



DEL VESCOVO DESIGN GROUP

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PROJECT
TENANT INFILL
BROADWAY PLACE
3831 BROADWAY
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-43

APPROVAL

SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [CONSTRUCTION DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE

Date

Approval Signature

Printed Name

CONSULTANTS



ENGINEERING SOLUTIONS
1726 EAST 7TH AVE, SUITE 4
TAMPA, FL 33605
813.291.7094

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE COMPLETE AND COMPLY WITH THE 2020 FBC 7TH EDITION FOR BUILDING, PLUMBING, MECHANICAL AND NEC 2017, 2020 7TH EDITION FLORIDA FIRE PREVENTION CODE, 2018 NFPA 1, 2018 NFPA 101, 2016 NFPA 13 13R 13D, 2016 NFPA 72, 2017 NFPA 70

DRAWINGS

CONSTRUCTION DOCUMENT

Revisions

No. Date Description

SCALE
AS NOTED

DRAWN BY

CHECKED BY

PERMIT SUBMISSION PLOT DATE
January 27, 2023

SHEET TITLE
PLUMBING COVER SHEET

SEAL SHEET NUMBER

P1

TIMOTHY A. DEL VESCOVO
FLORIDA LICENSE: ID-5344

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<h3>PLUMBING GENERAL NOTES</h3> <p>GENERAL REQUIREMENTS:</p> <ol style="list-style-type: none"> GENERAL AND SPECIAL CONDITIONS: GENERAL AND SPECIAL CONDITIONS ARE HEREBY MADE AN INTEGRAL PART OF THIS DIVISION OF THE SPECIFICATIONS INsofar AS SAME ARE APPLICABLE TO THE WORK UNDER THIS DIVISION AND UNLESS OTHERWISE SPECIFIED. SCOPE: PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENTS, AND DEPARTMENT OF HEALTH, APPLICABLE NATIONAL, STATE, AND LOCAL CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK SHALL BE INCORPORATED INTO AND MADE A PART OF THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT/ENGINEER OF ANY WORK OR MATERIALS WHICH VIOLATE ANY OF THE ABOVE CODES, LAWS, OR REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER. PERMITS: APPLY FOR AND PAY FOR ALL NECESSARY PERMITS, FEES, AND INSPECTORS REQUIRED BY ANY PUBLIC AUTHORITY HAVING JURISDICTION. WARRANTY: PROVIDE ALL MATERIALS AND EQUIPMENT UNDER THIS SECTION OF THE SPECIFICATIONS WITH A ONE-YEAR WARRANTY FROM THE DATE OF ACCEPTANCE OF WORK BY THE OWNER. COORDINATION: VERIFY ALL ROUGH-IN LOCATIONS AND COORDINATE PIPING AND EQUIPMENT LOCATIONS WITH WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS TO AVOID CONFLICTS. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC TO PROPERLY BE INSTALLED. ANY CONFLICTS SHALL BE RESOLVED AT NO EXPENSE TO THE OWNER. COORDINATE INSTALLATION OF ALL PLUMBING PIPING AT CMU WALLS SO THAT THE PIPING IS PLACED IN WALL DURING CMU WALL CONSTRUCTION. CUTTING AND PATCHING OF CMU WALLS IN PLACE WILL NOT BE PERMITTED. FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, AND/OR ANY POTENTIAL PROBLEMS OBSERVED, BEFORE CONTINUING WORK IN THE AFFECTED AREAS. PLUMBING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO: -PLUMBING FIXTURES AND EQUIPMENT -FIRE STOPPING -DOMESTIC WATER SYSTEM -SANITARY WASTE AND VENT SYSTEM <p>FIXTURES:</p> <ol style="list-style-type: none"> PROVIDE COMPLETE FIXTURES AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAILPIECES, ESCUTCHEONS, ETC. EXPOSED COPPER OR BRASS MATERIALS SHALL BE CHROME PLATED. PROVIDE PERMANENTLY ATTACHED VACUUM BREAKERS FOR ALL FIXTURES TO WHICH HOSES MAY BE CONNECTED. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES. <p>FIRE STOPPING:</p> <ol style="list-style-type: none"> FIRE STOP ALL PENETRATIONS, BY PIPING OR CONDUITS, OF FIRE RATED WALLS, FLOORS, AND PARTITIONS. PROVIDE DEVICE(S) OR SYSTEM(S) WHICH HAS BEEN TESTED AND LISTED AS COMPLYING WITH ASTM E-814 AND INSTALL IN ACCORDANCE WITH THE CONDITIONS OF THEIR LISTING. PROVIDE DEVICE(S) OR SYSTEM(S) WITH AN 'F' RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PENETRATED. <p>DOMESTIC WATER PIPING:</p> <ol style="list-style-type: none"> FURNISH AND INSTALL A COMPLETE SYSTEM OF DOMESTIC HOT AND COLD WATER FROM EXISTING SUPPLIES TO ALL FIXTURES AND/OR EQUIPMENT REQUIRING DOMESTIC WATER SUPPLIES. VERIFY LOCATION OF BEGINNING POINTS. DOMESTIC WATER PIPING: ASTM B 88 TYPE 'L' HARD COPPER TUBE WITH WROT COPPER FITTINGS, AND SOLDERED OR PRESSURE-SEALED JOINTS. STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION'S SPECIFICATIONS AND LOCAL HEALTH DEPARTMENT REGULATIONS. INSULATE DOMESTIC WATER PIPING ABOVE GRADE (EXCEPT EXPOSED CONNECTIONS TO PLUMBING FIXTURES) WITH ENGINEERED POLYMER FOAM INSULATION, OR FIBERGLASS WITH FITTING INSERTS AND PVC COVERS. FOLLOW THIS SCHEDULE: <table border="1"> <tr> <th>SERVICE</th><th>PIPE SIZE</th><th>INS. THICKNESS</th></tr> <tr> <td>DOMESTIC HOT WATER</td><td>ALL</td><td>1/2"</td></tr> <tr> <td>DOMESTIC HOT WATER CIRCULATION</td><td>ALL</td><td>1"</td></tr> <tr> <td>DOMESTIC COLD WATER</td><td>ALL</td><td>1/2"</td></tr> </table> <ol style="list-style-type: none"> DOMESTIC WATER PIPING INSULATION, JACKETS, COVERINGS, SEALERS, MASTICS, AND ADHESIVES SHALL NOT EXCEED A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS. SHUT-OFF