

GENERAL NOTES

- THE WORK OF THE SECTION SHALL BE INSTALLED IN THE STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND BE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ARCHITECTURAL AND STRUCTURAL PLANS ARE CONSIDERED A PART OF THE DESIGN DRAWINGS AND ARE TO BE USED TO DEFINE DETAIL CONFIGURATIONS INCLUDING, BUT NOT LIMITED TO RELATIVE LOCATION OF MEMBERS, ELEVATION, LOCATION OF ALL OPENINGS, ETC.
- WHERE CONDITIONS ARE SHOWN OR NOTED AS EXISTING THEY ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME HOWEVER, AND CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS. SHOULD FIELD CONDITIONS DIFFER FROM THOSE SHOWN HEREIN THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE ENGINEER WILL THEN PROVIDE ADDITIONAL INFORMATION NEEDED TO ACCOMPLISH THE DESIRED RESULT.
- THE CONTRACTOR IS REQUIRED BY THE CONTRACT DOCUMENTS TO BE FULLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT THAT AFFECT THE INSTALLATION OF THE WORK, AND SUCH IS RESPONSIBLE FOR COORDINATING THAT WORK WITH THE WORK OF OTHERS AT THE SITE.
- THE "ENGINEER OF RECORD" IS RESPONSIBLE FOR THE SYSTEM DESIGN AND THE INTERPRETATION OF THAT DESIGN FOR THIS PROJECT.
- ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN FEET FROM OR AT LEAST THREE FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
- INSULATE ALL HOT WATER AND CONDENSATE DRAIN PIPING PER TITLE 24 REQUIREMENTS.
- CLEANOUTS SHALL BE REQUIRED AS INDICATED ON THE PLANS AND INSTALLED PER SECTION 707.0 AND 719.0 OF THE PLUMBING CODE.
- COORDINATE LOCATION AND SIZE OF ACCESS PANELS SO THEY WILL PROVIDE USEFUL ACCESS TO SERVICE SYSTEM COMPONENTS.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL COMPONENTS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- PROVIDE FLASHING AND/OR COUNTER FLASHING OF ALL EXTERIOR PENETRATIONS.
- PIPES PASSING THRU FIRE RATED WALLS OR FLOORS SHALL BE SEALED ALL AROUND WITH FIRE RATED SEALANT.
- SHOWERS AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- ALL SINK TRAPS SHALL BE PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY AND MEASURE EACH TUB BASIN PRIOR TO ORDERING.
- NEW OR REPAIRED POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE ADJUSTED TO DELIBER A MAXIMUM MIXED WATER SETTING FO 120° F.
- WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
- ALL FIXTURES SHALL BE LEAD FREE LISTED.
- ALL WATER HEATERS SHALL BE NOX-ROD APPROVED.
- ALL BACKFLOW DEVICES SHALL BE CERTIFIED AFTER INSTALLATION BY AN APPROVED TESTER.

PLUMBING FIXTURE SCHEDULE							
FIXTURE NUMBER	FIXTURE	W	V	T	CW	HW	REMARKS
WC-1	WATER CLOSET	4"	2"	INT.	3/4"	-	NEW - KOHLER 1.28 GPF
L-1	LAVATORY	2"	1-1/2"	1-1/2"	1/2"	1/2"	EXISTING BASIN TO REMAIN. NEW LOW FLOW FAUCET.
BT-1	BATH TUB	2"	1-1/2"	2"	1/2"	1/2"	EXISTING BASIN TO REMAIN - NEW WATER EFFICIENT TUB/SHOWER SYSTEM.
BT-2	BATH TUB	2"	1-1/2"	2"	1/2"	1/2"	EXISTING BASIN TO REMAIN - NEW WATER EFFICIENT TUB/SHOWER SYSTEM - ADA
KS-1	KITCHEN SINK	2"	1-1/2"	2"	1/2"	1/2"	NEW DOUBLE BASIN STAINLESS STEEL. NEW LOW FLOW FAUCET.
WM-1	WASHING MACHINE	2"	1-1/2"	2"	1/2"	1/2"	NEW - HIGH CAPACITY ENERGY STAR RATED. INSTALL NEW WALL BOX. INCLUDE ADA COMPLIANT PEDASTAL
D-1	DRYER	-	-	-	-	-	NEW - ADA - HIGH CAPACITY ENERGY STAR RATED.
FS-1	FLOOR SINK	2"	1-1/2"	2"	1/2"	-	NEW - WITH TRAP PRIMER CONNECTION.
TP-1	TRAP PRIMER	-	-	-	1/2"	-	NEW - RUN DISCHARGE TO FLOOR SINK

PLUMBING EQUIPMENT SCHEDULE											
EQUIP. NO.	EQUIPMENT	CRF	HOLDING CAP (GAL)	ELEC.			SIZE	MFOR	MODEL	MAX OPER WEIGHT	REMARKS
				HP	V	Ø					
WH-1	WATER HEATER	199	93	-	120	1	-	LOCHINVAR	SNR-200-100	1430	NEW - 96% HIGH EFFICIENCY WITH CONDENSATE NEUTRALIZATION KIT
WH-2	WATER HEATER	199	93	-	120	1	-	LOCHINVAR	SNR-200-100	1430	NEW - 96% HIGH EFFICIENCY WITH CONDENSATE NEUTRALIZATION KIT
BFP-1	BACKFLOW PREVENTER	-	-	-	-	-	3/4"	WILKINS	375	-	NEW - IRRIGATION
BFP-2	BACKFLOW PREVENTER	-	-	-	-	-	3/4"	WILKINS	375	-	NEW - HYDRONIC BOILER MAKE-UP SEE DIAGRAM #1/M3.01
PRV-1	PRESSURE REDUCING VALVE	-	-	-	-	-	3/4"	WILKINS	500	-	NEW - HYDRONIC BOILER MAKE-UP SEE DIAGRAM #1/M3.01 FOR SETTING

PLUMBING SHEET INDEX		
LIST	NUMBER	SHEET TITLE
1.	P1.01	PLUMBING SCHEDULES & NOTES
2.	P2.01	PARKING LEVEL PLAN
3.	P2.02	FIRST FLOOR PLAN
4.	P2.03	SECOND FLOOR PLAN
5.	P3.01	PLUMBING DIAGRAMS
6.	P3.02	PLUMBING DIAGRAMS

