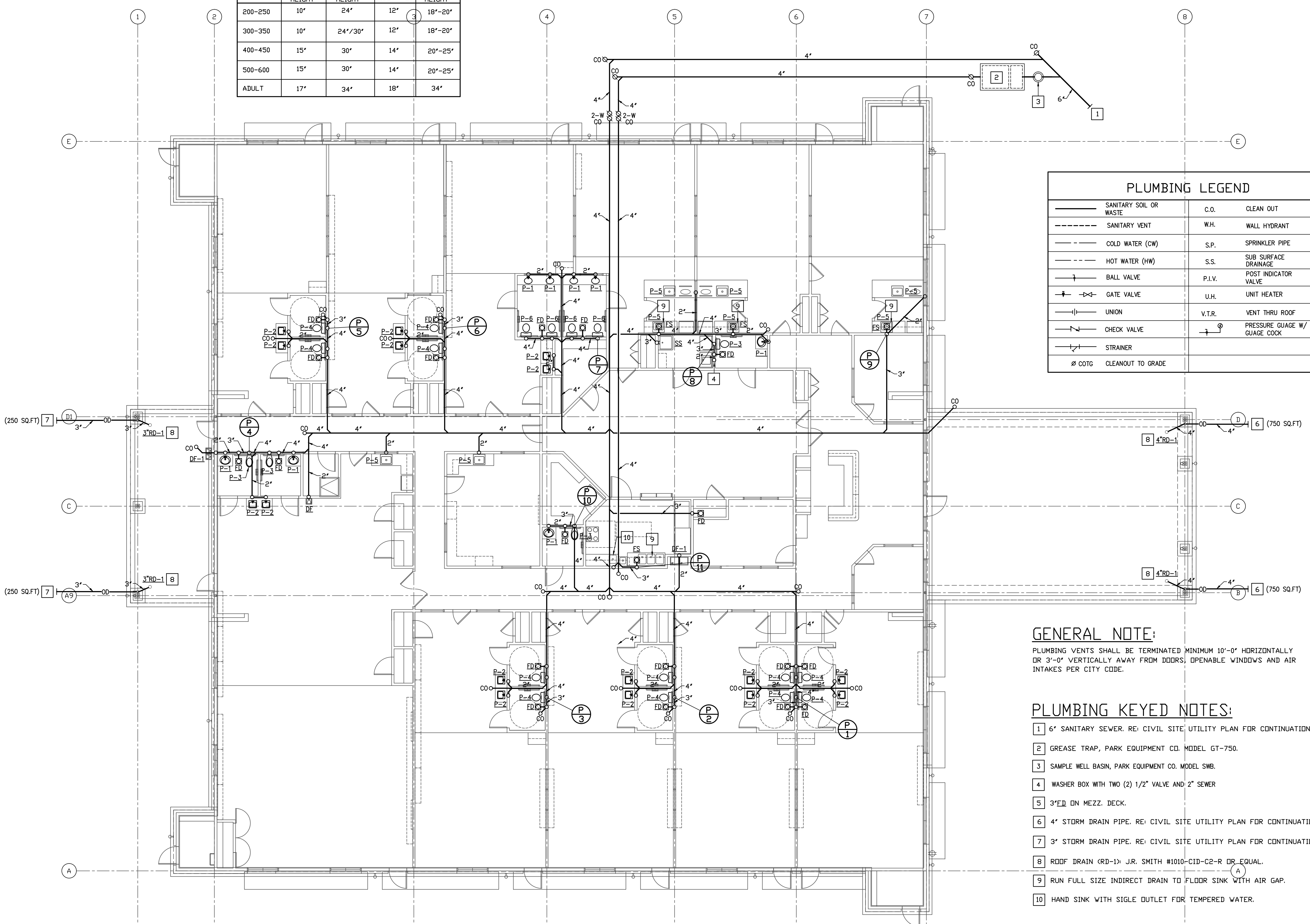


REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
08/13/2018	PRICING	

WATER CLOSET / LAV / GRAB BAR MOUNTING HT CHART				
ROOM	WC HEIGHT	LAV HEIGHT	WC C.L. TO SIDE WALL	GRAB BAR HEIGHT
200-250	10'	24"	12"	18'-20"
300-350	10'	24"/30"	12"	18'-20"
400-450	15'	30"	14"	20'-25"
500-600	15'	30"	14"	20'-25"
ADULT	17'	34"	18"	34"



PLUMBING LEGEND		
—	SANITARY SOIL OR WASTE	C.O. CLEAN OUT
- - -	SANITARY VENT	W.H. WALL HYDRANT
—	COLD WATER (CW)	S.P. SPRINKLER PIPE
- - -	HOT WATER (HW)	S.S. SUB SURFACE DRAINAGE
⊘	BALL VALVE	P.I.V. POST INDICATOR VALVE
⊘	GATE VALVE	U.H. UNIT HEATER
— —	UNION	V.T.R. VENT THRU ROOF
⊘	CHECK VALVE	P.G. PRESSURE GAUGE W/ GAUGE COCK
⊘	STRAINER	
⊘	COTG CLEANOUT TO GRADE	

GENERAL NOTE:
 PLUMBING VENTS SHALL BE TERMINATED MINIMUM 10'-0" HORIZONTALLY OR 3'-0" VERTICALLY AWAY FROM DOORS, OPENABLE WINDOWS AND AIR INTAKES PER CITY CODE.

- PLUMBING KEYED NOTES:**
- 1 6" SANITARY SEWER. RE: CIVIL SITE UTILITY PLAN FOR CONTINUATION.
 - 2 GREASE TRAP, PARK EQUIPMENT CO. MODEL GT-750.
 - 3 SAMPLE WELL BASIN, PARK EQUIPMENT CO. MODEL SWB.
 - 4 WASHER BOX WITH TWO (2) 1/2" VALVE AND 2" SEWER
 - 5 3" ED ON MEZZ. DECK.
 - 6 4" STORM DRAIN PIPE. RE: CIVIL SITE UTILITY PLAN FOR CONTINUATION.
 - 7 3" STORM DRAIN PIPE. RE: CIVIL SITE UTILITY PLAN FOR CONTINUATION.
 - 8 ROOF DRAIN (RD-1) J.R. SMITH #1010-CID-C2-R OR EQUAL.
 - 9 RUN FULL SIZE INDIRECT DRAIN TO FLOOR SINK WITH AIR GAP.
 - 10 HAND SINK WITH SIGLE OUTLET FOR TEMPERED WATER.

