CODE REFERENCE

- FLORIDA BUILDING CODE - PLUMBING - 8TH EDITION (2023)
- FLORIDA BUILDING CODE - FUEL GAS - 8TH EDITION (2023)
- FLORIDA BUILDING CODE - ACCESSIBILITY - 8TH EDITION (2023)
- FLORIDA BUILDING CODE - ENERGY CONSERVATION - 8TH EDITION (2023)

GENERAL NOTES

1. EACH CONTRACTOR, PROPOSER, SUPPLIER AND/OR MANUFACTURER SHALL REFER TO ALL DOCUMENTS PERTAINING TO THIS PROJECT AND COORDINATE ACCORDINGLY SO AS TO INSURE ADEQUACY OF FIT, COMPLIANCE WITH SPECIFICATIONS, PROPER VOLTAGE AND CURRENT CHARACTERISTICS TO AVOID CONFLICTS WITH ANY OTHER BUILDINGS SYSTEMS. VERIFY SAME WITH SHOP DRAWINGS.
2. INSTALL NO PIPING, CONDUIT, DUCTWORK, ETC. IN A LOCATION OR IN A MANNER WHICH WILL ALLOW FREEZING AND THE COLLECTION OF CONDENSATION THEREON. IF IN DOUBT, CONTACT THE ARCHITECT.
3. ADVISE ARCHITECT OF ANY CONFLICTS, ERRORS, OMISSIONS, ETC.. AT LEAST TEN DAYS PRIOR TO BID DATE, TO ALLOW CLARIFICATIONS BY WRITTEN ADDENDUM.
4. DEVIATIONS FROM SPECIFICATIONS OR PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND MUST BE SUBMITTED IN WRITING NO LATER THAN TEN DAYS PRIOR TO THE BID DATE.
5. OBSERVE ALL APPLICABLE CODES, RULES AND REGULATIONS THAT MAY APPLY TO THE WORK UNDER THIS CONTRACT. (CITY,COUNTY, LOCAL, STATE, FEDERAL, MUNICIPALITY, UTILITY COMPANY, OSHA, ETC..).
6. INSTALL EQUIPMENT, MATERIALS, ETC.. IN STRICT ACCORD WITH MANUFACTURERS' RECOMMENDATIONS AND DIRECTIONS. IF IN CONFLICT WITH THE DESIGN INTENT IN CONTRACT DOCUMENTS, ADVISE THE ARCHITECT PRIOR TO INSTALLATION FOR CLARIFICATIONS.
7. ALL SYSTEMS, EQUIPMENT, AND MATERIALS ARE TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. WORK NOT MEETING THIS CRITERION SHALL BE REMOVED AND REINSTALLED SATISFACTORILY. FINAL DETERMINATION OF THE ACCEPTABILITY OF THE QUALITY OF WORK RESIDES WITH THE ARCHITECT.
8. ALL WORK, MATERIALS, EQUIPMENT,.ETC. SHALL BE FULLY GUARANTEED FOR ONE FULL CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DOCUMENTED BY THE ARCHITECT, UNLESS LONGER WARRANTY PERIODS FOR EQUIPMENT ARE SPECIFIED.
9. UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL EQUIPMENT AND/OR MATERIALS WITHIN OCCUPIED SPACES OR EXPOSED TO VIEW ON THE BUILDING EXTERIOR SHALL BE PRIMED AND FINISHED SO AS TO COMPLEMENT ADJACENT SURFACE, UNLESS OTHERWISE NOTED. COORDINATE WORK WITH ARCHITECT.
10. ALL ELECTRICAL COMPONENTS OR EQUIPMENT SHALL BE LABELED BY UNDERWRITER'S LABORATORIES OR OTHER APPROVED LISTING AGENCY. APPROVED AND LABELING OF INDIVIDUAL COMPONENTS ON AN ASSEMBLY IS NOT ACCEPTABLE AS MEETING THIS REQUIREMENT, UNLESS WAIVED BY THE ARCHITECT IN WRITING.
11. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO INSURE THAT THEY DO NOT INTERRUPT ANY EXISTING SERVICE OR SUB-SERVICE FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRIC LINES. VERIFY THE LOCATION, SIZE TYPE, ETC. OF EACH UNDERGROUND OR OVERHEAD UTILITY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND/OR LOCAL RULES. REGULATIONS, STANDARDS AND SAFETY REQUIREMENTS. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENTS SHALL APPLY..
12. ALL SUPPORTS FOR EQUIPMENT, DEVICES OR FIXTURES SHALL BE UNIQUE, SUPPORT FROM THE BUILDING STRUCTURE. DO NOT SUPPORT WORK FROM OTHER TRADES, EQUIPMENT OR SUPPORTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND CONSENT OF THE OTHER TRADE, IN WRITING.
13. WHERE INTERRUPTING AN EXISTING UTILITY OR SERVICE DELIBERATELY OR ACCIDENTALLY THE RESPONSIBLE CONTRACTOR SHALL WORK CONTINUOUSLY AS NEEDED TO RESTORE SAME PROVIDING PREMIUM TIME AS NEEDED.
14. WHERE PENETRATING NEW ROOFING MEMBRANE OR OTHER MATERIALS USED FOR WEATHERPROOFING THE BUILDING, MAKE SUCH PENETRATION IN A WAY THAT WILL NOT VOID OR DIMINISH THE ROOFING WARRANTY OR INTEGRITY IN ANYWAY. COORDINATE ALL SUCH PENETRATIONS WITH THE ROOFING INSTALLER/ARCHITECT.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY FEES, CASH CONTRIBUTIONS OR OTHER COSTS THAT THE UTILITY COMPANY MAY REQUIRE TO COMPLETE THEIR WORK. (ELECTRIC, TELEPHONE, TELEVISION, ETC..)
16. DEVIATIONS IN SIZE, CAPACITIES, FIT, FINISH, ETC. FOR EQUIPMENT FROM THAT PRIME SPECIFIED SHALL BE THE RESPONSIBILITY OF THE PURCHASER OF THAT EQUIPMENT. ANY PROVISIONS REQUIRED TO ACCOMMODATE A DEVIATION, WHETHER APPROVED BY THE ARCHITECT OR NOT SHALL BE THE RESPONSIBILITY OF THE PURCHASER.
17. INTERRUPTION OF ANY EXISTING SERVICES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, UTILITY COMPANY, ARCHITECT, AND OWNER AS NECESSARY, WITH AT LEAST ONE WEEK IN ADVANCE OF ANTICIPATED INTERRUPTION. A SCHEDULE FOR THESE OUTAGES SHALL BE DEVELOPED AND AGREED UPON BETWEEN PARTIES MENTIONED. TO AVOID UNNECESSARY INCONVENIENCE TO THE OWNER OR ANY AFFECTED PARTY, NOTIFY THE UTILITY COMPANY OF ANY ANTICIPATED SERVICES REQUIRED TWO WEEKS IN ADVANCE, IN WRITING. IF UTILITY COMPANY REQUIRES A LONGER NOTIFICATION PERIOD, SO PROVIDE.
18. ALL WORK SHALL BE CONCEALED UNLESS SPECIFICALLY INDICATED TO BE EXPOSED, OR REQUIRED TO BE EXPOSED. IF IN DOUBT, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLING ANY SUCH WORK.
19. DO NOT SCALE FROM DRAWINGS, AS PRINTING DISTORTS SCALE, WORK SHALL BE LAID OUT FROM DIMENSIONED DRAWINGS, OR DIMENSIONED SUPPLIED TO THE CONTRACTOR.
20. IT IS NOT INTENDED THAT THE PLANS SHOW ALL OFFSETS IN PIPES, CONDUITS, AND DUCTS REQUIRED FOR INSTALLATION OF THE WORK DETAILS AND SECTIONS ARE INCLUDED FOR SOME AREAS TO SHOW INTENDED RELATIONSHIP OF THE WORK OF VARIOUS TRADES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO COORDINATE INSTALLATION OF THE WORK AND TO PROVIDE THE NECESSARY OFFSETS, TRANSFORMATIONS, AND FITTINGS REQUIRED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTING CONFLICTS BETWEEN THE WORK OF VARIOUS TRADES. DETAILS AND SECTIONS ARE SHOWN FOR THE CONTRACTORS' CONVENIENCE AND SHALL NOT BE CONSIDERED COMPLETE IN EVERY DETAIL.
21. ALL WORK SHOWN ON DRAWINGS (EQUIPMENT, DUCTWORK, PIPING FIXTURES, RACEWAYS, WIRING, ETC.) ARE NEW, TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
22. ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE. COORDINATION WITH ALL TRADES WILL BE REQUIRED.
23. REFER TO DOMESTIC WATER RISER DIAGRAM FOR LOCATIONS OF ALL VALVES AND ACCESSORIES TO BE INSTALLED.
24. WATER HAMMER ARRESTORS, TRAP PRIMERS, VALVES, ETC. SHALL BE ACCESSIBLE. PROVIDE ACCESS PANELS WHERE ANY ITEM IS INSTALLED IN AN INACCESSIBLE SPACE.
25. INSULATE HOT WATER PIPING IN ACCORDANCE WITH FLORIDA ENERGY EFFICIENCY CODE.
26. METALLIC PIPING SHALL BE INSTALLED IN FIRE RATED WALL. (TYPICAL)
27. SEAL ALL PIPING PENETRATIONS WITH NON-SHRINK MASTIC.
28. DOMESTIC WATER PIPING WITHIN 5 FEET OF THE BUILDING SEWER/DRAIN PIPING IS TO BE A MINIMUM OF 12 INCHES ABOVE THE HIGHEST POINT OF THE BUILDING SEWER/DRAIN PIPING AND THE PIPE MATERIALS MUST CONFORM TO THE FLORIDA BUILDING CODE 2023 - PLUMBING.
29. PLUMBING CONTRACTOR SHALL COORDINATE UNDERGROUND PIPING WITH BUILDING FOUNDATION.
30. WHERE PIPING PENETRATES FOOTING, REFER TO STRUCTURAL DRAWINGS FOR SLEEVING METHODS.
31. WHERE INVERT ELEVATIONS ARE HIGHER ON PLUMBING DRAWINGS, PLUMBING CONTRACTOR SHALL INSTALL PIPING AS PER THE PLUMBING CONTRACT DRAWINGS AND PROVIDE A 45° DROP TO MEET THE CIVIL ENGINEERS POINT OF CONNECTION. IF ANY CONFLICTS ARISE WHERE CIVIL ENGINEERS' POINT OF CONNECTIONS ARE SHALLOWER THAN ON THE PLUMBING CONTRACT DOCUMENTS, PLUMBING CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER.
32. SUPPLY AND TRAP WRAPS SHALL BE PROVIDED AT ADA LAVATORIES AND SINKS WHERE PIPING IS EXPOSED.
33. WHERE PIPING IS NEAR ROOF ACCESS HATCH CONTRACTOR SHALL ROUTE ALL PIPING TO CLEAR ALL LADDERS AND OPENINGS.
34. COORDINATE VENT THRU ROOF WITH ALL EQUIPMENT . WHERE PIPING IS WITHIN 10'-0" OF EQUIPMENT, LOUVERS ETC. VENT THRU ROOF SHALL BE MOVED TO MAINTAIN A 10'-0" CLEARANCE OF OUTSIDE AIR OPENING.
35. P-TRAPS INSTALLED ON ALL FLOOR DRAINS SHALL BE DEEP SEAL TRAPS.
36. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR ALL PLUMBING UTILITIES AND SERVICES FOR EQUIPMENT PROVIDED BY OTHERS.
37. WATER HAMMER TO BE INSTALLED IN ALL QUICK CLOSING FIXTURES.
38. WHEN NONMETALLIC PIPE IS USED IN COMBINATION SYSTEMS UTILIZING STEEL PIPING INTERNALLY COATED WITH CORROSION INHIBITORS AND NONMETALLIC PIPING, THE STEEL PIPE COATING SHALL BE INVESTIGATED FOR COMPATIBILITY WITH THE NONMETALLIC PIPING BY A TESTING LABORATORY.
39. WHEN FABRICATING STEEL PIPE FOR A COMBINATION (CPVC-STEEL) SYSTEM, THE CUTTING OIL AND LUBRICANTS CAN CAUSE PERFORMANCE DEGRADATION OF THE CPVC PIPING. CUTTING OILS AND LUBRICANTS FOUND TO BE COMPATIBLE ARE AVAILABLE AND SHALL BE USED.
40. WHEN NONMETALLIC PIPE IS USED IN COMBINATION SYSTEMS UTILIZING STEEL PIPE THAT IS NOT INTERNALLY COATED WITH CHEMICAL CORROSION INHIBITORS, NO ADDITIONAL EVALUATIONS SHALL BE REQUIRED.
41. WHEN NONMETALLIC PIPE IS USED IN COMBINATION SYSTEMS UTILIZING STEEL PIPE, CUTTING OILS AND LUBRICANTS USED FOR FABRICATION OF THE STEEL PIPING SHALL BE COMPATIBLE WITH THE NONMETALLIC PIPE MATERIALS.
42. FIRE-STOPPING MATERIALS INTENDED FOR USE ON NONMETALLIC PIPING PENETRATIONS SHALL BE INVESTIGATED FOR COMPATIBILITY WITH THE NONMETALLIC PIPE MATERIALS.
43. ALL CPVC PIPING, FITTINGS AND SOLVENTS SHALL BE FROM A SINGLE MANUFACTURERS. MIXING OF MANUFACTURERS IS NOT ALLOWED OR PERMITTED.
44. CPVC PIPING INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
45. PROVIDE IDENTIFICATION (LABELING) FOR DOMESTIC ACCESSORIES HIDDEN ABOVE / BEHIND CEILING TILES AND ACCESS PANELS.

ABBREVIATIONS

AMP	AMPERES	GA	GAUGE
AC	AIR CONDITIONING	GAL	GALLONS
ACU	AIR CONDITIONING UNIT	GPH	GALLONS PER HOUR
AD	ACCESS DOOR	GPM	GALLONS PER MINUTE
AFF	ABOVE FINISHED FLOOR	GO	GAS OUTLET
AHU	AIR HANDLING UNIT	GR	GREASE WASTE LINE
APPROX	APPROXIMATELY	GWH	GAS WATER HEATER
AP	ACCESS PANEL	H20	WATER
ARCH	ARCHITECTURAL	HB	HOSE BIBB
AUTO	AUTOMATIC	HP	HORSEPOWER
AUX	AUXILIARY	HR	HOUR
BFF	BELOW FINISHED FLOOR	HW	DOMESTIC HOT WATER
BLDG	BUILDING	HWR	DOMESTIC HOT WATER RETURN
BTU	BRITISH THERMAL UNIT	HZ	FREQUENCY
BTUH	BRITISH THERMAL UNITS PER HOUR	IN	INCH OR INCHES
BWV	BACK WATER VALVE	INSUL	INSULATION
CD	CONDENSATE DRAIN	IPS	IRON PIPE SIZE
CFM	CUBIC FEET PER MINUTE	IWH	INSTANTANEOUS WATER HEATER
CLG	CEILING	KW	KILOWATT
CO	CLEAN-OUT	L	LAVATORY
COMB	COMBINATION	LBS	POUNDS
COMPR	COMPRESSOR	LP	LIQUID PROPANE FUEL
COND	CONDENSATE OR CONDENSER	LT	LENGTH
CONT	CONTINUATION	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MB	MIXING BOX
CU FT	CUBIC FEET	MBH	THOUSANDS, BTUH
CW	DOMESTIC COLD WATER	MC	MECHANICAL CONTRACTOR
D	DRAIN LINE	MECH	MECHANICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM
DIA	DIAMETER	MS	MOP SINK
DN	DOWN	NC	NORMALLY CLOSED
DWG	DRAWING	NIC	NOT IN CONTRACT
DX	DIRECT EXPANSION	NG	NATURAL GAS
ECO	EXTERIOR CLEANOUT	NO	NORMALLY OPEN
EWC	ELECTRIC WATER COOLER	OD	OUTSIDE DIAMETER
EWH	ELECTRIC WATER HEATER	PSI	POUNDS PER SQUARE INCH
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	R	RISE
EQ	EQUAL	RCP	RECIRCULATING PUMP (HWR)
EXP	EXPANSION	RM	ROOM
EEW	EYE WASH/SHOWER	RPM	REVOLUTIONS PER MINUTE
°F	DEGREES FAHRENHEIT	RV	RELIEF VALVE
FC	FLEXIBLE CONNECTION	S	KITCHEN SINK (DOMESTIC)
FCO	FLOOR CLEANOUT	SAN	SANITARY
FD	FLOOR DRAIN	SAU	SOUND ATTENUATION UNIT
FG	FINISHED GRADE	SCW	SOFT COLD WATER
FPS	FEET PER SECOND	SH	SHOWER
FS	FLOOR SINK	SMH	STORM MANHOLE
LP	LIQUID PROPANE	SPEC	SPECIFICATION
		ST	STORM
		TD	TRENCH DRAIN
		TDH	TOTAL DYNAMIC HEAD
		TEMP	TEMPERATURE
		TMV	THERMOSTATIC MIXING VALVE
		TYP	TYPICAL
		V	VENT LINE
		VLV	VALVE
		VTR	VENT THRU ROOF
		W/	WITH
		WC	WATER CLOSET
		WC.	WATER COLUMN
		WCO	WALL CLEANOUT
		WG	WATER GAUGE
		WH	WALL HYDRANT
		WMS	WIRE MESH SCREEN
		W/O	WITHOUT
		WB	SUPPLY BOX (CLOTHES WASHER)
		RD	ROOF DRAIN