PLUMBING LEGEND		
SYMBOL	ABBR.	DESCRIPTION
	W	WASTE PIPING ABOVE FINISHED GRADE
	W	WASTE PIPING BELOW FINISHED GRADE
	V	VENT PIPING ABOVE FINISHED GRADE
	V	VENT PIPING BELOW FINISHED GRADE
	CW	COLD WATER PIPING FINISHED GRADE
	HW	HOT WATER PIPING ABOVE FINISHED GRADE
	HWR	HOT WATER RETURN PIPING FINISHED GRADE
	ICW	INDUSTRIAL COLD WATER PIPING FINISHED GRADE
	G	FUEL GAS PIPING ABOVE FINISHED GRADE
	CD	CONDENSATE DRAIN ABOVE FINISHED GRADE
	PTRV	PRESSURE TEMPERATURE RELIEF VALVE PIPING ABOVE GRADE
	ES	EXISTING WASTE PIPING BELOW FINISHED GRADE
	EV	EXISTING VENT PIPING ABOVE FINISHED GRADE
	ECW	EXISTING COLD WATER PIPING ABOVE FINISHED GRADE
	EHW	EXISTING HOT WATER PIPING ABOVE FINISHED GRADE
	EG	EXISTING GAS PIPING FINISHED GRADE
	-	DROP IN PIPE
	-	RISE IN PIPE
	-	DIRECTION OF FLOW
	-	HOSE BIBB
	WCO	WALL CLEANOUT
	FCO	FLOOR CLEANOUT
	-	UNION
	OS & Y	OUTSIDE SCREW AND YOKE VALVE
	BV	BALL VALVE
	-	SHUT-OFF COCK
	CV	CHECK VALVE
	POC	POINT OF CONNECTION
	EFD	EMERGENCY FLOOR DRAIN
	-	FLOW CONTROL VALVE
	AP	ACCESS PANEL
	FU	FIXTURE UNIT
	I.E.	INVERT ELEVATION
	S.O.V.	SHUT-OFF VALVE
	WHA	WATER HAMMER ARRESTOR
	VTR	VENT THRU ROOF

PIPE AND MATERIALS SCHEDULE				
TYPE	SIZE	MATERIAL	FITTINGS	LOCATION
CW, HW, AND HWR	ALL SIZES	TYPE "L" HARD COPPER	WROUGHT COPPER	ABOVE GRADE
	ALL SIZES	TYPE "K" HARD COPPER	WROUGHT COPPER SILVER BRAZED	BELOW GRADE
WASTE AND VENT	ALL SIZES	NO-HUB CAST IRON	NO-HUB CAST IRON	ABOVE GRADE & BELOW GRADE
GAS	ALL SIZES	SCHEDULE 40 BLACK STEEL	THREADED FITTINGS ANSI B16.3, BLACK MALLEABLE IRON 150 LBS. OR ANSI B16.11 FORGED STEEL	ABOVE GRADE

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**VENTURA HOUSING AUTHORITY
 SANTA CLARA APTS. "GREEN" RENOVATION**

1216 E. SANTA CLARA ST., VENTURA, CA 93001

NOTE: THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS AND SPECIFICATIONS ADDRESSING ALL TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BIDDERS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL BIDDERS SHALL REVIEW THE ENTIRE SET OF DOCUMENTS. IF THERE IS A CONFLICT BETWEEN DISCIPLINES, THE MOST EXPENSIVE OPTION SHALL BE BID.

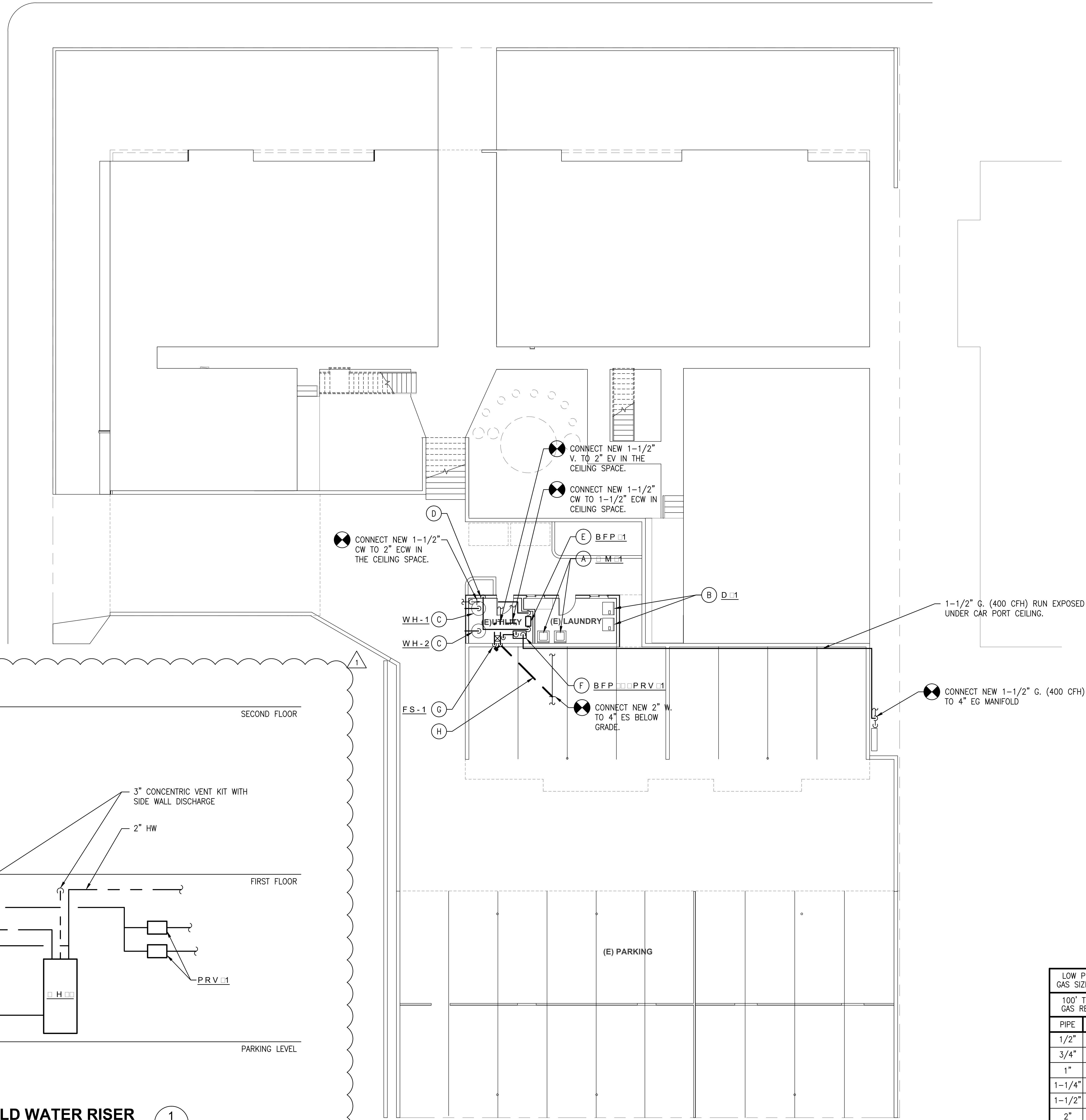
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PLUMBING SCHEDULES AND NOTES

