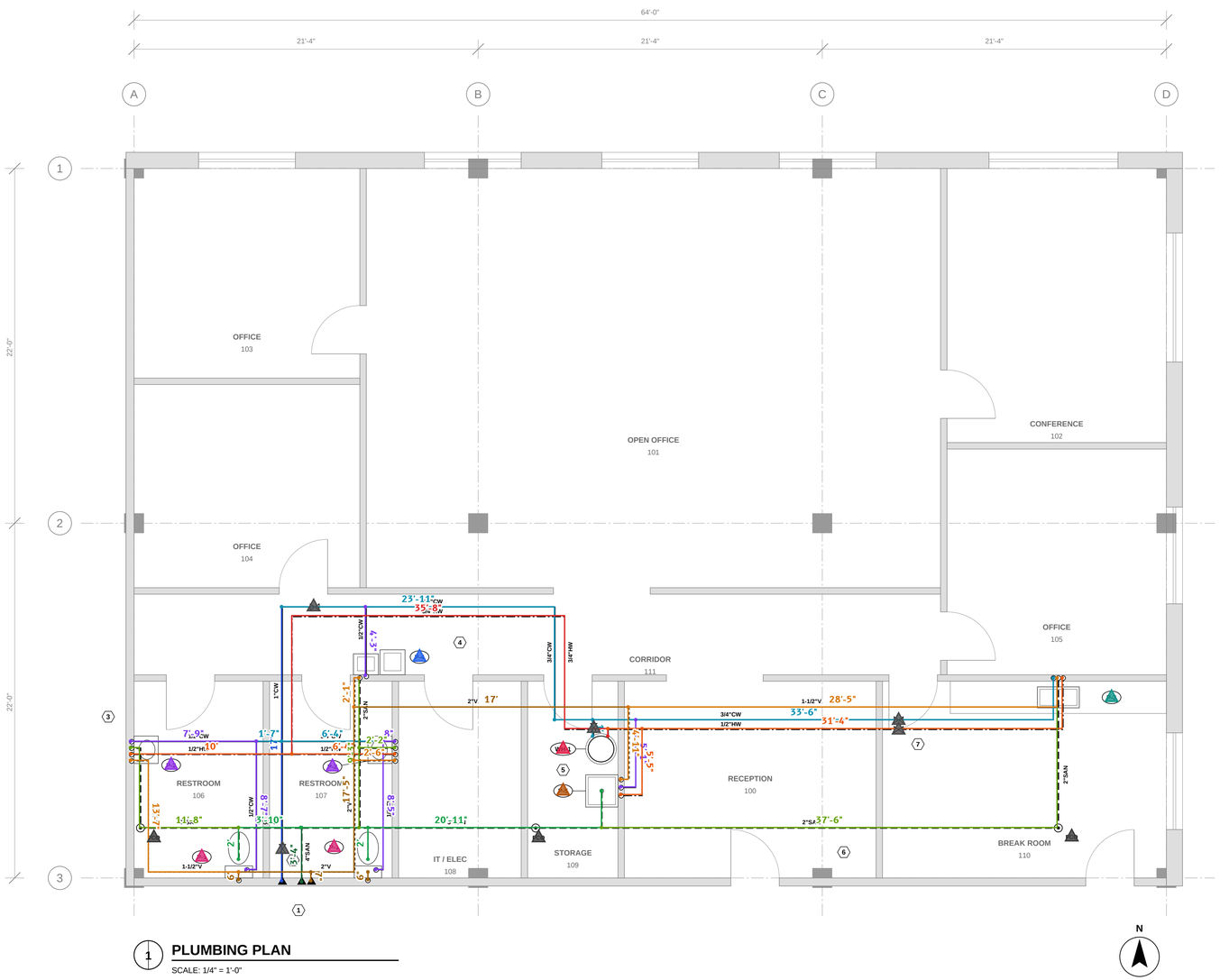

1 PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING LEGEND

- SANITARY WASTE BELOW THE SLAB (SIZE AND "SAN")
- VENT ABOVE THE CEILING (SIZE AND "V")
- DOMESTIC COLD WATER ABOVE THE CEILING (SIZE AND "CW")
- DOMESTIC HOT WATER ABOVE THE CEILING (SIZE AND "HW")
- PIPE DROP OR RISE IN THE WALL AT A FIXTURE
- FLOOR CLEANOUT (FCO)
- BALL VALVE, LINE SIZE
- POINT OF CONNECTION TO AN EXISTING BUILDING STUB
- P-1 — FIXTURE TAG, SEE PLUMBING FIXTURE SCHEDULE

