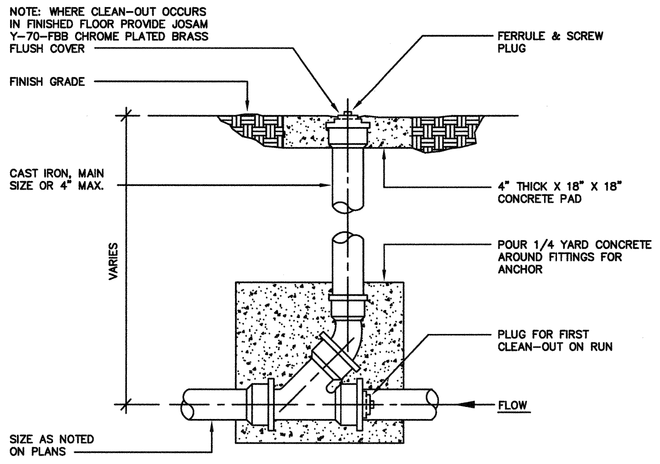
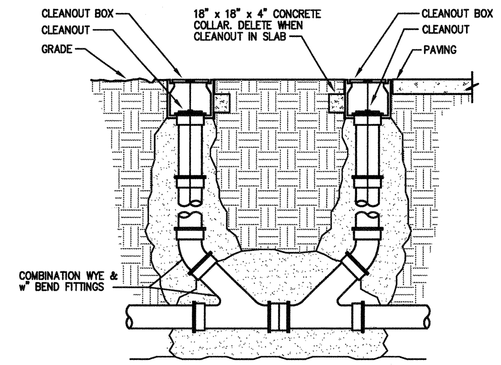
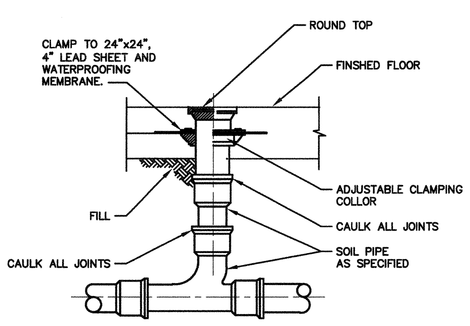