P1.01

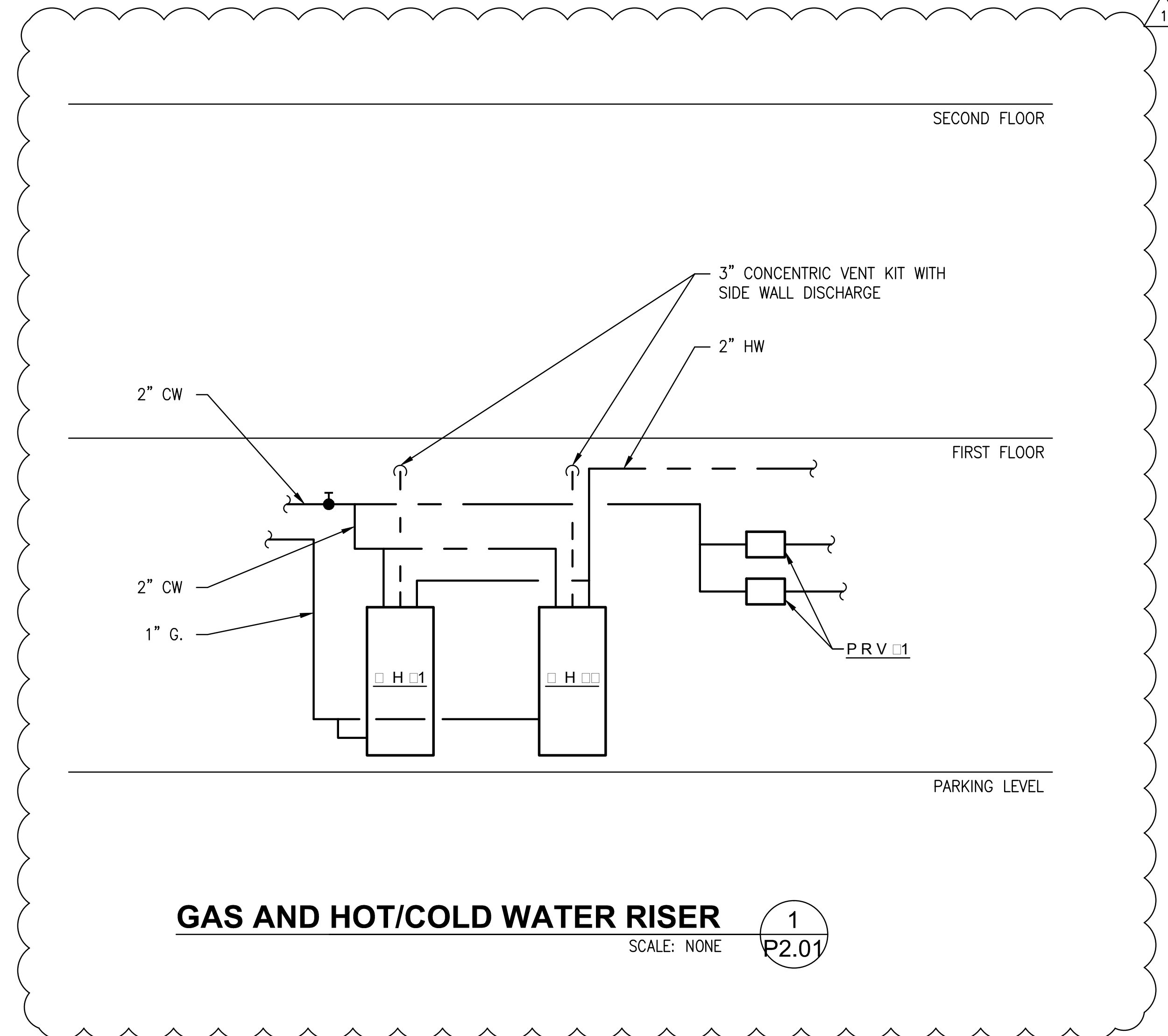
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- ### GENERAL NOTES
1. ALL COLD WATER, HOT WATER AND HOT WATER RETURN PIPING INCLUDING VALVES, HANGERS, ETC. ARE TO REMAIN UNLESS OTHERWISE NOTED.
 2. ALL EXISTING WASTE, VENT, GAS, STORM DRAIN AND CONDENSATE DRAIN TO REMAIN UNLESS OTHERWISE NOTED.
 3. ALL PLUMBING FIXTURES AND EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.
 4. CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
 5. PAINT ALL SCHEDULE 40 BLACK STEEL GAS PIPING TO MATCH SURROUNDING AREAS.

- ### DEMOLITION KEY NOTES
- A REMOVE EXISTING WASHING MACHINE AND ALL ACCESSORIES. INSTALL NEW RECESSED WALL BOX AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" ECW (4 FU), 1/2" EHW (4 FU), 2" ES (3 FU) AND 1-1/2" EV (3 FU). PROVIDE AND INSTALL NEW WASHING MACHINE WITH NEW HOSES AND ALL RELATED ACCESSORIES.
 - B REMOVE EXISTING DRYER AND ALL ACCESSORIES. PROVIDE AND INSTALL NEW DRYER AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" EG AND 4" EV TO NEW ASSEMBLY.
 - C EXISTING 100 GALLON WATER HEATER TO BE REMOVED. INSTALL NEW HIGH EFFICIENCY WATER HEATER WITH ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 2" ECW, 2" EHW AND 1" EG. INSTALL NEW 3" CONCENTRIC VENT KIT WITH SIDE WALL DISCHARGE. CAP EXISTING FLUES. RUN DRAINS FROM CONDENSATE NEUTRALIZATION KIT TO FS-1. SEE DIAGRAM #1/P3.01 FOR SEISMIC RESTRAINT.
 - D PROVIDE NEW 1-1/2" ICW STUB FOR IRRIGATION.
 - E INSTALL NEW BACK FLOW PREVENTER AND ALL RELATED ACCESSORIES. PROVIDE NEW 3/4" ICW FOR IRRIGATION. DRAIN TO NEW FLOOR SINK.
 - F NEW HYDRONIC BOILER UNDER HVAC SECTION OF WORK. PROVIDE NEW 1-1/2" G. (400 CFH) AND 3/4" ICW. PROVIDE NEW 3/4" CD FROM CONDENSATE NEUTRALIZATION KIT TO FLOOR SINK. SEE MECHANICAL SHEETS FOR INSTALLATION. INSTALL NEW BACK FLOW PREVENTER AND PRESSURE REDUCING VALVE AND ALL RELATED ACCESSORIES. NEW 3/4" CW TO BACKFLOW PREVENTOR SEE DIAGRAM #1/M3.01.
 - G INSTALL NEW FLOOR SINK FS-1 WITH ALL RELATED ACCESSORIES. PROVIDE 2" W. (1 FU) DOWN AND 1-1/2" V. UP INSTALL TRAP PRIMER TP-1 IN WALL BEHIND ACCESS PANEL PROVIDE 1/2" CW DOWN FROM CEILING SPACE TO TRAP PRIMER AND RUN 1/2" DISCHARGE TO FLOOR SINK.
 - H 2" W. @ 2% SLOPE BELOW GRADE.