SYMBOL LEGEND

- PIPE SECTION - SUPPLY
- PIPE SECTION - RETURN
- DIRECTION OF FLOW IN PIPE
- PIPE UP
- PIPE DOWN
- BALL VALVE
- CHECK VALVE
- GATE VALVE
- GLOBE VALVE
- BALANCING VALVE
- PLUG VALVE
- STRAINER, Y-TYPE AND BLOWOFF VALVE
- PRESSURE RELIEF VALVE (WATER)
- PRESSURE REDUCING VALVE
- VALVE IN SERVICE BOX WITH CAST IRON COVER
- SOLENOID VALVE
- FCO — FLOOR CLEANOUT
- ECO — EXTERIOR CLEANOUT
- 2-WAY ECO — EXTERIOR 2-WAY CLEANOUT
- WCO — WALL CLEANOUT
- CO — HORIZONTAL CLEANOUT
- CAPPED PIPE
- POINT OF CONNECTION OF NEW TO EXISTING
- POINT OF DISCONNECT FROM EXISTING
- T — DELTA T (TEMPERATURE DIFFERENCE
- HOT WATER RECIRCULATOR PUMP
- HOSE BIBB
- FLOOR DRAIN
- HUB DRAIN
- FLOOR SINK
- TRENCH DRAIN
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING (120°F)
- 140 — DOMESTIC HOT WATER PIPING (140°F)
- DOMESTIC HOT WATER RETURN PIPING
- VENT PIPING
- SAN — SANITARY/SEWER PIPING
- ST — STORM PIPING
- TP — TRAP PRIMER PIPING

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AND SITE AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS, SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED. IT IS TO BE UNDERSTOOD THAT UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COOPERATION WITH OTHER TRADES IN EQUIPMENT ROUTING AS DETERMINED DURING CONSTRUCTION AND AS DIRECTED BY THE ARCHITECT/ENGINEER MAY BE NECESSARY AND IT IS INTENDED THAT SUCH DEVIATIONS SHALL BE CONSIDERED AS PART OF THIS CONTRACT. IT IS ALSO UNDERSTOOD THAT THE PLANS ARE NOT COMPLETELY TO SCALE. THIS CONTRACTOR IS TO FIELD VERIFY DIMENSIONS OF ALL SITE UTILITIES, ETC., PRIOR TO BID AND INCLUDE ANY DEVIATIONS IN THE CONTRACT.
2. ALL DEVICES AND EQUIPMENT NOT SHOWN AND IN AREAS OUTSIDE OF REMODELING SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED. INSTALL AS REQUIRED TO MAINTAIN CONTINUITY TO EXISTING DEVICES AND EQUIPMENT THAT REMAIN.
3. ALL PIPING SHALL BE CONCEALED, CONCEAL ALL PIPING ABOVE CEILING OR IN NEW WALLS. ALL PIPING SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO THE BUILDING WALLS/CEILINGS, ETC.
4. ALL EXISTING PLUMBING APPURTENANCES ARE NOT SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BID. WORK TO BE PERFORMED DURING "NEW-STANDARD" WORKING HOURS, (NON-DISRUPTIVE TO OWNER/TENANT) IN STRICT COMPLIANCE WITH THE ESTABLISHED WORK SCHEDULE BEING SET FORTH BY OWNER/TENANT. COORDINATE ALL WORK WITH GENERAL CONTRACTOR. THIS CONTRACTOR SHALL FURNISH ADEQUATE FORCES, CONSTRUCTION PLANT, AND EQUIPMENT, AND SHALL WORK SUCH HOURS, INCLUDING NIGHT SHIFTS, OVERTIME OPERATIONS, SUNDAY, AND HOLIDAYS IN ACCORDANCE WITH THE OWNERS OPERATIONAL SCHEDULE. IF THE CONTRACTOR FALLS BEHIND PROGRESS REQUIRED IN THE OPERATIONAL SCHEDULE, THE CONTRACTOR SHALL TAKE SUCH STEPS AS MAY BE NECESSARY TO IMPROVE HIS PROGRESS, AND THE OWNER MAY REQUIRE HIM TO INCREASE THE NUMBER OF SHIFTS AND/OR OVERTIME OPERATIONS, DAY OF WORK AND/OR THE AMOUNT OF CONSTRUCTION PLANT, AT NO ADDITIONAL COST TO THE OWNER UNDER THIS CONTRACT.
5. ALL CONCRETE, WALL PATCHING, CEILING REPAIR, AND OTHER GENERAL WORK REQUIRED FOR INSTALLING PLUMBING SYSTEMS AND TO REPAIR TO "LIKE NEW CONDITION" TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR. (COORDINATE WITH GENERAL CONTRACTOR)

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

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GENERAL NOTES - PLUMBING

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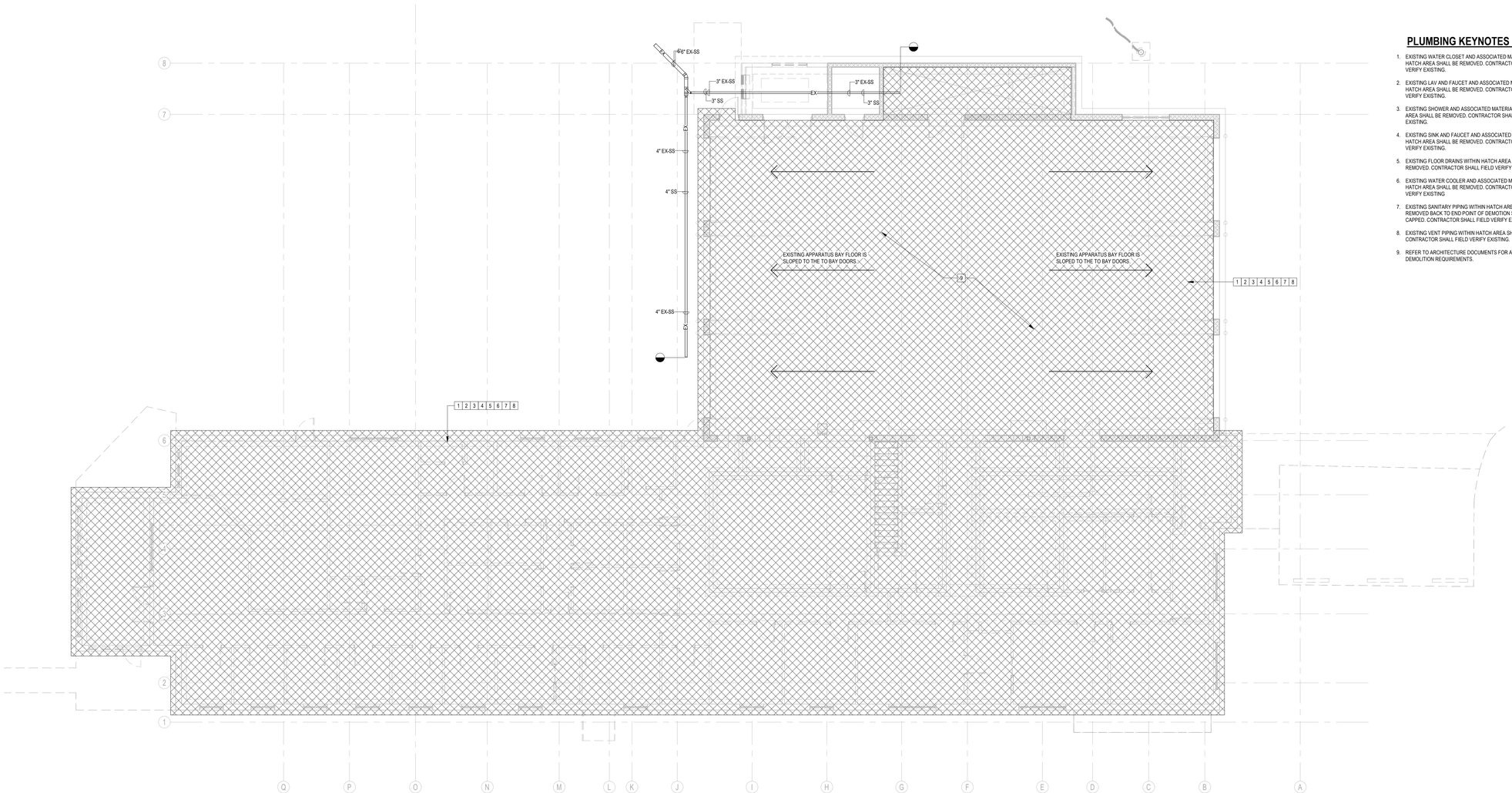

PLUMBING KEYNOTES XX :

1. EXISTING WATER CLOSET AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
2. EXISTING LAV AND FAUCET AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
3. EXISTING SHOWER AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
4. EXISTING SINK AND FAUCET AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
5. EXISTING FLOOR DRAINS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
6. EXISTING WATER COOLER AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING
7. EXISTING SANITARY PIPING WITHIN HATCH AREA SHALL BE REMOVED BACK TO END POINT OF DEMOTION SYMBOL AND CAPPED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
8. EXISTING VENT PIPING WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
9. REFER TO ARCHITECTURE DOCUMENTS FOR APPARATUS BAY DEMOLITION REQUIREMENTS.

1 DEMOLITION PLAN - FOUNDATION - PLUMBING

1/8" = 1'-0"

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DEMOLITION PLAN - FOUNDATION - PLUMBING

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6. EXISTING WATER COOLER AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
7. EXISTING WATER HEATER AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
8. EXISTING HOSE BIBB, WALL HYDRANTS AND ASSOCIATED MATERIALS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING
9. EXISTING SANITARY PIPING WITHIN HATCH AREA SHALL BE REMOVED BACK TO END POINT OF DEMOITION SYMBOL AND CAPPED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
10. EXISTING VENT PIPING AND VTRS WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
11. EXISTING COLD PIPING WITHIN HATCH AREA SHALL BE REMOVED BACK TO MAIN AND CAPPED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
12. EXISTING HOT AND HOT WATER RETURN PIPING WITHIN HATCH AREA SHALL BE REMOVED. CONTRACTOR SHALL FIELD VERIFY EXISTING.
13. REFER TO ARCHITECTURE DOCUMENTS FOR APPARATUS BAY DEMOLITION REQUIREMENTS.

1 DEMOLITION PLAN - APPARATUS BAY - WASTE - PLUMBING

1/8" = 1'-0"

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DEMOLITION PLAN - APPARATUS BAY - PLUMBING

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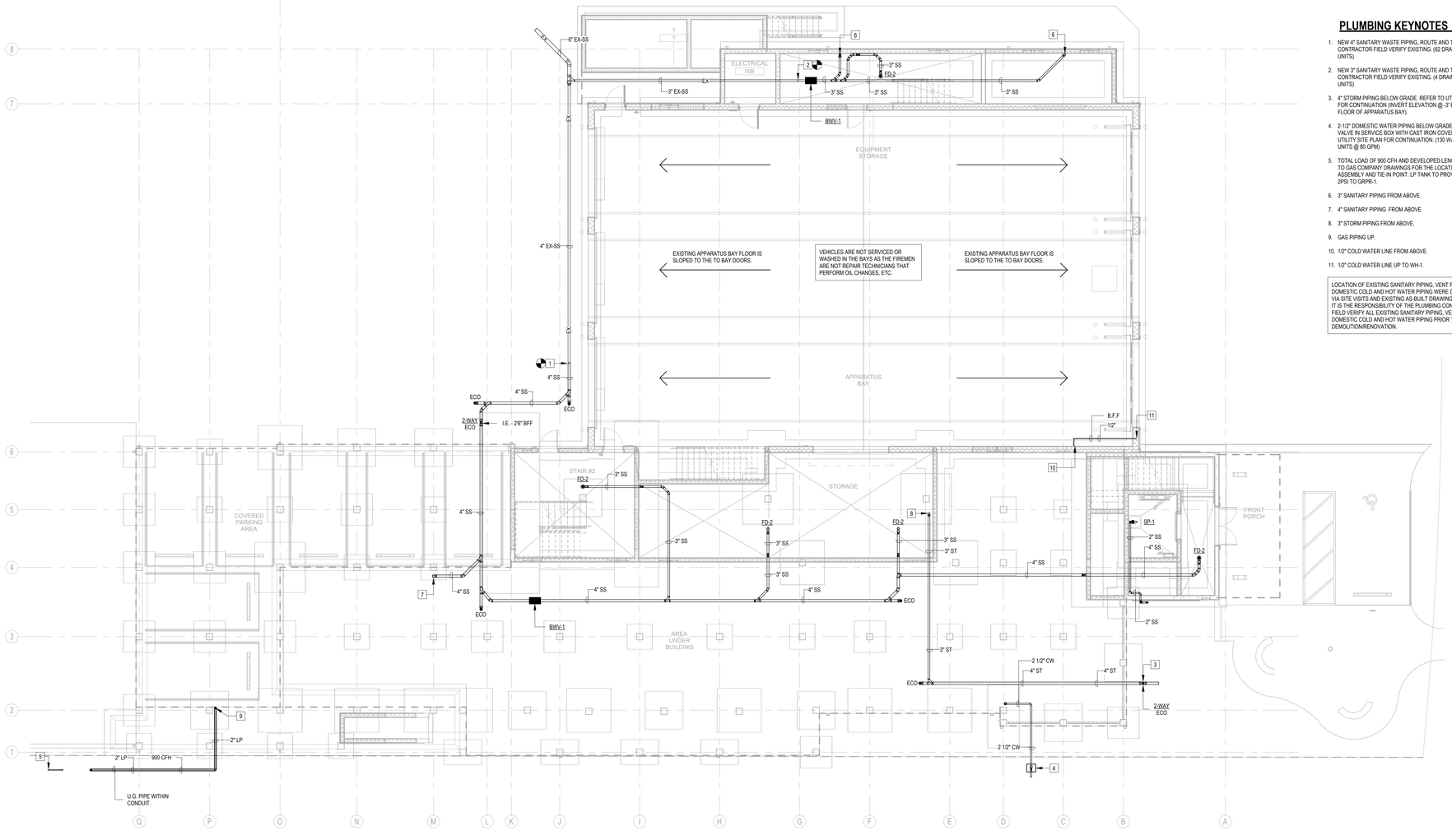

PLUMBING KEYNOTES XX :

1. NEW 4" SANITARY WASTE PIPING, ROUTE AND TIE TO EXISTING. CONTRACTOR FIELD VERIFY EXISTING. (62 DRAINAGE FIXTURES UNITS)
2. NEW 3" SANITARY WASTE PIPING, ROUTE AND TIE TO EXISTING. CONTRACTOR FIELD VERIFY EXISTING. (4 DRAINAGE FIXTURES UNITS)
3. 4" STORM PIPING BELOW GRADE. REFER TO UTILITY SITE PLAN FOR CONTINUATION (INVERT ELEVATION @ -3' BELOW FINISHED FLOOR OF APPARATUS BAY).
4. 2-1/2" DOMESTIC WATER PIPING BELOW GRADE WITH SHUT-OFF VALVE IN SERVICE BOX WITH CAST IRON COVER. REFER TO CIVIL UTILITY SITE PLAN FOR CONTINUATION. (130 WATER FIXTURES UNITS @ 80 GPM)
5. TOTAL LOAD OF 900 CFH AND DEVELOPED LENGTH = 250'. REFER TO GAS COMPANY DRAWINGS FOR THE LOCATION OF GAS ASSEMBLY AND TIE-IN POINT. LP TANK TO PROVIDE A MINIMUM OF 2PSI TO GRPR-1.
6. 3" SANITARY PIPING FROM ABOVE.
7. 4" SANITARY PIPING FROM ABOVE.
8. 3" STORM PIPING FROM ABOVE.
9. GAS PIPING UP.
10. 1/2" COLD WATER LINE FROM ABOVE.
11. 1/2" COLD WATER LINE UP TO WH-1.

