

PLUMBING GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2007 CALIFORNIA PLUMBING CODE.
2. COORDINATE ALL WORK WITH ALL OTHER TRADES AND CONTRACTORS.
3. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH AND ADEQUACY OF ALL SERVICES BEFORE STARTING AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID CONNECTION ARE NOT IN THE LOCATION SHOWN OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE THIS CONNECTION IN COMPLIANCE WITH THIS PLAN.
4. THE PLUMBING CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS, ARRANGE WITH UTILITY COMPANIES TO CONNECT ALL UTILITY TO SITE.
5. THESE PLAN INDICATES APPROXIMATE EQUIPMENT DIMENSION ONLY. EXACT DIMENSIONS MUST BE OBTAINED FROM THE EQUIPMENT MANUFACTURER.
6. THE PIPING SHOWN ON PLANS IS SCHEMATIC ONLY. INSTALL PIPING TO SUIT THE STRUCTURAL CONDITIONS. PROVIDE ALL NECESSARY OFFSETS AS REQUIRED. VERIFY WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS.
7. CONTRACTOR SHALL PROVIDE ALL STOPS, COCKS, VALVES, INDIRECT WASTE LINES, ACCESS PANELS, ETC. TO ASSURE AN APPROVED ACCEPTABLE PLUMBING SYSTEM, PROVIDE AND INSTALL NEW TEES, WYES OR ELBS AT EACH GAS, WATER OR SEWER POINT OF CONNECTION.
8. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR THREE (3) FEET ABOVE ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOT LESS THAN THREE (3) FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY AND STREET EXCEPTED.
9. HOSE BIBBS SHALL BE PROTECTED BY THE APPROVED VACUUM BREAKERS OR NONREMOVABLE TYPE BACKFLOW PREVENTION DEVICES & INSTALLED + 1'2" ABOVE FINISHED FLOOR OR FINISHED GRADE.
10. CLEANOUTS SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 707 AND 719 ON THE UNIFORM PLUMBING CODE.
11. INSULATE HW RUNOUTS TO LAVATORIES SPECIFICALLY UNDER LAVATORIES EXPOSED TO INJURY. SPACE UNDER LAVATORIES SHALL BE FREE OF SHARP OBJECTS TO PREVENT INJURY TO HANDICAPPED.
12. EACH HOT WATER HEATER SHALL HAVE A SHUT-OFF VALVE AND FLEXIBLE WATER CONNECTORS AT BOTH INLET & OUTLET CONNECTIONS, AND SHALL ALSO HAVE A COMBINATION PRESSURE, TEMPERATURE RELIEF VALVE, WITH DISCHARGE PIPED TO FLOOR SINK.
13. SEAL ALL OPENINGS AROUND PIPES PENETRATING THE FIRE RATED WALLS WITH APPROVED FIRE RETARDING MATERIALS.
14. GAS APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICES.
15. INSTALL GAS VALVES AND FLEXIBLE CONNECTORS AT EACH GAS APPLIANCE PER CODE.
16. WASTE LINE SHALL BE SLOPED NOT LESS THAN 1/4" PER FT. IN THE DIRECTION OF FLOW.
17. ALL SINKS MUST BE EQUIPPED WITH HOT & COLD WATER DISPENSED FROM MIXING FAUCETS.
18. ALL THREADED WATER OUTLETS SHALL HAVE AN APPROVED VACUUM BREAKER PROPERLY INSTALLED.
19. A LISTED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SHALL BE PROVIDED WITH ALL BEVERAGE DISPENSING COLD WATER PLUMBING LINES.
20. CONTRACTOR TO LABEL ALL FIXTURE UNITS THAT REQUIRE A BACKFLOW PREVENTION DEVICE BY LOCAL CODE.
21. GAS VENTS SHALL TERMINATE NOT LESS THAN FOUR (4) FEET FROM ANY PROPERTY LINE EXCEPT A PUBLIC WAY.
22. PLUMBING FIXTURES SHALL BE AMERICAN STANDARD, KOHLER, OR EQUAL.
23. ALL A/C CONDENSATE LINES TO BE INSTALLED BY PLUMBING CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF CONDENSATE.
24. INSTALL EXPANSION JOINTS IN THE VENT, WASTE, SOIL, PIPING, AND EXPANSION LOOPS IN THE WATER AND GAS PIPING AS REQUIRED BY THE LOCAL ADMINISTRATION AUTHORITY.
25. RESTAURANTS AND BAKERY OCCUPANCY – STANDARD REQUIREMENTS:
 - (1). RESTROOM DOORS TO BE SELF-CLOSING AND TIGHT FITTING.
 - (2). FLOOR DRAIN AND FLOOR SINK TO HAVE AUTOMATIC TRAP PRIMER.
 - (3). HOSE BIBBS TO HAVE BACKFLOW PREVENTER.
 - (4). VERIFY WITH CITY SANITATION DISTRICT FOR GREASE TRAP REQUIREMENTS.
 - (5). PROVIDE GARBAGE GRINDER AT FOOD PROCESSING SINK.
 - (6). BACKFLOW PREVENTION WILL BE PROVIDED WITH MOP SINK.
 - (7). ALL DISHWASHER WILL DRAIN TO THE 3" TRAPPED FLOOR SINK WITH A LEGAL AIR GAP.
26. CONNECTIONS BETWEEN TWO DISSIMILAR METAL PIPES SHALL BE MADE OF WITH DIELECTRIC UNIONS.
27. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK CAREFULLY WITH THE AIR CONDITIONING AND ELECTRICAL CONTRACTORS TO AVOID INTERFERENCES.
28. ALL PIPING IN FINISHED AREAS SHALL BE CONCEALED WHERE POSSIBLE, AND ALL EXPOSED PIPING SHALL BE RUN HIGH AS POSSIBLE AND TIGHT TO WALLS.
29. SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE OR PLAN REQUIREMENTS VERIFY WITH ENGINEER WHEN IN DOUBT.
30. ALL UNDERGROUND GAS PIPING TO BE ENCASED WITH METAL ENCASSEMENT FILLED WITH CONCRETE PER CITY APPROVAL.
31. ALL NECESSARY PLUMBING CONNECTIONS TO FIXTURE AND EQUIPMENT TO BE MADE BY THE RESPECTIVE PLUMBING CONTRACTORS.
32. PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL OF EXISTING UNUSED PLUMBING FIXTURES, PIPING, VALVES, FITTINGS, ETC. PATCH & CAP OFF THE EXISTING SYSTEM WHERE IT APPLIES.
33. NO GAS PIPING ALLOWED BELOW SLAB OF INSIDE OF BUILDING. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6 INCHES ABOVE GRADE.
34. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6 INCHES IN HEIGHT ABOVE THE FLOOD LEVEL, RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
35. THE NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISCONNECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.

