

3/4"

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ALL FIXTURES SHALL BE PROVIDED WITH MINIMUM ROUGH-IN CONNECTIONS AS INDICATED IN THIS SCHEDULE OR PER MANUFACTURERS RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL RUN ALL SERVICE LINES. ROUGH-IN AND MAKE FINAL CONNECTIONS TO ALL FIXTURES. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL TRIMS, FLUSH VALVES, TAILPIECES, STRAINERS, P-TRAPS, TRAP ARMS, HOT & COLD WATER STOPS AND FAUCETS AS REQUIRED.

1/2"

\_

1/4"

3/4"

B. ALL PLUMBING FIXTURES SHALL HAVE EASILY ACCESSIBLE SHUT-OFF VALVES.

SHOWER DRAIN

WALL MOUNTED KITCHEN

POT FILLER

**HEAVY DUTY** 

**RANGE** 

FOOD WASTE

DISPOSER

WATER FILTER

DISHWASHER

FD2250

ELKAY

LKAV4091

AMERICAN RANGE

AR-24G-6B

GENERAL ELECTRIC

GFB760V

**ELKAY** 

PDT845SMJES

C. CONFIRM PLUMBING FIXTURE SELECTIONS WITH THE ARCHITECTURAL PLANS AND SPECIFICATIONS PRIOR TO ORDERING.

OWNER FURNISHED CONTRACTOR INSTALLED.

DURA-COATED

CAST IRON

CHROME, LUSTROUS

STEEL

STAINLESS

STEEL

STAINLESS STEEL

JAM-RESISTAN

STAINLESS STEEL

4.0

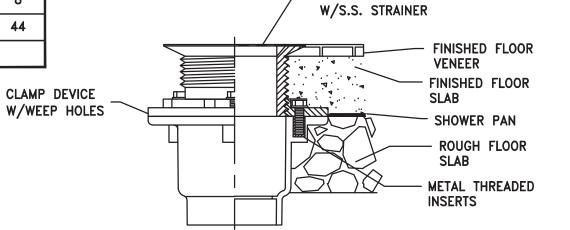
0.75

D. ALL PLUMBING FIXTURES AND PIPING SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY. INSTALLATION SHALL BE IN ACCORDANCE WITH APPROVED LISTING.

FIXTURE LOAD CAL	CULA	1OIT	<b>1</b> - E	XIST	ING A	AREA	A	FIXTURE LOAD CALCU	JLAT	ION -	- REI	MODI	ELE	) AR	EA
BASIS: 2013 CPC APPENDIX "A" CHAPTER 7 TABLE 7-3 (DRAINAGE FIXTU	TABLE A	A−2 (WAT VALUES).	ER SUPF Volume	PLY FIXTU E BASED	RE UNIT	S) & BLIC" VAI	LUES	BASIS: 2013 CPC APPENDIX "A" CHAPTER 7 TABLE 7-3 (DRAINAGE FIXTU	TABLE A	A−2 (WAT VALUES).	ER SUPP Volume	LY FIXTU BASED	IRE UNIT ON "PU	S) & BLIC" VA	LUES
EIVTURE	OTY	COLD	WATER	нот у	VATER	DRAIN WAS		FIVTURE	OTY	COLD	WATER	нот у	WATER	DRAIN WA	IAGE/ STE
FIXTURE	QTY.	FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU	FIXTURE	QTY.	FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU
WATER CLOSET	4	2.5	10	_	-	4	16	WATER CLOSET	4	2.5	10	_	_	4	16
URINAL	2	4	8	-	-	2	4	URINAL	2	4	8	-	-	2	4
LAVATORY	5	2	10	2	10	2	10	LAVATORY	5	2	10	2	10	2	10
JANITORS SINK	2	2	4	2	4	2	4	JANITORS SINK	2	2	4	2	4	2	4
KITCHEN SINK	1	2	2	2	2	2	2	KITCHEN SINK	1	2	2	2	2	2	2
SHOWER HEAD	4	2	8	2	8	2	8	SHOWER HEAD	4	2	8	2	8	2	8
TOTAL FIXTURE UNITS			40		24		44	TOTAL FIXTURE UNITS			42		24		44
TOTAL DEMAND - GPM			47					TOTAL DEMAND - GPM			47				

- REFERENCE CALIFORNIA PLUMBING CODE 610.3

- REFERENCE CALIFORNIA PLUMBING CODE 610.3



ADJUSTABLE HEAD ASSY.

SYMBOL DESCRIPTION ABBREVIATION DESCRIPTION AFF ABOVE FINISHED FLOOR (E) COLD WATER SUPPLY PIPE APPROX. APPROXIMATELY AIR SUPPLY HOUSE ASH COLD WATER SUPPLY PIPE ACID WASTE AW \_\_ cws \_\_ **COLD WATER SUPPLY BETW** BETWEEN PIPE BELOW FLOOR **BLDG** BUILDING JURISDICTION. BOP BOTTOM OF PIPE \_\_\_\_ HOT WATER SUPPLY PIPE CA COMPRESSED AIR CFF CAP FOR FUTURE -----HWR------HOT WATER RETURN PIPE CFM **CUBIC FEET PER MINUTE** CLG CEILING HOT WATER SUPPLY —— нws —— CLR CLEAR PIPE BELOW FLOOR CO CLEAN OUT CONC CONCRETE HOT WATER RETURN PIPE CORR CORRIDOR **COPPER TUBING** (E) SANITARY SEWER PIPE CW COLD WATER (DOMESTIC) DET DETAIL (E) VENT PIPE ABOVE GRADE DF DRINKING FOUNTAIN DCW DOMESTIC COLD WATER SANITARY SEWER PIPE DHW DOMESTIC HOT WATER DWG DRAWING VENT PIPE BELOW GRADE DBL DOUBLE \_\_\_\_\_ DN DOWN VENT PIPE ABOVE GRADE **EXISTING** (E) EAST CONDENSATE DRAIN PIPE EACH <u> — ср —</u> **EXHAUST FAN** ELEV. SAND/OIL WASTE PIPE **ELEVATION EMERGENCY SHOWER** (E) GREASE WASTE PIPE **EQUIPMENT EXPAN EXPANSION** FC0 GREASE WASTE PIPE FLOOR CLEAN OUT FLOOR DRAIN INDIRECT WASTE PIPE FEC FOOD EQUIPMENT CONTRACTOR — IDW —— FLR FLOOR LOW PRESSURE GAS PIPE —— LPG —— FM FORCED MAIN FACE OF MEDIUM PRESSURE GAS PIPE —— MPG —— FLOOR SINK GA GAUGE SOFT WATER PIPE \_\_\_\_ sw \_\_\_\_ **GALV** GALVANIZED GW **GREASE WASTE** PIPE DROP HORIZ HORIZONTAL HORSE POWER PIPE RISE HOT WATER (DOMESTIC) VALVE IN PIPE DROP **ICW** INDUSTRIAL COLD WATER IDW INDIRECT WASTE  $\longrightarrow$  $\bowtie$  $\longrightarrow$ SHUT-OFF VALVE INCHES INSUL INSULATION PRESSURE REDUCING VALVE INV **INVERT** JOINT PRESSURE REGULATOR VALVE MANUF **MANUFACTURER** MAX. MAXIMUM MECH. **MECHANICAL BALANCING VALVE** MET METAL MIN. MINIMUM CONTROL VALVE MISC. **MISCELLANEOUS** CHECK VALVE LAVATORY LBS **POUNDS** NEW FLOOR CLEAN OUT (N) NORTH NUMBER WALL CLEAN OUT NOT IN CONTRACT NPW 1 NON-POTABLE WATER FLOOR DRAIN NATURAL GAS NATURAL GAS MEDIUM PRESSURE NGM FLOOR SINK ON CENTER OPNG OPENING HOSE BIB OPP OPPOSITE OFA OIL FREE AIR POINT OF CONNECTION OFD OVERFLOW DRAIN PLATE POINT OF DISCONNECTION PLAS PLASTER POC POINT OF CONNECTION POD POINT OF DISCONNECTION XX TYPE **EQUIPMENT TAG** REQMT REQUIREMENT RD ROOF DRAIN RWL RAINWATER LEADER NUMBER SD SHT STORM DRAIN SHEET SIM SIMILAR SQ SQUARE SM SHEET METAL

**ABBREVIATIONS** 

PLUMBING LEGEND

WATER HAMMER ARRESTOR

SPECIFICATIONS

STANDARD

SYMMETRICAL

STEEL

THICK

URINAL

WASTE/SOIL WATER CLOSET

WALL CLEAN OUT

WELD EXHAUST WATER FILTER

WATER HEATER

WELL WATER

WATER SOFTENER

VENT

TYPICAL

THROUGH

TRAP PRIMER

TEMPERED WATER

VINYL COVERED TILE

VENT THROUGH ROOF

UNLESS NOTED OTHERWISE

SANITARY SEWER / STAINLESS STEEL

DESIGN, FURNISH, AND INSTALL COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS INCLUDING PROVIDING SUBMITTALS, SHOP DRAWINGS, COORDINATION BETWEEN TRADES AND DISCIPLINES, "AS-BUILTS", TESTING AND TEST

