

GENERAL NOTES

- 1. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED WATER AND DRAIN PIPING BELOW LAVATORIES AND SINKS WITH TRUEBRO NO. 103-EZ INSULATION KIT AND OFFSET P-TRAP TO WALL. ALL WATER CLOSET FLUSHING LEVERS SHALL BE TO THE WIDE SIDE OF THE STALL.
4. TRAPS FOR ALL SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
5. PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
6. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING ACCESS PANELS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE ELECTRICAL LIGHTING LAYOUT.
7. CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
8. VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
9. WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AS AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT.
10. BEFORE FABRICATION OR INSTALLATION THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
11. WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
12. VALVES, TRAP PRIMER, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS DAMAGED BY HIS OPERATIONS.
14. EXISTING PIPING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH MATERIALS TO MATCH EXISTING BY THE CONTRACTOR.
15. EXISTING PIPING, FIXTURES AND EQUIPMENT THAT IS REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
16. PIPING THROUGH FIRE RATED WALLS SHALL BE PER U.L. FIRE RESISTANCE SYSTEM NO. WL1001. SEE ARCHITECTURAL PLANS FOR ALL LOCATIONS.
17. ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.
18. HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH SECTION 123, TABLE 1-0 OF THE TITLE 24 REGULATIONS.
19. ITEMS NOT SPECIFIED OR SHOWN IN THE DRAWINGS OR SPECIFICATIONS BUT NECESSARY FOR THE COMPLETE CODE APPROVED INSTALLATION OR FOR COMPLETE OPERATION OF THE SYSTEM INSTALLATION SHALL BE PROVIDED AS REQUIRED AT NO ADDED COST TO THE OWNER.
20. PIPE SIZES SHALL BE THE SAME AS THE UPSTREAM PIPE SIZES UNLESS OTHERWISE INDICATED ON PLAN.
21. UNLESS SPECIFIED ON STRUCTURAL DRAWINGS, ANY ALTERATION OR MODIFICATIONS TO A STRUCTURAL ELEMENTS BY CUTTING, DRILLING, BORING, BRACING, WELDING ETC. SHALL HAVE WRITTEN APPROVAL STRUCTURAL ENGINEER OF RECORD AND DSA PRIOR START WORK.
22. CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 AND 719.0 OF THE PLUMBING CODE.
23. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM OR AT LEAST THREE FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
24. WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE.
25. PROVIDE TRAP PRIMERS AT FLOOR DRAINS AND SINKS TO MAINTAIN WATER SEALS.
26. POTABLE WATER SYSTEMS ON THIS PROJECT SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
27. PLUMBING DRAWINGS ARE DIAGRAMMATIC. THE LOCATION AND ELEVATION OF ALL PLUMBING PIPING IS APPROXIMATE AND SHALL BE VERIFIED AND COORDINATED WITH ALL OTHER TRADES, STRUCTURAL CONDITIONS, AND BUILDING CONSTRUCTION PRIOR TO START INSTALLATION.

PLAN CHECK NOTES

- 1. APPLIANCE AND PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR THE HVAC UNITS.
2. CLEANOUTS FOR HORIZONTAL BUILDING STORM DRAINS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719 OF THE CALIFORNIA PLUMBING CODE.
3. EACH VENT SHALL RISE VERTICALLY TO A POINT OF NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
4. PLUMBING FIXTURES, EQUIPMENT AND COMPONENT SHALL BE APPROVED AND COMPLY WITH AB1953.
5. THE INSTALLATION OF ABS/PVC SHALL COMPLY WITH THE 2016 C.P.C. 604.1.1.

PIPE MATERIAL SCHEDULE

Table with columns: SERVICE, LOCATION, MATERIAL. Includes rows for DOMESTIC WATER (COLD/HOT), SANITARY WASTE AND VENT PIPING (ABOVE/BELow FLOOR).

CALGREEN MANDATORY MEASURES

Table with columns: FIXTURE TYPE, MAXIMUM FLOW RATE. Includes Showerheads, Lavatory Faucets, Kitchen Faucets, Wash Fountains, Metering Faucets, etc.

