

**SPECIFICATIONS**

1. THE WORK SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH 2004 CALIF. PLUMBING CODE AND THE FOLLOWING LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.
  - A. ENVIRONMENTAL PROTECTION AGENCY (EPA).
  - B. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD).
  - C. STATE OF CALIFORNIA OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHHD).
  - D. STATE OF CALIFORNIA WATER BOARD.
  - E. STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA).
  - F. THE DEPARTMENT OF PUBLIC WORKS.
  - G. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
  - H. NATIONAL, THE PROTECTION ASSOCIATION (NPA).
  - I. FACTORY MUTUAL (FM).
  - J. INDUSTRIAL RISK INSURERS (IRI).
  - K. UNDERWRITERS LABORATORY (UL).
2. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, EQUIPMENT, APPURTENANCES, AND OTHER CONTRACTUAL EXPENSES REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL WORK TO THE SATISFACTION OF THE OWNER, ARCHITECT, AND ENGINEER.
3. THE CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, APPARATUS, ACCESSORIES (I.E. THE ENTIRE INSTALLATION) AS FURNISHED BY HIM FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM WHICH MAY PROVE DEFECTIVE WITHIN ONE (1) YEAR FROM THE DATE THE APPARATUS IS ACCEPTED AND PLACED IN OPERATION WITHOUT ANY ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED TO COMPLETE THE MECHANICAL WORK.
5. THE DRAWING INDICATES IN DIAGRAMATIC FORM ARRANGEMENTS DESIRED FOR PRINCIPAL APPARATUS, PIPING CONDUIT, ETC., AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. SCALED AND FIGURED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH ANY WORK, CHECK AND VERIFY EXISTING CONDITIONS, DIMENSIONS, SIZES AND ASSUME FULL RESPONSIBILITY FOR FITTING-IN OF EQUIPMENT, MATERIALS, AND ADJUSTMENT OF ANY EXISTING DUCTWORK AND PIPING (INCLUDING PROVISION FOR OFFSETS, BENDS, ELBOWS, ETC.).
6. BEFORE SUBMITTING BIDS FOR THE WORK, THE CONTRACTOR SHALL MAKE A THOROUGH FIELD SURVEY OF THE WORK TO DETERMINE ANY EXISTING INTERFERENCES THAT MAY AFFECT THE INSTALLATION OF THE WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR IS DEEMED TO HAVE MADE FIELD SURVEY AND HAS ACCEPTED THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK. APPOINTMENTS FOR FIELD SURVEY SHALL BE MADE THROUGH THE OWNER REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, AND PATCHING TO COMPLETE THE INSTALLATION OF THE MECHANICAL WORK. ALL EXPOSED FINISHED AREAS THAT ARE DAMAGED AS A RESULT OF THIS WORK SHALL BE REPAIRED TO MATCH THE EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
8. ALL CONSTRUCTION SITES SHALL BE PROPERLY PROTECTED WITH BARRICADES, TRAFFICING BARS, FLASHING AND LIGHTS AS REQUIRED BY CODE AND THE OWNER'S SECURITY DEPARTMENT. PROTECT SIGNAGE, BRACING AND ACCESS ADRESS AS REQUIRED BY CODE. TAKE EXTRA CARE TO INSTRUCT ALL PERSONNEL ON SAFETY PROCEDURES. TAKE CARE TO AVOID DAMAGE TO ADJACENT DUCTWORK, PIPING AND ELECTRIC SERVICES.
9. NOTIFY ARCHITECT / ENGINEER UPON COMPLETION OF PROJECT. ARCHITECT / ENGINEER WILL INSPECT AND PREPARE A PUNCH LIST OF DEFICIENCIES IN CONSTRUCTION.
10. OPENINGS
  - A. OPENINGS ARE PROHIBITED IN ANY STRUCTURAL ELEMENT UNLESS FROM THE ARCHITECT.
  - B. THE CONTRACTOR SHALL COOPERATE WITH OTHER TRADES IN THE PROTECTION OF EXISTING STRUCTURAL MEMBERS AND WALLS, FLOORS AND FOUNDATIONS FOR PIPING AND EQUIPMENT.
  - C. STEELS SHALL BE ACCURATELY LOCATED AND PLACED IN FORMS BEFORE CONCRETE IS POURED.
  - D. WHERE SEVERAL PIPES ARE LOCATED IN CLOSE PROXIMITY, THE PIPING SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK WAFLE WATER HAT FELT OR DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
  - E. THE CONTRACTOR SHALL PAY ALL EXTRA COSTS FOR CUTTING OF HOLES AS A RESULT OF INCORRECT, DELAYED OR NEGLECTED LOCATION OF STEELS OR OPENINGS.