PLUMBING GENERAL NOTES

- 2. ALL WORK/MATERIALS SHOWN ON PLANS SHALL BE NEW UNLESS NOTED OTHERWISE, AND SHALL COMPLY WITH THE 2013 CALIFORNIA PLUMBING CODE (CURRENT GOVERNING CODE). CALIFORNIA STATE FIRE MARSHAL, CALIFORNIA BUILDING CODES, CALIFORNIA ADMINISTRATIVE CODE TITLES 17, 20, 24, ALL LOCAL APPLICABLE CODES AND AUTHORITIES HAVING
- 3. ALL SYMBOLS SHOWN ON SYMBOLS LIST ARE NOT NECESSARILY USED ON THIS PROJECT.
- 4. BEFORE STARTING ANY WORK, CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF DRAWINGS FOR ALL TRADES, INCLUDING ARCHITECTURAL, HVAC, AND ELECTRICAL. VERIFY ALL DIMENSIONS, SPACE REQUIREMENTS, AND POINTS OF CONNECTION TO ALL FIXTURES AND EQUIPMENT. MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.
- 5. PLUMBING DRAWINGS AND LAYOUTS ARE DIAGRAMMATIC TO SHOW DESIGN INTENT AND FINISHED CONDITIONS. CONTRACTOR SHALL COORDINATE PIPING WITH EXISTING CONDITIONS IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND AF.FECT PLUMBING WORK, INFORM THE OWNER IMMEDIATELY BEFORE PROCEEDING WITH THE
- THESE DRAWINGS INDICATE THE FINISHED REQUIREMENTS FOR THE PLUMBING SYSTEMS. DUE TO STRUCTURAL, MECHANICAL DUCT OR PIPING INTERFERENCE, OR FOR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING, AND THE RECORD DRAWINGS SHALL BE ACCURATELY REVISED TO SHOW THE CHANGES AS COMPLETED.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO ENSURE AN UNDERSTANDING OF THE COMPLETE SCOPE OF PROJECT.
- 3. VERIFY ALL EXISTING CONDITIONS PRIOR TO INSTALLATION, INCLUDING EXACT LOCATIONS OF REQUIRED CONNECTIONS TO UTILITIES. CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SIZES AND ASSUME FULL RESPONSIBILITY FOR FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED.
- 9. MAKE ALL CONNECTIONS TO EXISTING SERVICES WITH NEW FITTINGS.
- 10. UNLESS INSTRUCTED OTHERWISE, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND FEES REQUIRED FOR INSTALLATION OF THE (PFP) WORK, INCLUDING CITY OF EL SEGUNDO DEPARTMENT OF BUILDING AND SAFETY, THE GAS COMPANY AND ALL OTHER AGENCIES HAVING JURISDICTION OVER SERVICES TO THIS PROJECT. FURNISH FINAL CERTIFICATE OF INSPECTION TO THE OWNER, OR WRITTEN EVIDENCE OF ACCEPTANCE BY INSPECTION AUTHORITIES FOR ALL WORK INSTALLED.
- 11. IF ANY EQUIPMENT SUBMITTED BY THE CONTRACTOR IS DIFFERENT FROM THAT SPECIFIED, OR REQUIRES CHANGES IN MATERIAL OR LABOR FROM THAT REQUIRED IN THE CONTRACT DOCUMENTS AFFECTING THIS AND/OR OTHER TRADES, SUCH CHANGES SHALL BE SUBMITTED AS SHOP DRAWINGS. SUBMITTALS SHALL INDICATE CREDIT DUE TO OWNER. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYMENT OF ALL CHARGES RESULTING FROM ADDITIONS OR CHANGES IN THE WORK OF OTHER TRADES NECESSARY TO ACCOMMODATE THE REQUESTED MODIFICATION. ALL CHANGES SHALL BE SHOWN ON RECORD AND AS-BUILT
- 12. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF NEW CONSTRUCTION, FOR EXACT PLUMBING FIXTURE LOCATIONS AND QUANTITIES, EQUIPMENT, DEVICES, ETC.
- 13. SUBMIT SHOP DRAWINGS AND PRODUCT DATA.
- 14. DOMESTIC WATER HEATERS SHALL BE CERTIFIED AND LISTED BY THE CALIFORNIA ENERGY COMMISSION.
- 15. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS' RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE ALL FITTINGS. TRANSITIONS, VALVES AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 16. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY CALIFORNIA
- 17. ALL WATER FAUCETS SHALL BE PROVIDED WITH CODE APPROVED FLOW RESTRICTORS.
- 18. COORDINATE WITH ELECTRICAL SECTION PRIOR TO ORDERING EQUIPMENT FOR AVAILABLE **VOLTAGES AT EQUIPMENT LOCATIONS.**
- 19. COORDINATE ALL CUTTING, DRILLING, PATCHING, AND REINFORCING REQUIRED FOR PLUMBING WORK WITH THE GENERAL CONTRACTOR AND REQUIREMENTS OF STRUCTURAL ENGINEER.
- 20. PROVIDE PIPE SLEEVES TO ALL PIPING PASSING THROUGH A MASONRY, CONCRETE, STRUCTURAL WALL OR AS SHOWN ON PLANS. PROVIDE FIRE-RATED CAULKING OF SAME RATING AS THE WALL AND SHALL BE CITY OF LOS ANGELES APPROVED MATERIALS.
- 21. ALL CLEAN OUTS SHALL BE ACCESSIBLE. CLEAN OUTS SHALL BE INSTALLED PER LATEST EDITION OF CALIFORNIA PLUMBING CODE.
- 22. HANGING, SUPPORT AND SEISMIC BRACING OF PLUMBING PIPING SHALL COMPLY WITH GUIDELINES FOR SEISMIC RESTRAINTS OF PLUMBING SYSTEMS PER SMACNA LATEST EDITION.
- 23. INDIRECT WASTE PIPING SHALL BE DIRECTLY TRAPPED AND VENTED.
- 24. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
- 25. EXISTING MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED IN NEW SYSTEMS, EXCEPT WHERE INDICATED AS BEING RELOCATED.
- 26. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 27. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- 28. ALL SOIL, WASTE, STORM DRAIN AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE 29. ACCESSIBLE PLUMBING FIXTURES SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CBC
- SECTION 115B. HEIGHTS AND LOCATION OF ALL FIXTURES SHALL BE ACCORDING TO CBC TABLE 1115B-1. FIXTURE CONTROLS SHALL COMPLY WITH CBC SECTION 1118B. 30. ITEMS NOT SHOWN IN THE DRAWINGS BUT NECESSARY FOR COMPLETE OPERATION OF THE
- SYSTEM/FIXTURES/EQUIPMENT OR FOR COMPLETE CODE INSTALLATION SHALL BE PROVIDED AT NO ADDED COST TO THE OWNER.
- 31. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTION AND THE ACTUAL SHUTDOWN TIME SHALL BE AT A TIME DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- 32. UNLESS INDICATED, PIPE SIZES SHALL BE THE SAME AS THE SIZE INDICATED AT UPSTREAM.

**DESIGN INTENT** 

REMOVE AND DISPOSE OF THE EXISTING PLUMBING FIXTURES AND PROVIDE NEW CONNECTIONS FROM THE EXISTING PLUMBING LINES TO THE NEW PLUMBING FIXTURES PER THE CURRENT ARCHITECTURAL

PROVIDE DOMESTIC WATER, WASTE, VENT AND GAS TO THE NEW PLUMBING FIXTURES PER THE ARCHITECTURAL PLANS.

SHOWER FLOOR DRAIN DETAIL

**SPECS** 

SS

STD

STL

SYM

THK

TYP

TP

TW

UR

VCT

VTR

WC

WCO

WEX

WHA

WS

WW

WF

UNO

THRU

11.10.2016

F BEVERLY HILLS
# 2 - TENANT IMPROVEME
LDWATER CANYON DRIVE
ERLY HILLS, CA. 90210

CITY OF E
STATION # 2 1100 COLDW
BEVERLY

SCHEDU

LS, ABBREVIATIONS, CALCULATIONS AND S

S

#### PART 1.00 - GENERAL

1.01 GENERAL REQUIREMENTS:

- THIS SECTION OF THE SPECIFICATION SHALL BE CONSIDERED AS A PART OF THE ENTIRE SPECIFICATION AND ALL APPLICABLE PORTIONS OF GENERAL CONDITIONS, SPECIAL CONDITIONS, AND DIVISION 1 SHALL APPLY.
- B. BEFORE COMMENCEMENT OF WORK THIS CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, SIZE, ELEVATION, AND AVAILABILITY OF ALL UTILITIES RELEVANT TO THE PLUMBING WORK AND IMMEDIATELY NOTIFY THE ARCHITECT WITH WRITTEN NOTIFICATION OF ANY DISCREPANCIES.
- C. ERECTION: THE CONTRACTOR SHALL FURNISH THE SERVICES OF AN EXPERIENCED SUPERINTENDENT, WHO SHALL BE CONSTANTLY IN CHARGE OF THE ERECTION OF THE WORK, TOGETHER WITH ALL NECESSARY JOURNEYMEN, HELPERS, AND LABORERS REQUIRED TO PROPERLY UNLOAD, ERECT, CONNECT, ADJUST, START UP OPERATION AND TEST THE WORK INVOLVED.

#### 1.02 SCOPE OF WORK:

- WORK UNDER THIS SECTION INCLUDES ALL LABOR, EQUIPMENT, MATERIAL, SERVICES, TRANSPORTATION, ETC. REQUIRED FOR AND REASONABLY INCIDENTAL TO THE COMPLETE AND SATISFACTORY INSTALLATION OF ALL OF THE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
- B. WORK UNDER THIS SECTION INCLUDES:
  - ALL PLUMBING SYSTEMS, MATERIALS, FIXTURES, AND EQUIPMENT AND THE COMPLETE INSTALLATION THEREOF INCLUDING ALL PIPING, FINAL CONNECTIONS TO ALL MECHANICAL EQUIPMENT, AND ROUGH-IN WHERE INDICATED.
- 2. ALL WATER AND SEWER PIPING AND ALL NECESSARY PERMITS.
- 3. ROUGH-IN AND FINAL CONNECTIONS OF EQUIPMENT FURNISHED BY OTHERS.
- 4. ALL WATER AND INDIRECT WASTE PIPING TO MECHANICAL EQUIPMENT.
- C. WORK NOT INCLUDED: (COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO BID OR PROVIDE AS PART OF THE PLUMBING CONTRACT.) 1. ELECTRICAL AND MECHANICAL
- 2. GENERAL CUTTING AND PATCHING.
- 3. CONCRETE WORK.

#### 1.03 SUBMITTALS AND SHOP DRAWINGS:

- A. CONTRACTOR AGREES THAT SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER DO NOT BECOME CONTRACT DOCUMENTS AND ARE NOT CHANGE ORDERS; THAT THE PURPOSE OF THE SHOP DRAWING REVIEW IS TO ESTABLISH A REPORTING PROCEDURE AND IS INTENDED FOR THE CONTRACTOR'S CONVENIENCE IN ORGANIZING HIS WORK AND TO PERMIT THE ENGINEER TO MONITOR THE CONTRACTOR'S PROGRESS AND UNDERSTANDING OF THE DESIGN. THE PROCESS OF REVIEW OF THE CONTRACTOR'S SUBMITTALS IS NOT OF TESTING THE ENGINEER'S PERCEPTION. IF DEVIATIONS. DISCREPANCIES OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER THE SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE CONTRACTOR AGREES THAT THE CONTRACT DOCUMENTS SHALL CONTROL AND SHALL BE FOLLOWED.
- MATERIALS AND EQUIPMENT: AS SOON AS POSSIBLE AND WITHIN 21 DAYS AFTER AWARD OF THE CONTRACT, AND BEFORE THEIR PURCHASE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER 7 BOUND BOOKLETS FOR APPROVAL CONTAINING A COMPLETE LIST OF MATERIALS. SPECIALTIES AND EQUIPMENT HE IS TO FURNISH FOR THE INSTALLATION. ALL 1.13 INSPECTION: SUBMITTALS SHALL BE MADE AT ONE TIME.
- C. EACH ITEM SHALL BE IDENTIFIED BY MANUFACTURER, BRAND AND TRADE NAME, NUMBER, SIZE, RATING AND WHATEVER OTHER DATA ARE NECESSARY TO PROPERLY IDENTIFY AND CHECK THE MATERIALS AND EQUIPMENT. THE WORDS, "AS SPECIFIED" WILL NOT BE CONSIDERED SUFFICIENT IDENTIFICATION.
- D. ACCESSORIES, CONTROLS, FINISH, ETC., NOT SUBMITTED OR IDENTIFIED WITH THE SUBMITTED EQUIPMENT SHALL BE FURNISHED AND INSTALLED AS SPECIFIED.
- SHOP DRAWINGS WILL BE APPROVED ONLY TO EXTENT OF INFORMATION INDICATED. APPROVAL OF AN ITEM OF EQUIPMENT SHALL NOT BE CONSTRUED TO MEAN APPROVAL FOR COMPONENTS FOR THAT ITEM FOR WHICH CONTRACTOR HAS PROVIDED NO INFORMATION.
- APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING ALL CONTROLS. WIRING COMPONENTS. ETC. WHICH ARE SHOWN OR SPECIFIED. OR ALL ADDITIONAL CONTROLS, WIRING, COMPONENTS, ETC. REQUIRED TO PROVIDE A COMPLETE OPERATING MECHANICAL SYSTEMS.

# 1.04 SUBSTITUTIONS:

- A. SHOULD THE CONTRACTOR DESIRE TO SUBSTITUTE ANY MATERIAL, EQUIPMENT OR OTHER ITEMS FOR THOSE SPECIFIED, HE SHALL SUBMIT A COMPLETE LIST, INCLUDING DETAILED EQUIPMENT LAYOUTS AND PERFORMANCE CHARACTERISTICS WITHIN 7 CALENDAR DAYS AFTER THE SCHEDULED START OF CONSTRUCTION. SAID DATA SHALL BE SUBMITTED IN ELECTRONIC FORM, ASSEMBLED IN INDIVIDUAL BROCHURES.
- THE ENTIRE COST OF ALL CHANGES OF ANY TYPE DUE TO SUBSTITUTION FOR MATERIALS SPECIFIED SHALL BE BORNE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- C. UNSOLICITED AND VOLUNTARY DEDUCTS, ON THE PART OF THE CONTRACTOR FOR SUBSTITUTING UNAPPROVED SYSTEMS AND/OR EQUIPMENT, SHALL NOT BE CONSIDERED FOR THE PURPOSE OF AWARDING THE CONTRACT.
- D. THE CONTRACTOR SHALL SUBMIT THE AMOUNT OF COST CREDIT TO THE CONTRACT IN THE EVENT THE PROPOSED SUBSTITUTION IS ACCEPTED.
- E. IN ALL CASES WHERE SUBSTITUTIONS ARE PROPOSED AFTER BIDS ARE RECEIVED, THE CONTRACTOR SHALL BEAR THE COST OF EVALUATION ON THE BASIS OF 1-1/2 TIMES TECHNICAL SALARIES OF ENGINEERING PERSONNEL INVOLVED.

