

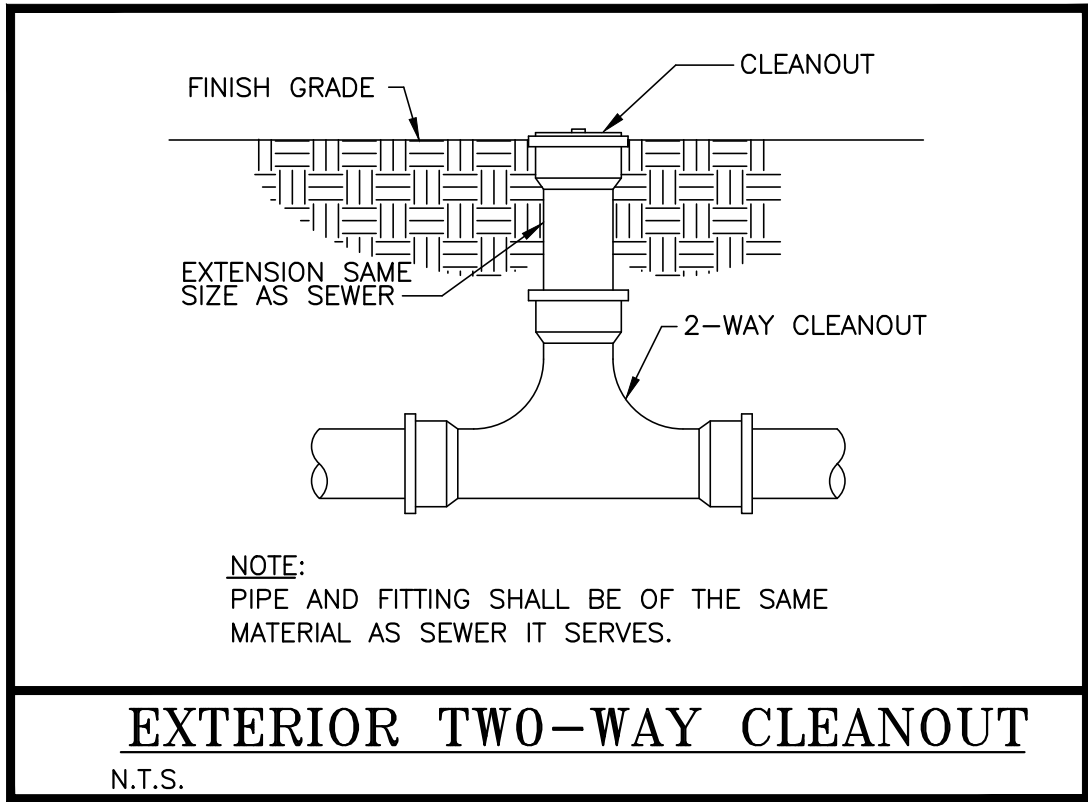
PLUMBING GENERAL NOTES AND SPECIFICATIONS:

1. A. SCOPE OF WORK:
ALL WORK MUST COMPLY WITH FBC 2020 7TH EDITION.
THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS, SPECIFIED HEREIN AND/OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT NOT NECESSARILY LIMITED TO:
1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
2. SANITARY DRAIN AND VENT SYSTEMS
3. PLUMBING FIXTURES AND TRIM
4. PRESSURE & TEMPERATURE RELIEF AND PAN DRAIN FROM WATER HEATER.
5. PIPING INSULATION
6. SUPPORTS AND HANGERS
- B. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "FLORIDA BUILDING CODE" AND LOCAL ORDINANCES AND IN COMPLIANCE WITH THE "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION", AND "HRS" REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN. CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING
4. WATER-HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER-HAMMER ARRESTORS.
5. ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE
6. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.
7. WASTE LINES 3" OR MORE, SLOPE @ 1/8" / FT. AND 2" AND UNDER, SLOPE@ 1/4" / FT.
8. PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE. WALL CLEAN OUT FROM THE NEAREST WATER-HAMMER ARRESTORS. THEY MUST BE LOCATED UNDER SINKS, LAVATORIES & CABINETS.
9. VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD.
10. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES FITTINGS SHALL BE IN ACCORDANCE WITH TABLE 604.4 F.B.C.
11. CONTRACTOR SHALL COORDINATE WITH OWNER AMOUNT & LOCATION OF HOSE BIBBS PRIOR TO INSTALLATION.
12. PIPING
- A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE
- B. PROVIDE SLOPES FOR ALL PIPING PASSING THROUGH FOUNDATION SLABS OR MASONRY WALLS. CAULK OPENINGS BETWEEN PIPE AND SLEEVES.
- C. WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS.
- D. LOCATION OF FULL-OPEN VALVES, AS PER FPC 606.1
- F. LOCATION OF SHUTOFF VALVES, AS PER FPC 606.2
- G. SANITARY WASTE, VENTS & STORM DRAIN SHALL BE APPROVED PVC SCHEDULE 40 ACCORDING WITH STANDARD LISTED IN TABLE 702.2, 702.3 OF FBCP. PROVIDE PIPE FITTING ACCORDING WITH PVC FITTING LISTED IN TABLE 702.4 FBCP.
- H. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS: "CPVC" SCHEDULE 40 PIPE & FITTINGS
- I. DOMESTIC WATER PIPE MATERIAL SHALL CONFORM TO NSF 61 AND SHALL BE CPVC, CONFORM TO THE STANDARDS LISTED TO FBCP TABLE'S 605.3, 605.4, & 605.5
- J. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B-88 BRONZE GATE VALVES.
- K. PROVIDE FITTING PIPE CPVC ACCORDING WITH STANDARD TABLE 605.5.5

13. INSPECTIONS AND TESTS
- A. CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION, AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND/OR LOCAL REGULATIONS.
- B. DRAINAGE PIPING: BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH THE WATER TO THE HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER REPRESENTATIVE.
- C. STERILIZE ALL WATER LINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 48 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- D. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