LOCATION OF EXISTING SANITARY PIPING, VENT PIPING AND DOMESTIC COLD AND HOT WATER PIPING WERE DETERMINED VIA SITE VISITS AND EXISTING AS-BUILT DRAWING INFORMATION. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING SANITARY PIPING, VENT PIPING AND DOMESTIC COLD AND HOT WATER PIPING PRIOR TO DEMOLITION/RENOVATION.

1 FLOOR PLAN - FOUNDATION - PLUMBING

1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
2351 PALM RIDGE ROAD
SANIBEL, FLORIDA 33957

SCHENKEL SHULTZ
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FLOOR PLAN - FOUNDATION - PLUMBING

P100

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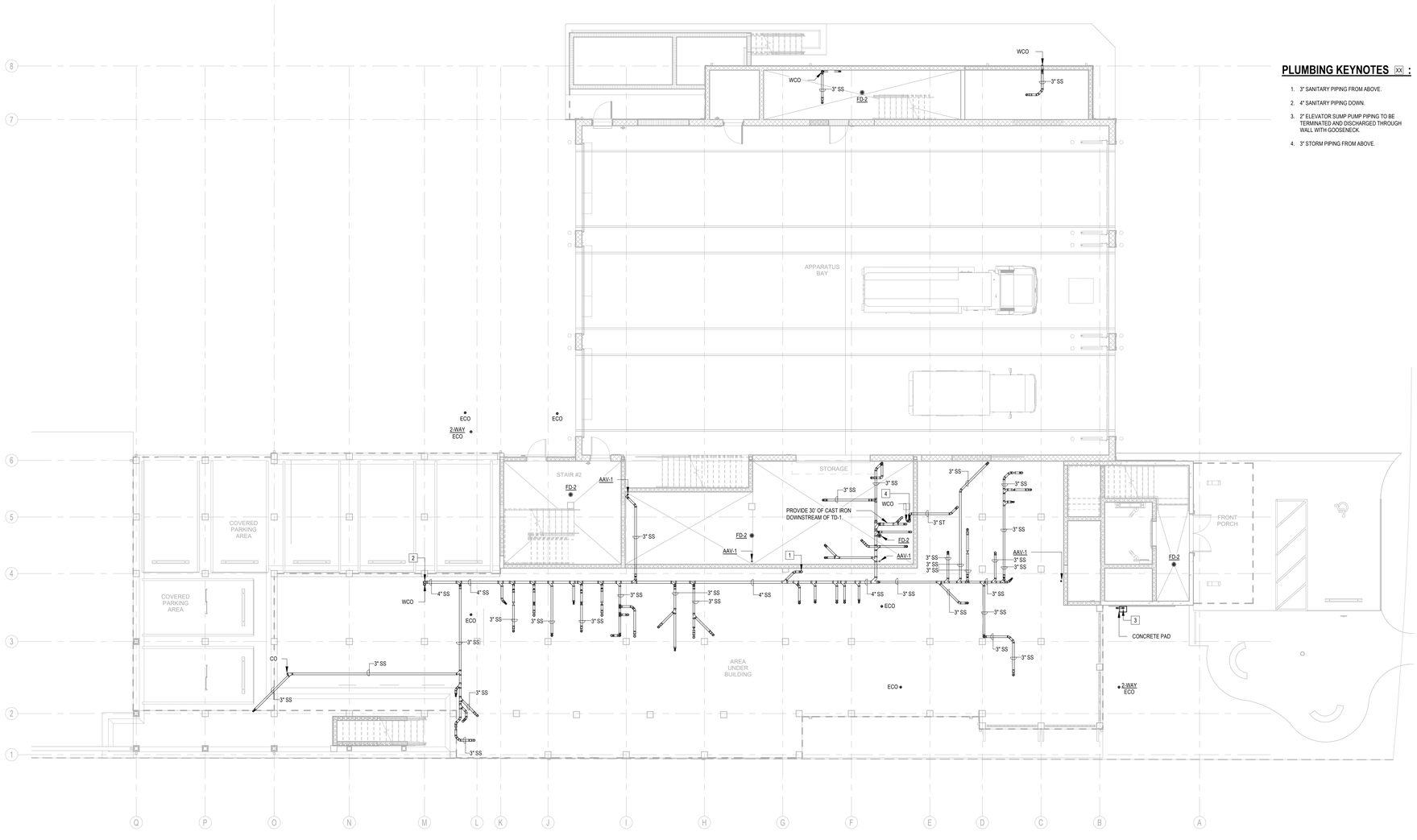

PLUMBING KEYNOTES XX :

1. 3" SANITARY PIPING FROM ABOVE.
2. 4" SANITARY PIPING DOWN.
3. 2" ELEVATOR SUMP PUMP PIPING TO BE TERMINATED AND DISCHARGED THROUGH WALL WITH GOOSENECK.
4. 3" STORM PIPING FROM ABOVE.

1 FLOOR PLAN - APPARATUS BAY - WASTE - PLUMBING

1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

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FLOOR PLAN - APPARATUS BAY - WASTE - PLUMBING

P101-A

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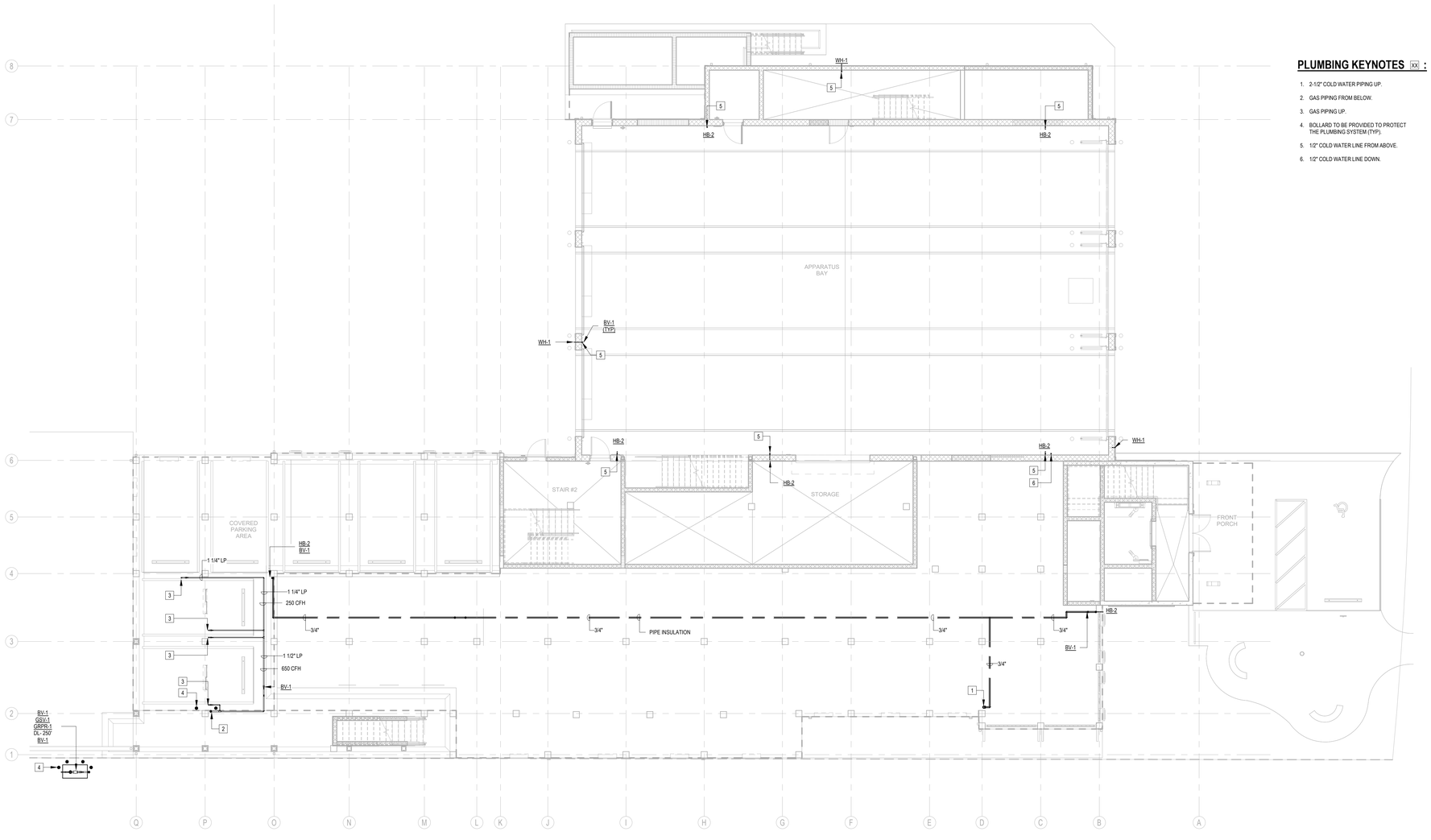

PLUMBING KEYNOTES XX :

1. 2-1/2" COLD WATER PIPING UP.
2. GAS PIPING FROM BELOW.
3. GAS PIPING UP.
4. BOLLARD TO BE PROVIDED TO PROTECT THE PLUMBING SYSTEM (TYP).
5. 1/2" COLD WATER LINE FROM ABOVE.
6. 1/2" COLD WATER LINE DOWN.

1 FLOOR PLAN - APPARATUS BAY - DOMESTIC - PLUMBING

1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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FLOOR PLAN - APPARATUS BAY - DOMESTIC - PLUMBING

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PLUMBING KEYNOTES XX :

1. 3" SANITARY PIPING DOWN.
2. 2" VENT PIPING UP.
3. 3" STORM PIPING DOWN.

1 FLOOR PLAN - FIRST FLOOR - WASTE - PLUMBING

1/8" = 1'-0"

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SANIBEL FIRE & RESCUE DISTRICT
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SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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FLOOR PLAN - FIRST FLOOR - WASTE - PLUMBING

P102-A

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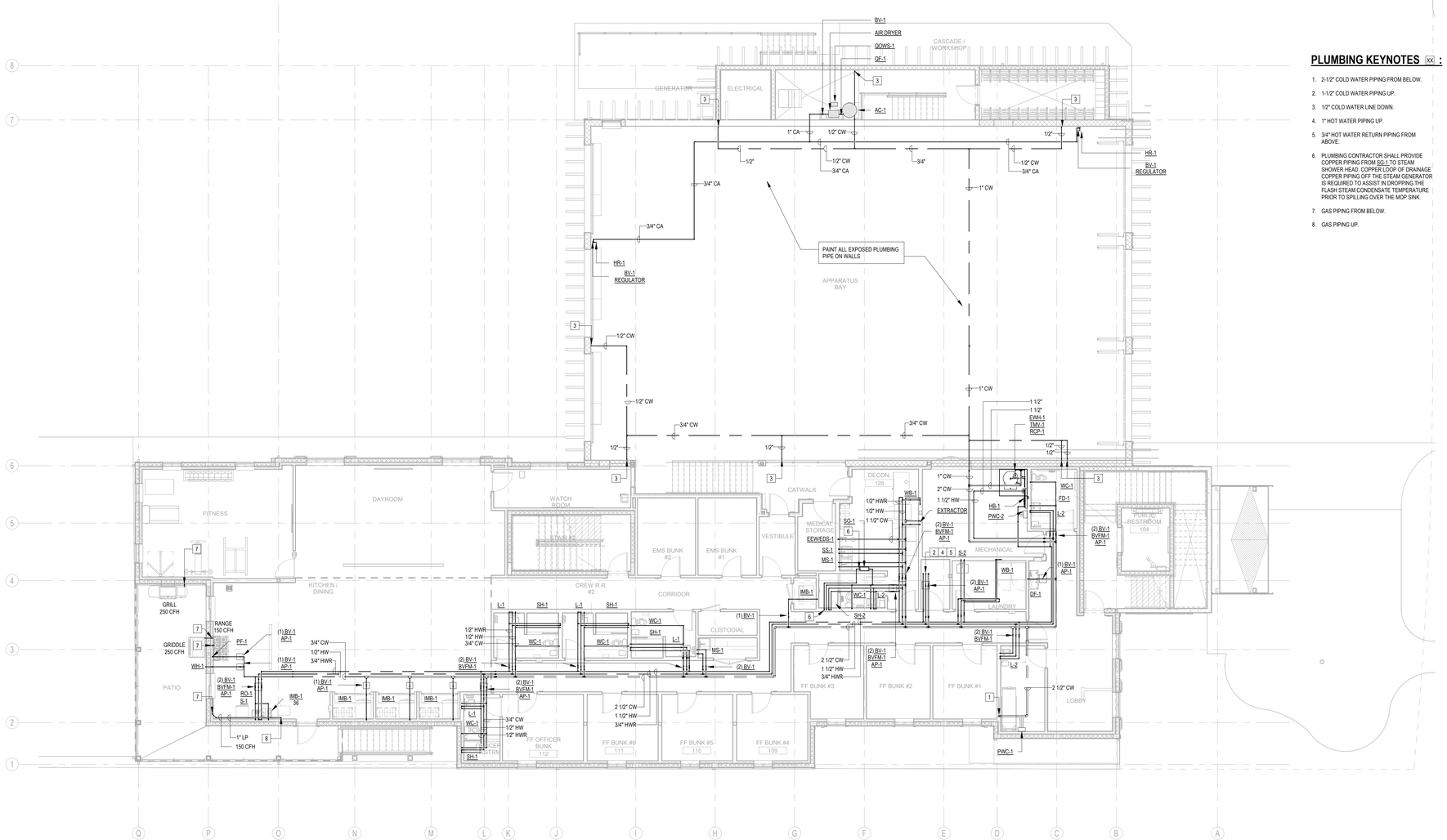

PLUMBING KEYNOTES XX :

1. 2-1/2" COLD WATER PIPING FROM BELOW.
2. 1-1/2" COLD WATER PIPING UP.
3. 1/2" COLD WATER LINE DOWN.
4. 1" HOT WATER PIPING UP.
5. 3/4" HOT WATER RETURN PIPING FROM ABOVE.
6. PLUMBING CONTRACTOR SHALL PROVIDE COPPER PIPING FROM SG-1 TO STEAM SHOWER HEAD. COPPER LOOP OF DRAINAGE COPPER PIPING OFF THE STEAM GENERATOR IS REQUIRED TO ASSIST IN DROPPING THE FLASH STEAM CONDENSATE TEMPERATURE PRIOR TO SPILLING OVER THE MOP SINK.
7. GAS PIPING FROM BELOW.
8. GAS PIPING UP.

