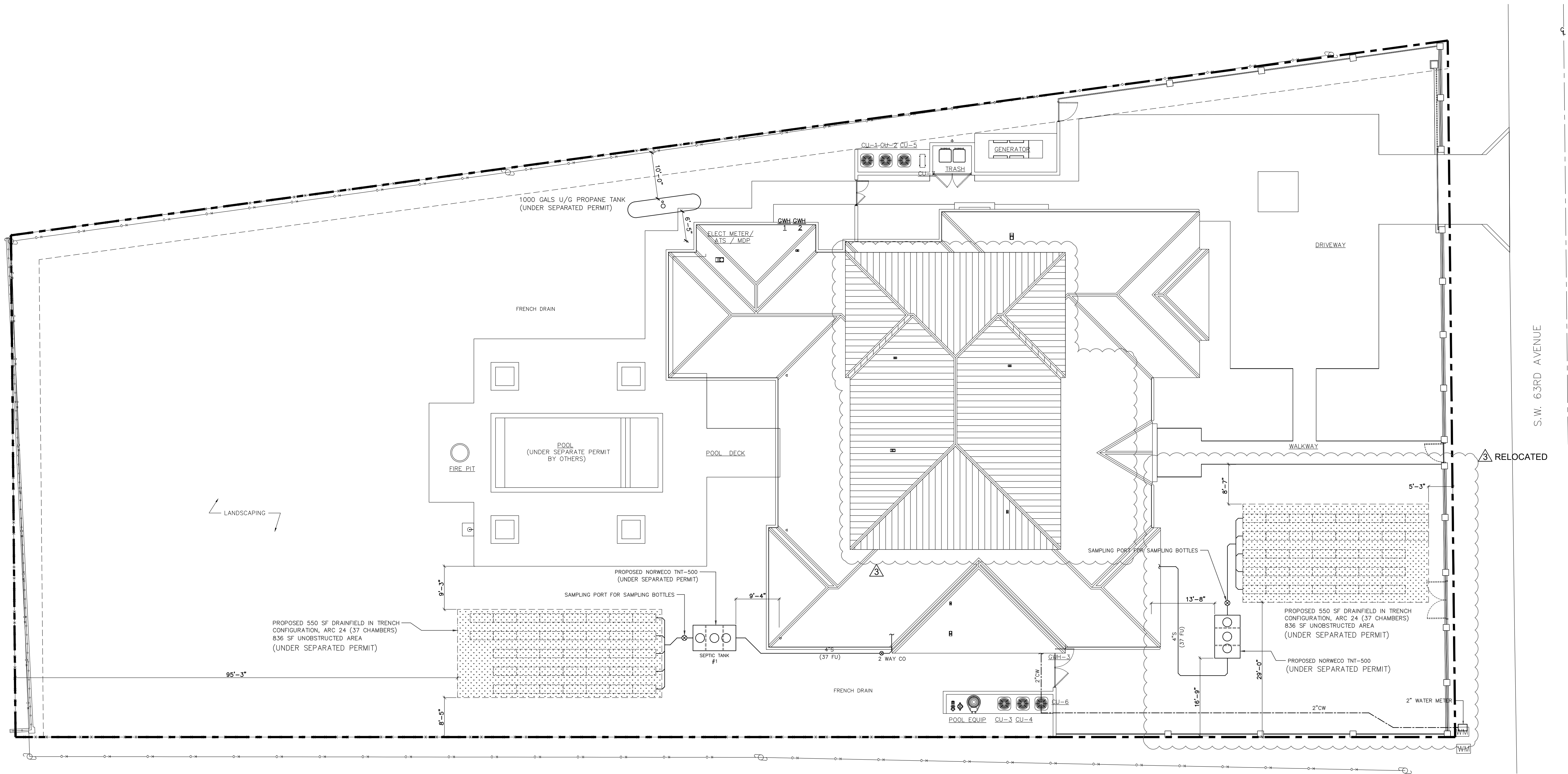




PROPOSED SYSTEM #1 TYPE OF FIXTURES UNITS OR FIXTURES			DFU	QTY	TOTAL
BAR SINK			1	3	3
CLOTHES WASHER STANDPIPE			2	1	2
LAUNDRY SINK			2	1	2
FULL BATH GROUP			5	3	15
MASTER BATHROOM	WATER CLOSET (1.6 GALLONS PER FLUSH)		3	2	6
	LAVATORY		1	2	2
	SHOWER		2	1	2
	STEAM SHOWER		2	1	2
	BATHTUB		2	1	2
	MASTER CLOSET SINK		1	1	1
					37

NORTH
PLUMBING SITE PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SYSTEM #2 TYPE OF FIXTURES UNITS OR FIXTURES			DFU	QTY	TOTAL
KITCHEN GROUP (Dishwasher and Sink with or without food-waste Disposer)			2	2	4
KITCHEN ISLAND SINK			2	1	2
TERRACE SINK			2	1	2
CLOTHES WASHER STANDPIPE			2	2	4
LAUNDRY SINK			2	1	2
HALF BATH GROUP			4	2	8
FULL BATH GROUP			5	3	15
					37

NOTES:
1. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.

