

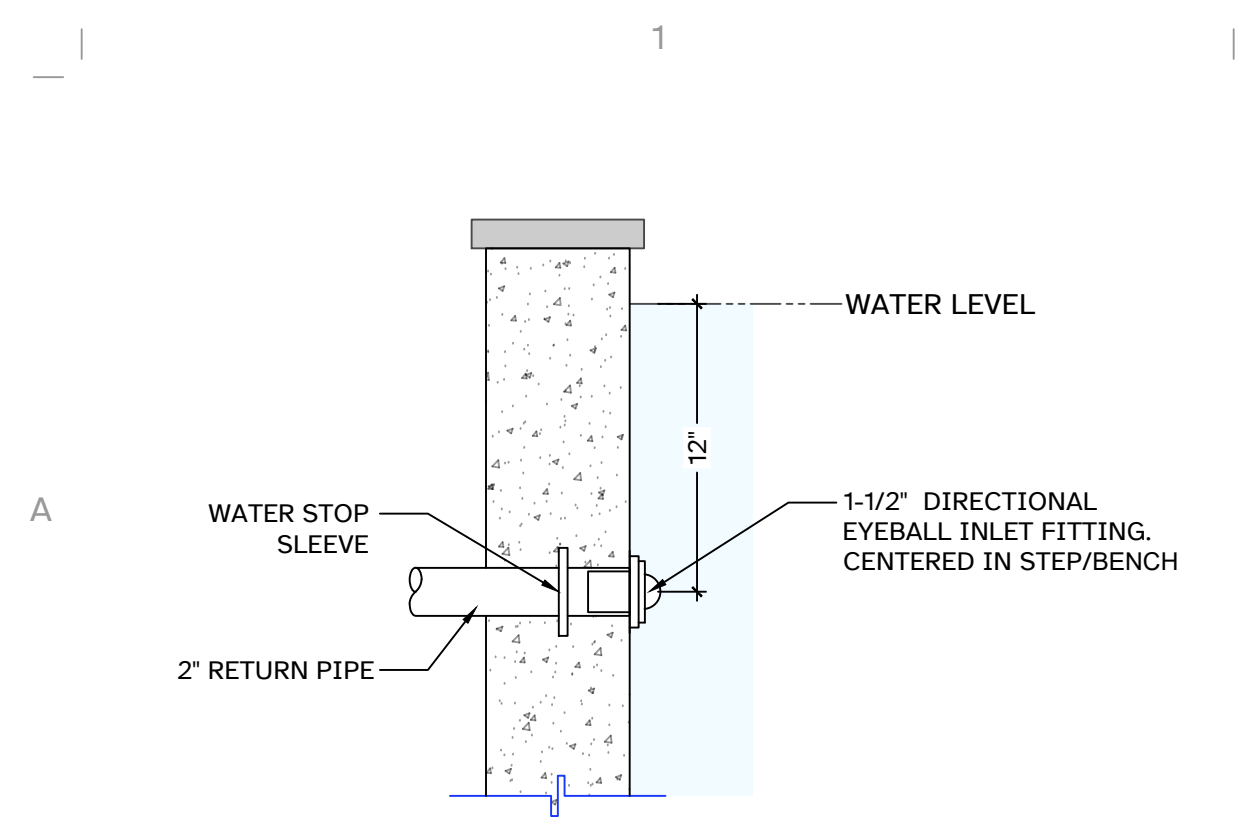
1/4" = 1'-0"
CUT ON DASH LINE FOR SCALE RULER

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1/4" = 1'-0"
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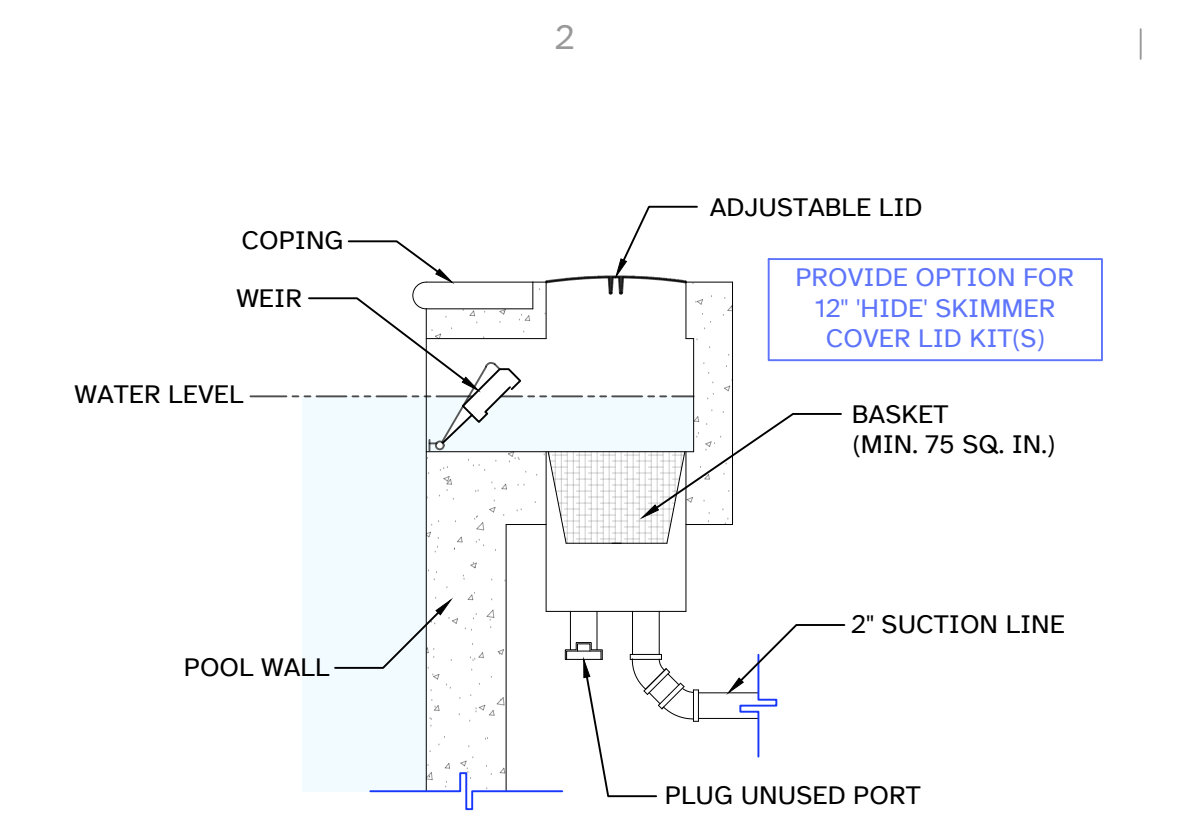


