

PLUMBING GENERAL NOTES

A. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS. NOTES, DETAILS, CONSTRUCTIONS STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.

B. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 2023 – 8th EDITION

1. SITE INVESTIGATION:
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF/HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEM AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COODINATING HIS DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING SYSTEMS TO REMAIN.

4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

5. ALL PIPING SHALL BE INSTALLED RECESSED IN BLOCK WALLS, CHASES OR PARTITIONS.

6. EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD.

7. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

8. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

9. COORDINATE ALL WORK WITH OTHER TRADES.

10. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

11. PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER P.D.I. STANDARDS.

12. PROVIDE SHUT-OFF VALVE FOR EACH GROUP OF FIXTURE AND EACH FIXTURE SUPPLY.

13. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

14. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

15. POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES AND 8 PERCENT FOR PIPE FITTINGS, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

16. 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.

17. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS.

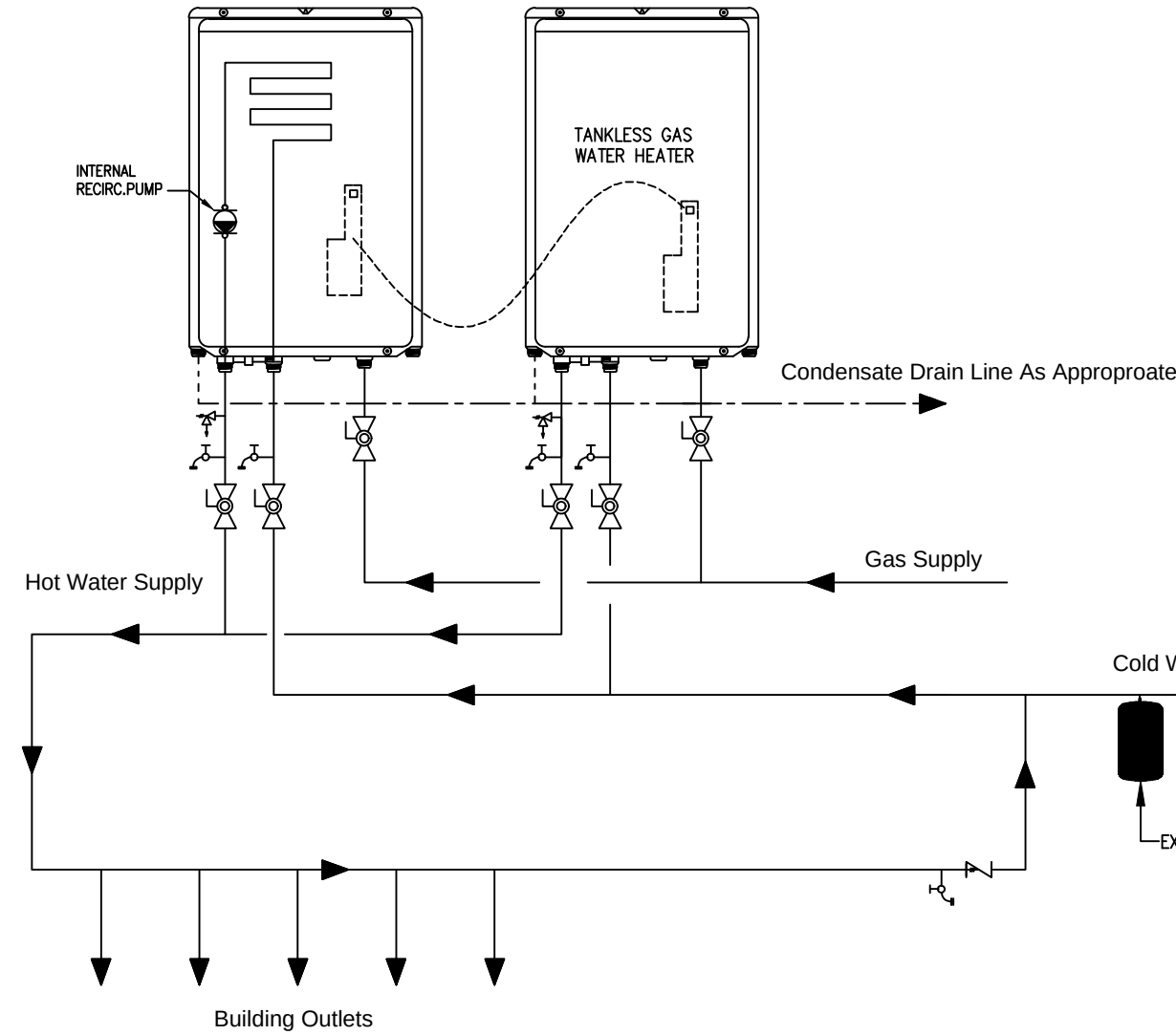
18. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

19. PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS. IF RETURN AIR PLENUMS ARE USED, CONTRACTOR SHALL REPLACE ALL EXISTING PVC PIPING WITH CAST IRON OR COPPER PIPING.

20. 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.

21. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSETED TO A MINIMUM DISTANCE OF 3'-0" FROM PARRAPET WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.

22. DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH PRE-MANUFACTURED SLEEVE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 404.6.4. THERE SHALL BE NO SHARPOR ABRASIVE SURFACES UNDER LAVATORIES.



TANKLESS GAS WATER HEATERS SCHEMATIC DETAIL
N.T.S.

PLUMBING SPECIFICATION

1. GENERAL:
MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING.

2. PIPE AND FITTINGS:
A. DRAINAGE WASTE AND VENT PIPING INCLUDING:
PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2665, UNDERGROUND NO HUB CAST IRON CISPI STANDARD 301 ABOVE GROUND AND CAST IRON HUB, PLAIN END ASTM A-74 WITH NEO-PRENE GASKETS UNDERGROUND. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.
B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM.B88-78.
C. NOT USED

D. STORM DRAIN PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

3. JOINTS AND METHODS OF CONNECTION:
A. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. TYPE 'L' COPPER TUBE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
C. STEEL PIPE:
a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.
b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
4. UNIONS AND FLANGES:
A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER. FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.
B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WW-U-531E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

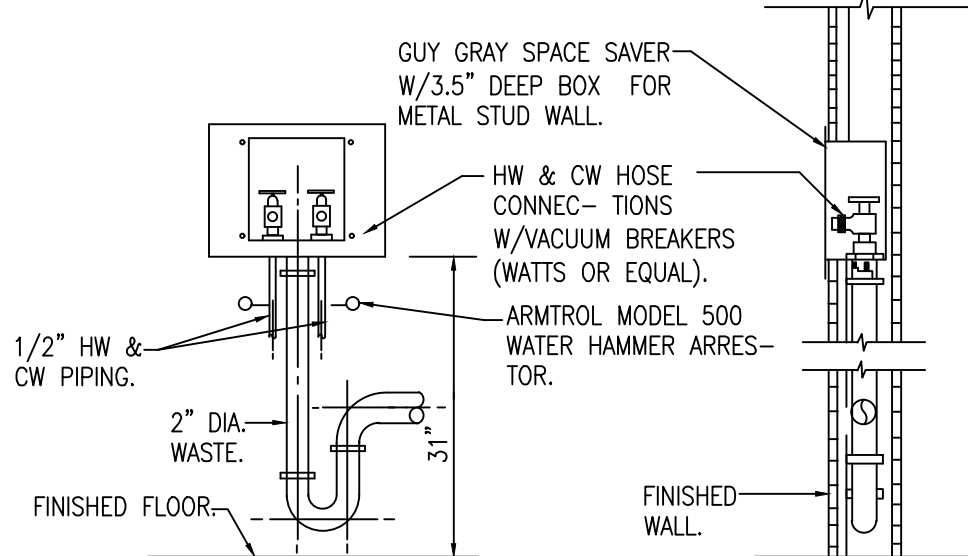
5. ESCUTCHEONS:
CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILINGS OF FINISHED AREAS.

