

PLUMBING SPECIFICATIONS (FPC 2020)

PLUMBING NOTES AND SPECIFICATIONS

THE PLUMBING PLAN SHALL COMPLY WITH INDICATED BUILDING AND ENERGY CODES AND ALL OTHER LOCAL CODES AS MAY BE APPLICABLE.

SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR AND ENGINEER FOR REVIEW. THESE SHOP DRAWINGS SHALL INCLUDE ALL EQUIPMENT, MATERIALS, FIXTURES, APPLIANCES, PIPING MATERIALS, ETC. THE SHOP DRAWINGS WILL BE REVIEWED BY THE ENGINEER ON BEHALF OF THE OWNER AND/OR CLIENT, AND APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF COMPLIANCE WITH THESE DRAWINGS. THE SHOP DRAWINGS SHALL BE HIGHLIGHTED OR MARKED WITH OBVIOUS NOTATIONS IDENTIFYING THE SPECIFIC EQUIPMENT, MATERIALS, FIXTURES, APPLIANCES, PIPING MATERIALS, ETC PROPOSED TO BE USED. SHOP DRAWINGS SUBMITTED TO ENGINEER THAT INCLUDE NON APPLICABLE INFORMATION WILL NOT BE REVIEWED OR APPROVED.

THESE DRAWINGS WILL NOT BE UPDATED FOR FIELD CHANGES NOT PREVIOUSLY DISCUSSED WITH ENGINEER AND LETTERS TO PASS INSPECTION AS A RESULT OF SUCH DEVIATIONS WILL NOT BE PROVIDED.

THESE DRAWINGS ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT, BUT NOT EXACT DETAILS OF CONSTRUCTION. THE FACT THAT ONLY CERTAIN FEATURES OF THE INSTALLATION ARE INDICATED MUST NOT BE TAKEN TO MEAN THAT OTHER SIMILAR OR DIFFERENT FEATURES WILL NOT BE REQUIRED.

THIS CONTRACTOR SHALL COORDINATE WITH THE OTHER CONTRACTORS TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL WORK, ETC.).

IN GENERAL, ALL PIPING SHALL BE RUN CONCEALED IN CEILING AND PIPE SPACES PROVIDED UNLESS NOTED OTHERWISE.

VERIFY ALL DIMENSIONS FORM ARCHITECTURAL PLANS FOR FIELD DIMENSIONS.

PROVIDE STOP OR ANGLE VALVES ON EACH WATER CONNECTION TO EACH PLUMBING FIXTURE.

BURIED PIPING NEAR FOUNDATIONS OR BEARING WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE INSTRUCTIONS ON PROTECTION OF PIPES, AND SHALL BE SLEEVED WITH APPROVED MATERIALS.

PLUMBING SYSTEM INSTALLER SHALL PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC., REQUIRED TO INSTALL A COMPLETE SYSTEM.

AN AIR CHAMBER/SHOCK ABSORBER WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE USED TO PREVENT WATER HAMMER, SUCH AS ON WASHING MACHINES, ICE MAKERS, DISHWASHERS, AND DRINKING FOUNTAINS. THE ARRESTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, BE ACCESSIBLE, AND SHALL CONFORM TO ASSE 1010.

UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW, COMPLETE, INCLUDE MANUFACTURER'S WARRANTY AND SHALL BE U.L. APPROVED IF APPLICABLE. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

ALL RISES, DROPS, OR OFFSETS IN PIPING NOT NECESSARILY SHOWN.

CONTRACTOR SHALL VERIFY ELEVATIONS OF UTILITY CONNECTIONS ON SITE PRIOR TO COMMENCING WORK. THIS SHALL INCLUDE FIELD MEASURING EXISTING INVERT ELEVATIONS.

HOT & COLD PIPING SHALL BE CPVC OR UPONOR PEX TYPE A WITH COLD FUSION JOINTS FOR NON-EXPOSED PIPING.

INSULATE ALL DOMESTIC HOT WATER LINES WITH 3/4" ARMAFLEX RUBBER INSULATION.

BELOW GRADE DRAINAGE PIPING SHALL BE SCHEDULE 40 SOLID PVC TYPE DWV, FOAM CORE NOT APPROVED FOR USE. UNDER VEHICLE TRAFFIC ALL WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF OSPR STANDARD 301 OR ASTM A 888 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE OR RECEIVE PRIOR APPROVAL OF THE ENGINEER.

ABOVE GRADE DWV PIPING SHALL BE SCHEDULE 40 SOLID PVC TYPE DWV ALL UNDER GROUND OR ABOVE GROUND DRAINAGE PIPING SHALL BE IN ACCORDANCE TO PLUMBING CODE TABLES 702.1 AND 702.2.

PLUMBING CONTRACTOR RESPONSIBILITY TO BE TO 5' BEYOND BUILDING LINE FINAL CONNECTION TO SITE UTILITIES TO BE PLUMBER'S RESPONSIBILITY.

PROVIDE CLEAN-OUTS AT EACH STACK RISER, AT EACH 90 DEGREE CHANGE IN HORIZONTAL DIRECTION, AND AT EACH EXIT FROM BUILDING.

PROVIDE MAIN SHUTOFF VALVE, RUBBER FACED CHECK VALVE, VACUUM BREAKER AND HOSE BIB ON COLD WATER MAIN ENTERING THE BUILDING. PROVIDE SHUTOFF VALVE ON THE WATER SUPPLY PIPE TO EVERY WATER HEATER.

SILCOCKS, HOSE BIBS, AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE VACUUM BREAKER OR PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

CONNECT WATER MAIN TO VALVE OR STUB PROVIDED BY SITE UTILITY CONTRACTOR. PROVIDE FOR CHLORINATION OF FINAL WATER CONNECTION.

PROVIDE AT ALL REFRIGERATOR LOCATIONS A MINIMUM 3/8" C.W. LINE TO 1/4" PETCOCK 6" ABOVE FLOOR. FURNISH 48" OF 1/4" SOFT COPPER TUBING FOR CONNECTION TO REFRIGERATOR.



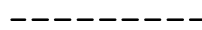





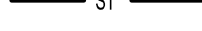



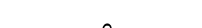



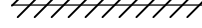







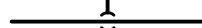

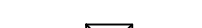



















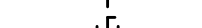



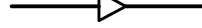
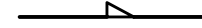

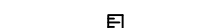



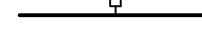


WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS ARE NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING SYSTEM.

PLUMBING OR PIPING SYSTEMS INDICATED AS BEING UNDER "SEPARATE PERMIT" SHALL BE INTERPRETED AS A SEPARATE PERMIT PULLED BY THE PLUMBING CONTRACTOR WHICH INCLUDES DESIGN & PERMIT FEES, UNLESS OTHERWISE DISCUSSED WITH THE GENERAL CONTRACTOR OR ENGINEER.