100' TDL FROM GAS REGULATOR	
PIPE	MAX. CFH
1/2"	50
3/4"	104
1"	195
1-1/4"	400
1-1/2"	600
2"	1,160
2-1/2"	1,840
3"	3,260
4"	6,640



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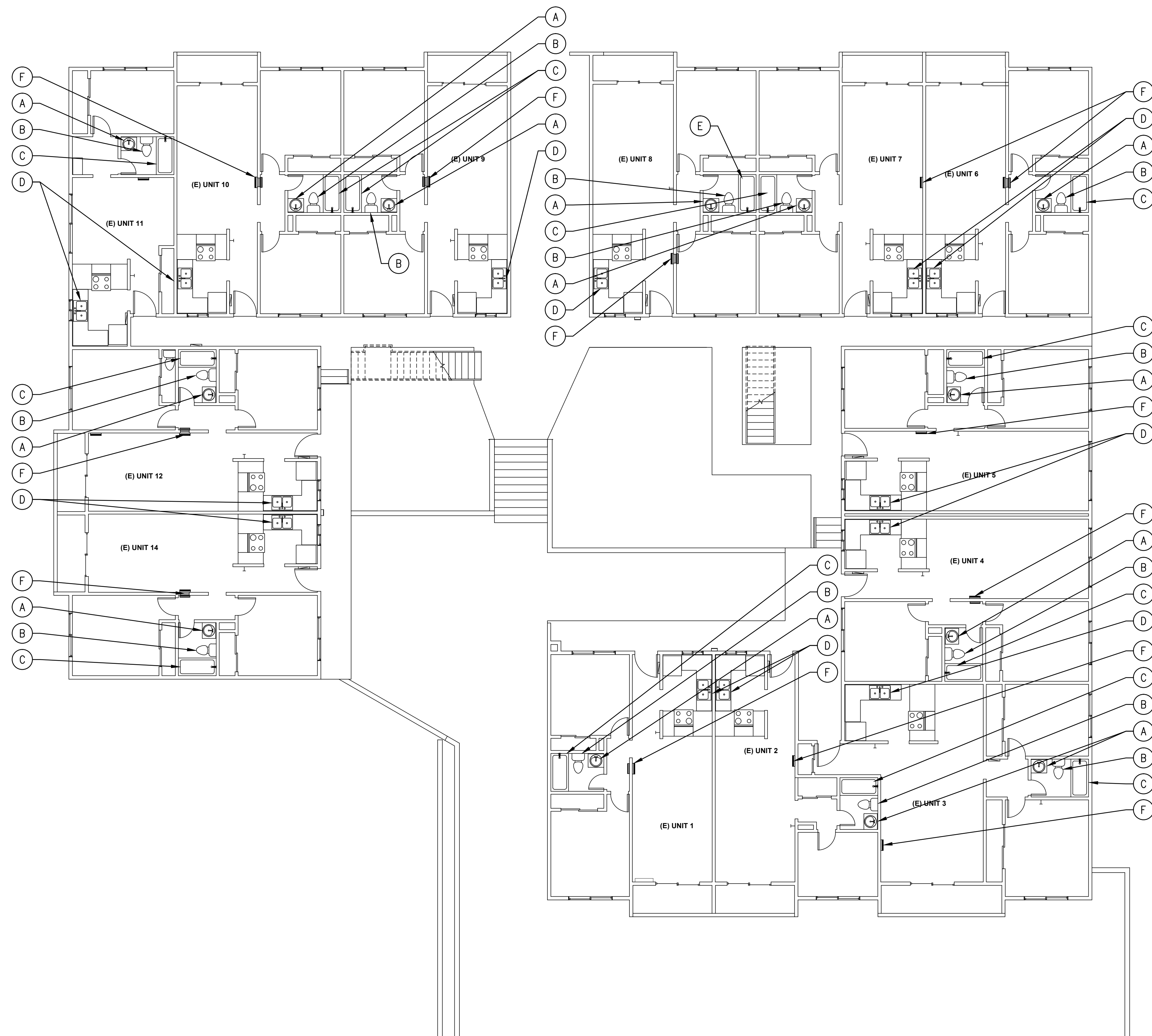
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REVISIONS	▲ BULLETIN #1 PLAN CHECK CORRECTIONS	DATE:	09/30/2010
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PARING LEVEL PLAN **P.01**

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GENERAL NOTES

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2. ALL EXISTING WASTE, VENT, GAS, STORM DRAIN AND CONDENSATE DRAIN TO REMAIN UNLESS OTHERWISE NOTED.
3. ALL PLUMBING FIXTURES AND EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.

KEY NOTES

- (A) L=1 EXISTING LAVATORY BASIN TO REMAIN. REMOVE EXISTING LAVATORY FAUCET. PROVIDE NEW FAUCET AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" ECW (1 FU) AND 1/2" EHW (1 FU) TO NEW FAUCET ASSEMBLY.
- (B) WC=1 EXISTING WATER CLOSET TO BE REMOVED. PROVIDE NEW WATER CLOSET WITH ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 3/4" ECW (2.5 FU), 4" ES (4 FU) AND 1-1/2" EV (4 FU) TO NEW ASSEMBLY.
- (C) BT=1 - EXISTING TUB ASSEMBLY BASIN TO REMAIN. REMOVE EXISTING SHOWER VALVE, SHOWER HEAD, TUB SPOUT, DIVERTER VALVE AND ALL RELATED ACCESSORIES. INSTALL NEW SHOWER VALVE, TUB SPOUT, SHOWER HEAD, AND ALL RELATED ACCESSORIES. AND RECONNECT 1/2" ECW (2 FU) AND 1/2" EHW (2 FU) TO NEW ASSEMBLY.
- (D) KS=1 REMOVE KITCHEN SINK AND ALL RELATED ACCESSORIES. REMOVE EXISTING FAUCET AND ALL RELATED ACCESSORIES. PROVIDE NEW KITCHEN SINK AND ALL RELATED ACCESSORIES. PROVIDE NEW FAUCET AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" ECW (2 FU) AND 1/2" EHW (2 FU) TO NEW FAUCET ASSEMBLY.
- (E) BT=2 - EXISTING TUB ASSEMBLY BASIN TO REMAIN. REMOVE EXISTING SHOWER VALVE, SHOWER HEAD, TUB SPOUT, DIVERTER VALVE AND ALL RELATED ACCESSORIES. INSTALL NEW SHOWER VALVE, TUB SPOUT, SHOWER HEAD, DIVERTER VALVE, HAND SHOWER AND ALL RELATED ACCESSORIES. AND RECONNECT 1/2" ECW (2 FU) AND 1/2" EHW (2 FU) TO NEW ASSEMBLY.
- (F) CUT AND CAP EXISTING GAS IN THE WALL.

