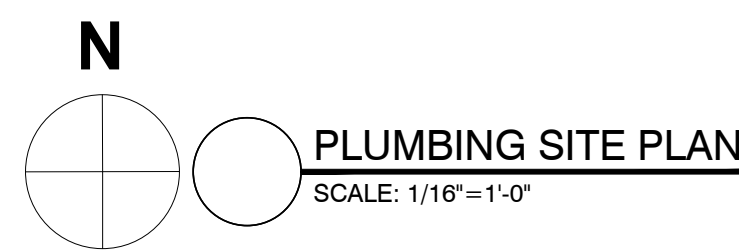
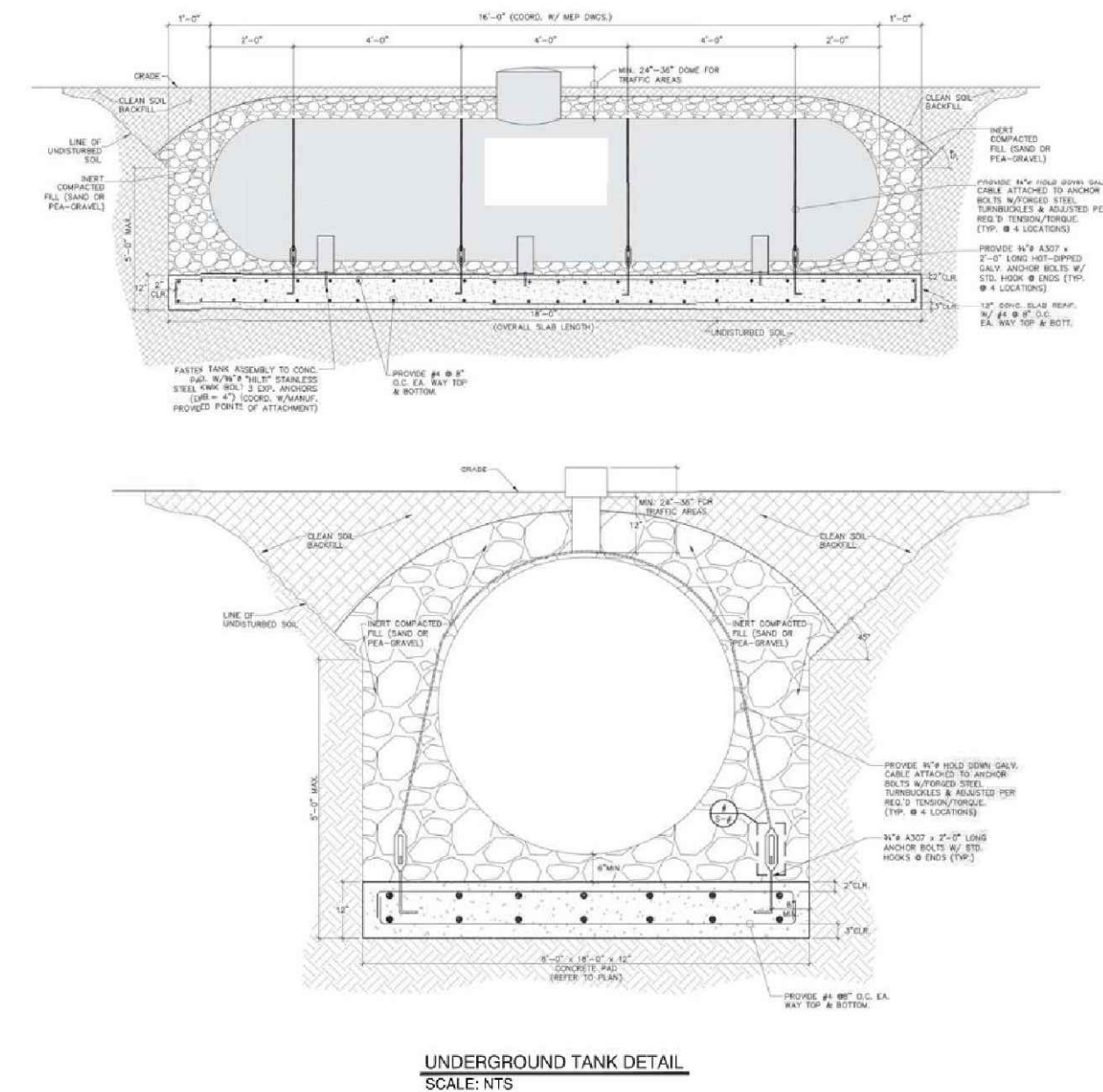


1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 8TH EDITION AND LOCAL ORDINANCES.
2. SYSTEM TO BE SLOPED AT 1/4" FT FOR PIPES 2 1/2" AND SMALLER, 1/8" FT. FOR PIPES 3" OR MORE DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
3. PROVIDE CLEANOUTS EVERY 75 FT. AND AT BASE OF 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-86 ABOVE GROUND AND COPPER TYPE "K" ASTM B-86 UNDERGROUND. (CPVC WILL BE ACCEPTABLE)
 - C. INSULATE COLD AND HOT WATER LINES (PROVIDE 1" 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 150 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 100 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 PROVIDED 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.
20. PROVIDE ANTI SCALD AT ALL TUB AND SHOWERS.
21. PROVIDE CLEAN OUT AT EVERY WASTE STACK.
22. 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.



