

GENERAL PLUMBING NOTES

- Drawings are diagrammatic and shall not be scaled. Refer to architectural plans and elevations for exact location of all plumbing fixtures, equipment, etc. Plumbing contractor shall furnish and install all items required for a complete and acceptable working installation.
- All work and materials shall comply with the latest edition of the National, State, and all local codes and Ordinances having jurisdiction.
- The plumbing contractor shall visit the site and thoroughly familiarize himself with all existing conditions. All execution and backfill as required for this phase of construction shall be a part of this contract.
- All material shall be new.
- All work shall be performed by a licensed plumbing contractor in a first class workmanlike manner. The completed system shall be fully operative and accepted by engineer/architect.
- All required insurance shall be provided for protection against public liability or property damage for the duration of the work.
- The plumbing contractor shall secure and pay all permit fees, inspections, and tests.
- All work shall be coordinated with other trades to avoid interference with the progress of construction.
- The plumbing contractor shall guarantee all materials and workmanship free from defects for a period of not less than (1) one 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.
- Verify location, size and inverts of all existing utilities prior to start of construction. Advise architect/engineer of any discrepancies.
- All fixtures shall be provided with readily accessible stops.
- Water piping shall be type "L" copper for up to and including 2" and shall be type "K" for 2 1/2" and larger. PEX, Polyvinyl Chloride, or other approved polyvinyl and composite piping may be used in lieu of copper.
- Soil, wastes and vent piping shall be PVC #40 DMV. Waste and vent piping above slab shall be PVC, if approved by local authorities having jurisdiction, otherwise cast iron. PVC shall not be installed in A/C return air plenum or penetrate fire rated walls or floors.
- Air conditioning condensate drain piping shall be PVC #40 or copper drain waste and bent pipe and fittings. Insulate all condensate piping except exterior piping. Install all condensate piping for air conditioning units as required per local codes, and PDI approved shock arresters on main lines and risers. Furnish and install approved air chambers at each plumbing fixture.
- Provide chrome plated combination covered plate and cleanout plug for all wall cleanouts. Josam 58992.
- Insulate lines as follows:
a) Hot and Cold water supply and return: 1" thick fiberglass.
b) Condensate piping: 1/2" thick armaflox preformed.

PLUMBING SYMBOL LEGEND

CO	CLEAN OUT
CW	DOMESTIC COLD WATER
VTR	VENT THRU ROOF
---	SEWER AND WASTE WATER PIPING
---	VENT PIPING
---	DOMESTIC COLD WATER PIPING
— —	P-TRAP

PLUMBING FIXTURE SCHEDULE

HWC (HANDICAPPED WATER CLOSET)
SHALL BE AN AMERICAN STANDARD MODEL CADET 2998.02 ELONGATED 18" HIGH, 16 GPF, VITREOUS CHINA, SIPHON ACTION BOIL, CLOSE-COUPLED TANK, SPEED CONNECT TANK/BOUL COUPLING SYSTEM TOILET AND AN OLSONITE #35 OPEN FRONT SEAT LESS COVER CONTRACTOR TO ORDER LEFT OR RIGHT HAND ACTUATOR LEVER PLACEMENT TO ALLOW LEVER PLACEMENT TO BE ON THE OPEN SIDE OF THE TOILET TO MEET HANDICAP CODE REQUIREMENTS.

HLAV (HANDICAPPED WALL HUNG WITH CARRIER 4 RECEIVERS LAVATORY)
SHALL BE A DELTA, AMERICAN STANDARD, KOHLER OR EQUAL ENAMELED CAST IRON ACID RESISTING LAVATORY. PROVIDE CHICAGO FAUCET #895-317E2805-5VPHCP, DECK MOUNTED 4" FIXED CENTER HOT AND COLD SINK FAUCET TO INCLUDE AN OMNI PRESSURE COMPENSATING 95 GPM FLOW RESTRICTOR, AQUASEAL VALVES AND CHROME FINISH. GRID DRAIN, OFFSET PERFORATED WHEELCHAIR LAVATORY DRAIN ASSEMBLY WITH 1-1/2" TAILPIECE, MCGUIRE #95UC. PROVIDE PROTECTIVE INSULATION ON DRAIN AND HOT WATERLINE TO MEET HANDICAP CODE REQUIREMENTS ON ALL INSTALLATIONS WITH EXPOSED PIPING.

