

PLUMBING GENERAL NOTES	
1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS DESIGNED, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER, BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER, WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.	7. PROVIDE ALL DEVICES AS SPECIFIED OR APPROVED EQUALS.
2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN. THE EXACT LOCATIONS, CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK	8. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND PLUMBING DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.	9. CONTRACTOR IS TO PROVIDE THE A/E AND THE OWNER AN AS-BUILT SET OF DRAWING SHOWING ACTUAL INSTALLATION OF PIPES ROUTES.
4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMAN LIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.	10. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR.
5. CONTRACTOR IS COORDINATE ALL HIS WORK AND INSTALLATION WITH OTHER TRADES IN JOB SITE. FAILURE TO COORDINATE WITH OTHER TRADES WILL RESULT IN THE CONTRACTOR REPLACING, RELOCATION OR REMOVING HIS WORK AT NO EXTRA COST TO THE OWNER(S).	11. POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES & 8 PERCENT FOR PIPE FITTINGS, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.
6. THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, AND PERMITS IN CONNECTION WITH THIS JOB.	12. ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THOROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.
	13. DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
	14. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE. SEE ARCH. DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.
	15. ALL PLUMBING JOB SHALL BE DONE AS PER F.B.C 2020 7TH EDITION. MATERIALS: - ALL COLD AND HOT WATER PIPES SHALL BE COOPER TYPE "L" INSIDE THE BUILDING AND COOPER TYPE "M" OUTSIDE - SANITARY PIPE SHALL BE PVC SCHEDULE 40.
	16. HOT WATER PIPING IN AUTOMATIC TEMPERATURE MAINTENANCE SYSTEM SHALL BE INSULATED WITH 1" INCH(25 MM) OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H.F.T ² .F (1.53 W PER 25 MM/M ² .K) THE FIRST 8 FEET (2438 MM) PF HOT WATER PIPING FROM A HOT WATER PIPING FROM A HOT WATER SOURCE THAT DOES NOT HAVE HEAT TRAPS SHALL BE INSULATED WITH 0.5 INCH(12.7 MM) OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEED 0.27 BTU PER INCH/H.F.T ² .F (1.53 W PER 25 MM/M ² .K)

FIXTURE CONNECTION SCHEDULE			
ITEM	WASTE & SOIL (AS PER TABLE 709.1)	WATER (AS PER TABLE 604.5)	
		COLD	HOT
WATER CLOSET	3"	1/2"	- -
LAVATORY	1-1/2"	1/2"	1/2"
SHOWER	2"	1/2"	1/2"
BATHTUB	2"	1/2"	1/2"
REFRIGERATOR	-	1/2"	-
DISHWASHER	-	-	1/2"
CLOTHWASHER	3"	1/2"	1/2"

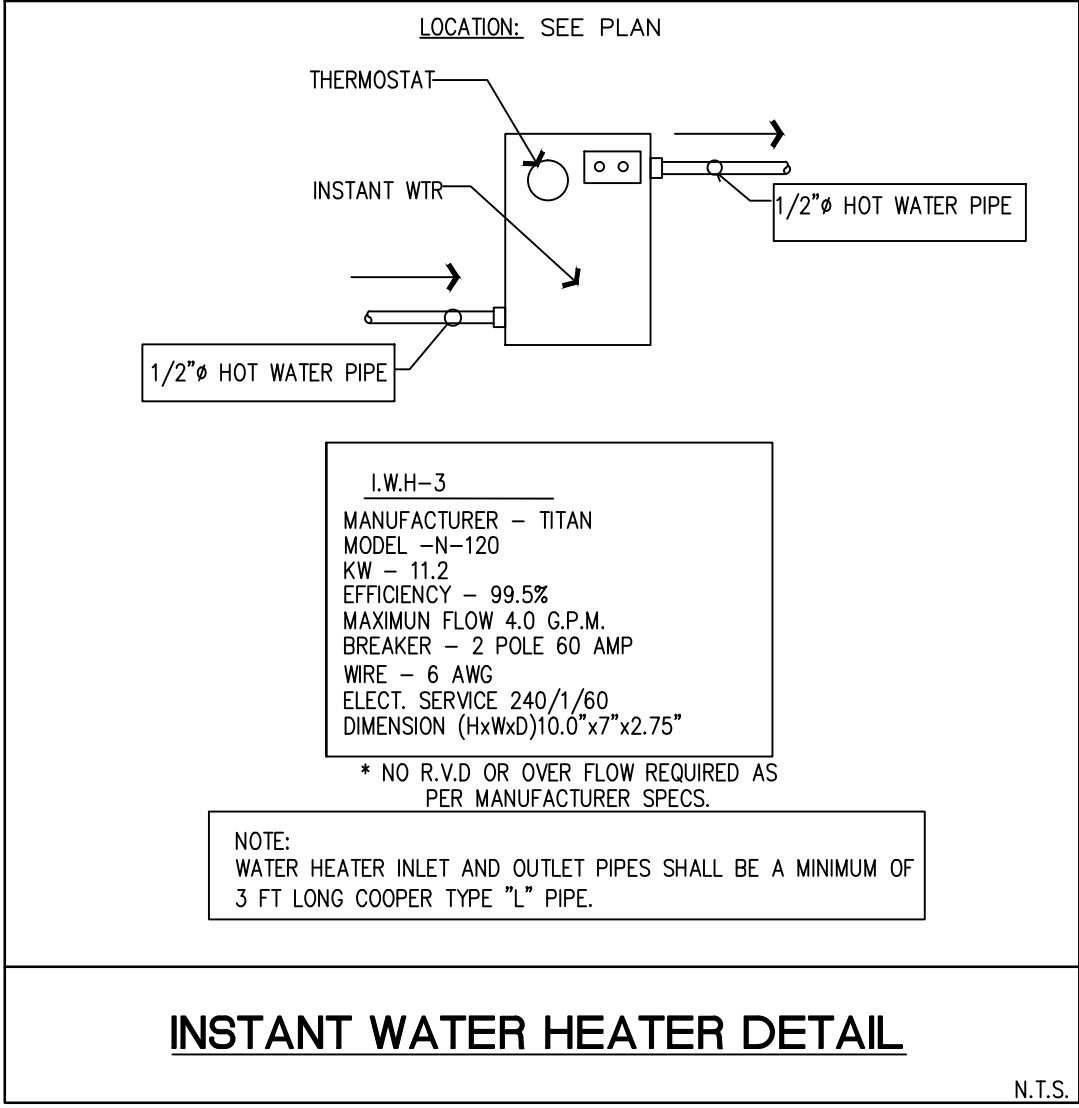
WATER PIPING SIZE	
①	1/2" CW
②	1/2" CW & 1/2" HW
③	1/2" HW
④	3/4" CW
⑤	3/4" CW & 1/2" HW
⑥	3/4" CW & 3/4" HW
⑦	3/4" HW
⑧	1" CW & 1/2" HW
⑨	1" CW & 3/4" HW
⑩	1" CW

