

FILE: P:\2010\20101001\1010 - Plumbing Plan and Mechanical\1010 - Plumbing Plan and Mechanical.dwg DATE: 11/17/10 TIME: 04:05:06 USER: jbruns



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PLUMBING KEY NOTES

- EXISTING 4" SANITARY SEWER SERVICE. FIELD VERIFY EXACT LOCATION, SIZE AND INVERT ELEVATION. ROD OUT SAN. SEWER AS REQUIRED. JUST PRIOR TO PROJECT CLOSEOUT TO ENSURE UNOBSTRUCTED FLOW, CLEAN AND CLEAR OF ALL DEBRIS AND OBSTRUCTIONS.
- CONNECT TO EXISTING SANITARY SEWER PIPING WHERE SHOWN AND EXTEND TO NEW PLUMBING FIXTURES. FIELD VERIFY EXACT LOCATION, SIZE, DIRECTION OF FLOW AND INVERT OF THE CONNECTION POINT PRIOR TO WORK.
- PROVIDE 2" VENT THRU ROOF. MAINTAIN 10'-0" CLEARANCE FROM ANY FRESH AIR INTAKES.
- EXISTING 2" DOMESTIC WATER SERVICE FROM MAIN. WATER METER LOCATED IN VAULT AT PROPERTY LINE. RPZ BACKFLOW PREVENTER LOCATED OUTSIDE ABOVE GRADE NEAR FIRE SPRINKLER ROOM EXTERIOR DOOR. FIELD VERIFY. PURGE JUST PRIOR TO PROJECT CLOSEOUT TO ENSURE FREE FROM DELETERIOUS MATTER AND DISINFECT PRIOR TO UTILIZATION.
- CONNECT TO EXISTING DOMESTIC WATER PIPING WHERE SHOWN AND EXTEND TO NEW PLUMBING FIXTURES. FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF THE CONNECTION POINT PRIOR TO WORK. INSULATE PER CODE.
- ALTERNATE BIDS #1 AND #2 - INSTALL WALL MOUNTED CONDENSATE PUMP (CP). REFER TO MINI-SPLIT MECHANICAL SCHEDULE ON SHEET M301 FOR MAKE AND MODEL NUMBER. LOCATE ADJACENT TO THE WALL MOUNTED SPLIT SYSTEM INDOOR UNIT (AC-#) MAXIMUM 7'-6" AFF AND PROVIDE CONDENSATE DRAIN PIPING FROM THE CONNECTION ON AC-# TO THE CONDENSATE PUMP INLET. FIELD VERIFY THE EXACT LOCATION, SIZE, AND ELEVATION OF THE CONNECTION POINT PRIOR TO INSTALLING PUMP.
- ALTERNATE BIDS #1 AND #2 - EXTEND 1/2" PVC HORIZONTAL CONDENSATE DRAIN PIPING FROM THE PUMP MIN. 1/8" PER FT. UPWARD SLOPE. CONNECT TO 2" MANIFOLD AS HIGH AS POSSIBLE AND DRAIN BY GRAVITY MIN. 1/4" PER FT DOWNWARD SLOPE TO DISCHARGE TO THE MOP SINK. DROP 2" DRAIN LINE TIGHT TO THE WALL AT THE MOP SINK AND SPILL INTO THE MOP SINK WITH CODE MINIMUM AIR GAP ABOVE THE MOP SINK. RIM. INSULATE ALL CONDENSATE DRAIN PIPING. SEAL ALL JOINTS IN THE INSULATION. LABEL ALL CONDENSATE DRAIN PIPING AND TO PREVENT SWAGING.

ALTERNATE BIDS #1 AND #2 - REFER TO SHEET M301 FOR MORE INFORMATION.

FIRE SPRINKLER NOTE: SEE SHEET M301 FOR "SPRINKLER WORK" NOTES.

CONTRACTOR TO FIELD VERIFY ALL UTILITIES IMMEDIATELY UPON AWARD OF CONTRACT. VERIFICATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 CONNECTION POINTS
 INVERTS AND ELEVATIONS
 METER AND PIPING SIZES
 METER AND PIPING LOCATIONS
 WATER AND GAS PRESSURES
 ROOF AND WALL PENETRATIONS
 NOTIFY OFFICE DEPOT IMMEDIATELY OF ANY DEVIATIONS FROM THIS PLAN.