DRINKING FOUNTAIN (HI-LO ACCESSIBLE)
HI-LO ACCESSIBLE DRINKING FOUNTAIN SHALL BE HALSEY TAYLOR 4540 DRINKING FOUNTAIN - BY TENANT OR EQUAL.

TANKLESS ELECTRICAL WATER HEATER RHEEM MODAL RTE 9

NOTES:
1) ALL PLUMBING FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2) PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.

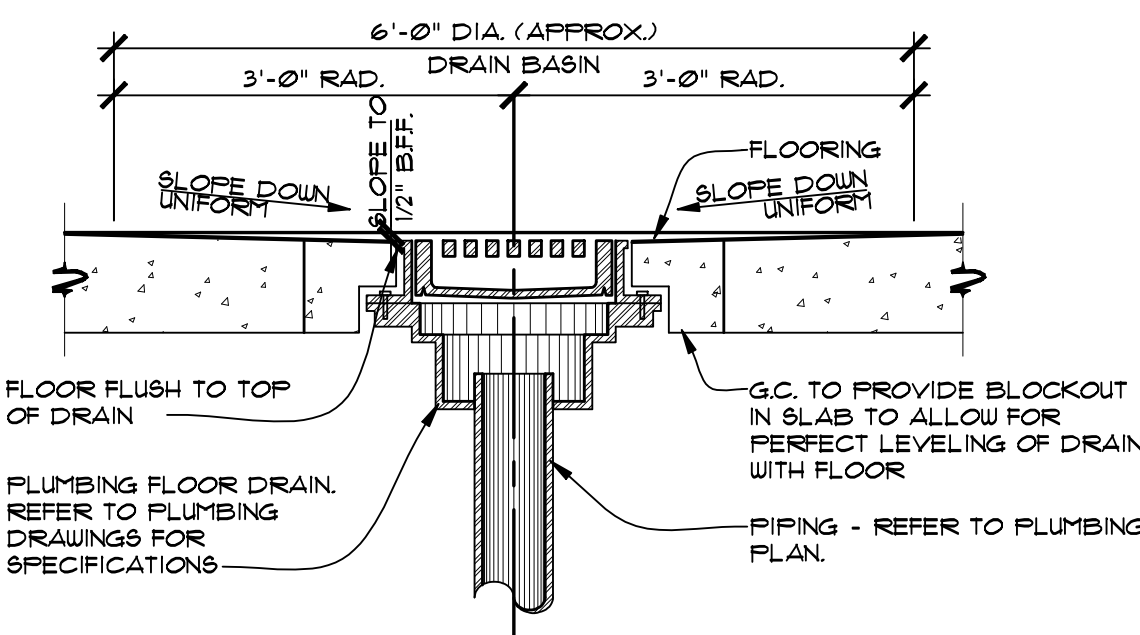
CONTRACTOR'S RESPONSIBILITY

CONTRACTOR SHALL COORDINATE WITH LANDLORD TO LOCATE UNDERGROUND PLUMBING UTILITIES, CONDUITS OR ANY OTHER CONCEIVABLE COMPONENTS LOCATED UNDERGROUND. IF SPECIFIC DIMENSIONS ARE NOT AVAILABLE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO EXAMINE THE SLAB COMPOSITION OR OTHER AREAS WITH GROUND PENETRATING RADAR TO IDENTIFY UNDERGROUND COMPONENTS.

IMPORTANT: THE ARCHITECT, THE OWNER, AND THE LANDLORD SHALL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES. DAMAGE CAUSED BY SLAB CUTTING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.

