

SYMBOLS AND ABBREVIATIONS

Abbv.	Description	Abbv.	Description	Abbv.	Description
ABV	ABOVE	FT	FEET	L	LAVATORY
AFF	ABOVE FINISHED FLOOR	GAL	GALVANIZED	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	GPM	GALLONS PER MINUTE	MECH	MECHANICAL
AP	ACCESS PANEL	GPF	GALLONS PER FLUSH	MIN	MINIMUM
BEL	BELOW	HB	HOSE BIBB	MTD	MOUNTED
BFP	BACKFLOW PREVENTION	IN	INCHES	NTS	NOT TO SCALE
CI	CAST IRON	ICW	INDUSTRIAL COLD WATER	OD	OVERFLOW DRAIN
CLG	CEILING	IW	INDIRECT WASTE	POC	POINT OF CONNECTION
COTG	CLEAN-OUT TO GRADE	TYP	TYPICAL	POD	POINT OF DISCONNECTION
CW	COLD WATER	V	SANITARY VENT	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	VTR	VENT THRU ROOF	RD	ROOF DRAIN
DN	DOWN	W	WASTE	S	SINK/SOIL
DWG	DRAWING(S)	W	WITH	SD	STORM DRAIN
EXIST	EXISTING	WC	WATER CLOSET	SOV	SHUT-OFF VALVE
FCO	FLOOR CLEAN-OUT	WCO	WALL CLEAN-OUT	SS	SANITARY SEWER
FF	FINISHED FLOOR	WHA	WTR HAMMER ARRESTOR	TP	TRAP PRIMER

Symbol	Description	Symbol	Description
	DOMESTIC COLD WATER		FLOOR CLEANOUT
	SANITARY VENT		CLEANOUT TO GRADE
	SOIL, WASTE		WALL CLEANOUT
	INDIRECT WASTE		POINT OF DISCONNECT
	STORM DRAIN		
	OVERFLOW DRAIN		



