GENERAL NOTES

- A. REFER TO BASIC BUILDING SPECIFICATIONS. REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE
- B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS

C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S

- D. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING
- F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO
- G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE
- THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE
- ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED
- K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS. OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO
- REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK. AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE

THE FINISH INDICATED.

AVG. BUILDING ELEVATION

ADJUSTABLE, ADJACENT

ABOVE FINISH FLOOR

AMERICAN NAT'L STDS INST.

AIR CONDITIONER

ADMINISTRATION

ACOUSTICAL

ALUMINUM

APPROXIMATI

AUTOMATIC SPI

ANODIZED

AVERAGE

BUILDING

BLOCKING

BOTTOM OF

BOTTOM

BETWEEN

CATCH BASIN

CAST IN PLACE

CONTROL JOINT

CONCRETE MASONRY UNIT

CENTER LINE

CEILING

COLUMN

CARPET

DOUBLE

DETAIL

CONCRETE

CONTINUOUS

CONTRACTOR

CERAMIC TILE

DOWNSPOUT

ELECTRICAL

DRAWING

EACH

DRINKING FOUNTAIN

ELEVATION, ELEVATOR

CONSTRUCTION

CAST IRON

BLOCK

BEAM

ALUM

ANOD

APPRO)

BLK'G

CONC

CONT

CONSTR

CONTR

ELEC

- N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN.. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK.
- O. BIDDING CONTRACTORS ARE NOT TO DIRECTLY CONTACT THE SHOPPING CENTER MANAGEMENT. ALL BIDDING INQUIRIES SHALL GO THROUGH THE TENANT'S

EQ

EXP

FTG

GWB

HTR

INSUL

LT.WT.

LVL

MAX

VICINITY MAP



THE FIRE PROTECTION WORK FOR THE PROJECT SHALL BE PERFORMED AS

PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE

2. THE GENERAL CONTRACTOR'S FIRE PROTECTION SUBCONTRACTOR WILL BE

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW

THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND

SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SUBMIT ALL DEFERRED SUBMITTALS TO LANDLORD FOR REVIEW.

FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE

THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING

ANY EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY.

RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE

ARCHITECTURAL DRAWINGS.

DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID A

ATTACHMENT 6

TENANT IMPROVEMENT

NON-STOREFRONT RETAIL - DELIVERY

3505 CADILLAC AVENUE SUITE #M-102, COSTA MESA, CA 92626

OCM VENTURES INC

PROJECT DATA SHEET INDEX SITE AND PARKING DATA: ARCHITECTURAL 139-662-05) PARCEL NUMBER: NOTICE TO PROCEED LETTER PARCEL MAP 160-22 SITE PLAN BEING A DIVISION OF A PORTION ON PARCEL MAP 160-22, RECORDED IN EXTERIOR LIGHTING PLAN BOOK 139, PAGES 662, INCLUSIVE OF PARCEL MAP RECORDS, ORANGE A2.10 FLOOR PLAN COUNTY, CALIFORNIA JURISDICTION: CITY OF COSTA MESA MECHANICAL ORANGE COUNTY ORANGE COUNTY IP: INDUSTRIAL PARK PDI: PLANNED DEVELOPMENT INDUSTRIAL LAND USE: LEGEND, SCHEDULES & NOTES MECHANICAL FLOOR PLAN MECHANICAL DETAILS M4.1 BUILDING DATA OCCUPANCY GROUP: GROUP B TYPE OF CONSTRUCTION: TYPE III-B **ELECTRICAL** 18,408 S.F TOTAL AREA: 1,833 S.F. GROSS LEASEABLE AREA: E-1 ELECTRICAL PLAN SPRINKLER SYSTEM: NO PROPOSED CHANGES TO SURROUNDING SITE, LANDSCAPING OR EXTERIOR PLUMBING: PORTIONS OF BUILDING. PLUMBING LEGEND & NOTES PLUMBING SCHEDULE PARKING INFORMATION PLUMBING SPECIFICATION PLUMBING SPECIFICATION BASED ON NET S.F. 1,883 @ 3 STALL PER 1,000 S.F. FOR OFFICES PLUMBING FLOOR PLAN PLUMBING DETAILS REQUIRED SHARED PARKING: 591 SPACES EXISTING SHARED PARKING: 731 SPACES— SURPLUS PARKING EXISTS ON-SITE AND THE PROJECT DOES NOT INTENSIFY PARKING

LEGEND OF SYMBOLS

CLIENT:

OCM VENTURE INC.

OAKLAND, CA 94606

PH: (510) 520-7048

khoshalraz@gmail.com

MEP ENGINEER:

TUSTIN, CA 92780

rtoster@fdqce.com

PH: (949) 253-9630

655 KENNEDY STREET, SUITE A

PM CONTACT: KHOSHAL RAZ

FDG FOSTER DESIGN GROUP

14471 CHAMBERS ROAD, STE 104

PM CONTACT: ROBERT FOSTER

REVISION NO. (TITLE

人 从 INDICATES REVISED

SHOWN

SHOWN

DATE)

BLOCK SHOWS REV.

PROJECT TEAM

ARCHITECT:

MAGELLAN ARCHITECTS

PH: (949) 515-9600

CELL: (714) 381-3732

10540 TALBERT AVE. SUITE 175

FOUNTAIN VALLEY, CA 92708

CONTACT: PATRICK ANDERSEN

patrick@magellanarchitects.com

DESIGN CODES

2019 CALIFORNIA BUILDING CODE (CBC)

1,833 SF TENANT IMPROVEMENT PROJECT IN COSTA MESA, CA. THE CLIENT IS REQUESTING A DISTRIBUTION AND DELIVERY SERVICE FOR CANNABIS IN AN EXISTING COMMERCIAL BUILDING. THE SUITE WILL HAVE LIMITED-ACCESS ROOMS FOR CANNABIS STORAGE, DELIVERY, AND SORTING, TWO OFFICES, A DISPATCH ROOM, SECURITY ROOMS, AND A COMMON AREA FOR EMPLOYEES. A CUP

SCOPE OF WORK

EXTERIOR LIGHTING PLAN HAS BEEN REQUESTED BY THE CITY PER CLIENT AND IS ALSO INCLUDED. MECHANICAL, ELECTRICAL, AND PLUMBING IS INCLUDED IN THIS PROPOSAL.

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A0.01
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	СТ
STATUS:	CD SET

ISSUE DATES

ESIGN APPROVAL

ERMIT SUBMITTAL

ERMIT RECEIVED:

ID DOCS:

CONSTR. DOCS:

D. DATE

02/13/2023

0

 \geq

COVER SHEET

ABBREVIATIONS

EQUAL **EXHAUST EXIST EXISTING EXPANSION JOINT FXPANSION** EXTERIOR FURNISH BY CONTRACTOR INSTALL BY CONTRACTOR FLOOR DRAIN FOUNDATION FINISH FLOOR FLAT HEAD SCREW FURNISHED & INSTALLED BY OWNER FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FROST PROOF HOSE BIBB FIBER REINFORCED PANEL(S) FOOTING GAUGE GALV GALVANIZED GALVANIZED IRON

HOSE BIBB

HORIZONTAL

INSULATION

JOINT, JOINTS

HEIGH1

LEVEL

MASONRY

MAXIMUM

HEATER

GYPSUM LATH & PLASTER GYPSUM WALLBOARD HOLLOW METAL LONG, LENGTH LAMINATE, LAMINATED PRV LINEAR FOOT, LINEAL FOOT LIGHT WEIGHT R.D.

MARMOLEUM COMPOSITE TILE MECHANICAL MEZZ MEZZANINE MTL MANUFACTURING MANUFACTURER MANHOLE M.H. MINIMUM MIN. **MISCELLANEOUS** MASONRY OPENING MOISTURE RESISTAN MULL MULLION MTD MOUNTED MOUNTING NOT IN CONTRACT NOMINAL N.T.S. NOT TO SCALE 0/C ON CENTER **OVERALL** O.C. ON CENTER 0.H. OVERHEAD OP'G OPENING OPP **OPPOSITE** PTN **PARTITION PERPENDICULAR** PLATE, PROPERTY LINE PLASTIC LAMINATE PLYWOOD PI UMBING PANEL, PANELING

PAIR

PROJECT

QUARRY TILE

QUARTER

ROOF DRAIN

RAIN LEADER

RADIUS

RECEIVED

PRESSURE REDUCING VALVE

REFRIGERATOR, REFERENCE

PROJ

QTR

S.C. S.G. SHT SIM SIMILAR SPEC'D **SPECIFIED SQUARE** S.S. SST STAINLESS STEEL STD STANDARD **STRUCT** SUSPENDED SYS SYSTEM TREAD, TOP TOP & BOTTOM TELEPHONE TEMPERED T&G T.G. T.O. TYP **TYPICAL** UTIL UTILITY U.O.A. VCT **VERT** WITHOUT WOOD WINDOW W-MA WALK OFF MAT WATERPROOF W.R. WATER RESISTANT

WWF

Y.D.

YARD DRAIN

REQ'D

R.F.

R.O.

SCHED

REINFORCING REQUIRED RUBBER FLOORING ROUGH OPENING SELF ADHESIVE MEMBRANE SCHEDULE SOLID CORE SAFETY GLASS SERVICE SINK, SANITARY SEWER STRUCTURE, STRUCTURAL

TONGUE & GROOVE TEMPERED GLASS UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE

SHEET KEY NOTE WATER RESISTANT BARRIER WHERE DOOR OCCURS) WELDED WIRE MESH DOOR SUFFIX WELDED WIRE FABRIC

XXX ROOM NO. XXX S.F. ← ROOM AREA ——DETAIL NO. DESIGNATION -SHEET THAT DETAIL IS (PL-1) FINISH SCHEDULE -BLDG. SECTION NO. [01] EQUIP. SCHEDULE -SHEET THAT SECTION IS SHOWN CASEWORK DTL. NO. —WALL SECTION NO. — WALL TYPE NO. -SHEET THAT SECTION IS # - - - INSULATION KEY -WALL TYPE LETTER —INTERIOR ELEV. NO. DATUM POINT B— WALL ORIENTATION ► +8'-0" A.F.F. CEILING HEIGHT -SHEET THAT INTERIOR ACT CELLING
FINISH CEILING TYPE ELEV. IS SHOWN TRUE NORTH PROJECT NORTH GRID DESIGNATION ROOF SLOPE AND DIRECTION KEY DOOR SCHEDULE KEY (CORRESP. TO ROOM NO.

WINDOW SCHEDULE KEY ROOM NAME ROOM NAME

BREAK LINE SYMBOL MATCH LINE MATCH LINE

2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES) 2019 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

DESIGN CODES

APPLICATION AND REVIEW WILL BE REQUIRED BY THE CITY OF COSTA MESA.

INTERIOR RENOVATIONS ARE EXPECTED IN AN EXISTING ROOM FOR A NEW INCLUSIVE ADA RESTROOM - NO REPARTITIONING NEEDED. SECURITY FEATURES WILL BE INSTALLED AS WELL AS ODOR MITIGATION MEASURES WILL BE ADDED IN EACH CANNABIS STORAGE.

CITY OF COSTA MESAA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 926281200

DEVELOPMENT SERVICES DEPARTMENT

Notice to Proceed and Background Check Clearance Cannabis Business Permit MQ-22-06 Retail Non-storefront (Type 9) Cannabis Business

September 20, 2022

Khoshal Raz 655 Kennedy Street, Suite A Oakland, CA 94606

Transmitted via email to: khoshal@overlandmgmt.com; alice@linlegalservices.com

RE: 3505 Cadillac Avenue, Building M, Unit 102; OCM Ventures Inc.

Dear Khoshal,

This Notice to Proceed (NTP) indicates that OCM Ventures Inc. has satisfied the initial Cannabis Business Permit application submittal requirements for MQ-22-06 and all listed business owners and officers have successfully passed a preliminary background check. The issuance of this notice shall not confer any rights or entitlements on the applicant nor shall it be deemed an approval of the Cannabis Business Permit.

At this time, you may submit a Conditional Use Permit (CUP) application to operate a cannabis retail non-storefront facility with delivery at the subject location. Please include a copy of this letter with your CUP application.

Please refer to the CUP Submittal Guide for Retail Cannabis Businesses found on the City's website for information regarding the required information. You will not re-submit copies of your security plan and business plan unless you are proposing to make revisions to the documents that were approved in conjunction with this NTP.

Please note that the Cannabis Business Permit must be finalized after the CUP has been approved and all improvements to the facility have been inspected and approved by the City. As part of that process, you will need to submit proof of insurance and demonstrate that all conditions of approval have been satisfied.

Finally, please be advised that the Cannabis Business Permit application shall be subject to denial for failure to comply with any of the provisions of Title 9, Chapter VI of the CMMC or Administrative Regulation 4.2 including, but not limited to the prohibition against any owner, manager, supervisor or employee having a disqualifying criminal offense pursuant to CMMC section 9-495, et seq. This NTP is being issued based on all owners/officers passing the preliminary background checks conducted by the City's consultant HdL. However, one or more owners of this business has not yet passed the live scan background check. Failure to pass the live scan check will result in

Khoshal Raz MQ-22-06 Page 2

revocation of this NTP and may result in denial of the Cannabis Business Permit application. Nevertheless, in order to avoid having your CUP application placed on the Cannabis Wait List, you must submit the complete CUP application within ten calendar days of the date on this letter. Therefore, the choice to proceed with the CUP application, including paying the non-refundable application fee at this point, is up to you. Should you wish to proceed, please be advised that the applicant assumes all risk associated with moving forward with the next steps in this process before the owner(s) and officer(s) have passed the live scan background checks.

You may contact me at 714-754-5609 or nanc<u>y.huynh@costamesaca.gov if yo</u>u have any questions regarding this Cannabis Business Permit.