VALVES SHALL BE FULL PORT, BALL TYPE. PROVIDE SHUT-OFF VALVES ON ALL BRANCH PIPING SERVING TWO OR MORE FIXTURES, AND WHERE INDICATED ON THE DRAWINGS. INSTALL VALVES IN A LOCATION THAT PERMITS ACCESS FOR SERVICE AND OPERATION WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. PROVIDE ACCESS DOORS IF REQUIRED. PROVIDE DRAIN VALVES IN THE DOMESTIC HOT AND COLD WATER PIPING AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE OF THE SYSTEMS. PROTECT COPPER PIPING AGAINST CONTACT WITH DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER-PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, PROVIDE A PERMANENT ELECTROLYTIC ISOLATION MATERIAL TO PREVENT CONTACT WITH OTHER METALS. PROTECT COPPER PIPING AGAINST CONTACT WITH ALL MASONRY. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, PROVIDE COPPER OR RED BRASS SLEEVES. WHERE COPPER PIPING IS CONCEALED IN OR AGAINST MASONRY PARTITIONS, PROVIDE A HEAVY COATING OF ASPHALTIC ENAMEL ON THE COPPER PIPING AND 15# ASPHALT-SATURATED FELT BETWEEN THE PIPING AND THE MASONRY PARTITION. 		SERVICE	PIPE SIZE	INS. THICKNESS	DOMESTIC HOT WATER	ALL	1/2"	DOMESTIC HOT WATER CIRCULATION	ALL	1"	DOMESTIC COLD WATER	ALL	1/2"	<h3>PLUMBING ABBREVIATIONS</h3> <table border="0"> <tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td></tr> <tr><td>AHAP</td><td>AS HIGH AS POSSIBLE</td></tr> <tr><td>BLDG</td><td>BUILDING</td></tr> <tr><td>BLW</td><td>BELOW</td></tr> <tr><td>CLG</td><td>CEILING</td></tr> <tr><td>CONN</td><td>CONNECT OR CONNECTION</td></tr> <tr><td>CONT</td><td>CONTINUATION</td></tr> <tr><td>DN</td><td>DOWN</td></tr> <tr><td>E.C.</td><td>ELECTRICAL CONTRACTOR</td></tr> <tr><td>ETR</td><td>EXISTING TO REMAIN</td></tr> <tr><td>EX. EXIST. (E)</td><td>EXISTING</td></tr> <tr><td>FFE</td><td>FINISHED FLOOR ELEVATION</td></tr> <tr><td>FLR</td><td>FLOOR</td></tr> <tr><td>G.C.</td><td>GENERAL CONTRACTOR</td></tr> <tr><td>HD</td><td>HUB DRAIN</td></tr> <tr><td>GW</td><td>GREASE WASTE</td></tr> <tr><td>M.C.</td><td>MECHANICAL CONTRACTOR</td></tr> <tr><td>MTD</td><td>MOUNTED</td></tr> <tr><td>P.C.</td><td>PLUMBING CONTRACTOR</td></tr> <tr><td>SF, SQ FT</td><td>SQUARE FOOT</td></tr> <tr><td>T&P</td><td>TEMPERATURE AND PRESSURE</td></tr> <tr><td>TR</td><td>TRAP PRIMER</td></tr> <tr><td>TYP</td><td>TYPICAL</td></tr> <tr><td>VTR</td><td>VENT THROUGH ROOF</td></tr> <tr><td>W</td><td>WASTE</td></tr> </table> <h3>PLUMBING LEGEND</h3> <table border="0"> <tr><td>---</td><td>DOMESTIC COLD WATER PIPING (CW)</td></tr> <tr><td>----</td><td>DOMESTIC HOT WATER PIPING (110°)</td></tr> <tr><td>-----</td><td>DOMESTIC HOT WATER PIPING (140°)</td></tr> <tr><td>---ST---</td><td>STORM PIPING</td></tr> <tr><td>---SAN---</td><td>SANITARY PIPING (SAN)</td></tr> <tr><td>-----</td><td>VENT PIPING (V)</td></tr> <tr><td>-----</td><td>FILTERED WATER PIPING</td></tr> <tr><td>---O2---</td><td>OXYGEN PIPING</td></tr> <tr><td>---S---</td><td>BALL VALVE</td></tr> <tr><td>---R---</td><td>PRESSURE REDUCING VALVE</td></tr> <tr><td>---C---</td><td>CHECK VALVE</td></tr> <tr><td>---OR---</td><td>FLOOR CLEAN OUT (FCO)</td></tr> <tr><td>---FD---</td><td>FLOOR DRAIN (FD)</td></tr> <tr><td>---S---</td><td>FLOOR SINK</td></tr> <tr><td>---G---</td><td>GRADE CLEAN OUT (GCO)</td></tr> <tr><td>---OR---</td><td>PIPE DOWN</td></tr> <tr><td>---OR---</td><td>PIPE DOWN</td></tr> <tr><td>---OR---</td><td>WALL CLEAN OUT (WCO)</td></tr> </table> <h3>PLUMBING GENERAL NOTES CONT.</h3> <p>SANITARY SOIL, WASTE, AND VENT PIPING:</p> <ol style="list-style-type: none"> FURNISH AND INSTALL COMPLETE SYSTEMS OF SOIL, WASTE, AND VENT PIPING FROM ALL PLUMBING FIXTURES AND/OR EQUIPMENT REQUIRING WASTE AND VENT CONNECTIONS. ALL SOIL, WASTE, AND VENT PIPING SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION WHERE POSSIBLE. SOIL, WASTE, AND VENT PIPING: CISPI 301, HUBLESS, CAST IRON SOIL PIPE AND FITTINGS; AND SHIELDED, STAINLESS STEEL COUPLINGS. INVERT ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE SANITARY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED. SLOPE SANITARY PIPING 2-1/2" AND SMALLER AT 1/4" PER FOOT MINIMUM, AND SLOPE SANITARY PIPING 3" AND LARGER AT 1/8" PER FOOT MINIMUM. WHERE SANITARY PIPING IS EXPOSED IN TOILET ROOMS, PROVIDE CHROME-PLATED BRASS PIPING WITH MATCHING STOPS AND ESCUTCHEONS. PROVIDE REMOVABLE TRAPS WITH INTEGRAL CLEANOUT PLUG FOR ALL LAVATORIES. INSTALL CLEANOUTS IN A LOCATION THAT PERMITS ACCESS FOR SERVICE WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS IN HORIZONTAL PIPING NOT MORE THAN 100 FEET APART, AT THE BASE OF ALL SOIL AND WASTE STACKS, AND FOR EVERY FOUR 45° CHANGES LOCATED IN SERIES (A LONG SWEEP IS EQUIVALENT TO TWO 45° BENDS). <p>WATER HAMMER ARRESTER REQUIREMENTS:</p> <ol style="list-style-type: none"> PROVIDE WATER HAMMER ARRESTERS CONFORMING TO PDI-WH201 OR ASSE 1010, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHERE QUICK CLOSING VALVES ARE UTILIZED. A QUICK CLOSING VALVE IS A VALVE OR FAUCET THAT CLOSURES AUTOMATICALLY WHEN RELEASED, OR THAT IS CONTROLLED BY MECHANICAL MEANS FOR FAST-ACTION CLOSING. REFER TO WATER HAMMER ARRESTER SCHEDULE. AS A MINIMUM, PROVIDE ONE WATER HAMMER ARRESTER FOR EACH BRANCH LINE TO EACH TOILET ROOM. <p>SEISMIC REQUIREMENTS:</p> <ol style="list-style-type: none"> PROPERLY SUPPORT AND BRACE VERTICALLY AND HORIZONTALLY ALL PIPING, APPARATUS, EQUIPMENT, ETC IN ACCORDANCE WITH APPLICABLE CODES TO PREVENT EXCESSIVE MOVEMENT DURING SEISMIC CONDITIONS. 		