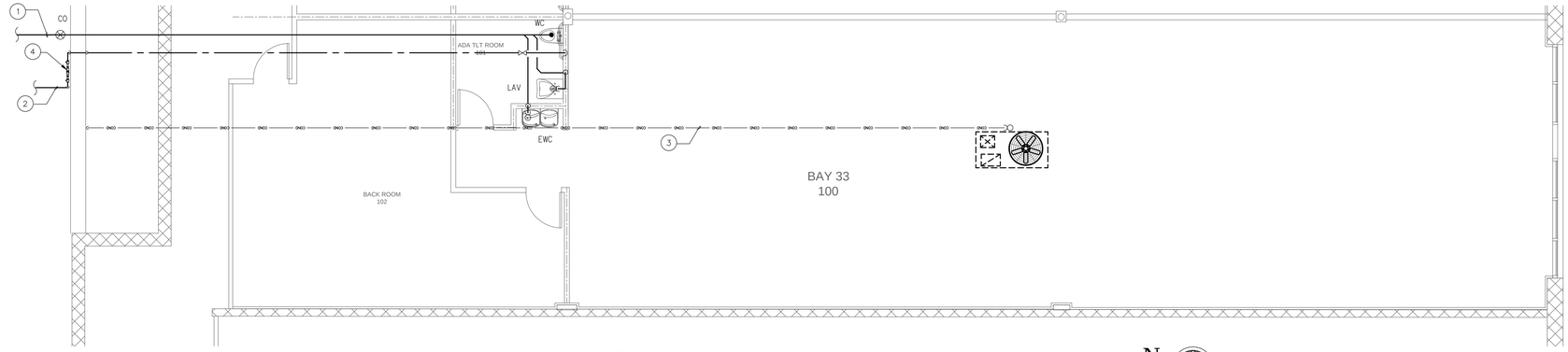
PLUMBING KEY NOTES

1. TIE NEW 3" SANITARY TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
2. TIE NEW 3/4" CW TO NEW METER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
3. INDIRECT 1" CONDENSATE LINE TO EXISTING ROOF SCUPPER.
4. BACKFLOW PREVENTER ON WALL



PLUMBING PLAN

scale: 3/16" = 1'-0"

N

GENERAL PLUMBING NOTES:

1. A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA 2014 BUILDING CODE (PLUMBING) AND WITH ALL APPLICABLE REGULATIONS.
   B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
   C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
   D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
   E. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.
2. PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY TENANT AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014 WATER SAVING STANDARDS.
3. MATERIALS:
   A. PIPING:
      A. SOIL, WASTE AND VENT: PVC SCHEDULE 40
      B. DOMESTIC WATER: FLOWGUARD CPVC ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
      D. DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING WITH ANGLE SHUT OFF VALVES.
4. PIPING TEST AND DISINFECTIONS:
   A. TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
   B. DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
5. VALVES: DOMESTIC WATER VALVES SHALL BE OF BRONZE BODY, SWAT ENDS.
6. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.
7. CONTRACTOR SHALL PIPE PROTECTION UNDERNEATH ALL ADA LAVATORIES AND SINKS TO COMPLY WITH ADA CODE.
8. NO COMBUSTIBLE MATERIAL SHALL BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
9. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.

PLUMBING SYMBOL LEGEND

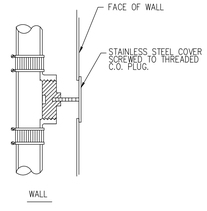
SYMBOL	DESCRIPTION
	EXISTING SANITARY LINE
	EXISTING VENT LINE
	SANITARY LINE
	VENT LINE
	EXISTING COLD WATER LINE
	EXISTING HOT WATER LINE
	COLD WATER LINE
	HOT WATER LINE
	GATE VALVE
	FLOOR PENETRATION
	HAMMER ARRESTOR
	WALL CLEANOUT
	CONNECT TO EXISTING

PLUMBING FIXTURE SCHEDULE

NAME	FIXTURE	MODEL #	ACCESSORIES
LAV	WALL HUNG LAVATORY	LUCERNE #0355.012	ZURN #Z-7440 FAUCET WITH COMPLETE DRAIN ASSEMBLY, SUPPLY PIPES, MCGUIRE ANGLE STOPS, ADJUSTABLE "P" TRAP WITH PROWRAPS AND FLOOR MOUNTED CARRIER ZURN #Z1231
WC	ADA WATER CLOSET (TANK)	AMERICAN STANDARD CADAT FLOWISE #2467.100 ELONGATED (1.1 G.P.F)	CHURCH OPEN FRONT SEAT, SUPPLY PIPE, MCGUIRE ANGLE STOP AND 2 BOLT CAPS.
EWC	ELECTRIC WATER COOLER	SUNROC ADA ADAFBACB	1/2" SUPPLY PIPES, MCGUIRE ANGLE STOPS & ADJUSTABLE "P" TRAP.

