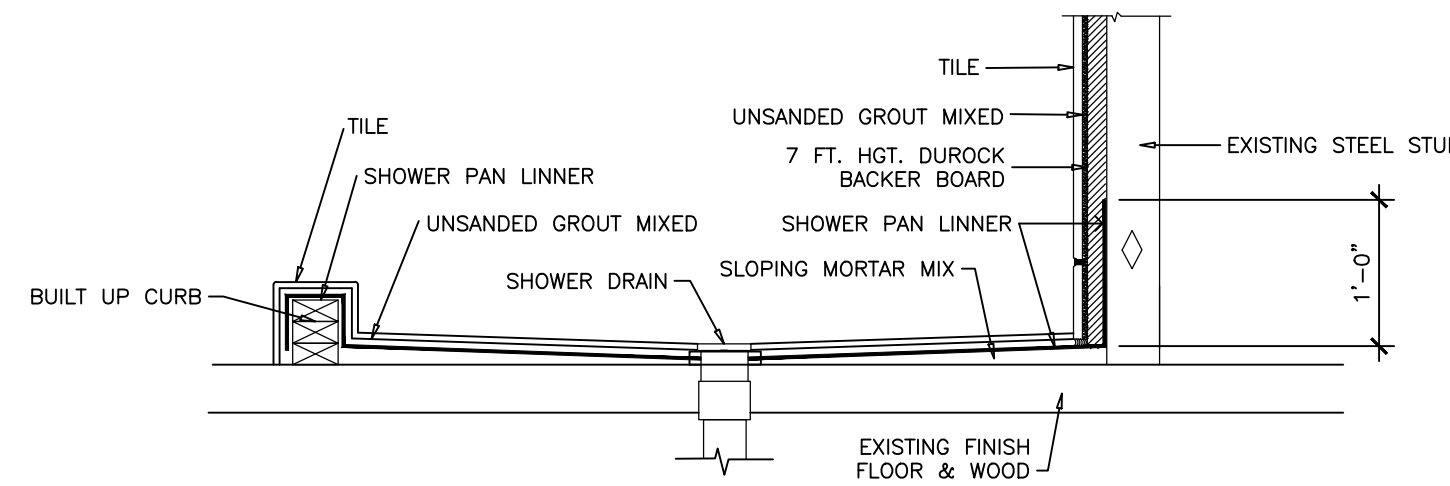


PLUMBING GENERAL NOTES:

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES, CODES, AND FLORIDA BUILDING CODE-2020 GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING 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.
- 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 STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT 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.
- 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 TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, 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-L-2088, UL APPROVED
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- 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.
- PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- 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.
- PROVIDE BATHROOM FIXTURES AS SPECIFIED.
- PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
- WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
- MATERIALS
 - COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
 - COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.
 - SANITARY WASTE AND VENT 4" AND SMALLER SHALL BE P.V.C., SCHEDULE 40
 - STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40
 - IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
 - CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
 - WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN 3/4" DIA.
 - FOR PVC 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.



SHOWER WALL & CURB DETAIL

SHOWERS COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NO LESS THAN 6 FT. ABOVE THE FLOOR. F.B.C. 2020

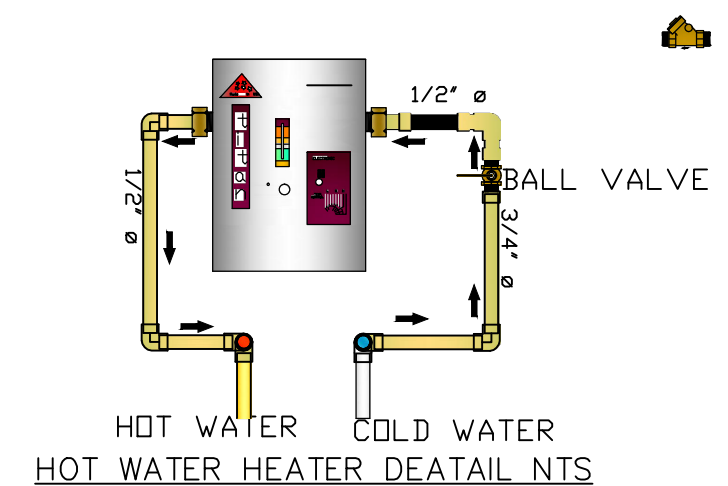
F.B.C. 2020. P2708.3 SHOWER CONTROL VALVES.
Individual shower and tub/shower combination valves shall be equipped with control valves of the pressure balance, thermostatic mixing valve types with a high limit stop in accordance with ASSE 1016 or CSA B 125. The high limit stop shall be set to limit water temperature to a maximum of 120 f (49) in line thermostatic valves shall not be used for compliance with this section.