SCAN QR CODE
FOR ALL RFIs



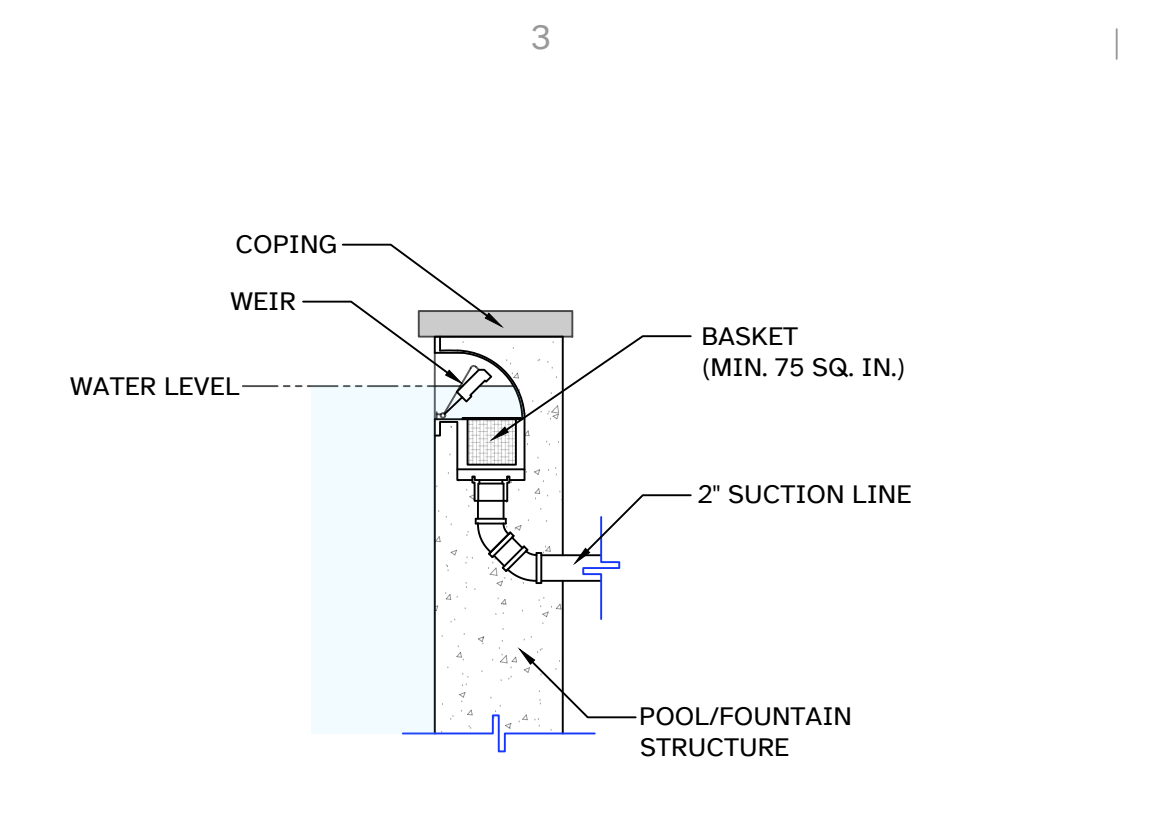
WALL RETURN DETAIL

NOT TO SCALE



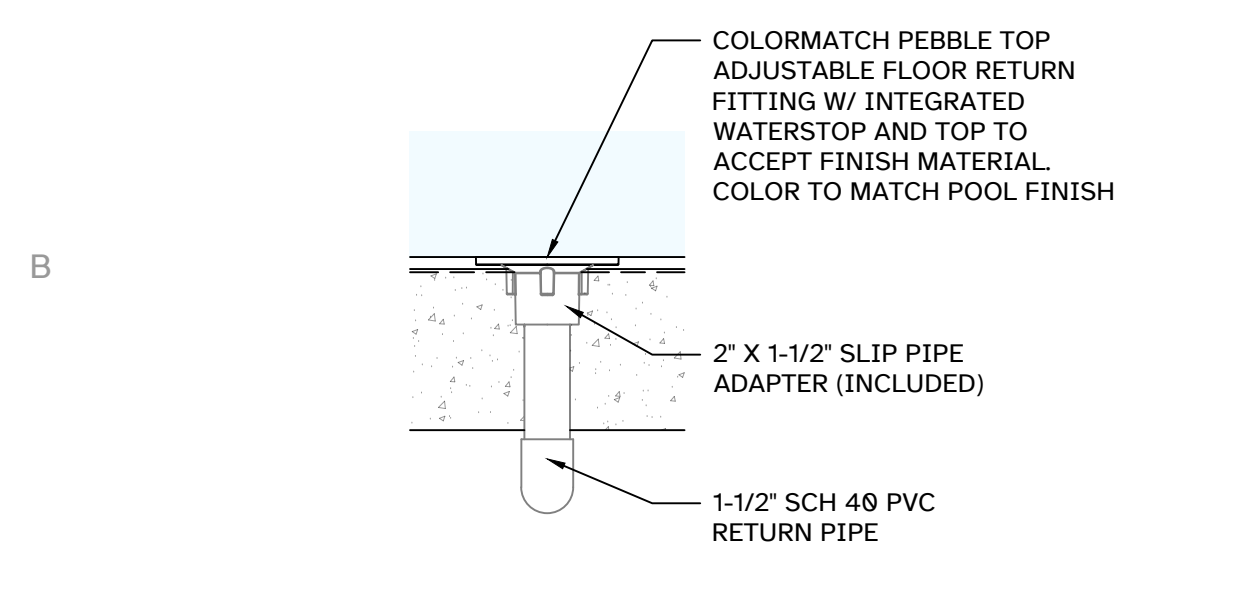
SKIMMER DETAIL

NOT TO SCALE



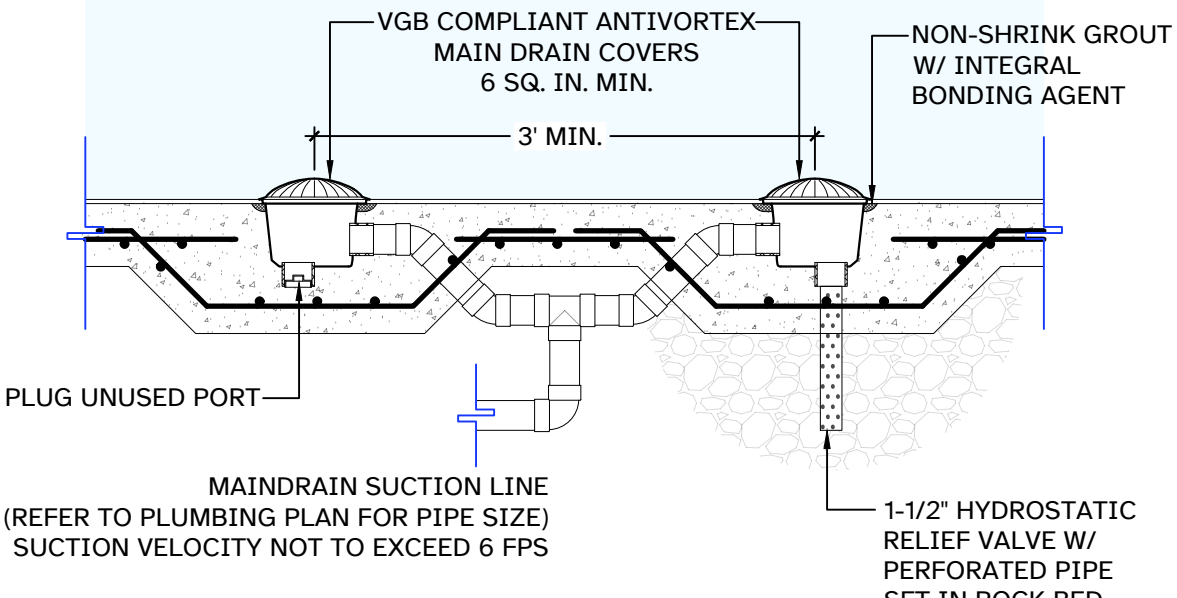
FRONT-ACCESS SKIMMER DETAIL

NOT TO SCALE



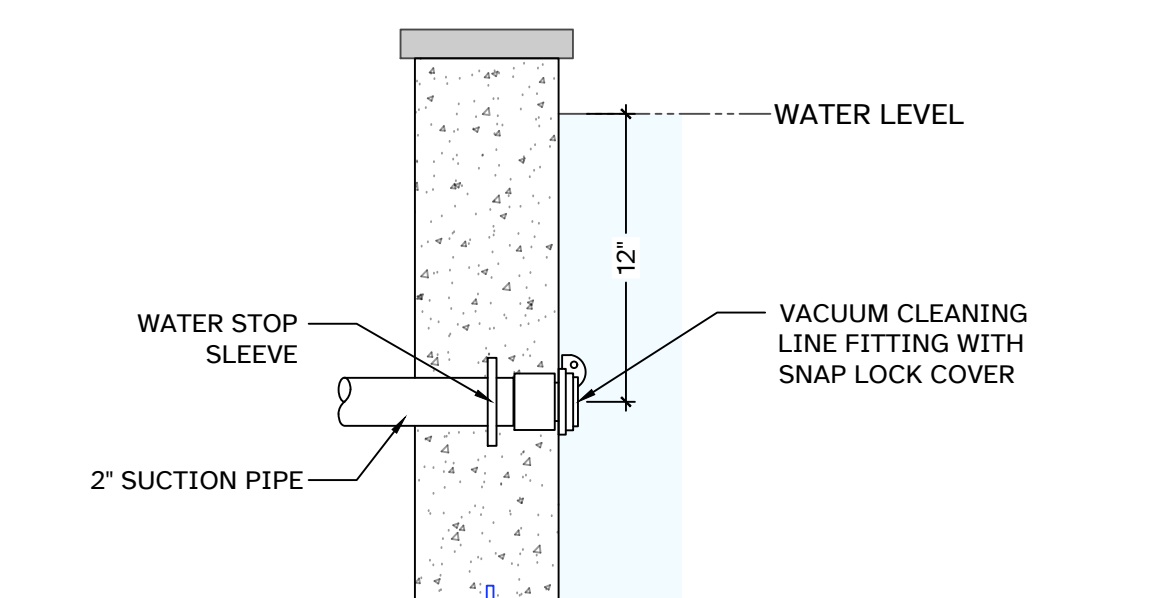
FLOOR RETURN DETAIL

NOT TO SCALE



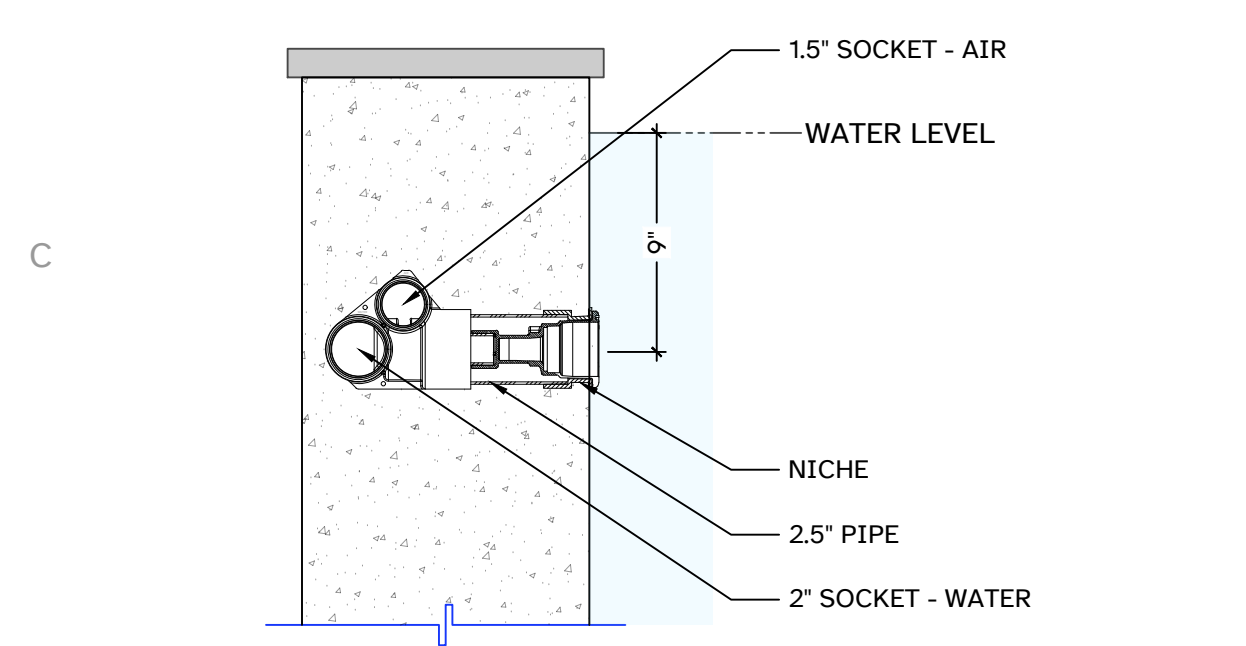
DUAL MAINDRAIN DETAIL

NOT TO SCALE



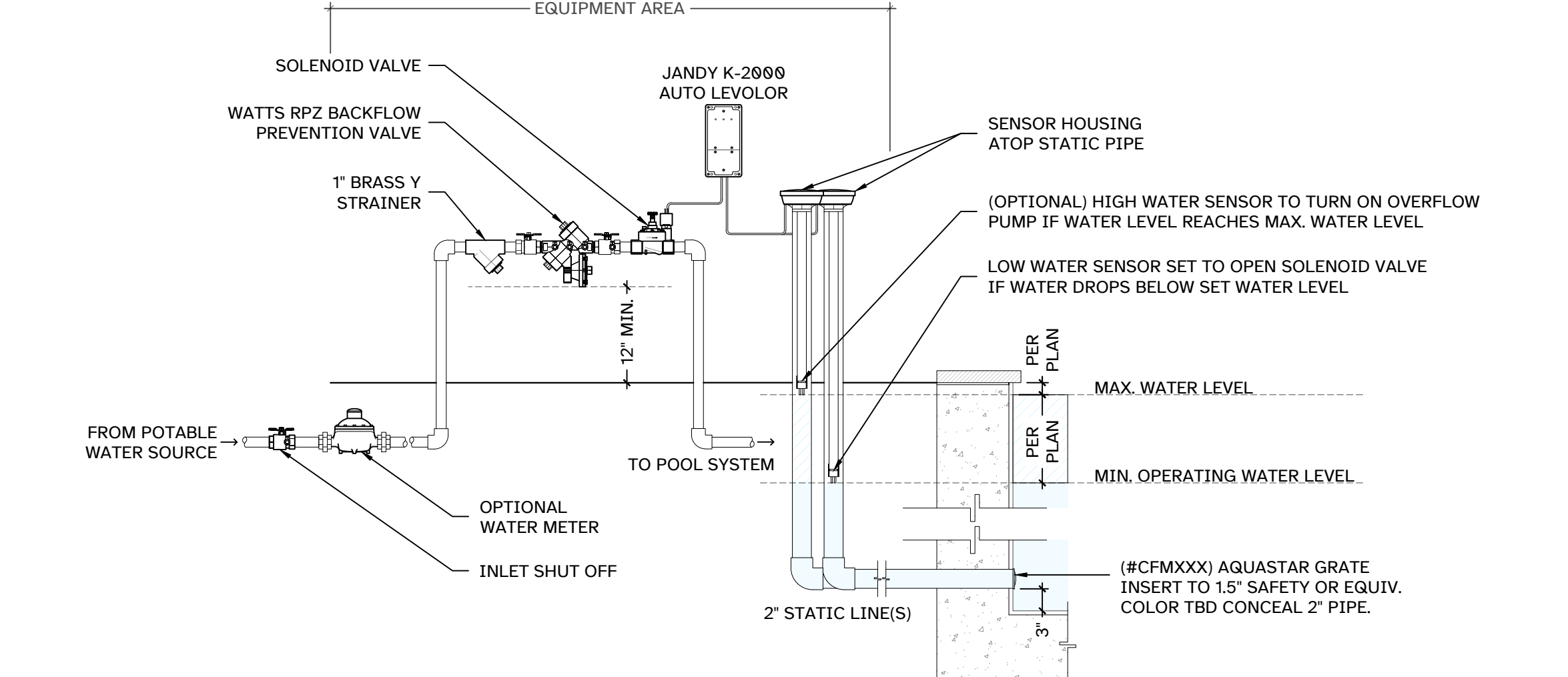
VACUUM FITTING DETAIL

NOT TO SCALE



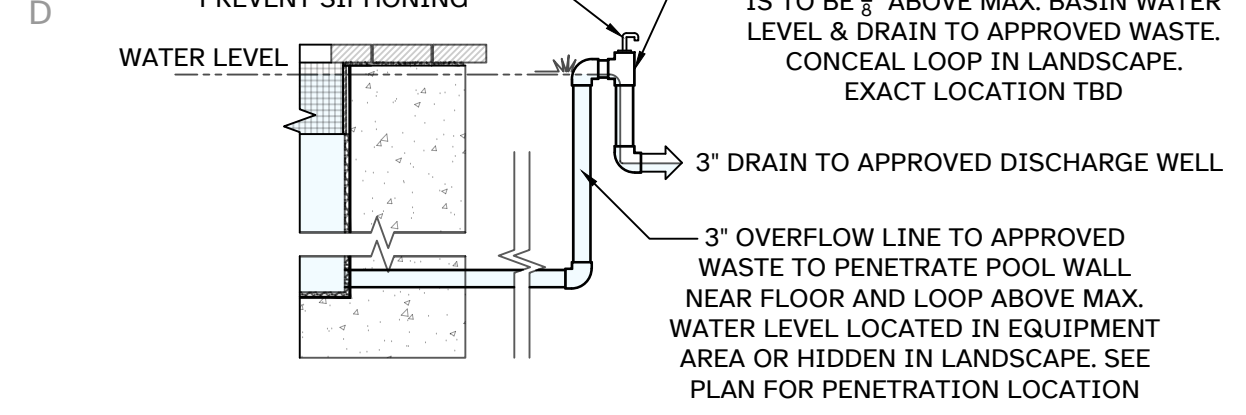
HYDROTHERAPY FITTING DETAIL

NOT TO SCALE