AFF	ABOVE FINISHED FLOOR	AHAP	AS HIGH AS POSSIBLE	BLDG	BUILDING	BLW	BELOW	CLG	CEILING	CONN	CONNECT OR CONNECTION	CONT	CONTINUATION	DN	DOWN	E.C.	ELECTRICAL CONTRACTOR	ETR	EXISTING TO REMAIN	EX. EXIST. (E)	EXISTING	FFE	FINISHED FLOOR ELEVATION	FLR	FLOOR	G.C.	GENERAL CONTRACTOR	HD	HUB DRAIN	GW	GREASE WASTE	M.C.	MECHANICAL CONTRACTOR	MTD	MOUNTED	P.C.	PLUMBING CONTRACTOR	SF, SQ FT	SQUARE FOOT	T&P	TEMPERATURE AND PRESSURE	TR	TRAP PRIMER	TYP	TYPICAL	VTR	VENT THROUGH ROOF	W	WASTE	---	DOMESTIC COLD WATER PIPING (CW)	----	DOMESTIC HOT WATER PIPING (110°)	-----	DOMESTIC HOT WATER PIPING (140°)	---ST---	STORM PIPING	---SAN---	SANITARY PIPING (SAN)	-----	VENT PIPING (V)	-----	FILTERED WATER PIPING	---O2---	OXYGEN PIPING	---S---	BALL VALVE	---R---	PRESSURE REDUCING VALVE	---C---	CHECK VALVE	---OR---	FLOOR CLEAN OUT (FCO)	---FD---	FLOOR DRAIN (FD)	---S---	FLOOR SINK	---G---	GRADE CLEAN OUT (GCO)	---OR---	PIPE DOWN	---OR---	PIPE DOWN	---OR---	WALL CLEAN OUT (WCO)	<h3>DRAINAGE PRODUCTS/SPECIALTIES</h3> <p>UNLESS OTHERWISE INDICATED NUMBERS ARE JAY R. SMITH. APPROVED EQUAL PRODUCTS: ZURN, JOSAM, WADE, WATTS AND PRECISION PLUMBING PRODUCTS</p> <p>WCO-WALL CLEANOUT - FINISHED AREAS JAY R. SMITH FIG. 4436 C.I. FERRULE FOR NO HUB OR SERVICE WEIGHT PIPE, NICKEL BRONZE ROUND FRAME AND COVER WITH SECURING SCREWS.</p> <p>FCO-CONCRETE FLOORS JAY R. SMITH FIG. 4220 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY REMOVAL ADJUSTABLE ROUND CAST IRON TOP WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION.</p> <p>FCO-TILE FLOORS JAY R. SMITH FIG. 4151 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY REMOVAL ADJUSTABLE ROUND NICKEL BRONZE TOP RECESSED FOR TILE WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION.</p> <p>YCO-EXTERIOR PAVED/CONCRETE AREAS JAY R. SMITH FIG. 4261 C.I. FLANGED HOUSING WITH HEAVY DUTY C.I. COVER, LIFTING DEVICE, GASKET SEAL THREADED PLUG, V.P. SCREWS IN COVER.</p> <p>YCO-EXTERIOR UNSURFACED AREAS JAY R. SMITH FIG. 4261 C.I. FLANGED HOUSING WITH HEAVY DUTY C.I. COVER, LIFTING DEVICE, GASKET SEAL THREADED PLUG, V.P. SCREWS IN COVER. PROVIDE 24" x 12" CONCRETE PAD FLUSH WITH SURFACE.</p> <p>FD - FLOOR DRAINS-GENERAL/RESTROOMS JAY R. SMITH FIG. 2005-B6 SERIES C.I. FLOOR DRAIN WITH 6" DIAMETER SQUARE NICKEL BRONZE STRAINER, SPEED-SET OUTLET CONNECTION AND TRAP PRIMER CONNECTION.</p> <p>FS - FLOOR SINK. CAST IRON 12X12 SIOUX CHIEF 861 SERIES WITH HALF GRATE AND MESH DEBRIS SCREEN.</p> <p>LAVATORY-WALL HUNG SUPPORT JAY R. SMITH #700 FOR MASONRY WALLS AND #700-M31 FOR METAL STUD WALLS.</p> <p>TP-"A"-AUTOMATIC TRAP PRIMER PPP PRIME-RITE SERIES AUTOMATIC TRAP PRIMER WITH MULTIPLE OUTLET DISTRIBUTION UNITS AS REQUIRED.</p> <p>WATER HAMMER ARRESTORS P.P.P. SYSTEM RATED PLUS SERIES COPPER WATER HAMMER ARRESTORS. INSTALL IN AN UPRIGHT POSITION AT ALL FLUSH VALVES, WASHING MACHINE SUPPLIES, DISHWASHERS, PRV STATIONS, AND OTHER QUICK CLOSING VALVES, SOLENOIDS AND PLUMBING FIXTURES. LOCATE AND SIZE AS INDICATED ON DRAWINGS. WHERE NOT SHOWN ON DRAWINGS, LOCATE AND SIZE IN ACCORDANCE WITH PDI STANDARD WH-201.</p>		<h3>PLUMBING FIXTURE SPECIFICATIONS AND CONNECTION SCHEDULE</h3> <table border="1"> <thead> <tr> <th rowspan="2">MARK</th><th rowspan="2">FIXTURE</th><th rowspan="2">TYPE</th><th rowspan="2">MATERIAL</th><th colspan="4">PIPE SIZES</th><th rowspan="2">SPECIFICATION</th><th rowspan="2">REMARKS</th></tr> <tr> <th>SAN</th><th>VENT</th><th>CW</th><th>HW</th></tr> </thead> <tbody> <tr> <td>WC</td><td>ADA WATER CLOSET</td><td>FLOOR MOUNTED FLUSH TANK</td><td>VITREOUS CHINA</td><td>3"</td><td>2"</td><td>1/2"</td><td>-</td><td>FLOOR MOUNTED TANK TYPE TOILET. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.</td><td></td></tr> <tr> <td>LAV</td><td>ADA LAVATORY</td><td>COUNTER MOUNTED</td><td>VITREOUS CHINA</td><td>1-1/2"</td><td>1-1/2"</td><td>1/2"</td><td>1/2"</td><td>COUNTER MOUNTED LAVATORY. 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ALL FIXTURES SHALL COMPLY WITH NCBC 2018 TABLE 604.4. ALL FIXTURE TRIM PACKAGES INCLUDING BUT NOT LIMITED TO TRAP, ANGLE STOP, FLUSH VALVE, SUPPLY TUBES, AND CLEANOUT COVER PLATES SHALL BE SAME FINISH AS THE ABOVE SPECIFIED FAUCET AND PER ARCHITECTURAL FINISH SCHEDULE. ALL FIXTURES SHALL BE ROUGHED IN PER MANUFACTURER INSTRUCTIONS. HOT WATER IS REQUIRED AT ALL SINKS. VERIFY WATER SERVICE SIZE AND LOCATION. VERIFY SANITARY SEWER SIZE AND LOCATION. 		