

PLUMBING GENERAL NOTES:

- ALL PLUMBING WORK AND MATERIALS SHALL CONFORM TO: FLORIDA BUILDING CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE 7TH EDITION (2020) - ENERGY CONSERVATION
- FLORIDA BUILDING CODE 7TH EDITION (2020) - PLUMBING
- FLORIDA BUILDING CODE 7TH EDITION (2020) - FUEL GAS
- AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- PLUMBING FIXTURES SHALL COMPLY WITH FBPC (7TH EDITION) TABLE 604.4
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.
- THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
- ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
- VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.
- PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.
- WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATER/TIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS IN ACCORDANCE TO SECTION 714 OF FBCE (7th EDITION). CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS.
- PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.
- AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPERABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING; AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING. FBCE (7TH EDITION) 903.5
- PROVIDE 1/2" COLD WATER TRAP PRIMER FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE, WHERE APPLICABLE.
- SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER FBCE (7TH EDITION) 606
- A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK - CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.
- NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.
- THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. FBCE (7TH EDITION) 607.4
- ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 30 INCHES IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 34 INCHES IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. FBCE (7TH EDITION) 802.1.2
- ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. FBCE (7TH EDITION) 608.3
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. FBCE (7TH EDITION) 610.1
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. FBCE (7TH EDITION) 606.5
- HOT WATER PIPES OF SIZE <1-1/2" TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >1-1/2" TO HAVE 1.5" INSULATION.
- UNDERGROUND WATER SERVICE PIPING AND UNDERGROUND WATER DISTRIBUTION PIPING SHALL BE CPVC AS PER FBCE (7TH EDITION) TABLE 605.3.
- ABOVE GROUND CONNECTION TO BACKFLOW PREVENTOR & EXTERIOR EXPOSED WATER PIPES SHALL BE COPPER OR CHLORINATED POLYVINYL CHLORIDE (CPVC) AS PER FBCE (7TH EDITION) TABLE 605.4.
- INTERIOR WATER DISTRIBUTION PIPING SHALL BE COPPER OR CHLORINATED POLYVINYL CHLORIDE (CPVC) AS PER FBCE (7TH EDITION) TABLE 605.4.
- SANITARY & VENT PIPES SHALL BE POLYVINYL CHLORIDE (PVC-SOLID WALL) AS PER FBCE (7TH EDITION) TABLE 702.1, TABLE 702.2, TABLE 702.3, TABLE 702.4. PLUMBING PIPING (SANITARY AND VENT LINES) THAT RUNS IN COMMON AREA SHAFT OR WALLS AND IN RETURN AIR PLenums SHALL BE CAST IRON.

PLUMBING PLAN LEGEND

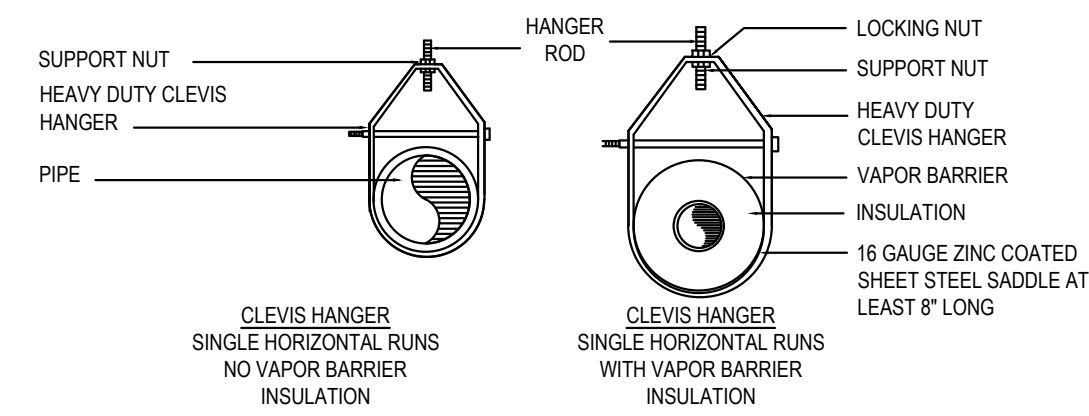
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	P-TRAP		BACKFLOW PREVENTOR
	CLEAN OUT		WATER HAMMER ARRESTER
	WATER CLOSET		SHUT OFF VALVE
	VENT THROUGH ROOF		BALANCING VALVE
	THERMOSTATIC MIXING VALVE		RECIRCULATION PUMP
	TEMPERED MIXING VALVE		CHECK VALVE