# 1.05 AVAILABILITY OF SPECIFIED EQUIPMENT:

- A. VERIFY PRIOR TO BIDDING THAT ALL SPECIFIED EQUIPMENT IS AVAILABLE AND CAN BE OBTAINED IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE
- B. IN THE EVENT THAT SPECIFIED ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT

WILL BE BACK-CHARGED AS NECESSARY AND SHALL NOT BE BORNE BY THE OWNER.

C. COSTS OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS, WHEN SUCH DELAYS SHOULD HAVE BEEN AVOIDED BY PROPER INVESTIGATION ON THE PART OF THE CONTRACTOR,

# 1.06 AS-BUILT DRAWINGS:

- A. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ONE SET OF WHITE PRINTS OF THE PLUMBING DRAWINGS WHICH HE SHALL ALTER IN RED TO SHOW ALL CHANGES MADE TO THE ORIGINAL LAYOUT. THESE DRAWINGS SHALL BE KEPT CURRENT.
- B. THE CONTRACTOR SHALL DELIVER THESE COMPLETED TO THE OWNER OR ENGINEER WHEN THE JOB IS FINISHED AND ACCEPTED PRIOR TO FINAL PAYMENT.

# 1.07 GUARANTEES:

- A. THE CONTRACTOR, IN ACCEPTING THIS CONTRACT, BINDS HIMSELF TO REPLACE OR REPAIR AT HIS OWN EXPENSE ANY DEFECT IN WORKMANSHIP OR MATERIAL WHICH MAY APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE BUILDING, AND TO PAY FOR ALL RESULTING DAMAGE WHICH SHALL APPEAR WITHIN THE SAID PERIOD: PROVIDED ALWAYS THAT THE CONTRACTOR SHALL NOT BE LIABLE FOR ANYTHING ATTRIBUTABLE TO ACTS OF THE SERVANTS AND AGENTS OF THE OWNER, OR FOR ORDINARY WEAR.
- B. THE CONTRACTOR GUARANTEES THAT ALL PIPING AS PROVIDED IN THIS SPECIFICATION WILL BE FREE FROM ALL OBSTRUCTIONS, AND THAT ALL PIPING WILL BE TIGHT AND DRIP FREE.
- THE CONTRACTOR GUARANTEES THAT, IN THE ENTIRE DOMESTIC WATER SYSTEM, A CONTINUOUS AND NOISELESS CIRCULATION OF WATER WILL BE ESTABLISHED TO ALL FIXTURES; AND THAT WATER MAY BE DRAWN FROM ANY FIXTURE WITHOUT HAMMERING.

# 1.08 LOCAL CONDITIONS:

THE CONTRACTOR AND TRADE SUBMITTING TENDERS ON THIS WORK SHALL VISIT AND WILL BE DEEMED TO HAVE VISITED THE SITE TO ENSURE THAT THEY ARE FAMILIAR WITH ALL CONDITIONS RELATING TO THE WORK. FAILURE TO VISIT THE SITE WILL IN NO WAY RELIEVE THE SUCCESSFUL CONTRACTOR OF THE NECESSITY OF FURNISHING ANY MATERIAL OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

B. EXISTING CONDITIONS, INCLUDING INVERTS OF DRAINS, SIZES AND LOCATIONS OF EXISTING SEWERS, WATER MAINS, ETC., SHALL BE EXAMINED BY THE CONTRACTOR PRIOR TO ANY INSTALLATION OR FABRICATION, AND IT SHALL BE UNDERSTOOD THAT THE PRICE QUOTED SHALL INCLUDE ALL WORK NECESSARY TO PROVIDE A COMPLETE WORKABLE SYSTEM WITHIN THE REQUIREMENTS OF APPROPRIATE CODES AND FULLY ADAPTED TO THE EXISTING CONDITIONS. THE CONTRACTOR SHALL DISCONNECT, SEAL OFF AND REMOVE ANY EXISTING 2.02 PIPE AND FITTINGS: SERVICES WHERE NO LONGER REQUIRED AND REPOUTE SERVICES WHERE NECESSARY.

### 1.09 RULES, REGULATIONS AND CODES:

- A. ALL WORK/MATERIALS SHOWN ON PLANS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2017 NATIONAL ELECTRIC CODE, AND ALL LOCAL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- B. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN AND WHERE REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS. THOUGH THE WORK BE NOT MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. WHEN THESE SPECIFICATIONS OR DRAWINGS CALL FOR OR DESCRIBE MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS SHALL TAKE PRECEDENCE.

#### 1.10 FEES AND PERMITS:

THE CONTRACTOR MUST OBTAIN AND PAY ALL FEES FOR PERMITS, LICENSES, INSPECTIONS, ETC., WHICH ARE REQUIRED BY ANY LEGALLY CONSTITUTED AUTHORITY. COORDINATE EXACT REQUIREMENTS WITH THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO BID.

#### 1.11 COORDINATION:

- A. FOLLOWING THE GENERAL ARRANGEMENT INDICATED ON THE DRAWINGS AS CLOSELY AS POSSIBLE, THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND ALL OTHER TRADES PRIOR TO INSTALLATION OF THE MATERIALS AND EQUIPMENT TO VERIFY ADEQUATE SPACE AVAILABLE FOR INSTALLATION OF THE WORK SHOWN. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED IF AN AREA OF CONFLICT OCCURS BETWEEN TRADES.
- B. THE CONTRACTOR SHALL BEAR ALL COSTS INCURRED FOR WORK THAT MUST BE RELOCATED DUE TO CONFLICTS BETWEEN TRADES.
- C. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO BID.

#### 1.12 DRAWINGS:

- A. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK, OR IN ORDER TO MEET STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- B. FOR THE PURPOSE OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFF-SETS, UNIONS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS, AND SHALL VERIFY THIS INFORMATION AT THE SITE.

- A. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF HIS WORK TO BE OR CLOSED IN UNTIL IT HAS BEEN INSPECTED, TESTED, APPROVED BY ALL AUTHORITIES HAVING JURISDICTION, AND UNTIL PROJECT RECORD DRAWINGS HAVE BEEN PROPERLY ANNOTATED.
- B. SHOULD ANY OF HIS WORK BE CLOSED IN BEFORE SUCH INSPECTION, HE SHALL, AT HIS OWN EXPENSE, UNCOVER THE WORK TO THE SATISFACTION OF THE INSPECTION PARTY. ALL RELATED REPAIR WORK COST SHALL BE BORNE BY THE CONTRACTOR.

#### 1.14 DELIVERY, STORAGE AND PROTECTION OF PROPERTY:

- A. PLACE ORDERS FOR ALL EQUIPMENT IN TIME TO PREVENT ANY DELAY IN CONSTRUCTION SCHEDULE OR COMPLETION OF PROJECT. IF ANY MATERIALS OR EQUIPMENT ARE NOT ORDERED IN TIME, ADDITIONAL CHARGES MADE BY EQUIPMENT MANUFACTURER'S TO COMPLETE THEIR EQUIPMENT IN TIME TO MEET CONSTRUCTION SCHEDULE, TOGETHER WITH ANY SPECIAL HANDLING CHARGES, SHALL BE BORNE BY THE CONTRACTOR.
- B. MATERIALS SHALL BE DELIVERED IN AMPLE QUANTITIES FROM TIME TO TIME AS MAY BE NECESSARY FOR THE UNINTERRUPTED PROGRESS OF THE WORK. THEY SHALL BE STORED SO AS TO CAUSE THE LEAST OBSTRUCTION TO THE PREMISES AND DISTRIBUTED SO AS TO PREVENT OVERLOADING TO ANY PORTION OF THE STRUCTURE.
- C. THE CONTRACTOR SHALL PROVIDE TEMPORARY STORAGE AND SHOP AREAS THAT ARE REQUIRED AT THE SITE FOR THE SAFE AND PROPER STORAGE OF MATERIALS. TOOLS. AND OTHER ITEMS USED IN THE PERFORMANCE OF THIS WORK. THESE AREAS SHALL BE CONSTRUCTED ONLY IN APPROVED LOCATIONS AND SHALL NOT INTERFERE WITH THE WORK OF ANY OTHER CONTRACTOR.
- D. ALL WORK, EQUIPMENT AND MATERIALS SHALL BE PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGE CAUSED EITHER DIRECTLY OR INDIRECTLY BY HIS OWN WORKMEN. THE CONTRACTOR SHALL ALSO PROTECT HIS OWN WORK FROM DAMAGE. HE SHALL CLOSE ALL PIPE OPENINGS WITH CAPS OR PLUGS DURING INSTALLATION. HE SHALL PROTECT ALL OF HIS EQUIPMENT AND MATERIALS AGAINST DIRT, WATER, CHEMICAL AND MECHANICAL INJURY. UPON COMPLETION, ALL WORK SHALL BE THOROUGHLY CLEANED AND DELIVERED IN A NEW CONDITION.

# 1.15 DEFINITION OF "PIPING":

THE TERM "PIPING" AS USED IN THESE SPECIFICATIONS OR ON THE DRAWINGS SHALL MEAN ALL PIPE, FITTINGS, NIPPLES, VALVES, UNIONS, ETC. AS MAY BE REQUIRED FOR A COMPLETE 2.04 ESCUTCHEONS: AND FUNCTIONAL SYSTEM.

# 1.16 DAMAGE BY LEAKS, ETC.:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY PART OF THE PREMISES 2.05 ACCESS PANELS OR WORK OF OTHER CONTRACTORS, CAUSED BY LEAKS OR BREAKS IN THE PIPING OR EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THIS SECTION, DURING THE CONSTRUCTION AND GUARANTEE PERIOD.

# 1.17 ACCESS TO EQUIPMENT FOR MAINTENANCE:

- A. INSTALL ALL EQUIPMENT, PIPING, ETC. TO PERMIT ACCESS FOR NORMAL MAINTENANCE. INSTALL ALL SUCH EQUIPMENT AND ACCESSORIES TO FACILITATE MAINTENANCE. PERFORM ANY RELOCATION OF PIPES, ETC. REQUIRED TO PERMIT ACCESS AT REQUEST OF ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- B. FURNISH AND INSTALL ACCESS DOORS OR PANELS IN WALLS, FLOORS, AND CEILINGS TO PERMIT ACCESS TO VALVES, STRAINERS, TRAPS, CLEANOUTS, AND ALL EQUIPMENT AND PIPING REQUIRING SERVICE. COORDINATE LOCATION OF ACCESS DOORS WITH OTHER TRADES AS REQUIRED.
- C. SIZE ACCESS PANELS TO ALLOW INSPECTION AND REMOVAL OF ALL ITEMS SERVED.
- D. USE MILCOR STYLE AS REQUIRED FOR MATERIAL IN WHICH DOOR IS INSTALLED. WHERE DOOR IS INSTALLED IN FIRE RATED CONSTRUCTION, PROVIDE DOOR BEARING UL LABEL REQUIRED FOR CONDITION.

