PLUMBING GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES CODES AND FLORIDA BUILDING CODE–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 BY ASSEMBLY No. W–L–2088, UL APPROVED

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 BY 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 SHUT–OFF VALVE FOR EACH FIXTURE.

15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI–ELECTRIC 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 COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.

C. SANITARY WASTE AND VENT 4"~ AND SMALLER SHALL BE P.V.C., SCHEDULE 40

D. 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.

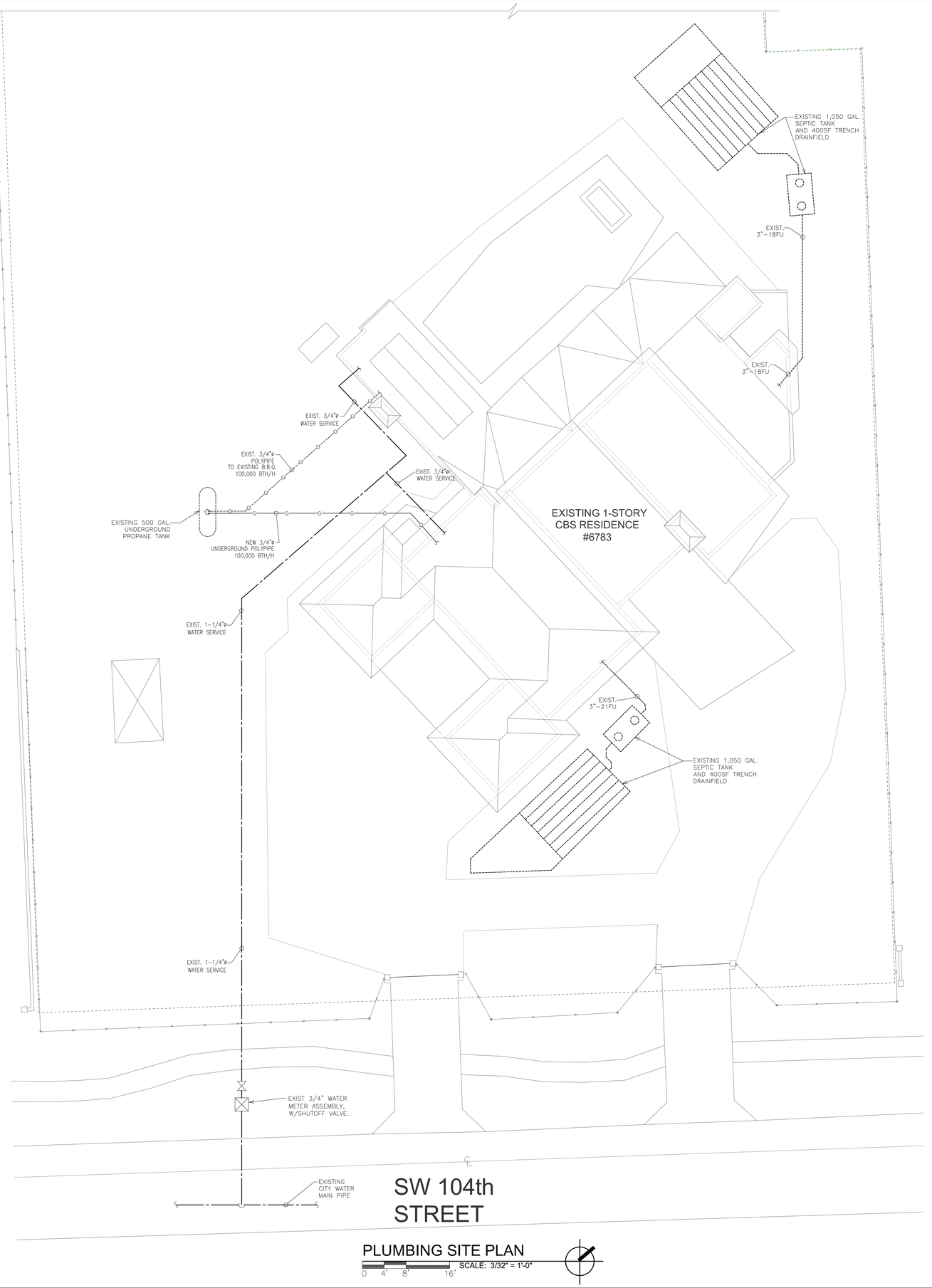
F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.