Sincerely,

Nancy Huynh Senior Planner

cc: Scott Drapkin, Assistant Director Nancy Huynh, Senior Planner Michelle Halligan, Contract Planner Justin Arios, Associate Planner File: MQ-22-06

NOTICE TO PROCEED LETTER

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



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A R C H I T E C T U R E 10540 Talbert Avenue, Suite 175 Fountain Valley, California 92708 Tel (949) 515-9600 www.magellanarchitects.com

CM VENTURES INC ON-STOREFRONT RETAIL - DELI

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A0.01
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	СТ
STATUS:	CD SET

NOTICE TO PROCEED LETTER

A0.02



PROPERTY LINE

EXISTING EGRESS PATH

EXISTING FENCING SURROUNDING

UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES

-3-

4(-----(

CONTACT: JENELYN SISON

CLIENT:

jenelyn@magellanarchitects.com

OCM VENTURES INC. 655 KENNEDY STREET, SUITE A

PM CONTACT: KHOSHAL RAZ khoshalraz@gmail.com

OAKLAND, CA 94606

PH: (510) 520-7048

OCM VENTURES INC NON-STOREFRONT R

REVISIONS NO. DATE 02/13/2023 ISSUE DATES DESIGN APPROVAL: PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS:

24"x36" SCALE:	AS NOTED	
PLOT DATE:	2023-03-14	
CAD FILE:	22-054_A1.10	
JOB NUMBER:	22-054	
CHECKED:		
DRAWN:	СТ	
STATUS:	CD SET	

CONSTR. DOCS:

SITE PLAN

5 EXISTING TRUNCATED DOMES TO REMAIN. EXISTING PUBLIC RIGHT OF WAY. 7 EXISTING ADA COMPLIANT PARKING TO REMAIN. 8 EXISTING PROPERTY LINE. EXISTING TRASH ENCLOSURE TO REMAIN. SUNFLOWER AVE UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES. DISTANCE OF THE PATH OF TRAVEL FROM THE VEHICLE TO THE FACILITY IS 101'-4". 11 EXISTING FENCING- CHAINLINK, 5 FEET TALL TO REMAIN. GENERAL SITE PLAN NOTE: NO EXTERIOR ALTERATIONS ARE PROPOSED TO THE EXISTING SITE. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING HAVE BEEN EVALUATED AND APPEAR TO BE WITHIN COMPLIANCE.



ISSUE DATES

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PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

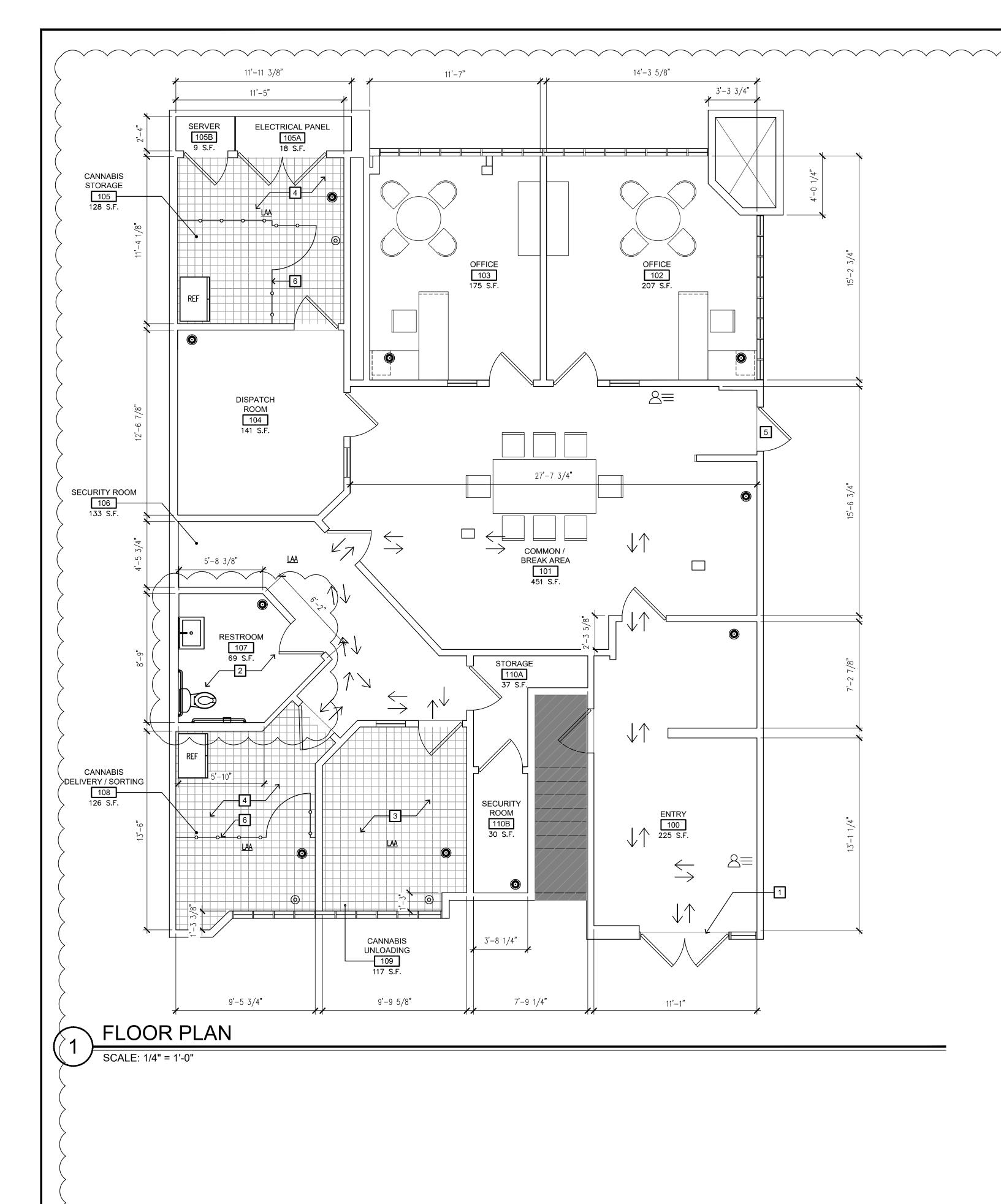
24"x36" SCALE: AS NOTED

PLOT DATE: 2023-03-14

CAD FILE: 22-054 A1.10

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EXTERIOR LIGHTING PLAN



No. C26643
Ren. 4/23

Print OF CALIFOR

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HITECTURE

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A R C H I T E C T U
10540 Talbert Avenue, Suite
Fountain Valley, California 9
Tel (949) 515www.magellanarchitects

OCM VENTURES INC NON-STOREFRONT RETAIL - DELIVE

REVISIONS

NO. DATE BY

1 02/13/2023 CITY

2 3
3 4
4 5
6 ISSUE DATES

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CAD FILE:	22-054_A2.10
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DRAWN:	
STATUS:	CD SET

FLOOR PLAN

A2.10

				EXH	TAUST	ΓF	ANS					AN PROVIDED ITEM)
	UNIT TAG NO.				AIR QUANTITY (CFM)	ESP (IN.)	FAN RPM FAN TYPE		ELECTRICAL FAN VOLTAGE HP (V/PH/HZ)		OPERATING WEIGHT (LBS)	REMARKS
	EF 1	GREENHECK SP-A110	1	RESTROOM	105	0.25	950	CEILING MOUNTED	18 WATTS	120/1/60	10	PROVIDE CURB-MOUNT ROOF CAP. INTERLOCK WITH LIGHT SWITCH
\ \ \	FF 1	AC INFINITY AI-CLT6	1	SEE PLAN	402	1	1	CEILING SUSPENDED	64 WATTS	120/1/60	20	OWNER/TENANT PROVIDED
$\left\langle \right\rangle$	FF 2	AC INFINITY AI-CLT6	1	SEE PLAN	402	_	-	CEILING SUSPENDED	64 WATTS	120/1/60	20	OWNER/TENANT PROVIDED

>					FILT	ERS		\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
> >	UNIT TAG NO.	MANUFACTURER & MODEL NO.	CFM CAPACITY	FILTER TYPE	MERV RATING	SIZE L x DIA	REMARKS	}
> >	FB 1	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	-	18"x6"ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL	{
$\langle [$	FB 2	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	_	18"x6"ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL	{

MECHANICAL SCHEDULES

GENERAL NOTES:

- ALL TYPES OF DUCTWORK SHALL BE CONSTRUCTED , ERECTED & TESTED IN ACCORDANCE STRICT LOCAL REGULATIONS & PROCEDURES DETAILED IN THE A.S.H.R.A.E. HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY S.M.A.C.N.A. ALL DUCTWORK SHALL BE EITHER RECTANGULAR DUCTS OF GALVANIZED STEEL OR PREFABRICATED SPIRAL LOCK-SEAM DUCTS & FITTINGS OF GALVANIZED STEEL.
- 2. DUCT DIMENSIONS ARE NET CLEAR (AIRWAY SIZE), WHERE SOUND INSULATION IS INDICATED ON DRAWINGS, THAT IS, AFTER INSULATION HAS BEEN INSTALLED.
- 3. ALL DRAWINGS SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW & OVERALL COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION, INCLUDING ARCHITECTURAL, STRUCTURAL, AIR CONDITIONING, PLUMBING AND ELECTRICAL. ANY AND ALL DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO THE START OF CONSTRUCTION SO AS TO RECTIFY THE ISSUE. ANY AND ALL WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND NO EXPENSE INCURRED BY THE OWNER.
- 4. <u>DO NOT SCALE DRAWINGS</u> ALL DIMENSIONS & EXISTING JOB SITE CONDITIONS SHALL BE CONFIRMED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO BID SUBMITTAL, START OF CONSTRUCTION AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
- 5. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE, CITY CODES, STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND ANY AND ALL OTHER APPLICABLE CODES.
- 6. ALL SUPPLY & RETURN DUCTWORK SHALL BE INSULATED WITH OWENS/CORNING TYPE 75 FIBERGLASS INSULATION WITH VAPOR BARRIER, & WITH THICKNESS AND MIN. 'R' VALUE AS SPECIFIED ON THE PLANS OR SPECIFICATIONS.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DUCT, PIPE AND EQUIPMENT LOCATIONS W/ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES.
- 8. ALL CEILING MOUNTED SUPPLY AIR DIFFUSERS ARE 4-WAY THROW UNLESS SHOWN OTHERWISE.
- 9. MINIMUM OUTDOOR AIR REQUIREMENTS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.1(b).
- 10. ALL PIPING AND DUCTWORK INSULATION SHALL COMPLY WITH CA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTIONS 120.4 AND SECTIONS 601,602,603,604, AND 605 OF THE C.M.C. STANDARDS.
- 11. ALL H.V.A.C. CONTROL SYSTEMS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.2 and 140.4.
- 12. ALL H.V.A.C. EQUIPMENT AND APPLIANCES SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 110.1 & 110.2.
- 13. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION & SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS & WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES & GOVERNING REGULATIONS AND SHALL MEET OR EXCEED WITH THE APPROVAL OF THE CITY & STATE FIRE MARSHAL.
- 14. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTION & PROVIDE REPAIR OF ADJACENT EXISTING SURFACES, AREAS & PROPERTY THAT MAY BE DAMAGED AS A RESULT OF ANY DEMOLITION AND/OR NEW WORK.
- 15. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES.
- 16. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF ACCESS & ADDITIONAL ENERGY CONSERVATION NOTES.
- 17. REFER TO PLUMBING DRAWINGS FOR PRIMARY & SECONDARY CONDENSATE DRAINS.
- 18. ALL SA & RA OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. COORDINATE DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.
- 19. ALL A/C UNIT CONDENSATE DRAIN PIPE SHALL BE INSTALLED PER THE PLUMBING PLANS. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED.
- 20. CONTRACTOR SHALL VERIFY ALL EXISTING RE-USED EQUIPMENT OR CONTROLS AND PROVIDE REPLACEMENT PARTS INCLUDING BUT NOT LIMITED TO, BELTS, PULLEYS, SHEAVES, FILTERS, WORN PARTS, VAV/VVT DAMPERS AND ALL CONTROL COMPONENTS, AS NEEDED TO BRING A/C UNITS, A/C SYSTEMS AND A/C CONTROLS UP TO FULL OPERATIONAL STATUS.
- 21. ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH SECTION 304 OF THE 2019
- 22. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED AND SIESMICALLY BRACED AS PER BUILDING CODE REQUIREMENTS.
- 23. ALL APPLIANCE, PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE A MINIMUM OF 10 FEET IN A HORIZONTAL DIRECTION, OR A MINIMUM OF 3 FEET ABOVE THE OUTSIDE AIR INTAKE OF HVAC UNITS (OSHPD PROJECTS SHALL BE MIN. 25'-0" AWAY).
- 24. THERMOSTATS SHALL HAVE THE CAPABILITY OF BEING SET TO MAINTAIN ROOM SPACE TEMPERATURE SET POINTS FROM 55°F. TO 85°F. AND SHALL OPERATE THE HEATING AND COOLING IN SEQUENCE. PROVIDE THERMOSTATS THAT CAN BE ADJUSTED FOR A TEMPERATURE RANGE OF UP TO 5°F. BETWEEN FULL HEATING & FULL COOLING BEING SUPPLIED. THERMOSTAT CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NOT MORE THAN 70°F. AND COOLING AT A TEMPERATURE NOT LESS THAN 78°F.
- 25. ALL THERMOSTATS SHALL BE MOUNTED 48" AFF SO AS TO BE IN COMPLIANCE WITH A.D.A. REQUIREMENTS.
- 26. GENERAL CONTRACTOR SHALL COMPLY W/ 2019 CMC SEC. 310 BY PROVIDING SERVICE RECEPTACLE WITHIN IN 25' OF UNIT.
- 27. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHING BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SHUTOFF. CMC
- 28. BALANCING VOLUME DAMPERS SHALL BE INSTALLED IN EACH BRANCH DUCT AND IN EACH MAIN DUCT TO ENSURE FOR COMPLETE AIR BALANCING. FURNISH EACH MANUAL VOLUME DAMPER WITH BEARINGS AND AN ADJUSTING DEVICE HAVING A LOCKING MECHANISM. PROVIDE ACCESS PANELS TO VOLUME DAMPERS IF CONCEALED OR INACCESSIBLE THROUGH CEILING OR WALL. WHERE ACCESS PANELS ARE NOT DESIRED, PROVIDE REMOTE CABLE CONTROL DAMPER ASSEMBLIES. ALL VOLUME DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS SHALL BE PROVIDED WITH EITHER CEILING ACCESS PANELS OR REMOTE CABLE CONTROL DAMPER ASSEMBLY WHETHER OR NOT SHOWN ON THE DRAWINGS.
- 29. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM, PER 2019 CGBSC SECT 5.504.3
- 30. CONTRACTOR SHALL REFERENCE ALL MECHANICAL DETAILS REGARDLESS IF DETAILS ARE NOTED IN THE PLANS. IF A DETAIL IS NOT REFERENCED ON THE PLAN, CONTRACTOR SHALL FOLLOW MOST RELEVANT DETAIL FOR CONSTRUCTION.
- 31. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.)
- 32. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.

