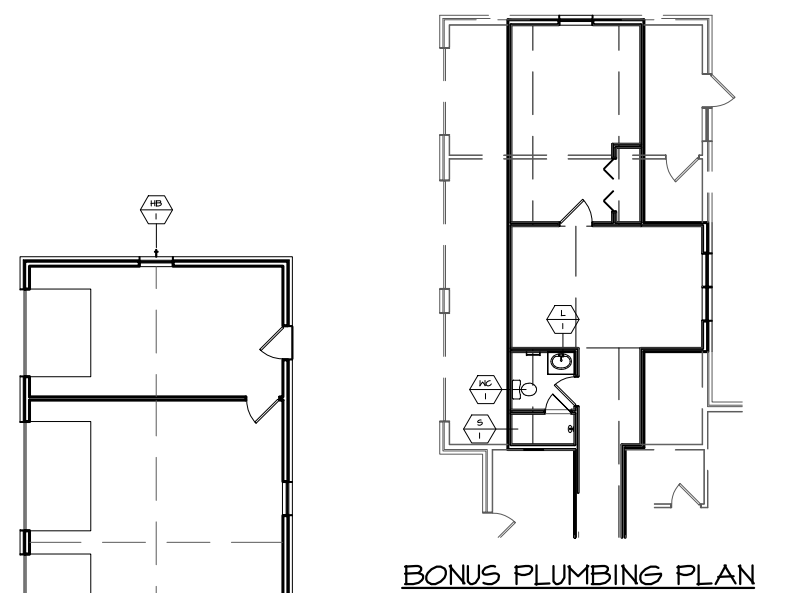


REAR (EAST) ELEVATION



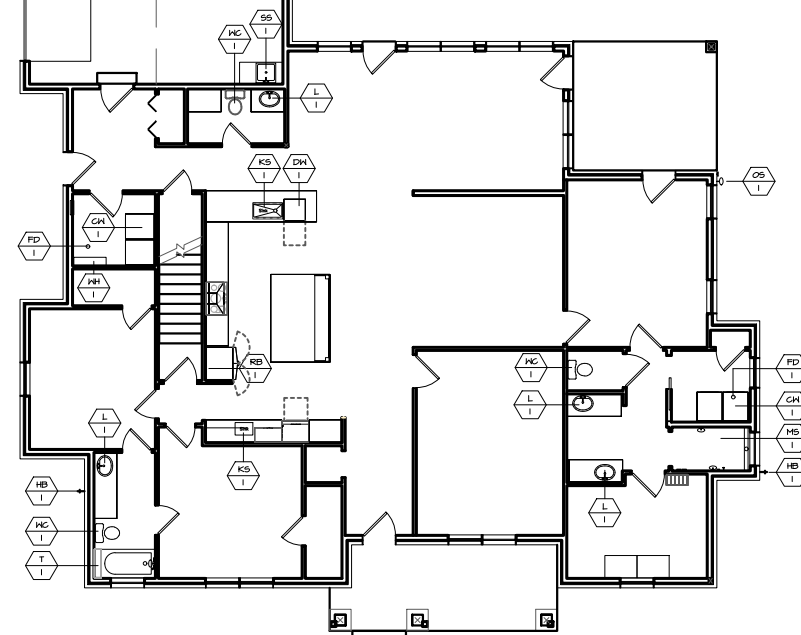
BONUS PLUMBING PLAN

GENERAL PLUMBING NOTES:

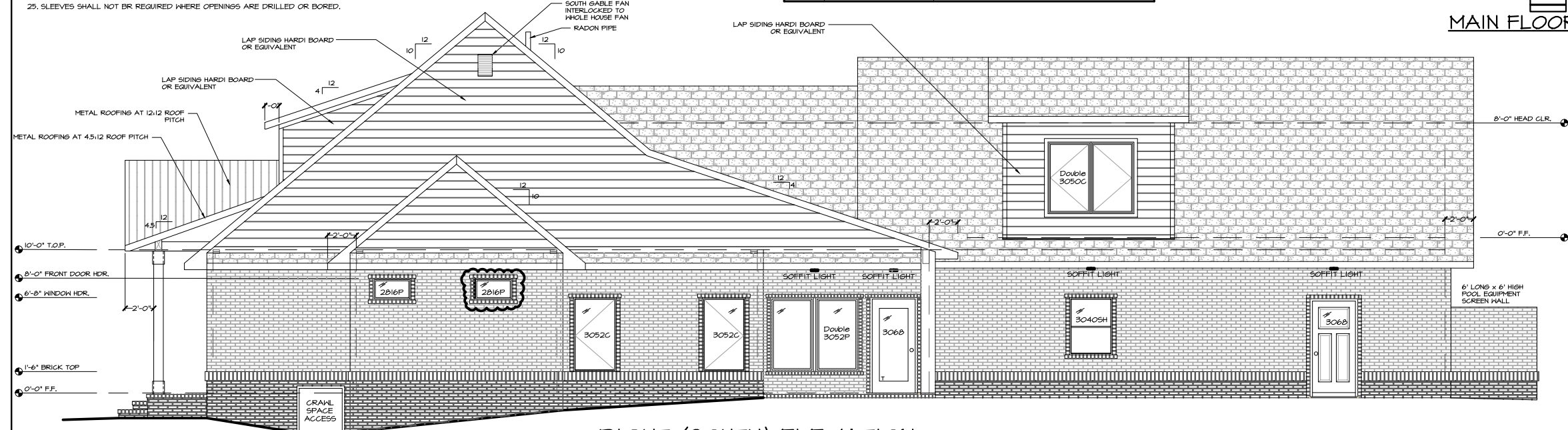
- HOT WATER HEATER TO BE INSTALLED W/ HEATING ELEMENTS & SWITCHES 1/8" MIN A.F.F. (IPC 507.13) HOT WATER HEATER IN EQUIPMENT ROOM SHALL BE STRAPPED TO WALL FRAMING AS REQUIRED BY IPC 507.2 PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AND DISCHARGE TO THE EXTERIOR (IPC 608.5)
- PROVIDE EXHAUST FLUE TROUGH ROOF PROVIDE THE SHOWER & TUB/SHOWER COMBO, IF APPLICABLE, W/ INDIVIDUAL CONTROL VALVES PER CURRENT IPC SECT 411
- HOSEBIBS AND LAWN SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH APPROVED BACK FLOW PREVENTION DEVICES AS PER CURRENT IPC SECT 603.3.1
- ALL WATER HEATERS SHALL HAVE R-12 BLANKET WRAP.
- PROVIDE EXHAUST VENTING OF WATER HEATERS PER CURRENT IPC SECTION 510
- SHOWER VALVES SHALL BE AN INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES TO LIMIT THE MIXED WATER TO A MAXIMUM TEMPERATURE OF 120° FAHRENHEIT. PER IPC 408.3
- ALL PLUMBING PIPING IS TO BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.
- ALL HORIZONTAL DRAINAGE PIPING TO HAVE A MINIMUM OF A 2% SLOPE.
- THE HOUR RATINGS OF THE WATER HEATER AS SPECIFIED IN IPC TABLE 501.1, SECTION 501 (4 BED, 3.5 BATH) SHALL BE A MINIMUM OF 80 GALLONS.
- PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E. CLOTHES AND DISHWASHER) IPC SECTION 604.10
- PLUMBING MATERIALS IN COMMON FIRE WALL SHALL BE CAST IRON OR OTHER APPROVED METAL, NO PLASTIC PIPING
- ALL DOMESTIC WATER VALVES UP TO AND INCLUDING 2" IN SIZE SHALL BE MADE OF BRASS OR OTHER APPROVED MATERIALS. EACH GATE VALVE SHALL BE FULL WAY TYPE WITH WORKING PARTS OF NON-CORROSIVE MATERIALS AS PER IPC SECTION 606.1
- ALL HOT WATER LINES AND MAINS 3/4" AND LARGER SHALL BE INSULATION WRAPPED.
- PROVIDE APPROVED BACK FLOW PREVENTION DEVICES @ HOSE BIBBS.
- ALL WATER CLOSETS SHALL HAVE A MIN. FLUSHING CAPACITY OF 1.28 GALLONS AND MAX. FLUSHING CAPACITY OF 1.6 GALLONS.
- PLUMBING FIXTURES TO BE DETERMINED BY THE OWNER.
- ALL PLUMBING SHALL BE INSTALLED AS PER CURRENT IPC
- NO WATER CLOSET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION, THE CLEAR SPACE IN FRONT SHALL BE 24" MIN.
- ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. CLR FLOOR SPACE OF 1024 sq.in. & CAPABLE OF ENCOMPASSING A 30" CIRCLE.
- ALL WATER CLOSETS SHALL BE ELONGATED STYLE AND COLOR TO BE DETERMINED. SINKS TO BE DETERMINED BY OWNER, FAUCETS TO BE DELTA OR KOHLER 1/4 TURN COLOR AND STYLE TO BE DETERMINED BY OWNER.
- TUB AND SHOWER WALLS TO HAVE HARD NON-ABSORBANT WALLS TO +10" A.F.F. FINISH FOR TUB/SHOWER WALLS WILL BE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +10" ABOVE DRAIN INLET.
- ALL PIPING PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE METAL INCLUDING PIPES EXPOSED IN GARAGE
- KITCHEN FAUCETS W/ A MAX. FLOW RATE OF 2.2 GALLONS PER MIN. BATHROOM FAUCETS W/ A MAX. FLOW RATE OF 2.2 GALLONS PER MIN.
- SHOWER HEADS W/ A MAX. FLOW RATE OF 2.5 GALLONS PER MIN. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS, EXCEPTION
- SLEEVES SHALL NOT BE REQUIRED WHERE OPENINGS ARE DRILLED OR BORED.

PLUMBING SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE FU	
WC 1	WATER CLOSET	3"	2"	3/4"	-	3	
L/SB 1	BATHROOM LAVATORY SERVICE SINK	2"	1 1/2"	1/2"	1/2"	1	
KB 1	KITCHEN SINK	2"	1 1/2"	1/2"	1/2"	2	
T/SB 1	BATH TUB, BATH SHOWER, MASTER SHOWER	2"	1 1/2"	3/4"	3/4"	2	
OS 1	OUTDOOR SHOWER	-	-	3/4"	3/4"	-	
WH 1	WATER HEATER	-	-	3/4"	3/4"	-	
HB 1	HOSE BIB W/ BACK-FLOW PREVENTORS	-	-	3/4"	-	-	
CH 1	CLOTHES WASHER	2"	2"	3/4"	3/4"	3	
RB 1	REFRIGERATOR BIB	-	-	1/2"	-	-	
FD 1	FLOOR DRAIN	2"	-	-	-	2	
DW 1	DISHWASHER	INDIRECT WASTE TO KITCHEN SINK					



MAIN FLOOR PLUMBING PLAN



RIGHT (SOUTH) ELEVATION