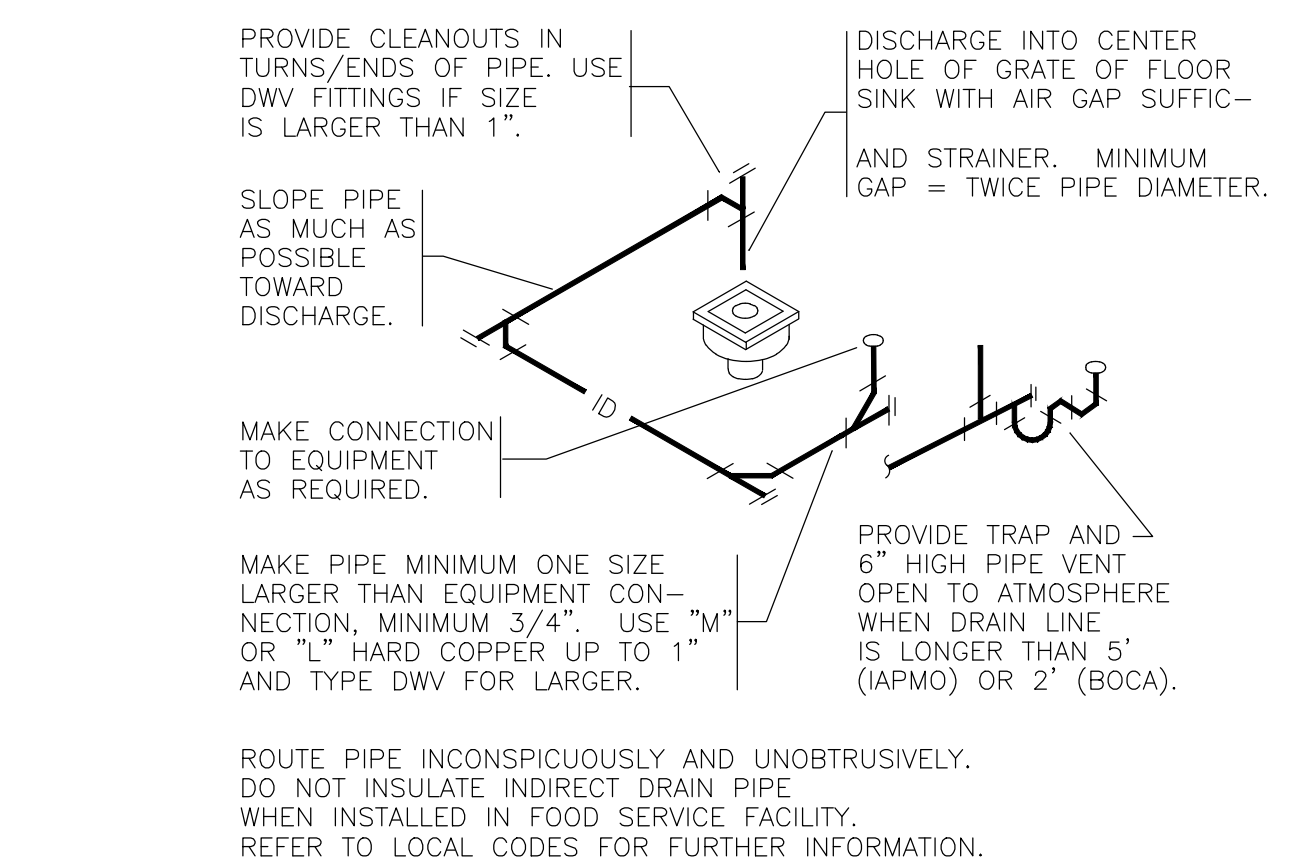
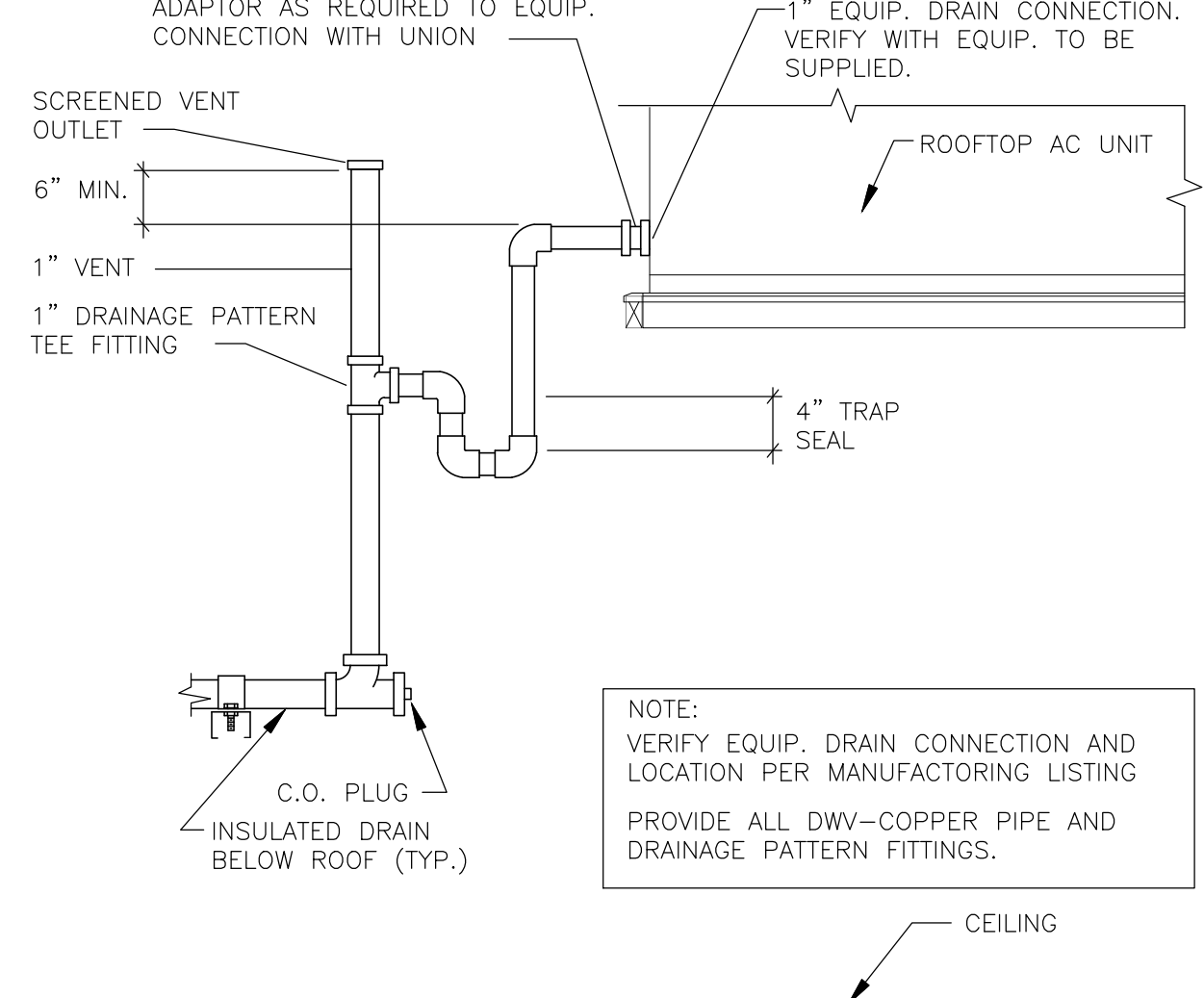
