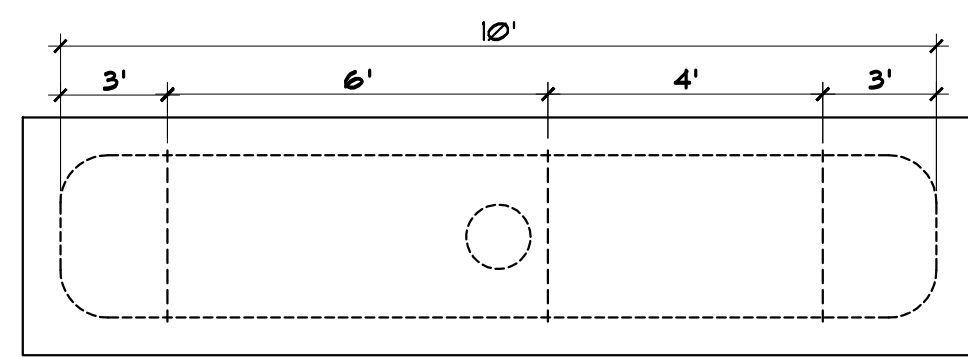
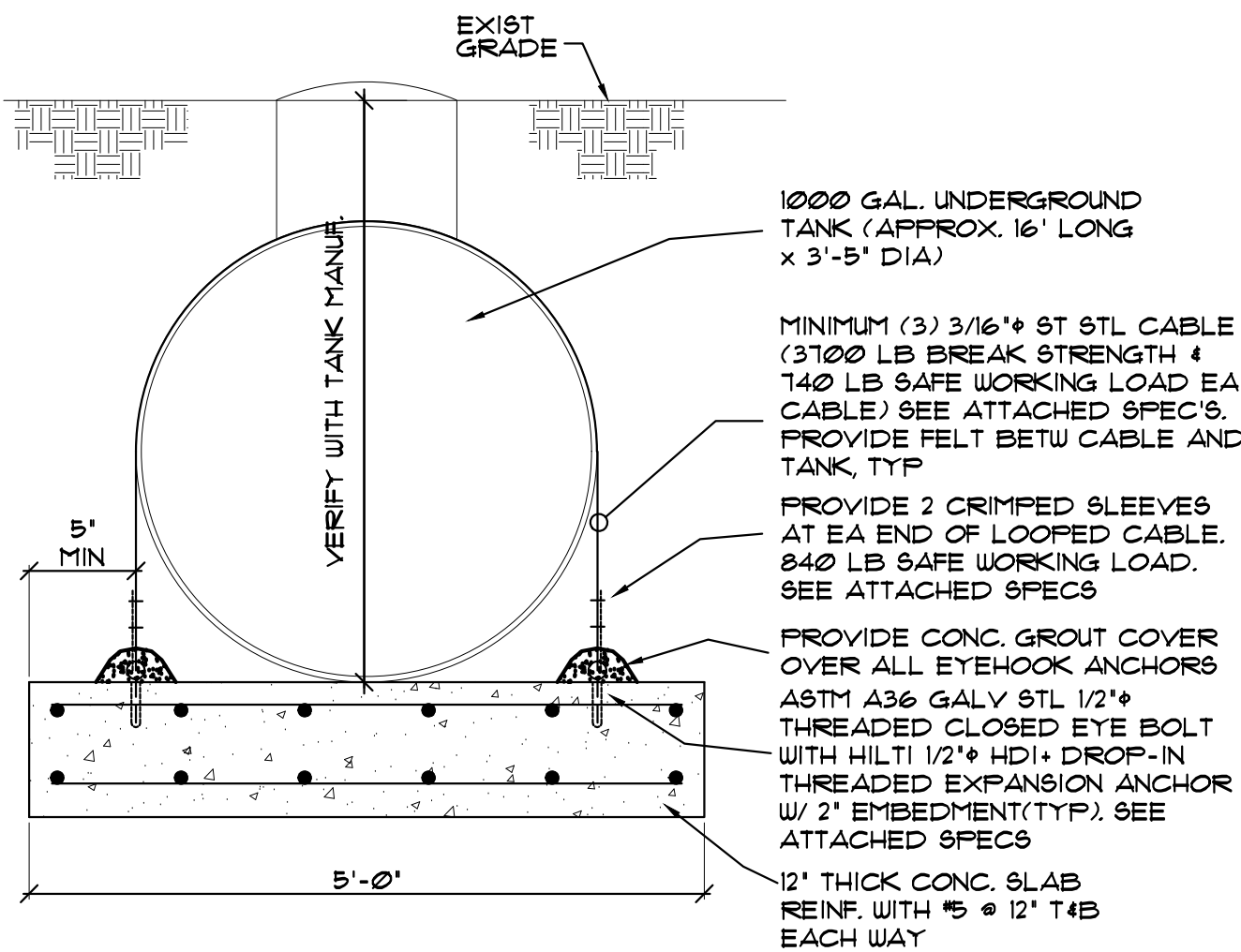




