

SPRINKLER NOTE:	
[THIS BUILDING IS CURRENTLY PROTECTED BY A FULLY AUTOMATIC WET PIPE (AND DRY PIPE) SPRINKLER SYSTEM.] THIS CONTRACTOR SHALL [PROVIDE NEW] [MODIFY (AND EXTEND) THE EXISTING] SPRINKLER SYSTEM INSTALLATION AS REQUIRED TO SUIT NEW FLOOR PLANS AND REFLECTED CEILING PLANS WITHIN THE [LIMITS OF CONSTRUCTION] ENTIRE BUILDING. [A DRY PIPE SYSTEM SHALL BE PROVIDED FOR AREAS SUBJECT TO FREEZING.] SPRINKLER SYSTEM DESIGN, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13, STATE, AND LOCAL AUTHORITIES. SPACING AND LOCATION OF SPRINKLERS SHALL NOT EXCEED THAT PERMITTED FOR [LIGHT] [ORDINARY] [I] [II] [EXTRA] HAZARD OCCUPANCY. IN ACCORDANCE WITH NFPA 25 (AND NFPA 241), CONTRACTOR SHALL TEMPORARILY TURN SPRINKLER HEADS UP DURING CONSTRUCTION AND AS REQUIRED TO ACHIEVE A FULLY FUNCTIONAL SPRINKLER SYSTEM. ANY FIRE WATCH REQUIRED WILL BE PERFORMED BY THE CONTRACTOR.	
[SPRINKLER HEADS SHOWN ON PLANS INDICATE DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF MATERIALS AND FINAL DESIGN OF THE SYSTEM TO MEET NFPA-13 REQUIREMENTS.]	
SPRINKLER SCHEDULE: USE SPRINKLER TYPES BELOW FOR THE FOLLOWING APPLICATIONS:	
ROOMS WITHOUT CEILINGS: UPRIGHT SPRINKLERS	
ROOMS WITH SUSPENDED CEILINGS: [PENDANT SPRINKLERS] [RECESSED SPRINKLERS] [FLUSH SPRINKLERS] [CONCEALED SPRINKLERS] [PENDANT, RECESSED, FLUSH, AND CONCEALED SPRINKLERS AS INDICATED].	
WALL MOUNTING: [CONCEALED] SIDEWALL SPRINKLERS	
SPACES SUBJECT TO FREEZING: UPRIGHT, PENDANT, DRY SPRINKLERS; AND SIDEWALL, DRY SPRINKLERS AS INDICATED.	

CIVIL COORDINATION NOTE:	
THE PLUMBING DRAWINGS HAVE BEEN COORDINATED WITH THE CIVIL DRAWINGS. THE CONTRACTOR SHALL REVIEW BOTH THE PLUMBING AND CIVIL PLANS AND BE FAMILIAR WITH THE REQUIREMENTS FOR THIS PROJECT. ALL UTILITIES SHALL BE FULLY COORDINATED PRIOR TO COMMENCING WORK.	
A FLOW TEST WAS PERFORMED ON [ENTER DATE] AND THE FOLLOWING INFORMATION WAS OBTAINED.	
STATIC PRESSURE [] PSI	
RESIDUAL PRESSURE [] PSI	
FLOW AVAILABLE [] GPM	
REFER TO THE FLOW TEST INFORMATION FOUND IN THE SPECIFICATIONS FOR MORE DETAILS.	
THIS PROJECT [WILL] [WILL NOT] REQUIRE A DOMESTIC WATER BOOSTER PUMP	

FIRE STOPPING NOTE:	
CONTRACTOR SHALL PROVIDE AN APPROPRIATE LISTED THROUGH-PENETRATION FIRE STOPPING ASSEMBLY AT EACH PENETRATION OF FIRE RATED CONSTRUCTION (I.E. WALLS AND SLABS, ETC.). FIRE STOPPING OF DUCT PENETRATIONS THROUGH RATED ASSEMBLIES ARE ONLY PERMITTED WHEN FIRE AND/ OR SMOKE DAMPERS ARE NOT REQUIRED. SLEEVES SHALL ONLY BE PERMITTED WHERE INDICATED IN THE CONTRACTOR SELECTED THROUGH-PENETRATION FIRE STOPPING ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL RATED ASSEMBLIES AND ASSOCIATED UL DESIGNATIONS. DEVICES INSTALLED RECESSED WITHIN FIRE RATED CONSTRUCTION (I.E. LIGHT SWITCHES, RECEPTACLES, ICE MAKER BOXES, ETC.) ARE ONLY PERMITTED WHEN AN APPROVED LISTED FIRE STOPPING SYSTEM EXISTS FOR THE APPLICATION. IF AN APPROVED LISTED FIRE STOPPING SYSTEM IS NOT AVAILABLE, THE CONTRACTOR SHALL BRING THE CONDITION TO THE ATTENTION OF THE A/E FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.	
ALL OPENINGS IN CEILINGS & PLENUM WALLS FOR PLUMBING PIPES SHALL BE SEALED AIR TIGHT.	
SEE SITE PLAN FOR EXTENT OF ALL PIPING LEAVING & ENTERING BUILDING.	
ALL HOT & COLD WATER PIPING INDICATED TO RUN ABOVE FINISHED CEILINGS OR IN EXTERIOR WALLS SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF THE BUILDING INSULATION.	
SLOPES & INVERT ELEVATIONS OF EXTERIOR SEWERS, MANHOLES, ETC., SHALL BE ESTABLISHED & VERIFIED BY PLUMBING CONTRACTOR BEFORE ANY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED & NECESSARY INVERT ELEVATIONS OBTAINED.	
PROVIDE ASSE 1072 TRAP SEAL DEVICE FOR ALL FLOOR DRAINS.	
IT IS THE INTENTION OF THESE DRAWINGS TO COVER ALL WORK & MATERIAL FOR A COMPLETE FIRST CLASS INSTALLATION. ANY EQUIPMENT, PLUMBING FIXTURE, TRIM HARDWARE &/OR DEVICES USUALLY UTILIZED IN THE CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE ARCHITECT) SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR AS PART OF HIS TOTAL WORK.	
SEAL AROUND ALL WALL PENETRATIONS AIR TIGHT & FILL ANY VOIDS.	
INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & ALL APPLICABLE LISTING REQUIREMENTS.	
INTERDISCIPLINARY NOTE:	
IF THIS CONTRACTOR SHOULD ELECT TO PROPOSE ANY EQUIPMENT THAT HAS DIFFERENT PHYSICAL OR ELECTRICAL CHARACTERISTICS, ETC. WHEN COMPARED TO THE BASIS OF DESIGN EQUIPMENT, THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE CHANGES WITH THE OTHER TRADES PRIOR TO ORDERING OF EQUIPMENT. IF THERE SHOULD BE ANY ADDITIONAL WORK INCURRED BY THE OTHER TRADES AS A RESULT OF THIS CONTRACTOR'S EQUIPMENT SELECTION, ALL COSTS ASSOCIATED WITH THE ADDITIONAL WORK SHALL BE BORNE BY THIS CONTRACTOR.	

SFU NOTE:	
THIS PROJECT ADDS 491.2 SFU's TO THE EXISTING DOMESTIC WATER SYSTEM.	
DFU NOTE:	
THIS PROJECT ADDS 761.5 DFU's TO THE EXISTING SANITARY WASTE SYSTEM.	

FIXTURE HW DISCHARGE TEMPERATURES		
PLUMBING FIXTURE	MAXIMUM DISCHARGE TEMPERATURE	REFERENCE STANDARD
PUBLIC HAND-WASHING FACILITIES	>85°F & <110°F	ASSE 1070
INDIVIDUAL SHOWER VALVES	≤120°F	ASSE 1016 OR CSA B125
COMBINATION TUB/SHOWER VALVE	≤120°F	ASSE 1016 OR CSA B125

DOMESTIC HOT WATER RECIRCULATING PUMP SCHEDULE										
MARK	TYPE	GPM	HEAD	LOCATION	HP	VOLTS	PHASE	MANUFACTURER	MODEL	REMARKS
HWRP-1	INLINE CIRCULATOR	1	14'	CLUBHOUSE JANITOR (CH-109)	1/12	115	1	BELL & GOSSETT	ECOCIRC XL 20-35	SEE NOTES

NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. DOMESTIC HOT WATER CIRCULATION PUMPS SHALL BE CONTROLLED WITH AN AQUASTAT. PUMP SHALL BE ENERGIZED IF TEMPERATURE FALLS 10°F BELOW WATER HEATER SETPOINT. PUMP SHALL BE DE-ENERGIZED IF TEMPERATURE EXCEEDS 5°F BELOW WATER HEATER SETPOINT. PROVIDE 7-DAY PROGRAMMABLE TIME CLOCK TO TURN PUMP OFF DURING NON OCCUPIED HOURS AND ON DURING OCCUPIED HOURS.

GENERAL NOTES

ALL PLUMBING VENTS IN EXTERIOR WALLS SHALL BE OFFSET A MINIMUM OF 3'-0" AT ROOF BEFORE ROOF PENETRATION.

ALL PLUMBING VENTS WITHIN A 10'-0" RADIUS OF EXHAUST VENTS SHALL BE EXTENDED TO A HEIGHT OF 3'-0" ABOVE EXHAUST VENT CROWN.

ALL PLUMBING & PLUMBING MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE & LOCAL PLUMBING CODES.

ALL WALL HYDRANTS SHALL BE MOUNTED 24" ABOVE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.

SLOPES & INVERT ELEVATIONS OF ALL INTERIOR PIPING SHALL BE ESTABLISHED BEFORE ANY PIPING IS INSTALLED, IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED. ALL PIPING SHALL BE RUN TO AVOID CONFLICTS WITH OTHER TRADES.

COORDINATE WITH ARCHITECTURAL WORKING DRAWINGS BEFORE ROUGHING-IN PLUMBING FIXTURES.

MAKE PROPER HOT & COLD WATER, HOT WATER RECIRCULATING, WASTE, & VENT, PIPING CONNECTIONS TO ALL FIXTURES & EQUIPMENT EVEN THOUGH ALL BRANCHES, FITTINGS & CONNECTIONS ARE NOT SHOWN.

COORDINATE LOCATION OF ALL EQUIPMENT, FIXTURES & PIPING WITH STRUCTURAL & ALL OTHER TRADES. PIPING RUN ABOVE CEILING AND IN EMPTY SHELL SPACES SHALL BE RUN AS HIGH AS POSSIBLE.

ALL OPENINGS IN CEILINGS & PLENUM WALLS FOR PLUMBING PIPES SHALL BE SEALED AIR TIGHT.

SEE SITE PLAN FOR EXTENT OF ALL PIPING LEAVING & ENTERING BUILDING.

ALL HOT & COLD WATER PIPING INDICATED TO RUN ABOVE FINISHED CEILINGS OR IN EXTERIOR WALLS SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF THE BUILDING INSULATION.

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PROVIDE ASSE 1072 TRAP SEAL DEVICE FOR ALL FLOOR DRAINS.

IT IS THE INTENTION OF THESE DRAWINGS TO COVER ALL WORK & MATERIAL FOR A COMPLETE FIRST CLASS INSTALLATION. ANY EQUIPMENT, PLUMBING FIXTURE, TRIM HARDWARE &/OR DEVICES USUALLY UTILIZED IN THE CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE ARCHITECT) SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR AS PART OF HIS TOTAL WORK.

SEAL AROUND ALL WALL PENETRATIONS AIR TIGHT & FILL ANY VOIDS.

INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & ALL APPLICABLE LISTING REQUIREMENTS.