PLUMBING GENERAL NOTES

- SCOPE OF WORK INCLUDES ALL WORK WITHIN BUILDING UNLESS OTHERWISE NOTED.
- DEMO WORK. CUT, CAP AND ABANDON EXISTING UNDER FLOOR SAN. SEWER PIPING. REMOVE ABANDONED ABOVE GRADE PIPING BELOW FLOOR AND PATCH FLOOR AS REQUIRED. FIELD VERIFY EXISTING CONDITIONS.
- NEW WORK. CONTRACTOR SHALL REWORK EXISTING PIPING AND PROVIDE NEW WATER AND DWV PIPING AND/OR FITTINGS AS REQUIRED FOR A COMPLETE INSTALLATION. PROVIDE FLOOR CLEANOUTS AS REQUIRED IN AN ACCESSIBLE LOCATION. FIELD VERIFY EXISTING CONDITIONS, AND THE LOCATION, SIZE, ELEVATION/INVERT OF CONNECTION POINTS PRIOR TO ROUGH-IN. COORDINATE EXACT ROUTING OF PIPING WITH THE WORK OF ALL OTHER TRADES AND PROVIDE PIPING OFFSETS AS REQUIRED TO AVOID CONFLICT. CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND/OR ACCESSORIES ARE MADE.
- VERIFY THE LOCATION AND DEPTH OF WATER AND SANITARY SEWER UTILITIES AT THE REQUIRED POINTS OF CONNECTION. COORDINATE ALL PIPING ROUTING WITH BUILDING FOOTINGS, FOUNDATIONS, ETC. PRIOR TO ROUGH-IN OF PIPING. ANY DEVIATION FROM THE UTILITY LOCATIONS SHOWN ON THE PLANS SHALL REQUIRE APPROVAL BY OFFICE DEPOT.
- VERIFY WATER PRESSURE AVAILABLE. PROVIDE PRESSURE REDUCING VALVE (PRV) EQUAL TO WATTS LF223 IF PRESSURE IS GREATER THAN 70 PSI STATIC. CONTACT ARCHITECT IMMEDIATELY IF PRESSURE IS LESS THAN 45 PSI STATIC.
- THE HOT AND COLD WATER SUPPLY BRANCHES FOR ALL EQUIPMENT HAVING QUICK CLOSING VALVES OF ANY TYPE SHALL HAVE WATER HAMMER ARRESTORS INSTALLED AT THE HIGH POINT ON THE END OF EACH BRANCH. AIR CHAMBERS ARE NOT ACCEPTABLE.
- ALL PIPING THAT PENETRATES WALLS SHALL BE SLEEVED AND HAVE ESCUTCHEONS. ANY PENETRATIONS THRU FIRE RATED PARTITIONS SHALL BE SEALED WITH SCOTCH-3M #F915S WRAP AND #CP25 CAULK AS PER MANUFACTURER'S RECOMMENDATIONS. ALL ROOF PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S GUIDELINES. COORDINATE WITH ARCHITECTURAL DETAILS AND /OR LANDLORD FOR ROOF SYSTEM USED.
- ALL PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS WHERE POSSIBLE. PIPING SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND STRUCTURAL MEMBERS. DO NOT INSTALL DOMESTIC WATER PIPING IN EXTERIOR WALLS.
- FURNISH & INSTALL 1/2" (MIN.) FIBERGLASS INSULATION WITH ALL SERVICE JACKET ON ALL WATER LINES, CONDENSATE FROM MECHANICAL UNITS ABOVE SLAB AND ALL ROOF LEADERS ABOVE CEILING.
- PROVIDE SHUT OFF VALVES AT ALL PLUMBING FIXTURE WATER SUPPLY CONNECTIONS. VALVES SHALL BE LINE SIZE QUARTER-TURN BALL VALVES UNLESS OTHERWISE NOTED. VALVE BODY CONSTRUCTION SHALL CONTAIN NO MORE THAN 15% ZINC. VALVE BALL AND STEM SHALL BE STAINLESS STEEL. PROVIDE ACCESS PANELS WITH CHROME PLATED COVERS FOR ALL CONCEALED VALVES.
- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL FLOOR PLAN FOR BUILDING DIMENSIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION AND ELEVATION OF PLUMBING FIXTURES PRIOR TO ROUGH-IN OF WASTE AND WATER PIPING.
- THE PLUMBING SYSTEM LAYOUT SHALL BE IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING THE PROPER ELEVATION FOR ALL COMPONENTS OF THE SYSTEM. THE GENERAL LAYOUT SHALL BE FOLLOWED AS SHOWN ON THE DRAWINGS IN ALL CASES, EXCEPT WHERE THE WORK OF OTHER DISCIPLINES MAY INTERFERE.
- SANITARY SEWER PIPING 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT (MINIMUM) AND SANITARY SEWER PIPING 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT (MINIMUM) UNLESS OTHERWISE NOTED.
- PROVIDE TRAP SEALERS FOR FLOOR DRAINS WHERE ALLOWED BY AHJ. PROVIDE TRAP PRIMER VALVE(S), RELATED DISTRIBUTION UNITS, AND TRAP PRIMER SUPPLY PIPING AS REQUIRED BY AHJ.