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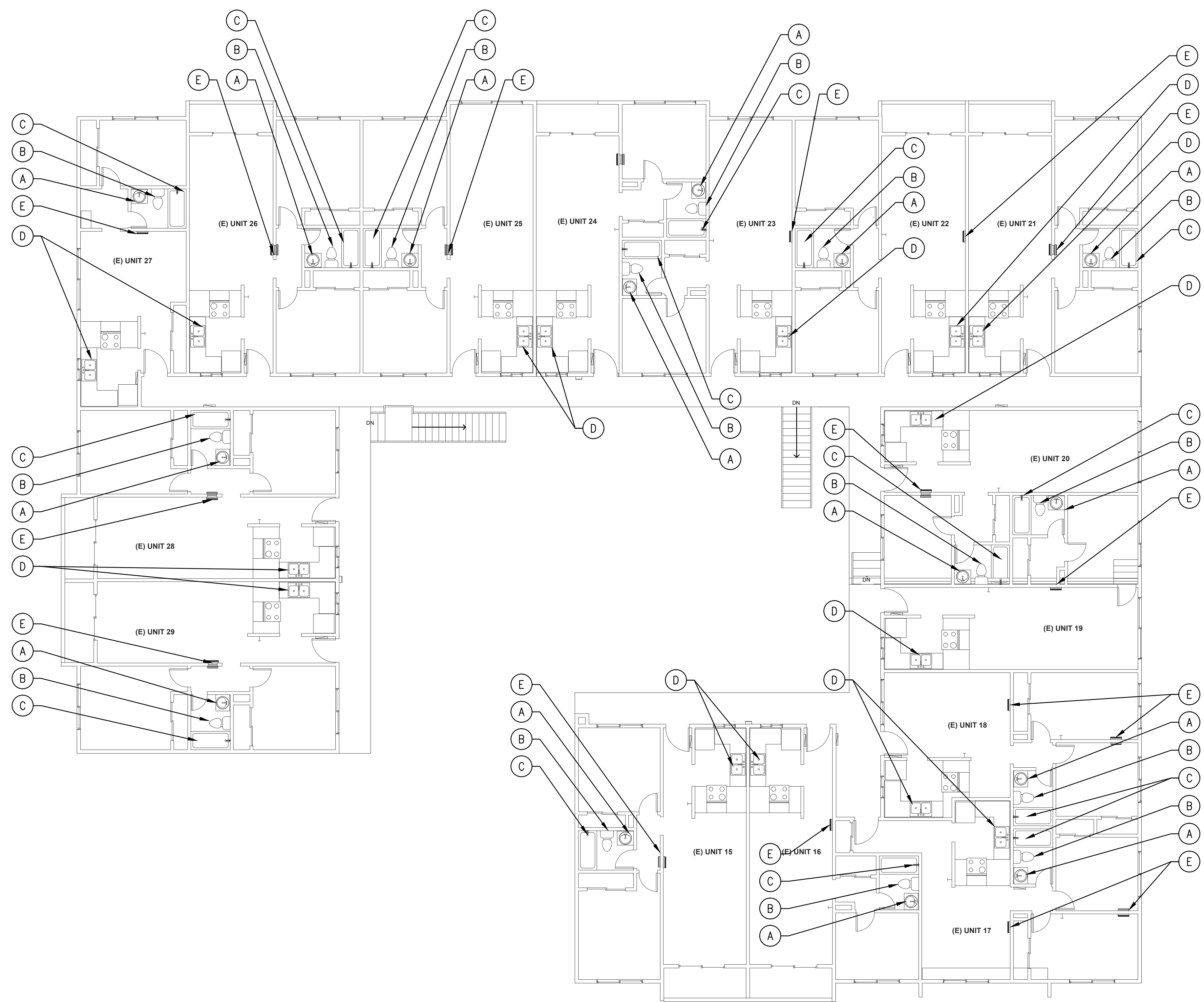
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FIRST FLOOR PLAN **P2.02**

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KEY NOTES

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B WC-1 EXISTING WATER CLOSET TO BE REMOVED. PROVIDE NEW WATER CLOSET WITH ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 3/4" ECW (2.5 FU), 4" ES (4 FU) AND 1-1/2" EV (4 FU) TO NEW ASSEMBLY.

C EXISTING TUB ASSEMBLY BASIN TO REMAIN. REMOVE EXISTING SHOWER VALVE, SHOWER HEAD, TUB SPOUT, DIVERter VALVE AND ALL RELATED ACCESSORIES. INSTALL NEW SHOWER VALVE, TUB SPOUT, SHOWER HEAD, SLIDE BAR AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" ECW (2 FU) AND 1/2" EHW (2 FU) TO NEW ASSEMBLY.

D KS-1 REMOVE KITCHEN SINK AND ALL RELATED ACCESSORIES. REMOVE EXISTING FAUCET AND ALL RELATED ACCESSORIES. PROVIDE NEW KITCHEN SINK AND ALL RELATED ACCESSORIES. PROVIDE NEW FAUCET AND ALL RELATED ACCESSORIES. EXTEND AND RECONNECT 1/2" ECW (2 FU) AND 1/2" EHW (2 FU) TO NEW FAUCET ASSEMBLY.

E CUT AND CAP EXISTING GAS IN WALL.

