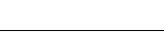

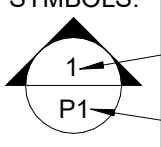
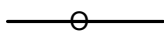




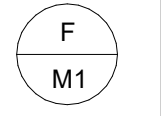


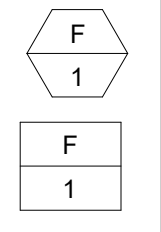


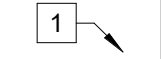


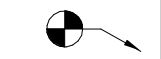
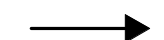


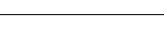


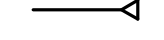

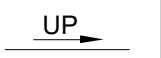


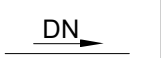












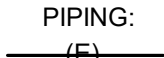





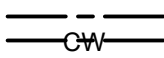


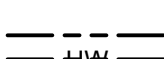

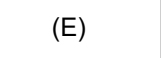
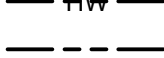

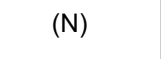
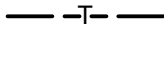

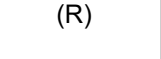
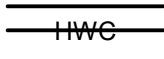


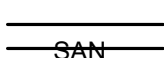


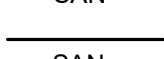



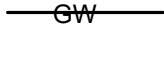

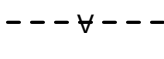

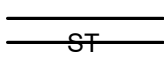

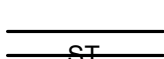

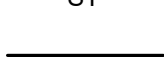

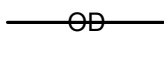

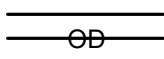

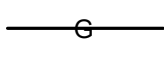

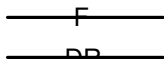



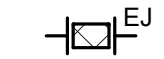





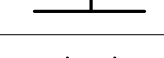

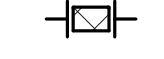

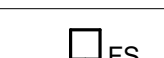

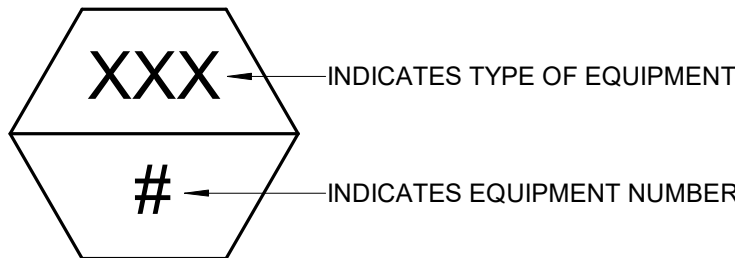


PLUMBING LEGEND									
(NOT ALL SYMBOLS LISTED BELOW ARE BEING USED IN THIS SET OF PLUMBING DRAWINGS)									
SYMBOL	ABBR	DESCRIPTION	SYMBOL	ABBR	DESCRIPTION	SYMBOL	ABBR	DESCRIPTION	
	MA	MEDICAL AIR			ELBOW UP			SECTION NO.	
	O	OXYGEN			ELBOW DOWN			SECTION VIEW SHEET NO.	
	VAC	VACUUM			TEE UP			DETAIL DESIGNATION	
	NO	NITROUS OXIDE			TEE DOWN			EQUIPMENT DESIGNATION	
	G	NAT. GAS OUTLET			PIPE CAP OR PLUG			SHEET KEY NOTES	
	O	OXYGEN OUTLET		GC	GAS COCK		POC	POINT OF CONN. (CONN. NEW TO EXISTING)	
	V	VACUUM OUTLET		CO	CLEANOUT PLUG		POD	POINT OF DISCONNECTION	
	MA	MEDICAL AIR OUTLET		HB WH	HOSE BIBB WALL HYDRANT			ARROW INDICATES DIRECTION OF FLOW	
	MA	MED AIR OUTLET		VB	VACUUM BREAKER		UP	RISE IN DIRECTION OF FLOW	
				RD	ROOF DRAIN		DN	DROP IN DIRECTION OF FLOW	
		EXISTING SPRINKLER HEAD TO REMAIN		OD	OVERFLOW ROOF DRAIN		TB	THRUST BLOCK	
		EXISTING SPRINKLER HEAD TO BE RELOCATED		DSN	DOWNSPOUT NOZZLE		DN	DOWN	
		EXISTING SPRINKLER HEAD TO NEW LOCATION		SA	SHOCK ARRESTOR		AFF	ABOVE FIN. FLOOR	
	A	NEW SPRINKLER HEAD TO MATCH EXISTING		FD	FLOOR DRAIN		AFG	ABOVE FIN. GRADE	
	(E)	EXISTING PIPING		AD	AREA DRAIN		TOP	TOP OF PIPE (AFF)	
	(E)	EXISTING PIPING TO BE REMOVED		FCO	FLOOR CLEANOUT		BOP	BOT. OF PIPE (AFF)	
	CW	DOMESTIC COLD WATER		GCO	FLOOR CLEANOUT		I.E.	INVERT ELEVATION	
	HW	DOMESTIC HOT WATER		WCO	WALL CLEANOUT		VB	VENT BELOW FLOOR	
	T	TEMPERED WATER		VTR	VENT THRU ROOF		NTS	NOT TO SCALE	
	HW	DOMESTIC HOT WATER CIRCULATING		GV	GATE VALVE		(E)	EXISTING	
	SAN	SANITARY WASTE ABOVE FLOOR		OS&Y	OUTSIDE STEM AND YOKE		(N)	NEW	
	SAN	SANITARY WASTE BELOW FLOOR		DV	DRAIN VALVE W/ HOSE END CONN.		(R)	REMOVE OR RELOCATE	
	GW	GREASE WASTE BELOW FLOOR			BALL VALVE W/ HOSE CONNECTION				
	V	SANITARY VENT		CV	CHECK VALVE WITH FLOW DIRECTION				
	ST	STORM PIPING ABOVE FLOOR		PRV	PRESSURE REDUCING VALVE				
	ST	STORM PIPING BELOW FLOOR		SV	SOLENOID VALVE				
	OD	STORM OVERFLOW ABOVE FLOOR		FCV	AUTO FLOW CONTROL VALVE W/ TEST PORT				
	OD	STORM OVERFLOW BELOW FLOOR		CS	CIRCUIT SETTER				
	G	NATURAL GAS		GLV	GLOBE VALVE (STRAIGHT PATTERN)				
	F	FIRE		GLV	GLOBE VALVE (ANGLE PATTERN)				
	DR	EQUIP. DRAIN		BFV	BUTTERFLY VALVE				
	A	COMPRESSED AIR		BV	BALL VALVE				
	2" SAN	PIPE SIZE/ PIPE TYPE		TCV	AUTO TEMP CONTROL VALVE, 2-WAY				
	EJ	EXPANSION JOINT		TCV	AUTO TEMP CONTROL VALVE, 3-WAY				
	U	UNION		PV	PLUG VALVE				
		THERMOMETER W/THERMOWELL		TPR	TEMP/PRESSURE RELIEF VALVE				
	AV	AIR VENT			VALVE IN RISER				
	FC	FLEXIBLE PIPE CONNECTOR		STR	STRAINER W/ BLOW-OFF & CAPPED HOSE- END CONNECTION				
	FS	FLOW SWITCH			STEAM TRAP				
	PS	PRESSURE SWITCH							
	PG	PRESSURE GAUGE W/GAUGE COCK							