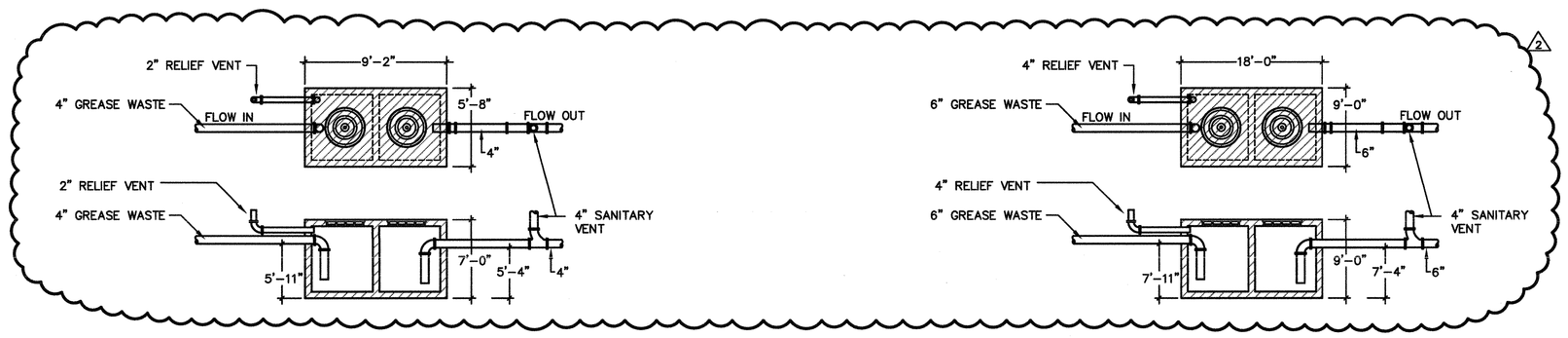
1 GRADE CLEANOUT DETAIL
NOT TO SCALE



2 DOUBLE GRADE CLEANOUT DETAIL
NOT TO SCALE



3 FLOOR CLEANOUT DETAIL
NOT TO SCALE



1. CONCRETE SHALL BE COMPRISED OF 1 PART PORTLAND CEMENT AND 5 PARTS AGGREGATE. REINFORCEMENT BARS DE-FORMED NUMBER 4 BARS ON 18" CENTERS. CONSTRUCT OF 4500 PSI REINFORCED CONCRETE.
2. MANHOLES SHALL BE CAST IRON, TRAFFIC RATED WITH MIN. 24" COVER.
3. NOT USED.
4. INSTALL TWO-WAY CLEANOUTS SHALL BE LOCATED AS NEAR AS POSSIBLE TO THE INTERCEPTOR INLET AND OUTLET FLOW LINE.
5. PROVIDE INSPECTION TEST WELL ON OUTLET SIDE OF INTERCEPTOR.
6. SIMILAR TO PARK MODEL GT-1500. GREASE TRAP SHALL HAVE 1,500 GALLON LIQUID CAPACITY AND 3,500 POUNDS SOLIDS RETENTION CAPACITY.

4 1500 GALLON GREASE INTERCEPTOR DETAIL
NOT TO SCALE

1. CONCRETE SHALL BE COMPRISED OF 1 PART PORTLAND CEMENT AND 5 PARTS AGGREGATE. REINFORCEMENT BARS DE-FORMED NUMBER 4 BARS ON 18" CENTERS. CONSTRUCT OF 4500 PSI REINFORCED CONCRETE.
2. MANHOLES SHALL BE CAST IRON, TRAFFIC RATED WITH MIN. 24" COVER.
3. NOT USED.
4. INSTALL TWO-WAY CLEANOUTS SHALL BE LOCATED AS NEAR AS POSSIBLE TO THE INTERCEPTOR INLET AND OUTLET FLOW LINE.
5. PROVIDE INSPECTION TEST WELL ON OUTLET SIDE OF INTERCEPTOR.
6. SIMILAR TO PARK MODEL GT-7000. GREASE TRAP SHALL HAVE 7,000 GALLON LIQUID CAPACITY AND 16,170 POUNDS SOLIDS RETENTION CAPACITY.

5 7,000 GALLON GREASE INTERCEPTOR DETAIL
NOT TO SCALE

PLUMBING GENERAL SPECIFICATION NOTES

PLUMBING GENERAL SPECIFICATION NOTES

G1. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

G2. ALL WORK SHALL BE PERFORMED BY QUALIFIED MECHANICS AND PLUMBERS UNDER THE DIRECTION OF AN EXPERIENCED SUPERVISOR HAVING EXPERIENCE IN INSTALLING EQUIPMENT SYSTEMS OF SIMILAR TYPE AS INDICATED BY THE CONTRACT DOCUMENTS.

G3. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH THE 2009 INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE AND ALL STATE AND LOCAL REQUIREMENTS.

G4. PROVIDE ALL EQUIPMENT MATERIALS, LABOR SUPERVISION, AND SERVICES NOT PROVIDED BY THE LANDLORD OR OWNER AND NECESSARY TO THE INSTALLATION OF A COMPLETE AND OPERATING PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.

G5. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS & PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT DEBRIS ETC. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED TO MATCH EXISTING BEFORE DAMAGE.

G6. CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SHALL SURVEY THE PROJECT & SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY ADDITIONAL COSTS DUE TO FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

G7. VERIFY CONDITION & LOCATION OF UTILITIES. ANY ITEMS REQUIRING REPAIR OR RELOCATION SHALL BE REPAIRED OR RELOCATED TO PROVIDE THE OWNER A COMPLETE AND OPERATING MECHANICAL SYSTEM. OBTAIN APPROVAL FROM THE GENERAL CONTRACTOR, OWNER, AND BUILDING OWNER PRIOR TO RELOCATION OF EXISTING SERVICES OR COMPONENTS.

G8. PRODUCTS OF A SIMILAR NATURE SHALL BE OF THE SAME TYPE AND MANUFACTURER. PROVIDE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SPECIFIED PRODUCTS UNLESS OTHERWISE REQUIRED BY DRAWINGS OR SPECIFICATIONS. ALL SUCH PRODUCTS SHALL BE LISTED, LABELED, OR CERTIFIED BY UNDERWRITER'S LABORATORIES.

