

PLUMBING GENERAL NOTES AND SPECIFICATIONS:

1. SCOPE OF WORK.
2. 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:
3. 1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
4. 2. SANITARY DRAIN AND VENT PIPING SYSTEMS
5. 3. PLUMBING FIXTURES AND TRIM
6. 4. PRESSURE & TEMPERATURE RELIEF AND PAN DRAIN FROM WATER HEATER.
7. 5. FROM WATER HEATER.
8. 6. SUPPORTS AND HANGERS
9. 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 HAS BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. IF ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
10. CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
11. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
12. WATER-HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE INSTALLED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED ON WATER-HAMMER ARRESTORS, CONDOM TO ASSE 10.0. ACCESS SHALL BE PROVIDED TO WATER-HAMMER ARRESTORS, PLUMBING FIXTURE.
13. ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
14. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED ROLLING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.
15. WASTE LINES 3" OR MORE, SLOPE @ 1/8"/ FT. AND 2" AND UNDER, SLOPE WASTE LINES 3" OR MORE, SLOPE @ 1/8"/ FT. AND 2" AND UNDER, SLOPE PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING AT/FT. 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 UNDER SINKS, LAVATOIRS & CUBBOIDS.
16. VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD.
17. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES FITTINGS SHALL BE IN ACCORDANCE WITH TABLE 604.4 F.B.C.
18. CONTRACTOR SHALL COORDINATE WITH OWNER AMOUNT & LOCATION OF HOSE BIBBS PRIOR TO INSTALLATION.
19. 12. PIPING
20. A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
21. B. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION SLABS OR MASONRY WALLS. GASKET OPENINGS BETWEEN PIPE AND SLEEVES.
22. 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.
23. D. LOCATION OF FULL-OPEN VALVES, AS PER FPC 606.1
24. F. LOCATION OF SHUTOFF VALVES, AS PER FPC 606.2
25. G. SANITARY WASTE AND VENT : BELOW GROUND - POLYVNYL CHLORIDE (PVC) PIPE & FITTINGS (SCHEDULE 40). MATERIAL SHALL COMPLY WITH D-1784, TYPE 1, GRADE 1 COMPOUND. PIPE SHALL COMPLY WITH ASTM D-2467 SOCKET TYPE. SOLVENT CEMENT SHALL COMPLY WITH D-2984.
26. H. SANITARY VENT ABOVE GROUND: "CAST IRON", SOL. PIPE, "HUBLESS", ACCORDING TO OSP-301-78, ASTM A-74, WITH STAINLESS STEEL SHIELD AND CLAMP OVER NEOPRENE SEALING SLEEVE.
27. I. DOMESTIC WATER ABOVE GROUND: TYPE L COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT FITTINGS. TYPE K COPPER BELOW GROUND PIPE ACCORDING TO ASTM B-62. TUBE ACCORDING TO ASTM B-88. ALTERNATE FOR UNDERGROUND PIPE: CAST IRON WATER PIPE, ACCORDING TO AISH A 21.6. STEEL PIPE (SCHEDULE 40, GRADE 1). ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B-88 BRONZE GATE VALVES.
28. M. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.
29. N. STEEL PIPE, "CAST IRON", SOL. PIPE, "HUBLESS", ACCORDING TO OSP-301-78, ASTM A-74, WITH STAINLESS STEEL SHIELD AND CLAMP OVER NEOPRENE SEALING SLEEVE.
30. 13. INSPECTIONS AND TESTS
31. A. CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES
32. B. HAVING JURISDICTION, AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BEFORE PIPING, BEFORE INSTALLATION OF ANY DRAINS. THE ENDS OF SYSTEMS SHALL BE CAPED AND ALL LINES FILLED WITH THE WATER TO THE HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER
33. C. SPECIFY 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.
34. 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
WC	WATER CLOSET	4	---	3/8"
L	LAVATORY	1	1/2"	1/2"
DF	DRINKING FOUNTAIN	1	1/2"	1 1/4"
NOTE				
3" TRAP DRAIN MAXIMUM CONSUMPTION 1.28GPF				

- NOTE
- ALL FIXTURE SHALL BE TO COMPLY WITH MIAMI DADE COUNTY CODE SECTION B-31
- 1) FIXTURES TO COMPLY W/FBC 2014 Plumbing Sections 709.1, 603.1 & 604.3
  - 2) RESIDENCAL 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-THERMOSTATIC 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" & ABOVE SHOULD HAVE 1/8" SLOPE & BELOW 3" & 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.