EQUIPMENT DESIGNATIONS



GENERAL DRAWING NOTES

- WHERE DIFFERENCES APPEAR BETWEEN PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS IN THE QUANTITIES AND LOCATIONS OF PLUMBING FIXTURES, THE ARCHITECTURAL DRAWINGS SHALL BE USED FOR PRICING. WHERE NECESSARY, THE CONTRACTOR SHALL USE UNIT PRICING FOR WASTE AND VENT PIPING TO EACH PLUMBING FIXTURE.

GENERAL PLUMBING CONTRACT REQUIREMENTS

- PREPARE SHOP DRAWINGS OF ALL NEW WORK (INCLUDING SLEEVE LOCATIONS) TO VERIFY LOCATIONS AND COORDINATION OF WORK BETWEEN TRADES PRIOR TO INSTALLATION.
- ALL DRAIN GRATES, CLEANOUT COVERS, AND OTHER FINISHED OR EXPOSED COMPONENTS SHALL BE PROTECTED FROM DAMAGE. DAMAGED COMPONENTS SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
- COORDINATE ROUTING OF ALL PLUMBING PIPING BELOW SLAB WITH STRUCTURAL GRADE BEAMS, TIE BEAMS, ETC. ALLOW FOR REROUTING OF PIPING AS REQUIRED.
- PIPING ROUTING ON DRAWINGS IS GENERALLY DIAGRAMMATIC WITH EFFORTS DURING DESIGN TO AVOID STRUCTURAL CONFLICTS. CONTRACTOR SHALL COORDINATE ROUTING OF ALL PIPING THROUGH BUILDING WITH STRUCTURAL CONDITIONS. CONTRACTOR COORDINATION DRAWINGS SHALL REFLECT ALL PIPE ROUTING AND PIPING THAT MAY HAVE TO BE SHIFTED OR MOVED TO AVOID CONFLICTS. SHIFTED OR MOVED PIPING SHALL REFLECT NO ADDITIONAL COST TO THE PROJECT.
- ALL REQUIRED OPENINGS IN CONCRETE BEAMS AND STRUCTURAL WALLS ARE TO BE ACCOMPLISHED USING SLEEVES PROPERLY SIZED FOR THE PIPE THEY SERVE. CORE DRILLING IN BEAMS IS NOT ALLOWED. CORE DRILLING IN PANS IS ALLOWED UPON PRIOR APPROVAL OF ARCHITECT AND STRUCTURAL ENGINEER.
- ALL HORIZONTAL SANITARY PIPING 2-1/2" AND SMALLER WHETHER BELOW OR ABOVE GRADE SHALL SLOPE AT 1/4"/FT. ALL PIPING 3" AND LARGER SHALL SLOPE AT 1/8"/FT UNLESS OTHERWISE NOTED. ALL STORM AND OVERFLOW PIPING SHALL SLOPE AT 1/8"/FT UNLESS OTHERWISE NOTED. ALL GREASE WASTE PIPING SHALL SLOPE AT 1/4"/FT.
- REFERENCE CIVIL DIVISION DRAWINGS FOR REQUIRED POINT OF CONNECTION AND INVERT REQUIREMENTS. IN GENERAL, THE POINT OF CONNECTION IS AT A POINT 5 FEET OUTSIDE OF BUILDING FOOTPRINT. CONFORM WORK TO MEET INVERT ELEVATIONS ON CIVIL PLANS.
- CAP ALL SANITARY AND STORM TEES FOR FUTURE BRANCH PIPING AND STAKE LOCATION OF PIPING FOR CONNECTION TO FUTURE BRANCH LINES.
- WHERE SHOWN, MINIMIZE THE NUMBER OF JOINTS ON ANY PRESSURIZED PIPING BELOW CONCRETE SLABS. ALL BELOW GRADE PIPING TO BE PRESSURE TESTED AND WITNESSED BY ARCHITECT PRIOR TO BACKFILLING.
- CLEANOUTS FOR HORIZONTAL STORM DRAINAGE SYSTEM SHALL BE PIPE SIZE OR MAXIMUM 6" FOR LARGER PIPE.
- IN ADDITION TO THE CLEANOUT LOCATIONS SHOWN ON DRAWINGS, CLEANOUTS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL GOVERNING CODE. ADDITIONAL CLEANOUTS SHALL BE PROVIDED AS FOLLOWS:
 - EACH RUN OF PIPING WHICH IS MORE THAN 75 FEET IN LENGTH OR FRACTION THEREOF.
 - HORIZONTAL LINES 5 FEET OR MORE.
 - HORIZONTAL LINES FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 135 DEGREES.
 - AT THE BASE OF ALL SANITARY AND STORM RISERS. ALL VERTICAL CLEANOUTS SHALL BE SIZED TO ACCOMMODATE THE LARGEST PIPE ON THAT BRANCH LINE, BUT NEVER LARGER THAN 4".
 - ALL GREASE WASTE PIPING SHALL HAVE CLEANOUTS EVERY 50 FEET OR FRACTION THEREOF AND AS NOTED ABOVE.
 - AT THE END OF FIXTURE BANKS TO INCLUDE WATER CLOSETS, URINALS AND LAVATORIES. CLEANOUT PLUG SHALL BE A MINIMUM OF 24" AFF.
- NO GAS LINES SHALL BE LOCATED BELOW BUILDING SLAB. ALL GAS PIPING IN AIR PLENUMS SHALL BE WELDED.
- PROVIDE ISOLATION VALVES ON ALL PIPING SERVING HOSE BIBBS.
- STANDARD ROOF DRAINAGE IS SIZED AT 3"/HR. OVERFLOW DRAINAGE IS ACCOMPLISHED THROUGH ARCHITECTURAL ROOF SCUPPERS. WHERE OVERFLOW DRAINS ARE USED, THEY WILL BE SIZED USING 3"/HR RATE.
- WATER HAMMER ARRESTORS (SHOCK ABSORBERS) SHALL BE INSTALLED BETWEEN THE LAST 2 FLUSH VALVE FIXTURES. WHEN THE COLD WATER HEADER IS 20 FEET OR LONGER, A SECOND ARRESTOR SHALL BE INSTALLED HALFWAY DOWN THE HEADER. THE SIZES OF THE ARRESTORS SHALL BE BASED ON FDI SIZING.
- ALL FLOOR DRAINS IN BUILDING EXCEPT DRAINS IN SHOWERS AND SHOWER AREAS SHALL BE INSTALLED WITH A PROSET TRAP GUARD.
- ALL DOMESTIC WATER PIPING SERVING TOILET OR RESTROOM GROUPS SHALL BE INSTALLED WITH ISOLATION VALVES IN ORDER TO ISOLATE THESE AREAS WITHOUT CLOSING DOWN ANY OTHER PORTION OF THE BUILDING WATER SUPPLY SYSTEMS. ALL ISOLATION VALVES SHALL BE ACCESSIBLE WITH ACCESS PANELS. MINIMUM ACCESS PANEL SIZE SHALL BE 12"x12". ACCESS PANELS SHALL BE OF THE SAME RATING AS THE STRUCTURAL ELEMENT IN WHICH THEY ARE INSTALLED.
- ALL GAS PRESSURE REDUCING VALVES SHALL BE PROVIDED WITH VENT PIPING TO ATMOSPHERE.
- THROUGHOUT THE DRAWINGS, NUMBERS ARE SHOWN IN BRACKETS TO INDICATE QUANTITIES OF UNITS CARRIED WITHIN THE DIFFERENT PIPING SYSTEMS. THEY REPRESENT THE FOLLOWING:

