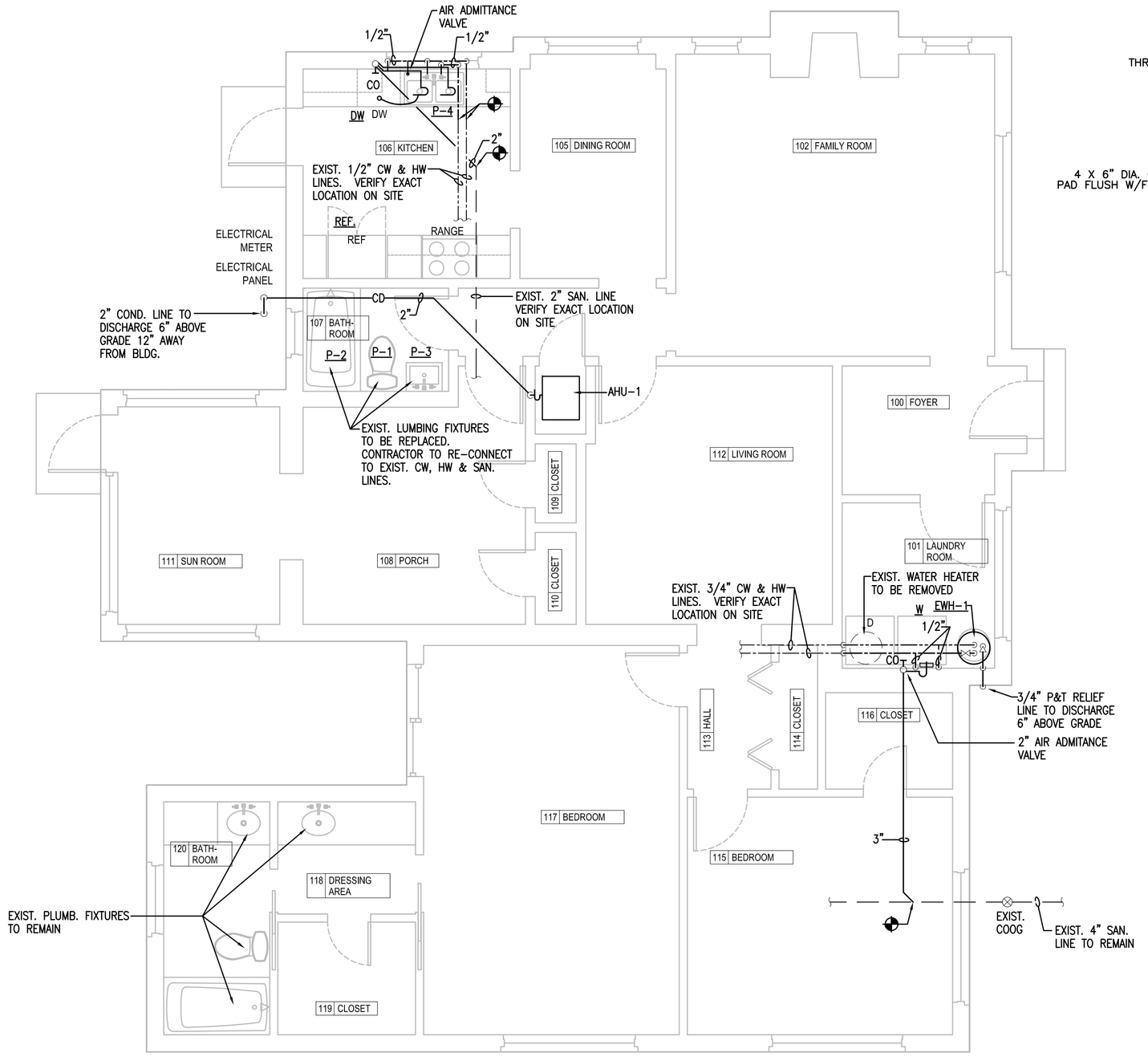
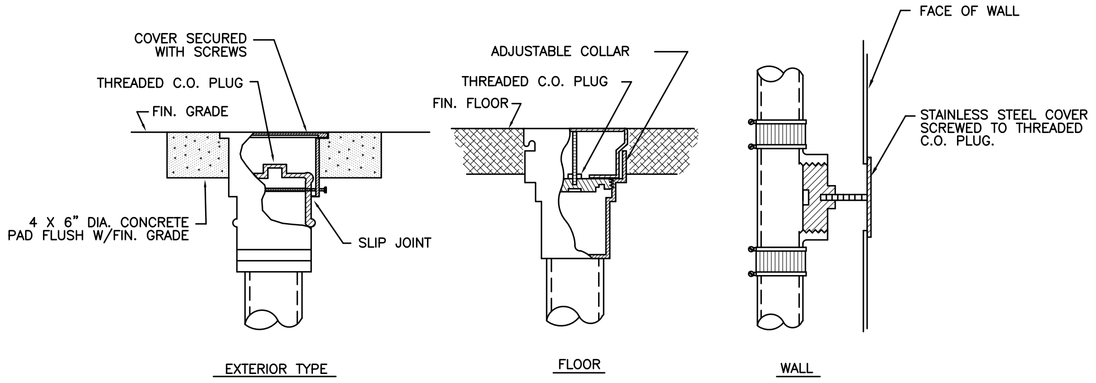


