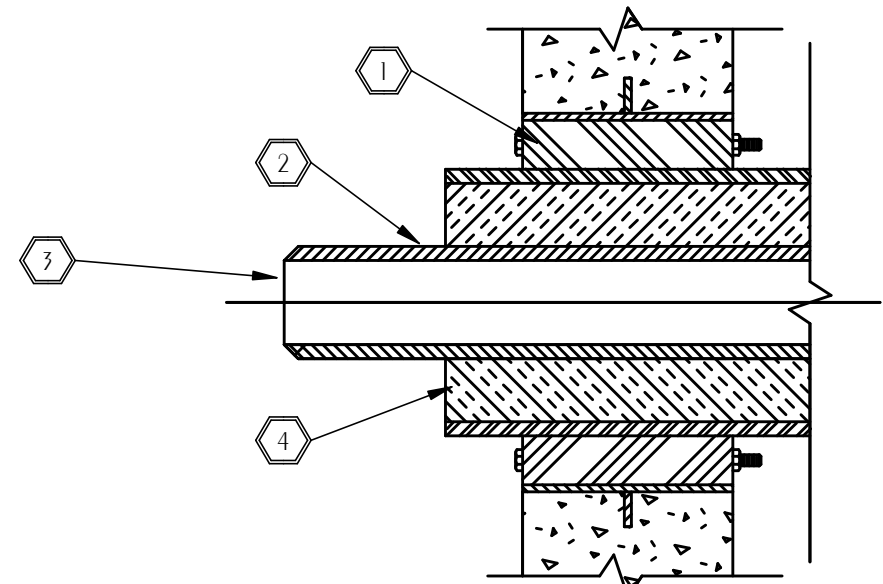


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LEGEND

— S or W	SOIL OR WASTE PIPING
- - - - V	VENT PIPING
— — — — CW	COLD WATER SUPPLY PIPING
— — — — HW	HOT WATER SUPPLY PIPING
— — — — HWR	HOT WATER RETURN PIPING
- . . - TW	TEMPERED WATER PIPING (85°F)
— G	GAS PIPING
— X — CV	GATE VALVE
— Z — CV	CHECK VALVE
— O — BV	BALL VALVE
— H — HB	HOSE BIBB
— W — WH	WALL HYDRANT
— C — CO	CLEANOUT TO FLOOR
— F — FD	FLOOR DRAIN
— F — FD	FLOOR DRAIN WITH TRAP PRIMER CONNECTION
— C — COTG	CLEANOUT TO GRADE
— U — UNION	
— V — VTR	VENT THRU ROOF
— 1 —	SHEET NOTE
— 2 —	POINT OF CONNECTION TO EXISTING
— S —	SOLENOID VALVE
SS	SERVICE SINK
WC	WATER CLOSET
TP	TRAP PRIMER
EW	ELECTRIC WATER HEATER
WHA	WATER HAMMER ARRESTOR TYPE A
WHB	WATER HAMMER ARRESTOR TYPE B
WHC	WATER HAMMER ARRESTOR TYPE C
L	LAVATORY
UR	URINAL
KW	KILOWATT
TCV	THERMOSTATIC CONTROL VALVE
COTG	CLEANOUT TO GRADE
(M)	INDICATES MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS.
(C)	INDICATES CIVIL EQUIPMENT, REFER TO CIVIL DRAWINGS.



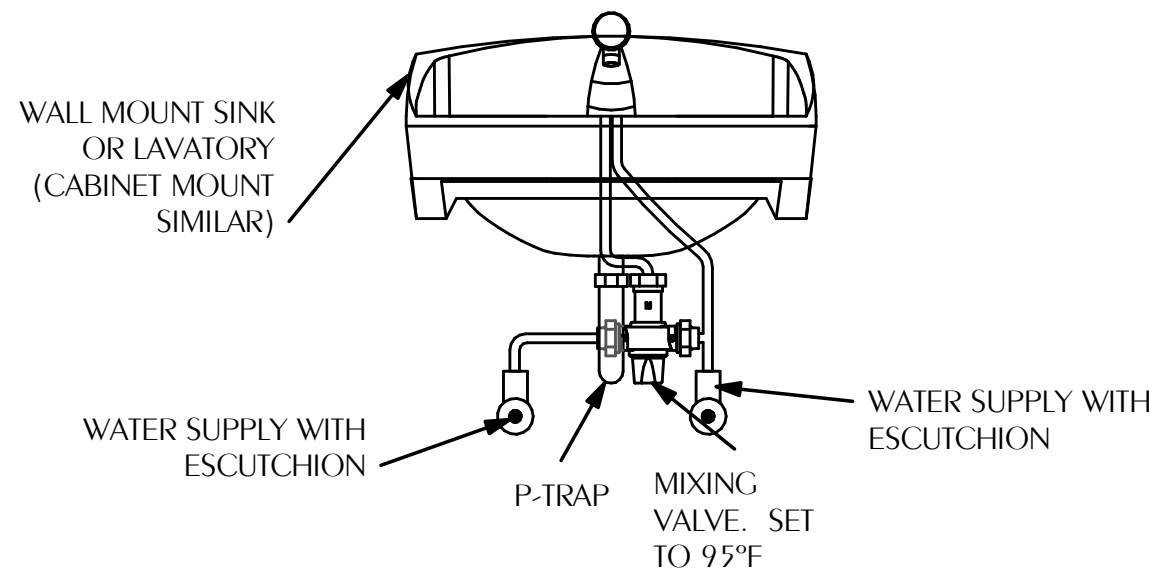
- 1 WALL SEAL APPURTENANCES PER SPECIFICATIONS
- 2 PIPE SLEEVE PER SPECIFICATIONS
- 3 PIPING
- 4 INSULATION

3 TYPICAL PIPE PENETRATION OF WALL

P-001 SCALE: NONE

GENERAL NOTES

- COORDINATE ALL PIPING WITH DUCTWORK SHOP DRAWINGS AND EXISTING CONDITIONS. ROUTE PIPING AS REQUIRED TO AVOID CONFLICTS.
- PRIOR TO START OF ANY WORK, COORDINATE SANITARY SEWER AND POTABLE WATER PIPING WITH EXISTING SITE UTILITIES. REPORT ANY CONFLICT WITH ARCHITECT.
- FIELD VERIFY PIPE INVERTS PRIOR TO LAYING OUT SANITARY SEWER PIPING. COORDINATE WITH EXISTING CONDITIONS.
- ALL PIPING PASSING THROUGH ANY WALL SHALL HAVE A SLEEVE PER SPECIFICATIONS.
- ALL PIPING PASSING THROUGH FIRE-RATED WALLS SHALL HAVE A FIRE-RATED SLEEVE PER SPECIFICATIONS. ALL PIPING PENETRATIONS THROUGH WALLS OR FLOORS SHALL BE SEALED TO EQUAL THE RATING OF THE WALLS OR FLOORS.
- ALL PIPING INDICATED IS ABOVE THE CEILING EXCEPT THE OBVIOUS SANITARY SOIL, WASTE, VENT AND POTABLE WATER PIPING BELOW FLOOR OR GRADE.
- COORDINATE EXACT LOCATION OF ALL EXTERIOR WALL HYDRANTS WITH ARCHITECTURAL DRAWINGS.
- UNDER SLAB SOIL, WASTE AND VENT PIPING PASSING TO UNDERSIDE OR THROUGH FOUNDATION FOOTING, WALL OR GRADE BEAM SHALL BE PROVIDED WITH A RELIEVING ARCH OR PIPE SLEEVE 2 (TWO) PIPE SIZES GREATER THAN PIPE SIZE INDICATED ON PLANS. COORDINATE FINAL PIPE ROUTING AND LAYOUT WITH STRUCTURAL DRAWINGS.
- PRIOR TO SUBSTANTIAL COMPLETION OF NEW AND ALTERED WORK AREAS, CONTRACTOR SHALL HAVE SANITARY PLUMBING SYSTEM CLEARED OF DEBRIS OR ANY MATTER THAT WOULD INTERFERE OR PREVENT ADEQUATE CONVEYANCE OF MATERIALS FROM MOVING THROUGH AND TERMINATING INTO BUILDING OR PUBLIC DISPOSAL FACILITIES.
- ALL (VTR'S) VENT THRU ROOF PENETRATIONS INDICATED ON PLANS ARE PRELIMINARY. FINAL LOCATIONS SHALL BE COORDINATED WITH ALL TRADES. ALL VTR'S SHALL BE A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKE OPENINGS.
- ALL TRAP PRIMERS AND DOMESTIC WATER ISOLATION VALVES SHALL BE ACCESSIBLE. TRAP PRIMERS LOCATED IN THE VICINITY OF WATER CLOSETS SHALL BE ACTIVATED BY WATER CLOSET USAGE. ISOLATION VALVES SHALL BE OF THE QUARTER TURN BALL OR GATE TYPE.
- CONTRACTOR SHALL DEVELOP AND SUBMIT COORDINATION SHOP DRAWINGS WHICH IDENTIFY ROUTING OF PLUMBING PIPE AND LOCATION OF EQUIPMENT. SHOP DRAWINGS SHALL INDICATE COORDINATION WITH THE WORK OF OTHER TRADES.
- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) PLUMBING.



