



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee**

**Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706**

**Wednesday, November 16, 2022
10:00 AM**

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

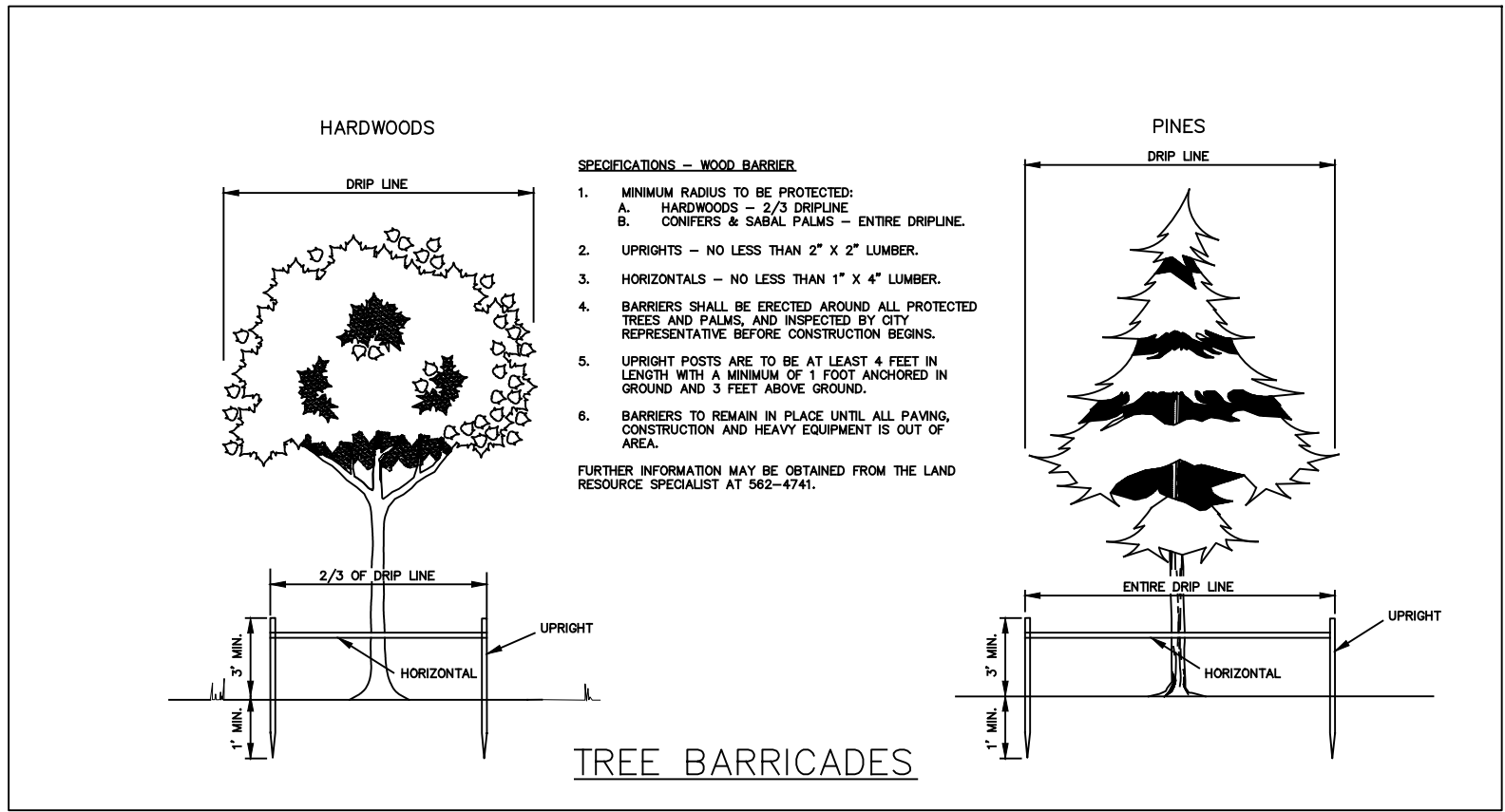
Discussion Items

1. 6800 Gulf Blvd (Branzini Restaurant) Sidewalk Easement Relief

Discussing relief from the ten-foot sidewalk easement requirement at 6800 Gulf Blvd, as may be reduced by the TRC pursuant to Land Development Code Sec. 39.10(a). The building on this property is currently undergoing a renovation from office to restaurant.

Next Meeting: December 7, 2022

LANDSCAPE PLAN
BRANZINI RESTAURANT
6800 GULF BLVD.
ST.PETE BEACH, FLORIDA.



LANDSCAPING IRRIGATION

A LANDSCAPE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET COMPLIANCE WITH PINELLAS COUNTY L.D.C CHAPTERS 138, 154 AND 166, AND THE FOLLOWING CRITERIA:

1. A SHALLOW WELL PERMIT WILL BE APPLIED FOR.
2. LOW VOLUME DESIGN WITH NO OVER-SPRAY OF AREAS NOT REQUIRING IRRIGATION.
3. HIGH WATER DEMAND AREAS WILL BE SERVED BY A ZONE SEPARATE OF LOW DEMAND AREAS.
4. IRRIGATION CONTROLLER MUST DIFFERENTIATE BETWEEN HIGH AND LOW DEMAND AREAS.
5. IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN SENSOR DEVICE.
6. ALL IRRIGATION LINES AND HEADS MUST MAINTAIN A MINIMUM DISTANCE OF ONE-FOOT FROM ALL STRUCTURES.

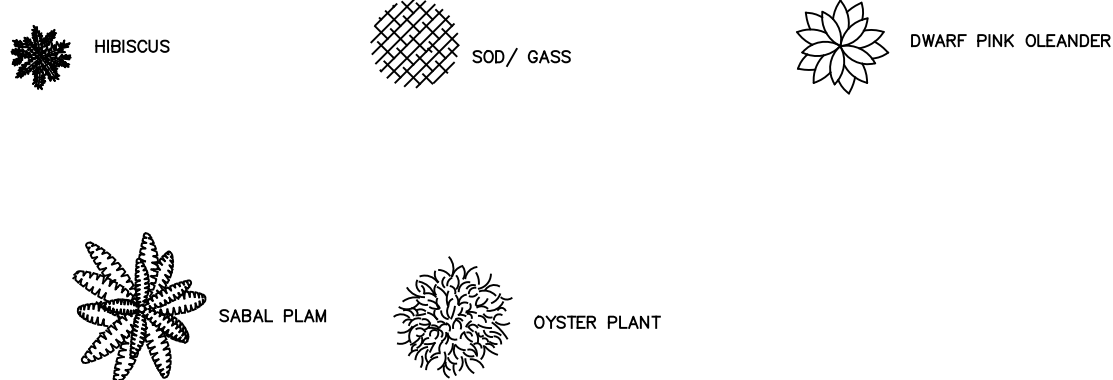
LANDSCAPE NOTES:

1. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED
2. EXISTING UTILITIES, IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR, ARCHITECT AND OWNER.
3. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITIES AND SURROUNDING VEGEATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVER AND SHRUB LANDSCAPE UTILIZING ON-CENTER
5. CENTER SPACING FOR PLANTS AS SHOWN ON LANDSCAPE SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW.
6. GROUND COVER SHALL BE PLANTED IN AN EQUIDISTANT TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN, WHERE GROUND COVER
7. ADJUSTS CURBING, WALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM
8. PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, ETC. MIN. PLANTING DISTANCE SHALL BE 14" FROM CENTER OF ALL TREES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITY OF TREES THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
10. THE NUMBER 1/10TH OF PLANTING UNIT SHALL BE USED TO INDICATE PLANTING UNIT.
11. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S RECOMMENDATIONS.
12. ALL PLANT MATERIAL SHALL CONFORM TO AN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL SHALL BE WARRANTED TO ONE
13. (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
14. PLANT SHRUBS AND TREES A MIN. OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG UNLESS WALK STOPS ARE PROVIDED.
15. GROUND COVER TO BE INSTALLED IN ALL PLANTING BEDS, SIZE AND SPACING AS SHOWN IN THE SCHEDULE. GROUND COVER TO BE CONTINUOUS
16. UNDER TREES AND SHRUBS.
17. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER
18. MAINTENANCE OF ALL PLANTING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTING MATERIALS THAT DIE, THE OWNERS, THEIR SUCCESSORS AND AGENTS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN 60
19. DAYS AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS SET FORTH BY THIS PLAN.
20. MULCH SHALL BE SPECIALLY FORMULATED GRAPE OR BERRY MULCH, OR BETTER, SUGAR OR MAPLE MULCH, IN FORM AND QTY/STAKED.
21. REMOVE ALL NONBIODEGRADABLE WRAPPINGS, BURLAP SHALL BE FOLDED DOWN TO ENHANCE WATER AND GIBED/STAKED.
22. ALL LANDSCAPE MATERIALS ARE TO BE INSPECTED BY THE ARCHITECT OR ENGINEER PRIOR TO OK
23. FOR APPROVAL. APPROVAL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24. MULCH IN ANNUAL AREAS TO BE FIBER MULCH 1.5" DEPTH, WITH NO FABRIC, PLANT 2"-3" OF ORGANIC MULCH OVER THE ENTIRE SURFACE
25. OF PLANTING HOIL. PULL MULCH BACK A FEW INCHES FROM BASE OF TREE
26. 3. A 6" LAYER OF AMENDED ON SITE TOPSOIL SHALL BE SPREAD OVER ALL PLANTING AREAS, EXCEPT IN THE PARKING LOT ISLANDS WHERE THE
27. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, STAKING OF ALL LANDSCAPE MATERIALS FOR REVIEW AND APPROVAL, VERIFICATION AND
28. PROTECTION, GROUND CONTROLS, PROTECTION OF EXISTING UTILITIES, PROTECTION OF EXISTING IRRIGATION/POND SYSTEM.
29. DAILY CLEANUP AS REQUIRED, PROTECTION OF INSTALLED WORK AND WARRANTY PER THE SPECIFICATIONS.
30. SO TO BE APPROVED ST. AUGUSTINE OR EQUAL.
31. REMOVE TREE STAKES AND SUPPORT WIRES AFTER 1 COMPLETE GROWING SEASON

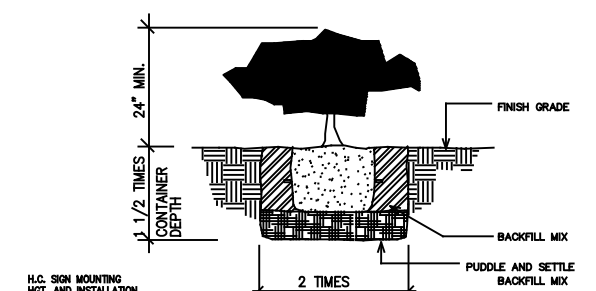
PLANT MATERIAL LIST

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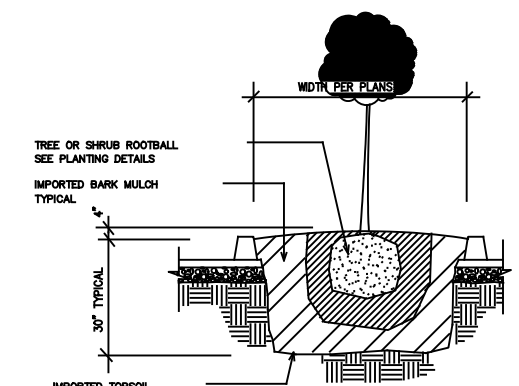
PLANT LEGEND



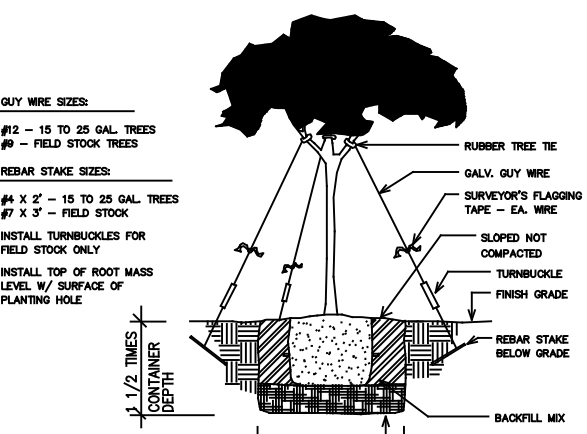
LANDSCAPE DETAILS



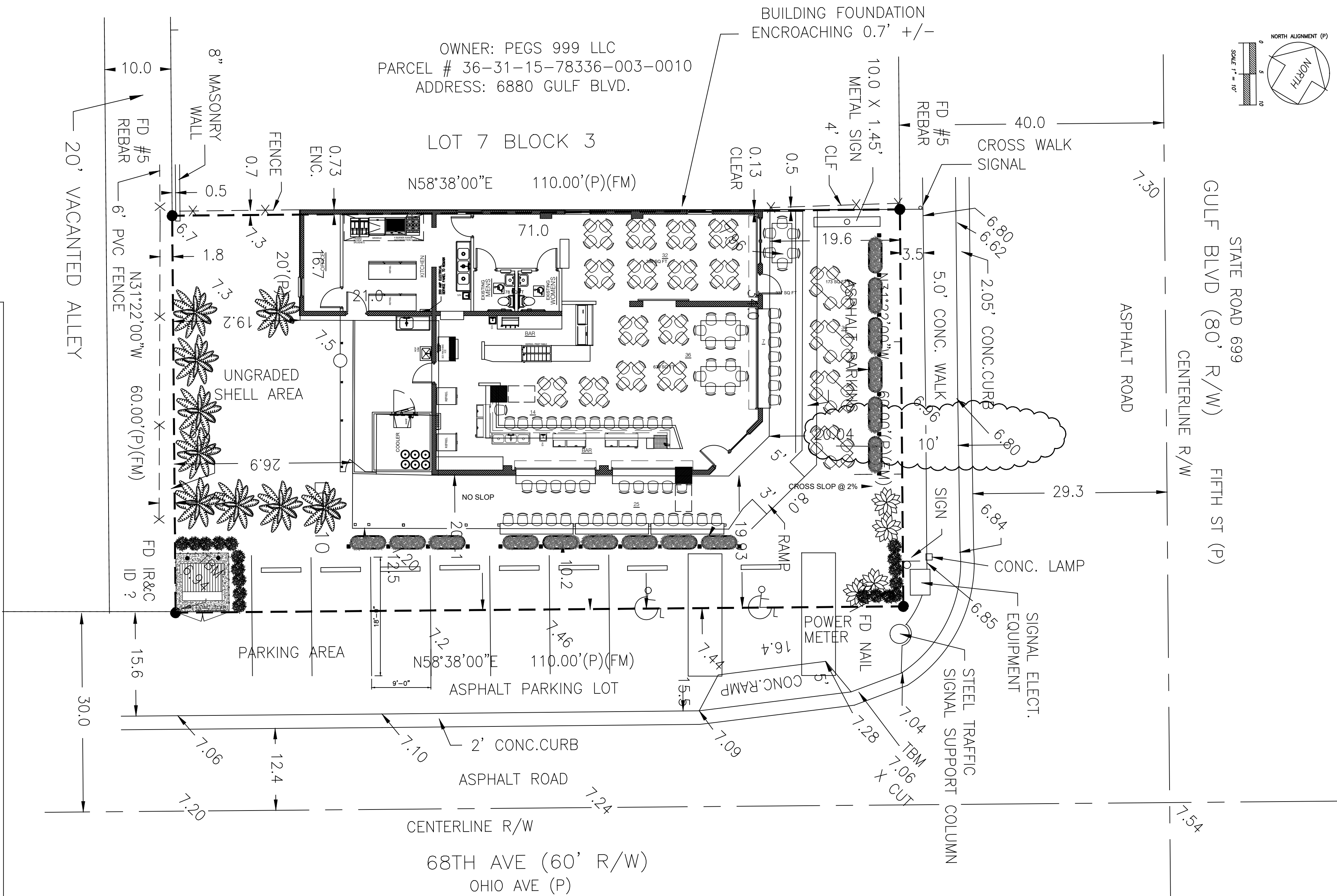
1 SHRUB PLANTING DETAIL
SCALE: N.T.S.