CW (X)/X1 = (GPM)/(GPM)
GAS (X)/X1 = (CFH)/(CFH)
SAN (X)/X1 = (DFU)/(DFU)
VENT (X)/X1 = (DFU)/(DFU)
ST/OD (X)/X1 = (FT2)/(FT2)

FOR CALCULATION PURPOSES OF ALL PIPE SIZES, VALUES SHOWN ARE WITHIN 10 PERCENT OF ACTUAL LOAD VALUES.
- ALL EQUIPMENT AND PIPING SHALL BE BRACED FOR SEISMIC REQUIREMENTS APPLICABLE FOR SEISMIC ZONE REQUIREMENTS FOR THIS PROJECT.
- REFER TO GENERAL MECHANICAL CONTRACT REQUIREMENT NOTES ON MECHANICAL DRAWINGS FOR GENERAL PIPING HEAT TRACE INSTALLATION REQUIREMENTS.
- PROVIDE DIELECTRIC FITTINGS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS AND AS SHOWN ON DRAWINGS.
- ALL TEMPERING VALVES TO BE SET FOR 110° F WATER TEMPERATURE MAXIMUM UNLESS OTHERWISE NOTED.
- PROVIDE HEAT TRACE IN LOCATIONS SHOWN, AS REQUIRED BY SPECIFICATIONS, AND TO THE FOLLOWING SYSTEMS WHEN EXPOSED TO FREEZING CONDITIONS:

A. DOMESTIC COLD WATER
B. DOMESTIC HOT WATER
C. DOMESTIC HOT WATER RECIRC
D. SANITARY
E. STORM

ALL HEAT TRACED PIPE SHALL BE INSULATED PER SPECIFICATIONS. COORDINATE ALL HEAT TRACING AND REQUIRED CIRCUITS WITH ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL FIXTURES/EQUIPMENT THAT HAVE QUICK CLOSING VALVES TO INCLUDE:

A. WATER CLOSETS AND URINAL FLUSH VALVES
B. ELECTRONIC FAUCETS
C. REFRIGERATOR ICE MAKERS
D. DISHWASHERS
E. MECHANICAL MAKE-UP
- REFER TO MECHANICAL PLANS FOR ALL EQUIPMENT REQUIRING MAKE-UP WATER. PROVIDE A REDUCED PRESSURE BACKFLOW FOR EACH REQUIRED LINE.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION REQUIREMENTS. WHEN AN IRRIGATION TAP IS REQUIRED OFF THE DOMESTIC WATER SERVICE, PROVIDE THE RECOMMENDED LINE SIZE WITH A REDUCED PRESSURE BACKFLOW PREVENTER.



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REVIEWED
FOR
CODE
COMPLIANCE
09/23/2022