MARK	FIXTURE	TYPE	MATERIAL	PIPE SIZES				SPECIFICATION	REMARKS	SAN	VENT	CW	HW	WC	ADA WATER CLOSET	FLOOR MOUNTED FLUSH TANK	VITREOUS CHINA	3"	2"	1/2"	-	FLOOR MOUNTED TANK TYPE TOILET. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.		LAV	ADA LAVATORY	COUNTER MOUNTED	VITREOUS CHINA	1-1/2"	1-1/2"	1/2"	1/2"	COUNTER MOUNTED LAVATORY. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.		SK	SINK	COUNTERTOP MOUNTED	STAINLESS STEEL	1-1/2"	1-1/2"	1/2"	1/2"	DOUBLE COMPARTMENT SINK. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.		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T&P	TEMPERATURE AND PRESSURE																																																																																																																																																																																												
TR	TRAP PRIMER																																																																																																																																																																																												
TYP	TYPICAL																																																																																																																																																																																												
VTR	VENT THROUGH ROOF																																																																																																																																																																																												
W	WASTE																																																																																																																																																																																												
---	DOMESTIC COLD WATER PIPING (CW)																																																																																																																																																																																												
----	DOMESTIC HOT WATER PIPING (110°)																																																																																																																																																																																												
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---ST---	STORM PIPING																																																																																																																																																																																												
---SAN---	SANITARY PIPING (SAN)																																																																																																																																																																																												
-----	VENT PIPING (V)																																																																																																																																																																																												
-----	FILTERED WATER PIPING																																																																																																																																																																																												
---O2---	OXYGEN PIPING																																																																																																																																																																																												
---S---	BALL VALVE																																																																																																																																																																																												
---R---	PRESSURE REDUCING VALVE																																																																																																																																																																																												
---C---	CHECK VALVE																																																																																																																																																																																												
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MARK	FIXTURE	TYPE	MATERIAL	PIPE SIZES				SPECIFICATION	REMARKS																																																																																																																																																																																				
				SAN	VENT	CW	HW																																																																																																																																																																																						
WC	ADA WATER CLOSET	FLOOR MOUNTED FLUSH TANK	VITREOUS CHINA	3"	2"	1/2"	-	FLOOR MOUNTED TANK TYPE TOILET. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.																																																																																																																																																																																					