2 TYPICAL PLANTER ISLAND DETAIL
SCALE: N.T.S.



3 TREE GUYING DETAIL
SCALE: N.T.S.



Site Plan

SCALE: 1"=10'-0"

REVIEWS		
NO	DATE	DESCRIPTION
△	10/6/2022	Resubmital and Response to Comments

Interior Remodel
6800 GULF BLVD.
ST. PETE BEACH, FLORIDA.

LANDSCAPE PLAN

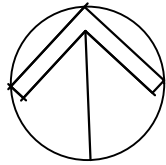
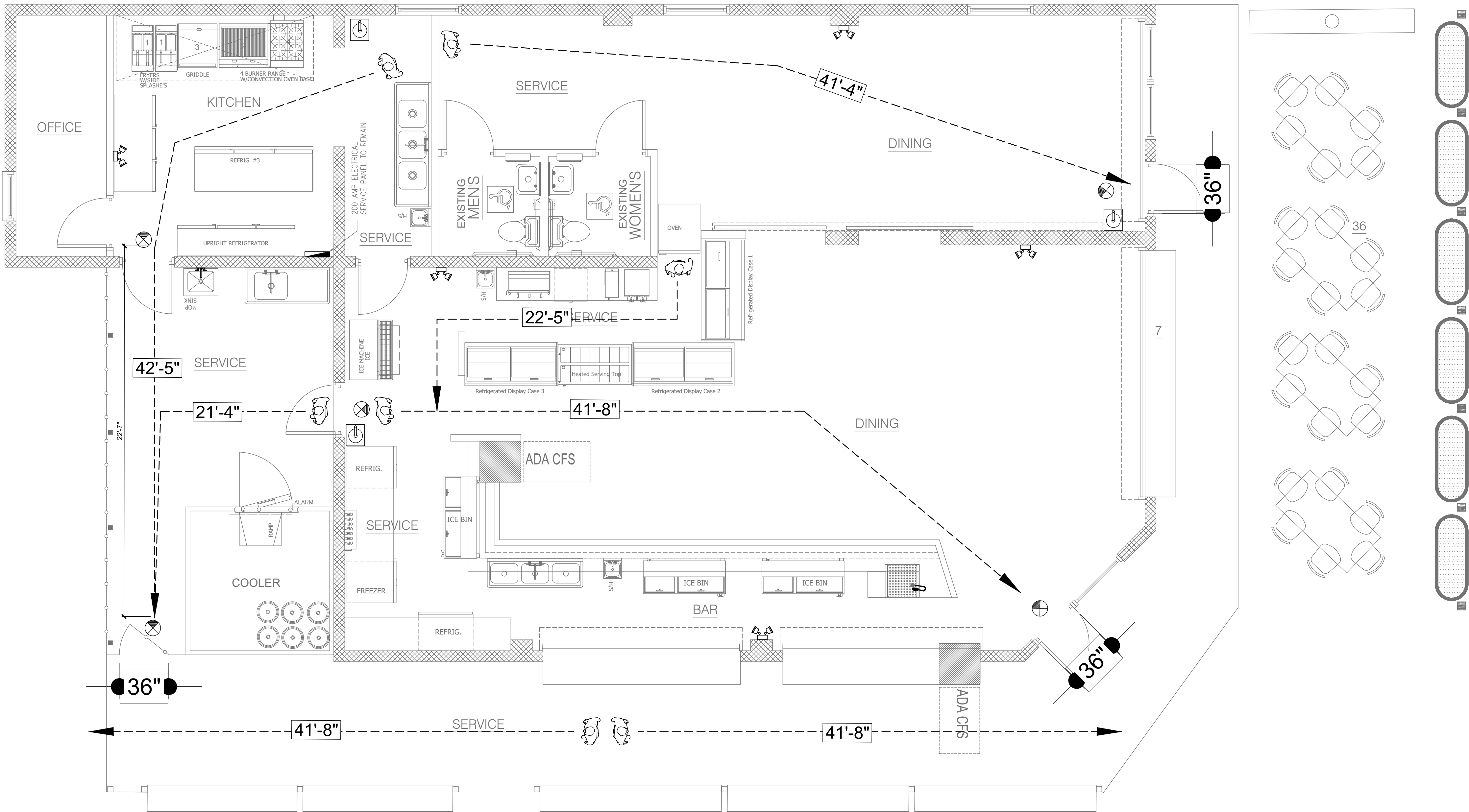
JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@BODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN BY	MT
UPDATED ON	Oct. 6, 22
DATE	JUL - 2022
JAB PROJECT #	2022-028
SHEET #	LS-1.0

LIFE SAFETY SYMBOL LEGEND	
	YOU ARE HERE (ORIGIN)
	PRIMARY EXIT
	PROVIDED EGRESS INCHES
	ILLUMINATED EMERGENCY EXIT SIGN (ONE SIDE)
	ILLUMINATED EMERGENCY EXIT SIGN (TWO SIDES)
	ILLUMINATED EMERGENCY EXIT SIGN WITH ARROW
	WALL MOUNTED STROBE LIGHT ONLY
	WALL MOUNTED MANUAL PULL-DOWN STATION
	EXIT EMERGENCY LIGHTING UNIT W/ SELF-CONTAINED BATTERY PACK
	FIRE EXTINGUISHER
	SMOKE & CARBON MONOXIDE DETECTOR, BATTERY OPERATED

GENERAL NOTES

- TACTILE SIGNAGE SHALL BE PROVIDED PER USC 101 CH. 7.10.1.3
- TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
- TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT
- TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1



LIFE SAFETY PLAN
SCALE: 1/4"=1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE FPM CODES & MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 630 AND 633, LAWS OF FLORIDA.

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DRAWN BY
UPDATED ON
DATE
JAB PROJECT #
SHEET #

