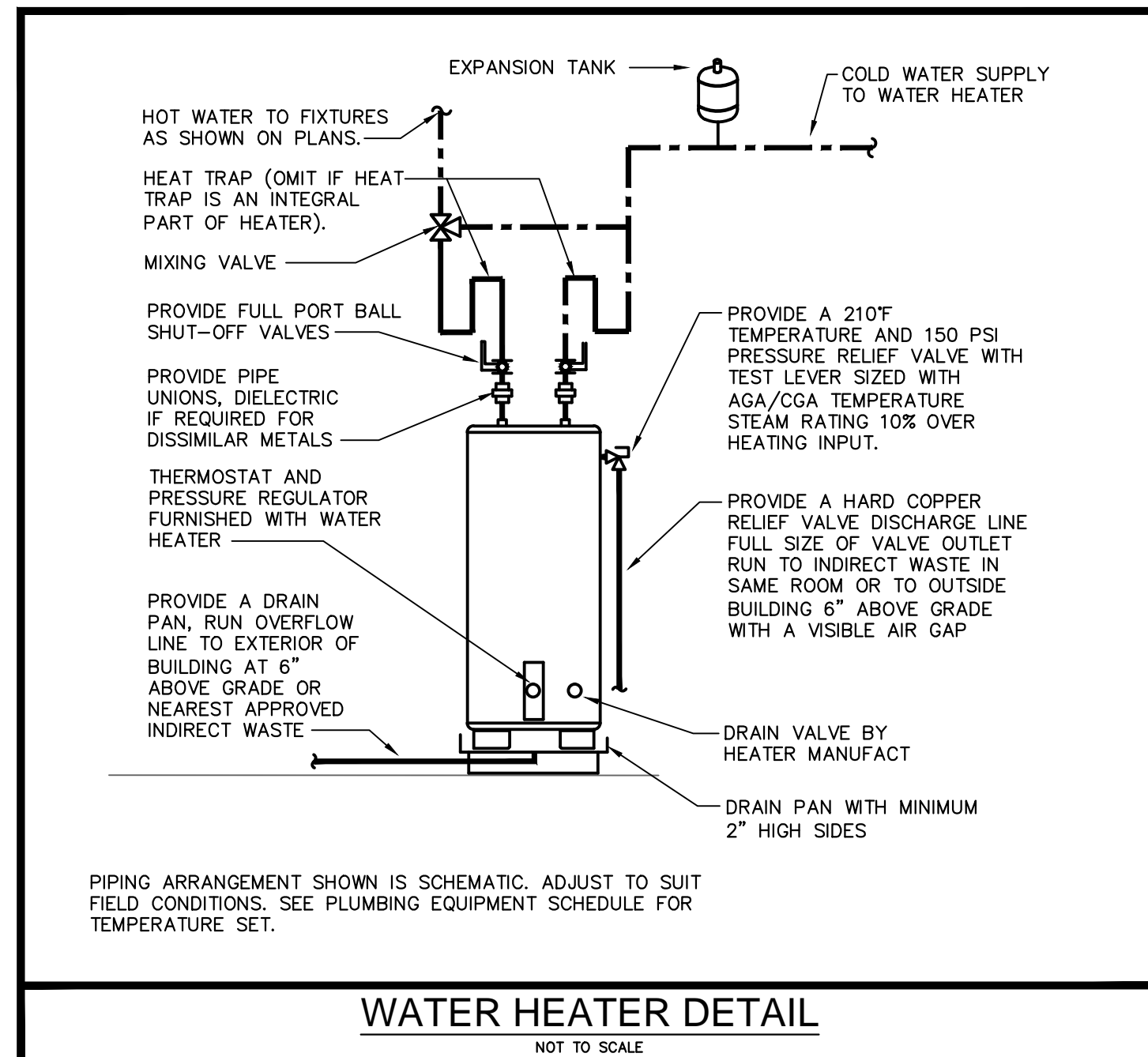


EXTERIOR TWO-WAY CLEANOUT
NOT TO SCALE



WATER HEATER DETAIL
NOT TO SCALE

PLUMBING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2010 APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND 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 COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
9. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
10. COORDINATE LOCATION OF ALL PIPING CONNECTIONS TO BUILDING WITH LOCAL UTILITY AND CIVIL ENGINEER. PROVIDE APPROVED BACKFLOW PREVENTION DEVICE, MAIN SHUT-OFF VALVE AND PRESSURE REDUCING VALVE AT WATER SERVICE.
11. WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS. PROVIDE ALTERNATE FOR CPVC PIPING EQUAL TO BFGOODRICH "FLOWGUARD GOLD" FOR WATER KNOWN OR DETERMINED TO HAVE ACIDIC CHARACTERISTICS. CONTRACTOR SHALL PERFORM A WATER TEST TO DETERMINE WATER CHEMISTRY PRIOR TO ANY WORK OR PIPING INSTALLATION AND SHALL SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL.
12. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
14. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED AND LOCATED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PDI-WH 201.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIAL.
17. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOORS AS PART OF THE PLUMBER'S WORK.
18. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM 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.
19. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTORS. ACCESS PANELS IN RATED WALL MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
20. PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS FINISH TO MATCH FIXTURE TRIM.
21. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
22. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
23. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
24. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
25. WATER PIPING INSULATION SHALL BE ARMAFLEX OR EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION, THICKNESS AS PER FBC 2010 CHAPTER 13.
26. STUDDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

PLUMBING SHEET INDEX

SHEET#	DESCRIPTION
P0.1	PLUMBING NOTES AND DETAILS
P2.1	SANITARY PLANS
P3.1	DOMESTIC WATER PLANS

PLUMBING LEGEND

AAV	AIR ADMITTANCE VALVE		SANITARY SEWER PIPING
AFF	ABOVE FINISHED FLOOR		VENT PIPING
CO	CLEAN OUT		DOMESTIC COLD WATER PIPING
CW	DOMESTIC COLD WATER		HOT WATER PIPING (110°)
HW	DOMESTIC HOT WATER		HOT WATER RECIRCULATING PIPING
HWR	DOMESTIC HOT WATER RECIRCULATING		CONDENSATE PIPING
SF	SQUARE FEET		STORM DRAIN PIPING
VTR	VENT THRU ROOF		OVERFLOW STORM DRAIN LINE
	BALL VALVE		GAS PIPING
	GLOBE VALVE		CLEAN OUT
	CHECK VALVE		P-TRAP
	GATE VALVE		CAPPED END OF PIPE
	GAS COCK		PIPE RISE UP
	POINT OF CONNECTION		PIPE DOWN OR DROP

SLOPE OF HORIZ. DRAINAGE PIPE

SHOCK ARRESTOR SCHEDULE

SIZE (Inches)	MINIMUM SLOPE (Inch. per foot)	PDI DESIGNATION	SHOCK ARRESTOR MODEL	FIXTURE UNITS	CONNECTION
2-1/2 or less	1/4	A	652-A	1-11	1/2"
3 to 6	1/8	B	653-B	12-32	3/4"
8 or larger	1/16	C	654-C	33-60	1"

TABLE 704.1 OF THE FBC 2010

SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED. CONFORMS TO ANSI/ASSE 1010 STANDARDS.

PLUMBING SYSTEMS MATERIAL SCHEDULE

SYSTEM	LINE TYPE	LOCATION	MATERIAL	INSULATION
SANITARY		ABOVE AND UNDERGROUND	PVC	NONE
SAN. VENT		ABOVE GROUND	PVC	NONE
COLD WATER		ABOVE AND UNDERGROUND	TYPE "L" COPPER	-
HOT WATER		ABOVE AND UNDERGROUND	TYPE "L" COPPER	1" ARMAFLEX
STORM		ABOVE AND UNDERGROUND	PVC	NONE
OVER. STORM		ABOVE AND UNDERGROUND	PVC	NONE
GAS		ABOVE AND UNDERGROUND	BLACK STEEL SCH.40	NONE
CONDENSATE		ABOVE AND UNDERGROUND	PVC	1" ARMAFLEX