1 PLUMBING FLOOR PLAN - WASTE
 1/8" = 1'-0"

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578

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 BLK Engineering & Consulting Co.
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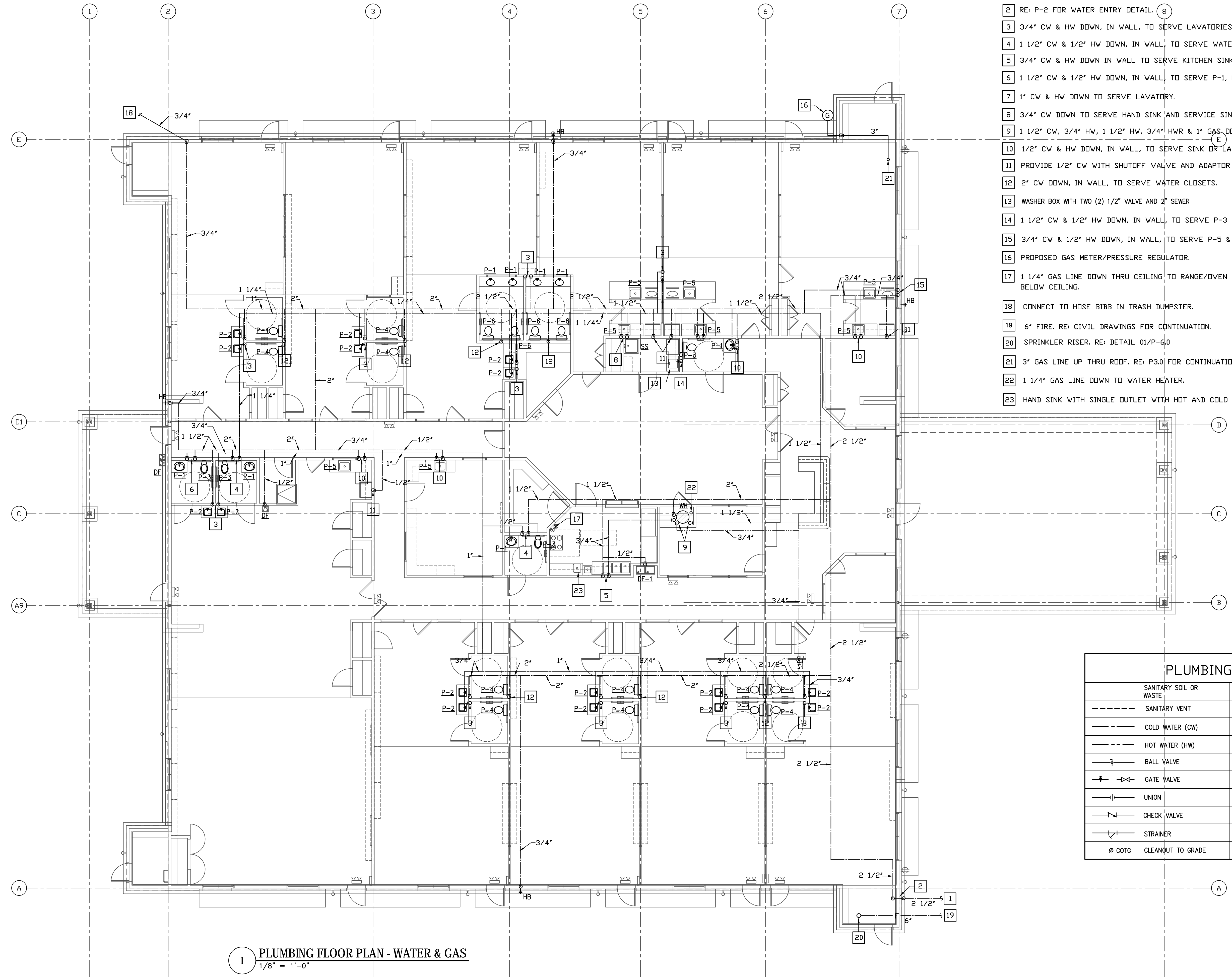
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 RESPONSIBLE ENGINEER:
 CHIH-TAI KENG
 79201
 08-13-2018

DRAWING TITLE
PLUMBING FLOOR PLAN - WASTE
 DRAWN BY FK CHECKED BY CK
 DATE 03/30/2017 JOB NO. sedona lakes
 DRAWING NO. **P-1.0**

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
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PLUMBING KEYED NOTES:

- 1 2 1/2" CW TO WATER METER. RE: CIVIL SITE PLAN FOR CONTINUATION.
- 2 RE: P-2 FOR WATER ENTRY DETAIL.
- 3 3/4" CW & HW DOWN, IN WALL, TO SERVE LAVATORIES OR SINKS.
- 4 1 1/2" CW & 1/2" HW DOWN, IN WALL, TO SERVE WATER CLOSET & LAVATORY.
- 5 3/4" CW & HW DOWN IN WALL TO SERVE KITCHEN SINKS AND HAND SINK.
- 6 1 1/2" CW & 1/2" HW DOWN, IN WALL, TO SERVE P-1, P-3 & DF-1.
- 7 1" CW & HW DOWN TO SERVE LAVATORY.
- 8 3/4" CW DOWN TO SERVE HAND SINK AND SERVICE SINK.
- 9 1 1/2" CW, 3/4" HW, 1 1/2" HW, 3/4" HWR & 1" GAS DOWN TO WATER HEATER.
- 10 1/2" CW & HW DOWN, IN WALL, TO SERVE SINK OR LAVATORY.
- 11 PROVIDE 1/2" CW WITH SHUTOFF VALVE AND ADAPTOR TO SERVE ICE-MAKER.
- 12 2" CW DOWN, IN WALL, TO SERVE WATER CLOSETS.
- 13 WASHER BOX WITH TWO (2) 1/2" VALVE AND 2" SEWER
- 14 1 1/2" CW & 1/2" HW DOWN, IN WALL, TO SERVE P-3 & WASHER.
- 15 3/4" CW & 1/2" HW DOWN, IN WALL, TO SERVE P-5 & HB.
- 16 PROPOSED GAS METER/PRESSURE REGULATOR.
- 17 1 1/4" GAS LINE DOWN THRU CEILING TO RANGE/DVEN WITH AUTO. SHUTOFF BELOW CEILING.
- 18 CONNECT TO HOSE BIBB IN TRASH DUMPSTER.
- 19 6" FIRE. RE: CIVIL DRAWINGS FOR CONTINUATION.
- 20 SPRINKLER RISER. RE: DETAIL 01/P-6.0
- 21 3" GAS LINE UP THRU ROOF. RE: P3.0 FOR CONTINUATION.
- 22 1 1/4" GAS LINE DOWN TO WATER HEATER.
- 23 HAND SINK WITH SINGLE OUTLET WITH HOT AND COLD WATER.



PLUMBING LEGEND		
--- SANITARY SOIL OR WASTE	C.O.	CLEAN OUT
--- SANITARY VENT	W.H.	WALL HYDRANT
--- COLD WATER (CW)	S.P.	SPRINKLER PIPE
--- HOT WATER (HW)	S.S.	SUB SURFACE DRAINAGE
--- BALL VALVE	P.I.V.	POST INDICATOR VALVE
--- GATE VALVE	U.H.	UNIT HEATER
--- UNION	V.T.R.	VENT THRU ROOF
--- CHECK VALVE	---	PRESSURE GAUGE W/ GAUGE COCK
--- STRAINER		
∅ COTG		CLEANOUT TO GRADE