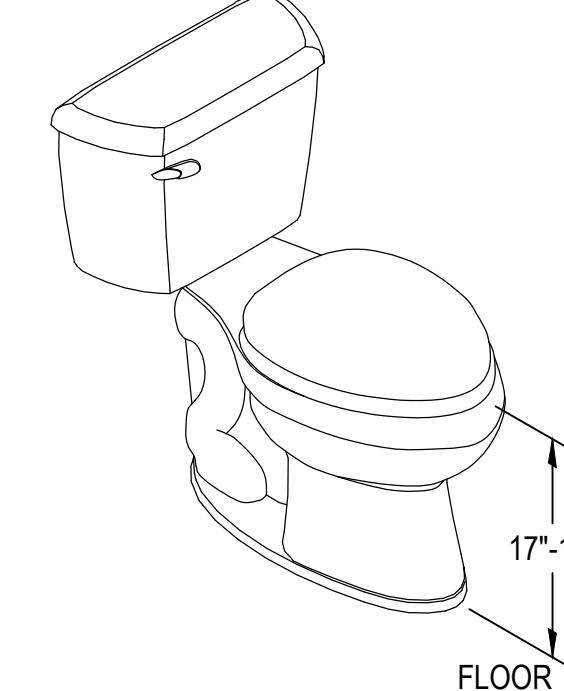
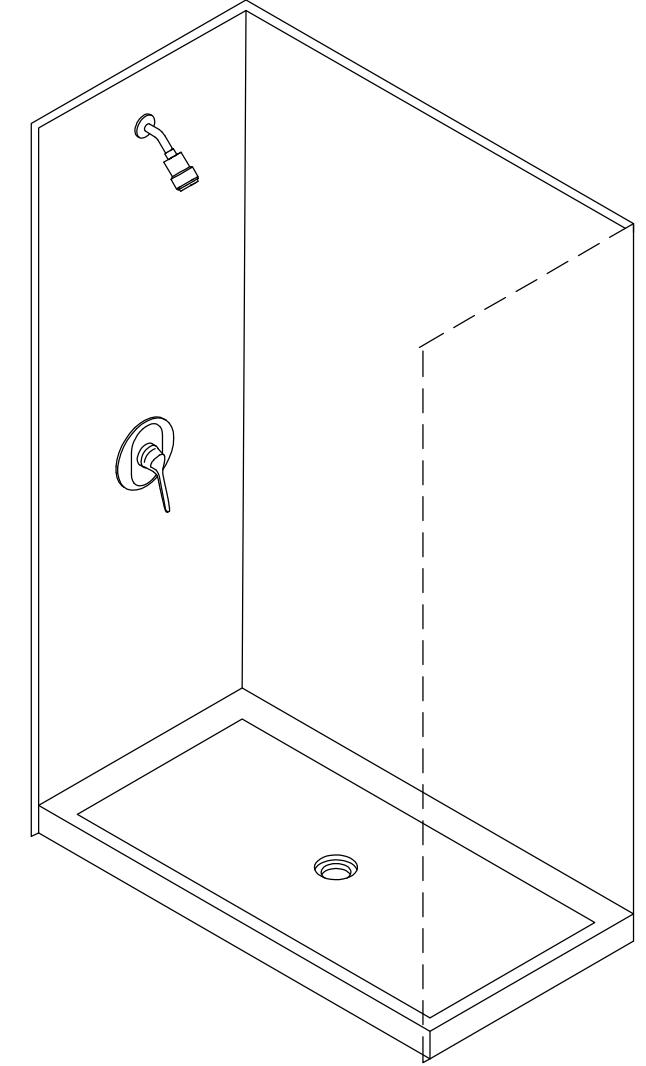
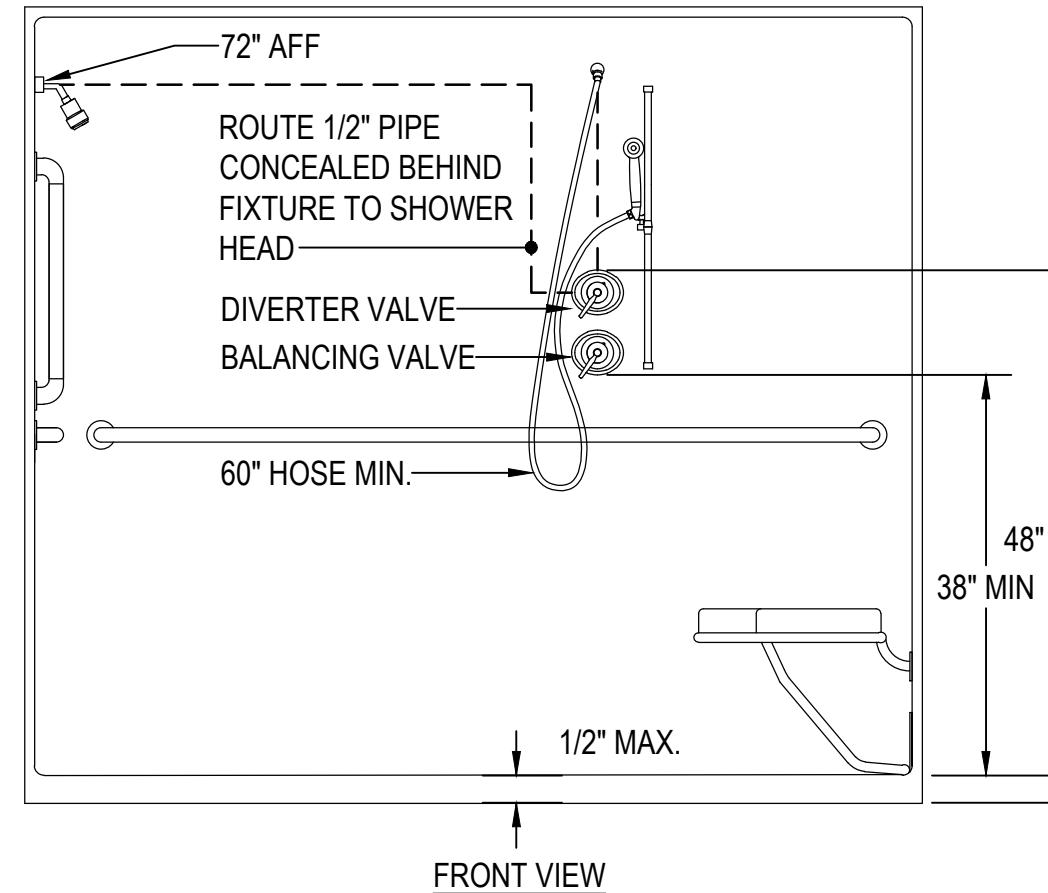
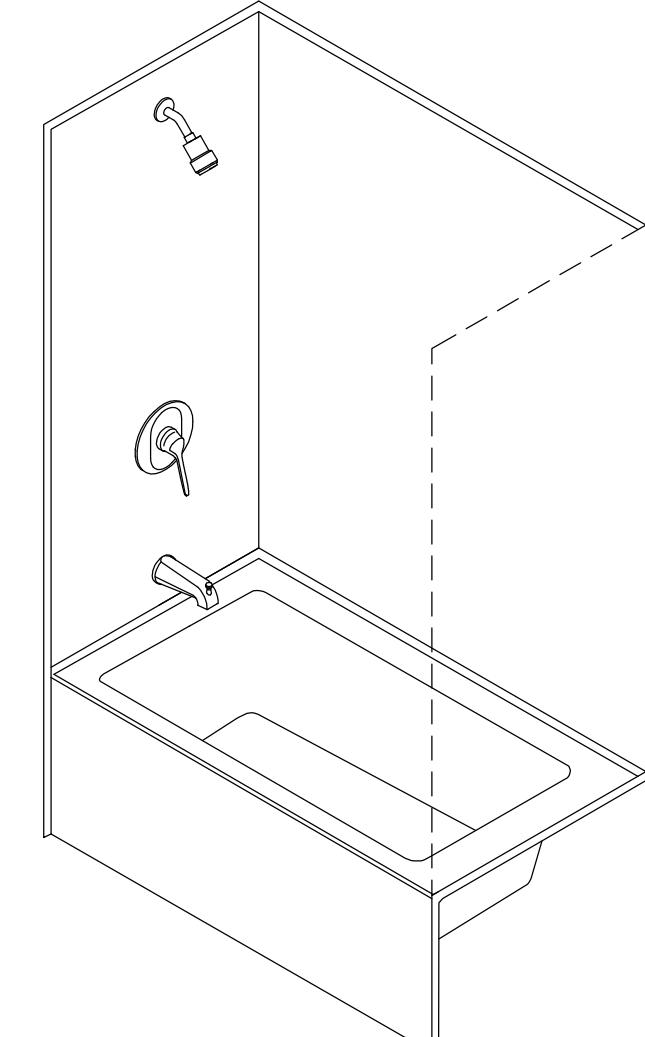
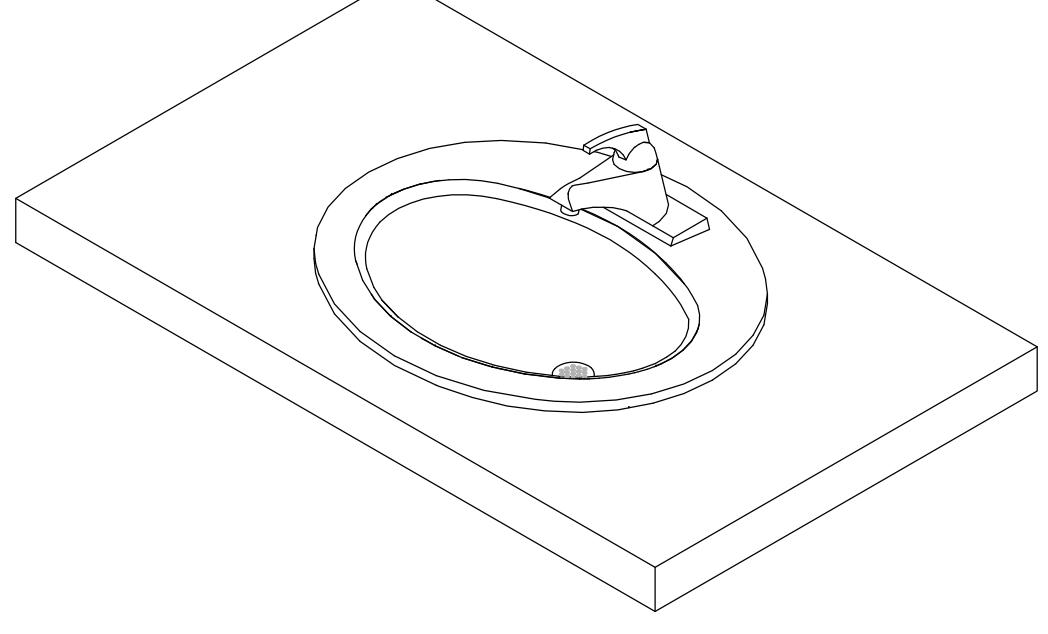
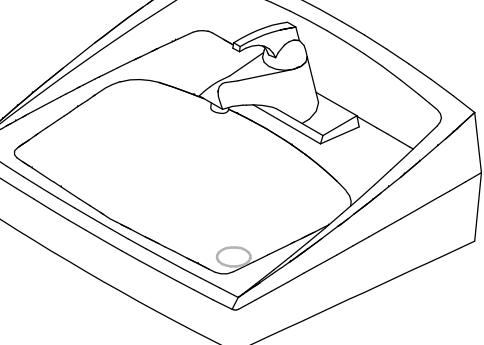
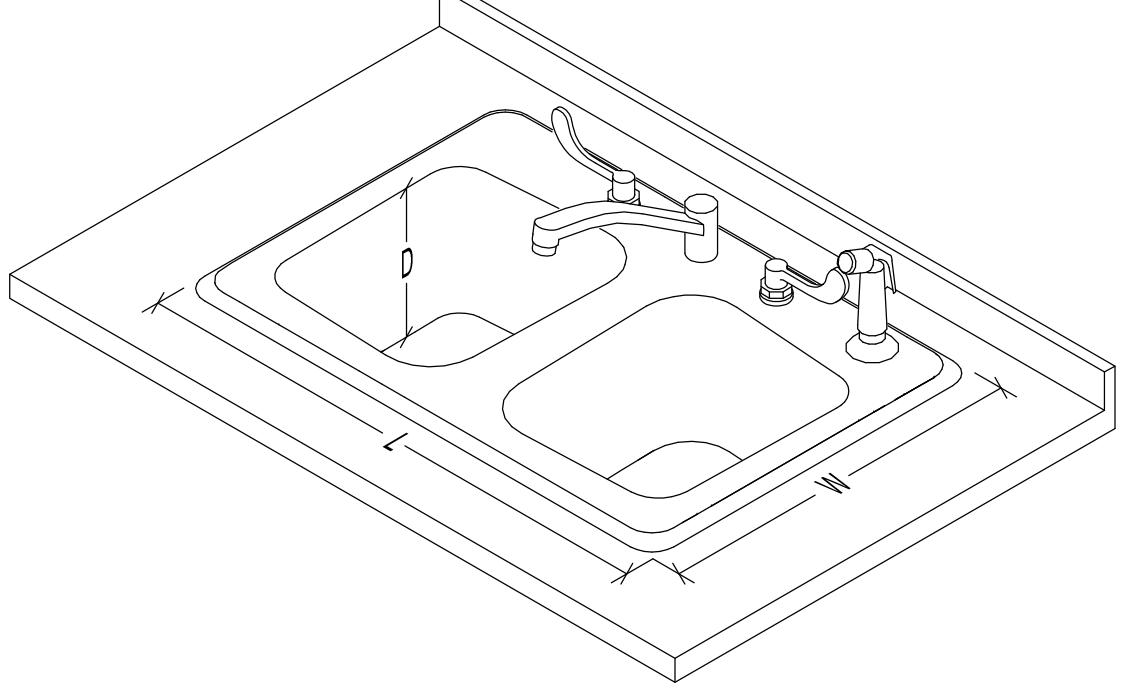
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LEGEND & ABBREVIATIONS