LAV	ADA LAVATORY	COUNTER MOUNTED	VITREOUS CHINA	1-1/2"	1-1/2"	1/2"	1/2"	COUNTER MOUNTED LAVATORY. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.																																																																																																																																																																																					
SK	SINK	COUNTERTOP MOUNTED	STAINLESS STEEL	1-1/2"	1-1/2"	1/2"	1/2"	DOUBLE COMPARTMENT SINK. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.																																																																																																																																																																																					
BT	BATHTUB/SHOWER	PRE FAB	-	1-1/2"	1-1/2"	1/2"	1/2"	BATHTUB/SHOWER. SELECTED BY OWNER, INSTALLED BY CONTRACTOR.																																																																																																																																																																																					
WB	UTILITY CONNECTION BOX	FOR WASHING MACHINE	EPOXY FINISH	3"	1-1/2"	1/2"	1/2"	GUY GRAY MODEL B-200.																																																																																																																																																																																					
IB	UTILITY CONNECTION BOX	FOR ICE MAKER	EPOXY FINISH	-	-	1/2"	-	GUY GRAY MODEL BIM-875.																																																																																																																																																																																					
MARK	EQUIPMENT	MANUFACTURER & MODEL NO.	SPECIFICATION																																																																																																																																																																																										
CWH	TANKLESS WATER HEATER	RINNAI MODEL RU180EN	"RINNAI" TANKLESS WATER HEATER MODEL RU180EN. SEE WATER HEATER DETAIL FOR CONNECTION & INSTALLATION. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS.																																																																																																																																																																																										
<h3>SHOCK ARRESTOR SCHEDULE</h3> <table border="1"> <thead> <tr> <th>P.D.I. SIZE</th><th>FIXTURE ARRESTOR</th><th>MANUFACTURER OR EQUAL</th></tr> </thead> <tbody> <tr> <td>SA'A'</td><td>1 - 11</td><td>ZURN, SMITH, PPI, SIOUX-CHIEF</td></tr> <tr> <td>SA'B'</td><td>12 - 32</td><td>-</td></tr> <tr> <td>SA'C'</td><td>33 - 60</td><td>-</td></tr> <tr> <td>SA'D'</td><td>61 - 113</td><td>-</td></tr> <tr> <td>SA'E'</td><td>114 - 154</td><td>-</td></tr> <tr> <td>SA'F'</td><td>155 - 330</td><td>-</td></tr> </tbody> </table> <p>LOCATE SHOCK ARRESTORS IN AN ACCESSIBLE LOCATION, OR PROVIDE SIOUX-CHIEF SHOCK ARRESTORS ONLY. PROVIDE SHOCK ARRESTORS AS INDICATED PER SCHEDULE. SHOCK ARRESTORS SHALL BE SAME SIZE AS PIPE INSTALLED ON, MINIMUM.</p> <p>WATER HAMMER ARRESTER REQUIREMENTS:</p> <ol style="list-style-type: none"> PROVIDE WATER HAMMER ARRESTERS CONFORMING TO PDI-WH201 OR ASSE 1010, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHERE QUICK CLOSING VALVES ARE UTILIZED. A QUICK CLOSING VALVE IS A VALVE OR FAUCET THAT CLOSURES AUTOMATICALLY WHEN RELEASED, OR THAT IS CONTROLLED BY MECHANICAL MEANS FOR FAST-ACTION CLOSING. REFER TO WATER HAMMER ARRESTER SCHEDULE. AS A MINIMUM, PROVIDE ONE WATER HAMMER ARRESTER FOR EACH BRANCH LINE TO EACH TOILET ROOM LESS THAN 20' IN LENGTH, LOCATED BETWEEN THE LAST TWO FIXTURES SERVED. FOR BRANCH LINES GREATER THAN 20' IN LENGTH, A SECOND WATER HAMMER ARRESTER IS REQUIRED. 		P.D.I. SIZE	FIXTURE ARRESTOR	MANUFACTURER OR EQUAL	SA'A'	1 - 11	ZURN, SMITH, PPI, SIOUX-CHIEF	SA'B'	12 - 32	-	SA'C'	33 - 60	-	SA'D'	61 - 113	-	SA'E'	114 - 154	-	SA'F'	155 - 330	-	<h3>GAS PIPING NOTES</h3> <ol style="list-style-type: none"> WORK TO INCLUDE PIPING FROM GAS METER TO ALL EQUIPMENT, AND ALSO THE CONNECTION TO THE EQUIPMENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA FUEL GAS CODE, ALL APPLICABLE LOCAL CODE REQUIREMENTS, AND THE PROVISIONS OF NFPA-54 AND NFPA-58. THE CONTRACTOR SHALL SUPPLY ALL PERMITS AND LICENSES REQUIRED FOR THE WORK, AND FOR ALL INSPECTIONS REQUIRED. PIPING SHALL BE SCHEDULE 40 STEEL PER CODE. VALVES SHALL BE GAS COCKS MANUFACTURED BY NIBCO. VERIFY/PROVIDE GAS REGULATORS, DRIP LEGS AND TEST CONNECTION AT EACH PIECE OF GAS-FIRED EQUIPMENT (NEW & EXISTING) AS REQUIRED/RECOMMENDED BY MANUFACTURER AND CODE. PROVIDE DIRT TRAPS AND SHUT-OFF VALVES WITH UNIONS AT EACH CONNECTION TO GAS FIRED EQUIPMENT. ALL PIPING EXPOSED TO THE OUTDOORS OR RUN IN UNCONDITIONED SPACES SHALL BE PAINTED WITH TWO COATS OF ENAMEL. 																																																																																																																																																																						
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1	2	3	4	5	6	7	8	9	10																																																																																																																																																																																				



