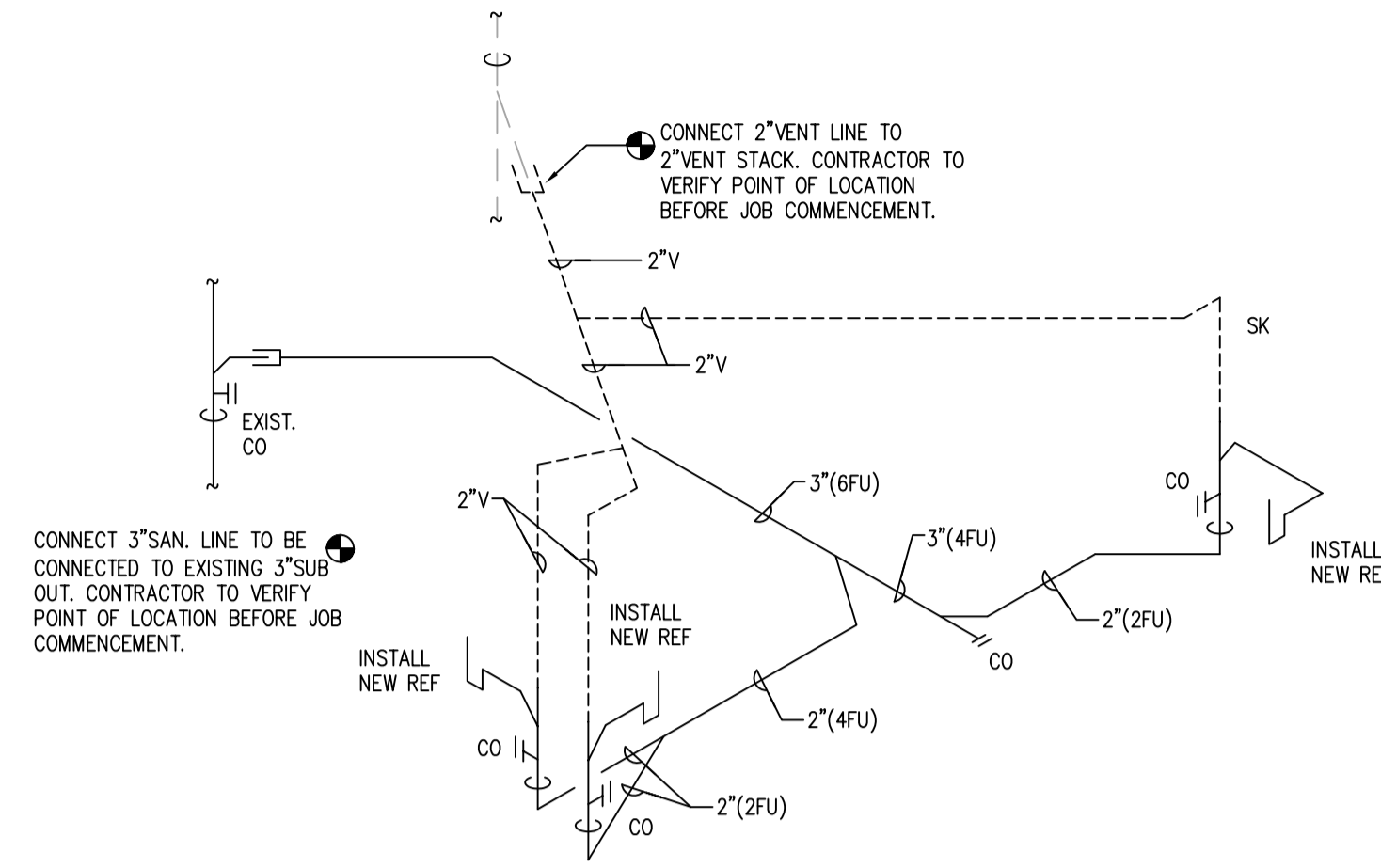