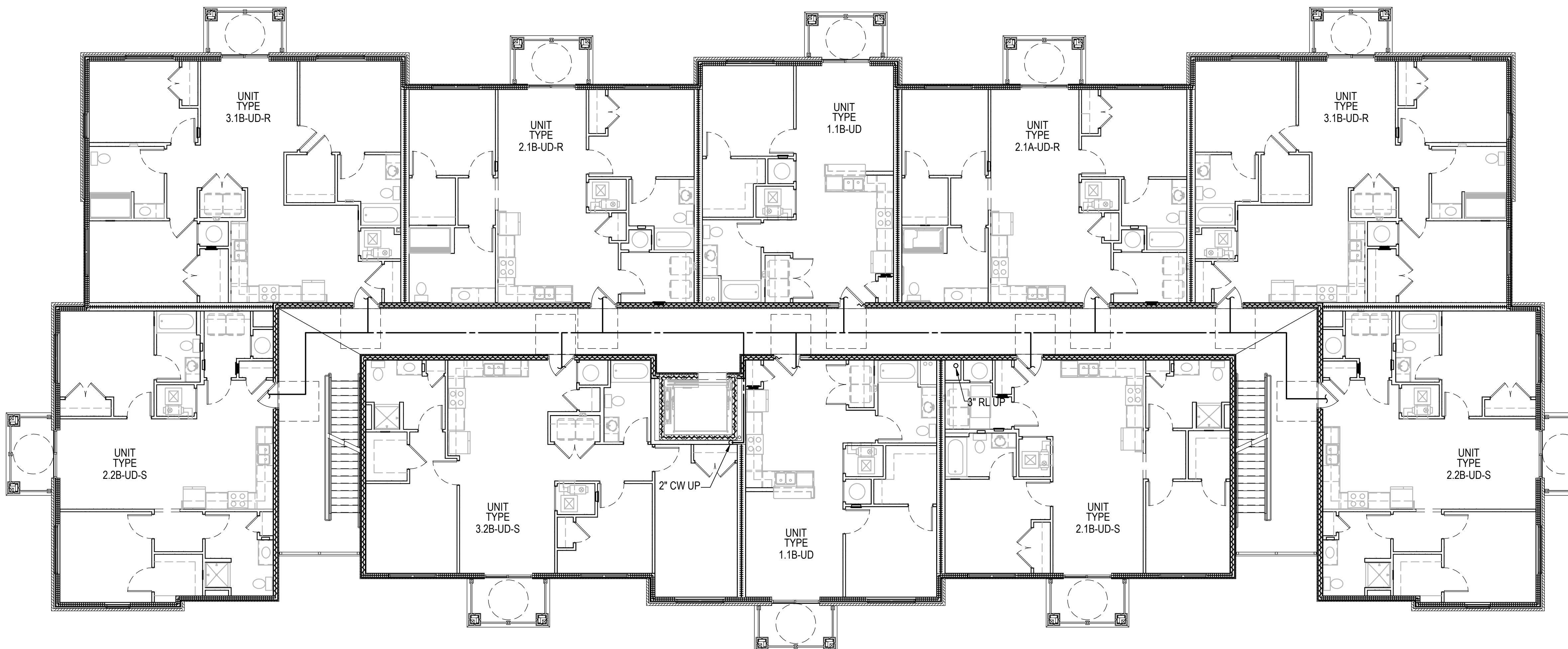
DOMESTIC COLD WATER (CW)	A/E	ARCHITECT/ENGINEER	RPPB	REDUCED PRESSURE BACKFLOW PREVENTER
DOMESTIC HOT WATER (HW)	AC	ABOVE CEILING	SD	STORM DRAIN
DOMESTIC HOT WATER RETURN (HWR)	ADA	AMERICANS WITH DISABILITIES ACT COMPLIANT	SFU	SUPPLY FIXTURE UNIT
PUMPED WASTE PIPE (PW)	ASSE	AMERICAN SOCIETY OF SANITARY ENGINEERING	SP	SUMP PUMP
RAIN LEADER PIPE (RL)			TEMP	TEMPERATURE
OVERFLOW RAIN LEADER PIPE (ORL)			ELEV	ELEVATION
STORM PIPE (S)			BFF	BELOW FINISH FLOOR
SANITARY WASTE PIPE (WP)			DFU	DRAINAGE FIXTURE UNIT
SANITARY VENT PIPE (VP)			VS	VENT STACK
1 HOUR FIRE & SMOKE RATED PARTITION			W/	WITH
2 HOUR FIRE & SMOKE RATED PARTITION			WH	WALL HYDRANT
PIPE TURN UP			WH#	WATER HEATER MARK
PIPE TURN DOWN (DN)			WS	WASTE STACK
WALL HYDRANT (WH)			°	DEGREE
CLEAN OUT (CO)			GAL	GALLON
WALL CLEAN OUT (WCO)			GPM	GALLONS PER MINUTE
REDUCED PRESSURE BACKFLOW PREVENTER (RPPB)			HD	HEAD
BALANCING VALVE (BV)			HP	HORSE POWER
BALL VALVE (BV)			HR	HOUR
CHECK VALVE (CV)			INV	INVERT
STRAINER			KW	KILOWATTS
FLOOR CLEAN OUT (FO)			MAX	MAXIMUM
GRADE CLEAN OUT (GCO)			MIN	MINIMUM
FLOOR DRAIN (FD)			OHD	OPEN HUB DRAIN
VENT THROUGH ROOF (VTR)			ORD	OVERFLOW ROOF DRAIN
NEW WORK NOTE DESIGNATION			ORL	OVERFLOW RAIN LEADER
RISER/ENLARGED PLAN			P#	PLUMBING FIXTURE MARK
SHEET WHERE SHOWN			PEX	CROSS LINKED POLYETHYLENE
RL			RD	ROOF DRAIN
RAIN LEADER			RL	RAIN LEADER

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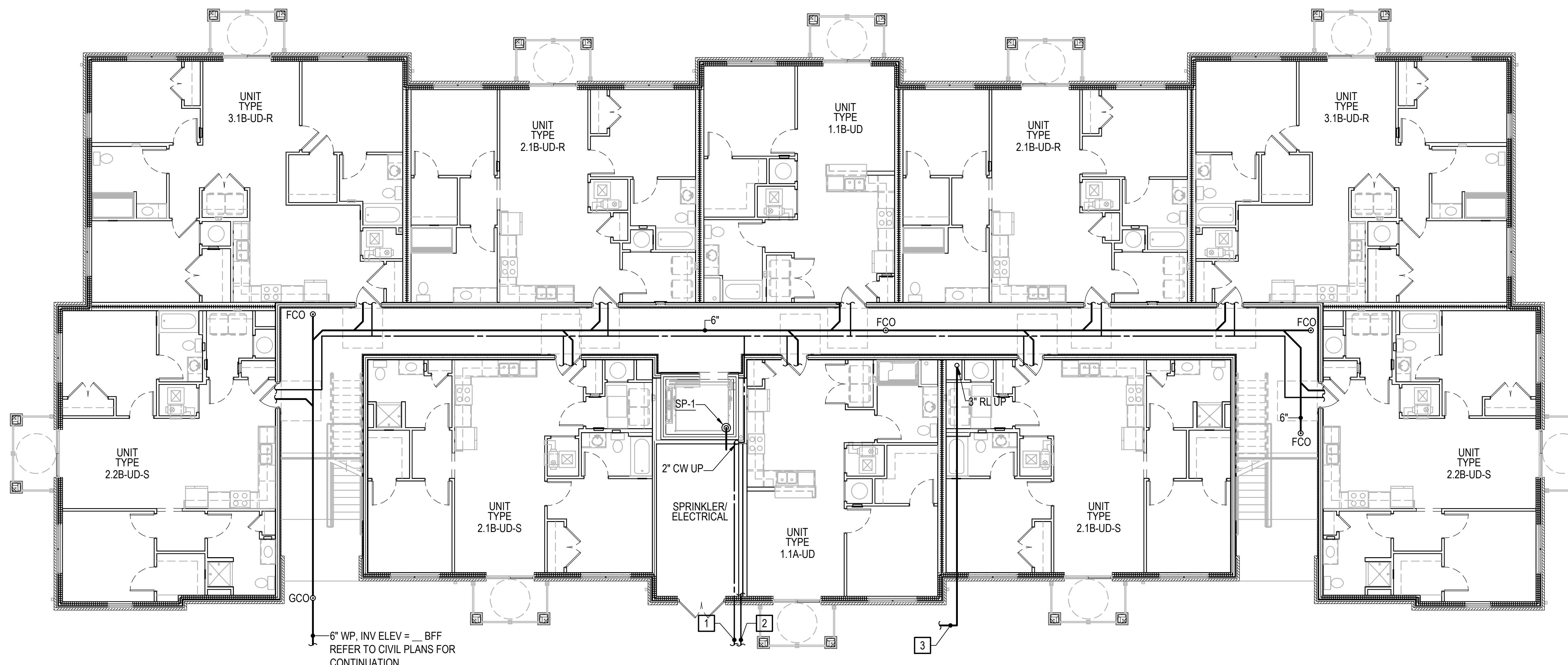
 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. VITREOUS CHINA ADA COMPLIANT CLOSE COUPLED WATER CLOSET WITH FULLY GLAZED 2-1/8" TRAPWAY, ELONGATED BOWL, 1.28 GALLONS PER FLUSH. FLUSH HANDLE LOCATED ON WIDE SIDE OF STALL. 2. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOP WITH CHROME FINISH RIGID SUPPLY RISER. 3. WHITE SOLID PLASTIC CLOSED FRONT ELONGATED SEAT WITH EXTERNAL CHECK HINGES, INTEGRAL BUMPERS, WITH COVER. 4. PROVIDE WITH WATER SENSE LABEL. <p>DETAIL BASED ON AMERICAN STANDARD, "CADET PRO COMPACT" SERIES</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. VITREOUS CHINA ADA COMPLIANT CLOSE COUPLED WATER CLOSET WITH FULLY GLAZED 2-1/8" TRAPWAY, ELONGATED BOWL, 1.28 GALLONS PER FLUSH. FLUSH HANDLE LOCATED ON WIDE SIDE OF STALL. 2. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOP WITH CHROME FINISH RIGID SUPPLY RISER. 3. WHITE SOLID PLASTIC OPEN FRONT ELONGATED SEAT WITH EXTERNAL CHECK HINGES, INTEGRAL BUMPERS, LESS COVER. <p>DETAIL BASED ON AMERICAN STANDARD, "CADET PRO COMPACT" SERIES</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. ONE-PIECE ACRYLIC SHOWER WITH SLIP-RESISTANT FLOOR, FACTORY REINFORCED WALLS AND CENTER DRAIN. COORDINATE DIMENSIONS AND WITH ARCHITECTURAL DRAWINGS. 2. PROVIDE PRESSURE BALANCING VALVE WITH INTEGRAL STOPS AND SWIVEL SHOWER HEAD. 3. PROVIDE WITH WATER SENSE LABEL. <p>DETAIL BASED ON CHARION "RESIDENTIAL" SERIES MODEL 8060LX/S</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. WHITE ONE-PIECE ACRYLIC SHOWER WITH SLIP-RESISTANT FLOOR, FACTORY REINFORCED WALLS AND CENTER DRAIN AND INTEGRAL FRONT TRENCH DRAIN. COORDINATE DIMENSIONS AND SEAT LOCATION WITH ARCHITECTURAL DRAWINGS. 2. ADA COMPLIANT PRESSURE BALANCING VALVE WITH HAND SPRAY AND SLIDE BAR WITH 60" FLEX HOSE AND INTEGRAL STOPS. REFER TO FLOOR PLANS FOR EXACT LOCATION OF BALANCING VALVE. 3. PROVIDE WITH WATER SENSE LABEL. <p>DETAIL BASED ON ASURA MODEL XST6030TR 1.125</p>
<p>ADA - WATER CLOSET</p>	<p>ADA - WATER CLOSET</p>	<p>SHOWER</p>	<p>ADA - ROLL-IN SHOWER</p>
 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. VITREOUS CHINA SELF RIMMING COUNTER TOP LAVATORY WITH FRONT OVERFLOW AND FAUCET HOLES ON 4" CENTERS. 2. CHROME PLATED CAST BRASS SINGLE CONTROL CENTERSET FAUCET POLISH CHROME PLATED FINISH, CERAMIC VALVE, LEVER HANDLE WITH COLOR INDEX, 0.5 GPM VANDAL RESISTANT AERATING SPRAY OUTLET, LESS POP-UP, AS MANUFACTURED BY DELTA. PROVIDE THERMOSTATIC MIXING VALVE SET AT 110°F MAX (ASSE 1070). 3. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOPS WITH CHROME FINISH RIGID SUPPLY RISERS. GRID STRAINER AND CAST BRASS ADJUSTABLE 'P'-TRAP. 4. CONCEALED FLOOR MOUNT SUPPORT. WALL BRACKETS SHALL NOT BE USED. <p>DETAIL BASED ON CHARION MODEL 8011SDX - WH</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. VITREOUS CHINA WALL MOUNTED LAVATORY WITH FRONT OVERFLOW AND FAUCET HOLES ON 4" CENTERS AND SELF DRAINING DECK. 2. CHROME PLATED CAST BRASS SINGLE CONTROL CENTERSET FAUCET POLISH CHROME PLATED FINISH, CERAMIC VALVE, LEVER HANDLE WITH COLOR INDEX, 0.5 GPM VANDAL RESISTANT AERATING SPRAY OUTLET, LESS POP-UP, AS MANUFACTURED BY DELTA. PROVIDE THERMOSTATIC MIXING VALVE SET AT 110°F MAX (ASSE 1070). 3. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOPS WITH CHROME FINISH RIGID SUPPLY RISERS. GRID STRAINER AND CAST BRASS ADJUSTABLE 'P'-TRAP. 4. CONCEALED FLOOR MOUNT SUPPORT. WALL BRACKETS SHALL NOT BE USED. <p>DETAIL BASED ON AMERICAN STANDARD, "AQUALYN" SERIES</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. VITREOUS CHINA WALL MOUNTED LAVATORY WITH FRONT OVERFLOW AND FAUCET HOLES ON 4" CENTERS AND SELF DRAINING DECK. 2. CHROME PLATED CAST BRASS SINGLE CONTROL CENTERSET FAUCET POLISH CHROME PLATED FINISH, CERAMIC VALVE, LEVER HANDLE WITH COLOR INDEX, 0.5 GPM VANDAL RESISTANT AERATING SPRAY OUTLET, LESS POP-UP, AS MANUFACTURED BY DELTA. PROVIDE THERMOSTATIC MIXING VALVE SET AT 110°F MAX (ASSE 1070). 3. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOPS WITH CHROME FINISH RIGID SUPPLY RISERS. GRID STRAINER AND CAST BRASS ADJUSTABLE 'P'-TRAP. 4. CONCEALED FLOOR MOUNT SUPPORT. WALL BRACKETS SHALL NOT BE USED. <p>DETAIL BASED ON AMERICAN STANDARD, "LUCERNE" SERIES</p>	 <p>SPECIFICATIONS:</p> <ol style="list-style-type: none"> 1. SEAMLESS DIE DRAWN 18 GAUGE STAINLESS STEEL ADA COMPLIANT SINK WITH EXPOSED SURFACE POLISHED TO A NON-POROUS FINISH. FULLY COATED UNDERSIDE INSULATED FOR SOUND AND CONDENSATE. 2. 8" CENTER, TWO HANDLE BELOW DECKMOUNT FAUCET, POLISHED CHROME PLATED FINISH TRIM, CAST BRASS BODIES, BRASS SPOUT AND TRIM, WALL FORM SWING SPOUT, STANDARD 2.2 GPM FLOW CONTROL AERATOR, 4" BLADE HANDLES, COLOR INDEX METAL HANDLES WITH VANDAL RESISTANT SCREWS AND WITH HOSE SPRAY, AS MANUFACTURED BY DELTA. 3. CHROME FINISH CAST BRASS LOOSE KEY ANGLE STOPS WITH CHROME FINISH RIGID SUPPLY RISERS. OFFSET GRID STRAINER AND ADJUSTABLE 'P'-TRAP WITH ANSI AND ADA APPROVED, VINYL MOLDED INSULATION WITH NYLON FASTENER KITS, PAINTED AS DIRECTED BY THE ARCHITECT. 4. CONCEALED FLOOR MOUNT SUPPORT. WALL BRACKETS SHALL NOT BE USED. <p>DETAIL BASED ON JUST, "STYLIST" GROUP</p>
<p>TUB & SHOWER</p>	<p>COUNTER TOP LAVATORY</p>	<p>WALL MOUNTED LAVATORY</p>	<p>ADA - KITCHEN SINK COUNTER TOP</p>



