

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:
LIST OF 2016 CALIFORNIA CODE OF REGULATIONS (C.C.R.)
APPLICABLE CODES AS OF JULY 1 2016.
PROJECT SHALL COMPLY WITH DSRSD REGULATIONS.

APPLICABLE CODES:

PART 1– 2016 CALIFORNIA STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.

PART 2– 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24, C.C.R., VOLUMES 1.2, AND 2B.
(WITH 2016 U.B.C. FOR VOL. 1 AND 2 AND 2010 U.B.C. FOR VOL. 2B.)

PART 3– 2016 CALIFORNIA ELECTRICAL CODE, TITLE 24, C.C.R.
(WITH 2011 NATIONAL ELECTRICAL CODE OF NATIONAL FIRE PROTECTION ASSOCIATION)

PART 4– 2016 CALIFORNIA PLUMBING CODE, TITLE 24, C.C.R.
(WITH 2012 UNIFORM PLUMBING CODE OF INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS.)

PART 5– 2016 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R. & PART 7.

PART 6– 2016 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.

PART 8– 2016 CALIFORNIA FIRE CODE, TITLE 24, C.C.R.
(WITH 2009 UNIFORM FIRE CODE OF INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE WESTERN FIRE CHIEFS ASSOCIATION.)

PART 10– 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.

PART 11– 2016 CALIFORNIA GREEN BUILDING CODE, TITLE 24 C.C.R.

PART 11– 2016 CALIFORNIA MECHANICAL CODE, PART 5.

TITLE 24 AND APPLICABLE CODES

1. ALL HOT WATER PIPING SHALL BE INSULATED WITH "THERMACEL" OR APPROVED EQUAL, 1" THICK FOR SIZE UP TO 2"; 1½" THICK FOR SIZE UP TO 2½" AND LARGER. MINIMUM THERMAL RESISTANCE SHALL BE R=4.0 TO 4.6" PER INCH.

2. ALL PLUMBING WORK, FIXTURES, EQUIPMENTS, AND MATERIALS SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT.

– TITLE 24 PART 1 & 2 OF CODE OF REGULATION 2016 WITH CALIFORNIA AMENDMENT PARTS 1, 2, 3, 4, 5, 9 AND 12.

– APPLICABLE CODES:

2016 CBC 2016 T-24 ENRGY STANDARDS

2016 CEC 2016 CFC

2016 CMC

– TITLE 19, C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

STANDARD ABBREVIATION

AP ACCESS PANEL

ARCH ARCHITECT OR ARCHITECTURAL

BEL BELOW

CI CAST IRON

CLG CEILING

DN DOWN

(E) EXISTING

FT FOOT, FEET

FT FLUSH TANK

GPM GALLONS PER MINUTE

HP HORSE POWER

HZ HERTZ

KW KILOWATT

MAX MAXIMUM

MECH. MECHANICAL

MIN MINIMUM

SOV SHUT OFF VALVE

V VENT

VTR VENT TO ROOF

STANDARD PLUMBING LEGEND

SYMBOL	ABBREVIATIONS	DESCRIPTION
---	CW	COLD WATER
---	HW	HOT WATER
---	V	VENT
---	W or S	WASTE OR SOIL (ABOVE FLOOR)
---	W or S	WASTE OR SOIL (BELOW FLOOR)
---	FCO	FLOOR CLEANOUT
---	WCO	WALL CLEANOUT
---	SOV	SHUT-OFF VALVE
---	SOV	SHUT-OFF VALVE ON RISER
---	WHA	WATER HAMMER ARRESTOR
---	P.O.C.	POINT OF CONNECTION

PIPE MATERIAL SCHEDULE

SERVICE

WATER

INSIDE HOT AND COLD

ABOVE FLOOR

UNDER SLAB

THRU SLAB

WASTE/VENT

RISERS THRU ALL FLOORS

OUTSIDE

BELOW FLOOR

GAS PIPING

INSIDE

OUTSIDE ABOVE FLOOR

EXPOSED TO WEATHER

CONDENSATE DRAIN

ABOVE FLOOR

STORM DRAIN

ABOVE FLOOR

BELOW FLOOR

PUMP DISCHARGE

ABOVE FLOOR

BELOW FLOOR

INDIRECT WASTE

ABOVE FLOOR

MATERIALS

TYPE 1 COVER

TYPE 1 COVER

SCHEDULE 80 PVC

NO-HUB CAST IRON

ABS

SCHEDULE 40 BLACK STEEL

SCHEDULE 40 GALVANIZED STEEL

CSDT LEBLE GAS PIPE

CPVC

PVC

PEX TUBING (POLYETHYLENE)

CAST IRON PRESSURE PIPE

NOTES

CPVC BUILDING RISERS
PEX ONLY INSTALLED INSIDE THE UNITS
MUST BE SLEEVED PER CPC 2016

REFER TO CIVIL PLANS FOR CONFIRMATION

PVC DWV SHALL BE USED WHERE SOIL IS CORROSIVE
AS APPROVED BY AUTHORITY HAVING JURISDICTION

PROVIDE DOUBLE WALL PIPING W/VENT IF INSTALLED
BELOW SLAB

AS APPROVED BY AUTHORITY HAVING JURISDICTION

AS APPROVED BY AUTHORITY HAVING JURISDICTION

AS APPROVED BY AUTHORITY HAVING JURISDICTION

AS APPROVED BY AUTHORITY HAVING JURISDICTION

INSTALLATION OF CAST IRON FOR WASTE PIPE SHALL COMPLY WITH SECTION 701.1.6 CPC 2016. FOR MORE THAN 2 STORY

INSTALLATION OF PEX WATER PIPING SHALL COMPLY WITH SECTION 604.1.2 PEX, CPC 2016.

INSTALLATION OF GAS PIPING SHALL COMPLY WITH SECTION 1209.5.4, CPC 2016.

INSTALLATION OF CPVC WATER PIPING SHALL COMPLY WITH SECTION 604.1.1, CPC 2016.

ALL CPVC PIPING INSTALLATIONS SHALL BE INSTALLED PER CHAPTER 15 FOR "FIRESTOP PROTECTION" WHERE NEEDED.

USE FLOWGUARD GOLD CPVC (SDR 11) PIPE & FITTING FOR WATER PIPE SIZE OF 2 INCH AND SMALLER.

USE CORZAN CPVC SCHEDULE 80 FOR WATER PIPE SIZE OF 2-1/2" AND LARGER.

ALL EXPOSED GAS PIPING SHALL BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL APPROVED FOR SUCH APPLICATION.

FOR THE USE OF CPVC SUPPLY PIPING, CONTRACTOR SHALL PROVIDE SPECIFICATIONS FOR THE CERTIFICATION OF COMPLIANCE AND THE WORKER SAFETY PROGRAM, PER 2016 CPC 604.1.1 (d) & (e). FOR THE PEX PIPING, CONTRACTOR SHALL PROVIDE SPECIFICATIONS FOR THE CERTIFICATION OF INSTALLATION PER 2016 CPC SEC. 604.1.2.

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PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	ROUGH-IN SERVICES				DESCRIPTION
		COLD WATER	HOT WATER	WASTE	VENT	
WC 1	WATER CLOSET	3/4"	---	3"	2"	COMPLIANCE W/ UPC SECTION 402, 408.2.2, 413.1, WATER CONSERVATION & AB 1953 LEAD FREE CONSULT WITH ARCHITECT/OWNER FOR SPECIFICATION, REQUIREMENT & COLOR
L 1	LAVATORY	1/2"	1/2"	2"	2"	KOHLER BRYANT 20 1/8" X 16 1/2" OVAL WHITE, DROP-IN. K2894-4-0 DELTA SINGLE HANDLE FAUCET #523LFHDF ADA.
L 2	LAVATORY	1/2"	1/2"	2"	2"	AMERICAN STANDARD LUCERNE WALL-HUNG LAVATORY, WHITE 4" CENTER HOLE #0356.041 DELTA SINGLE HANDLE FAUCET #523LFHDF ADA.
BT 1	BATHTUB	3/4"	3/4"	2"	2"	AS SPECIFIED BY DEVELOPER, ANGLE STOPS SHALL BE 1/4" TURN BALL VALVE STYLE. DELTA #R10000-UNWS, SHOWER HEAD NOT TO EXCEED 1.5 GPM
BT 2	BATHTUB	3/4"	3/4"	2"	2"	AS SPECIFIED BY DEVELOPER, ANGLE STOPS SHALL BE 1/4" TURN BALL VALVE STYLE. DELTA #R10000-UNWS, SHOWER HEAD NOT TO EXCEED 1.5 GPM
SH 1	SHOWER	3/4"	3/4"	2"	2"	AS SPECIFIED BY DEVELOPER, ANGLE STOPS SHALL BE 1/4" TURN BALL VALVE STYLE. DELTA #R10000-UNWS, SHOWER HEAD NOT TO EXCEED 1.5 GPM
R/O 1	RANGE/ OVEN	---	---	---	---	AS SPECIFIED BY DEVELOPER.
KS 1	KITCHEN SINK 1-COMPART.	3/4"	3/4"	2"	2"	33" X 22" DOUBLE BOWL, DROP-IN, SELF RIMMING, 8" DEEP, THREE HOLE STAINLESS STEEL. HDS #500872. DELTA SINGLE HANDLE #100LWF, NO SPRAY HOSE. DELTA AERATOR FLOW TO BE LESS THAN 1.5 GPM. INSINK ERATOR BADGER 500 1/2" WITH CORD GARBAGE DISPOSAL.
S 1	LAUNDRY SINK 1-COMPART.	3/4"	3/4"	2"	2"	AS SPECIFIED BY DEVELOPER.
CW 1	CLOTH WASHER	3/4"	3/4"	2"	2"	ENERGY STAR. COMPLY WITH CGBC 4.303.3 ENERGY STAR MAXIMUM USE. SPECIFIED BY DEVELOPER.
CD 1	CLOTH DRYER STACKED	---	---	---	---	ENERGY STAR. SPECIFIED BY DEVELOPER.
TP 1	TRAP PRIMER	1/2"	---	---	---	PRECISION PLUMBING PRODUCTS PR01-500.

– REFER TO ARCHITECTURAL DRAWINGS FOR DESIGNATION OF ADA UNITS.

– VALVES, PIPING, PLUMBING FIXTURES, & EQUIPMENT SHALL COMPLY WITH AB1953 LEAD FREE REQUIREMENT.

– ALL FIXTURE SHALL MEET HIGH EFFICIENCY ORDINANCE.

– ALL NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED TABLE BELOW.

FIXTURE FLOW RATE TABLE

FIXTURE TYPE	MAXIMUM FLOW RATE
SHOWERHEADS	1.75 GPM @ 80 PSI
LAVATORY FAUCET, RESIDENTIAL	1.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS	0.5 GALLONS/FLUSH

1. INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS.
SINGLE FLUSH TOILETS – THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.233.2.

DUAL FLUSH TOILETS – THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUME SHALL BE TESTED TESTED IN ACCORDANCE WITH ASME A112.19.2. AND ASME A112.19.

2. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.

WALL CLEAN-OUT DETAIL

SCALE
NONE

C

PIPE THRU WALL DETAIL

SCALE
NONE

A

PLUMBING GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORK, VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL EXISTING UTILITIES AND PIPING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

2. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.

3. SEE ARCHITECTURAL DRAWINGS FOR ADA FIXTURE LOCATIONS AND MOUNTING HEIGHTS.

4. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.

5. PROVIDE WATER, SEWER, AND DRAIN SYSTEMS TO A POINT OF CONNECTION SHOWN.

6. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.

7. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.

8. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.

9. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING PRIOR TO CONSTRUCTION.

10. WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL SMACNA REQUIREMENT OF THE MECHANICAL ENGINEER.

11. BEFORE FABRICATION OR INSTALLATION, THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.

12. ALL WASTE, DRAIN AND VENT PIPING SHALL SLOPE AT 1/4 INCH PER FOOT UNLESS OTHERWISE INDICATED. (CPC 2016---SEC. 708.0)

13. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND A STAINLESS STEEL ACCESS PANEL.

14. ALL HOT WATER PIPING SHALL BE INSULATED WITH "MICRO-LOK" 850-APT, 1" THICK FOR SIZES UP TO 2"; 1½" THICK SHEET.

15. ALL WORK AND MATERIAL SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT. SEE APPLICABLE CODES ON THIS SHEET

16. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH ALL TRADES PRIOR TO BID.

17. (WHERE APPLICABLE) ALL PATCHING AND REPAIRING OF EXISTING FLOORING IS UNDER ANOTHER SECTION OF THESE SPECIFICATIONS. (PLUMBER SHALL COORDINATE WITH GENERAL CONTRACTOR PRIOR TO BID.)

18. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE.

19. ALL EXISTING PIPING DAMAGED DURING EXCAVATION SHALL BE REPAIRED WITH MATERIALS TO MATCH EXISTING.

20. (WHERE APPLICABLE) ALL EXISTING PIPING AND EQUIPMENT THAT IS REMOVED SHALL BE DISPOSED OFF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

21. (WHERE APPLICABLE) ALL CUTTING OF EXISTING FLOORING SHALL BE BY MACHINE SAW CUTTING. HOLES FOR PIPES IN CONCRETE WALLS OR FLOORS SHALL BE DONE BY CORE DRILLING EQUIPMENT.

22. CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A 12" SECTION OF RED BRASS PIPE.

23. THE SEISMIC ANCHORAGE OF MECH AND ELECTRICAL EQUIPMENT SHALL CONFIRM TO "APPLICABLE CODES" INDICATED ON THIS SHEET.

24. THE CONTRACTOR SHALL VERIFY THE EXACT DEPTH AND LOCATION OF EXISTING DRAINAGE SYSTEM LATERALS PRIOR TO INSTALLATION OF ANY PIPING.

25. HOT WATER PIPING INSULATION SHALL BE IN ACCORDANCE WITH SECTION 123 TABLE 1-G OF THE TITLE 24 REGULATIONS CCR.

26. ALL NEW PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS.

27. CLEANOUTS REQUIRED AT THE UPPER TERMINAL FOR EACH HORIZONTAL DRAINAGE PIPE, EACH AGGREGATED CHANGE IN DIRECTION EXCEEDING 135 DEGREES, AND AT 100 FT. INTERVALS. THEY SHOULD BE READILY ACCESSIBLE AND SIZED PER (2016 CPC TABLE 7-6, SEC. 706 & 707).

28. EACH PLUMBING FIXTURE TRAP SHALL BE VENTED IN ACCORDANCE WITH THE CODE. UNLESS PROHIBITED BY STRUCTURAL CONDITIONS EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE FLOOD LEVEL RIM OF FIXTURE BEFORE OFFSETTING HORIZONTALLY. (2016 CPC---SEC. 906.3) THE DISTANCE BETWEEN THE TRAP AND VENT SHALL BE AS SHOWN IN TABLE 10-1 AND SEC. 1002.0 (CPC 2016).

29. ALL FIXTURES SHALL CONFORM IN QUALITY AND DESIGN TO NATIONALLY RECOGNIZED APPLICABLE STANDARDS OR TO OTHER APPROVED STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY. (CPC SEC. 401.0)

30. BEFORE ANY DEVICE IS INSTALLED FOR THE PREVENTION OF BACKFLOW OR SIPHONING IT SHALL HAVE FIRST BEEN APPROVED BY THE ADMINISTRATIVE AUTHORITY. (2016 CPC SEC. 603.1).

31. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110° F. (TITLE 24 PART 6 110.3(c) 3)

32. SPACING OF CLEANOUTS AND MANHOLES SHALL BE PER (2016 CPC SEC. 719.0).

33. INSTALL PIPES AS HIGH AS POSSIBLE TO UNDERSIDE OF STRUCTURE. NO HORIZONTAL PIPE SHALL TOUCH THE SLAB

34. PROVIDE ACOUSTICAL PIPE SUPPORT SYSTEM AS MANUFACTURED BY HUBBARD (THE HOLD-RITE SILENCER SYSTEM) ON PIPES RUNING ON STUD WALLS.

35. SLEEVES SHALL BE PROVIDED FOR PIPING PASSING THROUGH CONCRETE OR MASONRY FLOORS AND EXTERIOR BEARING WALLS

36. EACH PLUMBING 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.

37. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED PER SEC. 707.0 AND 719.0 OF THE 2016 CALIFORNIA PLUMBING CODE.

38. COMBUSTIBLE PIPING INSTALLATIONS SHALL BE INSTALLED PER CHAPTER 15 OF 2016 CALIFORNIA PLUMBING CODE FOR "FIRESTOP PROTECTION".

39. 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.

40. SHOWERS 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 DELIVER A MAXIMUM MIXED WATER SETTING OF 120° F.

WASHING MACHINE ROUGH-IN

SCALE
NONE

B

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REGISTERED PROFESSIONAL ENGINEER
No. M31785
EXP. 06-30-19
MECHANICAL
STATE OF CALIFORNIA

DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

PROJECT LOCATION:

16959 STODDARD RD.
VICTORVILLE, CA 92395

SHEET TITLE:

PLUMBING LEAD SHEET

P0.0



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DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

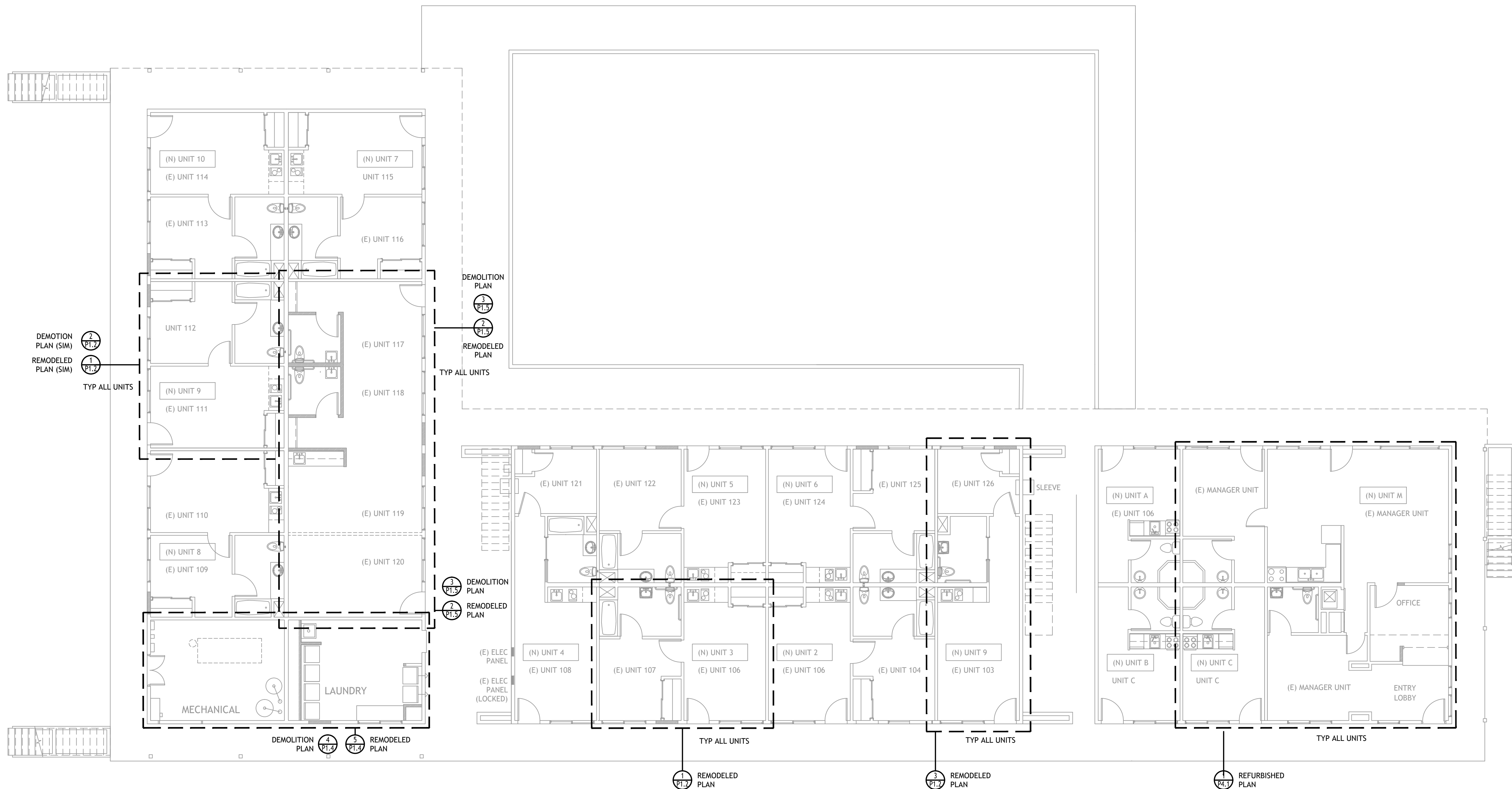
PROJECT LOCATION:

16959 STODDARD RD.
VICTORVILLE, CA 92395

HEET TITLE:

PLUMBING GROUND FLOOR PLAN

P1.0



PLUMBING GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

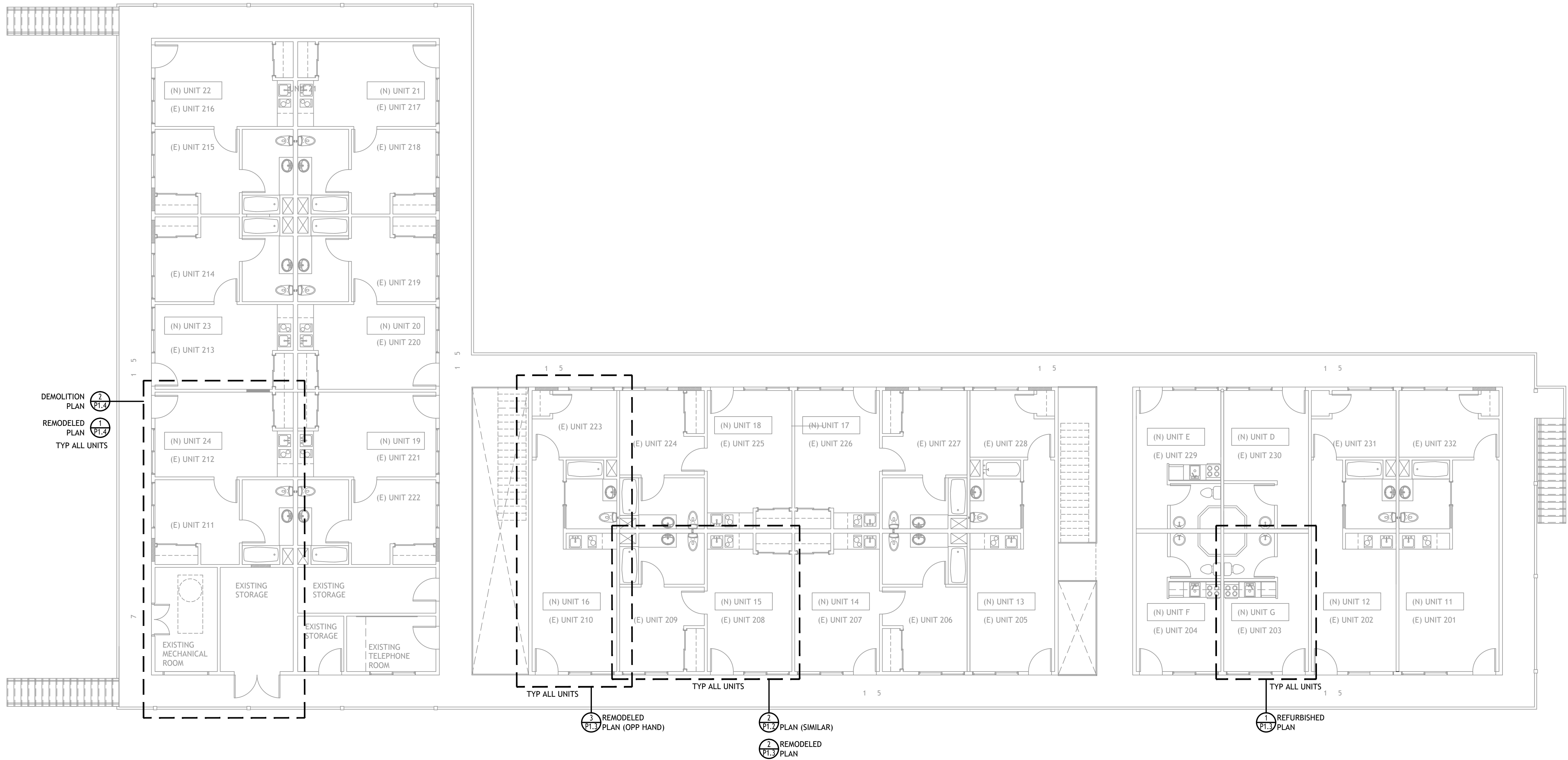
PROJECT LOCATION:

16959 STODDARD RD.
VICTORVILLE, CA 92395

SHEET TITLE:

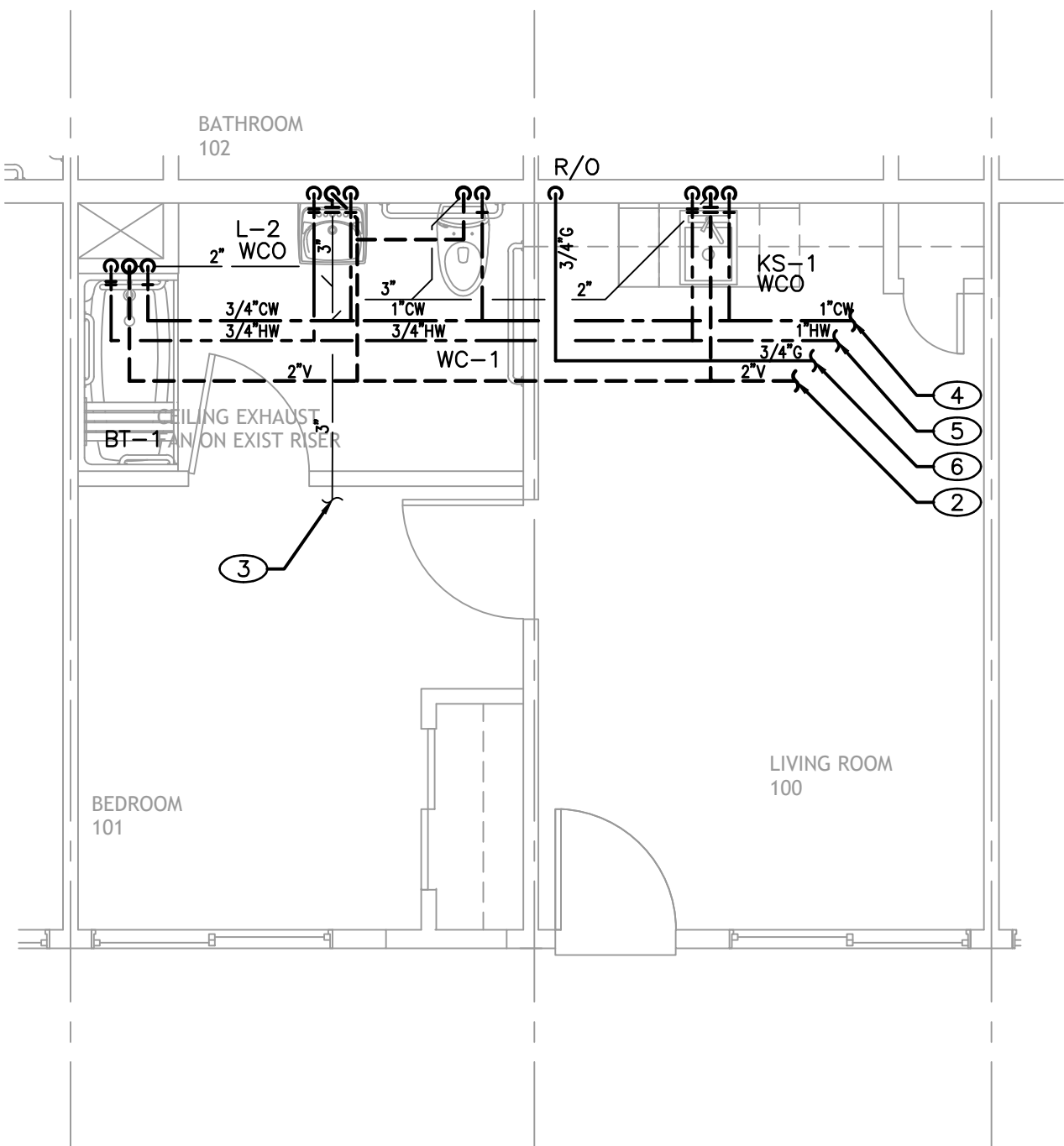
PLUMBING SECOND
FLOOR PLAN

P1.1

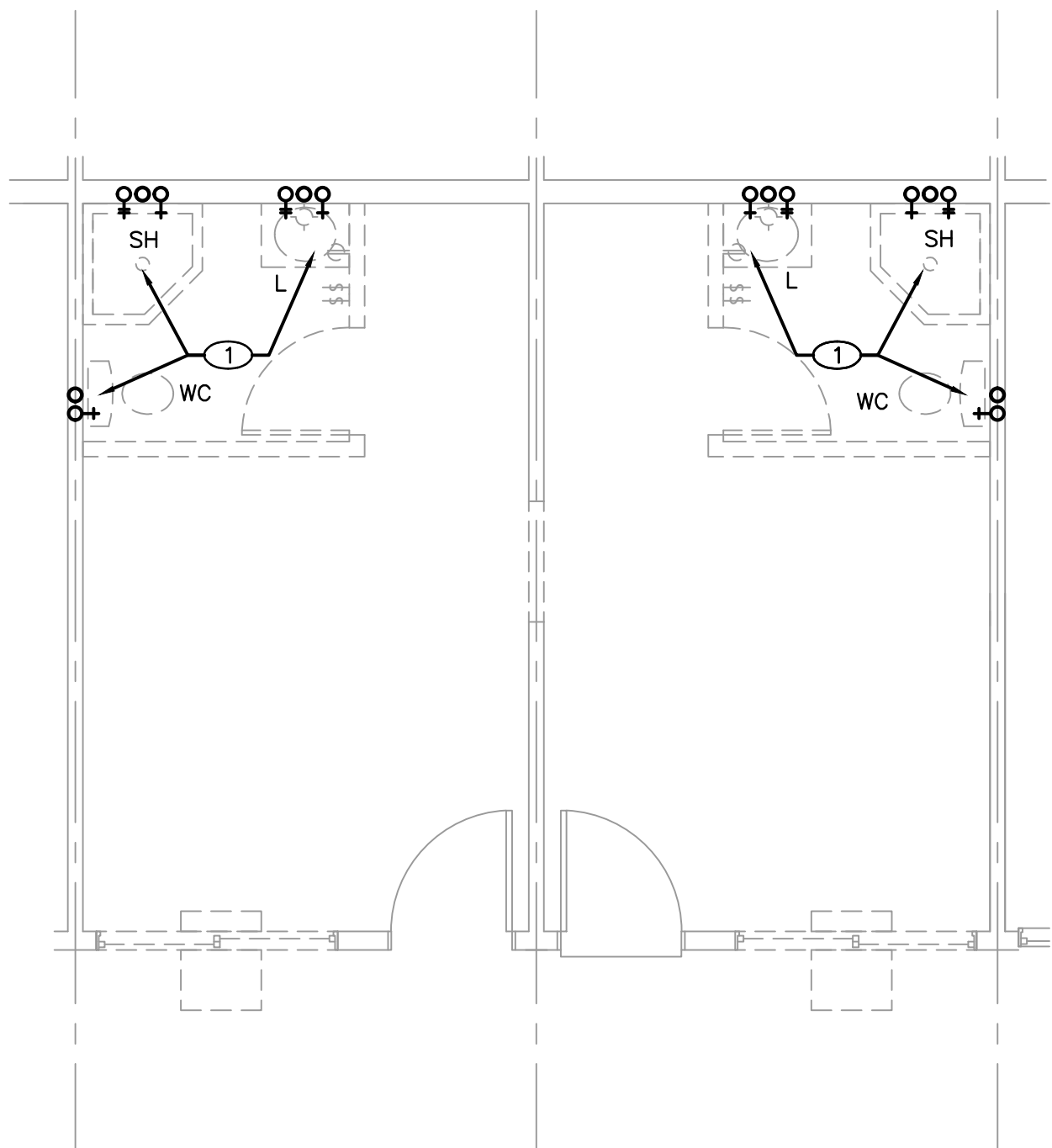


PLUMBING SECOND FLOOR PLAN

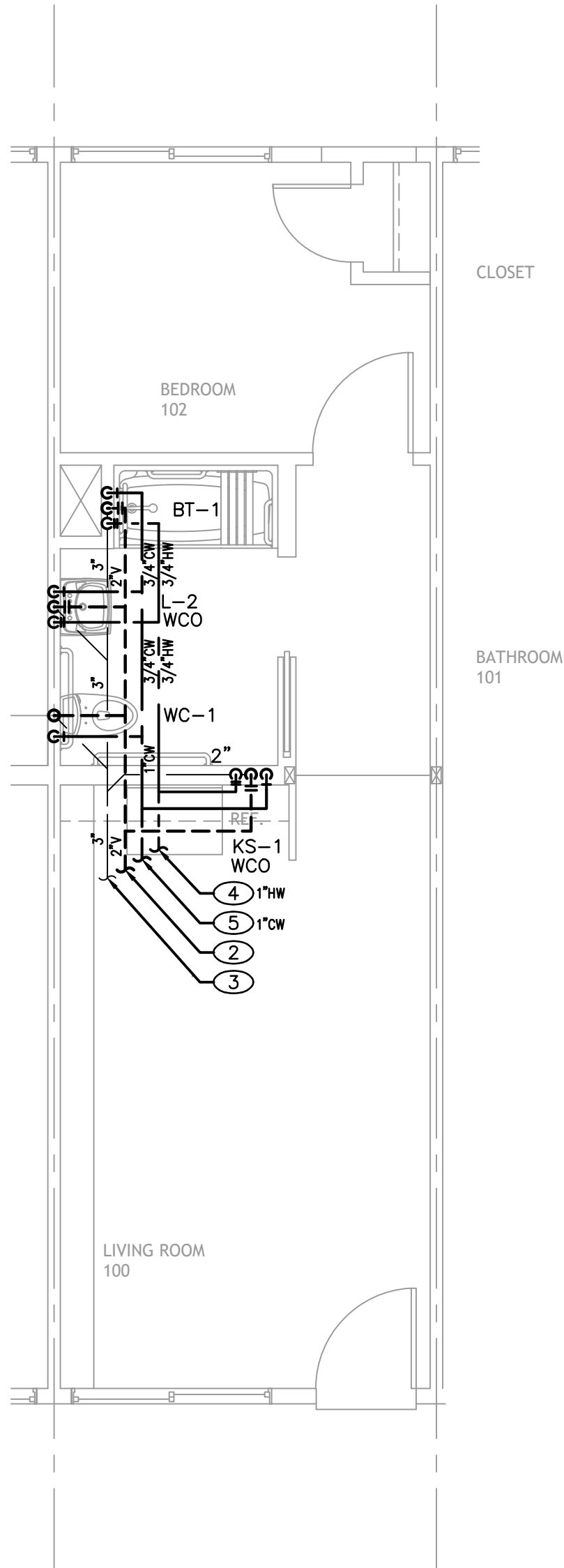
SCALE: 1/8" = 1'-0"