SOIL TREATMENT NOTE

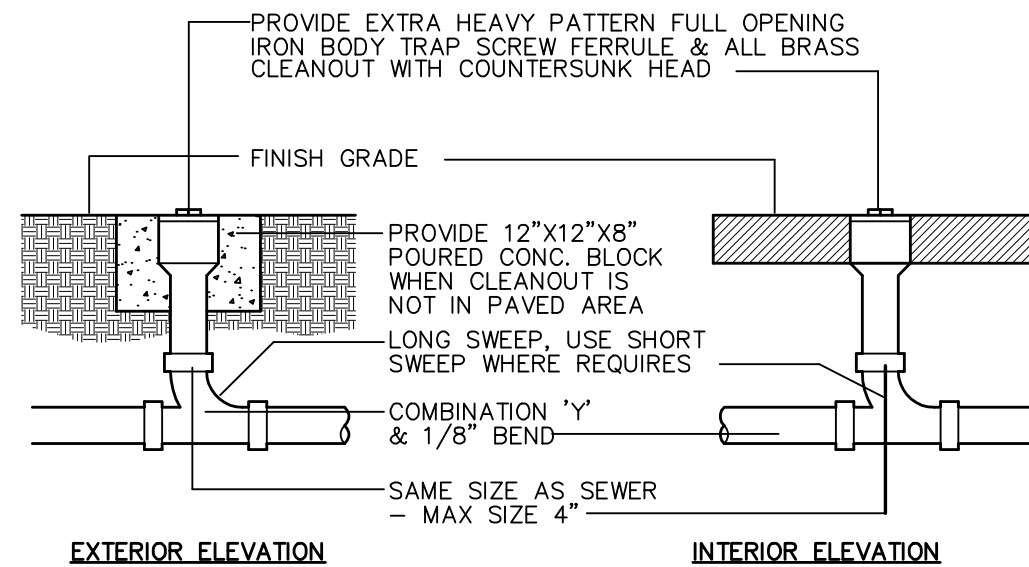
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
FBC 1816.111



NOTE: INLET OF DRAIN TO BE 1/2" BELOW FINISH FLOOR ELEVATION. REFER TO FINISH FLOOR PLAN (A3) FOR SLOPE TO DRAIN AREA.

NOTE: NO SLOPE TO DRAIN IN TOILET ROOMS DUE TO TILE SPEC. ADJUST HEIGHT OF DRAIN TO MATCH MATERIAL THICKNESS.