NOTE: ALL PLUMBING FIXTURE SHALL COMPLIANCE WITH REFERENCED STANDARDS AS PER F.B.C PLUMBING 406 THROUGH 421.
NOTE: ALL TRAPS SHALL BE CONSISTENT W/ FIXTURE OUTLET SIZE.
NOTE: ALL FIXTURE SHALL COMPLY W/ F.B.C. TABLE 604.4.
NOTE: SHOWERS AND TUBS SHALL BE PROVIDE WITH CONTROL VALVE OF PRESSURE-BALANCE, THERMOSTATIC-MIXING, OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC-MIXING VALVE TYPES, TO COMPLY WITH F.B.C.R 2708.3
NOTE: PROVIDE WATER HAMMER ARRESTOR IN ALL QUICK CLOSING VALVE, AND SHALL CONFORM TO ASSE 1010, TO COMPLY WITH F.B.C.R. 2903.5

MINIMUM FLOW COMPLIANCE REQ'TS (REFER TO PLUMBING FIXTURE SCHEDULE FOR ACTUAL VALUES TO BE INSTALLED)		
PLUMBING FIXTURE OR FITTING	DESCRIPTION	COMPLIES?
LAVATORY, PRIVATE	1. 5 gpm at 60 psi	✓
LAVATORY, PUBLIC (METERING)	0. 25 gallon per metering cycle	✓
LAVATORY, PUBLIC (OTHER)	0. 5 gpm at 60 psi	✓
SHOWER HEAD	1. 5 gpm at 80 psi	✓
SINK FAUCET	1. 5 gpm at 60 psi	✓
URINAL	waterless or 0.5 gpf	✓
WATER CLOSET	1. 28 gpf	✓
DISHWASHER (RESIDENTIAL)	6. 5 gallons per cycle or less (Energy Star/ Water Sense Certified)	✓
DISHWASHER (COMMERCIAL)	less than 1. 2 gallons per rack for fill and dump machines and less than 0. 9 gallons per rack for all other types of machines	✓
UNDER-COUNTER MACHINES	1. 0 gallons or less per rack for high - temp machines 1. 7 gallons per rack for low- temp machines	✓
WASHING MACHINE	Water factor of 8 or lower (Energy Star/ Water Sense Certified)	✓

