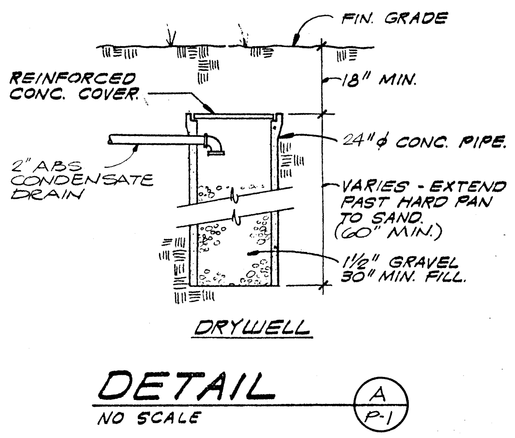
PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	CONNECTIONS CW	CONNECTIONS HW	CONNECTIONS SOIL	CONNECTIONS VENT	DESCRIPTION
WC 1	WATER CLOSET (HANDICAP)	1-1/2"	-	4"	2"	AMERICAN STANDARD "TRIBOR" #2342.012, FLOOR MTD., ELONGATED BOWL; BENEKE #SL 502-SS 2" LIFT SEAT, OPEN FRONT LESS COVER; SLOAN ROYAL 110 FLUSH VALVE.
WC 2	WATER CLOSET	1-1/2"	-	4"	2"	REMOVE AND REINSTALL EXISTING WATER CLOSET(FOR FLOORING;), SLOAN ROYAL #115-3 FLUSH VALVE CUT TO FIT, BENEKE 527SS SEAT-WHITE. RECONNECT TO EXISTING SERVICES AS REQUIRED.
						NOT USED
						NOT USED
						NOT USED
UR 1	URINAL (HANDICAP)	1-1/4"	-	2"	1-1/2"	AMERICAN STANDARD "ALLBROOK" #6540.017, WALL MTD.; SLOAN ROYAL #180 FLUSH VALVE; ZURN 1222 SERIES CARRIER MOUNT AT 17" MAX. TO LIP AND 44" MAX. TO ℄ OF FLUSH VALVE. PROVIDE COTW.
UR 2	URINAL	1-1/4"	-	2"	1-1/2"	SAME AS U-1 ABOVE EXCEPT LESS HANDICAP REQUIREMENTS.
L 1	LAVATORY	1/2"	1/2"	2"	1-1/2"	AMERICAN STANDARD "LUCERNE" MODEL 0355.012, 20" X 18", 4" CENTERS, #2411.015 GRID DRAIN, #2000.100 "CERAMIX" FAUCET WITHOUT ROD AND WASTE; ZURN #ZR-1231 CONCEALED ARM SUPPORT SYSTEM, PROVIDE 29" MIN. CLEARANCE FROM LOWER EDGE OF APRON TO FLOOR, INSULATE EXPOSED HW AND WASTE PIPING TO MEET HANDICAP REQUIREMENTS.
L 2	LAVATORY (HANDICAP)	1/2"	-	2"	1-1/2"	AMERICAN STANDARD "LUCERNE" MODEL #356.421, 20" X 18", SINGLE HOLE, #2411.015 GRID DRAIN, CHICAGO #355-E12 "TIP-TAP" SELF-CLOSING FAUCET INDEXED "C" ADJUST FAUCET TO STAY OPEN FOR 10 SECONDS; ZURN ZR-1231 CONCEALED ARM SUPPORT SYSTEM, PROVIDE 29" CLEARANCE FROM LOWER EDGE OF APRON TO FLOOR.
L 3	LAVATORY	1/2"	-	2"	1-1/2"	SAME AS L-2 ABOVE EXCEPT LESS HANDICAP REQUIREMENTS.
S 1	SINK	1/2"	-	2"	1-1/2"	HAWS MODEL 4120, 30" X 20", ENAM. C.I., #5055 BUBBLER W/4-ARM HANDLE MTD. ON RIGHT FRONT, #6455 STRAINER AND TAILPIECE, S.S. MTG. RIM; CHICAGO #350 QUATURN SINGLE DECK MOUNTED SINK FITTING W/NO. GN-2A-E3 RIGID GOOSENECK SPOUT AND NO. E3 VANDAL RESISTANT SOFTFLOW MTD. LEFT REAR. PROVIDE ANGLE STOP AND SUPPLY.
S 2	SINK	1/2"	1/2"	2"	1-1/2"	AMERICAN STANDARD "CUSTOM-LINE" MODEL 7018.021, DOUBLE BOWL, 32" x 21" x 8" DEEP, 3-HOLE, ENAM. C.I., (2) #4331.013 CRUMB CUP STRAINERS, #2000.600 "CERAMIX" FAUCET. PROVIDE 17 GA. CHROME PLATED P-TRAP W/CLEANOUT AND ESCUTCHEON. STAINLESS STEEL HUDEE RING.
						NOT USED
DF 1	DRINKING FOUNTAIN (HANDICAP)	1/2"	-	2"	1-1/2	HAWS MODEL 1075 WHITE POLYMARBLE WALL MTD. DRINKING FOUNTAIN WITH VANDAL RESISTANT BUBBLER, FRONT PUSH PLATE AND BOTTOM PLATE WITH INTEGRAL MOUNTING BRACKETS, #6700 MOUNTING PLATE. MOUNT TO MEET HANDICAP REQUIREMENTS.
ST 1	SINK TRIM	3/4"	3/4"	-	-	AMERICAN STANDARD "HERITAGE" #8341.075 EXPOSED FAUCET - "AQUASEAL" RENEWABLE VALVES AND SEATS, BRASS LEVER HANDLES, COLORED INDEXES, WALL-TO-SPOUT END 7-3/4", BUCKET HOOK, HOSE END, 1/2" I.P.S. FEMALE INLETS, ON 8" CENTER, ROUGH CHROME FINISH WITH VACUUM BREAKER, STOPS IN SHANKS.
						NOT USED
HB 1	HOSE BIBB	3/4"	-	-	-	EXTERIOR-SEE SPECIFICATIONS.
HB 2	HOSE BIBB	3/4"	-	-	-	INTERIOR-SEE SPECIFICATIONS.
FD 1	FLOOR DRAIN	-	-	2"	2"	ZURN MODEL ZN-415, 5" TYPE "B" STRAINER-NICKEL BRONZE, TRAP PRIMER CONNECTION.
TP 1	TRAP PRIMER	1/2"	-	-	-	"E & S" TRAP PRIMER W/ 1/2" CW AND S.O.V. TO SUPPLY INLET AND 1/2" GRAVITY LINE TO P-TRAP CONN. MOUNT BEL. LAV. IN WALL BEHIND ACCESS PANEL @ FIN. FLR. +8" TO BOTTOM OF PANEL.