6. PIPE INSULATION:
A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
B. ALL HOT WATER AND RECIRCULATING WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

7. INSTANT-FLOW WATER HEATERS SHALL BE OF THE CAPACITY AND ELECTRICAL CHARACTERISTICS INDICATED ON PLANS AS MANUFACTURED BY CHRONOMITE LABORATORIES, INC.

8. TRAP PRIMER SHALL BE SELF PRIMING TYPE ON COLD WATER SUPPLY LINE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC. "PRIME-RITE" #PR-500. WHEN TWO OR MORE TRAPS REQUIRE PRIMING, PROVIDE WITH DISTRIBUTION UNIT #DU-2, 3 OR 4 AND SUPPLY TUBE #SS-8 ASSEMBLY. PROVIDE ACCESS PANEL AND INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

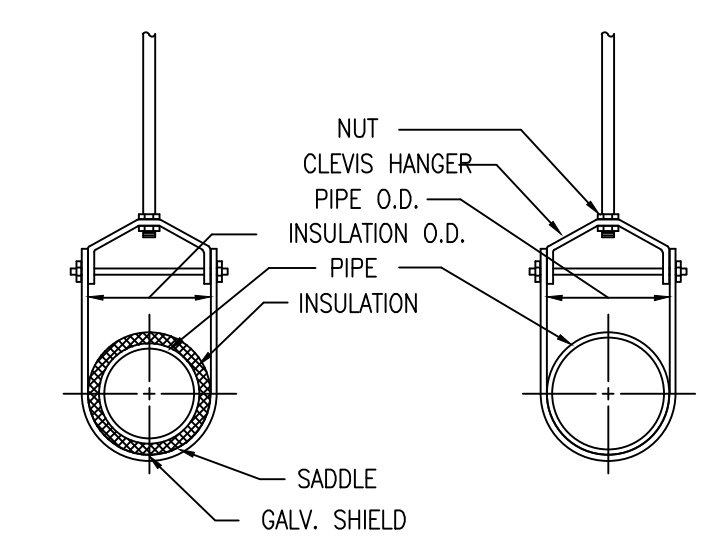
9. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.
A. FD-1: JOSAM 30000-A SERIES WITH 6"x6" SQUARE NIKALOY TOP AND 1/2" TRAP PRIMER CONNECTION.



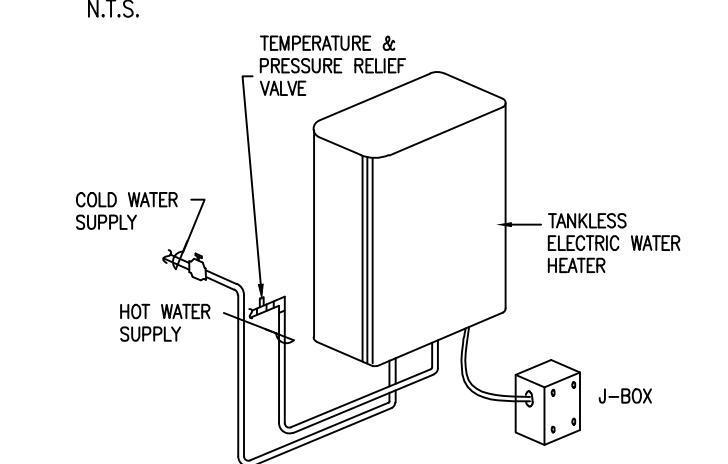
WASHING MACHINE DETAIL
N.T.S.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---	COLD WATER LINE (CW)
---	HOT WATER RECIRC. (HWR)
---CD---	CONDENSATE DRAIN LINE
---	HOT WATER LINE (HW)
---	SANITARY WASTE LINE (SAN)
---	SANITARY VENT LINE (V)
---	CHECK VALVE
---FCO---	FLOOR CLEAN OUT
---HCO---	WALL CLEAN OUT
---	GATE VALVE
---HB---	HOSE BIBB
---	VALVE IN BOX
---	GATE VALVE IN VERTICAL
---	"P" TRAP
---	WATER HAMMER ARRESTOR
ABV.	ABOVE
BLW	BELOW
CEL., CLG.	CEILING
FL.	FLOOR
F.U.	FIXTURE UNIT
(UG)	UNDERGROUND
V.T.R.	VENT THRU ROOF
VB	VACUUM BREAKER
TP	TRAP PRIMER
---	CONNECTION (NEW TO EXISTING)