DEL VESCOVO DESIGN GROUP

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url: www.DelDesign.com
FLORIDA LICENSE: AA-26002369

PROJECT
TENANT INFILL
BROADWAY PLACE
3831 BROADWAY
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-43

APPROVAL

SIGN AND DATE BELOW FOR APPROVAL TO
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TO [CONSTRUCTION ADMINISTRATION] PHASE

Date

Approval Signature

Printed Name

CONSULTANTS



**ENGINEERING
SOLUTIONS**

1726 EAST 7TH AVE, SUITE 4
TAMPA, FL 33605
813.291.7094

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND
SPECIFICATIONS ARE COMPLETE AND COMPLY WITH THE
2020 IRC 7TH EDITION FOR BUILDING, PLUMBING,
MECHANICAL AND NEC 2017, 2020 7TH EDITION FLORIDA
FIRE PREVENTION CODE, 2018 NFPA 1, 2018 NFPA 101,
2016 NFPA 13 13R 13D, 2016 NFPA 72, 2017 NFPA 70

DRAWINGS

CONSTRUCTION DOCUMENT

Revisions	No.	Date	Description

SCALE
AS NOTED

DRAWN BY

CHECKED BY

PERMIT SUBMISSION PLOT DATE
January 27, 2023

SHEET TITLE
**SANITARY
FLOOR PLANS**

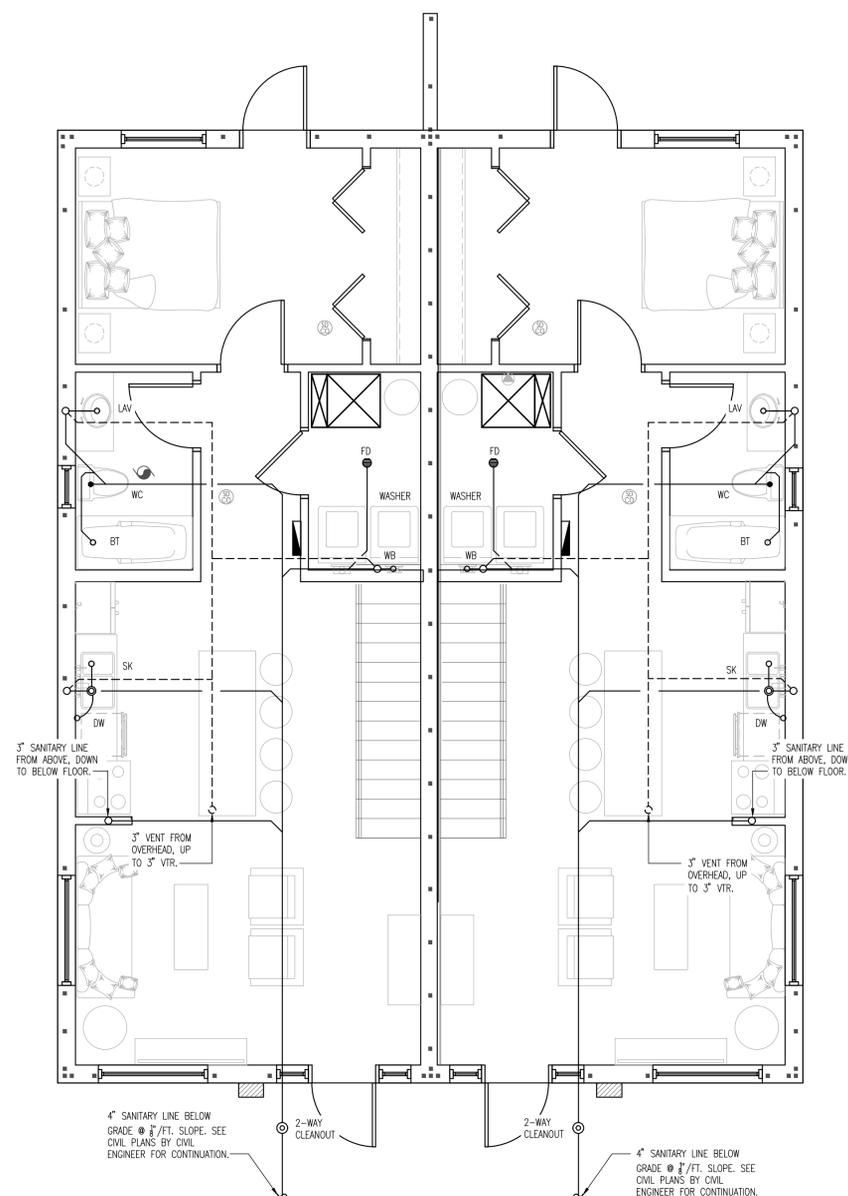
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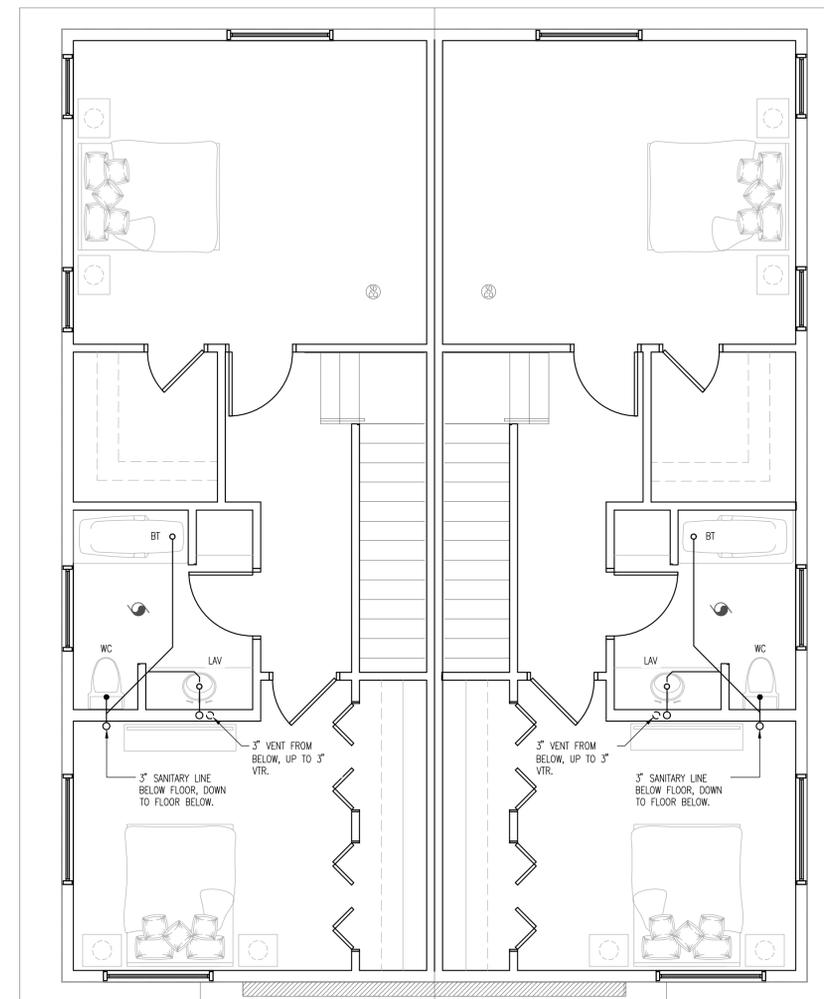
P2

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1 SANITARY PLANS - FIRST FLOOR
P2 1/4" = 1'-0"



2 SANITARY PLANS - SECOND FLOOR
P2 1/4" = 1'-0"



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SHEET TITLE
DOMESTIC WATER
FLOOR PLANS