Digitally signed by Daniel F Gutierrez
DN: cn=Daniel F Gutierrez,
o=Unaffiliated, c=US
Date: 2025.05.16 12:00:27-0400

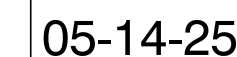
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DANIEL F. GUTIERREZ, P.E.
ELECTRICAL ENGINEER

LIC. #04908

REVISIONS

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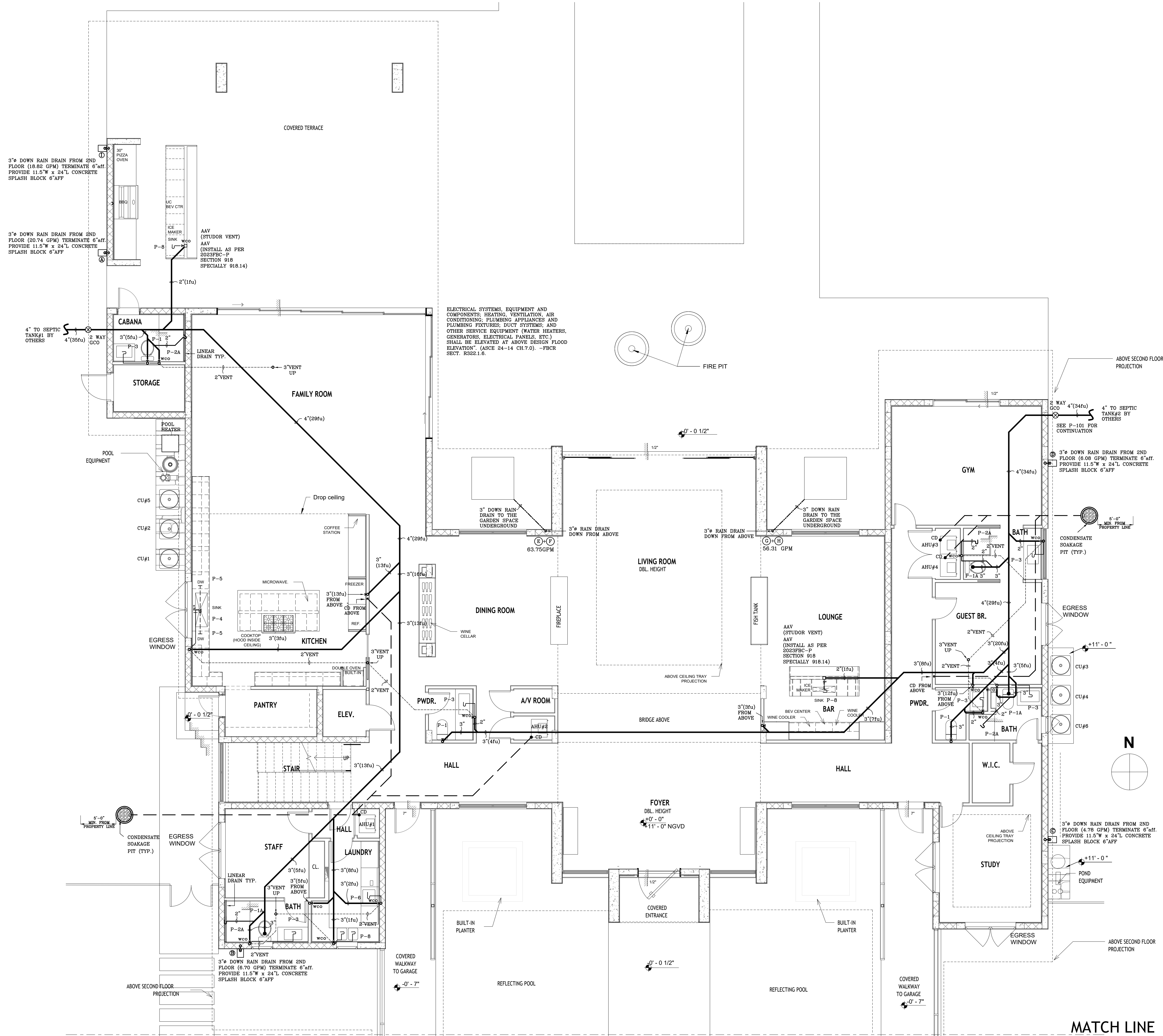
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PLUMBING SANITARY 1ST FLOOR PLAN

