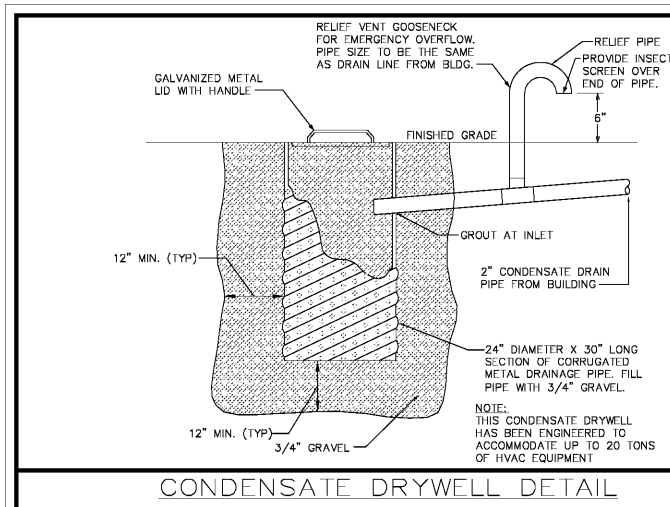
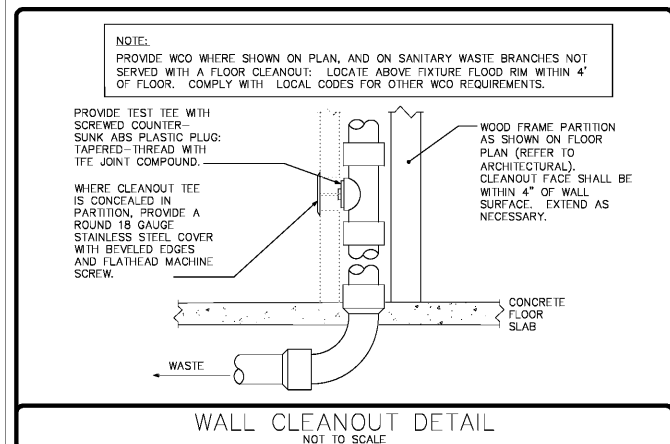


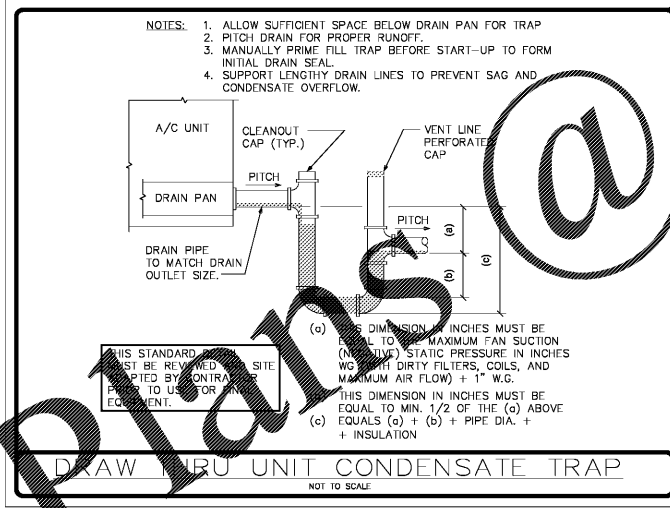
PLUMBING SHEET INDEX	
SHEET NUMBER	SHEET TITLE
P-0.1	PLUMBING NOTES, SCHEDULE, DETAILS.
P-1.1	PLUMBING PLANS



