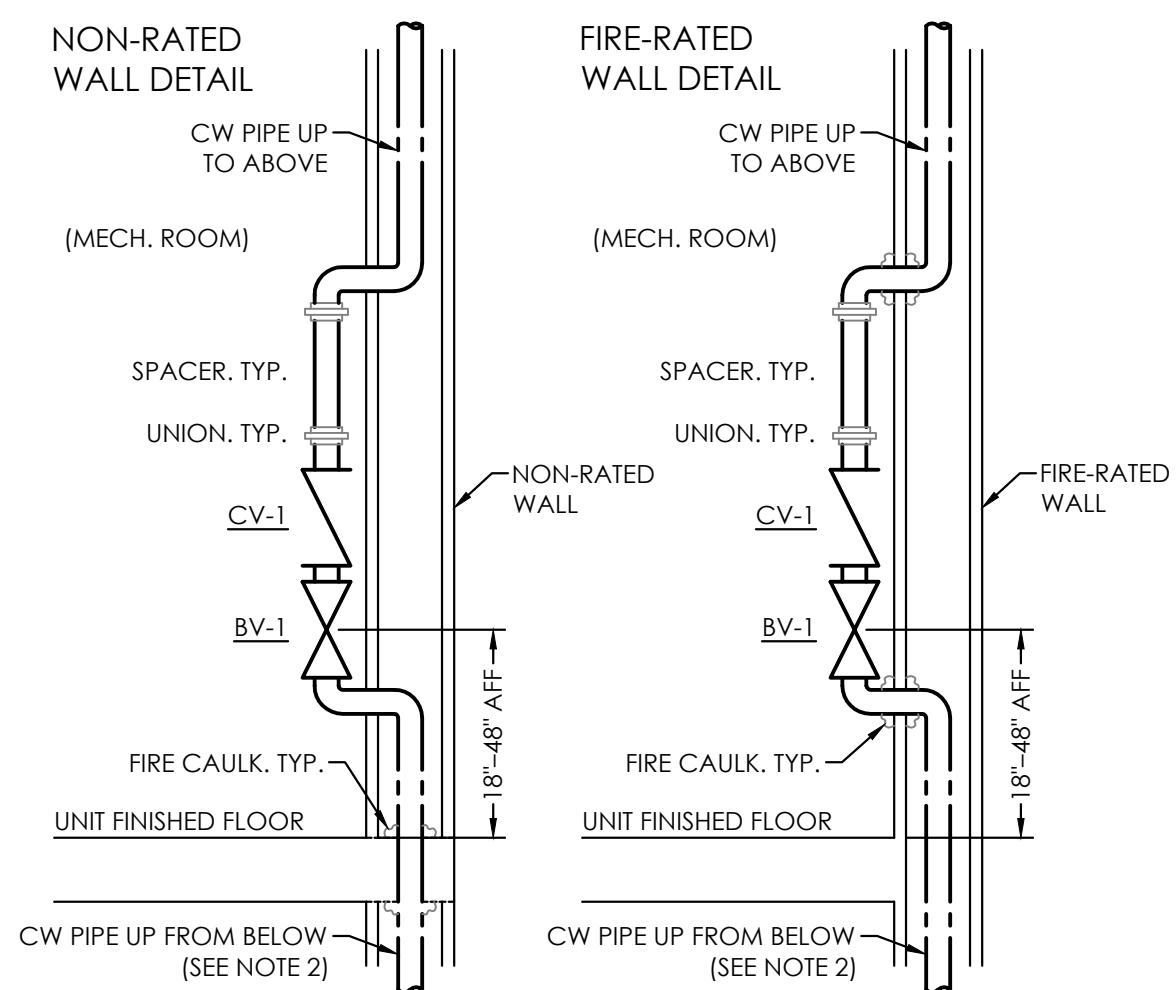


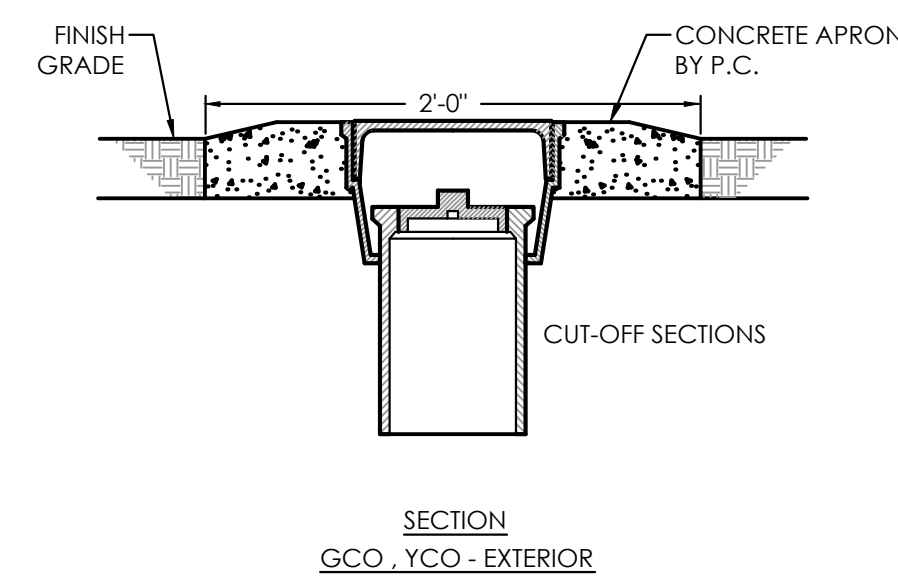
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PLC2107-002.DWG

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of planworx architecture, P.A. Design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