SHEET NUMBER

P-102

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DANIEL F. GUTIERREZ
LICENSE
No. 49086
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL F. GUTIERREZ, P.E.
ELECTRICAL ENGINEER

LIC. #049086

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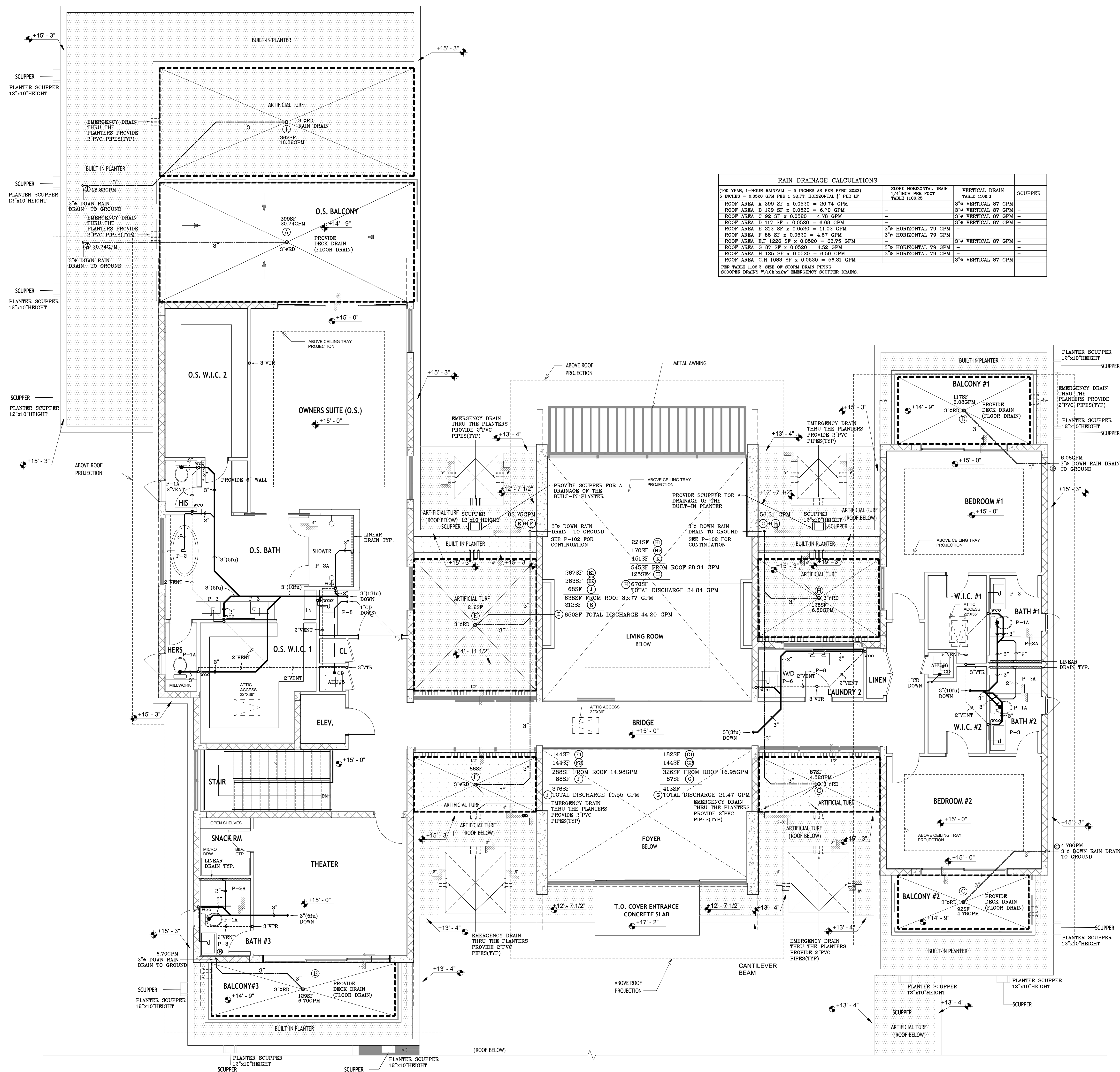
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PLUMBING SANITARY 2ND FLOOR PLAN