# PART 2.00 - PRODUCTS

# 2.01 GENERAL:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE BEST OF THEIR RESPECTIVE GRADES, FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND OR QUALITY HEREIN SPECIFIED OR AS ACCEPTED BY THE ARCHITECT.
- B. ALL MATERIALS AND EQUIPMENT SHALL BE IDENTIFIED BY MANUFACTURER'S NAME OR NAME PLATE DATA. UNIDENTIFIED MATERIAL OR EQUIPMENT SHALL BE REMOVED FROM THE SITE. 2.07 PIPE INSULATION:
- C. EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC. LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
- D. WHERE NO SPECIFIC MAKE OF MATERIAL OR EQUIPMENT IS MENTIONED, ANY FIRST CLASS 2.08 TRAPS, STRAINERS AND TAILPIECES: PRODUCT OF A REPUTABLE MANUFACTURER MAY BE USED. PROVIDED IT CONFORMS TO THE REQUIREMENTS OF THE SYSTEM AND MEETS WITH THE APPROVAL OF THE ENGINEER.

# PLUMBING SPECIFICATIONS

E. EQUIPMENT AND MATERIALS DAMAGED DURING TRANSPORTATION, INSTALLATION AND OPERATION SHALL BE CONSIDERED AS "TOTALLY DAMAGED" AND SHALL BE REPLACED WITH NEW. ANY VARIANCE FROM THIS CLAUSE SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE ENGINEER.

### A. SOIL AND WASTE PIPING:

1. SOIL AND WASTE PIPING OUTSIDE OF THE BUILDING WITHIN FIVE FEET OF THE FOUNDATION, AND WITHIN THE BUILDING ITSELF SHALL BE CAST IRON SERVICE WEIGHT NO HUB PIPE AND APPROVED TYPE FITTINGS, ASPHALTUM COATED, FREE FROM DEFECTS AND SHALL MEET REQUIREMENTS OF THE COMMERCIAL STANDARD NO. CS301

#### 2. JOINTS SHALL BE MADE WITH "HUSKY" FOUR BAND COUPLINGS.

3. BUILDING WASTE PIPING FROM 5' OUTSIDE OF THE BUILDING AND UNDERGROUND SEWER PIPING MAY BE VITRIFIED CLAY PIPE, "PACIFIC CLAY PRODUCTS", WEDGE LOCK JOINT OR PLASTIC PIPE SCHEDULE 40 PVC OR ABS AS APPROVED BY THE BUILDING DEPARTMENT.

#### B. VENT AND STORM DRAIN PIPING:

1. VENT PIPING BELOW GRADE TO APPROXIMATELY 6" ABOVE GROUND AND ALL SUCH PIPING OF SIZE 2" AND LARGER ABOVE GROUND, SHALL BE CAST IRON AS SPECIFIED FOR SOIL LINES.

2. VENT PIPING LESS THAN 2" SIZE ABOVE GROUND SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH BLACK CAST IRON RECESSED DRAINAGE FITTINGS. AT CONTRACTOR'S OPTION, CAST IRON PIPE AS SPECIFIED FOR WASTE PIPING MAY BE

#### C. WATER PIPING:

1. TYPE "L" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS AND ADAPTERS FOR SCREW PIPE CONNECTIONS. THREADED PIPE, UNIONS AND FITTINGS AT FIXTURE CONNECTION AND AT OUTDOOR PIPING ABOVE GRADE SHALL BE 85% RED BRASS WITH IPS THREADS.

### D. GAS PIPING:

1. INSIDE OF THE BUILDING, ABOVE FLOOR, PROVIDE SCHEDULE 40 BLACK STEEL PIPE CONFORMING TO ASTM SPECIFICATIONS A53 USING 150 POUND BANDED MALLEABLE IRON SCREWED FITTINGS.

#### E. CONDENSATE DRAIN PIPING:

1. DRAIN PIPING SHALL BE TYPE "M" HARD TEMPER COPPER TUBING WITH SOLDER SWEAT FITTINGS. PROVIDE DEEP SEAL TRAPS AT ALL CONDENSATE CONNECTIONS TO COOLING COIL DRAIN PAN CONNECTIONS.

UNIONS: FURNISH AND INSTALL AT EACH THREADED CONNECTION TO ALL EQUIPMENT OR VALVES. LOCATE THE UNIONS SO THAT THE PIPING CAN BE EASILY DISCONNECTED FOR REMOVAL OF THE EQUIPMENT OR VALVE OF THE TYPE SPECIFIED IN THE FOLLOWING **SCHEDULE:** 

1. BLACK STEEL PIPE: 250 POUND SCREWED BLACK MALLEABLE IRON, GROUND JOINT, BRASS TO IRON SEAT.

2. GALVANIZED STEEL PIPE: 250 POUNDS SCREWED GALVANIZED MALLEABLE IRON, GROUND JOINT BRASS TO IRON SEAT.

3. COPPER OR BRASS OR TUBING: 150 POUND CAST BRONZE OR COPPER GROUND JOINT, NON FERROUS SEAT WITH ENDS. WALSEAL, NIBCO, MUELLER OR FLAGG

#### 2.03 DRAWINGS: A. GENERAL:

- 1. SUPPLY PIPING SYSTEM WITH VALVES ARRANGED SO AS TO GIVE COMPLETE AND REGULATING CONTROL OF PIPING SYSTEM THROUGHOUT THE BUILDING. EACH GROUP OR BATTERY OF FIXTURES SHALL HAVE A SHUT OFF VALVE COMPLETE WITH ACCESS PANEL
- 2. INSTALL VALVES WITH THE BEST WORKMANSHIP, NEAT APPEARANCE AND GROUPING, SO THAT ALL PARTS ARE EASILY ACCESSIBLE AND MAINTAINED.

# B. VALVES:

# 1. VALVES SHALL BE ONE OF THE FOLLOWING:

TYPE	GATE	GLOBE	CHECK
CRANE	438	7	36
JENKINS	370	106A	762A
KENNEDY	427	89	444

2. BALL VALVES AS MANUFACTURED BY NIBCO #5954, 3 PIECE OR EQUAL BY APOLLO #82100, MAY BE PROVIDED IN LIEU OF GATE VALVES.

A. METALLIC FLANGE TYPE WITH LOCKING DEVICE AND CHROME PLATED FINISH.

A. J.R. SMITH, ZURN OR JOSAM. PROVIDE 12" X 12" PANELS FOR CONCEALED VALVES AND OTHER EQUIPMENT UNLESS OTHERWISE SPECIFIED OR INDICATED. CEILING ACCESS PANELS SHALL BE 12" X 18" MINIMUM. IF ACCESS PANELS ARE REQUIRED, VERIFY LOCATIONS WITH THE ARCHITECT.

# 2.06 PIPE SUPPORTS:

SEPARATE HANGERS.

A. SPLIT RING HANGERS: GRINNELL #104, MASON INDUSTRIES OR ELCEN. SUPPORT FROM FRAMING WITH SIDE BEAM CONNECTOR. BRANCHES OVER SIX FEET LONG SHALL HAVE

# B. PIPING HANGER RODS: CONFORM TO THE FOLLOWING:

1. PIPE SIZE UP TO 2" IPS 3/8" RODS 2. PIPE SIZE 2" TO 3" IPS 1/2" RODS 3. PIPE SIZE 4" IPS & LARGER 5/8" RODS

C. FOR SUPPORT CONDITIONS OTHER THAN SPECIFIED HEREIN, SUBMIT METHOD OF SUPPORT FOR APPROVAL PRIOR TO ANY INSTALLATION.

D. CONFORM HANGER SPACING AND LOCATION TO UNIFORM PLUMBING CODE REQUIREMENTS. PROVIDE LATERAL BRACING AND ANCHOR INTO WALL OR OVERHEAD FRAMING.

E. PIPE ISOLATORS: ISOLATE ALL PIPE HANGERS OR PIPING SUPPORTS FROM PIPING WITH STONEMAN "TRISOLATORS". SERIES 100 FOR IPS PIPING.

A. HOT WATER PIPE INSULATION: INSULATE ALL HOT WATER SUPPLY AND RETURN PIPING.

EXCEPT EXPOSED CONNECTIONS TO PLUMBING FIXTURES, VALVES, FLANGES AND UNIONS WITH

# SNAP ON. FIBERGLASS WITH STANDARD WEIGHT FIBERGLASS JACKET. "K" FACTOR OF .25.

A. EVERY SANITARY FIXTURE, UNLESS OTHERWISE SPECIFIED, SHALL BE PROVIDED WITH A 17 GAUGE CHROMIUM TAILPIECE. BRASS TRAP AND CHROMIUM WALL FLANGES. PROVIDE CHROMIUM PLATED BRASS CASING BETWEEN THE WALL AND FLANGES WITH EACH FIXTURE. ALL SANITARY WASTE SYSTEM FLOOR DRAINS AND FLOOR SINKS SHALL HAVE CAST IRON "P" TRAPS.

### 2.09 FIXTURE SUPPLIES:

SUPPLIES TO FLUSH VALVES, LAVATORIES AND SINKS SHALL BE EQUIPPED WITH CHROMIUM PLATED AND POLISHED SCREWED TYPE ANGLE COMPRESSION STOPS WITH SQUARE SHANK STEMS AND LOCK SHIELDS EXTENDING BEYOND THE STEM.

B. EACH SUPPLY OR PIPE WHICH PASSES THROUGH OR INTO WALL, FLOOR, CEILING OR FURRED SPACE SHALL BE EQUIPPED WITH A CHROMIUM PLATED AND POLISHED CAST BRASS FLANGE WITH A SET SCREW.

#### 2.10 EQUIPMENT: (SEE EQUIPMENT SCHEDULE ON DRAWINGS)

#### 2.11 PLUMBING FIXTURES: (SEE FIXTURE SCHEDULE ON DRAWINGS)

### A. AS MANUFACTURED BY ELKAY, KOHLER OR DELTA.

B. FURNISH COMPLETE WITH NECESSARY TRIM, INCLUDING STOPS. ALL TRIM AND EXPOSED FITTINGS TO BE CHROME PLATED BRASS INCLUDING HANDLES, SUPPLY TAILPIECES, TRAPS

- C. CONNECTIONS TO FIXTURES: IN ACCORDANCE WITH CODE REQUIREMENTS, EXCEPT AS EXCEEDED HEREIN OR ON DRAWINGS, AND IN NO CASE LESS THAN THE SUPPLY STOP SIZE. MINIMUM WASTE: 4" FOR WATER CLOSETS AND 2" FOR LAVATORIES.
- D. STEEL PLATE SUPPORTS FOR ALL WALL FIXTURES: SUPPORT WITH 3/8" THICK X 6" WIDE STEEL PLATES RECESSED AND LAG SCREWED TO WOOD STUDS OR WELDED TO STEEL P. ALL EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE STUDS AND TAPPED FOR FIXTURE BOLTS. LENGTH AND NUMBER OF PLATES AS REQUIRED TO SATISFACTORILY SUPPORT THE FIXTURES INSTALLED.

### 3.01 PIPING, FIXTURES AND EQUIPMENT:

A. PIPE JOINTS AND CONNECTIONS:

1. APPROVED ELASTOMERIC RING JOINTS, FLEXIBLE COMPRESSION JOINTS, AND NO-HUB COUPLINGS ARE ACCEPTABLE AND SHALL BE BY M.G., IDEAL OR APPROVED EQUAL.

2. PROVIDE SUFFICIENT FLEXIBLE PIPE CONNECTORS, SWING JOINTS, BALL JOINTS, EXPANSION LOOPS, AND DEVICES NECESSARY FOR SEISMIC JOINTS, EXPANSION JOINTS OR TO ALLOW FOR EXPANSION IN PIPING SYSTEMS.

3. COOPER TUBING WITH SOLDER JOINTS FOR WATER AND INDIRECT WASTE PIPING SHALL BE MADE UP WITH 95/5 SOLDER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR THE SERVICE INTENDED. THREADED ADAPTERS SHALL BE USED WHERE REQUIRED.