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PLUMBING FIXTURE SPECIFICATIONS

WC-1 WATER CLOSET, FLOOR-MOUNT (HANDICAP, TANK TYPE):

THE TWO-PIECE, ULTRA HIGH-EFFICIENCY, FLUSH TANK TOILET SHALL BE DUAL FLUSH 1.28 GPF / 0.9 GPF. TOILET SHALL BE COATED WITH CERAMIC GLAZE, ELONGATED FRONT BOWL, HIGH PROFILE TANK, UNIVERSAL HEIGHT, COMPLETE SKIRTED BOWL AND CHROME TRIP LEVER ON THE APPROACH SIDE FOR ADA COMPLIANCE. PROVIDE WITH AUTO-FLUSH AND FACTORY-SUPPLIED SEAT AND COVER WITH INTEGRAL BIDET FUNCTION.

WATER CLOSET TOTO MW4484726CEMFGN(A)

L-1 LAVATORY

SOLID SURFACE 30 1/2" X 22" VANITY TOP, COLOR: "GLOSS WHITE", 3 FAUCET HOLES 1-3/8"Ø, WITH 6" BACKSPLASH MATCHING COLOR. TWO HANDLE 3 HOLE DECK MOUNT FAUCET, FINISH: BRUSHED NICKEL, WITH LEVER HANDLES, SOLID BRASS CONSTRUCTION. WALL MOUNT VANITY INSTALLED TO MEET ADA FEDERAL REQUIREMENTS, COLOR: 31 - WHITE OAK, TWO DOORS WITH FINGERPULL OPENINGS. PROVIDE CHROME PLATED ANGLE STOP TO WALL WITH CHROME PLATED FLEXIBLE SUPPLY AND LOOSE KEY OPERATOR, 1-1/4" OFFSET TAILPIECE, AND P-TRAP WITH CLEANOUT AND TUBE WASTE TO WALL INSTALLED TO MEET ADA REQUIREMENTS. PROVIDE UNDER SINK MIXING VALVE WITH THREADED CONNECTION, AND BRONZE BODY, TO LIMIT HOT WATER BETWEEN 80°F & 120°F, DOUBLE THROTTLING, INTEGRAL INLET FILTER WASHERS & CHECK VALVES, TAMPER RESISTANT LOCKING CAP. MEETS ASSE 1070 STANDARDS.

LAVATORY SINKTOP LACAVA K30
LAVATORY WALL MOUNTED VANITY LACAVA KBT-ADA-30
FAUCET AND DRAIN KINGSTON BRASS KS142KLBN, BRUSHED NICKEL WITH DRAIN

L-2 LAVATORY

WHITE CERAMIC, WALL MOUNT SINK WITH SINGLE HOLE. PROVIDE WITH SINGLE-HANDLE, 1-HOLE DECK MOUNT FAUCET, FINISH: MATTE BLACK/POLISHED CHROME, WITH SINGLE WHEEL HANDLE, SOLID BRASS CONSTRUCTION. PROVIDE CHROME PLATED ANGLE STOP TO WALL WITH CHROME PLATED FLEXIBLE SUPPLY AND LOOSE KEY OPERATOR, INTEGRAL, CHROME PLATED 17 GAUGE CAST BRASS P-TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. PROVIDE UNDER SINK MIXING VALVE WITH THREADED CONNECTION, AND BRONZE BODY, TO LIMIT HOT WATER BETWEEN 80°F & 120°F, DOUBLE THROTTLING, INTEGRAL INLET FILTER WASHERS & CHECK VALVES, TAMPER RESISTANT LOCKING CAP. MEETS ASSE 1070 STANDARDS.

LAVATORY NAMEEKS TEORAMA SCARABEO 5002
FAUCET KINGSTON BRASS KS2820 MATTE BLACK/POLISHED CHROME WITH DRAIN

SK-1 SINGLE COMPARTMENT STAINLESS STEEL SINK:

16" X 18" X 8" DEEP, TYPE 304, 18 GAUGE, SINGLE COMPARTMENT STAINLESS STEEL RIMMED SINK WITH SOUND DEADENING MATERIALS ON SIDE AND BOTTOM OF SINK. PROVIDE 1-HOLE DECK MOUNT BAR FAUCET, FINISH: BRUSHED NICKEL, WITH SINGLE LEVER HANDLE, SWIVEL SPOUT, AND SOLID BRASS CONSTRUCTION. PROVIDE WITH STRAINER WITH REMOVABLE CRUMB CUP AND STOPPER, 1-1/2 TAILPIECE, CHROME PLATED 17 GAUGE CAST BRASS TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. CHROME PLATED FIXED KEY ANGLE STOP TO WALL WITH 3/8"x1/2" CHROME PLATED FLEXIBLE HOT AND COLD WATER SUPPLIES. COORDINATE WITH CABINET SHOP DRAWINGS, BASE CABINET MUST BE A TRUE MINIMUM 24" DEEP BACK TO FRONT IN ORDER FOR SINK TO DROP INTO COUNTERTOP OPENING. SINK DRILLINGS SHALL ACCOMMODATE FITTING INSTALLATION, ONLY, NO OTHER CAPPED OPENINGS WILL BE ALLOWED.

SINK BLANCO 442767
FAUCET KINGSTON SONA KSD8508KL

SK-2 SINGLE COMPARTMENT

16" X 18" X 8" DEEP, TYPE 304, 18 GAUGE, SINGLE COMPARTMENT STAINLESS STEEL RIMMED SINK WITH SOUND DEADENING MATERIALS ON SIDE AND BOTTOM OF SINK. PROVIDE 1-HOLE DECK MOUNT BAR FAUCET, FINISH: BRUSHED NICKEL CHROME, WITH SINGLE TWIST HANDLE, SWIVEL SPOUT AND SOLID BRASS CONSTRUCTION. PROVIDE WITH STRAINER WITH REMOVABLE CRUMB CUP AND STOPPER, 1-1/2 TAILPIECE, CHROME PLATED 17 GAUGE CAST BRASS TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. CHROME PLATED FIXED KEY ANGLE STOP TO WALL WITH 3/8"x1/2" CHROME PLATED FLEXIBLE HOT AND COLD WATER SUPPLIES. COORDINATE WITH CABINET SHOP DRAWINGS, BASE CABINET MUST BE A TRUE MINIMUM 24" DEEP BACK TO FRONT IN ORDER FOR SINK TO DROP INTO COUNTERTOP OPENING. SINK DRILLINGS SHALL ACCOMMODATE FITTING INSTALLATION, ONLY, NO OTHER CAPPED OPENINGS WILL BE ALLOWED.