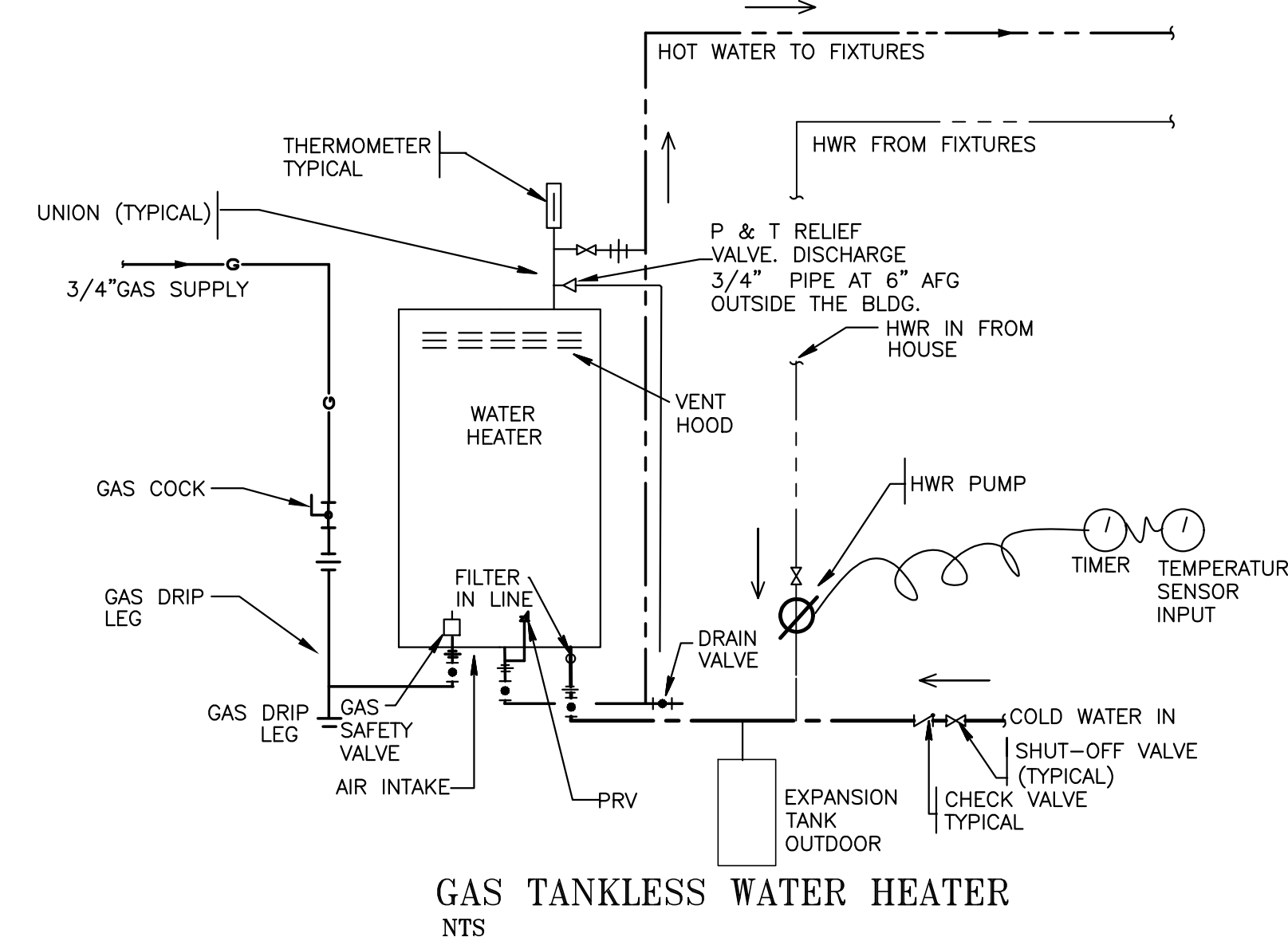
PLUMBING FIXTURE SCHEDULE						
MARK	DESCRIPTION	FIXTURE UNITS	HOT WATER	COLD WATER	TRAP	REMARKS
WC	WATER CLOSET	3	---	1/2"	3"	3" DRAIN
L	LAVATORY	1	1/2"	1/2"	1 1/4"	
SH	SHOWER	2	1/2"	3/4"	3"	W/ANTI-SCALD VALVE
SK	KITCHEN SINK	2	1/2"	1/2"		
DW	DISHWASHER	2	1/2"	---	1 1/2"	PROVIDE INDIRECT WASTE W/ AN AIR BREAK
REF	REFRIGERATOR	-	-	1/2"	-	PROVIDE BACKFLOW DEVICE & FILTER IN LINE
WM	WASHER MACHINE	2	1/2"	1/2"	3"	PROVIDE WM BOX W/(2) 1/2" HB & 2" DRAIN
NOTE ALL FIXTURE SHALL COMPLY WITH MIAMI DADE COUNTY ORDINANCE 8-14						

- APPLICABLE CODE FBC 7TH EDITION- 2020 & FFPC 7TH EDITION
- 1) FIXTURES TO COMPLY WITH REFERENCE STANDARDS AS PER FBC 2020, 7TH EDITION, PLUMBING SEC. 406 THROUGH 421.
- 2) RESIDENTIAL FIXTURES SHALL COMPLY WITH 2020 FBC, 7TH EDITION Section P2701.
- 3) ANTI-SCALD VALVE: ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE-BALANCE/THERMOSTATIC 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.
- 4) ALL DRAINS 3" Ø OR ABOVE SHOULD HAVE 1/8" SLOPE & BELOW 3" Ø SHOULD HAVE 1/4" SLOPE.
- 5) ICE MAKERS, REFRIGERATORS & DRINKING FOUNTAINS TO BE IN LINE BACKFLOW DEVICE & FILTER.
- 6) DISHWASHING MACHINES SHALL CONFORM TO ASSE 1004 AND NSF3. WATER SUPPLY SHALL BE PROTECTED WITH AN BACKFLOW DEVICE AND PROVIDE INDIRECT WASTE W/AN AIR BREAK.