SHEET NUMBER

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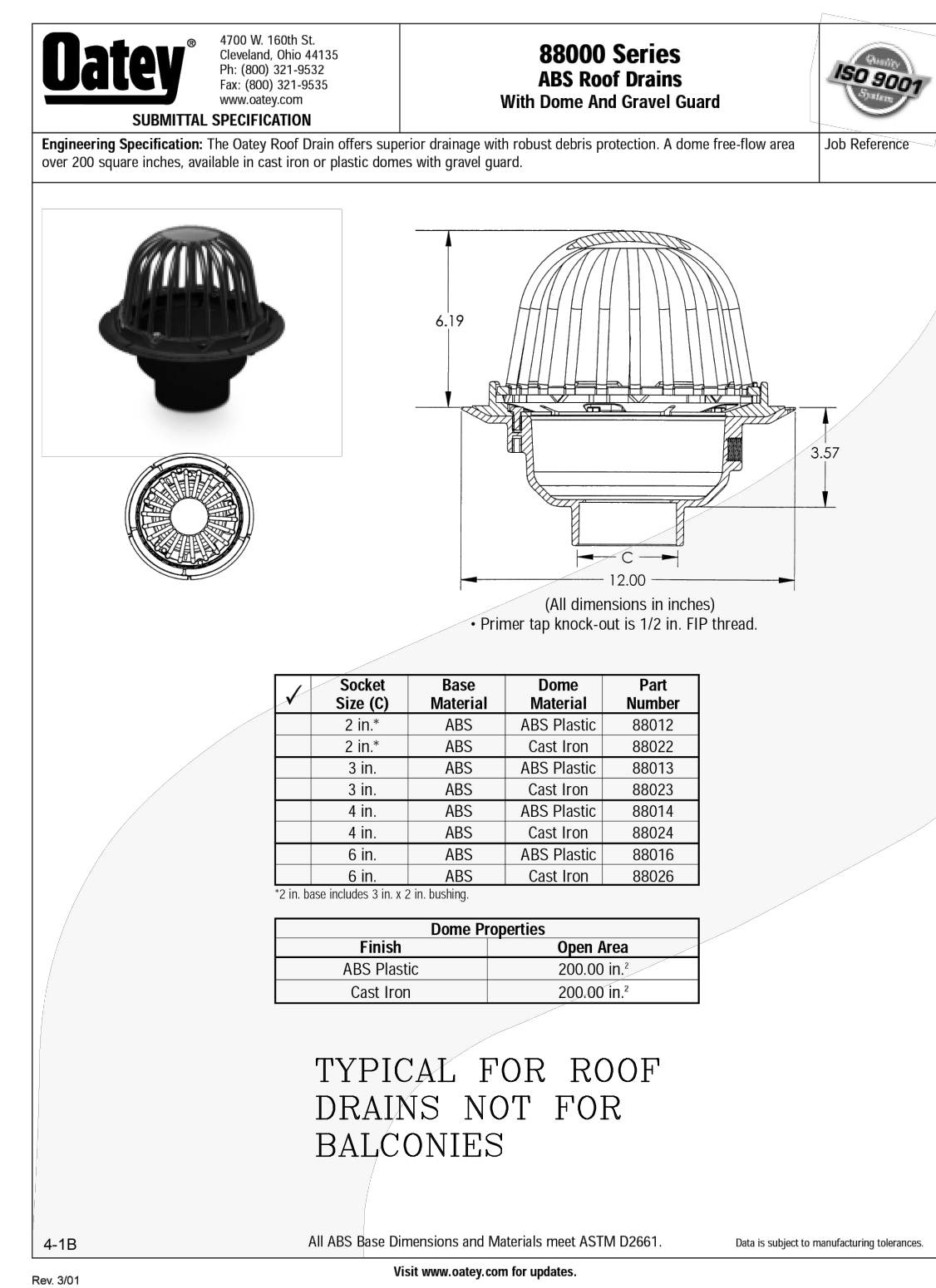


