

PLUMBING LEGEND	
---	COLD WATER LINE (C.W.)
----	110° HOT WATER LINE (H.W.)
-----	140° HOT WATER LINE (H.W.)
-----	SANITARY LINE
-----	EXISTING SANITARY LINE
-----	VENT LINE
-----	CONDENSATE LINE
-----	GAS LINE
⊗	FLOOR DRAIN (F.D.)
⊕	BALL VALVE
⊕	GAS VALVE
⊥	SHOCK ARRESTOR
H.B. ⊕	HOSE BIBB WITH S.O.V. & VACUUM BREAKER
(E)	EXISTING TO REMAIN
REF.	REFRIGERATOR
E.W.C.	ELECTRIC WATER COOLER
W.C.	WATER CLOSET
C.O.	CLEAN OUT
LAV.	LAVATORY
UR.	URINAL
F.D.	FLOOR DRAIN

PLUMBING FIXTURE UNIT CALCULATION					
SANITARY SIZING					
FIXTURE TYPE	NO.	F.U./EACH	TOTAL	MIN. TRAP SIZE	
WATER CLOSET	6	4.0	24.0	3"	
URINAL	2	4.0	8.0	2"	
LAVATORY	6	1.0	6.0	1 1/4"	
SINK	1	2.0	2.0	1 1/2"	
DRINKING FOUNTAIN	6	0.5	3.0	1 1/4"	
FLOOR DRAIN	3	2.0	6.0	2"	
MOP SINK	1	2.0	2.0	1-1/2"	
TOTAL			51.0	-	
TOTAL SANITARY FIXTURE UNITS = 51.0					
MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE 4"					
HOT & COLD WATER SIZING PER TABLE E103.3(2) F.B.C. 2014 (PLUMBING)					
FIXTURE TYPE	NO.	C.W.F.U./EA.	H.W.F.U./EA.	PER FIXTURE TOTAL	MULTIPLIED TOTAL
WATER CLOSET	6	10.0	-	10.0	60.0
URINAL	2	5.0	-	5.0	10.0
LAVATORY	6	1.5	1.5	2.0	12.0
SINK	1	1.5	1.5	2.0	2.0
DRINKING FOUNTAIN	6	0.25	-	0.25	1.5
MOP SINK	1	2.25	2.25	3.0	3.0
TOTAL					88.5
TOTAL C.W.F.U. = 88.5.....					
MINIMUM SIZE WATER SERVICE 1-1/2".....					
IF EXISTING WATER SERVICE PIPE IS NOT LARGE ENOUGH CONTRACTOR TO UPGRADE WATER SERVICE AS REQUIRED TO ACCOMMODATE NEW LOAD.					

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FITTINGS	
FLORIDA BUILDING CODE 2014, PLUMBING TABLE 604.4	
FIXTURE TYPE	MAXIMUM FLOW RATES (GPM)
LAVATORY, PUBLIC (METERING)	0.25 GP METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM AT 60PSI
SINK	2.2 GPM AT 60PSI
URINAL	1.0 GPF CYCLE
WATER CLOSET	1.6 GPF CYCLE

PLUMBING EQUIPMENT SPECIFICATIONS	
WATER HEATER	MANUFACTURER AO SMITH, MODEL #EJC-10, 10 GALLON, 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	MANUFACTURER WATTS, MODEL #MMY, THERMOSTATIC DOUBLE THROTTLING MIXING VALVE MAINTAINS AND LIMITS MIXED HOT WATER, BETWEEN 60°F AND 120°F, COMPLIES WITH ASSE 1070.

PLUMBING SCHEDULES, LEGENDS, NOTES & INDEX

CLUBHOUSE BUILDING


N.T.S.

PLUMBING SHEET INDEX	
SHEET#	DESCRIPTION
P0.1	PLUMBING SCHEDULES, LEGENDS, NOTES & INDEX
P0.2	PLUMBING DETAILS
P0.3	PLUMBING RISERS
PS1.1	SITE PLAN
P1.0	FOUNDATION PLUMBING PLAN
P1.2	PLUMBING PLAN

CONTRACTOR GENERAL CONDITIONS NOTES	
1.	RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
2.	SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
3.	SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
4.	LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
5.	DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
6.	SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7.	AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
8.	INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS: CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

PLUMBING SPECIFICATIONS	
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, 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 CHIEF 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" & 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 COMPACTION 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 & 702.3. CAST IRON SHALL BE USED IN COMMON PLENUM AREAS.
23.	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.
24.	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.
25.	WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
26.	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.
27.	WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
28.	CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. INSULATE WITH ARMAFLEX INSULATION
29.	FLUSH OUT EXISTING WATER PIPING, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORINE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZATION 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.
30.	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.
31.	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.
32.	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.
33.	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.
34.	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.

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.

PERMIT SET: 07/21/16

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**WOODFIELD HUNT CLUB
CLUBHOUSE RENOVATION
AND EXPANSION**
4420 WOODFIELD BLVD.
BOCA RATON, FLORIDA

DRAWN DB/FR/AB
CHECKED UI/SR/DA/UB
DATE 07-21-16
SCALE AS NOTED
JOB NO. 16104
SHEET
P0.1

PERMIT - 7-21-16