

**DIVISION 15A - PLUMBING**

- 1.1 DESCRIPTION OF THE WORK
- A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:
1. Plumbing fixtures, water heaters, and any other equipment necessary.
  2. Cold and hot water piping and insulation.
  3. DWV piping.
  4. Connection of all equipment; drain, vent, water.
- B. All work under this contract shall be installed in compliance with the latest edition of the following codes and standards insofar as they apply:
1. The National Electrical Code.
  2. 2018 N.C. Building Code: Plumbing, and all applicable category codes.
  3. American Society of Sanitary Engineering Standard 1010.
  4. All local codes and ordinances.
- C. These codes are minimum standards. If codes require a more stringent method of construction than the specifications require, the codes shall govern.
- D. The Plumbing Contractor shall be licensed in the State of North Carolina and have all local licenses required for the work.
- E. Obtain all permits, licenses, inspections, etc., required for the work, and pay for the same.
- 1.2 INTENT
- A. The intent of these specifications and accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready for the building to operate. The Plumbing Contractor shall take this into consideration and include in his base bid allowance for contingencies as will allow him to provide minor pieces of equipment and labor not specifically indicated but required for the job to operate properly, at no additional cost to the Owner.
- 1.3 COORDINATION
- A. Coordinate work with other contractors. Notify Architect of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Architect for a decision before resuming operations.
- B. Locations shown are approximate. The Plumbing Contractor shall refer to the architectural drawings for placement of equipment, fixtures, etc. Where locations are not clear, the Contractor shall obtain the exact locations from the Architect.
- C. Coordinate all exterior piping connections w/Architect, site contractor/plans. Verify manhole elevations and provide backwater valves as required if flood level rims are below next upstream manhole cover elevation. Fixtures with flood level rims above upstream manhole shall not discharge thru bw valve. Notify engineer of backwater valve requirement, any issue prior to bid.
- 1.4 SHOP DRAWINGS
- A. Shop drawings shall be submitted for plumbing fixtures and for pipe. These may consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified.
- PART 2 - PRODUCTS
- 2.1 FIXTURES
- A. Each fixture shall be properly supported from the building structure as required to the end effect that all fixtures and accessories will be held rigidly in place. Water pipes supplying the fixtures must also be held rigidly in place.
- B. Provide loose key angle stops and chrome plated supply pipe water supplies to fixtures.
- C. All exposed piping traps and accessories for fixtures shall be chrome plated. Provide chrome plated escutcheon plates where pipes enter walls.
- D. Provide shutoff valves for all sinks, water heaters, toilets, washing machines, refrigerator icemaker, exterior hose bibbs and all other plumbing fixtures.
- E. Provide trap primers for all floor drains in areas not served by hose bibbs.

- 2.2 PIPING
- A. Drain-Waste-Vent: All DWV piping shall be Schedule 40 PVC-DWV u.o.n., with the following exceptions: Use cast iron piping in oil return air plenums, penetrations of rated walls/floors/ceilings, and in areas/walls adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings. ABS or cast iron piping shall be used for drainage of effluent with a temperature greater than 140 deg. F for a minimum distance of 10'-0".
- B. Hot and cold water piping above grade: Type "L" copper w/solder joints (ASTM-B88), hard drawn with wrought copper fittings (ANSI B16.22). PEX piping with copper fittings may be used with owner/tenant approval and as allowed per code. Copper piping shall be used in areas/walls adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings.
- C. Cold water piping below grade: Type "K" copper (ASTM-B8A) soft drawn.
- D. Hangers: Use pipe hangers where required on 8-foot centers with saddles to avoid crushing insulation.
- E. Solder: 95/5. Lead free.
- F. Unions: Provide unions where indicated on drawings, in long runs of piping (except drainage) and at equipment to provide convenient disassembly. Provide dielectric unions when connecting copper tubing to equipment and piping made of ferrous materials.
- 2.3 CLEANOUTS
- A. Hex plugs in rough areas: Recessed plugs with cover plates in exposed locations.
- 2.4 SHOCK ARRESTERS
- A. Provide shock arresters as required by codes, manufacturer's recommendations and accepted industry standards for quality construction. Provide for all quick closing valves.
- PART 3 - EXECUTION
- 3.1 CONNECTIONS
- A. This contract includes complete connection of cold water, hot water, drainage, and vent piping as required. All fittings, valves, accessories, cutoffs, drains, etc., required to complete such connections shall be included.
- B. The connection to water closets shall be made watertight with gasket and wax ring. Floor flanges shall be caulked into position. Plastic caps shall be provided on the tie down bolts, and shall be secured in place by screwing down on threaded brass washers.
- C. Where water pipes connect to exposed chrome plated trim, use proper chrome plated escutcheons.
- 3.2 SERVICE ACCESS
- A. All valves and accessories shall be insulated so that they can be properly serviced. In no case shall the Plumbing Contractor install equipment or other components in situations that do not meet code requirements or manufacturer's requirements. Provide access doors as required to access valves, etc.
- 3.3 ROUTING OF PIPING
- A. Coordinate routing of piping with others, line up work true to or at right angle to adjacent surfaces and in a workmanlike manner. Support all interior piping from building structure by means of hanger or inserts to maintain pitch of lines, to prevent vibration, and to secure piping piece.

