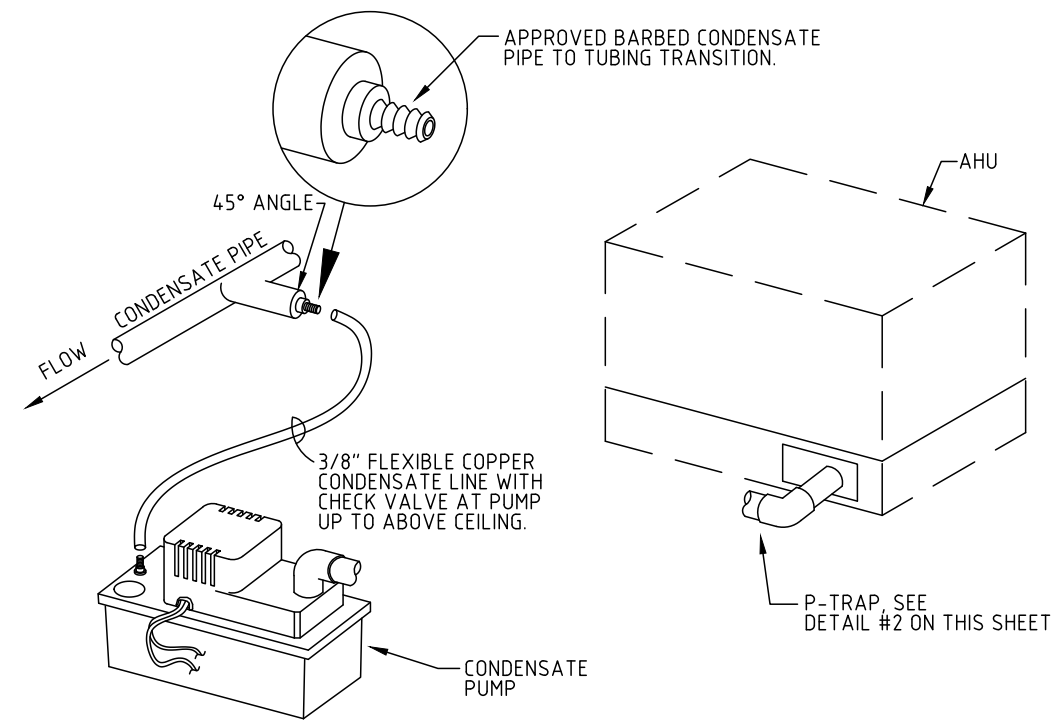


CONTRACTOR GENERAL CONDITIONS NOTES

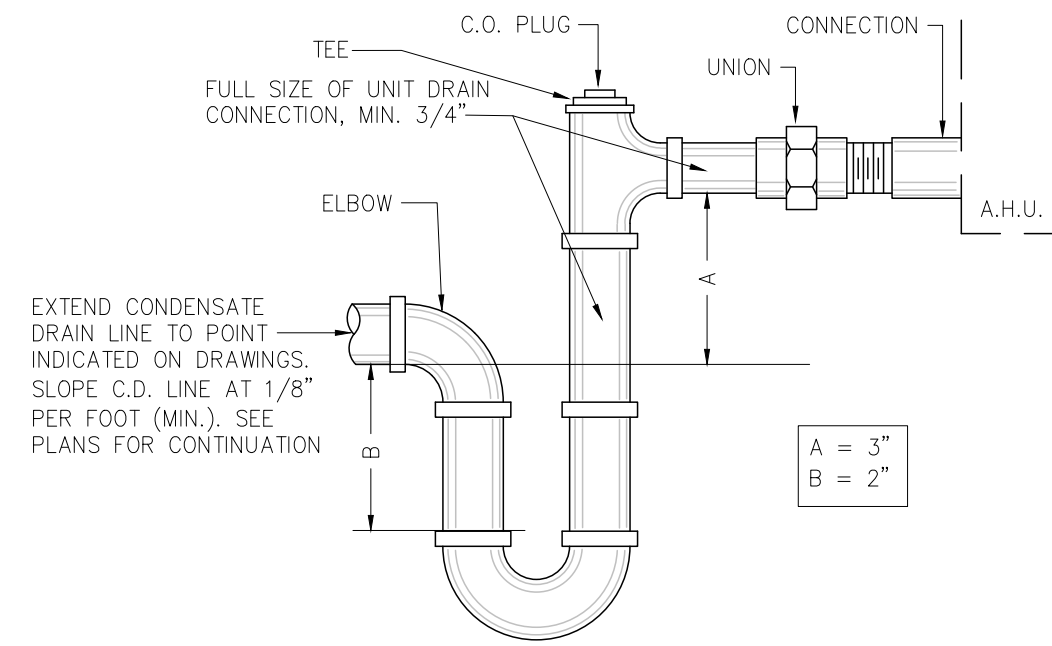
- RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
- SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS. PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
- DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
- SUBSTITUTIONS:
A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.
B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.
D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.
E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVICED FOR SELECTED SYSTEMS. CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC 6105 REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFI'S, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.