PLUMBING LEGEND SYMBOLS AND ABBREVIATIONS

---	V	VENT	TRAP
---	G	GAS	HOSE BIBB ISO.
---	SD	STORM DRAIN	CW RESEAL ISO.
---	CW	COLD WATER	ROUND FD ISO.
---	S	WASTE	SQUARE FD ISO.
---	HW	HOT WATER	TOILET ISO.
---	HWR	HOT WATER RECIRCULATION	VTR ISO.
---	CO	CLEANOUT PLUG	CAP
---	WCO	WALL CLEANOUT	CLEANOUT
---	WHA	WATER HAMMER ARRESTOR	FLOOR CLEANOUT
---	CV	CHECK VALVE	GATE VALVE ISO.
---	BV	BALANCING VALVE	CHECK VALVE ISO.
---	PRV	PRESSURE REDUCING VALVE	GAS COCK ISO.
---	VV	VALVE IN VERTICAL	CAP ISO.
---	BWV	BACKWATER VALVE	
---	SV	SOLENOID VALVE	
---	HB	ARROW INDICATES DIRECTION OF FLOW	WATER FIXTURE SUPPLY
---	RPBP	BACKFLOW PREVENTOR	
---	CM	WATER METER	
---	GR	GAS METER	
---	FD	GAS REGULATOR	
---	FSK	FLOOR DRAIN	
---	TO	TRENCH DRAIN	
---	T & P	TEMPERATURE AND PRESSURE RELIEF VALVE	
---	DN	PIPE DOWN	
---	UP	PIPE UP	
---	DP	PIPE DROP	
---	RWL	RAIN WATER LEADER	