NO LEAD REQUIREMENT

ALL MATERIALS, DEVICES, ETC., INSTALLED IN THE DOMESTIC HOT AND COLD WATER SYSTEMS SHALL COMPLY WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 118875-AB1953

ABBREVIATIONS

Table with columns: ABBREV., DESCRIPTION. Lists symbols for ABOVE, AVERAGE, BELOW, BUILDING, etc.

PLUMBING LEGEND

Table with columns: SYMBOL, DESCRIPTION. Lists symbols for WASTE PIPING, VENT PIPING, COLD WATER PIPING, etc.

PLUMBING SHEET INDEX

Table with columns: SHEET NUMBER, SHEET TITLE. Lists sheets P-001 (PLUMBING GENERAL NOTES) and P-401 (PLUMBING ENLARGED PLAN).

CALIFORNIA GREEN CODE NOTES

- ALL PLUMBING FIXTURES ON PLUMBING FIXTURE AND EQUIPMENT SCHEDULE MEET THE REQUIREMENTS OF CALIFORNIA GREEN CODE 2016.
- WATER REDUCTION 5.303.2
- WATER CONSERVING PLUMBING FIXTURES AND FITTINGS 5.303.3
- WATER CLOSETS 5.303.3.1
- URINALS 5.303.3.2
- WASTEWATER REDUCTION 5.303.4
- STANDARDS FOR PLUMBING FIXTURES AND FITTINGS 5.303.6
- CPC CHAPTER 14

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE (TITLE 24)
2016 CALIFORNIA PLUMBING CODE WITH ALL APPLICABLE AMENDMENTS
2016 CALIFORNIA GREEN CODE WITH ALL APPLICABLE AMENDMENTS
2016 CALIFORNIA GREEN BUILDING CODE

GREEN BUILDING STANDARD NOTES

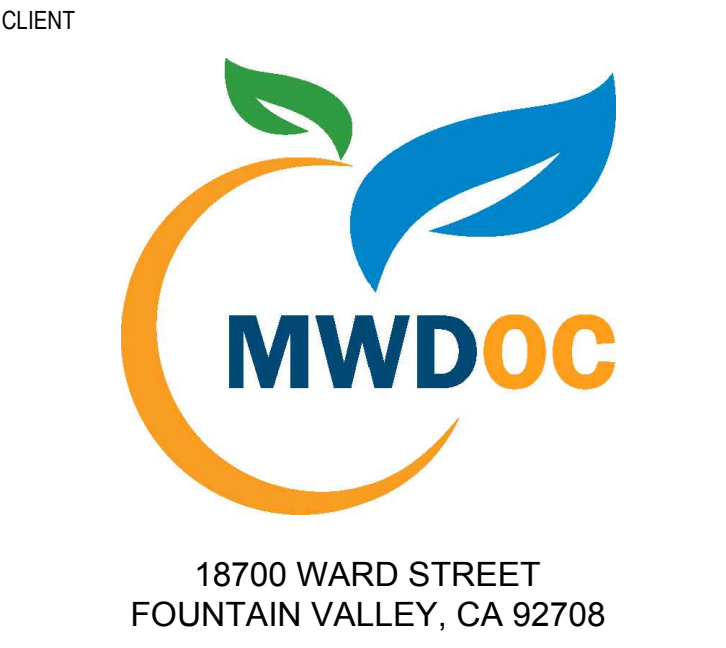
- 1. MINIMUM OF 50% OF NON HAZARDOUS CONSTRUCTION WASTE TO BE RECYCLE. CGC 5.713.8.1.
2. TESTING AND ADJUSTING OF NEW SYSTEMS SHALL COMPLY AS OUTLINED IN CGC SECTION 5.713.10.4.2
3. OPERATIONS AND MAINTENANCE SCHEDULE (O&M) AS LISTED IN CGC SECTION 5.713.10.4.5 SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND THE FACILITIES OPERATOR.
4. DURING CONSTRUCTION, ENDS OF DUCT OPENING ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 5.714.4.3.
5. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR ADHESIVES, SEALANTS, PAINTS, AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 5.714.4.4.