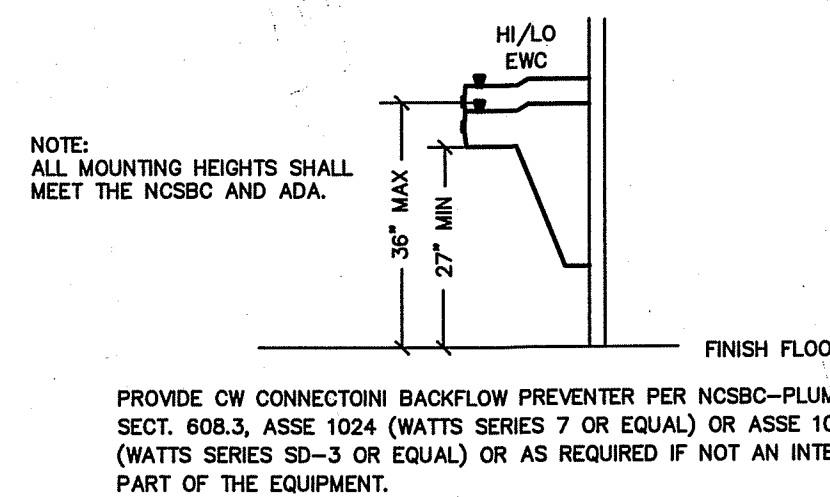
- B. Space pipe hangers 8'-0" on center for one inch and smaller pipe, 4'-0" on center for 1-1/4 inch and larger pipe. Provide expansion loops as required.
- C. Pipe hangers for insulated lines shall have suitable saddles to protect insulation.
- 3.4 INSULATION
- A. All H/W and C/W piping shall be insulated with a min. of 1" inch elastomeric insulation (R=6.5 min.) in unconditioned areas. See NCSCB-Plumbing Sect. 305 for all protection requirements. All H/W piping of circulating systems shall be insulated with 1" insulation per Sect. C404.4 of the NCSCB 2018 Energy Conservation Code.
- B. Provide pre-fabricated insulation kits for all sink and lavatory exposed drain and supply piping.
- 3.5 INSPECTIONS AND TESTS
- A. Before being concealed, all water, soil and vent piping shall be tested to determine if they are water- and air-tight.
- B. Prior to placing into service, entire system shall be tested for leaks in strict accordance with state and local codes.
- 3.6 STERILIZATION OF PIPING
- A. Sterilize the new water piping thoroughly with a solution containing not less than 50 parts per million of available chlorine, using liquid chlorine, or sodium hydrochloride solution, introduced into the system in an approved manner. The sterilizing solution shall remain in the system for a period of 24 hours. After sterilization, flush the solution from the system with clean water until the residual chlorine content is not greater than 0.2 parts per million, unless otherwise directed.
- 3.7 SERVICE PRESSURE
- A. Provide approved water-pressure reducing valve (PRV) if service pressure exceeds 80 psi to reduce pressure to 80 psi static or less and as required per NCSCB-Plumbing Sect. 604.8.
- 3.8 DRAINDOWN
- A. Contractor to provide for complete plumbing system drain down.
- 3.9 CLEAN UP
- A. During construction, keep the site clear of debris and upon completion, and before final inspection, clean up the premises to remove all evidence of his work. In addition, upon completion of construction, clean, wash, and/or polish all fixtures, equipment and exposed material and leave them bright and clean.
- 3.10 GUARANTEES
- A. Guarantee all materials and labor included in the plumbing work for a period of one year from date of final acceptance by the Owner.
- B. Any defects in the system which become evident during the guarantee period shall be corrected without cost to the Owner. This shall include the replacing of defective materials where required, and the repair of damage caused by leaking pipes, etc., and damage to building surfaces caused in making repairs.