- WHERE PERMITTED BY CODE, SOLID CORE PLASTIC WASTE & VENT PIPING CONFORMING TO IAPMO AND ASTM D2665 MAY BE USED WHEN CONCEALED BELOW FLOOR SLABS OR IN WALLS & PARTITIONS. SUPPORT PIPING IN ACCORDANCE WITH THE PIPE SUPPORT SCHEDULE OR PER LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NO PLASTIC PIPE MAY BE INSTALLED IN AREAS CONSIDERED TO BE A PLENUM. PROVIDE PROPER TRANSITION FITTINGS BETWEEN PIPES OF DIFFERING MATERIAL.
- PROVIDE PIPING COVERS ON ALL PIPING UNDER THE TOILET ROOM LAVATORIES. THE INSTALLATION OF UNDERLAVATORY PIPING COVERS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THE NATURAL GAS TO THE EQUIPMENT SHALL BE LOW PRESSURE. THE REGULATOR OUTLET PRESSURE SHALL BE 7" WATER COLUMN. IF THE GAS COMPANY IS UNABLE TO PROVIDE THIS PRESSURE, IMMEDIATELY CONTACT THE ARCHITECT / ENGINEER OR OWNER FOR INSTRUCTIONS. PIPES SHALL INCLUDE PIPE SIZES AND/OR VALVES REQUIRED FOR PROPER OPERATION AT THE AVAILABLE PRESSURE.
- SUPPORT GAS AND CONDENSATE PIPING ON ROOF EVERY 8'-0" AND AT ALL ELBOWS AND TEES ALL GAS PIPING MUST BE SUPPORTED ON ROOF-COMPATIBLE PIPE SUPPORTS MIRO INDUSTRIES NO. 3-R PILLOW BLOCK PIPE SUPPORTS OR APPROVED EQUAL. SET ON RUBBER PAD. DO NOT ATTACH PIPE STAND TO ROOF. WOOD BLOCKING IS NOT ACCEPTABLE.
- ALL EXPOSED GAS PIPING ALONG THE EXTERIOR WALL SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT WALL. ALL GAS PIPING ON THE ROOF SHALL BE PAINTED OSHA YELLOW.
- PROVIDE A DIRT LEG, GAS COCK AND UNION AT CONNECTIONS TO ALL EQUIPMENT. WHERE GAS PRESSURE REGULATORS CANNOT BE LOCATED OUTDOORS, PROVIDE VENT TO ATMOSPHERE.
- PROVIDE SEISMIC BRACING FOR ALL EQUIPMENT AND PIPING PER THE APPLICABLE SEISMIC ZONE. WHERE INSTALLED BELOW THE ROOF STRUCTURE, GAS PIPING SHALL BE SUPPORTED WITH PIPE HOOKS, METAL PIPE STRAPS, BANDS, OR HANGERS SUITABLE FOR THE SIZE OF PIPING, OF ADEQUATE STRENGTH AND QUALITY, AND LOCATED AT INTERVALS SO AS TO PREVENT OR DAMP OUT EXCESSIVE VIBRATION. PIPING SHALL BE ANCHORED TO PREVENT UNDUE STRAINS ON CONNECTED EQUIPMENT AND SHALL NOT BE SUPPORTED BY OTHER PIPING.
- A LICENSED PLUMBING CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANLIKE MANNER. TEST THE COMPLETED SYSTEMS TO INDUSTRY STANDARDS. SYSTEMS SHALL BE FULLY OPERATIVE WHEN TURNED OVER TO OFFICE DEPOT.
- MATERIALS, EQUIPMENT, ASSEMBLIES AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF NATIONALLY RECOGNIZED TESTING ORGANIZATION SUCH AS THE UL, ASTM, ASSE, AWWA, AGA AND NFPA AS WELL AS THE MOST CURRENT VERSION OF THE STATE CODE AND LOCAL AMENDMENTS.
- ALL PLUMBING FIXTURES AND PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF STATE AND /OR LOCAL CODES. COOPERATE AS REQUIRED WITH ALL AUTHORITIES HAVING JURISDICTION TO INSURE THAT PROPER MATERIALS AND WORKMANSHIP ARE USED. REQUIREMENTS OF STATE AND LOCAL CODES AND AUTHORITIES TAKE PRECEDENCE OVER ANY INFORMATION WHICH IS INDICATED OR IMPLIED ON THESE DRAWINGS.
- COORDINATE WORK IN ADVANCE WITH ALL OTHER TRADES TO AVOID INTERFERENCE AND POSSIBLE DELAY OF THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS.

1 PLUMBING PLAN
 SCALE: 3/32" = 1'-0"



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 GROSS FLOOR AREA: 28,752 S.F.
 JOB NUMBER: 2018.012000

ISSUE	ISSUED FOR BID	11/09/18

JOHN M. BRUNS
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 STATE OF FLORIDA
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PLUMBING PLAN AND NOTES
 DRAWN: DJH
 CHECKED: JMB
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