DETAIL
NO. 1

CONDENSATE PUMP
DISCHARGE

NOT TO SCALE



DETAIL
NO. 2

CONDENSATE DRAIN TRAP

NOT TO SCALE

PLUMBING SPECIFICATIONS

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, EIGHTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
 - CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 - ALL MATERIALS TO BE NEW AND OF GOOD QUALITY.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIONAL TO SATISFY THE PROJECT REQUIREMENTS.
 - ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PROJECT SHALL BE A PART OF THIS CONTRACT.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK AND PER CONSTRUCTION AGREEMENT.
 - CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS & TESTS. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE ACCEPTANCE PRIOR TO WORK OR PROCUREMENT OF EQUIPMENT. ANY CHANGES MADE WITHOUT ACCEPTANCE WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
 - EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
 - ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
 - THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
 - DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
 - DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
 - VERIFY LOCATION, SIZE, TRAPS, INVERTS, KNOWN DIRECTIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES THAT WERE DISCOVERABLE PRIOR TO BID OR CONSTRUCTION, SHALL BE PAID BY THE CONTRACTOR.
 - CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
 - CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT.
 - DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT OR THROUGH ELECTRICAL ROOMS OR TELECOM ROOMS.
 - WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING DOMESTIC COUPLINGS, FLANGES, UNIONS, SHALL BE USED.
 - ALL PLUMBING PIPES PENETRATING FIRE RATED WALLS, CEILINGS AND/OR FLOORS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLY. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS).
 - NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
 - WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
 - CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. ALL CONDENSATE AND STORM PIPING RECEIVING DIRECT CONDENSATE DISCHARGE WITHIN THE BUILDING SHALL BE INSULATED WITH 1/2" THK. ARMAFLEX INSULATION OR EQUAL.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
 - CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF (2) WEEKS PRIOR TO FINAL INSPECTION. ANY PROFESSIONAL SERVICES FEES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE COMPENSABLE TO THE CONSULTANT.

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

SCOPE OF WORK

THIS PROJECT IS A TENANT IMPROVEMENT OF AN EXISTING SPACE. WORK SHALL INCLUDE BUT IS NOT LIMITED TO NEW CONDENSATE PIPING FOR (2)NEW DEMONSTRATION / TRAINING AIR HANDLING UNITS.

PLUMBING SHEET INDEX

SHEET#	DESCRIPTION
P0.1	PLUMBING NOTES, DETAILS AND SPECIFICATIONS
P1.1	CLASSROOM PLUMBING PLAN

FLOOD ELEVATION

ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS). ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-14, CH. 7.0).

SCCR NOTE

CONTRACTOR AND MANUFACTURER SHALL PROVIDE ALL ELECTRICAL SYSTEMS FOR ALL EQUIPMENT, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT WITH INTEGRAL DISCONNECTS, INTEGRAL BREAKERS, INTEGRAL MOTOR STARTERS, VFDs, CHILLER PANELS, PACKAGED UNIT PANELS, ETC., SHALL BE RATED WITH A SHORT CIRCUIT CURRENT RATING AT LEAST EQUAL TO THE IMMEDIATE UPSTREAM ELECTRIC OVERCURRENT PROTECTIVE DEVICE SHORT CIRCUIT RATING.

PLUMBING LEGEND

— C —	CONDENSATE PIPE
—X—	CONDENSATE P-TRAP
AHU	AIR HANDLER UNIT

This item has been digitally signed and sealed on the date adjacent to the seal.

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PERMIT SET: 06/17/26

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