MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES. TABLE 2903.2a	
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE. (b)
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
SHOWER HEAD (a)	1.5 GPM @ 80 PSI
SINK FAUCET	1.5 GPM @ 60 PSI
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALL PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED). (c)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED). (c)

(a) A HANDHELD SHOWER SPRAY IS A SHOWERHEAD.
(b) CONSUMPTION TOLERANCES SHALL BE DETERMINED FROM REFERENCED STANDARDS.
(c) WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT.

NOTE:

PLUMBING FIXTURES AND APPLIANCES SHALL COMPLY WITH MIAMI-DADE CODE SECTION 8-31. RESIDENTIAL REQUIREMENTS FOR THE MAXIMUM FLOW RATE PERMISSIBLE AS PER TABLE 2903.2a (REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE SCHEDULE)

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	– –
TUB	2"	1/2"	1/2"
WHIRLPOOL	2"	1/2"	1/2"
BIDET	1–1/4"	1/2"	1/2"
LAVATORY	1–1/4"	1/2"	1/2"
KITCHEN SINK	1–1/2"	1/2"	1/2"
DISHWASHER	1" hose	– –	1/2"
CLOTHES WASHER	2"	1/2"	1/2"
HOSE BIBB	– –	1/2"	– –
FLOOR DRAINS	2" MIN.	1/2"	– –
SHOWER	2"	1/2"	1/2"
REFRIGERATOR	– –	1/2"	– –

1) FIXTURES TO COMPLY W/FBC 2020 Plumbing Sections 709.1.603.1 & 604.3
2) ANTI-SCALD VALVE:
ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTSTIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110°F.

LEGEND

- COLD WATER PIPE (CW)
- HOT WATER PIPE (HW)
- CD — CONDENSATE LINE
- G — GAS PIPE
- GATE VALVE
- PLUG VALVE
- HOSE BIBB (W/VACUUM BREAKER)
- CONNECT NEW TO EXISTING
- BTUH — BRITISH THERMAL UNITS PER HOUR
- CW — COLD WATER
- HB — HOSE BIBB
- HW — HOT WATER
- P & T — PRESSURE & TEMPERATURE
- TBR — TO BE REMOVED
- HOT WATER RETURN
- TYP — TYPICAL
- CA — COMPRESSOR AIR

HAMMER ARRESTOR:
- *AMTROL, MODEL 500*
- *INSTALL IN ACC. LOCATION.*
- *CONNECTION SIZE: 1/2" NPT*
- *HEIGHT: 4–1/2"*
- *DIAMETER: 3–3/8"*
 MAX. PRESSURE: 150 PSI
 MAX. TEMP: 200° F
 MAX. SHOCK PRESSURE: 200 PSI

NOTE:
ALL SANITARY PIPE 2 1/2" DIAMETER OR SMALLER SHALL RUN @ 1/4" SLOPE PER L.F.T. 3" AND LARGER @ 1/8" SLOPE PER L.F.T.

NOTE:
ALL TUBS AND SHOWERS REQUIRE ANTI–SCALDING VALVE @ 110°F, (TYPICAL)

NOTE:
ALL PIPES TO DISCHARGE MIN. 12" FROM STRUCTURE

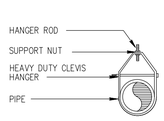
NOTE:
ALL PLUMBING WATER DEVICES SHALL BE PROVIDED W/ SHUT–OFF VALVES.

NOTE:
NO SPLICING ALLOWED UNDER SLAB

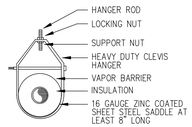
GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND FLORIDA BUILDING CODES 2020 GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, 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.
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 .
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 SPRINKLER 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.
4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE 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.
5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS , ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.
7. PROVIDE MEANS "FURNISH AND INSTALL".
8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS–BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
13. PROVIDE BATHROOM FIXTURES AS SPECIFIED.
14. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.
15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
17. MATERIALS
 A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
 B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COOPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSTALL SLAB.
 C. SANITARY WASTE AND VENT 4"ø AND SMALLER SHALL BE P.V.C., SCHEDULE 40.
 S. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40
 E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
 F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
 G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN. 3/4" DIA.
 H. INSULATE ALL HOT WATER, HOT WATER RETURN, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS:
 HW & CW SUPPLY AND RETURN PER FBCEC–2017 R403.5.3 MIN. R–3: USE R–4
 USE 1"ARMAFLEX PREFORMED OR EQUAL
 CONDENSATE PIPING AND STORM DRAIN PIPING------3/4" ARMAFLEX PREFORMED.

FIRE RATED PENETRATION NOTE
WHEN P.V.C. IS USED PROVIDE "PRO–SET" AND PATCH UP OPENING WITH FIRE RATED SEALER SIMILAR TO "3M" C–128 OR APPROVED EQUAL

