PLUMBING GENERAL NOTES AND SPECIFICATIONS:

1. A. SCOPE OF WORK:

THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS, SPECIFIED HEREIN AND/OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT NOT NECESSARILY LIMITED TO:

1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
2. SANITARY DRAIN AND VENT SYSTEMS
3. PLUMBING FIXTURES AND TRIM
4. PRESSURE & TEMPERATURE RELIEF AND PAN DRAIN FROM WATER HEATER.
5. PIPING INSULATION
6. SUPPORTS AND HANGERS

3

B. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "FLORIDA BUILDING CODE" AND LOCAL ORDINANCES AND IN COMPLIANCE WITH THE "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION", AND "HRS" REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.

2. CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING
4. WATER–HAMMER ARRESTOS SHALL BE INSTALLED WHERE QUICK–CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER–HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER–HAMMER ARRESTORS.
5. ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
6. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.
7. WASTE LINES 3" OR MORE, SLOPE @ 1/8"/ FT. AND 2" AND UNDER, SLOPE @ 1/4"/FT.
8. PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE. WALL CLEAN OUT SHALL NOT BE SEEN FROM ANY LIVING SPACE ROOMS, THEY MUST BE LOCATED UNDER SINKS, LAVATORIES & CABINETS.
9. VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD.
10. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES FITTINGS SHALL BE IN ACCORDANCE WITH TABLE 604.4 F.B.C.
11. CONTRACTOR SHALL COORDINATE WITH OWNER AMOUNT & LOCATION OF HOSE BIBBS PRIOR TO INSTALLATION.

12. PIPING

A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.

B. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION SLABS OR MASONRY WALLS, CAULK OPENINGS BETWEEN PIPE AND SLEEVES.

C. WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS.

D. LOCATION OF FULL–OPEN VALVES. AS PER FPC 606.1

F. LOCATION OF SHUTOFF VALVES. AS PER FPC 606.2

G. SANITARY WASTE, VENTS & STORM DRAIN SHALL BE APROVED PVC SCHEDULE 40 ACCORDING WITH STANDARD LISTED IN TABLE 702.2, 702.3 OF FBCP, PROVIDE PIPE FITTING ACCORDING WITH PVC FITTING LISTED IN TABLE 702.4 FBCP.

H. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS: "CPVC" SCHEDULE 40 PIPE & FITTINGS.

I. DOMESTIC WATER PIPE MATERIAL SHALL CONFORM TO NSF 61 AND SHALL BE CPVC, CONFORM TO THE STANDARDS LISTED TO FBCP TABLE'S 605.3, 605.4, & 605.5

J. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B–88 BRONZE GATE VALVES.

K. PROVIDE FITTING PIPE CPVC ACCORDING WITH STANDARD TABLE 605.5.5

13. INSPECTIONS AND TESTS

A. CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION, AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND/OR LOCAL REGULATIONS.

B. DRAINAGE PIPING: BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH THE WATER TO THE HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER REPRESENTATIVE.

C. STERILIZE ALL WATER LINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 48 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.

D. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN–SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	FIXTURE UNITS	HOT WATER	COLD WATER	TRAP	REMARKS
WC	WATER CLOSET	4	---	1/2"		3"DRAIN TANK TOILET
L	LAVATORY	1	1/2"	1/2"	1 1/4"	
T	TUB	2	1/2"	1/2"	1 1/2"	

1) FIXTURES TO COMPLY WITH REFERENCE STANDARDS AS PER FBC 2014 PLUMBING SEC. 406 THROUGH 421.