WATER HAMMER ARRESTER SCHEDULE

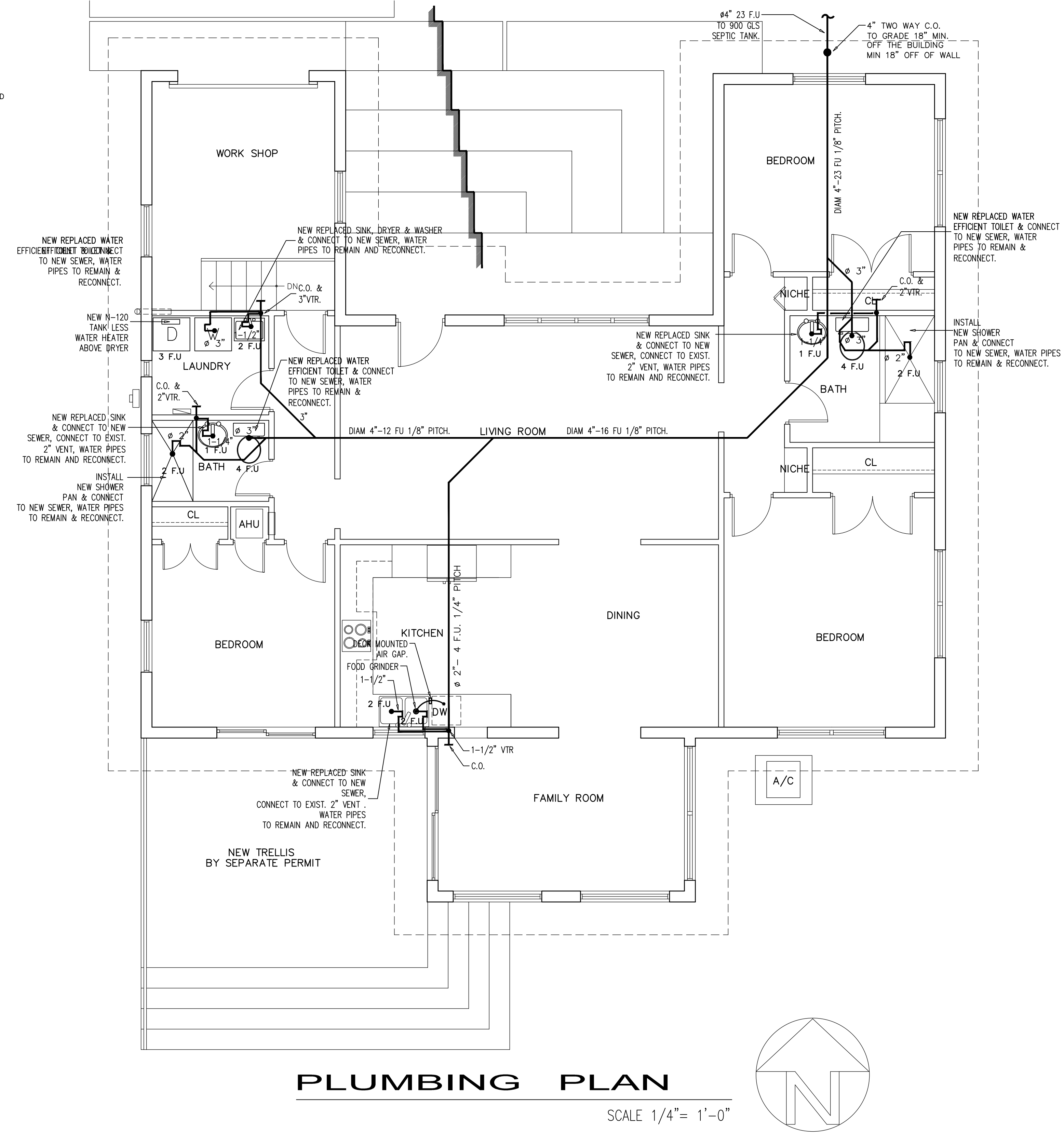
MARK	P.D.I.SIZE	CONN.SIZE
"A"	A (1-11 F.U.)	1/2"
"B"	B (12-32 F.U.)	3/4"
"C"	C (33-60 F.U.)	1"