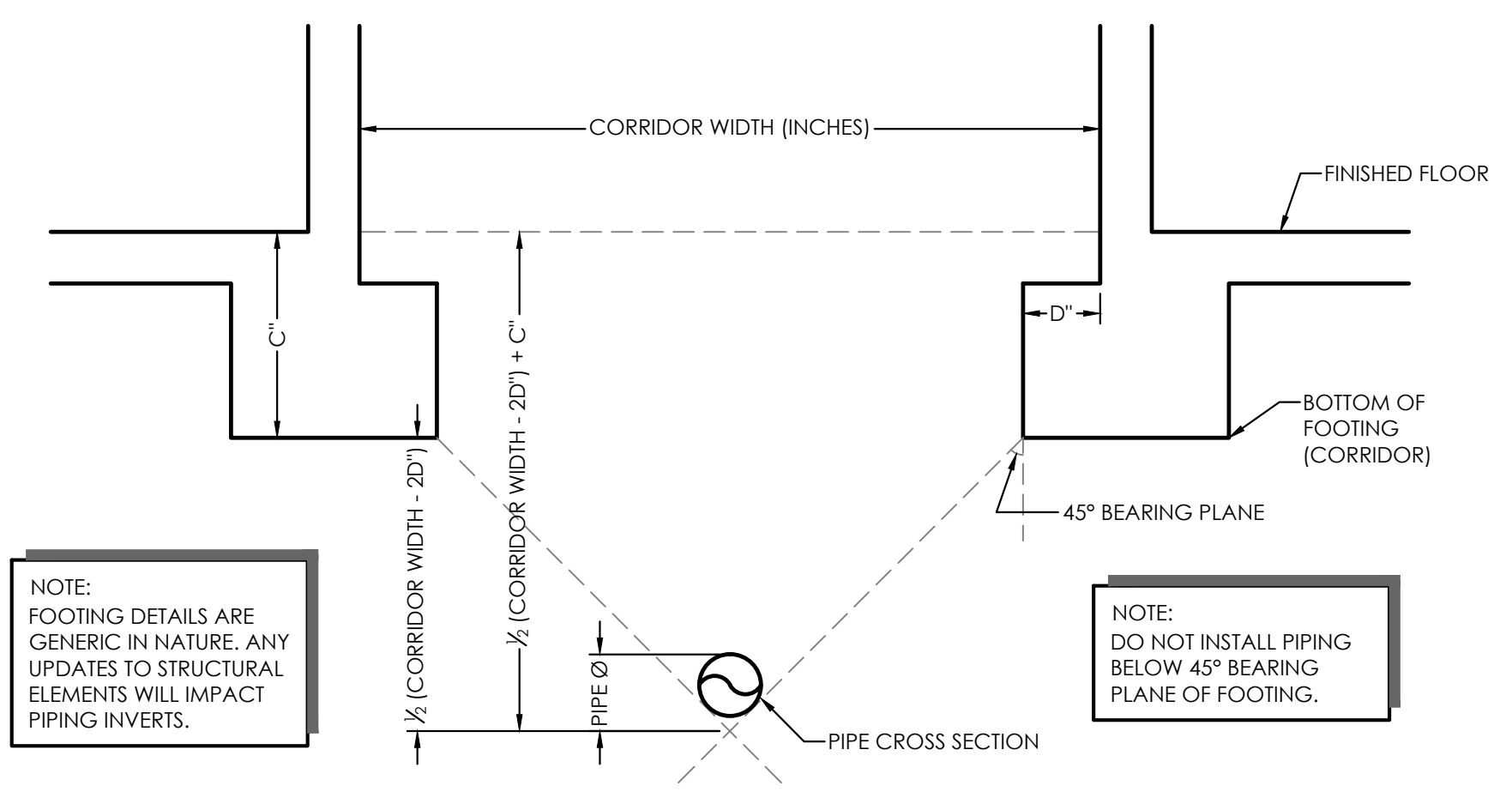


NOTE:
1. DWELLING UNIT WATER SHUTOFF, CHECK VALVE, UNIONS, & METER TO BE INSTALLED WITHIN UNIT MECHANICAL ROOM AS SHOWN.
2. CW PIPE MAY ALSO COME DOWN FROM ABOVE. MIRROR BV-1, CV-1, & UNIONS SO THAT BV-1 IS MOST UPSTREAM VALVE & 18"-48" AFF.