SCOPE OF WORK FOR REVISION A:
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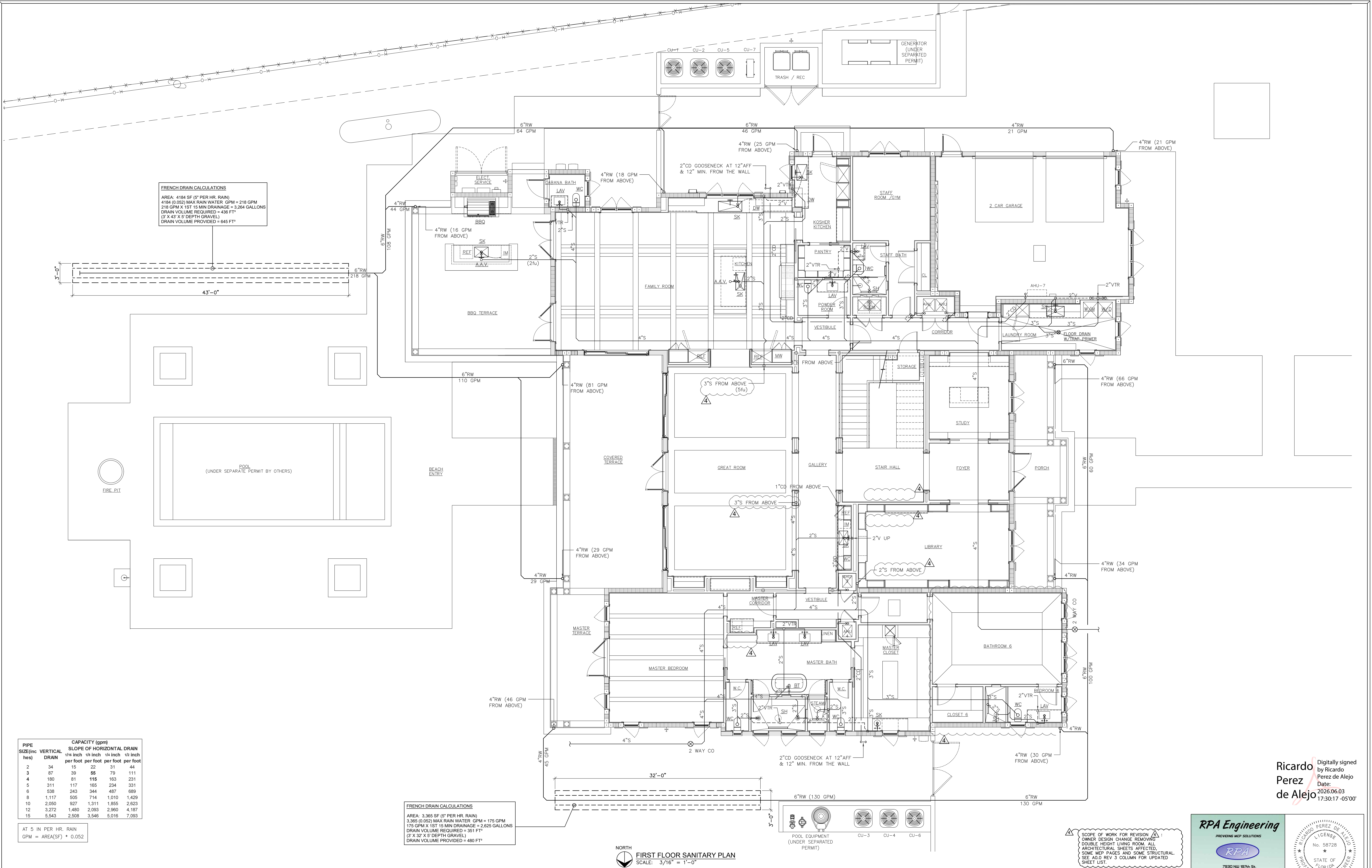
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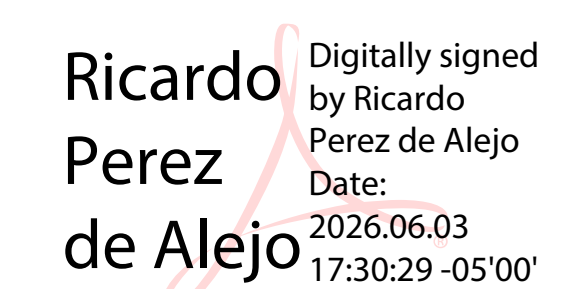
PIPE SIZE(inches)	VERTICAL DRAIN	CAPACITY (gpm)				
		SLOPE OF HORIZONTAL DRAIN				
		1/8 inch	1/4 inch	3/8 inch	1/2 inch	3/4 inch
2	34	15	22	31	44	
3	87	39	55	79	111	
4	180	81	115	163	231	
5	311	117	165	234	331	
6	538	243	344	487	689	
8	1,117	505	714	1,010	1,429	
10	2,050	927	1,311	1,855	2,623	
12	3,272	1,480	2,093	2,960	4,187	
15	5,543	2,508	3,546	5,016	7,093	

AT 5 IN PER HR. RAIN
GPM = AREA(SF) * 0.052

FRENCH DRAIN CALCULATIONS
AREA: 3,365 SF (5" PER HR. RAIN)
3,365 (0.052) MAX RAIN WATER GPM = 175 GPM
175 GPM X 15' 15 MIN DRAINAGE = 2,625 GALLONS
DRAIN VOLUME REQUIRED = 351 FT³
(3' X 32' X 5' DEPTH GRAVEL)
DRAIN VOLUME PROVIDED = 480 FT³

