

GENERAL NOTES:

- A. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
- B. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.
- C. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES.
- D. THESE DRAWINGS, AS PREPARED, ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. EQUIPMENT LOCATIONS INDICATED ARE APPROXIMATE. COORDINATE EXACT LOCATIONS AND REQUIRED CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO INSTALLATION.
- E. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.
- F. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ANY EXISTING ROOF WARRANTIES.
- G. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.
- H. ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
- I. ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE).
- J. ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.
- K. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.
- L. THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD PRIOR TO STARTING WORK.
- M. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.
- N. THE CONTRACTOR TO PROVIDE TRAP PRIMERS, DEEP SEAL TRAP OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.
- O. ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.
- P. ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.
- Q. PROVIDE AN INDIVIDUAL BALL VALVE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.
- R. PROVIDE ASSE1022 BACKFLOW PREVENTER AT ICED COFFE BREWER, TAP SYSTEM, ISLAND OASIS, OVEN, ICE MAKER, ESPRESSO MACHINE, SINGLE SH BREWER, DOUBLE SH BREWER AND ALL OTHER EQUIPMENT AS REQUIRED BY CODE.
- S. PROVIDE AERATORS ON ALL HAND SINKS AND LAVATORIES THROUGHOUT THE FACILITY.
- T. PROVIDE KAY CHEMICAL DISPENSER (SEE NATIONAL ACCOUNTS) AT MOP SINK AND THREE COMP SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER.

CONTRACTOR NOTES:

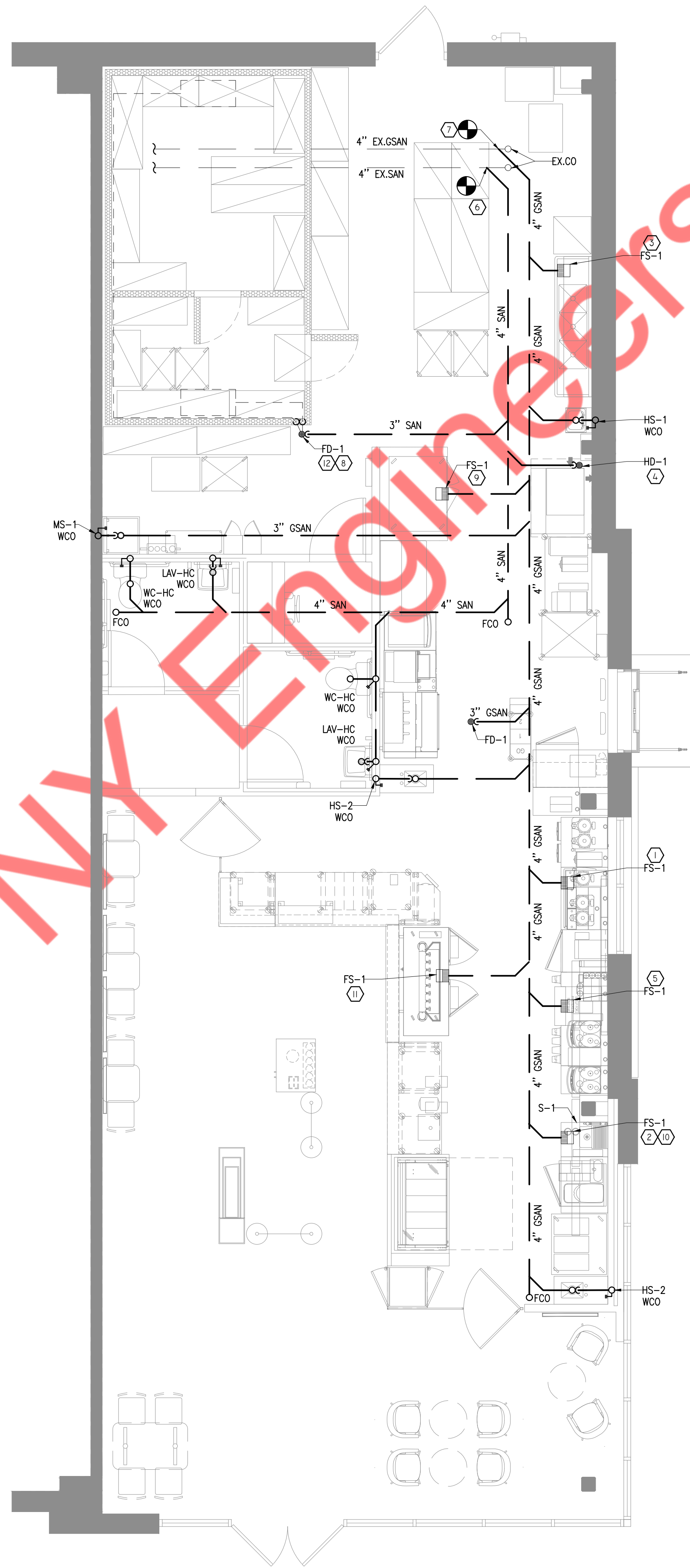
IT IS RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID. BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK.
THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AS EXAMINATION AND COMPLIANCE WITH THE GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORSEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

