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PLUMBING GENERAL NOTES

- SCOPE OF WORK: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS DESCRIBE SCOPE OF WORK REQUIRED FOR PLUMBING SYSTEMS. LABOR AND MATERIAL SHALL BE PROVIDED AS REQUIRED FOR A COMPLETE, WORKMANLIKE INSTALLATION OF ALL SYSTEMS SHOWN ON DIAGRAMMATIC DRAWINGS AND/OR AS SPECIFIED HEREIN.
- CONTRACTOR: THE WORD "CONTRACTOR", "PLUMBING CONTRACTOR", AND "P.C." AS USED HEREIN SHALL MEAN THE PLUMBING INSTALLER UNLESS OTHERWISE QUALIFIED.
- DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND MAY NOT COMPLETELY DESCRIBE EVERY DETAIL OF THE INSTALLATION. HOWEVER, CONTRACTOR IS RESPONSIBLE FOR FURNISHING COMPLETE SYSTEMS INCLUDING ALL REQUIRED EQUIPMENT AND ACCESSORIES TO OBTAIN FULLY FUNCTIONING PLUMBING SYSTEMS.
- CODE COMPLIANCE: COMPLY WITH ALL APPLICABLE CODES.
- SUPERVISION: PROVIDE SKILLED SUPERINTENDENTS TO SUPERVISE THE WORK FROM THE BEGINNING TO COMPLETION AND FINAL INSPECTION.
- PROGRESS OF WORK: PERFORM WORK IN ACCORDANCE WITH SCHEDULE AND REQUIREMENTS OF THE CONTRACT.
- COORDINATION: COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES. LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE UNLESS SPECIFICALLY DIMENSIONED. ARRANGE PLUMBING SO AS NOT TO INTERFERE WITH THE WORK OF OTHER TRADES. VERIFY ACTUAL BUILDING STRUCTURE PRIOR TO DUCT FABRICATION AND ADJUST LAYOUT AS REQUIRED. INCLUDE ALL OFFSETS IN DUCTS, FITTINGS, PIPING, ETC. AS REQUIRED TO PROPERLY INSTALL EQUIPMENT.
- EQUIPMENT LOCATIONS: DETERMINE EXACT EQUIPMENT AND MATERIALS LOCATIONS TO PROVIDE BEST ARRANGEMENT AND TO FACILITATE PROPER MAINTENANCE AND SERVICING OF EQUIPMENT.
- RECORD DRAWINGS: MAINTAIN ONE SET OF "RED-LINED" RECORD DRAWINGS ON SITE AT ALL TIMES.
- BUILDINGS AND CONSTRUCTION:
 - BUILDING LAYOUT INDICATED IS DEVELOPED FROM EXISTING RECORD DOCUMENTS AND LIMITED FIELD VERIFICATION FOR THE PURPOSES OF DESCRIBING THE WORK. VERIFY ALL EXISTING CONDITIONS AND ADJUST WORK AS REQUIRED TO SUIT ACTUAL FIELD CONDITIONS.
 - PERFORM ALL WORK IN ACCORDANCE WITH SAFETY REGULATIONS.
 - DO NOT CUT ANY STRUCTURAL MEMBERS WITHOUT EXPRESS WRITTEN INSTRUCTIONS FROM ARCHITECT/ENGINEER. PROVIDE CUTTING AND PATCHING FOR EXISTING FINISHES AS REQUIRED.
 - COORDINATE INSTALLATION OF NEW PLUMBING SYSTEMS WITH EXISTING BUILDING SYSTEMS. ADJUST ARRANGEMENTS AS REQUIRED TO ACCOMMODATE INTERFERENCES.

PLUMBING FIXTURE SCHEDULE

DRAWING CODE	FIXTURE	DESCRIPTION	MANUFACTURER	MODEL	NOTES	PIPE SIZE				
						DCW	DHW	WASTE	VENT	
WC1	FLUSH VALVE WATER CLOSET, FLOOR MTD., 1.6GPF, ADA	BOWL	16.5" HIGH BOWL, ELONGATED, V.C., 2-1/8" TRAPWAY; TOP SPUD; MADERA	AMERICAN STANDARD	3043.001	6	1"	-	3"	2"
		FLUSH VALVE	11.5" HIGH, 1.6GPF	SLOAN	111-1.6 YBYC					
		SEAT	OFLC w/ SELF-SUSTAINING S.S. CHECK HINGE; HEIGHT 17-19" AFF	OLSONITE	95C					
LAV1	LAVATORY WALL HUNG, HANDSFREE, ADA	BOWL	15-1/2"x13-1/2" VITREOUS CHINA WITH ACRYLIC SHROUD, RIM 34" AFF MAX.	AMERICAN STANDARD	0954.004EC/0062.000EC	1,2,3,9.	1/2"	1/2"	2"	2"
		FAUCET	SOLID BRASS BODY, CHROME PLATED FINISH, 4" CENTERSET, INFARED SENSOR, BATTERY POWERED. 0.5GPM	MOEN	CA8301					
		DRAIN	GRID STRAINER	MCGUIRE	155A					
		MIXING VALVE	LEAD FREE THERMOSTATIC MIXING VALVE - SETPOINT = 90°F INSTALL ON HOT WATER SUPPLY, ASSE 1070	CASH ACME	HG-135					
SK1	1-COMPARTMENT COUNTERTOP SINK, ADA	BOWL	15"x15"x5", 23 GA. STAINLESS STEEL, 2" DRAIN, 34" A.F.F. MAX.	DAYTON	K11515	2,4,5,9.	1/2"	1/2"	2"	2"
		FAUCET	4" CENTERSET, 5-1/4" SPOUT REACH, BRASS CONSTRUCTION, CHROME PLATED FINISH, 4" WRIST BLADE HANDLES, 1.2GPM WITH LAMINAR FLOW SPOUT, VANDAL RESISTANT	MOEN	8279					
		DRAIN	BASKET STRAINER	DAYTON	D5018A					
EWH1	ELECTRIC WATER HEATER, 40 GAL ("LOW-BOY")	FIXT	GLASS-LINED TANK, DUAL 4500W, 208V/1PH, NON-SIMULT.	A.O. SMITH	DEL-40	8	3/4"	3/4"	-	-
		EXP TANK	2 GAL DIAPHRAGM	PMC-5						
CP1	HOT WATER RECIRCULATION PUMP	FIXT	IN-LINE WET ROTOR, LEAD FREE BRONZE BODY, 3-SPEED, 115/1/60, 125W. BUILT IN THERMAL PROTECTION. 10GPM@10'TDH	B&G	NBF-25	-	-	MATCH	-	-
OB1	WASHER CONNECTION BOX	FIXT	ABS HOUSING, 1 HOLE OUTLET BOX FOR DWV PIPE, NO VALVES	SIoux CHIEF		696-6	-	-	2"	2"
WCO	WALL CLEANOUT	FIXT	ROUND S/S ACCESS COVER & SCREW, RECESS BRONZE THRD. PLUG	SIoux CHIEF	870	-	-	MATCH	-	-

