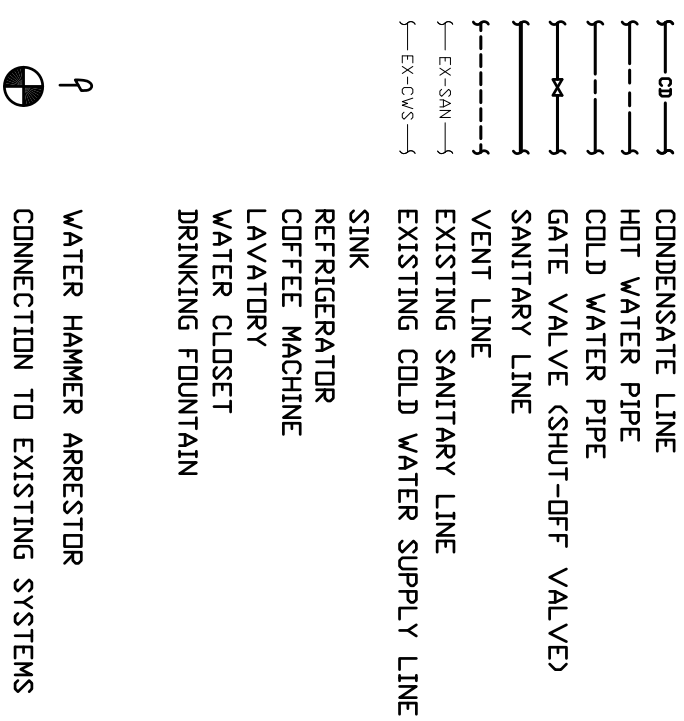


SYMBOLS & ABBREVIATIONS

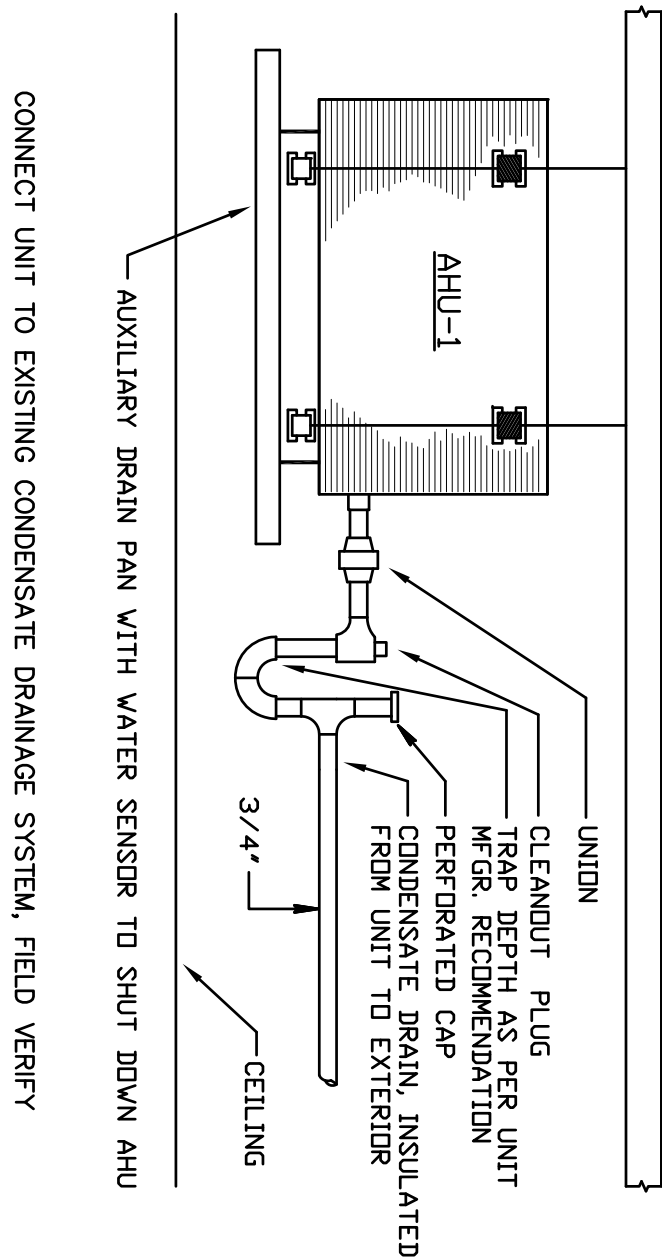


GENERAL DEMOLITION NOTES

- UNLESS OTHERWISE NOTED, ALL EQUIPMENT, FIXTURES, PIPING AND RELATED ACCESSORIES IN THE PROJECT AREA WHICH IS NOT INDICATED TO REMAIN, IS TO BE REMOVED. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT AREA PRIOR TO BID TO DETERMINE ALL REQUIRED DEMOLITION.
- EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE TAKEN FROM ORIGINAL DRAWINGS AND FIELD INVESTIGATION. ALL EXISTING CONDITIONS MUST BE IDENTIFIED PRIOR TO BID. FIELD CONDITIONS SHALL GOVERN.
- DEMOLITION WORK IS NOT SPECIFICALLY IDENTIFIED ON THESE PLANS, AND MAY BE DESCRIBED ON THE ARCHITECT'S PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.
- ALL PIPING SERVING OTHER SPACES OR FLOORS, THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES.
- ALL ITEMS REMOVED UNDER THIS PROJECT SHALL BE DISPOSED OF OR TURNED OVER TO THE OWNER AT THE OWNER'S DISCRETION.
- PROPERLY REMOVE AND DISPOSE OF ALL PLUMBING EQUIPMENT, FIXTURES AND PIPING WHICH IS TO BE REMOVED. CONSULT WITH OWNER AND OBTAIN THE OWNER'S APPROVAL PRIOR TO DISPOSAL OF REMOVED MATERIAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PIPING, NEW OR EXISTING, WITHIN THE PROJECT AREA, IS PROPERLY SUPPORTED AND INSTALLED IN ACCORDANCE WITH STANDARD PRACTICE AND APPLICABLE CODES.

PLUMBING GENERAL NOTES:

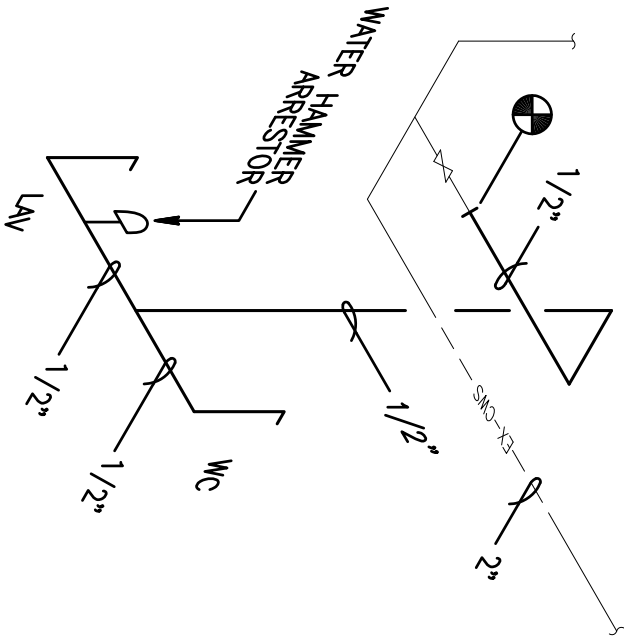
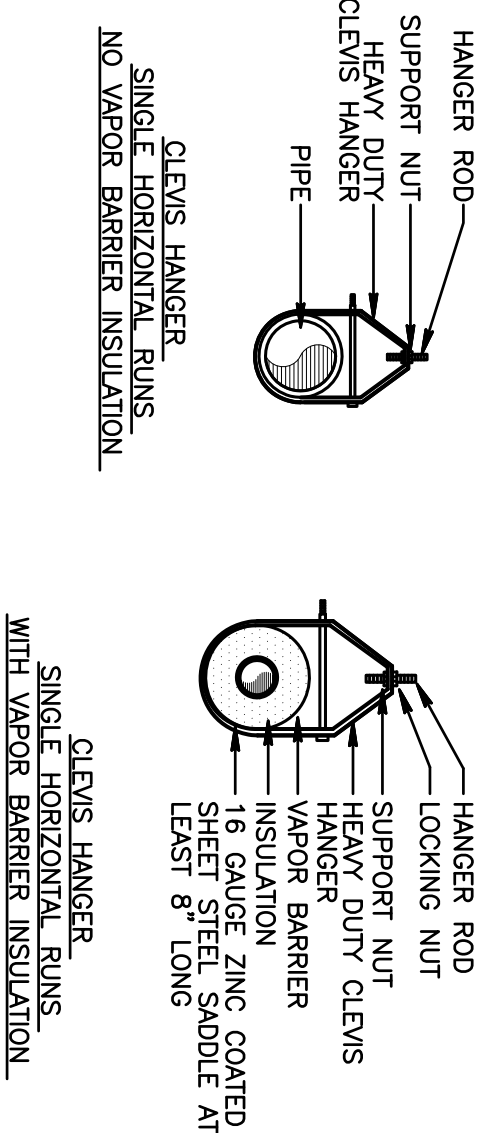
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- CONTRACTOR SHALL INVESTIGATE ALL EXISTING CONDITIONS.
- ALL MATERIAL SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
- NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES.
- ALL PIPING USED IN CEILING SPACES SHALL BE PROTECTED BY A MINIMUM OF 1/2" INSULATION. INSULATION SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION & TESTS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORT ANY DISCREPANCY/ARCHITECT'S ERROR TO BEING NOTED BEFORE BEGINNING WORK.
- VERIFY LOCATION, SIZE, AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- WATER PIPING SHALL BE TYPE "L" COPPER.
- SOL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE CAST IRON NO HUB.
- 301-72 OR SCH. 40 PVC ABOVE GRADE AND SCH. 40 PVC BELOW GRADE.
- FURNISH AND INSTALL APPROVED SLOPE ARRESTORS AT EACH PLUMBING FIXTURE.
- INSULATE ALL DRAINAGE PIPING WITH MINIMUM 1/2" INSULATION.
- COLD STOP AND SUPPLES. COVERS SHALL BE SOFT REMOVABLE AND UPC APPROVED. MANUFACTURE: PLUMBEREX HANDY-SHIELD, TRU-BRO OR PRO-SERIES.
- ALL FIXTURES MUST BE PROVIDED WITH READY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- PROVIDE CHROME PLATED COMBINATION COVER PLATE & CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANSOUTS ZURN ZS-1469 SERIES C.O. OR EQUIVALENT.
- ELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE & WALL/FLOOR SLEEVES WITH U.L. APPROVED FIRE/SMOKE/WATER SEALANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. 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.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING & MUST MATCH THE OTHER SIDE OF THE WALL IN WHICH IT IS INSTALLED.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED ON ALL WATER MAINS AND CONDENSATE PIPING EXCEPT UNDERGROUND.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE OR PROVIDE SIOUX CHIEF #695 TRAP PRIMER.
- NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.