ALL EQUIPMENT FIXTURES, ETC. SHALL BE TESTED, ADJUSTED AND OPERATED AS INDICATED ON THE PLANS AND PLACED IN SATISFACTORY OPERATIONAL CONDITION BY THE PLUMBING CONTRACTOR. THIS CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP. MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY. THIS IS IN ADDITION TO ANY WARRANTY OR GUARANTEE FROM THE EQUIPMENT MANUFACTURER. FURNISH THE OWNER WITH THE MANUFACTURER'S WRITTEN CERTIFICATES.

IF THE CEILING SPACE OR HVAC CLOSETS IN THIS PROJECT WILL BE USED AS A RETURN AIR PLENUM THEN ALL MATERIALS AND COMPONENTS LOCATED ABOVE CEILING SPACE OR CLOSET (WITHIN RETURN AIR PLENUM) SHALL BE APPROVED FOR PLENUM USE (OR) SHALL BE WRAPPED WITH A UL LISTED AND APPROVED PLENUM WRAP AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. MATERIALS AND WRAPS SHALL MEET THE FLAME SPREAD INDEX OF NOT MORE THEN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THIS NOTE SHALL APPLY TO ALL ITEMS LOCATED WITHIN THE RETURN AIR PLENUM SPACE WHETHER THEY ARE NEW OR EXISTING. ENTIRE PLENUM SPACE SHALL COMPLY WITH THE BUILDING CODE, THE MECHANICAL CODE (SECTION 602 IN ITS ENTIRETY), THE PLUMBING CODE, AND THE NATIONAL ELECTRIC CODE IN ADDITION TO ANY APPLICABLE NFPA STANDARDS OR LOCALLY ADOPTED CODES, AMENDMENTS OR ORDINANCES. THIS NOTE SHALL SUPERCEDE ALL OTHER NOTES LOCATED ON THESE DRAWINGS OR OTHER DRAWINGS INCLUDED FOR THIS PERMIT.

PLUMBING LEGEND

	NEW SANITARY SEWER, SOIL OR WASTE PIPING
	NEW GREASE WASTE PIPING
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
	140° HOT WATER PIPING
	HOT WATER RETURN PIPING
	STORM PIPING (BELOW GRADE)
	RAIN WATER LEADER (ABOVE GRADE)
	ACID WASTE SCH 80 PIPING
	ACID VENT SCH 80 PIPING
	GAS PIPING
	LIQUEFIED PETROLEUM GAS PIPING
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	SIDE CONNECTION
	RISER UP
	RISE OR DROP IN PIPE
	RISER DROP
	BOTTOM CONNECTION, 45 OR 90 DEG.
	TOP CONNECTION, 45 OR 90 DEG.
	CROSS BOTTOM CONNECTION
	Y AND 1/8 BEND
	FLOOR DRAIN - SQUARE
	FLOOR DRAIN - ROUND
	ROOF DRAIN
	FLOOR SINK
	EXISTING EQUIPMENT TO BE REMOVED
	VALVE - SEE SPECIFICATIONS FOR TYPE, GATE VALVE WHEN NOT SPECIFIED.
	GATE VALVE
	GLOBE VALVE
	PRESSURE REGULATING VALVE
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE
	OS&Y VALVE
	CHECK VALVE
	BACK WATER VALVE
	BACKFLOW PREVENTER
	UNION
	BUTTERFLY VALVE
	BALL VALVE
	GAS COCK
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	DIRECTION OF FLOW
	TEMPERATURE GAUGE
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	HAMMER ARRESTOR (POI SIZE INDICATED)
	HOSE BIBB WITH VACUUM BREAKER (PLAN VIEW)
	WALL HYDRANT WITH VACUUM BREAKER
	P-TRAP (PLAN VIEW)
	CLEANOUT EXPOSED
	FLOOR CLEANOUT
	GRADE CLEANOUT (END OF LINE)
	2-WAY GRADE CLEANOUT (IN-LINE)
	CAPPED OUTLET
	IN-LINE PUMP (SHOWN WITH MOTOR)
	IN-LINE PUMP
	CONNECT NEW TO EXISTING

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	COMPONENTS	BASIS OF DESIGN			CONNECTION SIZES					REMARKS
			MANUFACTURER	MODEL	TRIM & ACCESSORIES	DRAIN	VENT	CW	HW	OTHER	
HB-1	HOSE BIB ANTI-SIPHON WITH VACUUM BREAKER	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	WOODFORD	MODEL 24	PROVIDE WITH ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.	---	---	1/2"	---	---	---
IMB	ICE MAKER BOX WITH QUARTER-TURN VALVE	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	OATEY	MODEL 12K	PROVIDE WITH QUARTER-TURN SHUT-OFF VALVE AND WATER HAMMER ARRESTOR. PROVIDE WITH STAINLESS STEEL BRAIDED HOSE AND ANY REQUIRED ACCESSORIES FOR CONNECTION TO APPLIANCE OR EQUIPEMENT.	---	---	1/2"	---	---	---
L-1	20"x18" WALL MOUNTED LAVATORY, CONCEALED ARM CARRIER LAVATORY WITH SINGLE HOLE AUTOMATIC AUTOMATIC FAUCET, VITREOUS CHINA, ADA COMPLIANT	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	KOHLER	K-2084	PROVIDE CONCEALED ARM CARRIER, P-TRAP, SLOAN EPX-350 ADA COMPLIANT BATTERY POWERED (0.5 GPM) FAUCET AND TRAP COVERS.	2"				---	
MS-1	24"x24"x10" SQUARE MOP SINK, ONE-PIECE MOLDED HIGH-IMPACT RESISTANT FIBERGLASS.	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	MUSTEE	63M	PROVIDE WITH 63.600A FAUCET, 65.700 HOSE & HOLDER, 65.600 MOP HANGAR, BUMPER GUARDS, WALL GUARDS, AND 65.3 SEAL.	3"	---	1/2"	1/2"	---	---
SK-1	17"x20"x8" SINGLE BOWL STAINLESS STEEL, 2-HOLE DROP IN SINK & FAUCET KIT	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	ELKAY	LR1720SC	PRE PACKAGED SINK WITH GOOSENECK DOUBLE LEVER FAUCET. PROVIDE WITH DRAIN, P-TRAP, AND DRAIN STOP	2"	1-1/2"	1/2"	1/2"	---	---
WC-1	TWO-PIECE ELONGATED TANK TYPE WATER CLOSET, VITREOUS CHINA ADA COMPLIANT	PROVIDE WITH ALL REQUIRED COMPONENTS AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL INSTALLATION	KOHLER	K-25077	PROVIDE WITH K-7637 ANGLE SUPPLY STOP, K-20110 QUIET CLOSE ELONGATED SEAT, K-5420 LOW-PROFILE BOLT CAPS	3"	---	1/2"	---	---	ADA COMPLIANT