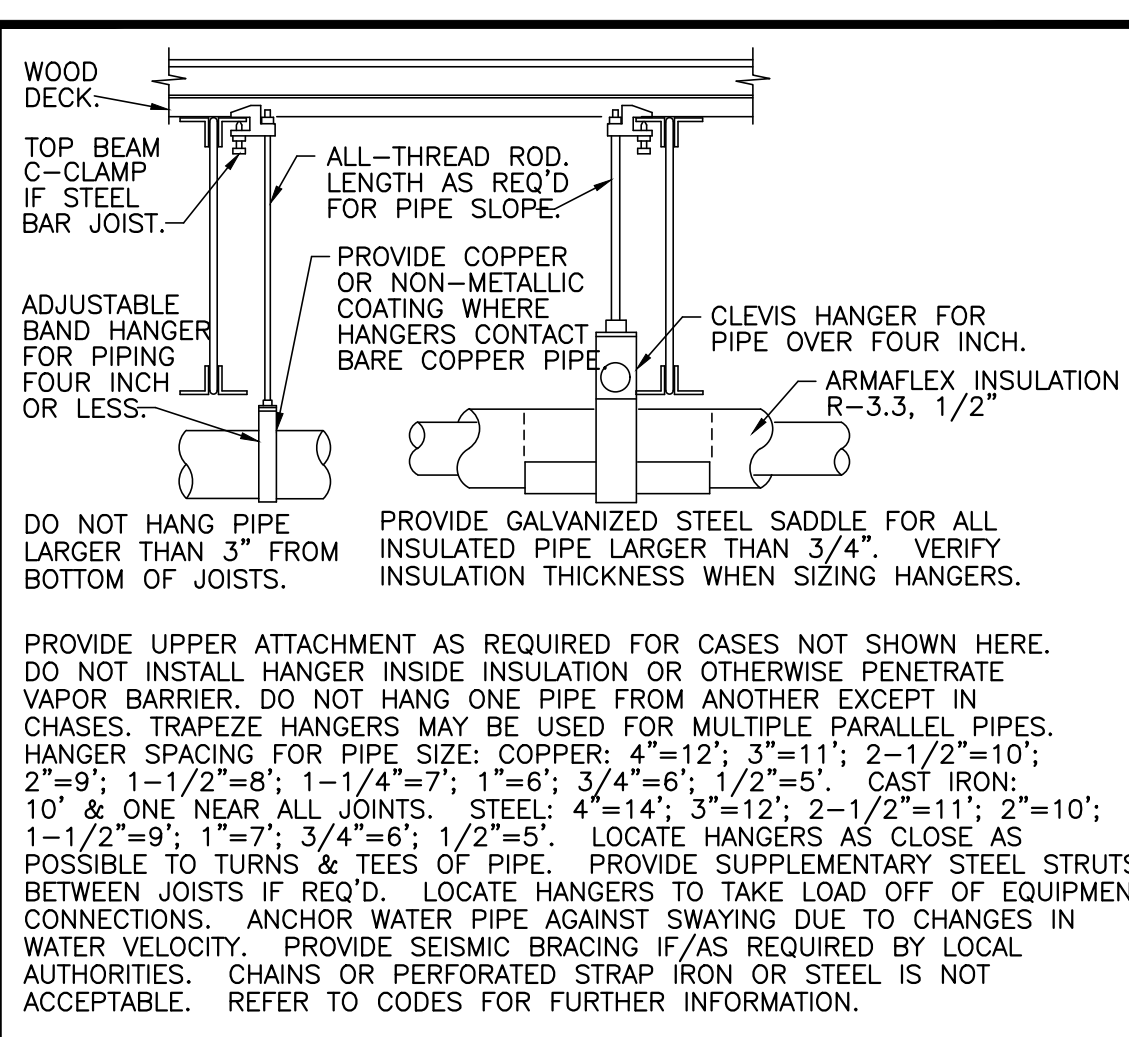


GAS TANKLESS WATER HEATER SCHEDULE 1&2
MANUFACTURE_AO SMITH
MODEL_AT1-540H-P
SIZE_23-5/8"Hx 17-3/4"Wx 11-1/4"D
WEIGHT_59 LB
MAXIMUM GAS INPUT_199,000 BTU/HR
USE INDOOR
PROPANE GAS
GAS SUPPLY_3/4"
WATER CONNECTIONS_3/4"
EFFICIENCY_0.95

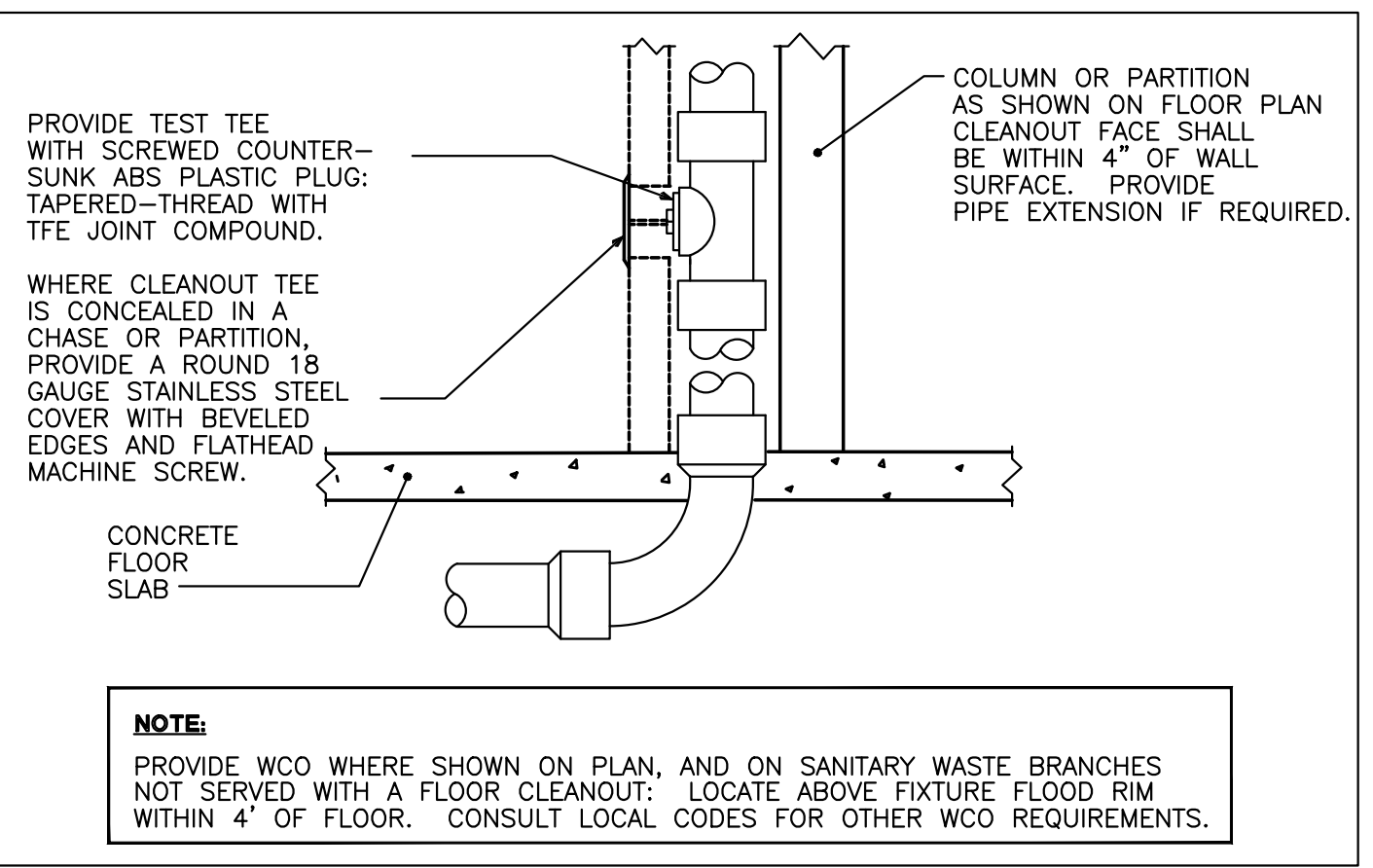
GAS TANKLESS WATER HEATER SCHEDULE 3&4
MANUFACTURE_AO SMITH
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WEIGHT_59 LB
MAXIMUM GAS INPUT_199,000 BTU/HR
USE OUTDOOR
PROPANE GAS
GAS SUPPLY_3/4"
WATER CONNECTIONS_3/4"
EFFICIENCY_0.95

