

PLUMBING GENERAL NOTES

A. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.

1. SITE INVESTIGATION:
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING SYSTEMS TO REMAIN.

4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

5. ALL PIPING SHALL BE INSTALLED RECESSED IN BLOCK WALLS, CHASES OR PARTITIONS.

6. EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD.

7. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

8. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

9. COORDINATE ALL WORK WITH OTHER TRADES.

10. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

11. PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER P.D.I. STANDARDS.

12. PROVIDE SHUT-OFF VALVE FOR EACH GROUP OF FIXTURE AND EACH FIXTURE SUPPLY.

13. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

14. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

15. POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES AND 8 PERCENT FOR PIPE FITTINGS, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

16. ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THOROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.

17. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS.

18. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

19. PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS. IF RETURN AIR PLENUMS ARE USED, CONTRACTOR SHALL REPLACE ALL EXISTING PVC PIPING WITH CAST IRON OR COPPER PIPING.

20. DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

21. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.

22. DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH PRE-MANUFACTURED SLEEVE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 404.6.4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

PLUMBING SPECIFICATION

1. GENERAL:
MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP, IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING.

2. PIPE AND FITTINGS:
A. DRAINAGE WASTE AND VENT PIPING INCLUDING: PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2688 UNDERGROUND NO HUB CAST IRON CSFR STANDARD 301 ABOVE GROUND AND CAST IRON HUB, FLAN END ASTM A-74 WITH NEOPRENE GASKETS UNDERGROUND. INSTALL PLASTIC (PVC) PIPES ONLY WHEN IT'S APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.
B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B88-78.
C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

3. JOINTS AND METHODS OF CONNECTION:
A. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. TYPE 'L' COPPER TUBE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
C. STEEL PIPE:
a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.
b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

4. UNIONS AND FLANGES:
A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER. FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.
B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WW-U-331E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