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

PARTITION HUNG FIXTURES AS PER FBC 2517.5.1.1 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE



INST. HWH (QUANTITY 1)
MODEL N-120 VOLTION 220 -VAC
AMPS 54 HZ 50/60 KV 11.8
PRODUCT CONTROL AMPS 54 HZ 50/60 KV 11.8
COMPLIANCE UL-499
WEIGHT: 8 POUNDS DIMENSIONS: 10"x7"x2.75"
ENERGY EFFICIENCY: UP TO 99.5 %
NO R.V.D. OR OVER FLOW REQUIRED AS PER MANUFACTURER SPECS.
MANUFACTURER: TITAN



PLUMBING PLAN

SCALE 1/4" = 1'-0"

PLUMBING SCHEDULE

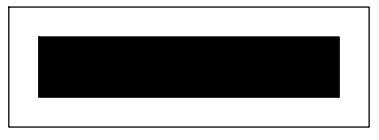
FIXTURE	LOAD	TRAP	QTY
WATER CLOSET	4 F.U.	3"	2
BATHTUB	2 F.U.	2"	NA
SHOWER	2 F.U.	2"	2
LAVATORY	1 F.U.	1.1/4"	2
KITCHEN SINK	2 F.U.	1.1/2"	1
CLOTH WASHER	3 F.U.	2"	1
BIDET	1 F.U.	N/A	N/A
DISHWASHER	2 F.U.	1.1/2"	1
LAUNDRY TRAY	2 F.U.	1.1/2"	1
TOTAL	23 F.U.		

PLUMBING FIXTURE CONNECTION SCHEDULE

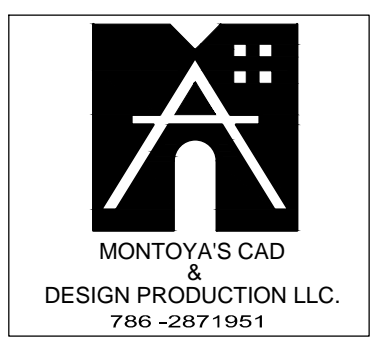
* SHOWN FOR REFERENCE ONLY, REFER TO ARCHITECT/OWNER FOR LIST OF EXACT FIXTURE TYPE AND MANUFACTURER.
** AS PER FLORIDA PLUMBING CODE TABLE 604.4

No.	DESCRIPTION	DRAIN	WATER		SLOPE	FU	FIXTURE TYPE *	MAXIMUM WATER FLOW RATE **	REMARKS
			COLD	HOT					
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
SK	SINK	1-1/2"	1/2"	1/2"	1-1/2" @ 1/4"/FT	2	COUNTERTOP	1.0 GPM	
DW	DISHWASHER	1"	N/A	1/2"	N/A	N/A	N/A	6.5 GALL./CYCLE	INDIRECT WASTE CONNECT TO SINK
REF	REFRIGERATOR	N/A	1/2"	N/A	N/A	N/A	N/A	N/A	ICE MAKER CONNECTION
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

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SEAL:
CONSULTANTS:



REVISION	BY
NOTES	BY

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Drawn by: MONTOYA
Date: 11-23-22
File: REY
Scale: AS SHOWN
Job No: 202216
Sheet: **P-1**
PLUMBING