**GENERAL NOTES - PLUMBING**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
2. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE PLUMBING CONTRACTOR (PC) SHALL COORDINATE ALL OF HIS WORK WITH THE GENERAL CONTRACTOR (GC).
3. THE PLUMBING PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION AND ALL DISCREPANCIES OR INTERFERENCES BROUGHT TO THE ENGINEERS ATTENTION.
4. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. THE PC SHALL PROVIDE ALL MISC. ITEMS NEEDED FOR A COMPLETE SYSTEM REGARDLESS IF NOTED ON THE DRAWINGS OR NOT. FOR DIMENSIONS REFER TO ARCHITECTURAL PLANS.
5. THE GC SHALL PROVIDE ALL WALL, FLOOR AND ROOF OPENINGS OF THE SIZE AND LOCATION REQUIRED BY THE PC AND SHALL BE RESPONSIBLE FOR PAINTING AND FLOOR FINISHES. THE PC SHALL PROPERLY SEAL ALL PENETRATIONS AND PROVIDE ESCUTCHEON PLATES AT ALL FINISHED LOCATIONS.
6. ALL NEW WATER PIPING SHALL BE INSTALLED TIGHT TO STRUCTURE, ADEQUATELY SUPPORTED AND PROTECTED AND PROPERLY PITCHED TO ALLOW TOTAL DRAINAGE.
7. ALL WATER PIPING SHALL BE HYDROSTATICALLY TESTED FOR 2 - HOURS AT 150 PSIG BEFORE COVERING AND ALL LEAKS CORRECTED. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE.
8. PROVIDE MIN. 18" SHOCK ABSORBERS WITH STOPS ON ALL HOT AND COLD WATER FIXTURE RUNS AS REQUIRED BY CODE.
9. VENT LINES SHALL SLOPE UP TO ALL STACKS AND TERMINATE A MIN. OF 12" ABOVE ROOF LINE.
10. PROVIDE CUT SHEETS ON ALL PLUMBING FIXTURES FOR ARCHITECT AND OWNER APPROVAL PRIOR TO ORDERING ANY FIXTURES.
11. PROVIDE HOT WATER TO FIXTURES IF REQUIRED AT 110 DEGREES (MAX) F. PROVIDE THERMOSTATIC MIXING VALVE (WATTS SERIES LFMMV OR EQUAL, ASSE 1070) WHERE REQUIRED.
12. PROVIDE CLEANOUTS AS REQUIRED BY CODE. NOT MORE THAN 100 FEET FOR 4" DRAIN.

**SYMBOL LEGEND - PLUMBING**

SYMBOL	DESCRIPTION (U.O.N.)
	WASTE PIPING (W)
	VENT PIPING (V)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	CLEANOUT FINISH FLOOR
	WALL/HORIZONTAL CLEANOUT
	CLEANOUT FINISH GRADE
	DIELECTRIC UNION
	SHUT-OFF VALVE
	VENT THRU ROOF (VTR)
A.F.F.	ABOVE FINISHED FLOOR
	3 HOUR FIRE BARRIER