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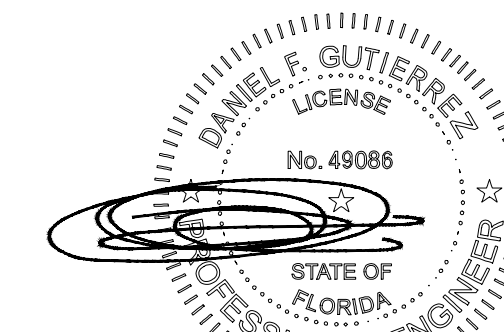
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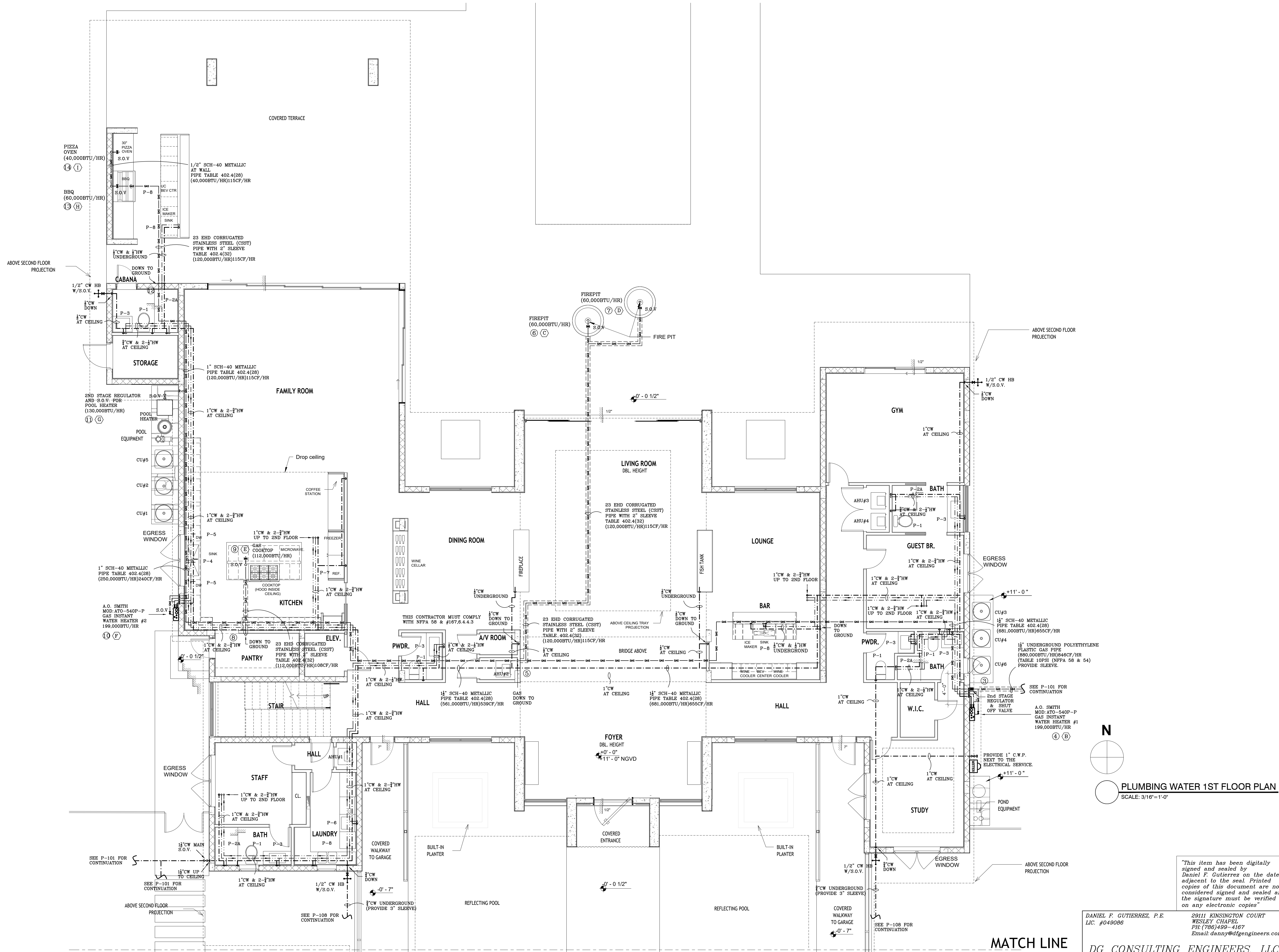
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PLUMBING WATER 1ST FLOOR PLAN

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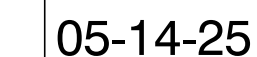
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SHEET TITLE

