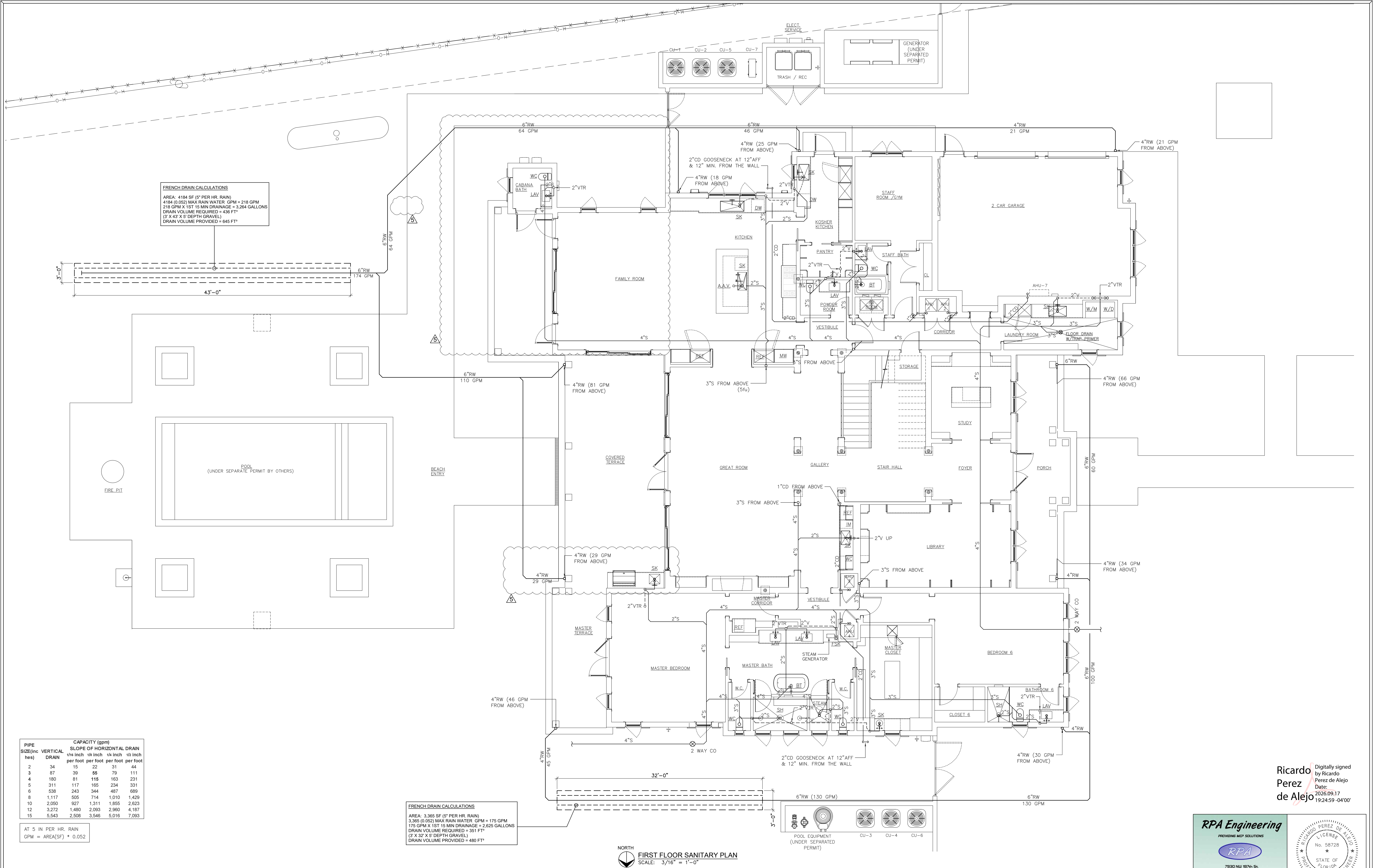




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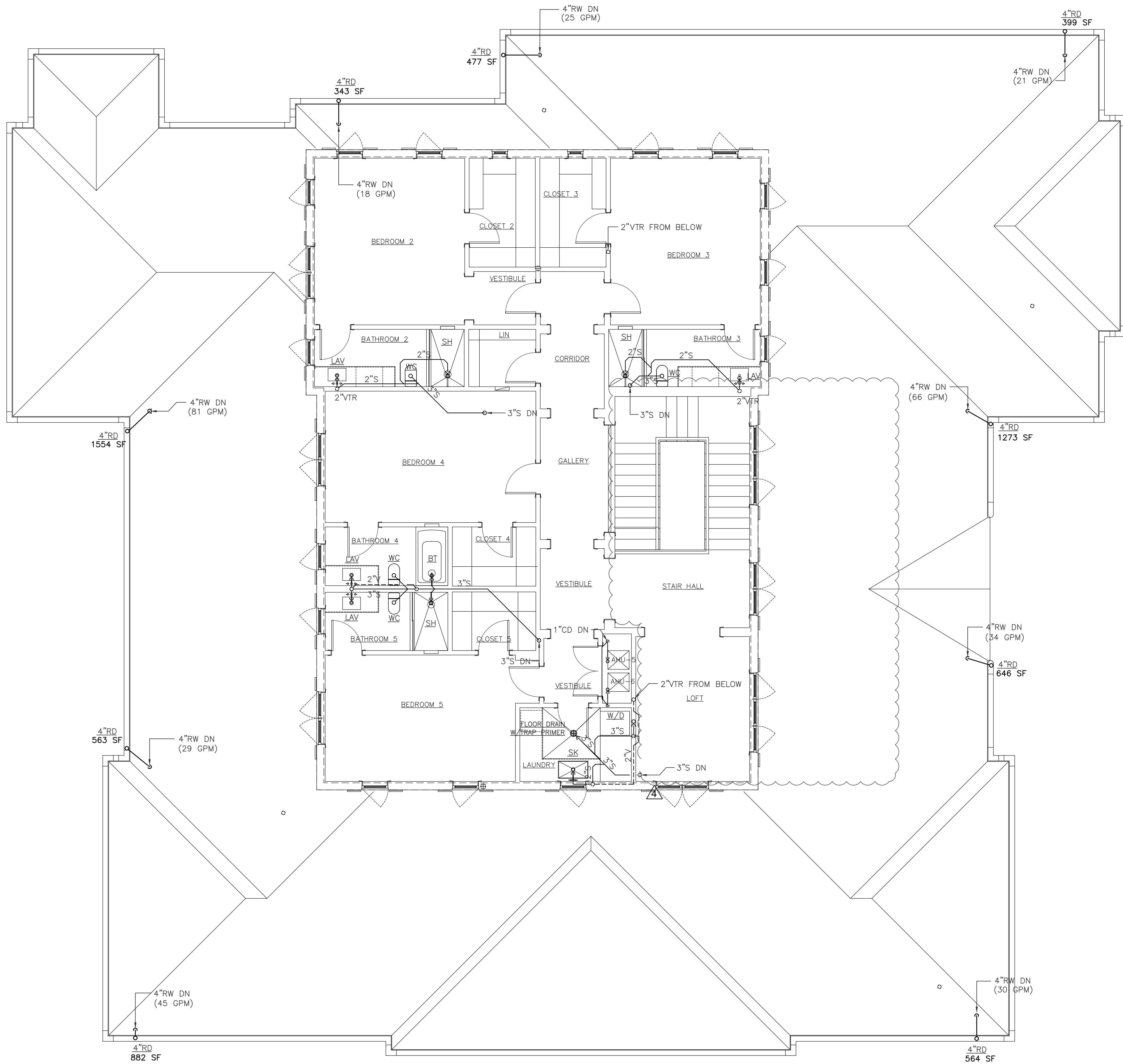
DRAWING INFORMATION :

ISSUED	04.25.25
△ O.C.	08.25.25
△ B.D.C.	11.03.25
△ B.D.C.	11.28.25

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SHEET :

P1.2



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

Ricardo Perez de Alejo
Perez de Alejo
Date: 2026.09.17
19:25:39 -04'00'

SCOPE OF WORK FOR REVISION A :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM. ALL
ARCHITECTURAL SHEETS AFFECTED,
SOME MEP PAGES AND SOME STRUCTURAL.
SEE A.D.O. REV 3 COLUMN FOR UPDATED
SHEET LIST.