NOTES

- PROVIDE MATCHING WALL HANGER. COORDINATE WITH G.C. FOR WALL REINFORCING.
- PROVIDE BRASS 1-1/2" TAILPIECE, CAST BRASS SLIP JOINT P-TRAP WITH CLEANOUT. PROVIDE ADA OFFSET ARRANGEMENT WHERE REQUIRED.
- PROVIDE ADA INSULATION KIT
- COORDINATE WITH MILLWORK.
- COORDINATE ADA MILLWORK ENCLOSURE FOR WATER AND DRAIN PIPING UNDER SINK.
- TRIP LEVER OR FLUSH HANDLE TO BE LOCATED ON WIDE SIDE OF STALL OR TOILET ROOM.
- NOT USED.
- FIELD ROUTE 1" DRAIN PAN DRAIN PIPING TO CLOSEST INDIRECT DRAIN OR SPILL TO GRADE.
- PROVIDE 1/2" IPS X 3/8" OD ANGLE BRASS STOP(S) WITH RIGID COPPER RISERS. ALL EXPOSED PIPING SHALL BE CHROME PLATED.

PLUMBING SUMMARY WORKSHEET

FIXTURE	OCCUPANCY	TYPE OF CONTROL	QUANTITY	DOMESTIC WATER SYSTEM (W.S.F.U.)						WASTE & VENT SYSTEM (D.F.U.)	
				INDIVIDUAL FIXTURE UNITS			TOTAL FIXTURE UNITS			EACH	TOTAL
				COLD	HOT	TOTAL	COLD	HOT	TOTAL		
LAVATORY	PRIVATE	FAUCET	11	0.5	0.5	0.7	5.5	5.5	7.7	1.0	11.0
WATER CLOSET	PRIVATE	FLUSH VALVE	2	6.00	0.00	6.00	12.0	0.0	12.0	4.0	8.0
TOTALS							17.5	5.5	19.7		19.0

BASED ON AN ESTIMATED DEMAND OF 19.7 W.S.F.U.(34 GPM), PROVIDE A 1-1/2" INCOMING WATER LINE.
 BASED ON A WASTE COUNT OF 19 D.F.U., PROVIDE A 4" OUTGOING WASTE LINE.

PLUMBING LEGEND

	CONDENSATE PIPING
	DOMESTIC 140°F WATER PIPING
	DOMESTIC 140°F RETURN WATER PIPING
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	DOMESTIC HOT WATER CIRCULATION PIPING
	GAS PIPING (NAT. OR LP)
	SANITARY VENT PIPING
	SANITARY WASTE PIPING
	BACKFLOW PREVENTION DEVICE
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER (BALANCING VALVE)
	CIRCULATION PUMP
	CONTROL VALVE
	EXTENT OF DEMOLITION
	FLOOR CLEANOUT
	FLOOR DRAIN
	FLOOR SINK
	GAS-REGULATOR VALVE
	GATE VALVE
	GATE VALVE IN RISER
	HOSE BIBB
	PIPE CAP
	PIPE ELBOW
	PIPE ELBOW DOWN
	PIPE ELBOW UP
	PIPE TEE
	PIPE TEE DOWN
	PIPE TEE UP
	NEW WORK KEYED NOTE
	POINT OF CONNECTION - NEW TO EXISTING
	PRESSURE REDUCING VALVE
	SOLENOID VALVE
	THERMOSTATIC MIXING VALVE
	WALL CLEANOUT
	WASHING MACHINE BOX
	WATER HAMMER ARRESTOR

NOTE: ALL ITEMS LISTED IN THIS SCHEDULE MAY NOT BE USED IN PROJECT

CBHF

Engineers, PLLC

2246 Yaupon Drive Phone: 910.791.4000
 Wilmington, NC 28401 Fax: 910.791.5266
 www.cbhfengineers.com
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PLUMBING ABBREVIATIONS