B. ALL PIPING PASSING THROUGH FINISHED FLOORS, CEILINGS, PARTITIONS OR WALLS EXPOSED TO VIEW SHALL BE PROVIDED WITH CHROMIUM PLATED ESCUTCHEONS. ESCUTCHEONS FOR INSULATED PIPES SHALL FIT OVER THE INSULATION.

D. SUPPORT EACH PIPE INDEPENDENTLY FROM OTHER PIPES. DO NOT USE WIRE OR

C. ISOLATE ALL WATER PIPING FROM CLAMPS AND PIPE HANGERS WITH STONEMAN SERIES 100 OR BY SUPERSTRUT NO. C-715 ISOLATORS.

PLUMBERS TAPE FOR HANGING OR STRAPPING PIPES. E. ALL PIPING PASSING THROUGH FIRE RATED WALLS, CEILINGS OR FLOORS SHALL BE SLEEVED AND PACKED WITH APPROVED FIRE RESISTIVE MATERIAL AND COVERED WITH A LAYER OF 3M FIRE BARRIER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE PENETRATION ASSEMBLY SHALL BE UL LISTED AND AS REQUIRED BY THE C.B.C.

1. ALL PIPING THROUGH ANY CONCRETE FLOORS, WALLS AND ROOF SHALL HAVE PIPE SLEEVES INSTALLED BEFORE THE CONCRETE IS POURED. SPACE BETWEEN PIPING AND SLEEVE SHALL BE PACKED WITH NON-COMBUSTIBLE MATERIAL. SLEEVES THROUGH FLOORS SHALL BE MADE WATERTIGHT WITH MASTIC, NON-STAINING COMPOUND WHICH LEAVES A FINISHED SMOOTH APPEARANCE, OR PACK WITH NON-COMBUSTIBLE ROPE OR FIBERGLASS TO WITHIN 1/2" OF BOTH WALL FACES AND PROVIDE PLASTIC WATERPROOF COMPOUND.

2. ALL PIPING THROUGH ANY PARTITION SHALL HAVE 1/4" MINIMUM CLEARANCE ALL AROUND. INSTALL SLEEVES TO PROTECT PIPING FROM BEING ANCHORED BY THE PARTITION MATERIAL. PACK SPACE BETWEEN SLEEVE AND PIPE WITH INCOMBUSTIBLE MATERIAL.

3. PIPING THROUGH ANY SOUND PARTITION SHALL HAVE 1/2" CLEARANCE BETWEEN PIPE AND WALL CONSTRUCTION. THIS SPACE SHALL BE SOLIDLY CAULKED BOTH SIDES OF THE 4. PIPE PENETRATIONS THROUGH ANY EXISTING CONCRETE SHALL BE CORE DRILLED. THE OPENING THROUGH CONCRETE SHALL BE APPROXIMATELY 3/4" LARGER THAN PIPE OD.

SPACE BETWEEN PIPE AND CONCRETE SHALL BE CAULKED TO FULL CONCRETE THICKNESS

WITH A FIRE RATED MATERIAL. FOR VERTICAL PENETRATIONS, CAULK SO THAT AS LITTLE

DAMAGE AS POSSIBLE SHALL BE DONE TO EXISTING AND REMAINING WALLS, FLOORS, CEILINGS AND STRUCTURAL MEMBERS. G. SCREWED STEEL PIPING SHALL BE PROPERLY REAMED. PIPE JOINT COMPOUND SHALL BE

H. COPPER TUBING SHALL BE CUT WITH COPPER TUBE CUTTERS SIZED WITH A SIZING TOOL AND THOROUGHLY CLEANED BEFORE APPLICATION OF FLUX OR SOLDER.

"RECTORSEAL" AND SHALL BE APPLIED TO MALE THREADS ONLY.

WELDED PIPE SHALL BE PLAIN END AND WITH BEVELED END FITTINGS COMPLYING WITH ASA

J. COPPER TUBING SYSTEMS FOR WATER PIPING SHALL HAVE IPS RED BRASS PIPE OR NIPPLES AT ALL CONNECTIONS REQUIRING RIGIDITY (AT EQUIPMENT, AT ANCHORS, ETC.). K. UNIONS AND FLANGES: PROVIDE UNION AND FLANGES AT EACH CONNECTION TO EQUIPMENT AND

DOWNSTREAM OF EACH VALVE. INSTALL UNIONS AT BOTH ENDS OF VALVES, STRAINERS, ETC.,

WHEN THE VALVES. ETC. COULD NOT BE TURNED DUE TO AN OBSTRUCTION. PIPING IN ANY PARTITIONS, THROUGH PLATES, STUDS, ETC. SHALL HAVE SUFFICIENT CLEARANCE FROM THE STRUCTURE TO ALLOW FOR EXPANSION AND CONTRACTION OF THE

PIPING. NO BARE PIPING SHALL TOUCH WOOD, CONCRETE, ETC. AT ANY TIME. M. ISOLATE ALL WATER PIPING FROM STRUCTURE WITH MINIMUM 3/8" THICK FELT PADS.

# N. PIPE HANGERS AND SUPPORTS:

FOR REVIEW.

- 1. SECURELY FASTEN PIPING TO BUILDING CONSTRUCTION WITH HANGERS, SUPPORTS, GUIDE ANCHORS OR SWAY BRACES TO MAINTAIN PIPE ALIGNMENT, OR MAINTAIN RIGIDITY AND TO PREVENT NOISE OR EXCESSIVE STRAIN ON PIPING DUE TO UNCONTROLLED MOVEMENT UNDER OPERATING CONDITIONS. SUPPORTS SHALL BE DESIGNED FOR SAFETY FACTOR OF 5 TO 1 FOR GROSS WEIGHT OF PIPING SYSTEM INCLUDING FLUID AND INSULATION. ALL PIPING SHALL BE SEISMICALLY BRACED.
- 2. FASTEN RODS TO STRUCTURAL STEEL MEMBERS WITH SUITABLE BEAM CLAMPS OR TO CONCRETE INSERTS SET FLUSH WITH THE SURFACE. INSTALL A REINFORCING ROD THROUGH OPENING IN THE CONCRETE INSERT. DO NOT BURN, WELD OR DRILL STRUCTURAL MEMBER UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ARCHITECT.
- 3. WHERE HANGER RODS ARE LONGER THAN 18 INCHES, PROVIDE A LATERAL BRACE EVERY FOURTH HANGER. DO NOT SUPPORT ANY PIPING BY WIRE, ROPE, WOOD OR OTHER MAKESHIFT DEVICES. PROVIDE ADEQUATE ADDITIONAL STEEL SUPPORT. WHERE BUILDING CONSTRUCTION DOES NOT PERMIT THE HANGER SPACING AS SCHEDULED, COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO BID AND SUBMIT LOCATION DETAILS
- 4. EACH HANGER SHALL BE ADJUSTED TO CARRY ITS PROPER SHARE OF THE LOAD.
- 5. PROVIDE SWAY BRACING AT EVERY FIFTH HANGER. ADDITIONAL SUPPORTS AND/OR BRACES SHALL BE INSTALLED IF, DURING TEST OR NORMAL OPERATION, THE PIPING SHOULD SWAY, CRAWL OR VIBRATE.
- 6. PIPING BELOW ANY DUCTWORK SHALL BE SUPPORTED FROM WALL OR ON A TRAPEZE WITH HANGER RODS OUTSIDE OF DUCTWORK.

ALL PIPING, INCLUDING VALVES, ETC., SHALL BE SUPPORTED INDEPENDENTLY OF

EQUIPMENT; NO PIPING WEIGHT OR STRESS DUE TO EXPANSION AND CONTRACTION SHALL

BE TRANSMITTED TO THE EQUIPMENT. 8. ALL INSULATED PIPING SHALL BE PROVIDED WITH SUPERSTRUT NO. C-790 STEEL

PROTECTION SHIELDS BETWEEN INSULATION AND PIPE HANGERS.

#### O. PIPE HANGER SPACING:

1. VERTICAL RISERS SHALL BE SUPPORTED AT THEIR BASES AND AT EACH FLOOR MINIMUM.

2. HORIZONTAL PIPING SPACING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL CENTER TO CENTER 2" AND LARGÉR 1 1/2" AND LARGER 5'-0" AND AT EACH FITTING. 3. HANGER RODS, THREADED:

(INCH DIAMETER)

4. INSTALL A HANGER WITHIN 12" OF EACH CHANGE OR DIRECTION AND FOR EACH BRANCH 5'0" AND LONGER.

MANUFACTURER'S RECOMMENDATIONS.

#### 3.02 STERILIZATION OF DOMESTIC WATER LINES:

PIPE SIZES (INCHES)

- A. STERILIZE DOMESTIC WATER LINES. THIS WORK SHALL BE PERFORMED BY AN INDEPENDENT COMPANY SPECIALIZING IN THIS WORK.
- B. SUBMIT STERILIZATION REPORT TO ARCHITECT FOR APPROVAL AND INDICATE THAT THE COLIFORM-AEROGENES ORGANISMS ARE NEGATIVE, THAT THE TOTAL PLATE COUNT IS LESS THAN 100 BACTERIA PER CC. HAT THE WATER IS SAFE FOR CONSUMPTION.

A. ALL PLUMBING SHALL BE LABELED WITH W. H. BRADY #B-946 SNAP-ON PIPE LABELS OR APPROVED EQUAL OR AS REQUIRED BY OWNER'S REPRESENTATIVE TO MATCH EXISTING CONDITIONS. THE LABELS ARE TO SHOW NAME OF SERVICE AND DIRECTION OF FLOW. INSTALL LABELS 25 FOOT ON CENTER, AT VALVES, EQUIPMENT AND ON BOTH SIDES OF ANY WALL, FLOOR, CEILING OR FOUNDATIONS.

### 3.04 COMPLETION OF INSTALLATION:

- A. CLEAN ALL EQUIPMENT AND MATERIALS THOROUGHLY.
- B. SHOW NO TOOL MARKS OR THREADS ON EXPOSED PLATED, POLISHED OR ENAMELED CONNECTIONS FROM FIXTURES. TAPE FINISHED SURFACES TO PREVENT DAMAGE DURING
- WATER AT THE HIGHEST VELOCITIES ATTAINABLE. D. CLEAN ALL PIPING, VALVES AND TRAPS THOROUGHLY AND FLUSH OR BLOW OUT UNTIL

THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER 3 COPIES OF EQUIPMENT

- PERTINENT DATA, SUCH AS:
- 2. PART NUMBERS OF ALL REPLACEABLE ITEMS.
- 3. OILING AND LUBRICATION INSTRUCTIONS.