CONSTRUCTION NOTES:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING THIS JOB TO FAMILIARIZE HIMSELF AS TO THE EXTENT OF WORK REQUIRED, AND EXISTING CONDITION, AND SHALL TAKE THESE INTO CONSIDERATION IN THE COST OF HIS BID.

PLUMBING		LEGEND	
— S —	S	SANITARY SEWER	
— GS —	GS	GREASE SEWER	
— SD —	SD	STORM DRAIN	
--- V ---	V	SANITARY VENT	
— D —	D	INDIRECT DRAIN	
— — —	CW	DOMESTIC COLD WATER	
— — — —	HW	DOMESTIC HOT WATER	
— — — —	HWR	DOMESTIC HOT WATER RETURN	
— G —	G	NATURAL GAS	
— — — —	COTG	CLEANOUT TO GRADE	
— — — —	FOO	FLOOR CLEANOUT	
— — — —	WCO	WALL CLEANOUT	
— — — —	SOV	SHUT-OFF VALVE	
— — — —	POC	POINT OF CONNECTION	
WC — 1		PLUMBING FIXTURE DESIGNATION	
Ⓢ	FD	FLOOR DRAIN	
Ⓢ	FS	FLOOR SINK	
Ⓢ	EXIST G	EXISTING	
(N)		NEW	
(R)		RELOCATE	
	YB	YARD BOX	
	ABV	ABOVE	
	VCP	VITRIFIED CLAY PIPE	
	VTR	VENT THRU. ROOF	
	CLG	CEILING	
	AP	ACCESS PANEL	
	IE	INVERT ELEVATION	
	B.G.	BELOW GRADE	
	ASO	AUTOMATIC SHUT OFF VALVE	

PIPE SIZING CHART				
PIPE SIZE	GPM	VELOCITY FT./SEC	FIXTURE UNITS	
			F — TANK	F — VALVE
1/2"	2	2	2	2
3/4"	7	5	8	7.0 PSI
1"	14	5	18	7.0 PSI
1 1/4"	19/20 5/8	28/54	9	7.0 PSI
1 1/2"	26/41 5/8	48/90	41	7.0 PSI
2"	72	8	236	7.0 PSI
2 1/2"				
3"				

* BACKFLOW PREVENTER MODEL: WILKINS 975S — 1.5"