NOTES

- NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

CW	CLEAN OUT	WC	WATER CLOSET
CW	COLD WATER	LAV	WALL MOUNTED LAVATORY
HW	HOT WATER	BV	BALANCING VALVE
HWR	HOT WATER RETURN	SK-1	SINK
MS	MOP SINK	SK-2	BREAKROOM SINK
DFU	DRAINAGE FIXTURE UNITS	SK-3	3 COMPARTMENT SINK
TWH	TANKLESS WATER HEATER	EX	EXISTING
WHA	WATER HAMMER ARRESTOR	N	NEW

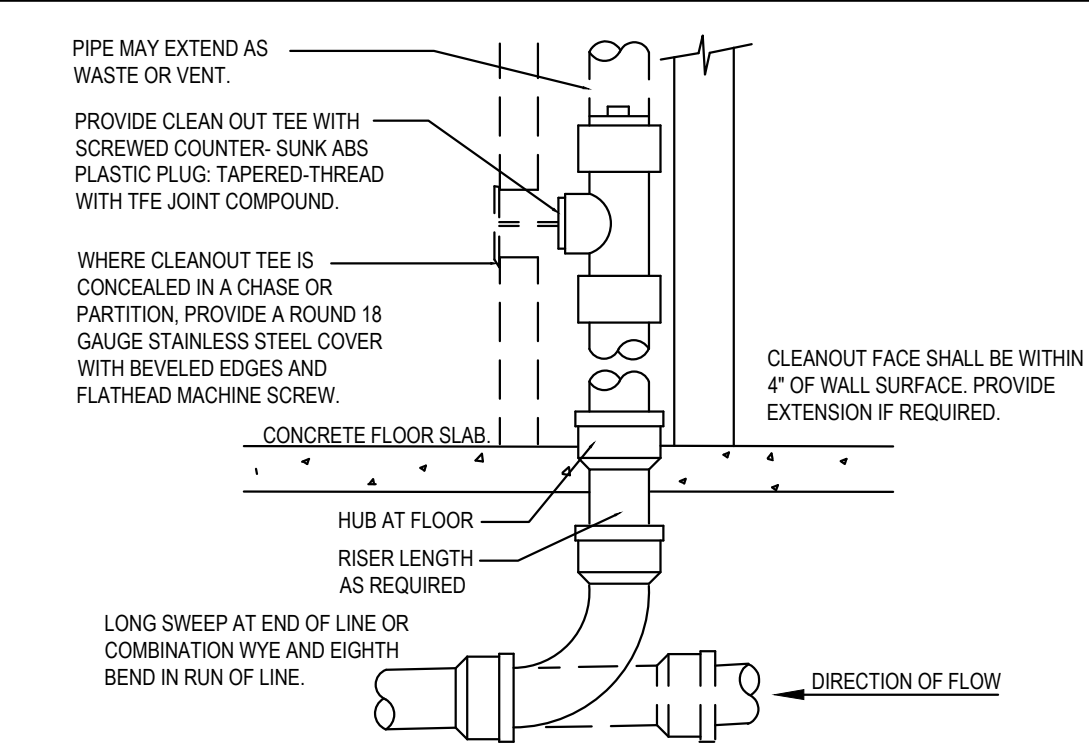


NOTE: HANGER SPACING SHALL CONFORM TO TABLE 308.5 FBCE (7th EDITION)