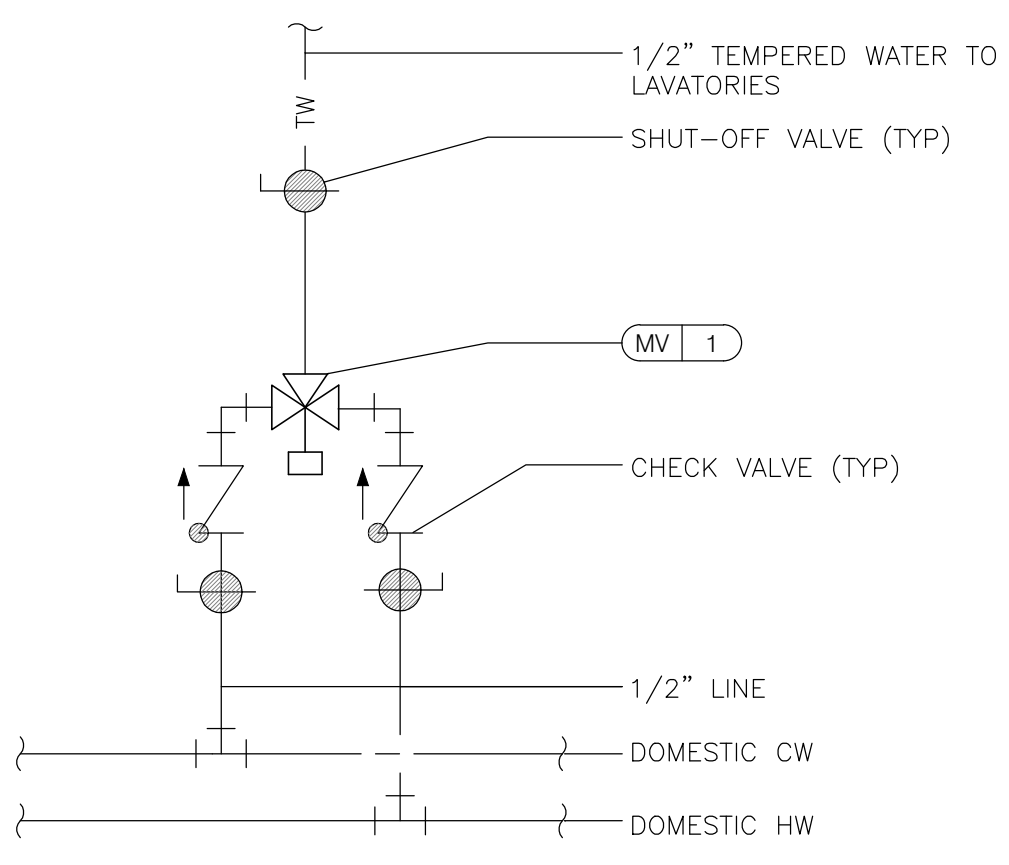
SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE



NOT USED

SCALE: NONE

TEMPERING VALVE

SCALE: NONE

12

CONDENSATE DRAIN PIPING DETAIL

SCALE: NONE

9

INDIRECT DRAIN DETAIL

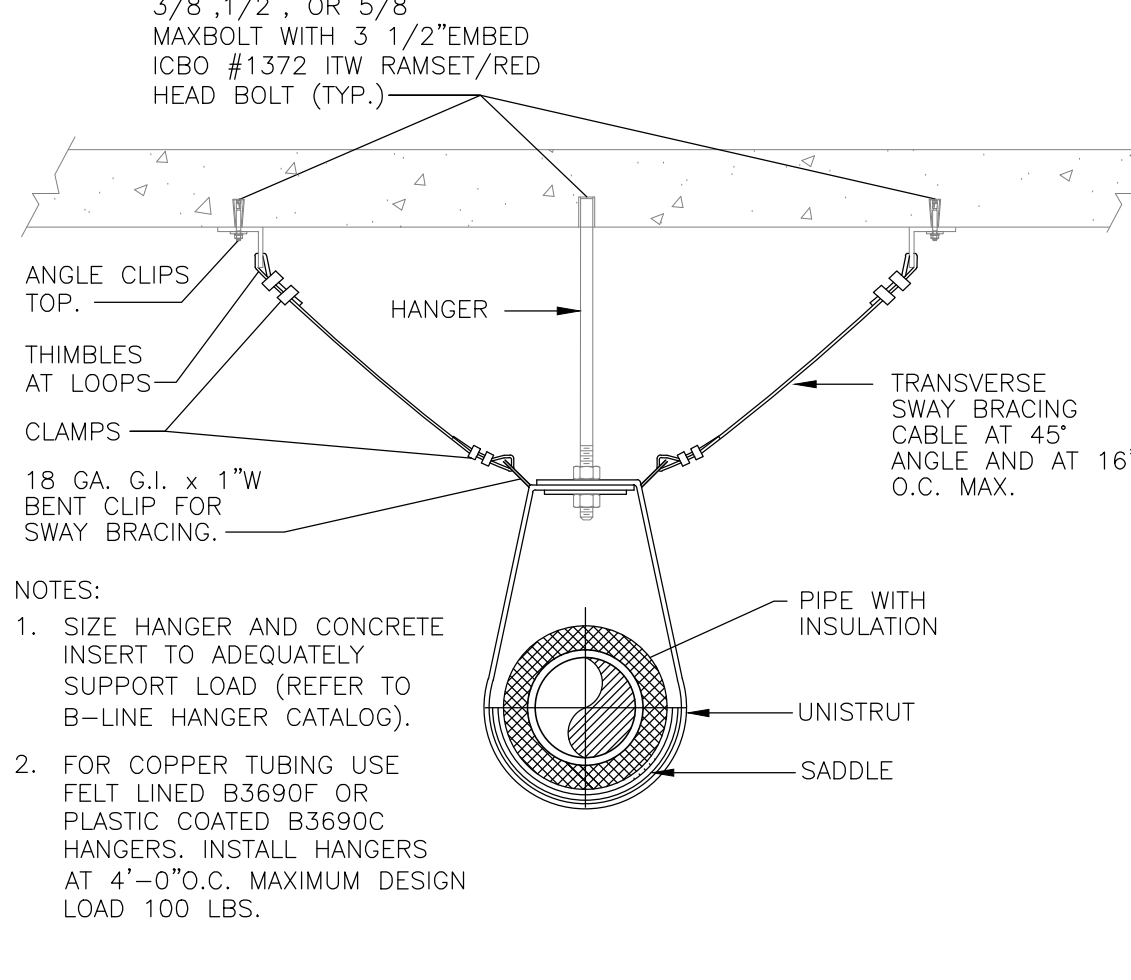
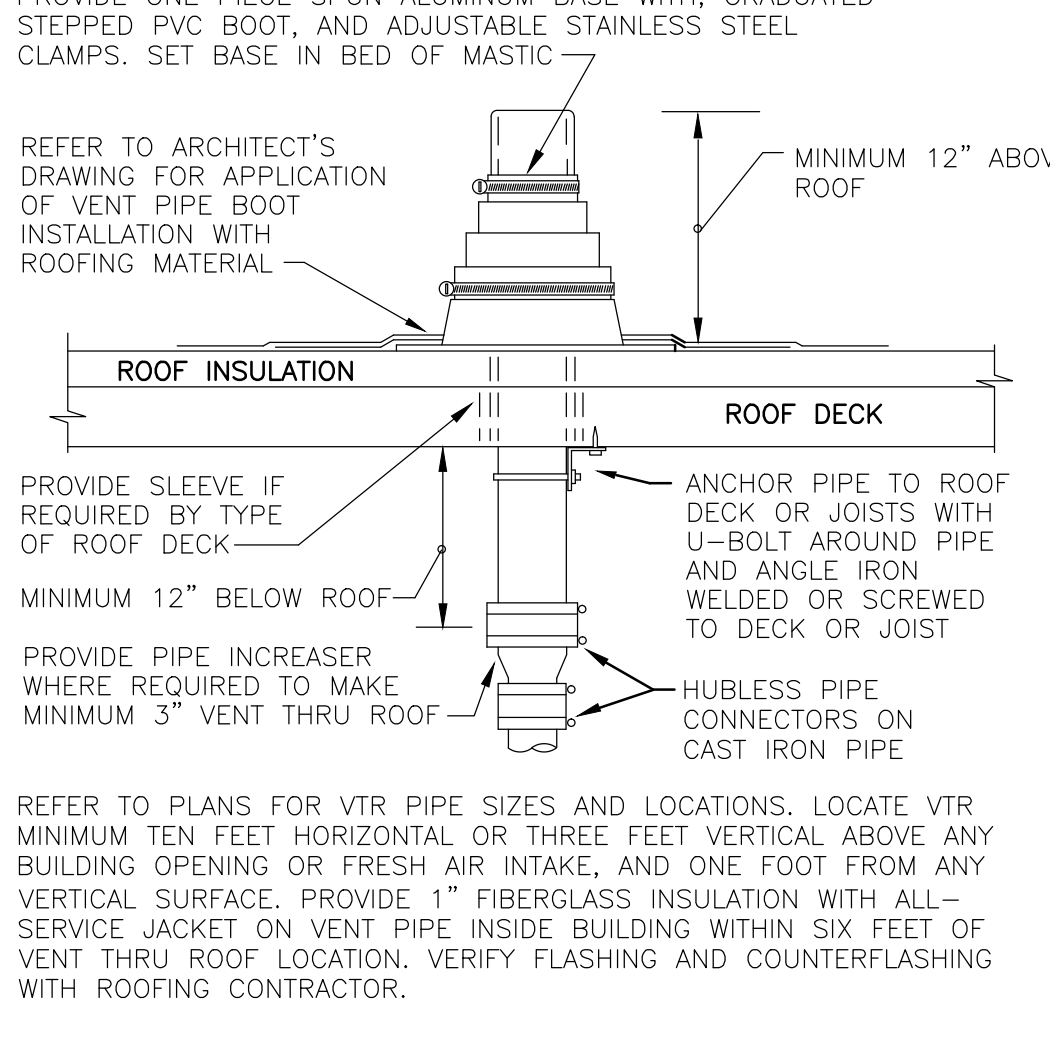
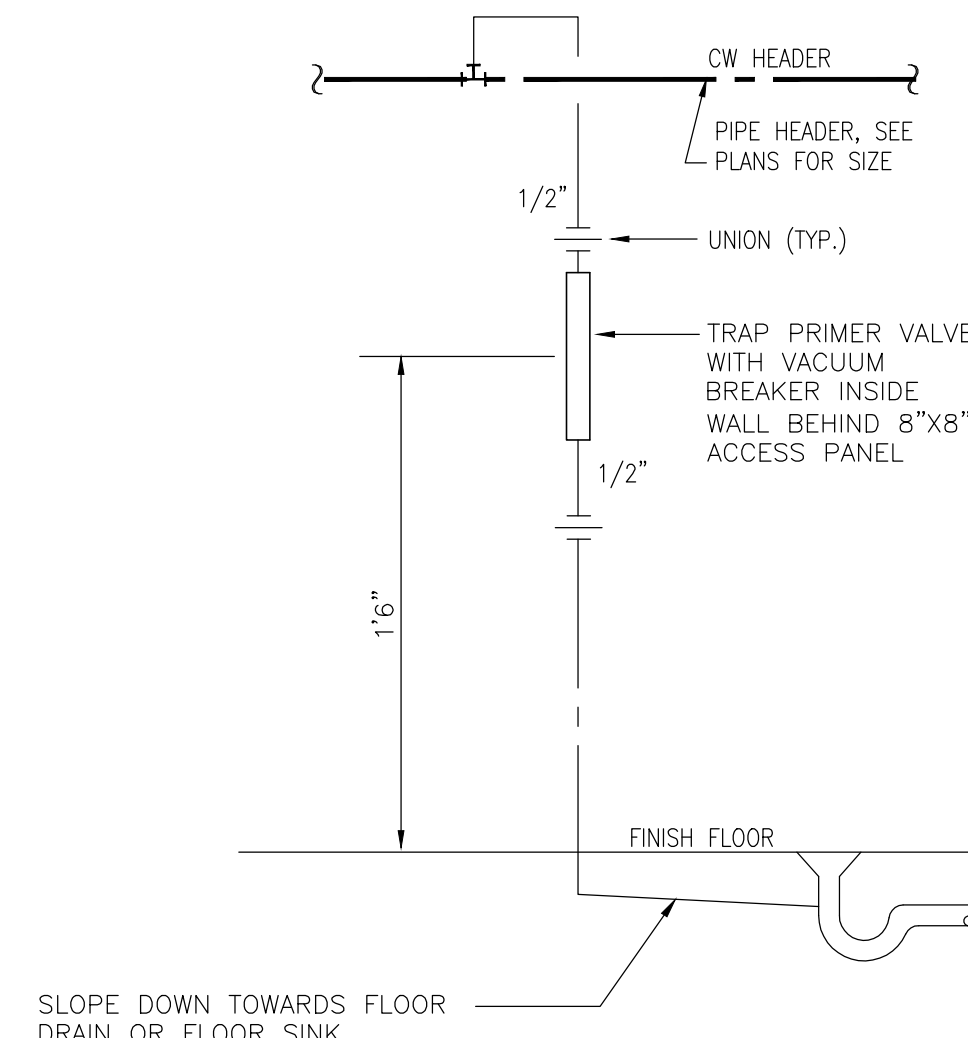