MT
Oct. 5, 22
JUL - 2022
2022-028
LS-1.01

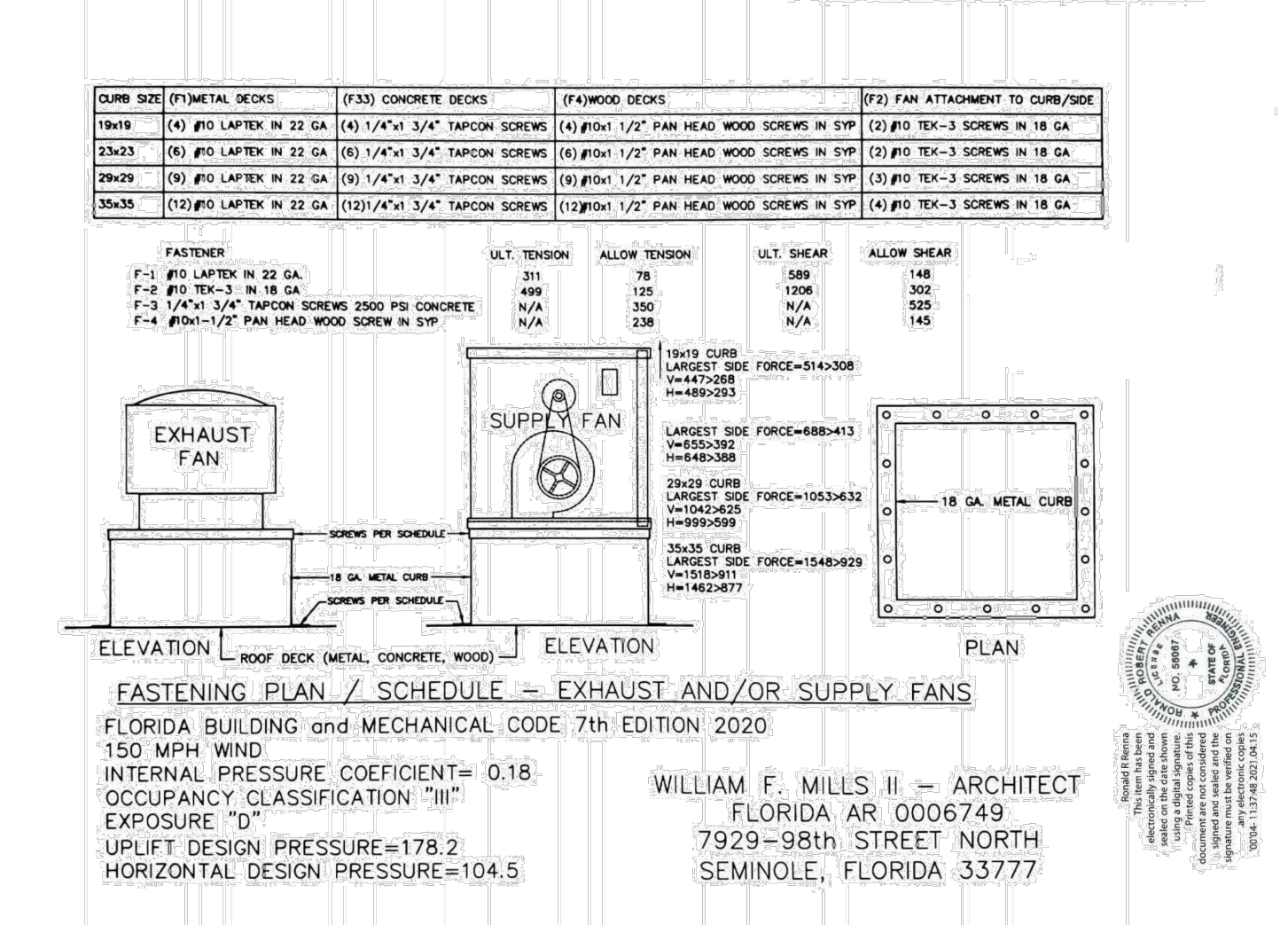
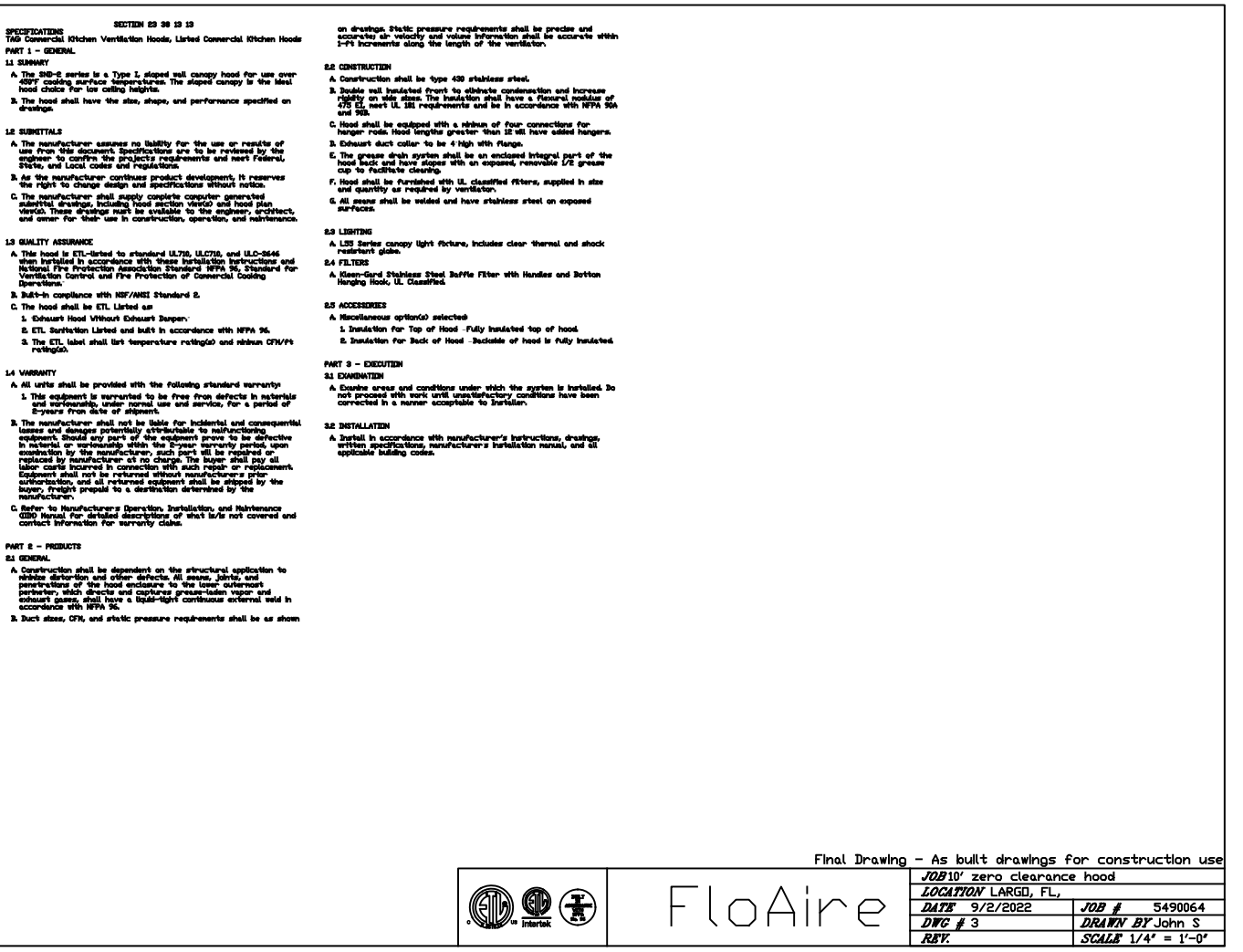
