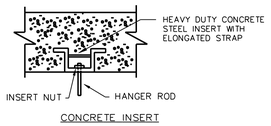
PLUMBING SPECIFICATIONS

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCE. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS, AND OF AMERICAN MANUFACTURE. ALL REQUIREMENTS AND MATERIALS SHALL BE AS PROVIDED FOR ORIGINAL BUILDING AND AS INDICATED IN THESE DRAWINGS AND SPECIFICATIONS.
2. SANITARY, WASTE, VENT, AND STORM PIPING SHALL BE CENTRIFIGAL CAST IRON BELL AND SPIGOT BELOW GRADE AND NO-HUB SYSTEM WITH STAINLESS STEEL COUPLINGS ABOVE GRADE EXCEPT VENTS ABOVE GRADE MAY BE SCHEDULE 40 GALVANIZED IRON. WHERE ALLOWED BY LOCAL AUTHORITIES DWV PVC MAY BE USED INSTEAD OF CAST IRON AND GALVANIZED.
3. CONDENSATE DRAINS ABOVE GROUND SHALL BE INSULATED COPPER TYPE "M" OR DWV BELOW GROUND AS SPECIFIED FOR SANITARY PIPING.
4. POTABLE WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT TEMPER AND HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" OR HARD TEMPER COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDER-FREE JOINTS. POTABLE WATER PIPING SHALL NOT BE INSTALLED BELOW ANY FLOOR ON GRADE OR FILL. TYPE "M" COPPER IS ACCEPTABLE.
5. PIPE SUPPORTS SHALL BE PROVIDED TO BE COMPATIBLE WITH PIPING, INSULATION, STRUCTURE, AND COMPENSATE FOR CONTRACTION AND EXPANSION.
6. THE CONTRACTOR SHALL CONNECT TO ALL EQUIPMENT FURNISHED BY THE OWNER.
7. EACH NEW FIXTURE AND EQUIPMENT SUPPLY SHALL BE PROVIDED WITH A SUPPLY STOP OR SHUT-OFF VALVE AS APPLICABLE.
8. WATER HAMMER ARRESTORS SHALL BE PROVIDE AND INSTALLED INSTALLED AS PER PDI-WH 201 & FPC 604.9. WATER HAMMER ARRESTORS MAY BE PROVIDED AT EACH FIXTURE SUPPLY AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO OWNER.
9. PROVIDE DIELECTRIC FITTINGS IN ALL PIPING SYSTEMS WHERE CONNECTING DISSIMILAR MATERIALS AND PROTECT AGAINST CONTACT OF DISSIMILAR THRU-OUT THE INSTALLATION.
10. INSULATE ALL HOT WATER, CONDENSATE DRAINS, AND WATER COOLER WASTES PROVIDED.
11. INSULATE HOT WATER PIPING WITH 1" ARMAFLEX INSULATION.
12. INSULATE ALL AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAINS IN PLENUM AREAS. FINISH WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL AS PER THE MANUFACTURER'S INSTRUCTIONS.
13. ALL HOSE BIBBS AND HOSE CONNECTIONS THIS PROJECT SHALL BE PROVIDED WITH VACUUM BREAKERS.
14. ALL WATER PIPING PROVIDED SHALL BE TESTED AT 100 PSIG MINIMUM HYDROSTATIC PRESSURE FOR A MINIMUM OF 4 HOURS AND SANITIZED AS PER FPC 610.1.
15. ALL SOIL, WASTE, VENT, AND STORM PIPING PROVIDED SHALL BE TESTED WITH A 10 FOOT HEAD OF WATER. WATER LEVEL POINT OR HYDROSTATIC PRESSURE GAUGE, WHERE ALLOWED BY LOCAL AUTHORITIES, SHALL REMAIN UNCHANGED FOR A MINIMUM OF 4 HOURS.
16. CONTRACTOR SHALL OBTAIN APPROVED MANUFACTURER'S INSTALLATION DRAWINGS FOR ALL EQUIPMENT AND CASEWORK AND CASEWORK DIMENSIONED ROUGH-IN LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIXTURE, CASEWORK, AND EQUIPMENT ROUGH-IN DIMENSIONS AND CORRECT FLOOR AND WALL PENETRATION.
18. SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