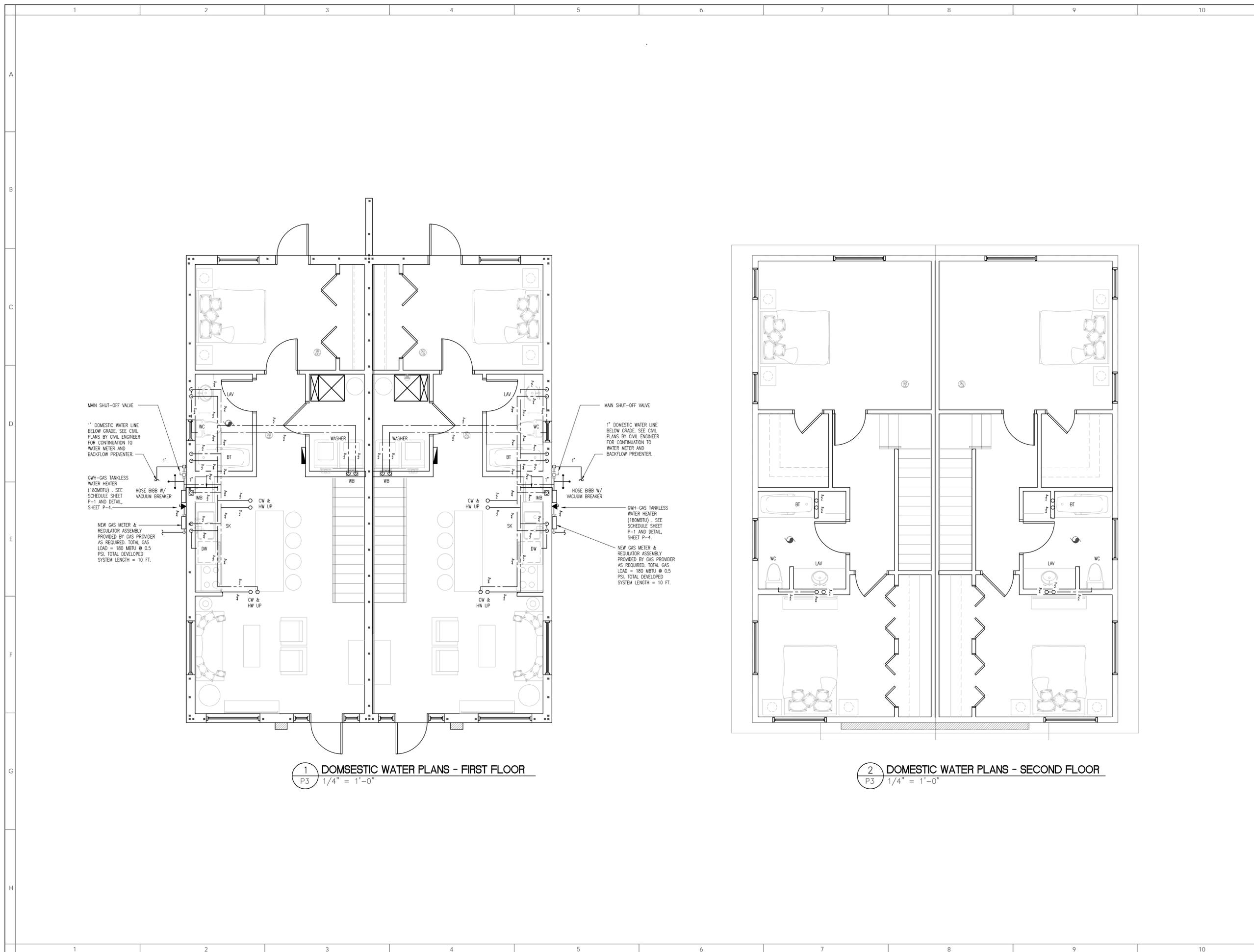
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SHEET NUMBER

P3

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1 DOMESTIC WATER PLANS - FIRST FLOOR
P3 1/4" = 1'-0"

2 DOMESTIC WATER PLANS - SECOND FLOOR
P3 1/4" = 1'-0"



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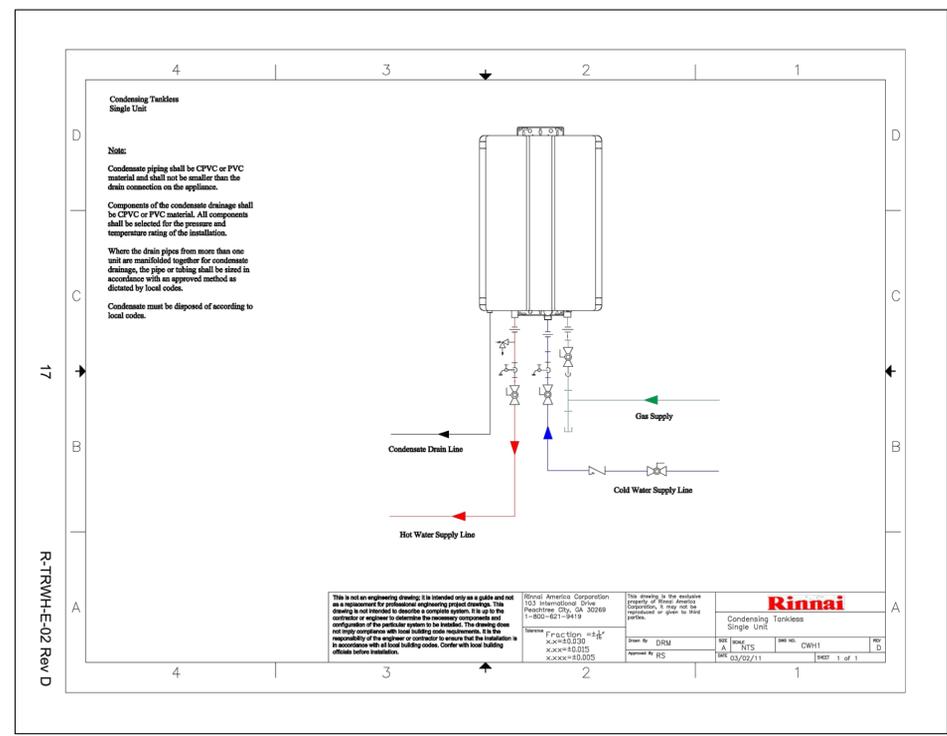
PERMIT SUBMISSION PLOT DATE
January 27, 2023