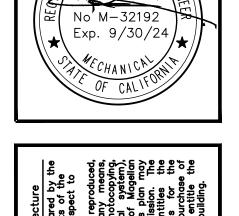
M	MECHANICAL TO FURNISH & INSTALL
ME	MECHANICAL TO FURNISH ELECTRICAL TO INSTALL
EM	ELECTRICAL TO FURNISH MECHANICAL TO INSTALL
E	ELECTRICAL TO FURNISH & INSTALL
	CEILING DIFFUSER - SQUARE NECK SIZE (IN.) - CFM
	RETURN AIR REGISTER - SQUARE NECK SIZE (IN.) - CFM
	SUPPLY & EXHAUST REGISTER - NECK SIZE (IN. x IN.) - CFM
	LINEAR SUPPLY - NO. OF SLOTS — WIDTH - CFM/FT - TOTAL LENGTH

STWIDGE	ADDIX	DESCRIPTION
•	POC	POINT OF CONNECTION
<i></i>		REMOVE EXIST. EQUIP. OR PIPES WITH HATCHING
<u>√ (R)(</u> D)		DUCT RISER (R) OR DUCT DROP (D)
		DUCT WITH SOUND INSULATION
		SUPPLY AIR DUCT SECTION
		RETURN AIR DUCT SECTION
		EXHAUST AIR DUCT SECTION
D.L./U.C.	D.L./U.C.	DOOR LOUVER OR UNDERCUT DOOR
T)	D.L./ U.G.	ROOM THERMOSTAT WITH ZONE NUMBER
<u> </u>		SENSOR NUMBER WITH ZONE NUMBER
		CARBON DIOXIDE SENSOR NUMBER WITH ZONE NUMBER
- CDWS -	CDWS	CONDENSER WATER SUPPLY
— CDWR —		CONDENSER WATER RETURN
— CHWS —		CHILLED WATER SUPPLY
— CHWR —	CHWR	CHILLED WATER RETURN
—HHWS—	HHWS	HEATING HOT WATER SUPPLY
—HHWR—	HHWR	HEATING HOT WATER RETURN
— RL —	RL	REFRIGERANT LIQUID
— RS —	RS	REFRIGERANT SUCTION
— RD —	RD -	REFRIGERANT
	D VD	AUTOMATIC MOTORIZED DAMPER
— —	(N) FD	VOLUME DAMPER (MANUAL) FUSIBLE LINK FIRE DAMPER
— —	` '	COMBINATION SMOKE & FIRE DAMPER
<u> </u>	(E) FD	EXISTING FUSIBLE LINK FIRE DAMPER
<u> </u>	(E) SFD	EXISTING COMBINATION SMOKE & FIRE DAMPER
\longrightarrow	GV	GATE VALVE
─ ₩─	GLV	GLOBE VALVE
1	CHV	CHECK VALVE
<u></u>	BV	BALL VALVE
<u> </u>	BFV	HEATING HOT WATER SUPPLY
	BC	HEATING HOT WATER RETURN
	RED	REDUCER
	STR U	STRAINER
	PG	UNION PRESSURE GAUGE
	TH	THERMOMETER
	AV	AIR VENT VALVE
_ \	CV	CONTROL VALVE
⊸ ₩—	PRV	PRESSURE REDUCING VALVE
	P&T RV	PRESSURE & TEMPERATURE RELIEF VALVE
-X		PIPE ANCHOR
(SD)	SD	SMOKE DETECTOR
	AD AFF	ACCESS DOOR ABOVE FINISHED FLOOR
	AP	ACCESS PANEL
	BDD	BACK DRAFT DAMPER
	CD	CEILING DIFFUSER
	CFM	CUBIC FEET PER MINUTE (AIR QUANTITY)
	CA	COMBUSTION AIR
	DTR	DOWN THRU ROOF
	EA EAG	EXHAUST AIR EXHAUST AIR GRILLE
	EAG	EXHAUST AIR GRILLE EXHAUST AIR REGISTER
	EP	ELECTRIC — PNEUMATIC
	HOA	HAND - OFF - AUTOMATIC
	NC	NORMALLY CLOSED
	NO	NORMALLY OPEN
	NIC	NOT IN CONTRACT
	MA	MAKE-UP AIR
	OSA	OUTSIDE AIR
	PE REA	PNEUMATIC — ELECTRIC RELIEF AIR
	REAG	RELIEF AIR RELIEF AIR GRILLE
	RA	RETURN AIR
	RAG	RETURN AIR GRILLE
	RAR	RETURN AIR REGISTER
	SA	SUPPLY AIR
	SAG	SUPPLY AIR GRILLE
	SAR	SUPPLY AIR REGISTER
	TA SI	TRANSFER AIR SOUND INSULATION
	T	THROAT
	·	UNLESS NOTED OTHERWISE
	UTR	UP THRU ROOF
	VAV	VARIABLE AIR VOLUME
	VTR	VENT THRU ROOF

ABBR

SYMBOL

DESCRIPTION



 \overline{O}

REVISIONS NO. DATE BY ISSUE DATES **DESIGN APPROVAL:** PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS:

24"x36" SCALE: 2023-02-1 PLOT DATE: CAD FILE: JOB NUMBER: 22-054 R.F. CHECKED: DRAWN: K.P./T.Q STATUS: CD SET

CONSTR. DOCS:

FOSTER DESIGN GROUP

Tustin, CA 92780

Ph 949.253.9630

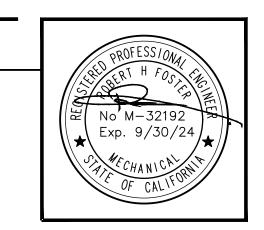
Job #22-041 PM: KP./T.Q.

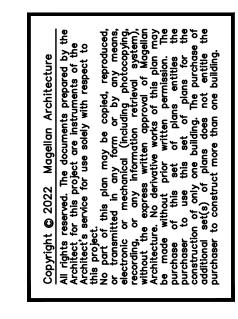
LEGEND

CONSULTING ENGINEERS INC.

14471 Chambers Rd., Suite 104

LEGEND, SCHEDULES & NOTES

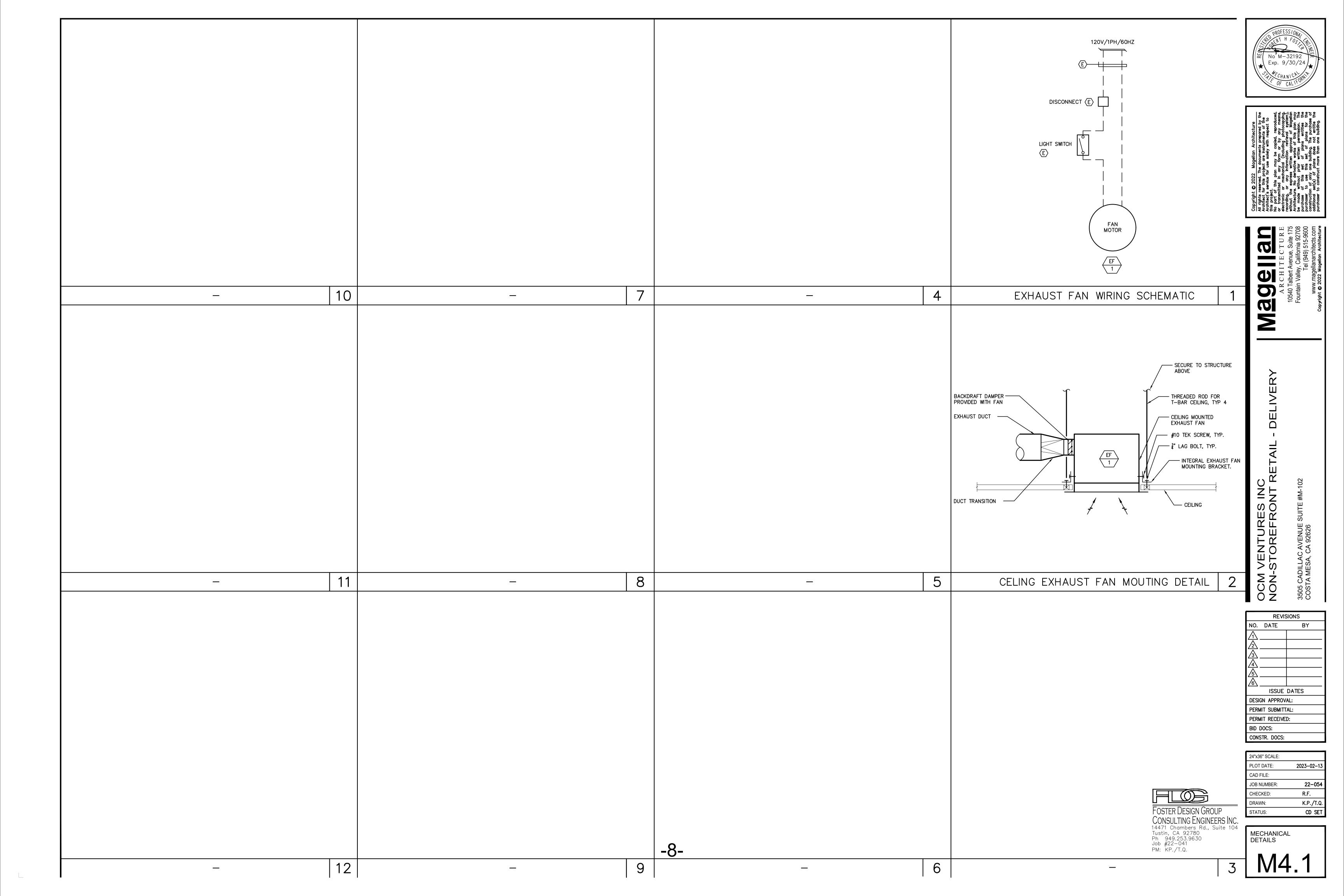


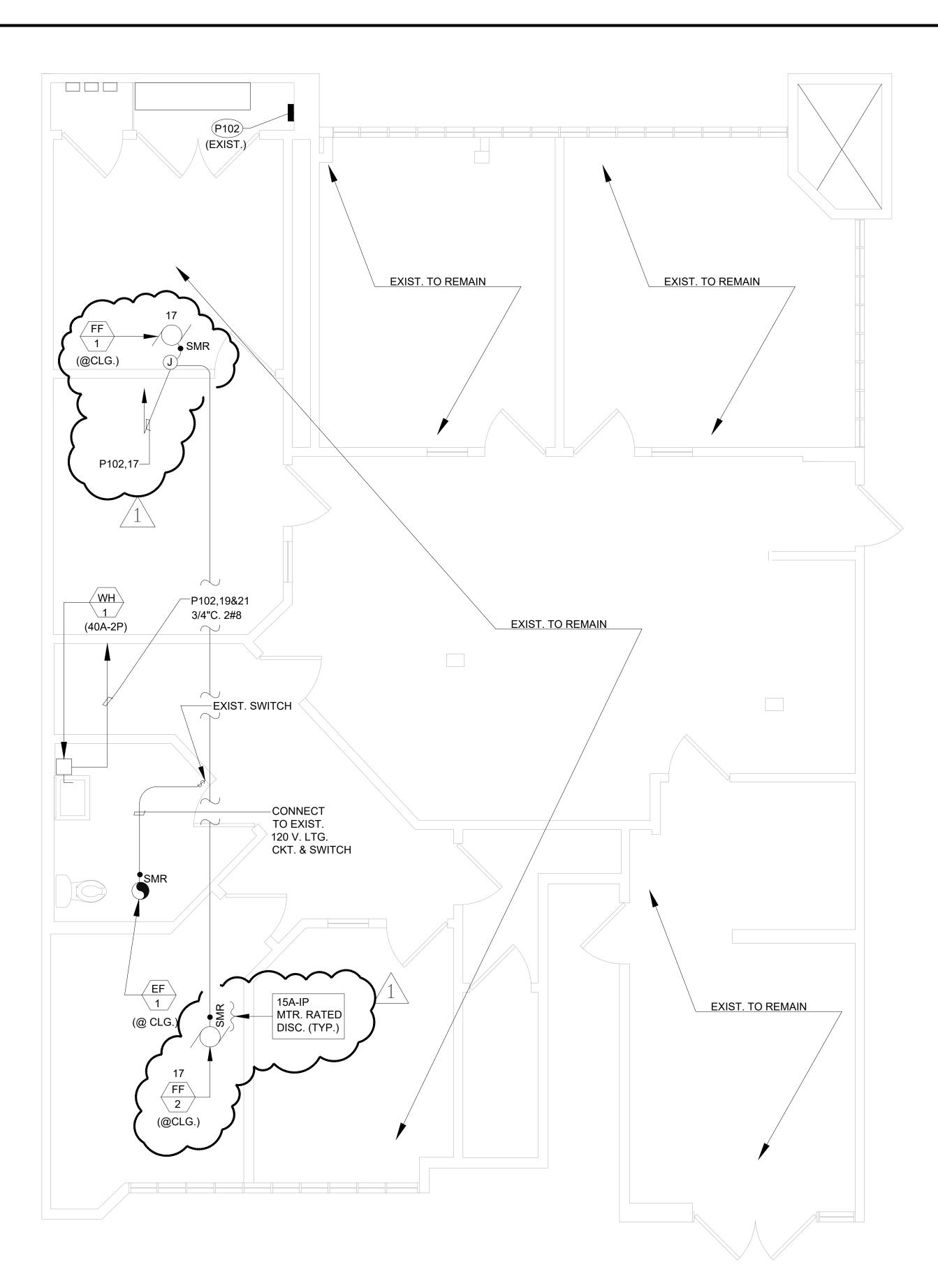


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	24"x36" SCALE:	
	PLOT DATE:	2023-02-13
	CAD FILE:	
	JOB NUMBER:	22-054
	CHECKED:	R.F.
	DRAWN:	K.P./T.Q.
Foster Design Group	STATUS:	CD SET
Consulting Engineers Inc.		
14471 Chambers Rd., Suite 104 Tustin, CA 92780 Ph 949.253.9630 Job #22-041	MECHANICAL FLOOR PLAN	
PM: KP./T.Q.	N 40	4

