PLUMBING NOTES:

SCOPE OF WORK- THE WORK SHALL INCLUDE ALL PLUMBING NECASSARY SHOWN ON THE DRAWINGS AND/OR NEEDED FOR A COMPLETE SYSTEM, INCLUDED BUT NOT NECASSARILY LIMITED TO:

- DOMESTIC COLD AND HOT WATER PIPING SYSTEM
- SANITARY DRAIN AND VENT SYSTEM
- PLUMBING FIXTURES AND TRIM
- AIR CONDITIONING CONDENSATE DRAINS, SEE MECH. SHEETS.
- PRESSURE AND TEMPERATURE RELEIF AS NEEDED FOR WATER HEATERS.
- PIPING INSULATION.
- SUPPORTS AND HANGERS.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, LOCAL ORDINANCES.

CONTRACTOR TO FIELD VERIFY THE LOCATION, ELEVATION FOR SLOPES AND SIZE ALL LINES, EXISTING OR NEW BEFORE BEGINNING INSTALLATIONS. G.C. TO COORDINATE EXISTING AND/OR NEW STRUCTURAL ELEMENTS WITH SANITARY AND WATER LINE LAYOUT FOR ANY OBSTRUCTIONS. NOTIFY ARCHITECT IF ANY PROBLEMS OCCUR.

ALL ABOVE GROUND AND BELOW GROUND SANITARY LINES TO BE SCHED 40 PVC. BELOW GROUND WATER SERVICE LINE TO BE SCHED 40 PVC. ALL ABOVE GROUND WATER DISTRIBUTION LINES TO BE TYPE M COPPER OR CPVC, AND ANY BELOW GROUND WATER DISTRIBUTION LINES TO BE CPVC AS PER FBC 2020 PLUMB 605.4

SUPPORT ALL 4"+ OR SMALLER PVC PIPING MAX 4' O.C. HORIZONTAL & MAX 10' O.C. VERTICAL. SUPPORT ALL 4"+ OR SMALLER COPPER LINES MAX 12' O.C. HORIZONTAL & 10' O.C. VERTICAL WITH APPROVED MATERIAL THAT WILL NOT PROMOTE GALVANIC ACTION.

WASTE LINES 3"+ OR LARGER TO HAVE MIN SLOPE OF 1/8"/FT, AND WASTE LINES 2"+ OR SMALLER TO HAVE MIN SLOPE OF 1/4"/FT.

ALL PIPING TO BE SEPARATED FROM THE STRUCTURE OR PARTITIONS IN A MANNER TO ELIMINATE VIBRATION.

PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH SLABS OR MASONRY WALLS. CAULK GAPS BETWEEN PIPING AND SLEEVES.

WHERE EXPOSED PIPES PASS THROUGH SLABS OR WALLS, PROVIDE ESCUTCHEON COVERS TO CONCEAL PENATRATIONS.