10 DWELLING UNIT SHUTOFF DETAIL
NO SCALE

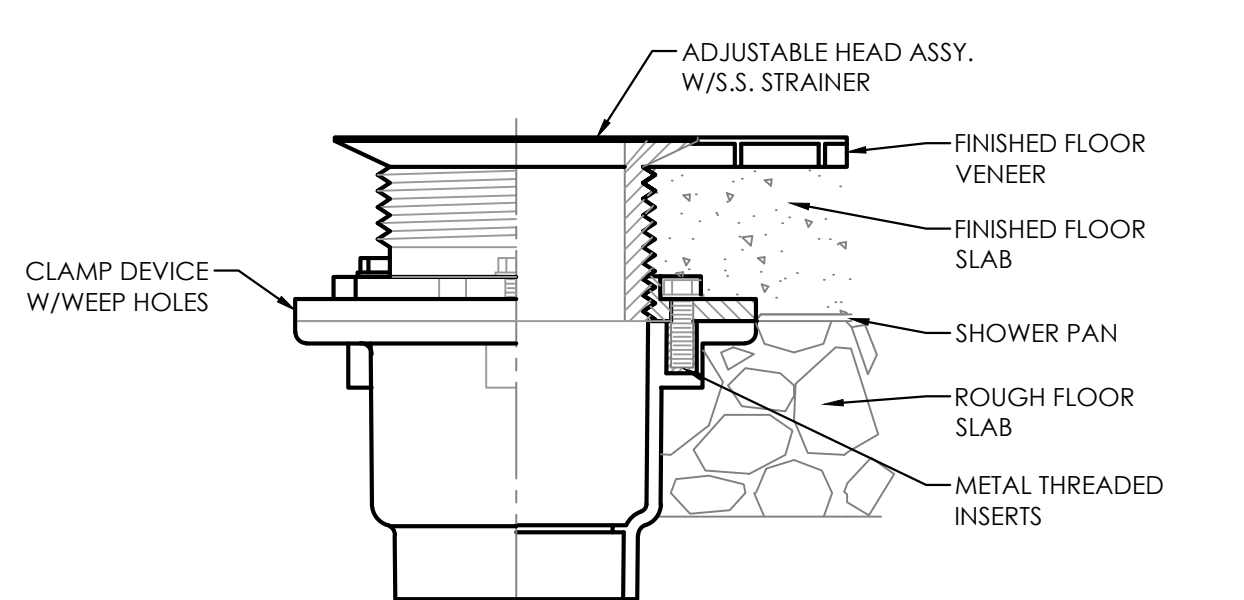
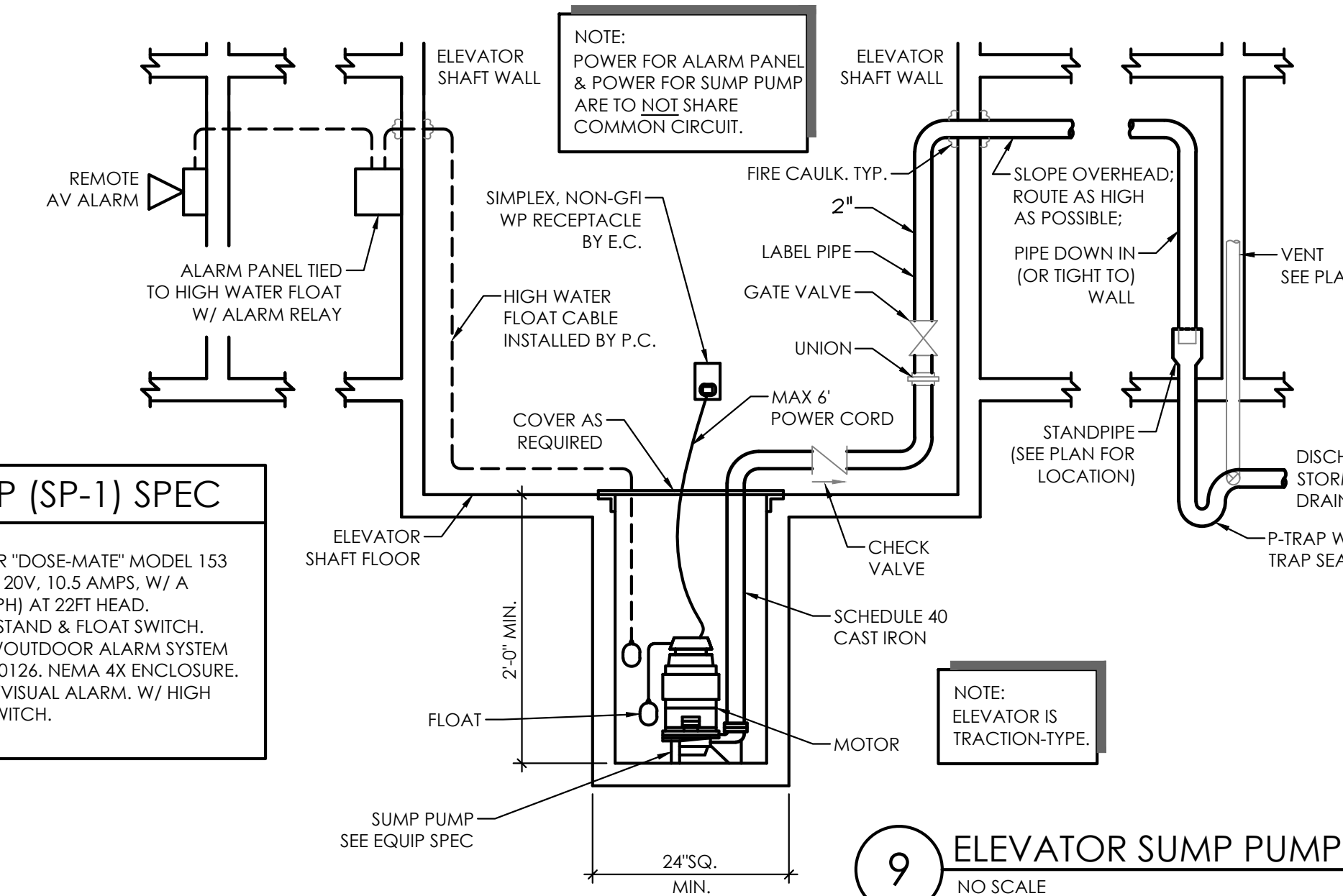