5. ESCUTCHEONS:
CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILING OF FINISHED AREAS.

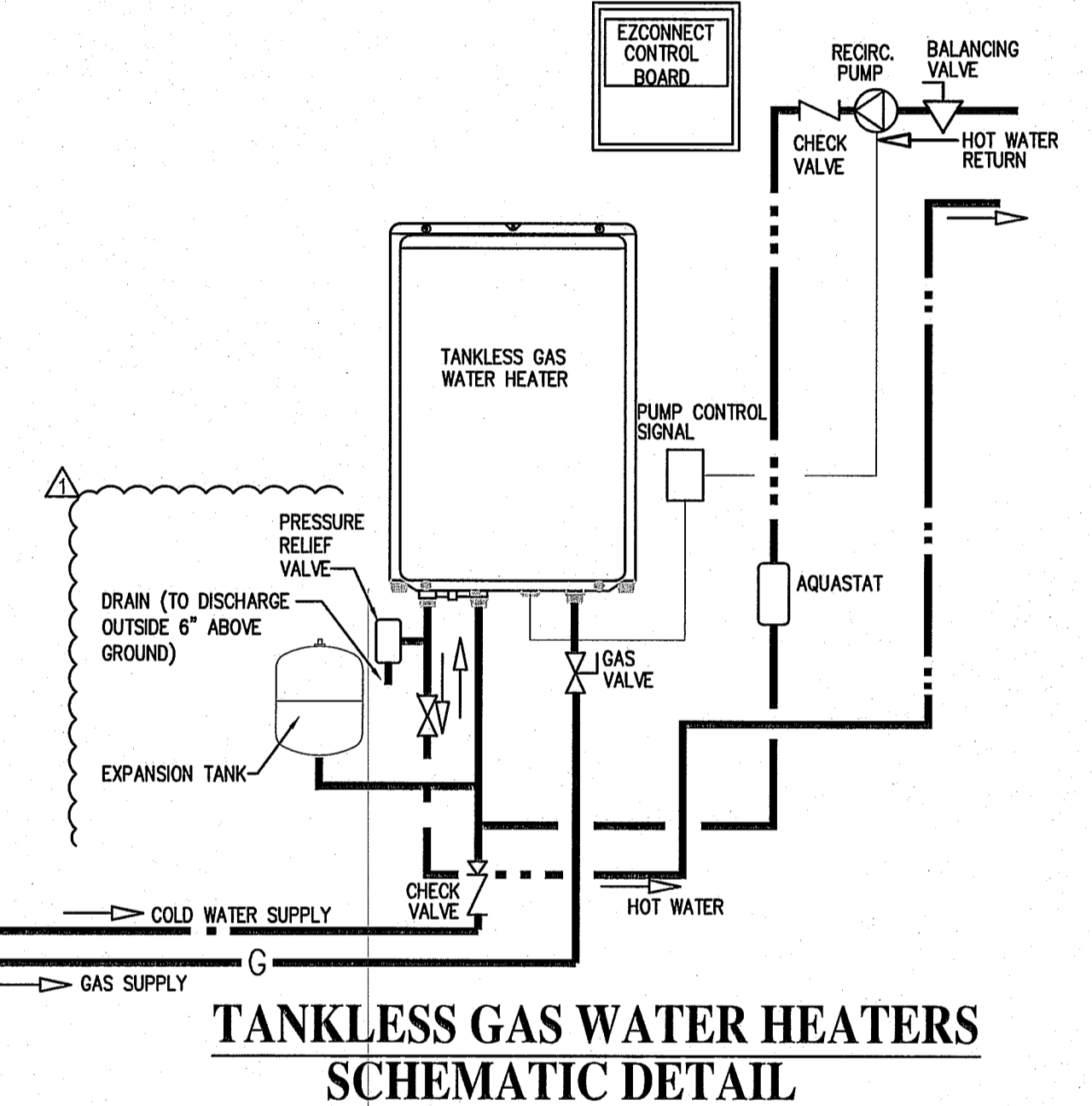
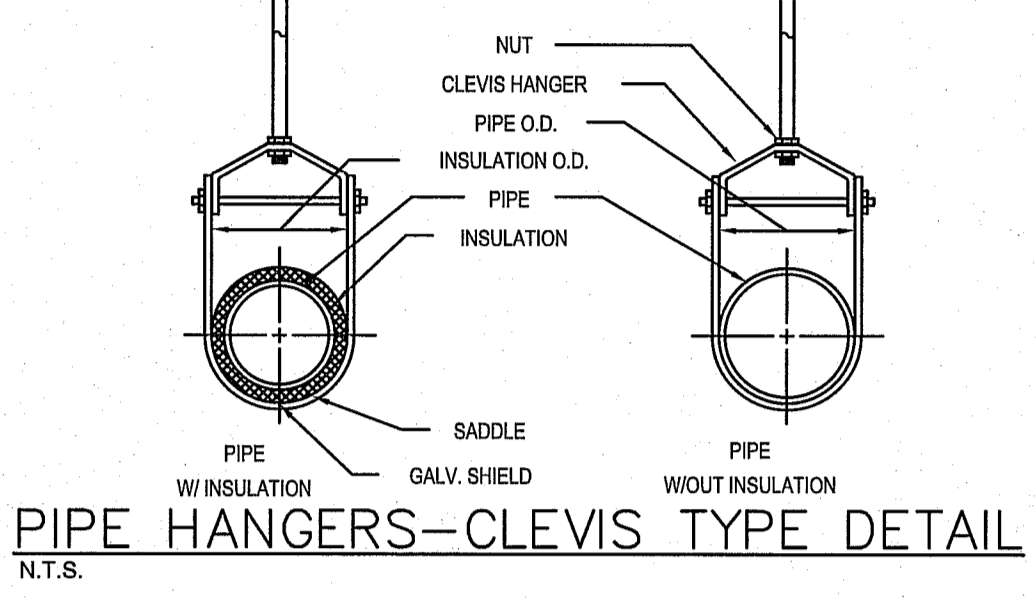
6. PIPE INSULATION:
A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
B. ALL HOT WATER AND TEMPERED WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

7. TRAP PRIMER SHALL BE SELF PRIMING TYPE ON COLD WATER SUPPLY LINE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC. "PRIME-RITE" #PR-500. WHEN TWO OR MORE TRAPS REQUIRE PRIMING, PROVIDE WITH DISTRIBUTION UNIT ADU-2, 3 OR 4 AND SUPPLY TUBE ISS-5 ASSEMBLY. PROVIDE ACCESS PANEL AND INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

8. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.
A. FD-1: JOSAM 30000-A SERIES WITH 6"x6" SQUARE NIKALOX TOP AND 1/2" TRAP PRIMER CONNECTION.