1 FLOOR PLAN - FIRST FLOOR - DOMESTIC - PLUMBING

1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

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FLOOR PLAN - FIRST FLOOR - DOMESTIC - PLUMBING

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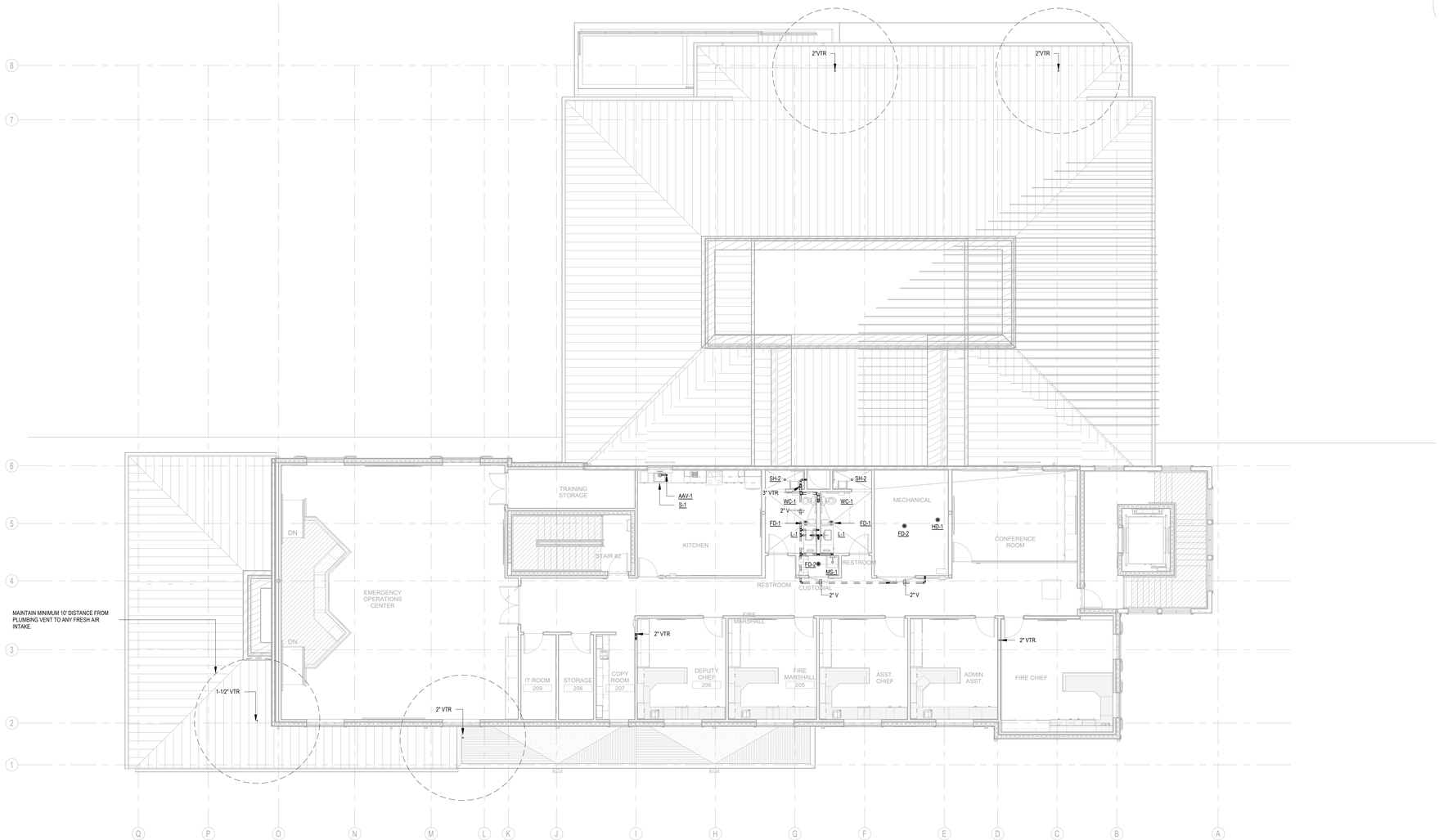

1	FLOOR PLAN - SECOND FLOOR - WASTE - PLUMBING
1/8" = 1'-0"	

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SANIBEL FIRE & RESCUE DISTRICT
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SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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FLOOR PLAN - SECOND FLOOR - WASTE - PLUMBING

P103-A

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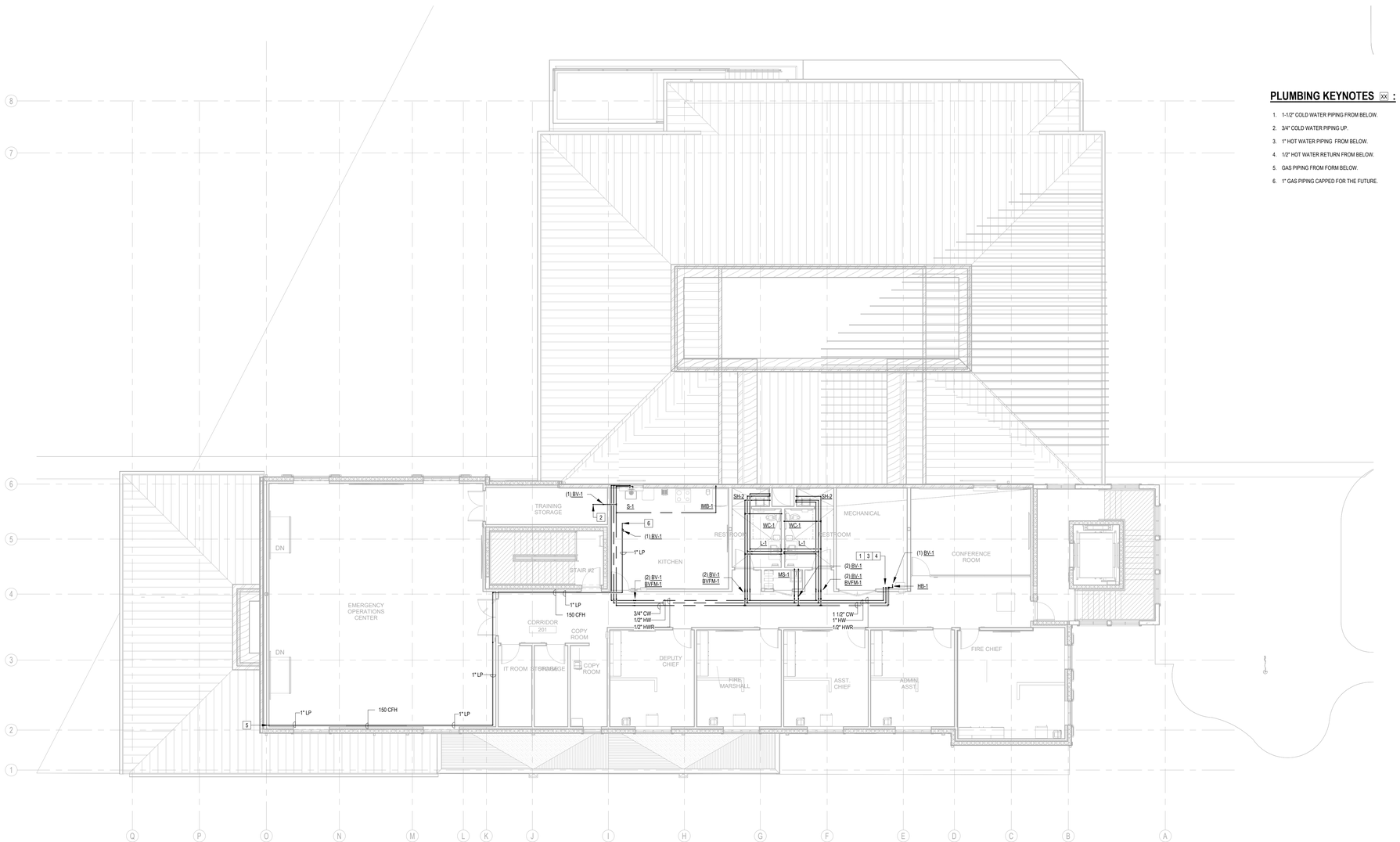

PLUMBING KEYNOTES XX :

1. 1-1/2" COLD WATER PIPING FROM BELOW.
2. 3/4" COLD WATER PIPING UP.
3. 1" HOT WATER PIPING FROM BELOW.
4. 1/2" HOT WATER RETURN FROM BELOW.
5. GAS PIPING FROM FORM BELOW.
6. 1" GAS PIPING CAPPED FOR THE FUTURE.

1	FLOOR PLAN - SECOND FLOOR - DOMESTIC - PLUMBING
1/8" = 1'-0"	

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SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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FLOOR PLAN - SECOND FLOOR - DOMESTIC - PLUMBING

P103-B

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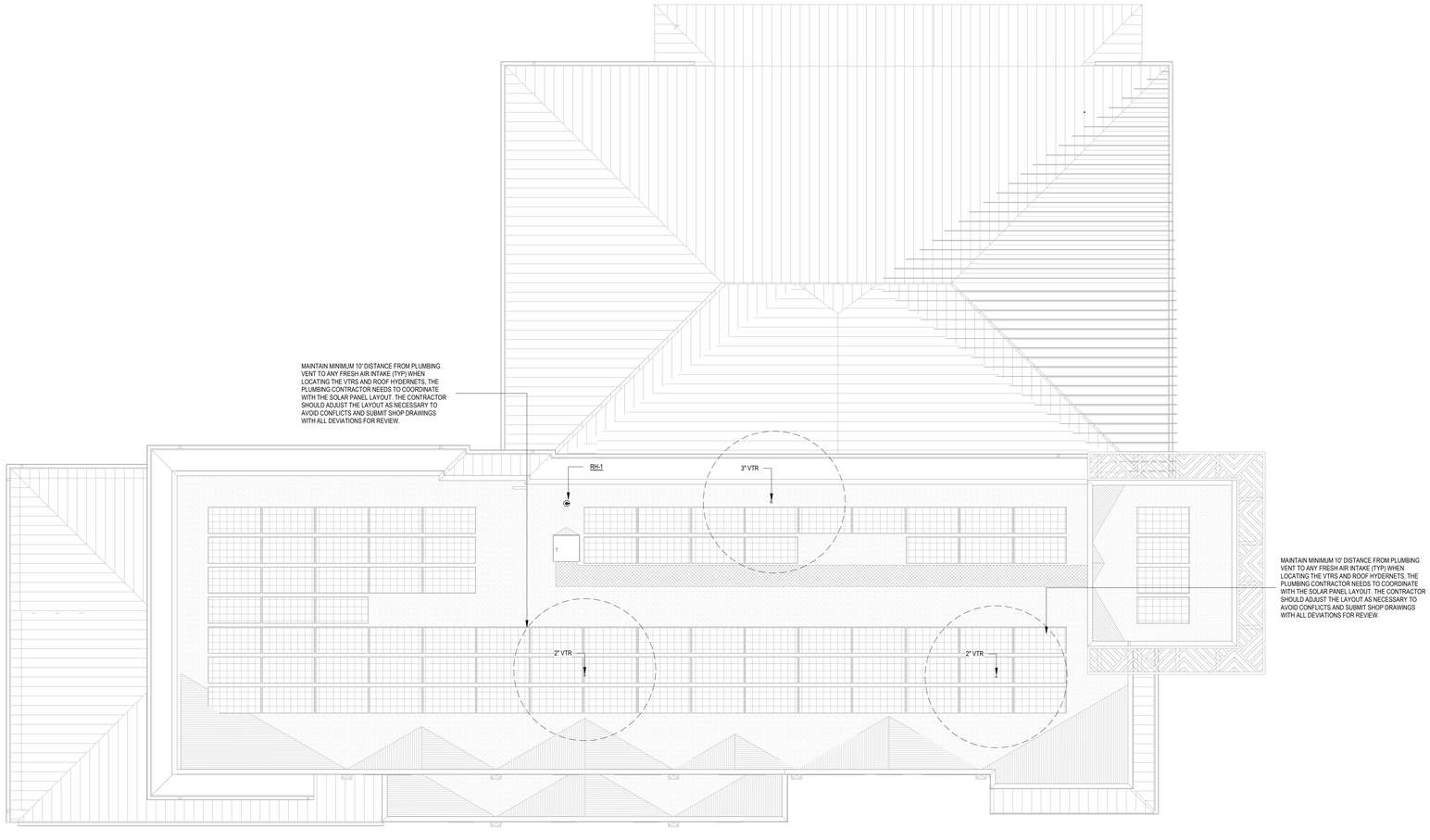

1 ROOF PLAN - PLUMBING

1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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ROOF PLAN - PLUMBING

P151

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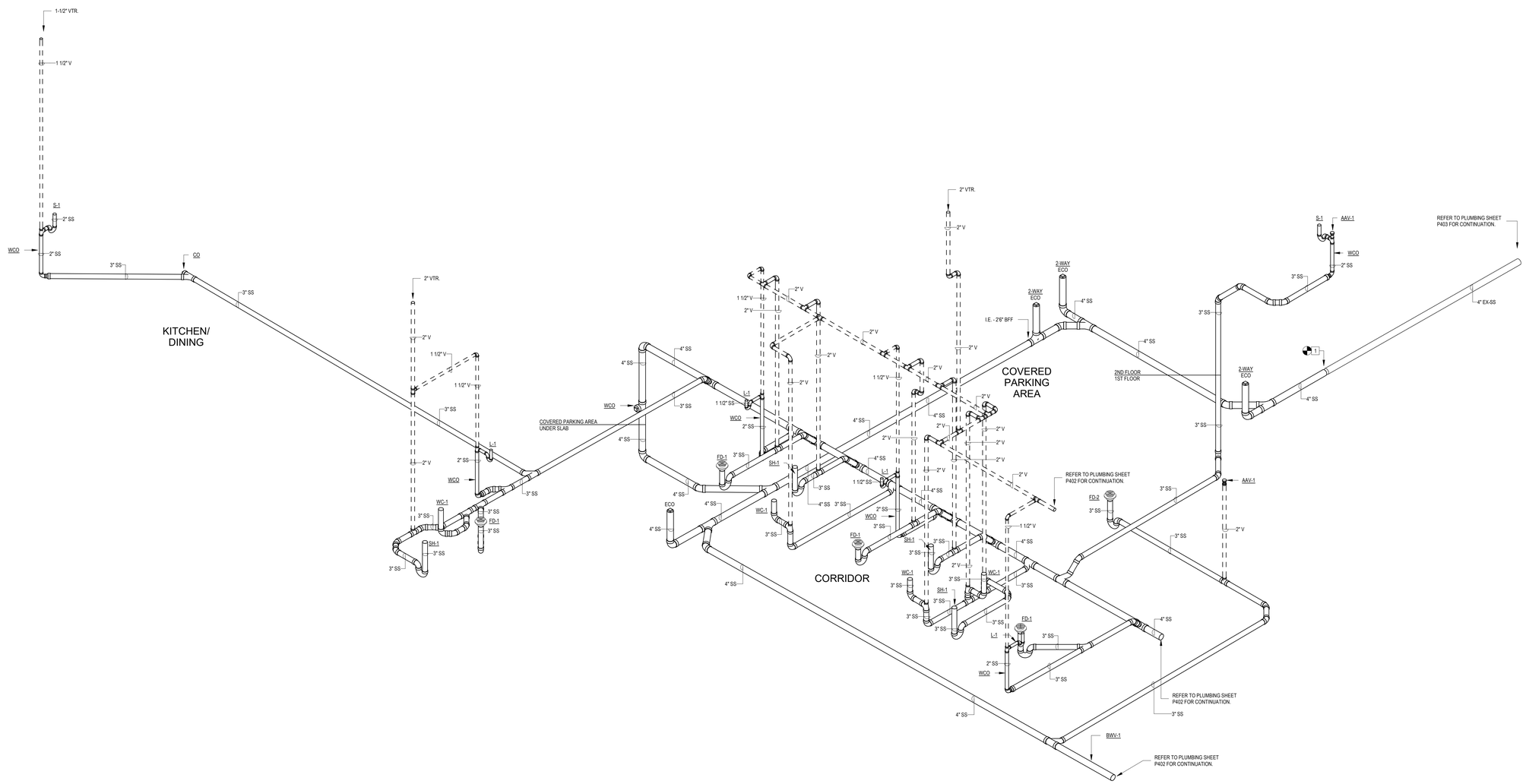
PLUMBING KEYNOTES (XX) :

1. NEW 4" SANITARY WASTE PIPING, ROUTE AND TIE TO EXISTING. CONTRACTOR FIELD VERIFY EXISTING. (62 DRAINAGE FIXTURES UNITS)



1 SANITARY RISER DIAGRAM - MAIN BUILDING - WEST - PLUMBING

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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SANITARY RISER DIAGRAM
- PLUMBING