PLUMBING WATER 2ND FLOOR PLAN

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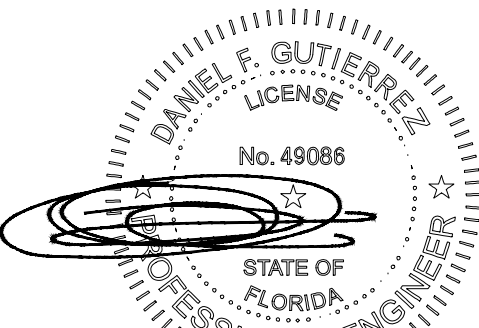
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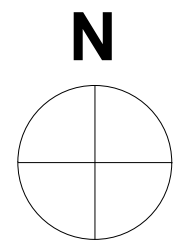
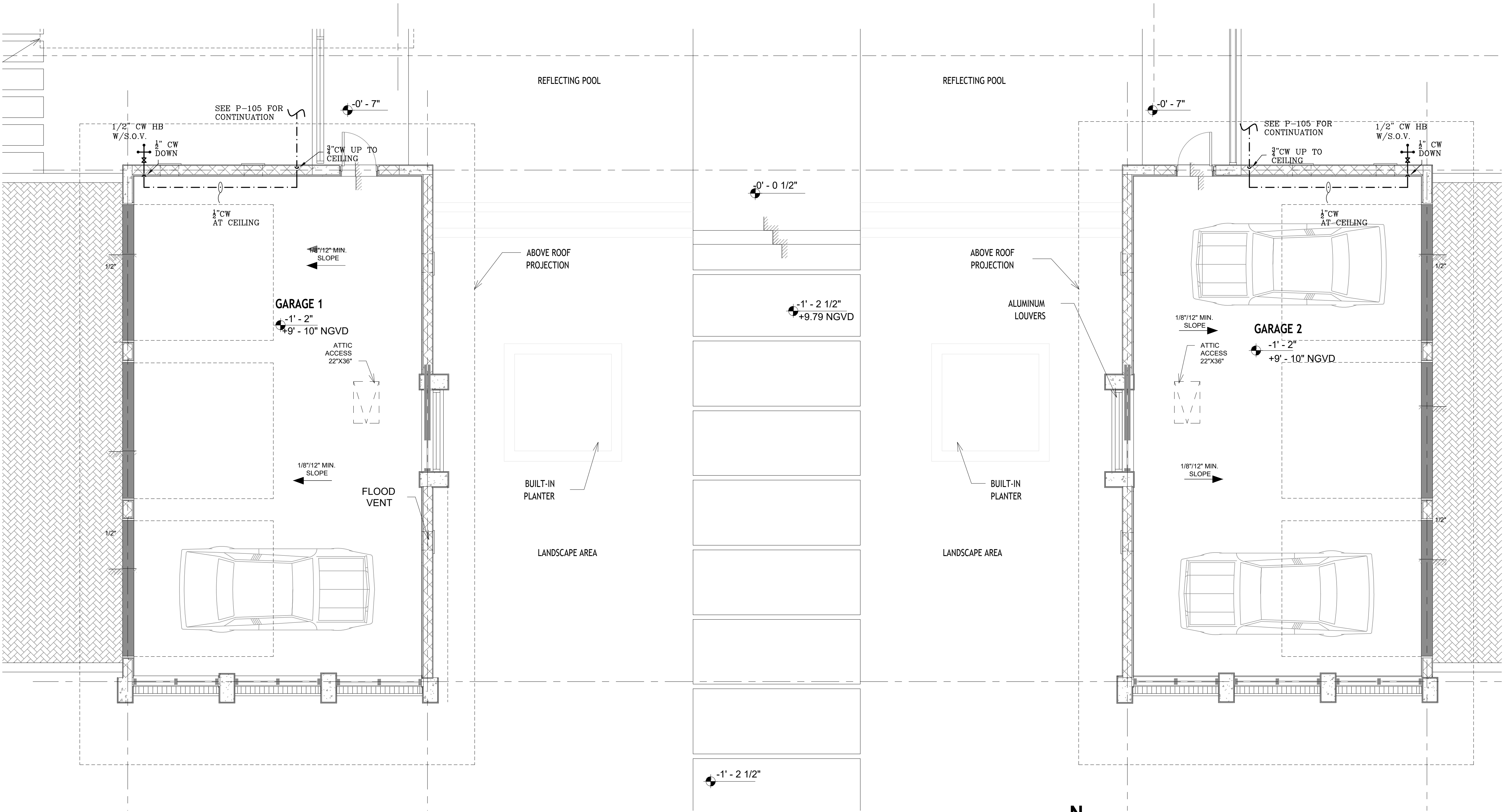
SHEET TITLE