PLUMBING EQUIPMENT SCHEDULE

MARK	ITEM	K.W.	VOLTS	PHS.	DESCRIPTION
WH 1	ELECTRIC WATER HEATER	4.5 *	240	1	"A.O. SMITH" MOD. ELJF-30, 30 GAL. ELECTRIC WATER HTR., 20.5 G.P.H. RECOVERY @ 90° TEMP. RISE, UL LISTED, CEC. CERTIFIED, 1 YR. WARRANTY, SET FOR 110° F.

*(2) 4500 WATT NON-SIMULTANEOUS ELEMENTS



DRYWELL

DETAIL (A / P-1)
NO SCALE

WHERE CONCRETE OR ASPHALTIC PAVEMENT OCCURS, EXTEND CONCRETE PIPE TO FINISH GRADE & PROVIDE TRAFFIC WEIGHT STEEL COVER

GENERAL NOTES:

1. SPECIFICALLY OMITTED FROM THE SERVICES OF JOHN FRANK MITCHELL, INC., ARE ALL DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK, BUT NOT RELATING TO THE FINAL OR COMPLETED STRUCTURE: OMITTED SERVICES INCLUDE BUT ARE NOT LIMITED TO SHORING, SCAFFOLDING, UNDERPINNING, TEMPORARY RETAINMENT OF EXCAVATIONS, ANY ERECTION METHODS AND BRACING.

2. CONTRACT DRAWINGS FOR THE EXISTING FACILITY ARE ON FILE AT THE OFFICE OF THE ARCHITECT, RENFRO RUSSELL & ASSOCIATES, FOR THE PURPOSE OF MANDATORY REFERENCE BEFORE SUBMITTING BID. CONTRACTOR SHALL VISIT THE JOBSITE AND INSPECT THE EXISTING CONDITIONS AND, BASED ON THE REVIEWED SITE CONDITIONS AND REFERENCED DRAWINGS, MAKE THE MODIFICATIONS AND EXTENSIONS TO THE EXISTING SYSTEMS AS GENERALLY DELINEATED. NO CLAIM FOR EXTRA SUMS WILL BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY EXAMINE THE SITE AND REFERENCED DRAWINGS.

3. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:

FIXED EQUIPMENT ON GRADE	22% OF OPERATING WEIGHT
FIXED EQUIPMENT ON STRUCTURE	33% OF OPERATING WEIGHT
EMERGENCY POWER EQUIPMENT ON GRADE	33% OF OPERATING WEIGHT
EMERGENCY POWER EQUIPMENT ON STRUCTURE	50% OF OPERATING WEIGHT

FOR FLEXIBLE MOUNTED EQUIPMENT USE 2 X THE ABOVE VALUES.
SIMULTANEOUS VERTICAL FORCE - USE 1/3 X HORIZONTAL FORCE.

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE FIELD REPRESENTATIVE OF THE OFFICE OF THE STATE ARCHITECT.

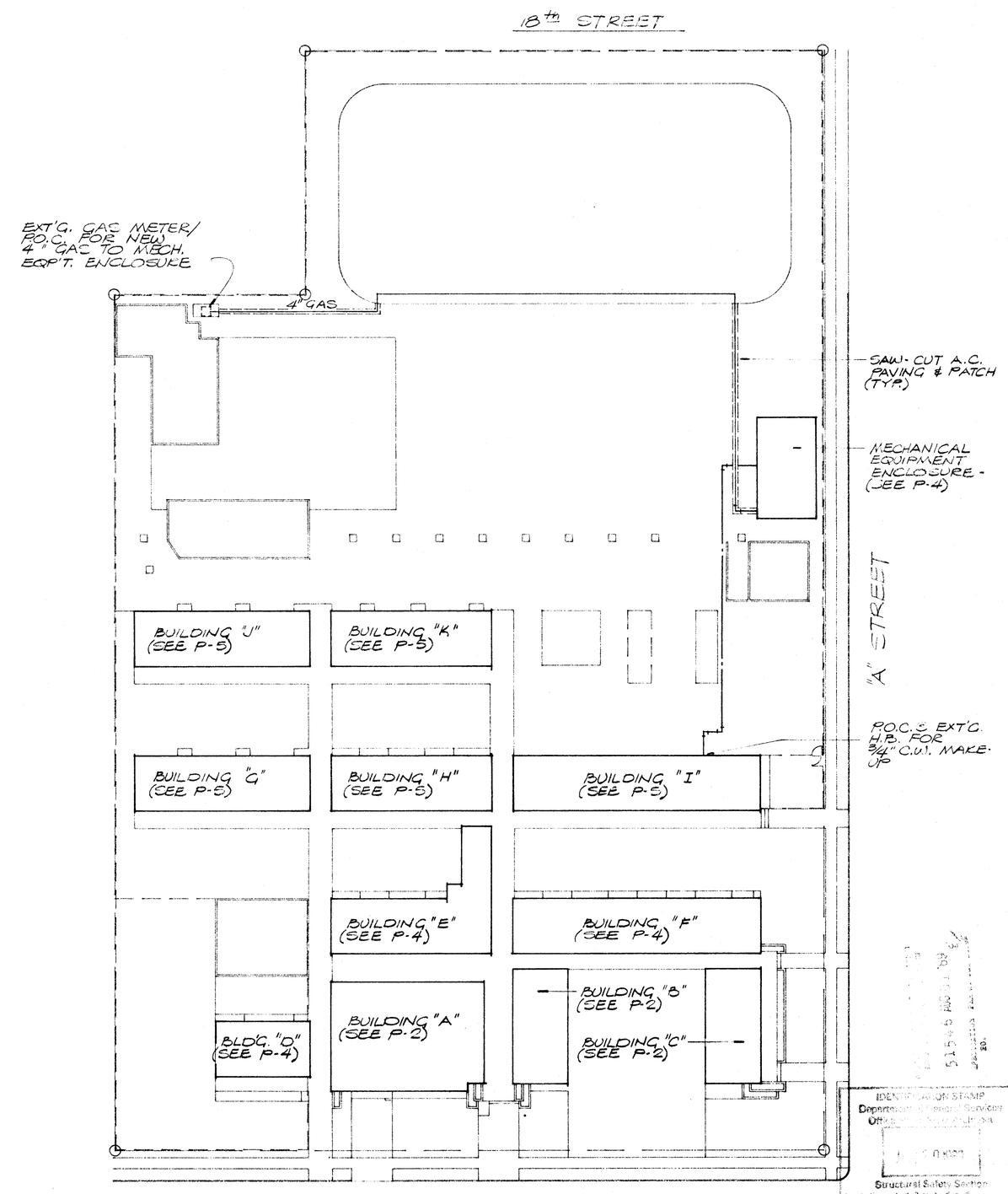
4. ANY CUTTING, DRILLING, CORING OR SAW CUTTING OF EXISTING CONSTRUCTION ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN DRAWINGS OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND BY THE OSA REPRESENTATIVE.