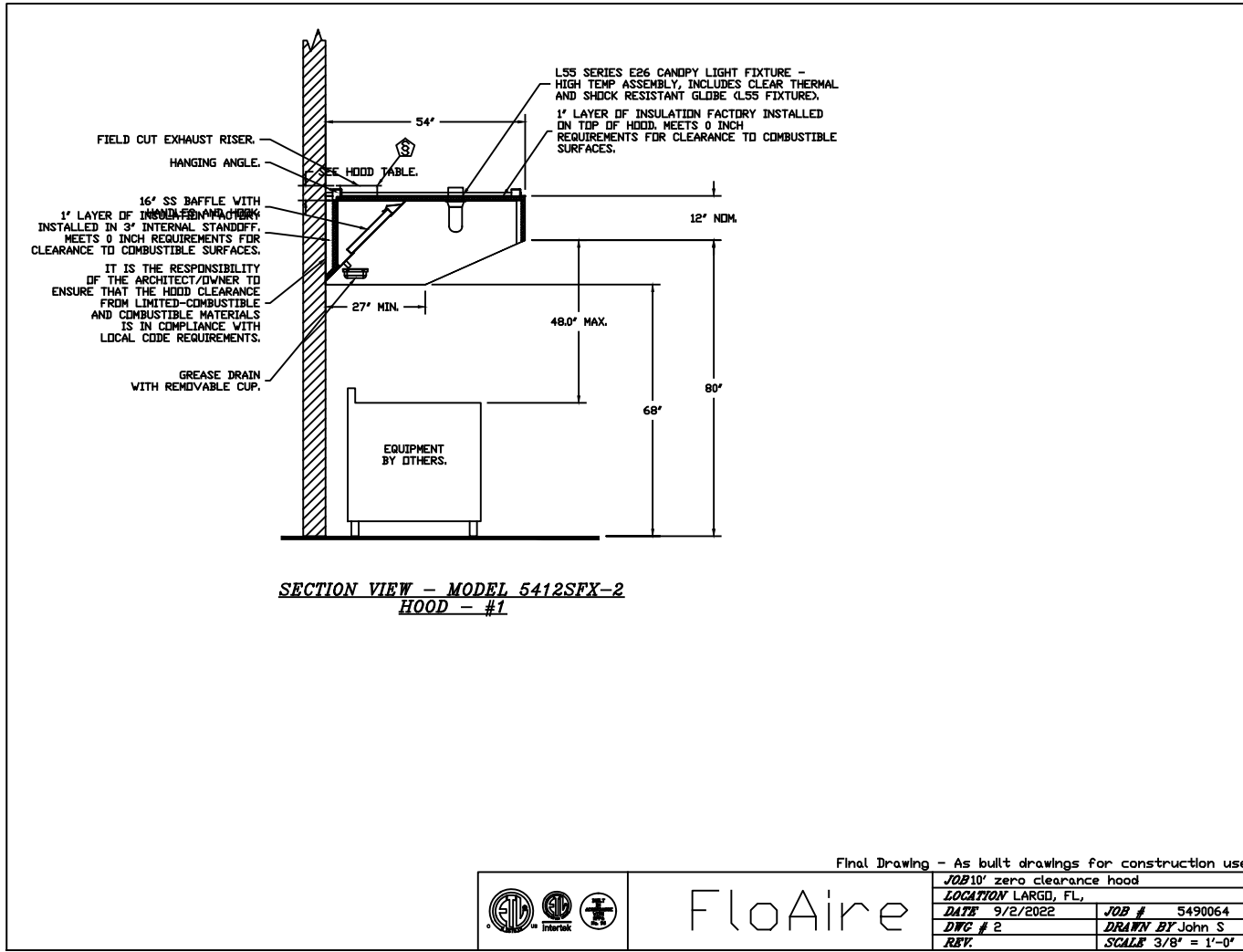
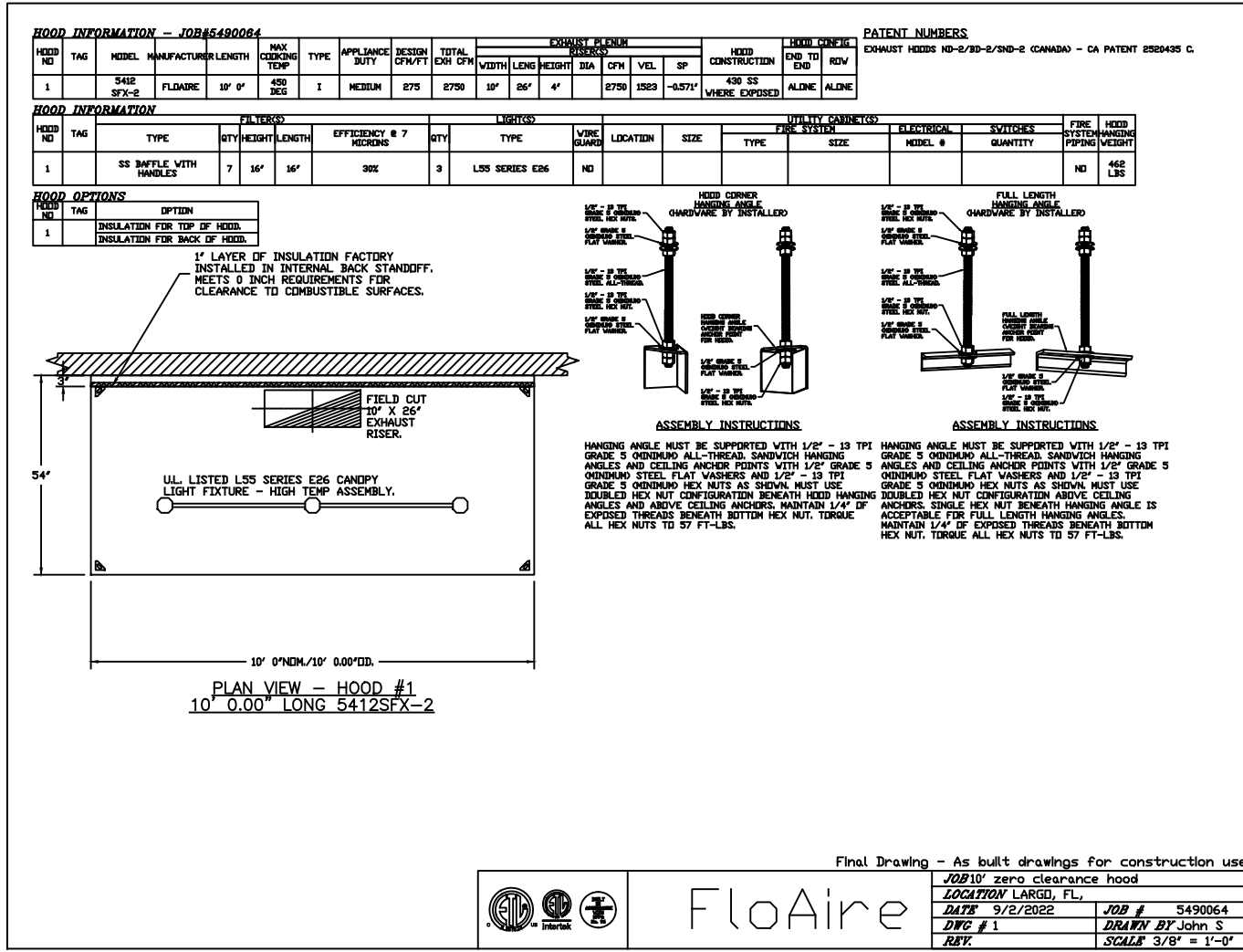
Interior Remodel
6800 GULF BLVD.
ST. PETE BEACH, FLORIDA.

