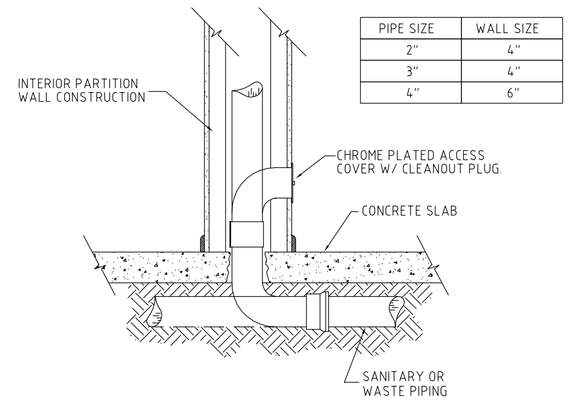
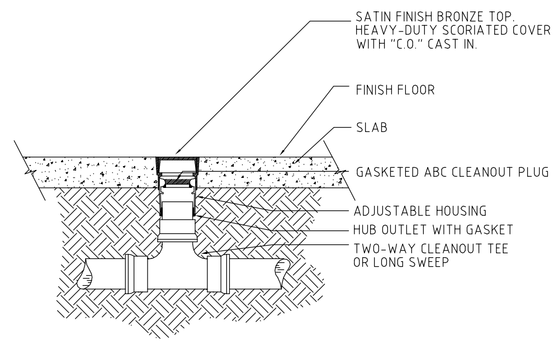
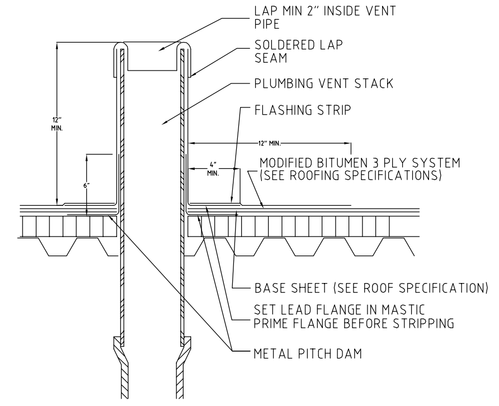


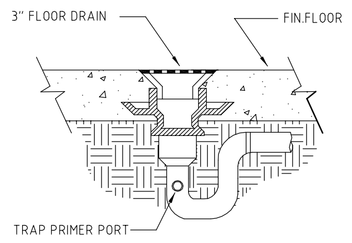
DETAIL NO. 4 | **WALL CLEAN-OUT** | NOT TO SCALE



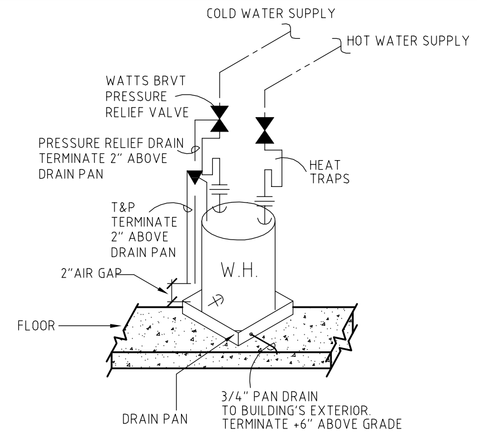
DETAIL NO. 5 | **FLOOR CLEAN-OUT (FCO)** | NOT TO SCALE



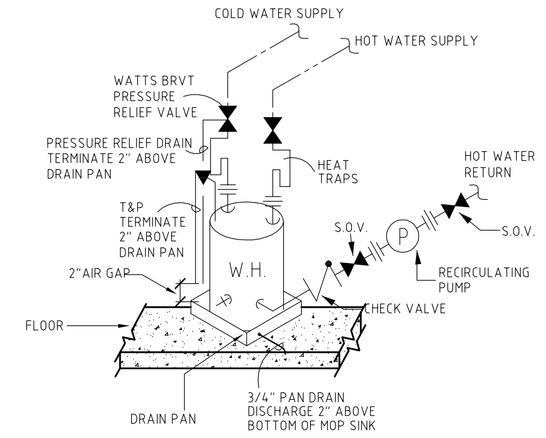
DETAIL NO. 6 | **VENT THROUGH ROOF** | NOT TO SCALE