P401

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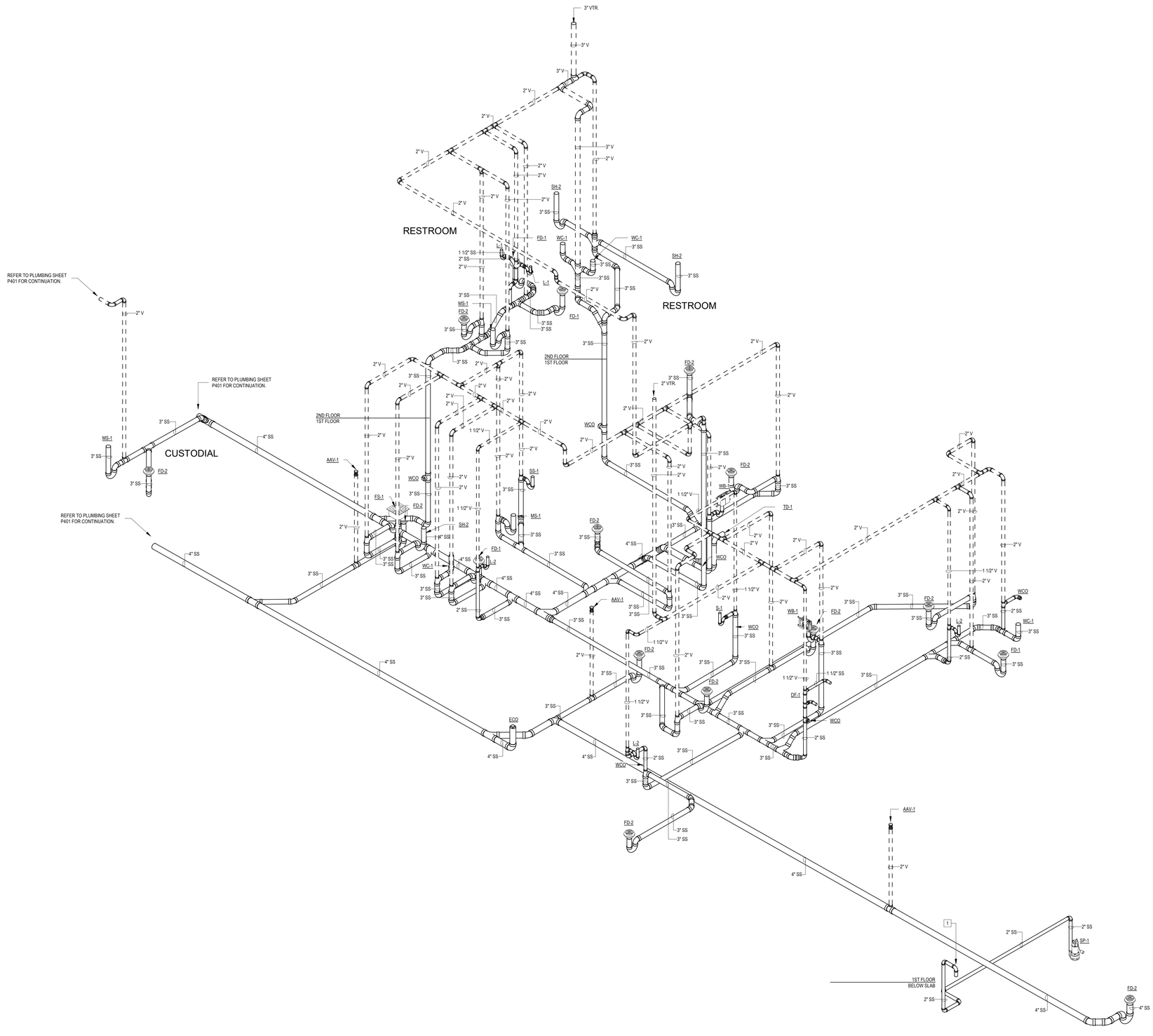

PLUMBING KEYNOTES XX :

1. 2" ELEVATOR SUMP PUMP PIPING TO BE TERMINATED AND DISCHARGED THROUGH WALL WITH GOOSENECK.

1 SANITARY RISER DIAGRAM - MAIN BUILDING - EAST - PLUMBING

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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SANITARY RISER DIAGRAM - PLUMBING

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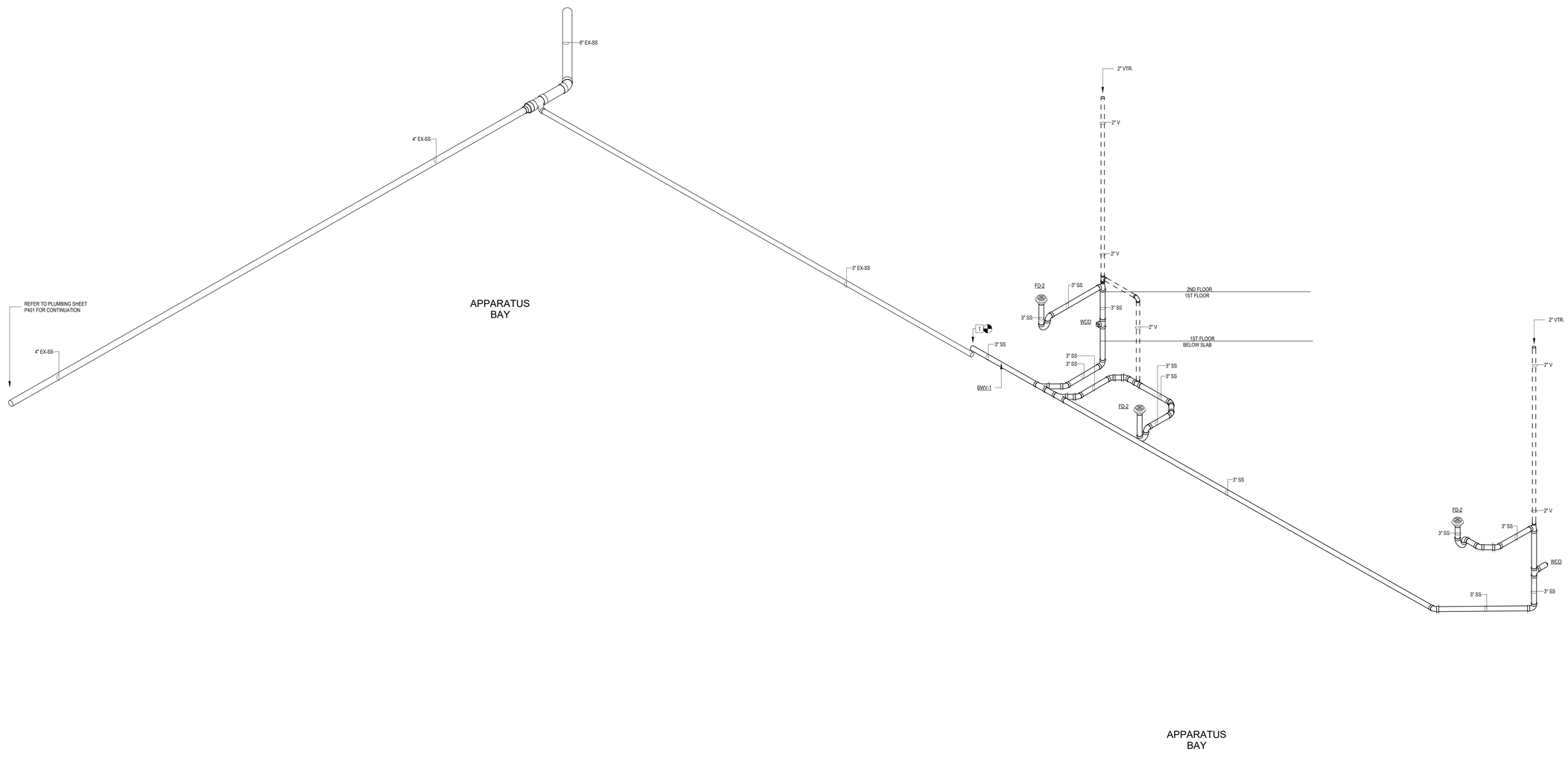
PLUMBING KEYNOTES XX :

1. NEW 3" SANITARY WASTE PIPING, ROUTE AND TIE TO EXISTING. CONTRACTOR FIELD VERIFY EXISTING. (4 DRAINAGE FIXTURES UNITS).



1 SANITARY RISER RISER - APPARATUS BAY - PLUMBING

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2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

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PROJECT LOCATION:
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SANITARY RISER DIAGRAM - PLUMBING

P403

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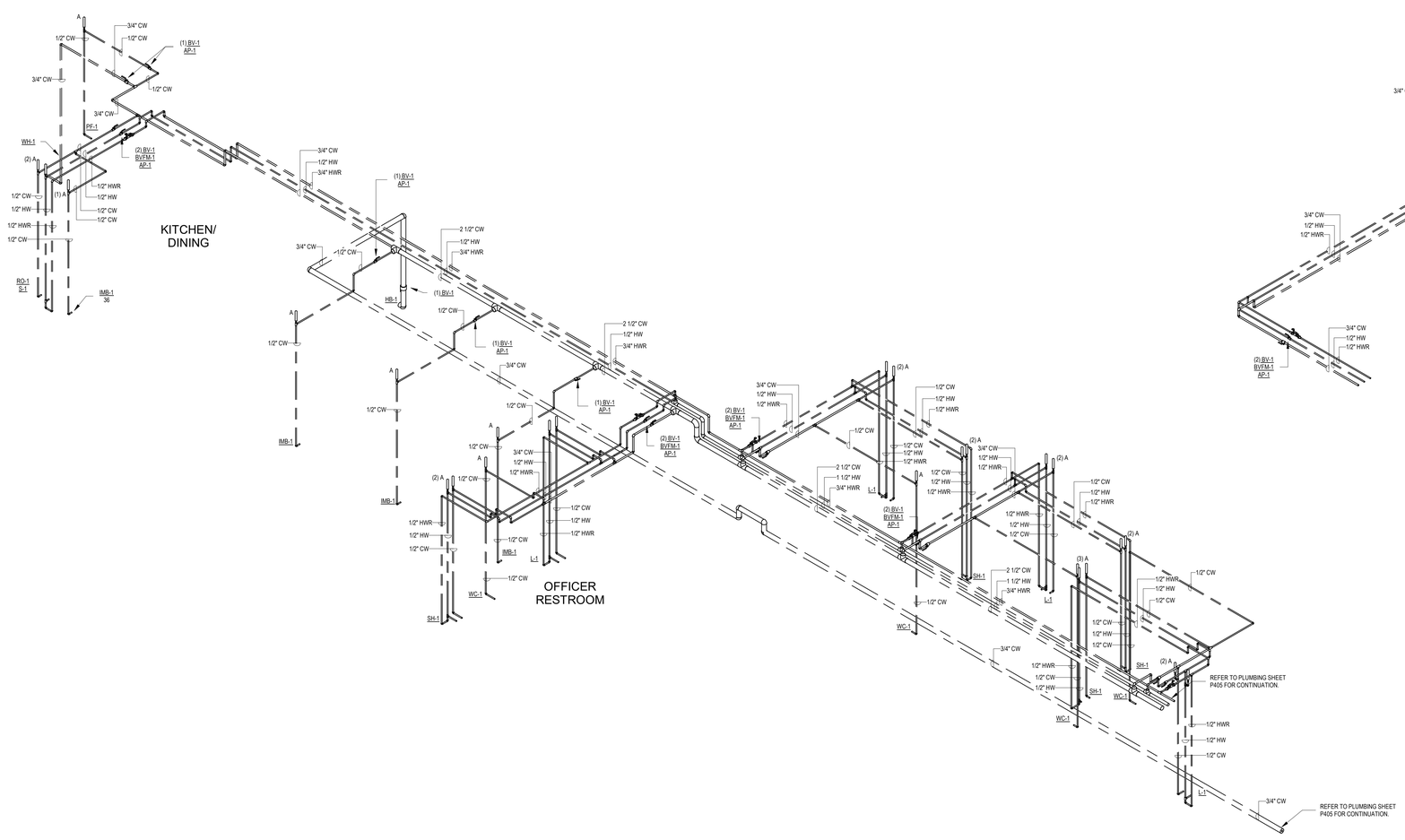

1 DOMESTIC WATER RISER DIAGRAM - MAIN BUILDING - EAST - PLUMBING

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SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
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DOMESTIC WATER RISER DIAGRAM - PLUMBING

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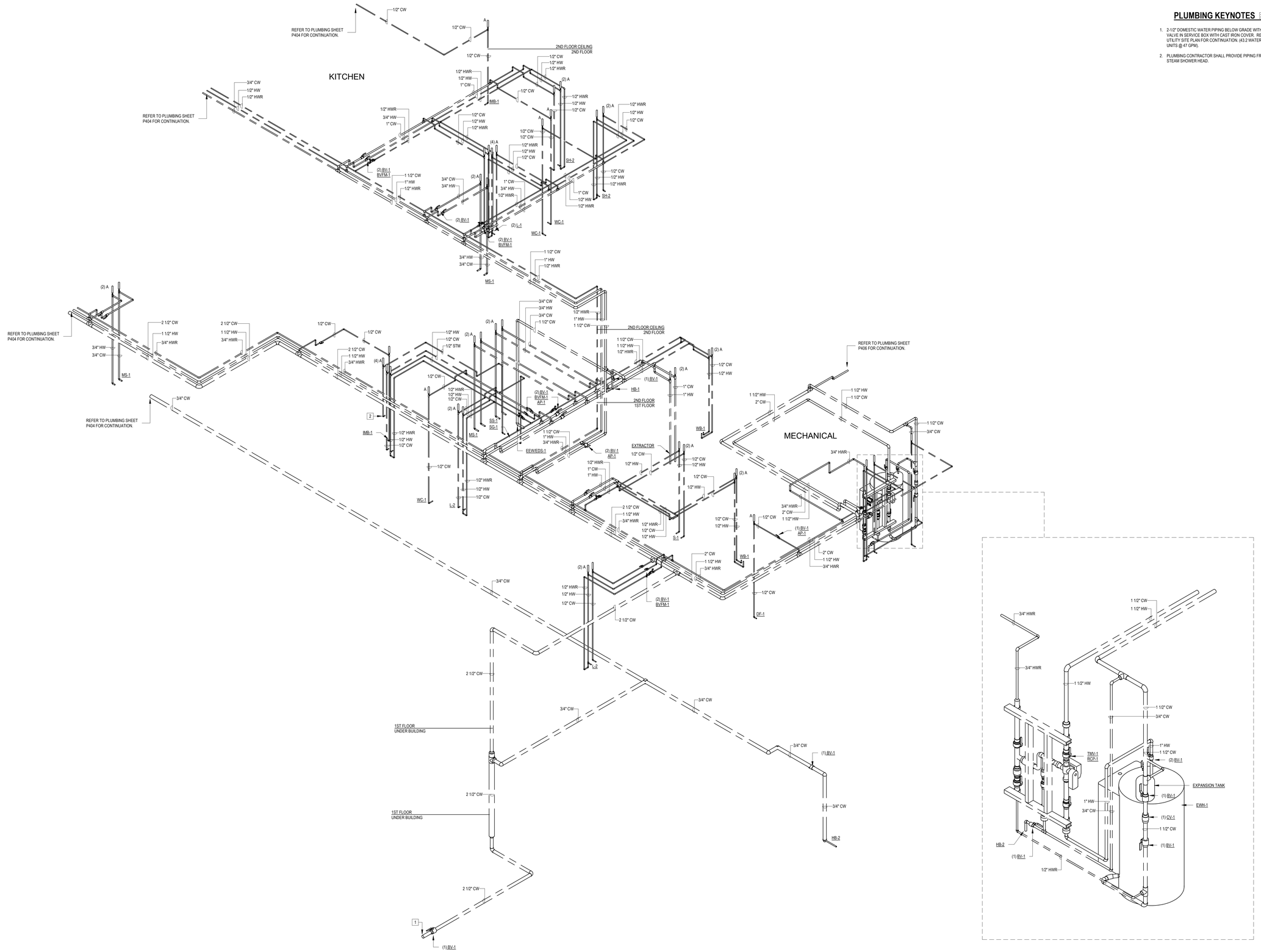

PLUMBING KEYNOTES XX :

1. 2-1/2" DOMESTIC WATER PIPING BELOW GRADE WITH SHUT-OFF VALVE IN SERVICE BOX WITH CAST IRON COVER. REFER TO CIVIL UTILITY SITE PLAN FOR CONTINUATION. (43.2 WATER FIXTURES UNITS @ 47 GPM).
2. PLUMBING CONTRACTOR SHALL PROVIDE PIPING FROM SG-1 TO STEAM SHOWER HEAD.