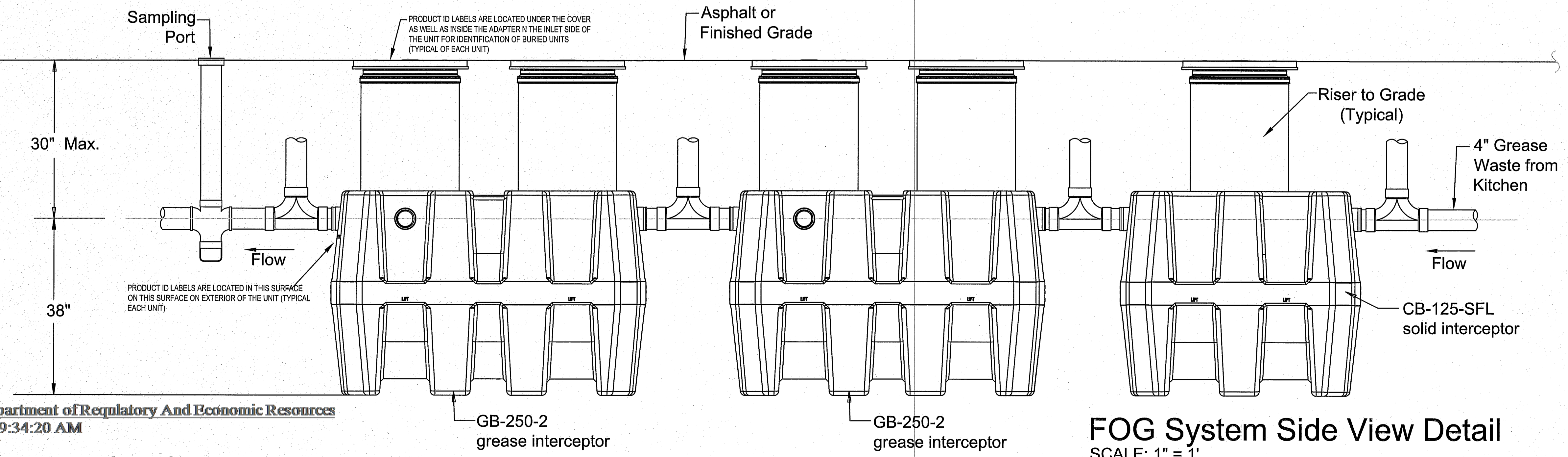
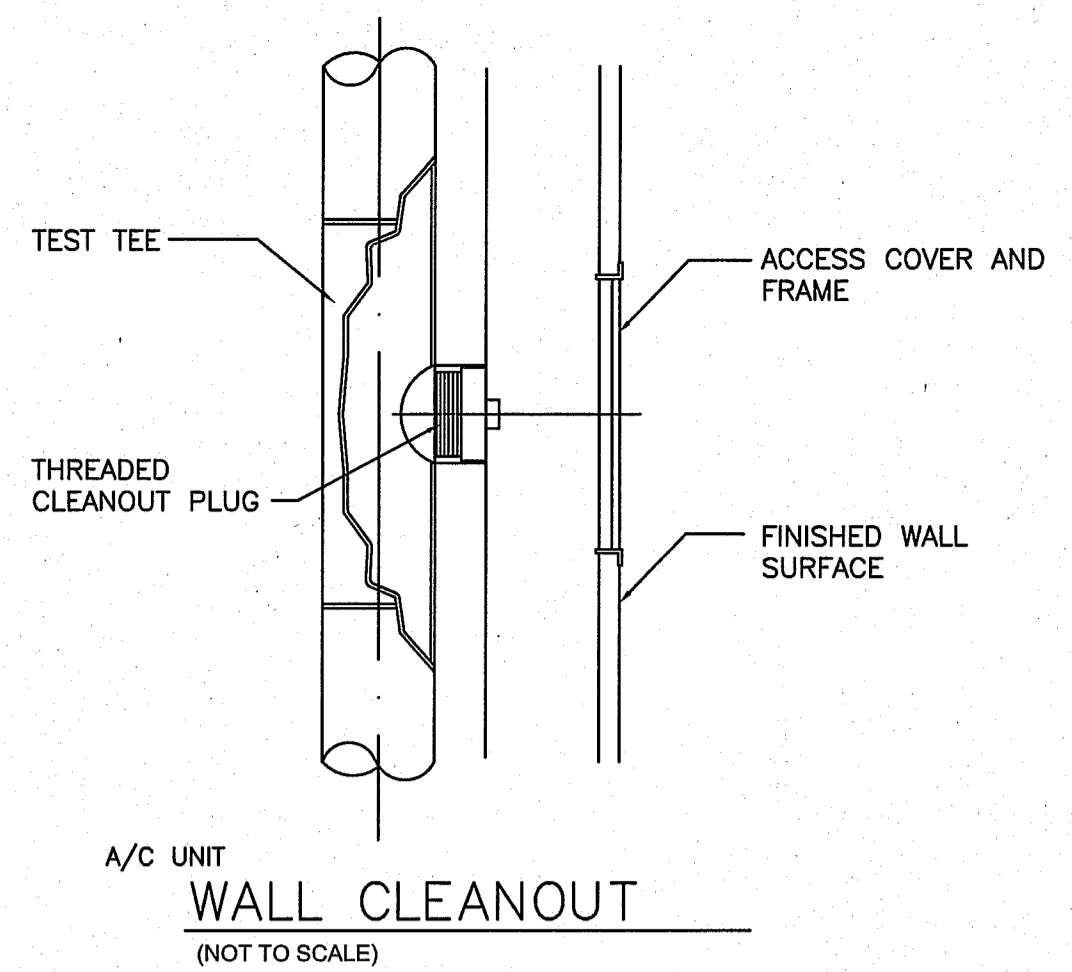
PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	ITEM
P-1A	WATER CLOSET (HANDICAP)	3"	1/2"	--	KOHLER HIGHLINE 1.1 GPF MODEL # K3519 COLOR WHITE WITH OPEN SEAT COLOR WHITE
P-2A	LAVATORY (HANDICAP)	1-1/4"	1/2"	1/2"	AMERICAN STANDARD "LUCERNE" MODEL # 9356 439 COLOR WHITE CHROME FAUCET SET AMERICAN STANDARD "RELAXANT" MODEL # 2385-449 PROVIDE ANGLE SUPPORTS AT WALL SEE ARCH. DWGS. FOR MOUNTING DEVICE (CARRIERS) THERMOSTATIC MIXING VALVE Sloan RMX70-A
TP	TRAP PRIMER	--	1/2"	--	PRECISION PLUMBING PRODUCTS, INC