NOTE:
SYMBOLS INDICATED MAY NOT BE USED ON DRAWINGS



PIPE HANGERS-CLEVIS TYPE DETAIL
N.T.S.



ELEC. WATER HEATER DETAIL
N.T.S.

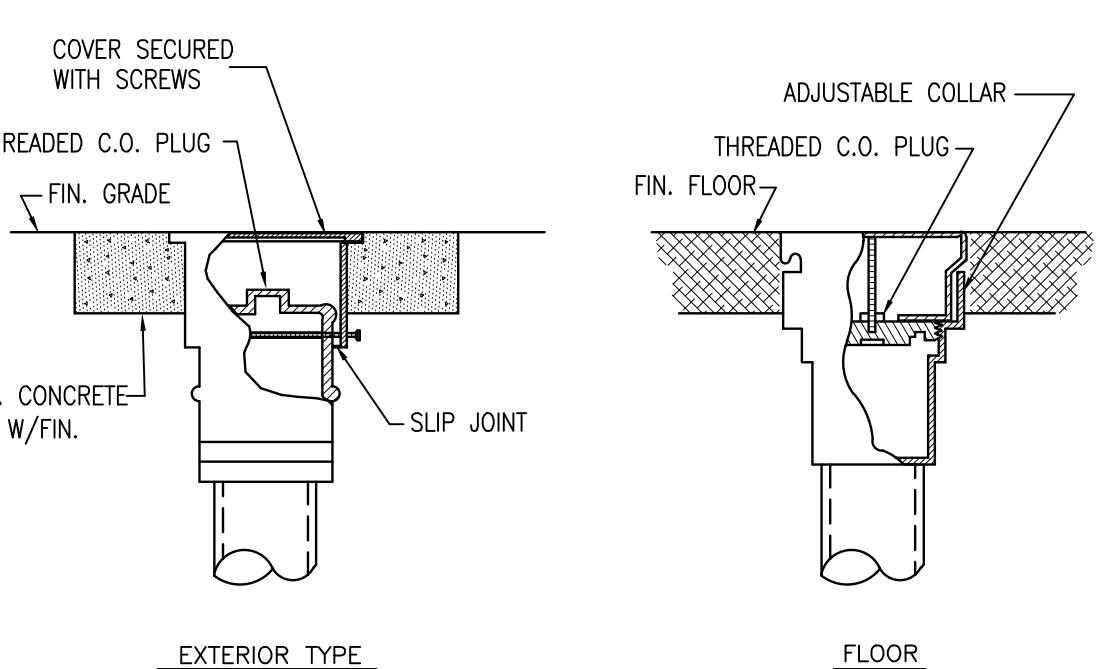
PLUMBING FIXTURE CONNECTION SCHEDULE					
MARKS	DESCRIPTION	WASTE	C.W.	H.W.	REMARKS/SPECS
P-1	WATER CLOSET	3"	1/2"	-	FLOOR MOUNTED, FLUSH TANK
P-2	SHOWER	2"	3/4"	3/4"	ANTISCALO, PRESSURE BALANCING / THERMOSTATIC VALVE
P-3	LAVATORY	1-1/2"	1/2"	1/2"	COUNTER TOP
P-4	KITCHEN SINK	1-1/2"	1/2"	1/2"	SINGLE COMPARTMENT
P-5	GARAGE SINK	1-1/2"	1/2"	1/2"	SINGLE COMPARTMENT
P-6	LAUNDRY SINK	1-1/2"	1/2"	1/2"	SINGLE COMPARTMENT
P-7	BAR SINK	1-1/2"	1/2"	1/2"	SINGLE COMPARTMENT
P-8	BBQ SINK	1-1/2"	1/2"	1/2"	SINGLE COMPARTMENT
W/D	WASHER	3"	1/2"	1/2"	PROVIDE RECESSED SUPPLY/DRAIN BOX
DW	DISH WASHER	1-1/2"	-	1/2"	INDIRECT CONNECTION TO KITCHEN SINK
REF	REFRIGERATOR	-	1/2"	-	PROVIDE SHUTOFF VALVE

