

GENERAL PLUMBING NOTES:

1. ALL WORK SHALL CONFORM WITH THE 2023 FLORIDA BUILDING CODE, NFPA, NEC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
2. ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THE PLUMBING SYSTEMS DESCRIBED HEREIN AND SHOWN ON THE DRAWINGS.
 - A. DOMESTIC HOT WATER PIPING:
 - MINIMUM 1/2" THICK AND AS REQUIRED BY THE STATE OF FLORIDA ENERGY CODE, PIPE-MOLEDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
 - B. AIR CONDITIONING CONDENSATE COPPER PIPING:
 - FIRE RATED 1/2" THICK ELASTOMERIC CLOSED CELL POLYETHYLENE THERMAL INSULATION WITH BUILT-IN VAPOUR BARRIER. SEAL ALL EDGES AS RECOMMENDED BY THE MANUFACTURER.
 - C. HORIZONTAL STORM DRAINAGE PIPING RUNNING PARALLEL TO THE ROOF:
 - 1/2" THICK PIPE-MOLEDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
3. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, PERFORMANCE BONDS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEMS, AND SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN PERMIT.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. EXCEPT WHERE LONGER WARRANTIES ARE SPECIFIED FOR SPECIFIC EQUIPMENT, CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER.
6. PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE PLUMBING SYSTEMS AFTER FINAL ACCEPTANCE.
7. PROVIDE THREE SETS OF BOUND AND LABELED EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR ACCEPTANCE.
8. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT FOR ACCEPTANCE OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT AND MATERIALS.
9. LABEL AND IDENTIFY ALL EQUIPMENT, MOTOR STARTERS, CONTROLS, PIPING AND VALVES. SUBMIT IDENTIFICATION SCHEME TO THE ARCHITECT/ENGINEER FOR APPROVAL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MECHANICAL, SUB-CONTRACTOR. WIRING SHALL BE AS PER THE ELECTRICAL SPECIFICATIONS. MECHANICAL SUB-CONTRACTOR TO FURNISH ALL MOTORS AND STARTERS, RELAYS, ETC.
11. PRODUCTS AND MATERIALS SPECIFIED BY TRADE NAME AND/OR MODEL ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSIONS. CONTRACTOR SHALL BASE HIS BID ON THE ASSUMPTION THAT HE WILL BE CONSIDERED TO ESTABLISH A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER. ENGINEERED PRODUCTS ARE REQUIRED TO BE COMPARABLE, AND THAT BASIC DESIGN, CONSTRUCTION STANDARDS, QUALITY AND WARRANTIES ARE EQUAL OR BETTER THAN THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE IN THE WORK REQUIRED BY OTHER TRADES AND SHALL PAY FOR ANY EXPENSES INCURRED DUE TO THE CONTRACTOR'S REQUEST FOR REVISIONS OR SUBSTITUTIONS.
12. CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE PROJECT SITE WITH UP-TO-DATE INFORMATION ON AS-BUILT CONDITIONS INDICATING WITH COLORED PENS ALL CHANGES AND DEVIATIONS FROM THE CONTRACT DRAWINGS. THIS SET OF PLANS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AT THE COMPLETION OF THE PROJECT AS A PRE-REQUISITE FOR FINAL PAYMENT.
13. PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE U.L. LABEL AS APPLICABLE. PROVIDE SUPPLEMENTAL MATERIALS NOT SPECIFICALLY NOTED HEREIN, BUT REQUIRED TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE RECENT THE CONTRACT DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.
14. FURNISH ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, ETC., TO THE GENERAL CONTRACTOR, FOR INSTALLATION UNDER THE GENERAL TRADES.
15. ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES. THE CONTRACT DRAWINGS ARE DIAGNOSTIC AND INTENDED TO DETECT APPROXIMATE EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT SHOW ANY MAJOR DETAIL. PLANS SHALL NOT BE SCALED. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS.
16. OFFSET PIPES AS REQUIRED TO CLASH BUILDING STRUCTURE, DUCTWORK, ETC., AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
17. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT. VERIFY ALL VOLTAGES WITH THE ELECTRICAL TRADE BEFORE ORDERING ANY EQUIPMENT.
18. FURNISH AND INSTALL FIXTURE ACCESSORIES AS REQUIRED. UNLESS OTHERWISE SPECIFIED, ALL ACCESSORIES AND TRIM SHALL BE FIRST QUALITY WITH FINISH AS SELECTED BY ARCHITECT.
19. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH MECHANICAL SHOCK ARRESTORS.
20. PROVIDE SHUT-OFF VALVE(S) FOR EACH FIXTURE.
21. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
22. PROVIDE PIPING AS FOLLOWS:
 - A. DOMESTIC COLD WATER, HOT WATER, AND ELECTRIC WATER HEATER PAT
 - B. REFRIG. REUSATION LINE
 - C. S/L SLEAZHAWD SOLDER JOINT TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
 - D. ABOVE GROUND; TYPE L SLEAZHAWD SOLDER COPPER TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
 - E. SOLDER WELD IN JOINTS SHALL BE 100% LEAD-FREE.
23. STORM WATER, SANITARY WASTE AND VENT PIPING, AIR CONDITIONING CONDENSATE:
 - A. UNDERGROUND; DWP PVC S200 40 SOLID CORE PIPE WITH SOCKET JOINT FITTINGS, UNLESS NOTED; DWP PVC PIPE AND FITTINGS WRAPPED WITH SOUND INSULATION.
 - B. ABOVE GROUND; HORIZONTAL WASTE PIPING 3-IN. AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8-IN PER FOOT; 2-1/2-IN. AND SMALLER SHALL BE SLOPED AT NO LESS THAN 1/4-IN PER FOOT.
 - C. PAN DRAIN; DWV COPPER PIPE & FITTINGS WITH SOCKET TYPE FITTINGS.
24. DISSENT ALL DOMESTIC WATER PIPING IN ACCORDANCE WITH FBC SEC 610 (PLUMBING).

