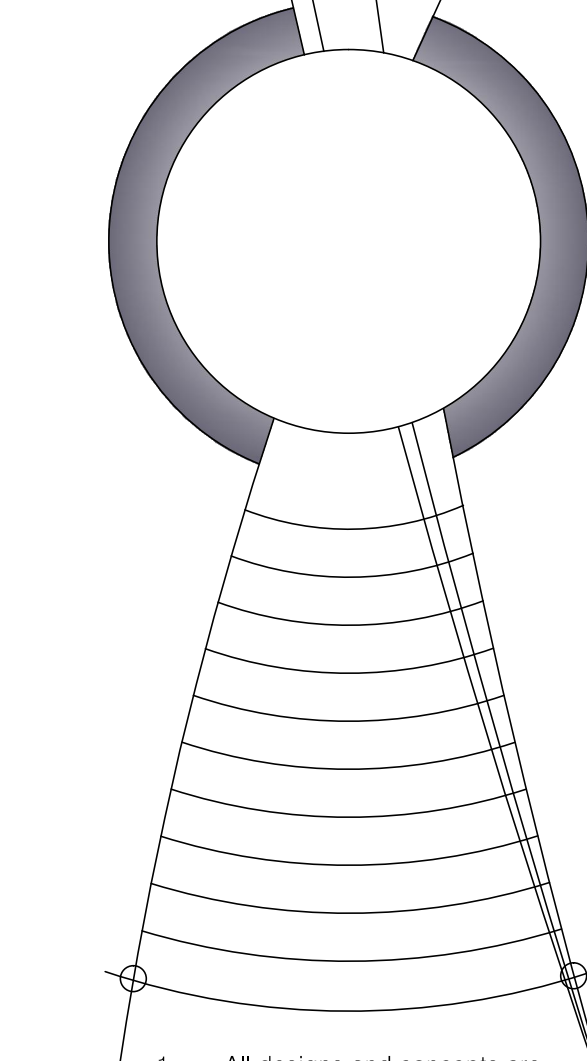


LEVEL 2 ALTERATION
TENANT BUILD-OUT FOR:
SF PROCESSING
315 N. FEDERAL HWY. 2ND.FLOOR