PROJECT TITLE
SUITE 101
VIRGINIA BEACH, VIRGINIA
23454
www.ts3architects.com
TS3ARCHITECTS PC • 2020
PROJECT NUMBER
TS324072.00
VIRGINIA CORPORATION NO.
405001837
CONTRACT DRAWING DATE
#25158
REVISIONS / SUBMISSIONS
DRAWING TITLE
Fixture Plates
DRAWING NUMBER
P002
SHEET 1 OF 00



SECOND FLOOR PLAN - BUILDING 1 (BUILDING 2 SIM.)
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - BUILDING 1 (BUILDING 2 SIM.)
SCALE: 1/8" = 1'-0"

NOTES THIS SHEET

- 1 2-1/2" INCOMING DOMESTIC WATER. REFER TO CIVIL PLANS FOR CONTINUATION.
- 2 6" INCOMING FIRE SERVICE LINE. REFER TO CIVIL PLANS FOR CONTINUATION.
- 3 3" INCOMING STORM LINE. REFER TO CIVIL PLANS FOR CONTINUATION.

GRAPHIC SCALES

1/8" = 1'-0" 5' 0' 5' 10' 20'

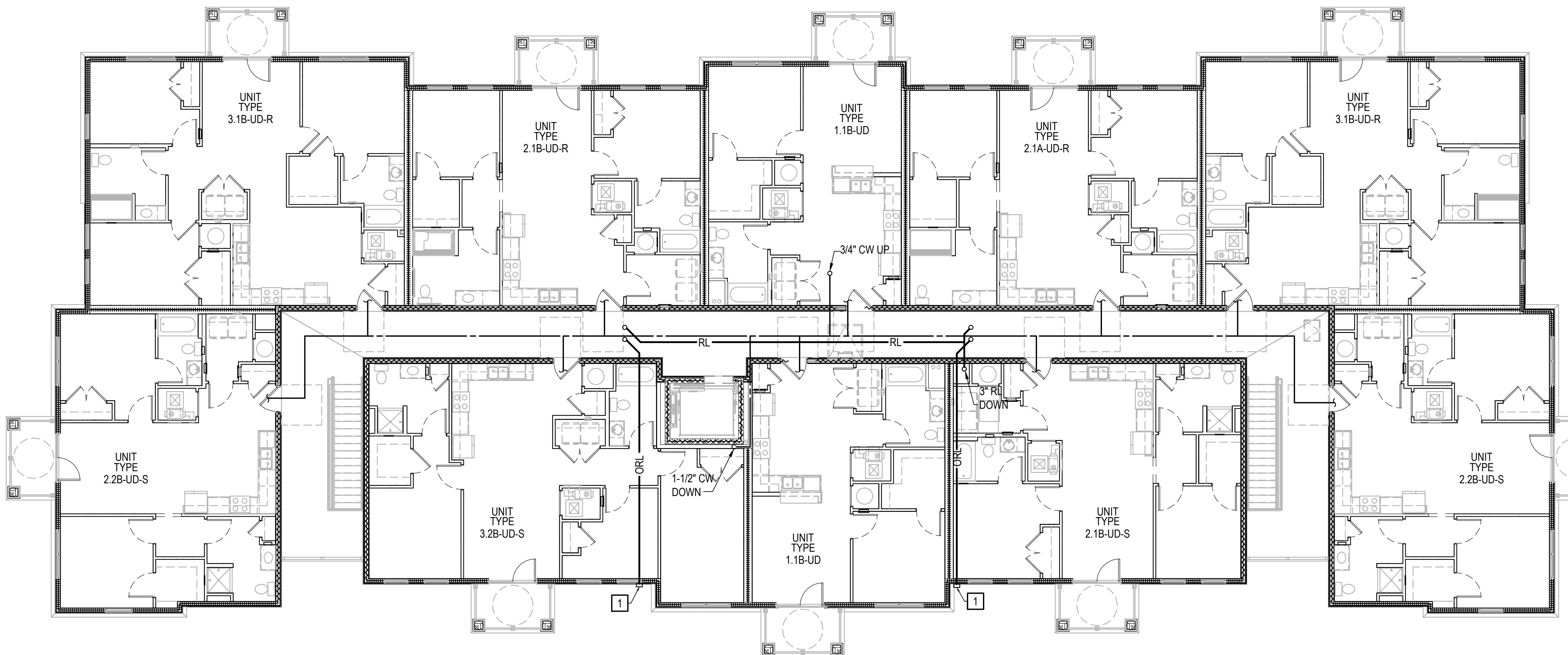
UNIT PLAN NOTE:

FOR WORK IN INDIVIDUAL APARTMENT UNITS, REFER TO ENLARGED UNIT PLANS ON SHEETS P401 AND P402.

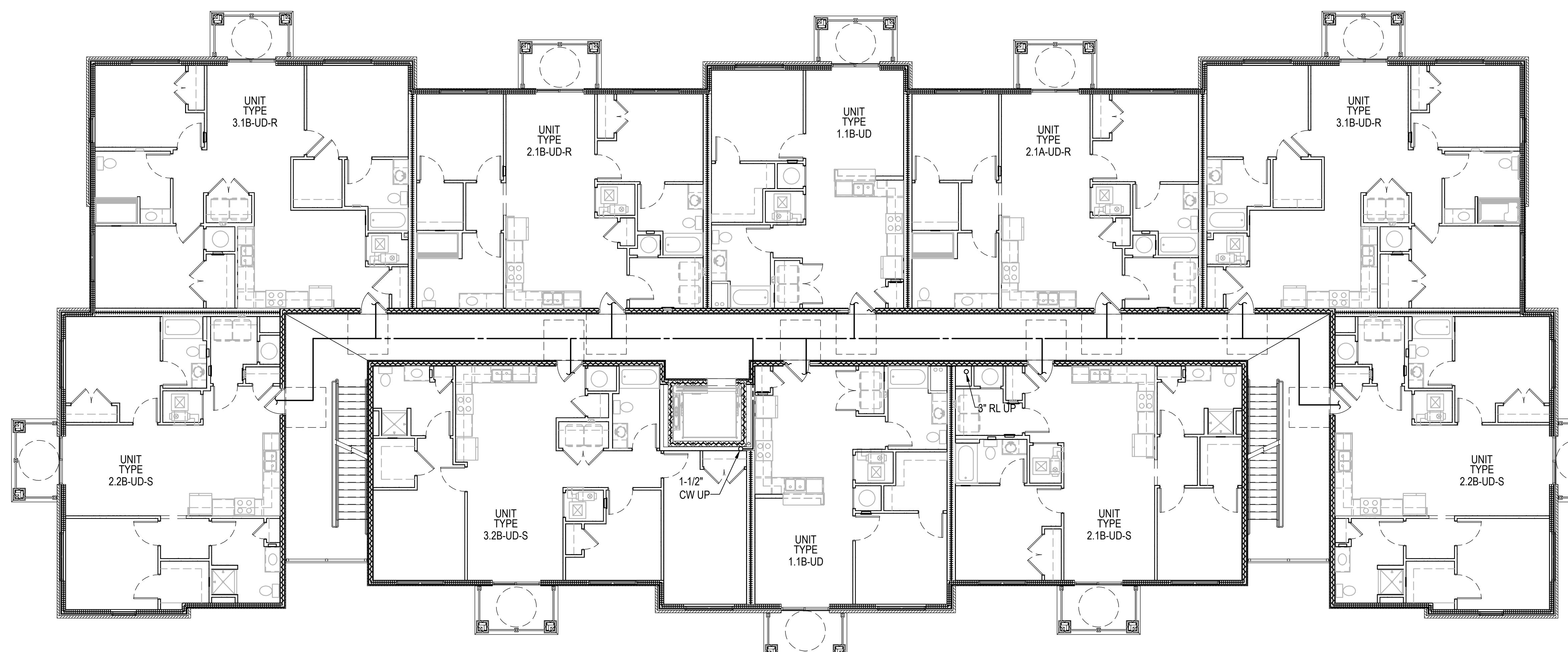


PROJECT TITLE: 8091 WILLIAMSON APARTMENTS, LP
8091 WILLIAMSON ROAD
ROANOKE, VA 24019
www.ts3architects.com
PROJECT NUMBER: 757-669-2069
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#25158
REVISIONS / SUBMISSIONS
DRAWING TITLE: BUILDING 1 FIRST AND SECOND FLOOR PLAN
DRAWING NUMBER: P101
SHEET 1 OF 00

REVISIONS / SUBMISSIONS
DRAWING TITLE: BUILDING 1 FIRST AND SECOND FLOOR PLAN
DRAWING NUMBER: P101
SHEET 1 OF 00



FOURTH FLOOR PLAN - BUILDING 1 (BUILDING 2 SIM.)
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - BUILDING 1 (BUILDING 2 SIM.)
SCALE: 1/8" = 1'-0"

NOTES THIS SHEET

PROVIDE DOWN SPOUT NOZZLE FOR 3" OVERFLOW RAIN LEADER. REFER TO DOWN SPOUT NOZZLE SHEET P501 FOR ADDITIONAL INFORMATION.

GRAPHIC SCALES

1/8" = 1'-0" 5' 0' 5' 10' 20'

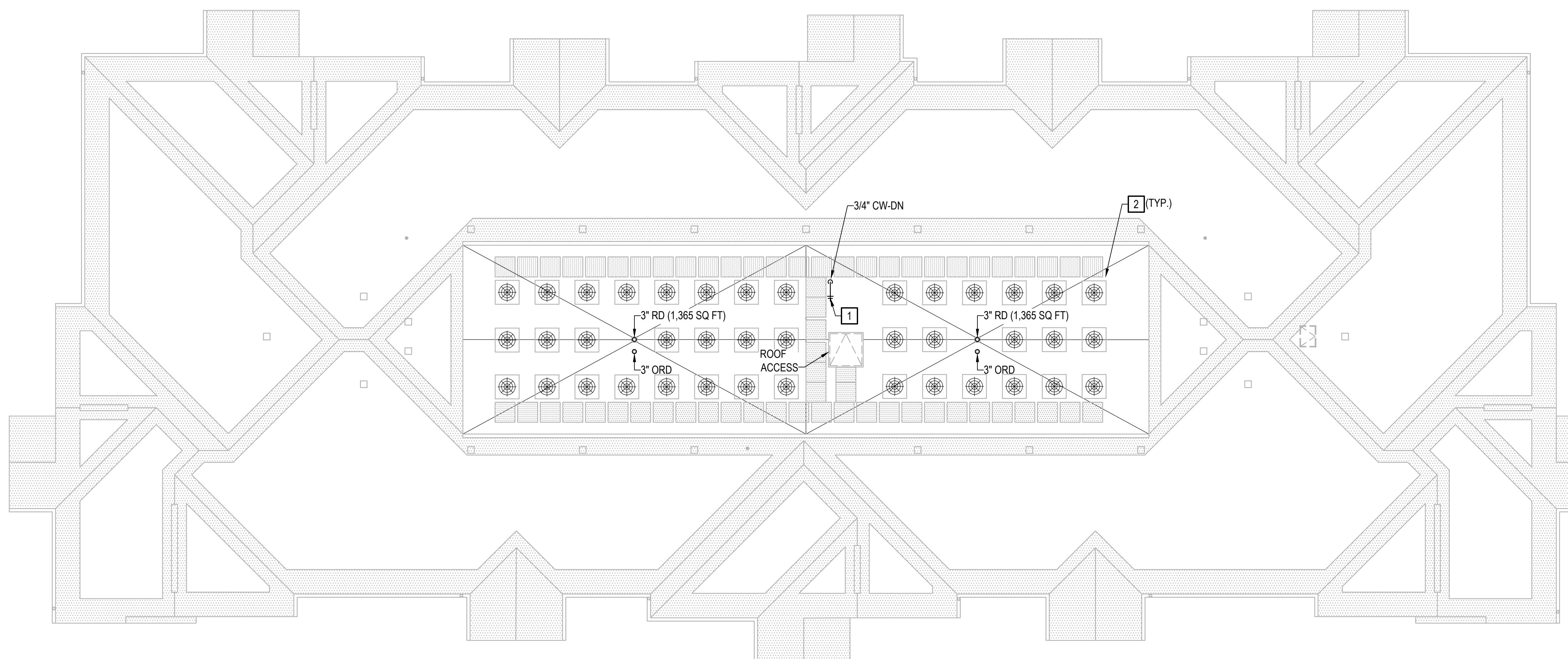


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PROJECT NUMBER
TS324072.00
#25158
TS3 ARCHITECTS PC • 2025
CONSULTANTS
REVISIONS / SUBMISSIONS
DRAWING TITLE
BUILDING 1 THIRD AND FOURTH FLOOR PLAN
DRAWING NUMBER
P102
SHEET 1 OF 00

NOTES THIS SHEET

[1] FREEZEPROOF ROOF HYDRANT. REFER TO FREEZELSS ROOF HYDRANT DETAILS, SHEET P004 FOR ADDITIONAL INFORMATION.