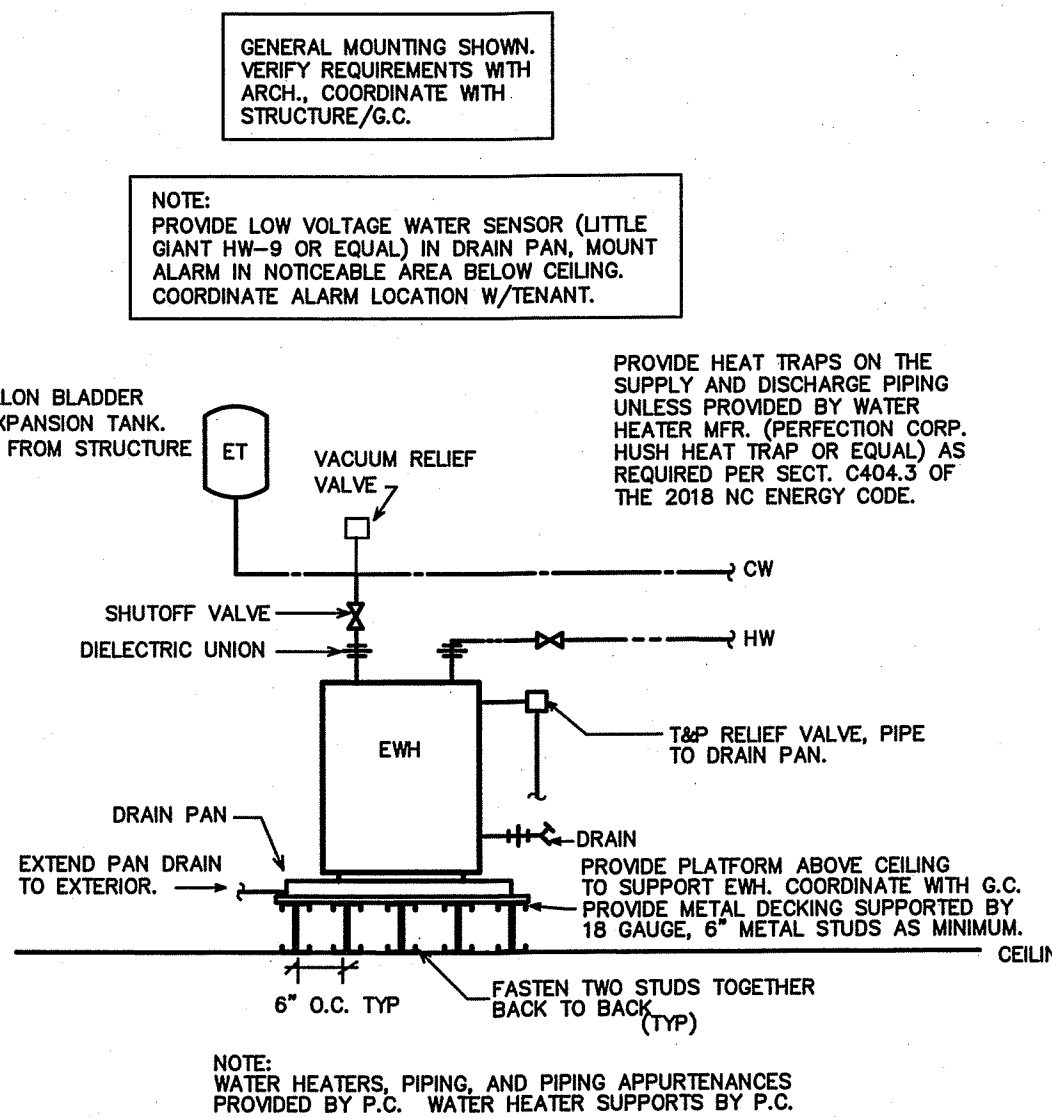


**1 EWC (RELOCATED) DETAIL**  
SCALE: NOT TO SCALE

**FIXTURE SCHEDULE - PLUMBING \***

- S1\* BREAK ROOM SINK  
ELKAY LR1517 SINGLE BASIN STAINLESS STEEL SINK (MODEL LRAD1517 IF ADA COMPLIANCE REQUIRED), 18 GA., SELF-RIMMING, FURNISHED WITH THREE FAUCET HOLES AND CENTER DRAIN. PROVIDE ELKAY FAUCET MODEL LKB10AT02L2 WITH TWO LEVER HANDLES, CHROME PLATED BRASS P-TRAP AND SHUT-OFF VALVES. COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE SIZE WITH CABINETS PRIOR TO ORDERING.

\* OR APPROVED EQUAL. SUBMIT ALL ITEMS FOR APPROVAL BY TENANT AND ARCHITECT PRIOR TO ORDERING.



**2 EWH DETAIL**  
SCALE: NOT TO SCALE

REVISIONS	BY

**BURKE DESIGN GROUP, PA**  
3305-109 DURHAM DRIVE  
RALEIGH, NC 27603  
PHONE: (919) 771-1916  
FAX: (919) 779-0826  
email: benburke@nc.rr.com



**EDWARD JONES**  
9625 BITTER MELON DR.,  
ANGIER, NC

DRAWN BY	SWB
CHECKED BY	SEB
DATE	07/26/19
SCALE	1/4" = 1'-0"
JOB NO.	

**P1**

NOTE:  
 THE EXISTING INFORMATION SHOWN ON THIS SHEET IS FROM FIELD INVESTIGATION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED.

REMOVE AND REPLACE ALL CONCRETE, WALL BOARD AND CEILINGS AS REQUIRED TO LOCATE EXISTING LINES AND INSTALL NEW LINES. ALL EXISTING FIXTURES, ETC., MAY NOT BE SHOWN.

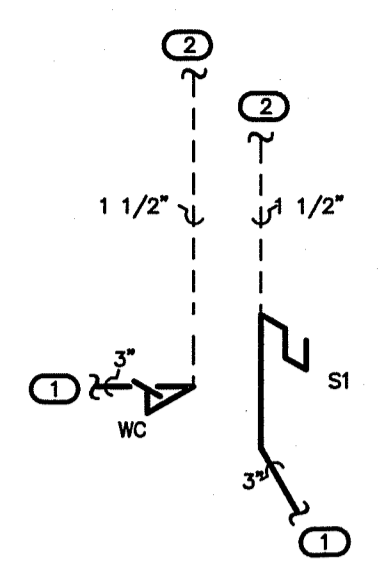
THE PLUMBING CONTRACTOR SHALL LOCATE ALL EXISTING LINES PRIOR TO START OF WORK. UTILIZE DYES AND/OR CAMERAS TO TRACE BOTH THE SANITARY SEWER AND GREASE WASTE LINES. PROVIDE AS-BUILT DRAWINGS FOR ENGINEER REVIEW.

REMOVE UNUSED VENT LINES TO ABOVE CEILING AND CAP AT MAIN. REMOVE UNUSED DRAIN STUB-OUTS AND PROVIDE CLEANOUTS AT FINAL FINISHES TO PREVENT DEAD-ENDS AS REQUIRED BY CODE.