G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN 3/4" DIA.

H. FOR C–PVC PIPE USE FOR WATER SERVICE AND DISTRIBUTION CONTRACTOR SHALL COMPLY WITH SECTION 605.3 FBC (PLUMBING) AND SHALL CONFORM TO ONE OF THE STANDARDS OF TABLE 605.3 FBC (PLUMBING). STANDARDS: ASTM D 1785; ASTM D 224; ASTM D 2672; CSA B137.3.

FIELD COORDINATION NOTE:

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR TO START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB,TRUSSES, ARCHITECTURAL DETAILING AS PRE–FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEER IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.



PLUMBING SITE PLAN

SCALE: 3/32" = 1'-0"

0 4' 8' 16'

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Dylan & Jamie Roy

Interior Remodeling & Addition

6783 SW 104th St Pinecrest, Fl 33156

No.	Description	Date

Project number	24-011
Date	10-24-2024
Drawn by	O.G.
Checked by	E.R.

ERNESTO RODRIGUEZ LICENSE No. 58155 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE

PLUMBING SITE PLAN

SHEET No.

P100

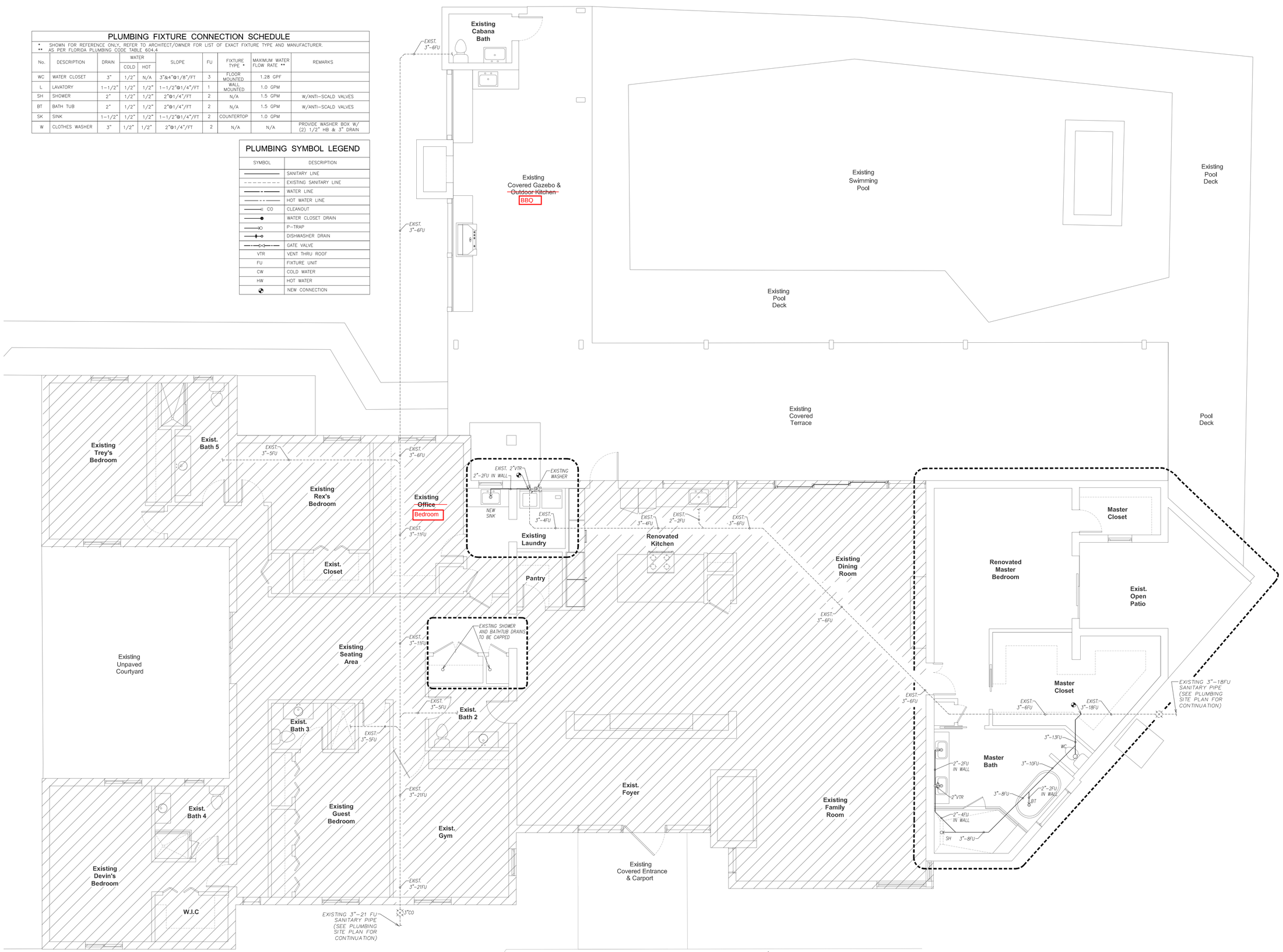
PLUMBING FIXTURE CONNECTION SCHEDULE

* SHOWN FOR REFERENCE ONLY, REFER TO ARCHITECT/OWNER FOR LIST OF EXACT FIXTURE TYPE AND MANUFACTURER.