1 Plumbng Floor Plan

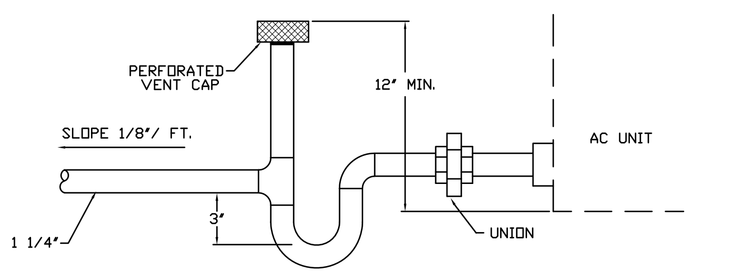
SCALE: 1/4" = 1'-0"

N



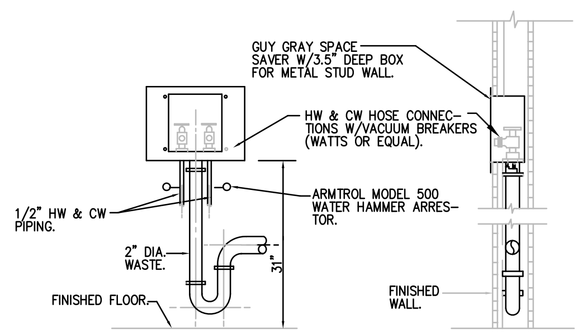
TYPICAL CLEANOUT DETAIL

N.T.S.



CONDENSATE TRAP DETAIL

N.T.S.



WASHING MACHINE DETAIL

N.T.S.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARKS	DESCRIPTION	WASTE	C.W.	H.W.	REMARKS/SPECS
P-1	WATER CLOSET	3"	1/2"	–	WALL MOUNTED, FLUSH TANK
P-2	BATH TUB	1-1/2"	1/2"	1/2"	AS SELECTED BY OWNER. PROVIDE ANTI SCALD VALVE
P-3	LAVATORY	1-1/4"	1/2"	1/2"	AS SELECTED BY OWNER.
P-4	KITCHEN SINK (2C)	1-1/2"	1/2"	1/2"	AS SELECTED BY OWNER.
DW	DISH WASHER	1" IW	–	1/2"	PROVIDE SHUTOFF VALVE.
REF	REFRIGERATOR	–	1/2"	–	PROVIDE SHUTOFF VALVE. AS SELECTED BY OWNER.
WM	CLOTHES WASHER	3"	1/2"	1/2"	AS SELECTED BY OWNER. PROVIDE RECESSED BOX. GUY GREY T200 OR EQUAL.

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER LINE (CW)
	HOT WATER RECIRC. (HWR)
CD	CONDENSATE DRAIN LINE
	HOT WATER LINE (HW)
	SANITARY WASTE LINE (SAN)
	SANITARY VENT LINE (V)
	AIR CHAMBER
	CHECK VALVE
FCO	FLOOR CLEAN OUT
CO	WALL CLEAN OUT
	GATE VALVE
HB	HOSE BIBB
	VALVE IN BOX
VIV	GATE VALVE IN VERTICAL
	"P" TRAP
	UNION
ABV.	ABOVE
BLW	BELOW
CEIL., 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)

PLUMBING GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA PLUMBING AND BUILDING CODES.

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

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

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

5. COORDINATE ALL WORK WITH OTHER TRADES.

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

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

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

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

10. 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.

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

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

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

14. 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.

15. 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.

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

17. ALL 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.

18. PIPE AND FITTINGS:

A. DRAINAGE WASTE AND VENT PIPING INCLUDING:
PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2665. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.

B. WATER PIPING: COPPER TYPE " L" ASTM B-88 ABOVE GROUND, COPPER TYPE K ASTM B-88 UNDERGROUND. PROVIDE ADJUSTABLE PIPE HANGERS ON HORIZONTAL OVERHEAD PIPING ABOVE CEILING NOT TO EXCEED 6 FT. ON CENTER. CPVC PIPING AND FITTINGS MAY BE USED.

C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

D. STORM DRAIN PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

19. JOINTS AND METHODS OF CONNECTION:

A. CAST IRON BELL AND SPIGOT PIPE: COMPRESSION GASKET. INSTALL PER MANUFACTURER'S RECOMMENDATION. GASKET AND PIPE BY SAME MANUFACTURER.

B. CAST IRON NO-HUB PIPE: MAKE JOINTS WITH NEOPRENE RUBBER SLEEVE AND STAINLESS STEEL RING CLAMP PER MANUFACTURER'S RECOMMENDATIONS. GASKET AND PIPE BY SAME MANUFACTURER.

C. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

D. TYPE 'L' COPPER TUBE: JOIN WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

E. 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-531E. 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 SEPAREATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

20. ESCUTCHEONS:

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

21. 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.

22. PERFORM THE FOLLOWING TEST:
WATER PIPING SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE THE ENTIRE SYSTEM, BUT NOT LESS THAN ONE HOUR.

A. DRAINAGE SYSTEM: BEFORE THE INSTALLATION OF ANY DRAINS, THE ENDS OF THE SYSTEM SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO THE HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.

B. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.

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

D. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME FOR EACH 1000 GAL. OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.

23. PROVIDE MAINTANANCE FREE MECHANICAL SHOCK ARRESTORS AT ALL FIXTURES WITH QUICK CLOSING VALVES.

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