LIFE SAFETY PLAN

CLIENT

REVISIONS		NO.	DATE	DESCRIPTION
REVISIONS	DESCRIPTION			
1. REVISION: A. BODZIAK, INC. OWNER APPROVED TO OBTAIN LIFE COMPONENTS AND OTHER PROPERTY FROM THE EXISTING BUILDING. THE EXISTING BUILDING, EXISTING AND PLANS ARE NOT TO BE REMOVED. EXISTING IS TO BE REMOVED AND REMOVED TO THE EXISTING PROPERTY. THE EXISTING AND APPROVED CONSTRUCTION TO THE EXISTING BUILDING. THE EXISTING BUILDING IS TO BE REMOVED AND REMOVED AND, REMOVED TO THE EXISTING AND REMOVED TO THE EXISTING AND REMOVED REMOVED TO THE EXISTING AND REMOVED REMOVED TO THE EXISTING AND REMOVED				

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Interior Remodel
6800 GULF BLVD.
ST. PETE BEACH, FLORIDA.

MECHANICAL PLAN

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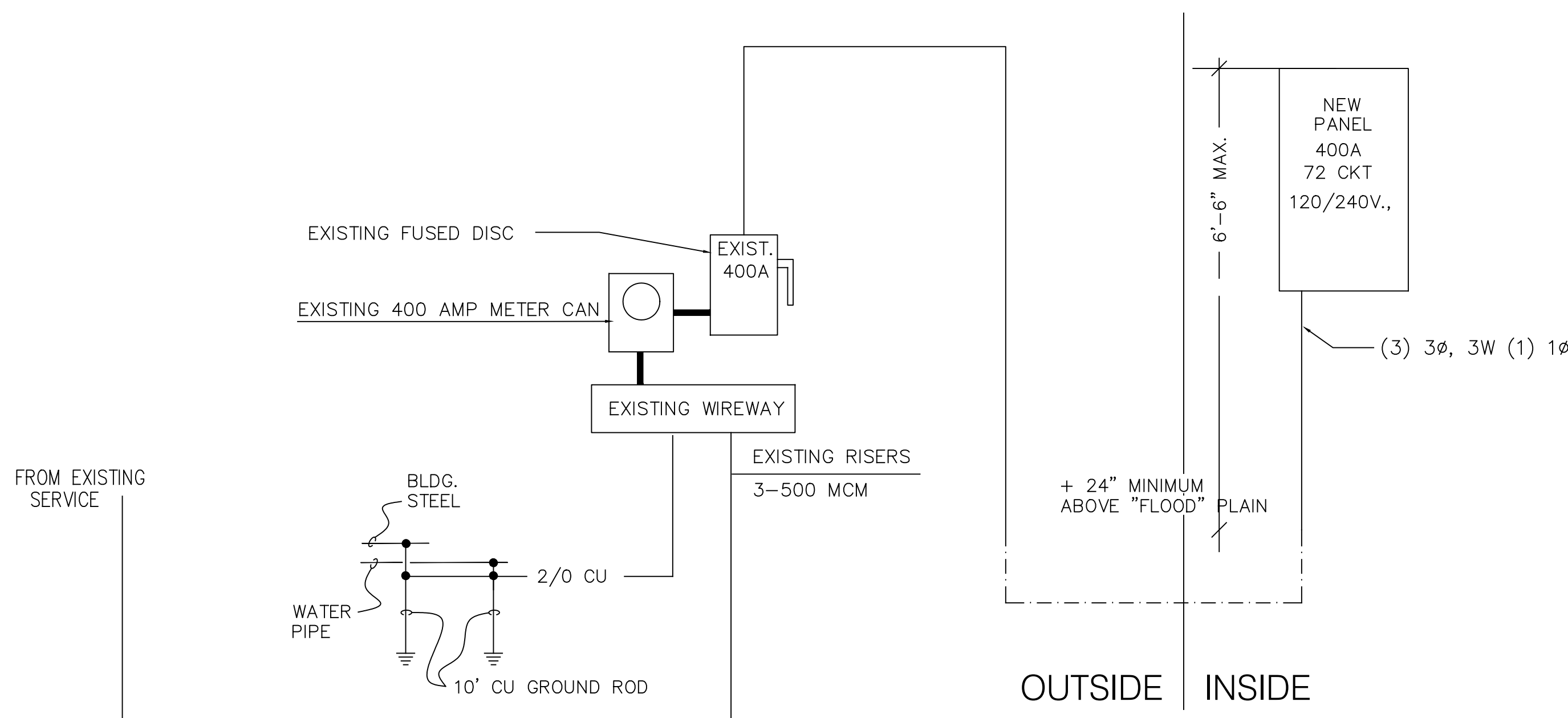
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DATE APR - 2022
JAB PROJECT # 0000-000
SHEET # M-1.01