**SPECIFICATIONS (CONT.)**

11. WATERPROOFING:
  - A. CONSTRUCTION CAUSED BY THE PENETRATION OF PLUMBING WORK IN A MANNER APPROVED BY THE ARCHITECT.
  12. EXCAVATION AND BACKFILL:
    - A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION NECESSARY FOR INSTALLATION OF PLUMBING SYSTEM.
    - B. RAIN TRENCHES IN STRAIGHT LINES WITH BOTTOM PROPERLY PITCHED TO GIVE SUPPORT TO PIPING ALONG ITS FULL LENGTH.
    - C. UPON COMPLETION OF WORK, ALL TRENCHES SHALL BE BACKFILLED EVENLY AND THOROUGHLY COMPACTED TO 95% DENSITY USING ACCEPTABLE FILL MATERIALS.
  13. PIPE INSTALLATION:
    - A. GENERAL:
      1. UNLESS OTHERWISE SPECIFIED, ALL PIPES SHALL BE CONCEALED IN WALLS, PARTITIONS, ABOVE CEILING OR FURRED SPACES.
      2. ALL PIPING SHALL BE PROPERLY SUPPORTED AND PITCHED TO DRAIN.
      3. ALL PIPES SHALL HAVE MINIMUM CLEARANCE OF 1/2" AND LESS THAN 1/2" THICK WAFLE WATER HAT FELT OR APPROVED SUSPENSION CLAMPS.
      4. WHERE PIPING IS OUTSIDE OF THE BUILDING, IT SHALL BE MINIMUM 1" BELOW FINISH GRADE. NO PIPES SHALL BE EXPOSED ON THE EXTERIOR OF THE BUILDING.
      5. ALL GAS PIPING BELOW GRADE SHALL BE PROTECTED FROM CORROSION BY HANT'S PROCESS NO. 6F, OR SCOTCH COAT.
      6. ALL PIPES PASSING THROUGH ROOF SHALL BE FLASHED WITH 26 GAUGE GALVANIZED IRON ASSEMBLY SET IN WATERPROOF MASTIC COMPOUND. ALL FLASHING SHALL BE CALKED AROUND PIPE.
      7. CONNECTION BETWEEN COPPER OR BRASS PIPING AND FERROUS MATERIAL SHALL BE MADE WITH APPROVED DIELECTRIC COUPLINGS.
      8. AVOID CONNECTIONS AND EQUIPMENT INSTALLATION THAT COULD CAUSE A CROSS-CONNECTION BETWEEN WATER SUPPLY AND DRAINAGE.
    - B. SOIL, WASTE, VENT, STORM DRAIN AND CONDENSATE DRAIN:
      1. RUN WITHOUT JOCKETS AND AS STRAIGHT AS POSSIBLE.
      2. BENDS NOT PERMITTED, OFFSETS MADE WITH FITTINGS.
      3. HOT AND COLD WATER PIPING SHALL BE 6" APART.
      4. ALL CONNECTIONS TO GAS BURNING EQUIPMENTS AND APPLIANCES SHALL BE WITH GAS SOAK AND TIGHTEN CONNECTION.
14. UTILITIES CONNECTIONS:
  - A. THIS CONTRACTOR SHALL INSTALL SEWER, WATER AND GAS SYSTEMS AND SHALL MAKE FINAL CONNECTIONS TO SEWER MAIN IN STREET. THE CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL FEES FOR GAS AND WATER METER INSTALLATION, ALL AS NECESSARY FOR GAS AND WATER METER INSTALLATION. CONTRACTOR SHALL PAY ALL METER AND CONNECTION CHARGES.
  15. PROTECTION AND SAFEGUARDS:
    - A. ERECT AND MAINTAIN SUITABLE BARRIERS, PROTECTIVE DEVICES, LIGHTS AND WARNING SIGNS WHERE REQUIRED FOR THE PROTECTION OF THE PUBLIC AND THE CONTRACTOR'S EMPLOYEES AROUND THE BUILDING.
    - B. PLUG AND CAP ALL PIPING DURING INSTALLATION AND KEEP FREE FROM DEBRIS AND OTHER CONTAMINATION.
  16. MATERIALS AND WORKMANSHIP:
    - A. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. MANUFACTURER'S SIMILAR USES SHALL BE OF SAME TYPE AND WORKMANSHIP SHALL BE BEST OF STANDARD PRACTICE OF THE TRADE.
    - B. TRIM, FITTINGS AND PIPE IN FINISHED SPACES SHALL BE CHROMIUM PLATED BRASS STEELS.