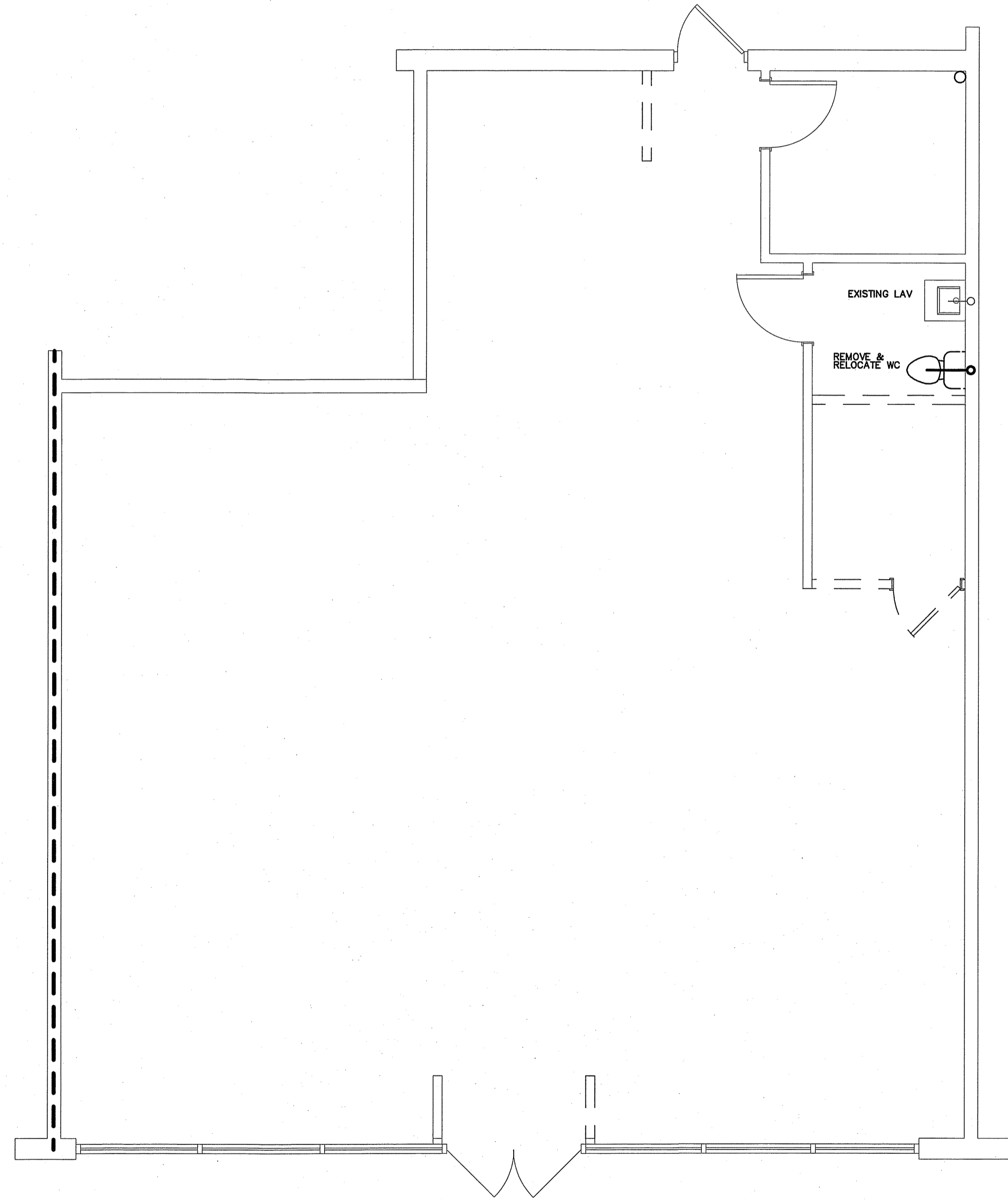
KEY NOTE FOR SHEET P2

① CONNECT TO EXISTING 3" (MIN.) SANITARY WASTE MAIN. VERIFY LOCATION.

② CONNECT TO EXISTING 3" (MIN.) VENT IN AREA. VERIFY LOCATION.