PLUMBING EQUIPMENT & FIXTURE SCHEDULE

HWC	WATER CLOSET, AMERICAN STANDARD CADET ELONGATED, FLOOR MOUNTED, WHITE, 1.28 GPF. OPEN FRONT SEAT. 16-1/2" HEIGHT, MUST MEET A.D.A. CODE. FLUSH LEVER SHALL BE LOCATED ON SIDE OF TANK AWAY FROM ADJACENT WALL.
H LAV	HANDICAP LAVATORY, AMERICAN STANDARD DECLYN WALL HUNG, WHITE FAUCET AMERICAN STANDARD #7385.003, SINGLE LEVER. MUST MEET ADA CODE. PROVIDE WITH BELOW DECK MIXING VALVE ZURN MODEL ZWSB70XL. CONTRACTOR TO SUPPLY CONCEALED ARM SUPPORT CARRIER FOR MOUNTING OF LAVATORY.
UR	URINAL AMERICAN STANDARD WASHBROOK FLOWISE, WALL MOUNTED WITH TOP SPUD, VITREOUS CHINA, WHITE. FLUSH VALVE AMERICAN STANDARD SELECTRONIC FLOWISE #6063.013.002 (0.125 GPF).
HYD	WALL HYDRANT TO BE WOODFORD MODEL B65 WITH BOX, 3/4" STRAIGHT INLET CONNECTION, FREEZELESS. PROVIDE WITH ANTI-SIPHON VACUUM BREAKER.
EW	WATER HEATER SHALL BE 30 GAL. ELECTRIC 208V, 1 PHASE, 4.5 KW. LOCHINVAR TALL MODEL LTJ-030-KK.
P-1	ELEVATOR SUMP PUMP SHALL BE WEIL SN-1408-0SS, OIL SMART SUMP PUMP, 1/3 HP.

- GENERAL NOTES:**
1. FIXTURES SHALL BE AS SHOWN OR EQUAL.
 2. ALL FIXTURES SHALL COMPLY WITH FBC 2010.
 3. ALL FIXTURE TRIM PACKAGES INCLUDING BUT NOT LIMITED TO TRAP, ANGLE STOP, FLUSH VALVE, SUPPLY TUBES, AND CLEANOUT COVER PLATES SHALL BE OF THE SAME FINISH AS THE ABOVE SPECIFIED FAUCET AND PER ARCHITECTURAL FINISH SCHEDULE.
 4. ALL FIXTURES SHALL BE ROUGHED IN PER MANUFACTURER CUT SHEET TO MAINTAIN UNIFORMITY.
 5. THERMOSTATIC MIXING VALVE SHALL BE PROVIDED FOR ALL LAVATORIES WITH HOT WATER DELIVERY SET TO 110°F. A SINGLE MIXING VALVE SHALL BE ACCEPTABLE FOR INSTALLATIONS WITH MULTIPLE LAVATORIES IN SAME LOCATION. MIXING VALVE SHALL COMPLY WITH ASSE 1070.

- WATER HEATER NOTES:**
1. PROVIDE WITH VACUUM RELIEF VALVE
 2. PROVIDE WITH EXPANSION TANK (MINIMUM ACCEPTANCE VOLUME OF 2 GALLONS)
 3. PROVIDE WITH DRAIN PAN.
 4. ROUTE DRAIN TO NEAREST FLOOR DRAIN
 5. SET TANK STORAGE TEMPERATURE TO 130°F
 6. PROVIDE WITH MIXING VALVE TO REDUCE TEMPERATURE TO 120°F
 7. PROVIDE WITH HOT WATER RE-CIRCULATOR PUMP FOR INSTALLATIONS WHERE THE HOT WATER PIPING EXCEEDS 50 FEET.