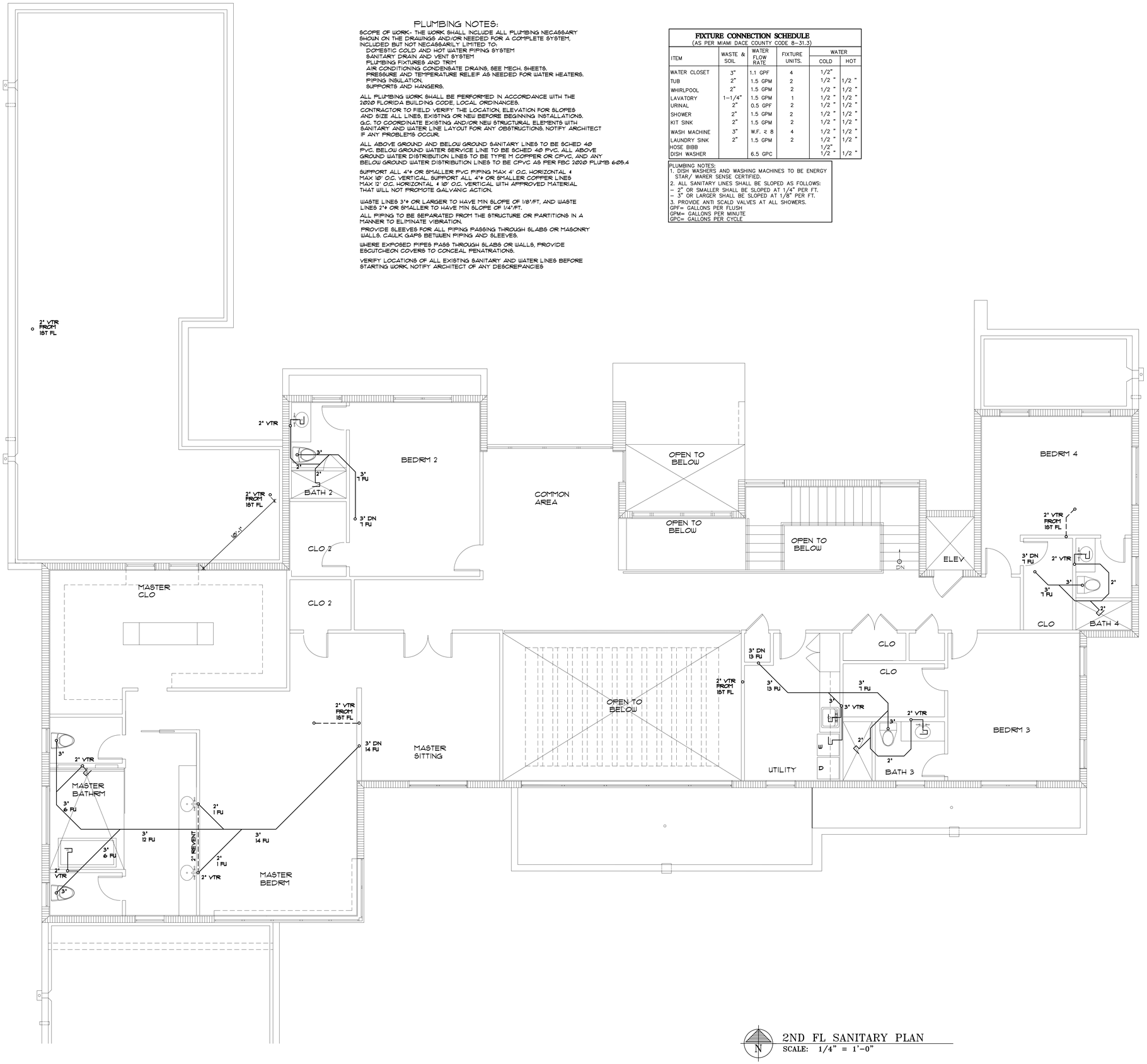
VERIFY LOCATIONS OF ALL EXISTING SANITARY AND WATER LINES BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DESCREPANCIES

FIXTURE CONNECTION SCHEDULE
(AS PER MIAMI DACE COUNTY CODE 8-31.3)

ITEM	WASTE & SOIL	WATER FLOW RATE	FIXTURE UNITS.	WATER	
				COLD	HOT
WATER CLOSET	3"	1.1 GPF	4	1/2"	
TUB	2"	1.5 GPM	2	1/2 "	1/2 "
WHIRLPOOL	2"	1.5 GPM	2	1/2 "	1/2 "
LAVATORY	1-1/4"	1.5 GPM	1	1/2 "	1/2 "
URINAL	2"	0.5 GPF	2	1/2 "	1/2 "
SHOWER	2"	1.5 GPM	2	1/2 "	1/2 "
KIT SINK	2"	1.5 GPM	2	1/2 "	1/2 "
WASH MACHINE	3"	W.F. ≥ 8	4	1/2 "	1/2 "
LAUNDRY SINK	2"	1.5 GPM	2	1/2 "	1/2 "
HOSE BIBB				1/2"	
DISH WASHER		6.5 GPC		1/2 "	1/2 "

PLUMBING NOTES:
1. DISH WASHERS AND WASHING MACHINES TO BE ENERGY STAR/ WARER SENSE CERTIFIED.
2. ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
- 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
- 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.
3. PROVIDE ANTI SCALD VALVES AT ALL SHOWERS.

GPF= GALLONS PER FLUSH
GPM= GALLONS PER MINUTE
GPC= GALLONS PER CYCLE



2ND FL SANITARY PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY

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LEED AP BD+C

NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHI- TECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

STATE OF FLORIDA — Mark Edward Reardon — AR0017521 — REGISTERED ARCHITECT

Mark Reardon
Digitally signed by Mark Reardon
Date: 2023.07.06 07:40:26 -04'00'

NEW HOUSE FOR:
5900 LLC
5900 SW 114 TER
PINECREST, FL

DRAWN BY:	MER
DATE:	5/15/23
SCALE:	AS NOTED
SHEET NO.:	P-2