THERMAL INSULATION

1. DOMESTIC HOT WATER PIPING:
 - MINIMUM 1/2" THICK AND AS REQUIRED BY THE STATE OF FLORIDA ENERGY CODE, PIPE-MOLEDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
2. AIR CONDITIONING CONDENSATE COPPER PIPING:
 - FIRE RATED 1/2" THICK ELASTOMERIC CLOSED CELL POLYETHYLENE THERMAL INSULATION WITH BUILT-IN VAPOUR BARRIER. SEAL ALL EDGES AS RECOMMENDED BY THE MANUFACTURER.
3. HORIZONTAL STORM DRAINAGE PIPING RUNNING PARALLEL TO THE ROOF:
 - 1/2" THICK PIPE-MOLEDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.

CLEANOUTS

1. WALL CLEANOUT: JOSAM SERIES 58790 WITH THREADED PLUG AND VANDAL PROOF STAINLESS STEEL ACCESS COVER PLATE.
2. FLOOR CLEANOUT:
 - INTERIOR: JOSAM SERIES 56020 WITH VANDAL PROOF COVER.
 - EXTERIOR: JOSAM SERIES 58440 WITH VANDAL PROOF COVER.

PROVIDE CLEAN-OUTS IN HORIZONTAL PIPING AT INTERVALS REQUIRED BY CODE, AT THE BOTTOM OF ALL WASTE STACKS AND RISERS, AND AT EVERY CHANGE IN DIRECTION, AND WHERE INDICATED ON DRAWINGS.

DRAINS: SHALL BE AS SELECTED BY ARCHITECT.

1. PLUMBING FIXTURES AND TRIM PROVIDE FIXTURES COMPLETE WITH DRAINS, TRAPS, SUPPLIES, WALL ESCUTCHEONS AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FACETS SHALL COMPLY WITH FBC WATER SAVING STANDARDS.
2. ELECTRIC WATER HEATER: SHALL COMPLY WITH FBC ENERGY SAVING STANDARDS.
3. CARRIERS:
 - A. ALL CARRIERS SHALL BE FULLY BOLTED TO THE FLOOR AND INSTALLED AS RECOMMENDED BY MANUFACTURER.
 - B. LAVATORIES INSTALLED ON METAL STUD PARTITIONS: JOSAM SERIES 17100 RECTANGULAR STRUCTURAL STEEL BRACKET WITH INTEGRAL WELDED HEAVY DUTY STEEL TOP AND DUCTILE IRON CONCEALED.

VALVES

1. GATE VALVES: 2 1/2" AND SMALLER: ALL BRONZE CONSTRUCTION, SODIUM SODIUM, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 115. 3" AND LARGER, FLANGED ENDS, IRON BODY, BRONZE TRIM, MILWAUKEE F-2862.
2. GLOBE VALVES: 1/2" AND SMALLER: BRONZE CONSTRUCTION, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 502. 1/2" TO 2" SOLDERED ENDS, MILWAUKEE 1502.
3. CHECK VALVES: 1/2" AND SMALLER: BRONZE BODY, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED, MILWAUKEE 509; SOLDERED ENDS, MILWAUKEE 1509. 3" AND LARGER, FLANGED ENDS, IRON BODY, BRONZE TRIM, CLASS 125, MILWAUKEE F-2472.
4. HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT-OFF VALVE AND VACUUM BREAKER.