1

PIPE SUPPORT DETAIL

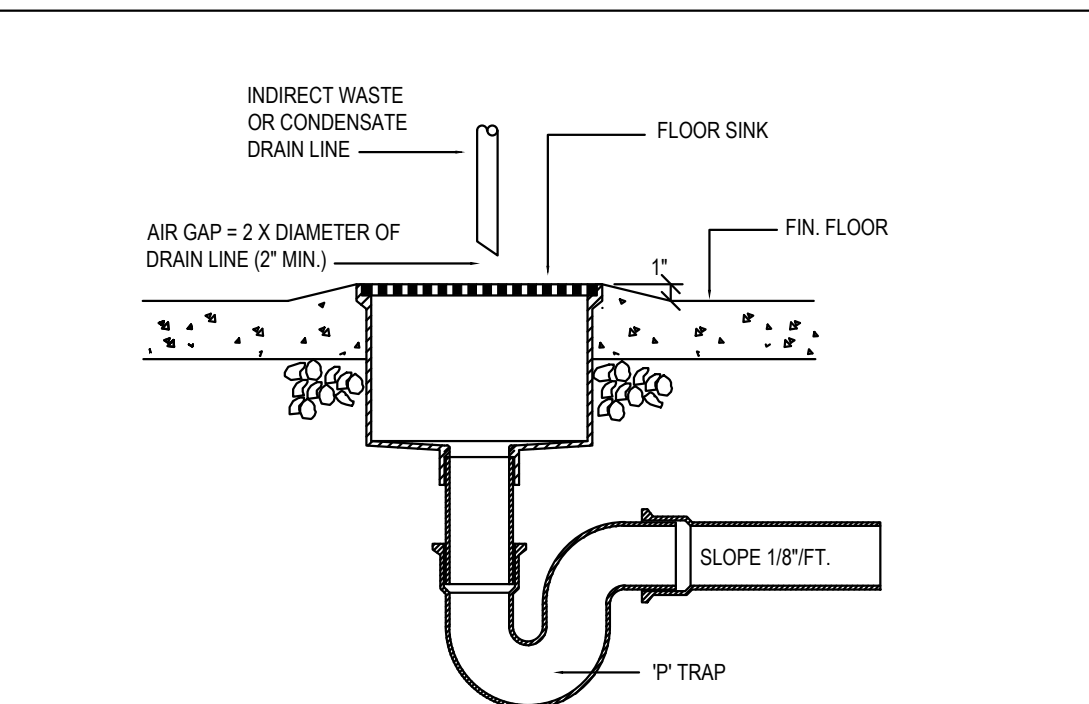
(FOR SANITARY & WATER PIPING) NOT TO SCALE