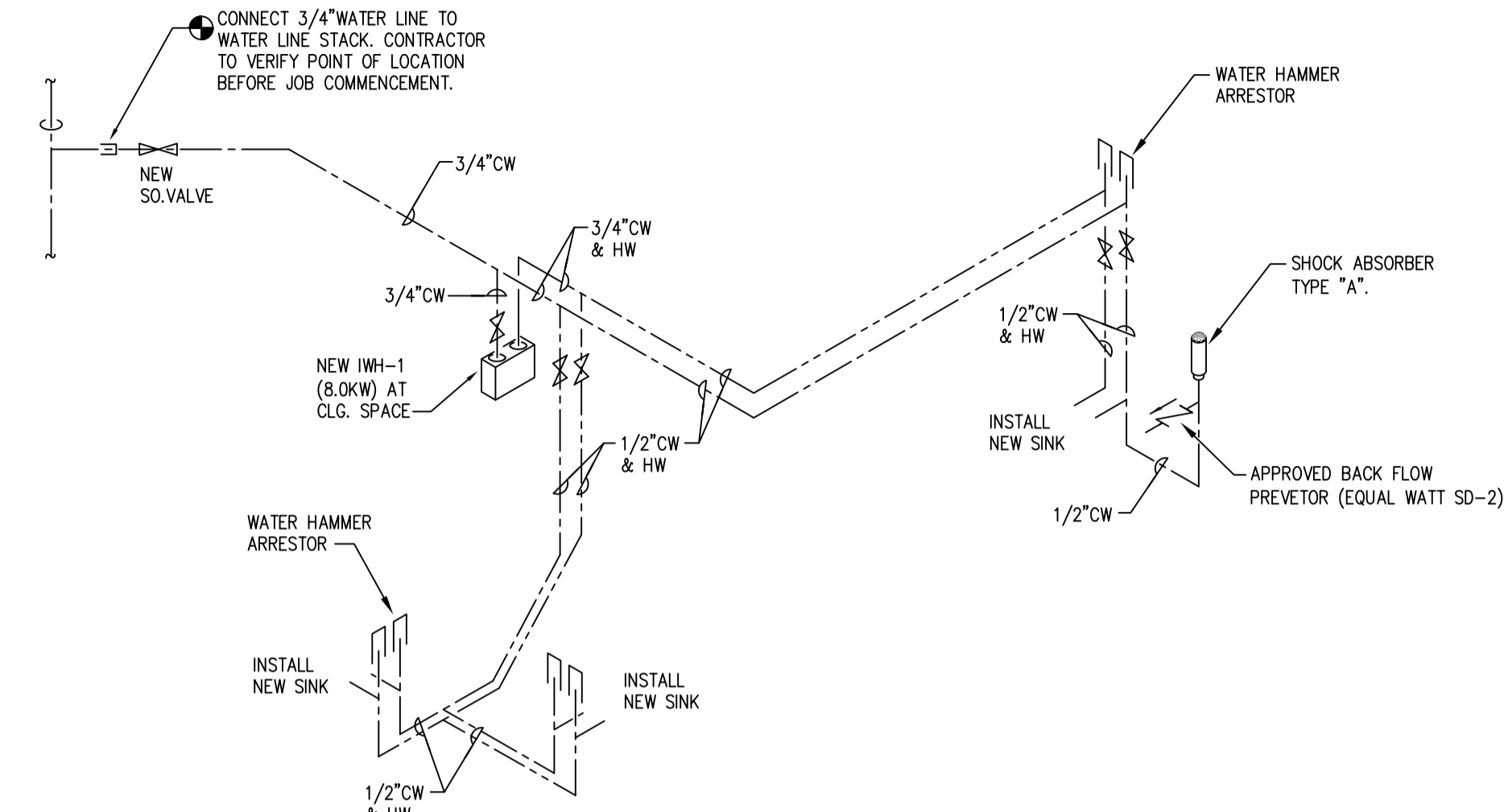