SINK BLANCO 442767
FAUCET KINGSTON SONA KSD8508RX

SH-1 SHOWER (STANDARD - FITTINGS ONLY):

304 STAINLESS STEEL, WALL MOUNTED SHOWER SYSTEM WITH 3 FUNCTION HAND HELD SPRAYER WITH SLIDE BAR, RELAXING RAINFALL SHOWER HEAD AND VALVE FREE DESIGN.

SHOWER RBROHANT JK04116
DRAIN LFD ON THIS SHEET

EW-H-1 ELECTRIC WATER HEATER:

20 GALLON, 6KW COMMERCIAL WATER HEATER WITH A MAXIMUM HEIGHT OF 25-1/8 INCHES AND WIDTH OF 19-3/4 INCHES. PROVIDE THERMAL EXPANSION RELIEF VALVE ON COLD WATER INLET SIDE OF HEATER FOR THERMAL EXPANSION CONTROL. PROVIDE GALVANIZED STEEL DRIP PAN. SEE INSTALLATION DETAIL ON THIS SHEET.

WATER HEATER RHEEM ECSP20
ELEMENTS 6KW

IWH-1 INSTANTANEOUS WATER HEATER

4.1 KW AT 208V/1 PHASE. COMMERCIAL ELECTRIC WATER HEATER SHALL BE CONTROLLED BY AN INTEGRATED MICROPROCESSOR THAT UTILIZES A COMPLEX ALGORITHM TO ACTIVELY MANAGE POWER IN REALTIME SYSTEM DEMAND, ALONG WITH INLET AND OUTLET TEMPERATURE SENSORS TO PROVIDE DATA WHICH ALLOWS THE UNIT TO INSTANTLY ADAPT TO VARIATIONS IN INPUT PARAMETERS. REPLACEABLE CARTRIDGE ELEMENTS, INLET FILTER, ELEMENTS SHALL BE IRON FREE, NICKEL CHROME MATERIAL, INTEGRATED FLOW METER, 3/8" COMPRESSION FITTINGS, MAXIMUM OPERATING PRESSURE OF 150 PSI, ACCESSIBLE DIAGNOSTIC FEATURES TO INCLUDE ERROR/FAULT DISPLAY, AND 0.2 GPM ACTIVATION.

WATER HEATER EEMAX LAVADVANTAGE SPEX4208T

MV-1 WATER MIXING VALVE (THERMOSTATIC MIXING):

UNDER SINK MIXING VALVE, BRONZE BODY, 0.25 GPM ACTIVATION, LIMITS HOT WATER BETWEEN 80°F & 120°F, DOUBLE THROTTLING, DUAL CHECK VALVES, INTEGRAL STRAINER WITH 40 MESH SCREEN, TAMPER RESISTANT LOCKING NUT. MEETS ASSE 1070 STANDARDS.

EXPOSED MIXING VALVE WATTS LFUSG-B

FD FLOOR DRAIN:

DURA-COATED CAST IRON BODY, BOTTOM OUTLET AND TRAP PRIMER CONNECTION. TYPE B POLISHED NICKEL BRONZE STRAINER, MEMBRANE CLAMP & ADJUSTABLE COLLAR WITH SLOTS.

FLOOR DRAIN ZURN Z-415B-P

LFD LINEAR FLOOR DRAIN

DECORATIVE SHOWER DRAIN. MATTE BLACK FINISH, TYPE 304, STAINLESS STEEL, 3.2 INCH BY 24 INCH, SLOPED CHANNEL FLOOR DRAIN, WITH ADJUSTABLE LEVELING FEET, DEBRIS BASKET, AND SQUARE PATTERN GRATE.

LINEAR FLOOR DRAIN VIVANTE VT32240

TP TRAP PRIMERS:

PROVIDE BRASS TRAP PRIMERS AND DISTRIBUTION UNITS TO SEAL FLOOR DRAINS INDICATED ON DRAWINGS. TRAP PRIMER VALVES SHALL BE AUTOMATIC, SELF-CONTAINED TYPE WITH NO SPRINGS OR DIAPHRAGMS AND SHALL NOT REQUIRE ADJUSTMENT. INLET AND OUTLET SIZE IS 1/2". TRAP PRIMER VALVES SHALL BE THE TYPE THAT CAN BE INSTALLED ANYWHERE ON COLD WATER PIPING SIZE 1-1/2" OR LESS. DISTRIBUTION UNITS SHALL SUPPLY 1-4 FLOOR DRAINS. TRAP PRIMER VALVES SHALL COMPLY WITH ASSE 1018. PRECISION PLUMBING PRODUCTS (PPP)

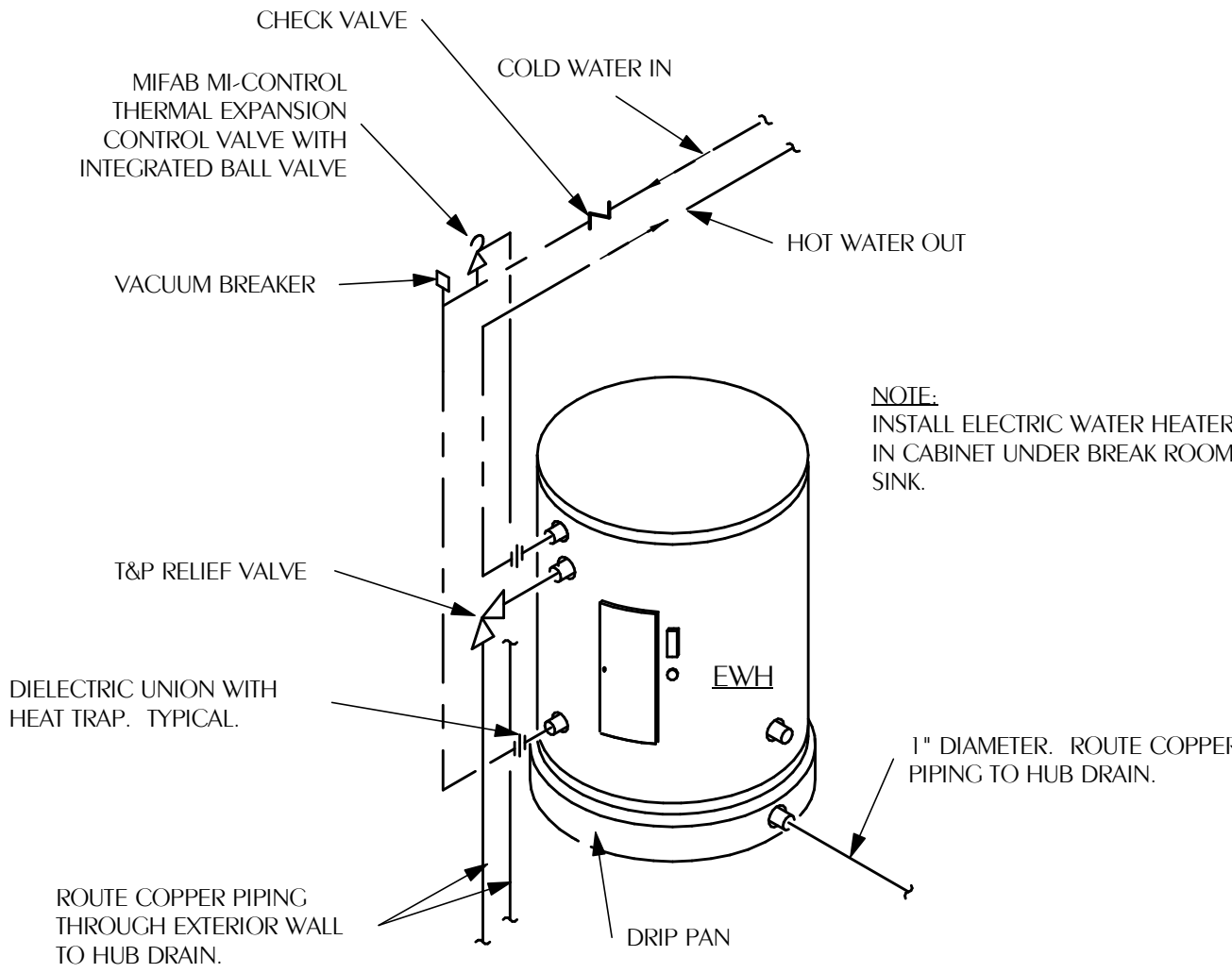
TRAP PRIMER PPP PR-500
DISTRIBUTION UNIT PPP DU-U