G9. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK.

G10. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

G11. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND SHALL BE RESPONSIBLE OFR CORRECTNESS OF SAME.

G12. CONNECT NEW WORK TO EXISTING CONSTRUCTION IN NEAT & APPROVED MANNER. RESTORE EXISTING WRK IN MAKING SUCH CONNECTION TO PERFECT CONDITION.

G13. ALL WORK SHALL BE INSTALLED READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIRS.

G14. ALL WORK AND EQUIPMENT SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT AND ACCEPTANCE.

G15. ALL CUTTING AND PATCHING IN CONNECTION WITH THIS TRADE SHALL BE DONE BY THIS CONTRACTOR.

G16. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.

G17. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED.

G18. EQUIPMENT INTENDED FOR PERMANENT INSTALLATION SHALL NOT BE OPERATED FOR TEMPORARY PURPOSES.

G19. ALL WORK SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.

G20. THE CONTRACTOR SHALL PROVIDE THE ARCHITET/ENGINEER TEAM A COMPLETE SET OF "AS BUILT" DRAWINGS FOR ALL WORK PERFORMED ON THE PREMISES.

G21. SUPPORTS FOR ALL EQUIPMENT PIPING SHALL PROVIDE ADEQUATE SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS, AND INSERTS INSTALLED, CONSTRUCTED AND SPACED PER CODE.

G22. SEAL ALL PENETRATIONS THRU ROOF, WALLS, FLOORS, AND CEILINGS AIR AND WATERTIGHT.

G23. THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND NOTIFICATION OF ALL OTHER CONTRACTORS AFFECTED BY ANY MODIFICATIONS OR SUBSTITUTIONS.

G24. INSTALL ALL PIPING AS HIGH AS POSSIBLE. ROUTE PIPES PARALLEL AND PERPENDICULAR TO WALLS UNLESS OTHERWISE NOTED.

G25. FURNISH AND INSTALL MECHANICAL IDENTIFICATION TAGS AND MARKERS ON ALL EQUIPMENT, CONTROLS, AND PIPING.

G26. VERIFY ALL LANDLORD OR OWNER REQUIREMENTS.

G27. MANUFACTURER'S DATA OR SHOP DRAWINGS OF THE FOLLOWING APPARATUS GIVING DIMENSIONS, MATERIALS AND OTHER PERTINENT INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL:
1. PIPE, DRAINS, CLEANOUTS, ETC.

G28. REFER TO FLOOR PLAN FOR DRY SPRINKLER SYSTEM PERFORMANCE SPECIFICATION.

PLUMBING SPECIFICATION NOTES

P1. WASTE DRAIN, STORM DRAIN AND VENT PIPING SHALL BE AS FOLLOWS:

(1) CAST IRON PIPE, SERVICE WEIGHT. HUB AND SPICOT JOINTS WITH NEOPROENE GASKETS. (2) PVC SCHEDULE 40 DWV PIPE. JOINTS SHALL BE SOCKET WELD. ABOVE GRADE. PVC SHALL NOT BE USED UNLESS IT IS APPROVED BY LOCAL CODES.

P2. POTABLE WATER PIPING, AND RELIEF PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS. BURIED WATER PIPING SHALL BE TYPE 'K' COPPER. PVC SHALL NOT BE PERMITTED.

P3. NATURAL GAS PIPING SHALL BE AS FOLLOWS:
ABOVE GRADE: SCHEDULE 40 STEEL BLACK PIPE. JOINTS TWO (2) INCHES AND UNDER MAY BE SCREW. JOINTS OVER (2I INCHES SHALL BE WELDED.
BELOW GRADE: (1) STEEL PIPE: ASTM A53 OR A120, SCHEDULE 40 BLACK. FITTINGS – ASTM A234, FORGED STEEL WELDING TYPE WITH ANSI/AWWA C105 POLYETHULENE JACKET OR DOUBLE LAYER, HALF-LAPPED 10 MIL POLYEHTYLENE TAPE. JOINTS – ANSI/AWS D1.1, WELDED, OR (2) GAS RATED POLYETHYLENE PIPE: ASTMD-2513, SDR11. FITTINGS – SOCKET WELD.