1 PLUMBING FLOOR PLAN - WATER & GAS
1/8" = 1'-0"

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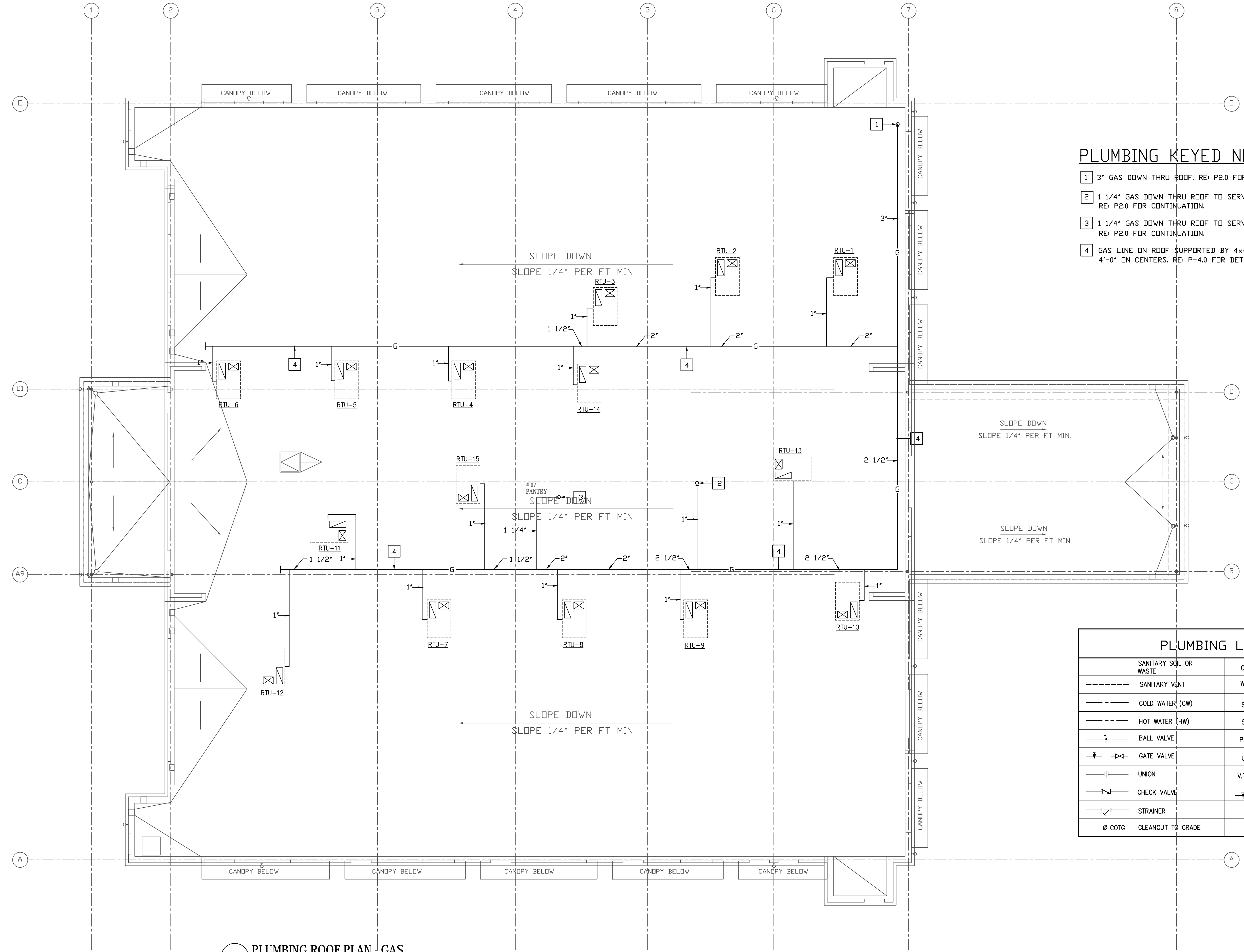
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DRAWING TITLE
PLUMBING FLOOR PLAN - WATER & GAS

DRAWN BY FK	CHECKED BY CK
DATE 03/30/2017	JOB NO. sedona lakes
DRAWING NO.	

P-2.0

REVISIONS AND ISSUANCE		
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PLUMBING KEYED NOTES:

- 1 3" GAS DOWN THRU ROOF. RE: P2.0 FOR CONTINUATION.
- 2 1 1/4" GAS DOWN THRU ROOF TO SERVE WATER HEATER. RE: P2.0 FOR CONTINUATION.
- 3 1 1/4" GAS DOWN THRU ROOF TO SERVE RANGE/OVEN. RE: P2.0 FOR CONTINUATION.
- 4 GAS LINE ON ROOF SUPPORTED BY 4x4 REDWOOD BLOCKS 4'-0" ON CENTERS. RE: P-4.0 FOR DETAIL.

PLUMBING LEGEND		
	SANITARY SOIL OR WASTE	C.O. CLEAN OUT
	SANITARY VENT	W.H. WALL HYDRANT
	COLD WATER (CW)	S.P. SPRINKLER PIPE
	HOT WATER (HW)	S.S. SUB SURFACE DRAINAGE
	BALL VALVE	P.I.V. POST INDICATOR VALVE
	GATE VALVE	U.H. UNIT HEATER
	UNION	V.T.R. VENT THRU ROOF
	CHECK VALVE	PRESSURE GAUGE W/ GAUGE COCK
	STRAINER	
	Ø COTG CLEANOUT TO GRADE	

1 PLUMBING ROOF PLAN - GAS
1/8" = 1'-0"

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PLUMBING ROOF PLAN - GAS

DRAWN BY FK	CHECKED BY CK
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GENERAL PLUMBING NOTES

- THE PLUMBING CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL REQUIRED FEES OR HIS PORTION OF THE WORK.
- THE PLUMBING CONTRACTOR SHALL INSTALL THE SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- IF THE PLUMBING CONTRACTOR WISHES TO SUBSTITUTE FIXTURES, TRIM, PIPING OR EQUIPMENT BY A MANUFACTURER OTHER THAN THOSE SPECIFIED ON THESE DRAWINGS, HE MUST SUBMIT SHOP DRAWINGS OR CUT SHEETS FOR THE ARCHITECT'S, AND/OR OWNER'S APPROVAL.
- ALL PIPING SYSTEMS SHALL BE INSTALLED BY WORKMAN SKILLED IN THIS TRADE AND SHALL BE PROPERLY SUPPORTED HORIZONTALLY AND VERTICALLY.
- ALL WORK SHALL BE SUBJECT TO ARCHITECTS AND/OR THE ENGINEERS INSPECTION, AND ANY FAULTY WORK, BROKEN FIXTURES, LEAKING PIPES, ETC. SHALL BE REPAIRED OR REPLACE AT THE PLUMBING CONTRACTORS EXPENSE.
- THE PLUMBING CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM HIS WORK AND CLEAN ALL FIXTURES AND EQUIPMENT UPON COMPLETION OF HIS WORK AND PRIOR TO FINAL INSPECTION BY THE ARCHITECT AND/OR ENGINEER.
- THE PLUMBING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THE OTHER TRADES TO AVOID CONFLICTS OR OBSTRUCTIONS AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF SAME.
- ALL HOSE BIBBS SHALL BE EQUIPPED WITH VACUUM BREAKERS.
- FURNISH AND INSTALL 3/4" GLASS FIBER PIPE INSULATION WITH VAPOR BARRIER JACKET ON ALL COLD AND HOT WATER PIPING.
- THE DIMENSIONS, OR ROUGH-IN DIMENSIONS INDICATED SHALL BE VERIFIED BY CONTRACTOR AND ADJUSTED IF REQUIRED BY EQUIPMENT, AND/OR FIELD CONDITIONS.
- SANITARY SEWER SHALL BE LAYED AT SLOPE PER CITY CODE.
- VISITING THE SITE: EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OR MATERIALS OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- GUARANTEE ALL WORK AND MATERIALS FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND THE ARCHITECT.
- INSULATE ALL EXPOSED PIPING UNDER LAVATORY WITH TRUEBRO INC. HANDILAV-GUARD INSULATION KIT. INSTALL LAVATORY PER HANDICAP REQUIREMENT.
- PROVIDE UNISTRUT CHANNELS FASTENED TO BUILDING STRUCTURE AND PIPE CLAMPS FOR PIPE SUPPORTS NOT TO EXCEED 6 FT. SPACING.
- CLEANOUTS:
 - FINISHED FLOOR: SMITH FIG.4020-U, CAST IRON WITH ADJUSTABLE POLISHED BRONZE TOP.
 - FINISHED WALL: SMITH FIG.4403-U, CAST IRON WITH 6" x 6" NICKEL BRONZE ACCESS DOOR.
 - EXTERIOR: SMITH FIG.4220, CAST IRON WITH SECURED CAST IRON COVER SET IN 24" X 24" X 6" THICK CONCRETE PAD AT FINISHED GRADE.
- PROVIDE SHUT OFF VALVES FOR ALL WATER LINES AT PLUMBING FIXTURES AND EQUIPMENT CONNECTIONS.