JANDY K-2000 AUTO LEVOLOR / POTABLE WATER FILL

NOT TO SCALE



OVERFLOW DETAIL

NOT TO SCALE

ANSI 9.12.1 ENTRAPMENT AVOIDANCE
THE SUBMERGED SUCTION PIPING AND FITTINGS SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF ANSI/APSP-7 STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPA, HOT TUBS, AND CATCH BASINS.

5.3 SUBMERGED SUCTION OUTLETS.
WHEN USED, FULLY SUBMERGED SUCTION OUTLET FITTING ASSEMBLIES AND SYSTEMS SHALL BE CERTIFIED IN ACCORDANCE WITH SECTION 4.3.1. DUAL OR MULTIPLE OUTLETS PIPED IN A SINGLE SUCTION SYSTEM THROUGH A COMMON SUCTION LINE TO A PUMP(S) SHALL NOT BE CAPABLE OF BEING ISOLATED BY VALVES.

5.3.1 BLOCKABLE OUTLETS-DUAL SEPARATION
DUAL OUTLETS SHALL BE SEPARATED BY A MINIMUM OF 3 FEET MEASURED FROM CENTER TO CENTER OF THE SECTION OUTLET FITTING ASSEMBLY OR LOCATED ON TWO (2) DIFFERENCE PLANES, I.E., ONE (1) ON THE BOTTOM AND ONE (1) ON THE VERTICAL WALL, OR ONE (1) EACH ON TWO (2) SEPARATE VERTICAL WALLS. SUCTION OUTLETS SHALL NOT BE INSTALLED IN SEATING AREAS.

FBC R4501.6.6 ENTRAPMENT PROTECTION
ENTRAPMENT PROTECTION FOR SUCTION OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ANSI/APSP/ICC 7.

FBC R4501.21.3 MAIN OUTLET
AN APPROVED MAIN OUTLET, WHEN PROVIDED, SHALL BE LOCATED ON A WALL OR FLOOR AT OR NEAR THE DEEPEST POINT IN THE POOL FOR EMPTYING OR CIRCULATION, OR BOTH, OF THE WATER IN THE POOL.

R4501.6.3 WATER VELOCITY
POOL PIPING SHALL BE DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND (3048 MM/S) FOR PRESSURE PIPING AND 8 FEET PER SECOND (2438 MM/S) FOR SUCTION PIPING, EXCEPT THAT THE WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND (2438 MM/S) IN COPPER TUBING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7.

EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT.