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS

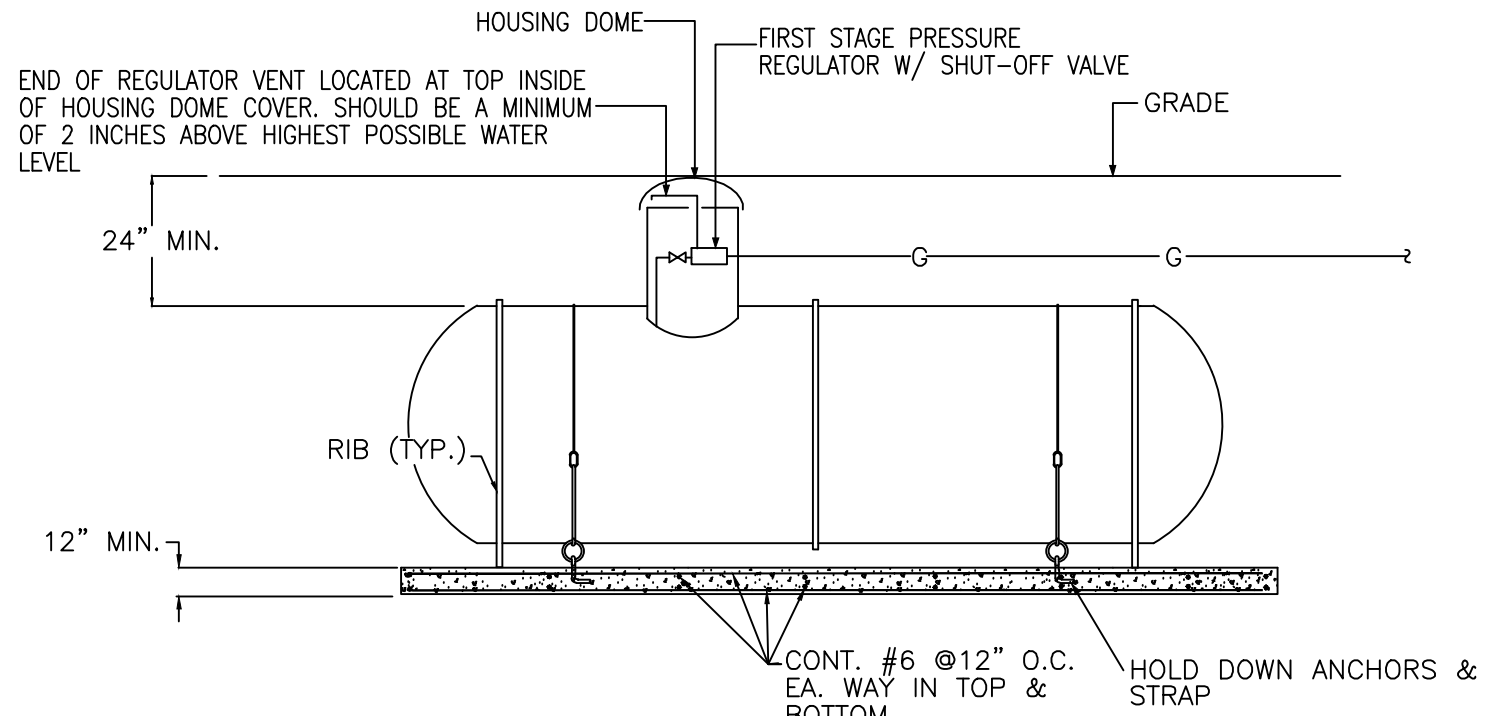
PROVIDE ALL LAVATORIES AND SINKS WITH A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F (43°C).