Date	Description
2 06/27/2022	BULLETIN 1

Seal / Signature



Project Name

Steamboat Base Village
Redevelopment

Project Number

003.7835.000

Description

PLUMBING LEGEND

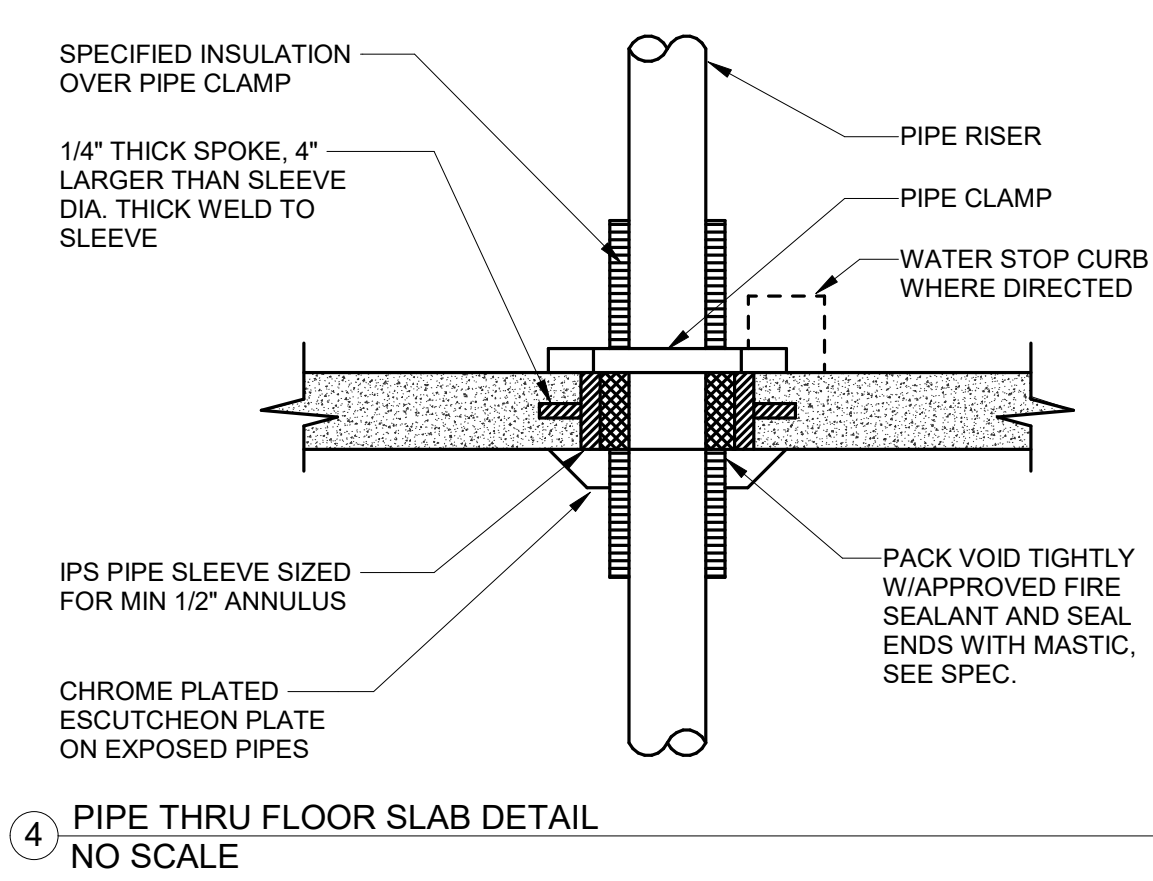
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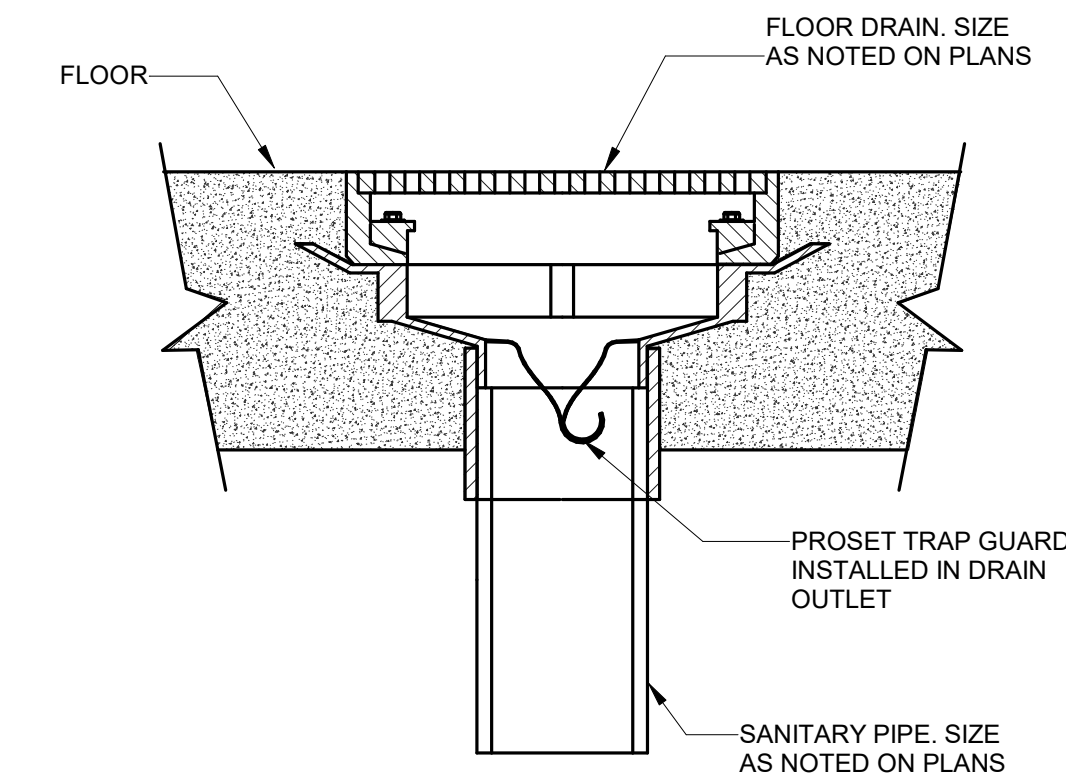
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PLUMBING FIXTURE SCHEDULE - BUILDING A TENANT											
GENERAL NOTES: 1. PLUMBING DESIGN AND SIZES ARE BASED ON THE 2018 INTERNATIONAL PLUMBING CODE. 2. ALL EXPOSED PIPING SERVING PLUMBING FIXTURES THAT MAY BE USED FOR ADA PURPOSES SHALL HAVE TRAPS AND SUPPLIES INSULATED PER ADA REQUIREMENTS. 3. ALL FIXTURES ARE WHITE UNLESS OTHERWISE NOTED. 4. ALL PUBLIC ACCESS LAVATORY AND SINKS WILL HAVE AN ASSE 1070 APPROVED TEMPERING VALVE INSTALLED.											
CODE FD-1	FIXTURE FLOOR DRAIN	DESCRIPTION CAST IRON BODY FLOOR DRAIN WITH 5" NICKEL-BRONZE STRAINER; PROVIDE WITH JAY R. SMITH MODEL 2692 TRAP GUARD.	MIN CW CONN -	MIN HW CONN -	MIN SAN CONN RE: PLANS	MIN VENT CONN 2"	MANUFACTURER JAY R. SMITH	FIXTURE MODEL NUMBER 2005Y-NB-A	MANUFACTURER -	FAUCET / FLUSH VALVE MODEL NUMBER -	REMARKS -
L-1	LAVATORY (ADA)	WALL HUNG 23"x18" RECTANGULAR VITREOUS CHINA LAVATORY WITH 3 HOLES ON 4" CENTERS; BATTERY POWERED, SENSOR OPERATED FAUCET, 0.5 GPM.	1/2"	1/2"	1-1/2"	1-1/2"	KOHLER	K-2035-4	SLOAN	SF-2350	FAUCET PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
TMV-1	THERMOSTATIC MIXING VALVE	POINT OF USE THERMOSTATIC MIXING VALVE WITH MINIMUM 0.35 GPM FLOW RATE; ASSE 1070	1/2"	1/2"	-	-	ZURN	ZW3870XLT	-	-	-
WC-1	WATER CLOSET (ADA)	FLOOR MOUNTED, TANK TYPE, VITREOUS CHINA WATER CLOSET WITH LEFT HAND TRIP LEVER; 1.28 GPF; ADA HEIGHT.	1/2"	-	4"	2"	AMERICAN STANDARD	270FA.101	-	-	CONNECT TO EXISTING ROUGH-IN CONNECTIONS.

