

GENERAL PLUMBING NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 8TH EDITION AND LOCAL ORDINANCES.

2. SYSTEM TO BE SLOPED AT 1/4" FT FOR PIPES 2 1/2" AND SMALLER, 1/8" FT. FOR PIPES 3" OR MORE DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

3. PROVIDE CLEANOUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLOSEOUTS TO BE FLUSH MOUNTED.

4. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:

A. USE PVC FOR DRAINAGE WASTE AND VENT PIPING

B. WATER PIPING: COPPER TYPE "L" ASTM B-88 ABOVE GROUND AND COPPER TYPE "K" ASTM B-88 UNDERGROUND. (CPVC WILL BE ACCEPTABLE) INSULATE COLD AND HOT WATER LINES (PROVIDE 1/2" ARMAFLEX PIPE INSULATION ON HOT WATER PIPE).

C. CONDENSATE DRAIN PIPING: PVC SCHEDULE 40 PROVIDE 1/2" ARMAFLEX PIPE INSULATION ON ALL CONDENSATE DRAIN PIPING.

D. FLOOR DRAINS (IF REQUIRED): JOSAM SERIES 30,000 OR EQUAL EXCEPT AT TRANSFORMER VAULT WHICH SHALL BE JOSAM SERIES 32,000 OR EQUAL. KITCHEN FLOOR DRAIN: JOSAM 35420-50, 12" SQUARE NIKALOY TOP, SATIN FINISH, 1/2" PRIMER CONNECTION, BRONZE SEDIMENT BUCKET.

E. FLOOR CLEANOUTS: JOSAM SERIES 56020 OR EQUAL.

F. WALL CLEANOUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.

G. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.

H. HOSE BIBBS: CHICAGO 837 OR EQUAL WITH VACUUM BREAKER.

I. ELECTRIC WATER HEATER: GLASS-LINED, P & T RELIEF VALVE, 5 YEAR WARRANTY MINIMUM.

5. PERFORM THE FOLLOWING TEST:

A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.

B. DRAINAGE SYSTEM. BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT. USE SCH-40 SOLID CORE IN ALL UNDERGROUND DRAIN LINES.

C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.

D. COMPLETE SYSTEM WITH FIXTURES & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER INSTALLED.

E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.

6. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.

7. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.

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

9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.

10.OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.

11.PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE MECHANICAL PLANS FOR LOCATION OF UNITS AND DARINS.

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

13.COORDINATE WORK WITH OTHER TRADES.

14.FURNISH AND INSTALL FIXTURES AS SPECIFIED IN SCHEDULE IF PROVIDED, OTHERWISE PROVIDE SHOP DRAWINGS.

15.EACH BATHROOM GROUP AND KITCHEN SHALL BE PROVIDE WITH WATER HAMMER ARRESTOR AS PER 2020 F.B.C.

16.PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE. PROVIDE SHUT-OFF VALVE AND BACKFLOW AT METER.

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

18.PLUMBING CONTRACTOR SHALL COORDINATE AND VERIFY HEIGHT AND LOCATION OF STUB-UPS.

19.REFER TO SUPPLIER DRAWING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND COORDINATION OF EQUIPMENT TERMINATION DETAILS.

21.PROVIDE ANTI SCALD AT ALL TUB AND SHOWERS.

22.PROVIDE CLEAN OUT AT EVERY WASTE STACK.

23.PROVIDE 1" C.W.P. NEXT TO THE ELECTRICAL SERVICE. SEE ELECTRICAL PLANS FOR LOCATION OF SERVICE. COORDINATE WITH THE ELECTRICAL CONTRACTOR PRIOR INSTALLATION.

24.EXISTING CONDITION: CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS, WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN EXTRA MATERIAL OR LABOR. ANY EXISTING CONDITION FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

25.THIS CONTRACTOR SHALL EXAMINE THESE PLANS (CONSTRUCTION DOCUMENTS) TO UNDERSTAND THE SCOPE. IN THE EVENT OF ANY DISCREPANCIES, CONTRADICTION, INFORMATION NOT PROVIDED ON THIS CONSTRUCTION DOCUMENTS, THIS CONTRACTOR SHALL STOP WORKS AND NOTIFY THIS OFFICE FOR CLARIFICATION AND PROCEED WORKS AFTER THIS OFFICE HAVE CLARIFIED THOSE DISCREPANCIES.

UNDERGROUND TANK DETAIL
SCALE: NTS

PLUMBING SITE PLAN
SCALE: 1/16"=1'-0"

"This item has been digitally signed and sealed by Daniel F. Gutierrez on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies"

DANIEL F. GUTIERREZ, P.E.
LIC. #049086

29111 KINSINGTON COURT
WESLEY CHAPEL
FL 33607
PH: (786) 499-4167
Email: danny@dfgeni.com

DG CONSULTING ENGINEERS, LLC
DESIGN — INSPECTIONS

NEW RESIDENCE
GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

01-20-25
DANIEL F. GUTIERREZ, P.E.
ELECTRICAL ENGINEER LIC. #049086

REVISIONS		
NO.	DESC	DATE
1.	Bldg Dept Comm	01-20-25

SCHEMATIC SET

SEAL

JOB NUMBER:
CHECKED BY: GB
ISSUE DATE: Issue Date
SCALE: AS NOTED

SHEET TITLE

PLUMBING SITE PLAN

SHEET NUMBER

P-101

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143