*PLUMBING FIXTURE MUST BE APPROVED BY OWNER/ARCHITECT

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)	1/2"	3"	1.6 GPF
LAVATORY	1/2"	1 1/4"	.5 GPM



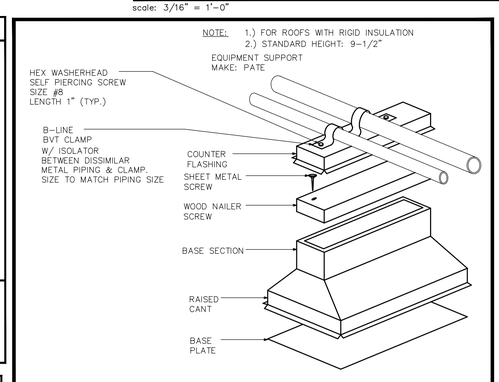
TYPICAL CLEANOUT DETAIL

NO SCALE

SHOCK ARRESTOR SCHEDULE

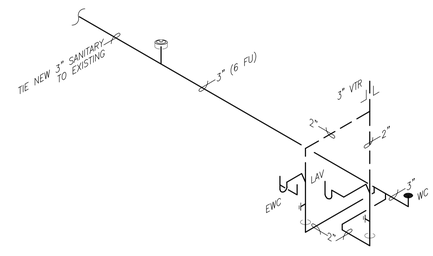
P.D.I. DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION
A	SIOUX CHIEF 652-A	1-11	1/2"

1. SIOUX CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED. CONFORMS TO ANSI/ASSE 1010 STANDARDS.
2. LOCATE SHOCK ARRESTORS PER MANUFACTURE RECONMENDATION.



ROOF MOUNTING PIPING DETAIL

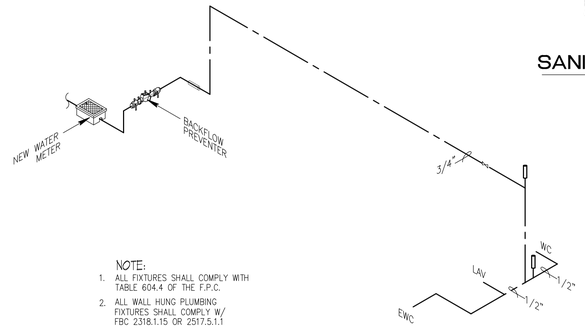
NOT TO SCALE



NOTE:
SLOPE ALL PIPING 2" AND LESS @ 1/4" PER L.F.
SLOPE ALL PIPING 3" AND ABOVE @ 1/4" OR 1/8" PER L.F.
HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPE PER FBC(2014) 704.1

SANITARY PIPING ISOMETRIC

NO SCALE



NOTE:
1. ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE F.P.C.
2. ALL WALL HUNG PLUMBING FIXTURES SHALL COMPLY W/ FBC 2318.1.15 OR 2517.5.1.1

WATER PIPING ISOMETRIC

NO SCALE

VIET BACH NGUYEN PE LICENSE No. 69753 STATE OF FLORIDA PROFESSIONAL ENGINEER

Viet Bach Nguyen, PE
LICENSE No. 69753
STATE OF FLORIDA

date

CCS
ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884
www.ccsarch.com
Florida Registration Number
AA26001852

CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC.
7501 Wiles Rd,
Coral Springs, FL 33067
(954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
PHONE: (954) 471-8657

PROJECT:

BAY 33
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
LAUDERDALE LAKES, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 2016.00-1
DATE: 06-06-2016
CAD FILE NO:

ADDENDA/REVISIONS

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:
PLUMBING PLAN

DRAWING NO:
P-1

AMERICAN UNITED Engineers Inc.
Dedicated to Excellence
AUE
CA # 29803
4508 SW 24th Street
Fort Lauderdale, FL 33317
Tel: (954) 471-8657
american.eng@comcast.net

project no. 1623.00