BOYNTON BEACH, FL. 33435

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR9571

JSR DESIGN GROUP INC.
970 SW 11TH STREET
BOCA RATON, FL 33486
PH: 561-362-7203
FAX: 561-362-7204



1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

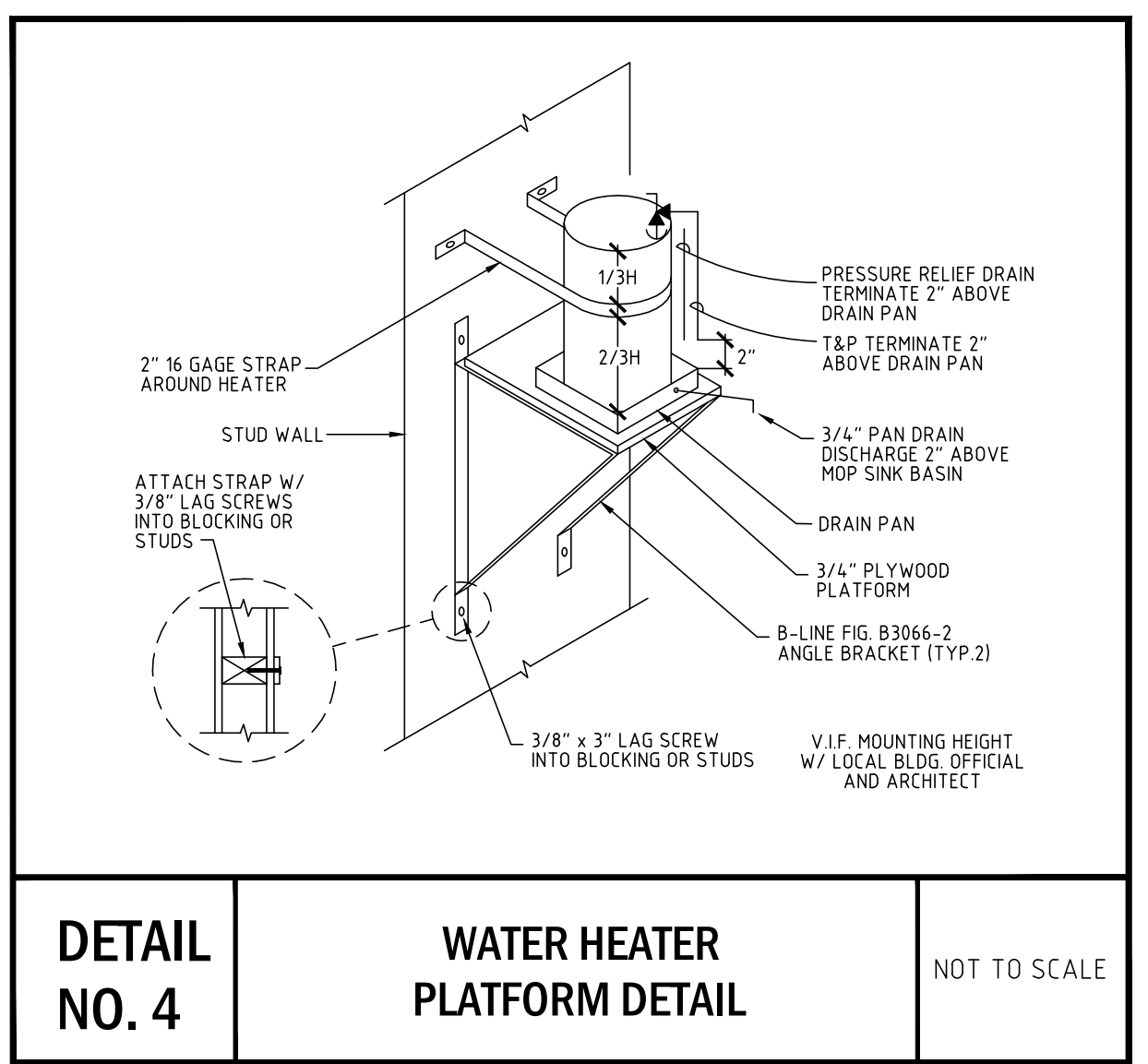