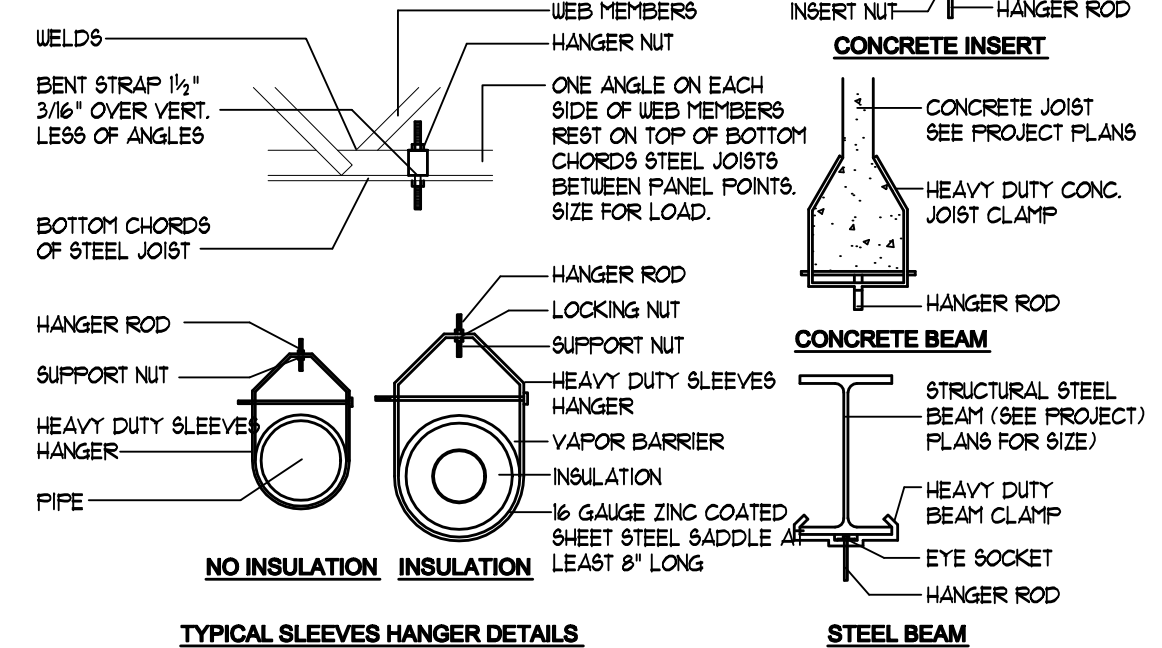
TYPICAL FLOOR DRAIN
SCALE: NOT TO SCALE



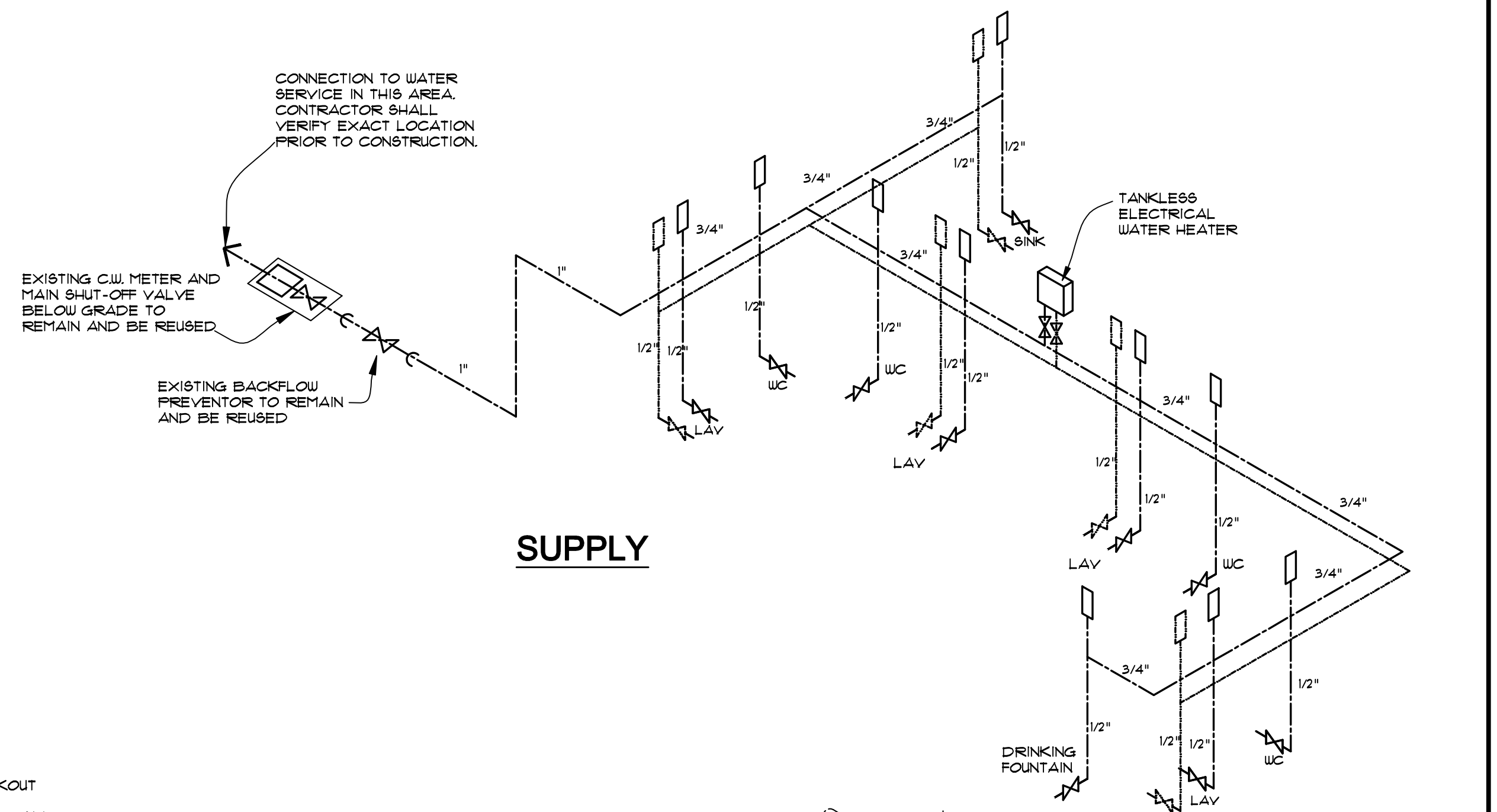
CLEANOUT DETAIL
SCALE: NOT TO SCALE

