

CODE
 ■ FLORIDA BLDG CODE 2014 W/ SUPPLEMENTS
 ■ FLORIDA EXIST. BLDG CODE 2014
 ■ FLORIDA FIRE PREV CODE 2012 5TH EDITION
 ■ NEC 2011

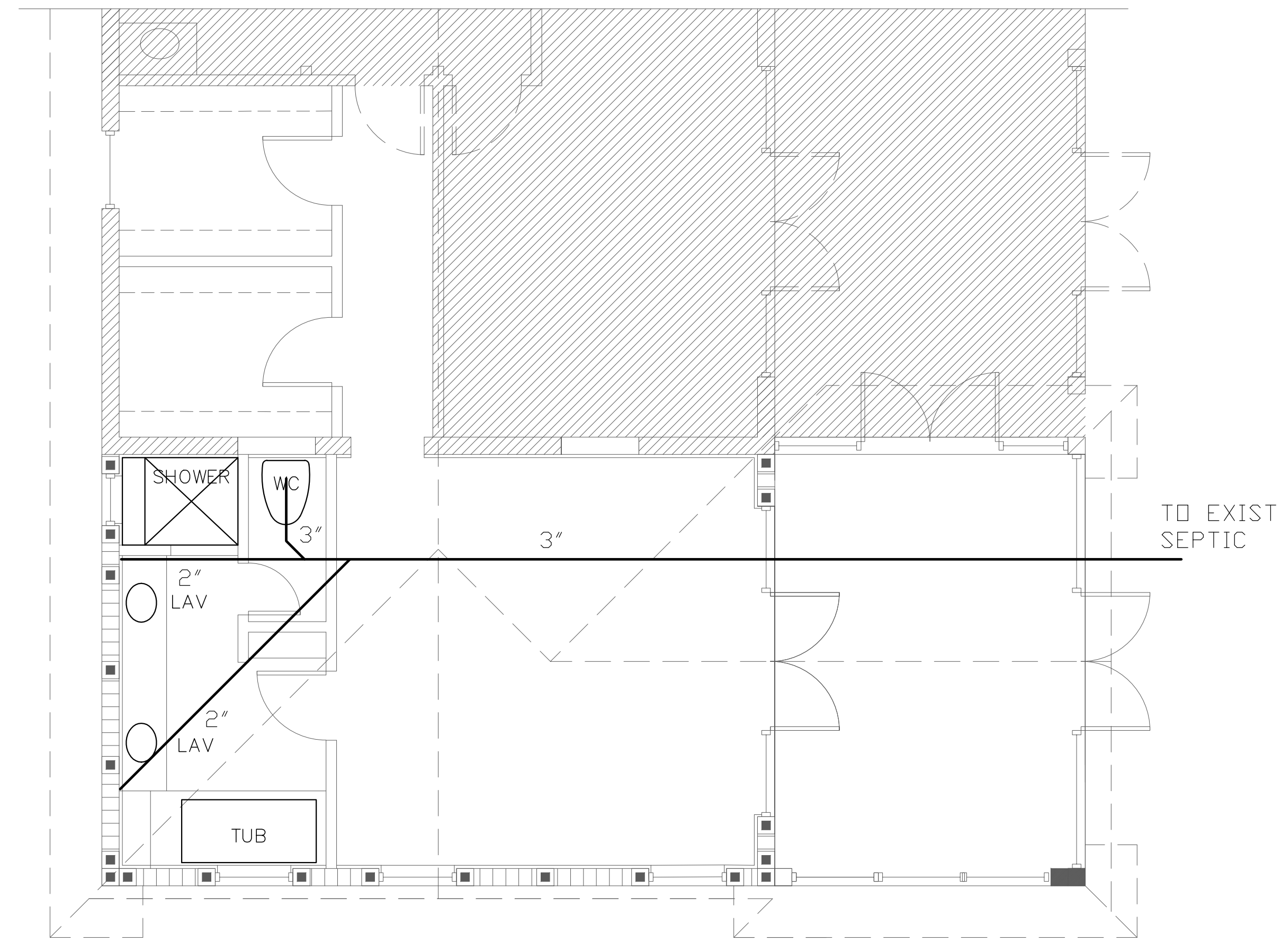
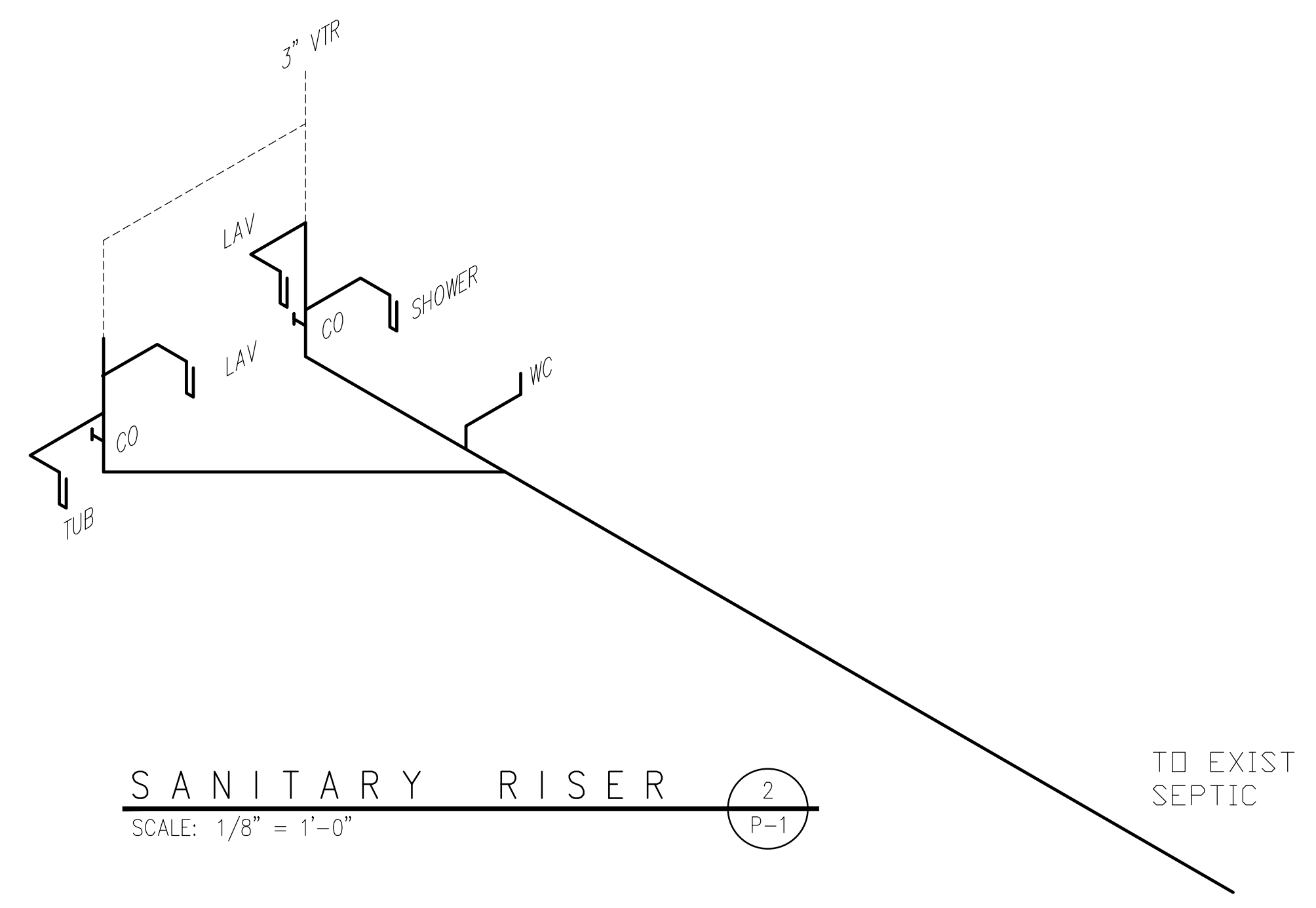
BEDROOM EXPANSION
 13460 IMPERIAL POINT
 LANE
 WELLINGTON, FL

Revisions:

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- COST ESTIMATION FOR THIS WORK SHALL BE BASED ON DOCUMENTS APPROVED BY THE BUILDING DEPARTMENT.
- INTENDED CHANGES TO PLANS SHALL FIRST BE COMMUNICATED TO ARCHITECT IN WRITTEN FORM USING CHANGE ORDER FORMAT. CHANGE ORDERS SHALL BE ONLY INITIATED BY THE OWNER.
- PRIOR TO COMMENCEMENT OF WORK, VERIFY ALL MEASUREMENTS AT BUILDING SITE. SUBMIT ANY DISCREPANCIES TO ARCHITECT FOR CONSIDERATION AND DECISION PRIOR TO PROCEEDING WITH WORK.
- PROVIDE ACCURATE LAYOUT, GRADES AND ELEVATIONS. SET SLEEVES AND OPENINGS IN AMPLE TIME. TAKE PROPER PRECAUTIONS TO PROTECT WORK AND EQUIPMENT FROM DAMAGE.
