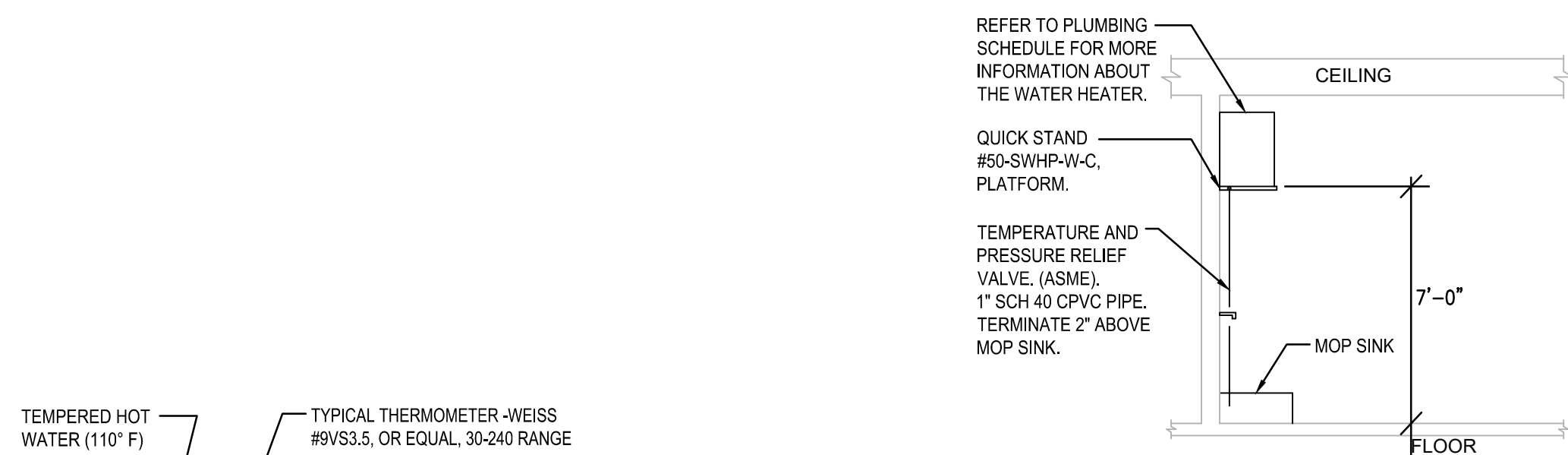
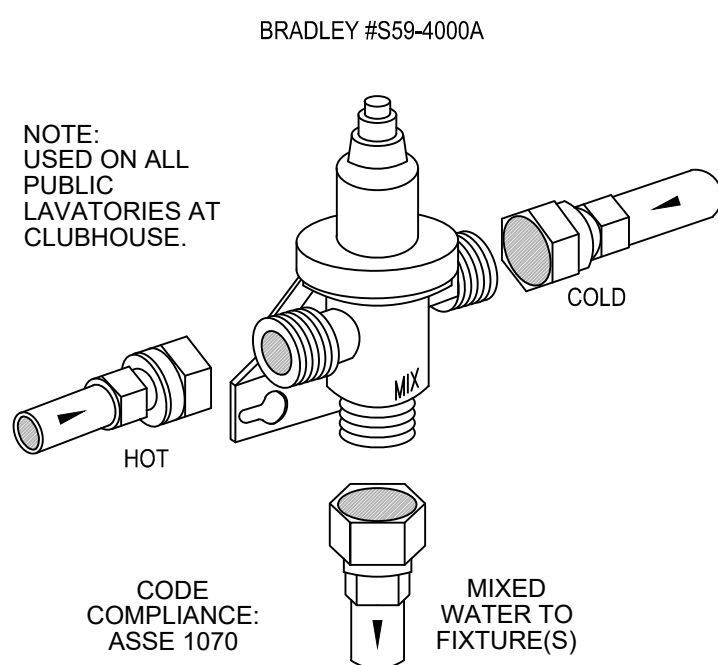
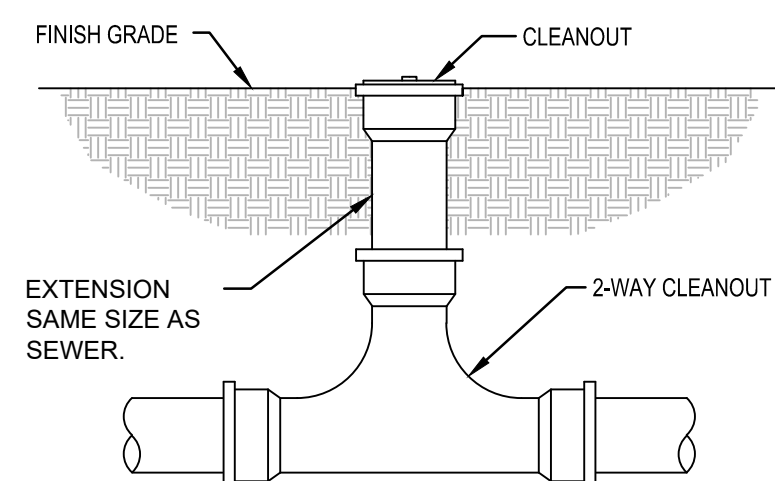