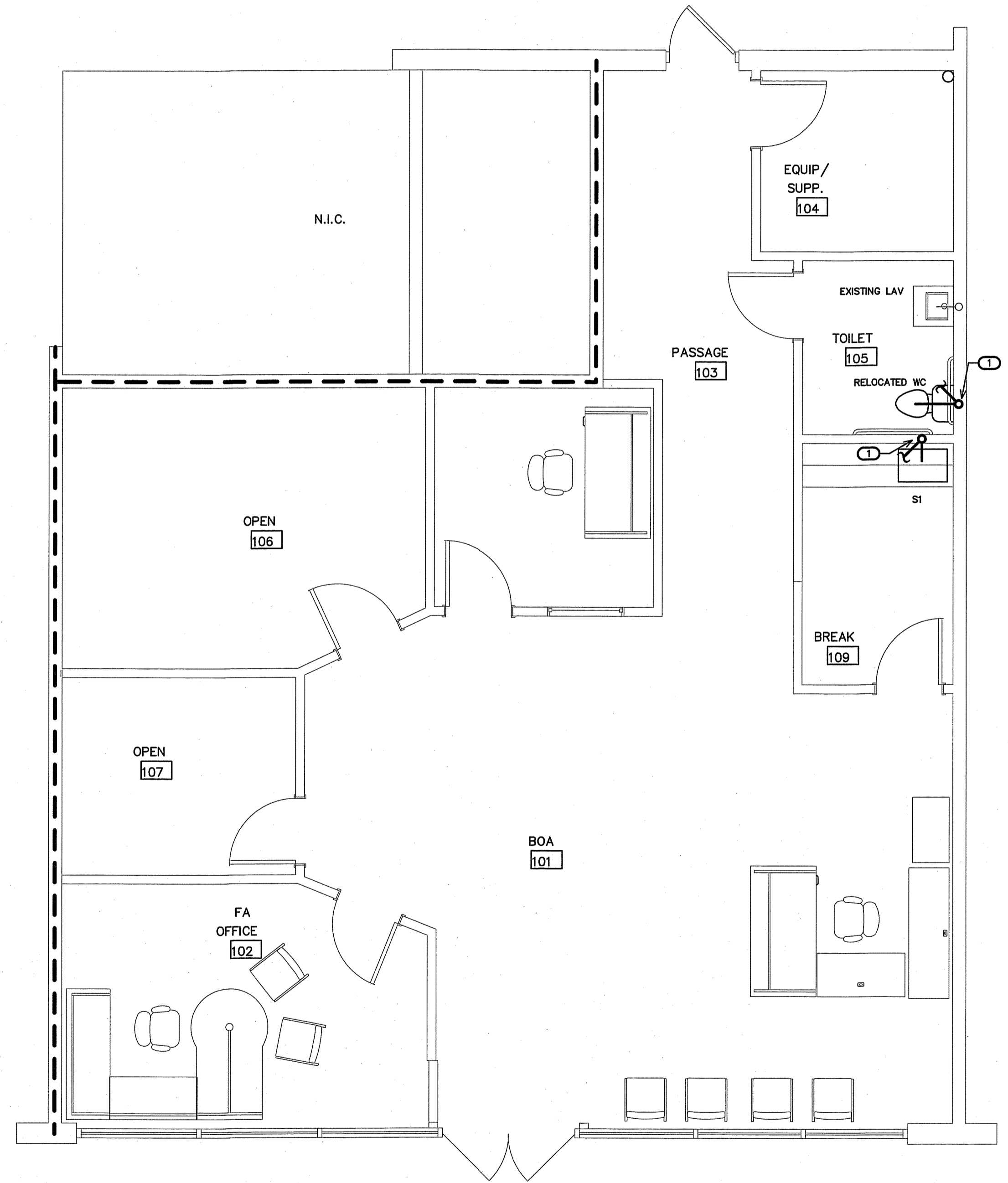


③ REVISED SUPPLY RISER  
 SCALE: 1/4" = 1'-0"



① EXISTING DWV PLAN  
 SCALE: 1/4" = 1'-0"

EXISTING PLUMBING FIXTURE TO REMAIN  
 PLUMBING FIXTURE TO BE REMOVED/RELOCATED



② REVISED DWV PLAN  
 SCALE: 1/4" = 1'-0"

EXISTING PLUMBING FIXTURE TO REMAIN  
 NEW/RELOCATED PLUMBING FIXTURE

REVISIONS	BY

**BURKE DESIGN GROUP, PA**  
 3305-109 DURHAM DRIVE  
 RALEIGH, NC 27603  
 PHONE: (919) 771-1916  
 FAX: (919) 779-0826  
 email: benburke@nc.rr.com



**EDWARD JONES**  
 9625 BITTER MELON DR.,  
 ANGIER, NC

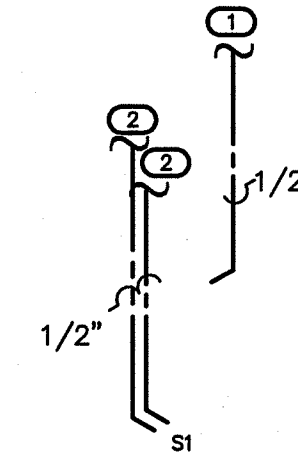
DESIGN BY	SWB
CHECKED BY	BEB
DATE	07/26/19
SCALE	1/4" = 1'-0"
JOB NO.	