ICE MAKER (REFRIGERATOR)
ICE MAKER (REFRIGERATOR) OUTLET BOX WITH WATER HAMMER ARRESTOR AND SHUT OFF VALVE COMPATIBLE WITH CPVC, PVC AND COOPER.
OATEY MODA SERIES ICE MAKER SUPPLY BOX. VALVES SHALL BE A TWO-PIECES DESIGN, PERMITTING FIELD REPLACEMENT, AND SHALL BE SECURE WITH STAINLESS STEEL LOC PIN RETENTION CLIP.
VALVES WITH WATER HAMMER ARRESTOR AND SHALL BE INSTALLED UPRIGHT OR INVERT OR AS NEEDED.
PROVIDE FIRE RATED OPTION ASS NEEDED.
MODEL No 37687(COOPER)/ MODELNo: 37385 (COOPER FIRE RATED)/MODEL 37390 (CPVC FIRE RATED)

NOTE
IN BIDET, BATHTUB AND WHIRLPOOL, HOT WATER TEMPERATURE SHALL BE DELIVERED THROUGH AND APPROVED WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.
MAXIMUM TEMPERATURE_A VALVE WILL BE REJECT, IF AT ANY TIME DURING TEMPERATURE VARIATION TIME EXCEEDS 120 F. EACH VALVE MUST HAVE AND ADJUSTABLE AND LOCKABLE MEANS TO LIMIT THE SETTING OF THE DEVICE TO THE HOT POSITION.
ALL HW WATER PIPES(HW & HWR) SHALL BE INSULATED ACCORDING SECTION 607.5.
ALL HOT WATER SUPPLY PIPES SHALL BE IN COMPLIANCE WITH SECTION 607, MAXIMUM TEMPERATURE SUPPLY 120F



PIPE HANGERS DETAIL
N.T.S.



WALL CLEANOUT DETAIL
N.T.S.