CRONK DUCH ARCHITECTURE

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CONSULTANTS:
SURVEY:

STRUCTURAL:

REVISION:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
EdpE

LEGAL DESCRIPTION:

PROJECT PHASE:
PERMIT SET

PROJECT NUMBER

NEW CONSTRUCTION

PETE'S TURN @ ABCC

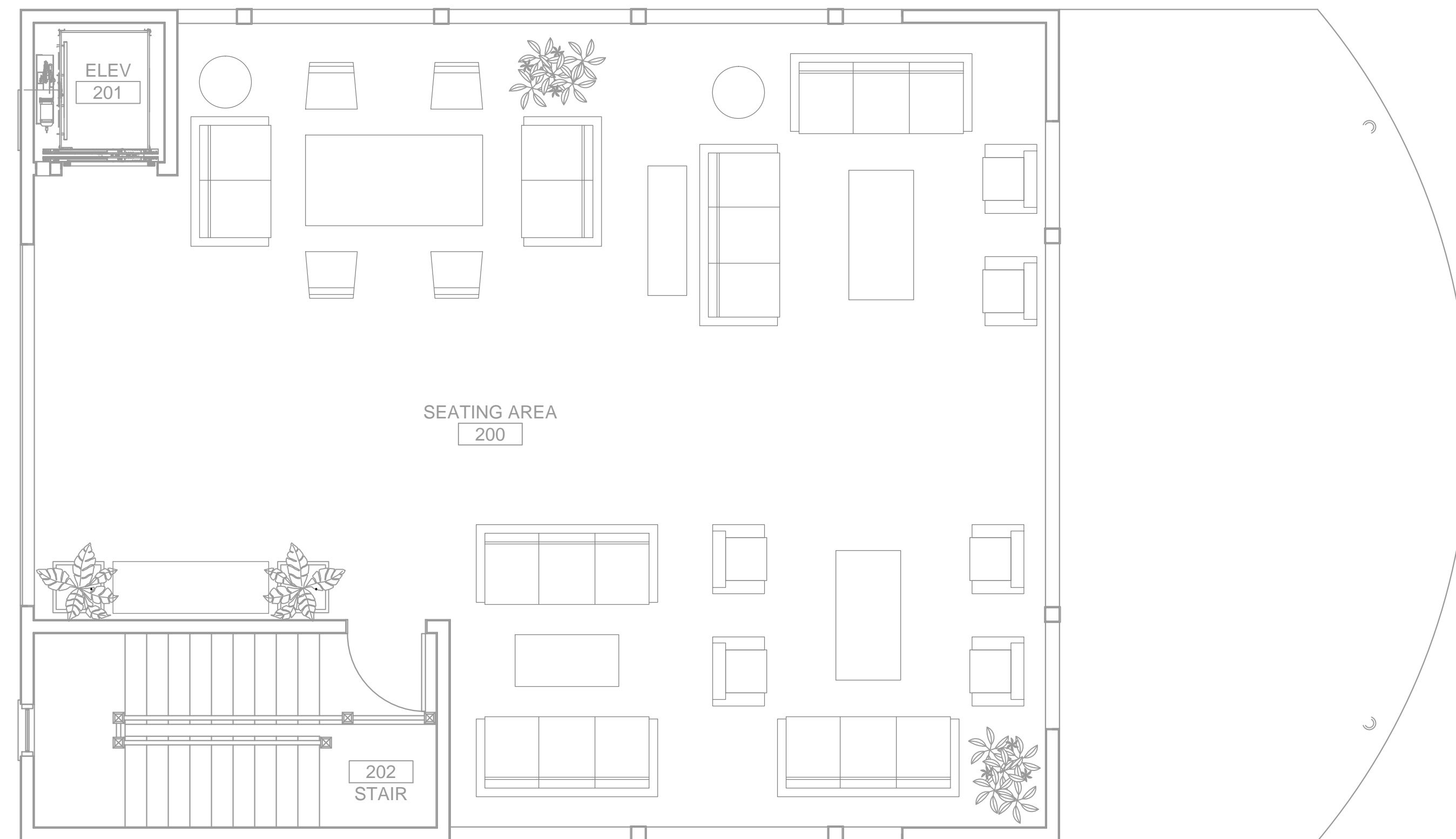
PLUMBING NOTES

P0.1

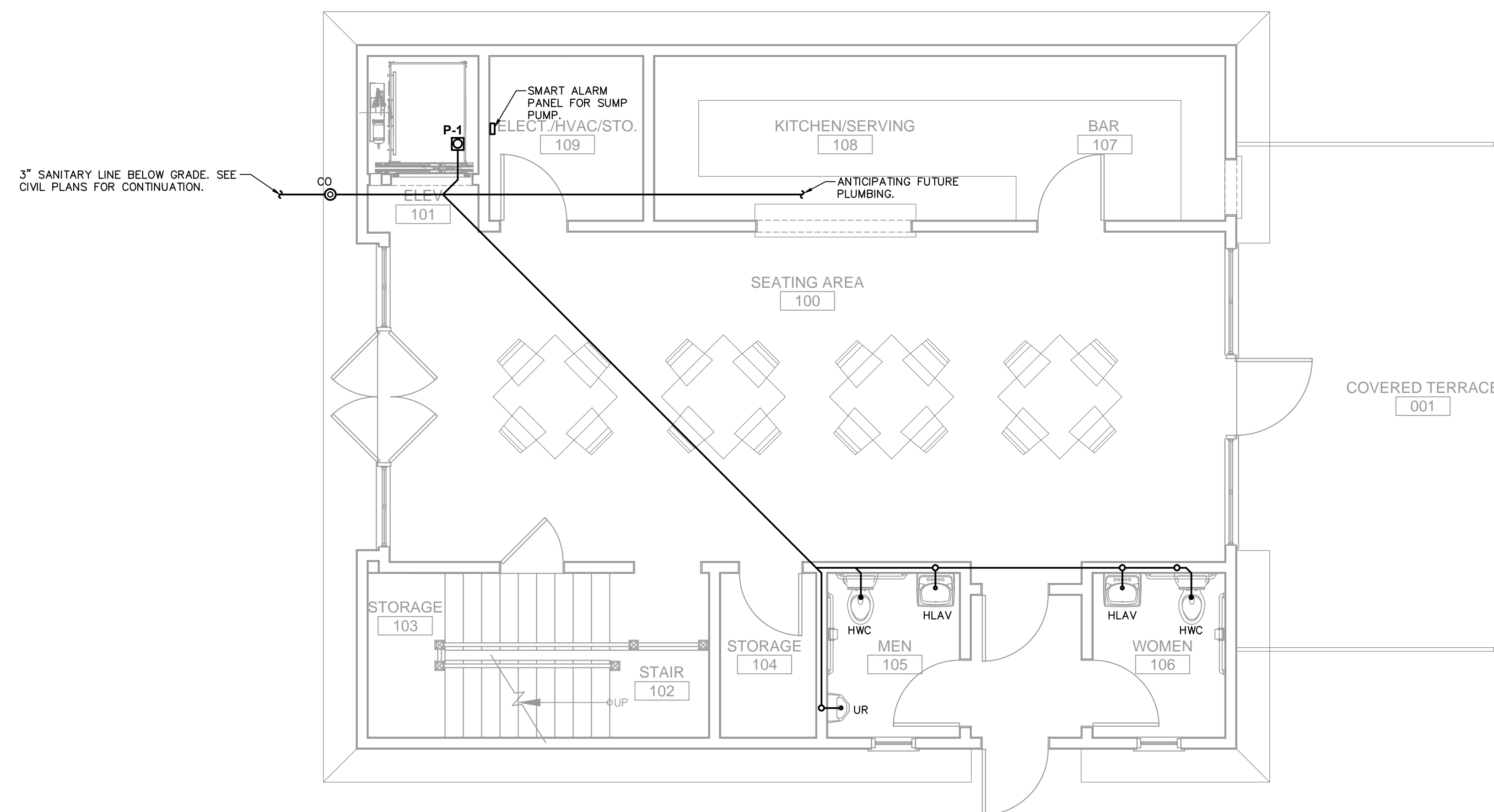
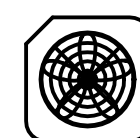
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REVIEW SET 11 / 16 / 15