ENERGY CONSERVATION NOTES:

1. AS PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE C404.4, PIPING FROM A WATER HEATER TO THE TERMINATION OF HEATED WATER SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH TABLE OF MINIMUM PIPE INSULATION THICKNESS.

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	MINIMUM PIPE INSULATION THICKNESS					
	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)			
	CONDUCTIVITY BTU-IN./ (H-FT ² -°F)	MEAN RATING TEMPERATURE, °F	< 1	1 to < 1½	1½ to < 4	4 to < 8
141-200	0.25-0.29	125	1.5	1.5	2	2
105-140	0.21-0.28	100	1.0	1.0	1.5	1.5
40-60	0.21-0.27	75	0.5	0.5	1.0	1.0

2. HOT WATER SYSTEM PIPING IS DESIGNED AS PER MAXIMUM ALLOWED PIPE LENGTH METHOD AS PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE C404.5. THE HOT WATER VOLUME FROM THE NEAREST SOURCE OF HEATED WATER TO THE TERMINATION OF THE FIXTURE SUPPLY PIPE SHALL BE AS PER MAXIMUM PIPING LENGTH TABLE.
3. AS PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AUTOMATIC CONTROLS SHALL BE INSTALLED THAT LIMITS THE OPERATION OF A RE-CIRCULATING PUMP AND THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE.
4. AS PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE C404.7, PUMPS SHALL HAVE CONTROLS THAT COMPLY WITH BOTH OF THE FOLLOWING:
 - A. THE CONTROL SHALL START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE.
 - B. THE CONTROL SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD-WATER PIPING TO 104°F (40°C).



PLUMBING KEYED NOTES:

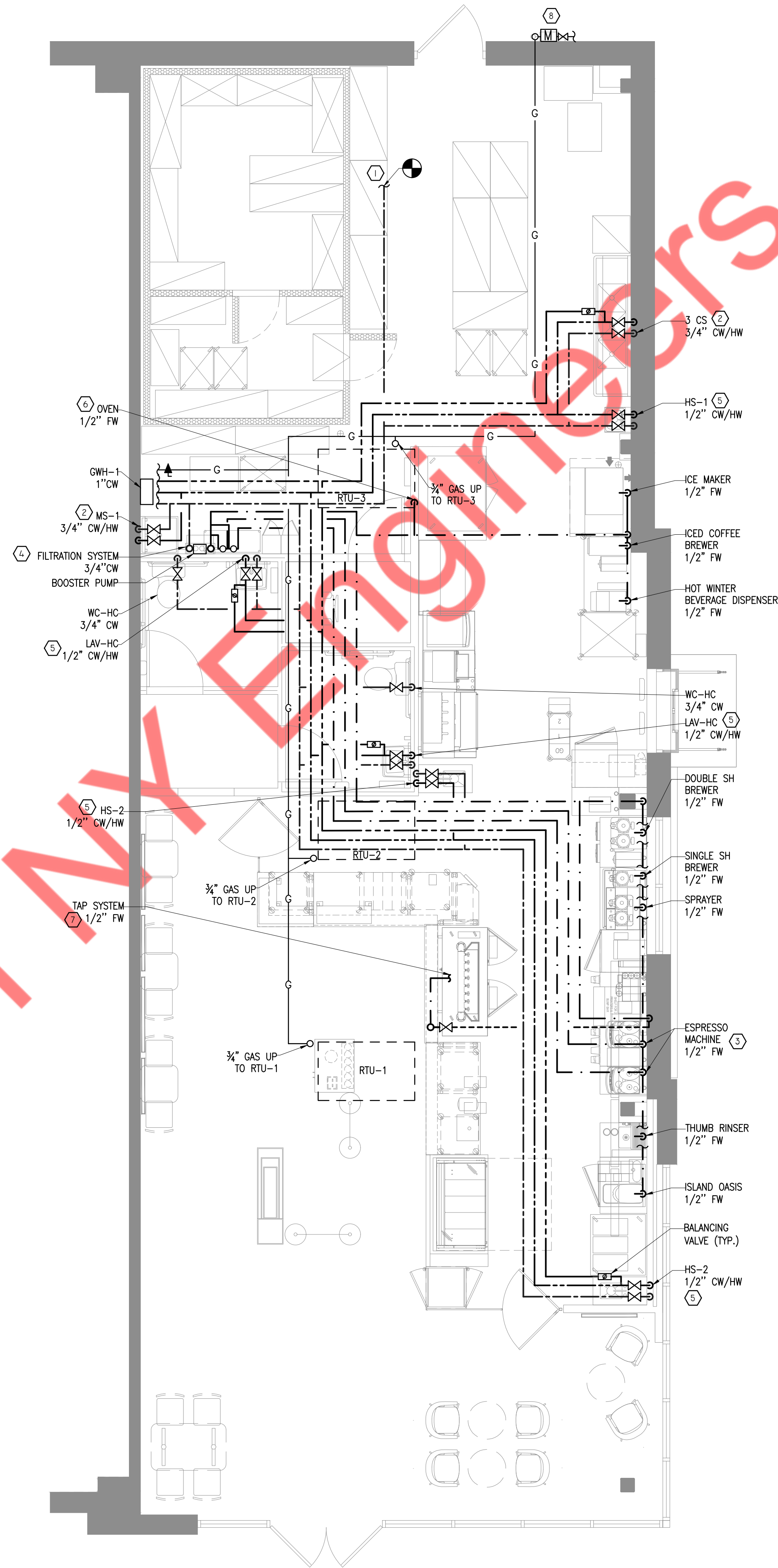
- ① ROUTE INDIRECT WASTE FROM COFFEE STATION TO FLOOR SINK WITH APPROVED AIR GAP.
- ② ROUTE INDIRECT WASTE FROM ISLAND OASIS TO FLOOR SINK WITH APPROVED AIR GAP.
- ③ ROUTE INDIRECT WASTE FROM 3 COMP SINK TO FLOOR SINK WITH APPROVED AIR GAP.
- ④ ROUTE CONDENSATE DRAIN FROM ICE MAKER TO 3" HUB DRAIN WITH APPROVED AIR GAP.
- ⑤ ROUTE INDIRECT WASTE FROM ESPRESSO MACHINE TO FLOOR SINK WITH APPROVED AIR GAP.
- ⑥ EXTEND AND CONNECT NEW 4" SANITARY PIPING TO EXISTING 4" SANITARY STUB-OUT. CONTRACTOR SHALL VERIFY EXACT LOCATION.
- ⑦ EXTEND AND CONNECT NEW 4" GREASE SANITARY PIPING TO EXISTING 4" GREASE SANITARY STUB-OUT FROM 1600 GALLON EXTERIOR GREASE INTERCEPTOR. CONTRACTOR SHALL VERIFY EXACT SIZE, INVERT & LOCATION OF EXTERIOR GREASE TRAP.
- ⑧ ROUTE CONDENSATE LINE FROM WALK-IN COOLER & FREEZER TO 3" FLOOR DRAIN WITH APPROVED AIR GAP.
- ⑨ ROUTE INDIRECT WASTE FROM OVEN TO FLOOR SINK WITH APPROVED AIR GAP.
- ⑩ ROUTE INDIRECT WASTE FROM RINSE SINK TO FLOOR SINK WITH APPROVED AIR GAP.
- ⑪ ROUTE INDIRECT WASTE FROM TAP SYSTEM TO FLOOR SINK WITH APPROVED AIR GAP.
- ⑫ CONDENSATE LINE FROM WALK-IN COOLER AND WALK-IN FREEZER SHALL NOT BE MANIFOLDED TOGETHER.