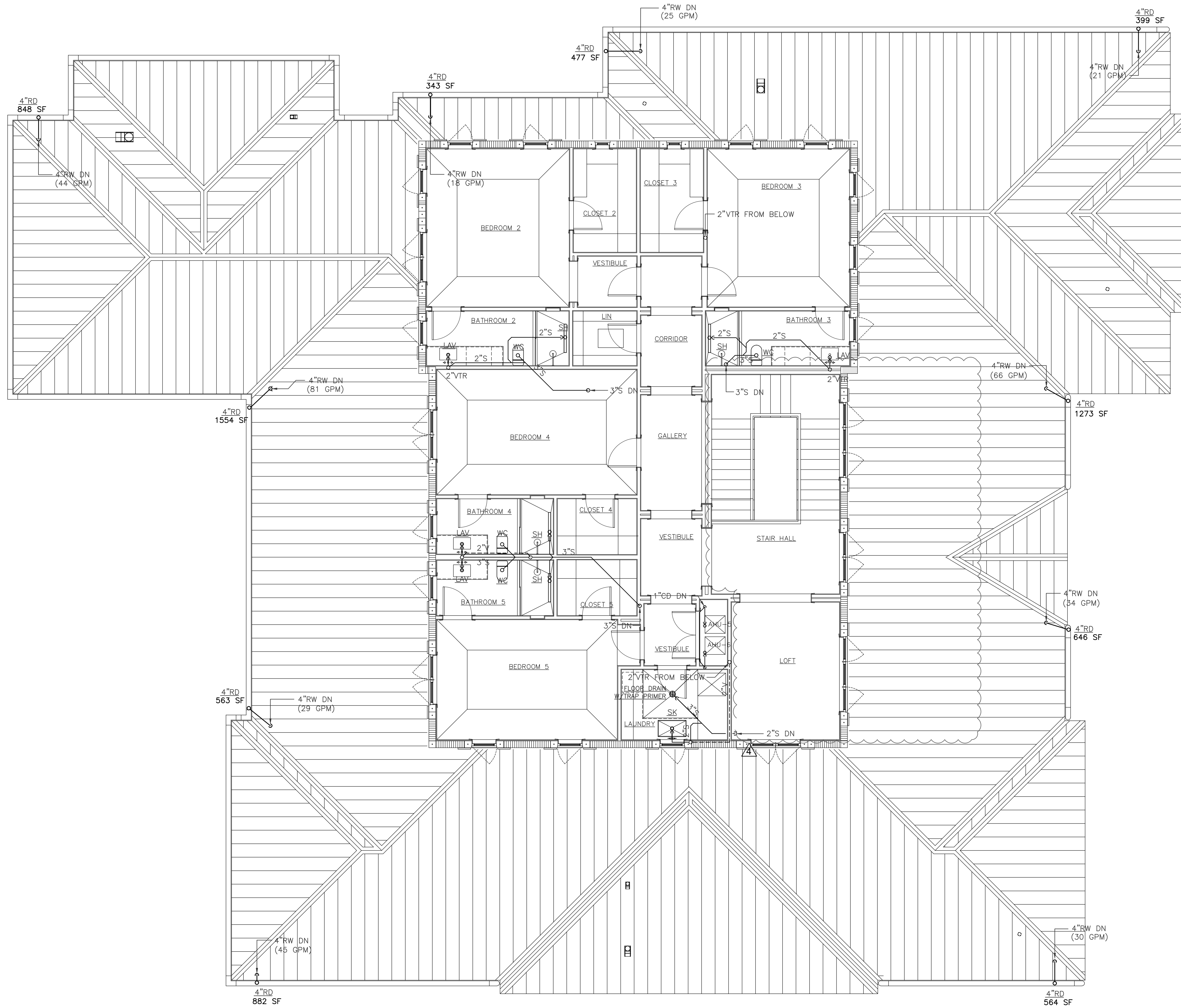
NORTH
FIRST FLOOR SANITARY PLAN
SCALE: 3/16" = 1'-0"

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NORTH
SECOND FLOOR SANITARY PLAN
SCALE: 3/16" = 1'-0"

