



- DESIGN NOTES:**
- (A) CO-ORD ROUTING OF ALL PIPING WITH STRUCTURAL FOUNDATION PLAN, FOOTINGS, ETC. AT TIME OF BID. RE-ROUTE & PROVIDE ALL OFFSETS, ETC. AS REQUIRED, TYP.
 - (B) COORD. NOTCHING OR BORING OF ALL FLOOR JOISTS WITH THE STRUCTURAL ENGINEER PRIOR TO BID. RE-ROUTE ALL PIPING AS NECESSARY TO MEET REQ'TS.
 - (C) PROVIDE H.C.O.'S ON ALL WASTE BRANCHES OVER 3'-0" PER ADMIN. AUTHOR. & COORDINATE ALL LOCATIONS WITH THE OWNER AND ARCHITECT @ BID, TYP.
 - (D) PROVIDE C.O.'S ON ALL SEWER MAINS AT MIN. 100 FT. PER C.P.C. COORD. EXACT LOC'S W/ OWNER & ARCH. PRIOR TO BID.
 - (E) VERIFY EXACT LOC. OF HD-2 & TP-1 W/ F.S. CONTRACTOR & CITY PRIOR TO BID. PROVIDE FIRE RATED ACCESS PANEL AND PROTECTION OF PENETRATIONS PER C.B.C. SEC. 112 & 102.12. (RELOCATE TO ANOTHER LOC. IF REQUIRED.)
 - (F) VERIFY EXACT LOCATIONS OF ALL F.S. STANDPIPES AND ALL DRAIN REQ'TS W/ F.S. CONTR. PRIOR TO BID.
 - (G) PROVIDE FLEX. PIPE CONNS, SWING JTS. OR EXPANSION JTS. AT ALL PENETRATIONS TO EXPANSION / SEISMIC JOINTS. COORD. LOC'S WITH THE ARCH. AND STRUCTURAL DRWG'S, TYP.
 - (H) COORD. WITH STRUCTURAL CONDITIONS ABOVE CEILINGS IN THIS AREA WITH THE STRUCTURAL ENGINEER, BEAMS, FRAMING, ETC. PRIOR TO BID. MODIFY PIPING SHOWN AS NECESSARY, TYP.
 - (I) COORDINATE ALL ROUTING OF PIPING IN SHEAR WALLS AND BEARING WALLS WITH THE STRUCT. ENG. PRIOR TO BID.
 - (J) BALANCING VALVE W/ SOV & ACCESS PANEL. PIPING AND VALVES TO BE RUN ABV. DROP CEILING BELOW FIRE RATED CORRIDOR CONSTRUCTION. SET @ 5 GPM. COORD. EXACT LOC'S W/ OWNER & ARCH. PRIOR TO BID, TYP.
 - (K) 8" SD PIPING BEL. GRADE. SEE CIVIL PLANS FOR CONTIN. TYP.
 - (L) 2" V. UP & 1/2" CH FR. ABV.
 - (M) 2" W. DN. IN WALL
 - (N) 3" W. DN. IN WALL
 - (O) 4" S. DN. IN WALL
 - (P) PROVIDE DRAIN PAN BELOW ALL PIPING ABV. ELEC. RM WITH 1" DRAIN TO OUTSIDE, TYP.
 - (Q) FAN COIL UNIT, R.I. & C. 3/4" IN W/ TRAP & VENT RUN TO HD-1
 - (R) 1-1/4" SOV & CAP FOR FUTURE T.I. (COORD. SUB-METER REQ'TS. W/ OWNER @ BID)
 - (S) COORD. EXACT LOC. OF ALL S.D. PIPING W/ ARCHITECT & STRUCT. ENGN. PRIOR TO BID.
 - (T) S.D. & O.F. DRAIN, SPILL TO GRADE @ +6". CUT PIPE 1" FR. WALL. COORD. EXACT DETAILS W/ THE ARCHITECT, CIVIL ENGN. & LANDSCAPE ARCH., TYP.
 - (U) COORDINATE WASTE LINE WITH BEAM ABOVE CEILING W/ THE STRUCTURAL ENGINEER & ARCHITECT PRIOR TO BID, TYP.
 - (V) RANGE (65 CFH) R.I. & C. 3/4" G. W/ GC (SEE I.D. PLANS)
 - (W) 3/4" G. BEL. FLOOR IN VENTED PVC SLEEVE PER CITY REQ'TS.



Tryco Consulting Inc.
 MECHANICAL PLUMBING DESIGN/ENERGY ANALYSIS
 330 S. Maple, Suite J P.O. Box 371-860
 Corona, CA 92626 Fax (951) 371-2526

PA-12 Otay Ranch APARTMENTS BUILDING TYPE A

1445 TOWN CENTER DR. CHULA VISTA, CALIFORNIA 91915

Baldwin & Sons
 Building Quality Communities for Three Generations
 610 West Ash Street, Suite 1500 San Diego, CA 92101

BLDG. A PLUMBING SEGMENT 3 UPPER 1st FLOOR PLAN



© 2018 Architects Orange
 These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

DATE	Plan Check
4-19-19	
	Bid Set
	Permit
1012	Project Number
	Drawing Name
4-19-19	Plot Date
1-15-19	P/C CORR'S
10-25-19	P/C CORR'S
1-20-21	Owner Rev's

BLDG. A - SEGMENT 3 - PLUMBING UPPER FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"