

	PIPE ELBOW TURNED DOWN
	PIPE ELBOW TURNED UP
	PIPE RISER
	WALL CLEAN OUT
	GENERIC VALVE, SEE SPECIFICATIONS FOR TYPE
	FLOW VALVE
	DIRECTION OF FLOW

	DOMESTIC HOT WATER
	DOMESTIC COLD WATER
	SANITARY
	VENT
	POINT OF CONNECTION TO EXISTING SYSTEM

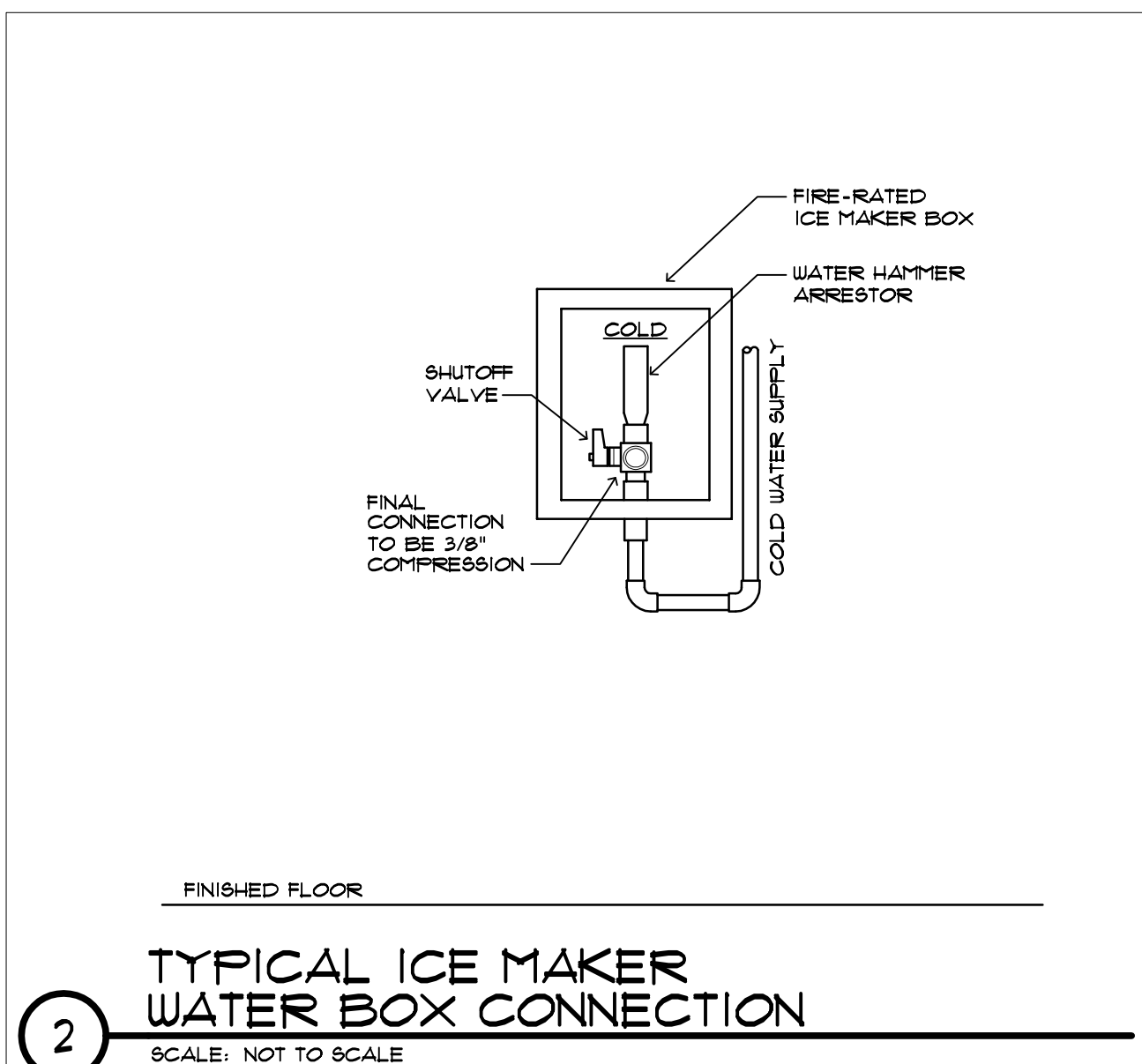
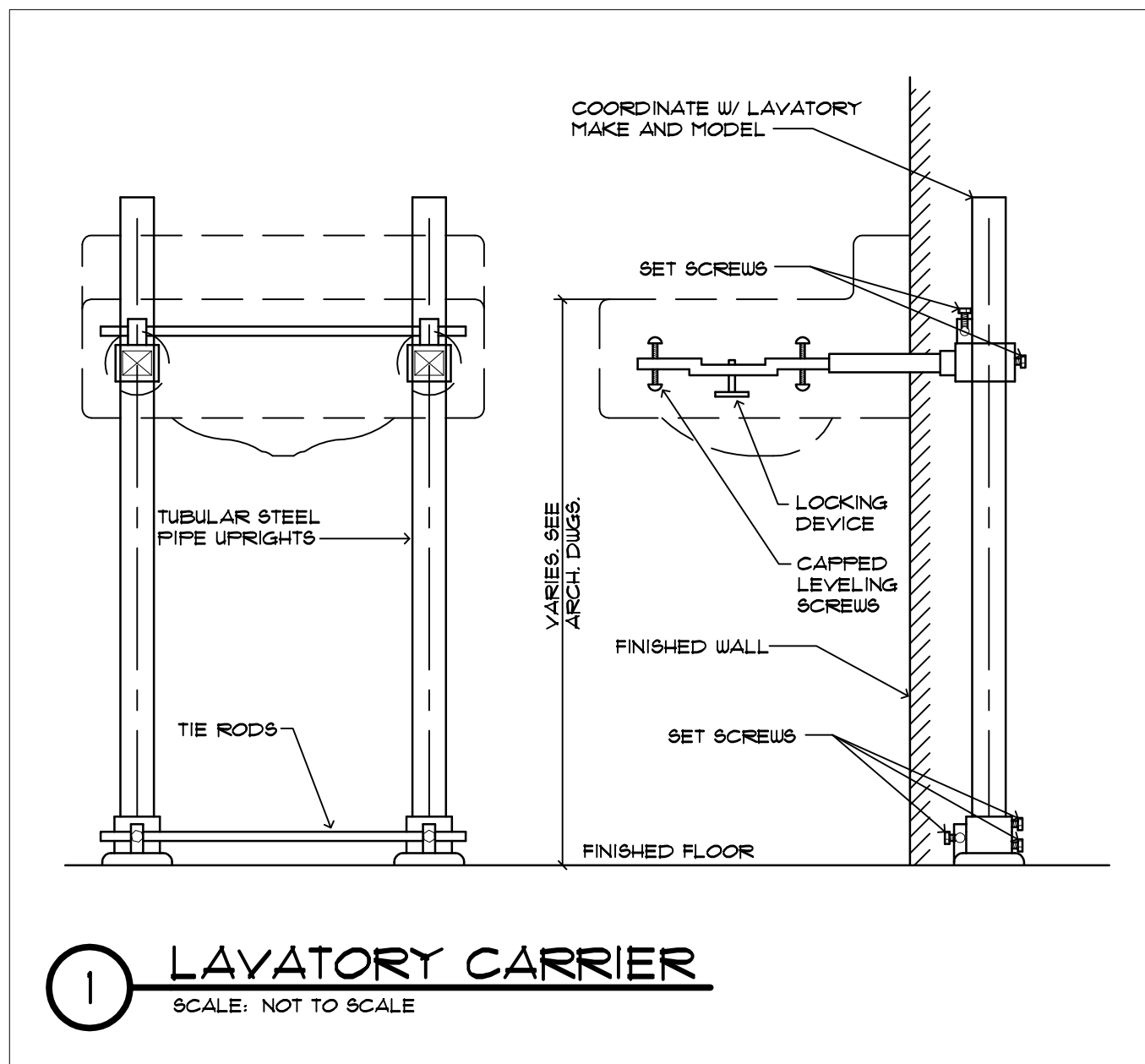
AD	ACCESS DOOR	FCO	FLOOR CLEANOUT
AF	ABOVE FINISHED FLOOR	FDC	FIRE DEPARTMENT CONNECTION
AP	ACCESS PANEL	GCO	GROUND CLEANOUT
BFF	BELOW FINISHED FLOOR	GPM	GALLONS PER MINUTE
BFP	BACK FLOW PREVENTER	HVAC	HEATING, VENTILATING AND AIR CONDITIONING
BLDG	BUILDING	ID	INTERIOR DESIGNER
CF	CAPPED FOR FUTURE	INV.	INVERT ELEVATION
CLG	CEILING	MAX	MAXIMUM
CONT	CONTINUATION	MBH	1000 BTU/HR
COORD	COORDINATE	MFR	MANUFACTURER
CTE	CONNECT TO EXISTING	MIN	MINIMUM
CU	COFFER	MTD	MOUNTED
DC	DOUBLE CONTAINED	NTS	NOT TO SCALE
DFU	DRAINAGE FIXTURE UNIT	(R)	REMOVE
DIA	DIAMETER	RD	ROOF DRAIN
DIW	DOWN IN WALL	(REL.)	RELOCATED
DN	DOWN	R1	ROOM
DS	DOWNSPOUT	SS	STAINLESS STEEL
DWG	DRAWING	VBG	VENT BELOW GRADE
E.C.O.	EXTERIOR CLEANOUT	VTR	VENT THROUGH ROOF
ENC	ENCLOSURE	WCO	WALL CLEANOUT
EXIST.	EXISTING	WHA	WATER HAMMER ARRESTOR