2

WALL CLEAN OUT DETAIL

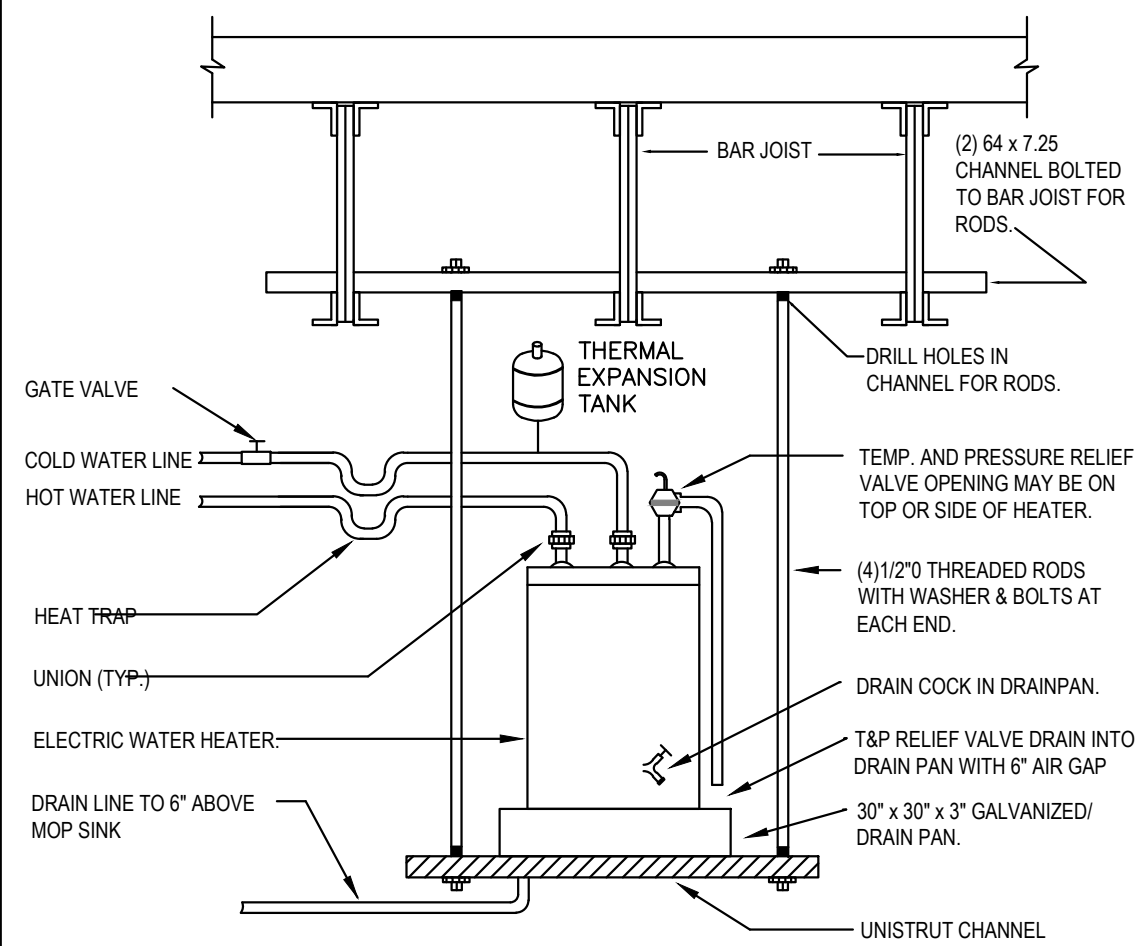
NOT TO SCALE



3

FLOOR SINK DETAIL

NOT TO SCALE



WATER HEATER NOTES:

- INSTALL POTABLE WATER EXPANSION TANK.
- SET WATER HEATER TEMP @ 140°
- THE PAN SHALL NOT BE LESS THAN 1-1/2\"/>

4

WATER HEATER HANGING FROM BAR JOIST DETAIL

NOT TO SCALE

FIXTURE SCHEDULE

TAG	FIXTURE	MANUFACTURER	MODEL #	PIPE SIZE				DESCRIPTION
				CW	HW	SAN	VENT	
LAV	LAVATORY WALL HUNG	AMERICAN STANDARD	0321.026	1/2"	1/2"	2"	2"	AMERICAN STANDARD DECLYN WALL HUNG LAVATORY WITH WALL HANGER. PROVIDE ANGLE SUPPLIES, P-TRAP, PIPING INSULATION WRAP, DRAIN GRID AND INSTALLATION MATERIALS. INSTALL AS REQUIRED TO MEET ADA GUIDELINES. PROVIDE ADA COMPLIANT SLOAN HEBF-650 BATTERY POWERED ELECTRONIC FAUCET WITH 0.5 GPM AERATOR. (0.5 GPM)
WC	WATER CLOSET TANK	AMERICAN STANDARD	2467.100	1/2"	-	3"	2"	ADA COMPLIANT AMERICAN STANDARD CADET PRESSURE-ASSISTED TOILET. PROVIDE WITH MANUFACTURERS RECOMMENDED ANGLE SUPPLY STOPS AND SUPPLY TUBING AND INSTALLATION MATERIALS. PROVIDE WITH OPEN-FRONT TYPE ELONGATED TOILET SEAT. INSTALL AS REQUIRED TO MEET ADA GUIDELINES (1.1 GPF)
CO	WALL CLEANOUT	ZURN	Z1446	-	-	-	-	WALL CLEANOUT WITH STAINLESS STEEL ROUND ACCESS COVER. SEE PLANS FOR PIPE SIZE CONNECTION.
SK-1	SINK	ELKAY	LRAD191865PD	1/2"	1/2"	2"	2"	ELKAY 19"W x 18"D x 6-1/2"H SINGLE BOWL STAINLESS STEEL DROP IN ADA SINK. PROVIDE WITH CHICAGO FAUCETS MANUAL SINK FAUCET MODEL 786-E2805-5ABCP (0.5 GPM). PROVIDE ANGLE SUPPLIES, P-TRAP, PIPING INSULATION WRAP, DRAIN GRID AND INSTALLATION MATERIALS. INSTALL AS REQUIRED TO MEET ADA GUIDELINES. INSTALL USING MANUFACTURERS RECOMMENDATIONS.
DF	ELECTRIC WATER COOLER	ELKAY HI-LO	LZSTLBWSSP	1/2"	-	2"	2"	ADA COMPLIANT ELKAY ENHANCED EZH2O BOTTLE FILLING STATION. PROVIDE WITH IN-WALL CARRIER. COORDINATE POWER OUTLET LOCATION WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL CORD WITH 3-PRONG PLUG. REFER TO ARCHITECTURAL ELEVATION VIEWS FOR MOUNTING HEIGHTS.
SK-2	BREAKROOM SINK	ELKAY	LRAD191865PD	1/2"	1/2"	2"	2"	ELKAY 19"W x 18"D x 6-1/2"H SINGLE BOWL STAINLESS STEEL DROP IN ADA SINK. PROVIDE WITH CHICAGO FAUCETS MANUAL SINK FAUCET MODEL 786-E35VPCABCP (1.5 GPM). PROVIDE ANGLE SUPPLIES, P-TRAP, PIPING INSULATION WRAP, DRAIN GRID AND INSTALLATION MATERIALS. INSTALL AS REQUIRED TO MEET ADA GUIDELINES. INSTALL USING MANUFACTURERS RECOMMENDATIONS.
SK-3	3 COMPARTMENT SINK	ELKAY	LTR632210	1/2"	1/2"	3"	2"	ELKAY 63" x 22" x 10-1/8" TRIPLE BOWL STAINLESS STEEL SINK. PROVIDE WITH CHICAGO FAUCETS MANUAL SINK FAUCET MODEL 786-E29VPCABCP (2.2 GPM). PROVIDE ANGLE SUPPLIES, P-TRAP, PIPING INSULATION WRAP, DRAIN GRID AND INSTALLATION MATERIALS. INSTALL AS REQUIRED TO MEET ADA GUIDELINES. INSTALL USING MANUFACTURERS RECOMMENDATIONS.
FS	FLOOR SINK	ZURN	Z1900	-	-	3"	2"	ZURN 12"x12"x6" DEEP CAST IRON FLOOR SINK. PROVIDE WITH HALF GRATE. INSTALL USING MANUFACTURERS RECOMMENDATIONS.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINAL LOCATIONS AND MOUNTING DIMENSIONS OF ALL PLUMBING FIXTURES. PROVIDE ADA CONFORMING FACTORY INSULATION KIT ON HOT, COLD AND P-TRAP WASTE PIPING AT HANDICAP DESIGNATED LAVATORIES. INSTALL ALL PLUMBING FIXTURES AS PER MANUFACTURER RECOMMENDATIONS.