[2] MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.



1 ROOF PLAN - BUILDING 1 (BUILDING 2 SIM.)
SCALE: 1/8" = 1'-0"

GRAPHIC SCALES

1/8" = 1'-0" 5' 0' 5' 10' 20'



PROJECT TITLE
1228 PERIMETER PARKWAY
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PROJECT NUMBER
TS324072.00
#25158

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REVISIONS / SUBMISSIONS
CONSULTANTS
CLANCY & THEYS CONSTRUCTION COMPANY
RECEIVED
December 12th, 2025

DRAWING TITLE
BUILDING 1 ROOF PLAN

DRAWING NUMBER
P103

SHEET 1 OF 00

A B C D E F G H

1

3

4

5

6

7

8

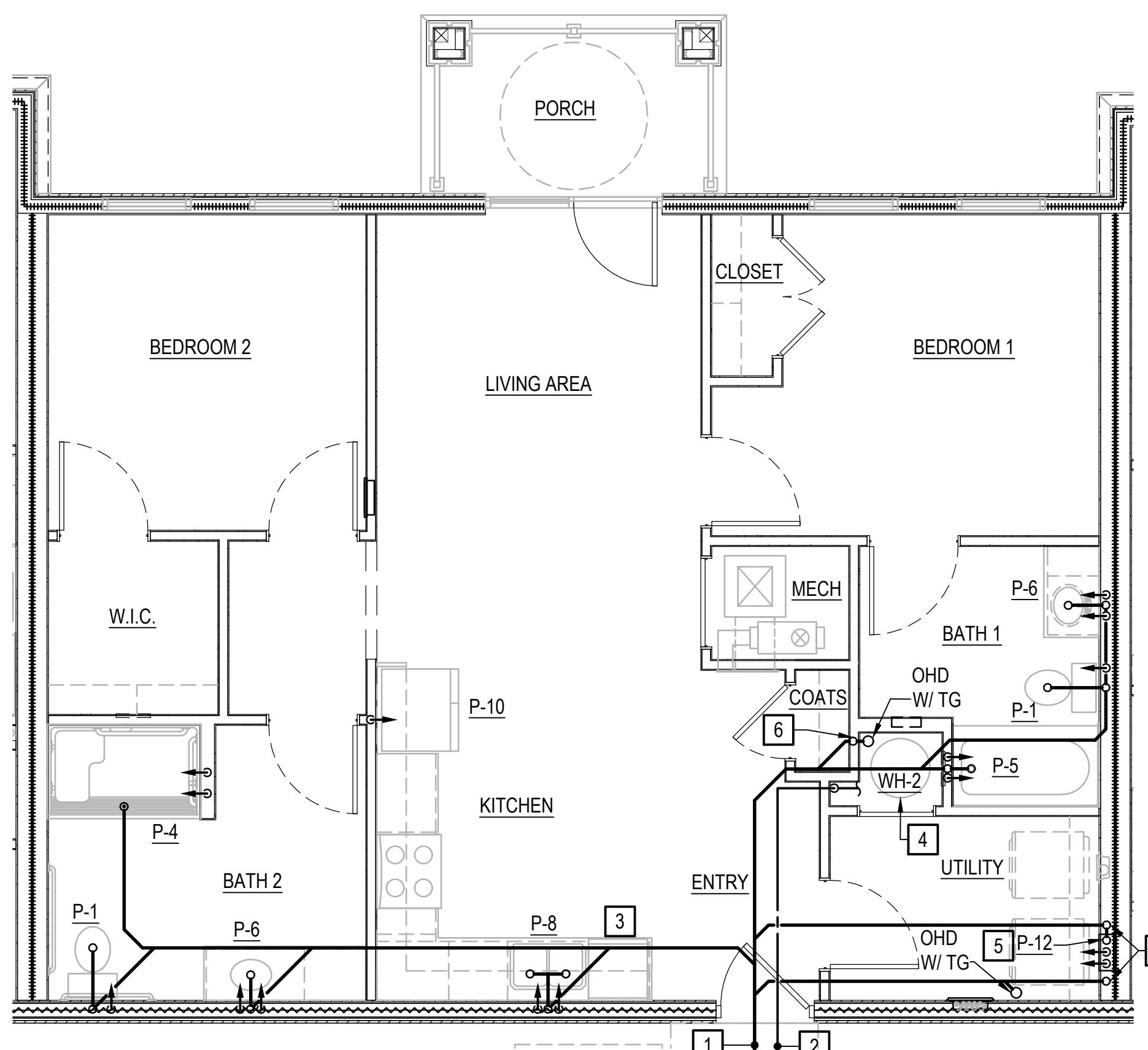
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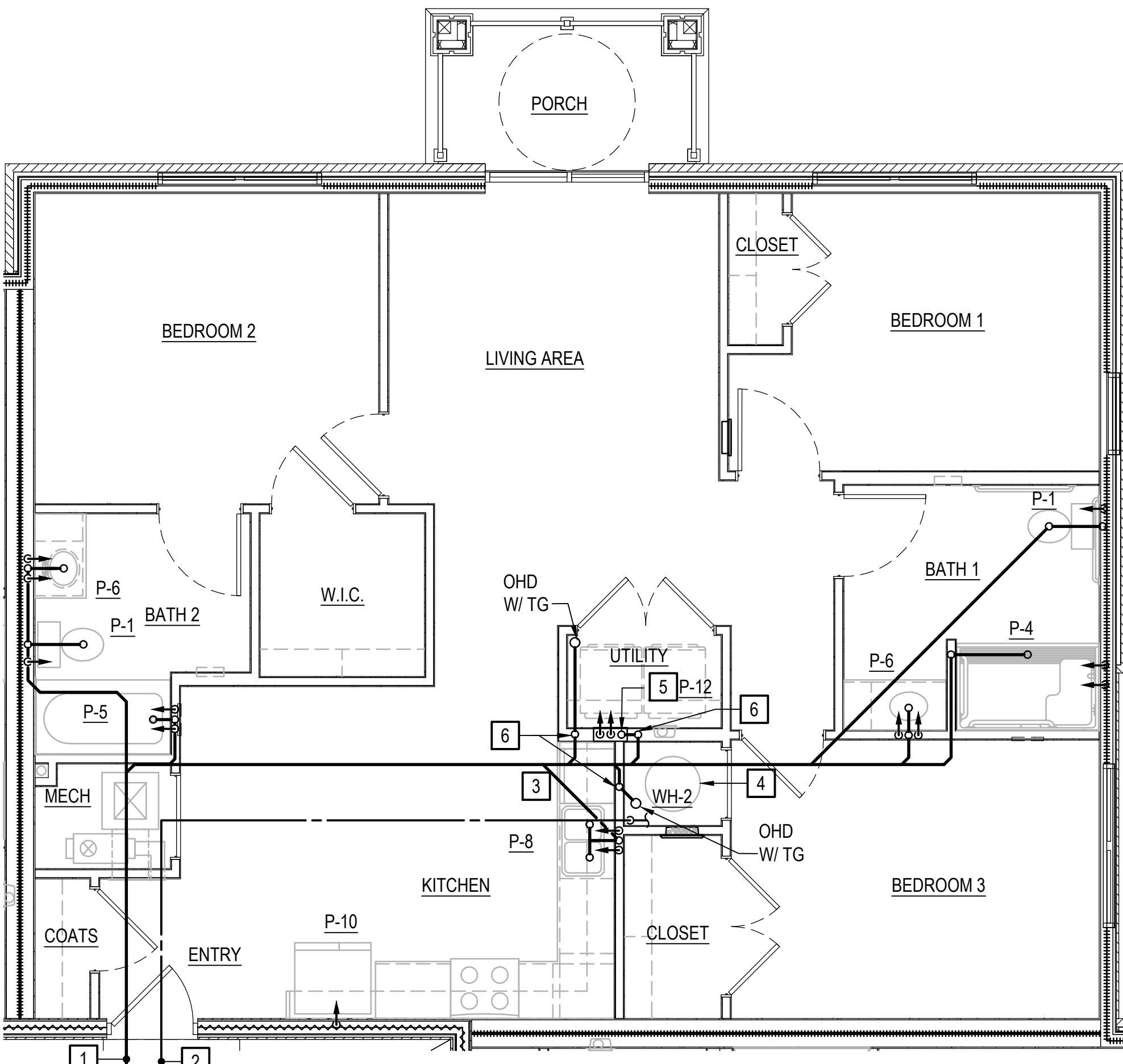
NOTES THIS SHEET

- [1] 4" WASTE PIPING BELOW FLOOR TO UNIT. REFER TO FIRST FLOOR PLANS FOR CONTINUATION.
- [2] 1" COLD WATER SERVICE TO UNIT, PROVIDE WITH UNIT SHUT OFF VALVE AND METER WITH REMOTE READOUT CAPABILITIES. REFER TO TYPICAL UNIT WATER RISER DETAIL, SHEET P501 FOR CONTINUATION.
- [3] PROVIDE HOT WATER SUPPLY AND WATER HAMMER ARRESTOR FROM KITCHEN SINK TO UNDERCOUNTER DISHWASHER. CONNECT DRAIN HOSE FROM DISHWASHER TO SINK WASTE.
- [4] PROVIDE DRAIN PAN LINE FOR WATER HEATER. ROUTE DRAIN PAN LINE TO OPEN HUB DRAIN. REFER TO TYPICAL WATER HEATER DRAIN DETAIL, SHEET P501 FOR FURTHER INFORMATION.
- [5] PROVIDE DRAIN PAN FOR WASHING MACHINE. ROUTE DRAIN LINE TO OPEN HUB DRAIN. REFER TO TYPICAL WASHER WALL BOX DRAIN DETAIL, SHEET P501 FOR FURTHER INFORMATION.
- [6] 3" WASTE STACK VENT.



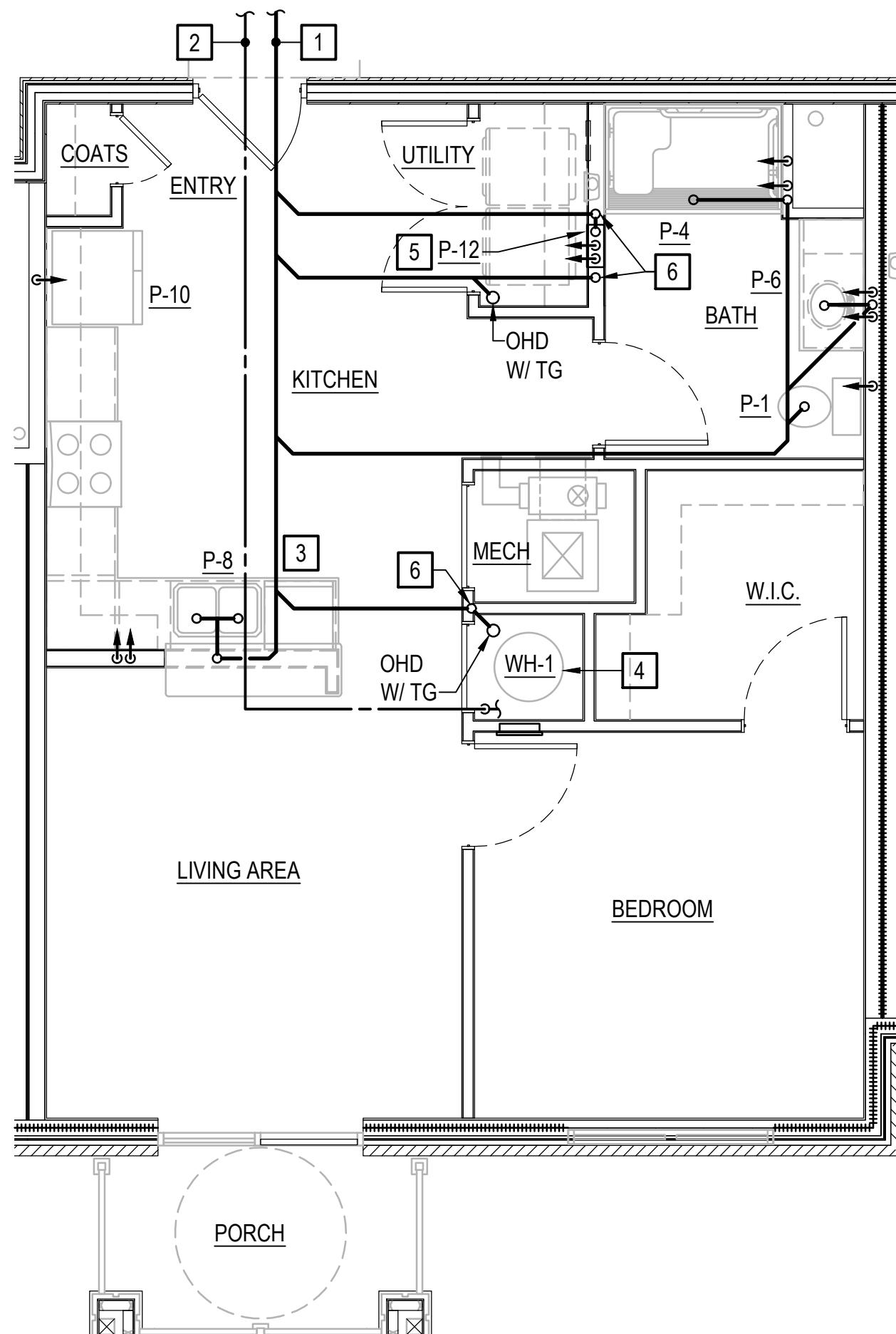
ENLARGED PLAN - UNIT 2.1A-UD-R

SCALE: 1/4" = 1'-0"