SIZE (INCHES)	MINIMUM SLOPE "INCHES/ LINEAR FOOT"
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

FFC TABLE 3061			
SIZE OF TRAP	SIZE OF FIXTURE DRAIN	SLOPE	DISTANCE FROM TRAP
1 1/4"	1 1/4"	1/4"	3 1/2'
1 1/4"	1 1/2"	1/4"	5'
1 1/2"	1 1/2"	1/4"	5'
1 1/2"	2"	1/4"	6'
2"	2"	1/4"	6'
3"	3"	1/8"	10'
4"	4"	1/8"	12'

ITEM	DESIGNATION	MANUF / MODEL*	FINISH	W	V	C.W.	H.W.	DESCRIPTION
WC-1	FLUSH VALVE TOILET (ADA COMPLIANT)	AMERICAN STANDARD / 3641001010	WHITE	3"	2"	1"	-	-AMERICAN STANDARD #154A104010, VITREOUS CHINA, 1/2 GPF, POWERWASH RIM SCRUBS BOWL WITH EACH FLUSH, 3" FLUSH VALVE, CHROME FINISH TRIP LEVER IS SUPPLIED.
L-1	LAVATORY (UNITS/BATHING) (ADA COMPLIANT)	AMERICAN STANDARD (LUCERNE WALL MOUNTED SINK)	WHITE 010	2"	2"	1/2"	1/2"	LUCERNE WALL-MOUNT LAVATORY, VITREOUS CHINA, WALL-MOUNT CARRIER MODEL 0356015 8" CT5 WITH CONCEALED ARM'S, DBL-HOLE, WHITE, OVERFLOW HOLE. - "BLOAN" FAUCET (MODEL 8F-2150) SINGLE LEVEL HANDLE, 1/2 GPM, INCLUDES SOAP DISPENSER, BRASS CONSTRUCTION, SINGLE-HOLE INSTALLATION, POLISHED CHROME FINISH, FLEXIBLE SUPPLY LINES, POINT OF USE SHALL BE PROPERLY TEMPERED DOWN TO A MAX. OF 105 DEG. TEMPERATURE BY USE OF A PERMANENT TEMPERATURE MIXING DEVICE.
IM-1	ICE MAKER BOX	SILOUX CHIEF / #636		-	-	1/2"	-	-SERIES 636 OX BOX ICE MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR
S-1	KIT. SINK	AMERICAN STANDARD / 225B61522835015		2"	1 1/2"	1/2"	1/2"	-ADA 25"x22" DROP-IN SINGLE COMPARTMENT SINK WITH FAUCET LEDGE; SINGLE HOLE. MOEN FAUCET #1944EW08 WITH HIGH ARC SINGLE ARBOR HANDLE. 8POT RESISTANT 9/5

1. COORDINATE WITH IDO FINISHES OF FIXTURES AND FAUCETS.
2. COORDINATE WITH ARCHITECT/ENGINEER FOR ANY DISCREPANCY PRIOR TO BIDDING.
3. ALL WALL HUNG FIXTURES SHOULD BE INSTALLED WITH FLOOR MOUNTED WALL HANGER SUPPORT.
4. COORDINATE WITH ARCHITECTURAL FOR PLUMBING FIXTURES EXACT LOCATIONS.
5. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLING ALL NECESSARY AND OPTIONAL HARDWARE, FITTINGS, VALVES, MIXING VALVES, ESCUTCHEONS, MATERIALS, EQUIPMENT, ACCESSORIES, ETC. TO BE SUBMITTED AS REQUESTED BY ARCHITECT/ENGINEER'S RECOMMENDATIONS AND ALL APPLICABLE CODES. FOR ANY DISCREPANCY CONSULT WITH ENGINEER PRIOR TO BIDDING. NO CHANGE ORDER SHALL BE ACCEPTED AFTER CONTRACT IS AWARDED FOR THE SPECIFIED WORK.



FLORIDA BUILDING CODE (2017) FOR PLUMBING REFERENCE, SHALL BE THE SOURCE OF INFORMATION
(CONTRACTOR SHALL COMPLY WITH ALL NOTES WHERE APPLICABLE)