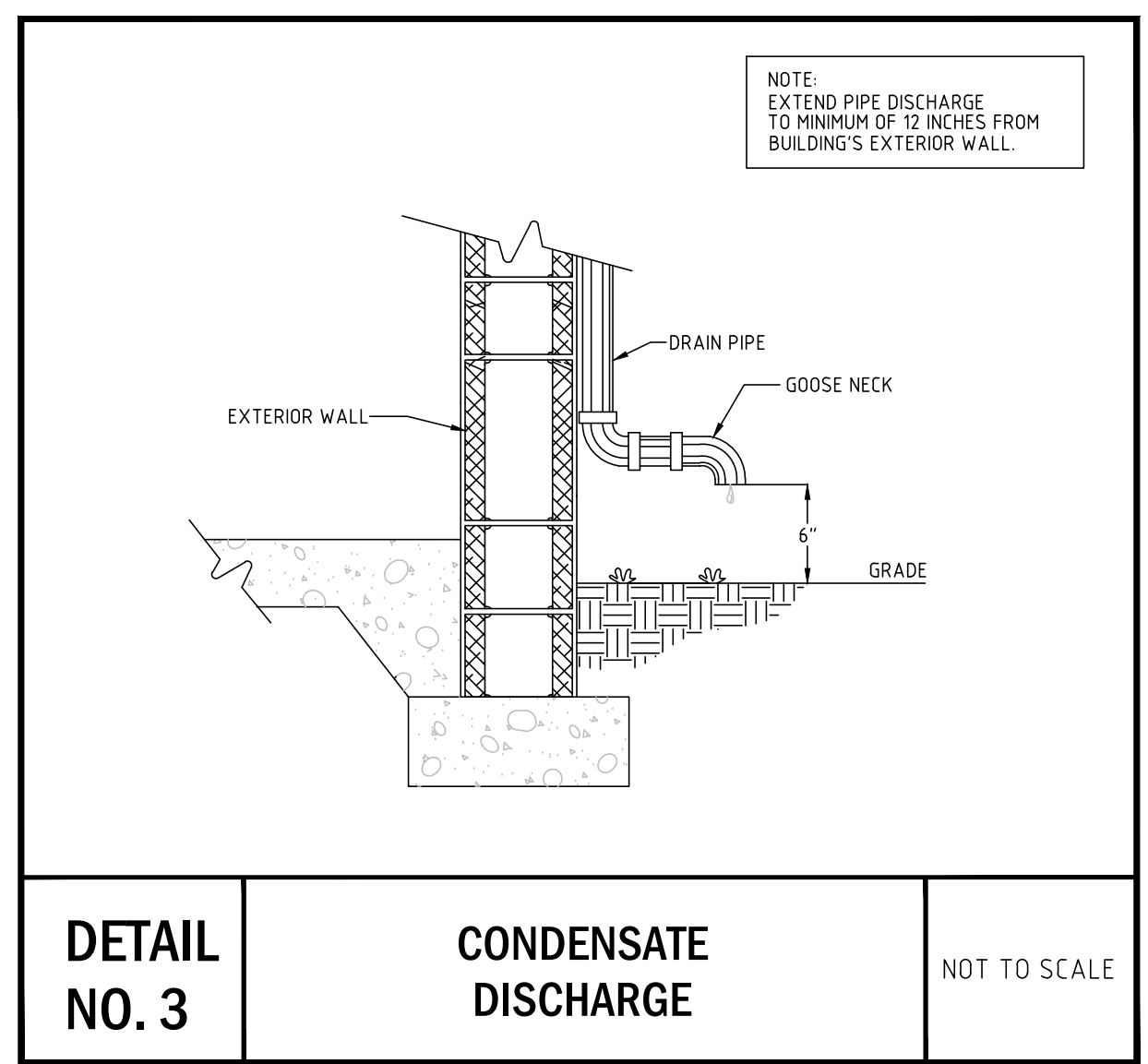
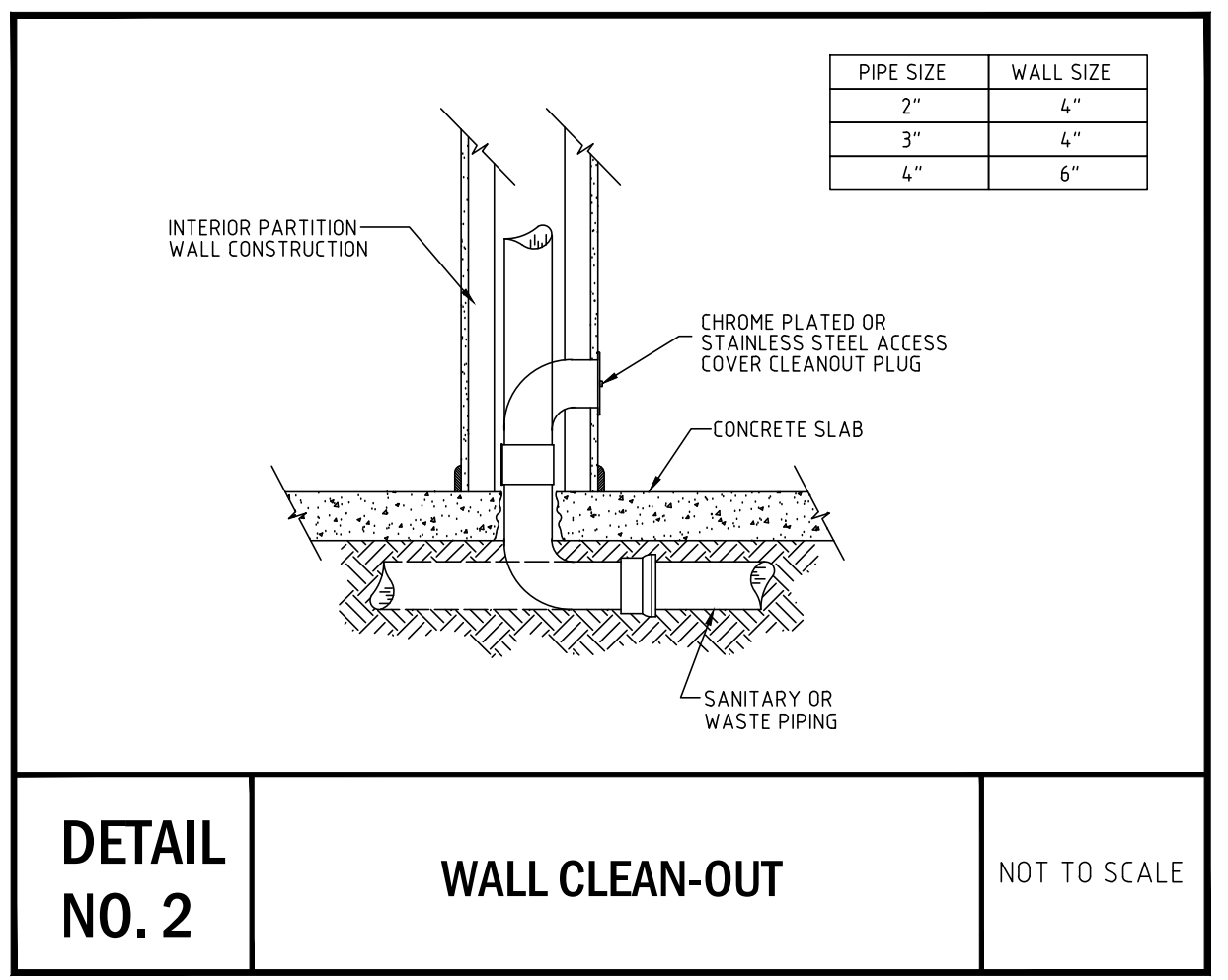
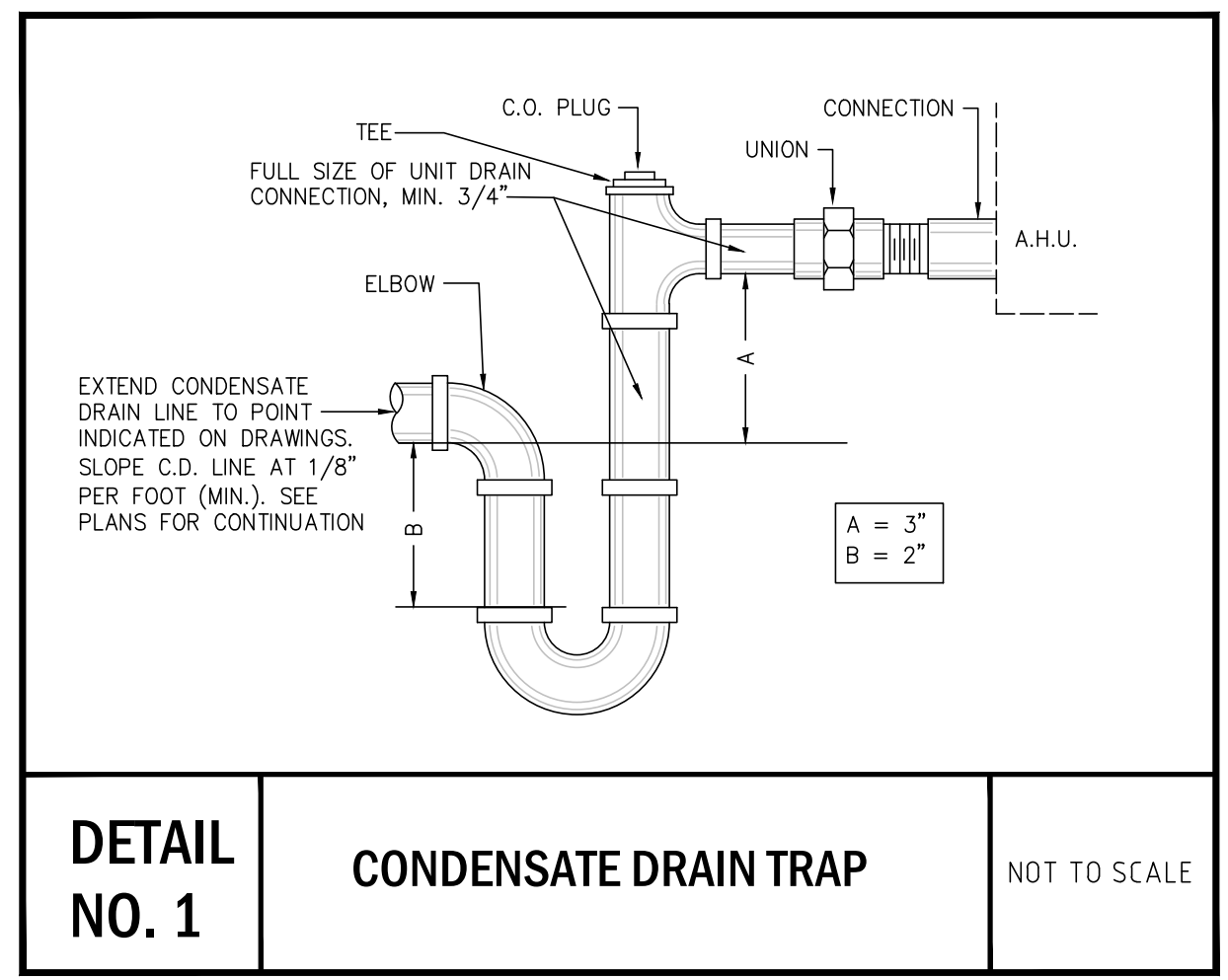
16014