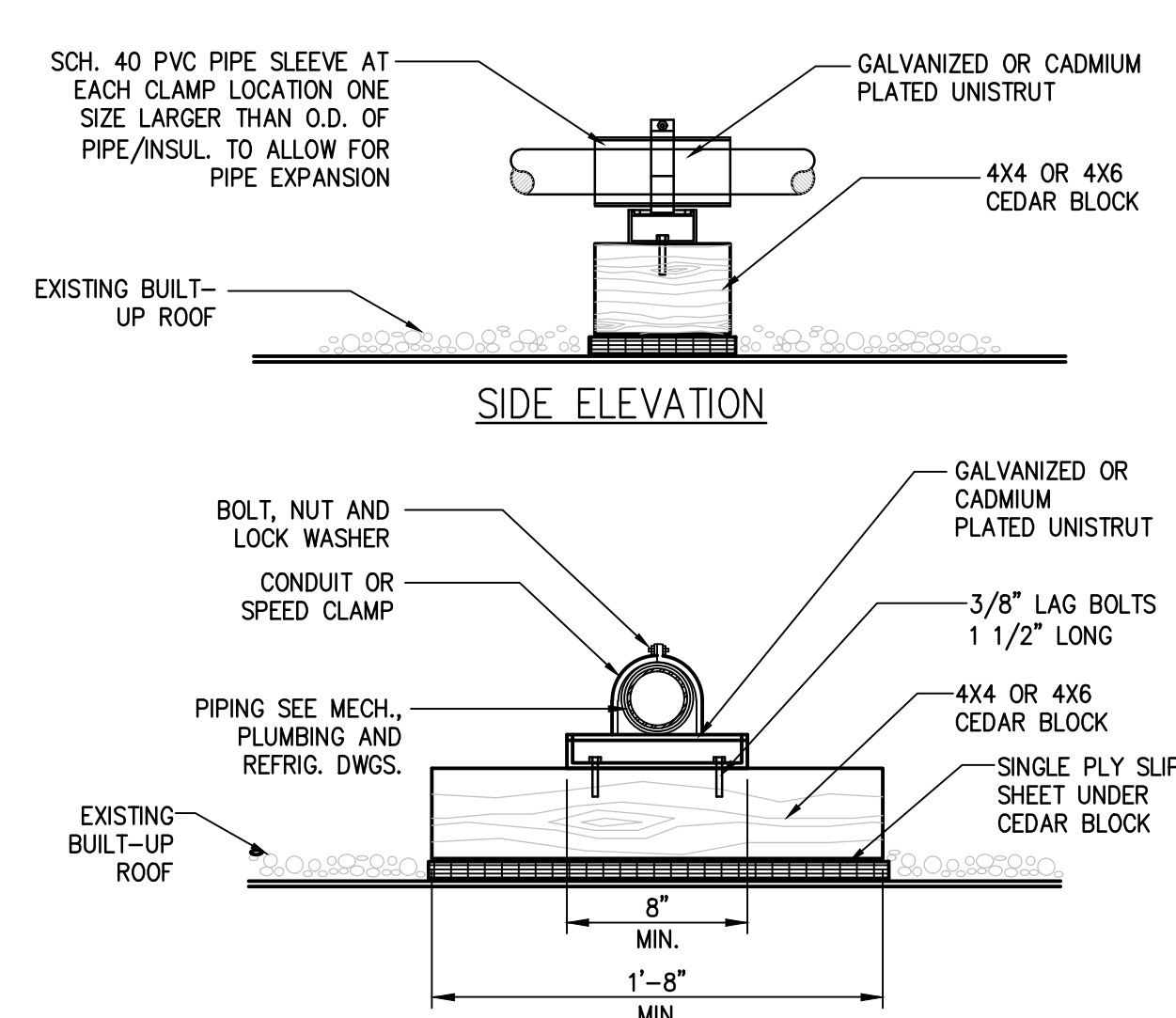
PIPING SPECIFICATIONS

HOT AND COLD WATER: TYPE "L" COPPER WITH WROUGHT COPPER FITTING AND SILVABRITE 100 SOLDER OR SILFOS SILVER BRAZED JOINTS. UNDERGROUND WATER LINES SHALL BE TYPE "K" COPPER WITH NO JOINTS.

SANITARY WASTE AND VENT: SCHEDULE 40 PVC.

STORM SEWER: SCHEDULE 40 PVC.

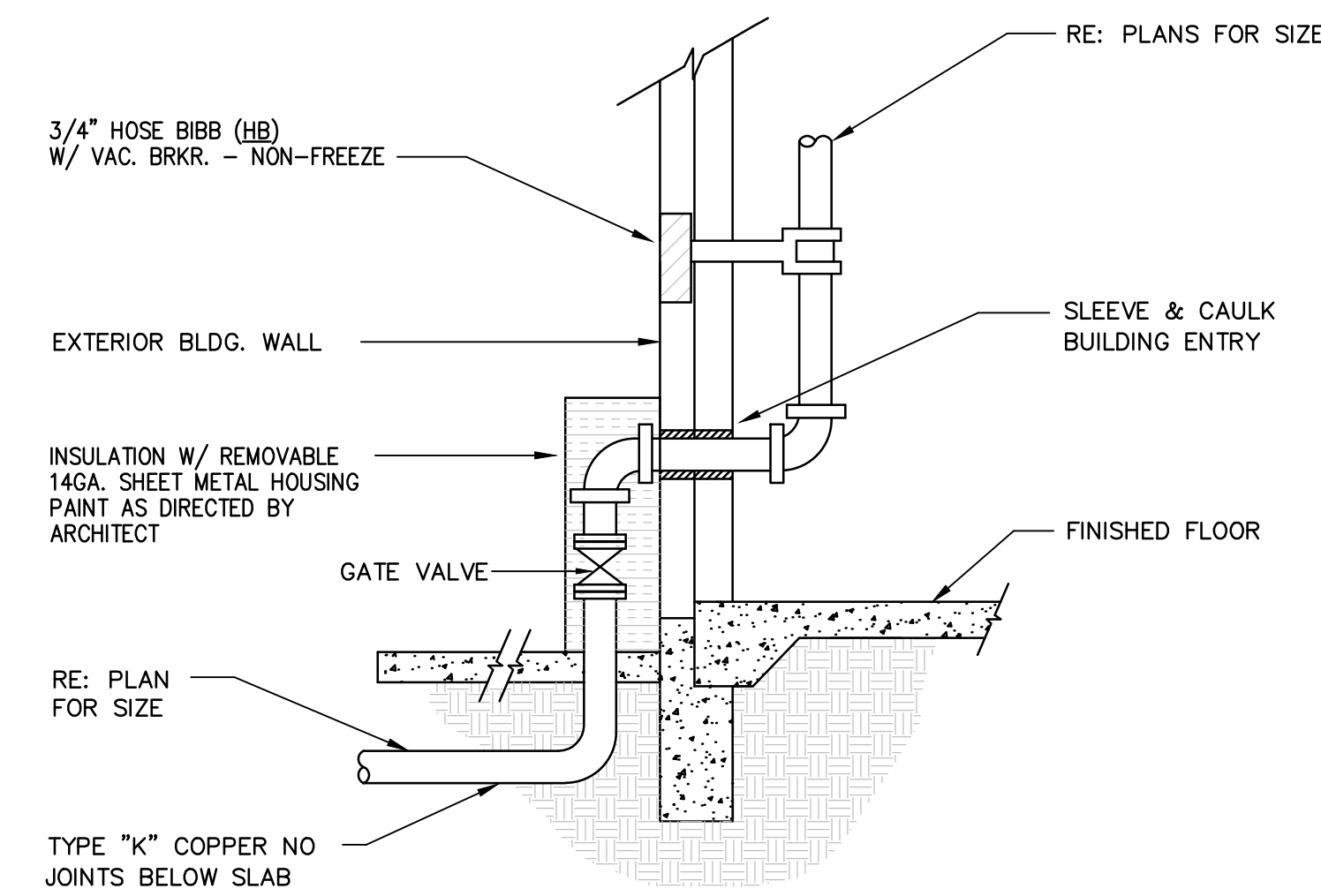
NATURAL GAS: SEAMLESS BLACK STEEL WITH MALLEABLE IRON FITTINGS. JOINTS CAN BE EITHER SCREWED OR WELDED.