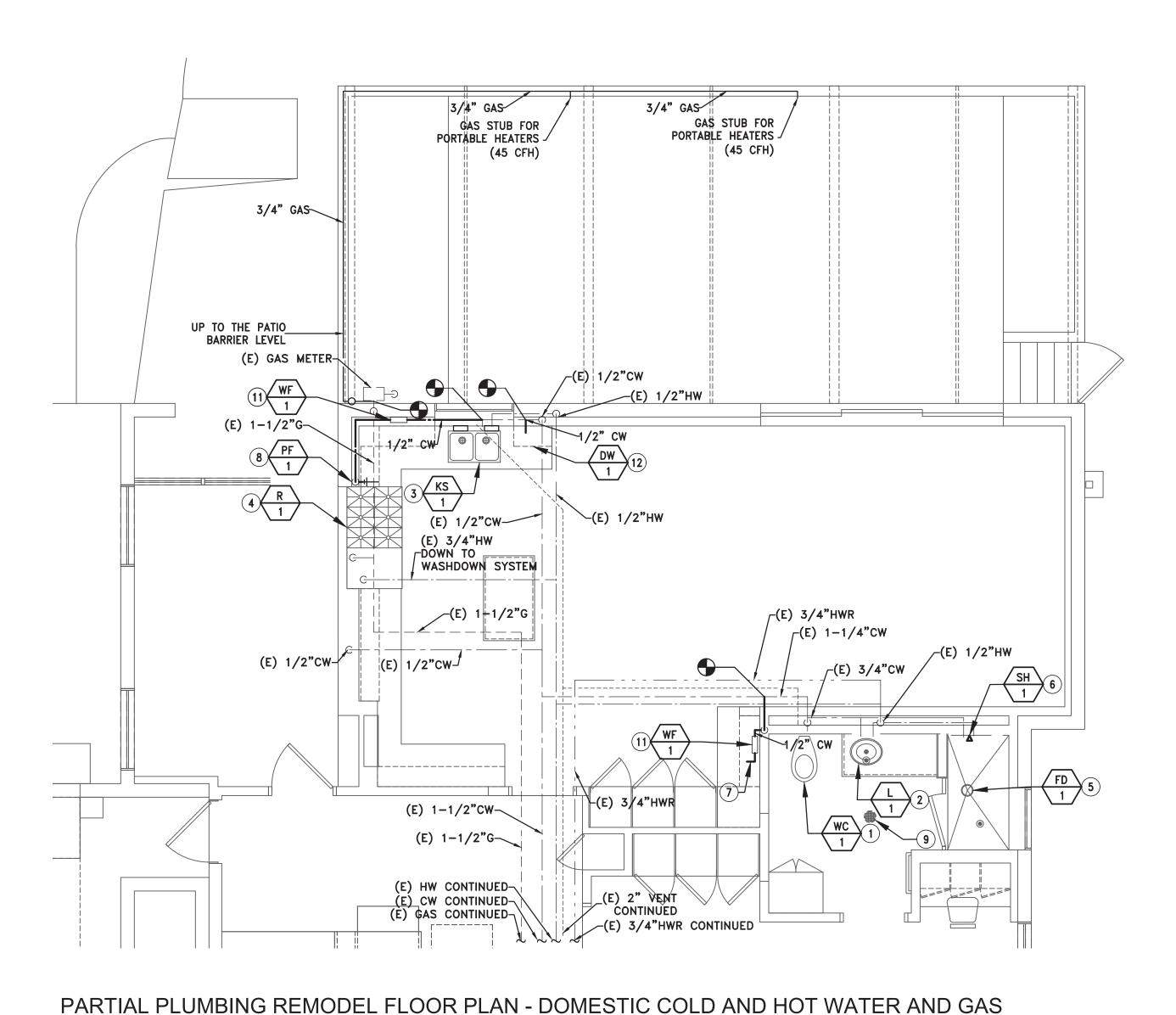
MAINTENANCE AND INSTALLATION MANUALS WHICH SHALL INCLUDE ALL THE NECESSARY OR 1. INSTALLATION INSTRUCTIONS. 4. WATER FLOW BALANCE RECORD. END OF SECTION

C. FLUSH EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM THOROUGHLY WITH CLEAN FREE OF SCALE, OIL, SILT, SEDIMENT, PIPE DOPE AND ALL FOREIGN MATTER OF ANY KIND.

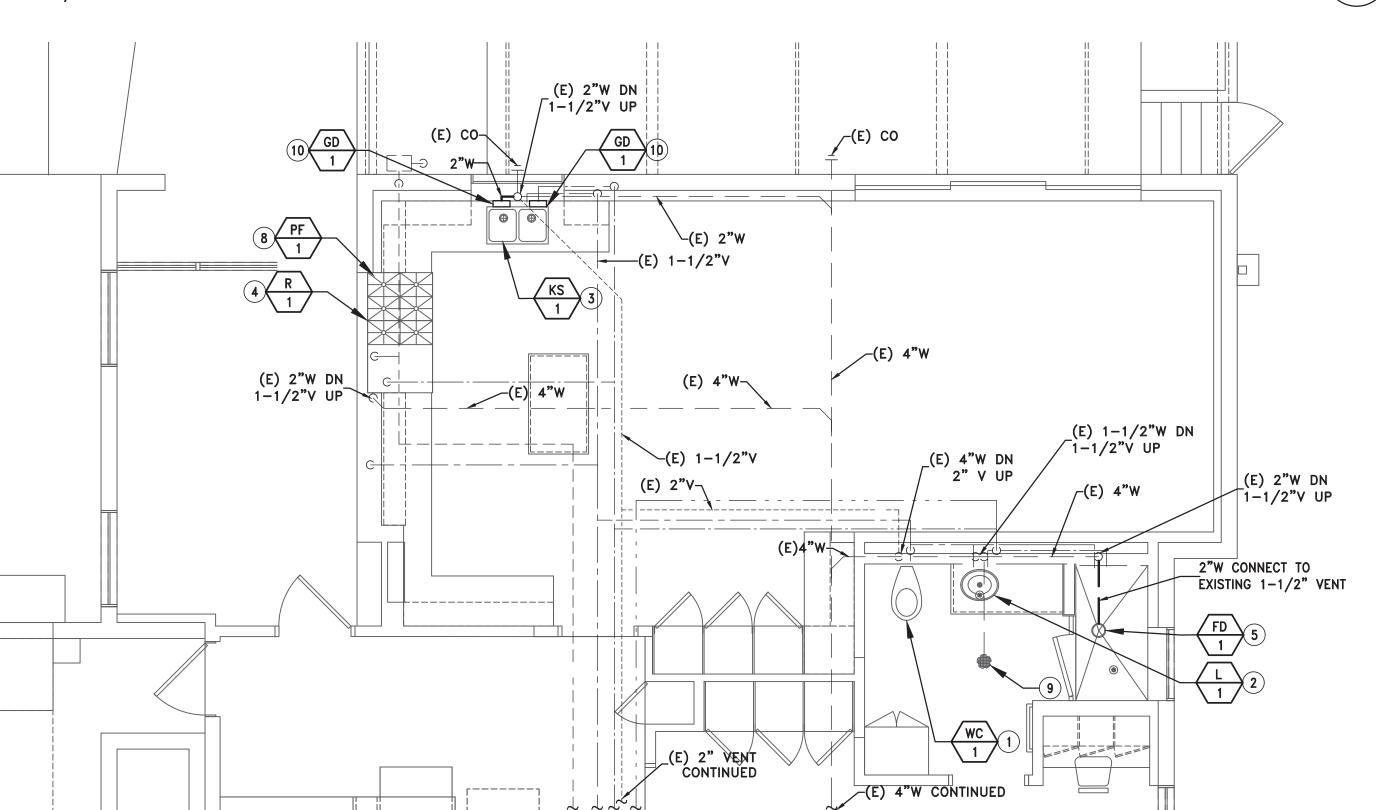
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# SCALE: 1/4" = 1'-0"



# PARTIAL PLUMBING REMODEL FLOOR PLAN - WASTE AND VENT

SCALE: 1/4" = 1'-0"

# SHEET NOTES

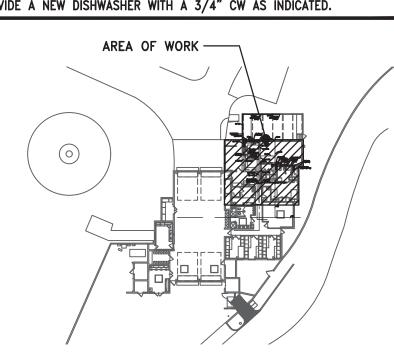
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES
- 2. FOR ALL PIPING TO BE ADDED; CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED FOR THE INSTALLATION OF PIPING AS INDICATED ON PLANS. WORK INCLUDES MODIFYING WALLS THAT ARE NOT PART OF THE REMODEL AND SHALL BE REPAIRED TO MATCH EXISTING AFTER FINAL CONNECTIONS ARE MADE.
- ALL EXISTING PLUMBING UTILITIES ARE BASED ON AS-BUILTS PLANS. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL RISERS AND ALL EXISTING POINTS OF CONNECTION TO EXISTING UTILITIES PRIOR TO
- 4. MAINTAIN MINIMUM 1" AIR GAP ON INDIRECT WASTE DRAINAGE TERMINATIONS.
- 5. WASTE PIPING SHALL BE SLOPED AT 2%.
- 6. PROVIDE CLEANOUTS IN ALL CHANGES OF DIRECTIONS FOR SANITARY SEWER WASTE AND INDIRECT WASTE PIPING.
- 7. COORDINATE ALL PENETRATIONS THRU WALLS AND FLOOR SLABS WITH GENERAL CONTRACTOR.
- 8. ALL CONDENSATE DRAIN LINES WITHIN BUILDING SHALL BE INSULATED.
- 9. THE PLUMBING CONTRACTOR SHALL RUN ALL SERVICE LINES, ROUGH-IN AND MAKE FINAL CONNECTIONS TO ALL FIXTURES AND EQUIPMENT. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL TRIMS, TAILPIECES, STRAINERS, P-TRAPS, TRAP ARMS, HOT & COLD WATER STOPS AND FAUCETS AS REQUIRED.
- 10. ALL FIXTURES SHALL BE PROVIDED WITH MINIMUM ROUGH-IN CONNECTIONS AS INDICATED IN THE PLUMBING FIXTURE SCHEDULE OR PER MANUFACTURERS RECOMMENDATIONS.
- 11. PROVIDE ISOLATION VALVES & ACCESS PANELS FOR EACH RISER. LOCATE VALVES IN ACCESSIBLE LOCATIONS FOR MAINTENANCE PERSONNEL.
- 12. A CERTIFIED FIRE SUPPRESSION CONTRACTOR SHALL VERIFY THAT THE EXISTING HOOD FIRE SUPPRESSION SYSTEM IS UL-300 LISTED AND IS IN SERVICEABLE CONDITION. IF THE CERTIFIED CONTRACTOR DETERMINES THAT THE SYSTEM IS NOT SERVICEABLE THEN THE GENERAL CONTRACTOR SHALL BID FOR AN ALTERNATE PRICE FROM CAPTIVEAIRE TO PURCHASE A UL-300 LISTED FIRE SUPPRESSION SYSTEM FOR THE NEW HOOD.

# CONSTRUCTION NOTES

- PROVIDE A NEW WATER CLOSET AS INDICATED. CONTRACTOR SHALL RECONNECT EXISTING 4"W AND 2" VENT LINE AND A 1-1/2" LINE. CONTRACTOR SHALL MODIFY EXISTING PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION.
- PROVIDE A NEW LAVATORY AS INDICATED. CONTRACTOR SHALL RECONNECT TO EXISTING 1-1/2"W, 1-1/2"V, 3/4"CW AND 3/4" HW LINE. CONTRACTOR SHALL MODIFY EXISTING PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION.
- RECONNECT TO EXISTING 1-1/2"W, 1-1/2"V, 3/4"CW AND 3/4" HW LINE. CONTRACTOR SHALL MODIFY EXISTING PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION.

3) PROVIDE A NEW KITCHEN SINK AS INDICATED. CONTRACTOR SHALL

- PROVIDE A NEW RANGE AS INDICATED, CONTRACTOR SHALL PROVIDE 3/4" CONNECTION WITH FLEXIBLE GAS HOSE. CONTRACTOR SHALL MODIFY EXISTING PIPING AS NECESSARY TO ENSURE PROPER CONNECTION.
- PROVIDE A NEW FLOOR DRAIN FOR THE SHOWER. CONTRACTOR SHALL RECONNECT NEW FLOOR DRAIN TO A NEW 2"W AND SHALL RECONNECT TO THE EXISTING 1-1/2"V LINE. CONTRACTOR SHALL MODIFY EXISTING PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION. REFER TO DETAIL 1 ON SHEET PO.1.
- PROVIDE A NEW SHOWER HEAD AS INDICATED. CONTRACTOR SHALL RECONNECT NEW SHOWER HEAD TO EXISTING 3/4"CW AND 3/4"HW LINE. CONTRACTOR TO MODIFY PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION. NEW SHOWER HEAD AND PIPING SHALL BE CENTERED TO THE SHOWER.
- PROVIDE A NEW 1/2" CW LINE TO SERVE THE NEW COFFEE MAKER AS INDICATED.
- 8 PROVIDE A NEW 1/2" CW LINE TO SERVE THE NEW POT FILLER FAUCET AS INDICATED.
- PROVIDE A NEW DRAIN COVER TO THE EXISTING FLOOR DRAIN AS INDICATED. CAP SHALL BE COMPATIBLE TO EXISTING FLOOR DRAIN.
- PROVIDE A NEW GARBAGE DISPOSAL AS INDICATED ON DRAWINGS.
- PROVIDE A NEW WATER FILTER AS INDICATED. CONTRACTOR TO MODIFY PIPING AS NECESSARY TO PROVIDE A PROPER CONNECTION.
- PROVIDE A NEW DISHWASHER WITH A 3/4" CW AS INDICATED.