**GENERAL PLUMBING NOTES:**

1. A. ALL WORK SHALL BE DONE in accordance with the Florida Building Code 2020, 7TH edition and with all applicable regulations.
- B. DRAWINGS: Refer to all drawings for coordination of the
- C. ARRANGE AND PAY for all permits, licenses, inspections and tests. Obtain the required certificates and present
- D. GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and
- E. ALL HORIZONTAL SANITARY PIPING 3" and larger shall slope at 1/8 inch per foot minimum, unless noted otherwise. per foot minimum, unless noted otherwise. All piping 2" and smaller shall slope at 1/4" inch per foot minimum.
2. SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, and plumbing fixtures. No work shall proceed without
3. PLUMBING FIXTURES: Fixtures shall be as specified and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory provided w/ the unit.
4. MATERIALS:
  - A. PIPING:
    - a. Soil, waste, vent and grease: Sanitary pipe, PVC, DWV, Schedule 40. Where there are not noted by plenum. otherwise, castron shall be provided.
    - b. Domestic water: Copper pipe, Type L with sweat wrought copper fittings. Type "M" in concealed spaces is acceptable. Isolate piping from concrete with insulating material.
    - c. Condensate drain: DWV Copper pipe and fittings.
    - d. P & T Relief and Drain Pan lines: DWV Copper pipe and fts.
    - e. Domestic water supply assembly: Chrome finish tubing
    - f. Domestic water supply assembly: Chrome finish
    - g. Steam Piping: Schedule 40 Galv. Steel Pipe with threaded fittings.
  - B. INSULATION:
    - a. Rain Water Leaders: leaders receiving condensate drain discharge at roof shall be insulated on the horizontal section inside the building with 1/2" thick fire rated foam plastic sheet insulation. Seal joints and seams as per manufacture's recommendations.
    - b. Steam Piping: : Shall have a minimum thermal conductivity of 0.5 k factor at 500 degrees F mean temperature, density of 11 pounds per cubic.
    - c. Minimum pipe insulation Circulation hot water system shall be insulated in accordance with the requirements of table 607.2.1 FBCP
    - d. Hot water & hot water return: Provide 1" thick fiberglass pipe insulation with jacket and self sealing flaps.
5. PIPING TEST AND DISINFECTIONS:
  - A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected
  - B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypo chlorite of 50 parts per million of chloride and as per AWWA Standards.
6. VALVES: Domestic water valves shall be of bronze body, sweat ends.
7. CONTRACTOR SHALL COORDINATE exact location of sanitary and domestic water piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
8. FIRE EXTINGUISHER: Potter Roemer, Inc., Fig. No. 3005, 5 lbs.
  - A. Wall: Josam 58890-15
  - B. Finished Floor Josam 56020-88-15
10. CONTRACTOR to fire protect and seal all openings and pipe penetrations thru fire rated walls and ceiling. Materials and methods of fire rating shall be approved by the local product control approval department and shall be U.L. listed.
11. PROVIDE CEILING/WALL ACCESS DOORS where indicated on drawings and when required to access mechanical equipment. Doors shall be recessed type, fire rated if in fire rated wall or ceilings. As manufactured by Karp model RDW and KATR.
12. SAW OR CUT CORE DRILL slab as required to install new plumbing work. Patch slab to match existing and seal all penetrations
13. REFER TO KITCHEN CONSULTING DWGS AND BROCHURE BOOK for plumbing fixtures specification.



SANITARY PIPING ISOMETRIC - NTS



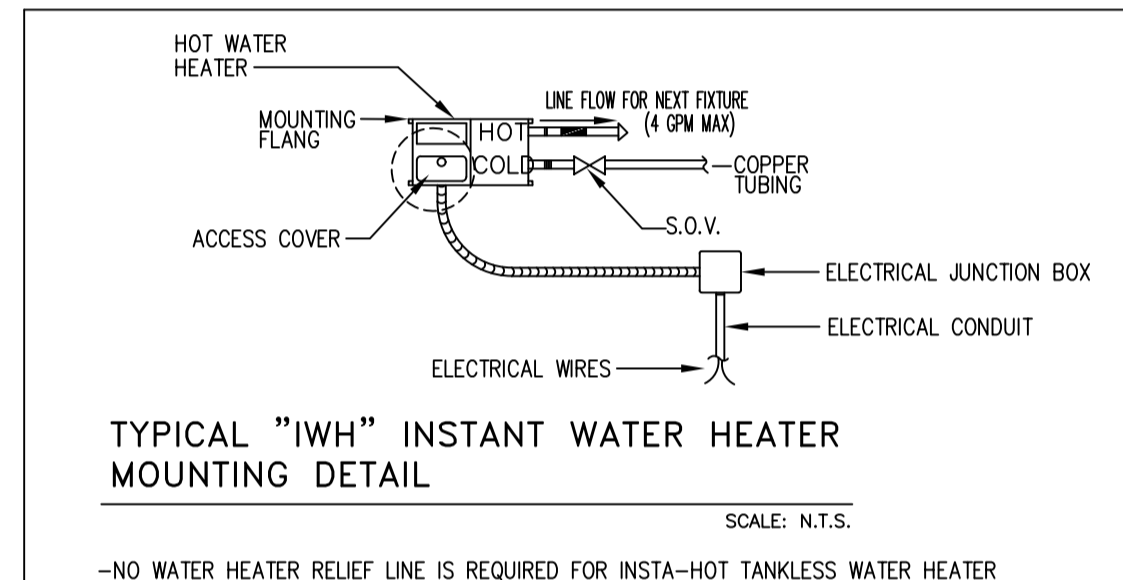
SANITARY PIPING ISOMETRIC - NTS

SIZE OF TRAP (inches)	SIZE OF FIXTURE DRAIN (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1 1/4	1 1/4	1/4	3 1/2
1 1/4	1 1/2	1/4	5
1 1/2	1 1/2	1/4	5
1 1/2	2	1/4	6
2	2	1/4	6
3	3	1/8	10
4	4	1/8	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 inch per foot = 83.3 mm/m.