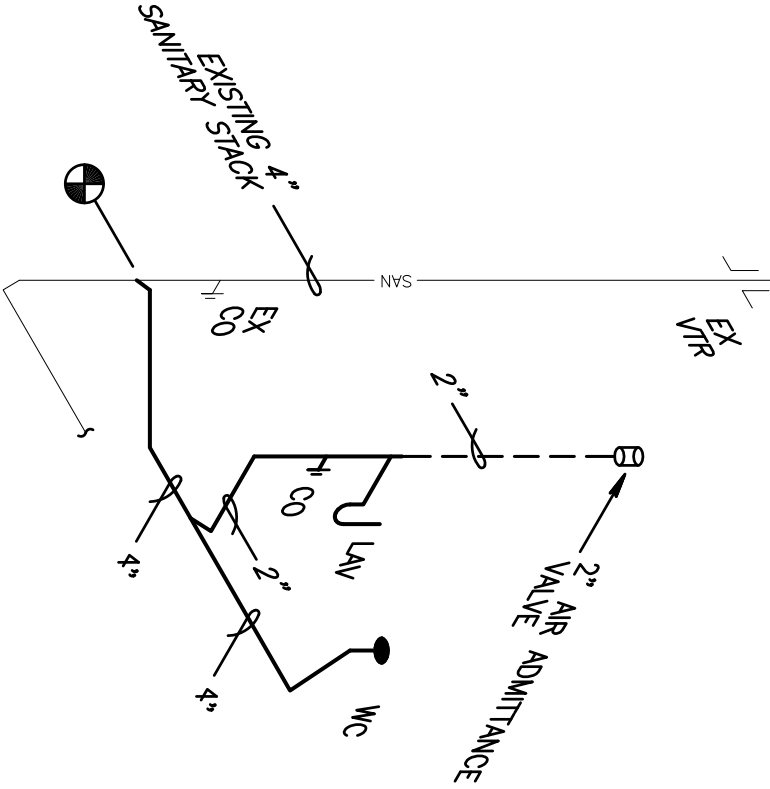
CONDENSATE TRAP DETAIL

CONNECT UNIT TO EXISTING CONDENSATE DRAINAGE SYSTEM. FIELD VERIFY

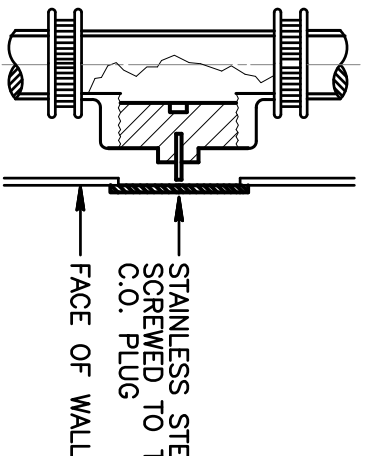
PIPE SUPPORT DETAIL



WATER ISOMETRIC

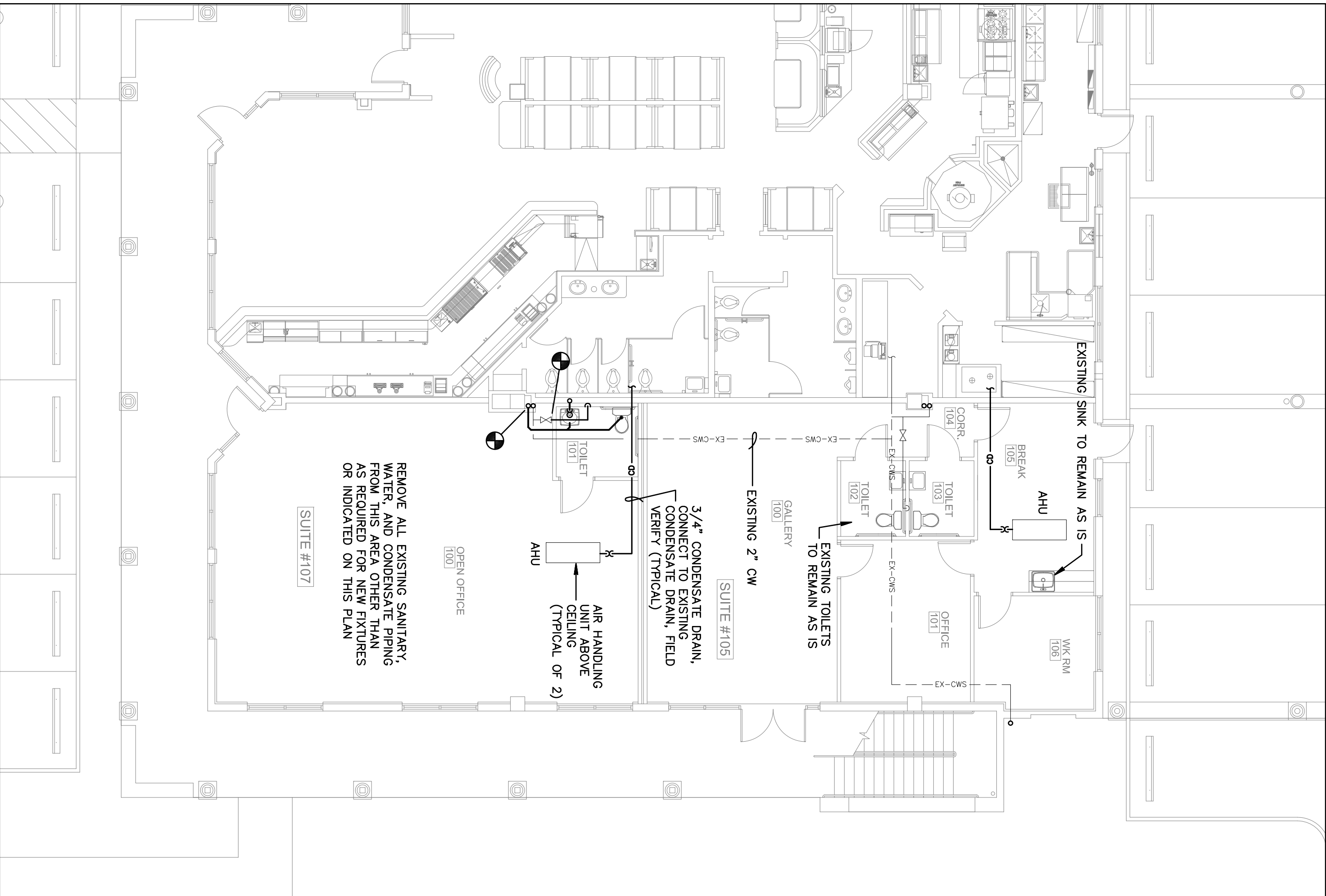


SANITARY ISOMETRIC



WALL-TYPE CLEAN-OUT

PLUMBING FIXTURE SCHEDULE (AMERICAN STANDARD OR EQUAL)				
NAME	EXCISE	MODEL #	ACCESSORIES	
WC	WATER CLOSET (T.C. TANK)	CASET # 2396.010 ELONGATED WATER SAWER (1.6 G.P.T.)	CHUBB OPEN FRONT SEAT, SUPPLY PIPE ANGLE STOP & 2 BOLT CAPS	
LAV	WALL HUNG LAVATORY	LUCERNE #0355.012	RETURN #2395.004 FLOUSET, 3/8\"/>	
EXCISE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES	
WATER CLOSET (TANK TYPE)	1 1/2"	3"	1.6 GPF	
LAVATORY	1 1/2"	1 1/4"	0.5 GPM	



PLUMBING FLOOR PLAN

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

Bd

birse design inc.

5300 woodland lakes drive
palm beach gardens, fl 33418
phone: 561-249-4001
fax: 772-409-8684
AA26001615

Gilman & Associates, Inc.
MECHANICAL & ELECTRICAL ENGINEERS
807 NORTH HILAKADE DRIVE
Lake Worth, FL 33460 C.A.*009078
(561) 582-0210 Fax (561) 582-8212
RONALD D. GILMAN P.E. *37933

BLAKESLEE GALLERY

MIZNER PLACE
12300 SOUTH SHORE BLVD
WELLINGTON, FL

PROJECT NUMBER MP03

REVISIONS

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DRAWN BY GDR

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8/3/12

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