1 DOMESTIC WATER RISER DIAGRAM - MAIN BUILDING - WEST - PLUMBING

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
2351 PALM RIDGE ROAD
SANIBEL, FLORIDA 33957

SCHENKEL SHULTZ
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FL REG. NO.: PE57143

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COMM. NO.: 2025806
ISSUE DATE: 11.11.2025
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DOMESTIC WATER RISER DIAGRAM - PLUMBING

P405

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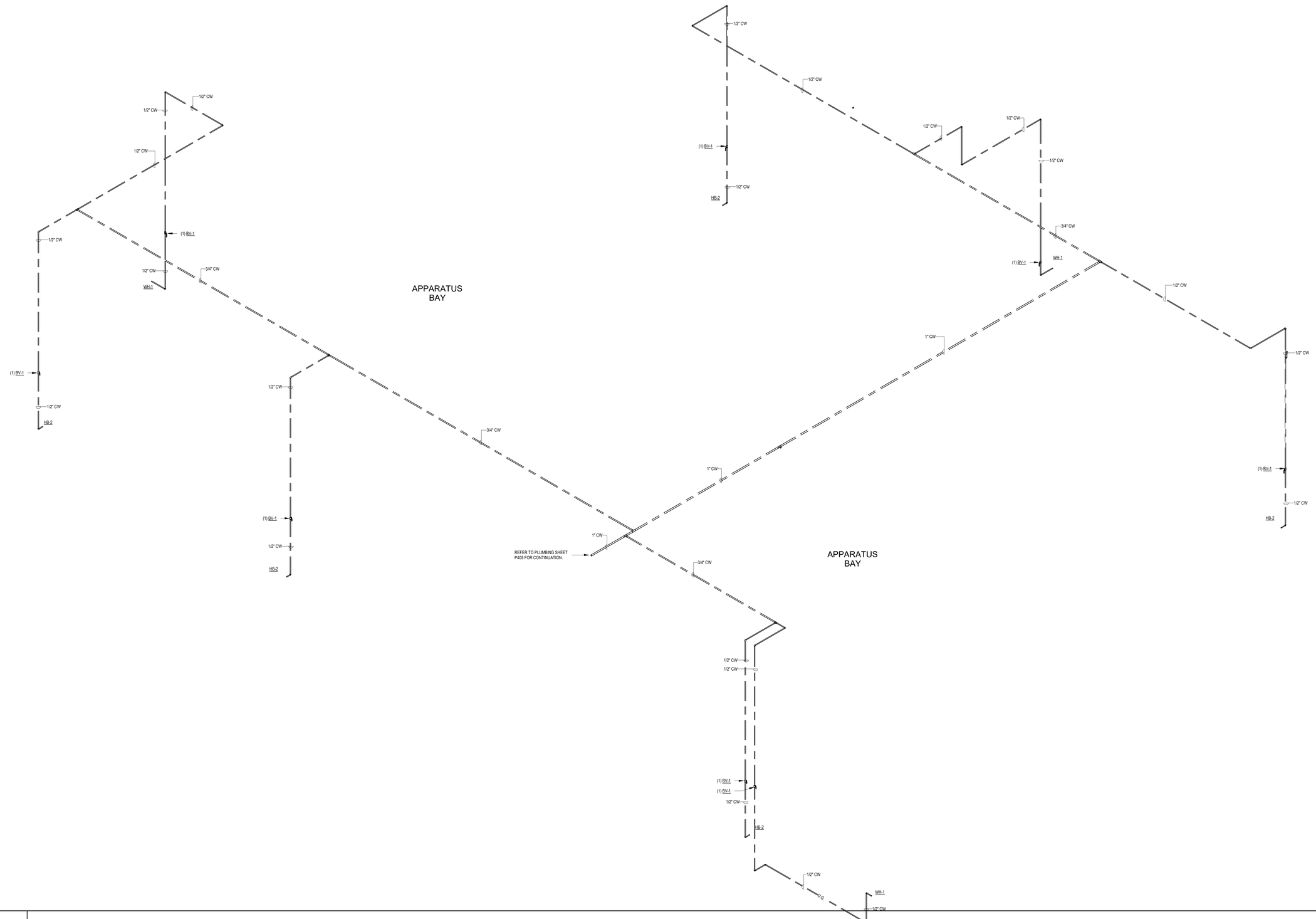

1 DOMESTIC WATER RISER DIAGRAM - APPARATUS BAY - PLUMBING

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

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DOMESTIC WATER RISER DIAGRAM - PLUMBING

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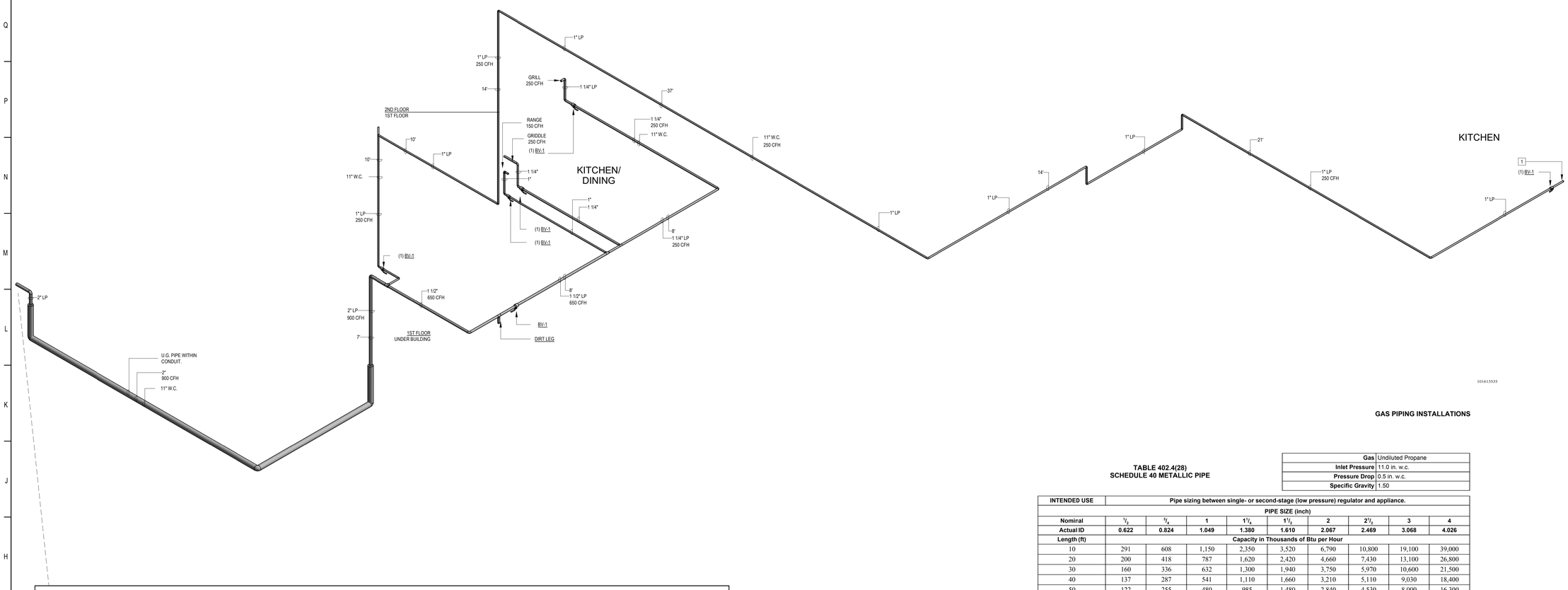
PLUMBING KEYNOTES [XX] :

1. 1" GAS PIPING CAPPED FOR THE FUTURE.



GAS PIPING INSTALLATIONS

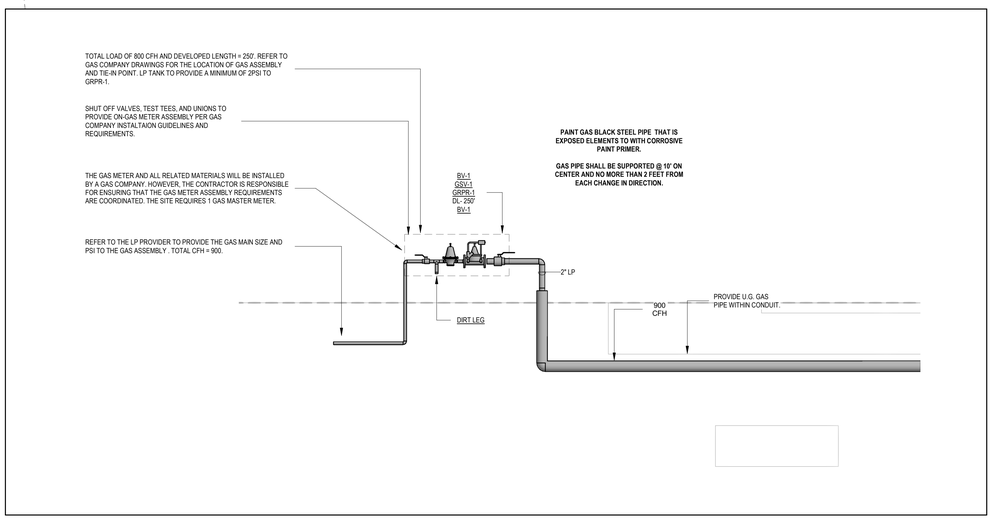


TABLE 402.4(28)
SCHEDULE 40 METALLIC PIPE

Gas	Undiluted Propane
Inlet Pressure	11.0 in. w.c.
Pressure Drop	0.5 in. w.c.
Specific Gravity	1.50

INTENDED USE	**Pipe sizing between single- or second-stage (low pressure) regulator and appliance.**								
	PIPE SIZE (inch)								
Nominal	**1/2**	**3/4**	**1**	**1 1/4**	**1 1/2**	**2**	**2 1/2**	**3**	**4**
Actual ID	**0.622**	**0.824**	**1.049**	**1.380**	**1.610**	**2.067**	**2.469**	**3.068**	**4.026**
Length (ft)	**Capacity in Thousands of Btu per Hour**								
10	291	608	1,150	2,350	3,520	6,790	10,800	19,100	39,000
20	200	418	787	1,620	2,420	4,660	7,430	13,100	26,800
30	160	336	632	1,300	1,940	3,750	5,970	10,600	21,500
40	137	287	541	1,110	1,660	3,210	5,110	9,030	18,400
50	122	255	480	985	1,480	2,840	4,530	8,000	16,300
60	110	231	434	892	1,340	2,570	4,100	7,250	14,800
80	101	212	400	821	1,230	2,370	3,770	6,670	13,600
100	94	197	372	763	1,140	2,200	3,510	6,210	12,700
125	89	185	349	716	1,070	2,070	3,290	5,820	11,900
150	84	175	330	677	1,010	1,950	3,110	5,500	11,200
175	74	155	292	600	899	1,730	2,760	4,880	9,950
200	67	140	265	543	814	1,570	2,500	4,420	9,010
250	62	129	243	500	749	1,440	2,300	4,060	8,290
300	58	120	227	465	697	1,340	2,140	3,780	7,710
350	51	107	201	412	618	1,190	1,900	3,350	6,840
400	46	97	182	373	560	1,080	1,720	3,040	6,190
450	42	89	167	344	515	991	1,580	2,790	5,700
500	40	83	156	320	479	922	1,470	2,600	5,300
550	37	78	146	300	449	865	1,380	2,440	4,970
600	35	73	138	283	424	817	1,300	2,300	4,700
650	33	70	131	269	403	776	1,240	2,190	4,460
700	32	66	125	257	385	741	1,180	2,090	4,260
750	30	64	120	246	368	709	1,130	2,000	4,080
800	29	61	115	236	354	681	1,090	1,920	3,920
850	28	59	111	227	341	656	1,050	1,850	3,770
900	27	57	107	220	329	634	1,010	1,790	3,640
950	26	55	104	213	319	613	978	1,730	3,530
1,000	25	53	100	206	309	595	948	1,680	3,420
1,100	25	52	97	200	300	578	921	1,630	3,320
1,200	24	50	95	195	292	562	895	1,580	3,230
1,300	23	48	90	185	277	534	850	1,500	3,070
1,400	22	46	86	176	264	509	811	1,430	2,930
1,500	21	44	82	169	253	487	777	1,370	2,800
1,600	20	42	79	162	243	468	746	1,320	2,690
1,700	19	40	76	156	234	451	719	1,270	2,590
1,800	19	39	74	151	226	436	694	1,230	2,500
1,900	18	38	71	146	219	422	672	1,190	2,420
2,000	18	37	69	142	212	409	652	1,150	2,350

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa, 1-inch water column = 0.2488 kPa,
1 British thermal unit per hour = 0.2931 W, 1 cubic foot per hour = 0.0283 m^3/h, 1 degree = 0.01745 rad.
Note: All table entries have been rounded to three significant digits.

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1 OVERALL GAS RISER DIAGRAM - PLUMBING

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GAS RISER DIAGRAM - PLUMBING

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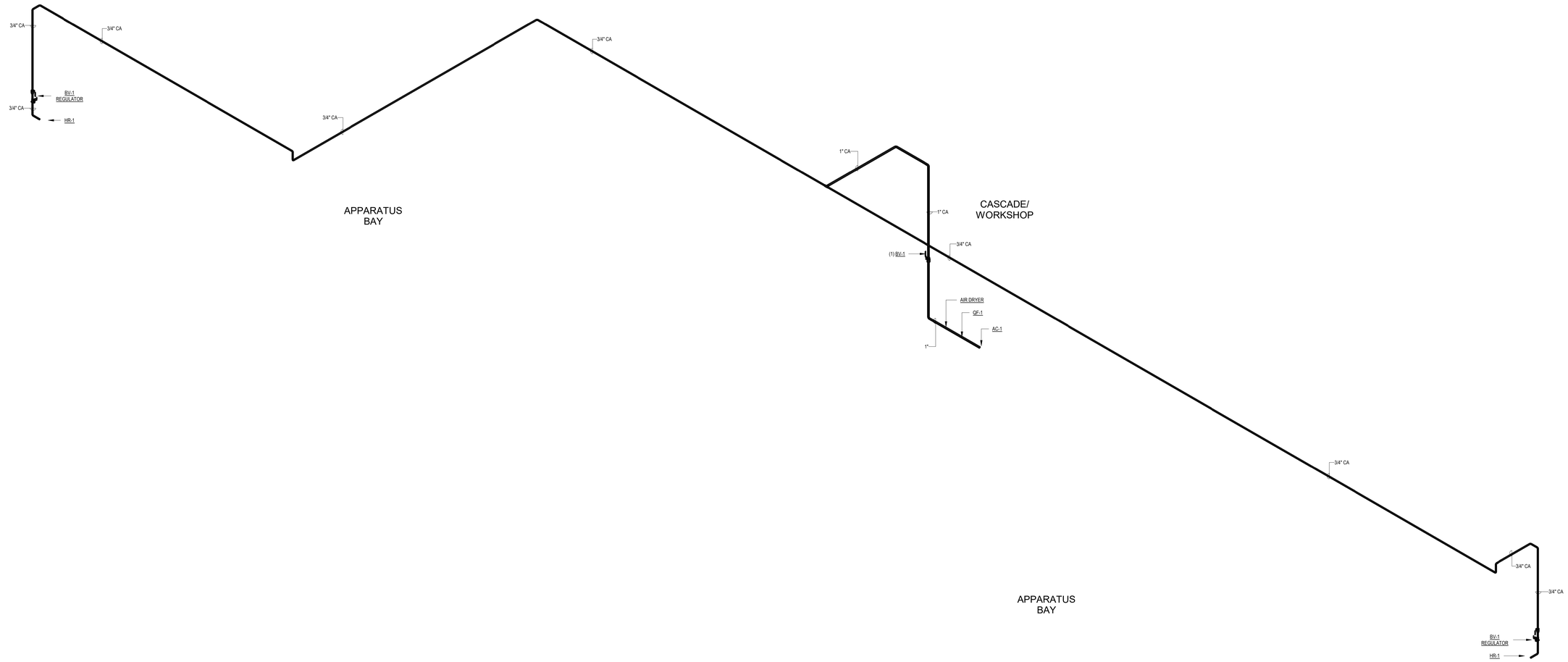