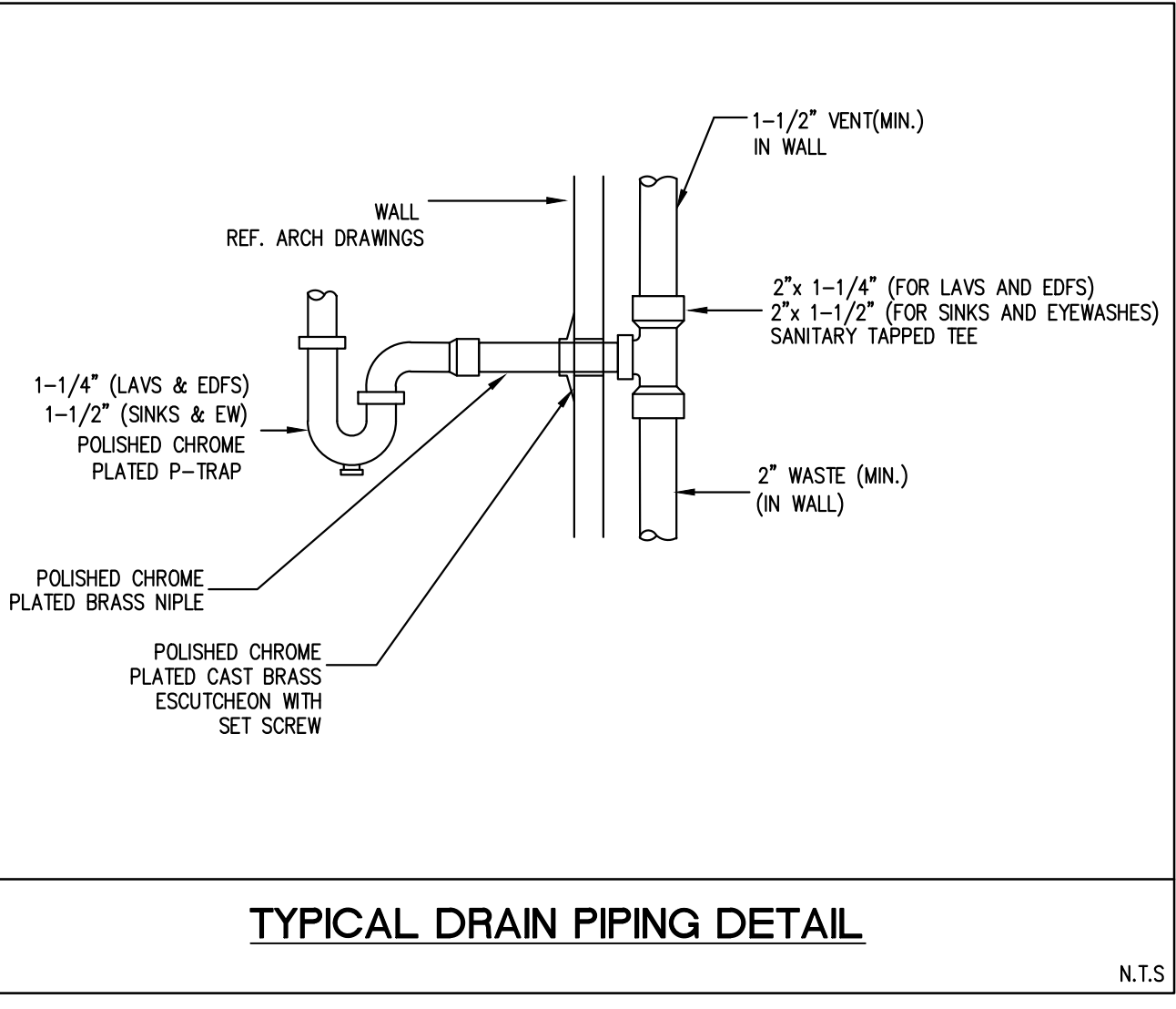
NOTE: ALL FIXTURES SHALL COMPLY WITH FBC PLUMBING 604.4 FOR WATER CONSUMPTIONS AS PER MIAMI DADE ORDINANCE SECTION 8-14 PLUMBING SHALL MEET LOCAL WATER FLOW RESTRICTIONS ADOPTED BY MDC WATER AND SEWERLT

PLUMBING LEGEND	
U.G	— UNDER GROUND
R.W	— RUNNING WALL
C.O	— CLEANOUT
V.T.R	— VENT THRU ROOF
O.H	— OVER HEAD
CLN	— CEILING
WC	— WATER CLOSET
LAV	— LAVATORY
FD	— FLOOR DRAIN
SL	— SANITARY LINE
C.D	— CONDENSATE LINE
V	— VENT
CW	— COLD WATER
HW	— HOT WATER
HB	— HOSE BIBB (HB)
CO	— CLEAN OUT
FCO	— FLUSH FLOOR CLEAN OUT
	— VENT THRU ROOF
	— FIXTURE TRAP
	— FLOOR DRAIN W/ TRAP PRIMER
	— WATER CLOSET
	— AIR ADMITTANCE VALVE
	— POINT OF CONNECTION EXISTING TO NEW. (CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATION)