19. CONTRACTOR SHALL PROVIDE ALL SYSTEMS INDICATED IN THESE SPECIFICATIONS ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND ORDINANCES AS APPLICABLE TO COMPLETING WORK FOR INTENDED OCCUPANCY. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS FOR CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH ITEMS ARE NOT INCLUDED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
20. THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND COMPLETELY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
21. PROVIDE TEMPORARY POTABLE WATER SERVICE AS REQUIRED ON SITE FOR ALL TRADES.
22. VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
23. CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK BY THIS CONTRACTOR, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO LANDLORD AND STRUCTURAL REQUIREMENTS, AND FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP REQUIRED OF APPLICABLE TRADES FOR THE BUILDING.
24. PROVIDE AN ACCURATE LAYOUT, GRADES, AND ELEVATIONS; SET SLEEVES AND OPENINGS IN AMPLE TIME; TAKE PROPER PRECAUTIONS TO PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE INCLUDING EXISTING.
25. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
26. PROVIDE FIXTURES AND WATER HEATERS AS INDICATED ON DRAWINGS.
27. CONTRACTOR SHALL PERFORM AND/OR PAY FOR ALL TESTS INDICATED AND REQUIRED FOR ALL SYSTEMS PROVIDED.
28. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TAXES REQUIRED TO INSTALL AND COMPLETE SYSTEMS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
29. AT COMPLETION OF WORK REMOVE ALL RUBBISH AND DEBRIS CAUSED BY THIS WORK AND THOROUGHLY CLEAN ALL RELATED FIXTURES AND EQUIPMENT.
30. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM DATE OF ACCEPTANCE.
31. CONTRACTOR TO KEEP ACCURATE AS-BUILTS AND SHALL SUBMIT THREE (3) COPIES TO ARCHITECT/ENGINEER SEVENTY TWO (72) HOURS PRIOR TO FINAL INSPECTION.
32. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY UPON ANY DISCREPANCIES, IF FOUND.
33. ALL PLUMBING FIXTURES SHALL COMPLY WITH FPC TABLE 604.4, BROWARD COUNTY LOCAL TECHNICAL AMENDMENT
34. THE FIRST 8'-0" OF OUTLET PIPING FOR A CONSTANT TEMPERATURE NONRECIRCULATING STORAGE SYSTEM, AND THE INLET PIPE BETWEEN THE STORAGE TANK AND A HEAT TRAP IN A NONRECIRCULATING STORAGE SYSTEM SHALL BE INSULATED TO LEVELS SHOWN IN THE FEC 504.5 AND FPC 607.2.1.
35. NO DEAD ENDS SHALL BE PERMITTED. THE REMOVAL OF PLUMBING FIXTURES SHALL COMPLY WITH FPC 704.5.
36. ALL EQUIPMENT CONNECT FOR CONSUMPTION TO HAVE BACKFLOW PREVENTER.
37. ALL EXPOSED PIPING UNDER LAVATORIES SHALL BE INSULATED AS PER FPC 404.6.4.
38. ALL VALVES SHALL BE IDENTIFIED AS PER FPC 606.4.
39. ALL HOSE BIBBS ARE TO BE SEPARATELY VALVED AS PER FPC 606.2.
40. ALL PIPING TO BE IDENTIFIED AS PER FPC 608.8.
41. ALL INDIRECT WASTE PIPING TO BE TRAPPED AS PER FPC 802.2.
42. PROVIDE CLEANOUTS AT 75'-0" ON CENTER AND AT ALL TURNS.
43. ALL MATERIALS LOCATED IN PLEMUNS TO BE PLEMUN RATED.