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ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
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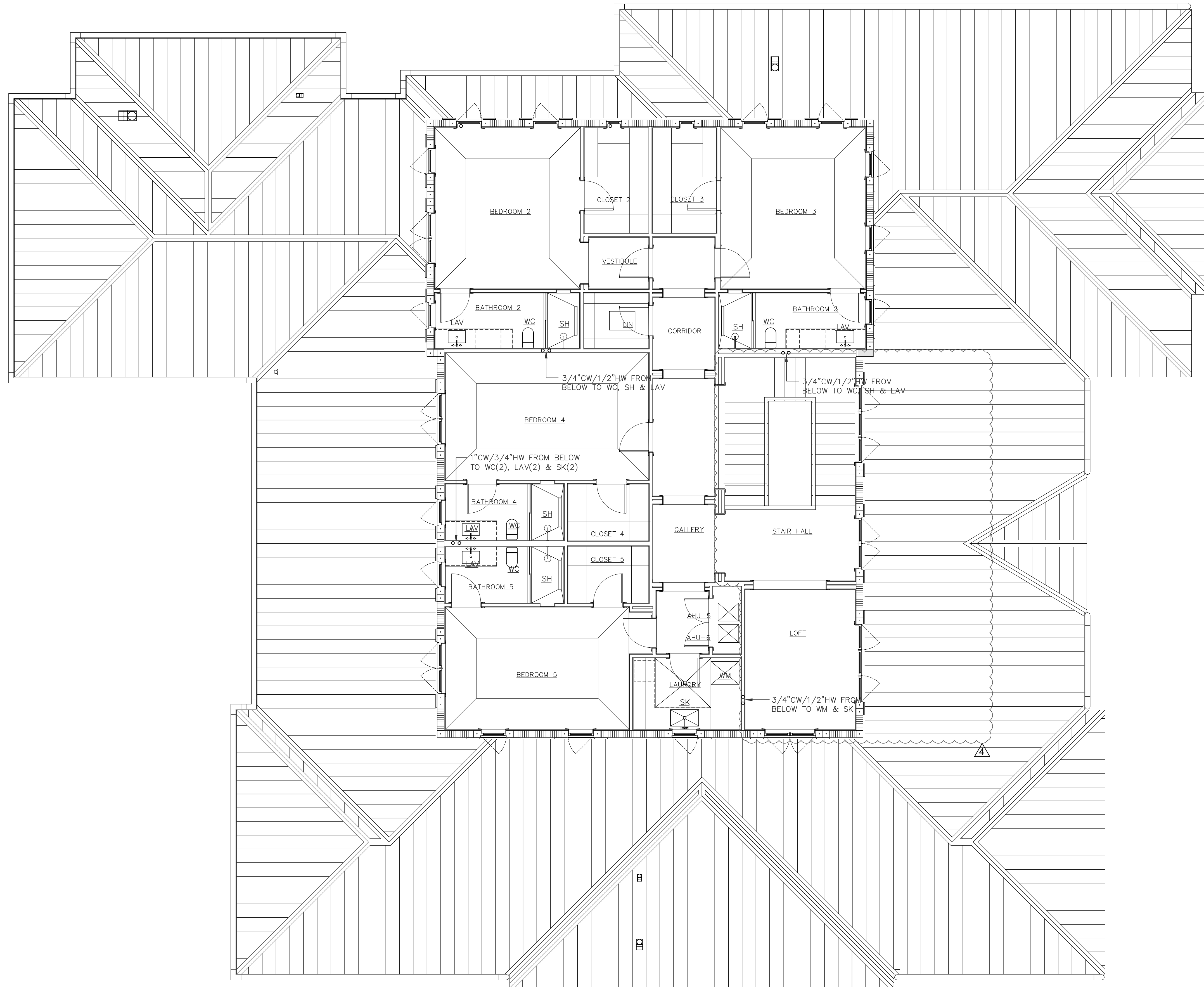
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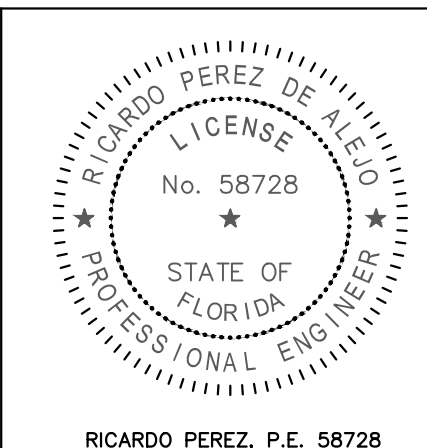