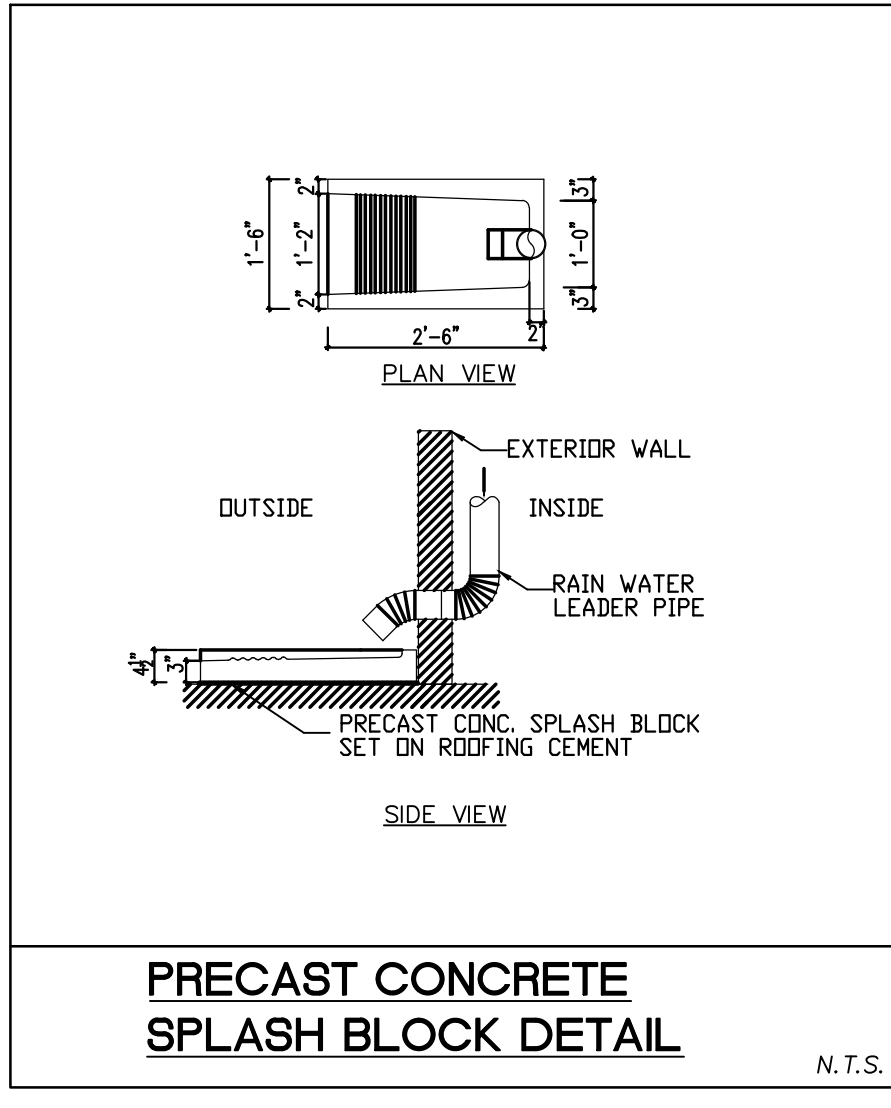
INSTANT WATER HEATER DETAIL

N.T.S.