SHEET TITLE
PLUMBING DETAILS

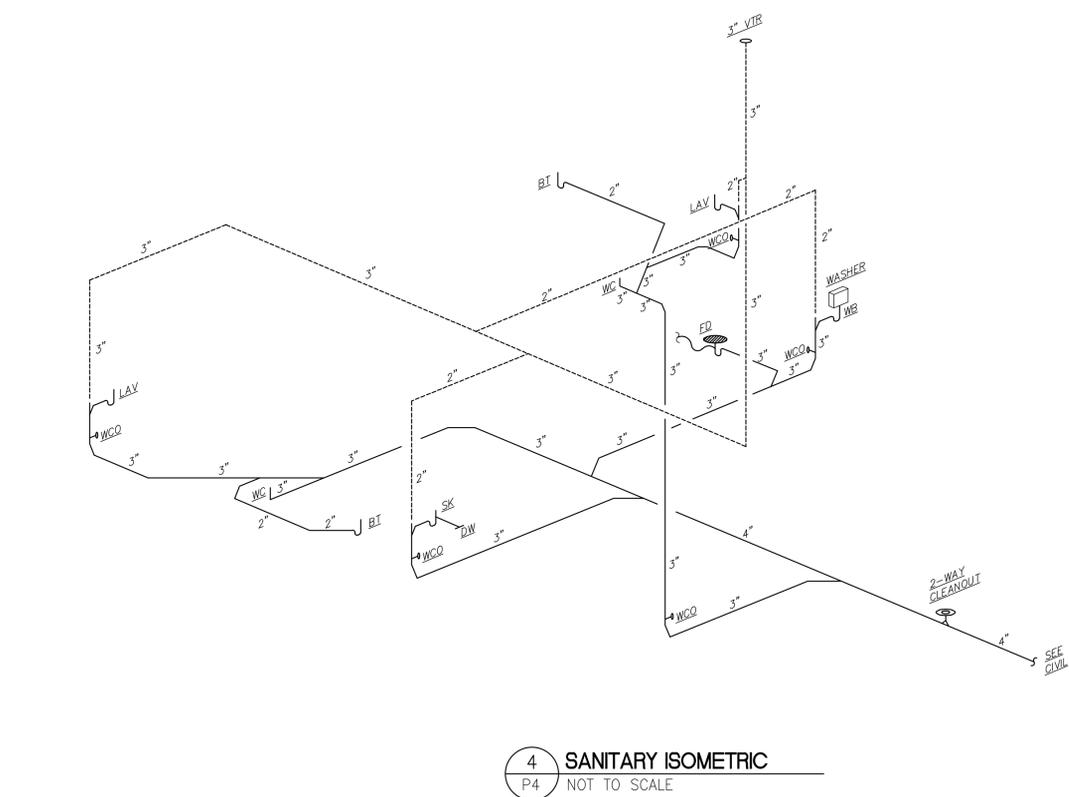
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P4

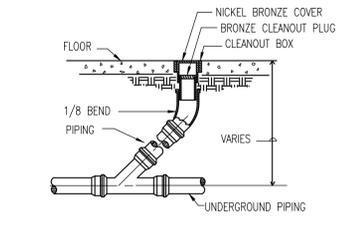
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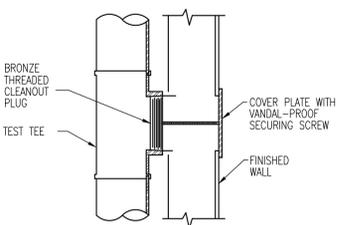
5 WALL CLEAN OUT DETAIL
P4 NOT TO SCALE



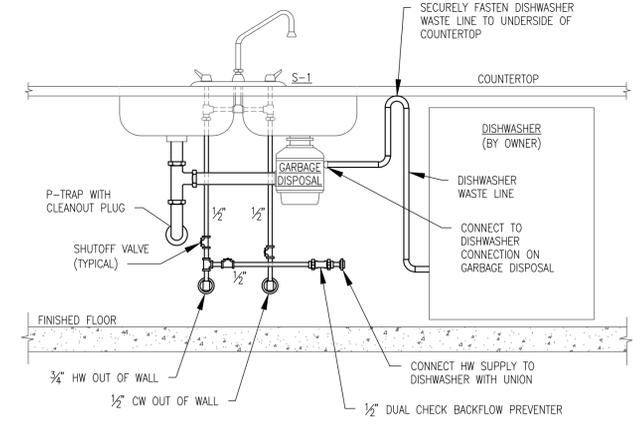
4 SANITARY ISOMETRIC
P4 NOT TO SCALE



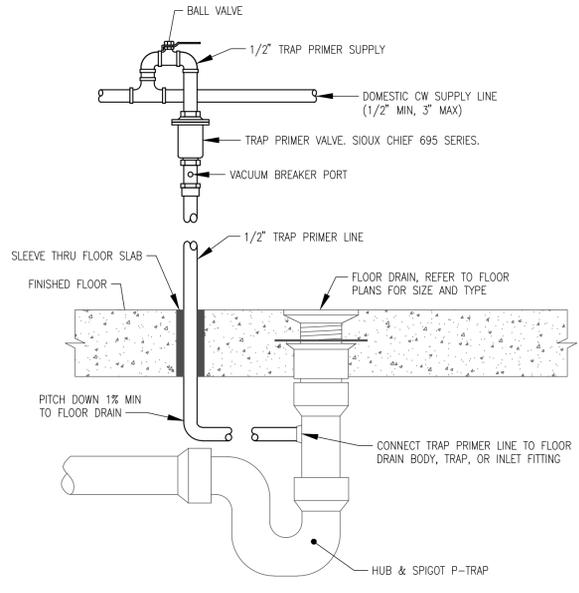
2 FLOOR CLEAN OUT DETAIL
P4 NOT TO SCALE



1 WALL CLEAN OUT DETAIL
P4 NOT TO SCALE

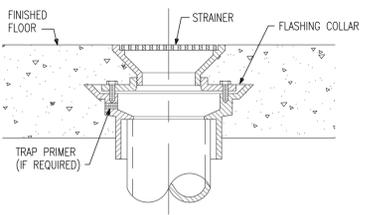


3 TYPICAL KITCHEN SINK DETAIL
P4 NOT TO SCALE



7 TRAP PRIMER DETAIL
P4 NOT TO SCALE

- TRAP PRIMER NOTES:
1. PROVIDE TRAP PRIMER VALVES FOR ALL FLOOR DRAINS.
 2. TRAP PRIMER VALVES SHALL BE SIOUX CHIEF PRIME PERFECT SERIES 695.
 3. CONNECT TRAP PRIMER VALVE TO CW LINE: 1/2" MIN. - 3" MAX.
 4. PROVIDE SIOUX CHIEF WYE SPLITTER AND/OR DISTRIBUTOR FOR TRAP PRIMER VALVES SERVING MORE THAN ONE FLOOR DRAIN.
 5. MAXIMUM OF EIGHT FLOOR DRAINS MAY BE SERVED BY ONE TRAP PRIMER VALVE.



NOTE: PROVIDE FLOOR DRAIN WITH TRAP PRIMER CONNECTION OR PROVIDE TRAP PRIMER CONNECTION ON P-TRAP.

6 FLOOR DRAIN DETAIL
P4 NOT TO SCALE