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	DESCRIPTION	CW	HW	WASTE	VENT
P-1	WATER CLOSET	FLOOR-MOUNTED, TANK TYPE, ELONGATED, 1.28 GPF, 17"-19" SEAT HEIGHT, ADA	1/2"		3"	2"
P-2	LAVATORY	WALL-HUNG, 0.5 GPM FAUCET, ASSE 1070 MIXING VALVE, ADA, INSULATED TRAP KIT	1/2"	1/2"	1-1/2"	1-1/2"
P-3	SINK	STAINLESS STEEL, SINGLE BOWL, IN CASEWORK, 1.5 GPM FAUCET	1/2"	1/2"	1-1/2"	1-1/2"
P-4	DRINKING FOUNTAIN	BI-LEVEL, WALL-MOUNTED, NON-REFRIGERATED, ADA, WITH CANE APRON	1/2"		1-1/2"	1-1/2"
P-5	MOP BASIN	24" x 24" x 10", FLOOR-MOUNTED, WALL FAUCET WITH VACUUM BREAKER, HOSE AND BRACKET	1/2"	1/2"	3"	1-1/2"

WATER HEATER SCHEDULE

TAG	TYPE	STORAGE	INPUT	ELECTRICAL	RECOVERY	REMARKS
WH-1	ELECTRIC, TANK TYPE	20 GAL	3.0 KW	208V, 1 PHASE	12 GPH AT 100°F RISE	3/4" CONNECTIONS, SET AT 120°F, EXPANSION TANK, DRAIN PAN

GENERAL NOTES

1. THE SUITE IS A SHELL WITH NO EXISTING PLUMBING FIXTURES. THE BUILDING STUBS SHOWN ARE EXISTING TO REMAIN.
2. DOMESTIC WATER: TYPE L COPPER WITH WROUGHT COPPER FITTINGS, LEAD-FREE SOLDER OR PRESS JOINTS. RUN ABOVE THE CEILING AND DROP IN WALLS TO EACH FIXTURE.
3. SANITARY AND VENT PIPING BELOW THE SLAB AND IN WALLS: SCHEDULE 40 PVC DWV. VENT PIPING ABOVE THE CEILING IS IN THE RETURN AIR PLENUM: NO-HUB CAST IRON.
4. SLOPE SANITARY PIPING 1/4" PER FOOT FOR 3" AND SMALLER AND 1/8" PER FOOT FOR 4".
5. SAWCUT, TRENCH, BACKFILL AND PATCH THE SLAB FOR ALL NEW PIPING BELOW THE SLAB. MATCH THE EXISTING SLAB AND VAPOR RETARDER.
6. INSULATE HOT WATER PIPING WITH 1" FIBERGLASS AND COLD WATER PIPING ABOVE THE CEILING WITH 1/2" FIBERGLASS, BOTH WITH ALL-SERVICE JACKET.
7. SUPPORT COPPER PIPING AT 6'-0" O.C. AND CAST IRON AT 5'-0" O.C. AND AT EVERY JOINT, HUNG FROM THE STRUCTURE.
8. PIPE SIZES ON THE PLAN ARE BRANCH SIZES. CONNECT EACH FIXTURE AT THE SIZES IN THE FIXTURE SCHEDULE. FIXTURE STOPS ARE PART OF EACH FIXTURE.
9. TEST SANITARY AND VENT PIPING WITH A 10 FT WATER COLUMN AND WATER PIPING AT 125 PSI FOR 2 HOURS. DISINFECT THE WATER PIPING BEFORE USE.
10. ELECTRICAL CONNECTION TO WH-1 BY DIVISION 26.

KEYNOTES

1. EXISTING 4" SANITARY BELOW THE SLAB, 3" VENT AND 1-1/4" DOMESTIC COLD WATER STUBS FROM THE BUILDING, BY THE LANDLORD. CONNECT. FIELD VERIFY THE SIZES, LOCATIONS AND THE SANITARY INVERT BEFORE STARTING WORK.
2. NEW 1" BALL VALVE, SUITE SHUTOFF, ABOVE THE CEILING. PROVIDE A 12" x 12" ACCESS PANEL IN THE GYPSUM BOARD CEILING.
3. LAVATORY ON THE EXISTING DEMISING WALL. OPEN THE SUITE SIDE FOR THE ROUGH-IN, THEN PATCH TO MATCH AND MAINTAIN THE WALL'S FIRE RATING.
4. NO WATER PIPING ABOVE ROOM 108 (IT / ELEC). ROUTE THROUGH THE CORRIDOR CEILING AS SHOWN.
5. WH-1 TEMPERATURE AND PRESSURE RELIEF AND DRAIN PAN DISCHARGE TO THE MOP BASIN WITH AN AIR GAP.
6. 2" WASTE BELOW THE SLAB ACROSS RECEPTION AND THE BREAK ROOM. COORDINATE THE TRENCH WITH THE FLOOR FINISHES.
7. BALL VALVES ON THE COLD AND HOT WATER BRANCHES TO THE BREAK ROOM, ABOVE THE CEILING.