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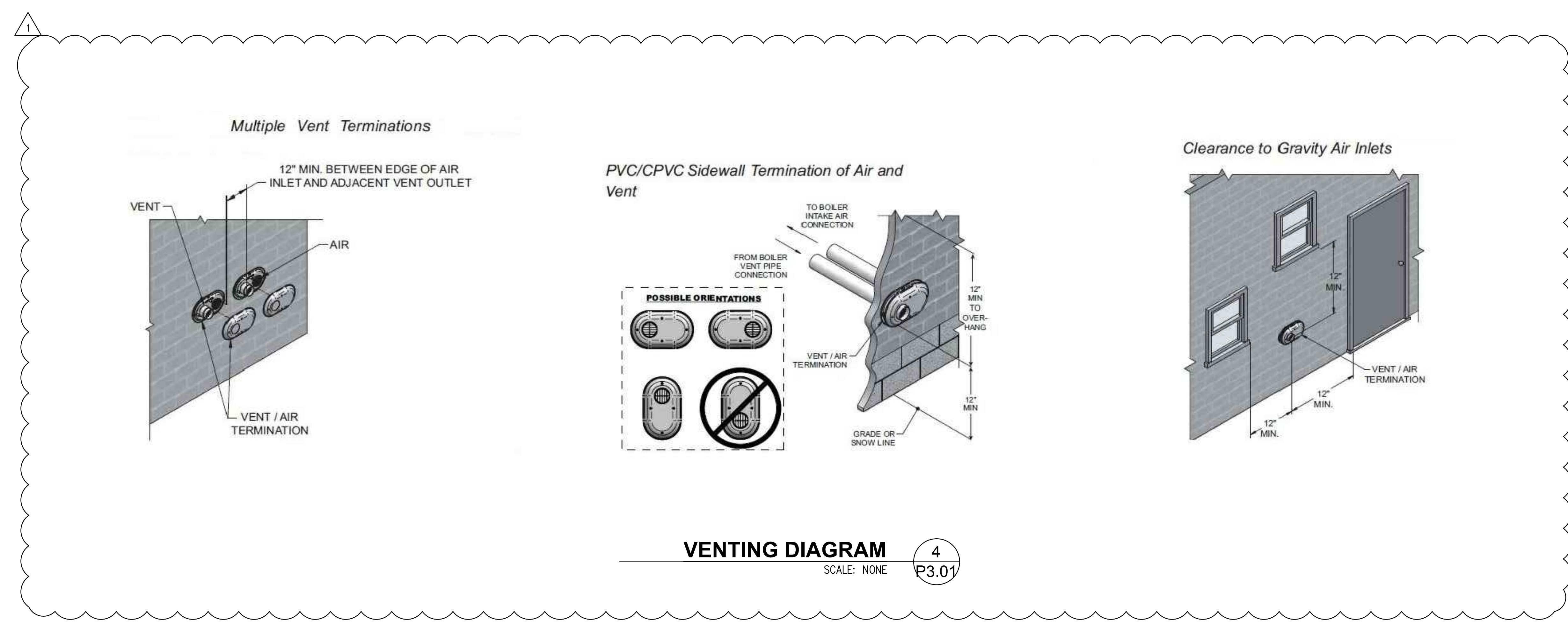
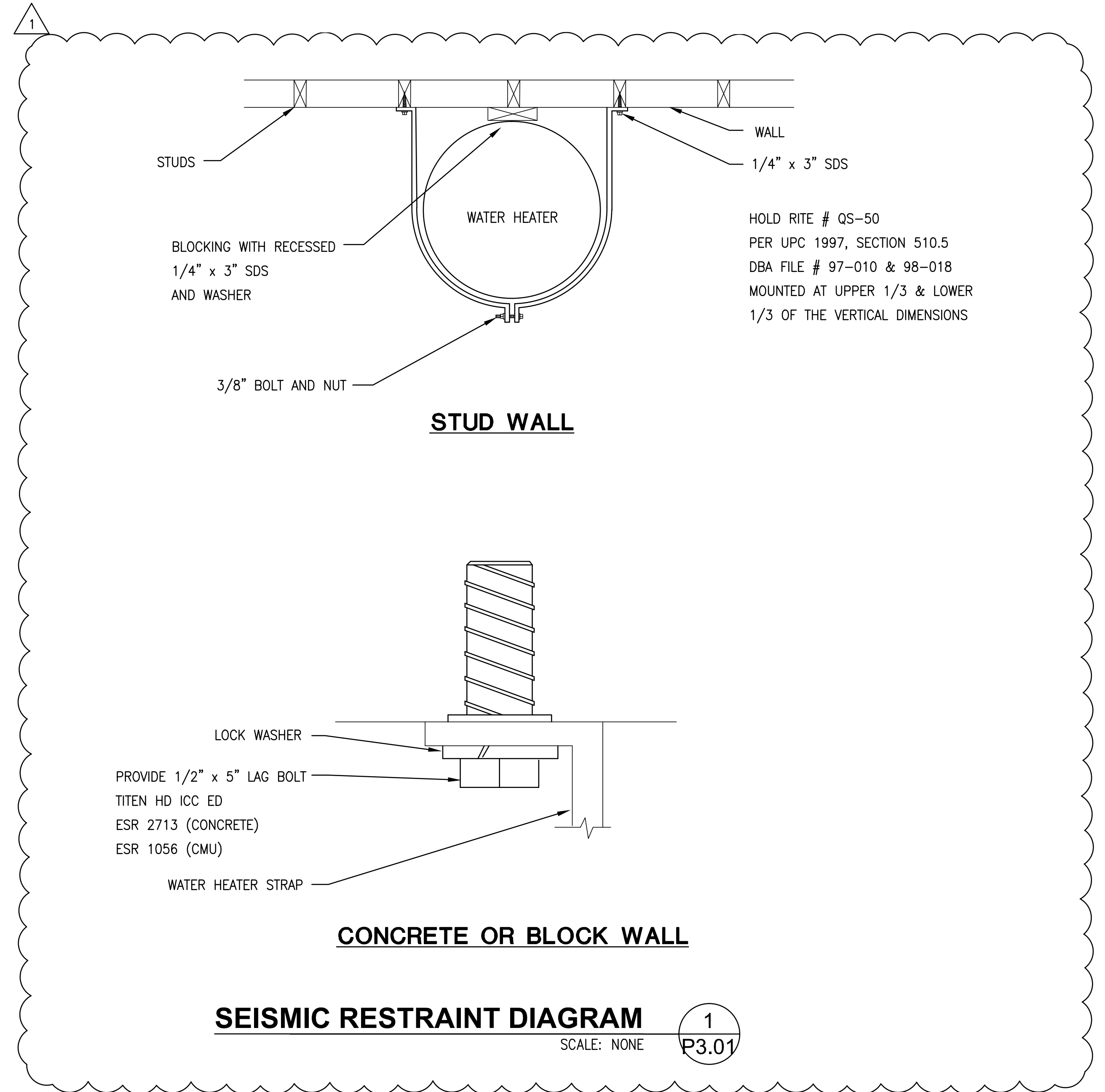
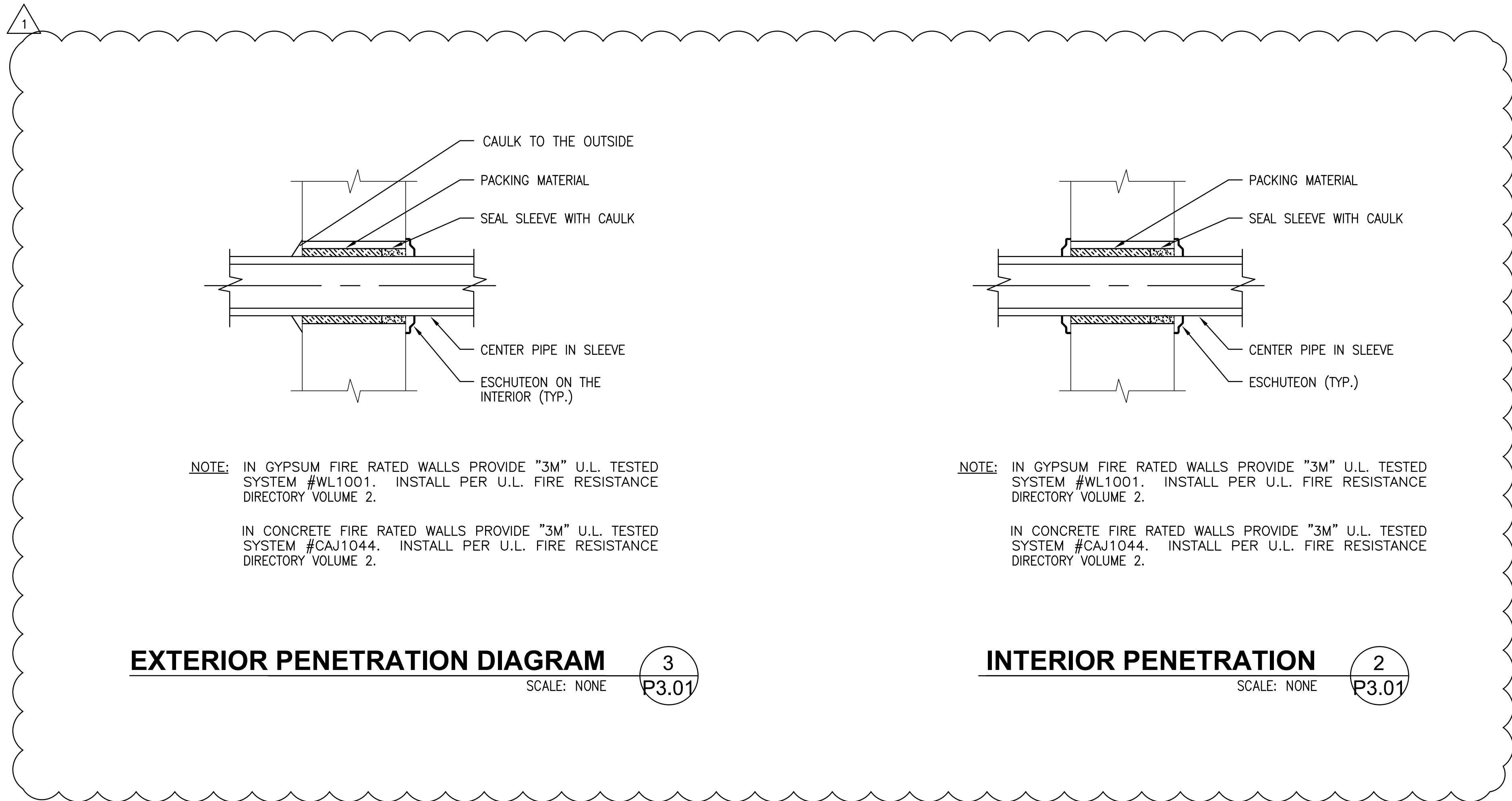
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SECOND FLOOR PLAN P2.03