MAXIMUM FLOW RATES & CONSUMPTION FOR PLUMBING FIXTURES, FIXTURES FITTINGS AND APPLIANCES	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE
LAVATORY FAUCET	1.5 GPM AT 60 PSI
SHOWER HEAD	1.5 GPM AT 80 PSI
SINK FAUCET	1.5 GPM AT 60 PSI
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)

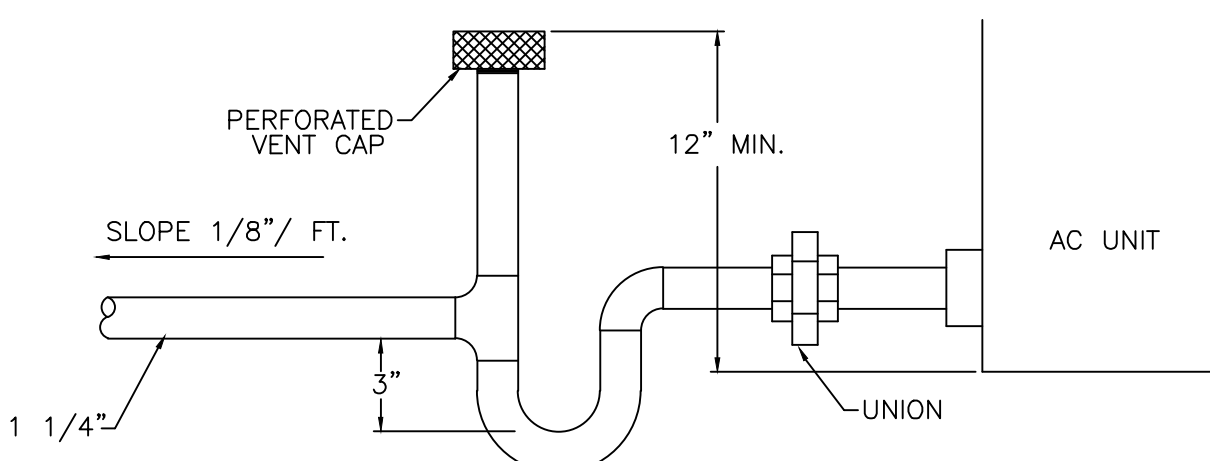
NOTE:
ALL FIXTURES SHALL COMPLY WITH FBC PLUMBING 604.4 FOR WATER CONSUMPTION AS PER MIAMI DATE COUNTY ORDINANCE SECTION 8-14. PLUMBING SHALL MEET LOCAL WATER FLOW RESTRICTIONS ADOPTED BY MDC WATER AND SEWER DEPARTMENT.



TYPICAL CLEANOUT DETAIL
N.T.S.