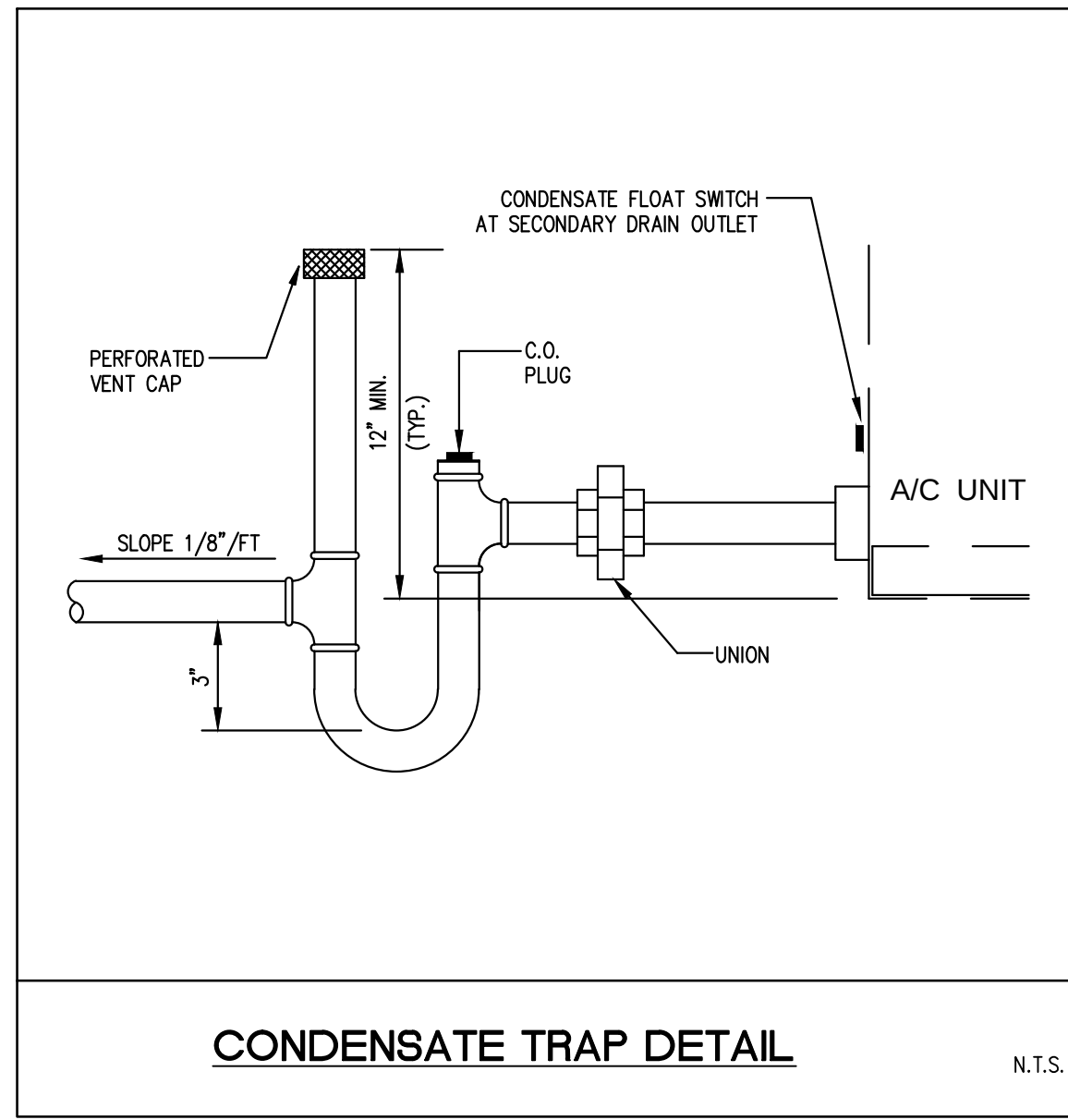
TYPICAL DRAIN PIPING DETAIL

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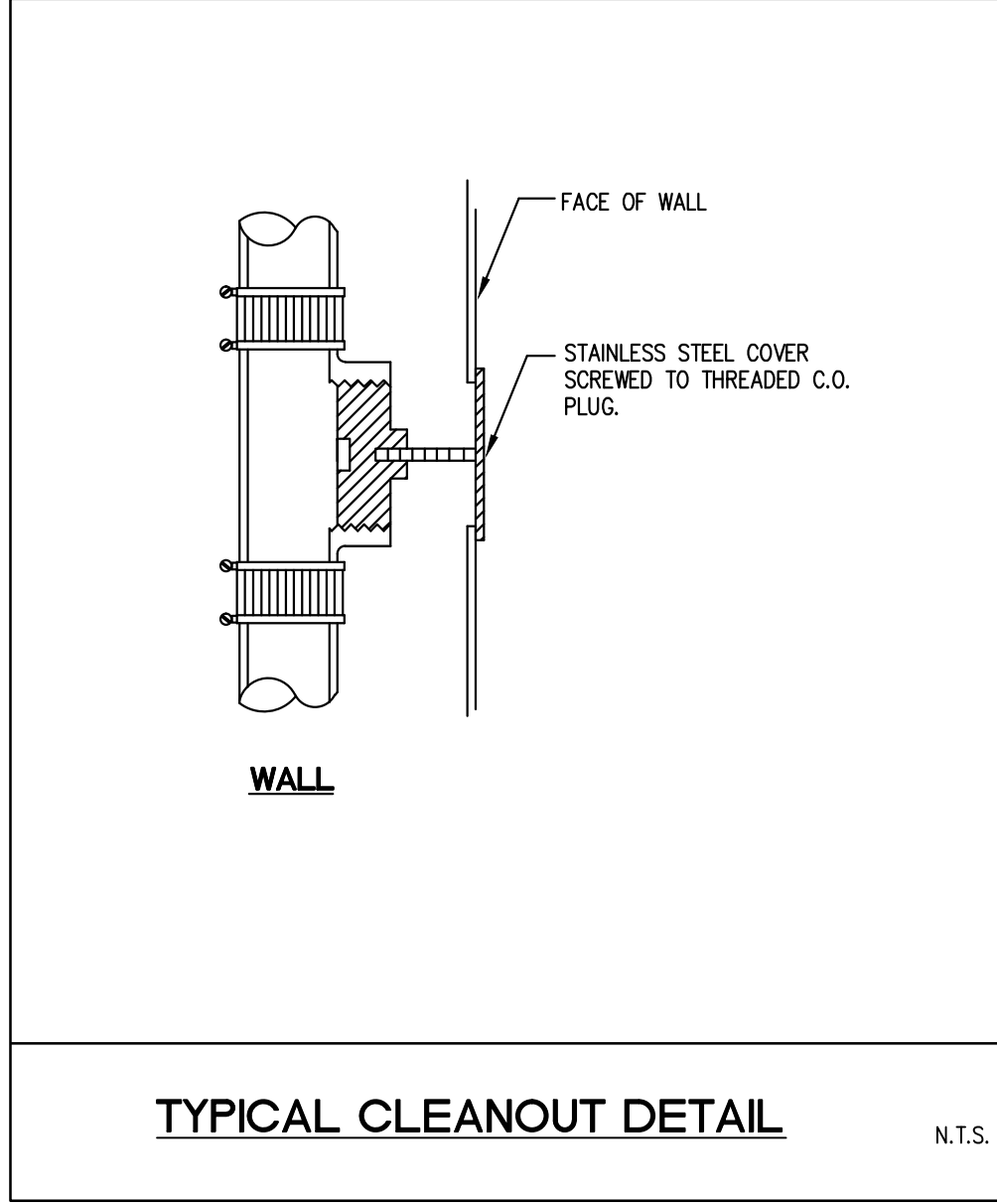
PRECAST CONCRETE SPLASH BLOCK DETAIL