1	COMPRESSED AIR RISER DIAGRAM - PLUMBING

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COMPRESSED AIR RISER DIAGRAM - PLUMBING

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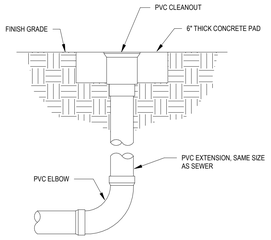
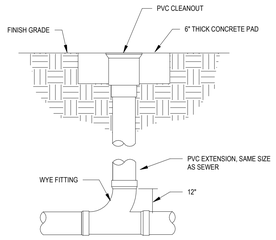
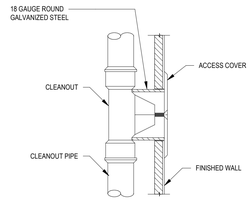


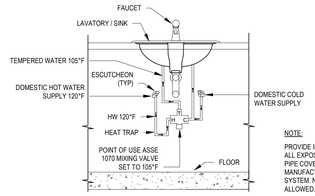
1 (ELBOW) EXTERIOR 1-WAY CLEANOUT DETAIL
SCALE: 1/8" = 1'-0"



2 (WYE) EXTERIOR 1-WAY CLEANOUT DETAIL
SCALE: 1/8" = 1'-0"

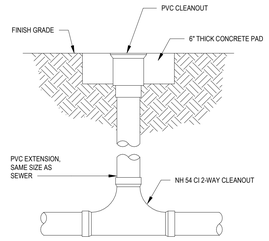


3 2-WAY WALL CLEANOUT DETAIL
SCALE: 1/8" = 1'-0"

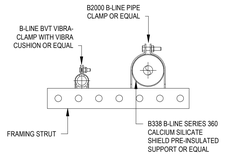


NOTE:
PROVIDE INSULATED COVERING ON ALL EXPOSED PIPING, AND P-TRAP. PIPE COVERING SHALL BE A MANUFACTURED COVERING SYSTEM. NO HAND WRAP SHALL BE ALLOWED.

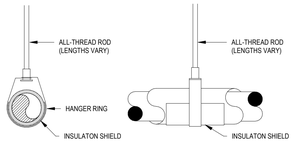
4 ASSE 1070 POINT OF USE MIXING VALVE DETAIL - PLUMBING
SCALE: 3/16" = 1'-0"



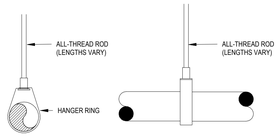
5 LISTED TWO WAY CLEANOUT FITTING DETAIL
SCALE: 1/8" = 1'-0"



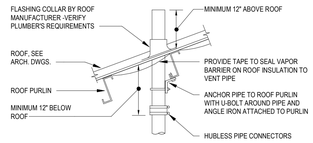
6 INSULATED & NON-INSULATED STRUT MOUNT DETAIL
SCALE: 1/8" = 1'-0"



7 INSULATED HANGER DETAIL
SCALE: 1/8" = 1'-0"

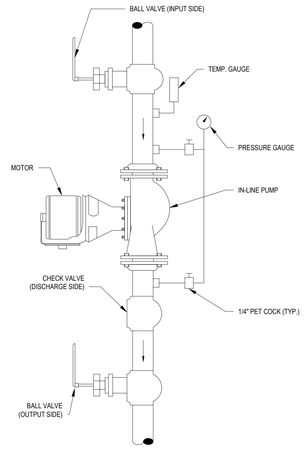


8 NON-INSULATED HANGER DETAIL
SCALE: 1/8" = 1'-0"



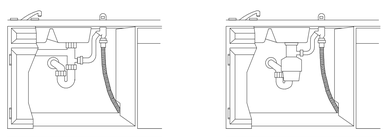
REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. VTR SHALL BE LOCATED A MINIMUM OF TEN FEET HORIZONTAL FROM OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE. LOCATE WHERE ROOF SYSTEM DIFFERS COORDINATE ANCHORING AND FLASHING WITH ROOFING CONTRACTOR AND ARCH DRAWINGS.

9 VENT THRU ROOF DETAIL (SLOPED ROOF)
SCALE: 1/8" = 1'-0"

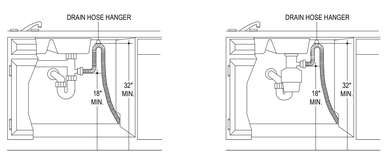


10 TYPICAL IN-LINE PUMP DETAIL
SCALE: 1/8" = 1'-0"

METHOD 1 – AIR GAP WITH WASTE TEE OR DISPOSER
AN AIR GAP MUST BE USED WHEN REQUIRED BY LOCAL CODES AND ORDINANCES. THE AIR GAP MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



METHOD 2 – "HIGH DRAIN LOOP" WITH WASTE TEE OR DISPOSER



DRAIN REQUIREMENTS

- REFER TO MANUFACTURER'S INSTALLATION MANUAL.
- FOLLOW LOCAL CODES AND ORDINANCES.
- DO NOT EXCEED 12' DISTANCE TO DRAIN.
- DRAIN CONNECTION HEIGHT IS NOT TO EXCEED 72" ABOVE BOTTOM OF DISHWASHER

NOTE : AIR GAP MUST BE USED IF WASTE TEE OR DISPOSER CONNECTION IS LESS THAN 18" ABOVE FLOOR TO PREVENT SIPHONING.

DETERMINE DRAIN METHOD

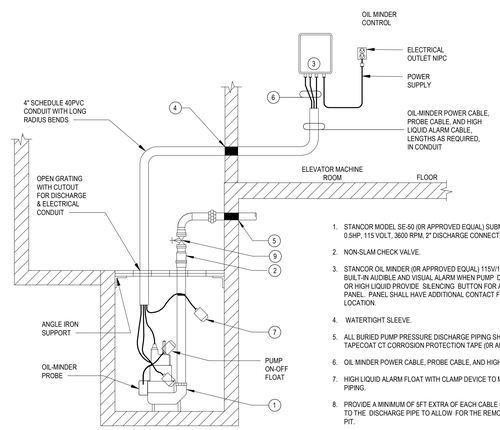
THE TYPE OF DRAIN INSTALLATION DEPENDS ON THE FOLLOWING QUESTIONS:

- DO LOCAL CODES OR ORDINANCES REQUIRE AN AIR GAP?
- IS WASTE TEE LESS THAN 18" ABOVE FLOOR?

IF THE ANSWER TO EITHER QUESTION IS YES, METHOD 1 **MUST** BE USED.

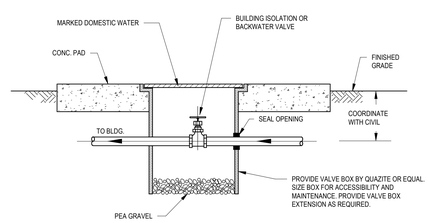
- IF THE ANSWERS ARE NO, EITHER METHOD MAY BE USED.

11 DISHWASHER DISCHARGE DETAIL
SCALE: 1/8" = 1'-0"



1. STANCOR MODEL SE-50 (OR APPROVED EQUAL) SUBMERSIBLE EFFLUENT PUMP 0.5HP, 115 VOLT, 3600 RPM, 2" DISCHARGE CONNECTION.
2. NON-SLAM CHECK VALVE.
3. STANCOR OIL MINDER (OR APPROVED EQUAL) 115V/1PH CONTROL SYSTEM WITH BULT-IN AUDIBLE AND VISUAL ALARM WHEN PUMP DOES NOT RUN DUE TO OIL IN PIT OR HIGH LIQUID PROVIDE SILENCING BUTTON FOR AUDIBLE ALARM BUILT INTO PANEL. PANEL SHALL HAVE ADDITIONAL CONTACT FOR A REMOTE ALARM LOCATION.
4. WATERTIGHT SLEEVE.
5. ALL BURIED PUMP PRESSURE DISCHARGE PIPING SHALL BE PROTECTED WITH TAPECOAT CT CORROSION PROTECTION TAPE (OR APPROVED EQUAL).
6. OIL MINDER POWER CABLE, PROBE CABLE, AND HIGH LIQUID ALARM CABLE.
7. HIGH LIQUID ALARM FLOAT WITH CLAMP DEVICE TO MOUNT TO PUMP DISCHARGE PIPING.
8. PROVIDE A MINIMUM OF 5FT EXTRA OF EACH CABLE (SLACK) ROLLED AND CLAMPED TO THE DISCHARGE PIPE TO ALLOW FOR THE REMOVAL OF THE PUMP FROM THE PIT.
9. GATE VALVE.

12 ELEVATOR SUMP PUMP DETAIL
SCALE: 1/8" = 1'-0"



13 VALVEBOX DETAIL
SCALE: 1/8" = 1'-0"

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DETAILS - PLUMBING

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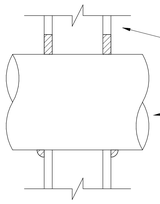
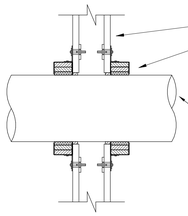


INSTALL PER UL SYSTEM W-L-1054
USE HILTI FS-ONE MAX FIRESTOP SEALANT

METAL PIPE	
TYPE	MAX. DIA.
STEEL PIPE (SCH. 10 OR HEAVIER)	30"
CAST IRON PIPE	30"
COPPER PIPE	6"
STEEL CONDUIT	6"
EMT	4"

METAL PIPE THROUGH GYPSUM WALL ASSEMBLY (1-HR.)
NTS

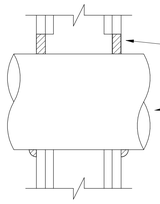


ATTACH COLLAR WITH HILTI TOGGLER BOLTS

INSTALL PER UL SYSTEM W-L-2078
USE HILTI FS-ONE MAX FIRESTOP
SEALANT AND CP 643N OR CP 644
FIRESTOP COLLAR

PLASTIC PIPE	
TYPE	MAX. DIA.
PVC PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	10"
CPVC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY)	10"
ABS PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	6"
FRPP PIPE (SCH. 40)	6"
PVDF PIPE (SDR 32.5)	4"

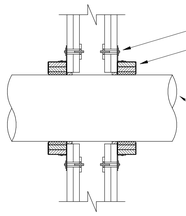
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY (1-HR.)
NTS



INSTALL PER UL SYSTEM W-L-1054
USE HILTI FS-ONE MAX FIRESTOP SEALANT

METAL PIPE	
TYPE	MAX. DIA.
STEEL PIPE (SCH. 10 OR HEAVIER)	30"
CAST IRON PIPE	30"
COPPER PIPE	6"
STEEL CONDUIT	6"
EMT	4"

METAL PIPE THROUGH GYPSUM WALL ASSEMBLY (2-HR.)
NTS

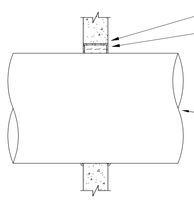


ATTACH COLLAR WITH HILTI TOGGLER BOLTS

INSTALL PER UL SYSTEM W-L-2078
USE HILTI FS-ONE MAX FIRESTOP SEALANT
AND CP 643N OR CP 644 FIRESTOP COLLAR

PLASTIC PIPE	
TYPE	MAX. DIA.
PVC PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	10"
CPVC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY)	10"
ABS PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	6"
FRPP PIPE (SCH. 40)	6"
PVDF PIPE (SDR 32.5)	4"

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY (2-HR.)
NTS

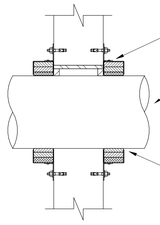


SLEEVE OPTIONAL

INSTALL PER UL SYSTEM C-AJ-1226
USE HILTI FS-ONE MAX FIRESTOP SEALANT

METAL PIPE	
TYPE	MAX. DIA.
STEEL PIPE (SCH. 10 OR HEAVIER)	30"
CAST IRON PIPE	30"
COPPER PIPE	6"
STEEL CONDUIT	6"
EMT	4"

METAL PIPE THROUGH CONCRETE WALL (2-HR.)
NTS

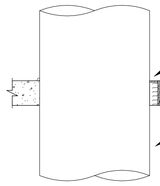


SLEEVE OPTIONAL

PLASTIC PIPE	
TYPE	MAX. DIA.
PVC PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	10"
CPVC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY)	10"
ABS PIPE (SCH. 40) (CELLULAR OR SOLID CORE)	6"
FRPP PIPE (SCH. 40)	6"

INSTALL PER UL SYSTEM C-AJ-2109
USE HILTI CP 601S, CFS-S SIL GQ, OR
FS-ONE MAX FIRESTOP SEALANT AND HILTI
CP 643N OR CP 644 FIRESTOP COLLAR

PLASTIC PIPE THROUGH CONCRETE WALL (2-HR.)
NTS

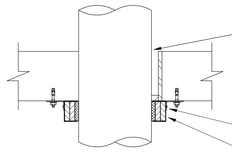


INSTALL PER UL SYSTEM C-AJ-1226 USE
HILTI FS-ONE MAX FIRESTOP SEALANT

SLEEVE OPTIONAL

METAL PIPE	
TYPE	MAX. DIA.
STEEL PIPE (SCH. 10 OR HEAVIER)	30"
CAST IRON PIPE	30"
COPPER PIPE	6"
STEEL CONDUIT	6"
EMT	4"

METAL PIPE THROUGH CONCRETE FLOOR (2-HR.)
NTS



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FRPP PIPE (SCH. 40)	6"

SLEEVE OPTIONAL

INSTALL PER UL SYSTEM C-AJ-2109
USE HILTI CP 601S, CFS-S SIL GQ, CFS-S SIL
SL, OR FS-ONE MAX FIRESTOP SEALANT
AND HILTI CP 643N OR CP 644 FIRESTOP
COLLAR

PLASTIC PIPE THROUGH CONCRETE FLOOR (2-HR.)
NTS

1 UL PLUMBING PENETRATIONS

SCALE: 1/8" = 1'-0"

SANIBEL FIRE & RESCUE DISTRICT
2351 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
2351 PALM RIDGE ROAD
SANIBEL, FLORIDA 33957

SCHENKEL SHULTZ

9510 Corkscrew Palms Circle,
Unit 1
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voice (239) 208-4846

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JASON L. SMITH, P.E.
600 S. ORLANDO AVE.
WINTLAND, FL 32751
FL REG. NO.: PE57143

REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025806
ISSUE DATE: 11.11.2025
DRAWN BY: GC

DETAILS - PLUMBING

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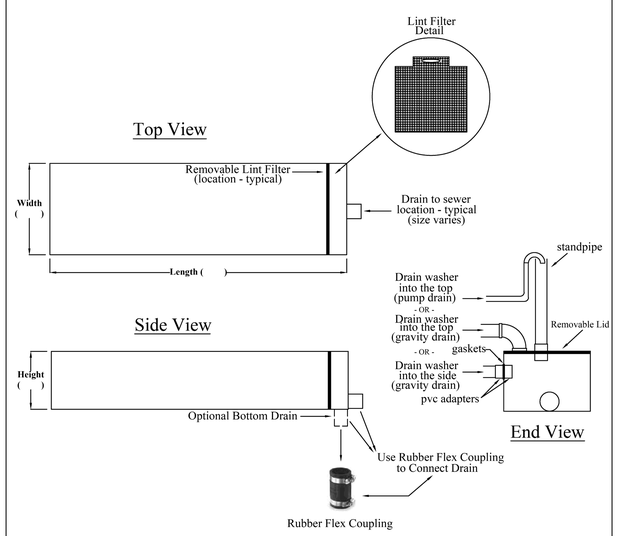
Since 1957
WWW.DRAINTROUGHS.COM
2305 GILBERT AVENUE
CINCINNATI, OHIO 45206
TELEPHONE: (513) 281-3832
FAX: (513) 281-0572
TELEPHONE: (800) 365-1900

SUBMITTAL SHEET

DRAIN TROUGH



ENGINEERING DATA

COMMERCIAL GRADE
BODY MATERIAL: 1/4" POLYPROPYLENE
LID MATERIAL: 3/8" POLYPROPYLENE
LINT FILTER MATERIAL: 1/4" PVC
LINT FILTER HOLES: 3/8"
CHEMICAL RESISTANT
MAXIMUM WATER TEMPERATURE: 190 DEGREES
LID ATTACHED WITH STAINLESS STEEL SCREWS
OPTIONAL SECOND FILTER CAN BE INSTALLED
CAN MANUFACTURE ANY SIZE NEEDED

ANSI Accredited Program
PRODUCT CERTIFICATION
#0202

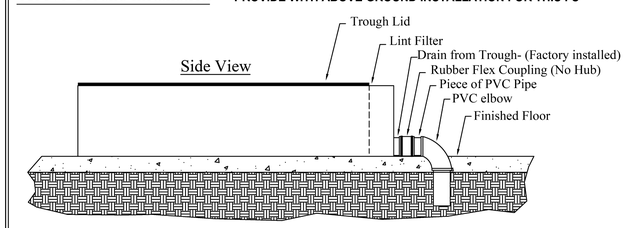
H-M COMPANY
Since 1957
www.draintroughs.com
2305 GILBERT AVENUE
CINCINNATI, OHIO 45206
TELEPHONE: (513) 281-3832
FAX: (513) 281-0572
TELEPHONE: (800) 365-1900

Installation Drawing

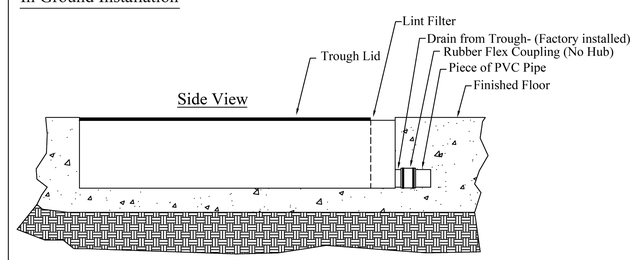
Drain Trough

Above Ground Installation

PROVIDE WITH ABOVE GROUND INSTALLATION FOR THIS FS



In Ground Installation



Notes

Trough is not a sealed unit and therefore requires a trap to be installed after the drain.