HANGER ROD SCHEDULE			
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	6" THRU 12"	7/8" DIA.



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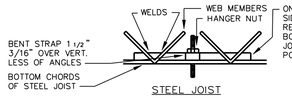
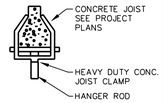


STEEL JOIST



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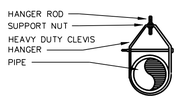
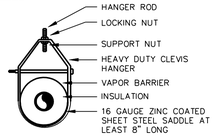
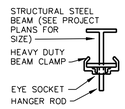


CLEVIS HANGER
SINGLE HORIZONTAL RUNS
NO VAPOR BARRIER INSULATION

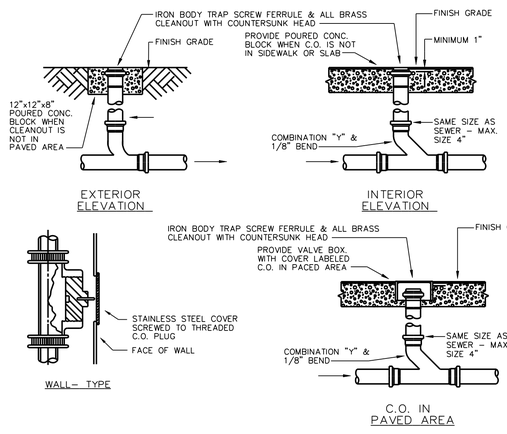


CLEVIS HANGER
SINGLE HORIZONTAL RUNS
WITH VAPOR BARRIER INSULATION

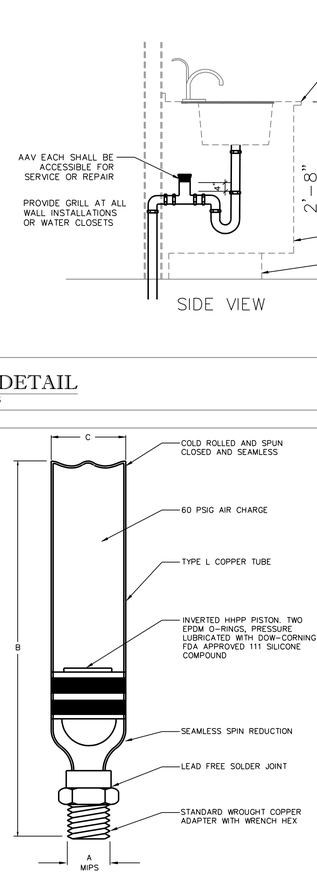


STEEL BEAM

PIPE SUPPORT DETAIL
SCALE: NTS



TYPICAL CLEANOUTS DETAIL
SCALE: NTS



AAV DETAIL
SCALE: NTS

JOSAM SIZING CHART			DIMENSIONS		
TYPE NO.	PDI SYMBOLS	FIXT. UNITS	A	B	C
75001-S	A	1 TO 11	1/2	6-1/2	1-3/8
75002-S	B	12 TO 32	3/4	8-3/4	1-3/8
75003-S	C	33 TO 60	1	11	1-3/8
75004-S	D	61 TO 113	1	10-1/8	2-1/8
75005-S	E	114 TO 154	1	12-5/8	2-1/8
75006-S	F	155 TO 330	1	15-1/8	2-1/8

WATER HAMMER ARRESTOR DETAIL
SCALE: NTS

PLUMBING BRANCH SCHEDULE

ITEM	FIXTURE UNIT	DESCRIPTION	SAN.	TRAP	H.W.	C.W.
HCWC	4	HANDICAPPED WATER CLOSET - FLUSH VALVE	4"	-	-	1"
WC	4	WATER CLOSET - FLUSH VALVE	4"	-	-	1"
HCWC	4	HANDICAPPED WATER CLOSET - FLUSH TANK	4"	-	-	1/2"
WC	4	WATER CLOSET - FLUSH TANK	4"	-	-	1/2"
HCUR	4	HANDICAPPED URINAL	3"	-	-	3/4"
UR	4	URINAL	3"	-	-	3/4"
HCLAV	1	HANDICAPPED LAVATORY WALL MOUNTED	2"	1-1/4"	1/2"	1/2"
LAV	1	LAVATORY COUNTERTOP	2"	1-1/4"	1/2"	1/2"
HCSH	2	HANDICAPPED SHOWER	2"	1-1/2"	1/2"	1/2"
SH	2	SHOWER	2"	1-1/2"	1/2"	1/2"
HCBT	2	HANDICAPPED BATHTUB	2"	1-1/2"	1/2"	1/2"
BT	2	BATHTUB	2"	1-1/2"	1/2"	1/2"
BD	1	BIDET	2"	1-1/4"	-	1/2"
EWC	0.5	ELECTRIC WATER COOLER BARRIER FREE	2"	1 1/4"	-	1/2"
HI/LO DF	1	HANDICAPPED HI/LO DRINKING FOUNTAIN	2"	1 1/4"	-	1/2"
HCDF	0.5	HANDICAPPED SINGLE DRINKING FOUNTAIN	2"	1 1/4"	-	1/2"
SK	2	SINK	2"	1-1/2"	1/2"	1/2"
DW	2*	DISH WASHER	2"	1-1/2"	1/2"	-
WM	2	CLOTHES WASHER - RESIDENTIAL	3"	2"	3/4"	3/4"
WM	3	CLOTHES WASHER - COMMERCIAL	3"	2"	3/4"	3/4"
LT	2	LAUNDRY TRAY	2"	1-1/2"	1/2"	1/2"
MS	2	MOP SERVICE SINK	2"	1-1/2"	1/2"	1/2"

SOME ITEMS MAY NOT BE USED.
*WHERE APPLICABLE.

REVISION

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PLUMBING DETAILS AND NOTES

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Drawn

Date

P2.1

JOB # 1690

P2.1 PLUMBING DETAILS AND NOTES
N.T.S.