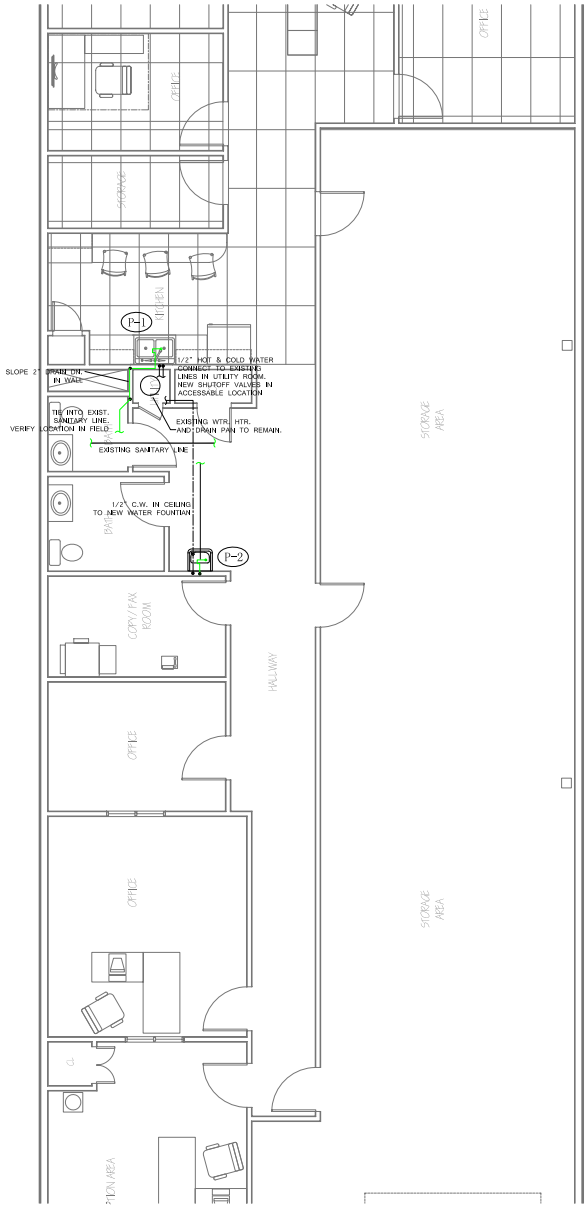
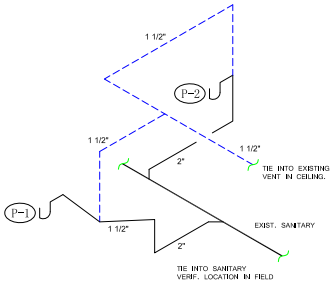


PLUMBING SPECIFICATIONS

1. **SCOPE**
   A. Plumbing contractor shall furnish all labor, materials and equipment necessary for the complete installation of the sanitary sewer system (including soil and vent piping), water service, connection to water meter, tap valves, boxes, hot and cold water supply system, plumbing fittings, fixtures and trim; and all related fittings and controls.
   B. Water meter fees by owner.
   C. All excavation and backfill as required for this phase of construction, shall be part of this contract.
2. **CODES AND STANDARDS**
   All work, materials and equipment supplied and installed under this division shall comply with the latest edition of the IBC or MBPS codes as amended by the local governing body.
3. **SUBMITTALS**
   See schedule on drawings.
4. **PERMITS AND INSPECTIONS**
   All permits and fees for permits and inspections shall be paid for by this contractor.
5. **MATERIALS**
   A. Sanitary Waste: PVC (where allowed by code), Ductile Iron & Cast Iron, DWV type pipe and fittings.
      a) Below finished first slab - Schedule 40 DWV (Foamcore, Cellurcore not allowed)
      b) Above finished first floor slab for second floor waste to be cast iron "no-hub"
   B. Roof Drains: PVC (where allowed by code), Ductile Iron & Cast Iron, DWV type pipe and fittings.
      a) Below finished first floor slab - Schedule 40 DWV (Foamcore, Cellurcore not allowed)
      b) Above finished first floor slab to be cast iron "no-hub
   C. Domestic Water Piping
      a) Above grade - Type "L" copper sweated or flanged
   D. Vent lines to be Schedule 40 PVC.
   E. Joints to be wrought or cast Bronze. Lead free solder is to be used on all joints.
   F. Provide and install Plumbing Fixtures as scheduled on drawings. Complete system (fixtures and equipment) shall be given an in-service test after completion of installation.
   G. Underground valves shall be installed in precast concrete boxes.
6. **INSTALLATION**
   A. Use manufacturer's templates. Caulk where required. Provide blocking for all fixtures as required. All water piping within the building shall be copper and run continuous above the ceiling. No joints below slab. All piping shall be properly supported with hangers of compatible material and all water pipes passing through concrete shall be sleeved to prevent chemical reactions.
   B. All Hot & Return water piping to be insulated. Material to be 1" sectional glass fiber with factory applied, all purpose, fire retardant jacket. Install per manufacturers recommendations.
   C. Verify inverts of sewer and drainage connections before installing sewer lines. Building drainage system is based on 1/8"/ft. min. slope.
   D. All work shall be coordinated with other trades to avoid interference with the progress of construction.
   E. Hose bibbs shall be installed where indicated on the drawings and shall have separate ¾" main feed. Hose bibbs shall have hose connection vacuum breaker. Fasten securely to wall. Install 18" above finished slab.
7. **CLEAN-UP**
   On completion of work, remove all excess material, equipment and debris. Polish all plated or polished fittings. Leave work in clean condition per General Conditions.
8. **GUARANTEE**
   The plumbing contractor shall deliver to owner a written guarantee that the plumbing work is free from defects in materials and workmanship for a period of one year, from the date of final acceptance, and will repair or replace all work which becomes defective (not due to ordinary use) at no expense to the owner.



SANITARY ISOMETRIC

PLUMBING FIXTURE SCHEDULE

NUMBER	LOCATION	MANUF. / MODEL #	MATERIAL/ COLOR	FIXTURES/ ACCESSORIES	NOTES
P-1	KITCHENETTE SINK	ELKAY-EPSR2713	STAINLESS STEEL	FAUCET: ELKAY LK406 BRASS / DUAL LEVER	SELF RIMMING SPEC. 2 FAUCET HOLES
P-2	DRINKING FOUNTAIN	ELKAY-WATER COOLER EZ08	VARIOUS	VALVE: K-10959 (TOUCHLESS VALVE)	ADA COMPLIANT HANDS FREE OPERATION

REVISIONS	BY

B.C. ARCHITECTURAL DESIGNS
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BALTIMORE, MARYLAND 21230
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Plumbing Floor Plans

2100-C Unit Build-Out
Commerce Park Dr
Annapolis, Md. 21401

DRAWN J.A.N. / J.W.C.
CHECKED
DATE 4/24/2010
SCALE AS NOTED
JOB NO. C-054-09

SHEET 5
P - 1
OF 5 SHEETS