PLUMBING LEGEND

SYMBOL	DESCRIPTION
---	COLD WATER LINE (CW)
---	HOT WATER RECIRC. (HWR)
---	CONDENSATE DRAIN LINE
---	HOT WATER LINE (HW)
---	SANITARY WASTE LINE (SAN)
---	SANITARY VENT LINE (V)
---	AIR CHAMBER
---	CHECK VALVE
---	FLOOR CLEAN OUT
---	WALL CLEAN OUT
---	GATE VALVE
---	HOSE BIBB
---	VALVE IN BOX
---	GATE VALVE IN VERTICAL
---	'P' TRAP
---	UNION
ABV.	ABOVE
BLW.	BELOW
CEL., CLG.	CEILING
FL.	FLOOR
F.U.	FIXTURE UNIT
(UG)	UNDERGROUND
V.T.R.	VENT THRU ROOF
VB	VACUUM BREAKER
TP	TRAP PRIMER
---	CONNECTION (NEW TO EXISTING)



RC ARCHITECTURE
RCKEY ARCHITECTURE

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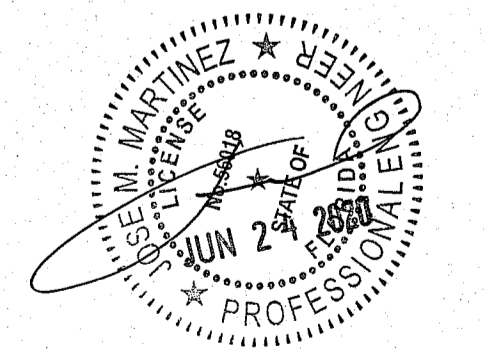
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DESIGNED BY: AS
CHECKED BY: AS/RC
52615
SCALE: AS SHOWN

REVISION PLAN
REVISION & MISC. REPAIRS

OWNER INFORMATION 382 / 384 MIRACLE MILE CORAL GABLES FL 33134

FLOOR PLANS



JMM
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Certificate of Authorization #9922
Jose M. Martinez P.E. #50118

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