DRAWN BY:
MARC S. FARMER
 ENERGY & DUCT SYSTEMS
 40492 CLARK DRIVE
 HEMET, CA 92544
 951-925-0100

GENERAL NOTES

- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, AND CHARACTERISTICS OF ALL UTILITIES AND PIPING AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- EXACT LOCATIONS, MOUNTING HEIGHTS AND COLORS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LAVATORIES AND SINKS PROVIDE NEOPRENE TRAP COVERS. NO INSULATION TAPE PERMITTED.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTION AND SHALL MAKE APPLICATIONS FOR SERVICE AND PAY ALL FEES.
- ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
- ALL CLEANOUTS SHALL BE INSTALLED WHERE ACCESSIBLE.
- ALL PLUMBING FIXTURE VENTS TO TERMINATE A MIN. OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM OR 3 FEET ABOVE ANY OUTSIDE AIR INTAKES NO FLAG POLING PERMITTED.
- ALL PIPING DISCHARGING INTO FLOOR-SINKS AND /OR FLOOR DRAINS SHALL MAINTAIN MIN. AIR-GAP AS REQUIRED BY LOCAL CODES.
- ALL VALVES, UNIONS, ETC.. TO BE THE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- ALL EQUIPMENT SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MIN. OF 150% OF THE EQUIPMENT OPERATING WEIGHT, ALL PIPING AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER SMACNA SEISMIC RESTRAINT GUIDELINES.
- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE LATEST CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES FOR OTHERS APPLICABLE TO THIS PROJECT.
- BEFORE FABRICATION OR INSTALLATION, THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
- ALL PLUMBING FIXTURES, FAUCETS SHALL BE CERTIFIED THE THE GOVERNING ENERGY EFFICIENCY STANDARDS.
- THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENT FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO BID.
- ALL SOIL, WASTE, AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
- ALL VALVES, TRAP PRIMERS, OR OTHER EQUIPMENT SHOWN IN WALL OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AND ACCESS PANEL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH AND BE CONSIDERED TO BE A PART OF THE SEPARATE AND COMPLETE MECHANICAL SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY EQUIPMENT CONNECTIONS AND INSTALLATION PROCEDURES WITH MANUFACTURERS.
- ALL FLOOR DRAINS AND FLOOR SINKS TO HAVE TRAP PRIMERS.
- NOTIFY USA PERM ALERT OR LOCAL UTILITY LOCATION SERVICE, TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
- ALL CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGED DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
- FLUSH VOLUMES AND FLOW RATES:
 WATER CLOSETS: 1.28 GALLONS PER FLUSH
 LAV FAUCETS: 0.4 GALLONS PER MINUTE (SINKS & LAVS)
 SHOWER HEADS: 2.0 GALLONS PER MINUTE
 URINALS: 0.5 GALLON PER FLUSH
- ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. NO EXTRA COST SHALL BE ALLOWED FOR WORK TO BE CORRECTED BECAUSE OF CODE VIOLATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD PRIOR TO START OF ANY WORK TO ASSURE THE INSTALLATION CAN BE PROPERLY EXECUTED.
- PLUMBING LAYOUTS AS INDICATED ON THE DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATION OF PIPING SHALL BE VERIFIED AND DETERMINED IN FIELD BY THE CONTRACTOR.
- POINT OF CONNECTION TO THE UTILITY STUBS PIPING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR. EXACT LOCATION OF POINT OF CONNECTION MAY VARY BASED ON THE ACTUAL FIELD CONDITIONS.
- INVERT ELEVATION OF SANITARY SEWER AND CLEARANCE OF ROUTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION OF NEW SANITARY SEWER PIPING.
- ALL PIPING SHALL BE CONCEALED IN FURRED CEILING OR WALL UNLESS FURRED SPACE IS NOT AVAILABLE. LOCATION OF EXPOSED PIPING SHALL BE APPROVED BY THE ARCHITECT AND OWNER.
- TEST ALL PIPING FOR LEAKS PRIOR TO COVER UP.
- SEE STRUCTURAL DRAWINGS FOR PLACEMENT OF PIPES BENEATH, THROUGH, OR ADJACENT TO FOOTINGS.
- MAINTAIN 9" CLEARANCE BETWEEN PIPING, EQUIPMENT ETC..
- ALL PIPE PENETRATIONS THROUGH ROOF WILL BE THROUGH PROPER ROOF FLASHING, MINIMUM HEIGHT 8 INCHES.
- CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLY APPLIANCES AND EQUIPMENT.
- UNLESS PROHIBITED BY STRUCTURAL CONDITIONS, EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX INCHES ABOVE FLOOD RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY, AND WHENEVER TWO OR MORE VENT PIPES CONVERGE, EACH SUCH VENT PIPE SHALL RISE TO A POINT AT LEAST SIX INCHES IN HEIGHT ABOVE THE FLOOD RIM OF THE PLUMBING FIXTURE IT SERVES BEFORE BEING CONNECTED TO ANY OTHER VENT. VENTS LESS THAN SIX INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS, MATERIAL AND GRADE TO THE DRAIN. CPC SEC. 905.3
- PROVIDE FOR ADEQUATE PROTECTION AGAINST BREAKAGE FOR PIPING PASSING THROUGH CONCRETE FLOORS AND WALLS. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE OR MASONRY EXTERIOR BEARING WALLS.
- HOT & COLD WATER TO BE INSULATED MIN... 1/2 INCH MELAMINE FOAM PIPE INSULATION.
- HOT WATER NOT TO EXCEED 120°F.
- PROVIDE WATER HAMMER ARRESTORS AT CLOTHES WASHING ,MACHINES, DISHWASHERS, ICE MAKERS, AND ALL FAST CLOSING POSITIVE SHUT-OFF VALVES.
- ALL HOSE BIBS TO HAVE ANTI-SIPHON DEVICES.
- CONDENSATE DRAINS RUN TO PROPER RECEPTORS OVERFLOWS RUN TO EXTERIOR VISIBLE LOCATIONS.
- NO PLUMBING VENTS TO PENETRATE FRONT ROOF AREA.
- THE SANITARY AND STORM DRAINAGE SYSTEM OF A BUILDING SHALL BE ENTIRELY SEPARATE.
- ALL POTABLE WATER PIPING SHALL BE THOROUGHLY FLUSHED. ALL POTABLE TO BE DISINFECTED IN STRICT ACCORDANCE WITH THE LATEST VERSION OF AWWA C651.
- ALL SEWER, WASTE, VENT, STORM DRAINAGE, GAS, AND WATER PIPING TO BE NEW EXCEPTED AS NOTED.
- FIELD VERIFY ALL UTILITIES AND THEIR LOCATIONS.
- DRAINAGE PIPING OVER STORAGE AREAS SHALL BE KEPT TO A MINIMUM AND SHALL NOT BE EXPOSED. SPECIAL PRECAUTIONS SHALL BE TAKEN TO PROTECT THESE AREAS FROM POSSIBLE LEAKAGE. CPC SECTION 311.9
- HAND WASH FIXTURES SHALL NOT BE EQUIPPED WITH AERATORS WHERE PROHIBITED BY FOOTNOTE 2, TABLE 4-2.
- EACH RISER OR BRANCH SHALL BE PROVIDED WITH AN ACCESSIBLE SECTIONALIZING VALVE IN HOT AND COLD WATER SYSTEMS TO PERMIT SERVICING OR REPLACEMENT OF PIPING OR EQUIPMENT. STOP VALVES SHALL BE PROVIDED AT EACH FIXTURE. CPC SECTION 605.5 & 612.8.
- ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA PLUMBING CODE.