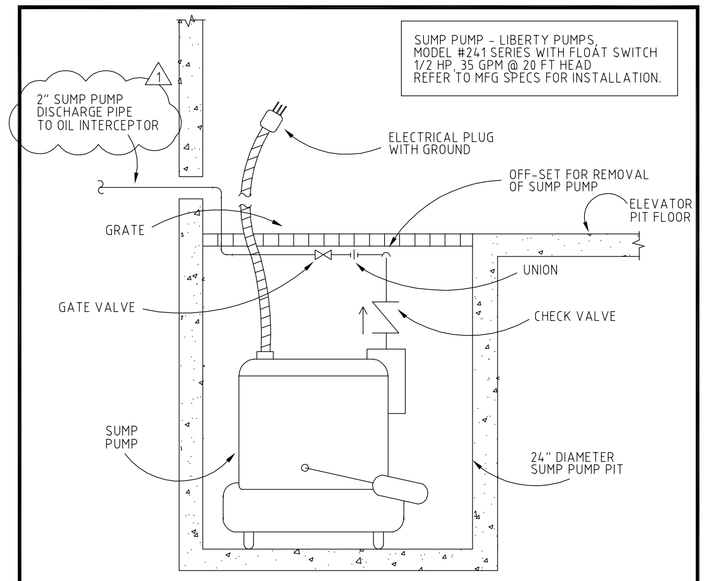
DETAIL NO. 7 | **FLOOR DRAIN WITH TRAP PRIMER** | NOT TO SCALE



DETAIL NO. 8 | **WATER HEATER #1** | NOT TO SCALE



DETAIL NO. 9 | **WATER HEATER #2** | NOT TO SCALE



DETAIL NO. 10 | **ELEVATOR SUMP PUMP DETAIL** | NOT TO SCALE

PROJECT NPB OFFICE BUILDING

SANITARY SIZING

FIXTURE TYPE	NO.	F.U./EACH	TOTAL	MIN. TRAP SIZE
WATER CLOSET	5	4.0	20.0	3"
LAVATORY	5	1.0	5.0	1 1/4"
DRINKING FOUNTAIN	4	0.5	2.0	1 1/4"
MOP SINK	2	2.0	4.0	1 1/2"
SINK	3	2.0	6.0	1 1/2"
DISHWASHER	1	2.0	2.0	1 1/2"
FLOOR DRAIN	1	2.0	2.0	2"
TOTAL	21	-	41.0	-

TOTAL SANITARY FIXTURE UNITS= 41.0
MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE 4"

HOT & COLD WATER SIZING PER TABLE E103.3(2) F.B.C. 2007 (PLUMBING)

FIXTURE TYPE	NO.	C.W.F.U./EA.	H.W.F.U./EA.	PER FIXTURE TOTAL	MULTIPLIED TOTAL
WATER CLOSET	5	5.0	-	5.0	25.0
LAVATORY	5	1.5	1.5	2.0	10.0
DRINKING FOUNTAIN	4	0.25	-	0.25	1.0
MOP SINK	2	2.25	2.25	3.0	6.0
SINK	3	1.5	1.5	2.0	6.0
DISHWASHER	1	-	1.4	1.4	1.4
HOSE BIBB	8	3.0	-	3.0	24.0
TOTAL	28	-	-	-	73.4

TOTAL C.W.F.U. = 73.4
MINIMUM SIZE WATER SERVICE 1 1/4".
MINIMUM SIZE WATER METER 1"

WC-1	WATER CLOSET (HANDICAP)	WATER CLOSET - HANDICAPPED - AMERICAN STANDARD "CADET" 16-1/2"H MODEL #2467.016 COLOR WHITE SEAT MODEL #5324.019 COLOR WHITE INSTALLED SO TOP OF SEAT 17"-19" FROM FINISHED FLOOR.
WC-2	WATER CLOSET (HANDICAP)	WATER CLOSET - HANDICAPPED - KOHLER "MEMOIRS" MODEL #K-3453 COLOR WHITE SEAT MODEL #K-4650 COLOR WHITE
L-1	LAVATORY (HANDICAP)	AMERICAN STANDARD "DECLYN" MODEL # 0321.026 COLOR WHITE FAUCET SET AMERICAN STANDARD "RELIANT" MODEL # 7385.046
L-2	LAVATORY	KOHLER "MEMOIRS" MODEL # K-2344-8 COLOR WHITE FAUCET SET KOHLER "MEMOIRS" MODEL # K-454-4S
S-1	SINK (HANDICAP)	ELKAY "GOURMET" MODEL # BLR150C STAINLESS STEEL FAUCET MODEL # LKD2223. PROVIDES 27" KNEE CLEARANCE AREA FOR HANDICAPPED USE.
MS-1	MOP SINK	ZURN, MODEL #Z1996-24-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 WALL BRACE, PAIL HOOK, FOUR-ARM MOT & COLD HANDLES & 3/4" HOSE THREAD ON SPOUT.
DF-1	HIGH-LOW WATER COOLER (HANDICAP)	ELECTRIC HI-LO WATER COOLER - HANDICAPPED HALSEY TAYLOR, MODEL #HACBFSBL-Q CHILD SS
WH-1	SECOND FLOOR WATER HEATER	RHEEM 30 GALLON MODEL# ELD30 208V / 4.5KW / 1Ø REFER TO MFG SPECS PRIOR TO INSTALLATION.
WH-2	THIRD FLOOR WATER HEATER	RHEEM 30 GALLON MODEL# ELD30 WITH RECIRCULATING PUMP 208V / 4.5KW / 1Ø REFER TO MFG SPECS PRIOR TO INSTALLATION.
B-1	WATER BOOSTER SYSTEM	CANARIIS SIMPLEX BOOSTER SYSTEM MODEL# SM-30-17, 208V / 3Ø / 1HP MOTOR
SP-1	ELEVATOR SUMP PUMP	SUMP PUMP - LIBERTY PUMPS MODEL #241 SERIES WITH FLOAT SWITCH REFER TO MFG SPECS FOR INSTALLATION.
OI-1	OIL INTERCEPTOR	750 GALLON CONCRETE HOUSING BELOW GRADE. OIL INTERCEPTOR TO BE SELECTED PER SEA COAST STANDARDS.