2 SECOND FLOOR SANITARY PLAN
 P2.1 Scale: 1/4" = 1'-0"



1 FIRST FLOOR SANITARY PLAN
 P2.1 Scale: 1/4" = 1'-0"

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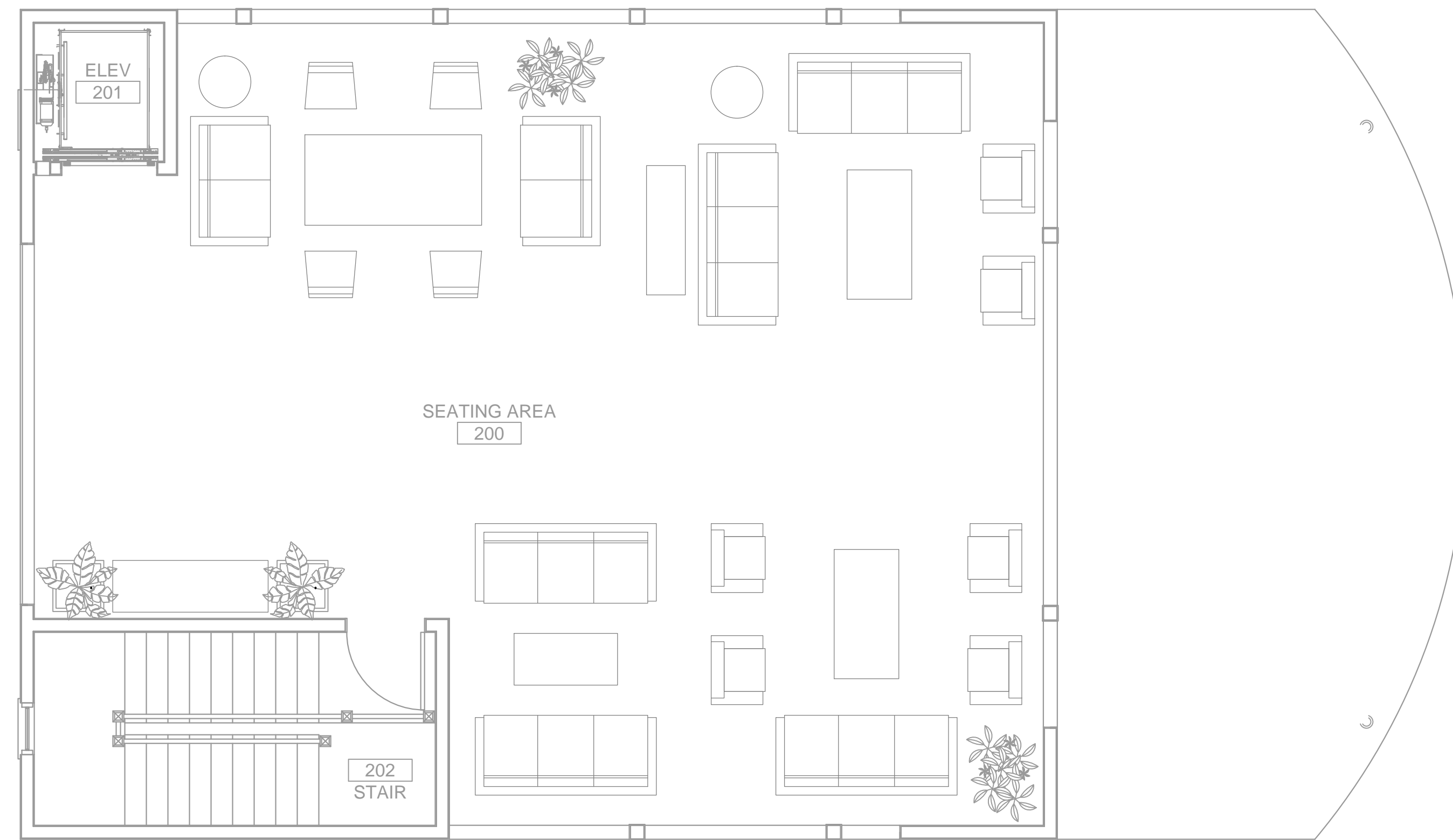
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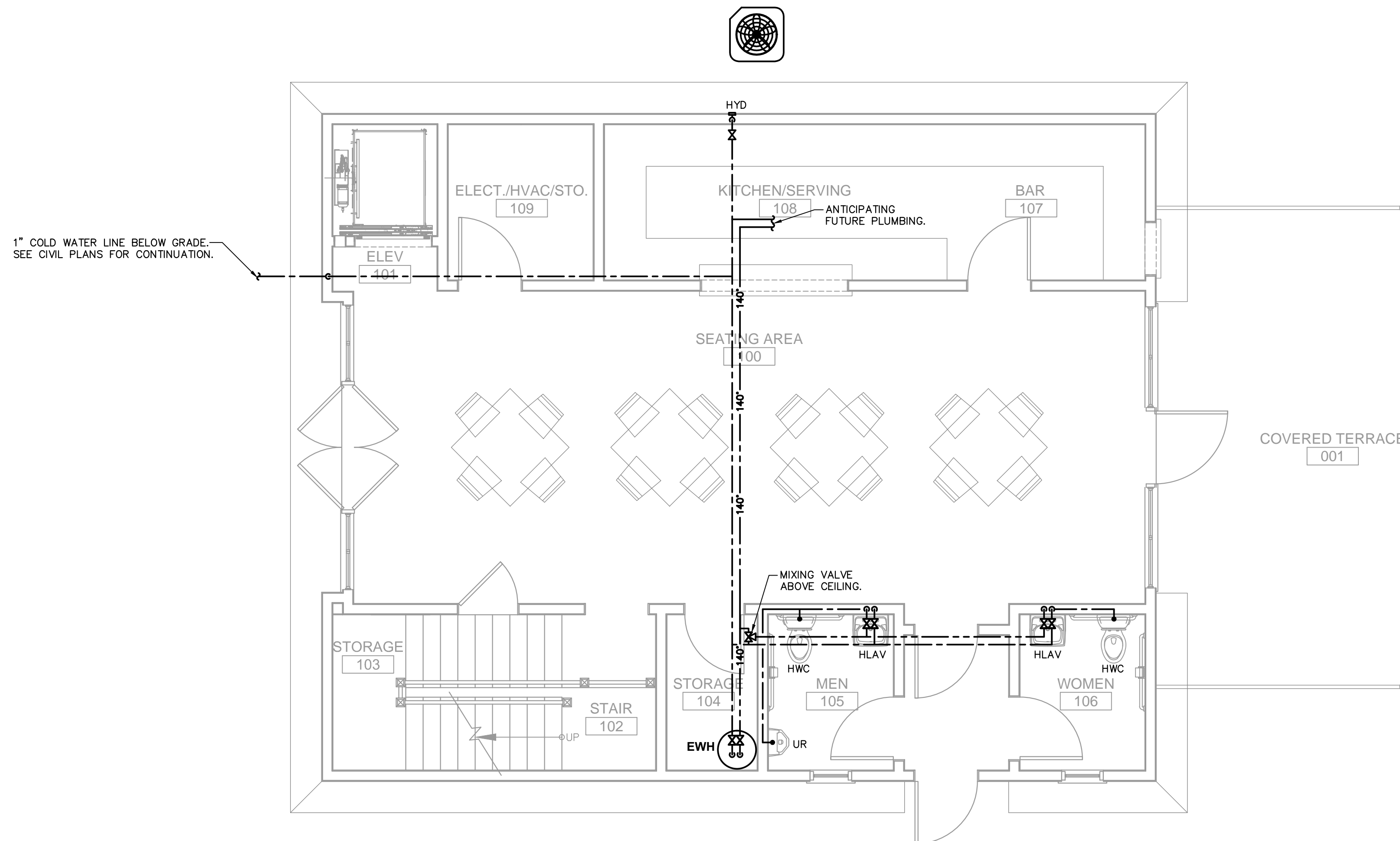
PETE'S TURN @ ABCC

SANITARY PLANS

P2.1



2 SECOND FLOOR DOMESTIC WATER PLAN
 P3.1 Scale: 1/4" = 1'-0"



1 FIRST FLOOR DOMESTIC WATER PLAN
 P3.1 Scale: 1/4" = 1'-0"

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PETE'S TURN @ ABCC

DOMESTIC WATER PLANS

P3.1

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