MECHANICAL FLOOR PLAN
SCALE: 1/4"=1'-0"





PANEL 'P102			OCATION (A	۱MF) ML	<u>.</u> O	.OSI	=		BU		ATIN	G 1	50A)8V ING: \$		Ø 4 W FACE	
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E) OFF. RECEPT'S	1080					20-	1 1	•	- 2	20-1			1500			(E)	OFF. I	LIGH	ΓING	
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PANEL LOAD	:	_ 19,8	399																	
FEEDER AMPS		= 5	5 A																	

ELECTRICAL SYMBOLS

A,1-3-5

THREE SINGLE PHASE CIRCUITS TO PANEL "A" WITH COMMON NEUTRAL

A,18385

ONE THREE PHASE CIRCUIT TO PANEL "A" - NO NEUTRAL

A,183

ONE SINGLE PHASE CIRCUIT TO PANEL "A" - NO NEUTRAL

A,1,3,5

THREE SINGLE PHASE CIRCUITS WITH SEPARATE NEUTRALS

HOMERUN TO PANEL OR EQUIPMENT AS NOTED

CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED

BRANCH CIRCUIT WIRING, 2 #12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED:

-##-1/2"C. 3#12 (PLUS GRD)

ELECTRICAL PANELBOARD, AS DESIGNATED, FLUSH OR SURFACE MOUNTED AS INDICATED.

DISCONNECT SWITCH, FUSED WHERE NOTED

HORSEPOWER RATED DISCONNECT SWITCH, NEMA 3R WHERE OCCURS AT ROOF

ELECTRICAL INSTALLATION NOTES

1. ANYTHING DRAWN OR SPECIFIED SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY LOCAL, MUNICIPAL OR STATE LAW, REGULATION OR ORDINANCE WHICH GOVERNS THE INSTALLATION OF ANY ELECTRICAL OR RELATED WORK.

- 2. CONDUIT SHALL BE MINIMUM 1/2" EMT WITH SET SCREW FITTINGS SUPPORTED AT 10'-0" INTERVALS.
- 3. INSTALL ALL WIRING PER EQUIPMENT MANUFACTURE'S REQUIREMENTS AND/OR EQUIPMENT NAME PLATES
- 4. PROVIDE NEW TYPE WRITTEN PANEL SCHEDULE DIRECTORIES IN PANEL BOARD FRONTS. DIRECTORIES SHALL INCLUDE FEEDER CONDUCTOR SIZE AND THE SOURCE WHICH FEEDS EACH PANEL.
- 5. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS AND DETAILS THAT FORMS A PART OF THIS CONTRACT. CONFIRM EXACT LOCATION AND DIMENSIONAL DETAILS FROM SAID PLANS; DO NOT ROUGH IN ANY EQUIPMENT FROM LOCATIONS SHOWN ON ELECTRICAL DRAWINGS.
- 6. CONTRACTOR SHALL TRACE AND IDENTIFY ALL EXISTING TO REMAIN 120 VOLT CIRCUITS WHICH OCCUR WITHIN THIS BUILD OUT AND CREATE CURRENT PANEL SCHEDULE DIRECTORY IN PANELBOARD FRONTS UPON COMPLETION OF WORK; INCLUDE ALL WORK REQUIRED TO PERFORM THIS FUNCTION UNDER THIS BASE BID.
- 7. LABEL ALL J-BOX'S AND BACK BOX'S WITH NAME OF CIRCUIT NUMBER CONTAINED THEREIN.

RACEWAY AND CONDUCTOR NOTES

- 1. ALL CONDUCTORS SHALL BE COPPER TYPE THHN/THWN, 600V AND SHALL BE RATED AT 90 DEGREE C. OR THWN-2, THHW OR THW-2 IN WET LOCATIONS.
- 2. WHERE INSTALLED IN A RACEWAY, CONDUCTORS OF SIZE NO. 8 AND LARGER SHALL BE STRANDED.
- 3. CONDUCTORS SIZE NO.1 AWG AND SMALLER WITH 75 DEGREE C AND 90 DEGREE C INSULATION ARE TO USE THE 60 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY. CONDUCTORS #1/0 AWG AND LARGER WITH 75 DEGREE AND 90 DEGREE INSULATION ARE TO USE THE 75 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY
- 4. ALL CONDUCTORS/CABLING SHALL BE INSTALLED IN AN APPROVED RACEWAY UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.
- 5. ALL MAIN POWER RUNS SHALL BE IN EMT CONDUIT. PRE WIRED FLEX IS ONLY ALLOWED WHERE CONCEALED AND ACCESSIBLE. USE EMT BETWEEN EACH J-BOX.

CODE COMPLIANCE

THE PROJECT SHALL COMPLY WITH LOS ANGELES CITY AND OTHER CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:

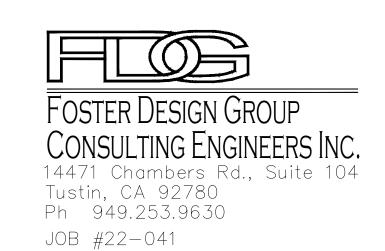
- 2019 CALIFORNIA BUILDING CODE (PART 2, TITLE 24, CCR)
- 2019 CALIFORNIA ELECTRICAL CODE- (PART 3, TITLE 24, CCR)
- 2019 CALIFORNIA MECHANICAL CODE- (PART 4, TITLE 24, CCR)
- 2019 CALIFORNIA PLUMBING CODE- (PART 5, TITLE 24, CCR)
- 2019 CALIFORNIA FIRE CODE- (PART 9, TITLE 24, CCR)
- 2019 CALIFORNIA BUILDING STANDARDS CODE (PART 12, TITLE 24, CCR)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, (TITLE 24-6)

BUILDING DEPARTMENT NOTES

- 1. VIA SEPARATE SUBMITTAL, OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR ALL FIRE ALARM SYSTEM INSTALLATIONS AND OR MODIFICATIONS FROM THE CITY OR COUNTY FIRE DEPARTMENT'S FIRE PREVENTION
- 2. VIA SEPARATE SUBMITTAL, OBTAIN APPROVALS AND PERMITS FOR ALL ELECTRICAL SUB SYSTEMS WITH POWER SUPPLIES CAPABLE OF PRODUCING MORE THAN 50VA AND/OR 25V. (E.G., SECURITY, TELCO/DATA, PA, AUDIO VISUAL, HVAC CONTROLS, ETC)
- 3. TEST FOR ILLUMINATION AND EXIT SIGNS, INLUDING DIRECTIONAL EXIT SIGNS POWERED BY EITHER THE NORMAL PREMISES WIRING OR ANY ADDITIONALLY REQUIRED EMERGENCY SYSTEMS SHALL BE CONDUCTED IN THE PRESENTS OF THE BUILDING INSPECTION STAFF TO ENSURE COMPLIANCE. THE TEST TIMES FOR EMERGENCY SYSTEMS SHALL BE ARRANGED IN ADVANCE AND ALL STAFFING COST ASSOCIATED WITH EITHER PRE-HOURS OR AFTER HOURS SHALL BE PAID AT THIS TIME. THE TESTING AND APPROVAL OF SUCH SYSTEMS SHALL OCCUR PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF APPROVAL OR FINAL APPROVAL OF THE PROJECT.
- 4. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE LISTED, LABELED, OR CERTIFIED FOR ITS USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY ITS MANUFACTURER, (CEC 110.2 AND 110.3(B).
- 5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO FURTHEST LOAD OR OUTLET SHALL NOT EXCEED 5%.
- 6. IN FRONT OF ALL METER PANELS, SUB PANELS, TRANSFORMERS, AND DISCONNECTS, PROVIDE A WORKING SPACE IN FRONT, ON THE FLOOR. RECTANGLE, PAINT W/CONTRASTING COLOR, 4-INCH BRUSH STROKES, W/ DIAGONAL LINES INSIDE, W/ 6 INCH LETTERS, "NO STORAGE" BLOCKED IN, AND/OR LARGE STICKER SAYING THE SAME THING.
- 7. ELECTRICAL SWITCHES OUTLET BOXES SHALL BE 48" MAXIMUM MEASURED TO THE TOP OF THE BOX ABOVE FINISH FLOOR (118-308.1.1).
- 8. ELECTRICAL RECEPTACLE OUTLET BOXES SHALL BE 15" MINIMUM MEASURED TO THE BOTTOM OF THE BOX ABOVE

ELECTRICAL SCOPE OF WORK

ELECTRICAL SCOPE OF WORK UNDER THIS PERMIT IS LIMITED TO THE CIRCUITING REQUIRED FOR THE ADDITION OF (1) 18 WATT CEILING EXHAUST FAN, (2) 128 WATT FILTER FANS AND (1) NEW INSTA HOT. THERE ARE NO NEW PANELS OR ANY OTHER ELECTRICAL EQUIPMENT.





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-SIORETROINI REIAIL - L'ADILLAC AVENUE SUITE #M-102

REVISIONS

NO. DATE

BY

2/14/23
PLK

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ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: AS NOTED
PLOT DATE: 2/14/23

CAD FILE: E-1

JOB NUMBER: 22-054

CHECKED: PLK

DRAWN: VB

STATUS: CD SET

E-1

ELECTRICAL PLAN

PIPING MATERIALS

1. SOIL, WASTE, VENT, AND NO-HUB CAST-IRON WITH 4-BAND STAINLESS STEEL COUPLINGS. WRAP STORM DRAIN PIPING BELOW GROUND: ALL UNDERGROUND PIPING WITH 8 MIL. POLYETHYLENE ENCASEMENT PER ANSI/AWWA C105/A21.5-93.

2. SOIL, WASTE, VENT, AND STORM DRAIN PIPING ABOVE GROUND: NO-HUB CAST IRON PIPE AND FITTINGS, CISPI-301 WITH 2-BAND

STAINLESS STEEL COUPLINGS, CISPI-310-85.

3. WATER PIPING BELOW GROUND: WATER PIPING BELOW BUILDING: TYPE 'K' COPPER WITH BRAZED JOINTS. TYPE 'K' COPPER, NO JOINTS ALLOWED.

4. WATER PIPING ABOVE GROUND:

TYPE 'L' HARD DRAWN COPPER TUBE WITH WROUGHT COPPER FITTINGS

AND LEAD FREE SOLDERED JOINTS.

5. INSULATION OF DOMESTIC HOT WATER AND INTERIOR CONDENSATE PIPING:

GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET, J-M MICRO-LOK 750AP, 1 INCH THICK FOR PIPE SIZES 1 INCH AND BELOW, 1-1/2 INCHES THICK FOR PIPE SIZES 1-1/4 AND 1-1/2 INCHES, AND 2

INCHES THICK FOR LINES 2 INCH AND LARGER.

6. CONDENSATE PIPING:

TYPE 'M' COPPER TUBE ASTM B88 AND WROUGHT COPPER FITTINGS

AND LEAD FREE SOLDERED JOINTS.

7. GAS FUEL PIPE ABOVE GRADE:

SCHEDULE 40 A-53 BLACK STEEL PIPE W/M.I. SCREWED FITTINGS.

8. ALL OF THE ABOVE SHALL COMPLY WITH THE SPECIFICATIONS.

WATER PIPE SIZING CHART					
		5.0 P.S.I.			
SIZE (IN.)	G.P.M.	FLUSH TANK F.U.	FLUSH VALVE F.U.	HOT WATER F.U	
1/2"	1.9	1	0	1	
3/4"	4.9	7	0	7	
1"	10	18	0	16	
1-1/4"	17	34	5	28	
1-1/2"	27	66	20	46	
2"	56	245	124	119	
2 1/2"	92	638	559	310	

PLUMBING SHEET INDEX

PO.1 PLUMBING LEGEND AND GENERAL NOTES

PO.2 PLUMBING SCHEDULES

P0.3 PLUMBING SPECIFICATIONS

PO.4 PLUMBING SPECIFICATIONS

P2.1 PLUMBING FLOOR PLAN

P4.1 PLUMBING DETAILS

PLUMBING GENERAL NOTES

- 1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, DRAINS, PIPE CHASES AND FURRING.
- 2. COORDINATE ALL LOCATIONS, SIZES AND ELEVATIONS OF ALL SLEEVES THRU WALLS AND SLABS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF WALLS, ROOFS, FOOTINGS AND FLOORS INCLUDING ALL SAW CUTTING AND CORE DRILLING.
- 4. COORDINATE AND VERIFY EXACT LOCATIONS, SIZES, POINTS OF CONNECTION AND INVERT ELEVATIONS OF ALL EXISTING PIPING PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 5. 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 OF INSTALLATION.
- 6. ALL VALVES SHALL BE LOCATED SO AS TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS OR ABOVE A CEILING, AN ACCESS PANEL SHALL BE INSTALLED.
- 7. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS JOINING DISSIMILAR METALS.
- COORDINATE LOCATION OF GAS AND DRAIN CONNECTIONS ON MECH. EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- 9. ALL WORK SHALL CONFORM TO CODE. IN CASE OF CONFLICTS WITH CODE, DRAWINGS OR SPECIFICATIONS; THE MOST STRINGENT SHALL PREVAIL.
- 10. WHERE PLUMBING PIPING PENETRATES A SEPARATION WALL SURFACE, FOR THE SECTION PASSING THRU THE WALL SURFACE, THE FIXTURE CONNECTIONS ATTACHED THERETO SHALL BE ONLY OF "METAL".
- 11. ALL PIPING PENETRATIONS THRU A FIRE RATED WALL SHALL BE INSTALLED WITH AN APPROVED FIRESTOP SYSTEM.
- 12. SERVICE WATER HEATING EQUIP. SHALL MEET ALL OF THE REQUIREMENTS OF THE APPLICABLE EFFICIENCY STANDARDS AND SHALL BE CURRENTLY LISTED AS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- 13. ALL ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE C.A.C.