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FITTINGS AS REQUIRED BY ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
2. CONTRACTOR SHALL VERIFY AND CORRECT AS REQUIRED TO MEET ALL CODES AND REGULATIONS ANY POSSIBLE DISCREPANCIES BETWEEN TYPE AND SIZE OF CONNECTION SPECIFIED IN PLUMBING FIXTURE, AND FIXTURES ACTUALLY INSTALLED ON THE SITE. ALL DOMESTIC WATER PIPING TO BE LEAD FREE.
3. ALL SANITARY AND WATER SUPPLY LINES SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.
4. ALL SANITARY PIPING SHALL HAVE A MINIMUM 1/4" PER FOOT SLOPE FOR PIPE UP TO 2 1/2", 1/8" PER FOOT SLOPE PIPE 3" TO 6" AND 1/16" PER FOOT SLOPE FOR PIPING 8" OR LARGER.
5. VALVES AND FITTINGS SHALL BE OF THE SAME SIZE AS THE LINE ON WHICH THEY ARE LOCATED UNLESS OTHERWISE NOTED ON DRAWINGS. INSTALL 12X12 ACCESS PANEL FOR EACH VALVE IF IT IS NOT ACCESSIBLE BY CEILING TILES.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
7. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND LOCATIONS OF CONNECTED SANITARY AND WASTE PIPING. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING PENETRATIONS. SEE ARCHITECTURAL PLANS FOR PENETRATION DETAILS.
9. ALL WATER SUPPLY AND SANITARY LINES SHALL RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING. ROUTE ALL PIPING CONCEALED ABOVE CEILINGS, WITHIN WALLS, OR IN CHASES EXCEPT AS SPECIFICALLY NOTED OR IN MECHANICAL ROOMS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT, OR HEREIN SPECIFIED OR OTHERWISE.
11. INSTALL WATER HAMMER SHOCK ARRESTORS AT BATTERY OF FIXTURES, AND AT EACH FIXTURE WHERE REQUIRED. ARRESTORS SHALL BE FACTORY FABRICATED, INSTALL ARRESTORS AND SIZE PER PLUMBING AND MECHANICAL INSTITUTE STANDARD P.D.I. 04-202, ACCEPTABLE MANUFACTURERS: SIOUX CHIEF, ZURN, JONAS AND JAY R. SMITH.
12. AIR CHAMBERS SHALL NOT BE CONSIDERED EQUAL TO WATER HAMMER ARRESTORS.
13. CONTRACTOR SHALL GIVE 72 HOURS NOTICE TO APPLICABLE UTILITY COMPANY PRIOR TO PERFORMING WORK INVOLVING UTILITIES.
14. PROVIDE ACCESS PANELS TO ALL VALVES AND CLEANOUTS WITHIN CHASES OR ABOVE NON-ACCESSIBLE CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
15. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATIONS, MOUNTING HEIGHTS AND DIMENSIONS.
16. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
17. CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURERS SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED INSTANT BACK FLOW PREVENTERS WHERE REQUIRED BY CODE.
18. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (INCLUDING PIPE ROUTING AND EQUIPMENT LOCATION) TO ARCHITECT/ENGINEER FOR REVIEW PER PROJECT SPECIFICATIONS.
19. MOUNT THE FLUSH HANDLES ON THE TOILET CLOSETS IN THE ACCESSIBLE TOILET ROOMS TOWARD THE WIDE SIDE OF THE ROOM.
20. REFER TO SPECIFICATIONS FOR ALL PIPING MATERIALS AND INSULATION REQUIREMENTS.
21. DRAWINGS, SPECIFICATIONS AND THE FLORIDA BUILDING CODE ARE PART OF THE DESIGN SET. IF THERE IS ANY CONFLICT OR DISCREPANCY BETWEEN THEM, THE MORE STRICT RULE SHALL BE ENFORCED. REQUESTS FOR INFORMATION MAY BE SUBMITTED TO THE ENGINEER FOR CLARIFICATIONS PRIOR TO BIDDING AS PER PROJECT SPECIFICATIONS.
22. USE 1/4" TURN VALVES AT ALL PLUMBING FIXTURES AND FACILITY WATER LINE.
23. PROVIDE 12" CU SUPPLY WITH ANGLE STOP AND FLEXIBLE SUPPLY TO REFRIGERATOR(S) WITH ICE MAKERS, AT HEIGHT REQUIRED BY MANUFACTURER OF EQUIPMENT INSTALLED.
24. SEAL AND PROTECT ALL FLOOR PENETRATIONS.
25. CONNECT ALL CONDENSATE TO STORM DRAIN OR LANDSCAPE, UNLESS NOTED OTHERWISE.
26. INSTALL WATER PRESSURE REDUCING VALVE AT THE OUTLET OF EACH COLD WATER BRANCH OR RISER SUPPLIED BY DOMESTIC WATER PUMP. WATER PRESSURE REDUCING VALVE SHALL BE "WATTS" MODEL # LP28A/B-V-23 OR EQUAL, SEE DRAWINGS FOR SIZE. IT IS RECOMMENDED THAT A VELOCITY BETWEEN 5 AND 8 FEET PER SECOND BE MAINTAINED.
27. THE CONTRACTOR IS EXPECTED TO ORDER ALL MATERIALS IN SUFFICIENT TIME TO AVOID DELAYING THE COMPLETION OF THE PROJECT. DELAYS IN DELIVERIES WILL NOT BE CONSIDERED A JUSTIFIABLE REASON FOR SUBMISSION OF SUBSTITUTE MATERIALS.
28. COORDINATE WITH INTERIOR DESIGN FOR FINISHES OF FIXTURES AND FAUCETS.
29. COORDINATE ANY DISCREPANCIES WITH ARCHITECT/ENGINEER PRIOR TO BIDDING.
30. ALL WALL HUNG FIXTURES SHOULD BE INSTALLED WITH FLOOR MOUNTED WALL HANGER SUPPORT.
31. PROVIDE WITH ALL NECESSARY AND OPTIONAL HARDWARE, FITTINGS, ESCUTCHEONS, ETC TO ASSURE SYSTEMS WORK PROPERLY. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO BIDDING. NO CHANGE ORDER SHALL BE ACCEPTED AFTER CONTRACT IS AWARDED FOR THE SPECIFIED WORK.
32. HOT WATER DISTRIBUTION SHALL BE INSTALLED WITH 1" OF INSULATION HAVING CONDUCTIVITY NOT EXCEEDING 21 BTU per in/h x ft² x F IN FLORIDA BUILDING CODE PLUMBING SUBSECTION 607.5.