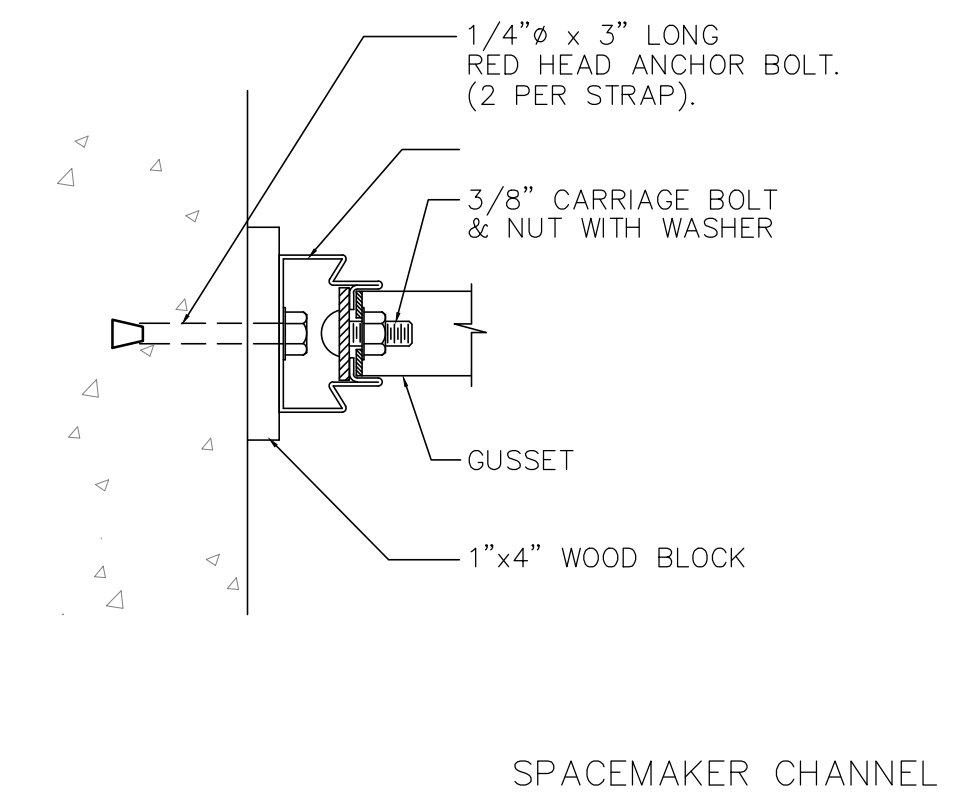
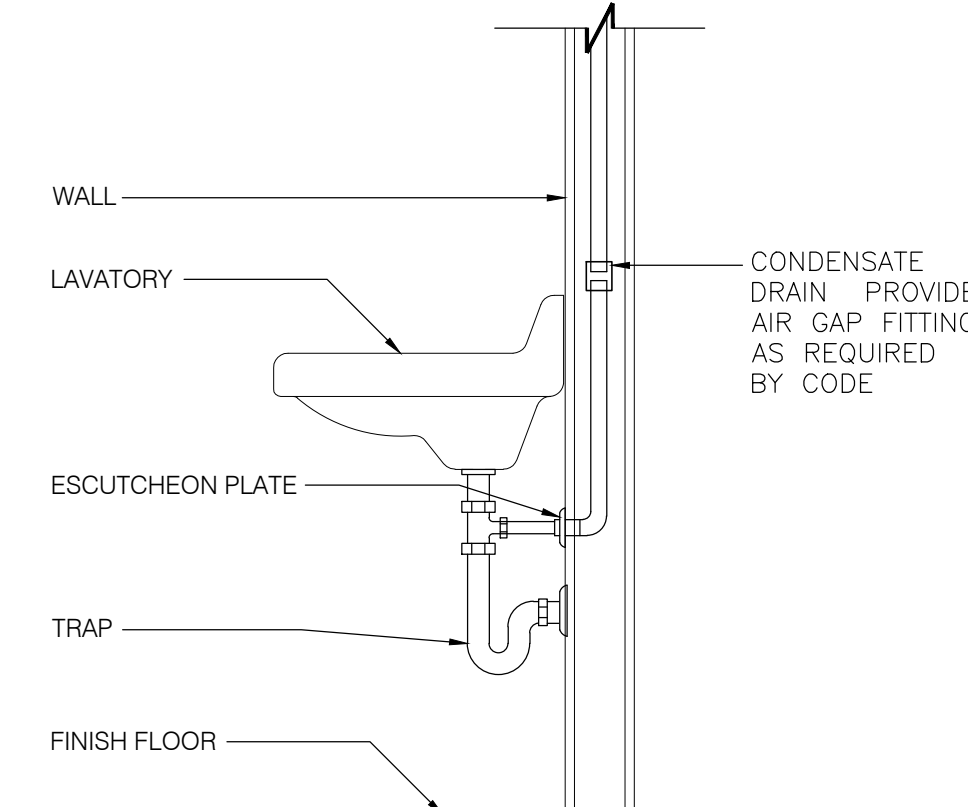
SCALE: NONE