EASY TAKEOFFS

SAMPLE PLAN SET

FOR TAKEOFF PRACTICE ONLY.
NOT FOR CONSTRUCTION.

PROJECT

SAMPLE OFFICE, SUITE 200

TENANT IMPROVEMENT

PROJECT NO. ET-2026-01

REVISIONS

DATE	10/30/2026
SCALE	1/4" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

SHEET TITLE

PLUMBING PLAN

SHEET

P1.1

(c) 2026 Easy Takeoffs. Free to use for practice.

Takeoff Summary

Generated Oct 30, 2026

Group Totals

Group	Totals
Water Supply / 1" Cold Water	17'
Water Supply / 3/4" Cold Water	66'-4"
Water Supply / 1/2" Cold Water	34'-10"
Water Supply / 3/4" Hot Water	35'-8"
Water Supply / 1/2" Hot Water	53'-1"
Water Supply / Ball Valves	5 ea
Drain/Waste/Vent / 4" Sanitary	3'-4"
Drain/Waste/Vent / 3" Sanitary	28'-9"
Drain/Waste/Vent / 2" Sanitary	60'-8"
Drain/Waste/Vent / 2" Vent	35'-11"
Drain/Waste/Vent / 1-1/2" Vent	51'-7"
Drain/Waste/Vent / Floor Cleanouts	3 ea
Fixtures / P-1 Water Closet	2 ea
Fixtures / P-2 Lavatory	2 ea
Fixtures / P-3 Break Room Sink	1 ea
Fixtures / P-4 Drinking Fountain	1 ea
Fixtures / P-5 Mop Basin	1 ea
Fixtures / WH-1 Water Heater	1 ea

Materials

Fixtures / P-1 Water Closet

Plumbing Fixture Rough-In

Material	Quantity	Waste	Unit
Supply Pipe	20	10%	LF
Drain Pipe	7	10%	LF
Vent Pipe	22	10%	LF
Shut-Off Valves	2	0%	EA
Supply Fittings	7	10%	EA
Drain Fittings	7	5%	EA
Pipe Hangers	12	5%	EA

Fixtures / P-2 Lavatory

Plumbing Fixture Rough-In

Material	Quantity	Waste	Unit
Supply Pipe	40	10%	LF
Drain Pipe	7	10%	LF
Vent Pipe	22	10%	LF
Shut-Off Valves	4	0%	EA
P-Traps	2	0%	EA
Supply Fittings	14	10%	EA
Drain Fittings	7	5%	EA
Pipe Hangers	17	5%	EA

Fixtures / P-3 Break Room Sink

Plumbing Fixture Rough-In

Material	Quantity	Waste	Unit
Supply Pipe	20	10%	LF
Drain Pipe	4	10%	LF
Vent Pipe	11	10%	LF
Shut-Off Valves	2	0%	EA
P-Traps	1	0%	EA
Supply Fittings	7	10%	EA
Drain Fittings	4	5%	EA
Pipe Hangers	9	5%	EA

Fixtures / P-4 Drinking Fountain

Commercial Fixture Rough-In

Material	Quantity	Waste	Unit
Supply Pipe	10	10%	LF
Drain Pipe	4	10%	LF
Vent Pipe	11	10%	LF
Shut-Off Valves	1	0%	EA
P-Traps	1	0%	EA
Supply Fittings	4	10%	EA
Drain Fittings	4	5%	EA
Pipe Hangers	6	5%	EA

Fixtures / P-5 Mop Basin

Commercial Fixture Rough-In

Material	Quantity	Waste	Unit
Supply Pipe	20	10%	LF
Drain Pipe	4	10%	LF
Vent Pipe	11	10%	LF
Shut-Off Valves	2	0%	EA
P-Traps	1	0%	EA
Supply Fittings	7	10%	EA
Drain Fittings	4	5%	EA
Pipe Hangers	9	5%	EA