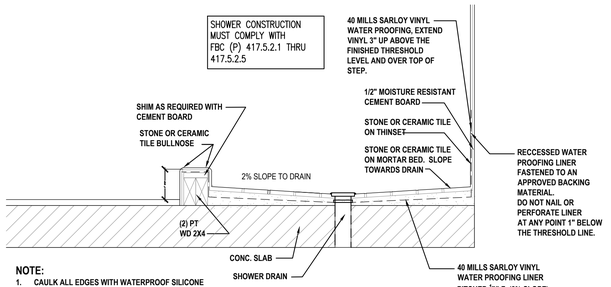


CLEVIS HANGER SINGLE HORIZONTAL RUNS NO VAPOR BARRIER INSULATION



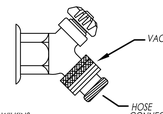
CLEVIS HANGER SINGLE HORIZONTAL RUNS W/ VAPOR BARRIER INSULATION

PIPE SUPPORT DETAILS
NO SCALE

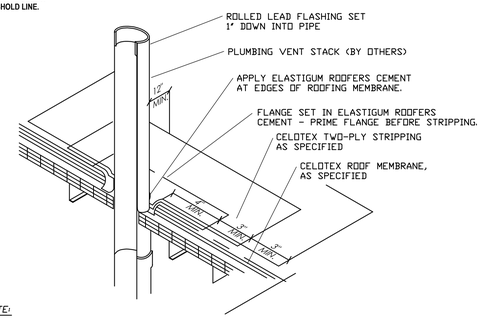


NOTE:
1. CAULK ALL EDGES WITH WATERPROOF SILICONE
2. INSTALL DRAIN AS PER PLANS. REFER TO MANUFACTURER'S INSTRUCTION FOR ACTUAL DRAIN INSTALLATION DETAILS

SHOWER PAN DETAIL
N.T.S.

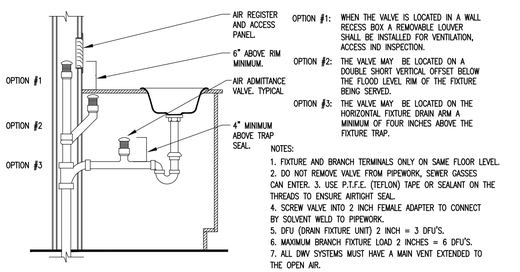


HOSE BIBB DETAIL
N.T.S



NOTE:
1. SHEET LEAD MINIMUM OF 2–1/2 LBS. PER SQUARE FOOT.

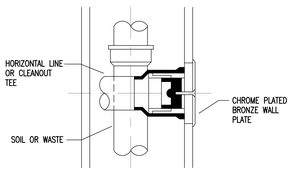
V.T.R./PIPE FLASHING DETAIL
N.T.S.



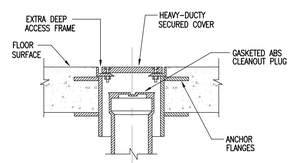
OPTION #1: WHEN THE VALVE IS LOCATED IN A WALL RECESS BOX A REMOVABLE LOUVER SHALL BE INSTALLED FOR VENTILATION, ACCESS IND INSPECTION.
OPTION #2: THE VALVE MAY BE LOCATED ON A DOUBLE SHORT VERTICAL OFFSET BELOW THE FLOOD LEVEL RIM OF THE FIXTURE BEING SERVED.
OPTION #3: THE VALVE MAY BE LOCATED ON THE HORIZONTAL FIXTURE DRAIN ARM A MINIMUM OF FOUR INCHES ABOVE THE FIXTURE TRAP.

NOTES:
1. FIXTURE AND BRANCH TERMINALS ONLY ON SAME FLOOR LEVEL.
2. DO NOT REMOVE VALVE FROM PIPEWORK, SEWER GASSES CAN ENTER. 3. USE P.T.F.E. (TEFLON) TAPE OR SEALANT ON THE THREADS TO ENSURE AIRTIGHT SEAL.
4. SCREW VALVE INTO 2 INCH FEMALE ADAPTER TO CONNECT BY SOLVENT WELD TO PIPEWORK.
5. DFU (DRAIN FIXTURE UNIT) 2 INCH = 3 DFU'S.
6. MAXIMUM BRANCH FIXTURE LOAD 2 INCHES = 6 DFU'S.
7. ALL DWV SYSTEMS MUST HAVE A MAIN VENT EXTENDED TO THE OPEN AIR.
8. DO NOT INSTALL ON STACK VENTS/VENT STACKS, OR RELIEF VENTS.

AIR ADMITTANCE VALVE MOUNTING DETAIL
N.T.S.



WALL



EXTERIOR

CLEANOUT DETAILS
N.T.S.

INSTANTANEOUS ELECTRIC WATER HEATER SCHEDULE							
ITEM	MANUFACTURER	MODEL	VOL	KW	AMPS	WEIGHT	DIMENSIONS (HxWxD)
IWH–1	RHEEM	RTEX–04	120	3.5	29	4.5 LB	6" x 11" x 2.75"

RECOMMENDED BREAKER & WIRE SIZE: (1x30)A & 10 AWG

ELECTRIC WATER HEATER SCHEDULE									
ITEM	MANUFACTURER	MODEL	FIRST HOUR RATING GALS.	ENERGY FACTOR	GALLONS CAPACITY	KW (240 V)	RECOVERY G.P.H. 90° RISE	DIMENSIONS	WEIGHT
WH–1, 2	RHEEM	XE80T06ST45U0	87	0.86	80	4.5	21	23"ø X 59"H	177 (lbs)

OR USE ALTERNATE EQUAL.

1 / P-2-0 PLUMBING NOTES, SCHEDULE AND DETAILS
SCALE: N.T.S.

REVISIONS

Rev.	Date	Description
1	10/24/23	B.D.C

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, PINECREST, FL 33156

Corporation Licence #AA0003589
Architectural Seal
JORGE I. VILLAVICENCIO NO. AR0012110

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
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Eduardo A Barreto
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DN: c=US, o=Florida, dnQualifier=A01410C0000018F98AF54EC000D3EC5, cn=Eduardo A Barreto
Date: 2023.11.05 13:13:20 -05'00'

EDUARDO A.BARRETO
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EDUARDO A BARRETO, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 69677
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DATE: 10-20-2022
SCALE: AS SHOWN
PROJECT NO: Unnamed
DRAWING NO : P-2-0