PLUMBING FIXTURE UNIT DEMAND SCHEDULE

FIXTURE DESCRIPTION	SERVICE		QUANTITY	DRAINAGE FIXTURE UNITS (EACH)	DRAINAGE FIXTURE UNITS (SUB-TOTAL)	LOAD VALUES, (EACH) IN WATER SUPPLY FIXTURE UNITS (WSFU)			LOAD VALUES, (TOTAL) IN WATER SUPPLY FIXTURE UNITS (WSFU)			REMARKS
	PUBLIC	PRIVATE				COLD WATER	HOT WATER	TOTAL	COLD	HOT	TOTAL	
HOSE BIB	●		2	0.0	0.0	2.0	0.0	2.0	4.0	0.0	2.0	--
ICE MAKER	●		1	0.0	0.0	0.3	0.0	0.3	0.3	0.0	0.3	--
LAVATORY	●		2	1.0	2.0	1.5	1.5	2.0	3.0	3.0	2.0	--
MOP, SERVICE SINK	●		1	2.0	2.0	2.3	2.3	3.0	2.3	2.3	3.0	--
SINK	●		1	2.0	2.0	3.0	3.0	4.0	3.0	3.0	4.0	--
WATER CLOSET, TANK	●		2	4.0	8.0	2.0	0.0	2.0	4.0	0.0	2.0	--
					14.0				16.5	8.3	19.3	

ELECTRIC TANK TYPE WATER HEATER SCHEDULE

MARK	BASIS OF DESIGN		ELECTRICAL		CONNECTIONS	GALLONS	DIMENSIONS (DIAMETER/HEIGHT)	UEF	NOTES
	MANUFACTURER	MODEL	KW	VOLTAGE					
EWH-1	AO SMITH	EJC-10	4.5	240/1	3/4"x3/4"	10	16"18"	N/A	PROVIDE WITH DRAIN PAN, UNIONS, AND SHUT-OFF VALVE ON INLET

CODE COMPLIANCE STATEMENT

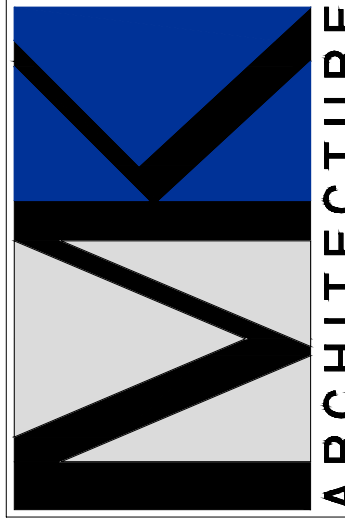
ENTIRE INSTALLATION SHALL COMPLY WITH CODES BELOW, IN ADDITION TO ALL REFERENCED STANDARDS OR ANY OTHER LOCALLY ADOPTED AMENDMENTS.