(X)	EXISTING
AAV	AIR ADMITTANCE VALVE
A.F.F.	ABOVE FINISHED FLOOR
A.R.C.I.	ACID RESISTANT CAST IRON
ADA	AMERICANS WITH DISABILITIES ACT
BRZ.	BRONZE
C.I.	CAST IRON
CO	CLEANOUT
CONC.	CONCRETE
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DIA.	DIAMETER
E.C.I.	ENAMELED CAST IRON
EC	ELECTRICAL CONTRACTOR
EWC	ELECTRIC WATER COOLER
EW	ELECTRIC WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
GA.	GAUGE
GAL.	GALLON
GC	GENERAL CONTRACTOR
GCO	GRADE CLEANOUT
GP	GALLONS PER FLUSH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GWH	GAS-FIRED WATER HEATER
HB	HOSE BIBB
INCL.	INCLUDED
KS	KITCHEN SINK
LAV	LAVATORY
MS	MOP SERVICE BASIN
NAT.	NATURAL GAS
NKL.	NICKEL
NON SIMULT.	NON SIMULTANEOUS
O.F.L.C.	OPEN FRONT LESS COVER
OB	OUTLET BOX
OC	ON CENTER
ORDL	OVERFLOW ROOF DRAIN LEADER
PC	PLUMBING CONTRACTOR
PRESS. BAL.	PRESSURE BALANCED
RCVY.	RECOVERY
RDL	ROOF DRAIN LEADER
SA	WATER HAMMER ARRESTOR
SH	SHOWER
SK	SINK
SLD.	SLIDE
SS	STAINLESS STEEL
TDH	TOTAL DYNAMIC HEAD
UR	URINAL
V	VENT
VB	VACUUM BREAKER
VC	VITREOUS CHINA
VR	VANDAL RESISTANT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT

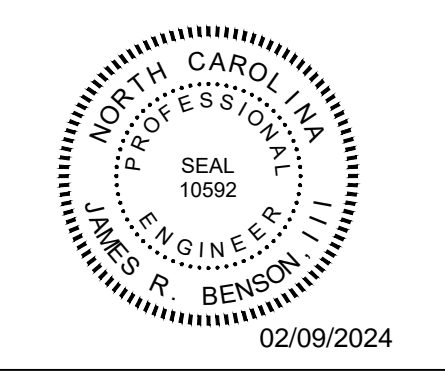
NOTE: ALL ABBREVIATIONS MAY NOT BE USED IN PROJECT.

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BOWMAN MURRAY HEMINGWAY

ARCHITECTS

514 Market Street
 Wilmington, NC 28401
 Tel - (910) 762-2621
 Fax - (910) 762-8506



Wilmington Health
 Mammography & Bone Density
 Suite Upfit

1124 Gallery Park Blvd, 2nd Floor
 Wilmington, NC 28412

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager JRB	Drawn By JBS
Date 02.09.2024	Reviewed By JRB
Project ID	

Sheet Title **PLUMBING
LEGEND, NOTES
ABBREVIATIONS
SCHEDULES**

Sheet No.

P-001

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2246 Yaupon Drive
Wilmington, NC 28401

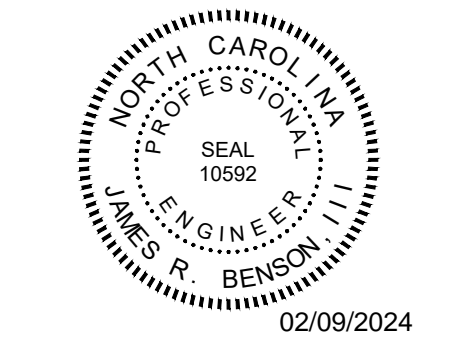
Phone: 910.791.4000
Fax: 910.791.5266
www.cbhfenr.com
NCE P-0506

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**BOWMAN
MURRAY
HEMINGWAY**

ARCHITECTS

514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506



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Wilmington, NC 28412

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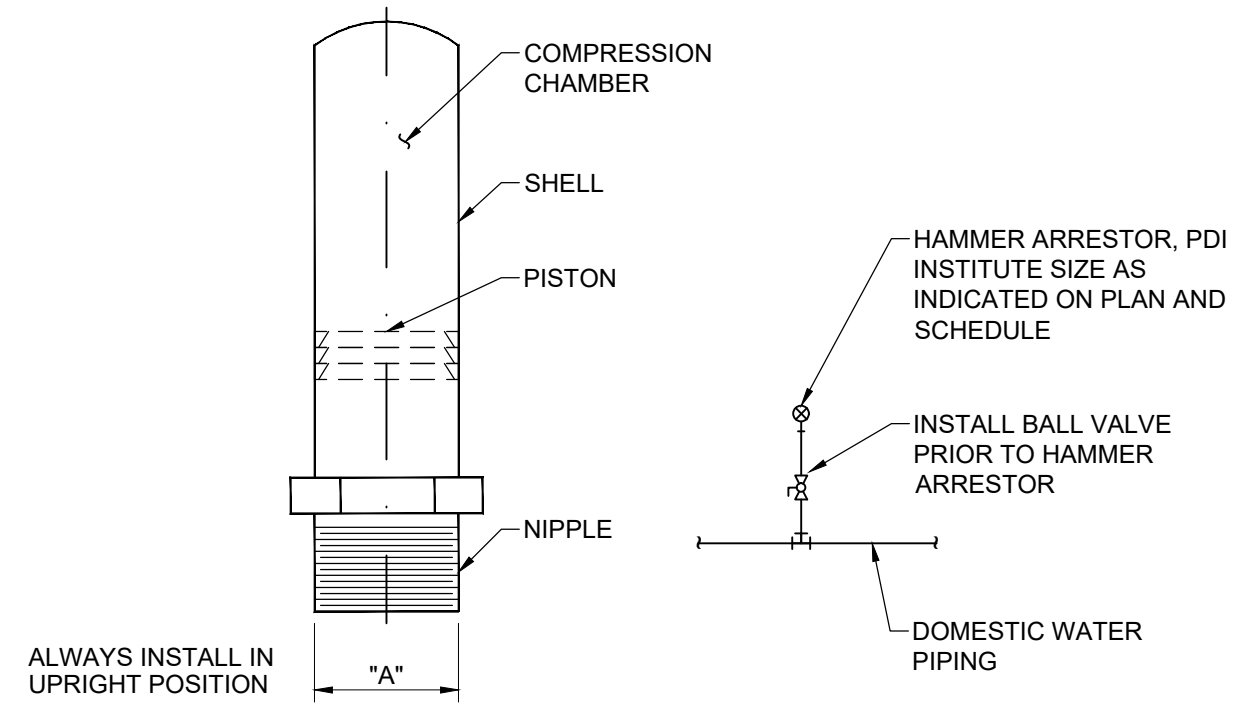
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Date 02.09.2024	Reviewed By JRB
Project ID	