PLUMBING
WATER GARAGE
FLOOR PLAN

SHEET NUMBER

P-107

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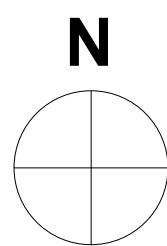
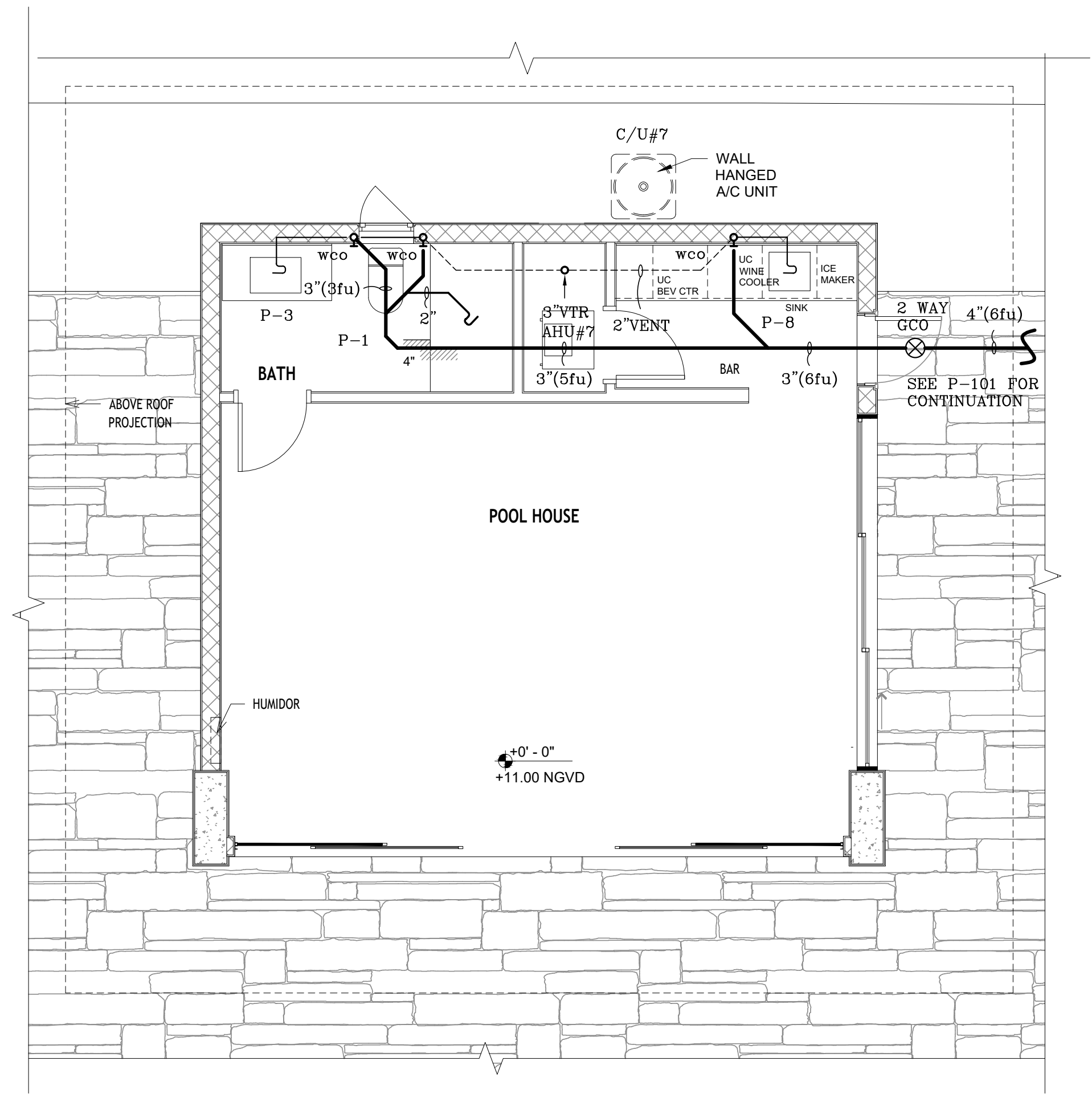
PLUMBING WATER GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

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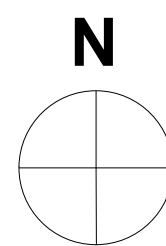
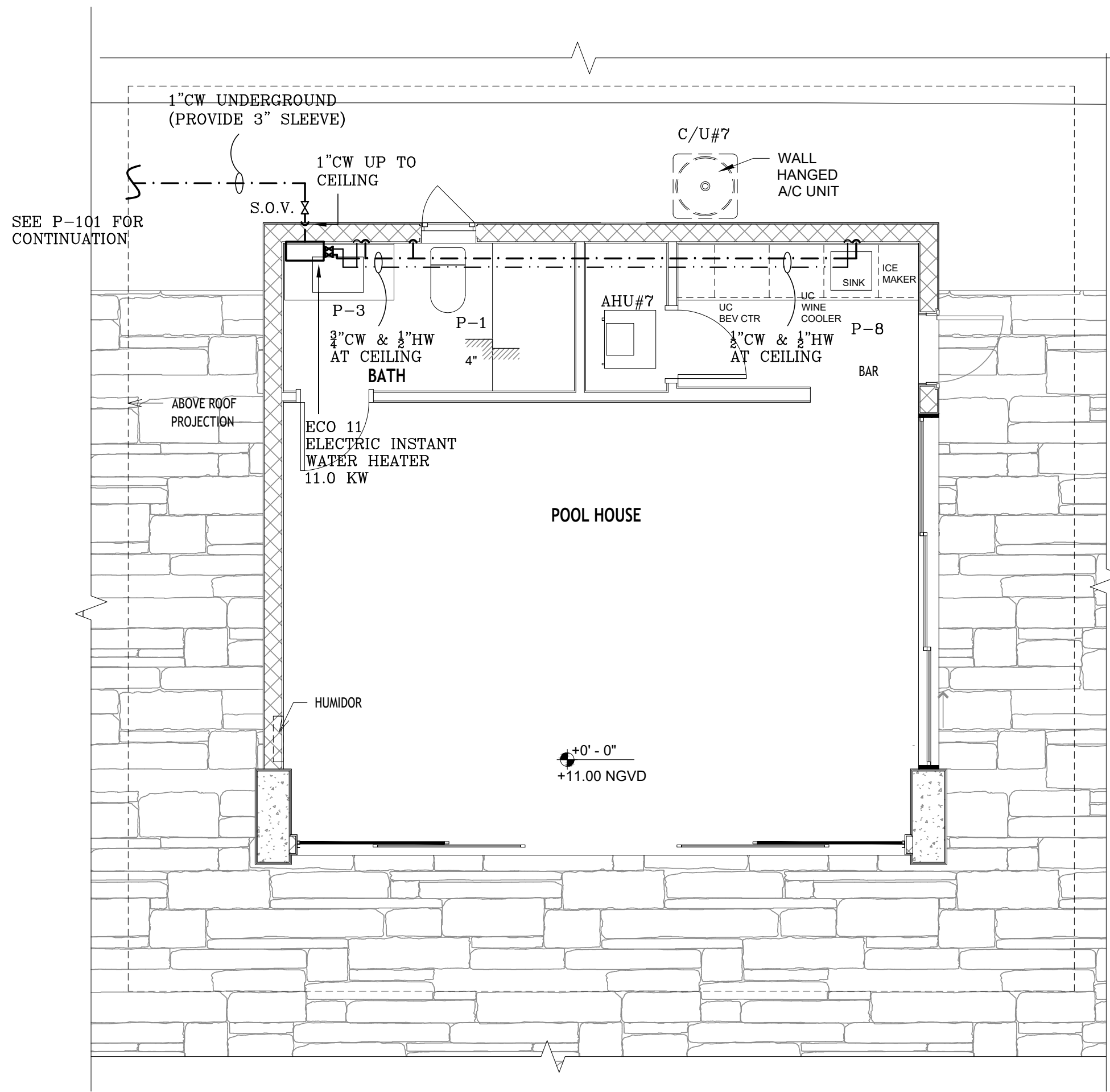
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PLUMBING SANITARY POOL CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"