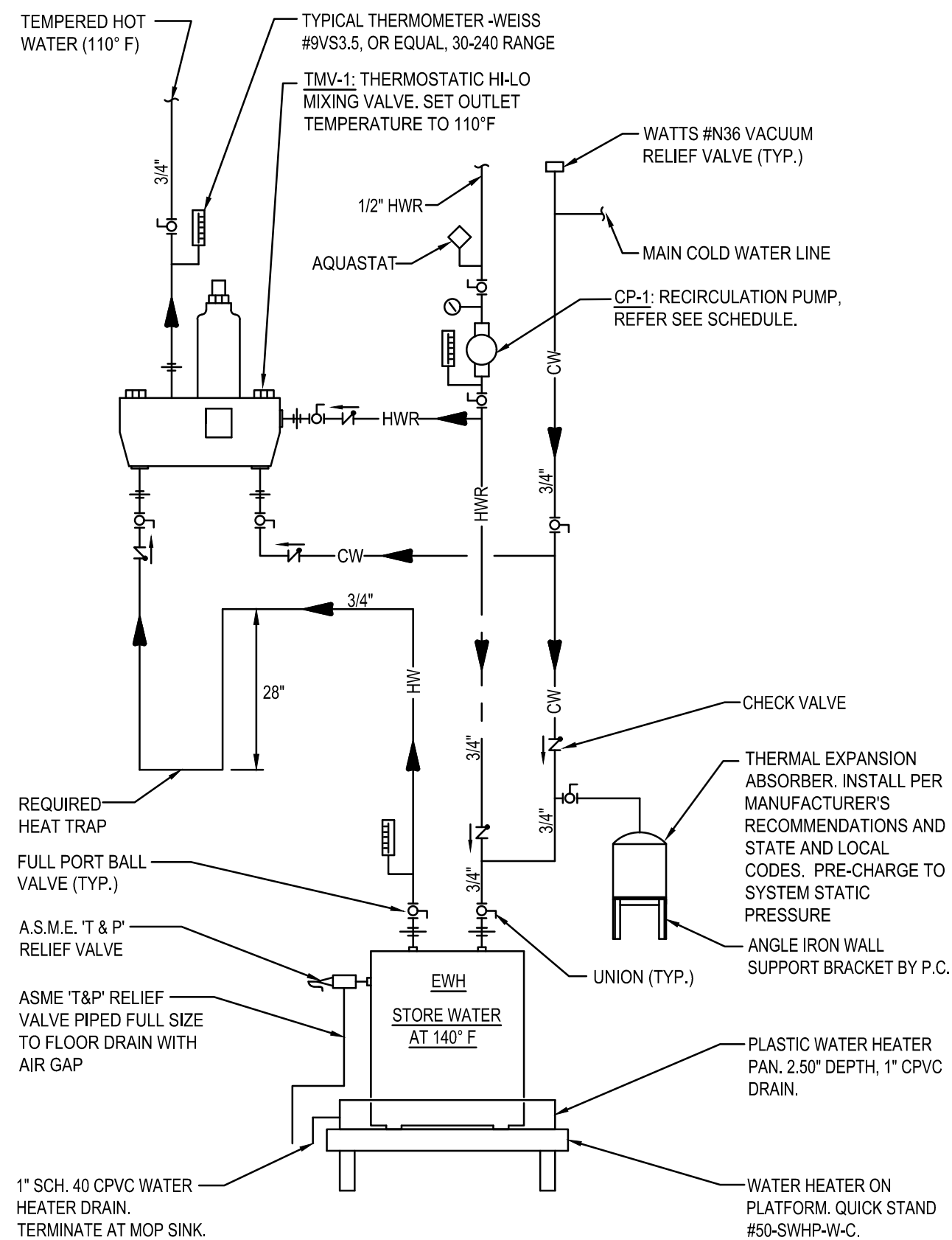
WALL HUNG WATER HEATER DETAIL



POINT OF USE THERMOSTATIC MIXING VALVE DETAIL



EXTERIOR 2-WAY CLEANOUT



ELECTRIC WATER HEATER DETAIL

PLUMBING FIXTURE SCHEDULE-CLUBHOUSE & AMENITIES AREAS						
MARK	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
EWC-1	ELECTRIC WATER COOLER	1-1/2"	2"	1/2"	-	ELKAY #E2STL8*2JOC, HI-LOW ADA FOUNTAIN, WITH CANE APRON #LKAPREZL
L-1	LAVATORY	1-1/2"	2"	1/2"	1/2"	BRADLEY, VERGE LAVATORY SYSTEM - LVRD-SERIES, TWO-STATION, #LVRD2. METERMIX DECK MOUNTED FITTING, 4 3/4" INTEGRAL CAST SPOUT, VANDAL RESISTANT, METAL HANDLE WITH INTEGRAL TEMPERATURE CONTROL, 0.5 GPM BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, SUPPLIES, TRAPS, & DISPOSAL WASTE.
L-2	LAVATORY-ADA	1-1/2"	2"	1/2"	1/2"	BRADLEY, VERGE LAVATORY SYSTEM - LVRD-SERIES, ONE-STATION, #LVRD1, WALL-HUNG LAVATORY. METERMIX DECK MOUNTED FITTING, 4 3/4" INTEGRAL CAST SPOUT, VANDAL RESISTANT, METAL HANDLE WITH INTEGRAL TEMPERATURE CONTROL, 0.5 GPM BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, SUPPLIES, TRAPS, & DISPOSAL WASTE. PROWRAP: MCQUIGRE #PV212S, INCLUDES PRE-WRAPPED 1-1/4" CAST BRASS J-BEND, PRE-WRAPPED 1-1/4X3/8-1/2" WALL BEND (17/32), TAIL PIECE COVER, 2 SUPPLY COVERS, AND A CHROME PLATED FLANGE.
UR-1	URINAL-ADA	2"	2"	3/4"	-	AMERICAN STANDARD, #6590.001, VITREOUS CHINA, WALL-HUNG SIPHON JET, 3/4 INLET SIFTER, 2 WALL HANGERS, INSTALLED TOP OR RIM @ 17" FROM FINISHED FLOOR TO MAKE 17" ADA COMPLIANT. FLUSHMETER: CHROME PLATED, LOW-CONSUMPTION (1.0 GPF/3.8 LPF), ADA COMPLIANT.
