

NOTE:

ALL PLUMBING DIMENSIONS ARE GIVEN FROM INSIDE OF CONCRETE FORM TO CENTER OF FIXTURE AND CENTER OF WALL.

PLUMBING NOTES:

1. PLUMBING CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL PLUMBING CODES
2. ALL WATER PIPING IS TO BE CONTINUOUS 3/4" FEX (CROSS-LINKED POLYETHYLENETYPE) IN-SLAB OR IN-WALL OR AS NOTED ON PLANS
3. VERIFY LOCATION OF EXTERIOR WATER HOSE BIBS (SPIGOTS) WITH OWNER PRIOR TO BEGINNING WORK
4. PROVIDE WATER FOR ICE MAKER AT ALL REFRIGERATOR LOCATIONS
5. PROVIDE IN-GROUND MAIN WATER SHUTOFF VALVES AT EACH OF THE THREE WATER MAIN LOCATIONS
6. PROVIDE SEWER WYE CLEANOUTS AT BOTH ENDS OF ALL MAIN SEWER RUNS
7. DO NOT UNDER ANY CIRCUMSTANCES USE THE FOUNDATION BEAM TO RUN PLUMBING LINES
8. PLUMBING CONTRACTOR TO INSTALL AND CONNECT ALL MAIN SEWER DRAIN LINES TO SEPTIC SYSTEM
9. PROVIDE GAS TO ALL HVAC UNITS AS REQUIRED BY CODE

PLUMBING SPECS:

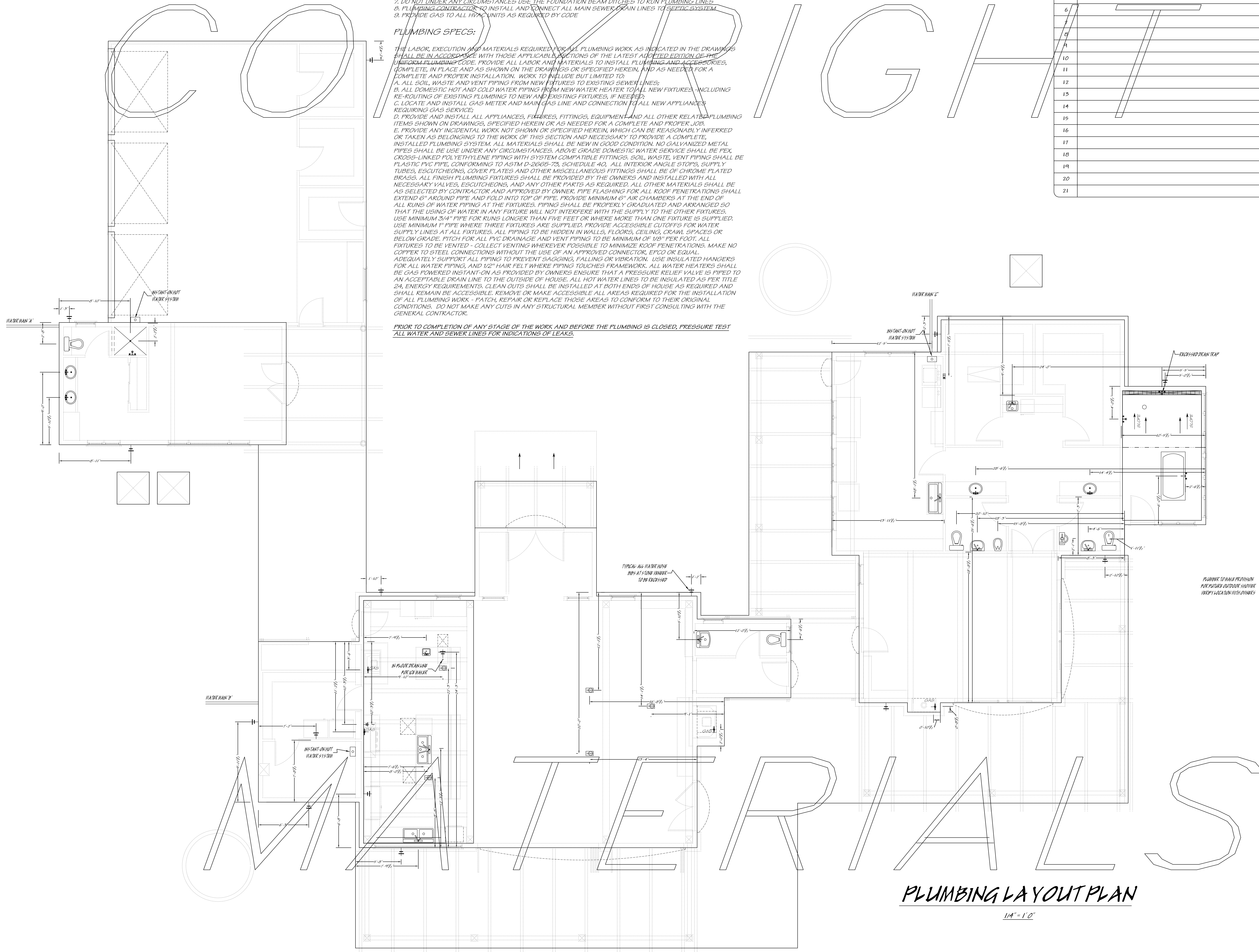
THE LABOR, EXECUTION AND MATERIALS REQUIRED FOR ALL PLUMBING WORK AS INDICATED IN THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL PLUMBING CODE. PROVIDE ALL LABOR AND MATERIALS TO INSTALL PLUMBING AND ACCESSORIES, COMPLETE, IN PLACE AND AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. WORK TO INCLUDE BUT NOT LIMITED TO:

- A. ALL SOIL, WASTE AND VENT PIPING FROM NEW FIXTURES TO EXISTING SEWER LINES;
- B. ALL DOMESTIC HOT AND COLD WATER PIPING FROM NEW WATER HEATER TO ALL NEW FIXTURES, INCLUDING RE-ROUTING OF EXISTING PLUMBING TO NEW AND EXISTING FIXTURES, IF NEEDED;
- C. LOCATE AND INSTALL GAS METER AND MAIN GAS LINE AND CONNECTION TO ALL NEW APPLIANCES REQUIRING GAS SERVICE;
- D. PROVIDE AND INSTALL ALL APPLIANCES, FIXTURES, FITTINGS, EQUIPMENT AND ALL OTHER RELATED PLUMBING ITEMS SHOWN ON DRAWINGS, SPECIFIED HEREIN OR AS NEEDED FOR A COMPLETE AND PROPER JOB;
- E. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED HEREIN, WHICH CAN BE REASONABLY INFERRED OR TAKEN AS BELONGING TO THE WORK OF THIS SECTION AND NECESSARY TO PROVIDE A COMPLETE, INSTALLED PLUMBING SYSTEM. ALL MATERIALS SHALL BE NEW IN GOOD CONDITION. NO GALVANIZED METAL PIPES SHALL BE USED UNDER ANY CIRCUMSTANCES. ABOVE GRADE DOMESTIC WATER SERVICE SHALL BE FEX CROSS-LINKED POLYETHYLENE PIPING WITH SYSTEM COMPATIBLE FITTINGS. SOIL, WASTE, VENT PIPING SHALL BE PLASTIC PVC PIPE, CONFORMING TO ASTM D-2665-73, SCHEDULE 40. ALL INTERIOR ANGLE STOPS, SUPPLY TUBES, ESCUTCHEONS, COVER PLATES AND OTHER MISCELLANEOUS FITTINGS SHALL BE OF CHROME PLATED BRASS. ALL FINISH PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNERS AND INSTALLED WITH ALL NECESSARY VALVES, ESCUTCHEONS, AND ANY OTHER PARTS AS REQUIRED. ALL OTHER MATERIALS SHALL BE AS SELECTED BY CONTRACTOR AND APPROVED BY OWNER. PIPE FLASHING FOR ALL ROOF PENETRATIONS SHALL EXTEND 6" AROUND PIPE AND FOLD INTO TOP OF PIPE. PROVIDE MINIMUM 6" AIR CHAMBERS AT THE END OF ALL RUNS OF WATER PIPING AT THE FIXTURES. PIPING SHALL BE PROPERLY GRADUATED AND ARRANGED SO THAT THE USING OF WATER IN ANY FIXTURE WILL NOT INTERFERE WITH THE SUPPLY TO THE OTHER FIXTURES. USE MINIMUM 3/4" PIPE FOR RUNS LONGER THAN FIVE FEET OR WHERE MORE THAN ONE FIXTURE IS SUPPLIED. USE MINIMUM 1" PIPE WHERE THREE FIXTURES ARE SUPPLIED. PROVIDE ACCESSIBLE CUTOFFS FOR WATER SUPPLY LINES AT ALL FIXTURES. ALL PIPING TO BE HIDDEN IN WALLS, FLOORS, CEILING, CRAWL SPACES OR BELOW GRADE. PITCH FOR ALL PVC DRAINAGE AND VENT PIPING TO BE MINIMUM OF 1/8" PER FOOT. ALL FIXTURES TO BE VENTED - COLLECT VENTING WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. MAKE NO COPPER TO STEEL CONNECTIONS WITHOUT THE USE OF AN APPROVED CONNECTOR, EPCC OR EQUAL. ADEQUATELY SUPPORT ALL PIPING TO PREVENT SAGGING, FALLING OR VIBRATION. USE INSULATED HANGERS FOR ALL WATER PIPING, AND 1/2" HAIR FELT WHERE PIPING TOUCHES FRAMEWORK. ALL WATER HEATERS SHALL BE GAS POWERED INSTANT-ON AS PROVIDED BY OWNERS ENSURE THAT A PRESSURE RELIEF VALVE IS PIPED TO AN ACCEPTABLE DRAIN LINE TO THE OUTSIDE OF HOUSE. ALL HOT WATER LINES TO BE INSULATED AS PER TITLE 24, ENERGY REQUIREMENTS. CLEAN OUTS SHALL BE INSTALLED AT BOTH ENDS OF HOUSE AS REQUIRED AND SHALL REMAIN BE ACCESSIBLE. REMOVE OR MAKE ACCESSIBLE ALL AREAS REQUIRED FOR THE INSTALLATION OF ALL PLUMBING WORK - PATCH, REPAIR OR REPLACE THOSE AREAS TO CONFORM TO THEIR ORIGINAL CONDITIONS. DO NOT MAKE ANY CUTS IN ANY STRUCTURAL MEMBER WITHOUT FIRST CONSULTING WITH THE GENERAL CONTRACTOR.

PRIOR TO COMPLETION OF ANY STAGE OF THE WORK AND BEFORE THE PLUMBING IS CLOSED, PRESSURE TEST ALL WATER AND SEWER LINES FOR INDICATIONS OF LEAKS.

ADDITIONAL SITE NOTES:

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PLUMBING LAYOUT PLAN

1/4" = 1'

Reviewed By:
REVIEWER
01/23/2017

Drawn By:
James Kenalty
01/29/2017

Project Start Date:
09/20/2017

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CUSTOM DESIGN FOR:
NAME OF CUSTOMER:
NAME OF BEAUTIFUL RANCH:
PROPERTY ADDRESS:
TOWN, TEXAS ZIP:
PHONE NUMBERS:

Drawing Sealed By:

SCALE:
1/4" = 1'

PLUMBING
SHEET
P - 1.0