CONDENSATE DRYWELL DETAIL



WALL CLEANOUT DETAIL
NOT TO SCALE



DRAWING UNIT CONDENSATE TRAP
NOT TO SCALE

PLUMBING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH 2017 FLORIDA BUILDING CODE - PLUMBING, NFPA 99 2012 EDITION, NFPA 58 2011 EDITION, ALONG WITH NATIONAL, STATE AND ALL APPLICABLE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECTS. ALL REFERENCED STANDARDS SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE- PLUMBING BUILDING CHAPTER 35.
2. 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.
3. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT.
4. 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.
5. STATE REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE PROJECT.
6. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR ALL REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL MATERIALS, EQUIPMENT AND FIXTURES FOR AUTHORIZATION PRIOR TO ORDERING OR COMMENCING WORK. SUBMITTALS SHALL BE TRANSMITTED IN ELECTRONIC PDF FORMAT VIA EMAIL TO THE ARCHITECT OF RECORD FOR DISTRIBUTION TO THE DESIGN TEAM.
8. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" DRAWINGS.
9. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS, PLUMBING CONTRACTOR SHALL BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
10. FIELD VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. SERVICE SIZES SHALL BE VERIFIED PRIOR TO BIDDING THE PROJECT. ANY DISCREPANCIES IN EXISTING SERVICE SIZE IS TO BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO PRESENTING A FINAL BID ON THE PROJECT.
11. ALL WORK SHALL BE COORDINATED BETWEEN TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY AND/OR CONFLICT (CODE OR PHYSICAL) TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
12. CONTRACTOR SHALL CREATE COORDINATION DRAWINGS DEMONSTRATING FULL COORDINATION BETWEEN ALL TRADES INVOLVED IN THE PROJECT. FIELD CONFLICTS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE AT NO ADDITIONAL EXPENSE TO THE DESIGN TEAM AND THE PROJECT OWNER.
13. WATER DISTRIBUTION PIPING SHALL BE TYPE "L" COPPER OR CPVC. COPPER WATER DISTRIBUTION PIPING BELOW GROUND SHALL BE IN A PVC SLEEVE SEALED TO PREVENT GROUND WATER CONTACT WITH THE COPPER PIPING. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS. 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.
14. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. COMBUSTIBLE MATERIALS MAY NOT BE USED IN MECHANICAL ROOMS OR RETURN AIR PLENUMS. INSULATE ALL RAIN WATER DRAINAGE PIPING ABOVE THE FLOOR SLAB WITH 1" AP ARMAFLEX.
15. PROVIDE CLEANOUT AT BASE OF ALL SOIL AND WASTE STACKS.
16. PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS. FINISH TO MATCH FIXTURE TRIM. REFER TO ARCHITECTURAL.
17. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTORS. ACCESS PANELS RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
19. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL PIPING AND EQUIPMENT CONNECTIONS.
20. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIAL.
21. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLAB WITH FIRE RATED FOAM TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS.
22. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELEVATOR OR ELEVATOR EQUIPMENT ROOMS.
23. ALL CONTROL VALVES SHALL BE TAGGED AND PROPERLY MARKED. PROVIDE DOUBLE DRAIN. LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
24. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES OR MECHANICAL EQUIPMENT PER 2017 FBC PLUMBING 606.2.
25. HOT WATER PIPING INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE PLUMBING 607.5 AND INSULATED IN ACCORDANCE WITH ENERGY CONSERVATION TABLE C404.4. CONTRACTOR SHALL USE ARMAFLEX OR EQUIVALENT WHERE APPLICABLE. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING OF PIPING, HOT WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION, THICKNESS AS PER TABLE C404.10 OF THE 2017 FLORIDA BUILDING CODE - ENERGY. ALL CONDENSATE DRAIN PIPING SHALL BE PVC, CPVC, POLYETHYLENE, POLYPROPYLENE PIPE OR THE MATERIALS LISTED IN 2017 FBC SECTION 307.2.2 OF THE 2017 FLORIDA BUILDING CODE - MECHANICAL. WHERE USED IN A RETURN AIR PLENUM PVC PIPING WITH ARMAFLEX INSULATION SHALL BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE BUILDING DRAWINGS FOR SIZE AND LOCATION OF PIPING.
26. CONDENSATE LINES SHALL NOT DRAIN ON ROOFING SYSTEM OR ANY OF ITS COMPONENTS AND CONDENSATE LINES SHALL NOT COMPLY WITH MIN. CLEARANCE REQUIREMENTS PER 2017 FBC - BUILDING, PAR. 1522.3.
27. ABOVE GROUND AND COMPLYING WITH INSULATION REQUIREMENTS OUTLINED HEREIN, INSULATE ALL DOMESTIC HOT WATER PIPING AND DOMESTIC COLD WATER PIPING IN WALLS OR CEILING SPACE, AS WELL AS CONDENSATE MAINS WITHIN BUILDING. PIPE INSULATION WITHIN THE BUILDING SHALL BE ASTM C547-07e1, CLASS 1 FIBERGLASS. PIPE INSULATION WITH AN ALL-SERVICE VAPOR-BARRIER JACKET, MINIMUM 1/2-INCH THICKNESS.
28. CONTRACTOR SHALL SUPPLY INSULATION KIT "PLUMBEREX 4333" OR EQUAL TO ALL EXPOSED P-TRAPS.
29. REFER TO DOMESTIC WATER ISOMETRICS FOR ALL BRANCH PIPING WITHIN WALLS.
30. REFER TO SANITARY ISOMETRIC FOR ALL VENT PIPING.