TABLE E201.1 (Florida Plumbing Code 2020 - Appendix E)

WATER-SUPPLY FIXTURE-UNIT VALUES FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS					
TYPE OF FIXTURES OR GROUP OF FIXTURES	Quantity	WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.)			
		Hot	Cold	Combined	Total
Drinking Fountain	1	0	0.25	0.25	0.25
Sink	12	1	1	1.4	16.8
Lavatory (Public)	2	1.5	1.5	2	4
Water closet (Flush tank)	2	0	5	5	10
Service Sink	1	2.25	2.25	3	3
TOTAL WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.) =					33.8

WATER HEATER SPECIFICATIONS	
LOCATION	HUNG ABOVE MOP SINK
MARK	WH
MANUFACTURER	RHEEM
TYPE	ELECTRIC
MODEL	ELDS52-TB
SIZE (GALLONS)	50
UEF	0.93
ELECTRICAL	208 / 1 / 60
ELEMENT WATTAGE	4500 / 4500
WIRING	NON-SIMULTANEOUS
ELECTRIC BREAKER SIZE	30 A
TANK DIAMETER	26-1/4"
TANK HEIGHT	32"

BLOC 3 DESIGN

CERTIFICATION NO. AA26002043
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CORAL SPRINGS, FLORIDA 33067
T.954.300.2449

126 W. ADAMS STREET, SUITE 501
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INTERIOR MODIFICATIONS FOR NEW TFPs PHYSICIAN CLINIC

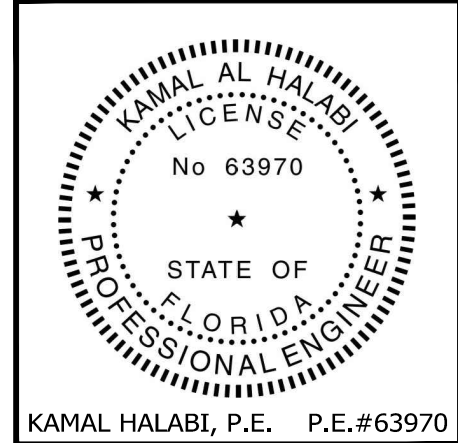
900 S.E. BECKER ROAD
PORT ST. LUCIE, FLORIDA 34983

09/28/2022 - CONSTRUCTION DOCUMENTS

PROJECT NO.: 22037.02

This drawing sheet has been digitally signed & sealed by Kamal Halabi, P.E. on the date indicated in digital signature. Printed copies of this document are not considered signed & sealed and the digital signature must be verified on any electronic copies.

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PLUMBING NOTES & DETAILS

THIS SHEET IS PART OF THE DOCUMENT SET LISTED ON COVER SHEET AND SHALL NOT BE SEPARATED

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