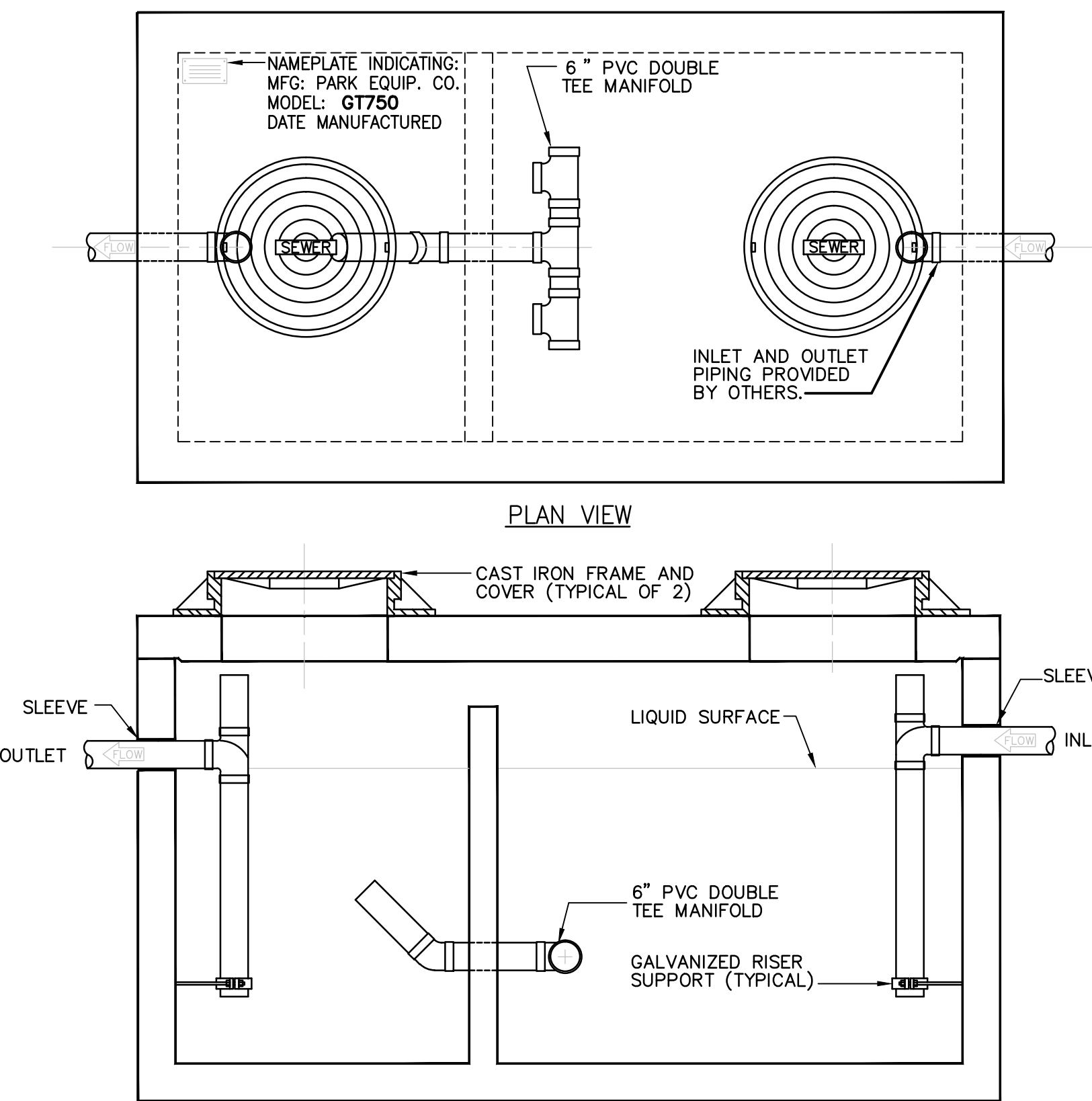
ROOF GAS PIPE SUPPORT DETAIL
NO SCALE

PLUMBING FIXTURE SCHEDULE

- P-1:** SELF RIMMING OVAL COUNTERTOP LAVATORY, VITREOUS CHINA WITH FAUCET, THERMOSTATIC MIXING VALVE, SUPPLIES, TRAP, TAILPIECE AND SUPPORT. INSULATE ALL EXPOSED PIPING UNDER LAVATORY WITH TRUEBRO INC. HANDILAV-GUARD INSULATION KIT. INSTALL LAVATORY PER HANDICAP REQUIREMENT. PROVIDE LEONARD MODEL #170 THERMOSTATIC MIXING VALVE AND ASSOCIATED PIPING FOR ALL P-1 FIXTURES.
- P-2:** ADA SINK, STAINLESS STEEL, SINGLE COMPARTMENT SINK WITH FAUCET, GRID DRAIN, P-TRAP, TAILPIECE AND SUPPLIES. PROVIDE LEONARD MODEL #170 THERMOSTATIC MIXING VALVE AND ASSOCIATED PIPING FOR ALL P-2 FIXTURES.
- P-3:** ADA WATER CLOSET, VITREOUS CHINA, ELONGATED, 16.5" HIGH BOWL. COMPLETE WITH OPEN FRONT WHITE SEAT-LESS COVER, MANUALLY OPERATED FLUSH VALVE, 1.28 GPF.
- P-4:** WATER CLOSET, VITREOUS CHINA, ELONGATED, 15" HIGH BOWL. COMPLETE WITH OPEN FRONT WHITE SEAT-LESS COVER, MANUALLY OPERATED FLUSH VALVE, 1.28 GPF.
- P-5:** ADA SINK, STAINLESS STEEL, SINGLE COMPARTMENT SINK W/FAUCET, GRID DRAIN, P-TRAP, TAILPIECE AND SUPPLIES.
- P-6:** WATER CLOSET, VITREOUS CHINA, ELONGATED, 10" HIGH BOWL. COMPLETE WITH OPEN FRONT WHITE SEAT-LESS COVER, MANUALLY OPERATED FLUSH VALVE, 1.28 GPF.
- SS:** SERVICE SINK, FIAT PRODUCTS MODEL "TSB200", 24"x24" PRECAST TERRAZO 12" HIGH WALL, INTEGRAL CAST IRON DRAIN BODY, FIAT E-77-AA VINYL GUARD ON ALL EXPOSED SIDES, AMERICAN STANDARD 8344.111 WALL-MOUNTED FAUCET SET WITH VACUUM BREAKER, HOSE THREADS, BUCKET HOOK, WALL BRACE AND STOPS IN SHANKS, WILLIAM PRODUCT NO. 7-35 3/8" HOSE WITH S.S. HOSE BRACKET.
- FD:** 3" FLOOR DRAIN, JOSAM 30000-A SERIES, CAST IRON BODY, WITH WADE V-2400, 1/2" BRONZE TRAP PRIMER VALVE WITH VACUUM BREAKER AND ASSOCIATED WATER PIPING.
- ES:** 3" FLOOR SINK, 12" BY 12" SQUARE CAST IRON, 10" DEEP WITH DOUBLE DRAINAGE FLANGE, INTERNAL DOME STRAINER, NICKEL-BRONZE SLOPED RIM AND 1/2" ANTITILTING GRATE.
- SA:** SHOCK ABSORBERS, JAY R. SMITH FIG. NOS. 5005 THRU 5050, OR EQUIVALENT, AND SIZED AS RECOMMENDED BY MANUFACTURER.
- BP:** BACKFLOW PREVENTER, REDUCED PRESSURE PRINCIPLE, WATTS #909 COMPLETE WITH STRAINER, TEST COCKS AND GATE VALVES.
- DF:** ELECTRIC DRINKING FOUNTAIN, HALSEY TAYLOR MODEL HACFBSL-Q, ADA BI-LEVEL, 8 GPH, 1/5 HP, 120 VOLT, 1-PHASE, 4 FLA.
- DF-1:** OUTDOOR DRINKING FOUNTAIN, HALSEY TAYLOR MODEL 7633008883, ADA BI-LEVEL, FREEZE RESISTANT, STAINLESS STEEL.
- WH:** GAS WATER HEATER, A.D. SMITH MODEL BTH-199, 100 GALLON TANK, 199,000 BTUH GAS INPUT, 227 GPH RECOVERY AT 100°F RISE.