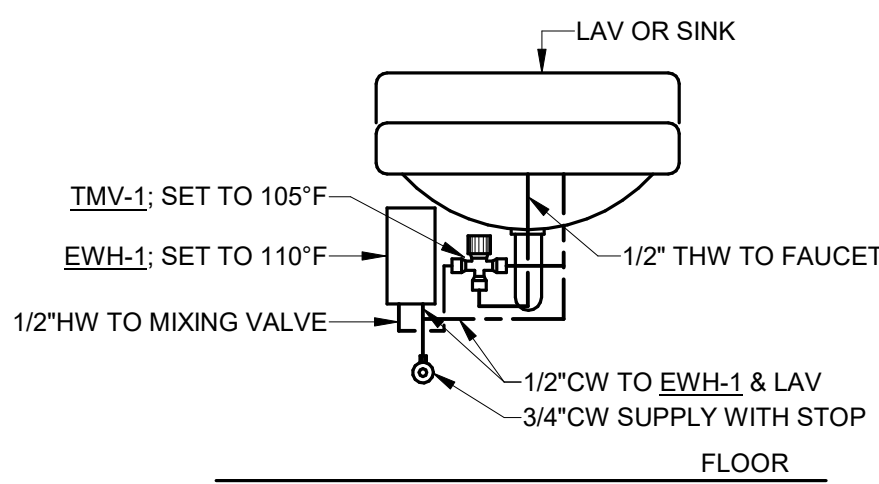
ELECTRIC WATER HEATER SCHEDULE - BUILDING A TENANT													
GENERAL NOTES: 1. ROUTE ALL T&P VALVES TO APPROVED RECEPTORS.						REMARK NOTES: A. POINT OF USE INSTANTANEOUS TYPE WATER HEATER.							
						ELECTRICAL						REMARKS	
CODE	MANUFACTURER	MODEL NUMBER	SERVICE	CAPACITY (GAL)	TEMP. RISE @ 0.5 GPM (°F)	POWER (KW)	VOLT	PH	FLA	FUSE	DISC.		FEEDER
EW-H-1	EEMAX	ACUMIX II - AM010240T	LAVATORY	0	81.6	7.50	208	1	36.00	50A LPS-RK	60A/3P		(3#8, #10G) 3/4"C
											A		