7 EXTERIOR CLEANOUT DETAIL
NO SCALE

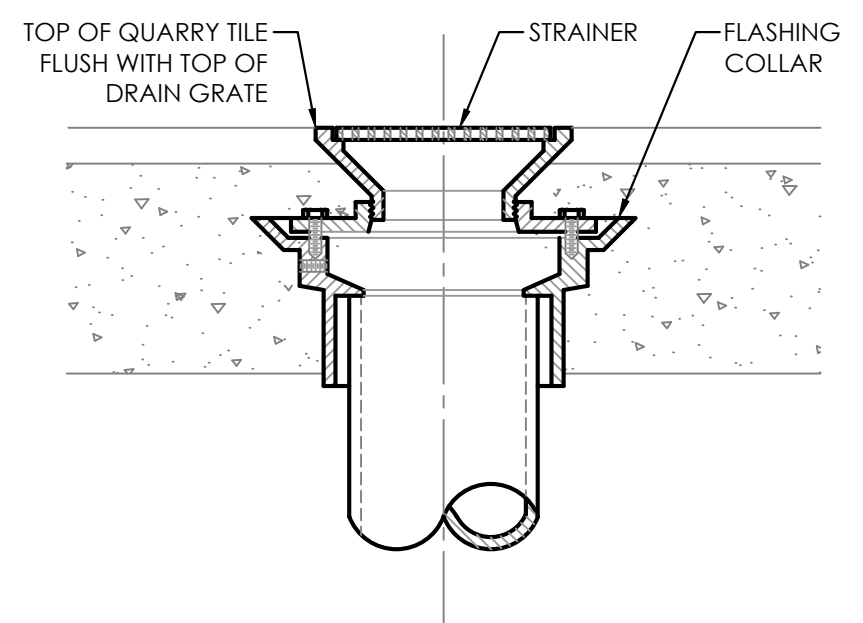


NOTES:
1. SEE STRUCTURAL PLANS FOR ACTUAL DEPTH OF FOOTING, C".
2. SEE STRUCTURAL PLANS FOR ACTUAL WIDTH OF FOOTING, TO CALCULATE D".
3. MAXIMUM DEPTH OF INVERT EQUAL TO 1/2 x (CORRIDOR WIDTH - 2D1) + C"
4. MAXIMUM DEPTH OF INVERT MEASURED TO BOTTOM OF PIPE