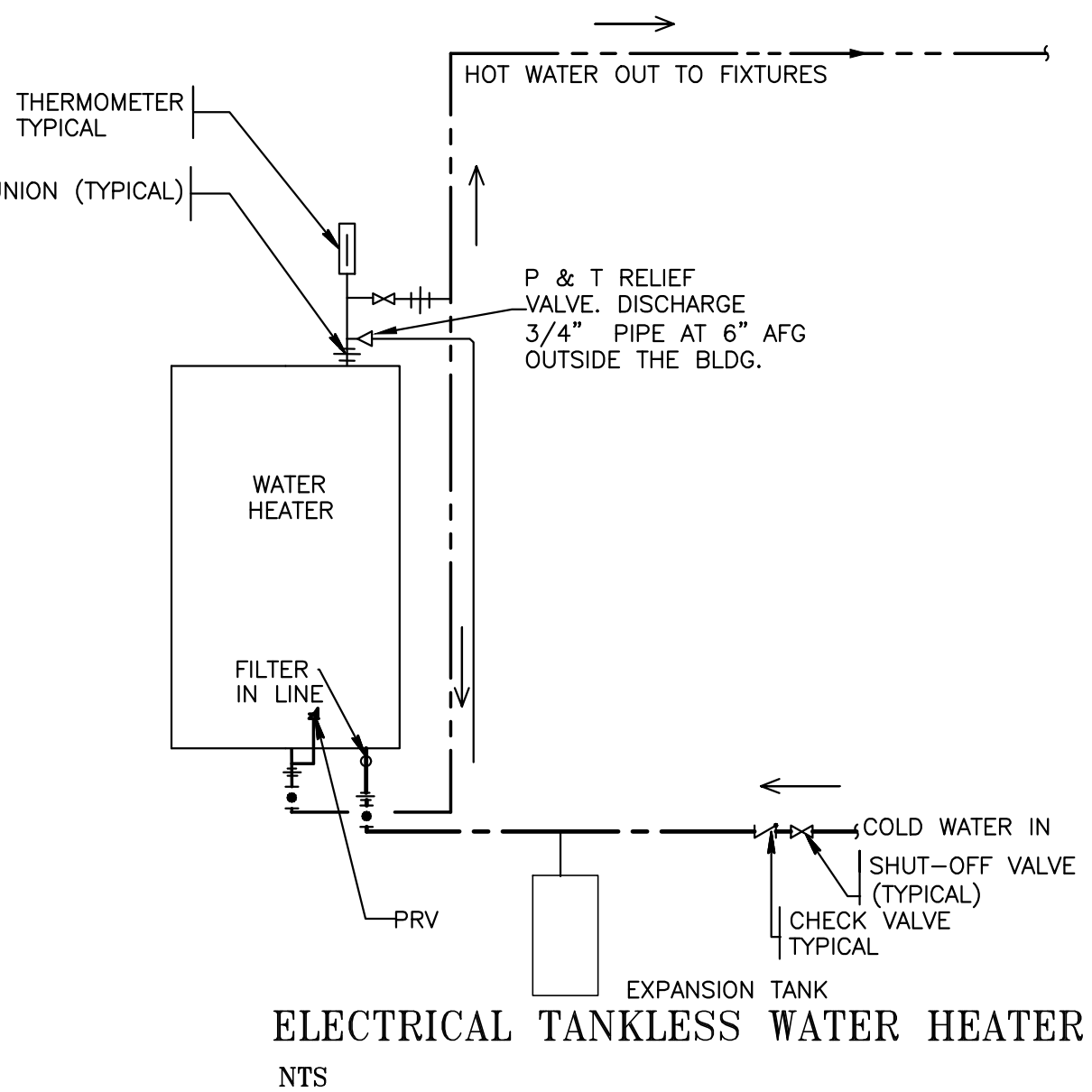
WATER HAMMER ARRESTOR
MANUFACTURER: WATTS
FOR RESIDENTIAL/DOMESTIC WATER SYSTEM ONLY
MODEL:150A OR SIMILAR
SIZE:1/2"
MAXIMUM WORKING PRESSUR_150 PSI
MAXIMUM TEMPERATURE_180 F
MAXIMUM VELOCITY_10FT/SEC
MAXIMUM SHOCK PRESSURE_200 PSI

WASHING MACHINE BOX
OATEY CENTRO OR SIMILAR,11-1/2"COPPER SWEAT WITH WATER HAMMER ARRESTOR
VALVE ASME A112.18/CSA B 125.1, NSF/ANSI 61 & 372
WATER HAMMER ARRESTOR_ASSE 1010
BOX DIMENSION_10.3"Hx 6.38"Hx 3.03"D
COMPATIBLE PIPE MATERIAL_COOPER.