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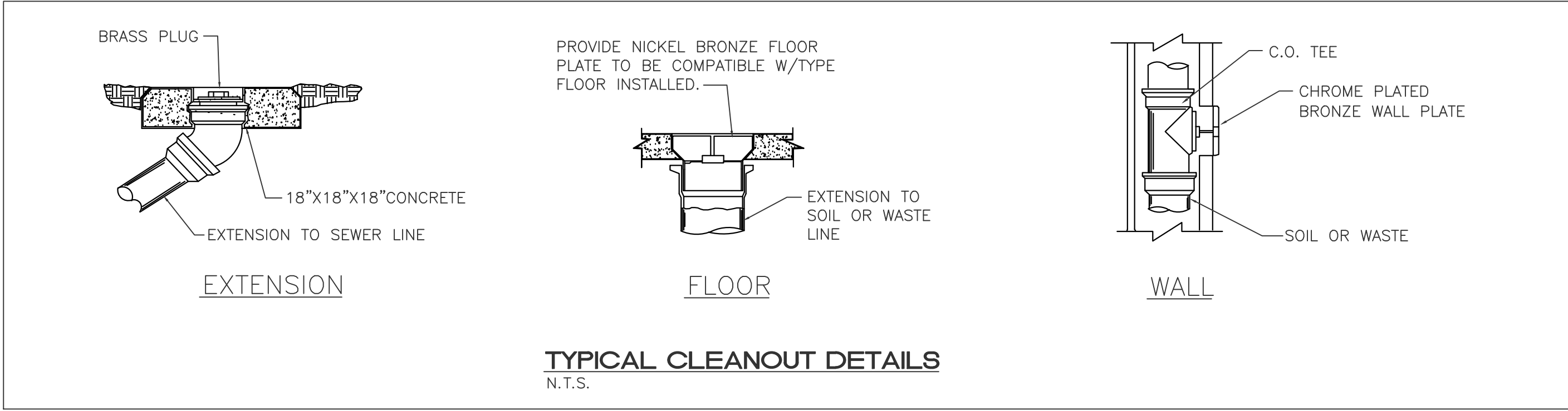
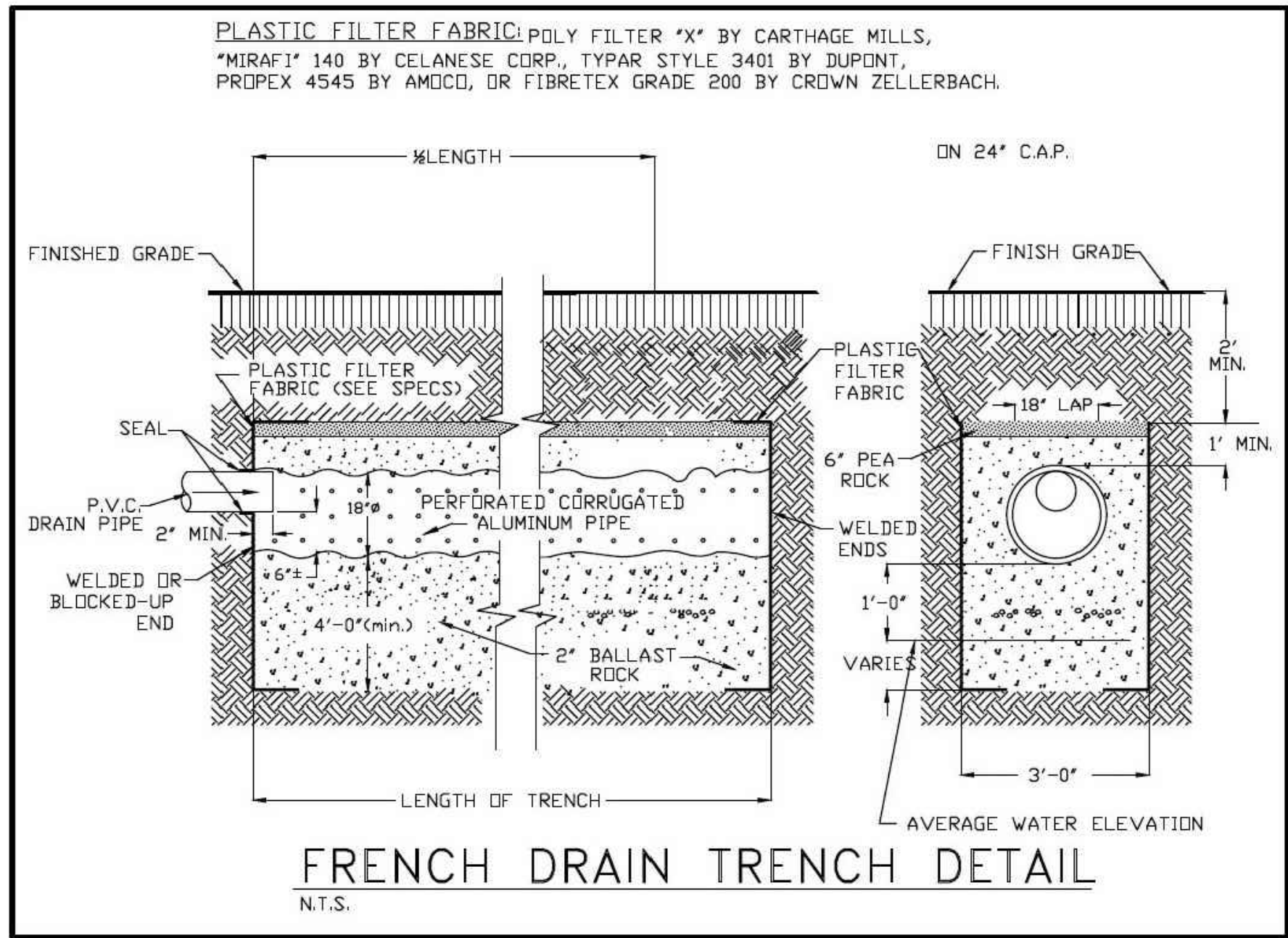
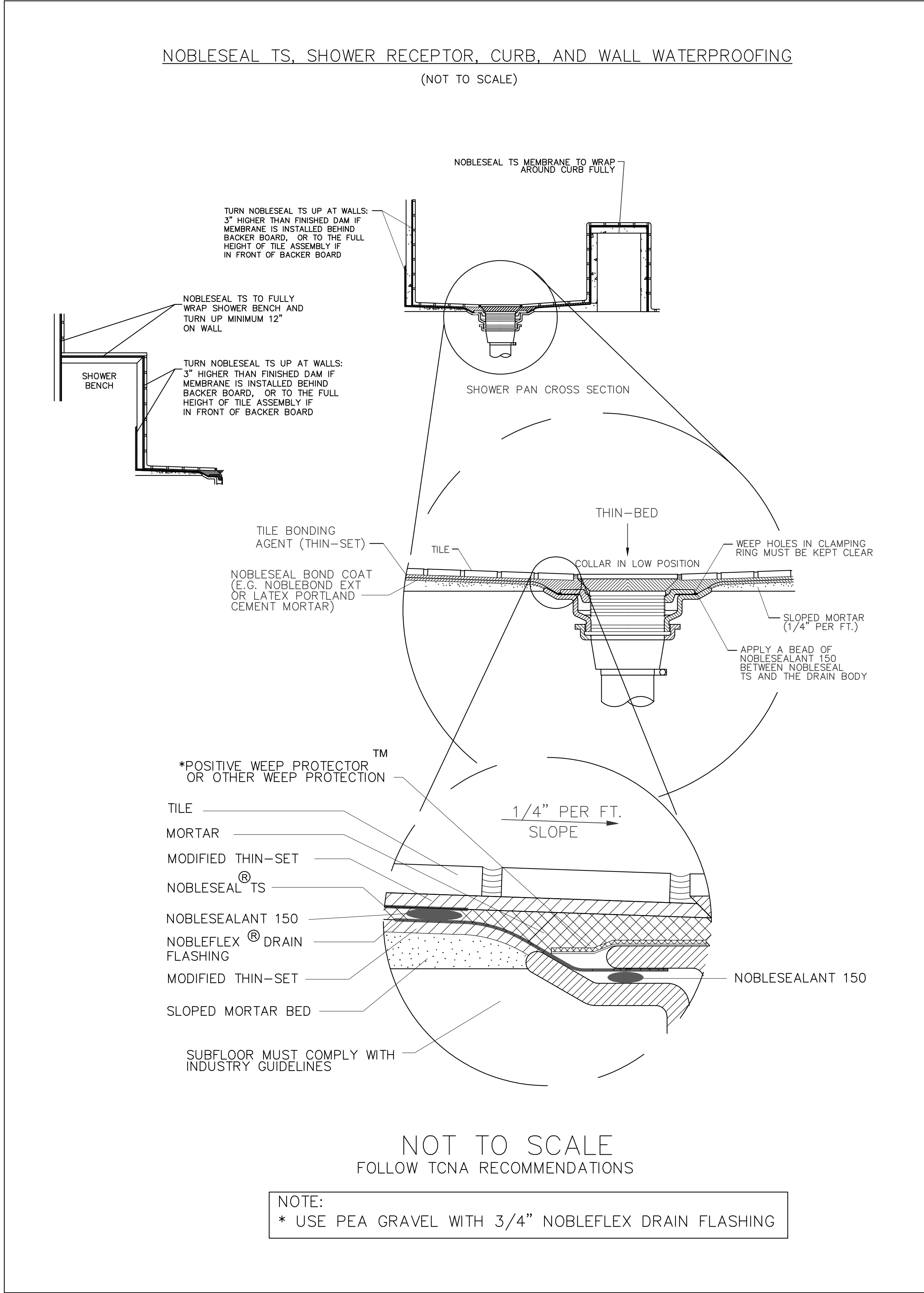
NORTH
SECOND FLOOR WATER PLAN
SCALE: 3/16" = 1'-0"