- FLORIDA BUILDING CODE: 2020 EDITION
- FLORIDA ENERGY CODE: 2020 EDITION
- FLORIDA FIRE CODE: 2020 EDITION
- FLORIDA FUEL GAS CODE: 2020 EDITION
- FLORIDA MECHANICAL CODE: 2020 EDITION
- FLORIDA PLUMBING CODE: 2020 EDITION
- NFPA 101 LIFE SAFETY CODE: 2020 EDITION
- NATIONAL ELECTRICAL CODE: 2017 EDITION

No:	REVISIONS
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2	-
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4	-
5	-

CONSTRUCTION DOCUMENTS FOR  
AZALEA PARK  
LEASING OFFICE  
HACIENDA LAKES PKWY, NAPLES, FL

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DATE: 7-26-22  
DRWN. BY: S.L.V.B.  
CAD REF:

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P1

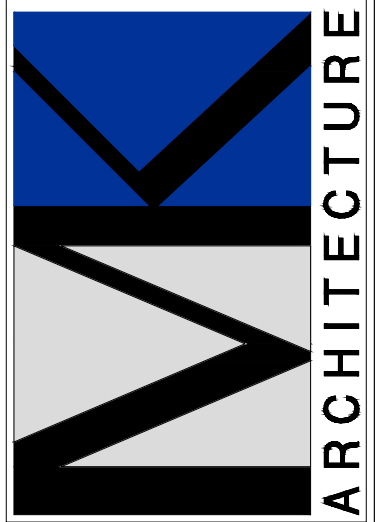
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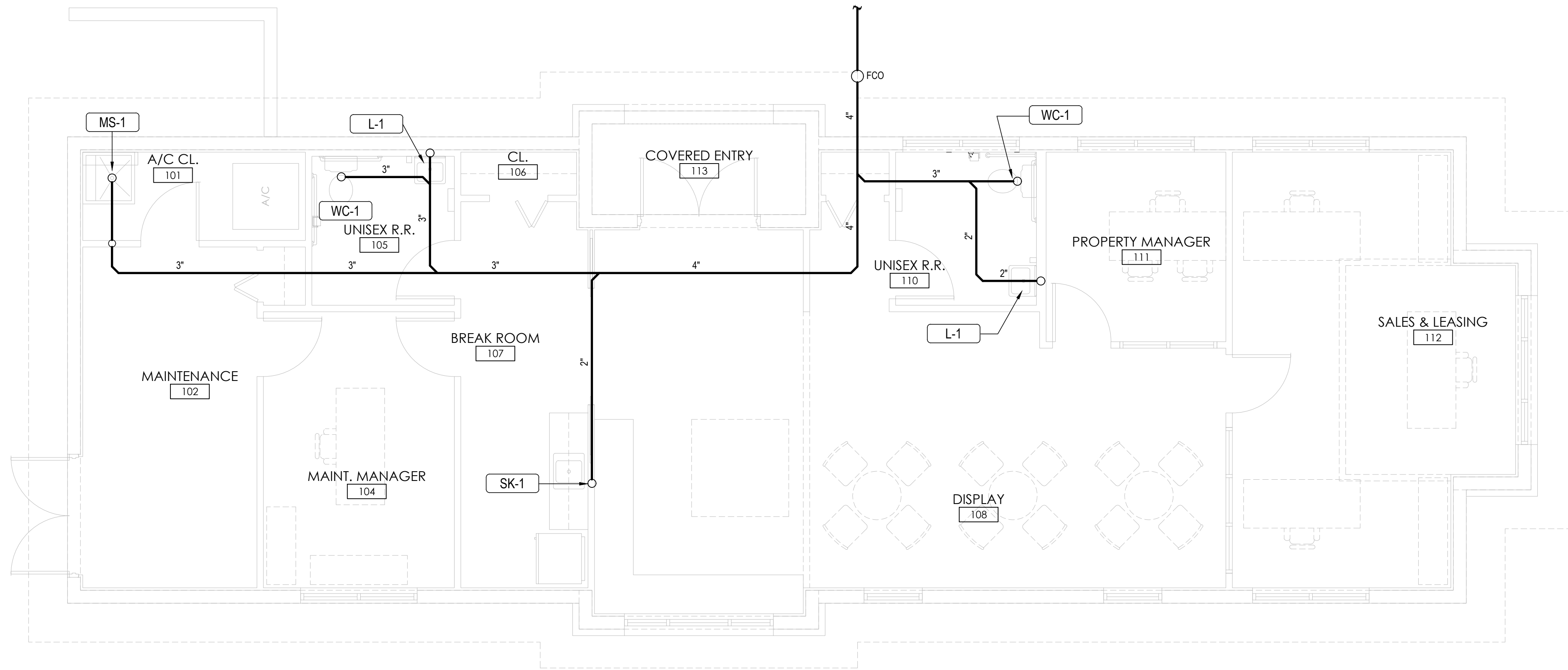
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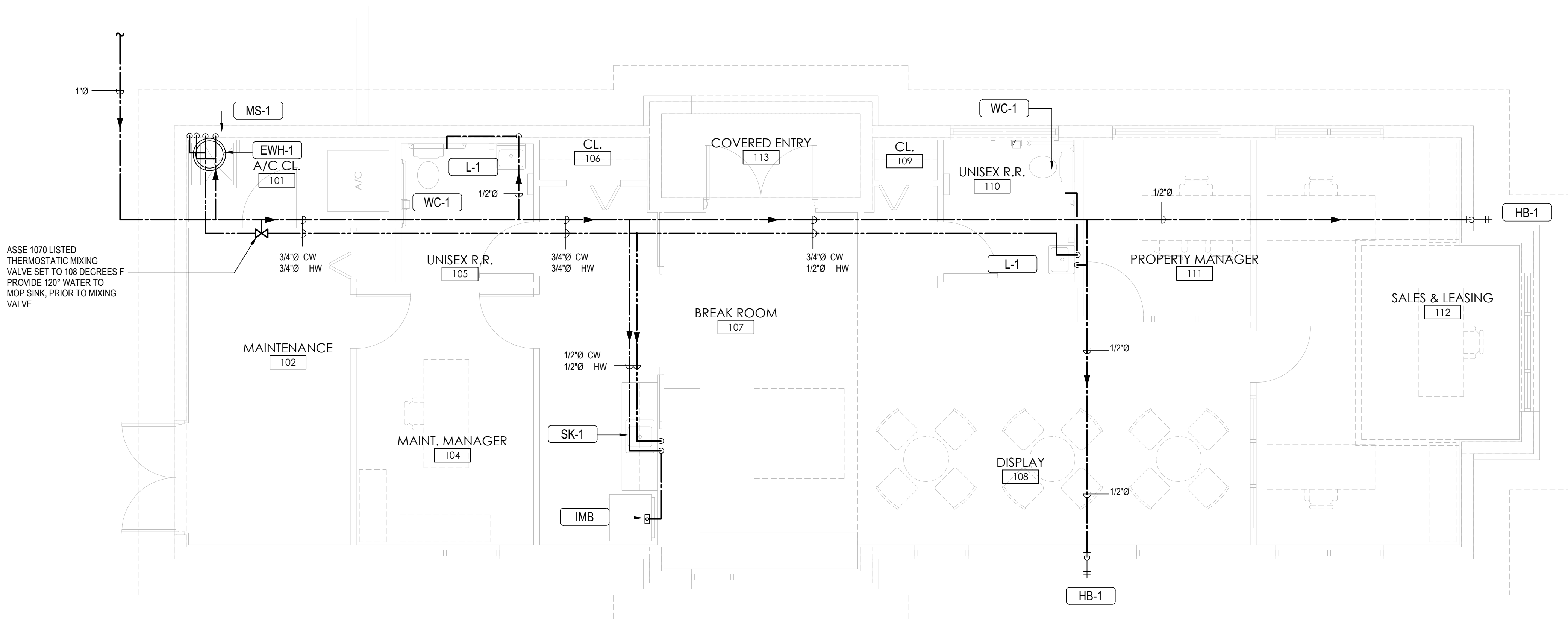
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**SANITARY PLUMBING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