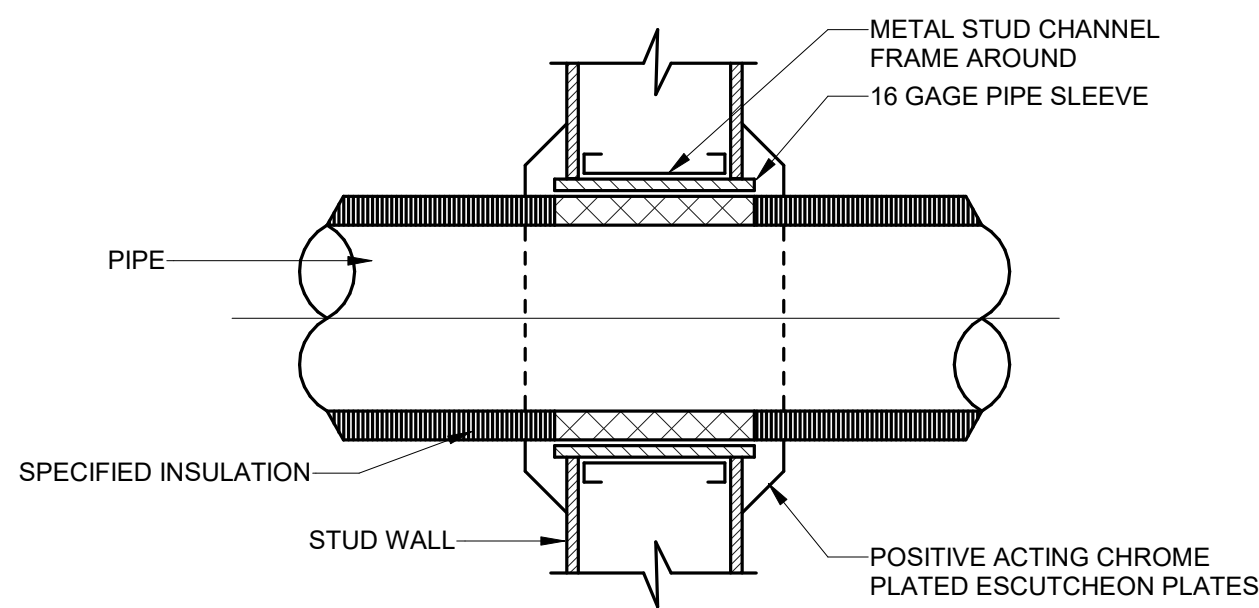
④ PIPE THRU FLOOR SLAB DETAIL
NO SCALE



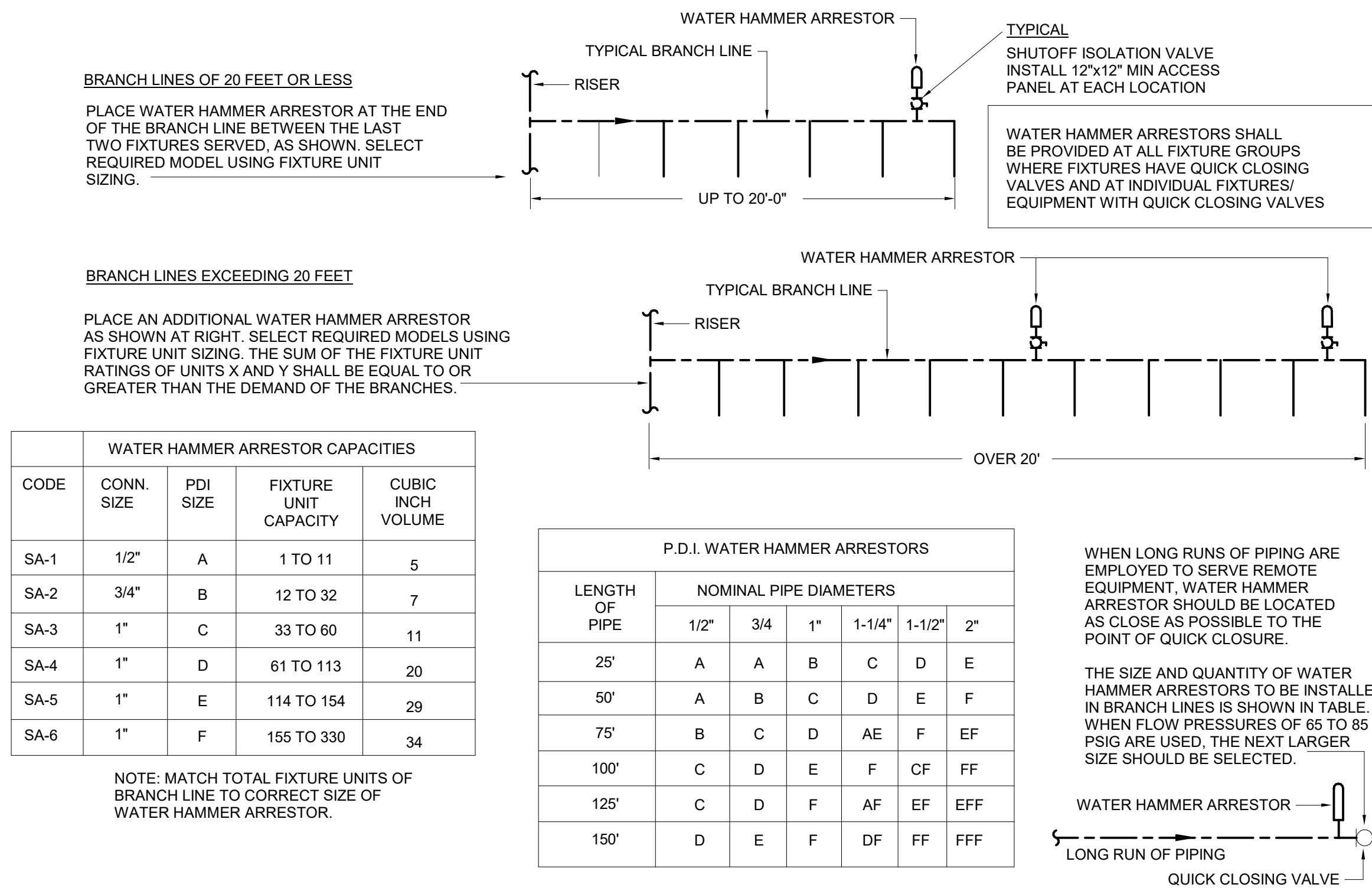
② TRAP GUARD DETAIL