FPWH FREEZE PROOF WALL HYDRANT

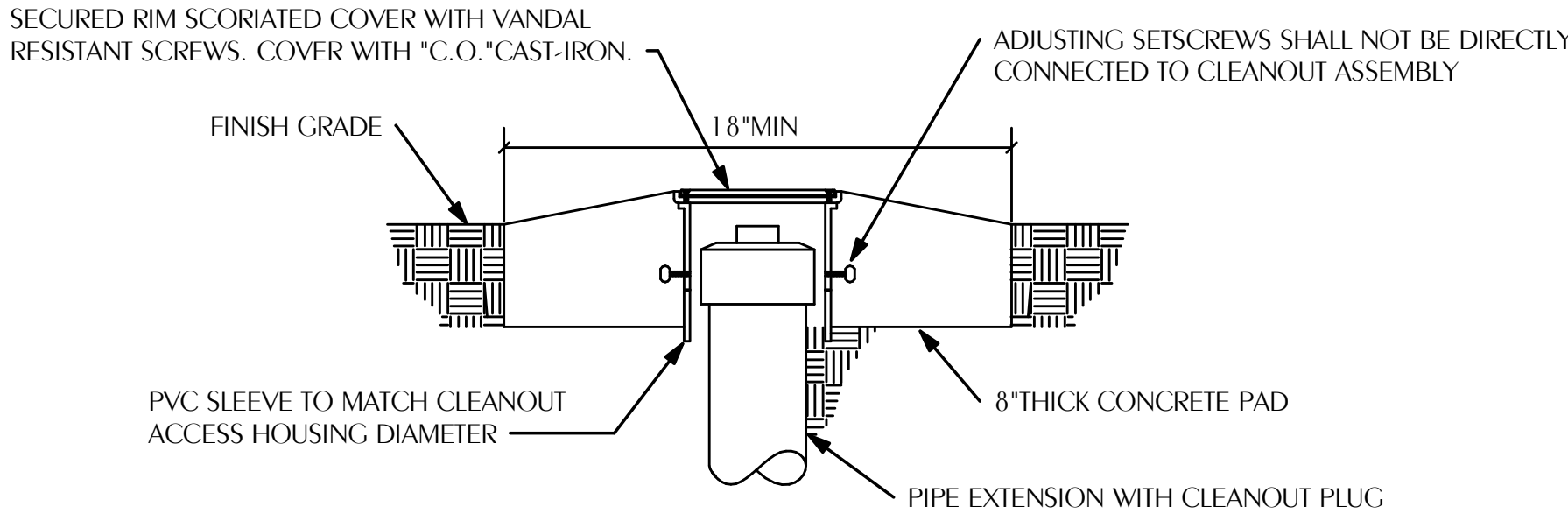
PROVIDE CONCEALED, FREEZE PROOF, KEY OPERATED, WALL HYDRANT WITH NICKEL BRONZE BOX AND DOOR, CHROME PLATED HYDRANT FACE, ALL BRONZE HEAD.

FREEZE PROOF WALL HYDRANT WATTS HY-725

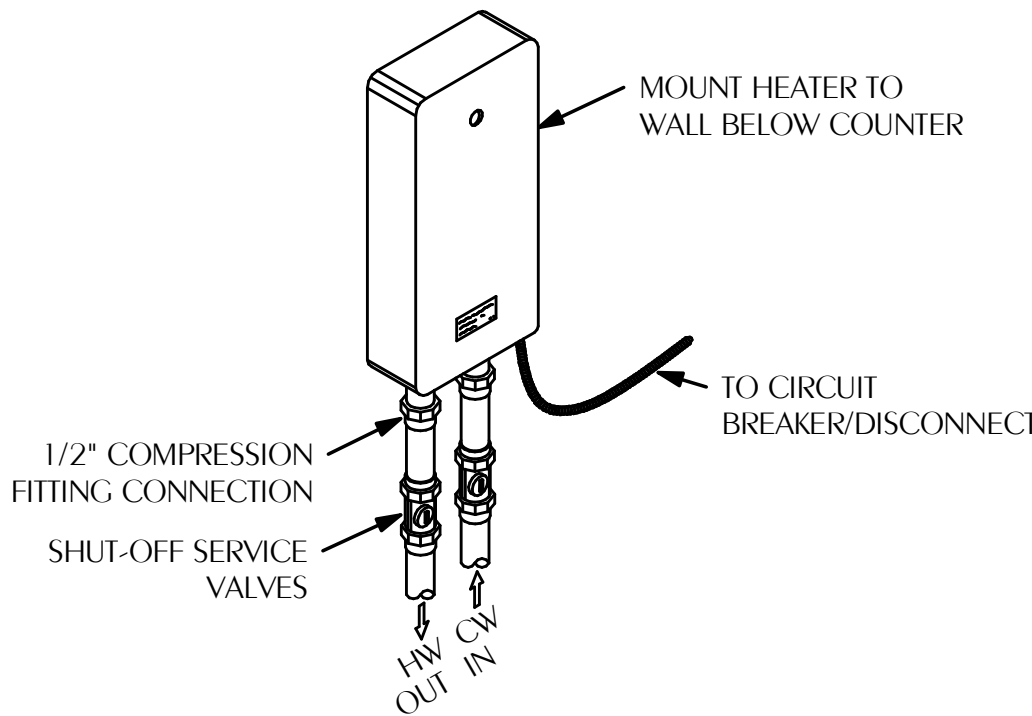
NOTE: COORDINATE ALL PLUMBING FIXTURES AND ACCESSORIES WITH THE ARCHITECT PRIOR TO SUBMITTAL AND PURCHASE.



1 IN CABINET WATER HEATER DETAIL
P-002 SCALE: NONE



2 CLEANOUT TO GRADE
P-002 SCALE: NONE



3 INSTANTANEOUS ELECTRIC WATER HEATER
P-002 SCALE: 1/8" = 1'-0"



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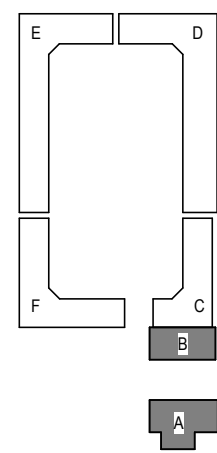
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CLIENT NAME