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**RALPH RICHARDS
TOWER RENOVATION**
211 SOUTH PROSPECT AVENUE
CLEARWATER, FL 33756

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05-15-20	CONSTRUCTION DOCUMENTS

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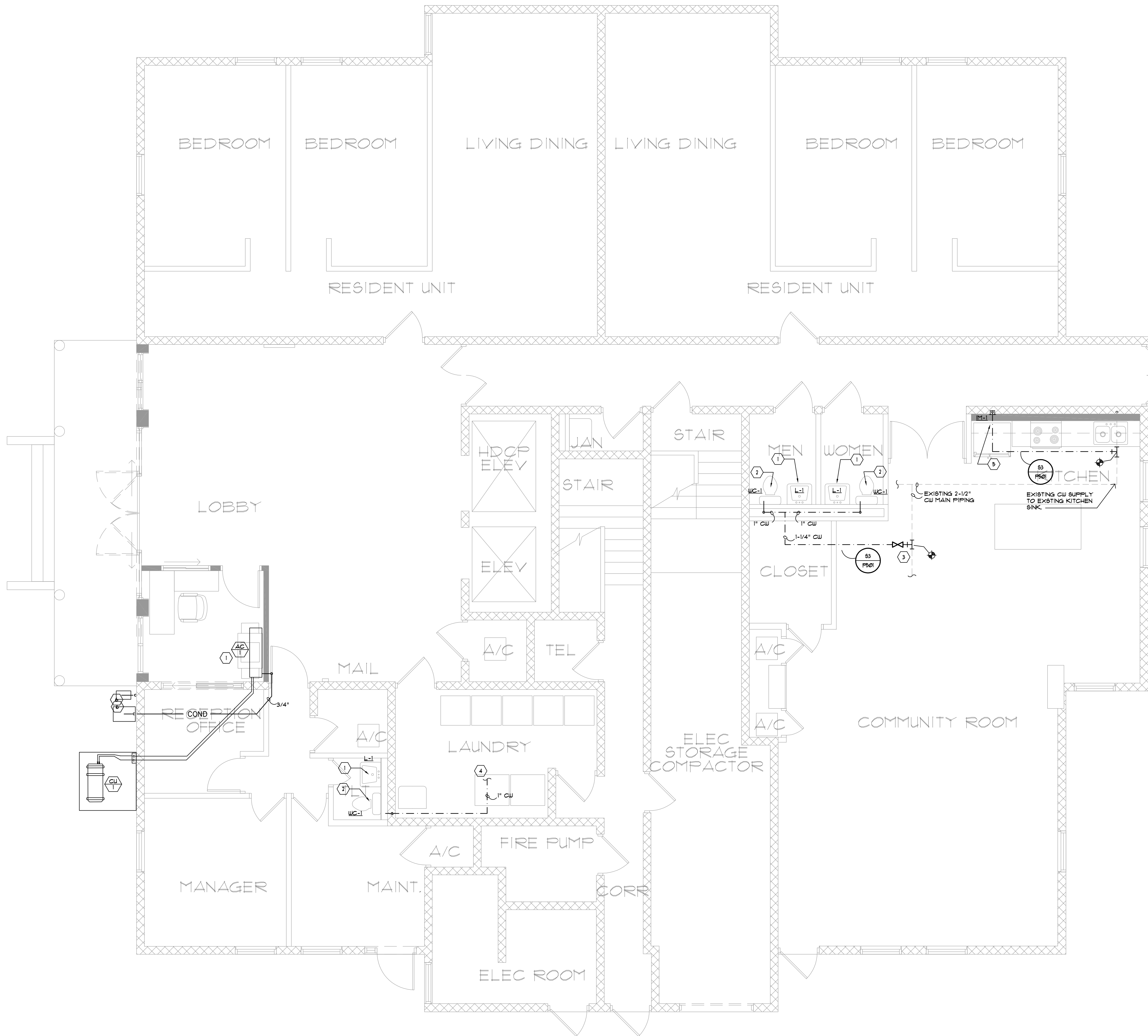
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PROJECT MANAGER: RW
CHECKED BY: GMC
DATE: 05-15-20
SCALE: NOT TO SCALE