ENLARGED PLAN - UNIT 3.1A-UD

SCALE: 1/4" = 1'-0"



ENLARGED PLAN - UNIT 1.1A-UD

SCALE: 1/4" = 1'-0"

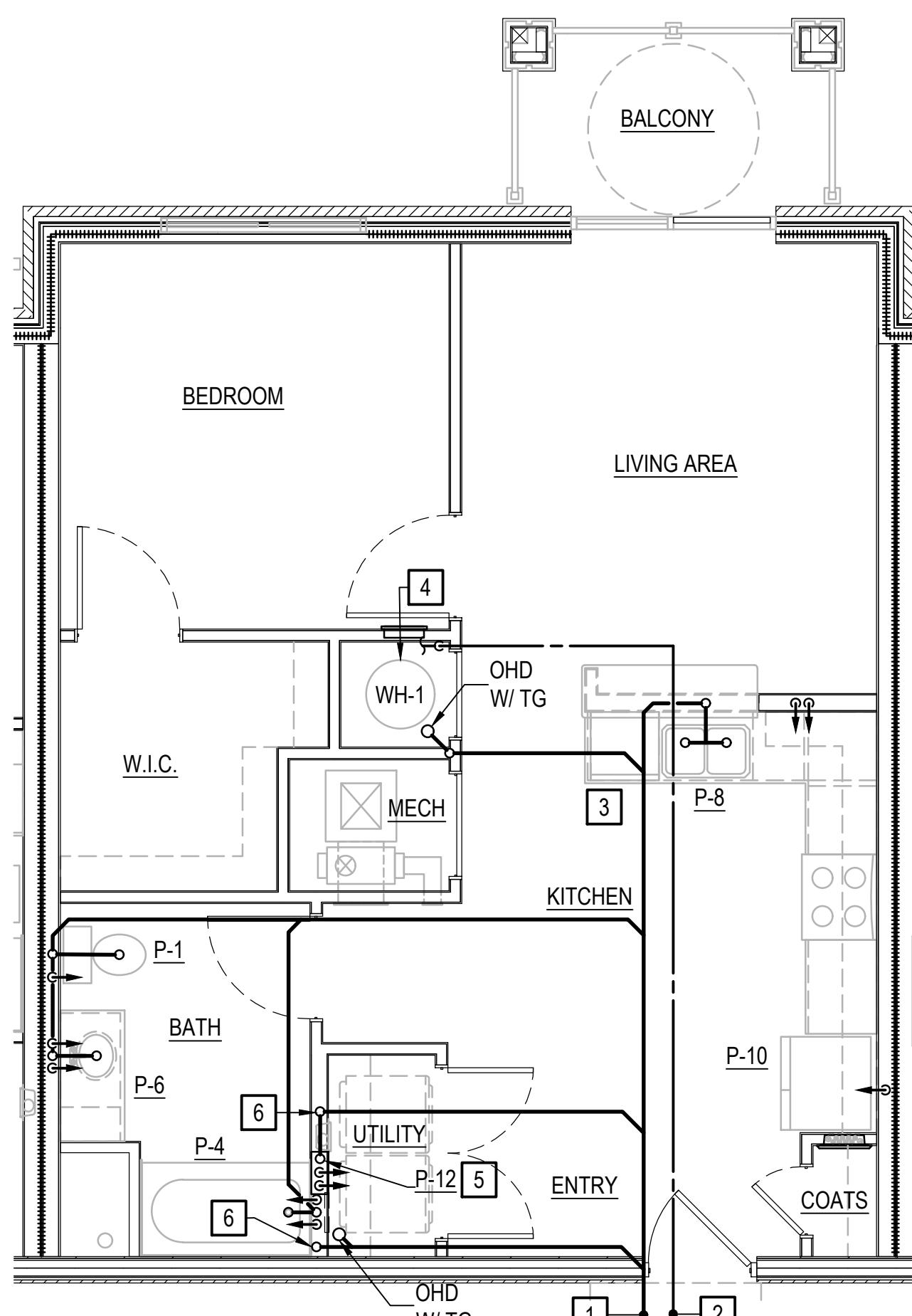
TYPICAL APARTMENT UNIT NOTE:

ACTUAL FLOOR PLAN FOR APARTMENT UNITS MAY BE MIRRORED OR ROTATED.

GRAPHIC SCALES

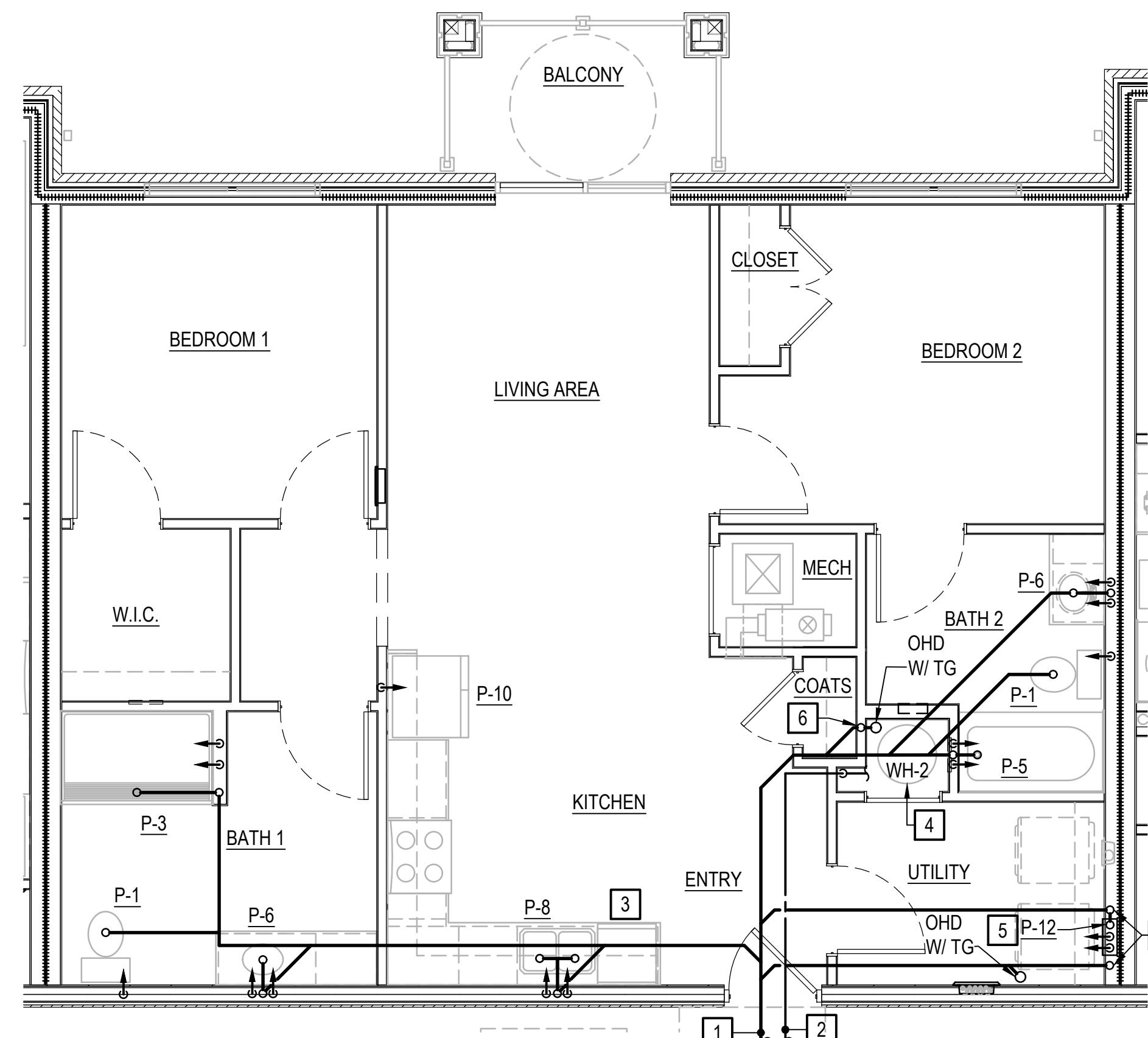
1/4" = 1'-0" 5' 0' 5' 10'

 TS3 <small>ARCHITECTS • P.C.</small>	 <small>PROGRESS PRINT</small> <small>NOT FOR PRICING OR CONSTRUCTION</small>	<small>1228 PERIMETER PARKWAY</small> <small>SUITE 101</small> <small>VIRGINIA BEACH, VIRGINIA</small> <small>23454</small> <small>www.ts3architects.com</small> <small>757.669.2699</small>	<small>PROJECT TITLE</small> <small>8091 WILLIAMSON</small> <small>APARTMENTS, LP</small> <small>8091 WILLIAMSON ROAD</small> <small>ROANOKE, VA 24019</small>
<small>THIS DRAWING IS NOT FOR PRICING OR CONSTRUCTION</small>		<small>REVISIONS / SUBMISSIONS</small> <small>CONTRACT DRAWING DATE</small> <small>#25158</small>	
<small>CONSULTANTS</small>		<small>DRAWING TITLE</small> <small>UNIT PLANS</small>	
<small>CLANCY & THEYS</small> <small>CONSTRUCTION COMPANY</small>		<small>DRAWING NUMBER</small> <small>P401</small>	
<small>RECEIVED</small> <small>December 12th, 2025</small>		<small>DRAWING NUMBER</small> <small>P401</small>	



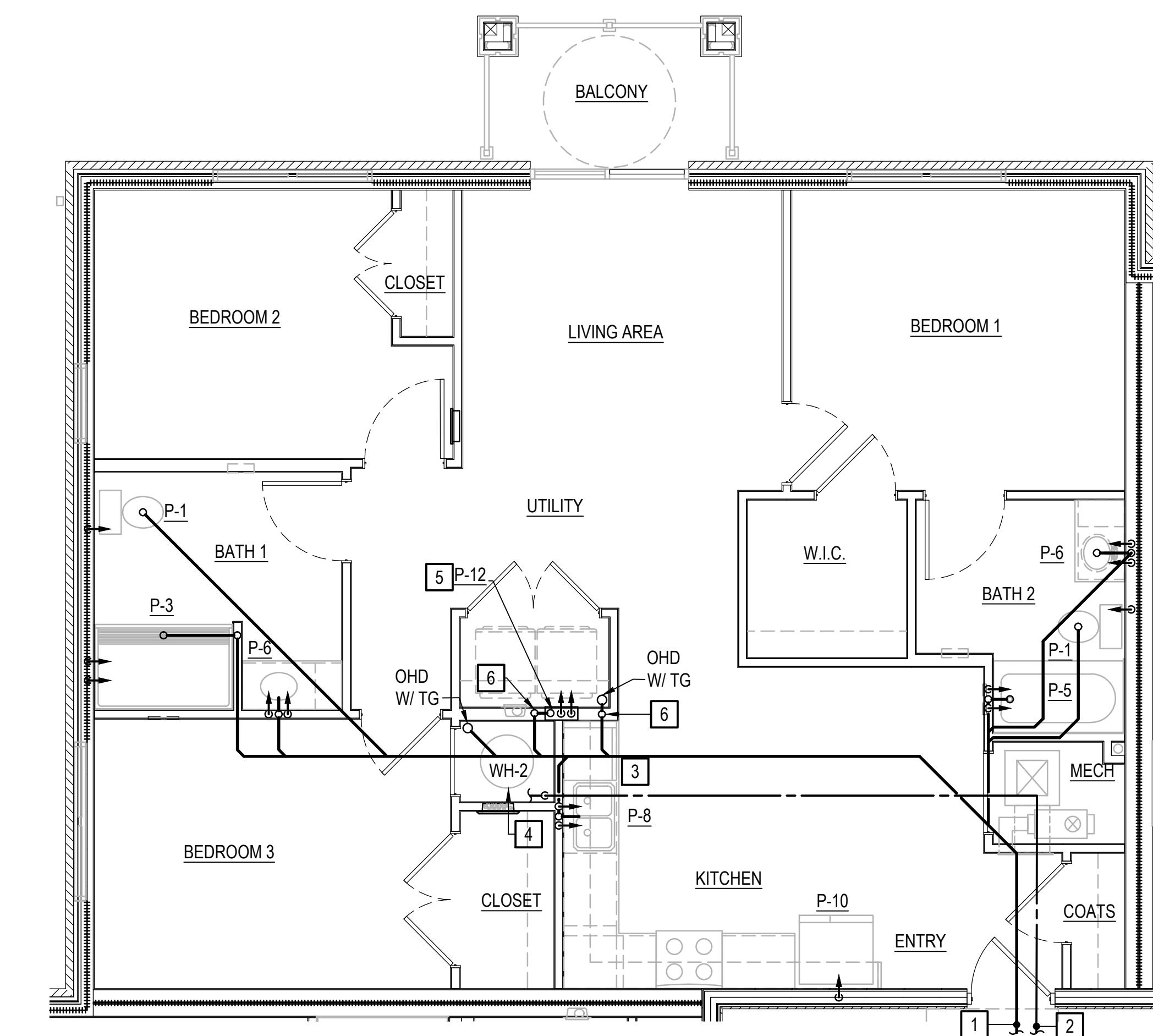
ENLARGED PLAN - UNIT 1.1B-UD

SCALE: 1/4" = 1'-0"