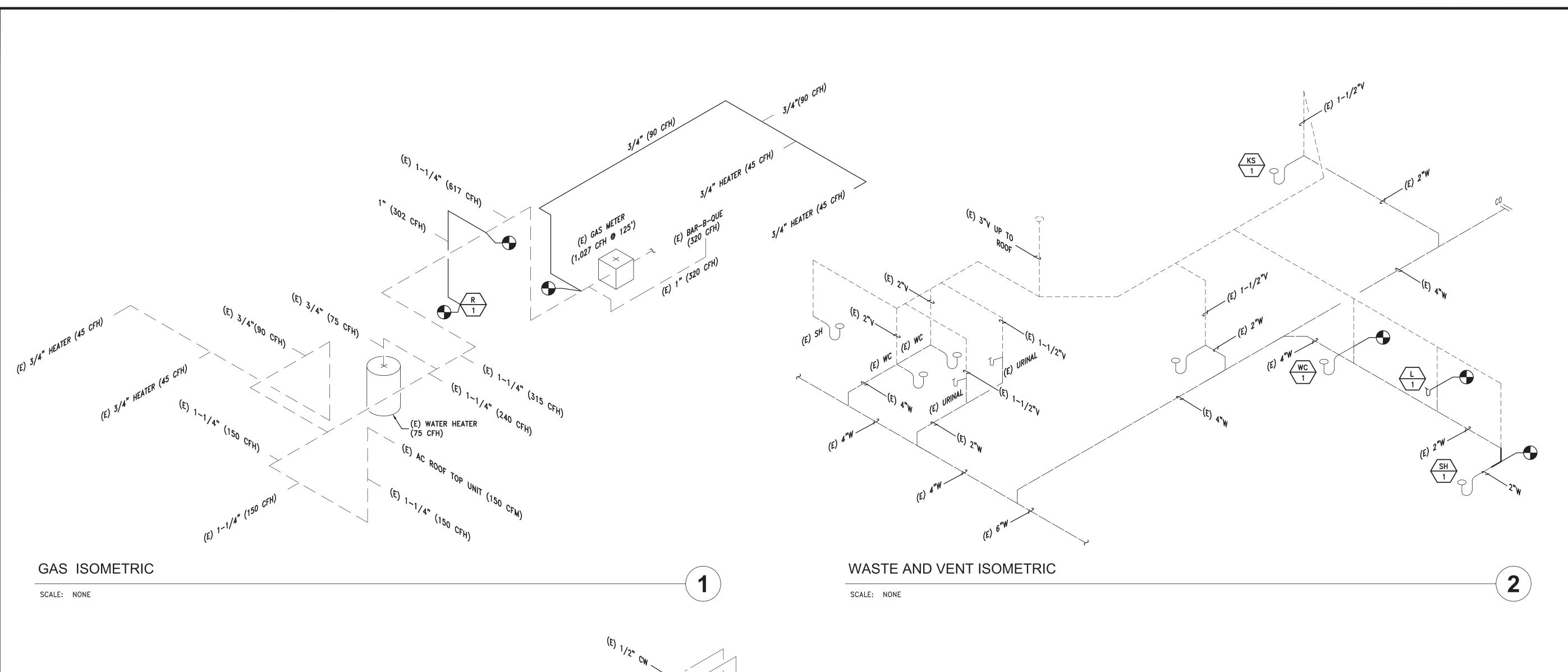


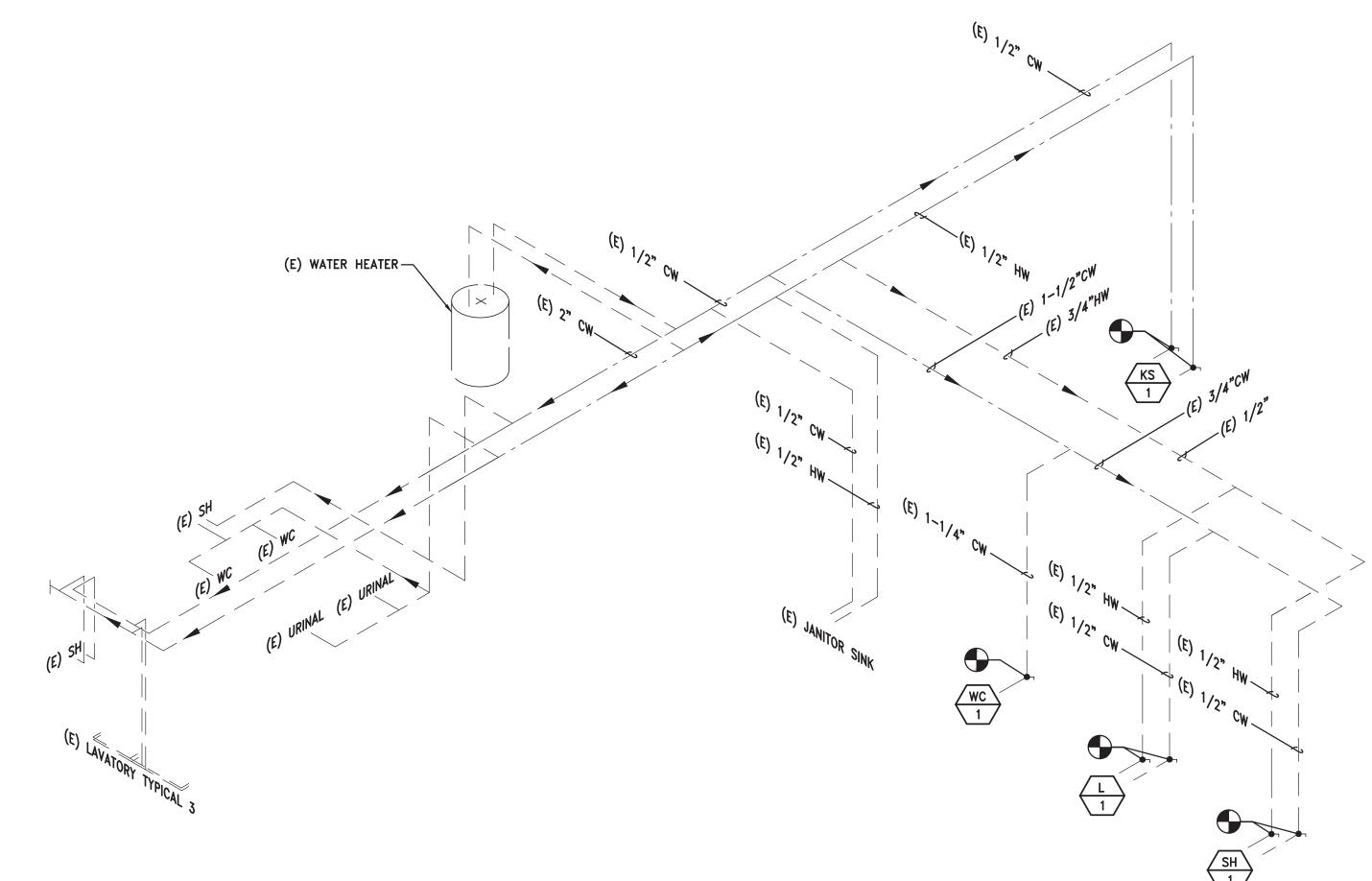
**KEY PLAN** 

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JF BEVERLY HILLS
# 2 - TENANT IMPROVEME
LDWATER CANYON DRIVE
ERLY HILLS, CA. 90210 REMODEL PLANS

PLUMBING





LOAD TYPE	Quantity	BTU/ H (INPUT)	CFH
EXISTING LOAD			
(E) UH-1	2	90,000	90
(E) AC-1	1	150,000	150
(E) WH-1	1	75,000	75
(E) RANGE	1	118,000	118
(E) BAR-B-QUE	2	320,000	320
EXISTING LOAD		753,000	753
REMOVED LOAD			
(E) RANGE	1	118,000	118
REMOVED LOAD		118,000	118
NEW LOAD ADDED		4	
RA NGE	1	302,000	302
PORTIBLE HEATERS	1	45,000	45
PORTIBLE HEATERS	1	45,000	45
A DDED LOA D		392,000	392
LOAD ADDED		1,027,000	1,027

GAS DEVELOPED LENGTH						
SYMBOL	DEVELOPED LENGTH	CFH	PIPE SIZE			
R 1	20'	302	1"			
PORTIBLE HEATERS	15'	45	3/4"			
PORTIBLE HEATERS	20'	45	3/4"			
TOTAL	55'	392	-			

GAS PIPE SIZING BASED ON 2013 CPC TABLE 1216.2(1)

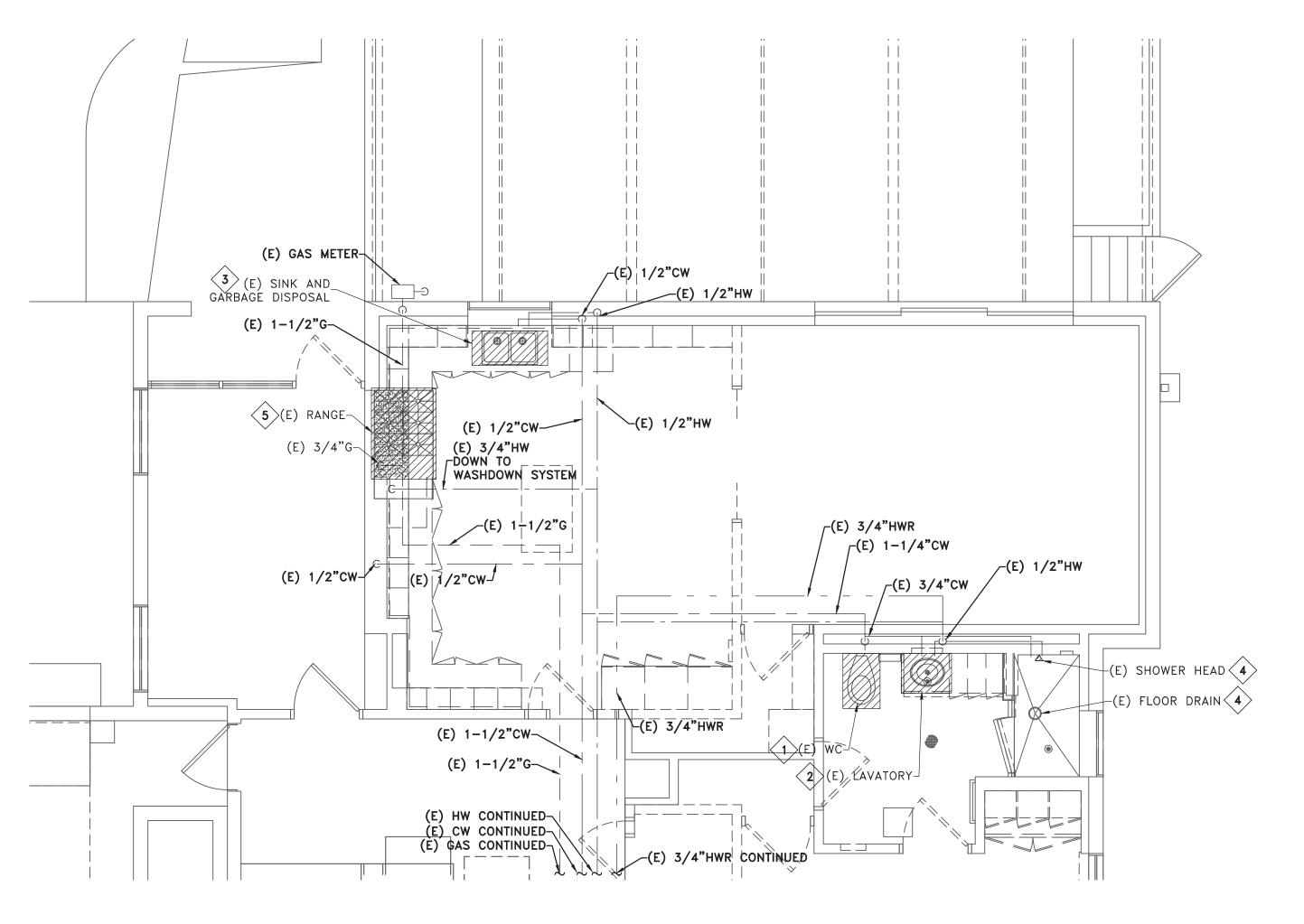
GAS: NATURAL INLET PRESSURE: LESS THAN 2 PSI PRESSURE DROP: 0.5 IN. WC. SPECIFIC GRAVITY: 0.6