HANGING ROD SCHEDULE

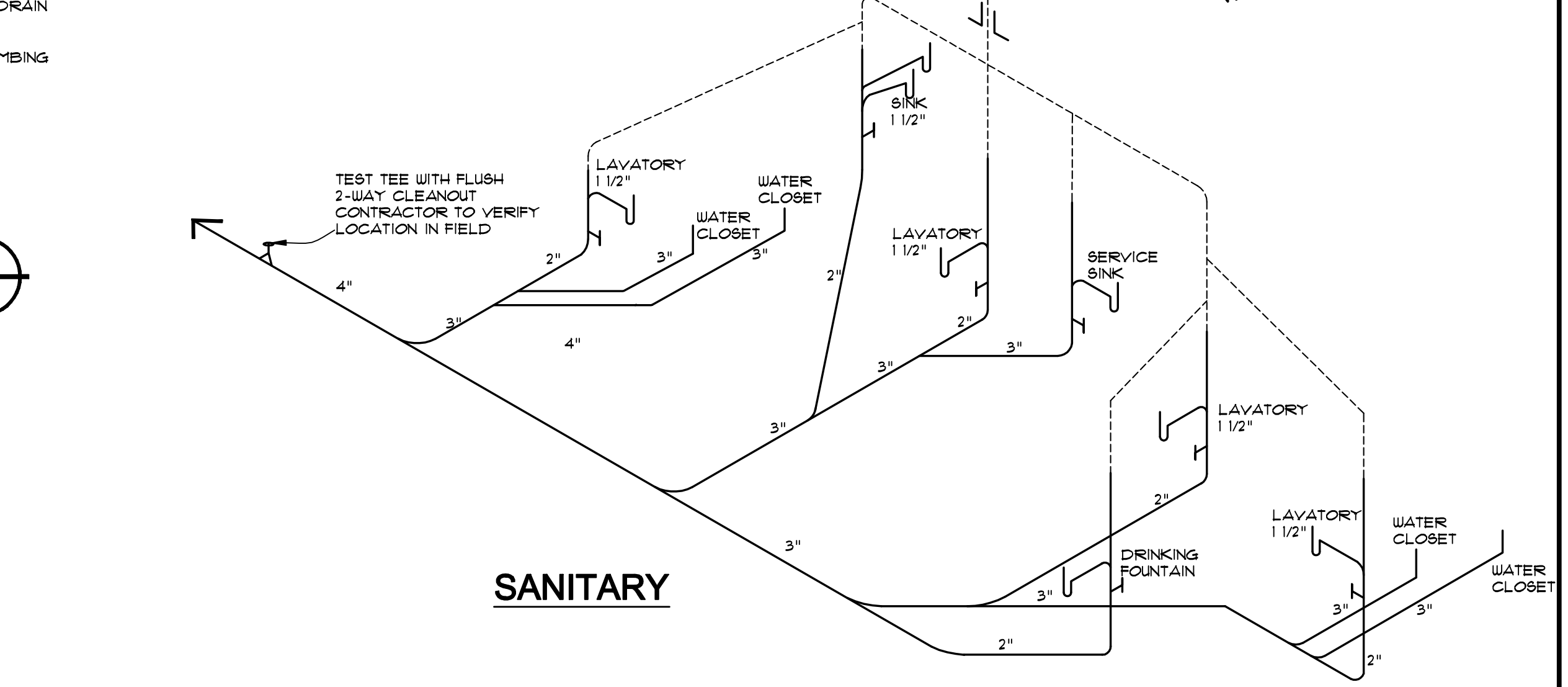
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	6" THRU 12"	3/4" DIA.