Sheet Title

**PLUMBING
RISER DIAGRAM
AND DETAILS**

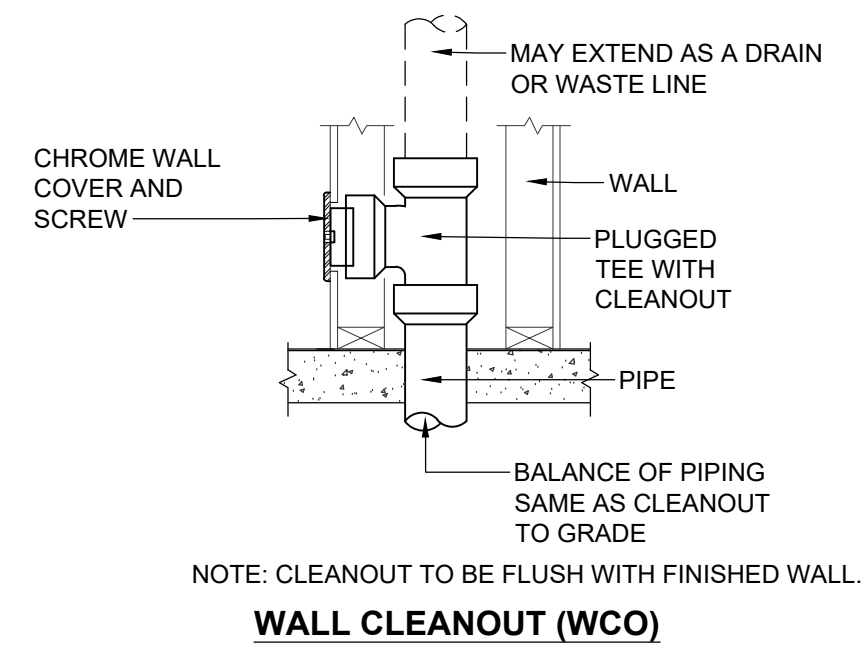
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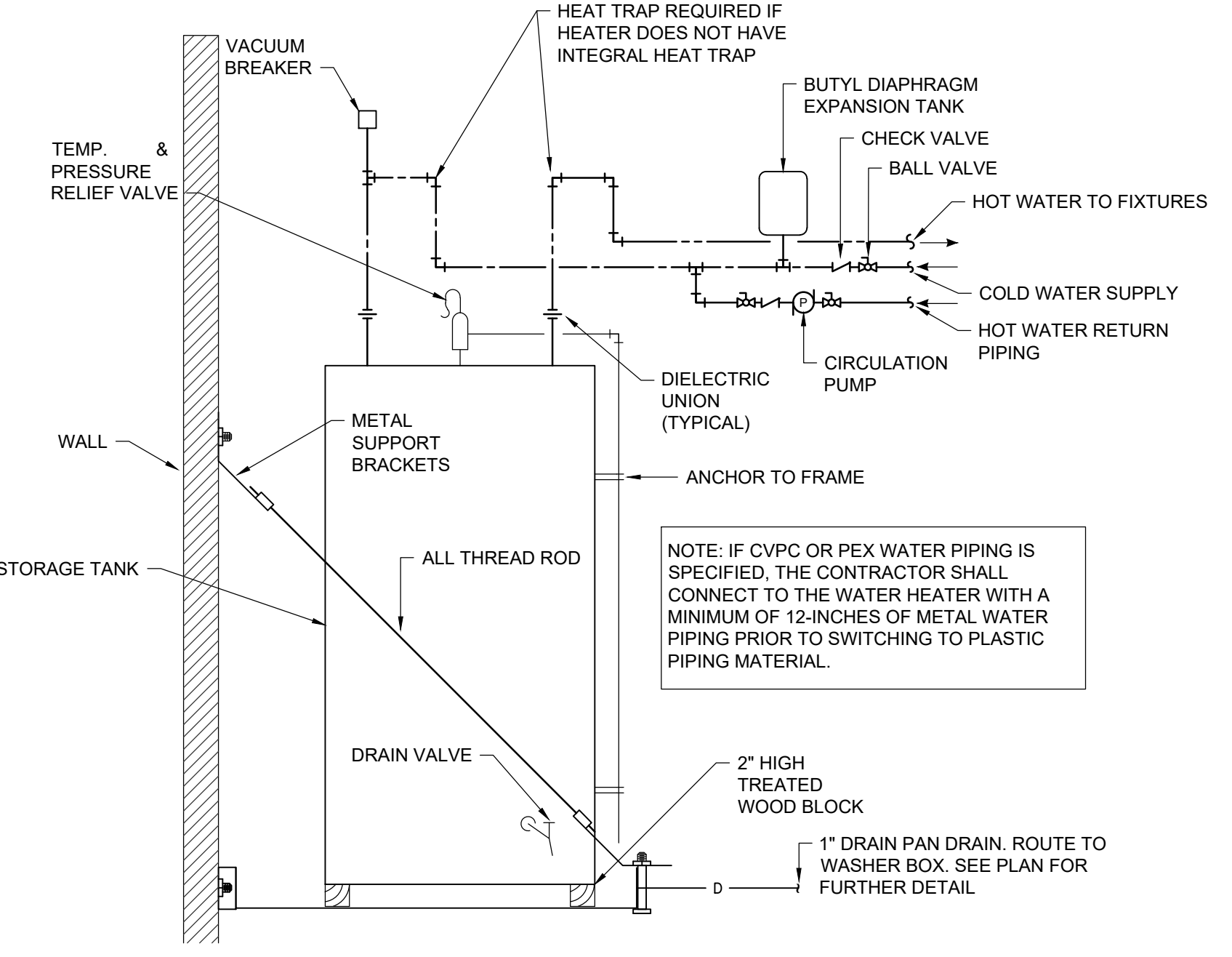