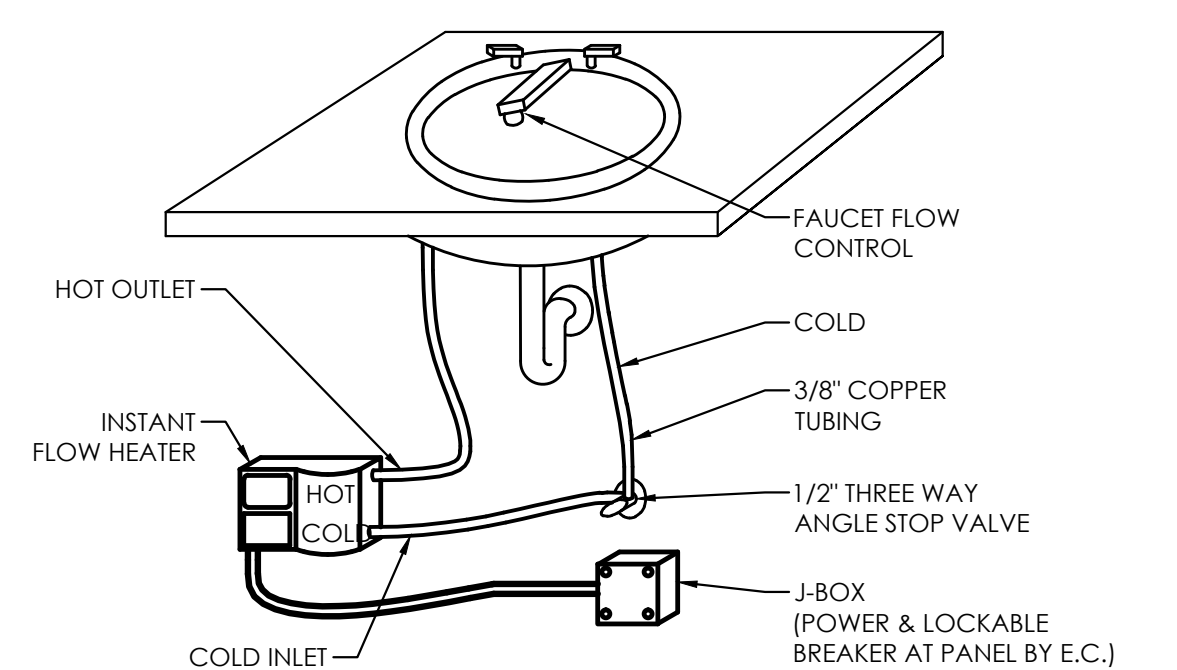
4 CORRIDOR INVERT DETAIL
NO SCALE



6 SHOWER DRAIN DETAIL
NO SCALE

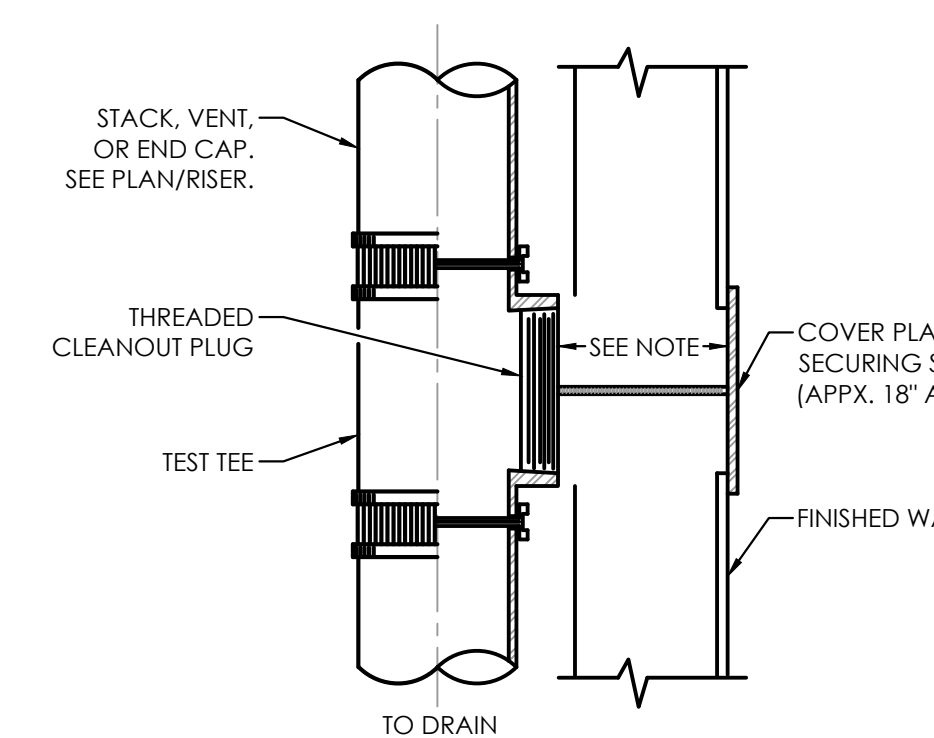


5 FLOOR DRAIN DETAIL
NO SCALE



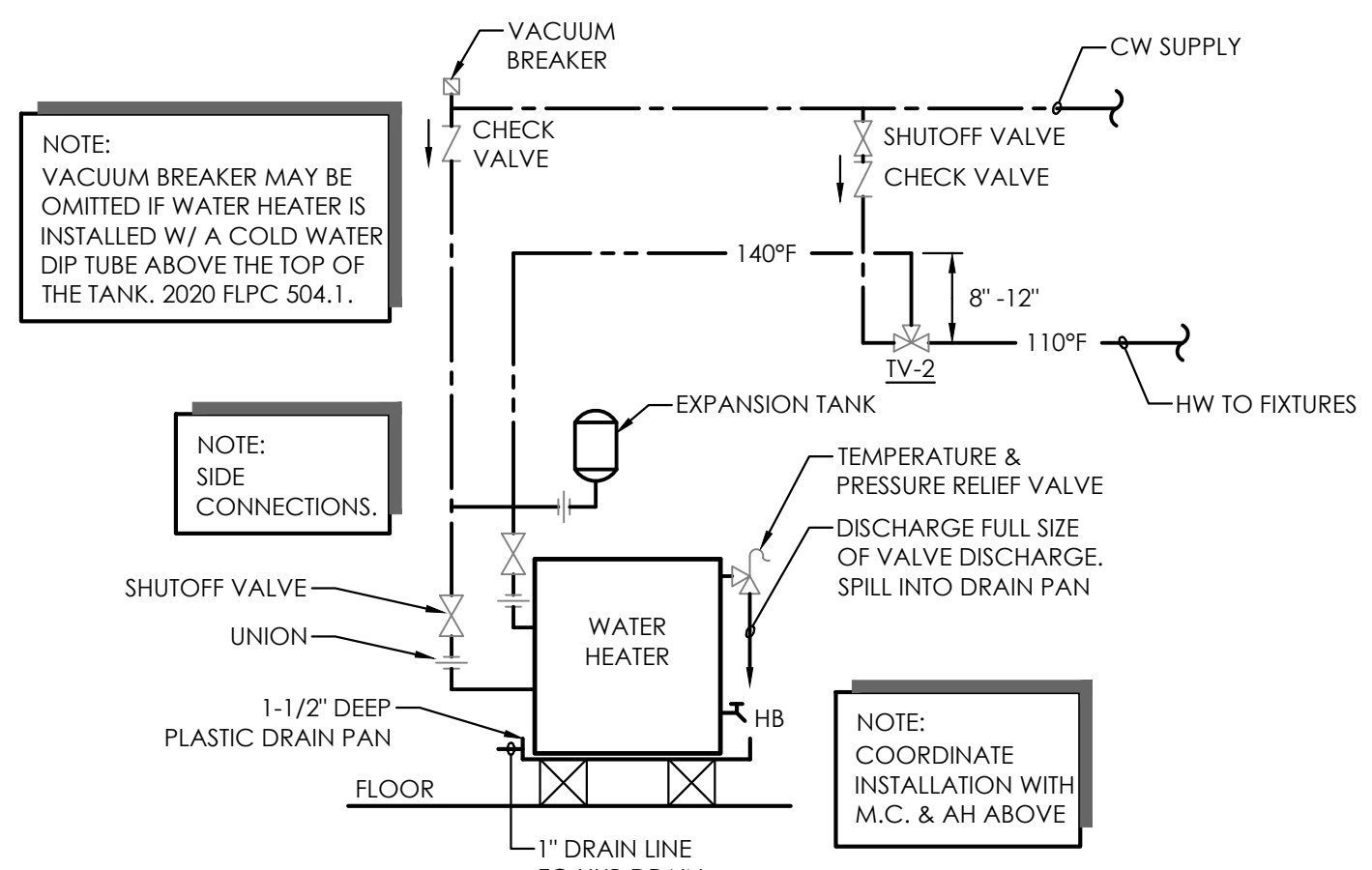
NOTE:
1. INSTALL WATER HEATER PER MFG'S INSTRUCTIONS
2. WHEN MOUNTED BELOW ADA FIXTURES, ALL LINES TO BE INSULATED & ALL HEIGHTS TO BE PER ADA REGULATIONS
3. ENSURE WATER HEATER PLACEMENT DOES NOT INTERFERE W/ ADA CLEARANCES

3 INSTANTANEOUS WATER HEATER DETAIL (WH-2)