** AS PER FLORIDA PLUMBING CODE TABLE 604.4

No.	DESCRIPTION	DRAIN	WATER		SLOPE	FU	FIXTURE TYPE *	MAXIMUM WATER FLOW RATE **	REMARKS
			COLD	HOT					
WC	WATER CLOSET	3"	1/2"	N/A	3"&4"@1/8"/FT	3	FLOOR MOUNTED	1.28 GPF	
L	LAVATORY	1-1/2"	1/2"	1/2"	1-1/2"@1/4"/FT	1	WALL MOUNTED	1.0 GPM	
SH	SHOWER	2"	1/2"	1/2"	2"@1/4"/FT	2	N/A	1.5 GPM	W/ANTI-SCALD VALVES
BT	BATH TUB	2"	1/2"	1/2"	2"@1/4"/FT	2	N/A	1.5 GPM	W/ANTI-SCALD VALVES
SK	SINK	1-1/2"	1/2"	1/2"	1-1/2"@1/4"/FT	2	COUNTERTOP	1.0 GPM	
W	CLOTHES WASHER	3"	1/2"	1/2"	2"@1/4"/FT	2	N/A	N/A	PROVIDE WASHER BOX W/ (2) 1/2" HB & 3" DRAIN

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SANITARY LINE
	EXISTING SANITARY LINE
	WATER LINE
	HOT WATER LINE
CO	CLEANOUT
	WATER CLOSET DRAIN
	P-TRAP
	DISHWASHER DRAIN
	GATE VALVE
VTR	VENT THRU ROOF
FU	FIXTURE UNIT
CW	COLD WATER
HW	HOT WATER
	NEW CONNECTION



SANITARY PLUMBING FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SANITARY PLUMBING SCOPE OF WORK

1-LAUNDRY: NEW SINK IN LAUNDRY'S HALLWAY

2-BATHROOM #2: EXISTING SHOWER TO BATHTUB TO BE REMOVED AND DRAINS TO BE CAPPED.

3-MASTER BATHROOM: NEW MASTER BATHROOM.

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Dylan & Jamie Roy

Interior Remodeling & Addition

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Checked by	E.R.