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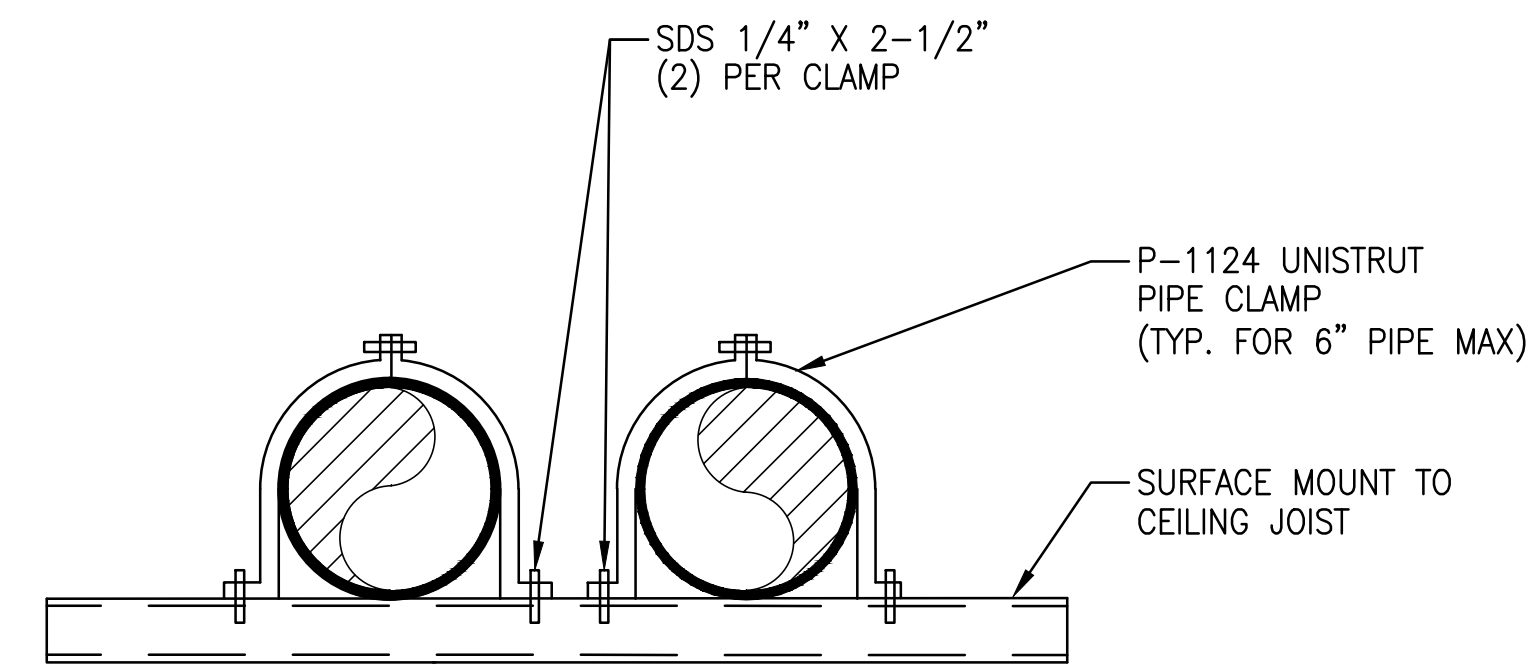
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PLUMBING DIAGRAMS P3.01