GARAGES
LUXURY AT
MIRAMAR -
PHASE 1

U.S. Highway 98
Miramar Beach, FL



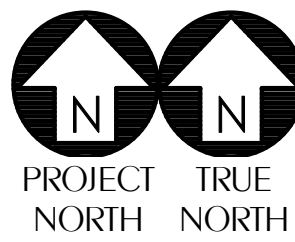
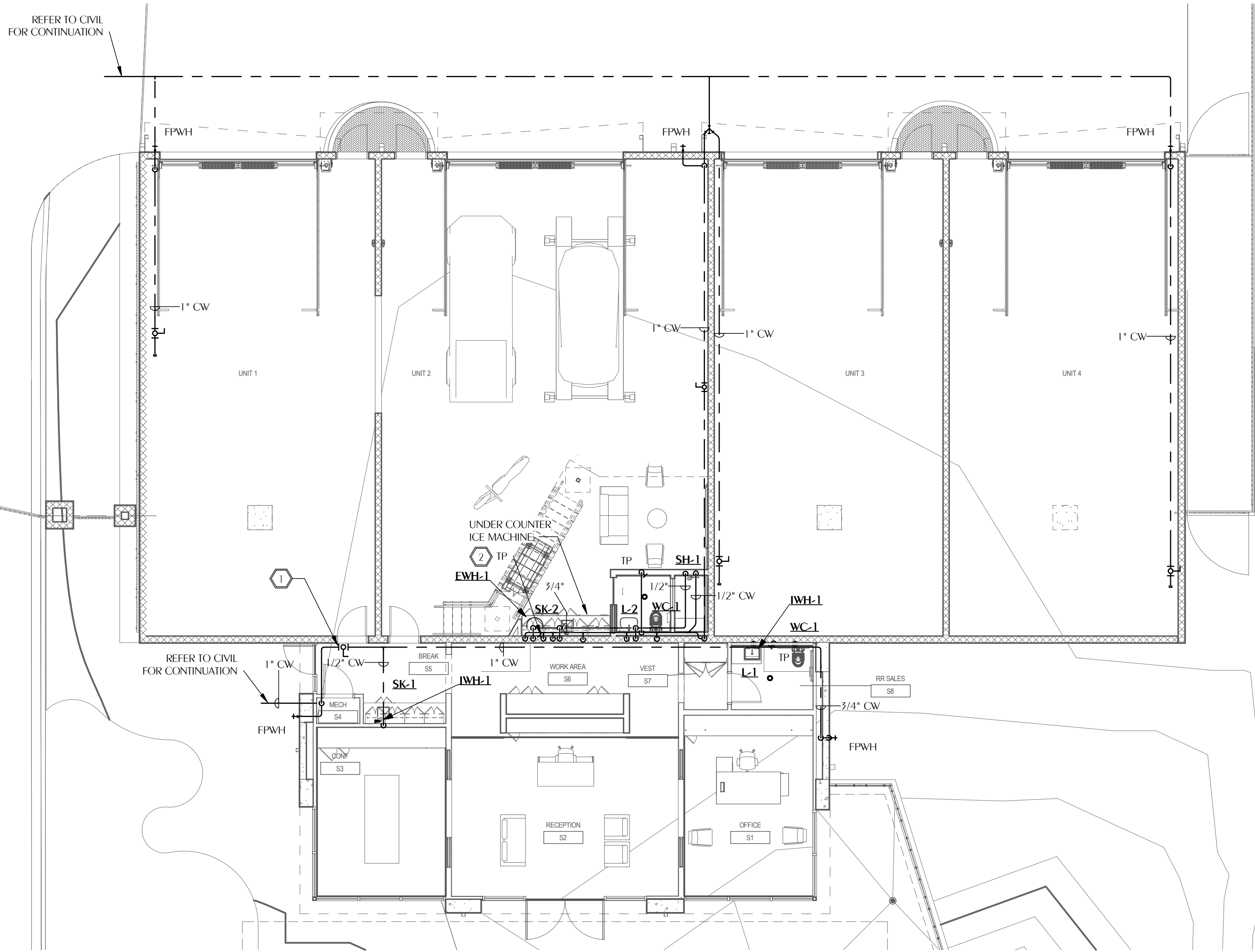
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NO.	DESCRIPTION	DATE

Project Number	25038
Dated	10.05.2026

PLUMBING
SPECIFICATIONS
& DETAILS

P-002

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1 PLUMBING DOMESTIC WATER LEVEL 1 SALES/BLDG A NEW WORK FLOOR PLAN
P-100 SCALE: 1/8" = 1'-0"

SHEET NOTES

- 1 PROVIDE ACCESS PANEL FOR WATER SHUT OFF VALVE.
- 2 TRAP PRIME SERVES WATER HEATER HUB DRAIN AND UNDERCOUNTER FLOOR DRAIN.

DAG
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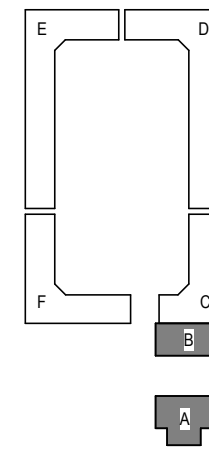
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Miramar Beach, FL



REVISIONS
NO. DESCRIPTION DATE

REFERENCE:
FINISHED FLOOR ELEVATION = 0'-0"

**WATFORD
ENGINEERING**
4423 Clinton Street Miramar, Florida 33146
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

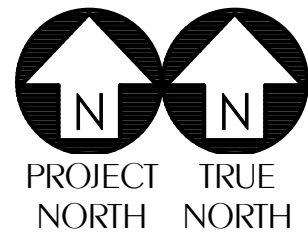
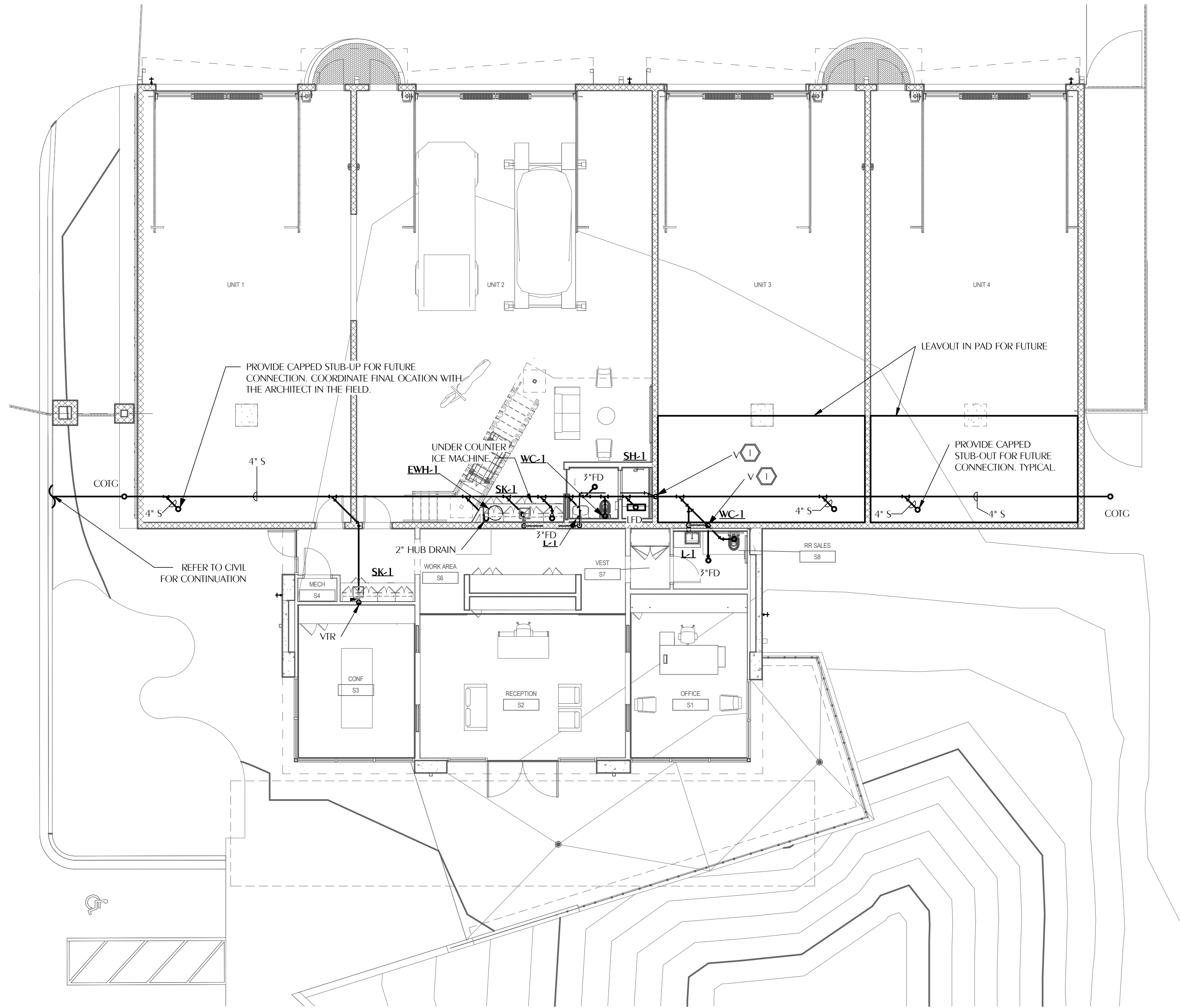
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Florida License Number: 52607
850.526.3447
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**DOMESTIC
WATER LEVEL 1
SALES/BLDG A
NEW WORK
FLOOR PLAN**

P-100

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1
P-101

PLUMBING SANITARY LEVEL 1 SALES/BLDG A NEW WORK FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1 RISE TO ABOVE SALES ROOF AND TURN OUT OF WALL.