COLD WATER ENTRY DETAIL
NO SCALE



ELEVATION

Specifications

CONCRETE:

Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Gross empty weight of approximately 9,000 pounds.

REINFORCEMENT:

Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.

C.I. CASTINGS:

Manhole frames, covers or grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 35. Manhole shall have 24 inch inside diameter and be traffic duty.

Engineering Data

Interceptor is structurally and hydraulically engineered conforming to Uniform Plumbing Code. Liquid capacity is 750 gallons with solids retention capacity of approximately 2,004 pounds. Recommended for flow rates up to 21 gallons per minute.

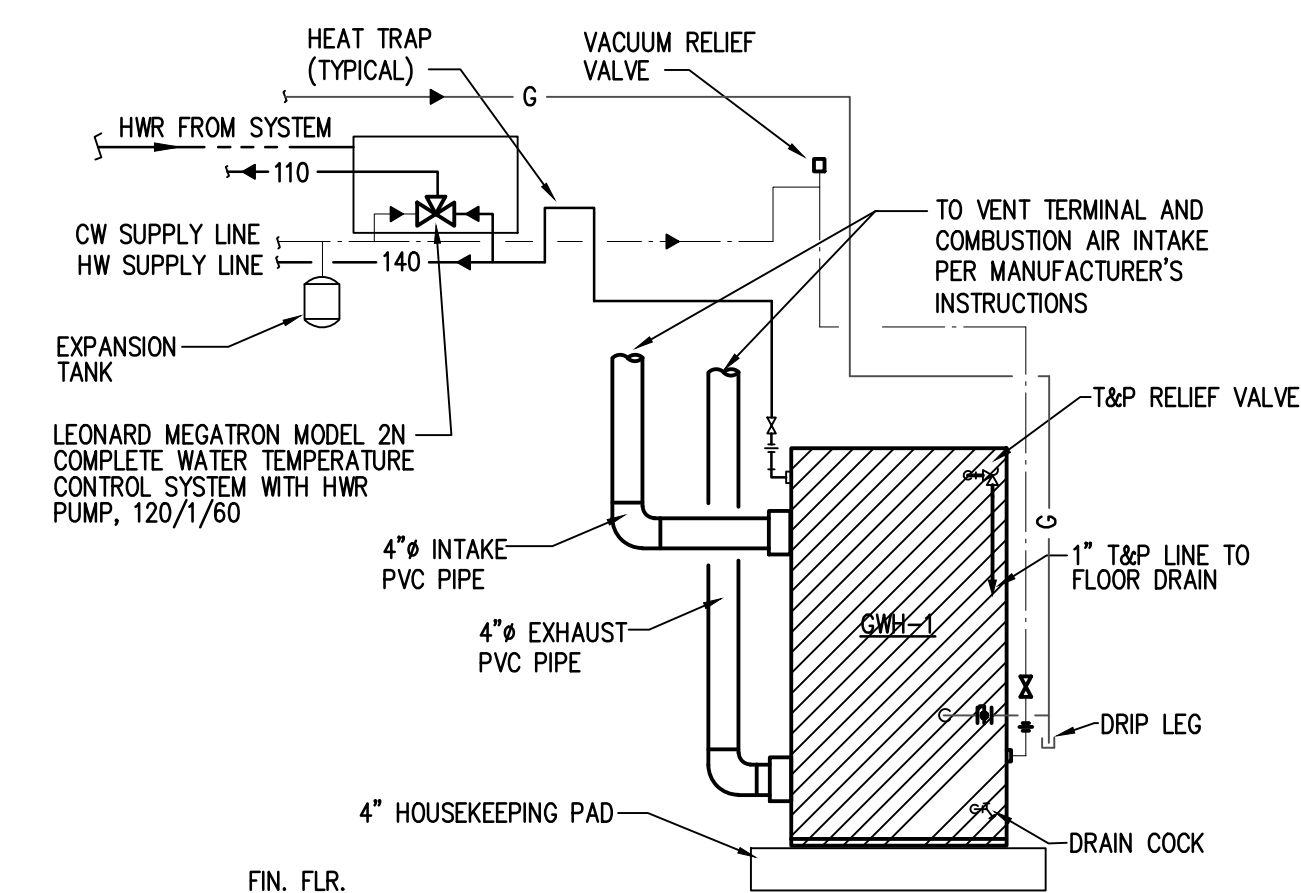
Field excavation and preparation shall be completed prior to delivery of interceptor. Use dimensional data as shown.

GREASE TRAP 750 GAL. - DETAIL

SCALE: NONE

FIXTURE ROUGH-IN SCHEDULE:

FIXTURE TYPE	WASTE	VENT	COLD WATER	HOT WATER
WATER CLOSET	4'	2'	1'	--
LAVATORY	2'	2'	1/2'	1/2'
SERVICE SINK	3'	2'	3/4'	3/4'
FLOOR DRAIN	3'	2'	--	--
FLOOR SINK	3'	2'	--	--



GAS WATER HEATER DETAIL
NO SCALE

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
08/13/2018	PRICING	
10-17-17	COUNTY COMMENTS	

IVY KIDS EARLY LEARNING CENTER
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Manvel, Tx 77578

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RESPONSIBLE ENGINEER:
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79201
08-13-2018