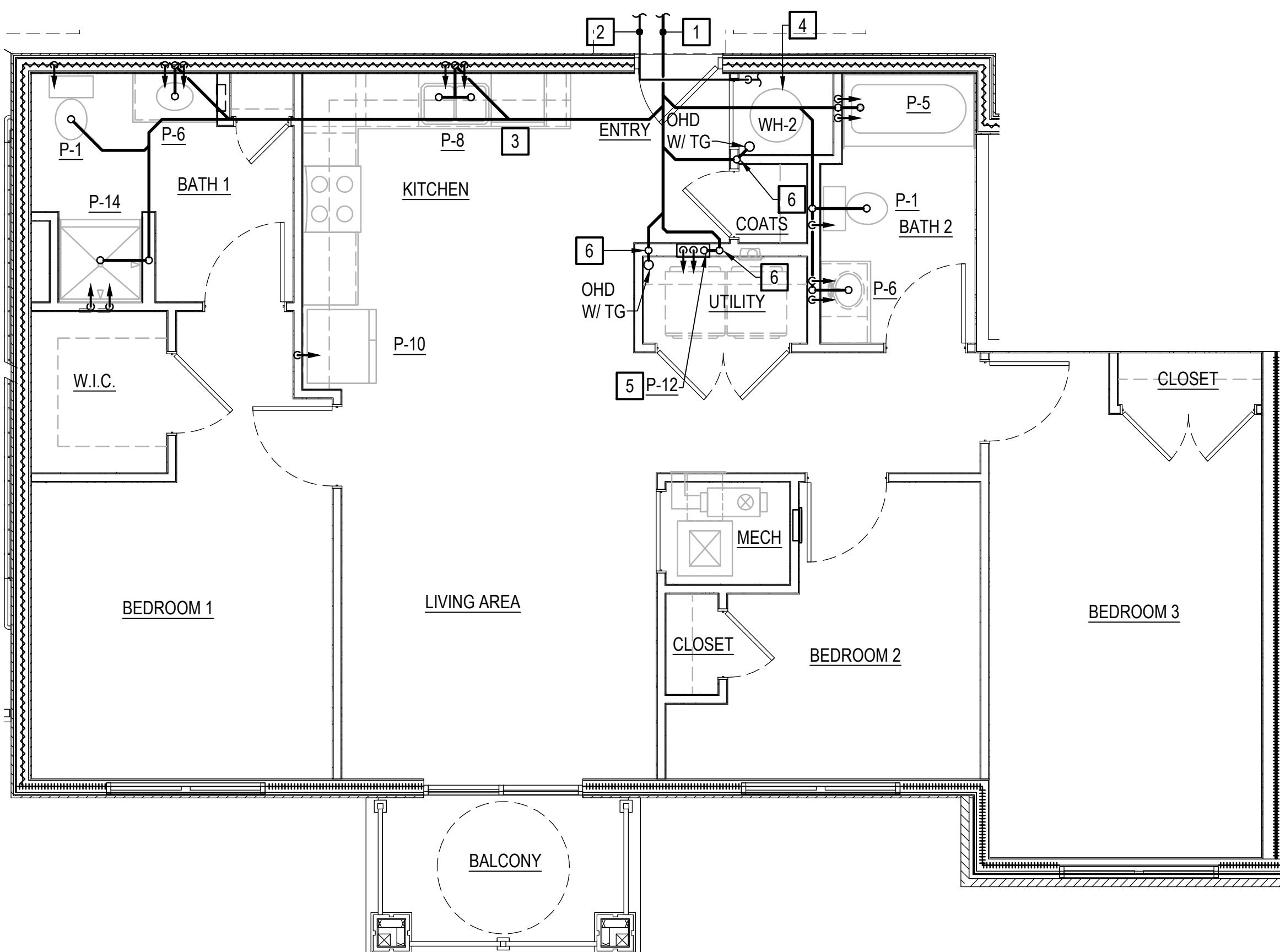
ENLARGED PLAN - UNIT 2.1B-UD-R

SCALE: 1/4" = 1'-0"



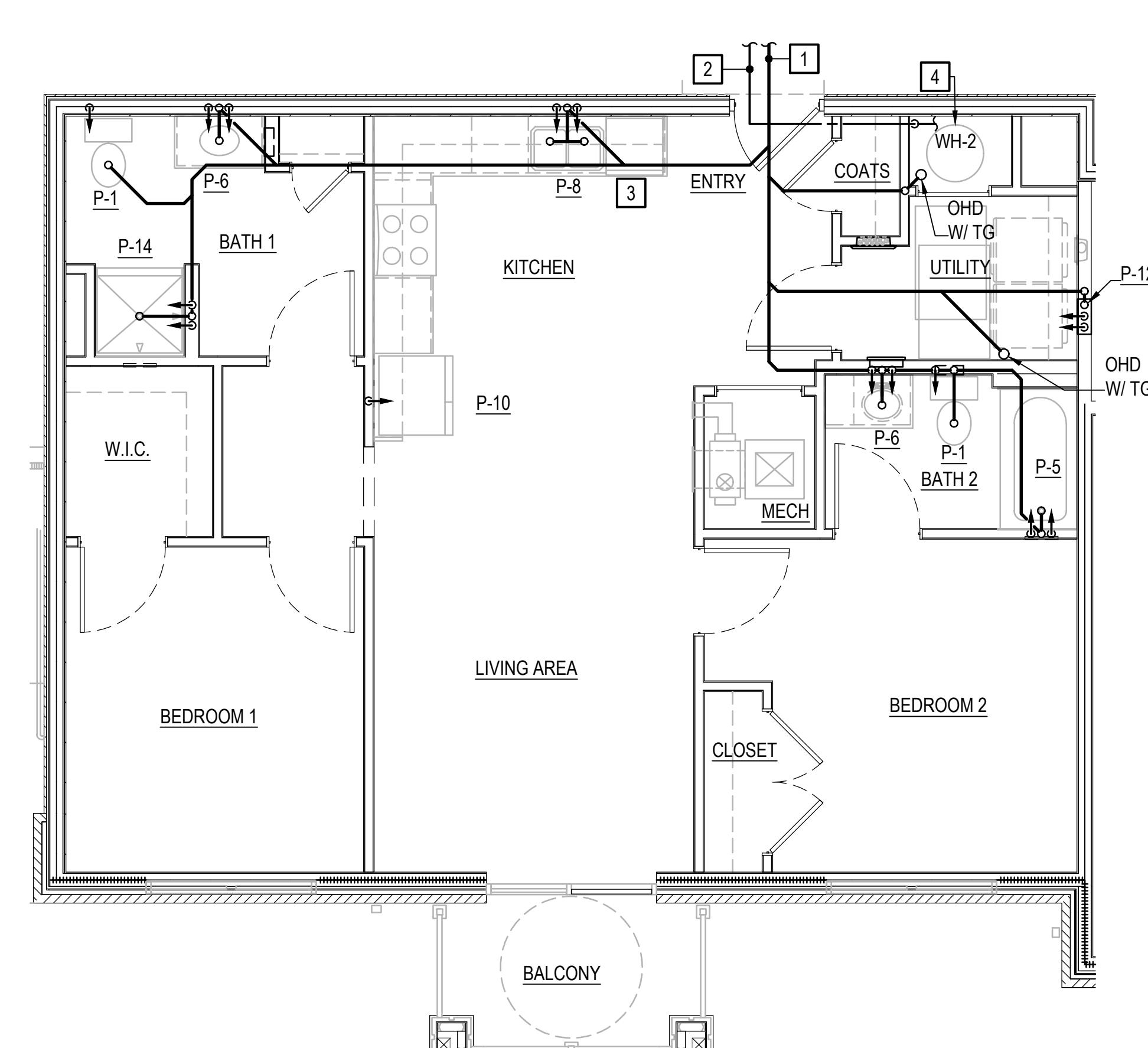
ENLARGED PLAN - UNIT 3.1B-UD-R

SCALE: 1/4" = 1'-0"



ENLARGED PLAN - UNIT 3.2B-UD-S

SCALE: 1/4" = 1'-0"



ENLARGED PLAN - UNIT 2.1B-UD-S (UNIT 2.2B-UD-S SIM.)

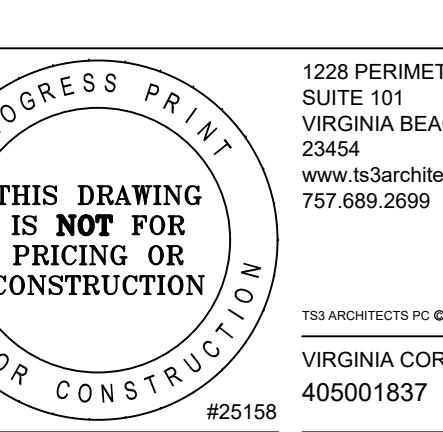
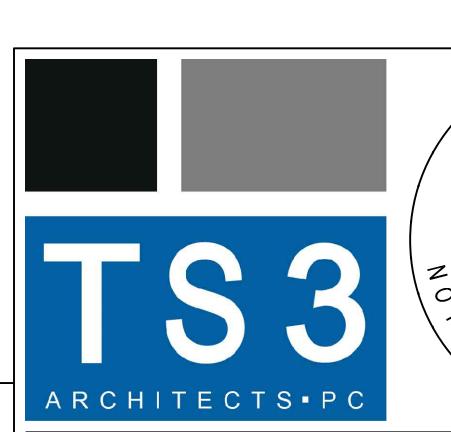
SCALE: 1/4" = 1'-0"

NOTES THIS SHEET

- 1 4" WASTE PIPING BELOW FLOOR TO UNIT. REFER TO FIRST FLOOR PLANS FOR CONTINUATION.
- 2 1" COLD WATER SERVICE TO UNIT, PROVIDE WITH UNIT SHUT OFF VALVE AND METER WITH REMOTE READOUT CAPABILITIES. REFER TO TYPICAL UNIT WATER RISER DETAIL, SHEET P501 FOR CONTINUATION.
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- 6 3" WASTE STACK VENT.

TYPICAL APARTMENT UNIT NOTE:

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SUITE 101
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VIRGINIA BEACH, VIRGINIA
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DRAWING TITLE
UNIT PLANS
DRAWING NUMBER
P402
SHEET 1 OF 00

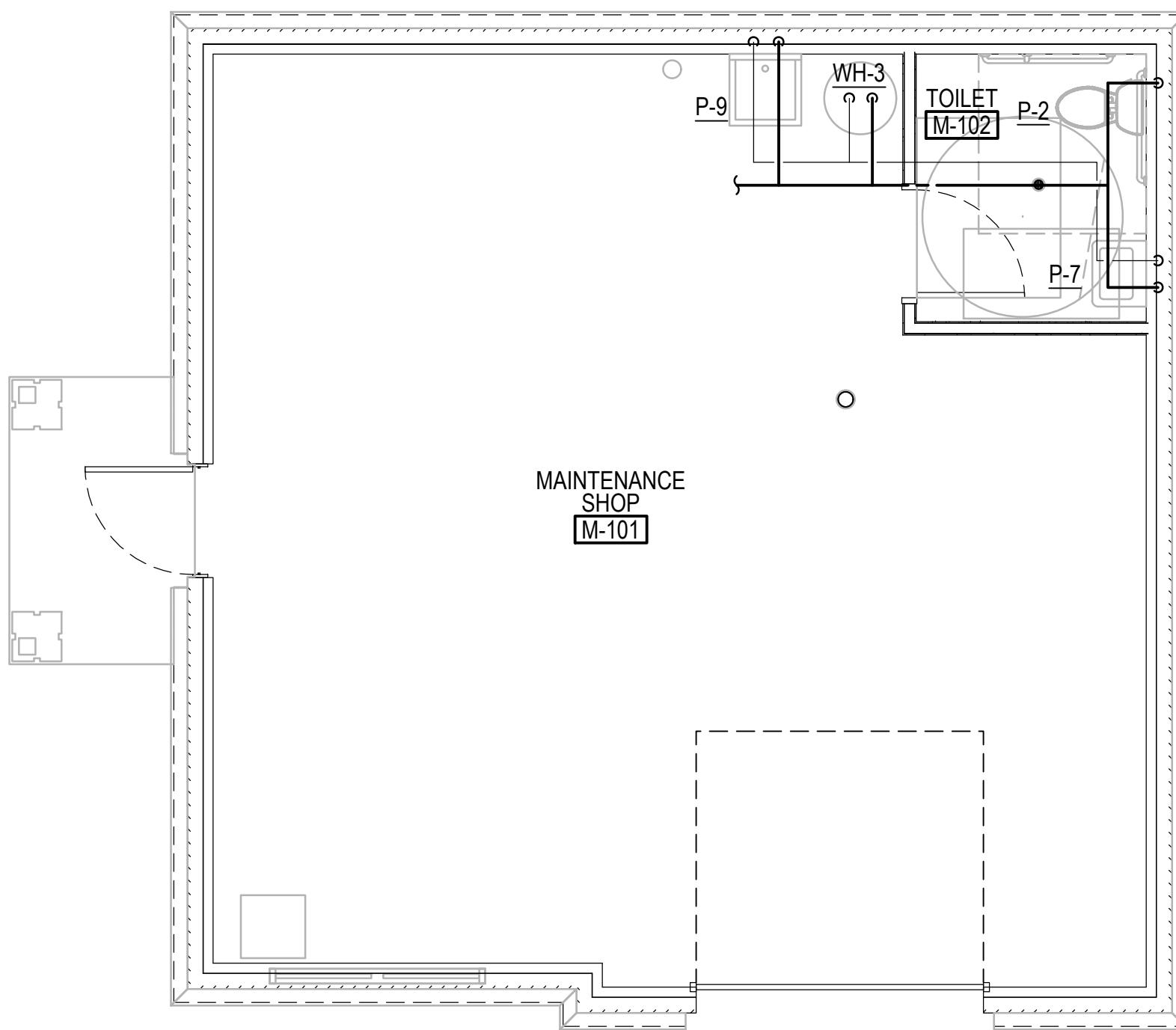
GRAPHIC SCALES

1/4" = 1'-0" 5' 0' 5' 10'