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SHEET TITLE

SANITARY PLUMBING FLOOR PLAN

SHEET No.

P200

PLUMBING FIXTURE CONNECTION SCHEDULE

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** AS PER FLORIDA PLUMBING CODE TABLE 604.4

No.	DESCRIPTION	DRAIN	WATER		SLOPE	FU	FIXTURE TYPE *	MAXIMUM WATER FLOW RATE **	REMARKS
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SH	SHOWER	2"	1/2"	1/2"	2"@1/4"/FT	2	N/A	1.5 GPM	W/ANTI-SCALD VALVES
BT	BATH TUB	2"	1/2"	1/2"	2"@1/4"/FT	2	N/A	1.5 GPM	W/ANTI-SCALD VALVES
SK	SINK	1-1/2"	1/2"	1/2"	1-1/2"@1/4"/FT	2	COUNTERTOP	1.0 GPM	
W	CLOTHES WASHER	3"	1/2"	1/2"	2"@1/4"/FT	2	N/A	N/A	PROVIDE WASHER BOX W/ (2) 1/2" HB & 3" DRAIN

WATER HAMMER ARRESTER SCHEDULE

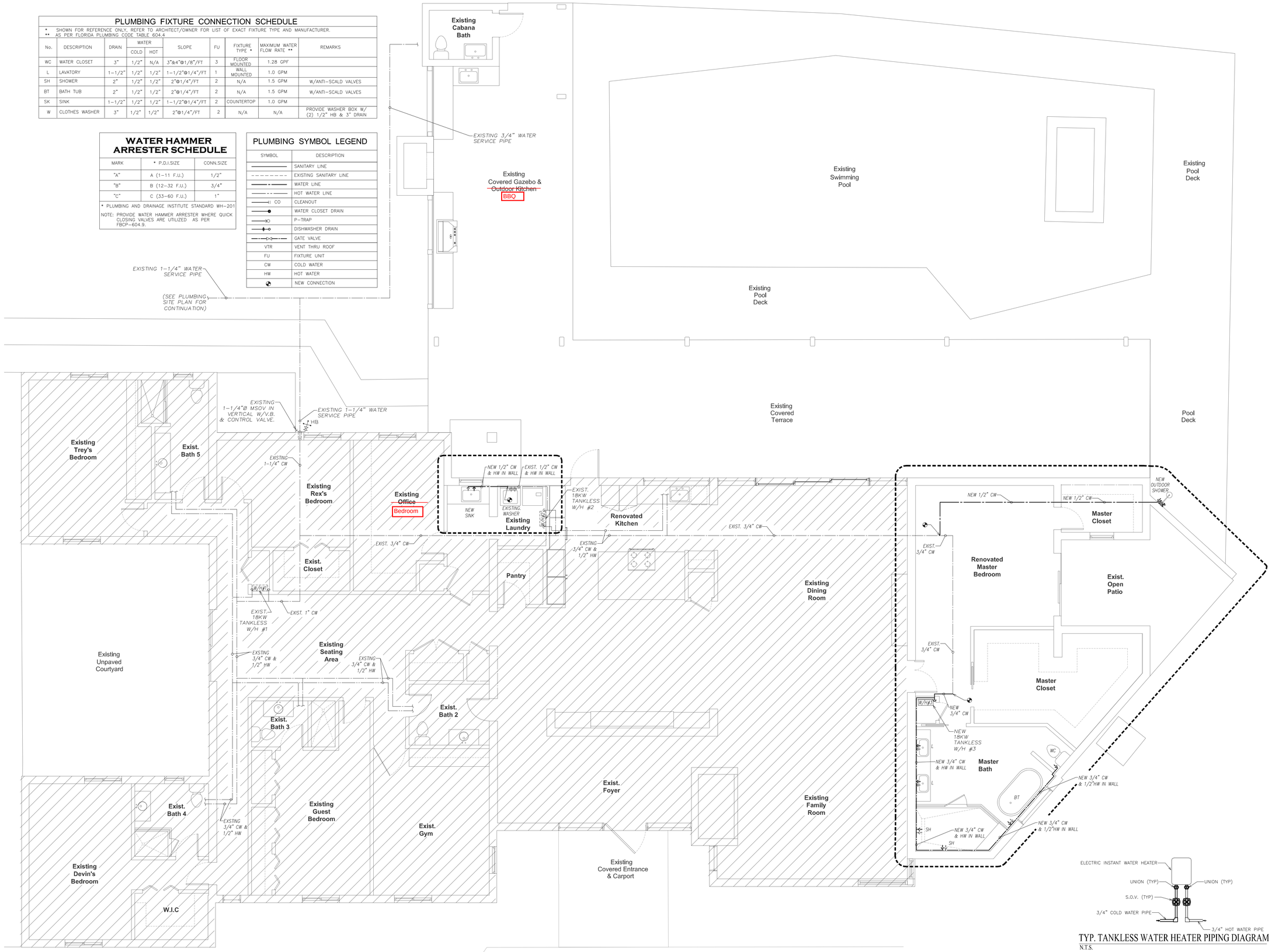
MARK	* P.D.I.SIZE	CONN.SIZE
"A"	A (1-11 F.U.)	1/2"
"B"	B (12-32 F.U.)	3/4"
"C"	C (33-60 F.U.)	1"