BACKFLOW PREVENTER
DUAL CHECK BACK FLOW PREVENTERS
MANUFACTURE_WATT
MODEL_SERIES 7 OR SIMILAR COMPLY REQUIREMENTS OF ANSI/ASSE STANDARD 1024, 100% LEAD FREE.
LOCATION MAIN LINE DISHWASHER, WASHER MACHINE.

HOSE BIB
JOSAM
SERIES 71300, LOCKABLE BOX
CHROME-PLATED HYDRANT/SIL-COCK, STAINLESS STEEL BOX, HINGED.
3/4" HPT OUTLET, INTEGRAL BACK FLOW PREVENTER, AND 3/4" INLET CONNECTION.
RECOMMENDED MIN. WALL OPENING 5.5"x 7-3/4"

DISHWASHING MACHINE
DISHWASHER MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR AND SHUT OFF VALVE
COMPATIBLE WITH CPVC AND COOPER (RESIDENTIAL AND COMMERCIAL)
OATEY MODA SERIES DISHWASHER MACHINE MODULAR SUPPLY BOX. VALVES SHALL BE A TWO-PIECES DESIGN, PERMITTING FIELD REPLACEMENT, AND SHALL BE SECURE WITH STAINLESS STEEL LOC PIN RETENTION CLIP.



TANKLESS WATER HEATER SCHEDULE (1)
MANUFACTURER_STIEBEL ELTRON
MODEL_MINI 6
18, 240V, 5.7KW, 24 AMP
MAX. WORKING PRESSURE_10
MIN. REQUIRED CIRCUIT BREAKER SIZE_10/2 AWG
WATER CONNECTION_1/2"
99% EFFICIENCY

RECIRCULATION PUMP SCHEDULE
MODEL: GRUNFOS UP-15-42B5/T RECIRCULATOR PUMP
1/25 HP RECIRCULATOR PUMP
FLOW RANGE0-17 U.S.GPM
HEAD RANGE0-15.5 FEET
MOTOR 2 POLE, SINGLE PHASE, 115 VOLT
MAX. FLUID TEMPERATURE_220° F
MIN. FLUID TEMPERATURE_38° F
MAX. WORKING PRESSURE_145 PSI
2 GASKET INCLUDED
APPROVED FOR THE TRANSPORT OF POTABLE WATER NSF/ANSI 61.
OPTIONAL
GRUNDFOS 599388 24 HR PROGRAMMABLE TIMER CLOCK, INDOOR WORK

POTABLE WATER EXPANSION TANK
MODEL WATTS DET-20M1 OR SIMILAR(2)
MAX. PRESSURE_PSL150
MAX. TEMP. F_200
TANK VOLUME_GAL_8.5
AIR PRE-CHARGE_PSL20
DIAMETER_12.5"
LENGTH_19.2"
WEIGHT_15 LBS

FAO

ARCHITECTURE

407 LINCOLN ROAD
SUITE 4-5
MIAMI BEACH, FLORIDA 33139
P 305.448.9830

PROJECT NO: 2308

CLIENT
RONALDO FLI, LLC
1200 BISCAYNE BLVD
MIAMI, FLORIDA 33181

REVISIONS

OPS ENGINEERING GROUP INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

MEP ENGINEERING LLC
MEP ENGINEERING
2000 PONCE DE LEON BLVD, SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA INC.
LANDSCAPE ARCHITECT
4459 NW 97TH COURT
CORAL GABLES, FLORIDA 33155

NEW LEAF ENVIRONMENTAL LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6000 SW 123RD TERRACE PINECREST, FLORIDA 33156

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE

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DESIGN
FELIPE ALVARADO AR 91841

PHASE
CONSTRUCTION DOCUMENTS

DATE DATE
DECEMBER 12, 2023

SHEET TITLE
PLUMBING NOTES & SCHEDULES
PLAN

SHEET
P-301

This item has been digitally signed and sealed by Amarilis Rodriguez, P.E on the date adjacent to the seal.
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on any electronic copies.

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www.arpe-eng.com

2020 Ponce de Leon Blvd., Suite 1002
Coral Gables, Florida 33134
Phone > 305 444 9809
Fax > 305 444 9827

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