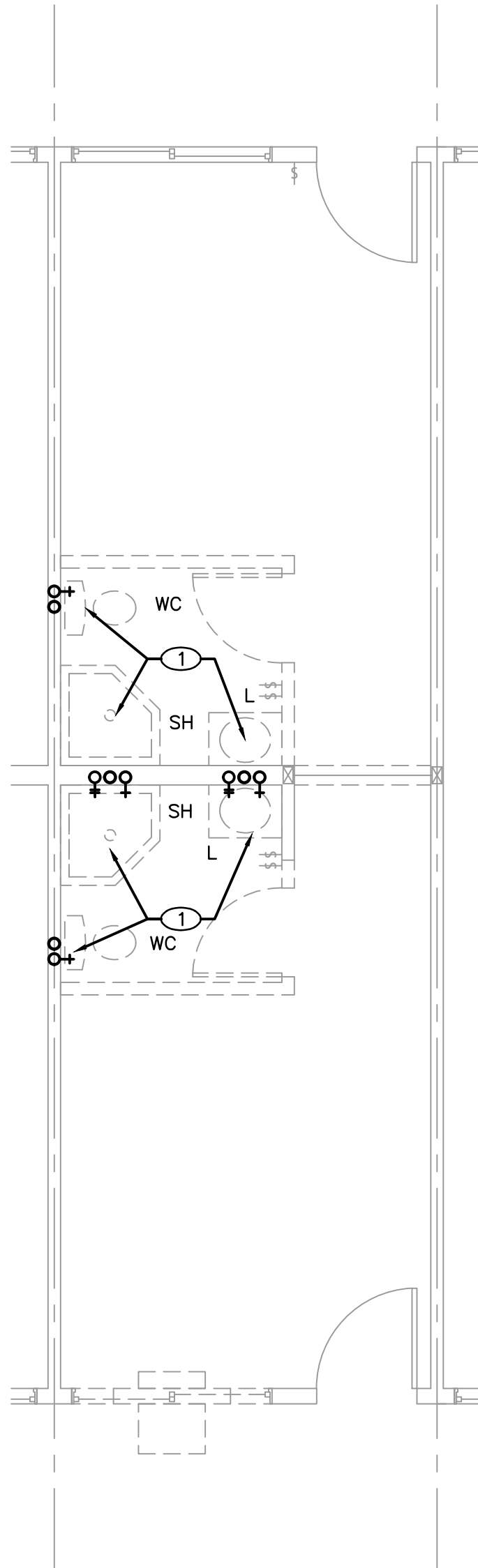
1 SIDE-BY-SIDE ACCESSIBLE UNIT (UNIT 3)
REMODELED PLAN
SCALE: 1/4" = 1'-0"



2 TYPICAL SIDE BY SIDE UNIT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 IN-LINE ACCESSIBLE UNIT (UNIT 9)
REMODELED PLAN
SCALE: 1/4" = 1'-0"



4 TYPICAL IN-LINE UNIT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
WC	WATER CLOSET (FLUSH TANK)	1	3"	3	3
L	LAVATORY	1	1-1/2"	1	1
KS	KITCHEN SINK	1	1-1/2"	2	2
BT	BATHTUB	1	2"	2	2
TOTALS		4			8
TYPICAL SIDE BY SIDE UNIT PLANS					SAN. F.U.

DOMESTIC WATER SIZING CALCULATIONS						
DEMAND LOAD WATER SUPPLY						
MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
WC	WATER CLOSET	1	3/4"	2.5	-	2.5
L	LAVATORY	1	1/2"	0.75	0.75	.75
KS	KITCHEN SINK	1	1/2"	1.5	1.5	1.5
BT	BATHTUB	1	3/4"	3	3	3
TOTAL FIXTURE UNITS						7.75
TYPICAL SIDE BY SIDE UNIT PLANS						8 GPM

- PLUMBING GENERAL NOTES
- THE EXISTING CONDITIONS ARE BASED ON "AS-BUILT" DRAWINGS AND/OR LIMITED FIELD VERIFICATIONS. THE CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE PROJECT. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY EXTRAS DUE TO THE CONTRACTOR'S FAILURE TO VISIT THE PROJECT SITE AND/OR PREDETERMINATION OF EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE INCIDENTAL DEMOLITION WORK PRIOR TO BIDDING AND COMMENCEMENT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ALL EXISTING EQUIPMENT AS REQUIRED FOR THE INSTALLATION/CONSTRUCTION OF NEW WORK.[LM1]
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL AND LOCAL CODE REQUIREMENTS.
 - PLUMBING CONTRACTOR SHALL COORDINATE RESPONSIBILITY OF SAW CUTTING PATCHING AND REPAIRING OF FLOORS, CEILINGS AND WALLS RELATED TO HIS/HER SCOPE OF WORK WITH THE GENERAL CONTRACTOR /OWNER/ARCHITECT AS RELATES TO HIS/HER PLUMBING SCOPE CONTRACTUAL WORK.
 - ALL HORIZONTAL WASTE PIPING SMALLER THAN 4" DIAMETER SHALL SLOPE AT 2%; ALL WASTE PIPING 4" DIAMETER AND LARGER TO BE SLOPPED AT 2% OR 1% WITH THE APPROVAL OF AUTHORITY HAVING JURISDICTION.
 - EXISTING HOT & COLD WATER LINES IN THE UNITS SHALL BE REPLACED WITH CPVC MAIN DOWNSTREAM FROM THE SHUT OFF VALVE GOING INTO THE RESIDENTIAL UNIT AND PEX FOR DISTRIBUTION TO FIXTURES.
 - PROVIDE TEMPORARY COVERS, CAPS, OR PLUGS ON SANITARY SEWER SYSTEM THROUGHOUT THE DURATION OF CONSTRUCTION. RAG WADS, DUCT TAPE, OR OTHER SIMILAR METHODS OF TEMPORARY COVERS SHALL NOT BE UTILIZED. UPON COMPLETION OF CONSTRUCTION, COMPLETELY REMOVE ANY AND ALL OBSTRUCTIONS INSIDE THE ENTIRE SYSTEM BY SNAKING, RODING, OR JETTING THE SYSTEM IMMEDIATELY PRIOR TO PROJECT TURNOVER TO THE OWNER.

- PLUMBING SHEET NOTES
- DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURE. REMOVE AND CAP COLD AND HOT WATER, WASTE AND VENT PIPING IN WALL. PATCHING AND REPAIRING PER GENERAL NOTE ON THIS SHEET.
 - CONNECT THE NEW VENT TO THE EXISTING VENT SYSTEM TERMINATING THROUGH THE ROOF. FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING VENT THROUGH ROOF PRIOR TO SUBMITTING BID AND COMMENCING CONSTRUCTION.
 - CONNECT THE NEW SANITARY SEWER TO THE EXISTING SANITARY SEWER OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION, SIZE, AND INVERT ELEVATION OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. ADJUST THE NEW SANITARY SEWER AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM. MAINTAIN CODE MINIMUM PIPE SLOPES.
 - CONNECT THE NEW DOMESTIC COLD WATER LINE TO AN EXISTING COLD WATER LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW WATER LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING WATER SYSTEM.
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Consultants:



AME NO. : 18012

Stamp:



DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

PROJECT LOCATION:

16959 STODDARD RD.
VICTORVILLE, CA 92395

SHEET TITLE:

PLUMBING UNIT PLANS
TYPICAL

P1.2



DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

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(QUEENS MOTEL)
RE-DEVELOPMENT

PROJECT LOCATION:

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SHEET TITLE:

PLUMBING UNIT PLANS
TYPICAL

P1.3

SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
WC	WATER CLOSET (FLUSH TANK)	1	3"	3	3
L	LAVATORY	1	1-1/2"	1	1
KS	KITCHEN SINK	1	1-1/2"	2	2
BT	BATHTUB	1	2"	2	2
TOTALS		4			8
TYPICAL SIDE BY SIDE UNIT PLANS					SAN FU

DOMESTIC WATER SIZING CALCULATIONS

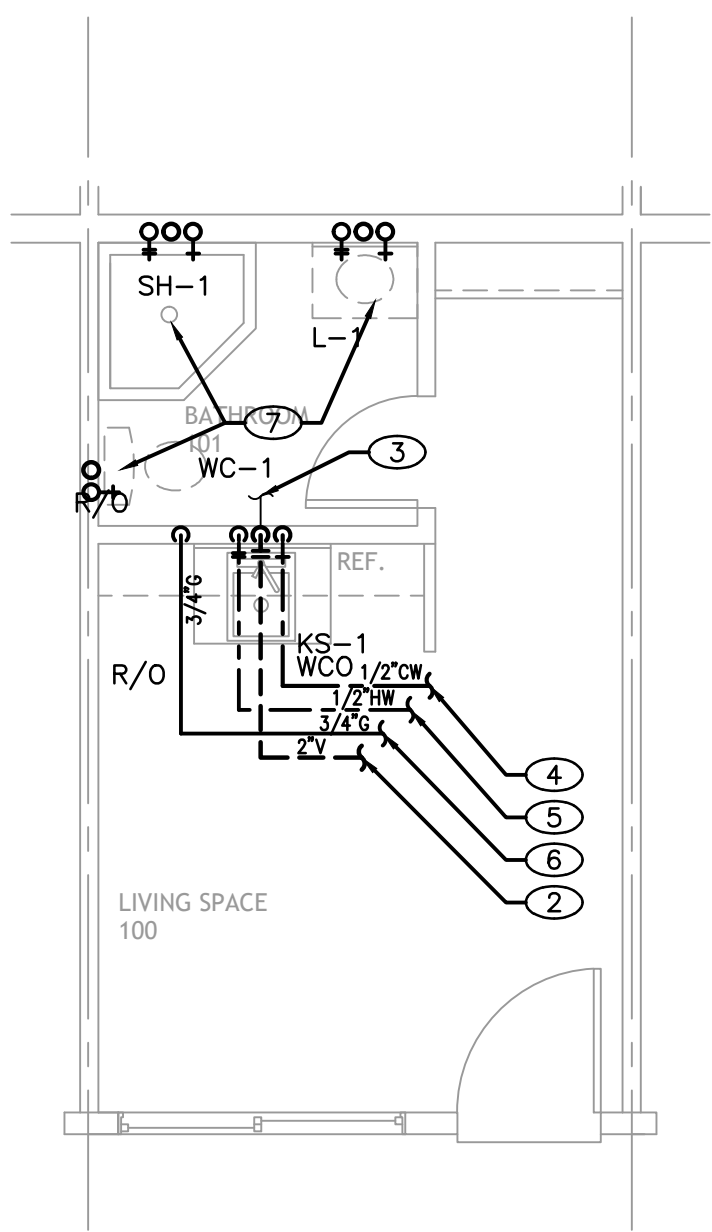
DEMAND LOAD WATER SUPPLY						
MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
WC	WATER CLOSET	1	3/4"	2.5	-	2.5
L	LAVATORY	1	1/2"	0.75	0.75	.75
KS	KITCHEN SINK	1	1/2"	1.5	1.5	1.5
BT	BATHTUB	1	3/4"	3	3	3
TOTAL FIXTURE UNITS						7.75
TYPICAL SIDE BY SIDE UNIT PLANS						8 GPM