Ricardo Perez de Alejo
signed by
Ricardo Perez de Alejo
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17:30:56 -05'00'

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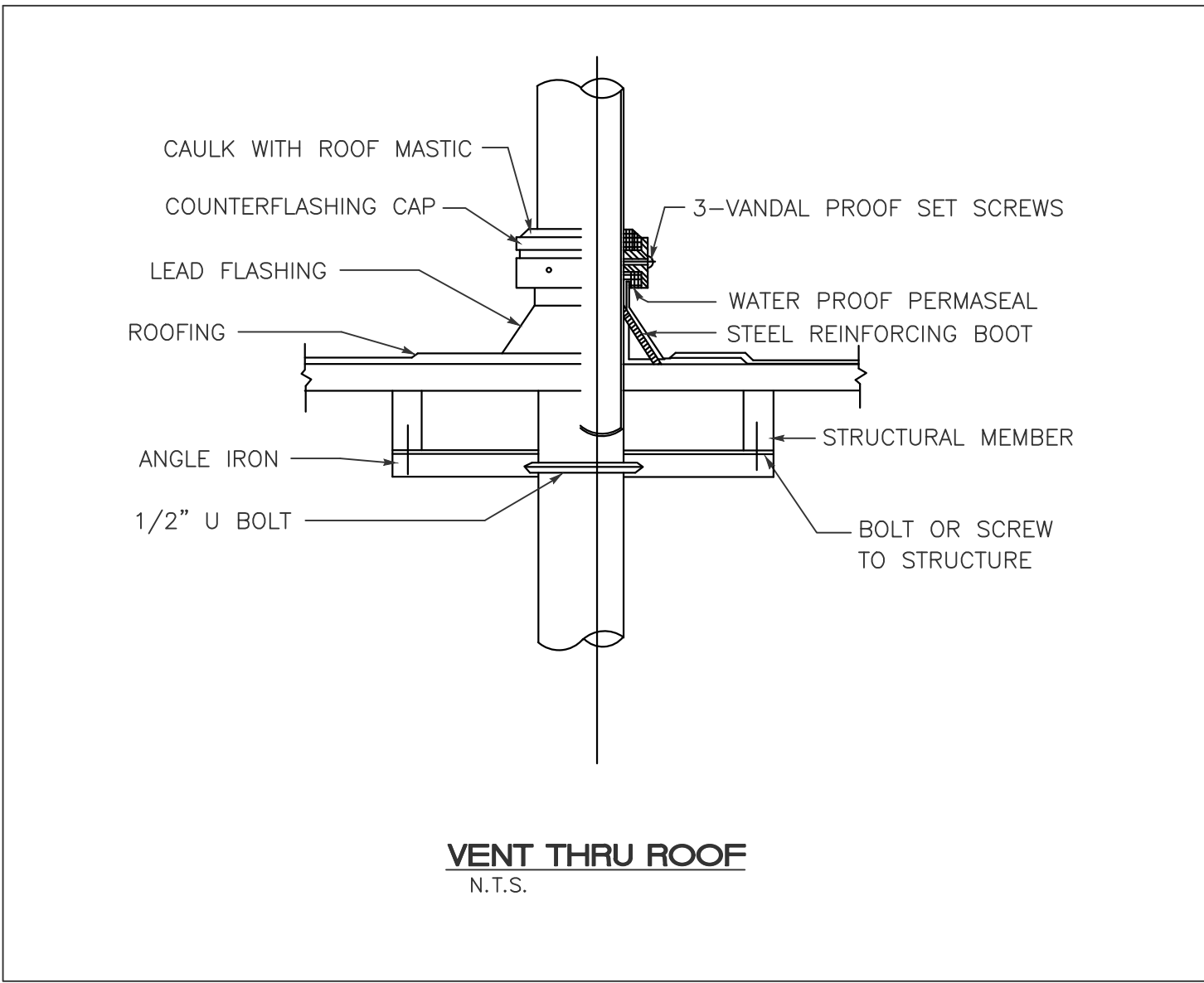
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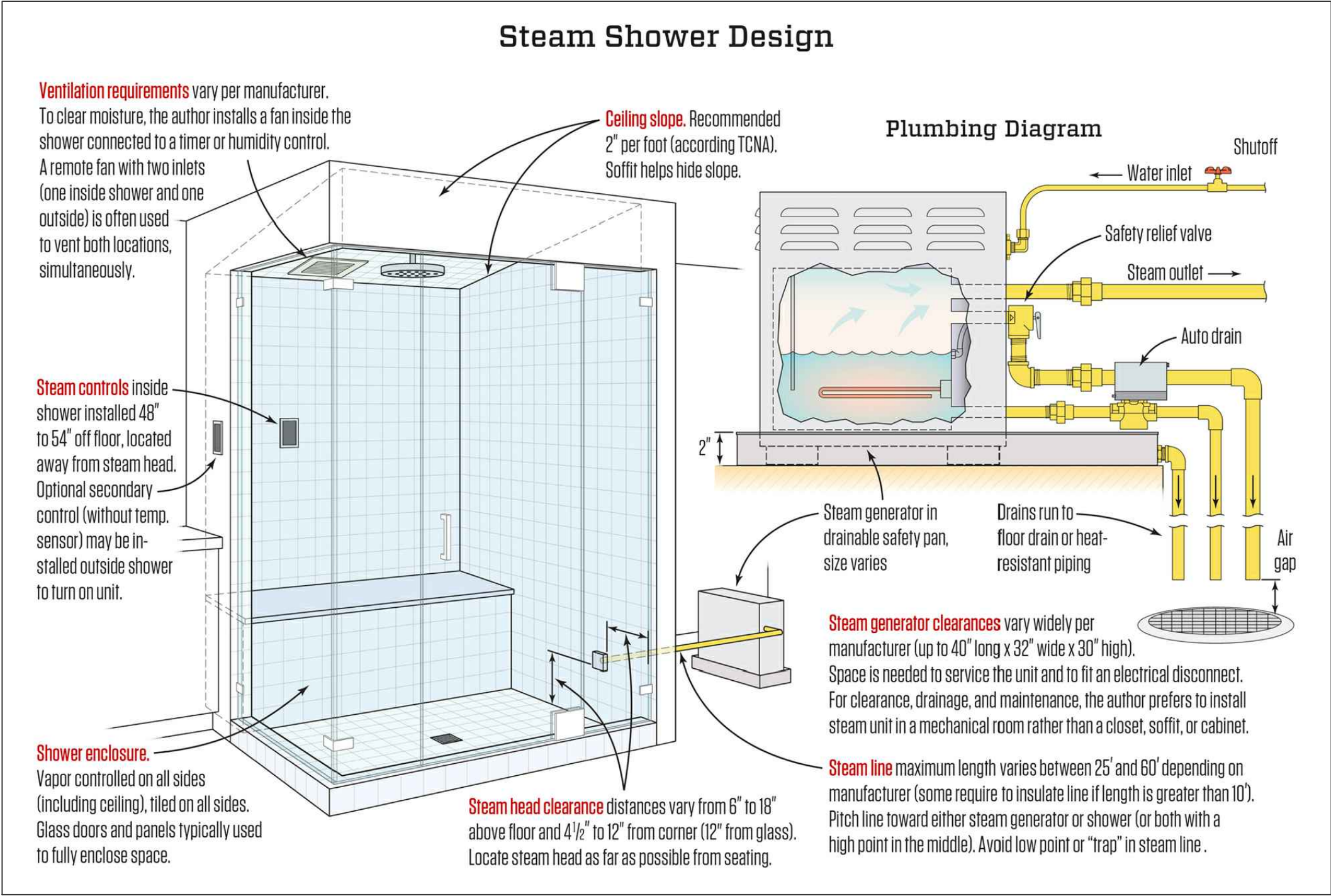
PLUMBING FIXTURE CONNECTION SCHEDULE							IN COMPLIANCE TO FBCEP 406 through 425 AND WATER CONSUMPTION RATES AS PER MIAMI DADE ORDINANCE Article III, sec. 08-31.	
No.	DESCRIPTION	DRAIN	WATER		SAN. (FU)	MAX. FLOW RATE (GPM)	FIXTURE COMPLIANCE	
			COLD	HOT				
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING	ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/APMO Z124. Water closets shall conform to the hydraulic performance requirements of ASME A112.19.2/CSA B45.1. Water closet tanks shall conform to ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/APMO Z124. Electro-hydraulic water closets shall comply with ASME A112.19.2/CSA B45.1. Water closets equipped with a dual flushing device shall comply with ASME A112.19.14.	
LAV	LAVATORY, PRIVATE	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/APMO Z124.	
DW	DISHWASHER (RESIDENTIAL)	1-1/2"	N/A	1/2"	2	6.5 GAL. PER CYCLE OR LESS	The water supply to a dishwashing machine shall be protected against backflow by an air gap that is integral with the machine or a backflow preventer shall be installed in accordance with Section 608. Air gaps shall comply with ASME A112.1.2 or A112.1.3.	
SK	SINK	1-1/2"	1/2"	1/2"	2	1.5 AT 60 PSI	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/APMO Z124.	
SH	SHOWER	2"	1/2"	1/2"	2	1.5 AT 80 PSI	ASME A112.19.2/CSA B45.1 or CSA B45.5/APMO Z124. Shower valves for individual showers shall conform to the requirements of Section 412.3.	
WM	WASHER MACHINE	2"	1/2"	1/2"	2	WATER FACTOR OF 8 OR LOWER	The water supply to an automatic clothes washer shall be protected against backflow by an air gap that is integral with the machine or a backflow preventer shall be installed in accordance with Section 608. Air gaps shall comply with ASME A112.1.2 or A112.1.3.	
BT	BATHTUB	2"	1/2"	1/2"	2		ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/APMO Z124.	