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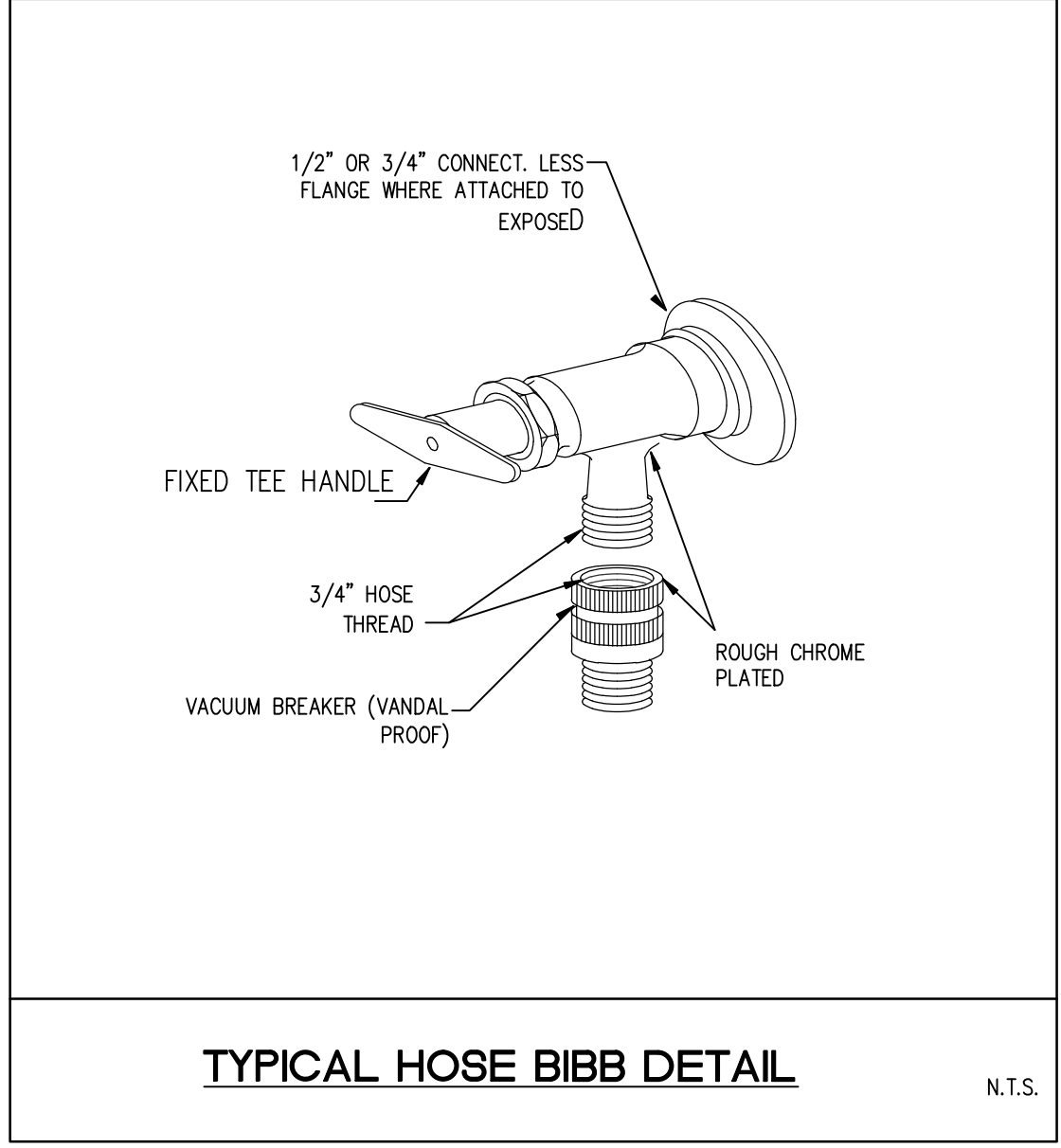
CONDENSATE TRAP DETAIL