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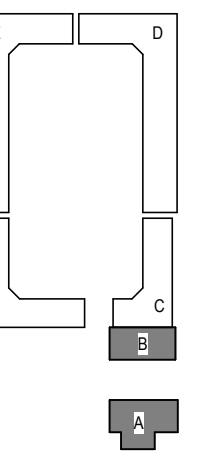
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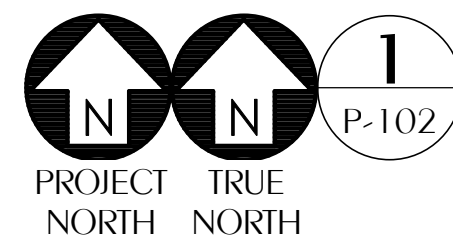
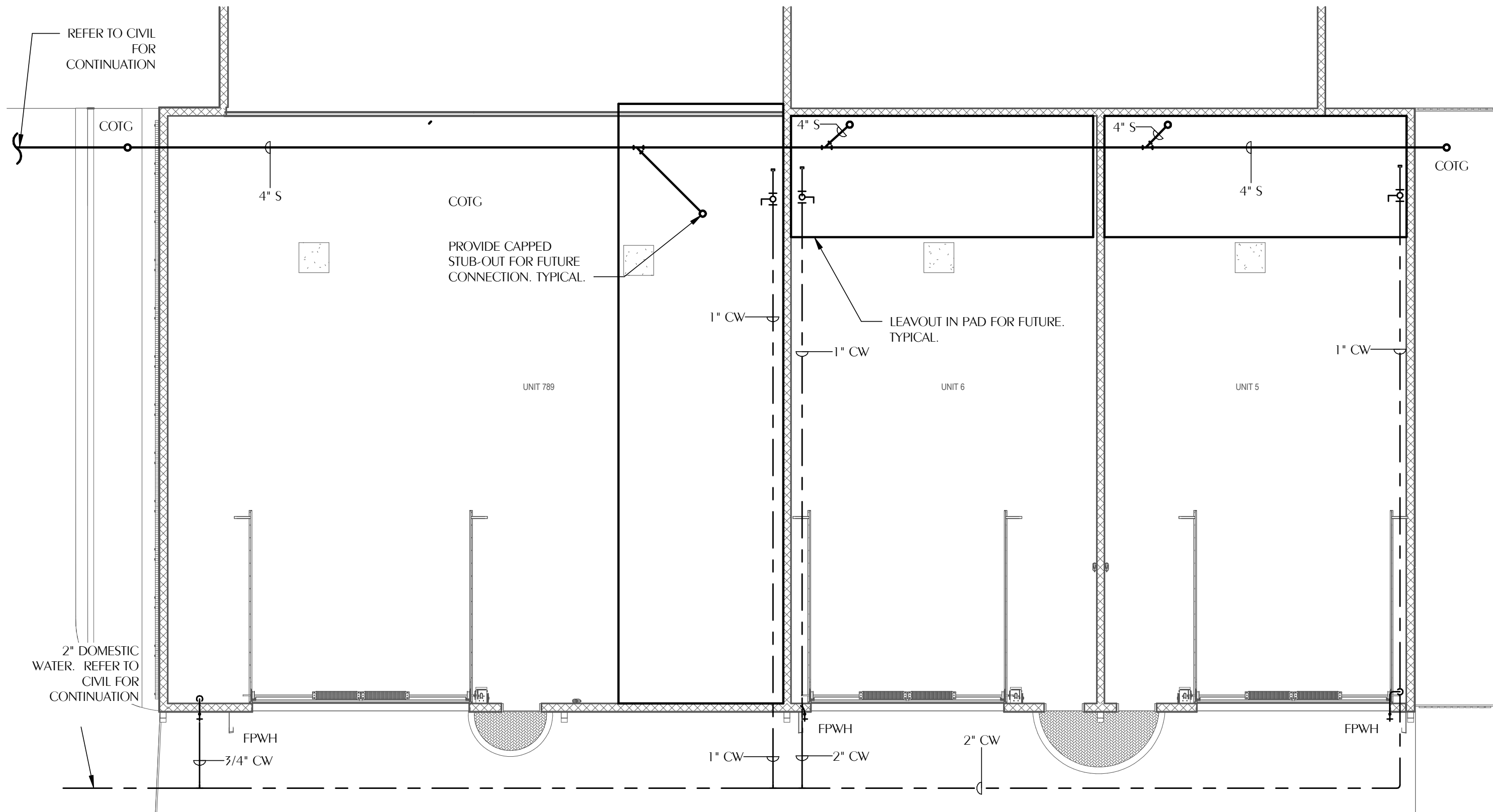
**SANITARY LEVEL 1
SALES/BLDG A
NEW WORK
FLOOR PLAN**

P-101

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ENGINEERING**

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1
P-102

PLUMBING LEVEL 1 BLDG B NEW WORK FLOOR PLAN

SCALE: 1/8" = 1'-0"

REFERENCE:
FINISHED FLOOR ELEVATION = 0'-0"

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ENGINEERING**

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Florida License Number: 52607
850.526.3447
Project Number: 2025-081
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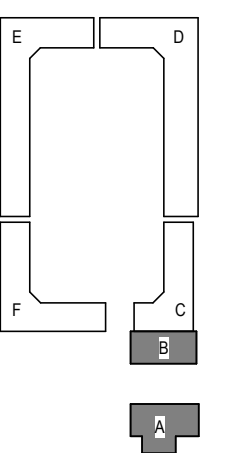
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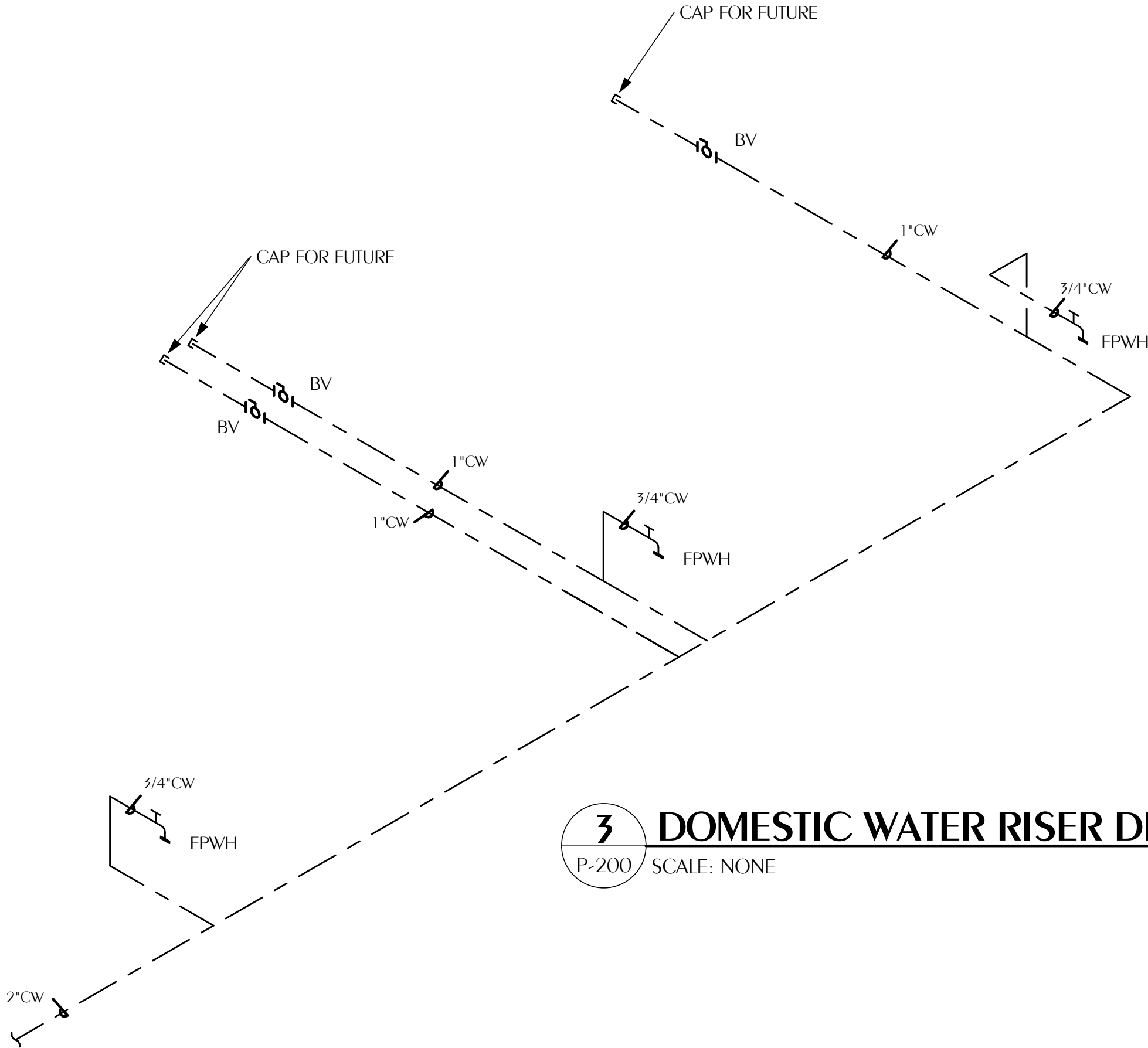
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Dated	10.05.2026