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE TYPE	PIPE CONNECTION				DESCRIPTION
		WASTE	VENT	CW	HW	
<u>WC - 1</u>	WATER CLOSET (ADA)	4"	2"	3/4"	-	FLOOR MOUNTED, FLUSH TANK 1.6GPF ELONGATED BOWL W/ OPEN FRONT SEAT
<u>L - 1</u>	LAVATORY (ADA)	2"	1½"	1/2"	1/2"	
<u>UR - 1</u>	URINAL	2"	1½"	1"	-	WALL HUNG
<u>GWH- 1</u>	GAS WATER HEATER	-	-	1"	1"	75 GALLON TANK CAPACITY 75,000 BTU/H GAS INPUT CEC CERTIFIED, BY RHEEM OR EQUAL PROVIDE 1/6 HP HOT WATER CIRCULATING PUMP AQUASTAT AND TIME SWITCH
<u>HT - 1</u>	HAIR TRAP	2"	1½"	-	-	J.R. SMITH OR EQUAL
<u>TP - 1</u>	TRAP PRIMER	-	-	1/2"	-	PRECISION OR EQUAL, PROVIDE ACCESS PANEL
<u>WA - 1</u>	WATER HAMMER ARRESTER	-	-	-	-	PRECISION OR EQUAL, PROVIDE ACCESS PANEL SIZE: 1/2"
<u>FD - 1</u>	FLOOR DRAIN	2"	1½"	1/2"	-	CAST IRON, ROUND TOP PROVIDE TRAP PRIMER
<u>S - 1</u>	HAND SINK	2"	1½"	1/2"	1/2"	
<u>S - 2</u>	HAIR WASH SINK	2"	1½"	1/2"	1/2"	
<u>S - 3</u>	BAR SINK	2"	1½"	1/2"	1/2"	

PIPE MATERIAL SCHEDULE

SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	HARD TEMPER. COLD DRAIN COPPER TUBE TYPE "L"	HARD TEMPER. COLD DRAIN COPPER TUBE TYPE "L"
SANITARY WASTE	CAST IRON	CAST IRON
SANITARY VENT	CAST IRON	CAST IRON
STORM DRAIN	CAST IRON	CAST IRON
GAS	—	BLACK STEEL, SCHEDULE 40
INDIRECT DRAIN	—	HARD TEMPER. COLD DRAIN COPPER TUBE TYPE "M"

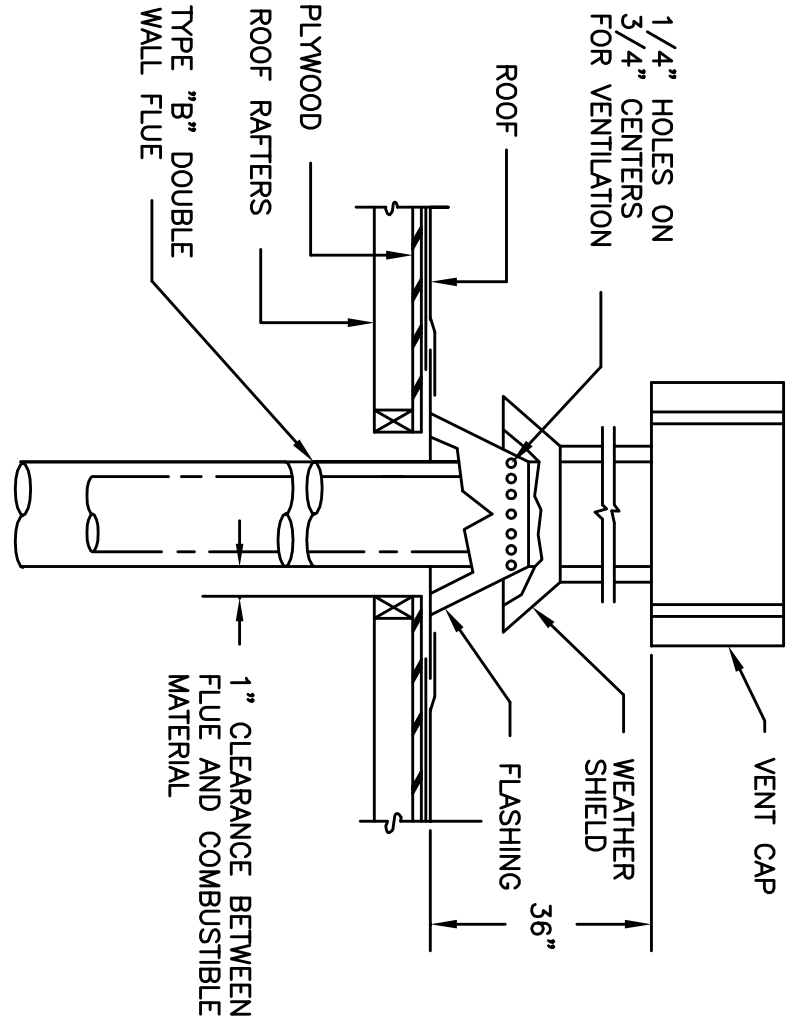
PLUMBING FIXTURE SUMMARY (FU)				
FIXTURE TYPE	QTY	WASTE EACH	WATER EACH	TOTAL
WC-1	3	4	12	2.5
L-1	3	1	3	1
UR-1	1	2	2	20
S-1	2	1	2	1
S-2	5	3	15	3
S-3	1	2	2	1
FD-1	1	2	2	1
TOTAL FU			38FU	49.5FU