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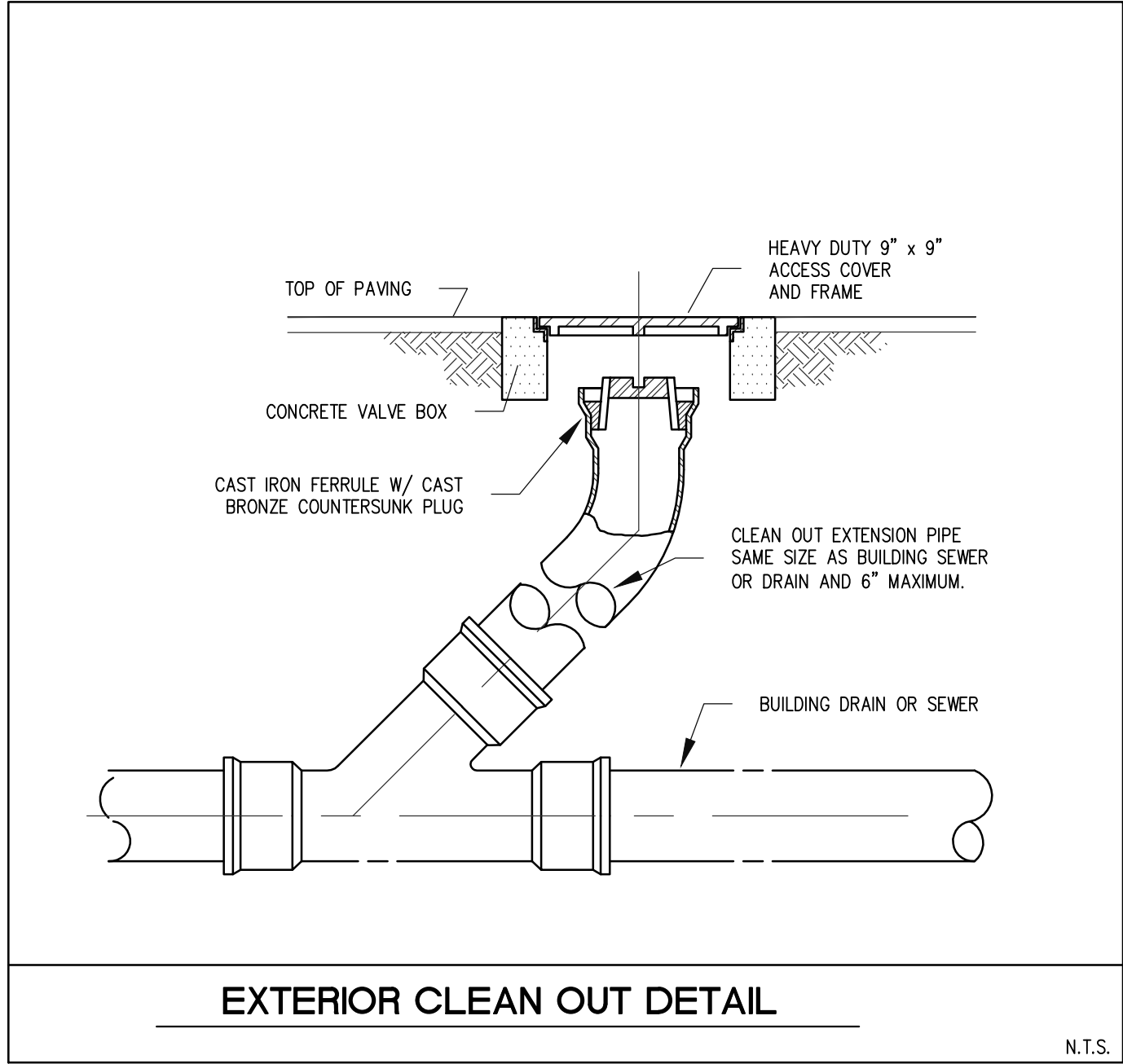
TYPICAL CLEANOUT DETAIL

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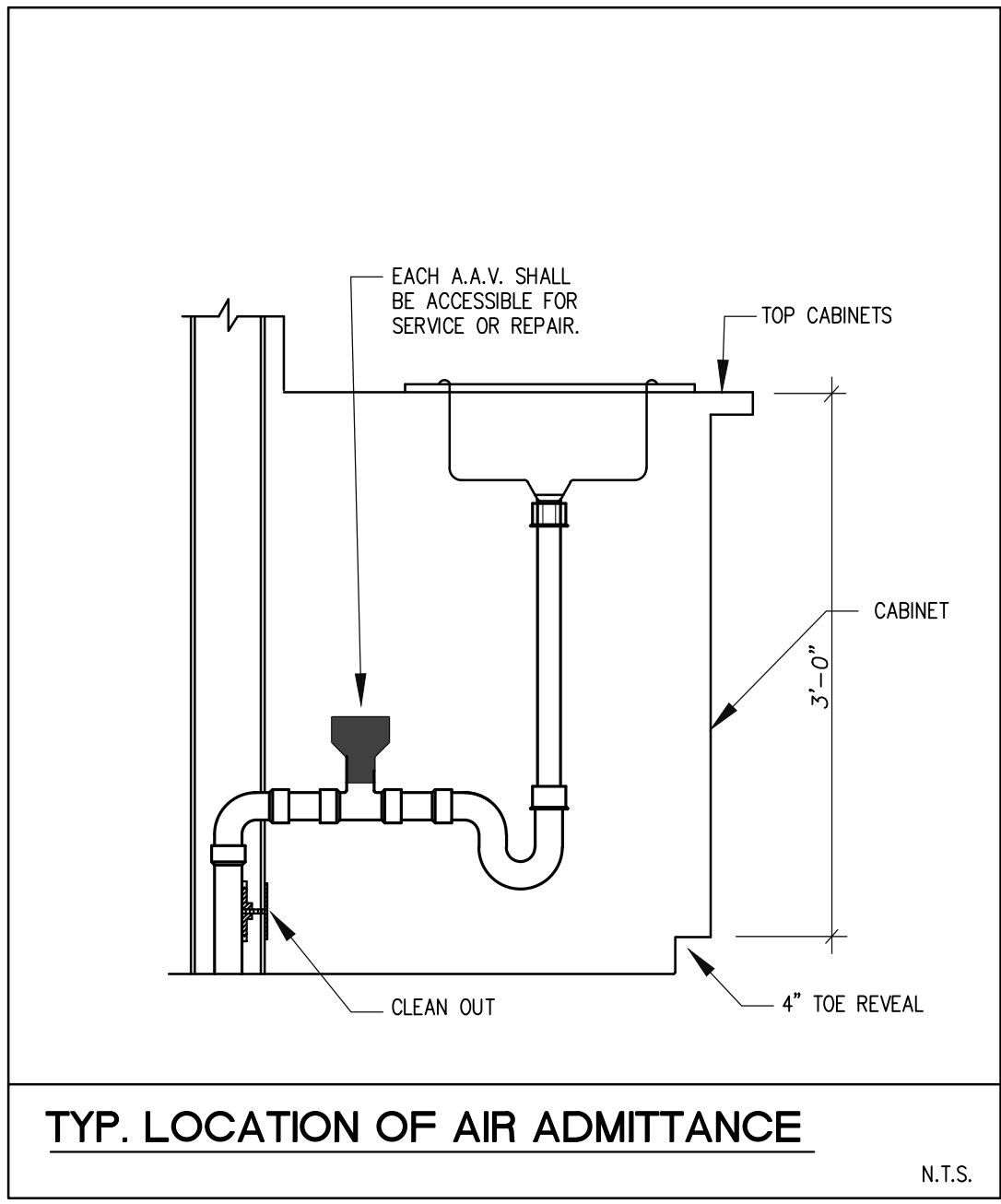
TYPICAL HOSE BIBB DETAIL