PLAN VIEW



BELOW GND LP TANK HOLD DOWN DETAIL
SCALE: 3/4" = 1'-0"

TANK SIZE	WT OF WATER DISPLACED (LB'S)	EMPTY WEIGHT OF TANK (LB'S)	TANK BOUANCY TO OVERCOME	PAD BOUANCY TO OVERCOME	CUBIC FT OF CONC REQUIRED	CUBIC YARDS OF CONC REQUIRED	SUGGESTED PAD DIMENSIONS WIDTH LENGTH THICKNESS
120	10200	285	115	391	1.11	0.29	24" 12" 1'-5/8"
150	12500	342	140	410	1.31	0.36	24" 84" 1'-5/8"
250	20840	512	157	603	1.73	0.47	30" 96" 1'-5/8"
325	27090	633	207	991	2.23	0.61	30" 120" 1'-5/8"
500	41600	916	312	1586	3.43	0.92	48" 120" 1'-5/8"
1000	83360	1794	654	3172	7.08	1.91	60" 192" 1'-5/8"
1450	120810	2650	943	4715	10.35	2.82	54" 208" 1'-6"
1950	165930	3000	1353	6514	14.63	3.94	54" 232" 1'-6"

FBC 2020 LP GAS TABLES
GALV PIPE- TABLE 402.4 (21X28)
POLYETHYLENE PIPE- TABLE 402.4(36)
C85T TUBING- TABLE 402.4(33)

TOTAL LOAD- 1453 CU FT/HR
LONGEST RUN- 195 FT (FUT GENERATOR)

1ST SYSTEM TO WEST WATER HEATER
MAX LOAD- 195 MBTU/HR
HIGH PRESSURE RUN- 55'
LONGEST LOW PRESSURE RUN- 2'
TOTAL RUN- 57'

GAS TYPE- LP GAS

2ND SYSTEM TO GAS RANGE

MAX LOAD- 150 MBTU/HR

HIGH PRESSURE RUN- 101'

LONGEST LOW PRESSURE RUN- 4'

TOTAL RUN- 105'

GAS TYPE- LP GAS

3RD SYSTEM TO FUTURE GENERATOR

MAX LOAD- 850 MBTU/HR

HIGH PRESSURE RUN- 121'

LONGEST LOW PRESSURE RUN- 0'

TOTAL RUN- 121'

GAS TYPE- LP GAS

4TH SYSTEM TO GAS BBQ
MAX LOAD- 55 CU FT/HR
HIGH PRESSURE RUN- 144'
LONGEST LOW PRESSURE RUN- 2'
TOTAL RUN- 146'