PLUMBING LEGEND

SYMBOL	ITEM	ABBR.
	SOIL, WASTE OR DRAIN	S & D
	VENT	V
	COLD WATER	CW
	HOT WATER	HW
	HOT WATER RETURN	HWR
FS	FIRE SPRINKLER	FS
CD	CONDENSATE DRAIN	CD
G	GAS FUEL (LOW PRESS.)	G
GHP G	GAS FUEL (5 PSI)	—
LPG	LIQUID PETROLEUM GAS	LPG
	EXISTING PIPING	—
RWL	RAIN WATER LEADER	RWL
OFL	OVERFLOW	OFL
SD	STORM DRAIN	SD
	POINT OF CONNECTION	POC
	CLEANOUT TO GRADE	COTG
	CLEANOUT TO FLOOR	COTF
	CLEANOUT TO WALL	COTW
	SHUT-OFF VALVE	SOV
	GATE VALVE	GV
	CHECK VALVE	CV
	UNION	—
	TEE UP	—
	TEE DOWN	—
	ELBOW UP	—
	ELBOW DOWN	—
	ACCESS DOOR	A.D.

GAS SERVICE

UTILITY: P.G. & E.
ADDRESS: 1918 "H" ST. BAKERSFIELD, CA. 93301
CONTACT: TOM AQUILAR
PHONE: (805) 398-5965



PLUMBING SITE PLAN

SCALE: 1"=40'-0"

EXISTING GAS PIPING BELOW GRADE THAT IS TO BE REUSED AFTER DEMOLITION IS COMPLETED SHALL BE RETESTED IN ACCORDANCE WITH CODE REQUIREMENTS BEFORE THE CONNECTION OF ANY NEW GAS EXTENSIONS

ALL CONDENSATE PIPING PROVIDED IN SPEC. SECTION 15400 SHALL BE COORDINATED WITH HOT AND CHILLED WATER PIPING PROVIDED IN SPEC. SECTION 15800. SEE MECHANICAL DRAWINGS.

RENFRO RUSSELL & ASSOCIATES
Architecture • Engineering • Interior Design/Space Planning

Donald W. Renfro AIA C 5283
Mark E. Russell AIA C 13726

4800 Stockdale Highway, Suite 304, Bakersfield, California 93309 (805) 327-7075

CONSULTANTS

Frank Mitchell M12910 Expires 9/1/90
JOHN FRANK MITCHELL, INC.
CONSULTING MECHANICAL ENGINEERS
PHONE 275-3399 4644 WEST JENNIFER, SUITE 107 FRESNO, CALIFORNIA 93722
8811.1

PROJECT

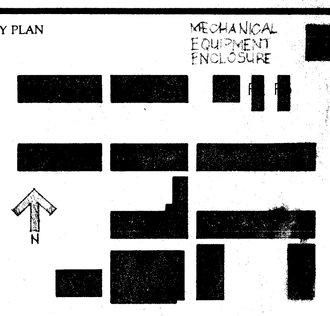
BAKERSFIELD CITY SCHOOL DISTRICT

FRANKLIN ELEMENTARY SCHOOL MODERNIZATION

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS PRIOR TO THE START OF WORK. SHOP DRAWINGS SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION

KEY PLAN



BAKERSFIELD CITY SCHOOL DISTRICT
BOARD OF EDUCATION

DATE	APPROVED

DATE	ISSUED FOR
9-3-91	BIDDING

DATE	REVISIONS

SHEET TITLE
PLUMBING SITE PLAN, NOTES & DETAILS

APPROVED/ARCHITECT
CHECKED JFM DATE 5-1-89
DRAWN BY RSD PROJECT NO. 86-216.FK

SHEET NUMBER 86216ME11480
P-1
OF 5 SHEETS