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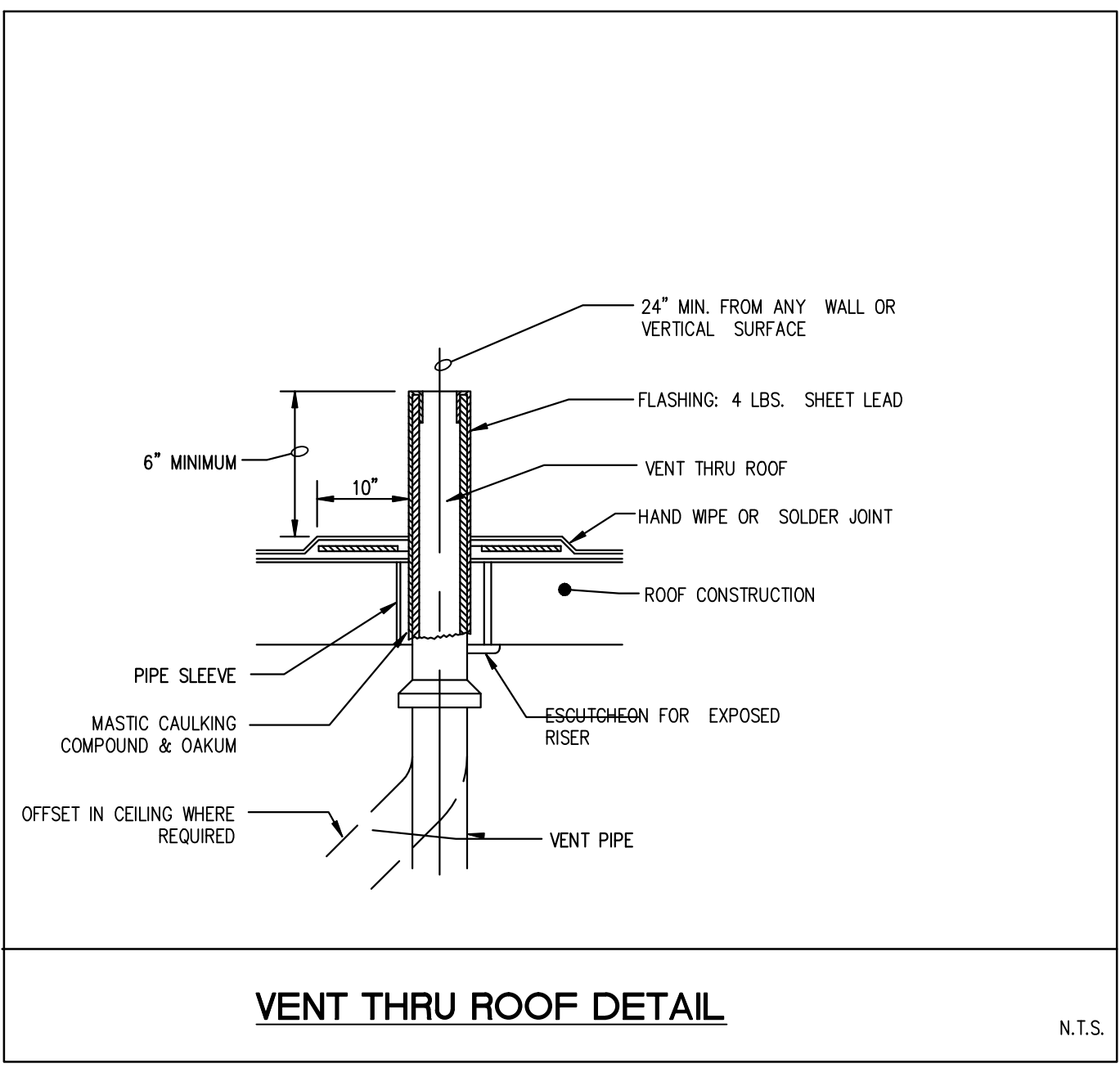
EXTERIOR CLEAN OUT DETAIL

N.T.S.



TYP. LOCATION OF AIR ADMITTANCE

N.T.S.



VENT THRU ROOF DETAIL

N.T.S.

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