A O.C. 06.01.26

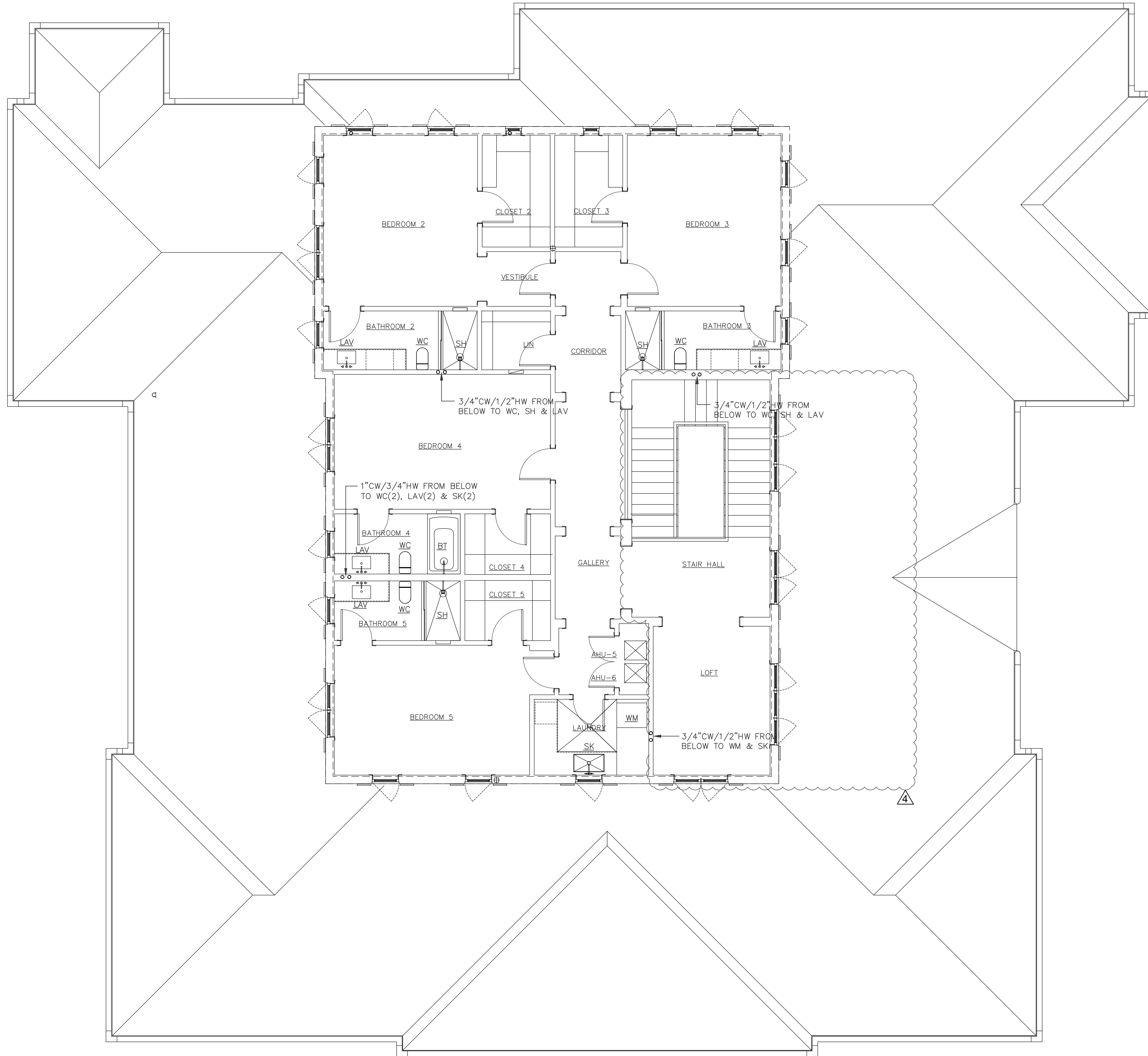
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NORTH
SECOND FLOOR WATER PLAN
SCALE: 3/16" = 1'-0"

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:25:56 -0400

SCOPE OF WORK FOR REVISION A:
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RPA Engineering
PROVIDING MEP SOLUTIONS