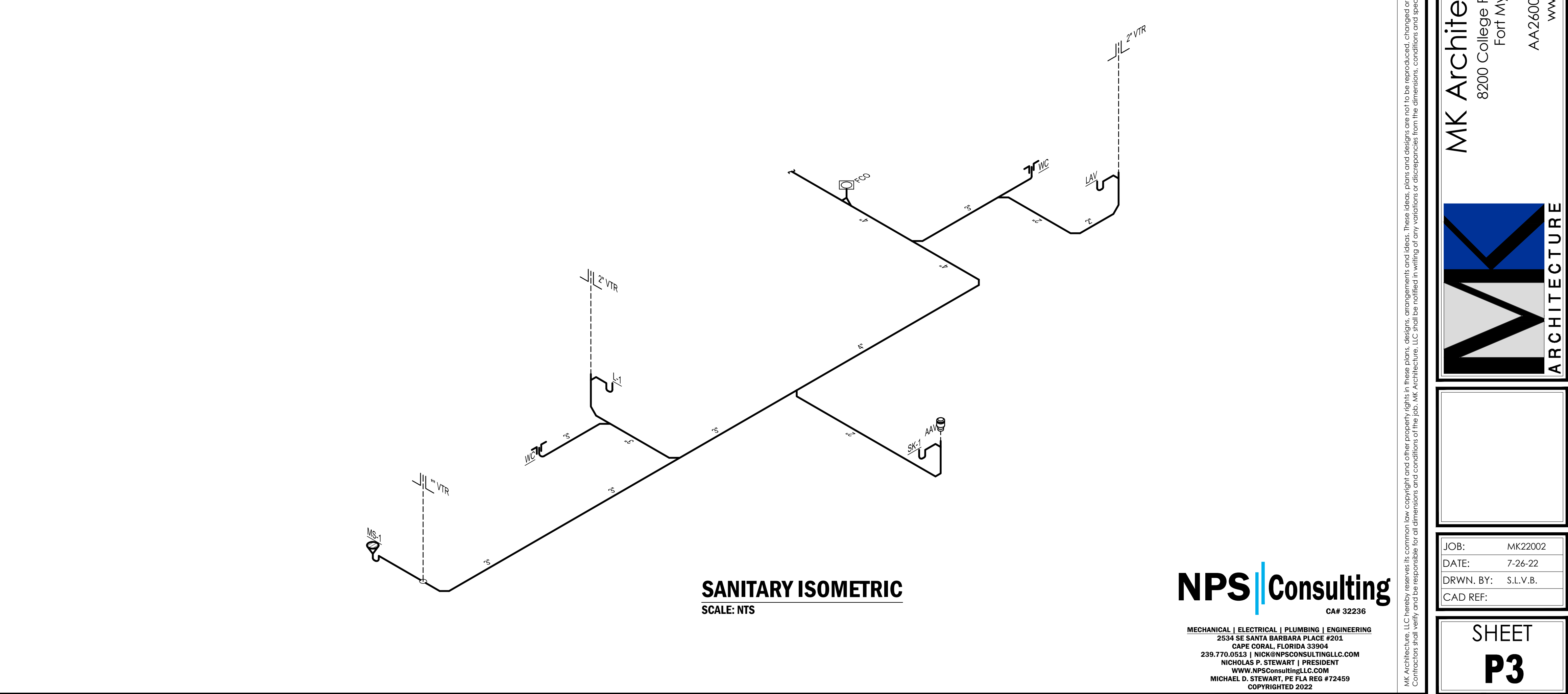
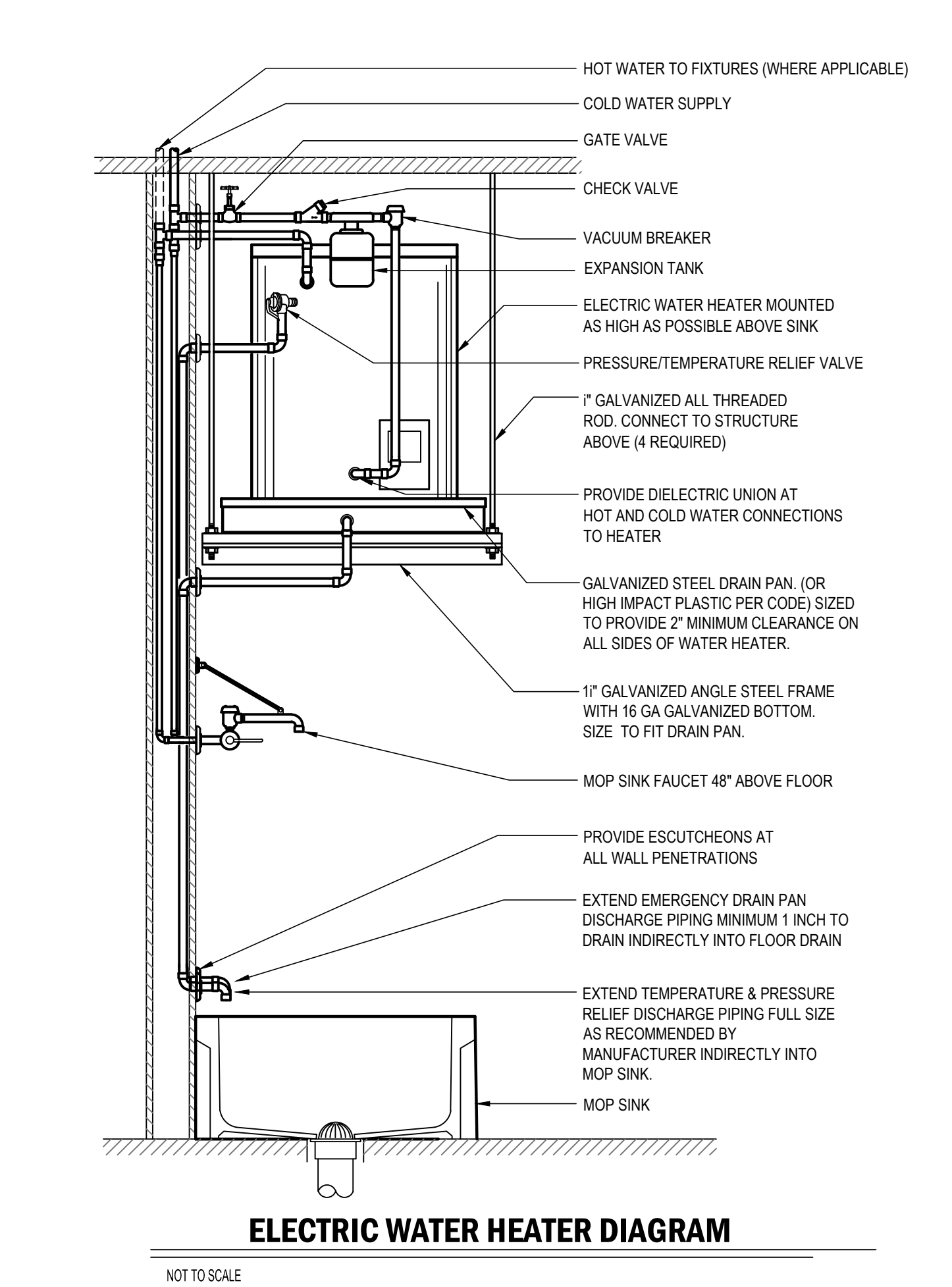
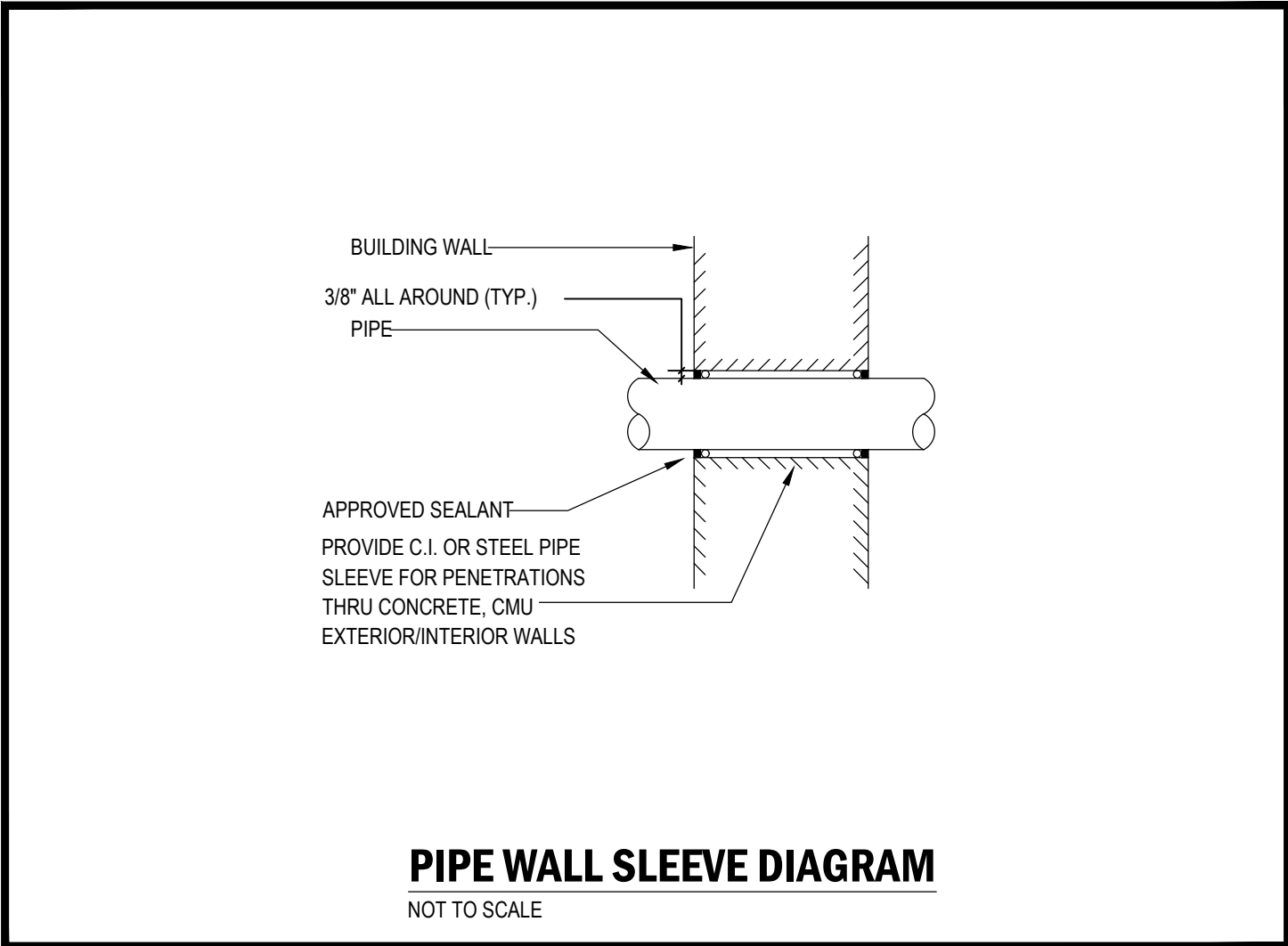