**NOTE:**  
EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT LOCATED SO THAT THE SLOPE AND THE DEVELOPED LENGTH IN THE FIXTURE DRAIN FROM THE TRAP WEIR TO THE VENT FITTING ARE WITHIN THE REQUIREMENTS SET FORTH IN TABLE 906.1. FBCP

**NOTE:**  
 • ALL HORIZONTAL DRAIN PIPE 2" OR SMALLER SHALL BE SLOPED AT 1/4"/FT  
 • ALL HORIZONTAL DRAIN PIPE 3" OR LARGER SHALL BE SLOPED AT 1/8"/FT. MIN.  
 • PROVIDE AUTOMATIC TRAP RESEAL FOR ALL FLOOR DRAINS



TYPICAL "IWH" INSTANT WATER HEATER MOUNTING DETAIL

SCALE: N.T.S.

-NO WATER HEATER RELIEF LINE IS REQUIRED FOR INSTA-HOT TANKLESS WATER HEATER

**INSTHOT WATER HEATER SCHEDULE**

MARK	MANUFACTURER	MODEL No.	CHARACTERISTICS
IWH-1	ECO OR EQUAL.	ECO-8.5	8.5 KW MAX, 240V,1ø

**PLUMBING FIXTURE CONNECTION SCHEDULE**

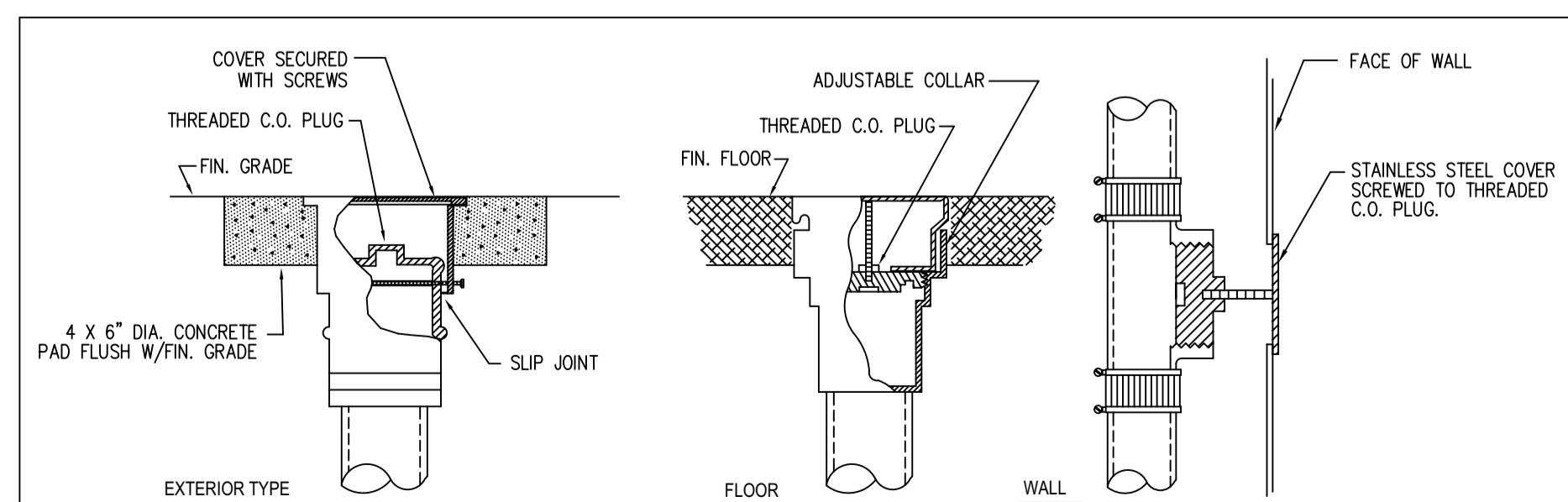
(FIXTURES AS SHOWN OR EQUAL APPROVED BY OWNER, COORDINATE BEFORE JOBS COMMENCEMENT).