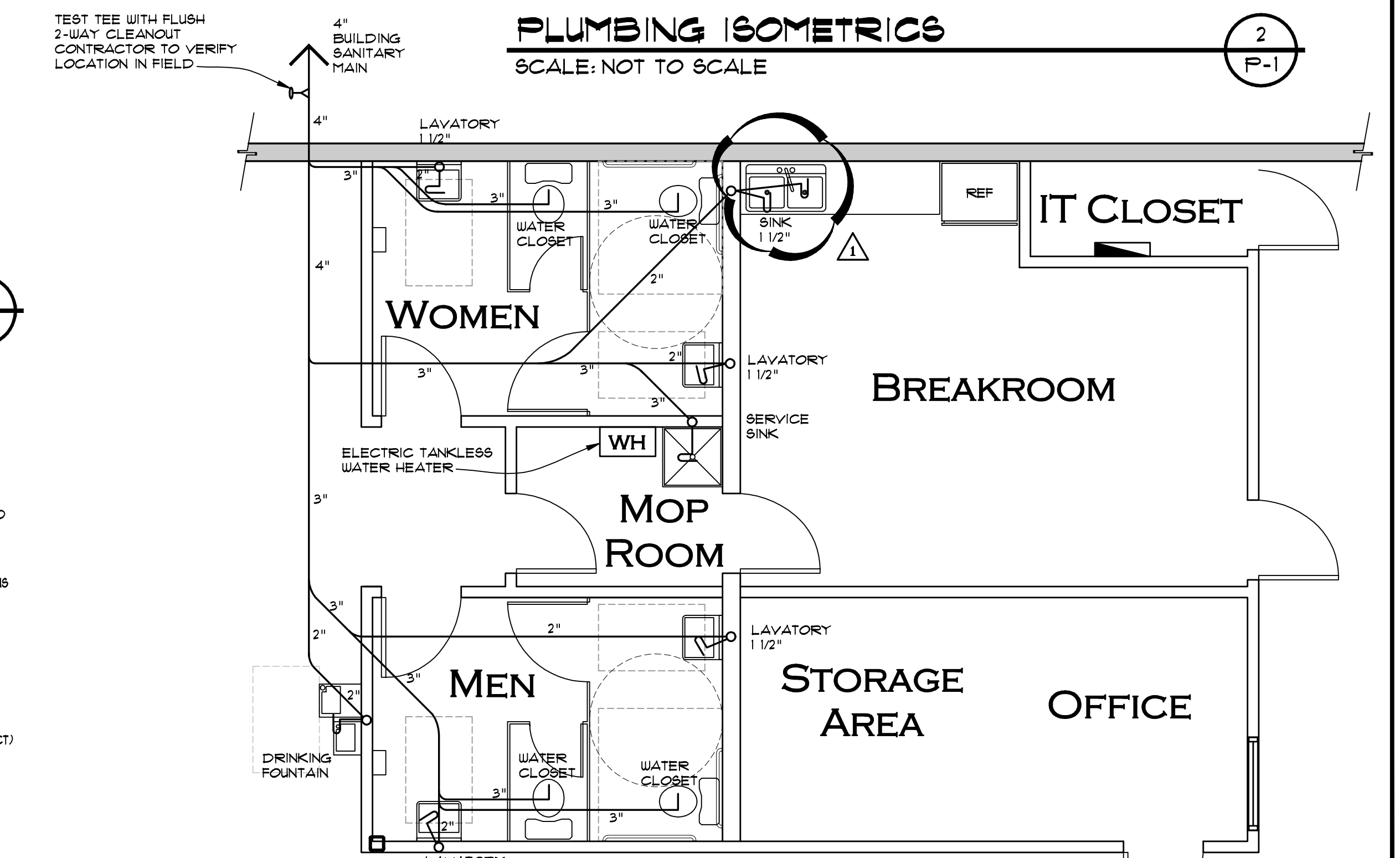
PIPE SUPPORT DETAIL
SCALE: NOT TO SCALE



SUPPLY



SANITARY

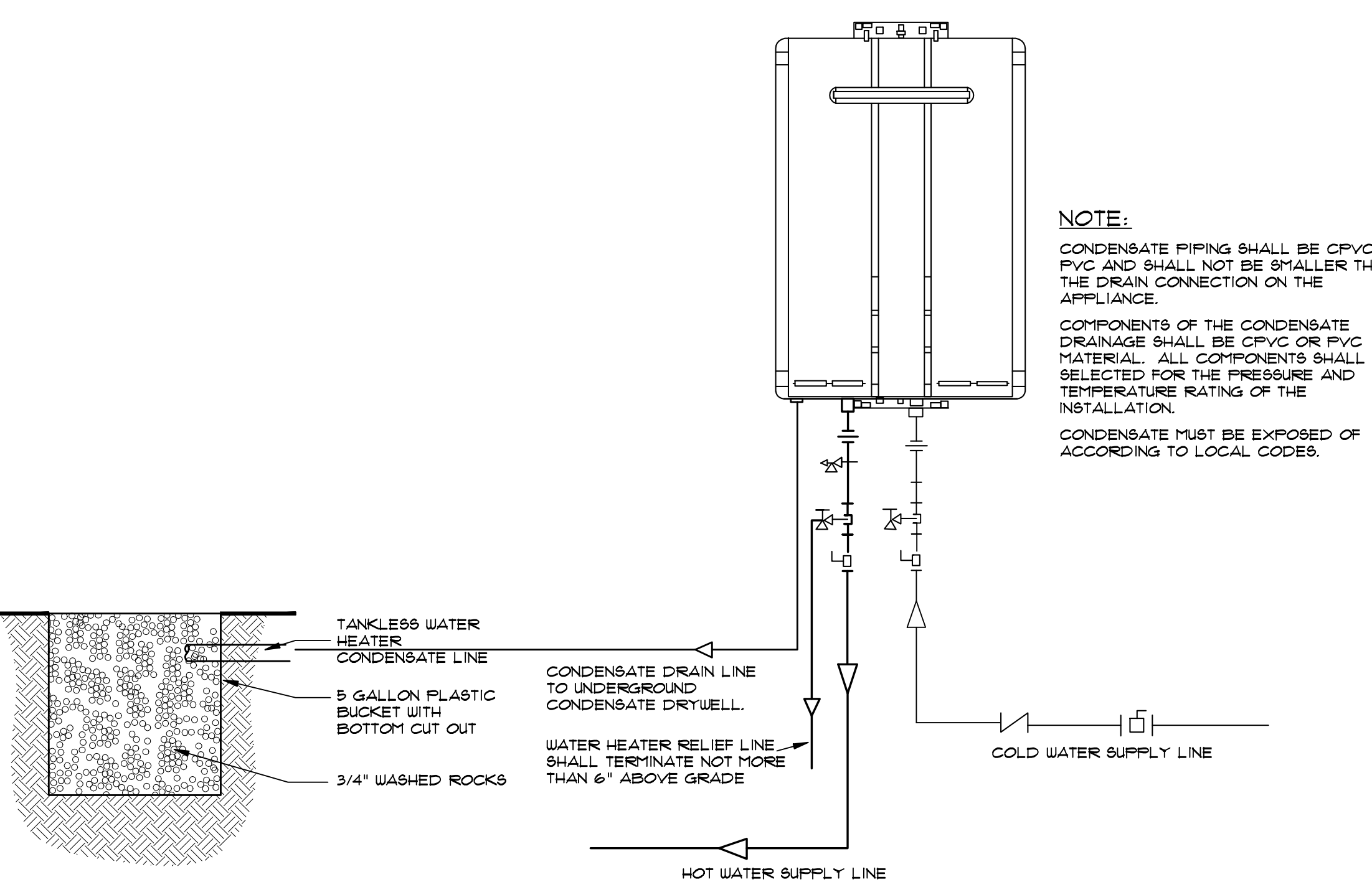


PLUMBING ISOMETRICS

SCALE: NOT TO SCALE

PLUMBING PLAN

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



TANKLESS WATER HEATER
SCALE: NOT TO SCALE

Revisions:

1	9-19-16 OWNER REVISION
2	
3	
4	
5	

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL

1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239

6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317

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ARCHITECT © DESIGN23.NET

CLIENT APPROVAL SET
9-19-16
(NOT FOR CONSTRUCTION)

Drawn By: **RSS** Checked By: **STB**

Scale: **SHOWN** Date: **7-29-16**

Project Number
160412

Sheet:
P-1