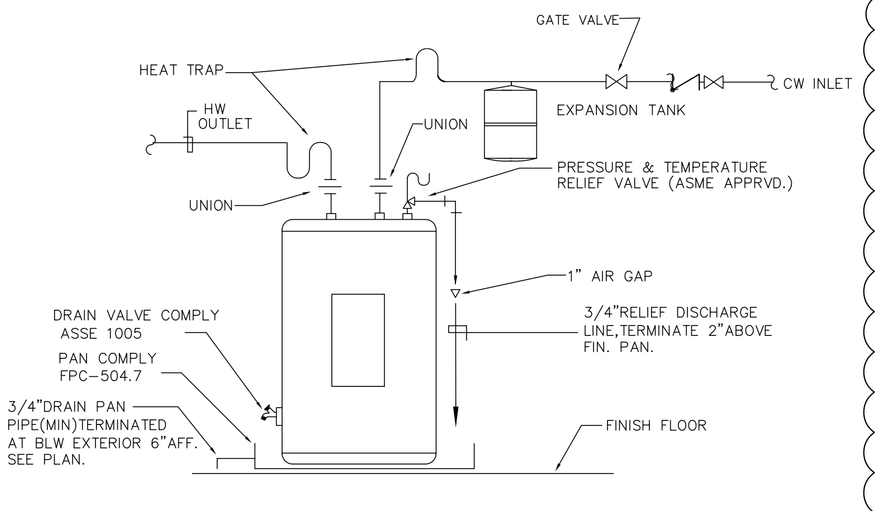
2) RESIDENCIAL FIXTURES SHALL COMPLY WITH 2014 FBC Section P2701.

3) ANTI–SCALD VALVE: ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE,THERMOSTSTIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110° F.

4) ALL DRAINS 3"ø OR ABOVE SHOULD HAVE 1/8" SLOPE & BELOW 3"ø SHOULD HAVE 1/4" SLOPE.

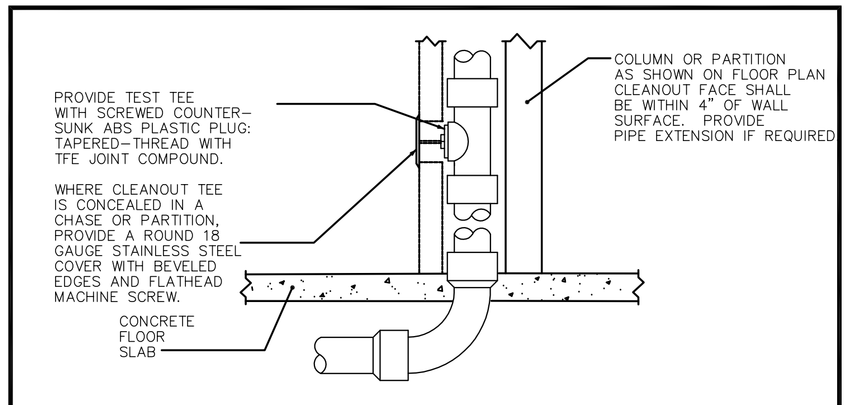
5) ICE MAKERS, REFRIGERATORS & DRINKING FOUNTAINS TO BE IN LINE BACKFLOW DEVICE & FILTER.

6) DISHWASHING MACHINES SHALL CONFORM TO ASSE 1004 AND NSF3. WATER SUPPLY SHALL BE PROTECTED WITH AN BACKFLOW DEVICE AND PROVIDE INDIRECT WASTE W/AN AIR BREAK.



ELECTRIC WATER HEATER PIPING DIAGRAM

NTS



NOTE:
PROVIDE WCO WHERE SHOWN ON PLAN, AND ON SANITARY WASTE BRANCHES NOT SERVED WITH A FLOOR CLEANOUT: LOCATE ABOVE FIXTURE FLOOD RIM WITHIN 4' OF FLOOR. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

WALL CLEANOUT DETAIL
N.T.S.

WATER HEATER SCHEDULE

NEW WATER HEATER (4)
40 GALLONS.
MANUFACTURE_AO SMITH
MODEL_ENLB–40
ENERGY FACTOR_0.95
6 KW, 240 V, 1ø
DIMENSION_32"x 23ø