POO1

PLUMBING GENERAL INFORMATION

P001 GENERAL PLUMBING INFORMATION
P101 OVERALL FIRST FLOOR PLUMBING PLAN
P501 OVERALL ISOMETRIC PLUMBING DIAGRAMS



1 OVERALL FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

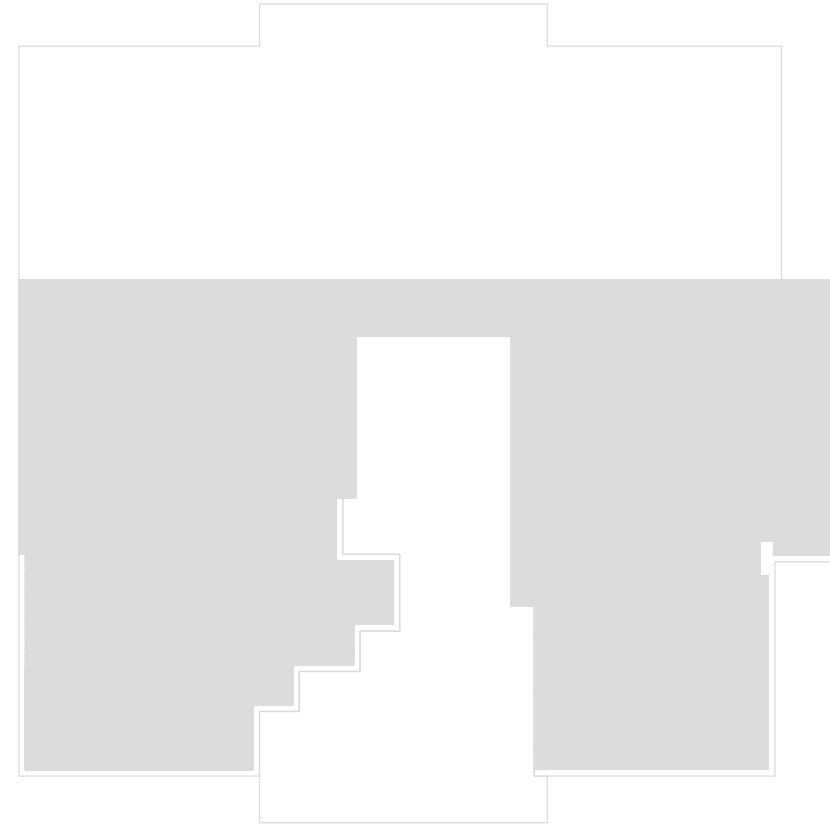
- 1. FOR ABBREVIATIONS, SYMBOLS, LEGEND AND GENERAL NOTES, SEE DRAWING P101.
- 2. REFER TO PLUMBING UNIT PLANS AND PLUMBING ISOMETRICS FOR ROUTING AND PIPE SIZES.
- 3. THE PROJECT'S PLUMBING DRAWINGS AND SPECIFICATIONS MAKE NO PROVISION(S) FOR THE DIVISION OF GC/SUBCONTRACTOR WORK SCOPE(S). THE GENERAL CONTRACTOR SHALL ENSURE ALL HIS/HER SUBCONTRACTORS HAVE NECESSARY PROVISIONS FOR THE COMPLETE, FUNCTIONING AND WARRANTED WITHOUT EXCEPTION. CONTRACTOR SHALL INCLUDE SUCH PROVISIONS IN THE BASE BID.
- 3. PRIOR TO WORK - SECURE MAIN SUPPLY WATER TO LIVING UNIT(S) & DRAIN DOWN COMPLETE CU/HW & WATER HEATER SYSTEMS. PROPERLY REMOVE ALL SCHEDULED FOR REPLACEMENT FIXTURES WITH REGARDS TO PRESERVING BRANCH CONNECTIONS. PREPARE ALL EXISTING TO REMAIN FOR RECONNECTION, INCLUDING THE CLEANING OF RECONNECTION TERMINALS.
- 5. PROVIDE ALL NEW WASTE ARMS, TRAPS, FLEXIBLE PIPING, DROPS/FITTINGS, ETC. TO STACK BRANCH CONNECTION.
- 6. DURING THE REMOVAL PHASE OF ALL APPLIANCES, AN INSPECTION SHALL OCCUR TO INVENTORY WITH PHYSICAL VERIFICATION & SPECIFIED LOCATION FOR ANY PROBLEMS WITH CURRENT WATER SUPPLY & DRAINAGE SYSTEMS AND REPORT TO THE G.C. TO REMEDY SUCH DEFLECTIONS. PRIOR TO ANY CORRECTIVE PROCEDURES, PROVIDE ISOLATION SHUT-OFF VALVING WHERE NOT PRESENT FOR ALL LOCAL SUPPLY SERVICE LINES TO APPLIANCES OR FIXTURE CONTROLS.
- 7. PROVIDE OFFSETS WHERE REQUIRED FOR NEW FIXTURE LOCATIONS. VERIFY FIXTURE PLACEMENT WITH ARCHITECTURAL DIMENSIONAL DRAWINGS LOCATING FIXTURES.