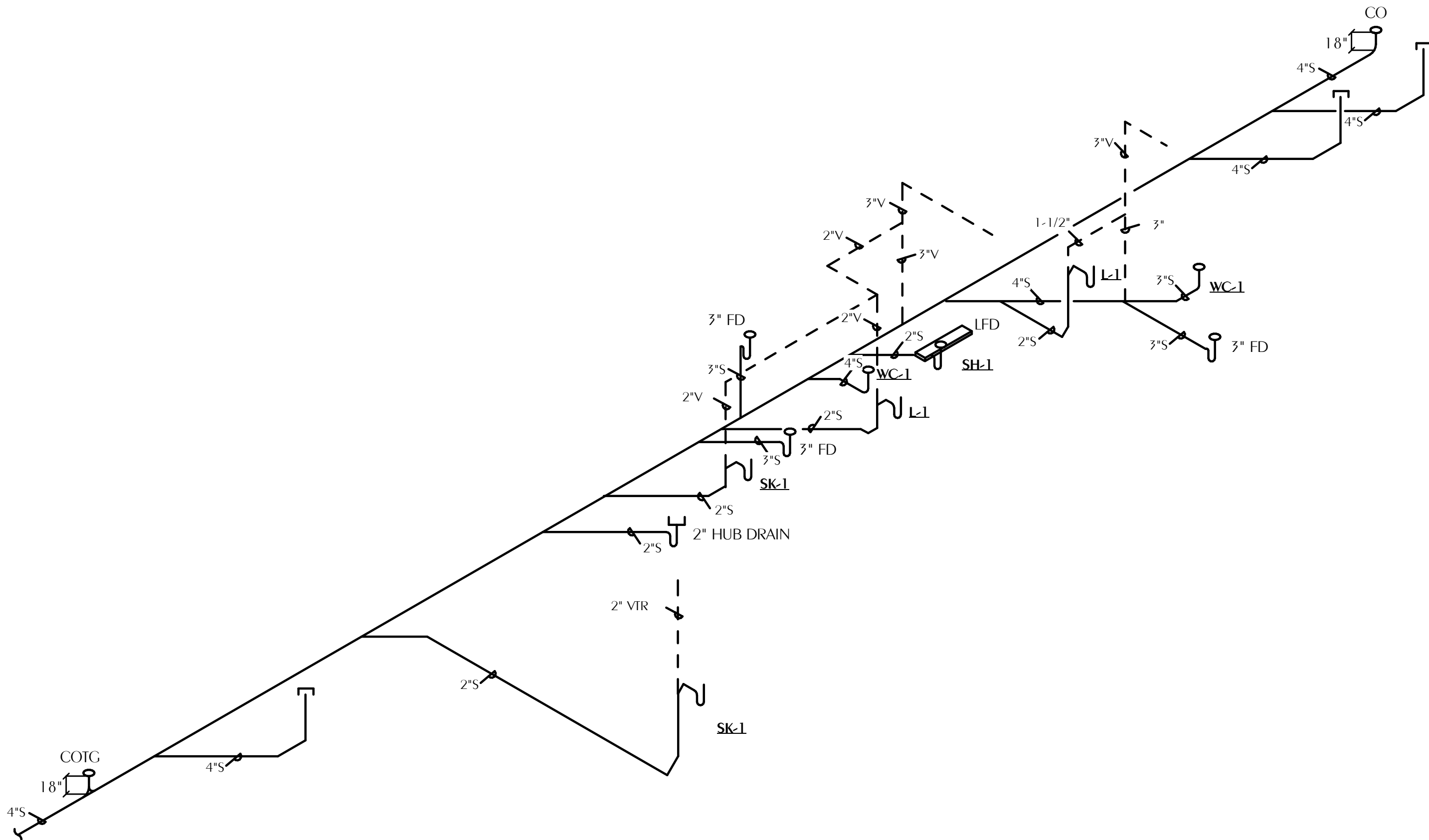
**PLUMBING LEVEL 1
BLDG B NEW
WORK FLOOR
PLAN**