* PLUMBING AND DRAINAGE INSTITUTE STANDARD WH-201

NOTE: PROVIDE WATER HAMMER ARRESTER WHERE QUICK CLOSING VALVES ARE UTILIZED AS PER FBCP-604.9.

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SANITARY LINE
	EXISTING SANITARY LINE
	WATER LINE
	HOT WATER LINE
CO	CLEANOUT
	WATER CLOSET DRAIN
	P-TRAP
	DISHWASHER DRAIN
	GATE VALVE
VTR	VENT THRU ROOF
FU	FIXTURE UNIT
CW	COLD WATER
HW	HOT WATER
	NEW CONNECTION



WATER PLUMBING FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2" 4" 8"

TYP. TANKLESS WATER HEATER PIPING DIAGRAM

N.T.S.

TWH #3:
ELECTRIC TANKLESS WATER HEATER "ECO-11", 18KW, 240/1/60.
11KW- 60 amps- 1 double pole 60 amp breakers required. 2, 6/2 wire line
FLOW RATE 0.3 GPM AT 72°F, 1 YEAR WARRANTY. ENERGY FACTOR 0.96, DIMENSIONS 17" (HEIGHT) x 21" (WIDTH) X 3.7" (DEPTH).

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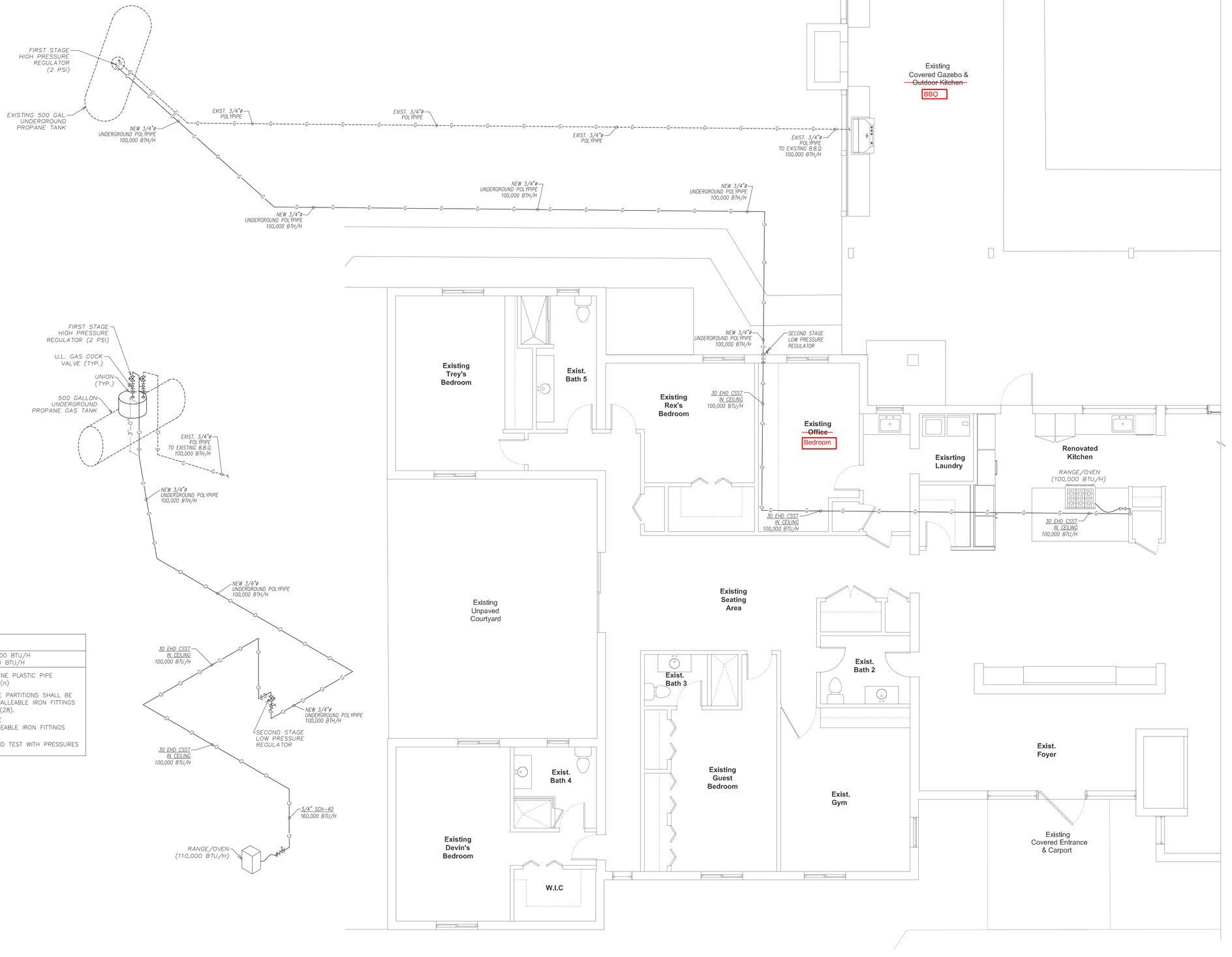