H1

SANITARY FLOOR PLAN

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

PLUMBING LEGEND		
DESCRIPTION	ABBREV.	SYMBOL
SANITARY WASTE PIPING	SAN	---
GREASE WASTE PIPING	GSAN	---
VENT PIPING	V	---
GAS PIPING	G	---
SHUT-OFF VALVE	SV	▼
CLEAN OUT TO GRADE	COTG	---
WALL CLEAN OUT	WCO	WCO
COLD WATER PIPING	CW	---
HOT WATER PIPING	HW	---
FILTERED WATER PIPING	FW	---
BALL VALVE	BV	⊗
BACKFLOW PREVENTOR	BFP	⌞
CAP	CAP	⊖
VENT THRU ROOF	VTR	⊖
TEE UP		⊖
TEE DOWN		⊖
90° UP		⊖
90° DOWN		⊖
SHUT OFF VALVE	SOV	⊖
BELOW FINISHED FLOOR	BFF	⊖
POINT OF CONNECTION		⊖



TANKLESS WATER HEATER CALCULATIONS				
SR.No	FIXTURE	QUANTITY	FLOW RATE	
			GPM	GPM
1	3-COMP.SINK FAUCET	1	2	2
2	MOP SINK	1	1	1
3	HAND SINK	3	0.5	1.5
4	LAVATORY	2	0.5	1
Total GPM				5.5

PLUMBING KEYED NOTES:

1. EXTEND AND CONNECT NEW 1-1/4" CW PIPING TO EXISTING 3/4" WATER STUB-OUT IN TENANT SPACE. CONTRACTOR TO VERIFY IN FIELD AND CONFIRM BACKFLOW PREVENTER. PROVIDE NEW IF NOT.
2. P&G CHEMICAL DISPENSER PER DETAILS 7/P-3 & 8/P-3.
3. PROVIDE PRESSURE REDUCING VALVE FOR ESPRESSO MACHINE.
4. WATER FILTRATION SYSTEM. COORDINATE WITH VENDOR FOR EXACT MOUNTING LOCATION.
5. PROVIDE THERMOSTATIC MIXING VALVES AT ALL LAVATORIES AND HAND SINKS. SET AT 110° F MAX.
6. PROVIDE PRESSURE REDUCING VALVE, PRESSURE GAUGE AND SHUT-OFF VALVE AT PLUMBING CONNECTION TO OVEN.
7. ROUTE NEW 1/2" FW PIPING DOWN IN WALL ROUTE 1/2" FW STUB UP FROM BELOW SLAB. CONTRACTOR SHALL VERIFY EXACT LOCATION.
8. CONNECT NEW 2" GAS PIPING TO EXISTING GAS METER. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CAPACITY OF EXISTING GAS METER, AND UPGRADE IF REQUIRED.

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WATER AND GAS FLOOR PLAN

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