INSTALLATION KEY NOTES:

- 1. PROPERLY FIT & CONNECT NEW FIXTURE TO EXISTING WATER SUPPLY(S) AND DRAIN CONNECTION WITH NEW ISOLATION VALVES.
- 2. PROPERLY FIT, CONNECT & ANCHOR NEWLY SCHEDULED FIXTURE (WC-1), TO EXISTING AREA OF REMOVED WATER CLOSET. PROVIDE OFFSET KIT FOR OUTLET CONNECTION WITH DOUBLE SEAL(S). STANDARD WATER CLOSET CONNECTIONS ARE 12" DIMENSION FROM FINISHED WALL. THE FLUSH VALVE OUTLET IS A 10" DIMENSION FROM FINISHED WALL.
- 3. PLUMB NEW 1-1/4" CU SUPPLY ROUTED & CONNECTED TO EXISTING 2-1/2" CU MAIN, FOR SERVICE TO FLUSH VALVES, REPLACING WATER CLOSET 1/2" CU SUPPLY. DECOMMISSION EXISTING 1/2" CU SUPPLY TO REMOVED WATER CLOSET - CAP WHERE BRANCHING OCCURS. COMPLETE NEW CU SUPPLY WITH BRANCH TEE FROM 1-1/4" TO 1" CU SUPPLY PIPING TO EACH FLUSH VALVE CONNECTION.
- 4. PLUMB NEW 1" CU SUPPLY ROUTED FROM LAUNDRY ROOM MAIN FOR SERVICE TO FLUSH VALVE, REPLACING WATER CLOSET 1/2" CU SUPPLY. DECOMMISSION EXISTING 1/2" CU SUPPLY TO WATER CLOSET - CAP WHERE BRANCHING OCCURS.
- 5. PROVIDE NEW 1/2" CU LINE CONNECTION TO REFRIGERATION WALL BOX (WB-1), FROM BRANCH SERVICE TO THE EXISTING 2-COMPARTMENT SINK. CONNECT DOWNSIDE OF LOCAL ISOLATION VALVE.
- 6. 3/4" CONDENSATE DRAIN OUT TO SPASHBLOCK

PLUMBING LINE TYPES

- NEW COLD WATER PIPING
- EXISTING WATER PIPING TO REMAIN



Note:
SHADED
AREAS ARE
WITHIN THE
SCOPE

LIMITS OF CONSTRUCTION KEY PLAN

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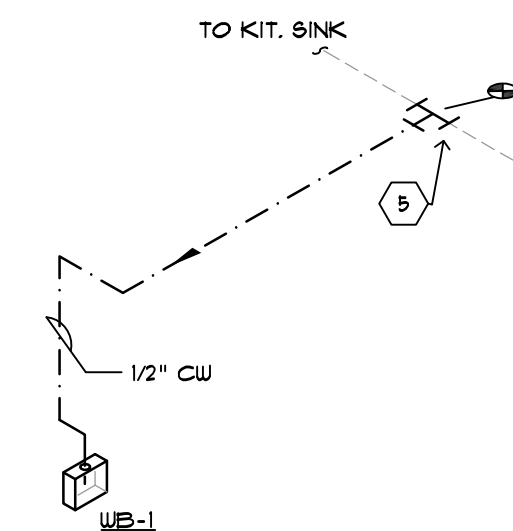
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DRAWN BY: TLJ
PROJECT MANAGER: RW
CHECKED BY: G.M.C.
DATE: 08-15-20
SCALE: 1/4" = 1'-0"

P101
OVERALL
FIRST FLOOR
PLUMBING PLAN

1. FOR ABBREVIATION, SYMBOLS, LEGEND AND GENERAL NOTES SEE DRAWING 0001.
2. PIPING TO RUN IN CEILING SPACE FOR DOMESTIC WATER AND CONCEALED SANITARY VENTS.
3. PROVIDE NEW SANITARY DRAIN CONNECTIONS & WATER SUPPLY SERVICE VALVES AS NOTED FOR NEWLY PROPOSED FIXTURES, AS REQUIRED TO MEET FIELD CONDITIONS.