PO.1

PLUMBING SHEET INDEX	
SHEET #	DESCRIPTION
P0.1	PLUMBING DETAILS AND SPECS.
P1.1	PLUMBING FLOOR PLANS
P3.1	PLUMBING RISERS

PLUMBING LEGEND	
—	COLD WATER PIPING
— 110° —	110° HOT WATER PIPING
— 140° —	140° HOT WATER PIPING
—	SANITARY PIPING
—	VENT PIPING
— C —	CONDENSATE PIPING
— D —	DRAIN PIPING
↘	PIPE TURN DOWN
↗	PIPE TURN UP
⊘	STOP VALVE (ISO)
⊕	STOP VALVE (FLOOR PLAN)
⊘	TRAP
⊗	SHUT-OFF VALVE (S.O.V.)
⊕	CHECK VALVE
⊘	BALL VALVE
⊕	SHOCK ARRESTOR
⊕	MIXING VALVE
A.A.V.	AIR ADMITTANCE VALVE
REF.	REFRIGERATOR
DF	DRINKING FOUNTAIN
WC	WATER CLOSET
CO	CLEAN OUT
LAV	LAVATORY
MS	MOP SINK

PLUMBING SPECIFICATIONS	
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2016, FIFTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.	
1.	ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
2.	CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3.	ALL MATERIALS TO BE NEW.
4.	ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORK MAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
5.	ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6.	REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
7.	CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TEST. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
8.	EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
9.	ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
10.	THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
11.	DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
12.	DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
13.	VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
14.	INSTALL SIOUX CHEF 650 SERIES WATER HAMMER ARRESTORS IN PIPING TO QUICK-CLOSING VALVES AS DEFINED IN FLORIDA PLUMBING CODE.
15.	PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
16.	ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
17.	CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
18.	SANITARY PIPE 2 1/2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. "SANITARY PIPE 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.
19.	WHERE SOIL CONDITIONS REQUIRE THE USE OF PIER OR PILING SUPPORTED GRADE BEAM CONSTRUCTION OR IN FILLED GROUND WHERE THE SOIL COMPACTNESS IS LESS THAN 95% THE SANITARY PIPING TO BE INSTALLED BY TRENCHING INTO THE FILL, AND THEN PUTTING HANGERS WITH SUPPORT RODS ON THE PIPES AS THEY ARE INSTALLED. THE HANGER RODS EXTENDING UPWARD TO BE EMBEDDED IN AND ANCHORED IN THE CONCRETE PER ASTM F2536-06B AND UNDERGROUND PIPE TO CONFORM TO ASTM STANDARD D2665.
20.	DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT.
21.	WATER PIPING TO BE TYPE "L" COPPER ABOVE AND TYPE "K" COPPER BELOW GRADE.
22.	SOIL, WASTE, VENT AND STORM PIPING TO BE PVC SCHEDULE #40 DWV CONFORMING TO ASTM D2665 FOR UNDERGROUND AND AS PER FLORIDA BUILDING CODE PLUMBING 2014 TABLE 702.2 & 702.3. CAST IRON SHALL BE USED IN COMMON PLENUM AREAS.
23.	RAINWATER/STORMWATER TO BE SCHEDULE #40 DWV, INSULATE WITH ARMAFLEX INSULATION WHEN IN COMMON PLENUM.
24.	HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPES TO BE INSULATED WITH ARMAFLEX INSULATION FROM THE WATER HEATER TO THE FURTHEST FIXTURE PER 2014 FBC PLUMBING 607.2.1.
25.	THE DISCHARGE WATER TEMPERATURE FROM LAVATORIES, BIDETS & GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 110°F (43°C) BY A WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 OR CSA B125.3.
26.	WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
27.	ALL PLUMBING PIPES PENETRATING FIRE RATED WALLS, CEILING AND/OR FLOORS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLY. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS).