COLD AND HOT WATER ISOMETRIC

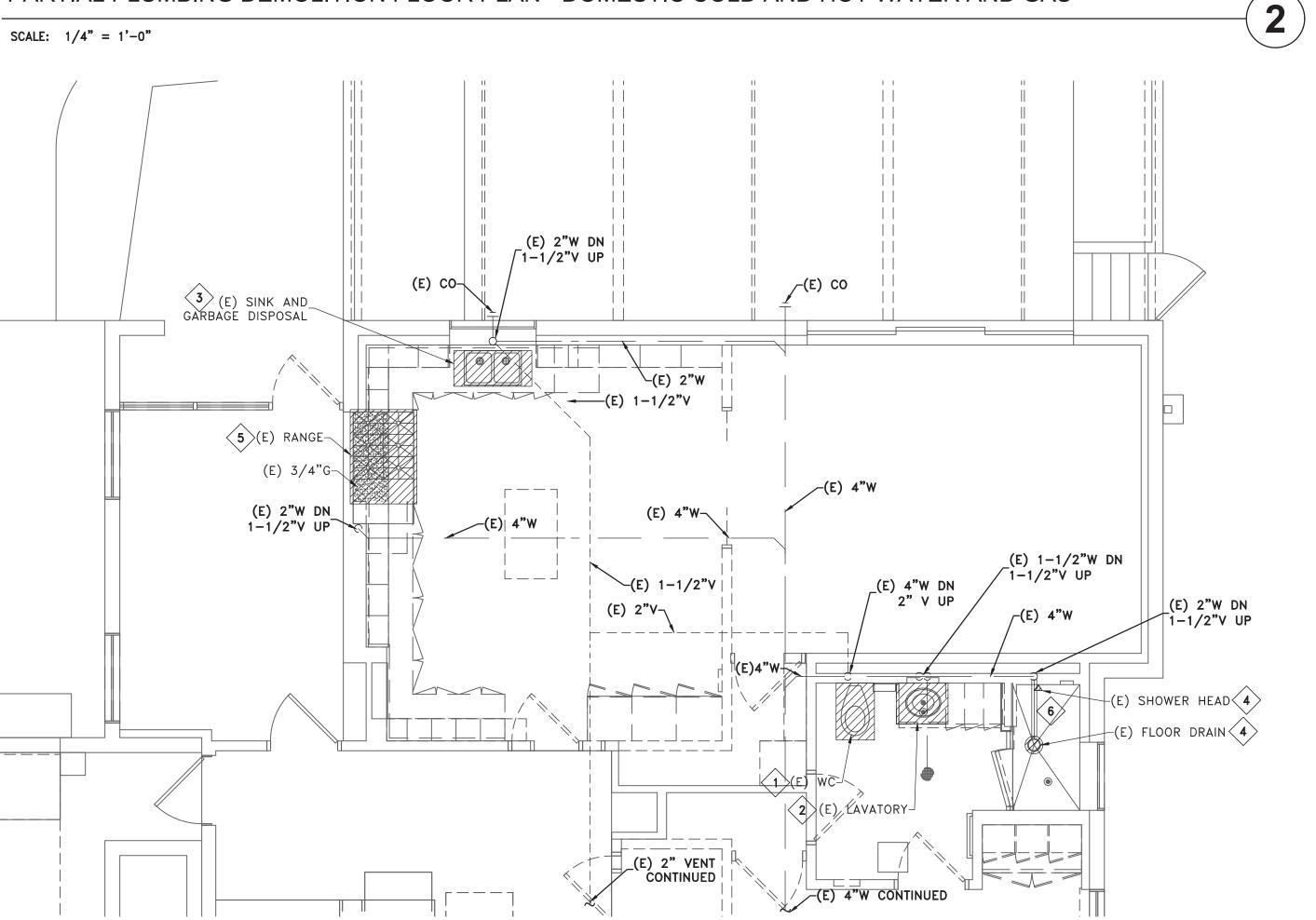
SCALE: NONE

CITY OF BEVERLY HILLS
IRESTATION # 2 - TENANT IMPROVEMENTS
1100 COLDWATER CANYON DRIVE
BEVERLY HILLS, CA. 90210

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# PARTIAL PLUMBING DEMOLITION FLOOR PLAN - DOMESTIC COLD AND HOT WATER AND GAS



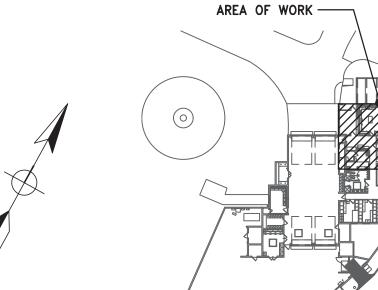
# PARTIAL PLUMBING DEMOLITION FLOOR PLAN - WASTE AND VENT

# SHEET NOTES

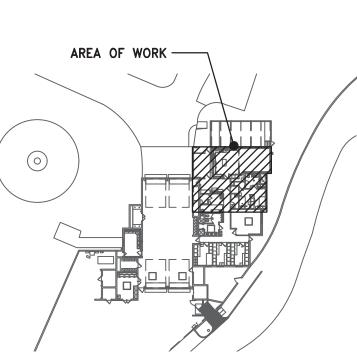
- THE CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO BIDDING. INFORMATION GIVEN ON THESE DRAWINGS ABOUT THE EXISTING INSTALLATION HAS BEEN OBTAINED FROM THE CONSTRUCTION DRAWINGS BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDING WITH ANY NEW WORK THAT MAY BE AFFECTED. INCLUDE AS PART OF THE CONTRACT ALL WORK REQUIRED TO PRODUCE THE INDICATED RESULT.
- 2. CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS MISSING FROM PLANS OR NEEDED FOR EXECUTION OF WORK SHALL BE CLARIFIED OR PROVIDED BY THE ARCHITECT BEFORE WORK IS INSTALLED.
- FURNISH ALL LABOR AND MATERIALS REQUIRED TO RELOCATE, REMOVE, REINSTALL, RECONNECT, REPLACE, ETC. ANY EXISTING PIPING TO ACCOMMODATE THE WORK. CONTRACTOR SHOULD CONSIDER IN HIS BID ANY EXTRA WORK REQUIRED TO MINIMIZE SHUTDOWN TIME.
- 4. EQUIPMENT FIXTURE, PIPING ETC. THAT ARE TO BE REMOVED SHALL BE THE PROPERTY OF THIS CONTRACTOR UNLESS NOTED FOR SALVAGE BY OWNER AND SHALL BE REMOVED IN ITS ENTIRELY FROM THE PREMISES
- 5. WHERE EQUIPMENT AND PIPING IS NOTED AND/OR SHOWN TO BE REMOVED, THIS REMOVAL SHALL INCLUDE ALL SUPPORTING STRUCTURES FOR THE ITEM AND ALL ANCILLIARY DEVICES CONSIDERED TO BE A FUNCTIONING PART OF THE ITEM.
- 6. BEFORE DEMOLITION COMMENCES ON SITE, ALL EXISTING EQUIPMENT TO BE RETAINED AND REUSED WILL BE SURVEYED AND VALIDATED TO ESTABLISH CONDITION AND CAPACITIES. ANY EXISTING DAMAGE TO EQUIPMENT IS TO BE RECORDED AT THIS STAGE BY THE CONTRACTOR AND A FULL WRITTEN REPORT SUBMITTED TO THE CONSULTING ENGINEER FOR REVIEW. THE REPORT WILL INCLUDE PHOTOGRAPHIC EVIDENCE OF DAMAGE.
- 7. ALL POWER SUPPLIES TO EXISTING EQUIPMENT TO BE ISOLATED AND MADE SAFE BEFORE DEMOLITION STARTS.
- 8. ANY DAMAGE TO EXISTING FIXTURE & EQUIPMENT DURING DEMO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. ALL DAMAGED/MISSING INSULATION ON PIPEWORK/VALVES IS TO BE REPLACED/RENEWED AS NECESSARY.
- 10. CONTRACTOR TO REVIEW DEMOLITION & NEW CONSTRUCTION NOTES TO ENSURE CONSISTENCY IN DESIGN INTENT BEFORE PROCEEDING WITH ANY DEMOLITION WORK. ANY PIPE, VALVE, EQUIPMENT THAT IS MISTAKENLY DEMOLISHED SHALL BE RESTORED AT CONTRACTOR'S
- 11. ALL UNUSED FLOOR & WALL OPENINGS SHALL BE IN-FILLED TO KEEP THE FLOOR OR WALL'S FIRE RATING.
- 12. CONTRACTOR TO DEMOLISH ALL EXISTING PLUMBING FIXTURES AS INDICATED ALONG WITH ASSOCIATED PIPING AND MAKE READY FOR RE-CONNECTION TO NEW PLUMBING FIXTURES.
- 13. CONTRACTOR SHALL VERIFY IN FIELD ALL PIPING PRIOR TO BID.

# **DEMOLITION NOTES**

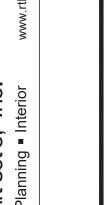
- > REMOVE AND DISPOSE OF ONE EXISTING WATER CLOSET AS INDICATED. CONTRACTOR SHALL DISCONNECT FROM EXISTING CW, WASTE AND
- 2 REMOVE AND DISPOSE OF EXISTING LAVATORY AS INDICATED. CONTRACTOR SHALL DISCONNECT EXISTING HW, CW, WASTE AND VENT.
- > REMOVE AND DISPOSE OF EXISTING KITCHEN SINK AS INDICATED. CONTRACTOR SHALL DISCONNECT EXISTING HW, CW, WASTE AND VENT.
- 4 REMOVE AND DISPOSE OF EXISTING FLOOR DRAIN AS WELL AS THE SHOWER HEAD AS INDICATED.
- 5 REMOVE AND DISPOSE OF EXISTING RANGE AS INDICATED. CONTRACTOR SHALL DISCONNECT FROM EXISTING GAS.
- (6) REMOVE AND DISPOSE OF EXISTING WASTE AS INDICATED.



**KEY PLAN** 



**DEMOLITION PLANS** PLUMBING



- BEVERLY HILLS
2 - TENANT IMPROVEME
DWATER CANYON DRIVE