PLUMBING GENERAL NOTES

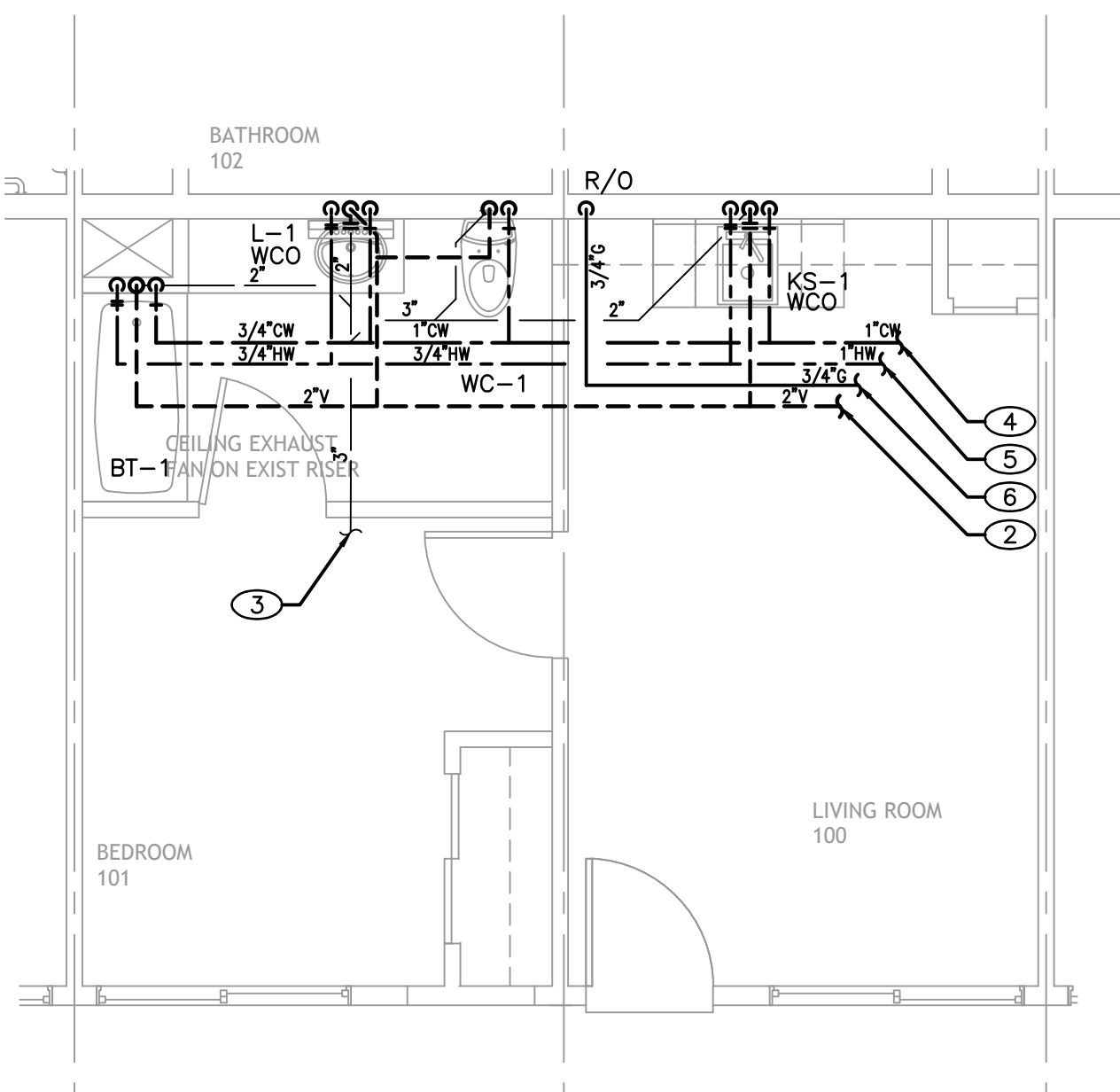
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- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL AND LOCAL CODE REQUIREMENTS.
- PLUMBING CONTRACTOR SHALL COORDINATE RESPONSIBILITY OF SAW CUTTING PATCHING AND REPAIRING OF FLOORS, CEILINGS AND WALLS RELATED TO HIS/HER SCOPE OF WORK WITH THE GENERAL CONTRACTOR /OWNER/ARCHITECT AS RELATES TO HIS/HER PLUMBING SCOPE CONTRACTUAL WORK.
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PLUMBING SHEET NOTES

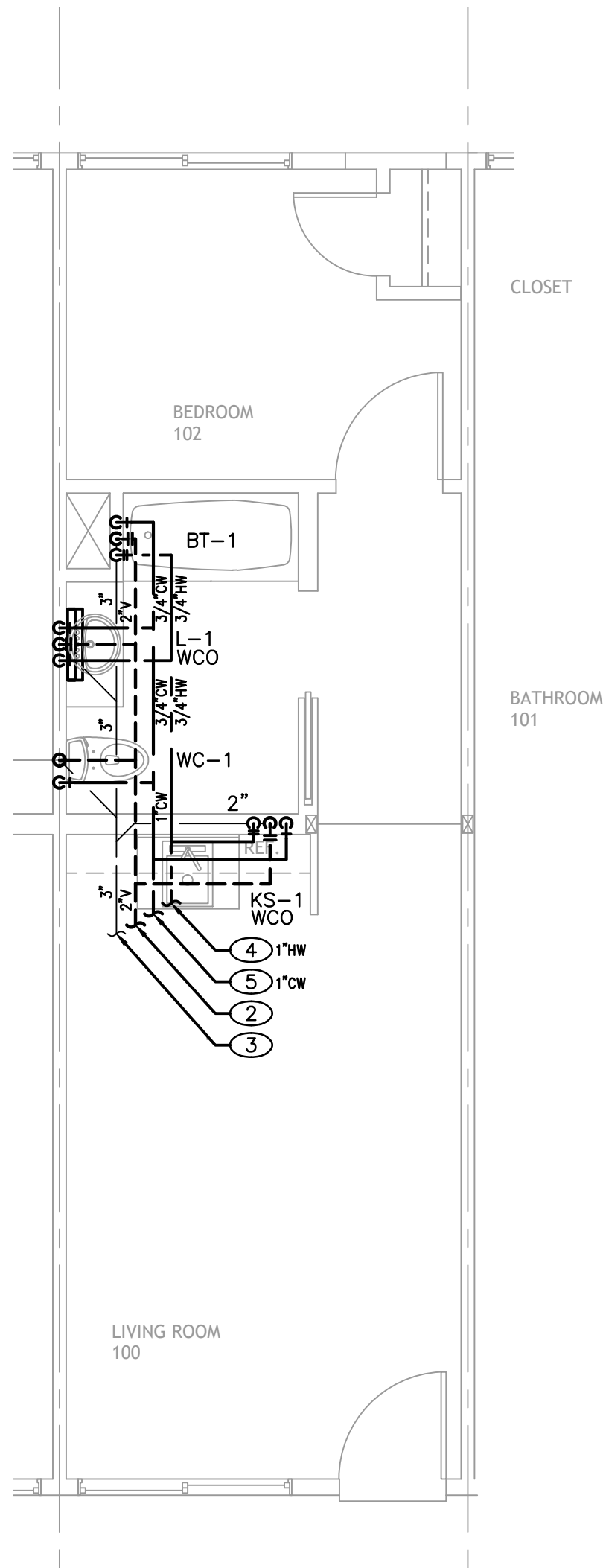
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- EXISTING PLUMBING FIXTURE TO REMAIN. CONTRACTOR SHALL REVIEW CONDITION OF EXISTING FIXTURE AND BRING TO LIKE NEW CONDITION. COORDINATE WITH OWNERS REPRESENTATIVE IF EXISTING FIXTURE NEEDS TO BE REPLACED.



1 TYPICAL EFFICIENCY UNIT
SCALE: 1/4" = 1'-0"



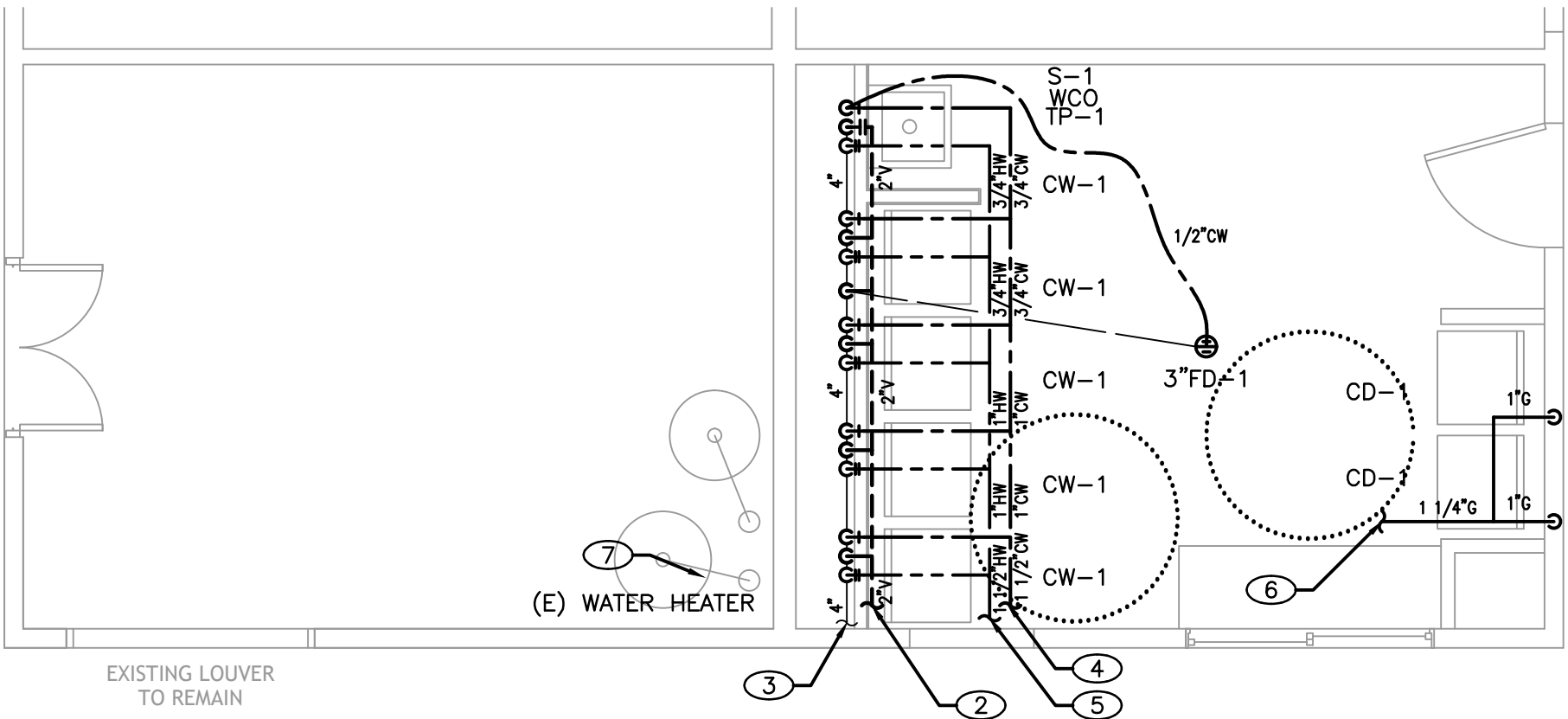
2 TYPICAL SIDE-BY-SIDE STANDARD UNIT (ADAPTABLE AT FIRST FLOOR)
REMODELED PLAN
SCALE: 1/4" = 1'-0"