14. ALL HORIZONTAL WASTE LINES SHALL BE RUN AT A MINIMUM SLOPE OF 1/4" PER FOOT (2%) UNLESS

- OTHERWISE NOTED ON PLAN. 15. ALL HORIZONTAL STORM DRAINS AND OVERFLOW DRAIN LINES SHALL BE RUN AT A MINIMUM SLOPE OF 1/4"
- PER FOOT (2%) UNLESS OTHERWISE NOTED ON PLAN.
- 16. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
- 17. INSTALL ALL NEW PLUMBING AND PIPING WORK TO AVOID INTERFERENCE WITH NEW AND EXISTING MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT WHERE REQUIRED. OFFSET NEW PIPING TO CLEAR EXISTING INSTALLATION.
- 18. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 & 719.0 OF THE PLUMBING CODE.
- 19. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- 20. ACCESSIBLE WATER HAMMER ARRESTERS SHALL BE INSTALLED FOR QUICK-ACTING VALVES. LOCATION AND METHOD OF INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATION.
- 21. SANITARY VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT. PER 2019 CPC, SECTION 906.2.
- 22. LAVATORY CONTROLS SHALL LIMIT THE FLOW RATE TO 0.5 GPM AND 105 DEGREES F.
- 23. ALL EXISTING PIPING RELATED TO PLUMBING FIXTURES BEING DEMOLISHED AND NOT BEING USED SHALL BE REMOVED AND/OR CAPPED OFF IN WALL, BELOW FLOOR AND ABOVE CEILING.
- 24. PROVIDE ACCESS PANELS FOR ALL WATER HAMMER ARRESTORS AND TRAP PRIMERS.
- 25. ALL HORIZONTAL INDIRECT WASTE LINES INCLUDING CONDENSATE DRAINS SHALL BE RUN AT A MINIMUM SLOPE OF 1/8" PER FOOT.
- 26. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
- 27. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
- 28. HOT WATER TO HANDWASHING FIXTURES SHALL BE LIMITED TO 105°F.
- 29. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTION 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
- 30. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY
- 31. FOR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL GOVERN.

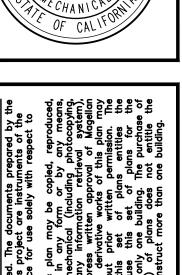
SYMBOL	ABBR.	DESCRIPTION
	S OR W	SOIL OR WASTE LOCATED ABOVE FLOOR OR GRADE
	S OR W	SOIL OR WASTE LOCATED BELOW FLOOR OR GRADE
SD	SD	STORM DRAIN LOCATED ABOVE FLOOR OR GRADE
— SD — —	SD	STORM DRAIN LOCATED BELOW FLOOR OR GRADE
OD	OD	OVERFLOW DRAIN LOCATED ABOVE FLOOR OR GRADE
OD	OD	OVERFLOW DRAIN LOCATED BELOW FLOOR OR GRADE
	٧	SANITARY VENT
	CW	COLD WATER LINE
ICW	ICW	INDUSTRIAL COLD WATER LINE
	HW	HOT WATER LINE
	HWR	HOT WATER RETURN LINE
CA	CA	COMPRESSED AIR LINE
F	F	FIRE MAIN
VAC	VAC	VACUUM LINE
ASD	ASD	AUTOMATIC SPRINKLER DRAIN LINE
D	D	INDIRECT DRAIN LINE
CD	CD	CONDENSATE DRAIN LINE
G	G	FUEL GAS LINE
TP	TP	TRAP PRIMER
		DIRECTION OF FLOW
	PG	PRESSURE GAUGE W/PETE COCK
<u> </u>	GC	GAS COCK
	PRV	PRESSURE REDUCING VALVE
→5—	SOV	SHUT-OFF VALVE
——————————————————————————————————————	FCO	FLOOR CLEANOUT
Ψ 	WCO	WALL CLEANOUT
	DN	DOWN
		RISE
		UNION
1 %		SLOPE IN DIRECTION OF FLOW
P	WHA	WATER HAMMER ARRESTOR
P H	POC	POINT OF CONNECTION
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
	ABV.	ABOVE
	A.F.F.	ABOVE FINISHED FLOOR
	A.P.	
	BEH.	ACCESS PANEL BEHIND
	BEL.	BELOW
	CLG.	CEILING
	CONT.	CONTINUATION
	(E) EXIST.	EXISTING
	F.D.C.	FIRE DEPARTMENT CONNECTION
	F.F.E.	FINISHED FLOOR ELEVATION
	FLR.	FLOOR FLOOR
	FR.	FROM
	GR.	GRADE
1	HDR.	
		HEADER
	I.E.	INVERT ELEVATION
	V.T.R.	VENT THROUGH ROOF
.	OFC&I	OWNER FURNISHED CONTRACTOR INSTALLED



Job #22-041

PM: KP./T.Q.





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REVISIONS NO. DATE BY ISSUE DATES **DESIGN APPROVAL:** PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS: CONSTR. DOCS:

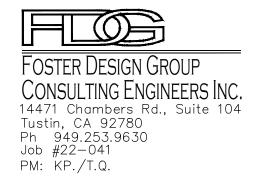
> 24"x36" SCALE PLOT DATE: 2022-08-1 CAD FILE: JOB NUMBER: 22-054 CHECKED: R.F. DRAWN: K.P./T.Q STATUS: CD SET

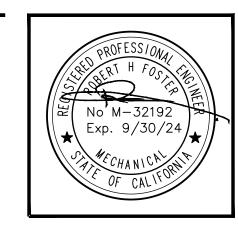
PLUMBING **LEGEND & NOTES**

	ELECTRIC WATER HEATER SCHEDULE										
TAG NO.	MANUFACTURER & MODEL NO.	LOCATION	SERVICE	STORAGE CAPACITY	ELEC KW	TRICAL V/P/HZ	REC © 60° △T (GPH)	WATER INLET TEMP *F	WATER OUTLET TEMP *F	OPERATING WEIGHT (LBS)	REMARKS
WH 1	CHRONOMITE CMI-30L/208	RESTROOM LAVATORY	DOMESTIC HOT WATER	INSTANTANEOUS	6.24	208-1-60	INSTANTANEOUS	60	105	-	UL LISTED. IAPMO LISTED. LEAD FREE. PROVIDE MIXING VALVE AT LAVATORY SET TEMPERATURE OF 105°F.

WATER SYSTEM CALCU	ILATIC	N
MAX. STREET PRESSURE AT THE MAIN — MIN. STREET PRESSURE AT THE MAIN —		94 P.S.I. 89 P.S.I.
TOTAL G.P.M. (FLUSH TANK SYSTEM) — 6 FU LOSSES:		5 GPM
2" WATER METER (E)	_	0.3 P.S.I.
1" BACKFLOW PREVENTER - (E) ZURN WILKINS - 975XL2		11.5 P.S.I.
2" PRESSURE REDUCING VALVE - (E) ZURN WILKINS - 500XL	_	1.5 P.S.I.
STATIC LOSS 12' x .431	_	5.2 P.S.I.
RESIDUAL PRESSURE	_	25.0 P.S.I.
TOTAL:	_	30.2 P.S.I.
PRESSURE AVAILABLE FOR FRICTION LOSS (70 - 30.2)	_	39.8 P.S.I.
TOTAL DEVELOPED LENGTH OF RUN FROM METER TO GOVERNING FIXTURE (INCLUDING FITTINGS) 368' x 1.2 =	_	442'
ALLOWABLE AVERAGE LOSS DUE TO FRICTION PER 100' OF PIPE (30.2 x 100') 442'	_	6.8 P.S.I.
PIPE SIZES BASED ON 5 P.S.I. LOSS PER 100' OR 8 FT. PER SECOND VELOCITY WHICHEVER RESTRICTION IS GREATER.		

FIXTURE UNITS					
QUANTITY	NEW FIXTURE WATER FIXTURE UNITS SEWER FIXT				
1	WATER CLOSET (FLUSH TANK)	2.5 EACH = 2.5	4 EACH = 4		
0	URINAL	VARIES = 0	2 EACH = 0		
1	LAVATORY	1 EACH = 1	1 EACH = 1		
0	COFFEE MAKER	1/2 EACH = 0	0 EACH = 0		
0	SINK	2 EACH = 0	2 EACH = 0		
1	FLOOR DRAIN	0 EACH = 0	4 EACH = 4		
0	SERVICE SINK	3 EACH = 0	3 EACH = 0		
0	REFRIGERATOR	1/2 EACH = 0	0 EACH = 0		
1	HOSE BIBB (EXISTING)	VARIES = 2.5	0 EACH = 0		
	TOTAL:	6	9		





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REVISIONS

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ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

 24"x36" SCALE:

 PLOT DATE:
 2022-08-19

 CAD FILE:

 JOB NUMBER:
 22-054

 CHECKED:
 R.F.

 DRAWN:
 K.P./T.Q.

 STATUS:
 CD SET

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

PLUMBING SCHEDULES

P0.2

PART 1 - GENERAL 1.01 GENERAL CONDITIONS

THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 1, ARE A PART OF THIS SECTION AND THE CONTRACT FOR THIS WORK AND SHALL APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.

1.02 SCOPE OF WORK

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND NECESSARY INCIDENTALS FOR THE COMPLETE INSTALLATION OF ALL PLUMBING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

- A. WORK SPECIFIED IN THIS SECTION
- 1. SANITARY SOIL, WASTE AND VENT SYSTEM
- 2. DOMESTIC HOT AND COLD WATER SYSTEMS.
- 4. FLOOR SINKS AND FLOOR DRAINS.
- 5. DOMESTIC WATER HEATERS.
- FURNISH AND SET ALL SLEEVES FOR PIPES PASSING THROUGH WALLS AND FLOORS.
- 7. PIPE COVERING, INSULATION AND WRAPPING.
- 8. EXCAVATION AND BACKFILL.
- 9. ROUGH—IN AND FINAL CONNECTIONS TO AIR CONDITIONING EQUIPMENT OF GAS AND WATER AND CONDENSATE DRAINS.
- 10. ROUGH-IN AND FINAL CONNECTIONS TO FIXTURES AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATIONS OR BY THE OWNER.
- 11. ALL PLUMBING FIXTURES, WATER HEATERS, VALVES, AND OTHER MISCELLANEOUS ITEMS OR EQUIPMENT REQUIRED FOR A COMPLETE INSATLLATION.
- SAFING OF ALL PENETRATIONS THROUGH FIRE WALLS AND FLOORS.
- 13. WATER FOR CONSTRUCTION AND TEMPORARY CONNECTIONS.
- 14. CATHODIC PROTECTION FOR UNDERGROUND STEEL OR FERROUS PIPING.
- 15. ROUGH-IN AND FINAL CONNECTIONS FOR ALL ROOF DRAINS AND OVERFLOW DRAINS.
- B. RELATED WORK IN OTHER SECTIONS
- 1. CUTTING AND PATCHING AS SPECIFIED IN SECTION 01000.

1.03 QUALITY ASSURANCE

- A. CODES AND STANDARDS
- ALL ITEMS INDICATED ON SITE, ARCHITECTURAL OR MECHANICAL DRAWINGS ARE TO E PROVIDED COMPLETE FROM POINT OF CONNECTION TO FINISHED FIXTURE IN ONFORMANCE WITH ALL GOVERNING AUTHORITY REQUIREMENTS. NOTHING IN THES SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK IN VIOLATION
- 2. IN ADDITION TO THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES AND AGENCIES, CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
- a. CALIFORNIA BUILDING CODE, 2019 EDITION.
- b. CALIFORNIA PLUMBING CODE, 2019 EDITION
- c. STATE FIRE MARSHAL.
- d. CALIFORNIA ADMINISTRATIVE CODE.
- e. ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION OVER THIS WORK.
- f. GUARANTEES: FURNISH A WRITTEN GUARANTEE FORM REQUIRED UNDER DIVISION 1 AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR. GUARANTEE SHALL INCLUDE REPAIR OF DAMAGE TO, OR REPLACEMENT (IF SO REQUIRED) OF ANY PART OF PREMISES CAUSED BY WATER.

- A. MANUFACTURER'S LITERATURE: WITHIN 35 DAYS AFTER AWARD OF CONTRACT AND BEFORE ANY OF THE MATERIALS OF THIS SECTION ARE DELIVERED TO THE JOB SITE, SUBMIT SEVEN COMPLETE BROCHURES OF ALL MATERIALS AND EQUIPMENT, PER DIVISION 1 OF THE
- B. OTHER SUBMITTALS
- 1. SHOP DRAWINGS.
- 2. STERILIZATION TEST REPORT
- TEST DATA.
- OPERATION AND MAINTENANCE INSTRUCTIONS: DELIVER TO ARCHITECT TWO COMPLETE SETS IN BOUND BOOKLET FORM OF WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS AND BROCHURES FOR EQUIPMENT SPECIFIED IN THIS SECTION. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL AND DEMONSTRATE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. AMOUNT OF TIME ALLOCATED FOR SAID INSTRUCTION AND DEMONSTRATIONS OF EQUIPMENT AND SYSTEMS SHALL BE PART OF THESE OBLIGATIONS. ONE ADDITIONAL SET OF APPROVED INSTRUCTIONS SHALL BE SUITABLY FRAMED BEHIND GLASS AND MOUNTED
- D. RECORD DRAWINGS: KEEP AN ACCURATE DIMENSIONED RECORD OF AS-BUILT LOCATIONS AND ELEVATIONS, AS REFERRED TO APPROVED BASE DATUM, OF BURIED CONCEALED LINES, MANHOLES, CLEANOUTS, VALVES, PLUGGED TEES, CAPPED ENDS, AND OF WORK WHICH IS INSTALLED DIFFERENT FROM THAT INDICATED.