SYMBOL LEGEND

—	SANITARY SEWER PIPING	CO	CLEAN OUT
—	VENT PIPING	WCO	WALL CLEAN OUT
—	COLD WATER PIPING	S.O.V.	SHUT-OFF VALVE
—	HOT WATER PIPING (120°)	AAV	AIR ADMITTANCE VALVE
—	EXISTING PIPING	FD	FLOOR DRAIN
— CD —	CONDENSATE PIPING	CW	COLD WATER
— T&P —	TEMPERATURE AND PRESSURE RELIEF	HW	HOT WATER
— O —	PIPE RISE UP	HWR	HOT WATER RECIRCULATING
— D —	PIPE DOWN OR DROP	HB	HOSE BIBB
— C —	CAPPED END OF PIPE	VTR	VENT THRU ROOF
— P —	POINT OF CONNECTION	POC	POINT OF CONNECTION
— P-TRAP —	P-TRAP	X	GATE VALVE
— WHA —	WATER HAMMER ARRESTER (POI No.)	⊗	GLOBE VALVE
		⊘	CHECK VALVE
		⊙	BALANCING VAVE
		⊚	FLOOR DRAIN
		⊛	BALL VALVE

SLOPE OF HORIZ. DRAINAGE PIPE	
SIZE (Inches)	MINIMUM SLOPE (Inch per foot)
2-1/2" or less	1/4"
3" to 6"	1/8"
8" or larger	1/16"

TABLE 704.1 OF THE 2017 FLORIDA BUILDING CODE PLUMBING

Owner
SBLM PROPERTIES
307 Fellowship Road, Suite 116
Mount Laurel, NJ 08054
Telephone (856) 780-4460
Fax

Architect
SBLM Architects
11430 N. Kendall Drive, Suite 310
Miami, FL 33176
Telephone 305 412 9187
Fax 305 412 6731
www.sblm.com

Consultants
Civil
Langan Engineering
Structural
Bliss & Nytray, Inc.
Electrical/Mechanical/Plumbing
B&K Engineering Group

Revisions/Issues

06/21/18 PERMIT SET

Key Plan

Seal

James L. Cohen AR0015903
Project Title
SOUTHERN PALM CROSSING
BUILDING SHELL
11001-11161 Southern Blvd.
Royal Palm Beach, FL 33411

Job Number 017512.00
Drawing
PLUMBING COVER SHEET

Scale AS SHOWN
Drawing Date 05/16/18

Drawing No.

P0.1

Sheet 0f

Order Plans @

BAK PROJECT# 2018-0035
PROJECT MANAGER: JUAN J. BDOYA
05/21/2018
DATE

B
B&K Engineering Group
2701 NW BODA RATON BLVD
SUITE 108
BODA RATON, FL 33431
MECH DEPT.
TEL: 961-716-7120
ELEC DEPT.
TEL: 954-644-9612
CERTIFICATION OF AUTHORIZATION
NO. 31989
PROVIDING THE BASIS FOR THE DESIGN OF THE PROJECT AND THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER HAS NOT RESPONSIBILITY FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. 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.