**STORMWATER NOTES:**

- STORM DRAIN PIPING BASED ON 3" RAINFALL PER CITY OF SANTA MONICA REQUIREMENTS
- INTERIOR (UNDER ROOF) WASTEWATER SHALL DISCHARGE INTO SEWER SYSTEM. WATER FROM THE INTERIOR GARAGE DRAINS MUST FLOW THROUGH A CLARIFIER OR FILTER BEFORE IT ENTERS THE SANITARY SEWER. ALL AREA DRAINS IN THE COVERED PARKING AREA MUST BE CONNECTED TO THE CLARIFIER/FILTER.
- EXTERIOR RAINWATER (AREAS EXPOSED TO DIRECT VERTICAL RAINFALL) SHALL DISCHARGE INTO URBAN RUNOFF MITIGATION STRUCTURE THEN THROUGH A CURB DRAIN TO THE STREET GUTTER. FOR DETAILS OF STRUCTURE AND OVERFLOW SEE CIVIL DRAWINGS.
- THE TRENCH DRAIN AT THE BASE OF THE OPEN RAMP AREA MUST BE CONNECTED TO THE STORM DRAIN SYSTEM IF ANY OF IT IS EXPOSED TO DIRECT (VERTICAL) RAINFALL.
- GROUNDWATER FROM THE FOUNDATION DRAINS MUST BE GROUPED WITH THE DIRECT RAINWATER AND MUST DRAIN TO THE STORM DRAIN SYSTEM.

- NOTES:**
1. DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO THE WASTE PIPING WITHIN 8 FEET OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING SUD PRODUCING FIXTURES (CLOTHWASHER, KITCHEN SINK, BATHUB, LAUNDRY TUB), WHERE PARALLEL VENT STACKS ARE REQUIRED, THEY SHALL CONNECT TO THE WASTE STACK AT A POINT 8 FEET ABOVE THE LOWEST POINT OF THE WASTE STACK.
  2. MAINTAIN 8"-2" IN HANDICAPPED AREAS AND 7'-0" IN ALL OTHER AREAS OF THE GARAGE BELOW ALL PIPING, DUCTWORK AND CONDUITS IN CONCRETE. RUN ALL HORIZONTAL WASTE AND DRAIN PIPING BELOW THE DECK. SEE DETAIL ABOVE
  3. CITY OF SANTA MONICA DOES NOT ALLOW EMBEDDING OF PIPING IN CONCRETE. RUN ALL HORIZONTAL WASTE AND DRAIN PIPING BELOW THE DECK. SEE DETAIL ABOVE

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**PLUMBING LEGEND**

SYMBOL	ABBREV.	DESCRIPTION
	W/S	WASTE/SEWER BELOW FLOOR/GRADE
	W/S	WASTE/SEWER ABOVE FLOOR/GRADE
	FCO	FLOOR CLEANOUT OR CLEANOUT THRU GRADE
	OD	OVERFLOW DRAIN
	SD	STORM DRAIN
	V	SANITARY VENT
	CW	COLD WATER PIPE
	HW	HOT WATER RETURN
	HWR	HOT WATER RETURN
	CD	CONDENSATE DRAIN
	ICW	INDUSTRIAL COLD WATER
	CA	COMPRESSED AIR
	G	FUEL GAS (LOW PRESSURE)
	CO	CLEANOUT
	WCO	WALL CLEANOUT
	CV	CHECK VALVE
	BV	BALL VALVE
	GC	GAS COOK
	WHA	WATER HAMMER ARRESTOR
	AFS	AUTOMATIC FIRE SPRINKLER
	F	FIRE LINE
	AP	ACCESS PANEL
	RI & C	ROUGH-IN & CONNECT
	AF	ABOVE FINISHED FLOOR
	HC	HANDICAPPED
	WC	WATER CLOSET
	L	LAVATORY
	UR	URINAL
	ABV	ABOVE
	BLW	BELOW
	CLG	CEILING
	CONN	CONNECTION
	CONT	CONTINUATION
	CVB	CONCRETE YARD BOX
	DN	DOWN
	DS	DOWNSPOUT
	EXST	EXISTING
	FU	FIXTURE UNIT
	HDR	HEADER
	IE	INVERT ELEVATION
	NTS	NOT TO SCALE
	POC	POINT OF CONNECTION
	POD	POINT OF DISCONNECT
	SOV	SHUT-OFF VALVE
	VTR	VENT THRU ROOF
	MTD	MOUNTED
	ATP	AUTOMATIC TRAP PRIMER
	RP	REDUCED PRESSURE BACKFLOW PREVENTER
	BEL	BELOW
	N	NEW
	(N)	TOTAL DEVELOPMENT LENGTH
	OD	OVERFLOW DRAIN
	RD	ROOF DRAIN
	NIC	NOT IN CONTACT
	HB	HOUSE BIB
	~~~~~	PIPING TO BE REMOVED
		FIXTURES TO BE REMOVED
	ROR	ROOF CONDENSATE RECEPTOR
	FD	FLOOR DRAIN
	AD	AREA DRAIN
	PD	PLANTER DRAIN
	CB	CATCH BASIN
	TD	TRENCH DRAIN

No. REVISION DATE

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TITLE: **NOTES, LEGEND**

SCALE: 1/4"=1'-0"  
 DATE: 2-19-07

SHEET NUMBER: **P-0**