PLUMBING GENERAL NOTES

PLUMBING

- THESE PLANS ARE COMPLIANT WITH SECTION 403 OF THE 2020 ENERGY CONSERVATION CODE.
- PER ANSI/APSP-15,2011 FILTRATION RATES SHALL NOT EXCEED VOLUME OF POOL / 360 IN GPM.
- ANSI/APSP-7,2006 VELOCITIES APPLY TO THERAPY & FEATURE PUMPS ONLY.
- DESIGN FLOW RATE MUST NOT TURN OVER POOL WATER VOLUME IN LESS THAN SIX HOURS OR 36 GPM, WHICHEVER IS GREATER.
- WATER FLOW VELOCITY AT A MAXIMUM FLOW RATE MUST NOT EXCEED 8 FT/SEC IN THE RETURN LINE AND 6FT/SEC IN THE SUCTION LINE.
- SOLAR ACCESS STUBS MUST BE SEPARATED BY A MINIMUM 18" (HORIZONTAL OR VERTICAL) OF STRAIGHT PIPE.
- BACKWASH OR MULTI-PORT VALVES MUST BE A MINIMUM OF 2" OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
- DIRECTIONAL INLET FITTINGS ARE REQUIRED.
- FOR POOL FILTRATION PUMPS, A LENGTH OF STRAIGHT PIPE THAT IS AT LEAST 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP.
- ABSOLUTE MAX FLOW VELOCITY IS 8 FPS IN ANY PLUMBING OR EQUIPMENT.
- FLOW VELOCITIES OF 4.5 FPS OR LESS ARE DESIRED ON THE SUCTION-SIDE OF ANY PUMP. FLOW VELOCITIES OVER 4.5 FPS ON THE SUCTION-SIDE OF ANY PUMP SHALL BE APPROVED BY THE ENGINEER IN WRITING.
- FLOW VELOCITIES OF 6.5 FPS OR LESS ARE DESIRED ON THE DISCHARGE-SIDE OF ANY PUMP. FLOW VELOCITIES OVER 6.5 FPS ON THE DISCHARGE-SIDE OF ANY PUMP SHALL BE APPROVED BY THE ENGINEER IN WRITING.
- MIN. SIZE PVC PLUMBING OR CONDUIT IS 3/4" DIA. 1/2" DIA OR LESS IS NOT ALLOWED IN ANY APPLICATION (INCLUDING LOW VOLTAGE CONDUITS, TEMPERATURE SENSORS, ETC.).
- ALL PIPE SHALL BE ASTM D1785-06 SCH 40 OR SCH 80 PVC U.O.N.. ALL FITTINGS SHALL BE ASTM D2466 SCH 40 OR SCH 80 PVC U.O.N.. THREADED CONNECTIONS AT EQUIPMENT (E.G., PUMPS) SHALL BE SCH 80 PVC.
- COPPER PIPE SHALL BE ASTM B88-03 TYPE K.
- SPECIFIC PLUMBING DIMENSIONS SHALL HAVE A TOLERANCE OF ±1/4" U.O.N.
- AT LEAST ONE SKIMMER PER 400 SF OF POOL SURFACE AREA SHALL BE INSTALLED U.O.N.
- LOCATE SKIMMERS DOWN-WIND OF PREVAILING WINDS AND AWAY FROM WATER FEATURES WHERE WAVE ACTION WILL REDUCE EFFECTIVENESS.
- SKIMMERS SHALL NOT BE LOCATED IN RAISED BOND BEAMS GREATER THAN 12" OR WHERE THEY MAY BE USED AS A STEP (E.G., ABOVE A STEP, BENCH OR SUN SHELF).
- MIN. BURIAL DEPTH FOR NONMETALLIC POOL PLUMBING IS 12" OVER THE TOP OF THE PIPE.
- A 36" MIN. LENGTH OF PIPE SHALL EXIST BETWEEN THE FILTER AND HEATER TO ALLOW FOR THE FUTURE INSTALLATION OF A SOLAR SYSTEM. THIS REQUIREMENT IS NOT NECESSARY IF THE SOLAR SYSTEM IS INSTALLED OR STUB-PLUMBED (IF APPLICABLE).
- ALL PIPE PENETRATIONS THROUGH CONCRETE SLABS OR ABOVE-GROUND WALLS SHALL BE SLEEVED WITH 1/2" MINIMUM FOAM INSULATION. THIS REQUIREMENT DOES NOT APPLY TO PENETRATIONS THROUGH THE POOL SHELL, BUT DOES APPLY TO PENETRATIONS THROUGH THE CONCRETE SLAB WHERE THE POOL EQUIPMENT IS LOCATED.
- PLUMBING FROM SUCTION OUTLET PAIRS (BEFORE THE TEE) SHALL BE THE SAME NOMINAL SIZE AS THE MAIN LINE. PIPE DIAMETERS SHALL NOT BE REDUCED.
- SUCTION OUTLET PAIRS FOR THE FILTER PUMP MAY BE LOCATED ON THE POOL OR SPA FLOOR OR MAY BE SPLIT WITH ONE ON THE POOL OR SPA FLOOR AND ONE ON THE POOL OR SPA WALL.
- SUCTION OUTLET PAIRS FOR AUXILIARY PUMPS SHOULD BE LOCATED ON THE POOL OR SPA WALL. IF THE AUXILIARY PUMP IS FILTERED THE SUCTION OUTLET PAIR MAY BE LOCATED ON THE POOL OR SPA FLOOR.
- THE RETURNS TO THE POOL SHALL BE LOOPEO OR CONFIGURED IN A BALANCED TREE TO EQUALIZE FLOW.
- ALL RETURNS AND JETS SHALL BE TERMINATED WITH FLUSH-FINISH DIRECTIONAL EYEBALL FITTINGS.
- BALL VALVES AND CHECK VALVES SHALL BE THE SAME SIZE AS THE LINE. WHERE A LINE SIZE CHANGES AT A VALVE, THE VALVE SHALL BE THE LARGER SIZE WITH A BUSHING TO THE SMALLER SIZE U.O.N.
- HYDROSTATIC RELIEF VALVES SHALL BE INSTALLED IN ALL POOLS AND STAND-ALONE OR DETACHED SPAS. HYDROSTATIC VALVES ARE OPTIONAL FOR SPAS STRUCTURALLY ATTACHED TO POOLS, U.O.N.
- SUCTION OUTLET COVERS SHALL COMPLY TO THE VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.
- HARTFORD LOOP INVERT ELEVATION SHALL BE ABOVE MAXIMUM SPA WATER. WHEN SPA HAS A PERIMETER FLOW DETAIL, THE AIR LINE SHALL BE LOOPEO AS HIGH AS POSSIBLE WITHIN THE SPA BOND BEAM AND THEN TERMINATED ABOVE SPA WATER LEVEL A SHORT DISTANCE AWAY.
- DRAIN, OVERFLOW AND BACKWASH DISCHARGE SHALL CONNECT TO AN APPROVED ON-SITE DRAINAGE LOCATION PER LOCAL ORDINANCES. MUST BE VERIFIED AND CONFIRMED.
- CARTRIDGE FILTER ELEMENTS SHALL BE CLEANED OVER A LAWN OR OTHER LANDSCAPED AREA THAT WILL ABSORB THE DISCHARGE.
- LOCAL ORDINANCES MAY REQUIRE THE EQUIPMENT TO BE SCREENED FROM SCREENING IS THE OWNER'S RESPONSIBILITY.
- VERIFY SIZE AND LOCATION OF OTHER WORK (EXISTING OR PROPOSED) AT ANY PIPE CROSSINGS, OR CONNECTIONS, PRIOR TO CONSTRUCTION.
- ALL EXPOSED PIPING SHALL BE ADEQUATELY SUPPORTED TO CEILINGS, WALLS AND FLOORS.
- ALL EQUIPMENT, MATERIALS, CONSTRUCTION, LABOR AND SAFETY REQUIREMENTS SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS AND CODES.
- BLOCKOUTS FOR PIPE PENETRATIONS INTO THE SHELL SHALL NOT BE ALLOWED. ALL PIPE PENETRATIONS INTO THE SHELL SHALL BE CAST-IN-PLACE.
- CONNECTIONS BETWEEN DISSIMILAR MATERIALS SHALL BE COMPATIBLE IN ALL WAYS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWING.
- PIPE RUNS SHALL BE SLOPED IN ONE DIRECTION ONLY. WHERE INVERT OR CENTERLINE ELEVATIONS ARE SHOWN, PIPE SLOPE SHALL BE UNIFORM BETWEEN POINTS.