SURFACE MOUNTED										NEW PANEL "A"										MAIN BKR 400A MAIN LUDS									
120/240, 1ø, 3W										SIEMENS TYPE "TH", 22,000 AIC (INTEGRATED)																			
POLE NO.	TRIP AMP	BROK. POLE	WIRE	COND.	SERVICES	LOAD V.A.				POLE NO.	TRIP AMP	BROK. POLE	WIRE	COND.	SERVICES	LOAD V.A.													
1	20	1	3#12	1#12	3/4"	A	B	C	D	2	20	1	3#12	1#12	3/4"	GAS 4 BURNER RANGE	3	20	1	3#12	1#12	3/4"	AZTEC GAS GRILL						
3	20	1	3#12	1#12	3/4"	CG GAS FRYERS				6	20	1	3#12	1#12	3/4"	CONNECTION OVEN	9	20	1	3#12	1#12	3/4"	WALK IN COOLER						
5	20	1	3#12	1#12	3/4"	OFFICE OUTLET & LIGHT.				8	20	2	3#6	1#6	3/4"	LIGHTING HOOD	12	20	1	3#12	1#12	3/4"	FRESH AIR SUPPLY						
7	20	1	3#12	1#12	3/4"	LIGHTING KITCHEN				10	20	1	3#12	1#12	3/4"	EGRESS LIGHT	14	20	1	3#12	1#12	3/4"	REFRIGERATED DISPLAY CASE 1						
9	20	1	3#12	1#12	3/4"	LIGHTING KITCHEN				12	20	2	3#6	1#6	3/4"	EXISTING BATHROOM	16	20	1	3#12	1#12	3/4"	REFRIGERATED DISPLAY CASE 2						
11	20	1	3#12	1#12	3/4"	POWER KITCHEN				14	20	1	3#12	1#12	3/4"	DINING ROOM FANS	18	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
13	20	1	3#12	1#12	3/4"	KITCHEN PAN WASH AREA				16	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	20	2	3#6	1#6	3/4"	UNDER COUNTER REFRIGERATOR #1							
15	20	1	3#12	1#12	3/4"	DINING ROOM LIGHTING				18	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	22	20	1	3#12	1#12	3/4"	UNDER COUNTER REFRIGERATOR #2						
17	20	1	3#12	1#12	3/4"	DINING ROOM LIGHTING				20	2	3#6	1#6	3/4"	UNDER COUNTER REFRIGERATOR #3	24	20	1	3#12	1#12	3/4"	COFFEE ESPRESSO MACHINE							
19	20	1	3#12	1#12	3/4"	DINING ROOM LIGHTING				22	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	26	20	1	3#12	1#12	3/4"	OUTSIDE FANS						
21	20	1	3#12	1#12	3/4"	EXISTING BATHROOM				24	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	28	20	1	3#12	1#12	3/4"	OUTSIDE FANS						
23	20	1	3#12	1#12	3/4"	EXISTING BATHROOM				26	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	30	2	3#6	1#6	3/4"	OUTSIDE FANS							
25	20	1	3#12	1#12	3/4"	DINING ROOM LIGHTING				28	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	32	20	1	3#12	1#12	3/4"	OUTSIDE FANS						
27	20	1	3#12	1#12	3/4"	DINING ROOM FANS				30	2	3#6	1#6	3/4"	UNDER COUNTER REFRIGERATOR #4	34	20	1	3#12	1#12	3/4"	OUTSIDE FANS							
29	20	1	3#12	1#12	3/4"	EXISTING BATHROOM				32	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	36	20	1	3#12	1#12	3/4"	OUTSIDE FANS						
31	60	2	3#6	1#6	3/4"	R/U A/C (5 TON)				34	20	2	3#6	1#6	3/4"	UNDER COUNTER REFRIGERATOR #5	38	20	1	3#12	1#12	3/4"	UNDER COUNTER REFRIGERATOR #6						
33	20	1	3#12	1#12	3/4"	PAN WASHER				36	20	2	3#6	1#6	3/4"	UPRIGHT REFRIGERATOR IN KITCHEN	40	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
35	20	2	3#6	1#6	3/4"	HEATED SERVING TOP				38	20	2	3#6	1#6	3/4"	MAIN AREA OUTLET	42	20	1	3#12	1#12	3/4"	MAIN AREA OUTLET						
37						UNDER COUNTER REFRIGERATOR #1				40	20	1	3#12	1#12	3/4"	MAIN AREA OUTLET	44	20	1	3#12	1#12	3/4"	MAIN AREA OUTLET						
39						UNDER COUNTER REFRIGERATOR #2				42	20	1	3#12	1#12	3/4"	OUTDOOR LIGHTING	46	20	1	3#12	1#12	3/4"	OUTDOOR LIGHTING						
41						UNDER COUNTER REFRIGERATOR #3				44	20	2	3#6	1#6	3/4"	EXISTING BATHROOM	48	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
43	20	2	3#6	1#6	3/4"	UNDER COUNTER REFRIGERATOR #4				46	20	2	3#6	1#6	3/4"	EXISTING BATHROOM	50	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
45	20	1	3#12	1#12	3/4"	BAR TRACK LIGHTING				48	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	52	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
47	20	1	3#12	1#12	3/4"	BAR TRACK LIGHTING				50	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	54	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
49						UNDER COUNTER REFRIGERATOR #5				52	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	56	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
51						UNDER COUNTER REFRIGERATOR #6				54	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	58	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
53						IN KITCHEN				56	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	60	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
55						IN KITCHEN				58	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	62	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
57	20	2	3#6	1#6	3/4"	COFFEE ESPRESSO MACHINE				60	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	64	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
59	20	1	3#12	1#12	3/4"	OUTSIDE FANS				62	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	66	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
61	20	1	3#12	1#12	3/4"	OUTSIDE FANS				64	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	68	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
63	20	1	3#12	1#12	3/4"	OUTSIDE FANS				66	20	1	3#12	1#12	3/4"	EXISTING BATHROOM	70	20	1	3#12	1#12	3/4"	EXISTING BATHROOM						
65					OPEN					68					OPEN														
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177					OPEN					180					OPEN														
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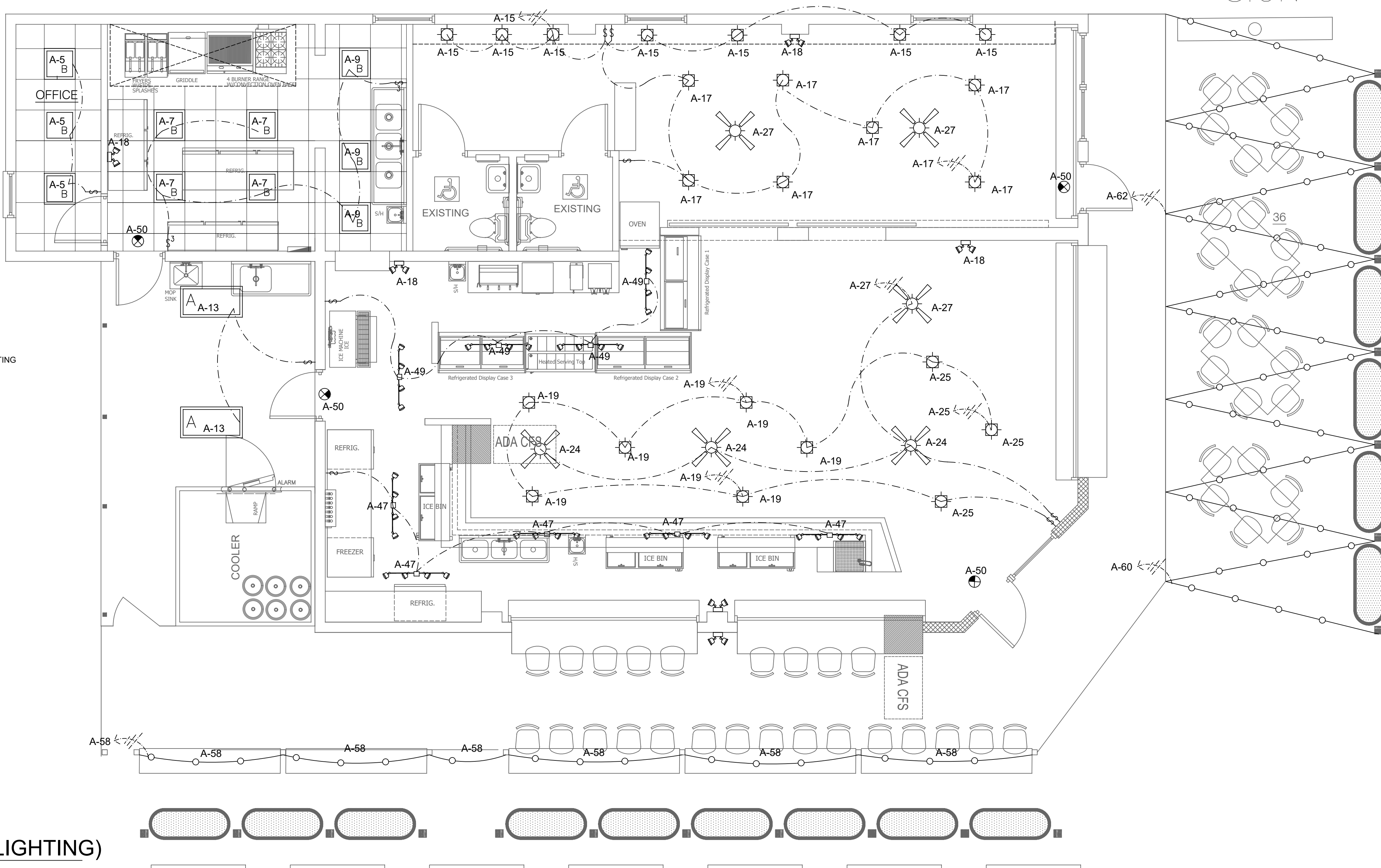
	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	WEATHERPROOF DUPLEX OUTLET
	QUAD DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	WALL SWITCH
	THREE-WAY SWITCH
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	LIGHT FIXTURE WITH PULL CHAIN
	HOLLYWOOD STRIP LIGHT
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	OUTLET FOR GARAGE DOOR OPENER (OPTIONAL)
	SMOKE DETECTOR HARD WIRED & BATT BACK-UP
	THERMOSTAT
	SPEAKER (OPTIONAL)
	ROUGH-IN FOR OPT. CEILING FAN
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN
	SPEAKERS

A A= FIXTURE -2 LAMP T-8 2X4 REPLACING
EXISTING FIXTURE USING SAME CIRCUITS ON PANEL "C"

B B= FIXTURE -2 LAMP T-4 2X2 REPLACING
EXISTING FIXTURE USING SAME CIRCUITS ON PANEL "C"



NOT TO SCALE



	EGRESS LIGHT W/Self-CONTAINED BATTERY PACK (CONN. AHEAD OF LOCAL LTG. CKT.) - TYPICAL
	EXIT SIGN, SHADED QUADRANT(S) INDICATES FACE(S), MOUNTING
	LIGHT SENSOR SWITCH IN BATHROOM
	ADJUSTABLE CD STROBE ONLY
	EXIT & EGRESS LIGHT W/Self-CONTAINED BATTERY PACK (CONN. AHEAD OF LOCAL LTG. CKT.) - TYPICAL
	FIRE EXTINGUISHER

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

REVISIONS		
NO.	DATE	DESCRIPTION

CLIENT

Interior Remodel
6800 GULF BLVD.
ST. PETE BEACH, FLORIDA.
ELECTRICAL PLAN LIGHTING