Pipe Material Schedule

SERVICE		COPPER TYPE "M"	COPPER TYPE "L"	COPPER TYPE "K"	CAST IRON	BLACK STEEL	GALV. STEEL	VITRI. CLAY	SDR-26	POLYETHYLENE PIPE	Notes
WATER PIPING	INSIDE		X								
	OUTSIDE			X							
SANITARY DRAIN	INSIDE				X						
	OUTSIDE								X		* SEE NOTE BELOW
SANITARY VENT	INSIDE				X						
	OUTSIDE				X						* SEE NOTE BELOW
STORM DRAIN	INSIDE				X						
	OUTSIDE				X						* SEE NOTE BELOW
INDIRECT DRAIN	INSIDE		X								
	OUTSIDE		X								
CONDENSATE DRAIN	INSIDE	X									
	OUTSIDE	X									
GAS PIPING	INSIDE					X					
	OUTSIDE									X	POLYETHYLENE PIPE BELOW GRADE W/ TRACE WIRE.

NOTE:ABS PIPE MAY BE USED ONLY WHEN FIRST APPROVED IN WRITING BY THE ADMINISTRATIVE AUTHORITY.

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NO.	DATE	REVISION

WHEELER & WHEELER
 ARCHITECTS
 A R C H I T E C T S

ARCHITECTURE ■ INTERIORS ■ PLANNING
 133 South Spring Street, Claremont, California 91711 909-624-5095 FAX 909-621-7757
 PAUL S. WHEELER ARCHITECT C1218 WANDA M. WHEELER ARCHITECT C1218

PLUMBING GENERAL NOTES

INTERIOR T.I. FOR:
ORANGE COUNTY HEAD START
1231 E. CHAPMAN AVE.
Fullerton, CA 92831

DATE: 2015 FEB 11
 JOB NO.: OCH-
 DRAWN BY: MSF/E&DS

DRAWING NO.
P1

APN NO. 283-175-07

DRAWING SIZE 24" X 36"

PLOT SCALE:

XREF NAME:

FILE NAME:

Fixture Data & Water Calculations

Table with columns for Fixture Description, No. of Fixtures, F.U. per Fixture, Total Fixture Units (CW, HW), No. of Fixtures, F.U. per Fixture, and Total Fixture Units. Includes rows for (WC) Water Closet, (L) Lavs, Hand Sinks, and Totals.

Plumbing Fixture Schedule

Table with columns for Symbol, Fixture, CW, HW, Waste, Vent, Trap, and Description. Includes entries for WC-1 (Toilet), L-1 (Lav), HS-1 (Hand Sink), WH-1 (Water Heater), and WHA-1 (Water Hammer Arrestor).

2013 CGC TABLE 5.303.2.3

Table showing fixture types and maximum flow rates at 20% reduction. Includes Showerheads, Lavatory Faucets, Kitchen Faucets, Metering Faucets, Gravity Tank Type Water Closets, Flushometer Tank Type Water Closet, Flushometer Valve Water Closets, and Urinals.

1. INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS... CGC 5.303.2.1 MULTIPLE SHOWERHEADS SERVING ONE SHOWER... CGC 5.304.3.1 LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.

CGC TABLE 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

Table of Required Standards for plumbing fixtures and fittings, including ASME and CSA specifications for water closets, lavatory faucets, metering faucets, and residential bathroom lavatory sink faucets.

PLUMBING NOTES

- 1. ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES... 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD PRIOR TO START OF ANY WORK... 3. PLUMBING LAYOUTS AS INDICATED ON THE DRAWINGS ARE DIAGRAMMATICALLY ONLY... 4. POINT OF CONNECTION TO THE UTILITY STUBS PIPING SHALL BE VERIFIED IN FIELD... 5. INVERT ELEVATION OF SANITARY SEWER AND CLEARANCE OF ROUTING SHALL BE VERIFIED... 6. ALL PIPING SHALL BE CONCEALED IN FURRED CEILING OR WALL... 7. TEST ALL PIPING FOR LEAKS PRIOR TO COVER UP... 8. SEE STRUCTURAL DRAWINGS FOR PLACEMENT OF PIPES... 9. MAINTAIN 9" CLEARANCE BETWEEN PIPING, EQUIPMENT ETC... 10. ALL PIPE PENETRATIONS THROUGH ROOF WILL BE THROUGH PROPER ROOF FLASHING... 11. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLY APPLIANCES AND EQUIPMENT... 18. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA PLUMBING CODE.

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Table for NO. | DATE | REVISION with multiple empty rows.

WHEELER & WHEELER ARCHITECTS logo and contact information: 133 South Spring Street, Claremont, California 91711. Phone: 909-624-5095. Fax: 909-621-7757.

PLUMBING SCHEDULES INTERIOR T.I. FOR: ORANGE COUNTY HEAD START 1231 E. CHAPMAN AVE. Fullerton, CA 92831 APN NO. 283-175-07

Table with columns for DATE (2015 FEB 11), JOB NO., OCH, DRAWN BY (MSF/E&D5), and DRAWING NO. (P2).



DRAWN BY: MARC S. FARMER ENERGY & DUCT SYSTEMS 40492 CLARK DRIVE HEMET, CA 92344 951-925-0100