ADA REQUIREMENTS

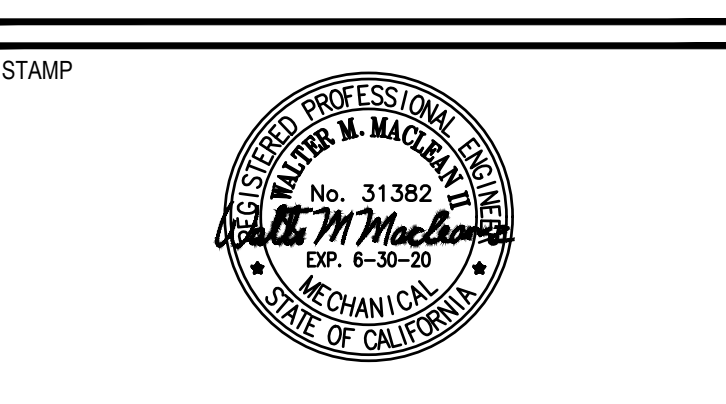
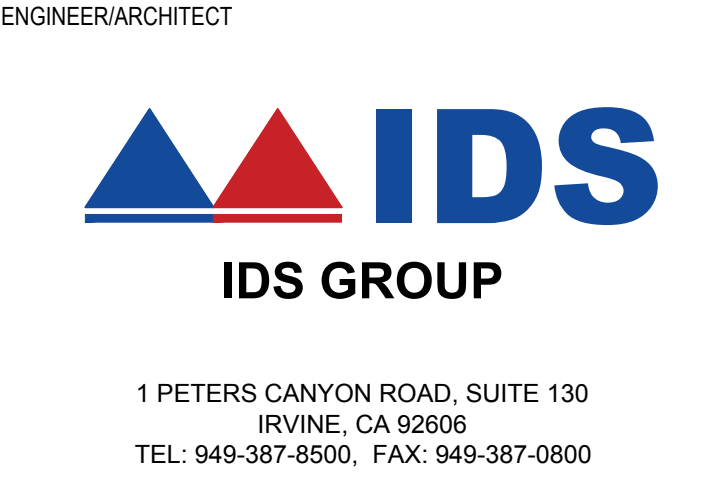
- 1. WATER CLOSETS:
A. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" (431.8 mm) AND A MAXIMUM OF 19" (482.6 mm) MEASURED TO THE TOP OF TOILET SEAT. FLUSH CONTROLS SHALL BE OPERABLE, BE AN OSCILLATING HANDLE WITH A MAXIMUM OPERATING FORCE OF 5 LBS. (2.2 N) OR BY A REMOTE LOW VOLTAGE BUTTON. THE HANDLE OF THE BUTTON SHALL BE LOCATED SO IT IS OPERABLE WITHOUT REQUIRING EXCESSIVE BODY MOVEMENT. (LOCATE ON WIDE SIDE OF WATER CLOSET).
2. LAVATORIES:
A. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29" (736.6 mm) FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" (762 mm) IN WIDTH WITH 8" (203.2 mm) MINIMUM OF DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" (228.6 mm) HIGH FROM THE FLOOR AND A MINIMUM OF 17" (431.8 mm) DEEP FROM THE FRONT OF THE LAVATORY.
B. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
C. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. (22.2 N). LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

Table with columns: ITEM, FIXTURE, ROUGH-IN CONNECTIONS (SOIL/WASTE, VENT, HOT WATER, COLD WATER, GAS), DESCRIPTION. Lists items like WC-1(E), WC-2(E), U-1, U-2, L-1, L-2, L-3, EWC-1, HB-1, WHA-1.