6

FLOOR DRAIN DETAIL

SCALE: NONE

3



CONDENSATE DRAIN DETAIL

SCALE: NONE

15

WATER HEATER SUPPORT DETAIL

SCALE: NONE

11

TRAP PRIMER DETAIL

SCALE: NONE

8

VENT THRU ROOF (VTR) DETAIL

SCALE: NONE

5

SINGLE PIPE HANGER DETAIL

SCALE: NONE

2

**DOMESTIC COLD WATER PIPE SIZING TABLE**

ADDRESS: VICTORY OUTREACH CHURCH 2311 STATHAM OXNARD CALIFORNIA

BASED ON 8 FT/5 IN COLD WATER AND 5 FT/5 IN HOT WATER, TYPE L COPPER

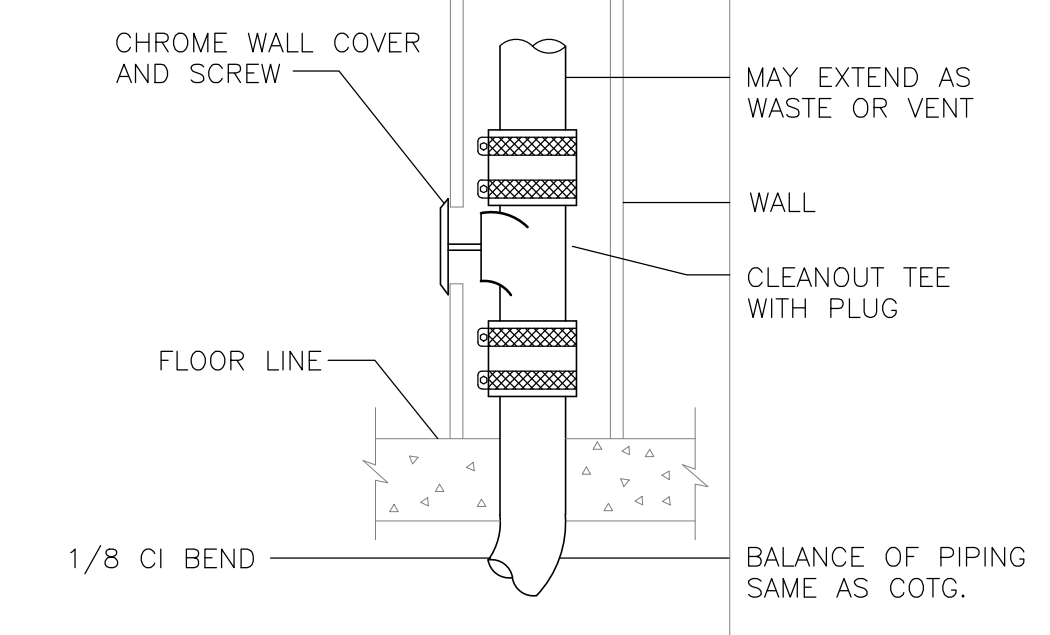
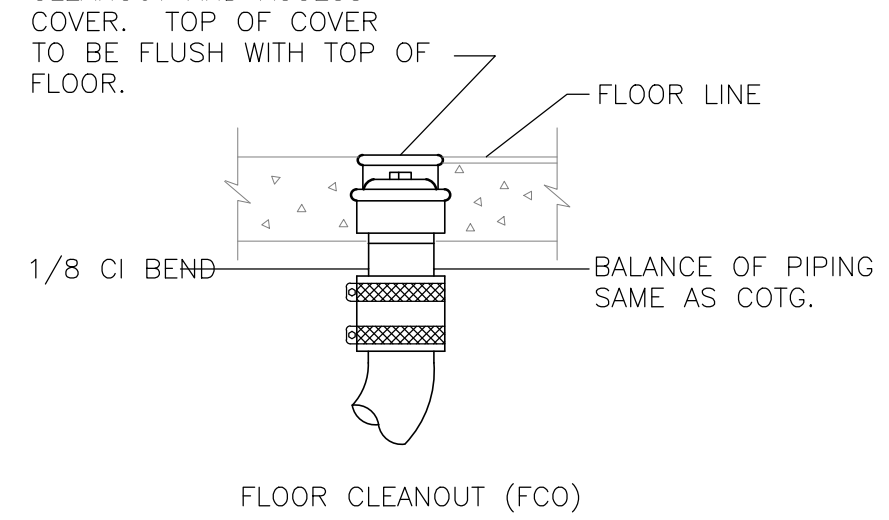
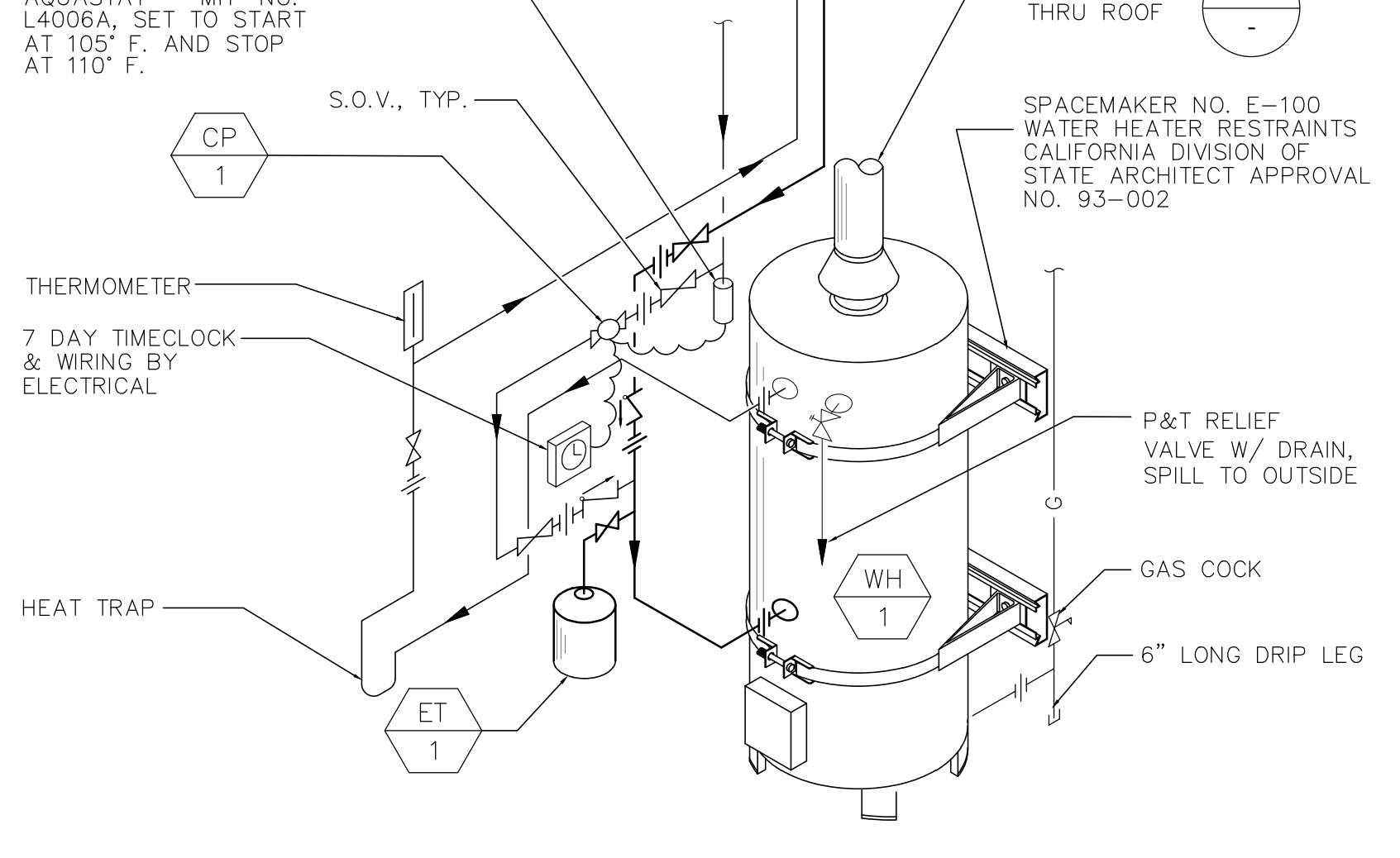
STREET WATER PRESSURE	PSI
65 (MIN)	
71 (MAX)	