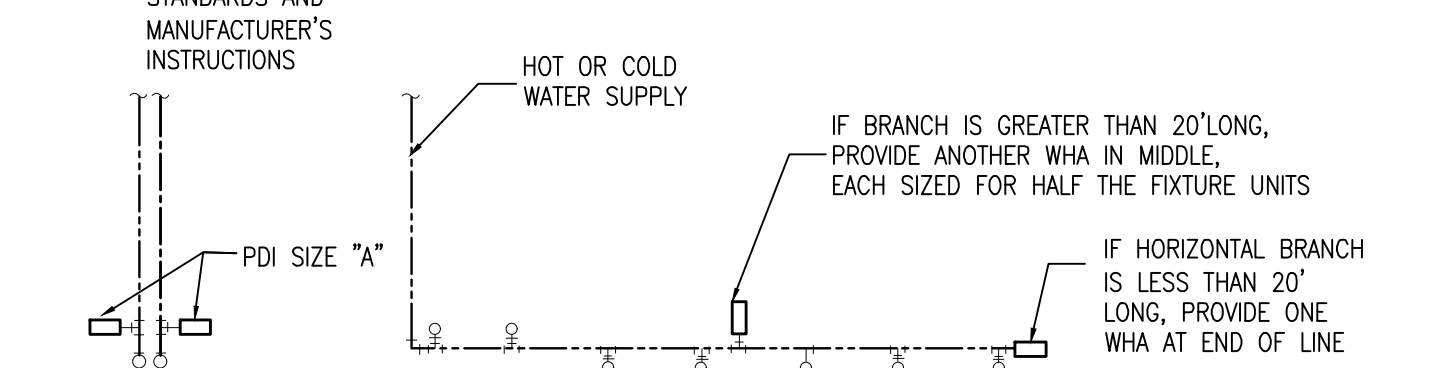
UNDERGROUND LP GAS TANK MOUNTING DETAIL
N.T.S.



CONDENSATE TRAP DETAIL
N.T.S.

HANGER SPACING		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
CAST IRON	5' (A)	15'
COPPER PIPE	12'	10'
COPPER TUBING 1 1/4" AND LESS	6'	10'
COPPER TUBING 1 1/2" AND OVER	10'	10'
PVC PIPE	4'	10' (B)
STEEL PIPE	12'	15'