P4. INSULATE COLD WATER PIPING WITH ONE (1) INCH FIBERGLASS INSULATION, 'K' VALUE OF 0.23 AT 75°F. INSULATION SHALL HAVE VAPOR BARRIER JACKET OF 0.001" ALUMINUM FOIL LAMINATED TO KRAFT PAPER. OUTDOOR, EXPOSED PIPE INSULATION SHALL HAVE ALUMINUM JACKET. INSTALL ALL INSULATION PER MANUFACTURER'S RECOMMENDATIONS. CONTINUE INSULATION THROUGH WALLS, CEILINGS, FLOORS, ETC.

P5. PLUMBING CONTRACTOR SHALL TEST ALL WATER PIPING UNDER WATER PRESSURE NOT LESS THAN 150% WORKING PRESSURE FOR SYSTEM. TEST ALL GAS PIPING JOINTS FOR LEAKS WHILE UNDER A PRESSURE NOT LESS THAN 150% SYSTEM GAS PRESSURE. ISOLATE VENT AND DRAINAGE SYSTEM. FILL WITH WATER TO SIX (6) FEET ABOVE GRADE OR TO HIGHEST CONNECTION POINT. MAINTAIN WATER LEVEL FOR FOUR (4) HOURS AND INSPECT FOR LEAKS.

P6. FOR EXISTING PLUMBING PIPING TO REMAIN, INSPECT, REPAIR, AND TEST PLUMBING PIPING FOR PROPER OPERATON.

P7. PROVIDE SECTIONAL SHUTOFF VALVES ON EACH BRANCH AND RISE, CLOSE TO MAIN WHERE BRANCH OR RISER SERVES TWO (2) OR MORE PLUMBING FIXTURES OR EQUIPMENT CONNECTIONS AND ELSEWHERE AS INDICATED.

P8. PLUMBING CONTRACTOR SHALL LABEL ALL PIPING WITH PLASTIC TAPE PIPE MARKERS AND PLUMBING EQUIPMENT WITH METAL TAGS.

P9. PROVIDE CAST BRASS OR CHROME ESCUTCHEONS WITH SET SCREW, DEEP TYPE TO COVER SLEEVES OR OF A SIZE TO COVER FITTING PROJECTIONS. PROVIDE ESCUTCHEONS FOR ALL EXPOSED PIPING THROUGH WALLS, FLOORS, AND EXPOSED CEILINGS.

P10. SANITARY SEWER LINES 4 INCH AND GREATER SHALL BE SLOPED AT r INCH PER FOOT, w INCH PER FOOT MINIMUM ONLY IF APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION. SANITARY SEWER LINES SMALLER THAN 4 INCH SHALL BE SLOPED AT r INCH PER FOOT MINIMUM.

P11. STORM DRAIN PIPING SHALL SLOPE AS SHOWN ON PLANS, BUT NO LESS THAN w" INCH PER FOOR. THE DRAIN PIPING SHOWN IS SIZED FOR THE SLOPE INDICATED.

SPRINKLER SYSTEM DESIGN NOTES

1. THE CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE WET PIPE SPRINKLER SYSTEM IN STRICT CONFORMITY WITH ALL LATEST REQUIREMENTS OF THE UNIFORM BUILDING CODE, THE LOCAL FIRE DEPARTMENT, NFPA 13 – STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, AND NFPA 24 – PRIVATE FIRE SERVICE MAINS. DRAWINGS DO NOT SHOW A COMPLETE SPRINKLER SYSTEM FOR THIS BUILDING. SPRINKLER MAINS, BRANCH PIPING, HEADS, ETC., ARE NOT SHOWN.
2. SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED. SUBMIT COMPLETE CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL. THE CONTRACTOR SHALL NOT BEGIN INSTALLATION OF THE SPRINKLER SYSTEM UNTIL APPROVAL OF THE SHOP DRAWINGS AND CALCULATIONS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE OWNER'S FIRE INSURANCE COMPANY, THE AUTHORITY HAVING JURISDICTION AND THE ENGINEER.
3. CONTRACTOR SHALL CONDUCT FLOW TEST TO ESTABLISH EXACT FLOW AND PRESSURE AVAILABLE ON THE SITE FOR PREPARATION OF HIS HYDRAULIC CALCULATIONS.
4. COORDINATE LOCATION OF SPRINKLER HEADS WITH LIGHT FIXTURES, CEILING DIFFUSERS, GRILLES, AND ARCHITECTURAL CEILING GRID. PROVIDE PIPING OFFSETS AS REQUIRED. RECESS SPRINKLER HEADS IN OFFICE CEILING WITH CHROME ESCUTCHEONS. CENTER HEAD IN CEILING TILE IN ONE DIRECTION ONLY AND ADJUST OTHER DIRECTION AS NEEDED.
5. SPRINKLER SYSTEM SHALL COVER ENTIRE BUILDING. NFPA 13 OCCUPANCY CLASSIFICATIONS ARE AS FOLLOWS. HAZARD CLASSIFICATIONS ARE PER LOCAL FIRE MARSHAL APPROVAL.