WC-1	WATER CLOSET	3"	2"	1"	-	AMERICAN STANDARD #3452001, ELONGATED FLUSH VALVE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), 10" ROUGHING-IN, DIRECT-FED SIPHON JET ACTION, 1-1/2" TOP SPOUT. FLUSH VALVE: CHROME PLATED, LOW-CONSUMPTION (1.6 GPF/6.0 LPF). ENLONGATED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
WC-2	WATER CLOSET-ADA	3"	2"	1"	-	AMERICAN STANDARD #34582001, "MODERA" ELONGATED FLUSH VALVE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF), 10" ROUGHING-IN, 17" RIM HEIGHT, DIRECT-FED SIPHON JET ACTION, 1 1/2" TOP SPOUT. FLUSH VALVE: SLOAN #111, CHROME PLATED, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), ADA COMPLIANT. AMERICAN STD #5001.100, ENLONGATED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
MS-1	MOP SINK	3"	2"	1/2"	1/2"	FIAT #MSB-2424, 10" HIGH WALLS WITH 1" WIDE SHOULDERS, INCLUDES AN INTEGRALLY MOLDED SHELF 10-0/16" WIDE. STAINLESS STEEL FACTORY INSTALLED DRAIN BODY COMPLETE WITH A QDC-3 JOINT CONNECTOR FOR A 3" DRAIN PIPE. FIAT #3030A, HEAVY DUTY CAST BRASS W/ALUMINUM SERVICE SINK FAUCET, PROVIDE VACUUM BREAKER BURN BFP-9. FIAT #8890C: MOP BRACKET 24"x3" WIDE, STAINLESS STEEL FACTORY RUBBER GRIPS. FIAT #5E-77, AA VINYL BUMPER GUARDS IN 24" OR 36" FIAT #1453BB, FLAT STAINLESS STEEL STRAINER.
US-1	UTILITY SINK	2"	1-1/2"	1/2"	1/2"	ELKAY #CHS1718C FAUCET: 2-HANDLE LAUNDRY FAUCET, CHROME PLATED, 4 INCH CENTERS. SUPPLIES: BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, TRAPS, & DISPOSAL WASTE.