- LOCATION OF PIPES, OUTLETS, APPLIANCES, ETC., SHOWN ARE APPROXIMATE AND ARE UNDERSTOOD TO BE SUBJECT TO SUCH REVISIONS AS NECESSARY AT TIME OF INSTALLATION. EACH CONTRACTOR WILL BE REQUIRED TO INSTALL WORK WITH RELATION TO EXISTING BUILDING CONDITIONS AND BE RESPONSIBLE FOR FINISH ELEVATIONS. EXTERIOR UTILITIES SHOWN ARE DIAGRAMATIC. LOCATION, DEPTHS AND INVERSE ELEVATIONS ARE AS REQUIRED FOR PROPER FLOW AND COORDINATION WITH OTHER TRADES.
- DRAWINGS SHOW ARRANGEMENT OF PIPING AND EQUIPMENT. SHOULD SITE CONDITIONS NECESSITATE ANY REARRANGEMENT, CONTRACTOR SHALL SUBMIT TWO COPIES OF DRAWINGS INDICATING PROPOSED CHANGES FOR REVIEW AND COMMENT, BEFORE PROCEEDING WITH WORK.
- IF CONTRACTOR PROPOSED TO INSTALL EQUIPMENT, INCLUDING PIPING REQUIRING SPACE CONDITIONS OTHER THAN THOSE SHOWN, OR TO REARRANGE EQUIPMENT, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REARRANGEMENT OF SPACE AND SHALL HAVE ARCHITECT REVIEW CHANGES BEFORE PROCEEDING WITH WORK. REQUESTS FOR SUCH CHANGES SHALL BE ACCOMPANIED BY SHOP DRAWINGS OF SPACE IN QUESTION.
- EACH CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATION AND SIZES OF SLOTS, HOLES OR OPENINGS IN BUILDING STRUCTURE PERTAINING TO HIS WORK AND FOR CORRECT LOCATION OF PIPE SLEEVES.
- CONTRACTOR SHALL HARMONIZE WORK WITH THAT OF OTHER TRADES SO THAT IT MAY BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER, WITHOUT HINDERING OTHER TRADES. PIPING INTERFERENCES WILL BE HANDLED BY GIVING PRECEDENCE TO LINES WHICH REQUIRE STATED GRADE FOR PROPER OPERATION.
- FURNISH OWNER GUARANTEES FOR EQUIPMENT AND MATERIALS EXTENDING BEYOND THE GUARANTEE PERIOD SPECIFIED IN THESE DRAWINGS.
- PROVIDE COMPLETE PLUMBING SYSTEM. IF A SYSTEM OR ANY PART THEREOF FAIL TO MEET PERFORMANCE REQUIREMENTS, REPLACEMENT, ALTERATIONS OR REPAIRS AS REQUIRED BY ARCHITECT, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS. ANY CONSTRUCTION OR FINISHES DAMAGED BY SUCH REPLACEMENTS, SHALL BE RESTORED TO PRIOR CONDITIONS AT NO ADDITIONAL COST TO OWNER.
- PLUMBING CONTRACTOR SHALL INCLUDE IN HIS BID, PROVISION FOR PROVIDING TEMPORARY WATER FOR USE DURING CONSTRUCTION AS REQUIRED.
- SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED WORK OF ANOTHER CONTRACTOR, OR TO THE BUILDING, OR TO ITS CONTENTS, CAUSED BY LEAKS IN OF THE EQUIPMENT, MATERIAL FAILURES, OR DISCONNECTED PIPES, FITTINGS OR BY OVERFLOWS, AND SHALL MAKE REPAIRS AT HIS OWN EXPENSE.
- ALL WORK, EQUIPMENT AND MATERIALS SHALL BE PROTECTED AT ALL TIMES TO PREVENT OBSTRUCTION, DAMAGE, OR BREAKAGE. ALL PIPE OPENINGS SHALL BE CLOSED WITH CAPS OR PLUGS.
- PLUMBING FIXTURES SHALL BE TESTED FOR PROPER OPERATION AND ALL FLUSH VALVES ADJUSTED.
- MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE PURSUANT TO FBC TABLE P704.1
- UNDERGROUND PIPING SHALL BE COPPER TYPE "L". ALL OTHER WATER PIPING SHALL BE COPPER TYPE "M".
- PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
- PROVIDE PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE TURNED DOWN (EACH SEPARATELY).
- ALL HOSE BIBS SHALL BE PROVIDED WITH VACUUM BREAKERS AND SHUT OFF VALVE.
- PROVIDE CLEANOUT EVERY 75 FEET INSIDE BUILDING.
- FOR PREPARATION OF RECORD DRAWINGS, FURNISH ARCHITECT WITH (2) SETS OF ACCURATELY MARKED COPIES OF DRAWINGS INDICATING ALL CHANGES FROM ORIGINAL AS INSTALLED.