3 TYPICAL IN-LINE STANDARD UNIT (ADAPTABLE AT FIRST FLOOR)
REMODELED PLAN
SCALE: 1/4" = 1'-0"

SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
CW	WASHER	4	2"	3	12
S	LAUNDRY SINK	1	1-1/2"	2	2
TOTALS		4			14

LAUNDRY PLAN



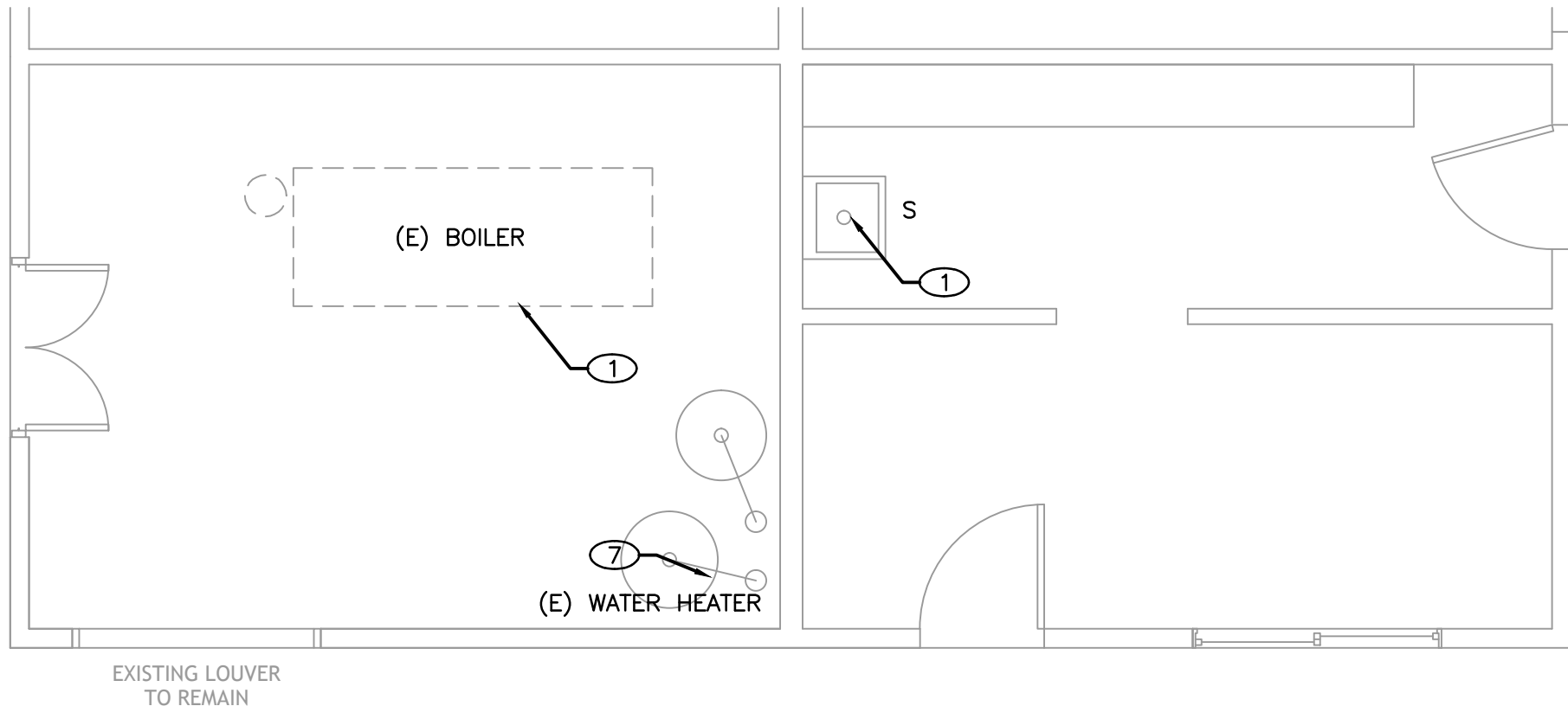
4 REMODELED COMMON LAUNDRY PLAN
SCALE: 1/4" = 1'-0"

SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
WC	WATER CLOSET (FLUSH TANK)	1	3"	3	3
L	LAVATORY	1	1-1/2"	1	1
KS	KITCHEN SINK	1	1-1/2"	2	2
BT	BATHTUB	1	2"	2	2
TOTALS		4			8

TYPICAL UNIT PLANS

DOMESTIC WATER SIZING CALCULATIONS						
DEMAND LOAD WATER SUPPLY						
MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
CW	WASHER	4	3/4"	3	3	12
S	LAUNDRY SINK	1	1/2"	0.75	0.75	75
TOTAL FIXTURE UNITS						12.75

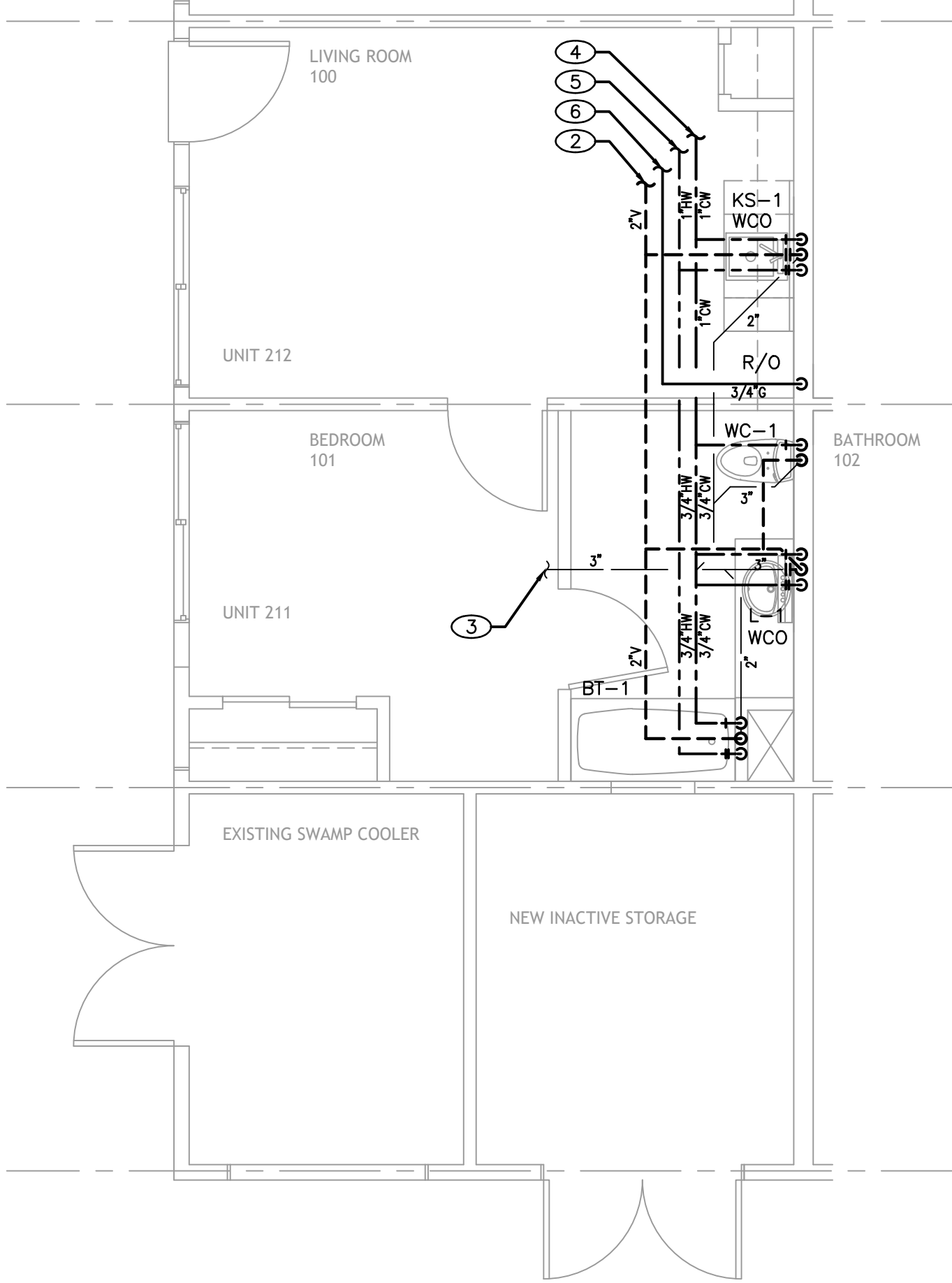
LAUNDRY PLAN



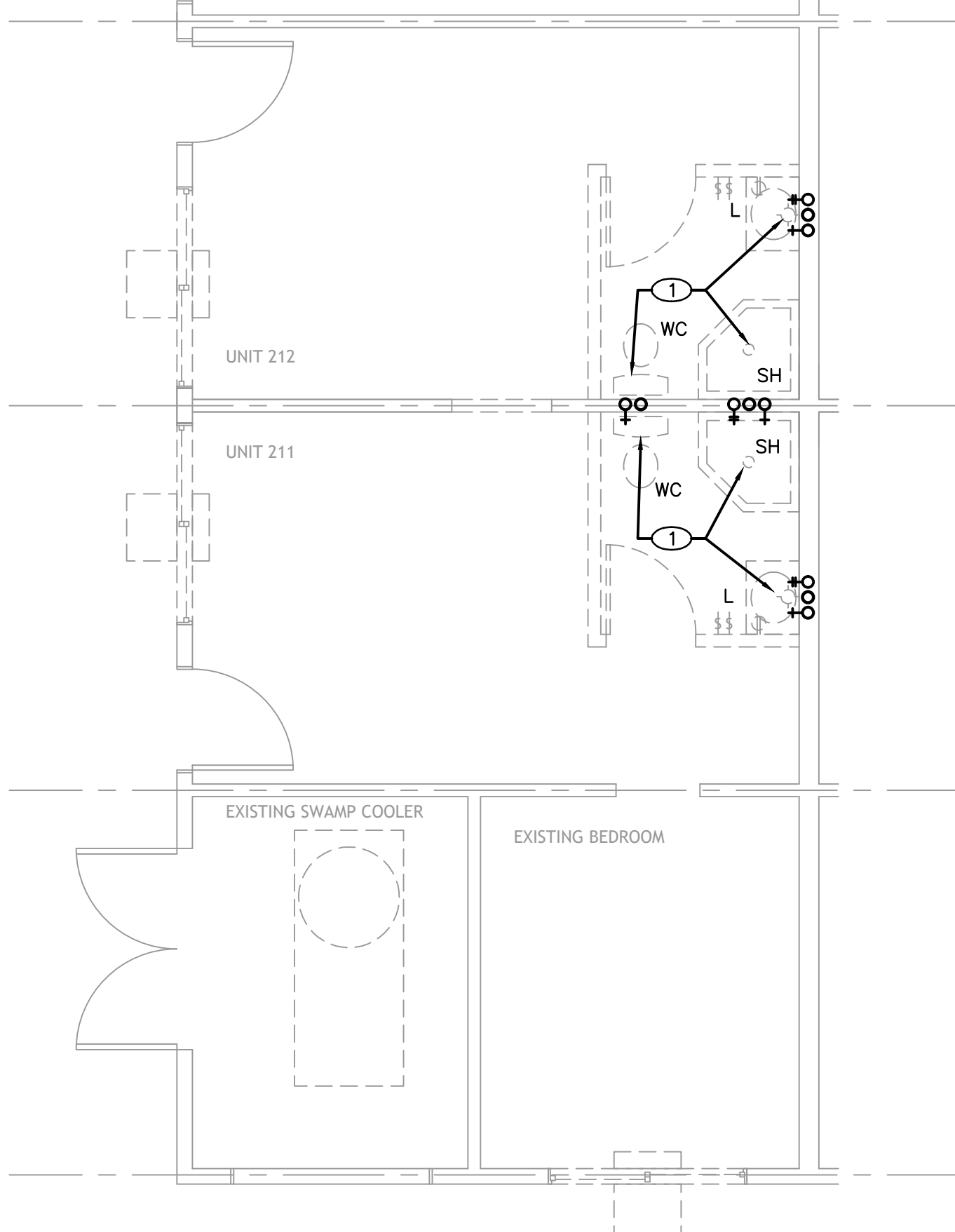
5 EXISTING CONDITIONS AND DEMOLITION - LAUNDRY AND MECHANICAL ROOM
SCALE: 1/4" = 1'-0"