DOMESTIC WATER SYSTEM PRESSURE	PSI
PRESSURE AVAILABLE FOR PIPE FRICTION	65
PRESSURE LOSS DUE TO WATER METER ( 17 PSI @ 25 FU F.T.)	3.0
STATIC PRESSURE AT WATER METER AFTER HEAD LOSS	62.0
PRESSURE LOSS DUE TO ELEVATION 35 X 0.433	15.10
PRESSURE LOSS DUE TO PRV	0.00
PRESSURE LOSS DUE TO BACKFLOW PREVENTER ( FEBCO 860 )	12.00
PRESSURE REQUIRED FOR MOST REMOTE FIXTURE	20
PRESSURE AVAILABLE FOR FRICTION LOSS	14.90

PIPE LENGTH OF MOST REMOTE FIXTURE (FEET)	
500	
PIPE TOT. DEV. LENGTH (TDH) =1.25 X PIPE LENGTH (FEET)	625
PIPE FRICTION LOSS ( PSI/100 FT)	2.4

MIN. WATER METER SIZE BASED ON CPC TABLE 610.4 AT 180 FT., 25 F.U. & 62 PSI : 3/4"Ø

**INSTALLATION NOTES:**  
1. MOUNT CHANNELS ON BLOCKING AS SHOWN BELOW. INSTALL UPPER RESTRAINT 1/3 DOWN FROM TOP  
2. OF WATER HEATER AND LOWER RESTRAINT 4" ABOVE THE TOP OF CONTROLS.  
3. INSTALL WATER HEATER TIGHT TO CHANNEL AND GUSSET ASSEMBLIES.



DOMESTIC WATER SIZING DETAIL

SCALE: NONE

14

WATER HEATER DETAIL

SCALE: NONE

7

FLOOR CLEANOUT DETAIL

SCALE: NONE

4

WALL CLEANOUT DETAIL

SCALE: NONE

1

DETAILS

NTS

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