NOTE: ALL FIXTURES SHALL COMPLY WITH TABLE 004.4 OF THE FLORIDA PLUMBING CODE FOR WATER CONSERVATION.

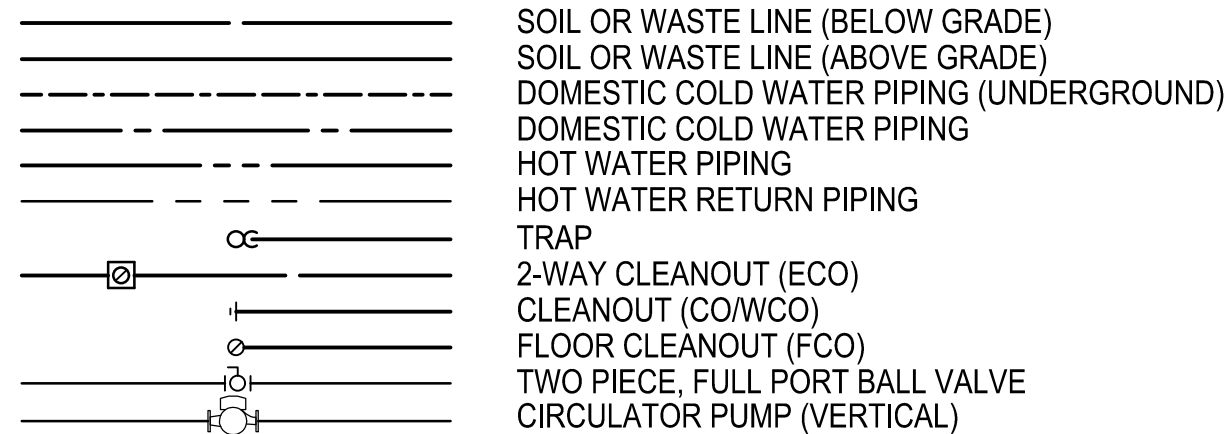
PLUMBING EQUIPMENT SCHEDULE						
MARK	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
ECO	EXTERIOR CLEAN-OUT	-	-	-	-	<u>WATTS #C-390-E</u> , EPOXY COATED CAST IRON GENERAL PURPOSE FLOOR CLEANOUT WITH GASKETED DUCTILE IRON COVER.
FD-1	FLOOR DRAIN	3"	-	-	-	<u>WATTS #FD-100-A</u> , ADJUSTABLE ROUN NICKEL BRONZE STRAINER, EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES, AND NO HUB (STANDARD) OUTLET.
HB-1	HOSE BIBB	-	-	3/4"	-	<u>WOODFORD #24</u> , HOSE BIBB WITH INTEGRAL VACUUM BREAKER AND 3/4" HOSE CONNECTION. PROVIDED WITH OPTIONAL LOSE KEY HANDLE.