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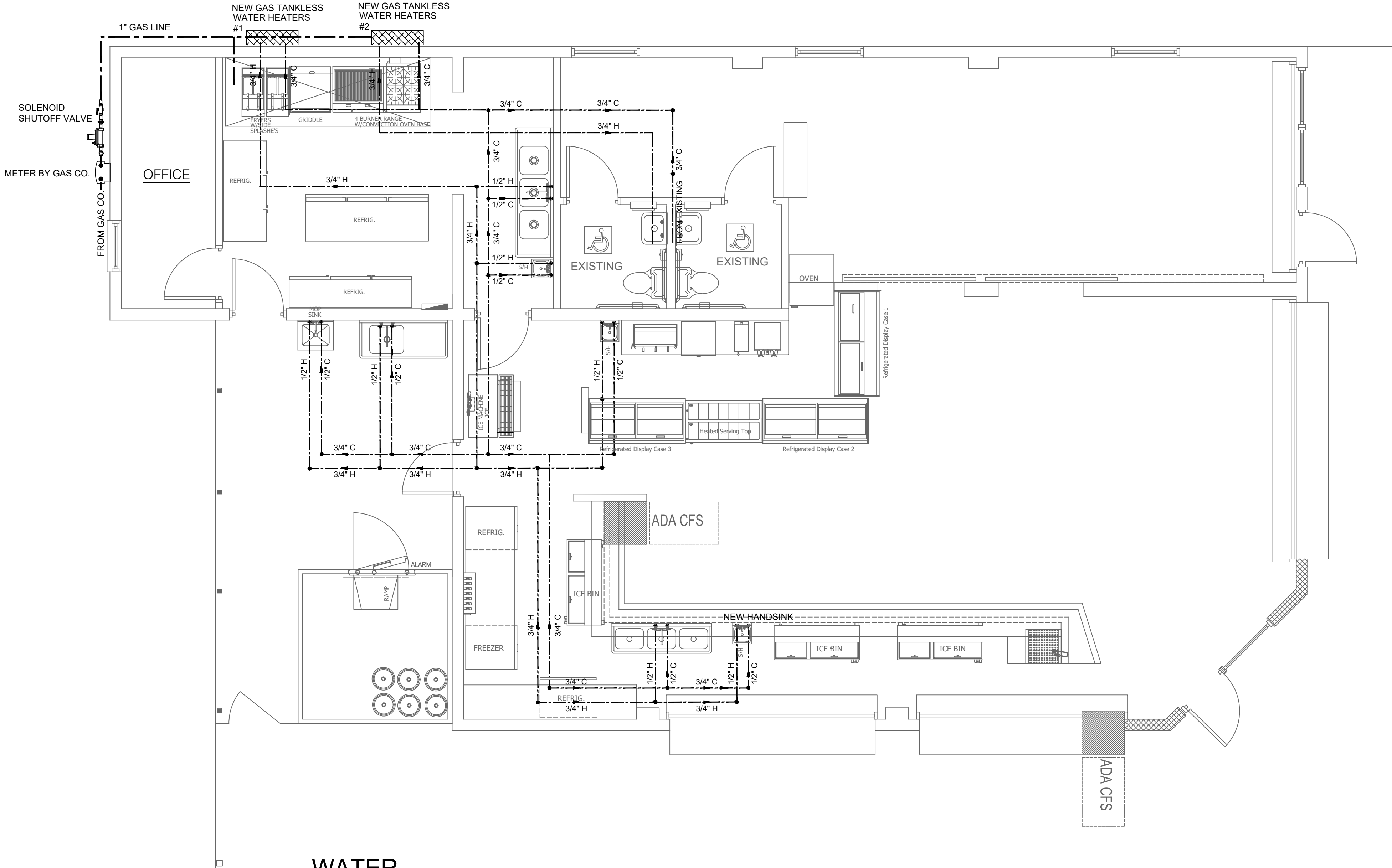
DRAWN BY	MT
UPDATED ON	Oct. 5, 22
DATE	APR - 2022
JAB PROJECT #	2022-028
SHEET #	E1.02

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DRAWN BY UPDATED ON	MT Oct. 5, 22
DATE	APR - 2022
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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CORRECTING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.	
Interior Remodel 6800 GULF BLVD. ST. PETE BEACH, FLORIDA. ELECTRICAL PLAN LIGHTING	
SEAL	

- PLUMBING SPECIFICATIONS
1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE SANITARY AND DOMESTIC WATER PIPING SYSTEMS, INCLUDING ALL ASSOCIATED DEVICES, EQUIPMENT, CONTROLS, AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS, AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES; THE DRAWINGS INDICATE IN GENERAL THE ROUTING, AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, OFFSETS, ETC.
 2. SANITARY DRAIN, WASTE AND VENT PIPING IS TO BE SCHED 40 PVC, NO-HUB CAST IRON OR TYPE L HARD COPPER TUBE ABOVE AND BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE CAST IRON SUITABLE FOR PAINTING. SANITARY LINE SLOPES SHALL BE IN ACCORDANCE WITH FLORIDA PLUMBING CODE TABLE 704.1. SLOPE SHALL BE A MINIMUM OF 1/8"/FOOT FOR LINES BETWEEN 3" AND 6" IN DIAMETER, AND A MINIMUM OF 1/4"/FOOT FOR LINES UNDER 3" IN DIAMETER.
 3. DOMESTIC WATER PIPING IS TO BE SCHEDULE 40 CPVC OR TYPE L COPPER TUBING WITH LEAD-FREE SOLDER JOINTS ABOVE GROUND AND SILVER SOLDERED JOINTS BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE SUITABLE FOR PAINTING. PLUMBING CONTRACTOR IS TO PROVIDE WATER HAMMER ARRESTORS OR AIR CHAMBER AS REQUIRED TO ELIMINATE WATER HAMMER AND TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 4. ALL HOT WATER PIPING TO BE INSULATED WITH 1" PIPE INSULATION PER THE FLORIDA STATE ENERGY CODE.
 5. VERIFY LOCATIONS, SIZES, AND INVERT ELEVATIONS OF SANITARY DRAIN, VENT, AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.
 6. ALL PLUMBING WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES, AND REGULATIONS.
 7. PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT HIS EXPENSE.
 8. COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES.
 9. PROVIDE LISTED FIRESTOPPING PIPE PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.
 10. INSTALL ALL WORK TO COMPLY WITH ADA REQUIREMENTS IF APPLICABLE.
 11. COORDINATE ALL CLEANOUTS WITH ARCHITECTURAL PRIOR TO INSTALLATION.

PLAN KEY NOTES

1. 1/2" CW DN. TO IMB-1 AS REQUIRED. ESS PLUMBING FIXTURE SCHEDULE.
2. PIPING IN TRUSS SPACE ABOVE CEILING
3. PIPING IN WALL SPACE.
4. 1/2" CW AND HW DN. IN WALL. CONNECT TO FIXER(S) AS REQUIRED. SEE PLUMBING FIXTURE SCHEDULE
5. ROUTE 1/2" CW & HW , DN. TO KNEE WALL BELOW COUNTER, AND CONNECT TO S-1 & DW FIXER(S) AS REQUIRED. SEE PLUMBING SCHEDULE
6. 1/2" CW AND HW DN. IN WALL. CONNECT TO WB-1 AS REQUIRED. SEE PLUMBING FIXTURE SCHEDULE
7. INSTALL DISHWASHER PER-JOB SPECIFICATIONS.
8. 3/4" CW AND HW DN. TO AND UP FROM WATER HEATER, SEE DETAIL
9. UNIT'S WATER SERVICE, SHUT-OFF VALVE & METER ASSEMBLY. SEE DETAIL
10. UNIT'S WATER SERVICE, REFER TI RISER DIAGRAM AS INDICATED.
11. 3/4" CW AND HW DN. WALL. CONNECT TO FIXTURE(S) AS REQUIRED. SEE PLUMBING FIXTURE SCHEDULE



**WATER
PLUMBING PLAN**
SCALE: 1/4"=1'-0"

BATHROOM FIXTURE COUNT

* MEETS REQUIREMENTS OF 2020 F.B.C. PLUMBING 7th. EDITION
TABLE 403.1
W/C 1 / 75 M. 1 / 75 F.
SINK 1/200 M / F.
OCCUPANCY 91 #2 =45.5

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INTERIOR REMODEL
6800 GULF BLVD.
ST. PETE BEACH, FLORIDA
WATER PLUMBING PLAN

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

JOHN A. BODZIAK ARCHITECT AIA, PA
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0000-000
P-1.01

REVISIONS

NO.	DATE	DESCRIPTION

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SEAL

PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 55S AND 62S, LAWS OF FLORIDA.