P.D.I. SYMBOL	FIXTURE UNIT RATING	A SIZE
A	1-11	1/2"
B	12-32	3/4"
C	33-60	1"
D	61-113	1"
E	114-154	1"
F	155-330	1"

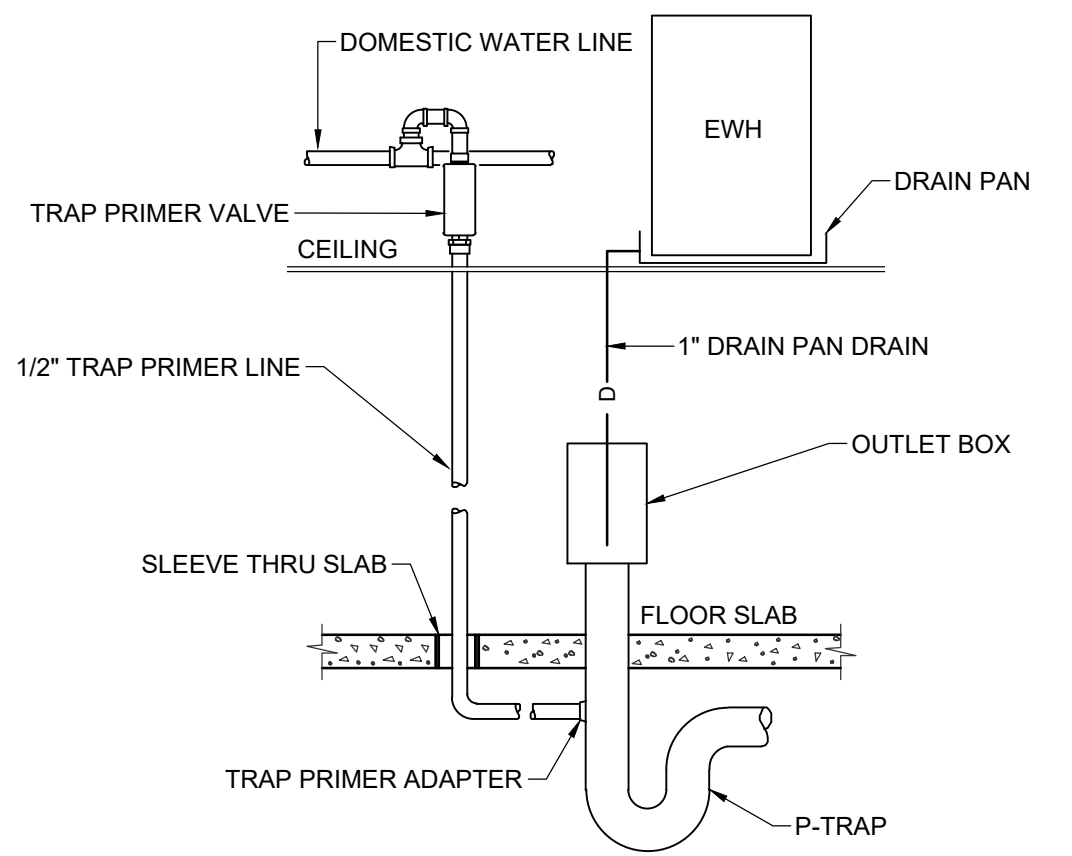
B1 HAMMER ARRESTOR DETAIL
NOT TO SCALE



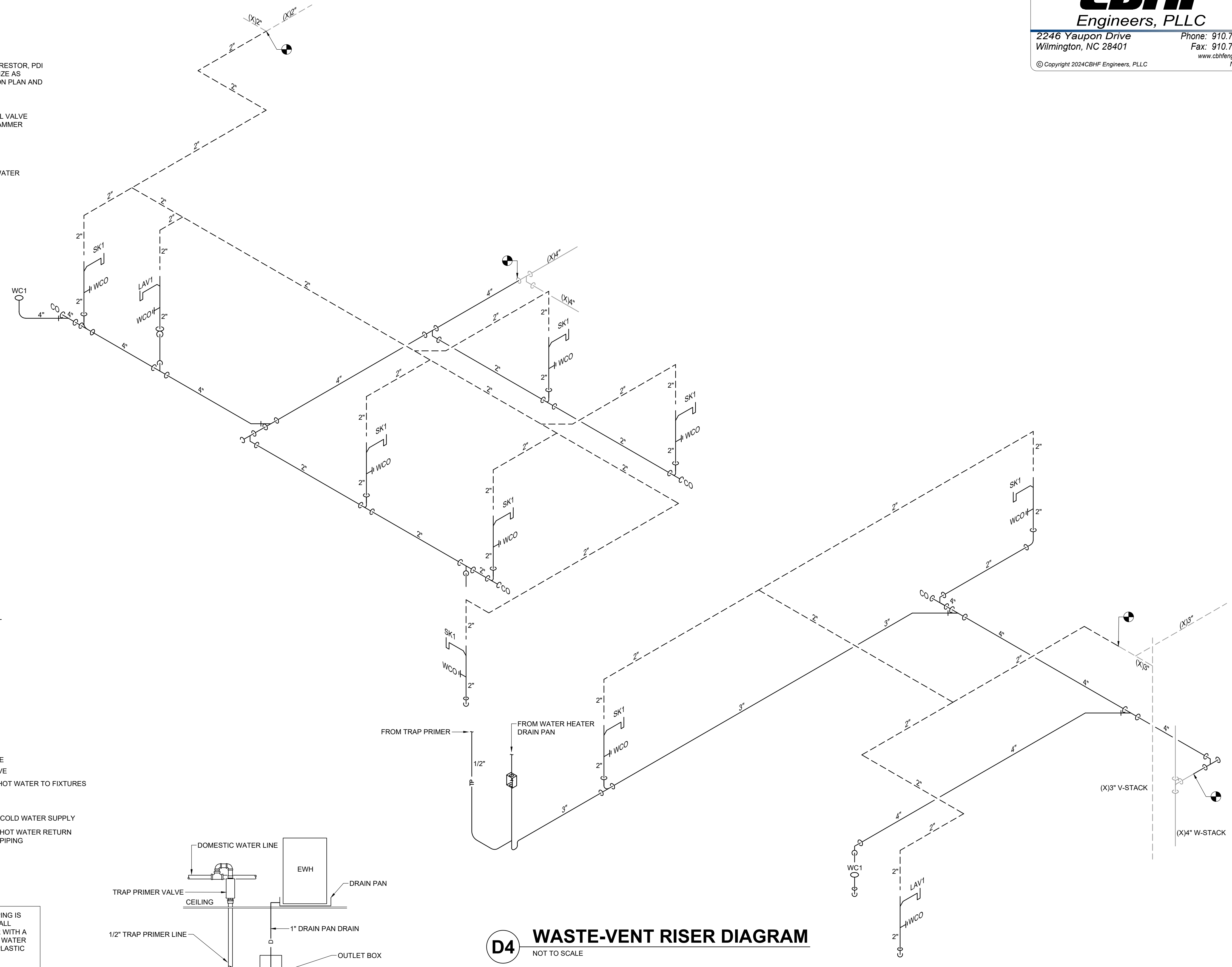
C1 TYPICAL CLEANOUT DETAIL
NOT TO SCALE



E1 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



E2 TRAP PRIMER DETAIL
NOT TO SCALE



D4 WASTE-VENT RISER DIAGRAM
NOT TO SCALE

1

2

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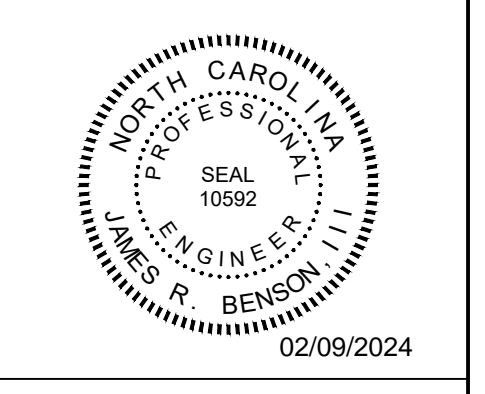
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Wilmington, NC 28401 Fax: 910.791.5266
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HEMINGWAY**