1.05 PRODUCT HANDLING

- A. PROTECTION: TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION.
- REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

1.06 MISCELLANEOUS

- A. EXAMINATION OF THE SITE: EXERCISE CARE IN EXAMINING THE SITE AND COORDINATE ALL WORK INDICATED ON THE DRAWINGS WITH EXISTING CONDITIONS. REPORT TO ARCHITECT IN WRITING CONDITIONS THAT WILL PREVENT PROPER PROVISIONS OF THIS WORK. VERIFY DEPTH AND LOCATION OF ALL SERVICE LINES WITH SERVICING COMPANIES HAVING JURISDICTION BEFORE EXCAVATING. BY SUBMISSION OF THE BID, THE CONTRACTOR WARRANTS THAT HE HAS HAS FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS AND WILL PERFORM ALL WORK AS REQUIRED FOR HOOKUP AND AS REQUIRED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
- B. PERMITS AND FEES: ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND FEES REQUIRED BY ALL GOVERNING AGENCIES. DELIVER ALL CERTIFICATES TO OWNER THROUGH THE ARCHITECT.
- C. SERVICE CONNECTIONS: MAKE ALL NECESSARY ARRANGEMENTS WITH APPLICABLE UTILITY COMPANY FOR CONNECTION TO EXISTING SERVICE LINES. PAY ALL FEES ASSOCIATED WITH WORK INCLUDING METERS AND HOOKUP CHARGE, UTILITY ASSESSMENT FEES, IF ANY, WILL BE PAID BY THE OWNER.
- DRAWINGS: COORDINATE ALL SPACE REQUIREMENTS WITH OTHER TRADES. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT, AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.

PART 2 - PRODUCTS

2.01 GENERAL

A. PIPE SLEEVES AND WRAPPING: PROVIDE POLISHED CHROMIUM PLATED AND BRASS SET SCREW FLANGES WHERE PLUMBING PIPING PASS THROUGH WALLS, FLOORS, CEILINGS, AND PARTITIONS IN FINISHED PORTIONS OF BUILDING INCLUDING FLANGES ON PIPES AT FIXTURES. ALL SLEEVES IN CONCEALED AND EXTERIOR WALLS SHALL BE 20 GA. GALVANIZED IRON ONE INCH O.D. LARGER THAN THE PIPE, CAULKED IF BELOW GRADE IN A MOISTUREPROOF MANNER. ALL PIPES PENETRATING THROUGH FIRE WALLS AND FLOORS SHALL BE PROPERLY SAFED WITH DOW CORNING 3-6548 SILICONE RTV FOAM, HILTI, HYDROFLAME, OR EQUAL. INSTALL PER MANUFACTURER'S DIRECTION.

B. PIPE IDENTIFICATION

- PIPING IDENTIFICATION PER ANSI AND OSHA STANDARDS: EACH INDIVIDUAL PIPELINE SHALL BE MARKED FOR QUICK AND EASY IDENTIFICATION AS TO CONTENTS AND CHARACTER OF MATERIAL CARRIED IN THE PIPES BY SET ON SNA OR STR MARKER.
- MARKERS SHALL BE INSTALLED AND SPACED AT NOT MORE THAN 8 FT. INTERVALS AND SO LOCATED THAT MARKERS SHALL BE VISIBLE WHERE PIPING SYSTEM IS EXPOSED.
- COLOR SCHEME SHALL BE APPROVED. BASE COLOR FOR MARKERS SHALL BE AS FOLLOWS:
- DOMESTIC HOT WATER YELLOW DOMESTIC COLD WATER - GREEN FUEL GAS YELLOW SANITARY SEWER GREEN SANITARY VENT GREEN STORM DRAINS CONDENSATE DRAIN BLUE
- C. ONE MARKER SHALL BE INSTALLED AT EACH SIDE OF VALVES, SPECIAL FITTINGS AND AT BRANCH TAKE-OFF. IN FURRED SPACES INSTALL ONE BAND 2 FT. ABOVE FLOOR AND 19 IN. BELOW CEILING LINE.
- D. FURNISH TWO IDENTIFICATION CHARTS COMPLETE WITH GLASS AND FRAME SHOWING LIST OF MATERIALS CARRIED IN THE PIPING SYSTEM, CLASSIFIED BY NATURE OF ITS CONTENTS AND RESPECTIVE IDENTIFYING COLORS.
- MATERIALS: MATERIALS WHEN NOT OTHERWISE DEFINITELY SPECIFIED SHALL CONFORM TO THE APPLICABLE ASTM, ASME, AGA, AND ASA STANDARDS.
- EQUAL MATERIALS AND SUBSTITUTIONS: IN ADDITION TO MANUFACTURERS SPECIFIED, THE FOLLOWING SHALL ALSO BE CONSIDERED EQUAL, PROVIDED CORRESPONDING MODELS MEET SPECIFIED REQUIREMENTS. EQUIVALENT SUBSTITUTED EQUIPMENT NAMED HEREIN SHALL BE SUBMITTED TO ARCHITECT.

<u>ITEM</u> <u>MANUFACTURER</u>

SOLDERS HANDY & HARMAN, LUCAS-MILHAUPT CLEANOUTS: VALVES: WALWORTH, MILWAUKEE, NIBCO

PIPE HANGERS & SUPPORTS: GRINNELL, FEE & MASON, B-LINE

ACCESS PANELS: GAS VENTS: METALBESTOS, AMERIVENT

INSULATION: MANVILLE, OWENS-CORNING, PLUMBING FIXTURES: AMERICAN STANDARD TOILET SEATS: OLSONITE #95 DRAINS & FLOOR SINKS: ZURN, SMITH

WATER PRESSURE REDUCING

BACKFLOW PREVENTERS:

VALVES: BAILEY, WILKINS, WATTS PRESSURE GAUGES: MARSH, MARSHALLTOWN, TRERICE WATER HEATERS: AMERICAN, STATE, LOCHINVAR TYLER, AB & I, CHARLOTTE SOIL PIPE:

2.02 PIPE AND FITTING SCHEDULE

A. SOIL, WASTE, VENT AND STORM DRAIN PIPING TO BE SERVICE WEIGHT NO-HUB CAST IRON PIPE AND FITTINGS CISPI-301, AND ALL OTHER TO BE A.B.S. PIPE AND FITTINGS. MANUFACTURED BY AB & I, TYLER, OR CHARLOTTE.

NEPTUNE, HERSEY, FEBCO

- B. DOMESTIC HOT AND COLD WATER PIPING ABOVE GROUND: TYPE L HARD-DRAWN COPPER TUBE, ASTM B88, AND WROUGHT COPPER FITTINGS, ANSI B16.22.
- C. DOMESTIC COLD WATER PIPING BELOW GROUND AND OUTSIDE THE BUILDING
- 1. 3 IN. AND SMALLER: TYPE K HARD-DRAWN COPPER TUBE, ASTM B88, AND WROUGHT COPPER FITTINGS ANSI B16 22, SOLDER JOINT TYPE (REFER TO PARAGRAPH "PIPE
- D. INDIRECT AND CONDENSATE DRAINS: TYPE M COPPER TUBE, ASTM B88 AND WROUGHT COPPER FITTINGS, ANSI B16.22, SOLDER JOINT TYPE.

- 1. 2 IN. AND SMALLER ABOVE GROUND: SCHEDULE 40 BLACK STEEL PIPE, ASTM A-135, A-795, WITH CLASS 150 WOG BLACK FITTINGS.
- 2. BELOW GROUND: PLEXCO PE2406 POLYETHYLENE PIPING SYSTEMS WITH ELECTRIC FUSION SOCKET FUSION JOINTS. PROVIDE #12 ELECTRIC TRACER COPPER WIRE, SPIRAL WRAPPED AROUND PIPE. BACKFILL WITH CLEAN SAND 4" AROUND PIPE.

2.03 MATERIALS FOR JOINTS, FITTINGS AND VALVES

- A. SOIL. WASTE, VENT AND STORM DRAIN CAST-IRON PIPE. MANUFACTURED BY AB & I, TYLER, OR CHARLOTTE.
- 1. "NO-HUB" COUPLINGS AS APPROVED BY THE CAST-IRON SOIL PIPE FOUNDATION, CISPI-310-85.

B. SOLDER AND FLUX

- 1. WATER PIPING: EQUIVALENT TO HARRIS "BRIDGIT" LEAD-FREE BRAZING ALLOY. 95-5 SOLDERS ARE NOT APPROVED.
- 2. COPPER INDIRECT AND CONDENSATE DRAINAGE PIPING: LEAD-FREE SOLDER WITH NON-CORROSIVE PASTE FLUX.

C. UNIONS AND GASKETS

JAMESBURY

- 1. 2 IN. AND UNDER FOR STEEL PIPE: SCREWED MALLEABLE-IRON GROUND JOINT, CLASS 150 WOG, WITH BRASS-TO-IRON SEAT, GALVANIZED OR BLACK TO SUIT SERVICE. 2. UNIONS FOR COPPER TUBING: CAST BRONZE, GROUND JOINT PATTERN, SOLDERED JOINT
- CONNECTION, ASTM B62 AND ANSI B16.18. 3. DIELECTRIC UNIONS: EPCO, COMPLETE WITH ISOLATORS AND GASKETS OF SAME SIZE
- AS PIPE, GALVANIZED OR BLACK TO SUIT SERVICE.

4. DIELECTRIC FLANGES: F.H. MALONEY CO., TYPE E FLANGES FOR CATHODIC INSULATION.

- 5. GASKETS: 1/16 IN. GARLOCK #17022. D. VALVES: VALVES SHALL BE OF SAME MANUFACTURER, OR FOLLOWING NUMBERS OR EQUIVALENT BY COMPARATOR CHART OF APPROVED MANUFACTURER. PROVIDE ADAPTORS FOR VALVES IN COPPER TUBING WHERE NECESSARY. ALL DOMESTIC WATER
- VALVES, TWO (2) IN. AND SMALLER, SHALL BE BALL VALVES. 1. BALL VALVES, DOMESTIC WATER: BRONZE, FULLPORT, CLASS 150, THREADED.

3750 OR 171N T-585

300

- 2. PARTITION STOP VALVES: T&S B415, LOOSE-KEY TYPE WITH WALL FLANGE.
- 3. GATE VALVES, 2-1/2 IN. AND LARGER, DOMESTIC WATER: 200 PSI WOG, SOLID WEDGE DISC UNION BONNET, RISING STEM, FLANGED.

GRINNELI 6020A F-617-0 NIBCO CRANE 465 1/2 STOCKHAM G-623

FLANGED IRON BODY VALVES OR EQUIPMENT USED IN COPPER PIPING SYSTEMS SHALL BE INSTALLED WITH MALONEY FLANGE AND BOLTS INSULATING KITS.

2.03 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

- E. CHECK VALVES
- 1. HORIZONTAL SWING:

 - A. 2-1/2 IN. AND LARGER (200 PSI WOG), IRON BODY, BRONZE TRIM, SCREWED CAP, SWING, Y-PATTERN, REGRINDING, FLANGED.

GRINNELL 6300A F-918-B CRANE 373 STOCKHAM G-931

F. PRESSURE REDUCING VALVES 1. 1-1/4 IN. AND LARGER: CLA-VAL #90-01.

2.04 BACKFLOW PREVENTERS

A. REDUCED PRESSURE TYPE: CLA-VAL MODEL RP, WATTS, OR HERSEY FRP II OR 6CM.

2.05 PIPE HANGERS

- A. HANGERS SHALL BE SUPPLIED WITH FACTORY INSTALLED ISOLATION AND DI-CHROMATE
- 1. 2 IN. AND SMALLER: GRINNELL F69.
- 2. 2-1/2 IN. AND LARGER: GRINNELL F65.
- 3. CONCRETE INSERTS: GRINNELL 281 AND 282.
- 4. RISER CLAMPS FOR COPPER PIPING: GRINNELL 261P, PLASTIC COATED.
- 5. RISER CLAMPS FOR OTHER PIPING: GRINNELL 261.
- B. HANGER RODS SHALL CONFORM TO THE FOLLOWING TABLE:

PIPE SIZE 2 INCHES AND SMALLER: 3/8 INCH RODS PIPE SIZE 2-1/2 INCHES AND 3 INCHES: 1/2 INCH RODS PIPE SIZE 3 INCHES AND LARGER: 5/8 INCH RODS

- A. SANITARY VENT FLASHINGS: SEMCO 1100-3 OR 1100-5, WITH ONE-PIECE LEAD FLASHING AND COUNTERFLASHING SLEEVE.
- B. OTHER PIPE THROUGH ROOF FLASHING: SEMCO 1100-2 OR 1100-4, ONE-PIECE 4 LB. LEAD FLASHING AND COUNTERFLASHING SLEEVE.

2.07 PIPE SLEEVES

AT CONCRETE WALLS OR FLOORS, ADJUST-TO-CRETE, PARAMOUNT, HOLE-OUT OR SPERZEL CRETESLEEVE FLOOR SLEEVES SHALL EXTEND TO TOP OF CONCRETE CURBS FOR PIPING RISING THROUGH FLOORS. WALL SLEEVES SHALL BE FLUSH WITH FINISHED SURFACE. SLEEVES SHALL BE SIZED TO ALLOW 1/2 IN. CLEARENCE AROUND PIPE INSULATION. INSULATION AND COVERING SHALL BE CONTINUOUS THROUGH WALL AND FLOOR SLEEVES.