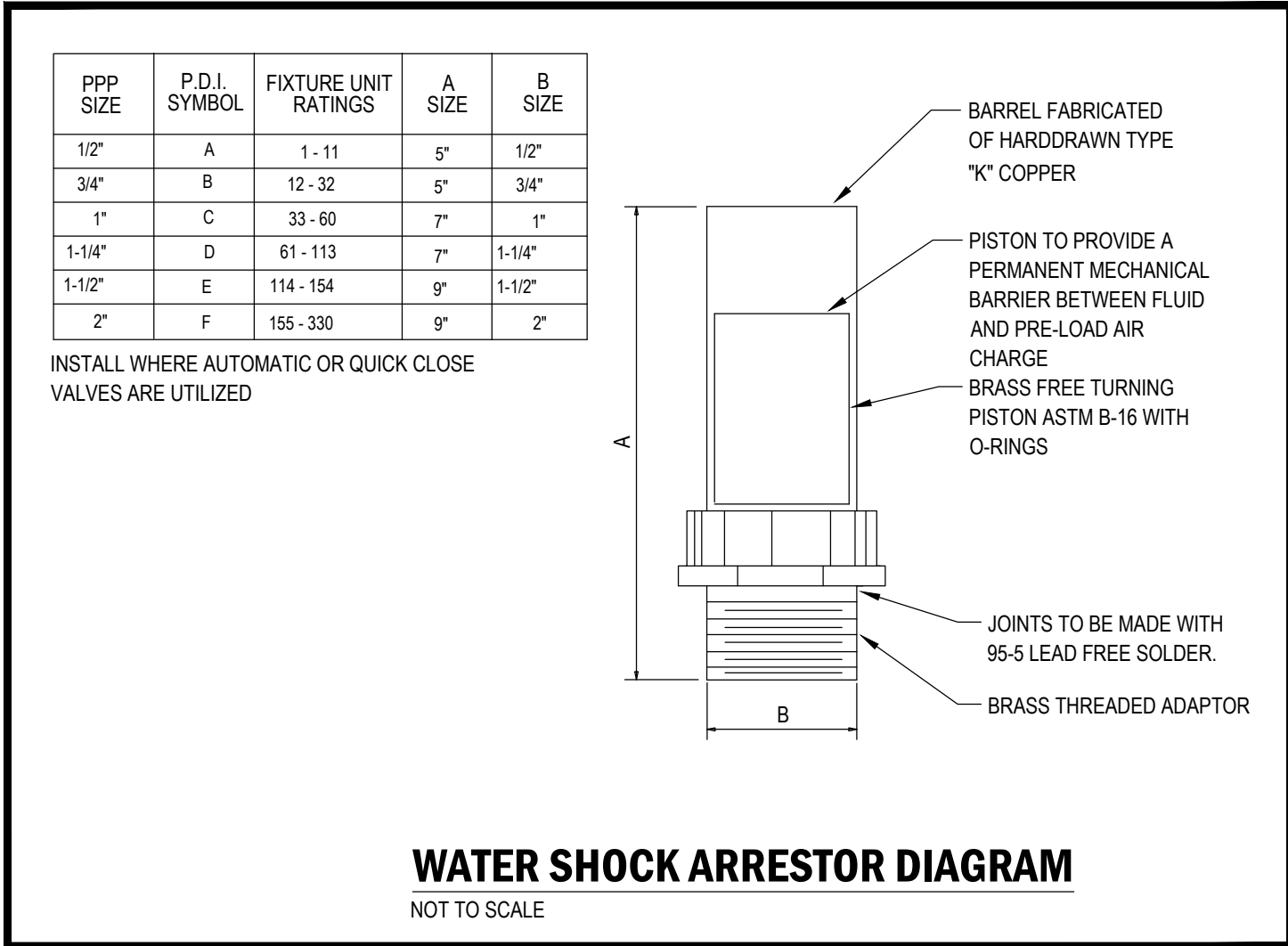
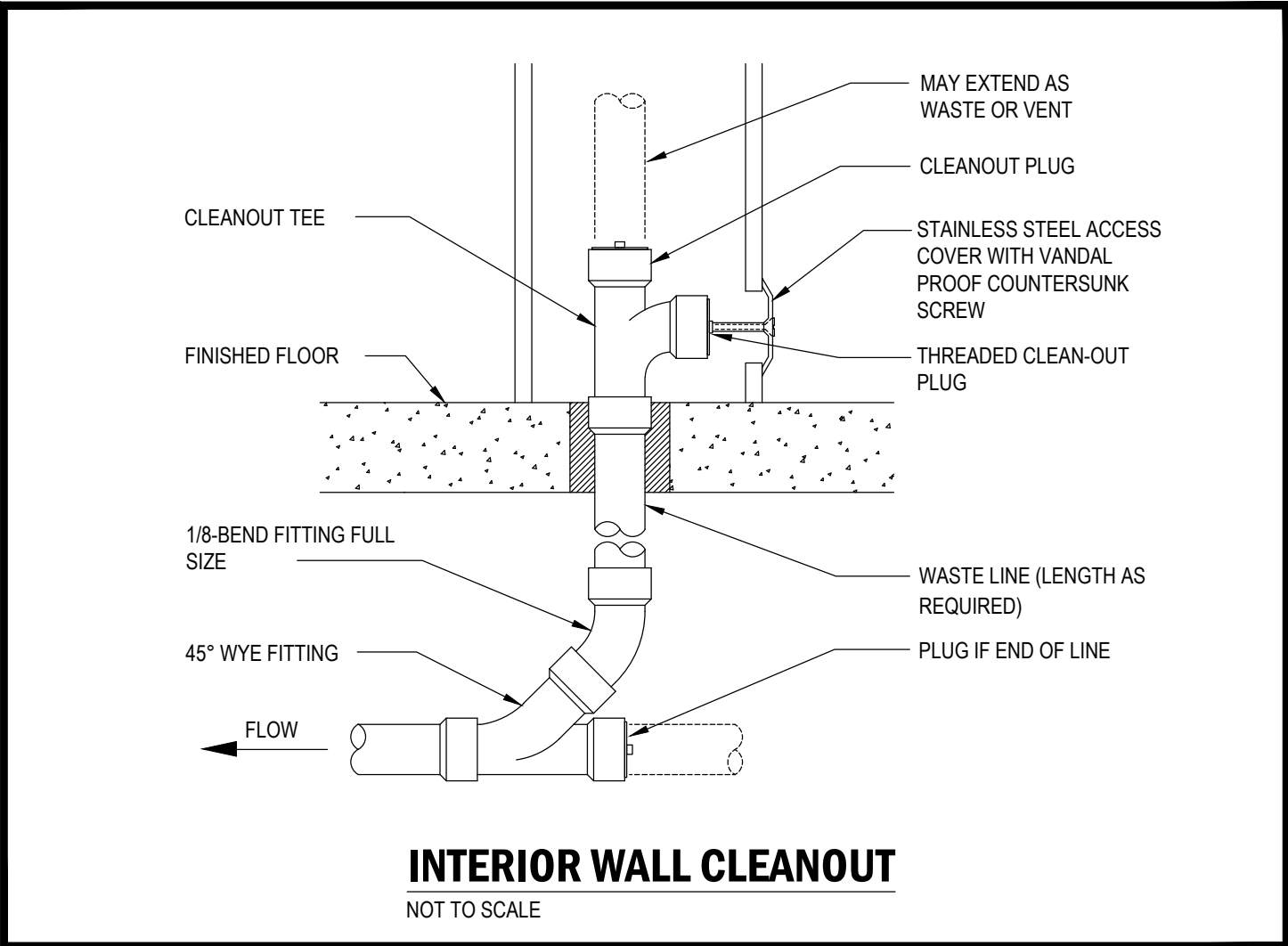
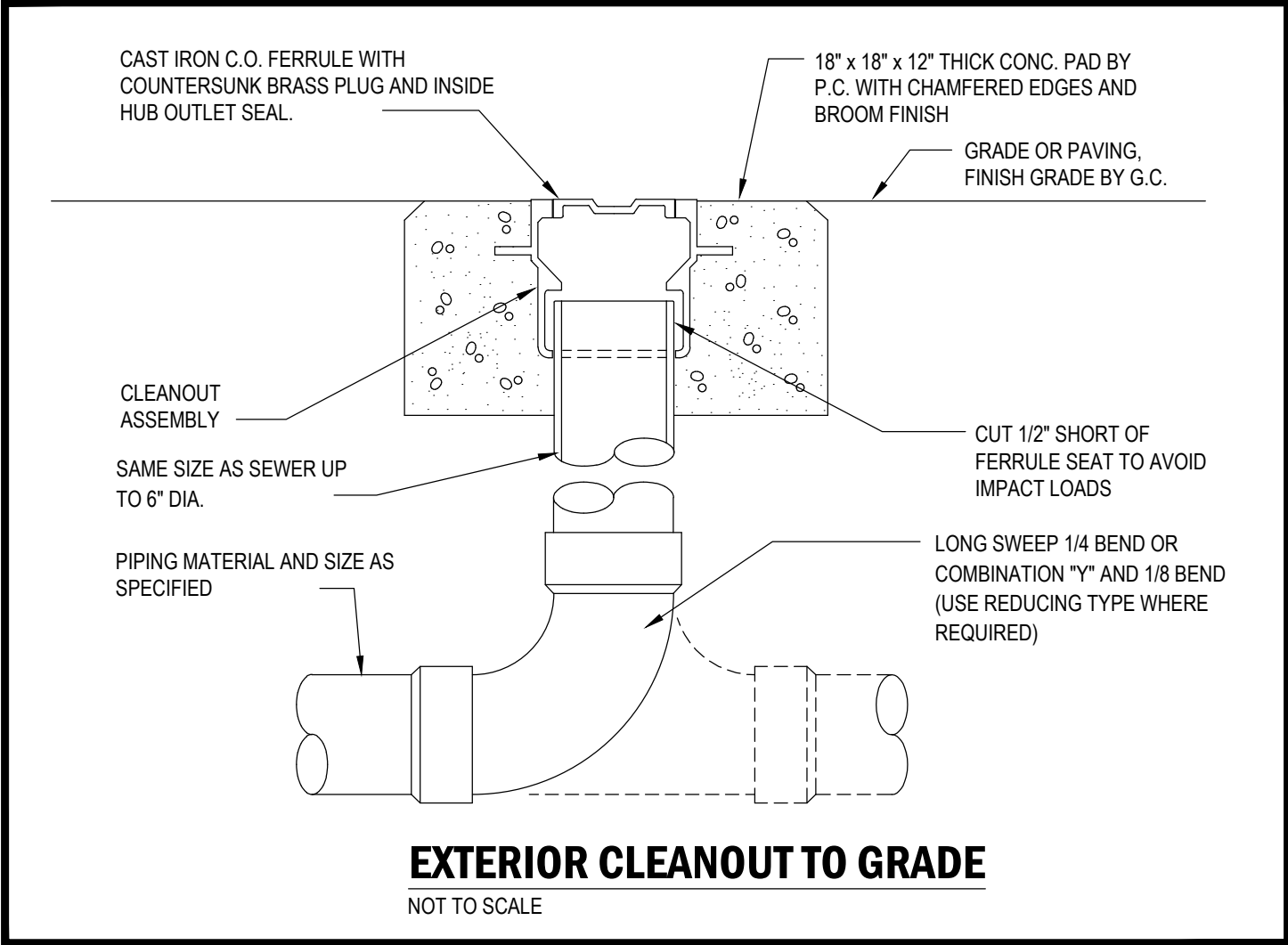