28.	HOT WATER EXPANSION LOOPS SHALL BE INSTALLED AS REQUIRED TO PARTLY ABSORB TENSION OR COMPRESSION PRODUCED DURING ANTICIPATED CHANGE IN TEMPERATURE. INSTALL EXPANSION JOINTS OF SIZES OF PIPING IN WHICH THEY ARE INSTALLED. INSTALL ALIGNMENT GUIDES TO GUIDE EXPANSION AND TO AVOID LOADING STRESS.
29.	NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
30.	WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
31.	CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS, INSULATE WITH ARMAFLEX INSULATION.
32.	FLUSH OUT EXISTING WATER PIPING, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
33.	AFTER STERILIZATION HAS BEEN ACCOMPLISHED INITIATE A BACTERIOLOGICAL TEST PERFORMED BY AN APPROVED TESTING LABORATORY. WATER SHALL BE DRAWN FROM THE SYSTEM AT A POINT FURTHEST FROM THE WATER ENTRANCE TO THE BUILDING. A CERTIFIED TEST REPORT OF THESE TESTS RESULTS INDICATING SATISFACTORY COLIFORM COUNT, COLOR AND CHLORINE RESIDUAL SHALL BE PRESENTED TO THE ARCHITECT AND OWNER WHEN THE WATER SUPPLY PIPING SYSTEM IS SUBSTANTIALLY COMPLETED DURING CONSTRUCTION. ANOTHER SIMILAR TEST SHALL BE PERFORMED AT THE TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WITH ANOTHER CERTIFIED TEST REPORT PRESENTED TO THE ARCHITECT AND OWNER AT THAT TIME.
34.	FEDERAL LAW MANDATES AS OF JANUARY 4, 2014 THE WETTED SURFACE OF EVERY PIPE, FIXTURE AND FITTING INSTALLED IN POTABLE WATER APPLICATIONS SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT. SOLDER AND FLUX SHALL NOT CONTAIN MORE THAN 0.2% LEAD. NON-COMPLIANCE MAY RESULT IN FINES, INSTALLED PRODUCT REMOVAL COSTS, LAWSUITS BY PRIVATE PARTIES OR GOVERNMENT AGENCY.
35.	CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
36.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
37.	CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF (2) WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.



PLUMBING FIXTURE SPECIFICATIONS	
WATER CLOSET (HANDICAP) (FLOOR)	AMERICAN STANDARD "CADET" 16-1/2" H. MODEL #2467.016 COLOR WHITE. SEAT MODEL #5901.000 COLOR WHITE. INSTALLED SO TOP OF SEAT 17"-19" FROM FINISHED FLOOR.
LAVATORY (HANDICAP) (WALL-HUNG)	AMERICAN STANDARD "LUCERNE" MODEL #0356.028 COLOR WHITE. FAUCET SET AMERICAN STANDARD "MONTERREY" MODEL #5500.110. MCQUIRE PO PLUG MODEL #75806200235 MCQUIRE P-TRAP MODEL #75806201011 MCQUIRE WATER SUPPLY LINE MODEL #75806204157
BREAK ROOM SINK (HANDICAP)	ELKAY "LISTERSTONE" - SINGLE BOWL SINK. MODEL #LR40019B. COLOR STAINLESS STEEL. 6" DEPTH (3) HOLES (PLUMBER TO VERIFY MOUNTING SYSTEM). FAUCET ELKAY COLOR CHROME MODEL #LKD24388H. MCQUIRE PO PLUG MODEL #75806200235 MCQUIRE P-TRAP MODEL #75806201011 MCQUIRE WATER SUPPLY LINE MODEL #75806204157
MOP SINK (ISLAURE - FLOOR)	ZURN MODEL #27996-24. MH-SF. MOLDED HIGH DENSITY COMPOSITE BASIN. PVC DRAIN BODY. STAINLESS STEEL DOME STRAINER / LINT BASKET, AND 3" GASKETED OUTLET CONNECTION WITH HOSE & HOSE BRACKET. CHROME PLATED SERVICE FAUCET. COMPLETE WITH VACUUM BREAKER. INTEGRAL STOPS. ADJUSTABLE AIR BRACE. PALE HOOK. FOUR-ARM HOT & COLD HANDLES & 3/4" HOSE THREAD ON SPOUT.
HIGH-LOW WATER COOLER (HANDICAP)	ELKAY MODEL #EZ5TL8LC. BARRIER FREE TWO LEVEL WALL MOUNTED. VANDAL RESISTANT. HANDICAP UNIT. STAINLESS STEEL. CHROME PLATED HEAVY DUTY BRASS BUBBLER.
WATER HEATER	ELECTRIC WATER HEATER, 20 GALLON. MANUFACTURER A.O. SMITH, MODEL # DE... 4.5KW SINGLE ELEMENT, 240V SINGLE PHASE, WITH ASME PRESSURE AND TEMPERATURE RELIEF VALVE, WITH COMPLETE CONTROLS, ADJUSTABLE THERMOSTATS, HIGH TEMPERATURE CUTOFF, U.L. LISTED, SET AT 140° F.
MIXING VALVE	WATTS MODEL #MMV. THERMOSTATIC DOUBLE THROTTLING MIXING VALVE MAINTAINS AND LIMITS MIXED HOT WATER BETWEEN 80° F AND 120° F. COMPLIES WITH ASSE 1070.