**P2**

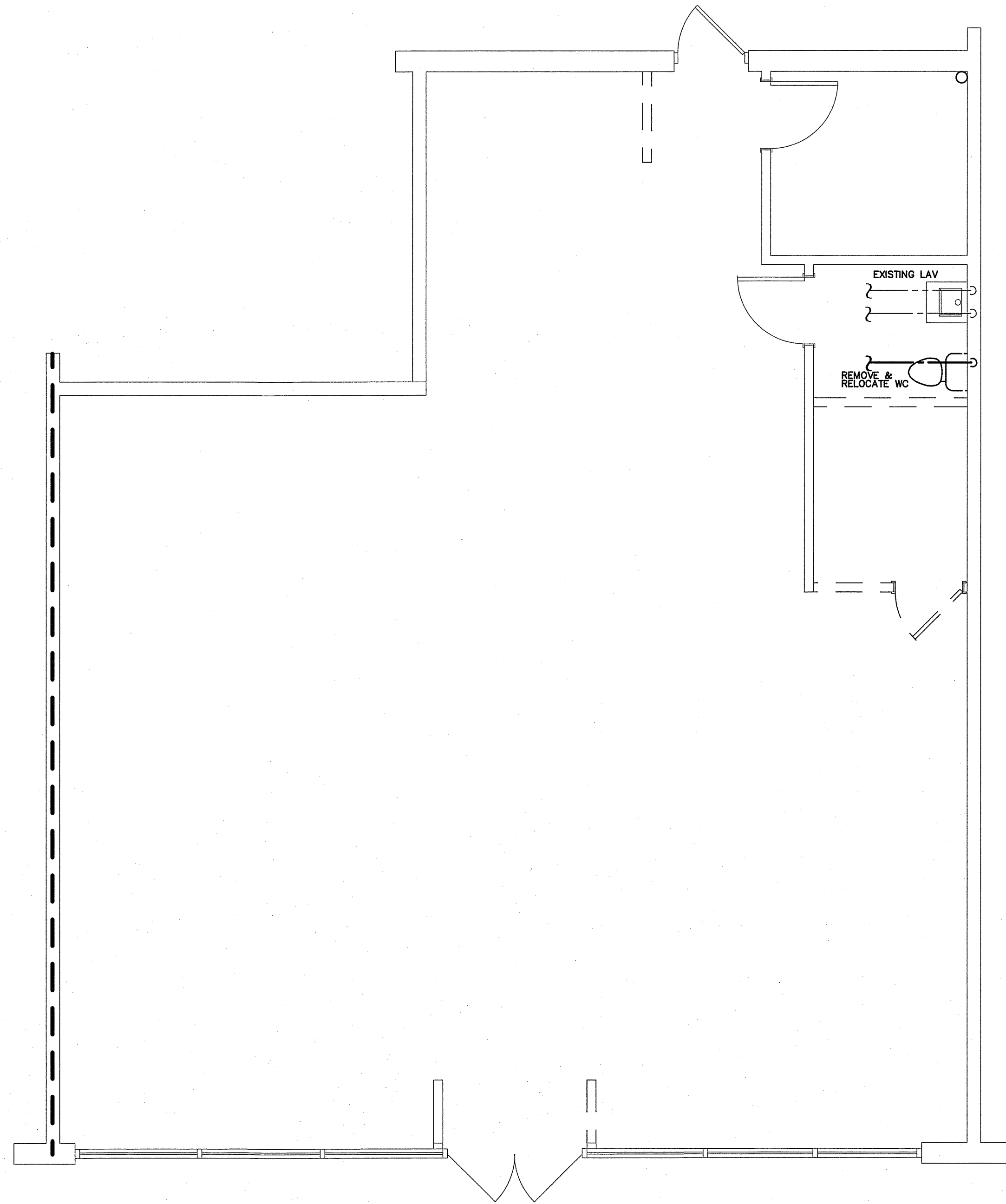
NOTE:  
 THE EXISTING INFORMATION SHOWN ON THIS SHEET IS FROM FIELD INVESTIGATION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED.  
 REMOVE AND REPLACE ALL CONCRETE, WALL BOARD AND CEILINGS AS REQUIRED TO LOCATE EXISTING LINES AND INSTALL NEW LINES. ALL EXISTING FIXTURES, ETC., MAY NOT BE SHOWN.  
 REMOVE ALL UNUSED CW AND HW LINES/STUB-OUTS, ETC., AND CAP LINES BEHIND FINAL FINISHES. TEST EXISTING BACKFLOW PREVENTER AND REPLACE IF REQUIRED.