HANG PIPING FROM STRUCTURE UTILIZING GALVANIZED HANGER RODS AND TRAFFICE OR CLEVIS HANGERS. FOR COPPER PIPING, RODS AND HANGERS SHALL BE COPPER AND SUPPORT PIPING INDESTRUCTIBLE PLUMBING SYSTEMS AS REQUIRED BY CODE AND AS INDICATED ON PLANS. PROVIDE UNIONS AND FLANGES AT ALL CONNECTIONS TO EQUIPMENT FOR EASY MAINTENANCE AND DISMANTLING. PROVIDE ALL FITTINGS TO ALL PIPE PENETRATIONS OF WALLS, PARTITIONS, FLOORS AND CEILINGS.

SHIELDING SHEET METAL DIRECTION AND AT EACH SIDE OF SHUT OFF VALVES. PROVIDE PROTECTING SHEET METAL SHIELDS FOR ALL INSTALLED PIPING.

SINKING PIPES

1. SANITARY AND STORM PIPING: SUBJECT ENTIRE SYSTEM TO A HYDROSTATIC HEAD OF NO LESS THAN 10 FEET OF WATER EXCEPT FOR THE TOPMOST 10 FEET OF PIPE OF FLUING SYSTEM WITH WATER UP TO THE OVERFLOW POINT OF THE HIGHEST OPENING, FOR A PERIOD OF TWO HOURS WITHOUT DROP IN WATER LEVEL.
2. DOMESTIC WATER PIPING: SUBJECT THE ENTIRE SYSTEM TO A HYDROSTATIC PRESSURE OF NO LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS WITHOUT LOSS IN PRESSURE.

TEST ALL EQUIPMENT TO DEMONSTRATE PROPER FUNCTIONING AND CAPACITY.

1. PROVIDE SHOP ACCESSORIES, DIELECTRIC FITTINGS, HANGERS AND INSERTS, TRIM RE-SCALES, VACUUM BREAKERS, GAGES AND THERMOMETERS, STRAINERS, VALVES, ETC., FOR COMPLETE PLUMBING SYSTEMS AS REQUIRED BY CODE AND AS INDICATED ON PLANS. PROVIDE UNIONS AND FLANGES AT ALL CONNECTIONS TO EQUIPMENT FOR EASY MAINTENANCE AND DISMANTLING. PROVIDE ALL FITTINGS TO ALL PIPE PENETRATIONS OF WALLS, PARTITIONS, FLOORS AND CEILINGS.
2. PROVIDE SHORING AND BRACING IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS FOR THE PROTECTION OF PERSONNEL AND UTILITIES WHERE EXCAVATIONS ARE MADE. PROVIDE ALL LABOR AND MATERIALS IN CONNECTION WITH EXCAVATING, TRENCHING, DE-WATERING, FILLING, BACKFILLING, COMPACTING, ETC., UNDER THIS DIVISION (MECHANICAL).
3. ALL PLUMBING FIXTURES SHALL BE ROUGHED IN USING THE LATEST ARCHITECTURAL FLOOR PLANS AND NOT THE PLUMBING DRAWINGS.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT TO APPROVAL, WITHIN 45 DAYS OF SINKING CONTRACT, FULLY DESCRIBED LITERATURE AND SUBMITTAL SPECIFICATIONS OF INCLUDING BUT NOT LIMITED TO: WATER HEATERS, PIPING MATERIALS, INSULATION, EQUIPMENT AND PLUMBING FIXTURES. NO WORK SHALL PROCEED WITHOUT THE APPROVAL OF THESE SUBMITTALS.

REQUEST FOR INFORMATION: CONTRACTOR SHALL SUBMIT WITHIN 30 DAYS OF SINKING CONTRACT ANY REQUEST FOR INFORMATION (RFI) PERTAINING TO ANY CONDITIONS, OMISSIONS, OR ERRORS IN THE CONSTRUCTION DOCUMENTS.

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

DRAWN _____
CHECKED _____
DATE 11/14/22 _____
SCALE _____
JOB NO. _____
SHEET _____

P-1

A circular professional engineer seal for the State of Florida. The outer ring contains the text "PROFESSIONAL ENGINEER" at the bottom and "J. C. Vidal" at the top. Inside this ring, the word "LICENSE" is at the top, "No. 52792" is in the center, and "STATE OF FLORIDA" is at the bottom. A five-pointed star is positioned in the center of the seal, between the license number and the state name.

PSI
ENGINEERING INC

Engineer of Record: JULIO VIDAL PE
FLA REG # 52792
Project Manager: ROGER PEREZ

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