NO SCALE



NOTE:
EXTEND TEST TEE OPENING IF PLUG IS GREATER THAN 8" FROM FINISHED WALL.

2 WALL CLEANOUT DETAIL
NO SCALE



NOTE:
1. INSTALL WATER HEATER PER MFG'S INSTRUCTIONS
2. PROVIDE HEAT TRAP ON HW/CW LINES PER ENERGY CODE
3. ELEVATE DRAIN PAN AS NECESSARY TO ALLOW PROPER FLOW TO HUB DRAIN

1 WATER HEATER DETAIL (WH-1)
NO SCALE













PLUMBING FIXTURE REQUIREMENTS						
WASTE			WATER			NOTES
BUILDING DRAIN SIZE	NUMBER OF BUILDING DRAINS	TOTAL FIXTURE UNIT LOAD	WATER SERVICE SIZE	NUMBER OF WATER SERVICES	TOTAL FIXTURE UNIT LOAD	
6"	2	1000	3"	1	720	APARTMENT BUILDING
4"	1	33	1-1/4"	1	39	CLUBHOUSE
4"	1	7	3/4"	1	8	MAINTENANCE
N/A	N/A	N/A	3/4"	1	1	TRASH COMPACTOR

SHOCK ARRESTOR SCHEDULE		
FIXTURE UNITS	UNIT SIZE (CONN. SIZE)	MFG & MODEL (OR EQUAL)
1-4	AA (1/2")	SIoux CHIEF "MINI-RESTER"
5-11	A (1/2")	SIoux CHIEF "HYDRA-RESTER"
12 - 32	B (3/4")	SIoux CHIEF "HYDRA-RESTER"
33-60	C (1")	SIoux CHIEF "HYDRA-RESTER"