- 1) PROPERLY FIT WITH WALL CARRIER & CONNECT NEW LAVATORY (L-1) FIXTURE TO EXISTING CU#44 SUPPLY WITH NEW SERVICE VALVES.
- 2) PROVIDE NEW 1" CU SUPPLY TO NOTED PLACE OF CONNECTION AT MAIN IN LAUNDRY.
3) OFFSET 1" CU TO 1/2" FOR SMOOTH- IN AND MOUNT PROPERLY. SEE DETAILS FOR MOUNTING, HANGING OR STRAPPING WATER PIPING.
- 3) PROPERLY FIT, CONNECT & ANCHOR NEWLY SCHEDULED FIXTURE, TO REPLACE EXISTING WATER CLOSET.
4) OFFSET KITCHEN SINK OUTLET CONNECTION WITH PROPER SLEEVES (9). STANDARD WATER CLOSET CONNECTIONS ARE 1" DIMENSION FROM FINISHED WALL. EXISTING VALVE AND WATER OUTLET IS A 1/2" DIMENSION FROM FINISHED WALL.
- 4) PROVIDE NEW TAIL PIPE, P-TRAP & WASTE ARM TO WALL STACK ON LAVATORY (L-1).
- 5) PROVIDE NEW 1/2" CU LINE CONNECTION TO REFRIGERATION WALL BOX (UB-1). MOUNT PROPERLY - SEE DETAIL ON P601 SHEET.
- 6) PROVIDE NEW 1-1/4" CU SUPPLY TO 2-1/2" CU MAIN. VERIFY LOCATION, BRANCH (2) 1" CU PIPING TO FLUSH VALVE AND MOUNT PROPERLY. SEE DETAILS FOR MOUNTING, HANGING OR STRAPPING WATER PIPING.

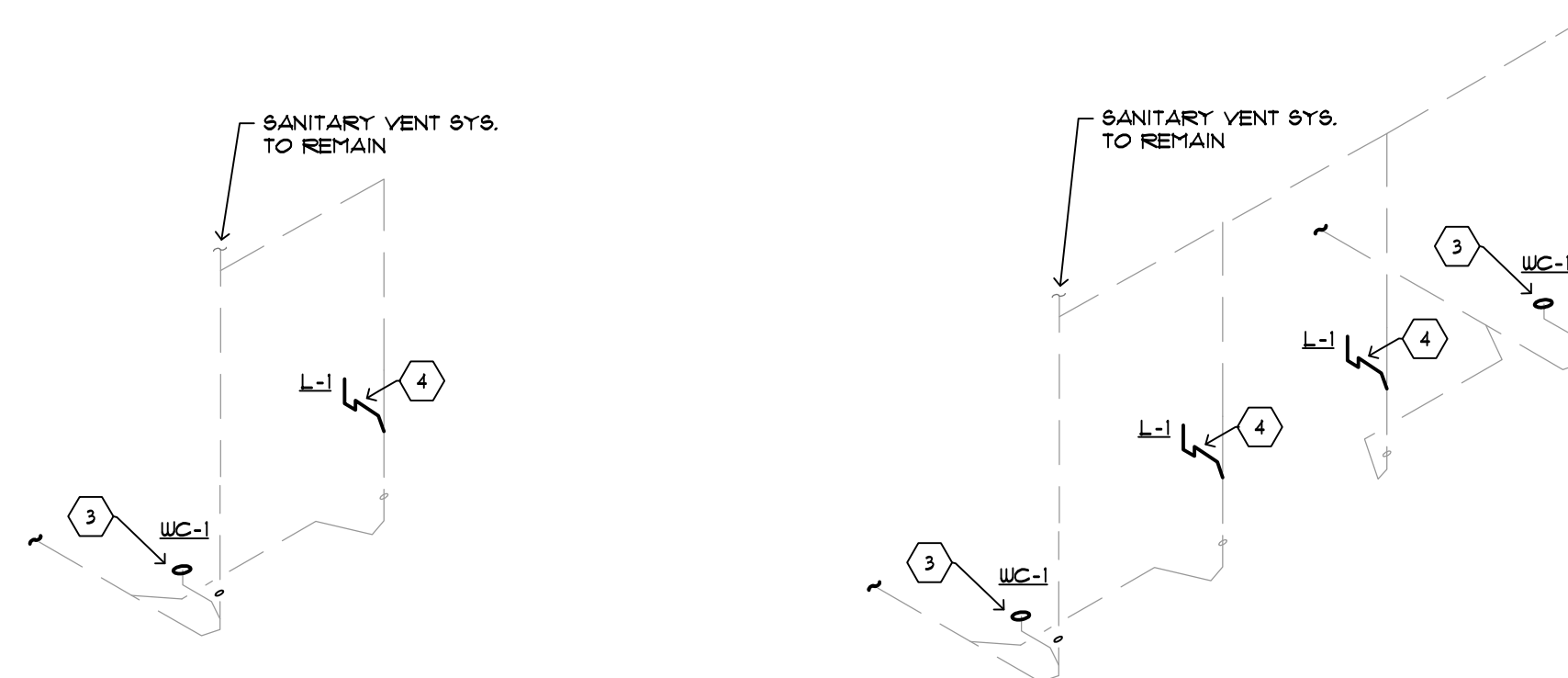
_____	EXISTING SAN. PIPING TO REMAIN
-----	EXISTING VENT PIPING TO REMAIN
-----	EXISTING WATER PIPING TO REMAIN
XXXXXXXXXXXXXXXXXXXX	EXISTING PIPING TO BE REMOVED
_____	NEW SANITARY PIPING
-----	NEW SANITARY VENT PIPING
-----	NEW COLD WATER PIPING
-----	NEW HOT WATER PIPING (110 DEG.)



①

W2

W3



SI

S2