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PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE DESCRIPTION	MANUFACTURES MODEL	FAUCET/ FLUSH VALVE MODEL	FIXTURE CONNECTION SIZES					ACCESSORIES
				C.W.	H.W.	MIXED	WASTE	VENT	
WC-1	WATER CLOSET FLOOR SET ADA FLUSH TANK	AMERICAN STANDARD 2467.100	-	3/4"	-	-	3"	2"	1.1 GALLON FLUSH TANK. PROVIDE WITH BEMIS MODEL #1655SSCT EXTRA HEAVY DUTY SEAT WITH SELF-SUSTAINING HINGES. PROVIDE CHROME PLATED WALLA NIPPLE AND ESCUTCHEON. MCGUIRE 2166 CHROME PLATED ANGLE STOP. CONTRACTOR SHALL COORDINATE LOCATION OF WATER CLOSET HANDLE TO BE ADA COMPLIANT.
L-1	LAVATORY UNDERMOUNT	KHOLER K-2214	AMERICAN STANDARD 7612807.295 1.2 GPM	1/2"	-	1/2"	2"	2"	PROVIDE WITH STRAINER, PROVIDE CHROME PLATED WALL NIPPLES AND ESCUTHEONS, MCGUIRE 2165 CHROME PLATED ANGLE STOP. MCGUIRE 8872 P-TRAP AND CLEAN OUT PLUB. PROVIDE WITH WATTS HYDRGUARD SERIES LFLM495 SET TO 105*
L-2	LAVATORY WALL HUNG	AMERICAN STANDARD 0356.915	AMERICAN STANDARD 7612807.295 1.2 GPM	1/2"	-	1/2"	2"	2"	PROVIDE WITH STRAINER, PROVIDE CHROME PLATED WALL NIPPLES AND ESCUTHEONS, MCGUIRE 2165 CHROME PLATED ANGLE STOP. MCGUIRE 8872 P-TRAP AND CLEAN OUT PLUB. PROVIDE WITH WATTS HYDRGUARD SERIES LFLM495 SET TO 105*. PROVIDE ZURN Z-1231 CARRIER.
SH-1	SHOWER	SEE ARCH PLANS	AMERICAN STANDARD TU662SG.213 (R422)	1/2"	-	1/2"	2"	2"	PROVIDE WITH AMERICAN STANDARD # TU662SG.213 1.5 COMMERICAL SHOWER SYSTEM KIT. PROVIDE WITH AMERICAN STANDARD #R422 2-WAY DIVERTER. SET THERMOSTATIC MIXING VALVE TO 110°. ZURN SHOWER DRAIN MODEL Z415S W/6X6 STRAINER.
SH-2	SHOWER	SEE ARCH PLANS	AMERICAN STANDARD TU662SG.213 (R422)	1/2"	-	1/2"	2"	2"	PROVIDE WITH AMERICAN STANDARD # TU662SG.213 1.5 COMMERICAL SHOWER SYSTEM KIT. PROVIDE WITH AMERICAN STANDARD #R422 2-WAY DIVERTER. SET THERMOSTATIC MIXING VALVE TO 110°. ZURN SHOWER DRAIN MODEL Z415S W/6X6 STRAINER.
S-1	KITCHEN SINK UNDERMOUNT	ELKAY ECTRU30179RT	ELKAY LKAV2061	1/2"	1/2"	-	2"	2"	STAINLESS STEEL DROP IN SINK WITH WASTE DISPOSER, REFER TO ARCHITECT EQUIPMENT SCH. DISHWASHER WATER AND DRAIN CONNECTIONS, STRAINER, AND MCGUIRE 2165K LOOSE KEY SUPPLIES, MCGUIRE 8902 P-TRAP. PROVIDE WITH WATTS HYDROGUARD LFLM495 SERIES SET TO 105*. PROVIDE AND COORDINATE EXTRA DRILL HOLE FOR RO SPICKET.
S-2	1 COMPARTMENT SINK DROP IN	KHOLER K-6661	ELKAY LK800GN0874	1/2"	1/2"	-	2"	2"	PROVIDE WITH STRAINER, AND MCGUIRE 2165K LOOSE KEY SUPPLIES, MCGUIRE 8902 P-TRAP. PROVIDE WITH WATTS HYDROGUARD LFLM495 SERIES SET TO 105*
MS-1	MOP SINK 24" X 24"	FIAT S82424	ENCORE K-77-8106-BR 2.2 GPM	3/4"	3/4"	-	3"	2"	PROVIDE WITH 832AA HOSE AND BRACKET 1239BB, ALUMINUM BUMPERGUARD WITH VINYL INSERT, 833AA SILICONE SEALANT AND MSG WALL GUARD-STAINLESS STEEL
SS-1	SERVICE SINK	ELKAY SS81302	ELKAY LK940BP074S	3/4"	3/4"	-	3"	2"	PROVIDE WITH STRAINER, AND MCGQUIRE 2165K LOOSE KEY SUPPLIES, MCGUIRE 8902 P-TRAP.
DF-1	DRINKING FOUNTAIN DUAL HEIGHT ADA WITH BOTTLE-FILL	ELKAY LZSTLDDWSSK	-	1/2"	-	-	3"	2"	STAINLESS STEEL FINISH. PROVIDE WITH WALL CARRIERM SUPPLY AND P-TRAP. MOUNT ADA LOWER UNIT SPOUT 36" A.F.F.

NOTES:

- FIXTURE TO BE WHITE IN COLOR UNLESS OTHERWISE NOTED
- ADA WATER CLOSETS SHALL HAVE FLUSH HANDLE ON WIDE SIDE OF TOILET STALL. COORDINATE FLUSH VALVE WITH GRAB BARS.
- ADA LAVATORIES AND SINKS SHALL HAVE TRAP INSULATION KIT TO COVER P-TRAP AND SUPPLIES.
- ADA FIXTURES MOUNTING HEIGHT PER LOCAL, STATE HANDICAP CODES.
- CONTRACTOR TO PROVIDE TRAP, CARRIER, SUPPLIES LINES AND DRAINS REQUIRED BY FIXTURES.

ELECTRICAL WATER HEATER SCHEDULE

MARK	FIXTURE DESCRIPTION	MANUFACTURES MODEL	GALLON CAPACITY	SET TEMPERATURE	ELECTRICAL DATA				ACCESSORIES
					VOLT	PHASE	HZ	kW	
EWH-1	ELECTRICAL WATER HEATER	AO SMITH COMMERCIAL ELECTRIC WATER HEATER (DSE-80A)	80	140°	208	3	60	12.5	REFER TO MANUFACTURER FOR INSTALLATION REQUIREMENTS, ROUTE DRAIN LINE TO FLOOR DRAIN.

NOTES:

- PROVIDE ALL GAUGES, HEAT TRAPS, THERMOSTATS, TEMPERATURE AND PRESSURE RELIEF VALVE AND SHUT-OFF VALVES AS REQUIRED BY LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
- FLOOR MOUNTED HEATERS SHALL BE INSTALLED ON 4" CONCRETE HOUSE KEEPING PAD.

RECIRCULATION PUMP SCHEDULE

MARK	FIXTURE DESCRIPTION	MANUFACTURES MODEL	HP	RPM	GPM/ TDH	ELECTRICAL DATA			ACCESSORIES
						VOLT	PHASE	HZ	
RCP-1	RECIRCULATION PUMP	TACO 006-B4	1/40	3250	2.04/ 6	115	1	60	INSTALL PER MANUFACTURER REQUIREMENT, PROVIDE HONEYWELL AQUASTAT L6006 AQUASTAT TO TRUN ON RCP WHEN TEMP OF HOT WATER RETURN LINE DROPS BLOW 120.

NOTES:

- PROVIDE ALL GAUGES, UNIONS, THERMOSTATS, VALVE AND SHUT-OFF VALVES AS REQUIRED BY LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE WITH DIVISION 16 CONTRACTOR.
- PUMP SHALL BE ALL BRONZE WITH FLANGE CONNECTION.
- PROVIDE WITH HONEYWELL L6006A AQUASTAT. SET TO 120°

PLUMBING EQUIPMENT SCHEDULE

MARK	FIXTURE DESCRIPTION	MANUFACTURES MODEL	ACCESSORIES / NOTES
HB-1	HOSE BIB	WOODFORD MODEL 24 (CH)	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES. INSTALL 17" ABOVE F.F.
HB-2	HOSE BIB	WOODFORD MODEL V26-CH	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES. INSTALL 17" ABOVE F.F.
RH-1	ROOF HYDRANT	WOODFORD RHMC-MS	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
WH-1	WALL HYDRANT	WOODFORD MODEL B65	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES. INSTALL 17" ABOVE F.F.
IMB-1	ICE MAKER BOX	OATEY 39140	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
WB-1	WASH BOX	OATEY 38101	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
FD-1	FLOOR DRAIN	ZURN Z415B-2N	PROVIDE WITH MIFAB MI-GARD WITHIN DRAIN. COORDINATE SIZE WITH PLANS WITH MODEL NUMBER TO BE USED.
FD-2	FLOOR DRAIN HEAVY DUTY	ZURN ZS415BS-ZS	PROVIDE WITH MIFAB MI-GARD WITHIN DRAIN. COORDINATE SIZE WITH PLANS WITH MODEL NUMBER TO BE USED.
FS-1	FLOOR SINK	ZURN Z1900-Z-K-KC-1/2 GRATE-32	PROVIDE WITH MIFAB MI-GARD WITHIN DRAIN. COORDINATE SIZE WITH PLANS WITH MODEL NUMBER TO BE USED.
TD-1	TRENCH DRAIN	H-M COMPANY	PROVIDE WITH H-M COMPANY DRAIN TROUGH LINT INTERCEPTOR. CONTRACTOR SHALL COORDINATE SIZING OF THE TRENCH DRAIN WITH FINAL SELECTION OF THE EXTRACTOR GPM DISCHARGE.
HD-1	HUB DRAIN	WATTS FD-100-ER-8	PROVIDE W/ BACKWATER VALVE AND 7-INCH STRAINER.
AC-1	AIR COMPRESSOR	OWNER TO PROVIED	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
QF-1	AIR FILTER	OWNER TO PROVIED	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
QOWS-1	OIL WATER SEPARATOR	OWNER TO PROVIED	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
TMV-1	THERMOSTATIC MIXING VALVE	POWERS LFIS100VL	SET MASTER THERMOSTATIC MIXING VALVE TEMP OUT TO 126° INSTALLATION MANUFACTURER PRE-ASSEMBLED TMV.
BVFM-1	THERMOSTATIC MIXING VALVE	CALEFFI 132 QUICKSETTER +	PROVIDE QUICKSETTER + WITH FLOW SCLAE OF 0.5-1.75 GPM
PWC-1	WATER CONDITIONER	AQUA REX WK-3	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
PWC-2	WATER CONDITIONER	AQUA REX WK-1	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
RO-1	WATER CONDITIONER	WATTS PWRO4	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
SP-1	SUMP PUMP	STANCOR SE-60	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
EEWEDS-1	EMERGENCY EYE WASH AND DRENCH SHOWER	BRADLEY S19314	REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES.
GRPR-1	GOVERNOR REDUCED PRESSURE REGULATOR	-	GOVERNOR REDUCED PRESSURE REGULATOR WITH OVER PRESSURE DEVICE SET AT 11-14" W.C.
GSV-1	GAS SOLENOID VALVE	ASCO LP RATED MANUAL RESET SOLENOID VALVE	PROVIDE AND INSTALL 24 VOLT DC TO SOLENOID VALVE, CONNECT TO FIRE ALARM SYSTEM BY THE FIRE ALARM CONTRACTOR. PROVIDE WITH NEMA 4 ENCLOSURE.
HR-1	HOSE REEL	REEL CRAFT 83050 OLP	REFER TO MANUFACTURER FOR ALL INSTALLATION RECOMMENDATIONS.
BWV-1	BACKWATER VALVE	ZURN Z1095	PROVIDE ACCESS HOUSING WITH TRAFFIC RATED LID.

PLUMBING EQUIPMENT SCHEDULE

MARK	FIXTURE DESCRIPTION	MANUFACTURES MODEL	ACCESSORIES/ NOTES
PF-1	POT FILLER	DELTA 1165LF	REFER TO MANUFACTURER FOR ALL INSTALLATION RECOMMENDATIONS.
SG-1	STEAM GENERATOR	AMEREC AK GENERATOR AK7.5	PROVIDE WITH COLUMBIA PACKAGE CP-POLISHED CHROME 9036-111. CONTRACTOR TO PROVIDE ALL ASSOCIATED MATERIALS FOR STEAM SHOWER SUCH AS NOZZLE AND STEAM HEAD. REFER TO MANUFACTURER FOR ALL INSTALLATION RECOMMENDATIONS.
BV-1	BALL VALVE	-	REFER TO PLUMBING SPECIFICATION
CV-1	CHECK VALVE	-	REFER TO PLUMBING SPECIFICATION
AP-1	ACCESS PANEL	-	REFER TO PLUMBING SPECIFICATION
SV-1	STUDOR VENT	PROFLO PFAAV20	REFER TO MANUFACTURER FOR ALL INSTALLATION RECOMMENDATIONS.

SHOCK ARRESTOR SCHEDULE

DESIGNATION	MANUFACTURER	SERIES	FIXTURE UNITS
A	WATTS	LF15M2-A	1-11
B	WATTS	LF15M2-B	12-32
C	WATTS	LF15M2-C	33-60
D	WATTS	LF15M2-D	61-113
E	WATTS	LF15M2-E	114-154
F	WATTS	LF15M2-F	155-330

CLEANOUT SCHEDULE

DESIGNATION	MANUFACTURER	SERIES
FCO	WATTS	CO-200-R
WCO	WATTS	CO-590-RD
ECO	WATTS	CO-200-RX-4

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SCHEDULES - PLUMBING

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