A. RETAIL BUILDING	LIGHT HAZARD
B. WHOLE FOODS BUILDING	SEE NOTE (22) ON DRAWING P2.01

6. SPRINKLER CONTROL VALVES SHALL BE 175 PSI, U.L. APPROVED, O. S. & Y GATE VALVES.
7. CONTROL VALVES MORE THAN 7' – 0" ABOVE FLOOR SHALL BE ACCESSIBLE BY MEANS OF A PERMANENT IRON LADDER AS PER NFPA 13.
8. INSTALL FIRE DEPARTMENT HOSE CONNECTION WITHIN 100 FEET OF SITE FIRE HYDRANT.
9. SPRINKLERS SHALL BE 1/2 INCH ORIFICE, SEMI-RECESSED, PENDENT TYPE WHERE CEILING IS INSTALLED AND UPRIGHT TYPE WHERE NO CEILING IS INSTALLED.
10. ALL SPRINKLER SYSTEM COMPONENTS SHALL BE OF LISTED AND APPROVED TYPE.
11. ALL HANGER COMPONENTS SHALL BE OF LISTED AND APPROVED TYPE.
12. PIPING SHALL BE HUNG FROM STRUCTURAL ELEMENTS. PIPING SHALL NOT BE HUNG FROM DUCTWORK OR FROM BOTTOM CHORD OF OPEN WEB STEEL BAR JOIST.
13. PIPING 1-1/2" AND LARGER SHALL BE STEEL, SCHEDULE 10, ASTM-A-135 AND ASTM-A-795. FITTINGS SHALL BE WELDED OR APPROVED GROOVE TYPE ON ROLLED PIPE.
14. PIPING 1-1/4" AND SMALLER SHALL BE BLACK STEEL, SCHEDULE 40, ASTM 53. FITTINGS SHALL BE CLASS 125 SCREW TYPE.
15. CONTRACTOR SHALL RUN AND PAY FOR ALL TEST REQUIRED TO ENSURE THAT THE SYSTEM HAS ADEQUATE FLOW AND PRESSURE.
16. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE DURING INSTALLATION AND TESTING FOR ANY DAMAGE CAUSED BY LEAKS.
18. SEE SPECIFICATIONS FOR COMPLETE SYSTEM REQUIREMENTS.
19. PROVIDE APPROVED DOUBLE DETECTOR CHECK VALVE ASSEMBLY IF REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.

AS-BUILT DRAWINGS 7-19-13

Good Fulton & Farrell Architects
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/Tel
214.303.1512/Fax
www.gff.com
© Good Fulton & Farrell 2009

McInnish Engineering, PLLC
Texas Firm Registr. F005219
10601 FM 2222, Suite R-128
Austin, TX 78730
Austin: 512.870.8450
Dallas: 214.613.0501

VILLAGE ON THE PARKWAY
5100 BELT LINE ROAD
Addison, Texas 75254

No.	Date	Item
2	06.14.12	Addendum #2

REVISIONS

BBM Drawn
BBM Checked
BBM Approved

STATE OF TEXAS – DONALD B. McINNISH – 83219 – LICENSED PROFESSIONAL ENGINEER – 06.14.12

PLUMBING SPECIFICATIONS

Project No.	11013.03
Date	05.25.12
Last Revision	06.14.12

P3.01