THERMOSTATIC MIXING VALVE SCHEDULE	
MARK/UNIT	TMV-1
MANUFACTURER	BRADLEY
MODEL NUMBER	#S59-4000A
MAX OPERATING PRESSURE	125 PSI
MAX INLET TEMPERATURE	180°
OUTLET TEMPERATURE	100°
FLOW -GPM	2
CERTIFICATION	ASSE 1070
LOCATION	ALL PUBLIC LAVATORIES

NOTES:
1. PROVIDE ALL GAGES, THERMOSTATS, SHUT-OFF VALVES, EXPANSION TANK, AND TEMPERATURE & PRESSURE RELIEF VALVES AS REQUIRED BY LOCAL CODES AND MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE WALL PLATFORM QUICK STAND #50-SWHP-W-C WALL MOUNTED EQUIPMENT PLATFORM

ELEC. WATER HEATER SCHEDULE	
MARK/UNIT	EWH-1
MANUFACTURER	A.O. SMITH
MODEL NUMBER	DEL-20
TYPE	SHORT MODEL - ELECTRIC
GALLONS	20
VOLT/PHASE/HZ	208/2/60
KILOWATTS	3
NUMBER OF ELEMENTS	1
GPH RECOVERY @ 40°FΔT	X 31
DIMENSIONS	22-1/4" TALL X 21-3/4" DIA
WEIGHT (EMPTY)	73 POUNDS

LEGEND



ABBREVIATIONS

AGRD	ABOVE GROUND
A.H.A.A.	AS HIGH AS POSSIBLE
AAV	ABOVE FINISHED FLOOR
AV	AIR ADMITTANCE VALVE
B.V.	BALANCING VALVE
C	BUILDING
CO	COLD WATER
CO	CLEANOUT
CL.G.	CEILING
CP	CHROME PLATED
CONN.	CONNECTION
C	COMPENSATE
DN	DOWN
DWV	DRAIN, WASTE, AND VENT
DFU	DRAINAGE FIXTURE UNITS
EXF	EXISTS CLEANOUT (GRADE)
EXIST.	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
FO	FLOOR
FD	FLOOR DRAIN
GR	GREASE
H.W.	HOT WATER
HWR	HOT WATER RETURN
H.B.	HOSE BIBB
I.E.	INVERT ELEVATION
M	MINIMUM
NFVH	NON-FREEZE WALL HYDRANT
OWD	OVERHEAD
RD	ROOF DRAIN
R.L.	RAIN LEADER
SL	SOIL, WASTE, OR SANITARY SEWER
S.D.	STORM DRAIN
UND	UNDERGROUND
V	VENT
VTR	VENT THRU ROOF
VTA	VENT TO ATMOSPHERE
WCO	WALL CLEANOUT
W	WASTE
WH	WATER HAMMER ARRESTOR
WSFU	WATER SUPPLY FIXTURE UNITS