NO SCALE



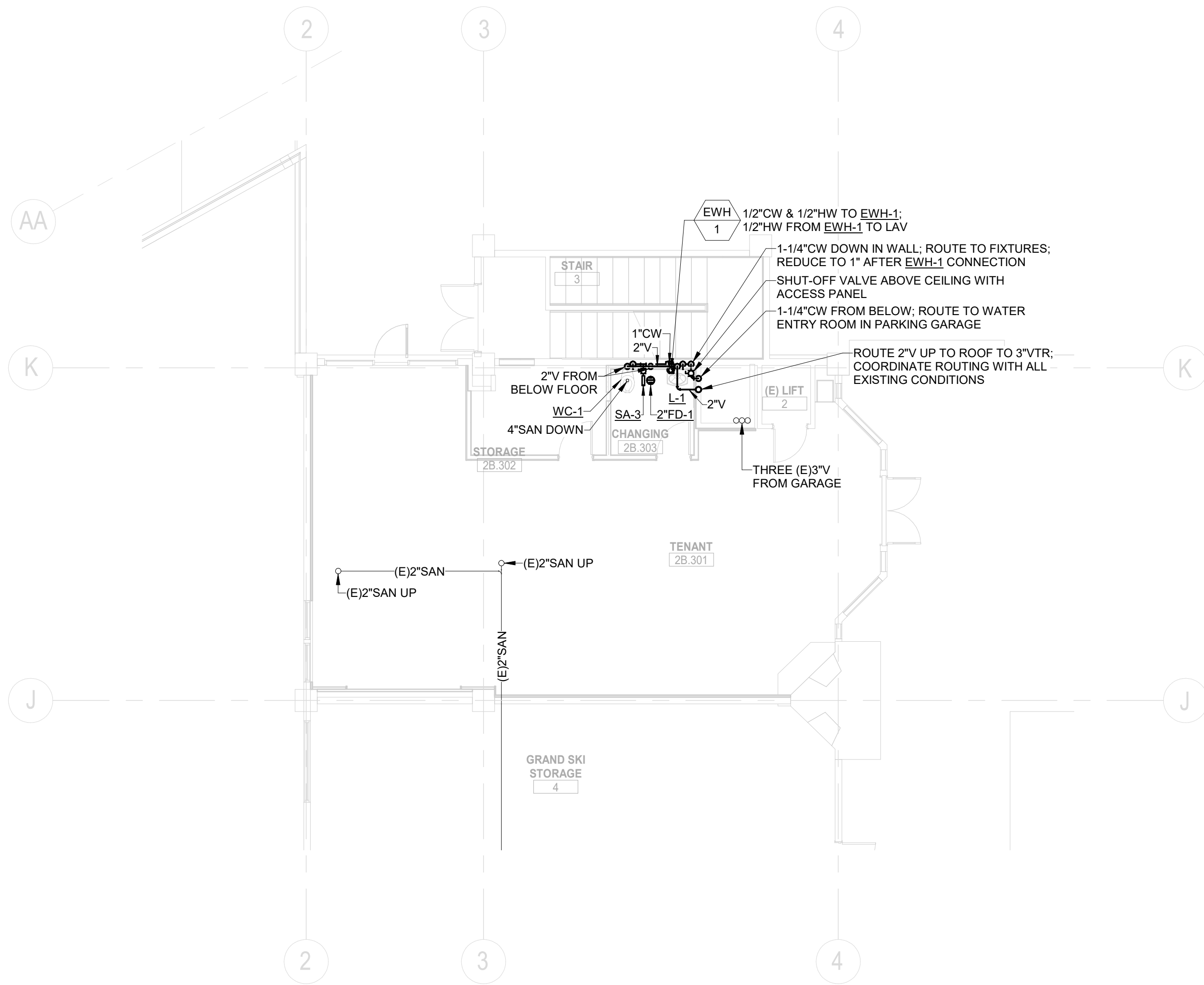
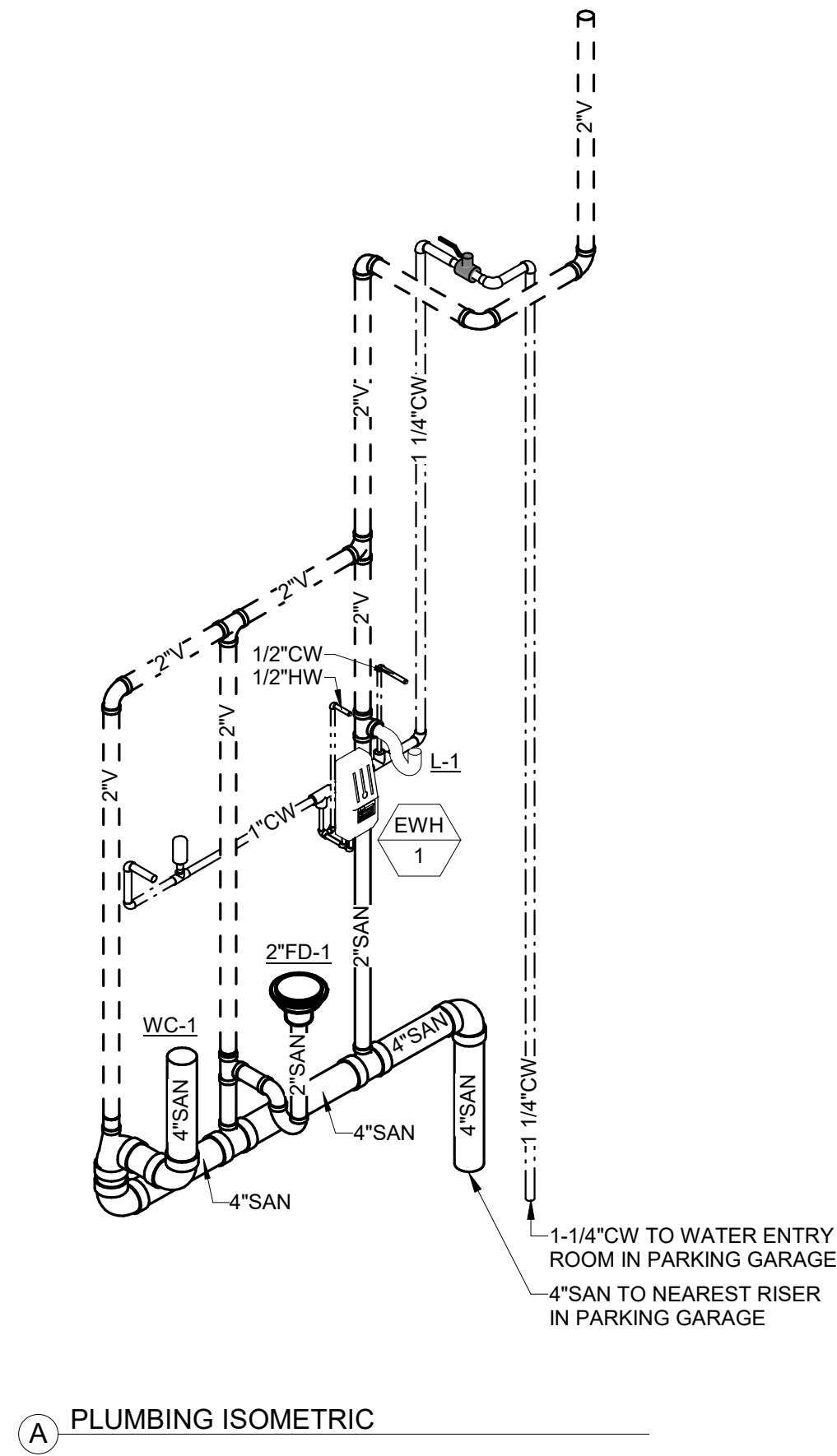
⑤ LAVATORY WATER HEATER AND MIXING VALVE DETAIL
NO SCALE