GAS TYPE- LP GAS

5TH SYSTEM TO EAST WATER HEATER

MAX LOAD- 195 MBTU/HR

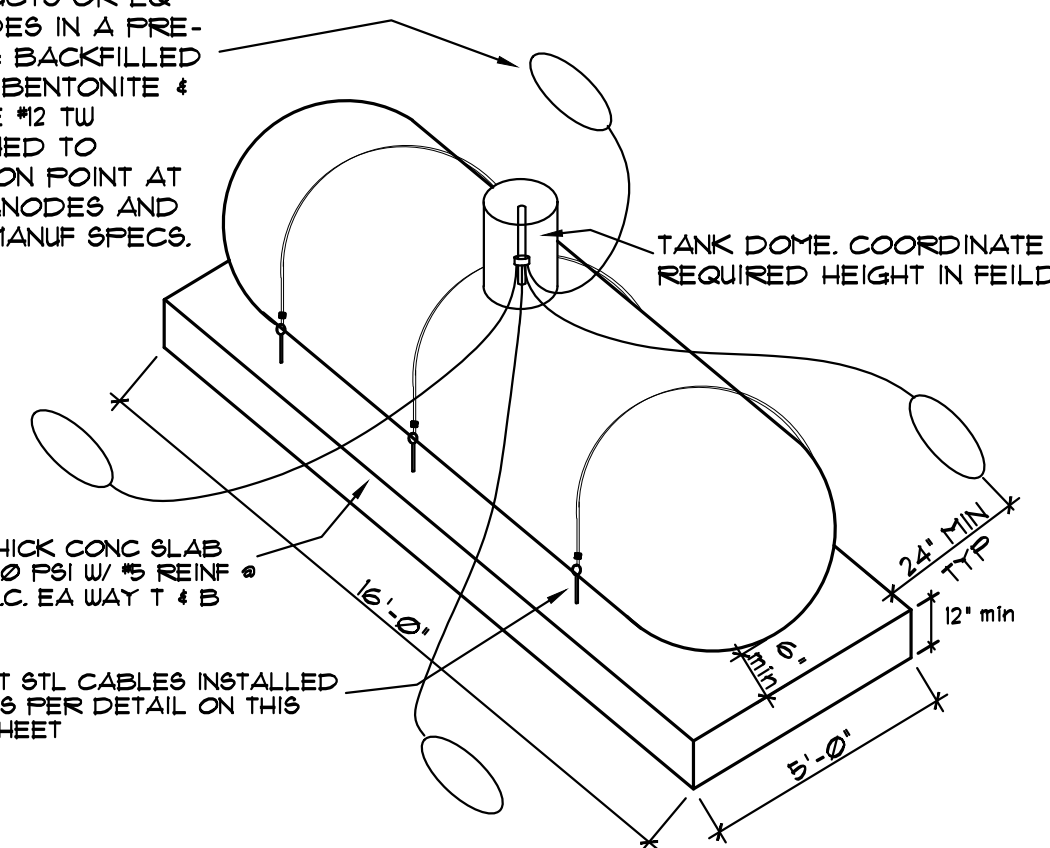
HIGH PRESSURE RUN- 233'

LONGEST LOW PRESSURE RUN- 2'

TOTAL RUN- 235'

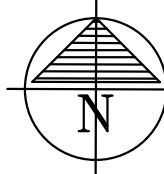
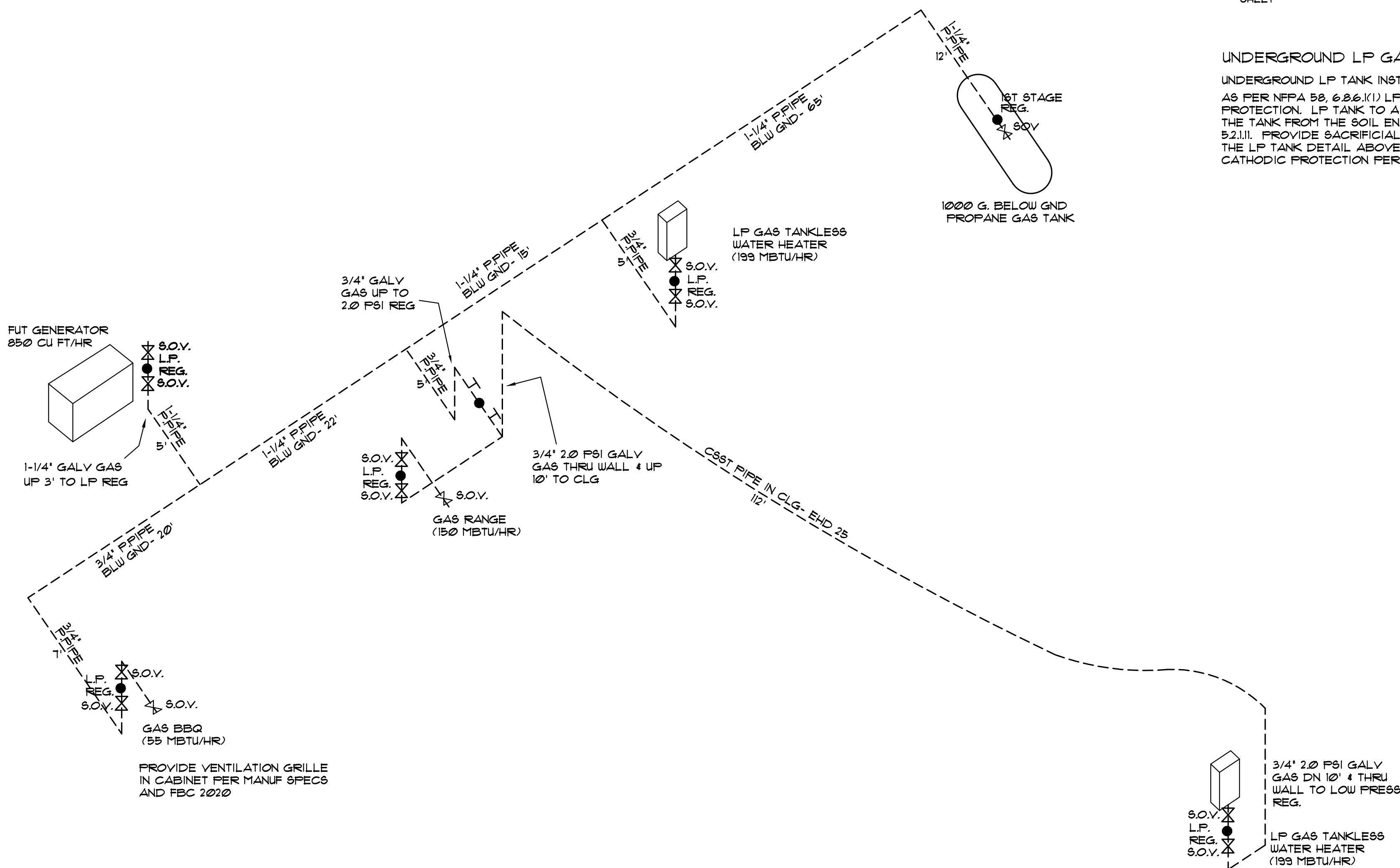
GAS TYPE- LP GAS