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PLUMBING NOTES & DETAIL

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CHECKED BY: CK

DATE: 03/30/2017
JOB NO.: sedona lakes

DRAWING NO.: **P-4.0**

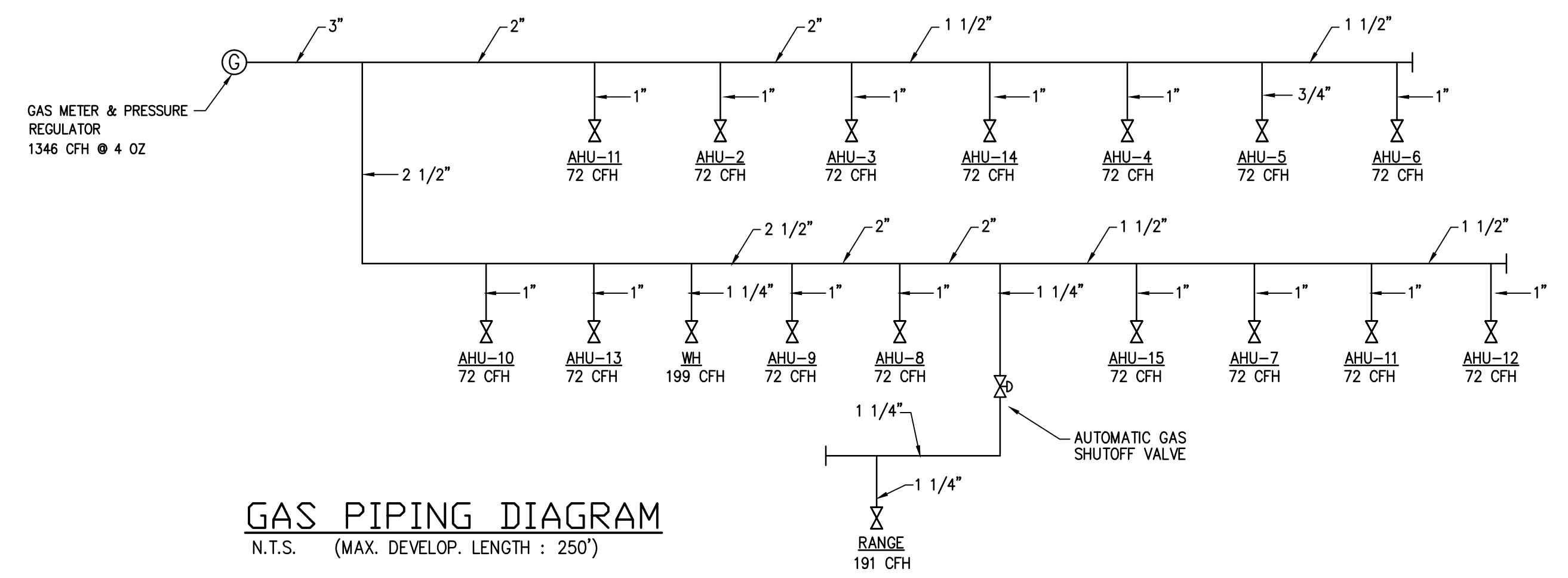
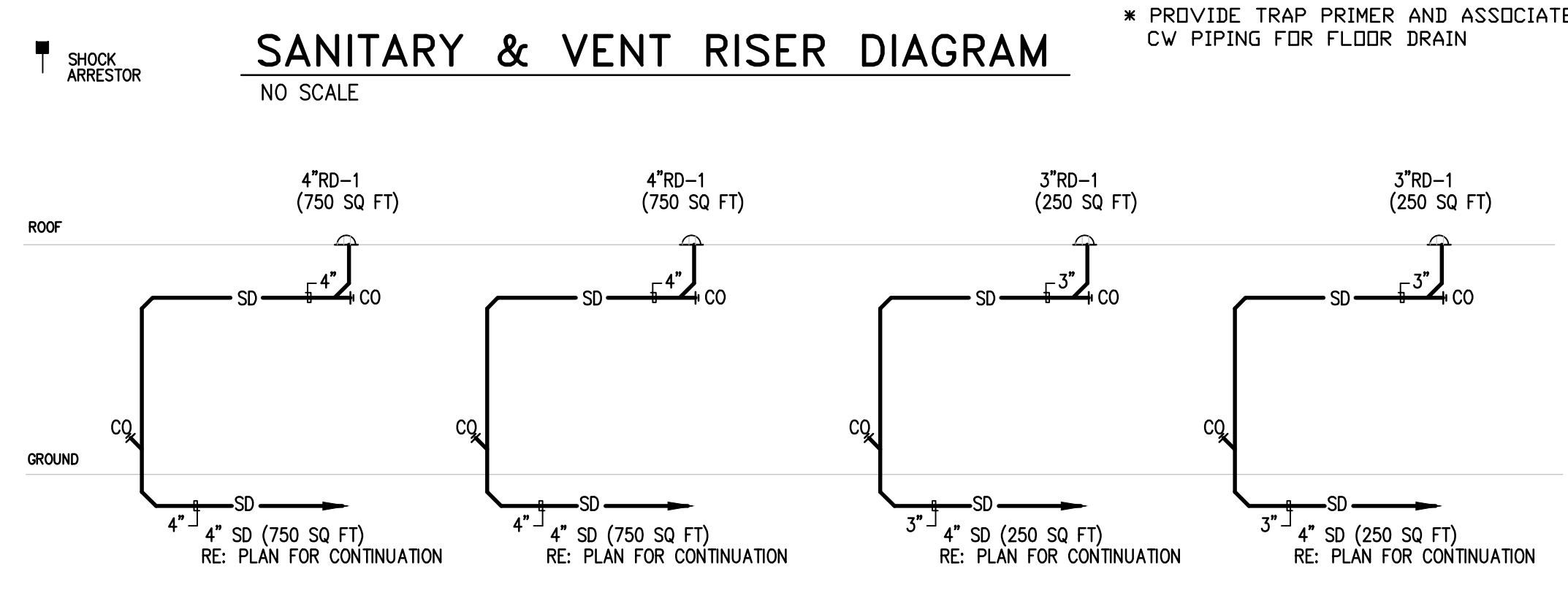
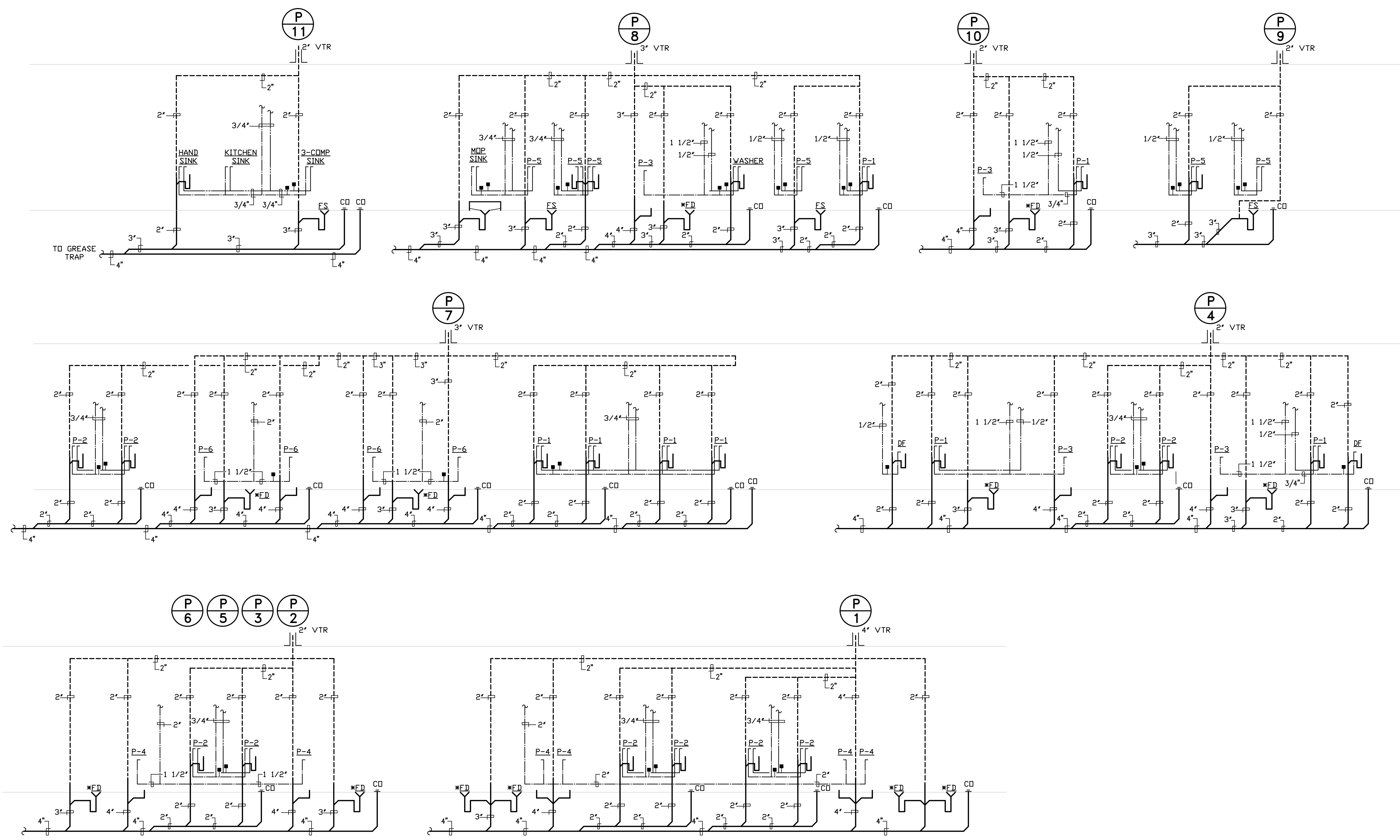
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PLUMBING RISERS
 DRAWN BY
 FK
 CHECKED BY
 CK
 DATE
 03/30/2017
 JOB NO.
 sedona lakes
 DRAWING NO.
P-5.0