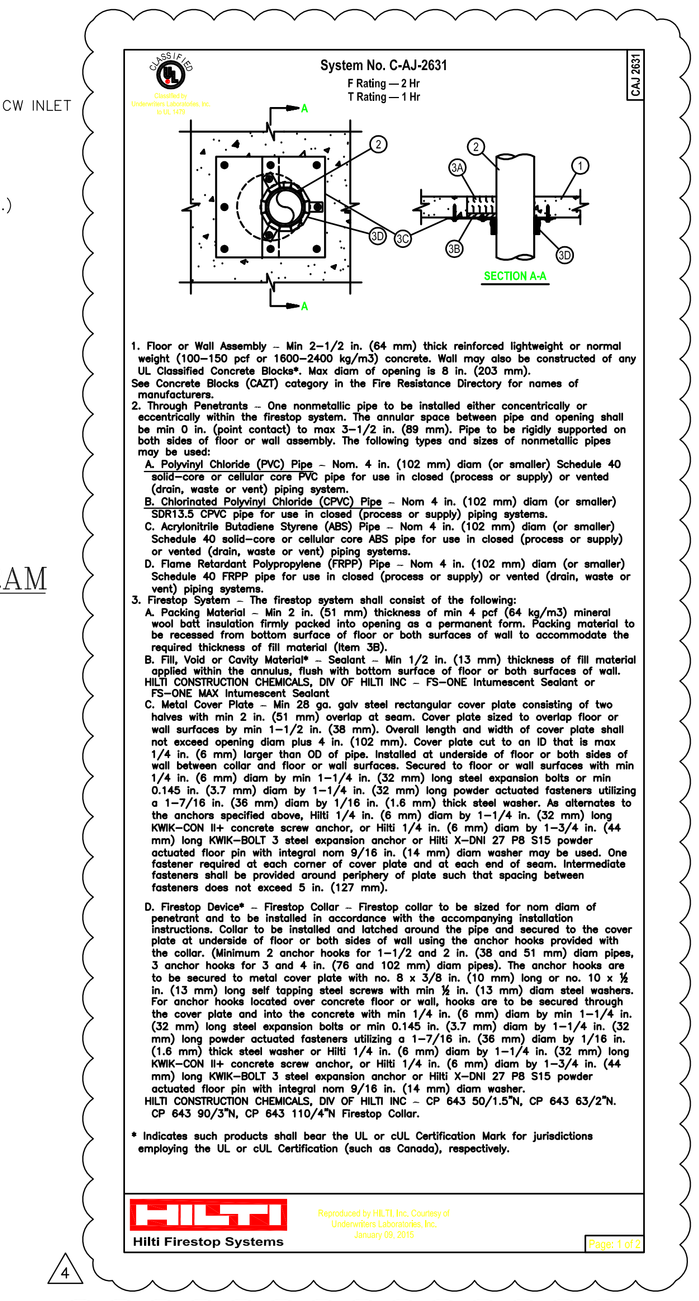
POTABLE WATER EXPANSION TANK

MODEL WATTS DET–20M1 OR SIMILAR
MAX. PRESSURE PSI_150
MAX. TEMP. F_200°
TANK VOLUME_GAL_8.5
AIR PRE–CHARGE PSI_20
DIAMETER_12.5"
LENGHT_19.2"
WEIGHT_15 LBS

TEMPERED WATER SHALL BE DELIVERED THROUGH AND APPROVED WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3. MAXIMUM TEMPERATURE_A VALVE WILL BE REJECT, IF AT ANY TIME DURING TEMPERATURE VARIATION TIME EXCEEDS 120 F. EACH VALVE MUST HAVE AND ADJUSTABLE AND LOCKABLE MEANS TO LIMIT THE SETTING OF THE DEVICE TO THE HOT POSITION.
ALL HW WATER PIPES(HW & HWR) SHALL BE INSULATED ACCORDING SECTION 607.5.
ALL HOT WATER SUPPLY PIPES SHALL BE IN COMPLIANCE WITH SECTION 607, MAXIMUM TEMPERATURE SUPPLY 120F

WATER HAMMER ARRESTOR

MANUFACTURER: WATTS
FOR COMMERCIAL APPLICATION
MODEL: 15M2 OR SIMILAR
SIZE_1/2"
MAXIMUM WORKING PRESSUR_150 PSI
MAXIMUM TEMPERATURE_180 F
MAXIMUM SHOCK PRESSURE_200 PSI



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PLUMBING SCHEDULE

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JOB # 16-0908

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No.	DATE	ISSUED / REVISED
1	02–16–17	RTC
3	05–22–17	RTC
4	06–13–17	RTC

SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2016-17

PLUMBING SCHEDULE

CHECKED BY : **A.R.**
DRAWN BY : F.A.
SCALE: AS SHOWN

SHEET NO :
P-3