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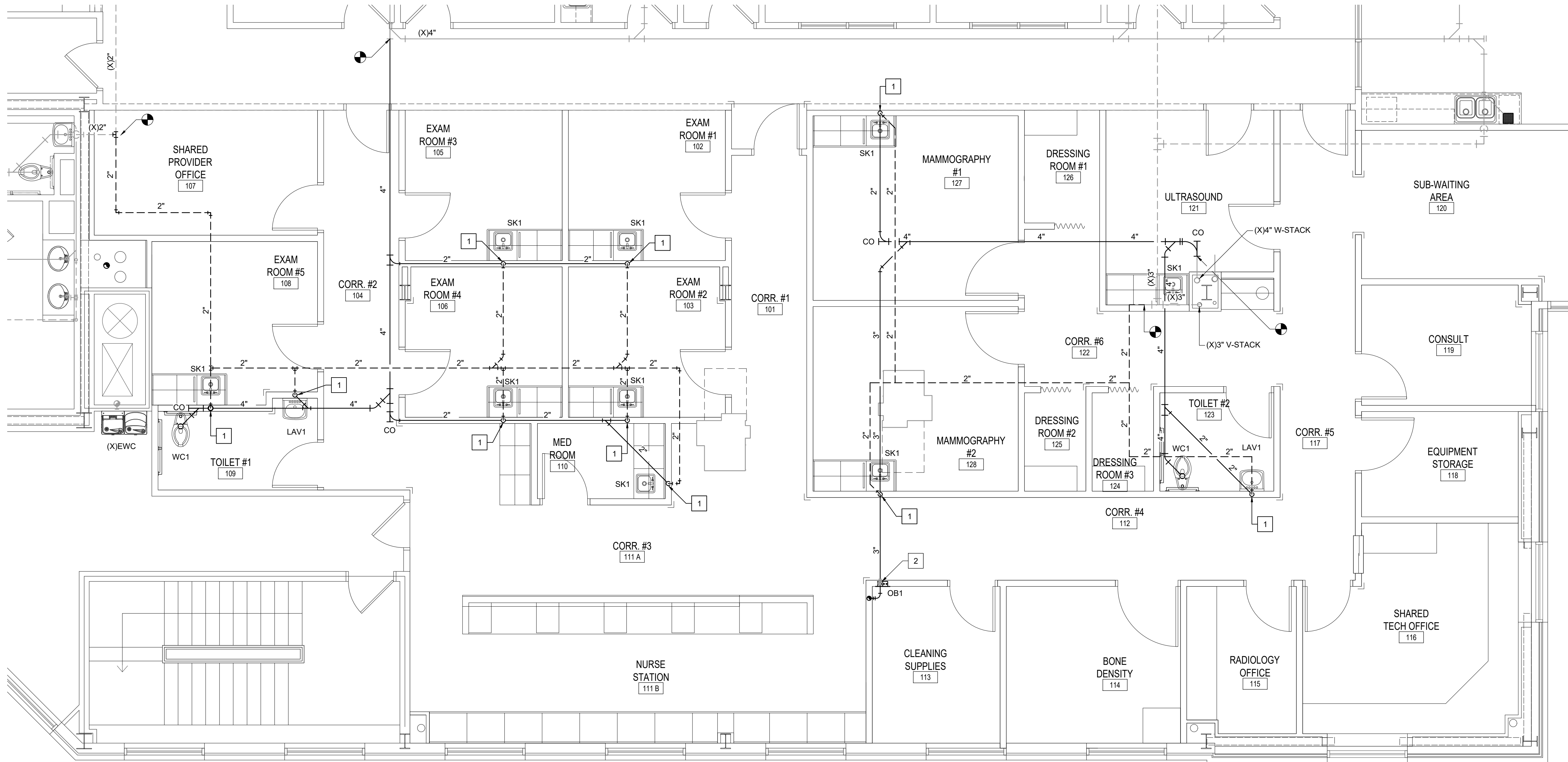
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Tel - (910) 762-2621
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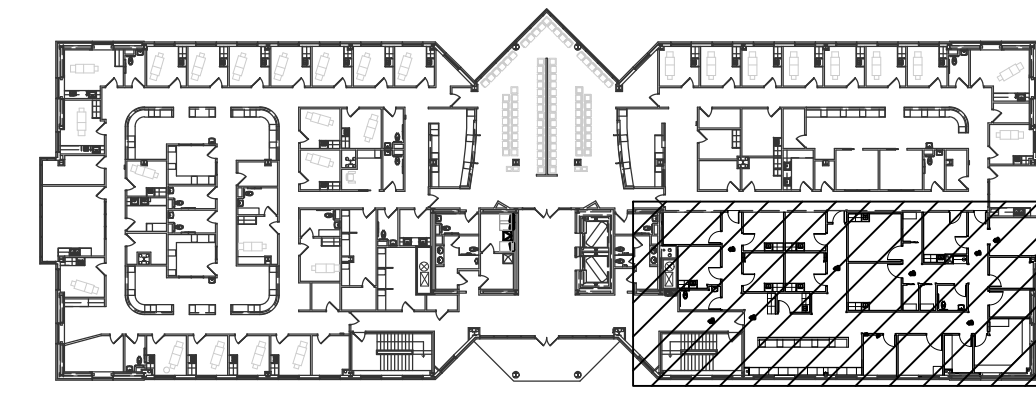
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NO.	DATE	ISSUE NOTE
Project Manager	JRB	Drawn By
Date	02.09.2024	Reviewed By
Project ID	JRB	
Sheet Title	PLUMBING WASTE-VENT SECOND FLOOR PLAN	
Sheet No.		



D1 SECOND FLOOR WASTE-VENT PLAN
1/4" = 1'-0"

KEYED NOTES

1	2"W DN, 2"V UP, WCO.
2	PROVIDE AND INSTALL 3-INCH P-TRAP WITH TRAP PRIMER ADAPTER.