MARKS	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS. (FIXTURES AS SHOWN OR EQUAL APPROVED BY OWNER BEFORE JOBS).
SK	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE 1.5 GPM FAUCET
DW	DISHWASHER	1" IND	---	1/2"	---	

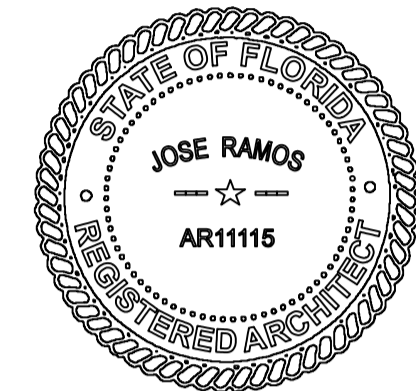
- NOTES:**
1. ALL FIXTURE AND FAUCETS SHALL COMPLY WITH FBC WATER CONSERVATION.
  2. TEMPERING CONTROL VALVE SHALL BE PROVIDED FOR SCALDING PROTECTION TO COMPLY W/ FMC 1002.2.2
  3. ALL LAVATORIES AND SINKS SHALL BE PROVIDED WITH C.P. BRASS SUPPLIES WITH WHEEL HANDLES, 17 GA. CP BRASS TRAPS WITH C.O. PLUG AND WITH ONE PIECE CHROME PLATED ESCUTCHEONS.
  4. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIE. AS PER SECTION 404.6.4 FBCP
  5. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (152 MM) AS PER SECTION 1210.1 FBCP. REFER TO ARCH. SPEC'S
  6. PLUMBING FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBC 2017 PLUMBING SECTIONS 406 THROUGH 421.
  7. ALL PLUMBING FIXTURES, FIXTURES FITTING AND APPLIANCES FOR NEW OR SUBSTANTIALLY RESIDENTIAL AND COMMERCIAL STRUCTURES SHALL INCLUDE HIGH EFFICIENCY PLUMBING FIXTURES, FIXTURE FITTING AND APPLIANCES AS PROVIDE IN TABLE 604.4 OF SECTION 8-31 OF THE CODE OF MIAMI-DADE COUNTY. (W.C 1.28 gpl, LAV 0.5 gpm @ 60 psi INLET, SH HEAD 1.5 gpm, KIT FAUCETS 1.5 gpm @ 60 psi INLET.)

**DRAWING NOTES:**

- 1- ALL PIPING TO TIE-IN NEW BLDG DRAIN, ITS' CONNECTION POINT INVERT SHALL BE IDENTIFIED PREVIOUSLY AND STUDIED BEFORE JOB COMMENCEMENT.
- 2- THE CONTRACTOR SHALL GUARANTEE THAT PIPING PENETRATIONS MAINTAIN INTEGRITY OF RATED CONSTRUCTION. FIRE SEAL ALL PIPING PENETRATIONS AT FIRE RATED FLOOR.
- 3- ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES AND BLDG MANAGEMENT.
- 4- ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.
- 5- WHERE INTERFERENCE OCCUR AND DEPARTURES FROM INDICATED ARRANGEMENTS ARE REQUIRED, COORDINATION WITH OTHER TRADES INVOLVED WILL BE REQUIRED TO DETERMINE CHANGES ON LOCATIONS SIZES, ELEVATIONS OF PIPING, AND PROPERTY UTILITIES OPERATION, ETC. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE ACCOMPANIED BY A DETAILED DRAWING FOR APPROVAL FROM BLDG MANAGEMENT PRIOR TO PROCEEDING WITH ANY CHANGE OR DEPARTURES FROM CONTRACT DOCUMENTS.
- 6- THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE PLUMBING CONSTRUCTION DOCUMENTS PRIOR TO PREPARING BID FOR THE PLUMB. WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PLUMBING UTILITIES THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES FOUND PRIOR TO BID. BY SUBMITTING A BID FOR THE PLUMBING WORK THE CONTRACTOR IS AFFIRMING THAT THE REQUIRED FIELD VERIFICATION OF EXISTING CONDITIONS HAVE BEEN COMPLETED AND ASSUMES FULL RESPONSIBILITY FOR CONFLICTS FOUND AFTER THE AWARD OF THE PLUMBING CONTRACT.



TYPICAL CLEANOUT DETAIL



SEAL: Digitally signed by Jose Ramos  
 Date: 2021.08.27 18:01:12 -0400'

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RAMOS ARCHITECTS & ASSOC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RAMOS ARCHITECTS & ASSOCIATES. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ALL RIGHTS RESERVED © 2021

PROJECT: QUANTUM ON THE BAY UNIT 212 TENANT SPACE INTERIOR RENOV.  
 1900 NORTHBAYSHORE DRIVE, UNIT 212 MIAMI, FL 33132

DATE	07/23/21

DRAWING TITLE: GEN. NOTES, RISER AND SCHEDULES  
 DRAWN BY: ZM CHECKED BY: JR  
 SCALE: AS NOTED

PROJECT NUMBER 21189

SHEET P-601