

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---	SANITARY LINE
---	VENT LINE
→	SAFEWASTE LINE
GW	GREASE WASTE LINE
---	EXISTING LINE TO REMAIN
⊗	GATE VALVE
---	COLD WATER LINE
---	HOT WATER LINE
---	RECORULATED HOT WATER LINE
P-	PLUMBING FIXTURE DESIGNATION
FCO	FLUSH CLEAN OUT
FD	FLOOR DRAIN
⊕	FLOOR PENETRATION
⊕	WATER HAMMER ARRESTOR
CO	WALL CLEANOUT
VTR	VENT THRU ROOF
COOG	CLEANOUT ON GRADE
GW	GREASE WASTE
S.O.V.	SHUT-OFF VALVE
⊕	- TIE-IN TO NEW OR EXISTING PIPING VERIFY LOCATION AND INVERT BEFORE ROUGH-IN. NOTIFY ENGINEERS FOR ANY DISCREPANCIES.

SITE INVESTIGATION:

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF/HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT. ALL EXISTING PIPING'S INVERT POINT OF CONNECTION WITH NEW PROPOSE MAIN BLDG PIPING SHALL BE VERIFY BEFORE JOB COMMENCEMENT.

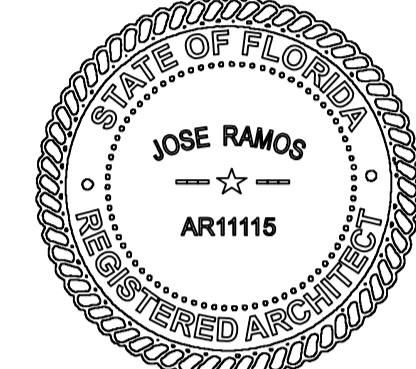
SCOPE OF WORK

1- EXISTING BLDG. WITH EXISTING TENANT SPACE AND PLUMBING FIXTURES. NEW INTERIOR RENOVATION AS PER NEW ARCHITECTURAL INTERIOR LAY-OUT THE SCOPE OF WORK IN THIS CONTRACT INVOLVES:

- NEW PLUMBING FIXTURES TO BE CONNECTED TO EXISTING AREA PLUMBING AND WATER UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION.
- EXISTING BACKFLOW PREVENTOR WITH MAIN WATER SERVICE FOR WHOLE BLDG. TO REMAIN. REFER TO SHELL PERMIT FOR MORE INFORMATIONS.