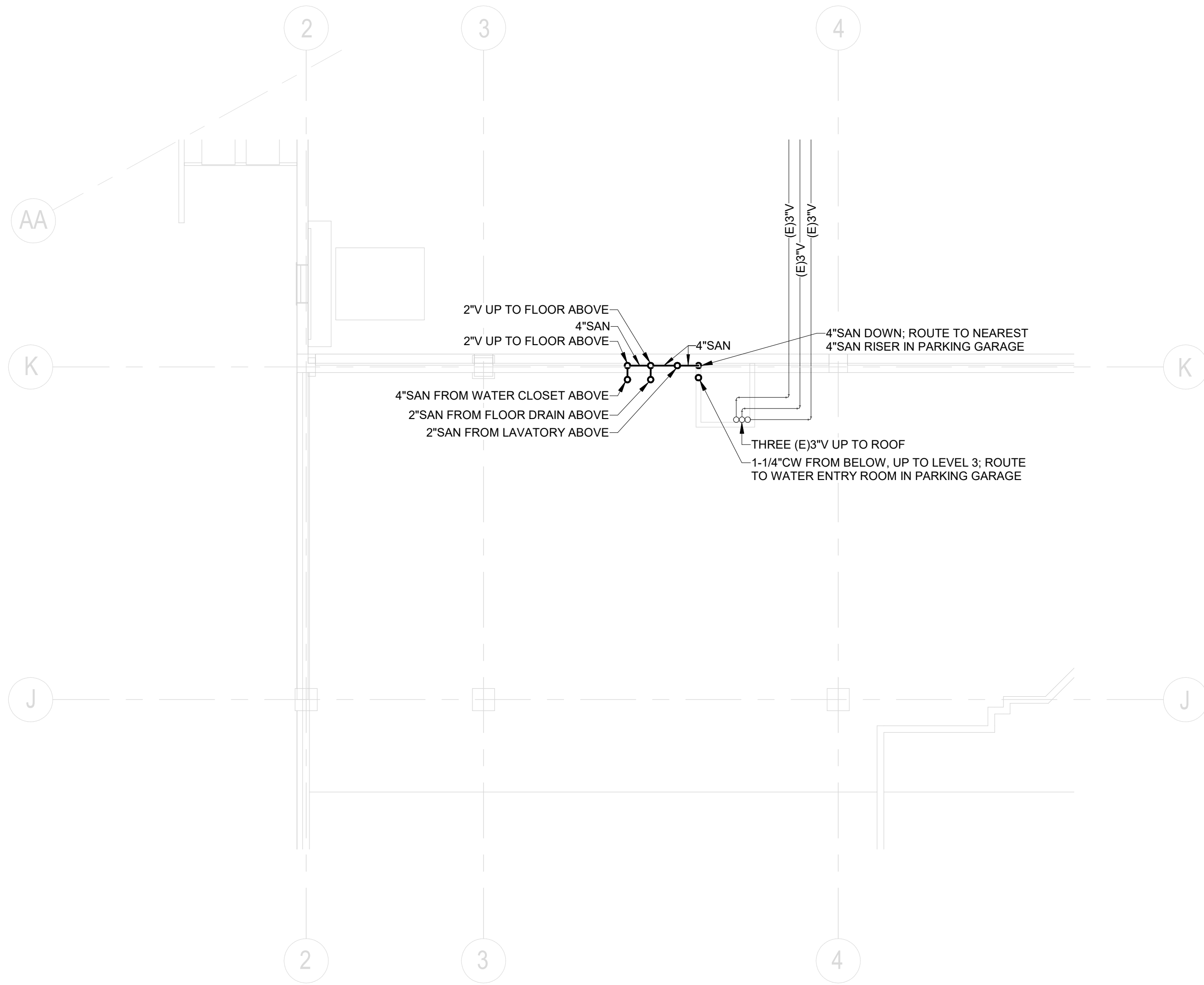
③ PIPE THRU STUD WALL DETAIL
NO SCALE



① WATER HAMMER ARRESTOR INSTALLATION AND SIZING DETAIL
NO SCALE



1 PLUMBING PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"



2 PLUMBING PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REQUIRED PIPE SIZES ARE SHOWN NEXT TO KEY NOTE.
2. PROVIDE BALL VALVE SHUTOFF AND 12"X12" ACCESS PANEL AT EACH SHOCK ABSORBER (SA). PANEL LOCATION TO BE VERIFIED AND COORDINATED WITH ARCHITECT.
3. ALL PIPING INSTALLED FOR FUTURE CONNECTION SHALL BE STUBBED UP MINIMUM 4'-18" FOR FUTURE EXTENSION.
4. ALL INVERT ELEVATIONS (E) SHALL BE FIELD VERIFIED BEFORE ANY PIPING IS INSTALLED.
5. ALL CIRCUIT SETTERS SHALL BE SET AT 1.0 GPM UNLESS NOTED OTHERWISE.

KEY NOTES:

(SOME KEY NOTES MAY NOT APPLY TO THIS SHEET)

- | | |
|----|-------------------------------------------------------------------|
| 1 | SANITARY PIPING UP |
| 2 | SANITARY PIPING DN |
| 3 | SANITARY PIPING UP & DN |
| 4 | GW PIPING UP |
| 5 | GW PIPING DN |
| 6 | GW PIPING UP & DN |
| 7 | SANITARY VENT UP |
| 8 | SANITARY VENT DN |
| 9 | SANITARY VENT UP & DN |
| 10 | CW PIPING UP |
| 11 | CW PIPING DN |
| 12 | CW PIPING UP & DN |
| 13 | HW PIPING UP |
| 14 | HW PIPING DN |
| 15 | HW PIPING UP & DN |
| 16 | HWC PIPING UP |
| 17 | HWC PIPING DN |
| 18 | HWC PIPING UP & DN |
| 19 | CW & HW PIPING UP |
| 20 | CW & HW PIPING DN |
| 21 | CW & HW PIPING UP & DN |
| 22 | GAS PIPING UP |
| 23 | GAS PIPING DN |
| 24 | GAS PIPING UP & DN |
| 25 | STORM PIPING UP |
| 26 | STORM PIPING DN |
| 27 | STORM PIPING UP & DN |
| 28 | OVERFLOW PIPING UP |
| 29 | OVERFLOW PIPING DN |
| 30 | OVERFLOW PIPING UP & DN |
| 31 | OVERFLOW PIPING DOWN AND THRU WALL TO DOWNSPOUT NOZZLE 4'-12" AFG |
| 32 | SANITARY PIPING UP TO PLUMBING FIXTURES |
| 33 | PIPING UP TO CLEANOUT |
| 34 | PIPING UP TO DRAIN |



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PLUMBING PLAN - LEVEL 03

Scale

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2B-P1.201