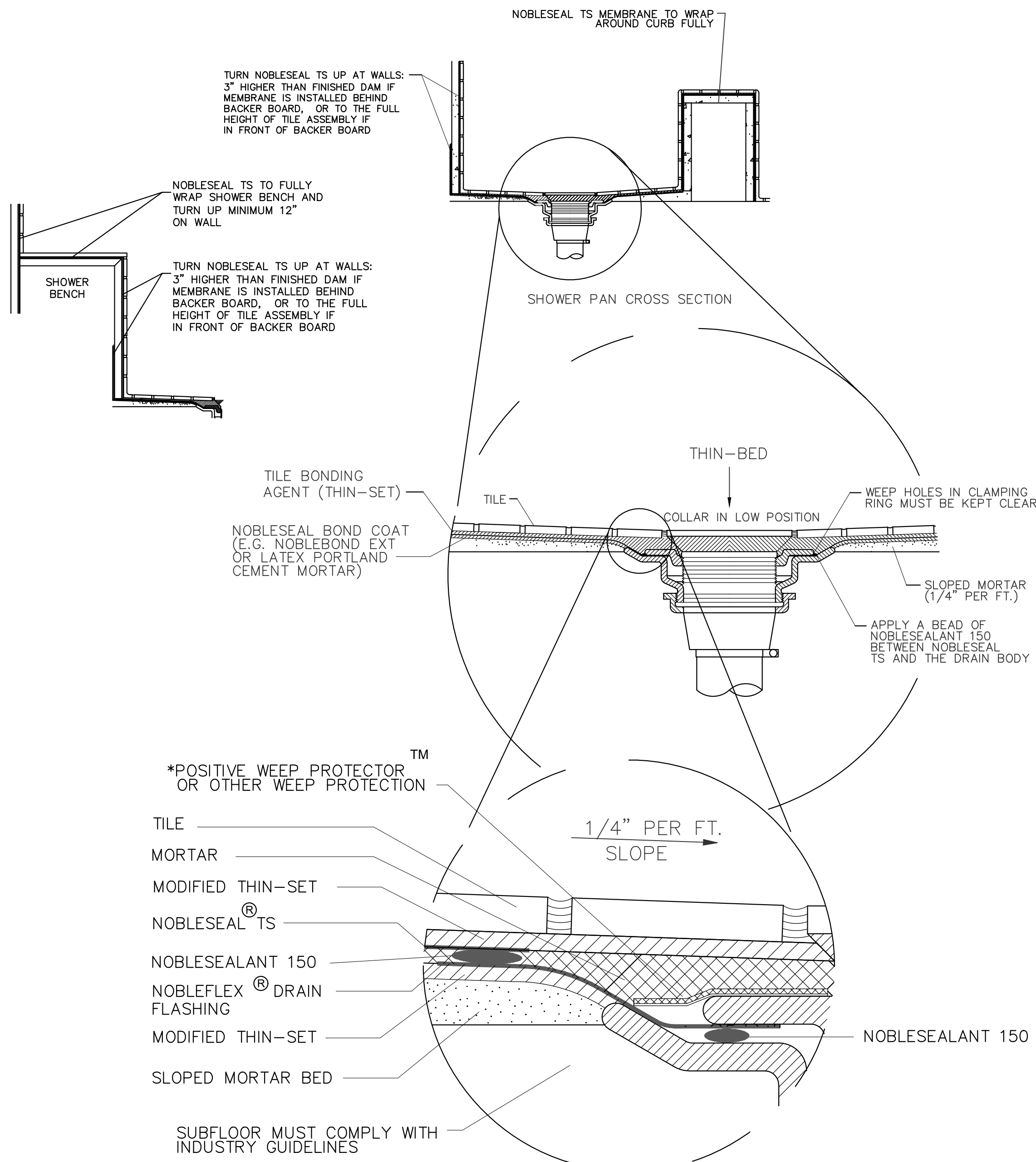
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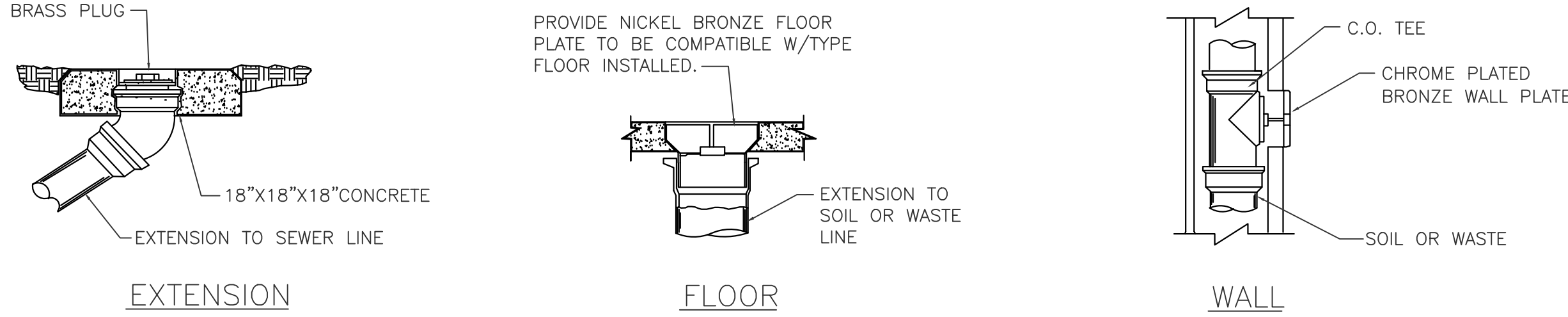
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ISSUED	04.25.25										
A O.C.	08.25.25										
A O.C.	06.01.26										

NOBLESEAL TS, SHOWER RECEPTOR, CURB, AND WALL WATERPROOFING
(NOT TO SCALE)



NOT TO SCALE
FOLLOW TCNA RECOMMENDATIONS

NOTE:
* USE PEA GRAVEL WITH 3/4" NOBLEFLEX DRAIN FLASHING



TYPICAL CLEANOUT DETAILS
N.T.S.