VALVES

- VALVES SHALL BE MADE OF MATERIALS THAT APPROVED IN THE FBC, PLUMBING. VALVES LOCATED UNDER CONCRETE SLABS SHALL BE SET IN A PIT HAVING A LEAST DIMENSION OF FIVE PIPE DIAMETERS WITH A MINIMUM OF AT LEAST 10 INCHES (254MM) AND FITTED WITH A SUITABLE COVER. ALL VALVES SHALL BE LOCATED WHERE THEY WILL BE READILY ACCESSIBLE FOR MAINTENANCE AND REMOVAL.
- 454.2.8.2 FULL WAY (GATE) VALVES: FULL-WAY VALVES SHALL BE INSTALLED TO INSURE PROPER FUNCTIONING OF THE FILTRATION AND PIPING SYSTEM. WHEN THE PUMP IS LOCATED BELOW THE OVERFLOW RIM OF THE POOL, A VALVE SHALL BE INSTALLED ON THE DISCHARGE OUTLET AND THE SUCTION LINE.
- 454.2.8.3 CHECK VALVES: WHERE THE CHECK VALVES ARE INSTALLED THEY SHALL BE OF THE SWING, SPRING OR VERTICAL CHECK PATTERNS.
- 454.2.8.3 COMBINATION VALVES: COMBINATION VALVES SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

MECHANICAL GENERAL NOTES

EQUIPMENT

- ALL EQUIPMENT BELOW STATIC WATER ELEVATION IS TO HAVE POSITIVE VALVE SHUT OFF FOR SERVICE.
- ALL ELECTRICAL PER NEC 2017.
- ALL PUMPS, HEATERS, DECK, HANDRAILS, LADDERS, LIGHTS, SCREEN, & METAL SHALL BE BONDED PER NEC 2017.
- PUMP MOTOR ENERGY EFFICIENCY REQUIREMENTS TO COMPLY WITH F.B.C. 403.9 HOURS OR 36 GPM, WHICHEVER IS GREATER.
- PUMP AND PUMP MOTORS MUST BE TWO OR MORE SPEEDS.
- CONTROLS NEED TO BE CAPABLE OF OPERATING AT A MINIMUM OF TWO DIFFERENT SPEEDS.
- DEFAULT CIRCULATION MUST BE THE RESIDENTIAL FILTRATION SPEED. THE HIGHER-SPEED OVERRIDE IS NOT TO EXCEED ONE NORMAL CYCLE OR 24 HOURS, WHICHEVER IS LESS.
- SOLAR POOL HEATING SYSTEMS ARE PERMITTED TO RUN AT HIGHER SPEEDS DURING PERIODS OF USABLE GAIN.
- SIZE THE PUMP BASED ON: POOL GALLONS/360 MINUTES AND SELECTING A PUMP FROM EITHER THE APSP OR CEC DATABASE WITH CURVE A OR C LISTED FLOWRATE EQUAL TO OR LESS THAN CALCULATED FILTRATION FLOWRATE.
- A TIME SWITCH MUST BE INSTALLED TO ALLOW POOL OWNERS TO RUN THE POOL FILTRATION PUMP ONLY DURING OFF-PEAK PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC PUBLIC HEALTH STANDARDS.
- FILTERS MUST HAVE A MINIMUM AREA BASED ON THE 6 HOUR TURNOVER FLOW RATE.
 - POOL VOLUME (GALLONS) / 360 = FLOW RATE (IN GPM)
 - DIVIDE GPM BY A NUMBER SHOWN TO FIND THE FILTERS MINIMUM SQ FT CARTRIDGE = 0.375 SAND = 15 DE = 2
- MINIMUM DIAMETER OF BACKWASH VALVES MUST BE TWO INCHES OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
- SWEEP ELBOWS ARE RECOMMENDED.
- RESIZE PIPING SO VELOCITY AT MAX FLOW DOES NOT EXCEED 8 FPS IN THE RETURN LINE AND 6 FPS IN THE SUCTION LINE, AND ALSO MEETS VGB/ANSI-7 ENTRAPMENT AVOIDANCE REQUIREMENTS.
- POOL PUMP MOTORS SHALL NOT BE SPLIT PHASE, SHADED-POLE OR CAPACITOR START INDUCTION TYPE RUN TYPES.
- ALL RESIDENTIAL FILTRATION PUMP CONTROLS FOR USE WITH A MULTI-SPEED PUMP MUST HAVE THE CAPABILITY OF OPERATING A MINIMUM OF TWO SPEEDS WITH A DEFAULT TO THE LOWER/FILTRATION SPEED AFTER ONE NORMAL FILTRATION CYCLE OR 24 HOURS, WHICHEVER IS LESS. (IF EXISTING CONTROLS ARE REPLACED, THE NEW CONTROLS MUST MEET REQUIREMENT.)

