

ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL, OCCUPANCY CODES AND FLORIDA BUILDING CODE 2022 GOVERNING INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL, STATE, FEDERAL, OCCUPANCY 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 ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TOOLS TO VERIFY DIMENSIONS WHICH WORK WITHIN TOLERANCES AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS, WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE. CONTRACTOR SHALL PROTECT / ENGINEER SHALL NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD VERIFICATION IN ORDER TO PREVENT OR CORRECT 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 ALL MATERIALS AND CONTRACT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, MECHANICAL, DRAWINGS WITHOUT ADDITIONAL AND UNWARRANTED EXPENSE TO THE OWNER. IF DISCREPANCIES , CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT / ENGINEER IN AS MUCH TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SEAMTED.

4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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, PERMITS, ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY BE REQUIRED BY LAW OR BY ASSEMBLY NO. W-1-2088, LU 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 AUTHORITY.

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 INSTALLED 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-R/P 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.

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR TO START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAE 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.

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



6783 SW 104th St Pinecrest, FL
33156

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

This item has been digitally signed and sealed by Ernesto Rodriguez P.E. 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

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SHEET TITLE

SHEET No.

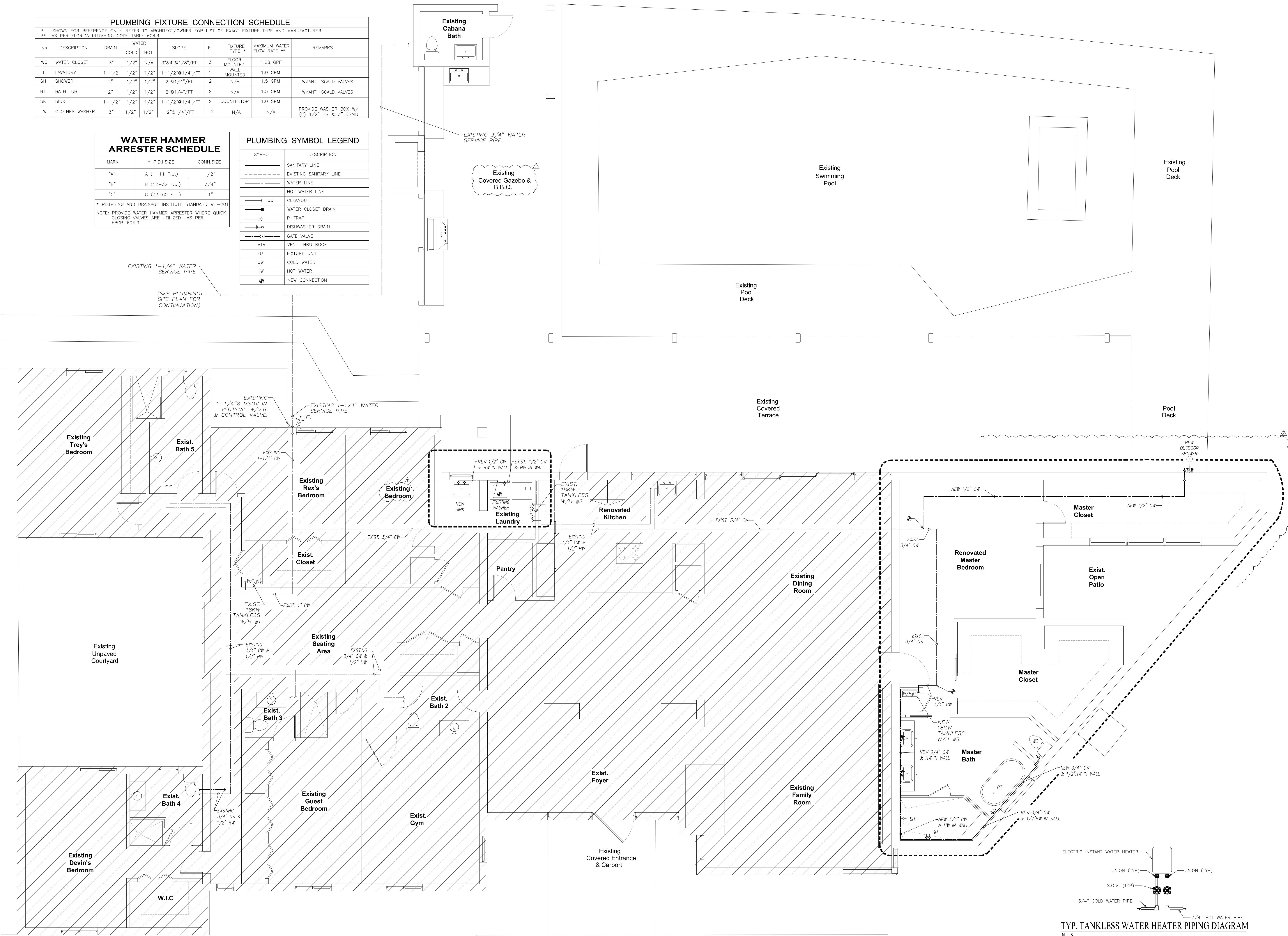
P100

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
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

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"

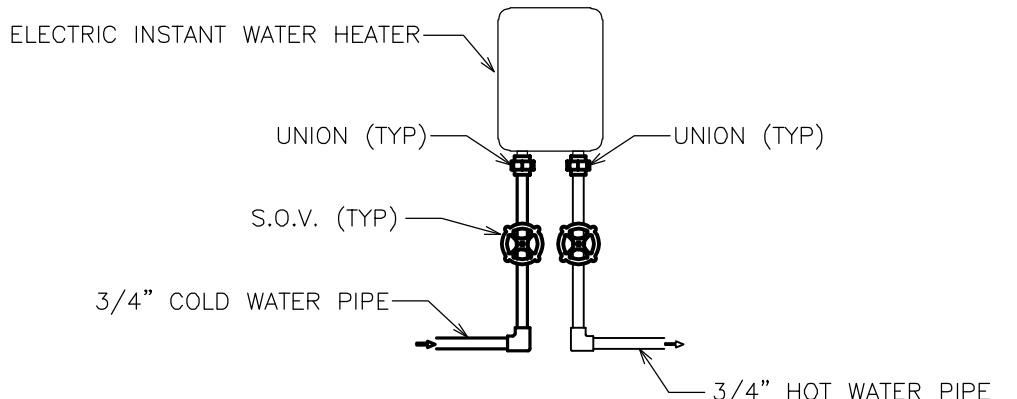
* PLUMBING AND DRAINAGE INSTITUTE STANDARD WH-201
NOTE: PROVIDE WATER HAMMER ARRESTER WHERE QUICK CLOSING VALVES ARE UTILIZED AS PER FBCP-604.9.

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



WATER PLUMBING FLOOR PLAN

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



TYP. TANKLESS WATER HEATER PIPING DIAGRAM

NTS.
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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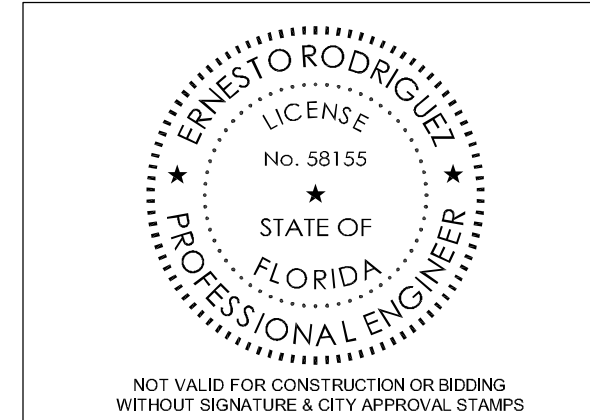
Dylan & Jamie Roy

Interior Remodeling & Addition

6783 SW 104th St Pinecrest, FL 33156

No.	Description	Date
1	BUILDING DEPARTMENT	03/03/2025
2	OWNER REQUEST	02/19/2026

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



Digitally signed
by Ernesto
Rodriguez
Date:
2026.02.23
09:49:44 -05'00'

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SHEET TITLE

WATER PLUMBING FLOOR PLAN

SHEET No.

P300