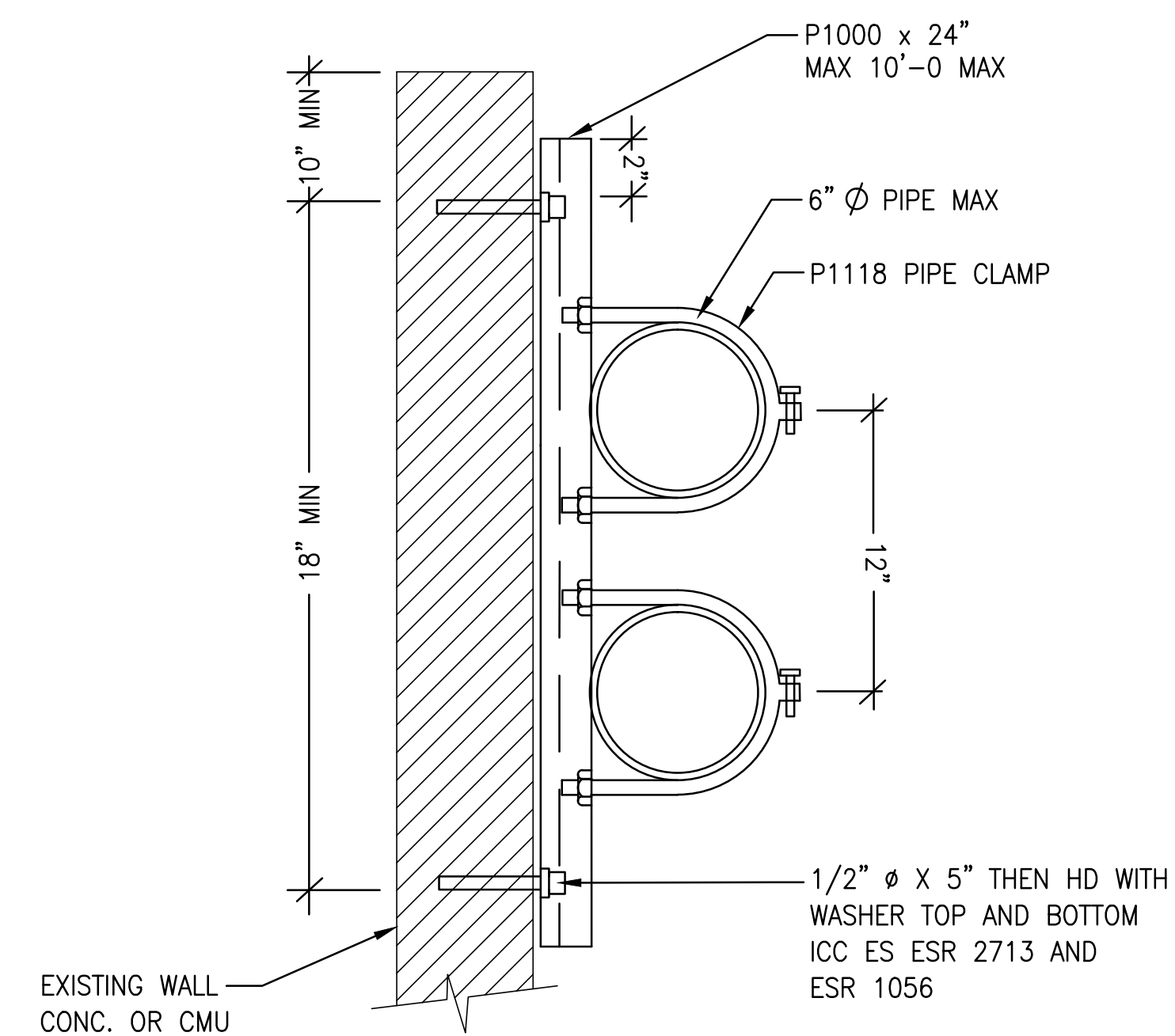
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- NOTE:
1. PART NUMBERS ARE UNISTRUT OR EQUAL ALL BOLTS ARE 1/2" OR P2348.
 2. SPACE @ 8'-0" MAX. O.C.
 3. SEE ARCHITECTURAL DRAWINGS FOR ROOF WATER PROOFING DIAGRAMS.
 4. THE PIPE SUPPORT ASSEMBLY MATERIAL SHALL BE GALVANIZED SHEET METAL AND WEATHERPROOF.

PIPE MOUNTING DIAGRAM 1
SCALE: NONE P3.02



PIPE MOUNTING DIAGRAM 2
SCALE: NONE P3.02

Job No. 10-027
Mechanical
Electrical
Plumbing
Fire Alarm

BUDLONG & ASSOCIATES, INC.
CONSULTING ENGINEERS

151 VERDUGO WAY, STE 201
CARMELITE, CA 95012
TEL: (831)887-4001

115 ARDEN AVE., STE 23
GLENDALE, CA 91203
TEL: (818)336-8780

AMADOR WHITTLE ARCHITECTS, INC.

17 EAST HIGH STREET
MOORPARK, CALIFORNIA 93021
TEL (805) 530-3838 FAX (805) 530-3842

**VENTURA HOUSING AUTHORITY
SANTA CLARA APTS. "GREEN" RENOVATION**

1216 E. SANTA CLARA ST., VENTURA, CA 93001

NOTE: THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS AND SPECIFICATIONS ADDRESSING ALL TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BIDDERS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL BIDDERS SHALL REVIEW THE ENTIRE SET OF DOCUMENTS. IF THERE IS A CONFLICT BETWEEN DISCIPLINES, THE MOST EXPENSIVE OPTION SHALL BE BID.

REVISIONS	DATE: 09/30/2010
▲ BULLETIN #1 PLAN CHECK CORRECTIONS	DRAWN: RB
	CHECK: KS
	JOB NO: 10-VHA-028

PLUMBING DIAGRAMS P 10

IF THIS SHEET IS NOT 42" X 36", IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.