1. MOUNTING HEIGHT PER ADA STANDARD. INSULATE WATER AND DRAIN LINE.
2. 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 404.6.4.

PLUMBING FIXTURES

PLUMBING SPECIFICATIONS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2007 EDITION PLUMBING SECTION, WITH 2009 AMENDMANTS, AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.

1. ALL WORKMANSHIP & MATERIALS SHALL 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 SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE 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. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
9. 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.
10. 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 DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
11. DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
12. 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.
13. INSTALL AIR CHAMBERS OR SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER.
14. PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
15. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
16. IN AREAS WHERE AN EXISTING FIXTURE IS TO BE REMOVED AND THE SANITARY LINE IS TO BE CAPPED, THE LINE MUST BE CAPPED WITH-IN 2 FEET OF AN ACTIVE SANITARY LINE. NO DEAD ENDS PERMITTED.
17. CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
18. SANITARY PIPE 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. SANITARY PIPE 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.
19. ALL FLOOR PENETRATIONS MUST BE SLEEVED, FIRE STOPPED, GROUTED, SEALED AND MADE WATERPROOF IN ACCORDANCE WITH THE LANDLORDS REQUIREMENTS. SLEEVES MUST EXTEND A MINIMUM OF 4" A.F.F. COORDINATE ALL CONCRETE TRENCHING/CORING TO ENSURE THAT ANY UNDER SLAB UTILITIES, ETC. ARE NOT DAMAGED DURING FLOOR CUT. ANY DAMAGE TO BE REPAIRED AT CONTRACTOR EXPENSE. CUTTING AND PATCHING ACTIVITIES WHICH CREATE NOISE MUST BE PERFORMED AFTER-HOURS SO LONG AS ANY OTHER TENANTS ARE OCCUPYING THE BUILDING. PRIOR APPROVAL AND COORDINATION WITH PROPERTY MANAGEMENT IS REQUIRED FOR ALL CONCRETE CUTTING.
20. DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT.
21. WATER PIPING TO BE TYPE "M" OR TYPE "L" COPPER ABOVE OR BELOW GRADE.
22. SOIL, WASTE & VENT PIPING TO BE PVC. #40 DVW.
23. HOT AND HOT WATER RETURN LINES SHALL BE INSULATED WITH 1/2" TO 1" THICK ARMAFLEX INSULATION FROM THE WATER HEATER TO THE FURTHEST FIXTURE PER FBC 2007 CHAPTER 13, (WITH 2009 SUPPLEMENTS) SECTION 13-412.AB.4(1) AND TABLE 13-411.AB.2.
24. WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
25. NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
26. CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.
27. 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.
28. 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.
29. CONTRACTOR SHALL KEEP AS-ABUILTS 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-ABUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.

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PLUMBING DETAILS & SPECS

N.T.S.

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: 01/20/11

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REVISIONS	BY
1. 03/09/11 SEACOAST UTILITY COMMENTS	AB

PECK PLAZA
1295 U.S. HIGHWAY ONE
NORTH PALM BEACH, FLORIDA

DRAWN CI/AB/AN
CHECKED MW
DATE 01/20/11
SCALE AS NOTED
JOB NO. 10193
SHEET P2.03
OF 6 SHEETS