NOTES:
* OR APPROVED EQUAL TO BE SELECTED BY OWNER
1. MOUNTING HEIGHT PER ADA STANDARD. INSULATE WATER AND DRAIN LINE.
2. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL ALL PLUMBING FIXTURES COMPLETELY. PROVIDE CUT SHEETS FOR REVIEW PRIOR TO PURCHASE.
3. PLUMBING FIXTURES TO COMPLY WITH TABLE 604.4 F.B.C.
4. ALL WALL HUNG PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 2517.5.11, 2517.5.12 AND 2517.5.13
5. ALL EXPOSED PIPING AND SURFACES UNDER LAVATORIES SHALL COMPLY WITH FBC 406.6.4.

PLUMBING FIXTURE UNIT CALCULATION					
SANITARY SIZING					
FIXTURE TYPE	NO.	F.U./EACH	TOTAL	MIN. TRAP SIZE	
WATER CLOSET	2	4.0	8.0	3"	
LAVATORY	2	1.0	2.0	1 1/4"	
MOP SINK	1	2.0	2.0	3"	
BREAK ROOM SINK	1	2.0	2.0	1 1/2"	
DRINKING FOUNTAIN	1	0.5	0.5	1 1/4"	
TOTAL	7		14.5		
TOTAL SANITARY FIXTURE UNITS: 14.5					
MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE: 3"					
HOT & COLD WATER SIZING PER TABLE E103.3(2) F.B.C. 2010 (PLUMBING)					
FIXTURE TYPE	NO.	C.W.F.U./EA.	H.W.F.U./EA.	PER FIXTURE TOTAL	MULTIPLIED TOTAL
WATER CLOSET	2	5.0	-	5.0	10.0
LAVATORY	2	1.5	1.5	2.0	4.0
MOP SINK	1	2.25	2.25	3.0	3.0
BREAK ROOM SINK	1	1.5	1.5	2.0	2.0
DRINKING FOUNTAIN	1	0.25	-	0.25	0.25
TOTAL	7				19.25
TOTAL C.W.F.U. = 19.25					
MINIMUM SIZE WATER SERVICE: 1"					

PROGRESS OR CHECK SETS, BY THEIR NATURE, MAY BE INCOMPLETE AND ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION. CONTRACTOR RECOGNIZES HIS SOLE RESPONSIBILITY TO INCLUDE ALL CONTINGENCIES FOR DESIGN AND INSTALLATION TO MEET THE PROJECT REQUIREMENTS IN ANY PRICING EXERCISE.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

CHECK SET: 02/22/16

FAE CONSULTING

700 WEST HILLSBORO BLVD. - BLDG. #1, SUITE 204
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 391-9292 FAX: (561) 391-9998
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E. LICENSE #F75122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
DONALD H. AUSTIN, JR., P.E. LICENSE #60651
JASON BARBER, P.E. LICENSE #73050
E-MAIL: INFO@FAECORP.COM
DESIGNED BY: KW/AS PM: AN P/N 16014