NOTES:
1. LOCATE SHOCK ARRESTORS IN ACCESSIBLE LOCATION OR PROVIDE SHOCK ARRESTORS THAT ALLOW CONCEALMENT PER MANUFACTURER'S GUIDELINES.
2. SEE PLAN, RISERS, & SCHEDULES FOR ARRESTOR LOCATIONS. IF LOCATION NOT INDICATED, INSTALL IN ACCORDNCE W/ MANUFACTURER'S GUIDELINES.

VALVE SCHEDULE		
TAG	DESCRIPTION	MFG & MODEL (OR EQUAL)
BV-1	FULL-PORT BALL VALVE	WATTS LFB6081 (1/2" TO 2")
BV-2	BALANCING VALVE	WATTS LFCSM-61-S (1/2" TO 2")
CV-1	DUAL CHECK VALVE	WATTS SD-2 (ASSE 1032; <1/2") WATTS LF9D (ASSE 1012; 1/2" & 3/4")
CV-2	BRASS CHECK VALVE	WATTS LFWCV (1/2" TO 1")
PRV-1	PRESS. RED. VALVE	WATTS LF223-S (SET TO 70 PSI; ASSE 1003; 1/2" TO 2-1/2")
TV-1	IND. THERMO. MIX. VALVE	WATTS LFUSG-B (0.25 TO 2.5 GPM; 3/8") (SET TO 100°F DISCHARGE; ASSE 1070)
TV-2	THERMO. MIX. VALVE	WATTS LFMV (0.5 TO 20 GPM; 1/2" TO 1") (SET TO 110°F DISCHARGE)

NOTES:
1. SEE PLAN FOR SIZE, VALVE SIZE TO EQUAL LINE SIZE.
2. BALL VALVES TO INCLUDE REMOVABLE HANDLES.
3. IF AVAILABLE, VALVES MAY BE THREADED OR SWEATED CONNECTIONS. USE EXTREME CARE & LOW TEMP SOLDER TO PROTECT VALVE SEATS IF SWEATED CONNECTIONS ARE USED.

PLUMBING LEGEND			
	DOMESTIC COLD WATER PIPING	AAV	AIR ADMITTANCE VALVE
	DOMESTIC HOT WATER PIPING	ABV	ABOVE
	VENT PIPING	AHJ	AUTHORITY HAVING JURISDICTION
	WASTE (SANITARY SEWER) PIPING	AFF	ABOVE FINISHED FLOOR
	VALVE	BFF	BELOW FINISHED FLOOR
	VALVE	BFP	BACKFLOW PREVENTER
	CHECK VALVE	BV	BALL OR BALANCING VALVE (SEE SCHED)
	PIPE UP/DOWN	CV	CHECK VALVE
	FLOOR DRAIN	CW	COLD WATER
	CLEANOUT	DN	DOWN
	ELEVATOR SUMP PUMP	E.C.	ELECTRICAL SUB-CONTRACTOR
	WATER/WASTE STACK DESIGNATION	FCO	FLOOR CLEAN OUT
		FD	FLOOR DRAIN
		FR	FROM
		FS	FLOOR SINK
		G.C.	GENERAL CONTRACTOR
		HB	HOSE BIBB
		HD	HUB DRAIN
		HW	HOT WATER
		M.C.	MECHANICAL SUB-CONTRACTOR
		P.C.	PLUMBING SUB-CONTRACTOR
		PRV	PRESSURE REDUCING VALVE
		RHD	ROOF HYDRANT
		SS	SANITARY SEWER
		TV	TEMPERING VALVE
		WF	WALL FAUCET
		WH	WATER HEATER
		WHD	WALL HYDRANT
		YHD	YARD HYDRANT

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Oasis at Surfside - Phase II

Zimmer Development Company

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PLUMBING MECHANICAL ELECTRICAL

PROGRESS DATE: 11/17/21

ISSUE DATE: 11/17/21

REVISIONS: 1

PROJECT NO: 002221

DRAWN BY: CWL

CHECKED BY: ZLT

SHEET TITLE: PLUMBING DETAILS

SHEET NUMBER: P0.02