2.08 ACCESS PANELS

A. ACCESS PANELS IN PLASTER WALLS AND CEILINGS: KARP #DSC214PL, ELMDOR PW, 24X24 IN. WITH METAL ACCESS DOOR AND FRAME, PRIME COATED STEEL AND PAINTED TO MATCH ADJACENT SURFACES. FOR FIRE RATED AREAS USE KARP #KRP-150 FR 1-1/2 HOUR "B" LABEL ACCESS PANEL.

2.09 CLEANOUTS

FOR CAST-IRON SOIL PIPE, IRON BODY WITH EXTRA HEAVY BRONZE PLUGS SCREWED INTO CAULKING FERRULES, FOR STEEL PIPE, EXTRA HEAVY BRONZE PLUGS; AND FOR VITRIFIED CLAY PIPE, VITRIFIED CLAY PLUGS. WHERE CLEANOUTS OCCUR IN FINISHED INTERIOR WALLS, PROVIDE ACCESS PANELS, PLATES, AND FRAMES FOR FLUSH MOUNTING. EXPOSED PARTS FOR FLOOR CLEANOUTS SHALL HAVE ADJUSTABLE TOP. ALL CLEANOUTS AND CLEANOUT PLUGS SHALL BE ACCESSIBLE. CLEANOUT SHALL BE THE FOLLOWING:

A. IN FINISHED FLOORS: CAST-IRON WITH POLISHED NICKEL BRONZE ROUND TOP, NON-SKID DIAMOND TREAD SET FLUSH WITH THE FLOOR. PROVIDE FLASHING FLANGE WHEN USED WITH WATERPROOFING MEMBRANE.

SMITH - 4023 WADE - W-6000

ZURN - ZN-1420-2 JOSAM - 6010 (ADD -41 WHEN NEEDED)

B. IN WALLS: CLEANOUT TEE WITH SQUARED POLISHED NICKEL BRONZE ACCESS PLATE WITH VANDALPROOF SCREWS AND FRAMES. OPENING 8X8 IN. MINIMUM.

SMITH - 4558-U WADE - W-8460-S ZURN - ZN-1445-3

JOSAM - 58770-15

C. IN EXTERIOR GRADES: CAST-IRON BODY, VANDALPROOF COVER, NON-SKID DIAMOND TREAD, SET FLUSH WITH GRADE OR FINISHED SURFACE. IN NON-SURFACED AREA, THEY SHALL BE CAST IN A CONCRETE BLOCK 14X14X6 IN. DEEP.

SMITH - 4020-U

WITHOUT SHOCK PROTECTION.

WADE - W-8300MF

ZURN - ZN-1460-15-W/Z-1450-8 JOSAM - 58680-15

2.10 SHOCK ABSORBERS PRECISION PLUMBING PRODUCTS (PPP) SHOCK ABSORBERS INSTALLED AS INDICATED OR AS RECOMMENDED BY PDI PAMPHLET WWH-201. PROVIDE ACCESS PANEL FOR A SINGLE MULTIPLE FIXTURE INSTALLATION (NOT OF FLUSH VALVE TYPE). IN NO CASE SHALL A FIXTURE BE INSTALLED

2.11 INSULATION

- A. ALL PIPE INSULATION SHALL COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS. INSULATION THICKNESSES INDICATED ARE BASED ON INSULATION HAVING THERMAL RESISTANCES IN THE RANGE OF R-40 TO R-4.6 PER INCH OF THICKNESS ON A FLAT SURFACE AT A MEAN TEMPERATURE OF 75 DEGREES F. THICKNESS INDICATED ARE MINIMUM AND SHALL BE INCREASED PROPORTIONATELY FOR MATERIALS HAVING R VALUES LESS THAN 4.0 INCH OF THICKNESS OR MAY BE REDUCED FOR MATERIALS HAVING R VALUES GREATER THAN 4.6 INCH THICKNESS. INSTALL PIPE INSULATION AFTER PIPING IS INSTALLED, TESTED AND APPROVED AND IS IN CLEAN, DRY CONDITION. FIRMLY BUTT INSULATION JOINTS
- B. INSULATE ALL HOT WATER AND INTERIOR CONDENSATE DRAIN PIPING WITH GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET, J-M MICRO-LOK 650 AP. 1 INCH THICK FOR PIPE SIZE 1/2 IN., AND 1-1/2 IN. THICK FOR PIPE SIZES 1 IN., 1-1/4 IN. AND 1 1/2 IN. 2 INCHES THICK FOR PIPE 2 INCHES OR LARGER IN DIAMETER. INSULATE FITTINGS AND VALVES WITH PREFORMED INSULATION WITH PVC PREMOLDED ONE PIECE FITTING COVER, J.M. ZESTON COVER. ADHERE LONGITUDINAL LAPS & BUTTS OF STRIPS OF JACKET WITH FACTORY APPLIED PRESSURE SENSITIVE TAPE SYSTEM, J-M AP-T. FLANGES AND UNIONS SHALL NOT BE COVERED.
- C. INSULATE ALL PIPING UNDER LAVATORIES AND SINKS ACCESSIBLE TO THE PHYSICALLY HANDICAPPED WITH HOT WATER SUPPLY AND 'P' TRAP PREFABRICATED INSULATION.

2.12 PLUMBING FIXTURES

- A. GENERAL: PLUMBING FIXTURES TRIM AND EXPOSED SUPPLIES AND WASTES SHALL BE BRASS WITH POLISHED CHROME-PLATED FINISH. PROVIDE INDIVIDUAL LOOSE KEY STOPS OR, IF SO SPECIFIED, SCREW DRIVER STOPS FOR SUPPLIES AND, UNLESS INTEGRAL WITH VALVES OR FAUCETS, MOUNT UNDER FIXTURE. SEPARATELY TRAP ALL WASTES. PROVIDE EXPOSED SUPPLIES AND WASTES TO WALL WITH POLISHED CHROME-PLATED CAST BRASS WALL ESCUTCHEONS. ALL LAVATORIES SHALL HAVE 1-1/2 IN. 17 GAUGE CHROME-PLATED TUBULAR P-TRAPS. ALL PLUMBING FIXTURES SHALL BE WHITE, UNLESS OTHERWISE NOTED.
- B. WALL-HUNG FIXTURES: FIXTURES SPECIFIED WITH HANGERS OR SUPPORTING ARMS SHALL HAVE HANGERS OR ARMS SECURLY MOUNTED ON A 1/4 IN. THICK BY 6 IN. WIDE STEEL WALL PLATE WHICH EXTENDS AT LEAST ONE STUD BEYOND FIRST AND LAST FIXTURE MOUNTING POINTS, OR A TOTAL OF THREE STUDS MINIMUM. ATTACH WALL PLATE TO EACH STRUCTURAL STUD IT CROSSES BY TACK WELDING EACH SIDE OF STUD FLANGE AT TOP AND BOTTOM OF PLATE. FIXTURE OR SUPPORTING ARMS SHALL BE SECURLEY AND FIRMLEY ATTACHED TO STEEL WALL PLATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. IF STRUCTURAL STUDS ARE NOT BEING INSTALLED BEHIND WALL-HUNG FIXTURES, PLUMBING CONTRACTOR SHALL NOTIFY ARCHITECT AND MECHANICAL ENGINEER IMMEDIATELY.
- ✓ C DRAINS: WHERE INSTALLED IN CONSTRUCTION WITH WATERPROOF MEMBRANE, PROVIDE -BRAINS WITH FLASHING CLAMP DEVICE WITH CORROSION-RESISTANT CLAMPING BOLTS. D. FIXTURES, TRIM AND ACCESSORIES SHALL BE AS SHOWN ON THE PLUMBING FIXTURE SCHEDULE ON THE PLUMBING LEAD SHEET.

2.13 DOMESTIC WATER HEATERS

A. DOMESTIC WATER HEATERS SHALL BE AS SHOWN ON THE WATER HEATER SCHEDULE ON THE PLUMBING LEAD SHEET.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

- A. INSPECTION: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.
- B. DISCREPANCIES
- 1. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE ARCHITECT.
- 2. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
- 3. INTERFERENCES BETWEEN INSTALLED WORK OF VARIOUS TRADES DUE TO LACK OF COORDINATION SHALL BE RESOLVED BY ARCHITECT WHOSE DECISION IS FINAL. RELOCATE OR OFFSET ANY WORK AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES AT NO EXTRA COST TO THE OWNER WHEN SO DIRECTED BY THE ARCHITECT.

3.02 LOCATIONS AND SPACE REQUIREMENTS

- A. CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF SPACES AVAILABLE FOR INSTALLATION OF WORK UNDER THIS DIVISION. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT AND OTHER ITEMS, AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO ARCHITECT. IN EVENT CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY ARCHITECT, THEY SHALL BE MADE BY CONTRACTOR WITHOUT ADDITIONAL CHARGE PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
- B. VERIFY ALL SPACES, DIMENSIONS FOR ALL FIXTURES, EQUIPMENT, OR OWNER-FURNISHED EQUIPMENT AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS.
- C. OBTAIN ALL NECESSARY ROUGH IN DATA AND DIMENSIONS FOR ALL FIXTURES, EQUIPMENT, OR OWNER-FURNISHED EQUIPMENT AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS.
- D. MAINTAIN AMPLE HEADROOM CLEARANCES AND ACCESSIBILITY. MAINTAIN CEILING HEIGHTS.

. CONSTANTLY CHECK WORK OF OTHER TRADES TO PREVENT INTERFERENCE WITH THIS INSTALLATION.

3.03 PIPE INSTALLATION A. MAKE PIPE RUNS STRAIGHT AND TRUE. SPRINGING OR FORCING PIPING INTO PLACE IS NOT PERMITTED. INSTALL IN MANNER TO PREVENT ANY UNDUE STRAIN ON EQUIPMENT. MAKE JOINTS SMOOTH AND UNOBSTRUCTED INSIDE AND OUT, AND REAM PIPE ENDS THROUGHLY TO REMOVE BURRS. CONCEAL PIPING IN FINISHED PORTIONS OF THE BUILDINGS EXCEPT AS OTHERWISE DIRECTED OR INDICATED. CAP OR PLUG ENDS AND OPENINGS IN PIPE AND FITTINGS IMMED-IATELY TO EXCLUDE DIRT UNTIL EQUIPMENT IS INSTALLED OR FINAL CONNECTIONS ARE MADE.

- B. INSTALL PIPING TO CLEAR BEAMS UNLESS SLEEVING IS INDICATED. CONSTANTLY CHECK WORK OF OTHER TRADES TO PREVENT INTERFERENCE WITH THIS INSTALLATION. OBTAIN APPROVAL FROM ARCHITECT IF CORING OR CUTTING OF CONCRETE WORK IS NECESSARY DUE TO FAILURE TO INSTALL REQUIRED SLEEVES PRIOR TO THE TIME OF CONCRETE POUR. COST OF CORING AND CUTTING WORK SHALL BE BORNE BY THE SUBCONTRACTOR.
- C. EXPOSED PLATED OR ENAMELED PIPE: MAKE CONNECTIONS TO EQUIPMENT WITH SPECIAL CARE. SHOW NO TOOL MARKS OR THREADS. D. DIELECTRIC UNIONS: MAKE CONNECTIONS BETWEEN TWO DISSIMILAR METAL PIPES WITH
- E. UNIONS: PROVIDE A UNION ON ONE SIDE OF EACH SHUTOFF VALVE, AT BOTH SIDES OF AUTOMATIC VALVES, AT EQUIPMENT CONNECTIONS AND ELSEWHERE INDICATED OR REQUIRED,
- UNLESS FLANGES ARE INDICATED. F. FLOOR, WALL AND CEILING PLATES: PROVIDE WHERE PIPES PIERCE FINISHED SURFACES.
- G. NOISE: INSTALL SOIL, WASTE, AND WATER PIPING IN A MANNER THAT PREVENTS ANY UNUSUAL NOISE FROM FLOW OF WATER UNDER NORMAL CONDITIONS.
- H. SHUTOFF VALVES: PROVIDE WHERE INDICATED AND REQUIRED FOR ADEQUATE CONTROL OF
- SYSTEMS AND FOR ISOLATION OF FIXTURE GROUPS AND EQUIPMENT. BURIED PIPING: INSTALL WITH MINIMUM 36 IN. COVERAGE UNLESS OTHERWISE INDICATED. LAY PIPING ACCURATELY TO GRADE WHERE INVERT ELEVATIONS ARE INDICATED. WHEN REQUIRED.
- PROVIDE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. J. EQUIPMENT AND MATERIALS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- K. ACCESSIBILITY: INSTALL WORK READILY ACCESSIBLE FOR NORMAL OPERATION, READING OF INSTRUMENTS, ADJUSTMENT, SERVICE, INSPECTION AND REPAIR. PROVIDE ACCESS PANELS WHERE INDICATED AND REQUIRED.

N. PIPING ROUGH-IN FOR FIXTURES: SUPPORT OR SECURE TO BUILDING CONSTRUCTION OF

- L. PIPE JOINTS: MAKE SCREWED JOINTS WITH A MINIMUM AMOUNT OF COMPOUND APPLIED TO THE MALE THREAD ONLY. ALL JOINTS SHALL BE MADE PER CODE REQUIREMENTS.
- M. PROVIDE PIPE ISOLATION AT ALL HANGERS FOR NON-INSULATED MATERIALS.
- FIRMLY ANCHORED WASTE PIPING SO THAT PIPES CANNOT BE DISPLACED. DO NOT SECURE TO WALLS. USE OF MAKESHIFT DEVICES, SUCH AS ROPE, WIRE, TAPE, ETC. IS PROHIBITED. O. ALL DRAINAGE / WASTE PIPING SHALL BE SLOPED AT A MINIMUM OF 2%. UNLESS FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- FROM CONCRETE INSERTS OR FROM APPROVED BRACKETS, CLAMPS OR CLIPS. HANG PIPES INDIVIDUALLY OR IN GROUPS IF SUPPORTING STRUCTURE IS ADEQUATE TO SUPPORT WEIGHT OF PIPING AND FLUID. EXCEPT FOR BUIRED PIPING, HANG OR SUPPORT PIPE RUNS SO THAT

THEY MAY EXPAND OR CONTRACT FREELY WITHOUT STRAIN TO PIPE OR EQUIPMENT.