DOMESTIC WATER SIZING CALCULATIONS						
DEMAND LOAD WATER SUPPLY						
MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
WC	WATER CLOSET	1	3/4"	2.5	-	2.5
L	LAVATORY	1	1/2"	0.75	0.75	75
KS	KITCHEN SINK	1	1/2"	1.5	1.5	1.5
BT	BATHTUB	1	3/4"	3	3	3
TOTAL FIXTURE UNITS						7.75

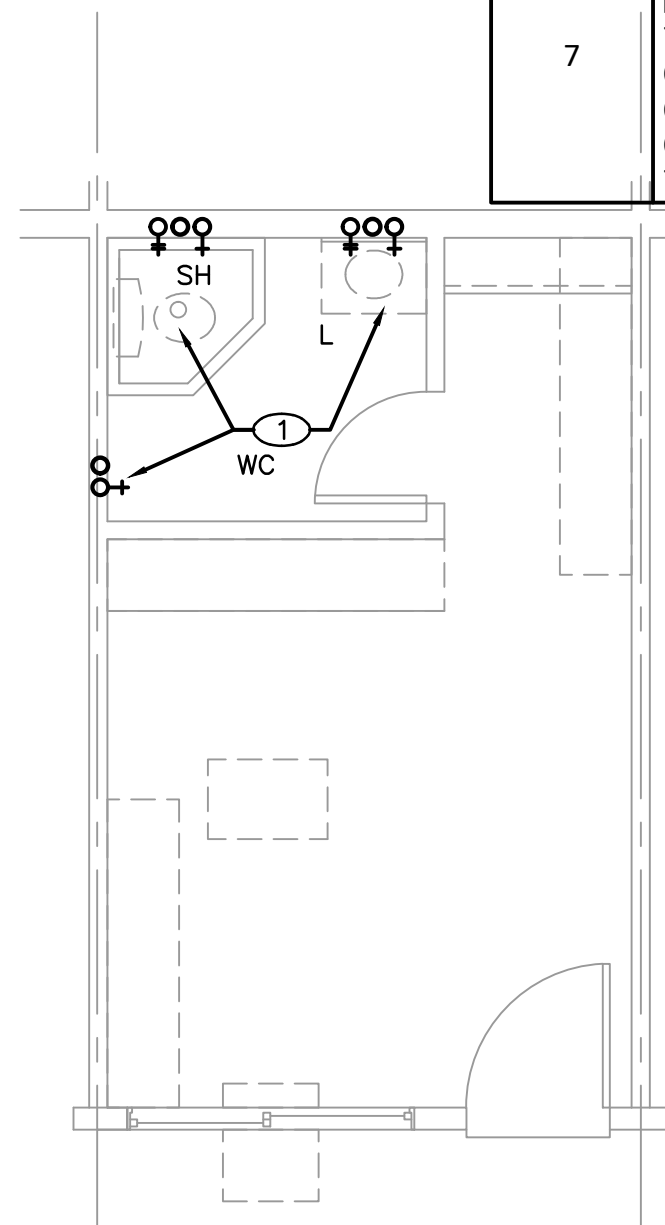
TYPICAL UNIT PLANS



1 REMODELED PLAN UNITS 211 + 212
SCALE: 1/4" = 1'-0"



2 DEMOLITION PLAN UNITS 211 + 212
SCALE: 1/4" = 1'-0"



3 ADDITIONAL DEMOLITION REQD IN UNIT 107
SCALE: 1/4" = 1'-0"

PLUMBING SHEET NOTES	
①	DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURE. REMOVE AND CAP COLD AND HOT WATER, WASTE AND VENT PIPING IN WALL. PATCHING AND REPAIRING PER GENERAL NOTE ON THIS SHEET.
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⑤	CONNECT THE NEW DOMESTIC HOT WATER LINE TO AN EXISTING HOT WATER LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW WATER LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING WATER SYSTEM.
⑥	CONNECT THE NEW GAS LINE TO AN EXISTING GAS LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW GAS LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING GAS SYSTEM.
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BASIS Architecture & Consulting

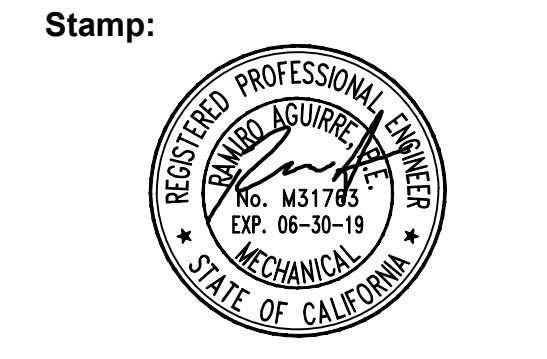
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CHARLES PICK, ARCHITECT
Consultants:



AME NO. : 18012



DRAWING REVISION LOG	
SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:
DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

PROJECT LOCATION:
16959 STODDARD RD.
VICTORVILLE, CA 92395

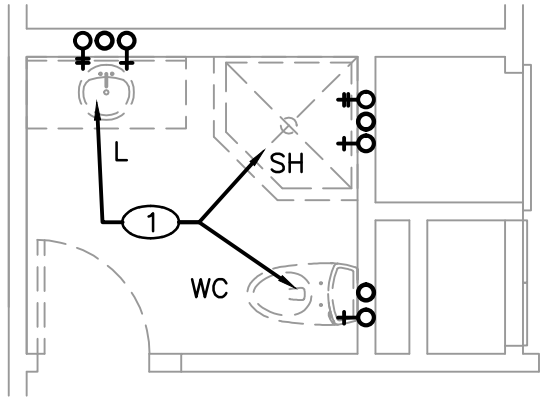
SHEET TITLE:
PLUMBING UNIT PLANS
TYPICAL

P1.4

SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
WC	WATER CLOSET (FLUSH TANK)	1	3"	3	3
L	LAVATORY	1	1-1/2"	1	1
KS	KITCHEN SINK	1	1-1/2"	2	2
BT	BATHTUB	1	2"	2	2
TOTALS		4			8
MANAGERS UNIT					SAN F.U.

DOMESTIC WATER SIZING CALCULATIONS

DEMAND LOAD WATER SUPPLY						
MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
WC	WATER CLOSET	1	3/4"	2.5	-	2.5
L	LAVATORY	1	1/2"	0.75	0.75	.75
KS	KITCHEN SINK	1	1/2"	1.5	1.5	1.5
BT	BATHTUB	1	3/4"	3	3	3
TOTAL FIXTURE UNITS						7.75
MANAGERS UNIT						8 GPM

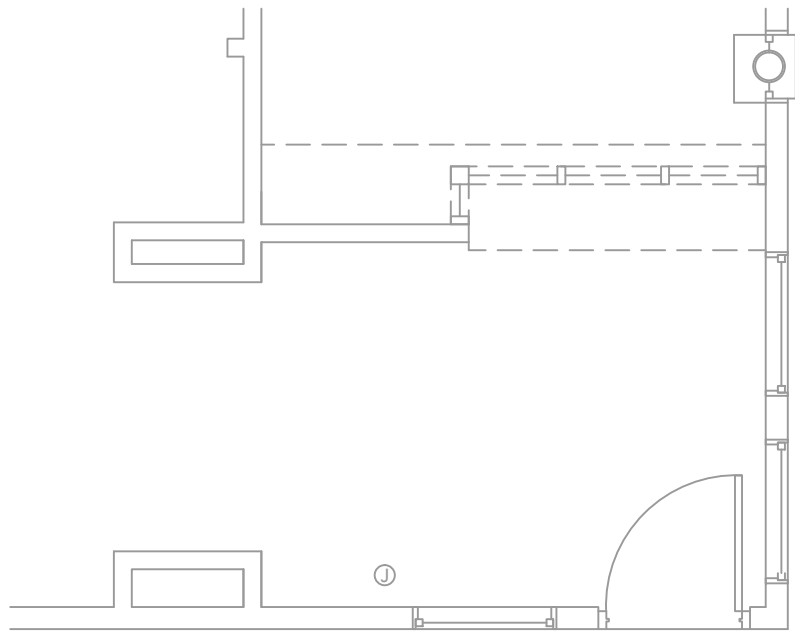


1A PARTIAL DETAIL PLAN
DEMOLITION IN EXISTING TOILET ROOM
SCALE: 1/4" = 1'-0"

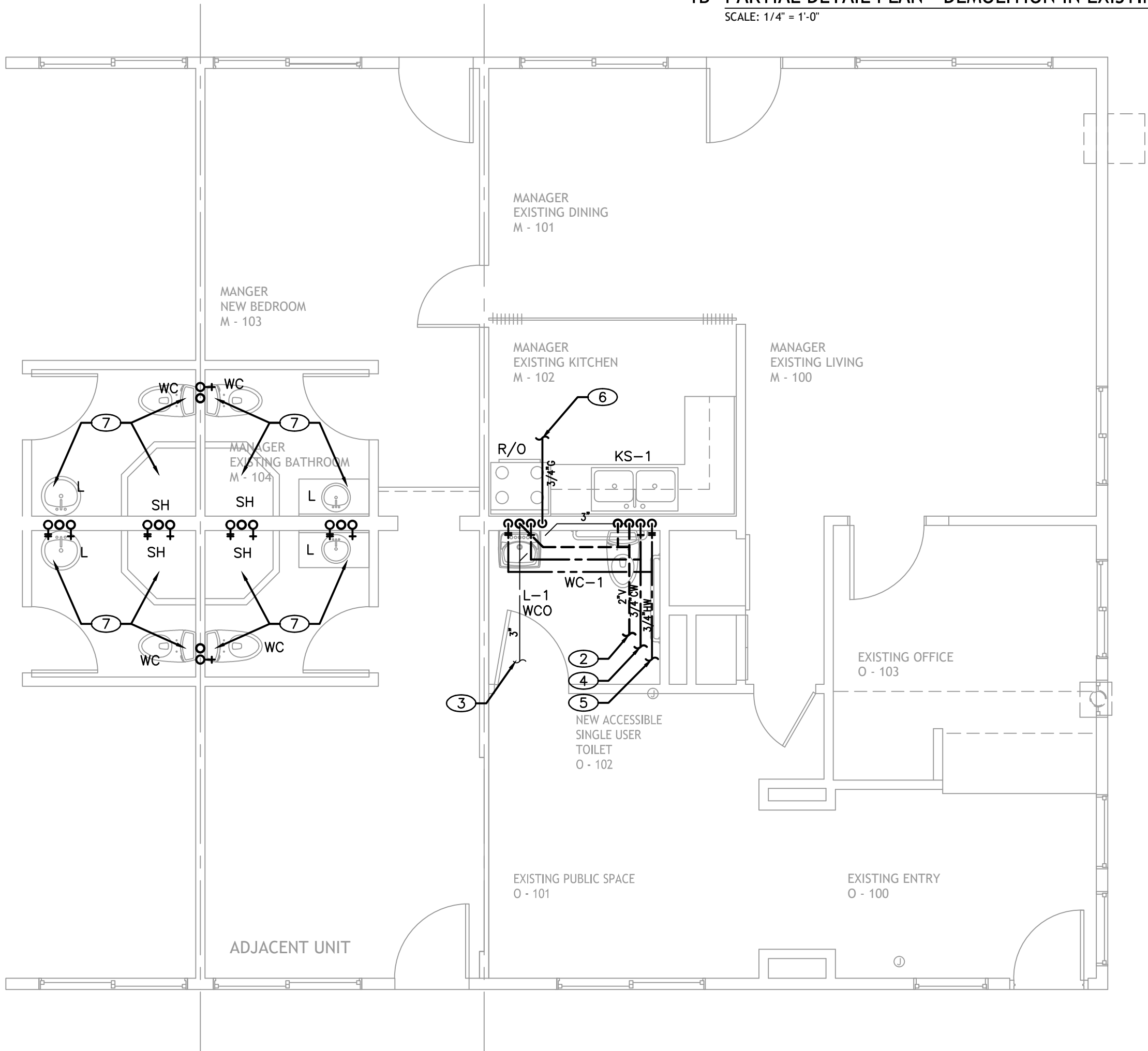
SANITARY SEWER PLUMBING CALCULATIONS					
MARK	PLUMBING FIXTURES	QUANTITY	TRAP SIZE	SAN. F.U. EACH	SAN. F.U. TOTAL
WC	WATER CLOSET (FLUSH TANK)	2	3"	3	6
L	LAVATORY	2	1-1/2"	1	2
KS	KITCHEN SINK	1	1-1/2"	2	2
TOTALS		5			10
COMMUNITY ROOM					SAN F.U.