REVISIONS AND ISSUANCE		
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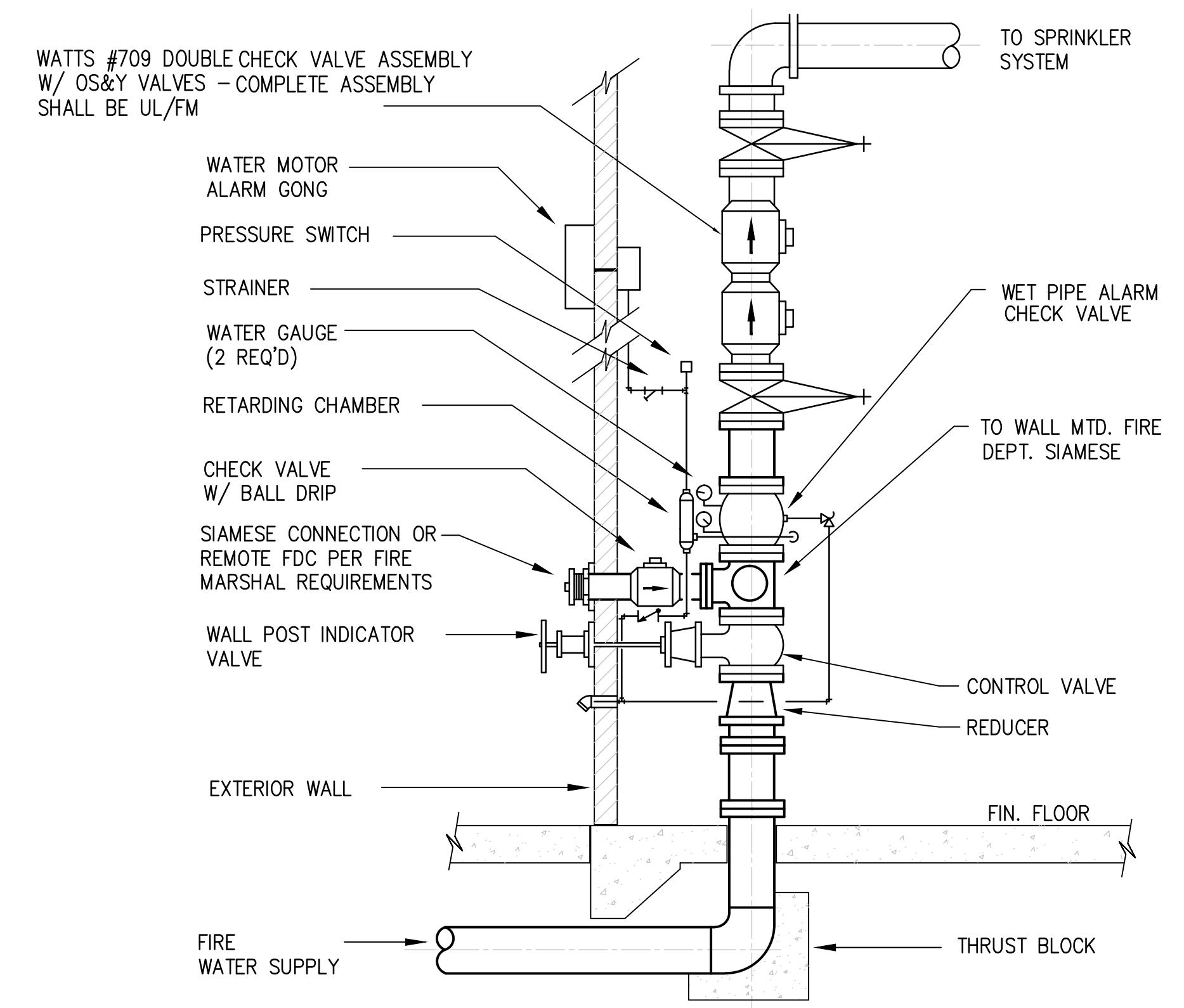
SPRINKLER PIPING GENERAL NOTES:

- *****
- ALL PIPE DIMENSIONS ARE "CUT" (END TO END OR CENTER TO END).
 - ALL HANGER RODS ARE CUT LENGTHS.
 - ALL MATERIALS SHALL BE UL LISTED OR FM APPROVED.
 - ALL MATERIALS MUST BE OF DOMESTIC MANUFACTURE.
- *****
- ALL 1" THRU 2" PIPE TO BE SCHEDULE 40 BLACK STEEL ASTM A-135/A-795 DOMESTIC.
 - ALL 2 1/2" AND LARGER PIPE TO BE SCHEDULE 10 BLACK STEEL ASTM A-135/A-795 DOMESTIC.
 - ALL THREADED PIPE TO HAVE SCREWED CAST IRON FITTINGS, CLASS 125.
 - ALL GROOVED PIPE TO HAVE VICTAULIC FIRELOCK GROOVED FITTINGS WITH STYLE 005 GROOVED COUPLINGS.
 - VICTAULIC STYLE 750 GROOVED REDUCING COUPLINGS ARE PERMITTED.
 - ALL WELDED OUTLETS ON PIPING SHALL BE SHOP WELDED, UL LISTED AND FM APPROVED.
 - ALL WALL PENETRATIONS THROUGH MASONRY, CMU, CONCRETE & FIRE RATED WALLS SHALL HAVE SCHEDULE 40 GALVANIZED SLEEVED, SIZED FOR MINIMUM 1 INCH SPACE BETWEEN SLEEVE AND CARRIER PIPE.
 - ALL WALL PENETRATIONS THROUGH NON-FIRE RATED WALLS TO BE FORMED WITH 18 GAUGE GALVANIZED STEEL.

- *****
- SYSTEM DESIGN:
- ALL SPRINKLER SHALL BE LISTED AS QUICK RESPONSE.
 - SYSTEM IS HYDRAULICALLY CALCULATED FOR .20 GPM OVER 1500 SQ. FT. FOR ORDINARY HAZARD OCCUPANCY.
 - ORDINARY HAZARD OCCUPANCY WITH MAXIMUM SPRINKLER SPACING OF 130 SQ. FT. FOR THE FOLLOWING ROOMS: STORAGE, MECHANICAL, ELECTRICAL, JANITOR, ETC.
 - ADD 100 GPM FOR OUTSIDE HOSE STREAMS FOR LIGHT HAZARD OCCUPANCY, AND 250 GPM FOR ORDINARY HAZARD OCCUPANCY.
 - SPRINKLER HEADS ARE REQUIRED TO BE IN THE CENTER OF TILES. (WHERE THERE IS A CEILING)

FIRE PROTECTION NOTES:

1. THIS BUILDING AREA SHALL BE COMPLETELY SPRINKLERED WITH A WET PIPE SPRINKLER SYSTEM FOR LIGHT HAZARD IN ACCORDANCE WITH NFPA 13 & LOCAL AUTHORITY HAVING JURISDICTION.
 - 10 GPM / SQ. FT. FOR THE MOST REMOTE 1500 SQ. FT.
 - 130 SQ. FT. PER HEAD - MAXIMUM COVERAGE.
2. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA 13 & LOCAL CODE.



- NOTES:
1. PROVIDE SLEEVES AS PER SPECS
 2. ALL WORK TO BE PERFORMED AS PER NFPA
 3. OS&Y VALVES TO HAVE TAMPER SWITCHES
 4. FDC LOCATION SHALL BE APPROVED BY FIRE MARSHAL.

01 FIRE ENTRY DETAIL
SCALE: NONE

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PLUMBING NOTES & DETAIL

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