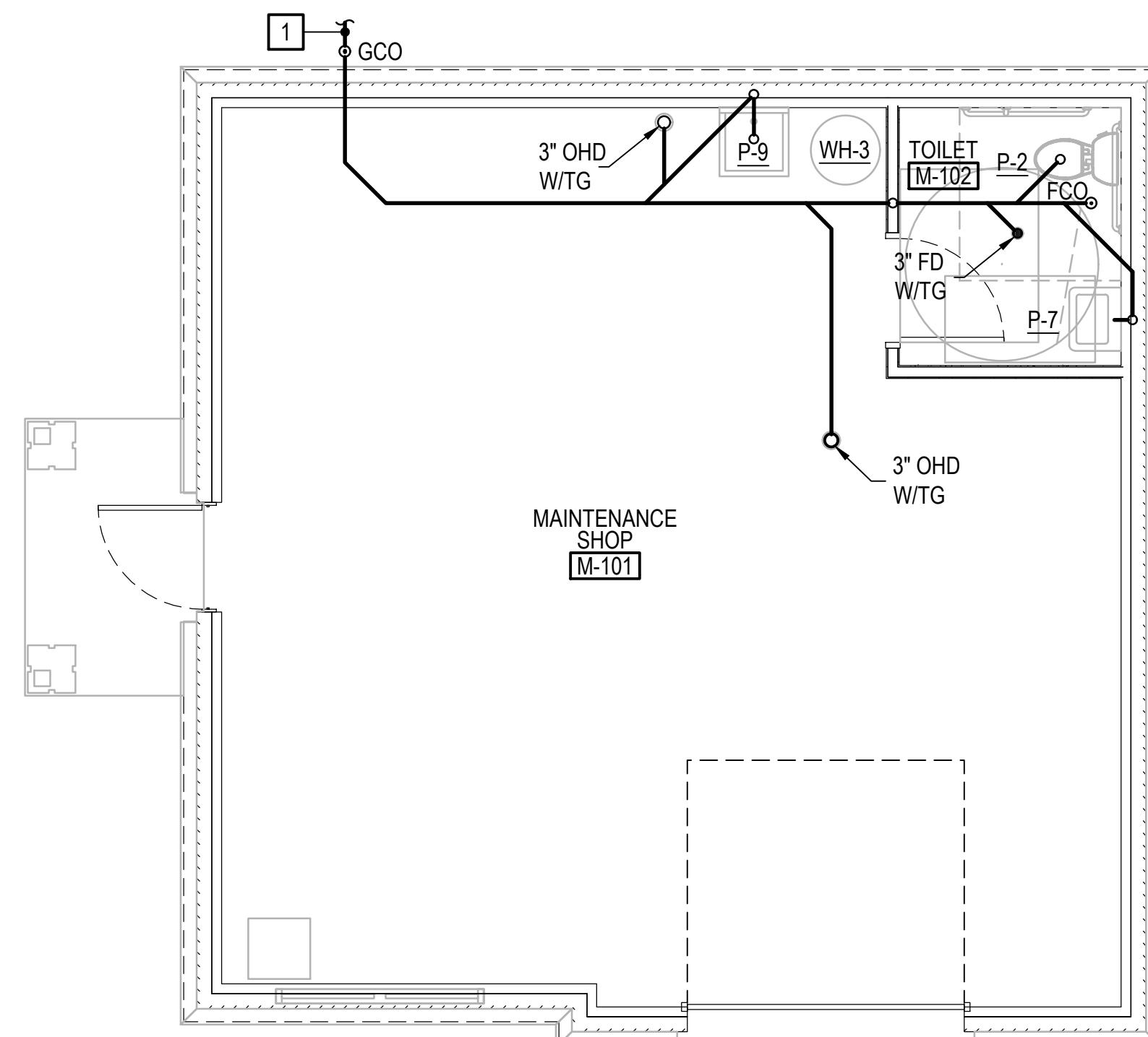
NOTES THIS SHEET

4" WP, INV ELEV = ___ BFF REFER TO CIVIL PLANS FOR CONTINUATION.



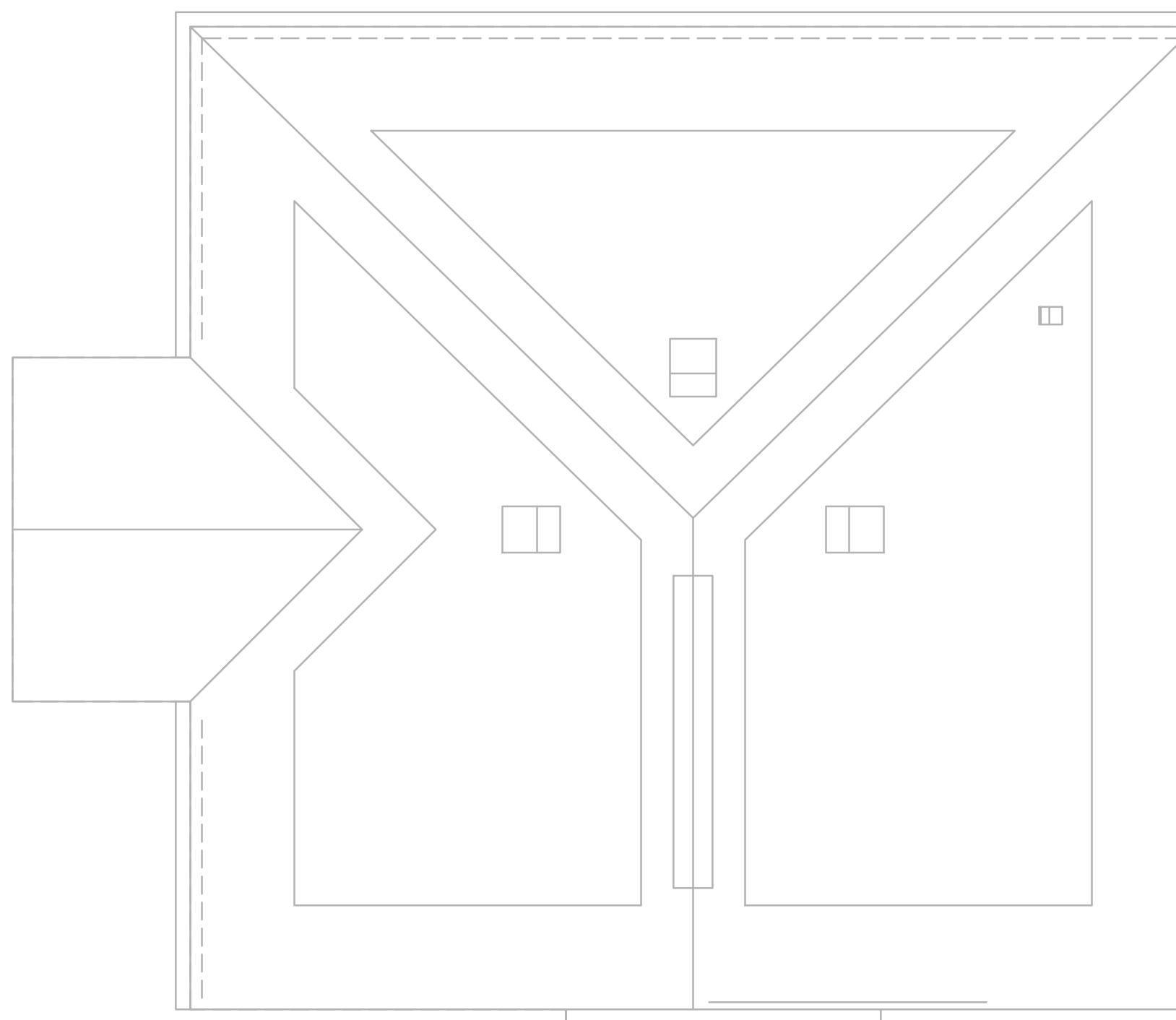
MAINTENANCE - FLOOR PLAN - WATER

SCALE: 1/4" = 1'-0"



MAINTENANCE - FLOOR PLAN - WASTE

SCALE: 1/4" = 1'-0"



MAINTENANCE - ROOF PLAN

SCALE: 1/4" = 1'-0"

GRAPHIC SCALES

1/4" = 1'-0" 5' 0' 5' 10'



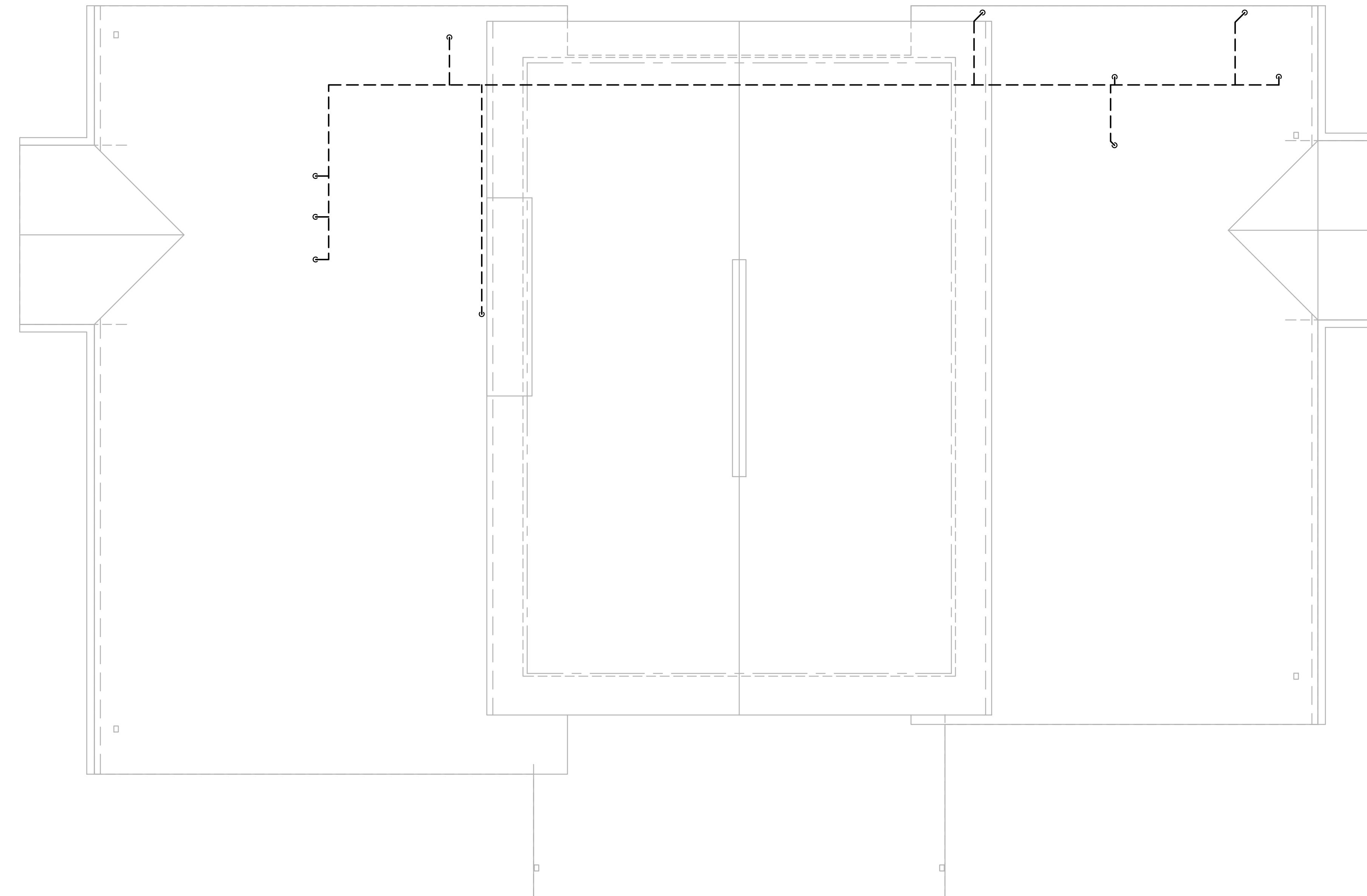
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MAINTENANCE
FLOOR PLAN AND
ROOF PLAN
DRAWING NUMBER
PM401
SHEET 1 OF 00

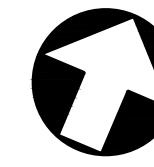
H
G
F
E
D
C
B
A

2 3 4 5 6 7 8 9 10 11

NOTES THIS SHEET

XXX



 CLUBHOUSE - ROOF PLAN
SCALE: 1/4" = 1'-0"

2 3 4 5 6 7 8 9 10 11

GRAPHIC SCALES

1/4" = 1'-0" 5' 0' 5' 10'



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SHEET 1 OF 00