PROJECT NAME: MUNICIPAL WATER DISTRICT OF ORANGE COUNTY - ADMINISTRATIVE BUILDING
SEISMIC RETROFIT, ADA COMPLIANCE AND TENANT IMPROVEMENT



STAMP: (Empty)

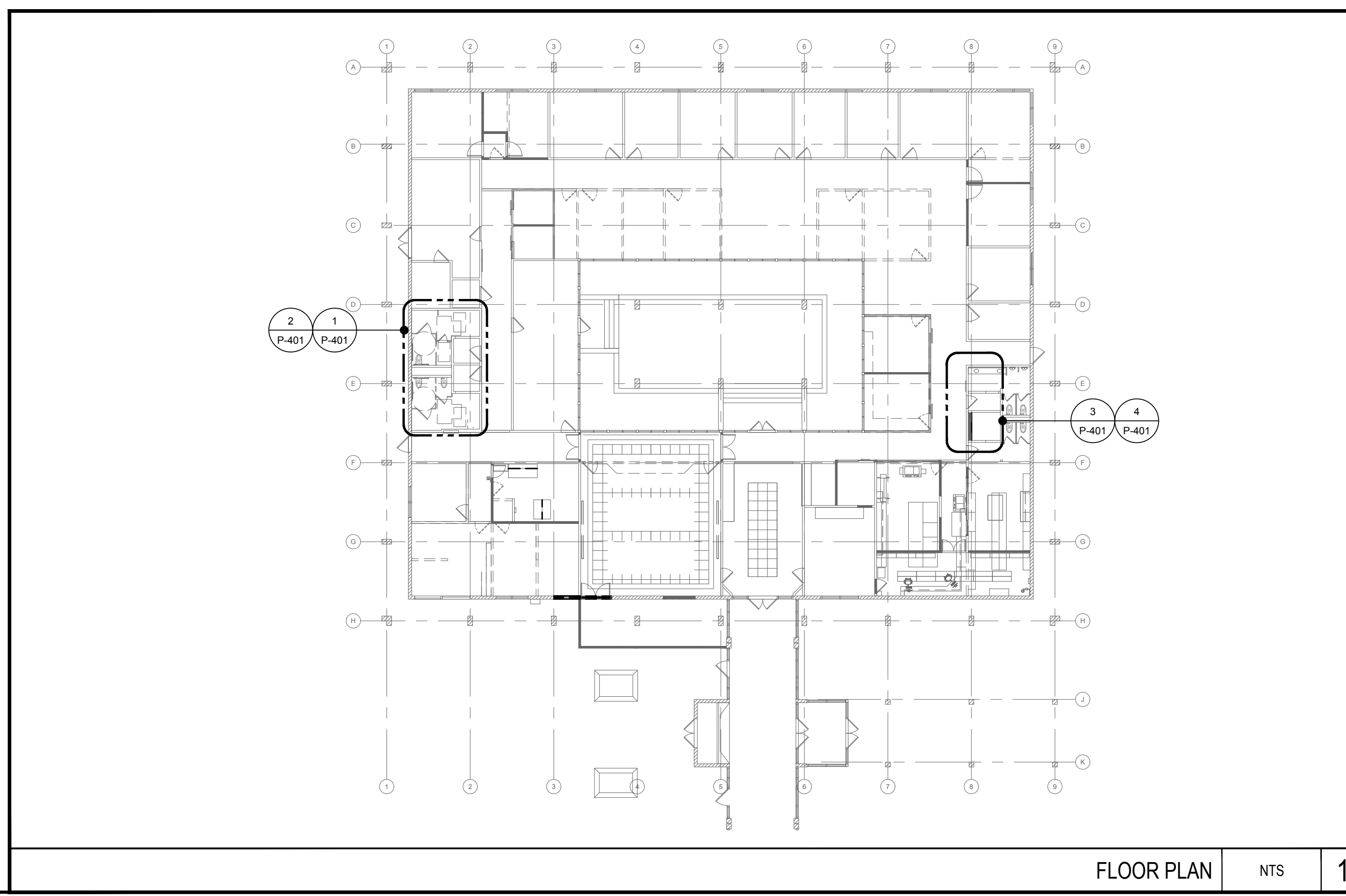
Table with columns: REV., DESCRIPTION, DATE. Includes a row for 90% CD - MWD OC REVIEW.

KEY PLAN: (Empty)

PROJECT NO. 18X093.00
PRINT DATE
DRAWN BY
CHECKED BY

SHEET TITLE: PLUMBING GENERAL NOTES

SHEET NUMBER: P-001
SHEET NO. OF



FLOOR PLAN NTS 1

NOT FOR CONSTRUCTION