DOMESTIC WATER SIZING CALCULATIONS

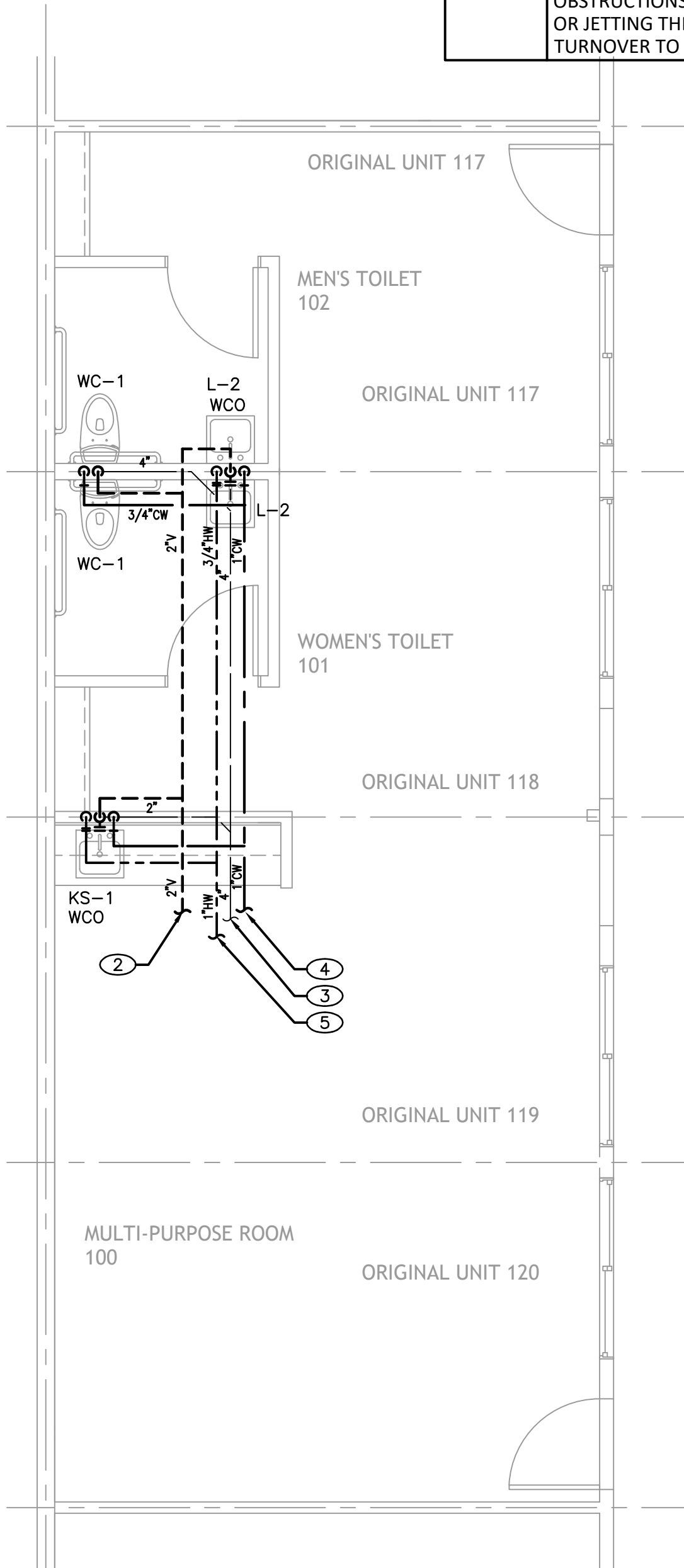
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MARK	PLUMBING FIXTURES	QUANTITY	BRANCH PIPE SIZE	C.W.F.U.	H.W.F.U.	TOTAL F.U.
WC	WATER CLOSET	2	3/4"	2.5	-	5
L	LAVATORY	2	1/2"	0.75	0.75	1.5
KS	KITCHEN SINK	1	1/2"	1.5	1.5	1.5
TOTAL FIXTURE UNITS						8
COMMUNITY ROOM						8 GPM



1B PARTIAL DETAIL PLAN - DEMOLITION IN EXISTING LOBBY
SCALE: 1/4" = 1'-0"

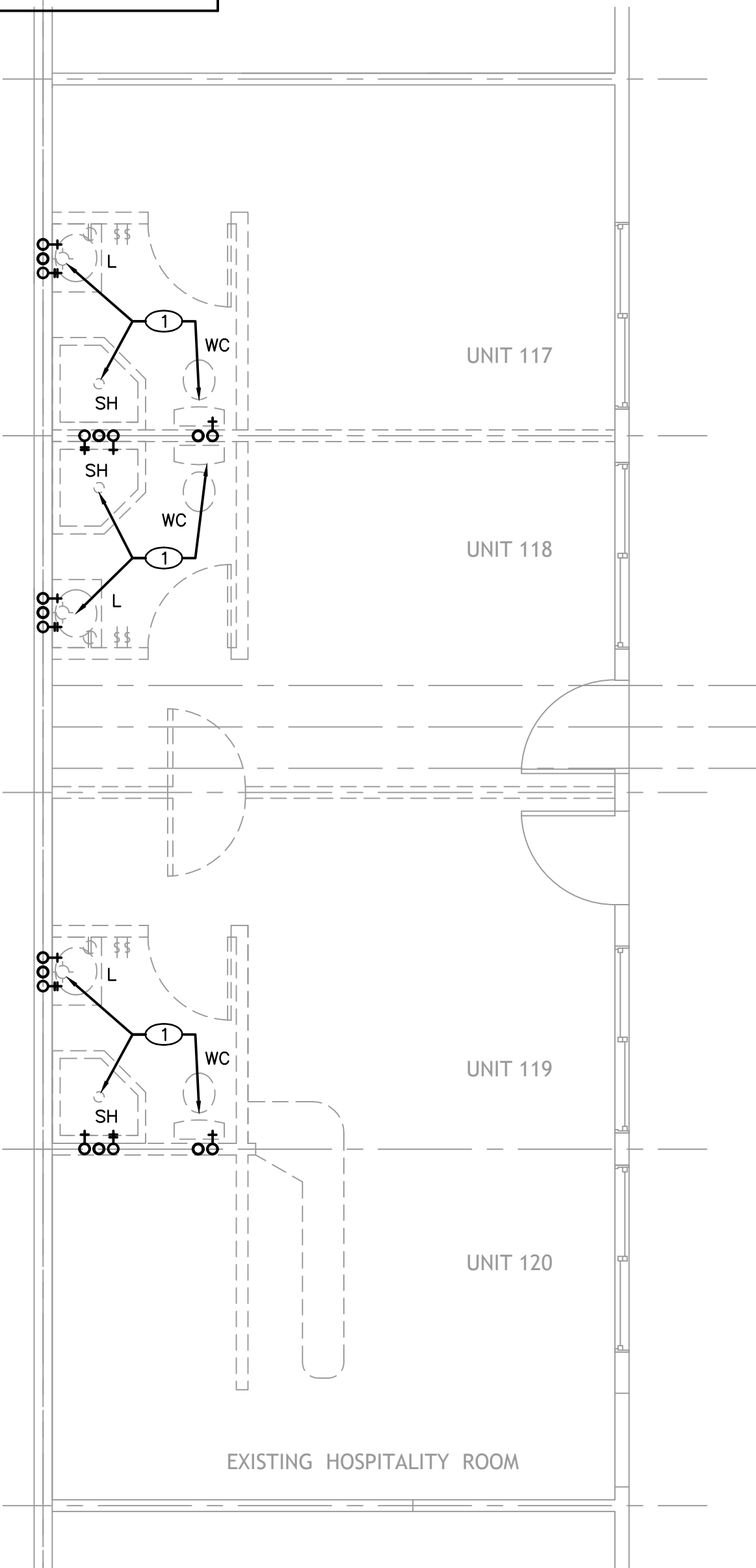


1 PARTIAL DETAIL REMODELED PLAN OF MANAGER'S UNIT
SCALE: 1/4" = 1'-0"



2 PARTIAL DETAIL REMODELED COMMUNITY ROOM PLAN
SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES	
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3 PARTIAL DETAIL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

PLUMBING SHEET NOTES	
①	DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURE. REMOVE AND CAP COLD AND HOT WATER, WASTE AND VENT PIPING IN WALL. PATCHING AND REPAIRING PER GENERAL NOTE ON THIS SHEET.
②	CONNECT THE NEW VENT TO THE EXISTING VENT SYSTEM TERMINATING THROUGH THE ROOF. FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING VENT THROUGH ROOF PRIOR TO SUBMITTING BID AND COMMENCING CONSTRUCTION.
③	CONNECT THE NEW SANITARY SEWER TO THE EXISTING SANITARY SEWER OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION, SIZE, AND INVERT ELEVATION OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. ADJUST THE NEW SANITARY SEWER AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM. MAINTAIN CODE MINIMUM PIPE SLOPES.
④	CONNECT THE NEW DOMESTIC COLD WATER LINE TO AN EXISTING COLD WATER LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW WATER LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING WATER SYSTEM.
⑤	CONNECT THE NEW DOMESTIC HOT WATER LINE TO AN EXISTING HOT WATER LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW WATER LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING WATER SYSTEM.
⑥	CONNECT THE NEW GAS LINE TO AN EXISTING GAS LINE OF EQUAL OR GREATER SIZE. FIELD VERIFY THE EXACT LOCATION AND SIZE OF THE EXISTING WATER LINE PRIOR TO CONSTRUCTION. ADJUST THE NEW GAS LAYOUT AS REQUIRED TO ALLOW FOR CONNECTION TO THE EXISTING GAS SYSTEM.
⑦	EXISTING PLUMBING FIXTURE TO REMAIN. CONTRACTOR SHALL REVIEW CONDITION OF EXISTING FIXTURE AND BRING TO LIKE NEW CONDITION. COORDINATE WITH OWNERS REPRESENTATIVE IF EXISTING FIXTURE NEEDS TO BE REPLACED.

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Stamp:



DRAWING REVISION LOG

SUBMITTAL	12/12/17
PC SUBMITTAL	05.07.2018

PROJECT NAME:

DESERT HAVEN
(QUEENS MOTEL)
RE-DEVELOPMENT

PROJECT LOCATION:

16959 STODDARD RD.
VICTORVILLE, CA 92395

SHEET TITLE:

PLUMBING UNIT PLANS
TYPICAL

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