E5 KEY PLAN
NOT TO SCALE

1

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PS101

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A

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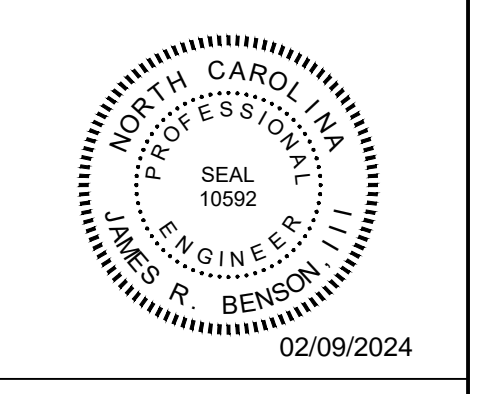
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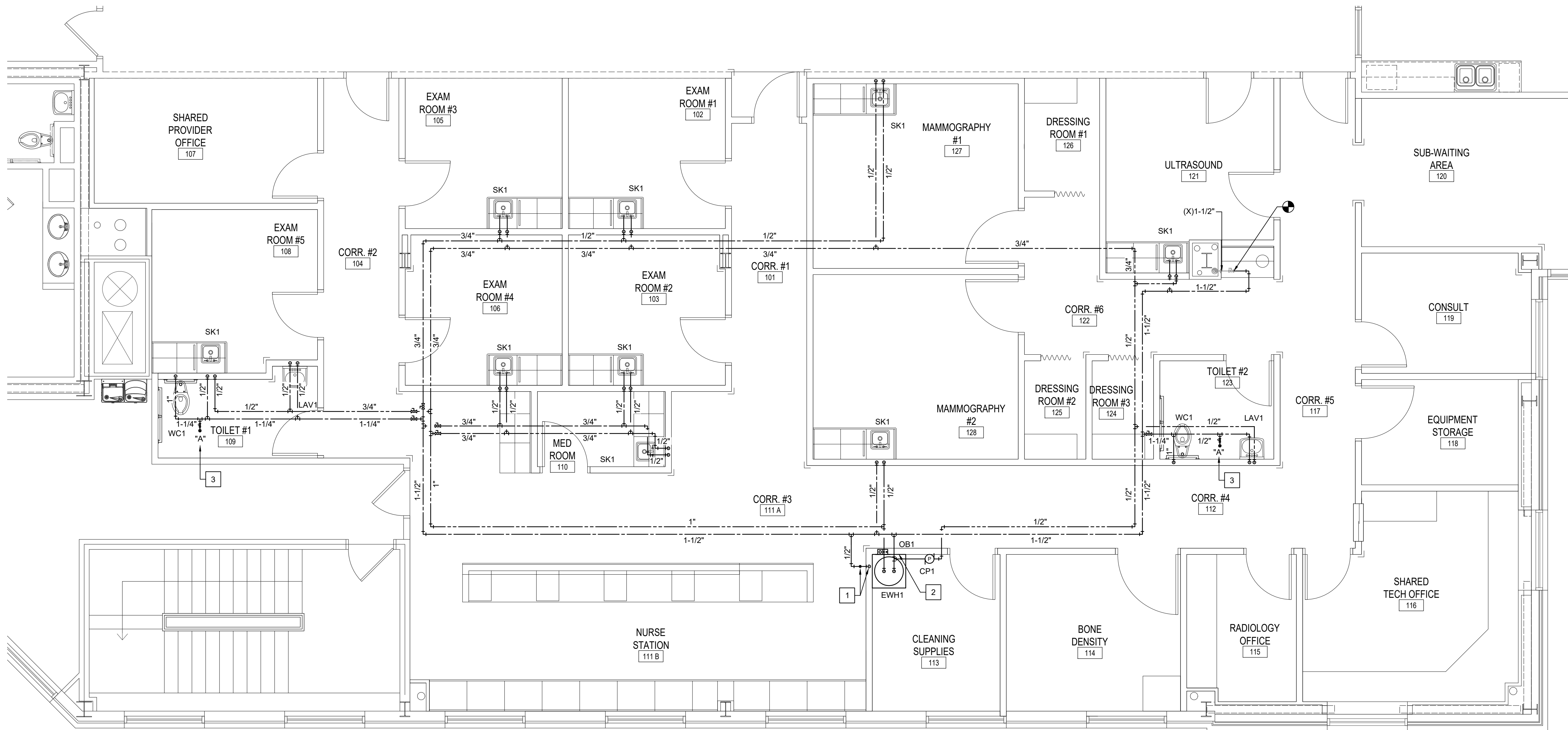
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Fax - (910) 762-8506



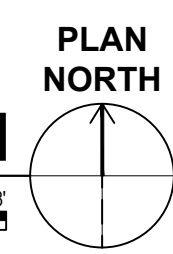
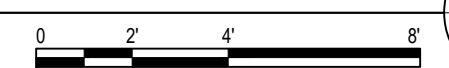
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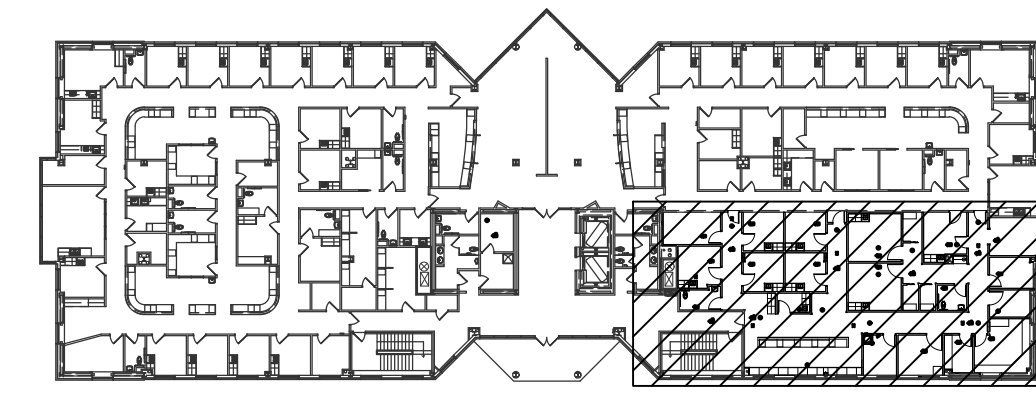
REV.	DATE	DESCRIPTION
NO.	DATE	ISSUE NOTE
Project Manager	JRB	Drawn By
Date	02.09.2024	Reviewed By
Project ID		JRB
Sheet Title	PLUMBING DOMESTIC WATER SECOND FLOOR PLAN	
Sheet No.		



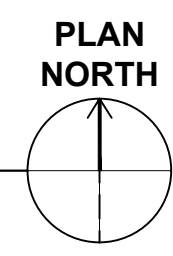
D1 SECOND FLOOR DOMESTIC WATER PLAN
1/4" = 1'-0"



- KEYED NOTES**
- CONTRACTOR MUST PROVIDE AND INSTALL TRAP PRIMER AND PIPE TO TRAP. SEE PS101 FOR FURTHER INFORMATION.
 - CONTRACTOR MUST PIPE DRAIN PAN DRAIN FROM WATER HEATER ABOVE CEILING INSIDE OF WALL CAVITY AND CONNECT INDIRECT TO WASHER BOX.
 - HAMMER ARRESTOR.



E5 KEY PLAN
NOT TO SCALE



PW101