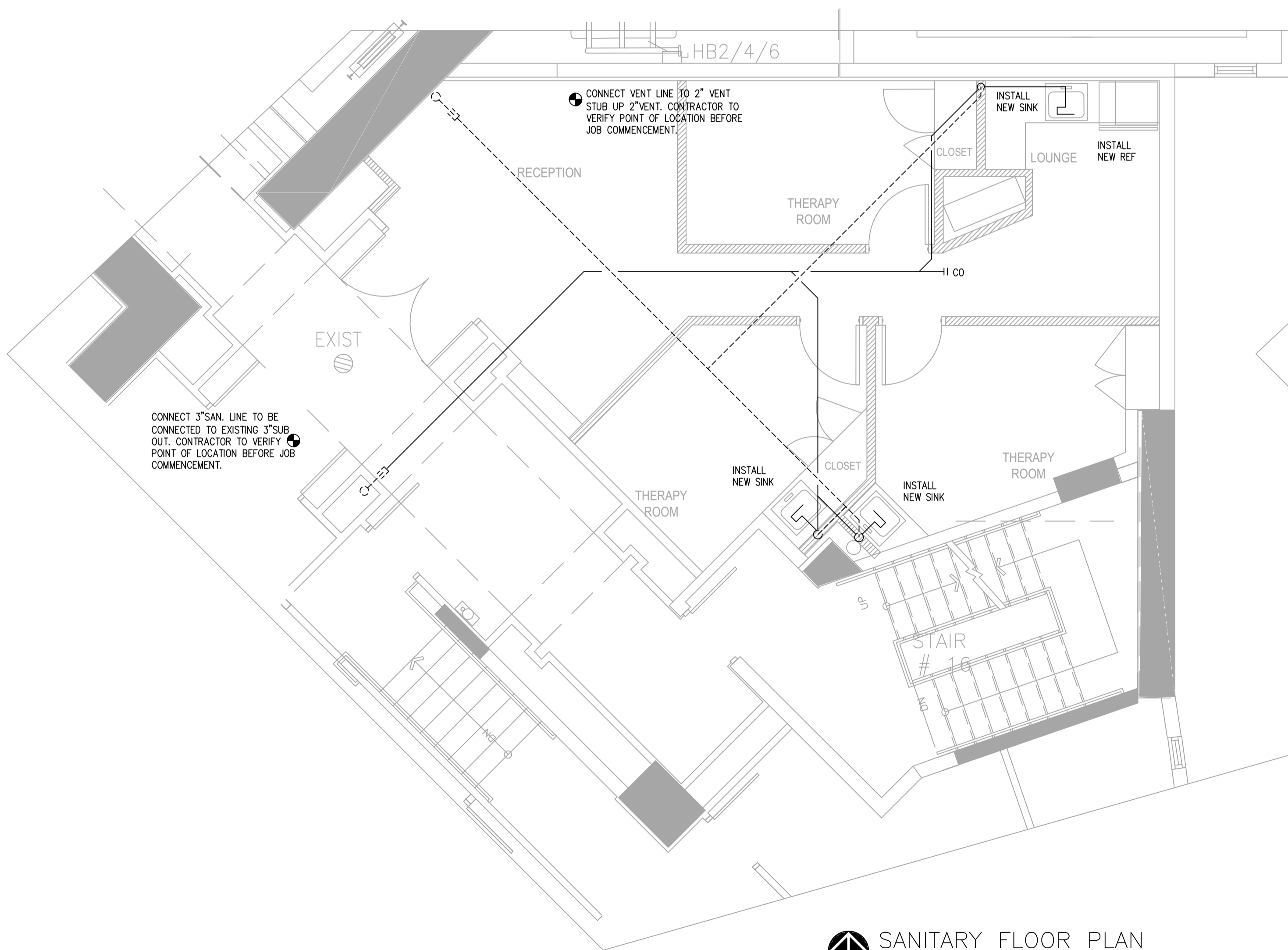
IMPORTANT NOTE:

- NO PVC MATERIAL ALLOWED AT RETURN AIR CEILING. MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E-84, FBC 602.2.1.
- CONTRACTOR TO VERIFY EXISTING CEILING BELOW REFERENCE PLUMBING DESIGN. CONTRACTOR TO PROVIDE OFFSET AND TRANSITION AS REQUIRED TO AVOID ANY INTERFERENCE WITH EXISTING DUCTWORK BELOW. NOTIFIED ENGINEER FOR ANY DISCREPANCY