A - SPACING SHALL BE 10' IF 10' LENGTHS ARE INSTALLED
B - MID STORY GUIDE FOR 2" AND LARGER

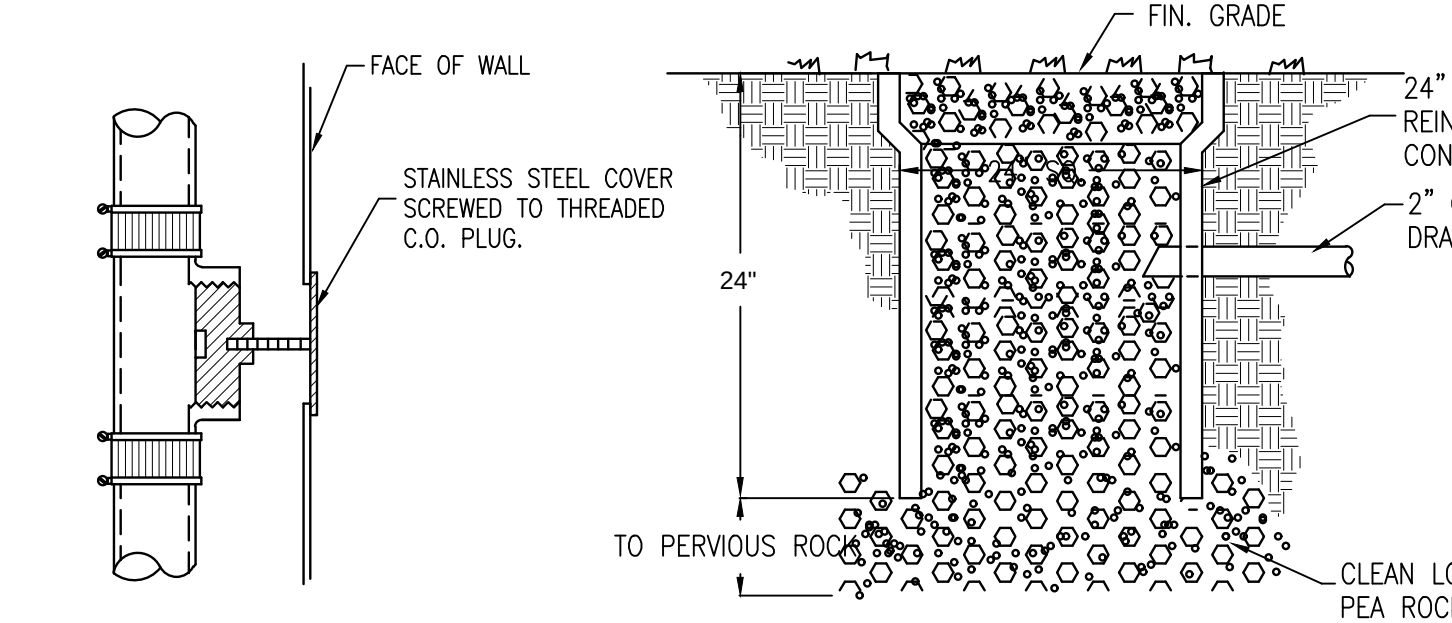


SINGLE FIXTURE		
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	155-330

MULTIPLE FIXTURES		
FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	5	--
URINAL	5	--
COUNTER SINK	1.5	1.5
LAVATORY	1.5	1.5
MOP BASIN	2.25	2.25
WATER COOLER	.25	--

PROVIDE WATER HAMMER ARRESTER BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUAL WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL INLINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE UNITS PER TABLES ABOVE.

WATER HAMMER ARRESTORS
N.T.S.



DRY WELL DRAIN DETAIL
N.T.S.

GAS PIPING NOTES	
1	GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA FUEL GAS CODE, OR NFPA-54 WHERE REQUIREMENTS ARE MORE STRINGENT.
2	ALL GAS EQUIPMENT SHALL BE ADA APPROVED.
3	THE INSULATION SHALL BE FOR LP GAS.
4	THE INSTALLING SUBCONTRACTOR SHALL BE LICENSED FOR THE INSULATION OF LP GAS.
5	THE GAS METER PRESSURE REGULATOR SHALL DELIVER PRESSURE OF 2 PSI.
6	GAS PIPING SHALL BE SCHEDULE 40, WELDED AND SEAMLESS, WROUGHT STEEL PIPE (ASME B36.10).
7	PROVIDE MAINTROL 325 OR FISHER 201 SERIES PRESSURE REGULATORS, AS SIZED PER MANUFACTURERS APPROVED INSTALLATION INSTRUCTIONS, TO REDUCE PRESSURE TO 7" WC OR 1/4 PSI. VENT LIMITERS MAY BE USED, OR THE REGULATOR SHALL BE VENTED UP THROUGH THE ROOF. VENT PIPING SHALL BE FULL SIZE OR RELIEF, GALVANIZED, WITH A ROOF JACK TO A COORDINATE, AND INSET SCREEN OVER THE OPENING.
8	GAS PIPING SHALL BE HUNG TIGHT TO THE ROOF STRUCTURE, AS SHOWN ON THE PLAN, AND SUPPORTED WITH HANGERS BY GRINNELL OR EQUAL.
9	BRANCH TAPS SHALL BE MADE OFF OF THE TOP OF THE PIPING.
10	CONNECTION AT EACH GAS APPLIANCE SHALL INCLUDE, AND INVERTED TRAP, A GAS COOK, A UNION, AND A DRIFT LESS.
11	INTERFERENCE GAS SOLVED VALVE WITH HOOD FIRE SUPPRESSION SYSTEM (IF APPLICABLE)
12	GAS PIPING BELOW THE FLOOR "TRAPPIPE PS-H" CSST PIPING WITH FACTORY SEWE AND VENT FITTINGS AT ENDS. ALL SLEEVES SHALL BE VENTED THROUGH THE ROOF.
13	GAS PIPING SHALL BE PAINTED BLACK OUTSIDE OF THE BUILDING WITH "RUSTOLEUM" PAINT. ALL GAS PIPING SHALL BE LABELED "GAS " IN YELLOW LETTERS EVERY 5 FEET.

#26000522



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CASA PA' FERNANDA

NEW SINGLE-FAMILY RES.
EU-1 RESIDENTIAL
SUBURBAN ESTATE

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PROJECT NO:

2304

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ISSUE DATE:

11/14/24

REVISIONS

SHEET TITLE

NOTES & DETAILS

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