DRAWING INDEX

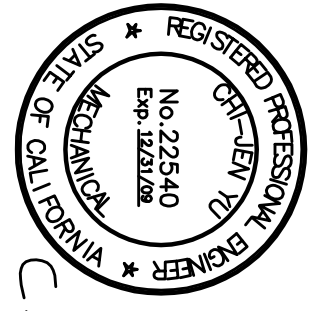
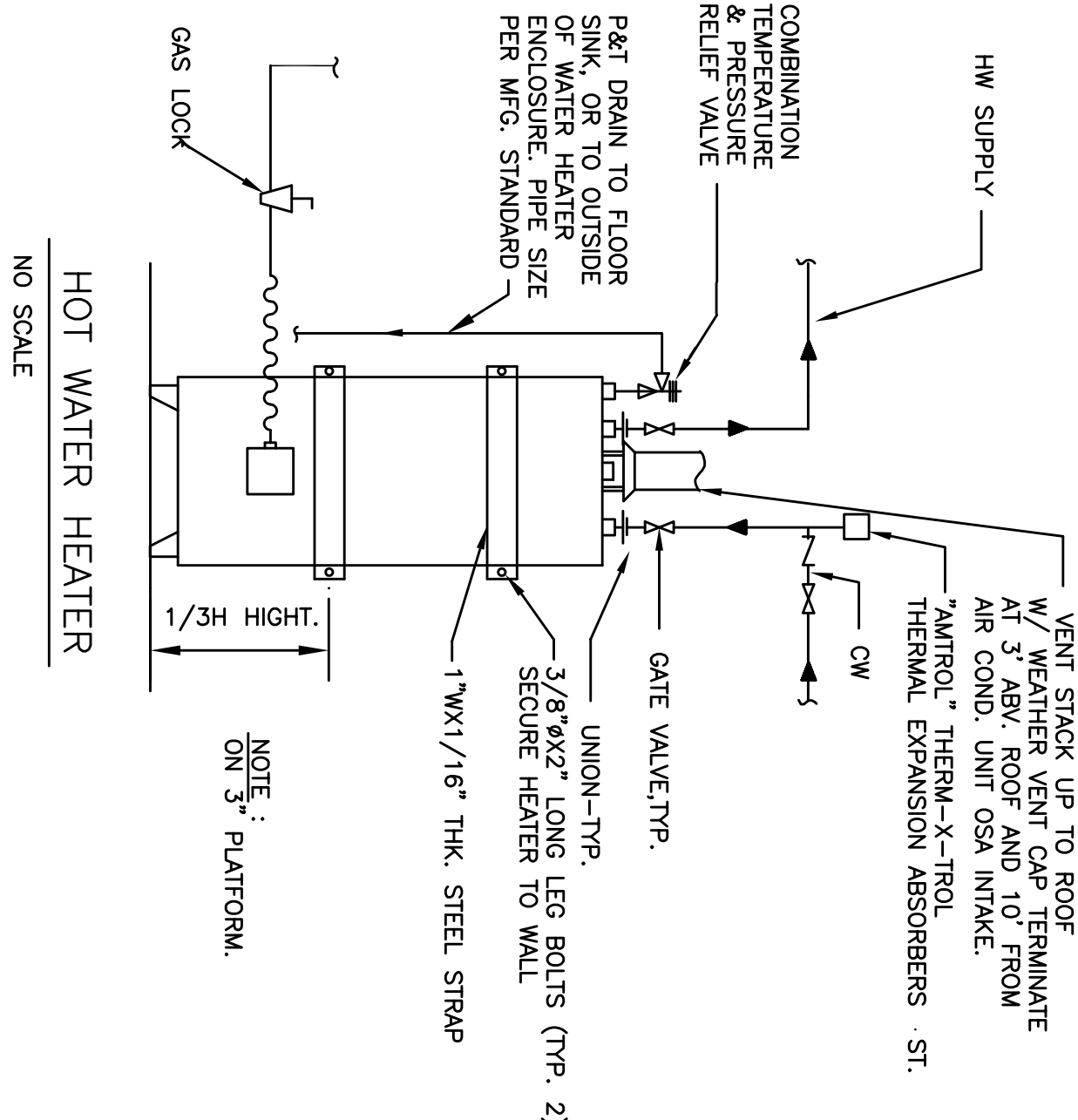
GENERAL NOTES & PLUMBING FIXTURE SCHEDULE

P-1 WATER & GAS PLAN

P-2 WASTE & VENT PLAN



FLUE VENT DETAIL



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DEVELOPER :
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PROJECT NO : 80428
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GENERAL NOTES & PLUMBING FIXTURE SCHEDULE

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