P-102

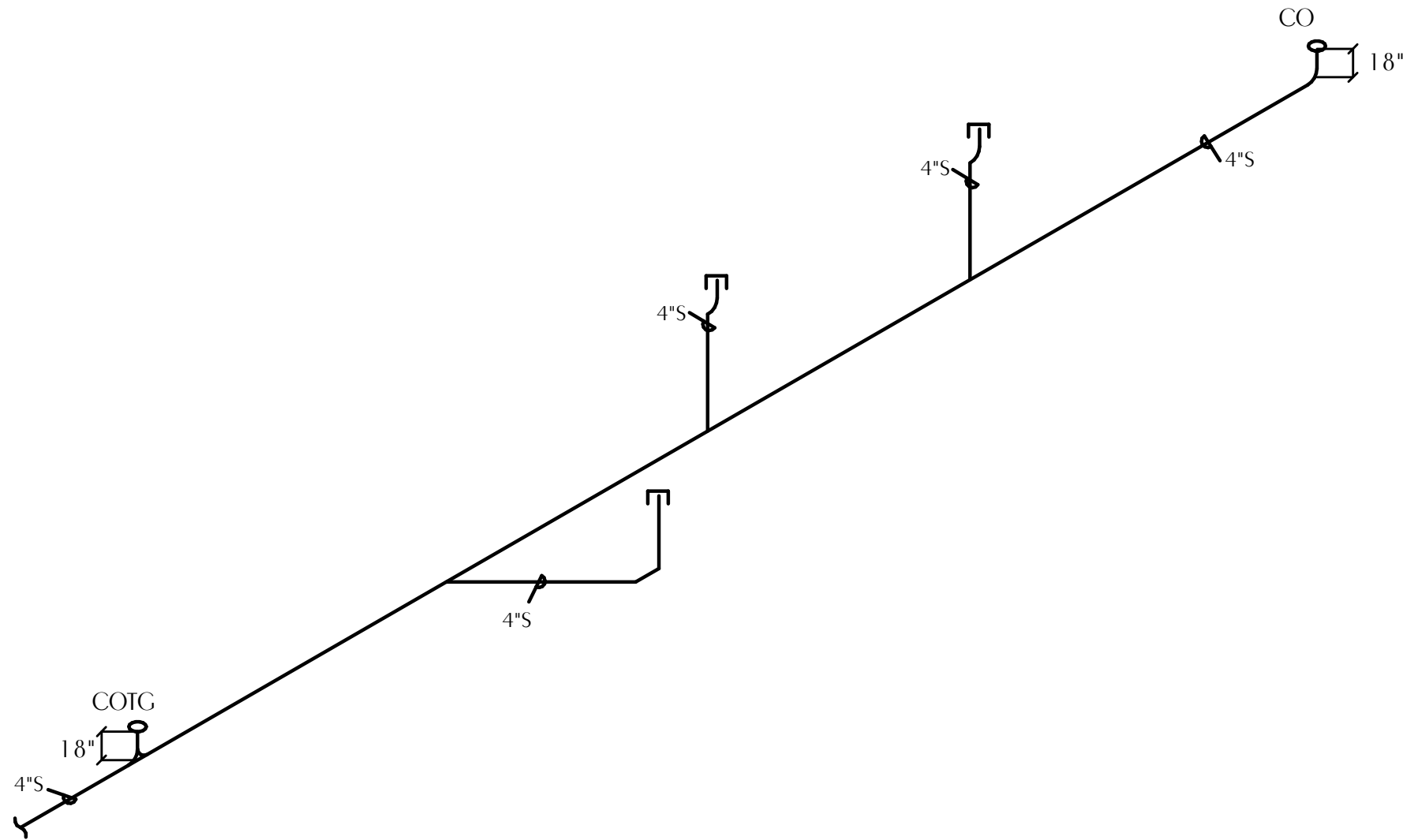
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3 DOMESTIC WATER RISER DIAGRAM BLDG B
P-200 SCALE: NONE



1 SANITARY RISER DIAGRAM BLDG A
P-200 SCALE: NONE



2 SANITARY RISER DIAGRAM BLDG B
P-200 SCALE: NONE

**WATFORD
ENGINEERING**

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Steven L. Day, P.E.
Florida License Number: 52607
850.526.3447
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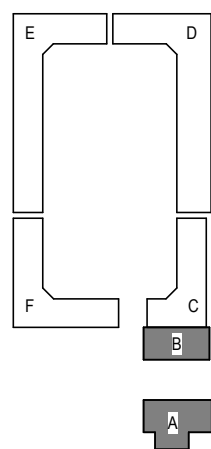
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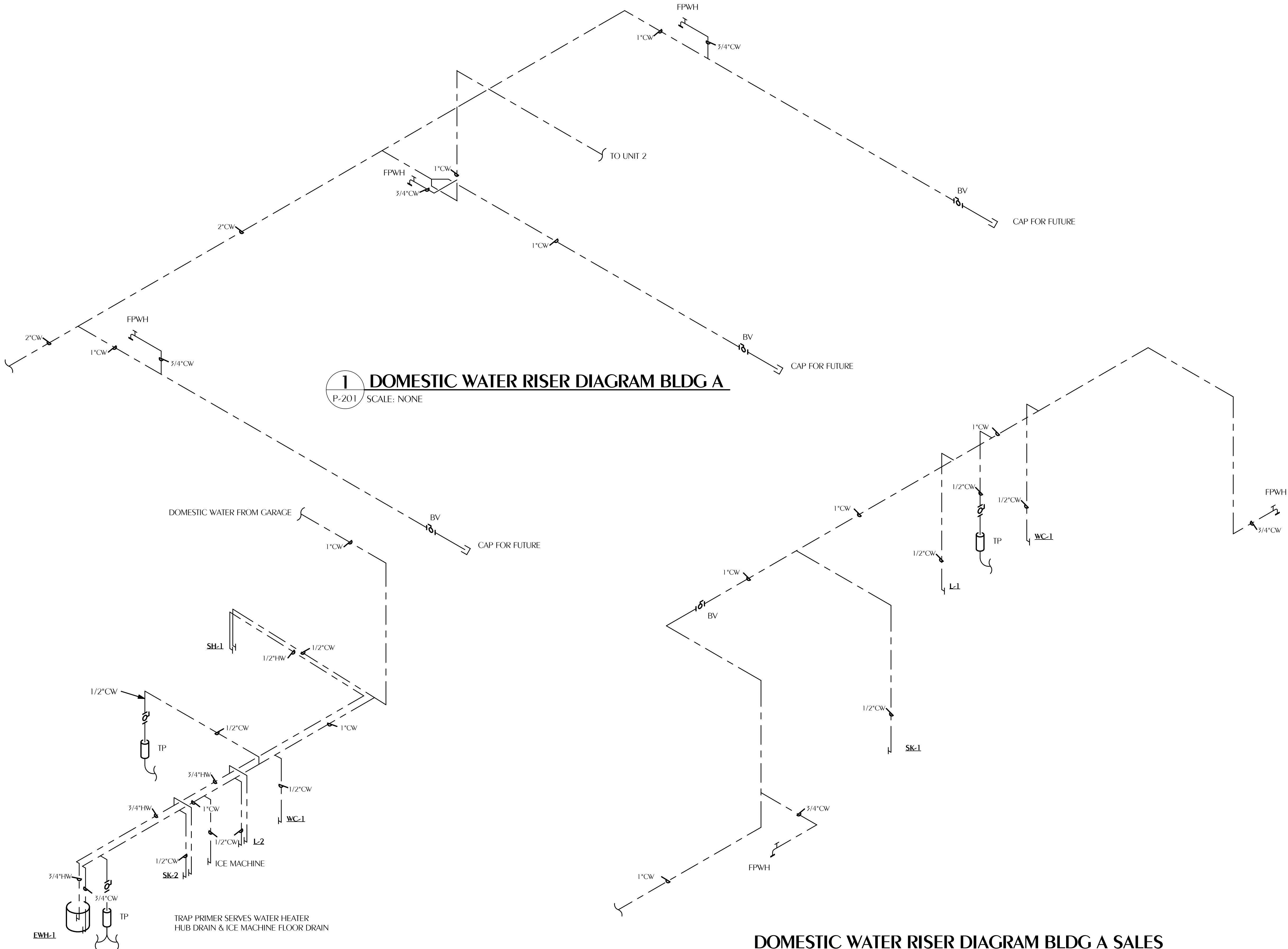
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Project Number	25038
Dated	10.05.2026

PLUMBING RISER
DIAGRAMS

P-200

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1 DOMESTIC WATER RISER DIAGRAM BLDG A
P-201 SCALE: NONE

2 DOMESTIC WATER RISER DIAGRAM BLDG A, UNIT 2
P-201 SCALE: NONE

3 DOMESTIC WATER RISER DIAGRAM BLDG A SALES OFFICE
P-201 SCALE: NONE

WATFORD ENGINEERING
Florida CA Number: 27825
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Florida License Number: 52607
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Project Number: 2025-081
Checked By: SLD
Drawn By: JFG
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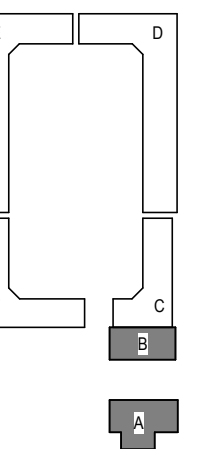
Digital Signature

FOR PERMIT

CLIENT NAME

**GARAGES
LUXURY AT
MIRAMAR -
PHASE 1**

U.S. Highway 98
Miramar Beach, FL



REVISIONS		
NO.	DESCRIPTION	DATE

Project Number **25038**
Dated 10.05.2026

PLUMBING RISER
DIAGRAMS

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