HEATERS

FOSSIL FUEL /GAS

- 82% MINIMUM FUEL EFFICIENCY FOR GAS-FIRED AND OIL FIRED POOL HEATERS.
- NO STANDING PILOTS FOR NATURAL OR LP GAS HEATERS.
- 2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION, CHAPTER 5 EXHAUST SYSTEMS 501.3.1 LOCATION OF EXHAUST OUTLETS
- FOR OTHER CONVEYING OUTLETS: 10 FEET (3048 MM) FROM THE PROPERTY LINES; 3 FEET (914 MM) FROM EXTERIOR WALLS AND ROOFS; 10 FEET (3048 MM) FROM OPERABLE OPENINGS INTO BUILDINGS; 10 FEET (3048 MM) ABOVE ADJOINING GRADE.
- GAS PIPING SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION FUEL GAS

HEAT PUMPS

- 4.0 MINIMUM C.O.P. AS PER AHRI 1160 LOW TEMPERATURE TEST.
- ALL HEATERS MUST BE EQUIPPED WITH A READILY ACCESSIBLE ON/OFF SWITCH ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING IT OFF WITHOUT ADJUSTING THE THERMOSTAT SETTING.
- SWIMMING POOL WATER HEATING EQUIPMENT SHALL CONFORM TO THE DESIGN, CONSTRUCTION AND INSTALLATION REQUIREMENTS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND SHALL BEAR THE LABEL OF A RECOGNIZED TESTING AGENCY, AND SHALL INCLUDE A CONSIDERATION OF COMBUSTION AIR, VENTING AND GAS SUPPLY REQUIREMENTS FOR WATER HEATERS.
- 454.2.14.2 WATER RETENTION
IF A HEATER IS NOT EQUIPPED OR DESIGNED FOR AN APPROVED PERMANENT BYPASS OR ANTI-SIPHON DEVICE SHALL BE INSTALLED TO PROVIDE A POSITIVE MEANS OF RETAINING WATER IN THE HEATER WHEN THE PUMP IS NOT IN OPERATION.
- 454.2.14.3 PIT DRAINAGE
WHEN THE HEATER IS INSTALLED IN A PIT, THE PIT SHALL BE PROVIDED WITH APPROVED DRAINAGE FACILITIES.
- 454.2.14.4 CONNECTIONS
ALL WATER HEATING EQUIPMENT SHALL BE INSTALLED WITH FLANGES OR UNION CONNECTION ADJACENT TO THE HEATER.
- 454.2.14.5 RELIEF VALVE
WHEN WATER HEATING EQUIPMENT WHICH IS INSTALLED IN A CLOSED SYSTEM HAS A VALVE BETWEEN THE APPLIANCE AND THE POOL, A PRESSURE RELIEF VALVE SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE WATER EQUIPMENT. FOR UNITS UP TO AND INCLUDING 200,000 BTU/HOUR INPUT, THE RELIEF VALVE SHALL BE RATED BY THE AMERICAN GAS ASSOCIATION.

POOL COVERS

- HEATED POOLS AND IN-GROUND SPAS MUST BE EQUIPPED WITH A VAPOR RETARDANT COVER OR OTHER APPROVED MEANS (INCLUDING LIQUID COVERS). HEATING SYSTEMS DERIVING 70% OR MORE OF THEIR ENERGY SOURCE FROM SITE/RENEWABLE MEANS ARE EXEMPT.

GENERAL PLUMBING NOTES

- PIPING RUNS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL PLUMBING MAY VARY IN FIELD BASED ON SITE CONDITIONS.
- VACUUM FITTING SHALL BE EQUIPPED WITH A SPRING LOADED CAP IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION.
- MAIN DRAIN GRATE TO HAVE A FREE AREA OF 6 SQ. IN. MINIMUM AND SHALL BE SECURED WITH SCREWS.
- ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PIPE WITH SOLVENT WELD JOINTS.

WATER VELOCITIES:
PRESSURE SIDE NOT TO EXCEED 10 F.P.S.
SUCTION SIDE NOT TO EXCEED 8 F.P.S.

FILTER CAPACITY - CARTRIDGE 16 GPM PER SQ. FT. OF SURFACE

PRESSURE PIPING	SUCTION PIPING
1.5 INCH @ 10 FPS = 55 GPM	1.5 INCH @ 8 FPS = 44 GPM
2.0 INCH @ 10 FPS = 98 GPM	2.0 INCH @ 8 FPS = 78 GPM
2.5 INCH @ 10 FPS = 152 GPM	2.5 INCH @ 8 FPS = 122 GPM
3.0 INCH @ 10 FPS = 227 GPM	3.0 INCH @ 8 FPS = 181 GPM

ALL CODES TO COMPLY WITH
F.B.C. 2023, 8TH EDITION

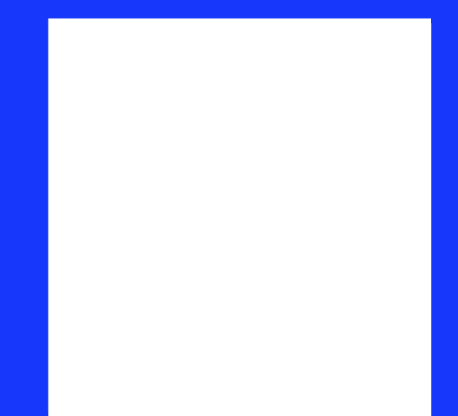
PLOT DATE -

13 January 2026



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RESIDENCE

HH6100

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PINECREST, FL 33156

REVISIONS

BLDG DEPT
COMMENTS
01.09.26

NOTES

1.

PROJECT NORTH



SCALE

SHEET NO.

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DIMENSION VERIFICATION: THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

FIELD CONDITION DISCREPANCIES: SHOULD FIELD CONDITIONS DEViate FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.