PROVIDE (4) MESA PRODUCTS OR EQ H-11 MAGNESIUM 5 LB ANODES IN A PRE-FABRICATED COTTON BAG BACKFILLED W/ A MIXTURE OF GYPSUM, BENTONITE & SODIUM SULFATE. PROVIDE #2 TIE INSULATED CABLE ATTACHED TO ANODE AND TO CONNECTION POINT AT TANK FILL PIPE. INSTALL ANODES AND CABLE TO TANK AS PER MANUF SPECS.



UNDERGROUND LP GAS TANK

UNDERGROUND LP TANK INSTALLATION REQUIREMENTS
AS PER NFPA 58, 6.8.6.1(1) LP TANK IS TO HAVE CATHODIC PROTECTION. LP TANK TO A PROTECTIVE COATING INSULATING THE TANK FROM THE SOIL ENVIRONMENT, AND AS PER NFPA 58, 5.2.1.1. PROVIDE SACRIFICIAL CATHODIC PROTECTION AS PER THE LP TANK DETAIL ABOVE, AND PROVIDE TESTING OF CATHODIC PROTECTION PER NFPA 58, 6.1.3



1ST FL WATER & LP GAS PLAN
SCALE: 1/4" = 1'-0"

PLUMBING NOTES:

SCOPE OF WORK- THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS AND/OR NEEDED FOR A COMPLETE SYSTEM, INCLUDED BUT NOT NECESSARILY 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 RELIEF 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 FVC. BELOW GROUND WATER SERVICE LINE TO BE SCHED 40 FVC. 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 12' 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 PENETRATIONS.

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

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"	
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/ WAFER 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.
GPM= GALLONS PER MINUTE
GPC= GALLONS PER CYCLE
WHA= WATER HAMMER ARRESTOR

REVISION BY

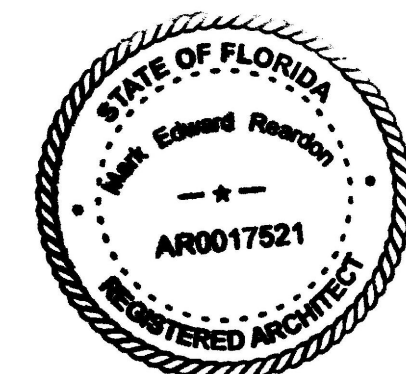
MARK REARDON
architect
L.C.A. AS-0007521
mark@reardonarchitect.com
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, 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.



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

DRAWN BY:

MER

DATE:

5/15/23

SCALE:

AS NOTED

SHEET NO.:

P-3.1