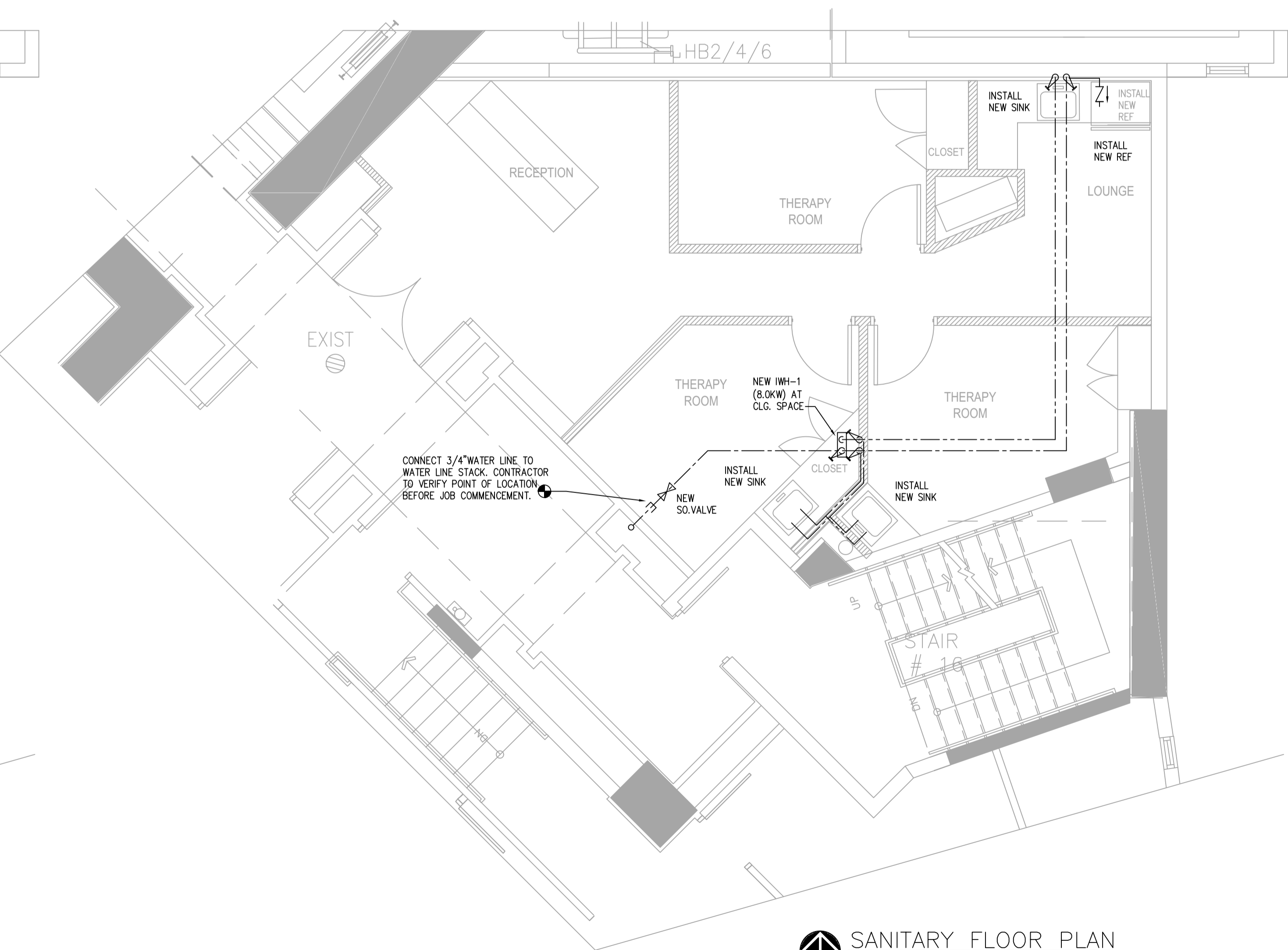


SEAL: Jose Ramos
Digitally signed by Jose Ramos
Date: 2021.08.27 18:00:39 -0400

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RAMOS ARCHITECTS & ASSOC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RAMOS ARCHITECTS & ASSOCIATES. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ALL RIGHTS RESERVED © 2021.



SANITARY FLOOR PLAN
SCALE: 1/4" = 1'-0"



SANITARY FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT: **QUANTUM ON THE BAY**
UNIT 212
TENANT SPACE INTERIOR RENOV.
1900 NORTH BAYSHORE DRIVE, UNIT 212
MIAMI, FL 33132

DATE	07/23/21

DRAWING TITLE:	
PLUMBING WATER & SANIT FLOOR PLAN	
DRAWN BY:	CHECKED BY:
ZM	JR
SCALE: AS NOTED	

PROJECT NUMBER
21189

SHEET
P-101