PLUMBING SYMBOL LEGEND			
---	SAN.	NEW SANITARY LINE	
---	HW	NEW HOT WATER LINE	
---	CW	NEW COLD WATER LINE	
---	VT	NEW VENT LINE	
---	SAN.	EXISTING SANITARY LINE	
---	HW	EXISTING HOT WATER LINE	
---	CW	EXISTING COLD WATER LINE	
---	VT	EXISTING VENT LINE	
---	CD	CONDENSATE LINE	
---	PD	P&T RELIEF VALVE	
⊕	CO	CLEAN OUT	
⊕	WCO	WALL CLEAN OUT	
⊕	FCO	FLOOR CLEAN OUT	
⊕	GV	GATE VALVE	
⊕	AAV	AIR ADMITTANCE VALVE	
⊕		ELBOW DOWN	
⊕		ELBOW UP	
⊕		TEE DOWN	

SHOWER SIZE OF TRAP (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS)		
FLOW RATE:	TRAP SIZE (MINIMUM)	
→ 5.7 GPM AND LESS,	1-1/2"	
MORE THAN 5.7 GPM UP TO 12.3 GPM,	2"	
MORE THAN 12.3 GPM UP TO 25.8 GPM,	4"	
MORE THAN 25.8 GPM UP TO 55.6 GPM,	5"	



- PLUMBING NOTES**
- GENERAL
 - PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING RESIDENTIAL CODE 2023, 8TH EDITION, AND LOCAL ORDINANCES.
 - SCOPE OF WORK: PROVIDE THE FOLLOWING COMPLETE SYSTEMS: SANITARY COLLECTION, DOMESTIC HOT AND COLD WATER, AIR CONDITIONING CONDENSATE, GAS LINES, RAIN WATER, ETC.
 - PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
 - VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.
 - SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER & OWNER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OF INSTALLATION OF EQUIPMENT AND MATERIALS.
 - GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
 - PLUMBING APPLIANCES AND PLUMBING FIXTURES SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED.
 - MATERIALS.
 - A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK-CLOSING VALVE. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.
 - PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS AND ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.
 - INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.
 - PIPING.
 - DOMESTIC HOT AND COLD WATER: CPVC OR COPPER TUBING TYPE M UNDERGROUND AND ABOVE GROUND WITH SOLDER JOINTS. WOG BRONZE VALVES 125 P.S.I. MIN. PROVIDE POLYPROPYLE SLEEVES TO SEPARATE PIPES FROM CONCRETE.
- INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
- PIPING LARGER THAN 3/4" NCH NOMINAL DIAMETER.
 - PIPING SERVING MORE THAN ONE DWELLING UNIT.
 - PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
 - PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
 - PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
 - PIPING LOCATED UNDER A FLOOR SLAB.
 - BURIED PIPING.
 - SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
 - PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE R403.4.2.
- ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE FBCEP-2014, 403.4.2.
- 2.4.2 SANITARY WASTE AND VENT: P.V.C. DRAIN PIPE AND FITTINGS WHEN & WHERE ALLOWED BY THE LOCAL JURISDICTION.
- 2.4.3 A/C CONDENSATE: PVC SCHEDULE 40 PIPE AND FITTINGS.
- 2.5 PROVIDE THERMAL EXPANSION PROTECTION ON WATER HEATER WITH RECIRCULATION SYSTEM.
- 2.6 PLUMBING FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBCEP-2017, SECTIONS 406 THROUGH 421.
- 2.7 CLEANOUTS SHALL BE INSTALLED AT EACH FITTING WITH A CHANGE OF DIRECTION MORE THAN 45 DEGREES IN THE BUILDING SEWER, BUILDING DRAIN AND HORIZONTAL WASTE OR SOIL LINES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, HORIZONTAL DRAINS SHALL BE PROVIDED WITH CLEANOUTS LOCATED NOT MORE THAN 100 FEET. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK.
- 2.8 HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES NO LESS THAN 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL FOR 2-1/2" DIAMETER AND LESS, AND NOT LESS THAN 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL FOR DIAMETER OF 3" OR MORE.
- 2.9 PROVIDE ANTISCALD VALVES ON TUB / SHOWER / BIDET TO COMPLY WITH FBC - 424.3/424.5 AND 408.3.
- 2.10 COMMERCIAL DISHWASHING MACHINES SHALL CONFORM TO ASSE 1004 AND NSF 3. RESIDENTIAL DISHWASHERS SHALL CONFORM TO NSF 184.



Ricardo Perez de Alejo

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