KEY NOTES FOR SHEET P3

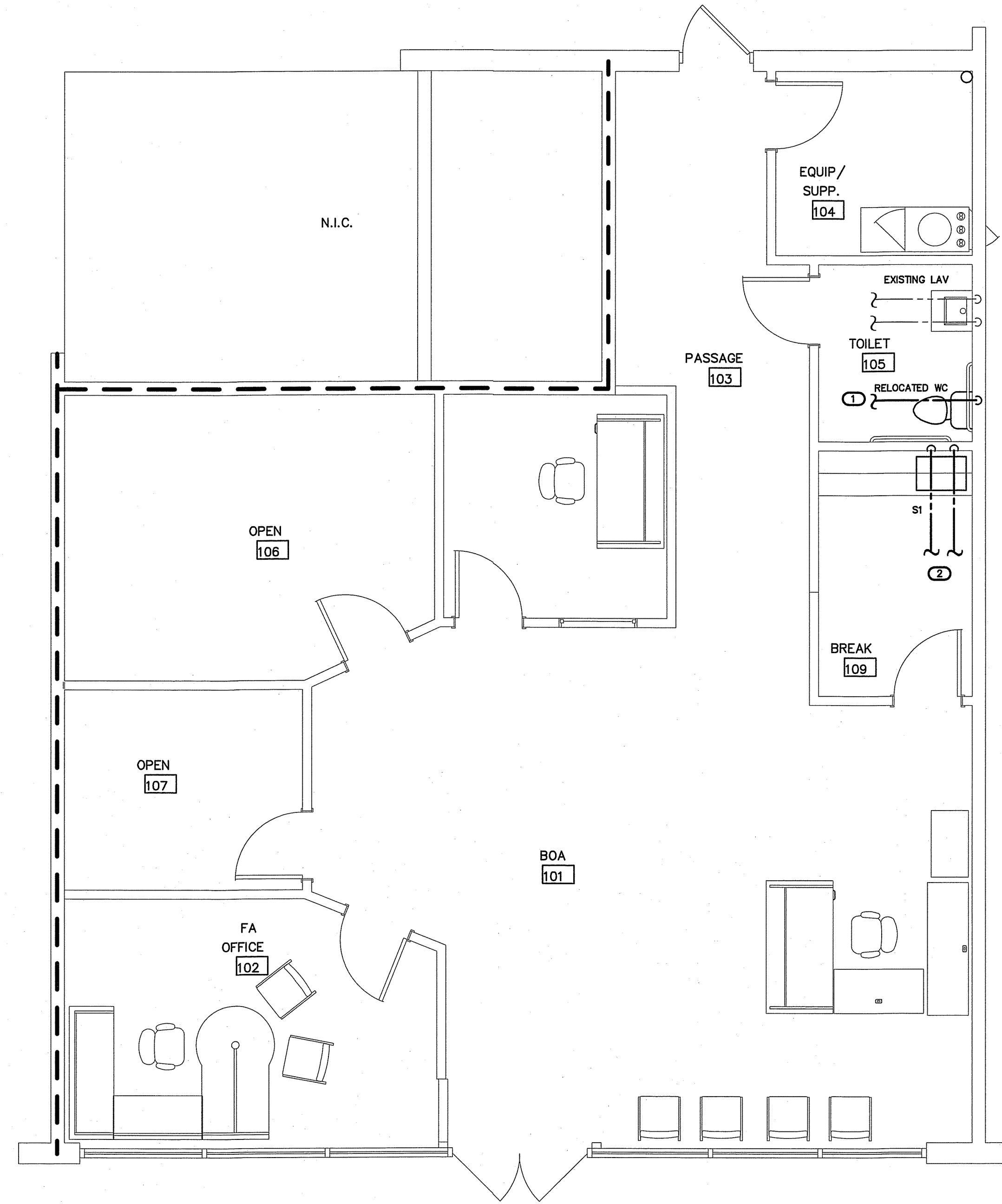
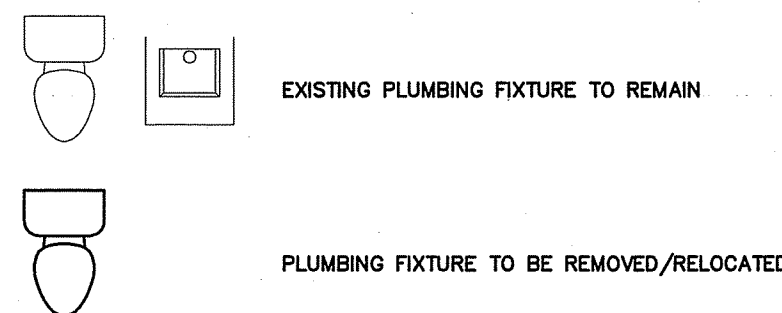
- 1 CONNECT TO EXISTING CW STUB-OUT IN AREA OR MAIN ABOVE CEILING.
- 2 CONNECT TO EXISTING CW/HW STUB-OUTS IN AREA OR MAINS ABOVE CEILING.



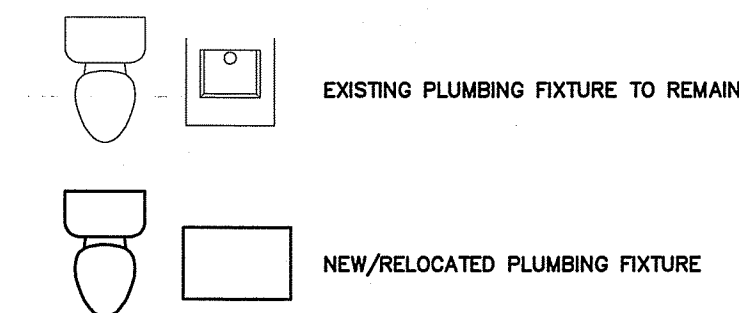
3 REVISED SUPPLY RISER  
 SCALE: 1/4" = 1'-0"



1 EXISTING SUPPLY PLAN  
 SCALE: 1/4" = 1'-0"

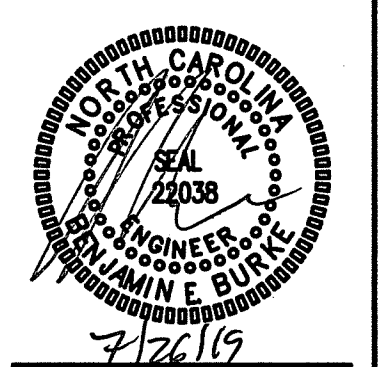


2 REVISED SUPPLY PLAN  
 SCALE: 1/4" = 1'-0"



REVISIONS	BY

**BURKE DESIGN GROUP, PA**  
 3305-109 DURHAM DRIVE  
 RALEIGH, NC 27603  
 PHONE: (919) 771-1916  
 FAX: (919) 779-0826  
 email: benburke@nc.rr.com



**EDWARD JONES**  
 9625 BITTER MELON DR.,  
 ANGIER, NC

DATE PLOTTED	07/26/19
DESIGNED BY	BEB
DRAWN BY	SHB
CHECKED BY	BEB
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

**P3**