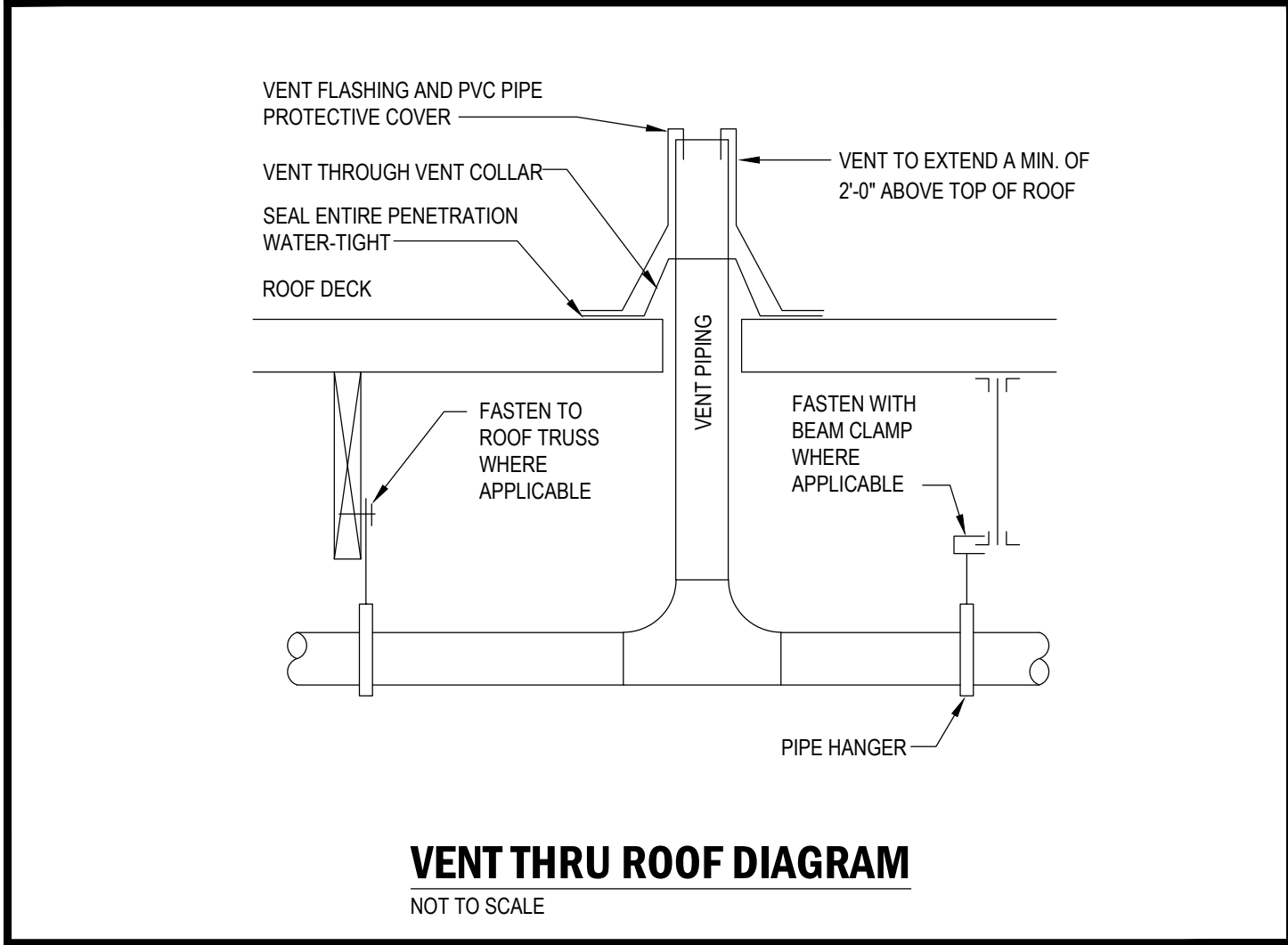
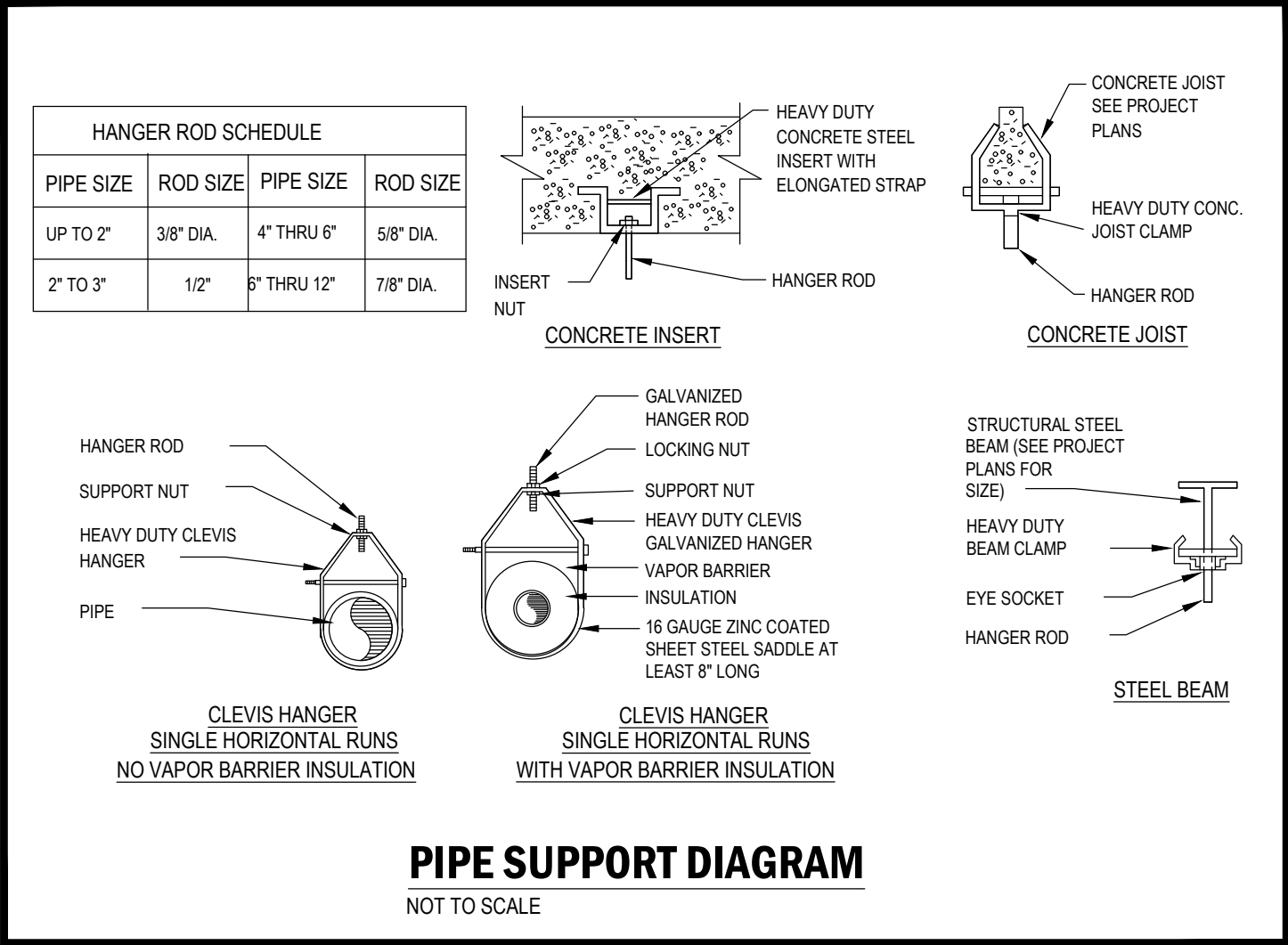


**DOMESTIC WATER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE



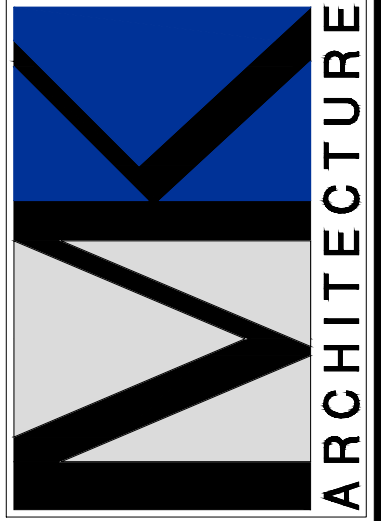
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