PLUMBING WATER POOL CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"

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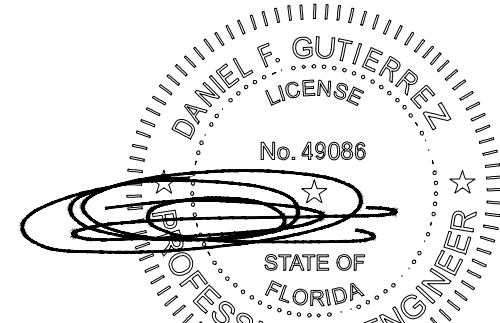
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PLUMBING
WATER &
SANITARY POOL
HOUSE FLOOR
PLAN

SHEET NUMBER

P-108

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	COLD WATER PIPE
	HOT WATER PIPE
	WATER HAMMER ARRESTOR
	HOSE BIBB W / VACUUM BREAKER AND SHUT-OFF VALVE
	SANITARY LINE
	C.D. CONDENSATE LINE
WCO	WALL CLEANOUT
FCO	FLOOR CLEANOUT
	GATE VALVE (SHUT-OFF VALVE)
C.W.P.	PROVIDE 1" C.W.P. NEXT TO THE ELECTRICAL SERVICE.



NOTE : CONTRACTOR TO COORDINATION PLUMBING FIXTURE SELECTION, WITH OWNER/ ARCHITECT FOR FIXTURE AND FAUCET STYLE & COLOR NOT TO EXCEED THE MAXIMUM RATES PERMITTED ON THIS SCHEDULE (FBC TABLE 604.4). PROVIDE FIXTURE COMPLIANCE WITH REFERENCED STANDARDS AS PER FBC P1b 406 through 421. PLUMBING FIXTURES TO COMPLY WITH MIAMI DADE COUNTY ART III, SECTION 8-31.

- MIXING VALVE NOTE: PROVIDE AND INSTALL MIXING VALVE BOX WITH MAXIMUM OF 120°F (49°C) SETTING. SHALL COMPLY WITH ASSE 1016/ASME A112.1016/CSA B12.18.1/CSA B125.1

Model #	ECO 11
Power (kW)	13
Voltage	240
Total Unit Amperage (AMPS)	54
Required Number of Dedicated Circuit Breakers	1 x 60 A Double Pole
Household Electrical Service Panel Recommendations	100 AMPS
Phase	1
Uniform Energy Factor (UEF)	0.92
Required Wire	6 AWG*
Water Connections	½" CF
Element	2
Dimensions	11.4"H x 7.9" W x 3.7" D
Weight	6.5 lbs.
Heat Exchanger	Stainless Steel
Operating Pressure	Minimum: 25 PSI Maximum: 150 PSI
Flow Activation (GPM)	0.3 GPM

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