SHEET TITLE

WATER PLUMBING FLOOR PLAN

SHEET No.

P300



GAS PIPING NOTES

HIGH PRESSURE GAS PIPE LONGEST= 400'-0" -- 100,000 BTU/H
LOW PRESSURE GAS PIPE LONGEST= 39'-0" -- 100,000 BTU/H

1. UNDERGROUND PIPING MATERIAL SHALL BE POLYETHYLENE PLASTIC PIPE (ANSI B16.3, A19.7), SIZED PER NFPA-58 TABLE-16.1(n)
2. ABOVE GROUND PIPING MATERIAL OUTDOOR AND INSIDE PARTITIONS SHALL BE (ASTM A53) TREATED SCHEDULE 40 BLACK STEEL WITH MALLEABLE IRON FITTINGS (ANSI B16.3, A19.7), SIZED PER FBC, FG TABLE FG402.4(28).
3. ABOVE GROUND PIPING MATERIAL IN CEILING SHALL BE CORRUGATED STAINLESS STEEL TUBING (CSST) WITH MALLEABLE IRON FITTINGS SIZED PER FBC, FG TABLE FG402.4(32).
4. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA 58 AND TEST WITH PRESSURES AND TEST DURATIONS ACCORDING TO NFPA 54.

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SHEET TITLE

GAS PLUMBING FLOOR PLAN

SHEET No.

P400