HORIZONTAL STEEL PIPING: PROVIDE HANGERS OR SUPPORTS EVERY 10 FT. EXCEPT EVERY 8 FT. FOR PIPING 1-1/4 IN. AND SMALLER.

HORIZONTAL COPPER TUBING: FOR 2 IN. DIAMETER AND OVER, PROVIDE HANGERS EVERY

A. HOLD HORIZONTAL PIPE RUNS FIRMLY IN PLACE USING APPROVED STEEL AND IRON HANGERS.

SUPPORTS, AND/OR PIPE RESTS UNLESS OTHERWISE INDICATED. SUSPEND HANGER RODS

3. HORIZONTAL CAST-IRON HUB AND SPIGOT PIPING: PROVIDE HANGERS OR SUPPORTS AT EACH HUB.

4. HORIZONTAL CAST-IRON NO-HUB PIPING: PROVIDE HANGERS OR SUPPORTS AT EACH

SIDE OF NO-HUB FITTINGS. PROVIDE ANTI-SEPARATION BRACING AT EACH 90 DEGREE CHANGE OF DIRECTION.

5. VERTICAL PIPING: SUPPORT AT FLOOR WITH IRON PIPE CLAMPS.

10 FT.; FOR 1-1/2 IN. DIAMETER AND SMALLER, EVERY 6 FT.

B. BRANCHES: PROVIDE SEPARATE HANGERS OR SUPPORTS FOR BRANCH LINES 6 FT. OR

C. SOUND AND ELECTROLYSIS ISOLATORS: PROVIDE AT ALL HANGERS AND SUPPORTS FOR HOT

AND COLD DOMESTIC WATER LINES. SECURELY ATTACH PIPE TO WALLS, STUDS, ETC. ALL SUCH PIPING ISOLATED FROM STRUCTURE BY "TRISOLATORS".

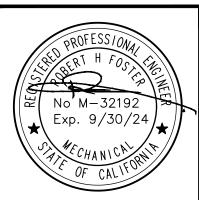
MORE IN LENGTH.

3.04 HANGERS AND SUPPORTS

3.05 CORROSION PREVENTION MAKE JOINT BETWEEN CUPROUS AND FERROUS MATERIALS WITH APPROVED NYLON INSULATING COUPLINGS. SEPARATE CONTACT SURFACES OF DISSIMILAR METALS WITH NON-CONDUCTING COATING OR SHEET.



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24"x36" SCALE PLOT DATE: 2022-08-1 CAD FILE: JOB NUMBER: 22-054 CHECKED: R.F. RAWN: K.P./T.(STATUS: CD SET

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PLUMBING **SPECIFICATIONS**



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PM: KP./T.Q.

PART 3 - EXECUTION (CONT.) 3.06 CLEANOUTS

- A. PROVIDE CLEANOUTS WHERE INDICATED AND REQUIRED. UNLESS OTHERWISE INDICATED, CLEANOUTS SHALL BE ACCESSIBLE WITH EXTENSIONS TO GRADE, TO OUTSIDE OF BUILDINGS, OR TO FLOORS ABOVE AS INDICATED OR REQUIRED. DO NOT LOCATE CLEANOUTS IN PUBLIC LOBBIES AND PUBLIC CORRIDORS UNLESS APPROVED BY ARCHITECT.
- B. MEMBRANES: WHERE WATERPROOFING MEMBRANE OCCURS UNDER FLOOR, BRING MEMBRANE TO CLEANOUT WITHOUT PUNCTURING, AND PERMANENTLY ANCHOR TO INTEGRAL ANCHORING FLANGE WITH A HEAVY CAST-IRON CLAMPING COLLAR AND RUSTPROOFED BOLTS.
- C. COVERS: SET CLEANOUT COVERS WITH ALL FINISHED WALL, FLOOR OR GRADE. IN ALL CASES SECURELY ANCHOR BY MEANS OF INTEGRAL LUGS AND BOLTS. WHERE SURFACING MATERIAL SUCH AS RESILIENT COVERING IS SPECIFIED, ASCERTAIN THICKNESS BEING USED AND SET CLEANOUT TOP SO FINISHED FLOOR IS SMOOTH.

D. USE ACORN 3500 THREAD COMPOUND.

3.07 ACCESS BOXES AND PANELS

- A. PROVIDE VALVE BOXES FOR VALVES LOCATED BELOW GRADE. PROVIDE METAL ACCESS PANELS OF SIZE AND TYPE HEREINBEFORE SPECIFIED FOR VALVES OR SHOCK ABSORBERS LOCATED IN CONCEALED AREAS.
- B. ACCESS BOXES AND PANELS: SET FLUSH WITH FINISHED WALL, FLOOR OR CEILING. THOSE IN FINISHED WALLS SHALL HAVE DOOR OR PLATE REMOVED DURING CONSTRUCTION OR BE OTHERWISE SUITABLY COVERED TO PROTECT FINISH.
- C. OUTSIDE GENERAL SERVICE ACCESS BOXES: PROVIDE WITH METAL, ASBESTOS CEMENT, OR CLAY PIPE SLEEVE EXTENSIONS WHERE ADDED DEPTH IS NECESSARY. DO NOT LOCATE BOXES IN PUBLIC WALKS, DRIVEWAYS OR COVERED PASSAGES UNLESS INDICATED.

3.08 WRAPPING FOR BURIED STEEL AND COPPER PIPING

- A. ALL BURIED STEEL PIPE SHALL BE FACTORY COATED WITH PLEXCO 20 MIL HIGH DENSITY POLYETHLENE COATING (YELLOW COLOR). FINISHED COATING SHALL HAVE CONTINUOUS IMPRINTING OF COATING TYPE AND APPLICATOR AND PIPE TYPE AND MANUFACTURER. ALL FITTINGS AND FIELD JOINTS OF BURIED STEEL PIPING SHALL BE CLEANED, PRIMED THEN FULLY PROTECTED BY WRAPPING WITH TWO SEPARATE WRAPPINGS (EACH HALF LAPPED) OF 0.010 X2 IN. WIDE PRESSURE SENSITIVE POLYVINYL TAPE EQUIVALENT TO JOHNSMANVILLE "TRANTEX". ALL FITTING AND JOINT WRAPPING SHALL OVERLAP PIPE WRAPPING A MINIMUM OF 2 IN.
- B. AFFIDAVIT: DELIVER COATED PIPE TO JOBSITE ACCOMPANIED BY APPLICATOR'S AFFIDAVIT CERTIFYING THAT WRAPPED PIPE HAS BEEN GIVEN HIGH VOLTAGE HOLIDAY DETECTOR TEST AND THAT PIPE WAS FREE OF HOLIDAYS WHEN PIPE WAS SHIPPED FROM APPLICATOR'S YARD.
- C. FIELD JOINTS: TEST FIELD APPLICATIONS FOR HOLIDAYS BY A HIGH VOLTAGE HOLIDAY TEST METHOD IN ARCHITECT'S PRESENCE.
- D. DAMAGE: HANDLE WRAPPED PIPING WITH EXTREME CARE TO AVOID DAMAGE. REPAIR AND RETEST MARRED OR DAMAGED PIPE WRAPPING.
- E. INSTALL CATHODIC PROTECTION FOR STEEL OR FERROUS PIPING PER CORROSION ENGINEER'S RECOMMENDATIONS AND/OR APPLICATOR CONTRACTOR FAMILIAR WITH CATHODIC PROTECTION HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN THE FABRICATION AND INSTALLATION OF
- F. COPPER TUBING, PIPE WRAP SAME AS FOR FIELD WRAP STEEL FITTINGS, NO HOLIDAY TEST REQUIRED. BACKFILL WITH ALKALIZED CLEAN SAND.
- G. BACKFILL STEEL AND COPPER PIPING WITH CLEAN ALKALIZED SAND (1/2 SACK LIME PER CUBIC YARD OF SAND) A MINIMUM OF 4 INCHES ALL AROUND PIPE AND FITTINGS.
- 3.09 PROTECTION FOR UNDERGROUND DUCTILE AND CAST—IRON PIPE AND FITTINGS WRAP ALL PIPE AND FITTINGS WITH 10 MIL PVC PIPE TAPE AND PRIME PER MANUFACTURER'S DIRECTIONS, OR INSTALL IN 8 MIL POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH ANSI/AWWA STANDARD C105/A215-82. BED AND BACKFILL WITH CLEAN ALKALIZED SAND.

3.10 EXCAVATION AND BACKFILLING

PERFORM EXCAVATION AND BACKFILLING REQUIRED WORK UNDER THIS SECTION UNLESS OTHER-WISE SPECIFIED. CONFORM TO REQUIREMENTS OF DIVISION 2 AND OF PUBLIC AUTHORITIES HAVING JURISDICTION.

3.11 SPECIALTY ITEMS INSTALL AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND AS RECOMMENDED BY MANUFACTURER.

3.12 STERILIZATION

STERILIZE EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM WITH LIQUID CHLORIDE OR HYPOCHLORIDE BEFORE ACCEPTANCE FOR OPERATION IN ACCORDANCE WITH AWWA C601, "STANDARD FOR DISINFECTING WATER MAINS" WORK SHALL BE DONE BY CONTRACTOR AND, UNLESS OTHERWISE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION, SHALL CONFORM TO THE FOLLOWING:

A. MATERIALS

- 1. LIQUID CHLORINE: U.S. ARMY SPECIFICATION 4-1.
- 2. HYPOCHLORIDE: LIQUID SHALL CONFORM TO FED. SPEC. 0-C-11RA (INT. 4).
- B. METHOD: AMOUNT OF CHLORINE SHALL PROVIDE A DOSAGE OF 50 PPM MINIMUM. INTRODUCE CHLORINATING MATERIALS INTO LINES AND DISTRIBUTION SYSTEM IN APPROVED MANNER. AFTER A CONTACT PEROID OR 24 HOURS MINIMUM DURING WHICH PERIOD CHLORINE RESIDUAL SHALL BE MAINTAINED AT 5 PPM MINIMUM, FLUSH OUT SYSTEMS WITH CLEAN WATER UNTIL RES-IDUAL CONTENT IS NOT GREATER THAN 0.2 PPM. FLUSH ENTIRE SYSTEM OPEN AND CLOSE VALVES IN LINES BEING STERILIZED SEVERAL TIMES DURING CONTACT PERIOD.
- C. TEST REPORTS: FURNISH ONE COPY OF TEST REPORT OF COMPLETE AND ADEQUATE STERIL-IZATION TO ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK. CERTIFICATES SHALL BEAR SIGNATURE OF AN OFFICIAL OF LABORATORY RESPONSIBLE FOR TEST. COST OF TESTING LABORATORY SERVICES SHALL BE INCLUDED IN THIS SUBCONTRACT.

- A. PERFORM TESTS TO ARCHITECT'S SATISFACTION. MAKE TESTS IN PRESENCE OF ARCHITECT AND AT A TIME SUITABLE TO HIM IF REQUESTED. FURNISH NECESSARY LABOR AND EQUIPMENT AND BEAR COSTS FOR TESTING. COST OF REPLACING AND/OR REPAIRING DAMAGE RESULTING THEREFORM SHALL BE BORNE BY THIS CONTRACTOR. SHOULD THE CONTRACTOR REFUSE OR NEGELECT TO MAKE TESTS NECESSARY TO SATISFY THE ARCHITECT THAT REQUIREMENT OF SPECIFICATIONS AND DRAWINGS ARE MET, SUCH TESTS MAY BE MADE BY AN INDEPENDENT TESTING COMPANY AND THE CONTRACTOR CHARGED FOR ALL EXPENSES.
- B. HYDROSTATIC TESTS: MAKE BY COMPLETELY FILLING PIPING SYSTEM WITH WATER AND ELIMINATING ACCUMULATIONS OF AIR SO THAT LEAKAGE, NO MATTER HOW SMALL, WILL BE APPARENT ON TESTING GAUGE IMMEDIATELY. MAINTAIN PRESSURE UNTIL PIPE UNDER TEST HAS BEEN EXAMINED, BUT IN NO CASE LESS THAN 24 HOURS. TEST SYSTEMS AT THE FOLLOWING PRESSURE.

SYSTEM TEST PRESSURE DOMESTIC COLD WATER 150 PSIG DOMESTIC HOT WATER 150 PSIG

- SANITARY SOIL, WASTE, VENT SYSTEM TESTS: BEFORE INSTALLATION OF FIXTURES, CAP END OF SYSTEM AND FILL LINES WITH WATER TO 10 FT. ABOVE THE SECTION BEING TESTED. (INCLUDING VENTS) AND ALLOW TO STAND FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS. MAKE TESTS IN SECTIONS IF NECESSARY OR CONVENIENT. HOWEVER, INCLUDE INTERCONNECTIONS BETWEEN NEW SECTIONS AND PREVIOUSLY TESTED SECTIONS IN THE NEW TEST.
- D. ROOF DRAINAGE SYSTEM: TEST AS SPECIFIED FOR SANITARY SYSTEM.
- E. GAS SYSTEMS: TEST GAS SYSTEM WITH COMPRESSED AIR AT 10 PSI FOR SIX HOURS OR LONGER AS DIRECTED BY THE ADMINISTRATIVE AUTHORITY TO PROVIDE A TIGHT SEAL WITHOUT LEAKS. USE PRESSURE RECORDER TO RECORD PRESSURE OF ALL LINES FOR THE DURATION OF TEST.
- F. REPAIR ALL LEAKAGES AND RETEST AS REQUIRED.

3.14 ADJUSTING

UPON COMPLETION OF WORK AND AFTER CLEANING OF SYSTEM, FIXTURES AND EQUIPMENT, AND AUTOMATIC PARTS; PLUMBING SYSTEM SHALL BE CAREFULLY ADJUSTED FOR NORMAL OPERATION. ALL FLUSH VALVES AND FIXTURE STOPS SHALL BE CHECKED FOR PROPER OPERATION AND FINAL ADJUSTMENT.

END OF SECTION

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