GENERAL PLUMBING NOTES

1. REFERENCE THE SPECIFICATIONS FOR MATERIALS AND EQUIPMENT STANDARDS.
2. THE INSTALLATION OF THE PLUMBING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE PLUMBING, 2023 FLORIDA BUILDING CODE, AND 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION.
3. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT LOCATION OF PIPING AND VALVES. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN PROPER CLEARANCES. COORDINATE WITH ALL TRADES AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
4. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
6. INSTALL CODE REQUIRED FIXED AIR GAPS ON ALL INDIRECT WASTE CONNECTIONS SERVING EQUIPMENT, AND APPLIANCES.
7. PROVIDE CLEANOUTS ON ALL SANITARY DRAIN & WASTE, AND CONDENSATE DRAIN PIPING AS INDICATED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL AND STATE CODES. INSTALL CLEANOUTS IN ACCESSIBLE LOCATIONS. COORDINATE TOP OF FLOOR/GRADE CLEANOUT ELEVATION WITH TOP OF FINISHED GRADE.
8. INSTALL EXTERIOR HOSE BIBBS AT 18" ABOVE FINISHED FLOOR AND FINISHED GRADE.
9. UNLESS NOTED OTHERWISE, SLOPE ALL SANITARY DWV, AND CONDENSATE DRAIN PIPING 3" PIPE SIZE & LARGER A MINIMUM OF 1/8" PER FT. OF RUN, SLOPE AND 2" PIPE SIZE & SMALLER A MINIMUM 1/4" PER FT OF RUN. SLOPE VENT PIPING DOWN & BACK TO FIXTURES.
10. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
11. WATER SERVICE PIPE (UNDERGROUND) AND THE BUILDING SEWER SHALL BE SEPARATED BY 5 FEET OF UNDISTURBED OR COMPACTED EARTH.
12. PROVIDE ALL NECESSARY VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACKFLOW ASSEMBLIES, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, IF NOT FURNISHED WITH EQUIPMENT.
13. CONTRACTOR SHALL COORDINATE ALL WASTES AND SUPPLIES TO ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND MAKE FINAL CONNECTIONS.
14. SEE RISER DIAGRAMS FOR PIPE SIZES AND ROUTING NOT SHOWN ON PLANS.
15. METER AND SITE UTILITY CONNECTIONS SHALL BE PROVIDED ON SITE UTILITY DRAWINGS. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO SITE UTILITIES. (INC. CLEANOUTS, INCREASES, BACKWATER VALVES, ETC.)
16. IF THE INTENT OF THE INFORMATION SHOWN ON THESE DOCUMENTS IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING.
17. WHERE THE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF PIPING, DIFFERENT LOCATIONS OF EQUIPMENT, FIXTURES, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME AVAILABLE AT A LATER DATE, AND SHALL BEAR THE CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR OTHER PROBLEMS AT NO INCREASE IN COST OR INCREASE IN CONSTRUCTION TIME ALLOTTED.
18. ALL EQUIPMENT SHALL BE PROVIDED AS SPECIFIED IN THE PLANS. NO SUBSTITUTIONS ARE PERMITTED. IF EQUIPMENT IS NO LONGER AVAILABLE DUE TO DISCONTINUATIONS OR BACK ORDERS, THE CONTRACTOR SHALL PERMIT FOR EQUIPMENT APPROVAL BY THE ARCHITECT, OWNER, AND ENGINEER.
19. DOMESTIC WATER SYSTEM SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. A BACTERIOLOGICAL TEST SHALL BE SUBMITTED SHOWING NO CONTAMINATION REMAINS PRESENT IN THE SYSTEM.

**PROJECT LEAD
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**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

ISSUE DATE:	XX/XX/2
DESIGNED BY:	XX
DRAWN BY:	XX
CHECKED BY:	XX

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
**VILLAGE OF
PINECREST**
PINECREST PARKS & RECREATION



PROJECT

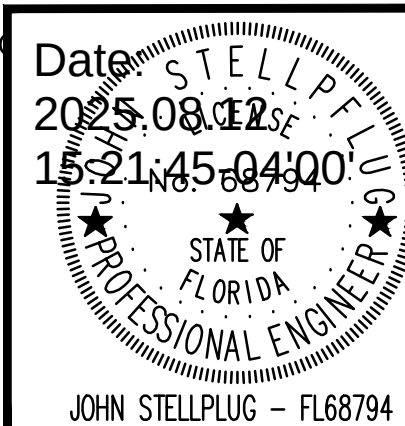
SHEET TITLE

PLUMBING SYMBOLS, FIXTURE SCHEDULES AND DETAILS

SHEET
NUMBER P001

KEITH PROJECT
NUMBER 13861.00

This item has been digitally signed and sealed by JOHN A. STELLPFLUG on the date adjacent to the seal. Signature must be verified on any electronic copies.



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