PLUMBING FIXTURE CONNECTION SCHEDULE

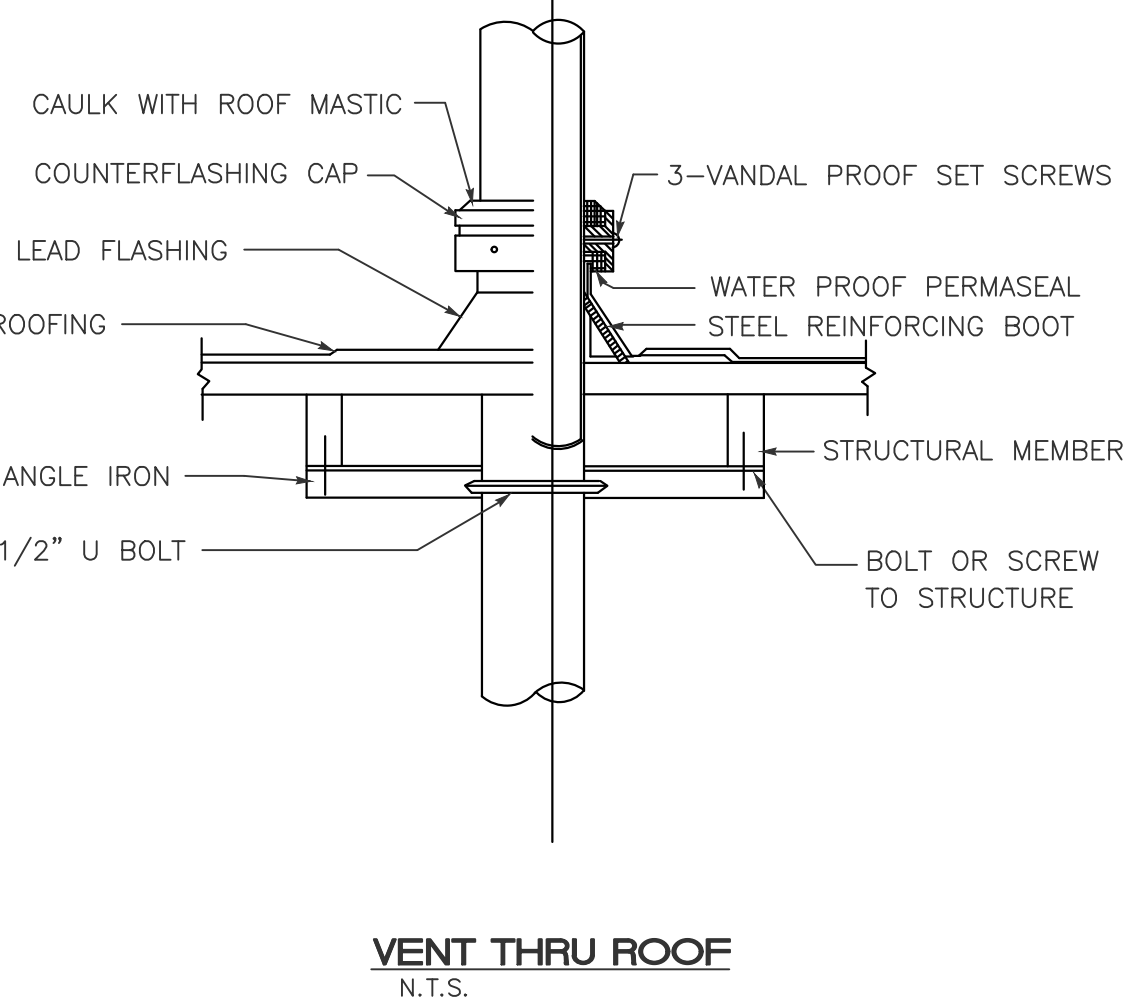
IN COMPLIANCE TO FBCP 406 through 425 AND WATER CONSUMPTION RATES AS PER MIAMI DADE ORDINANCE Article III, sec. 08-31.

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/IAPMO 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/IAPMO 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/IAPMO 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/IAPMO 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/IAPMO 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/IAPMO 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

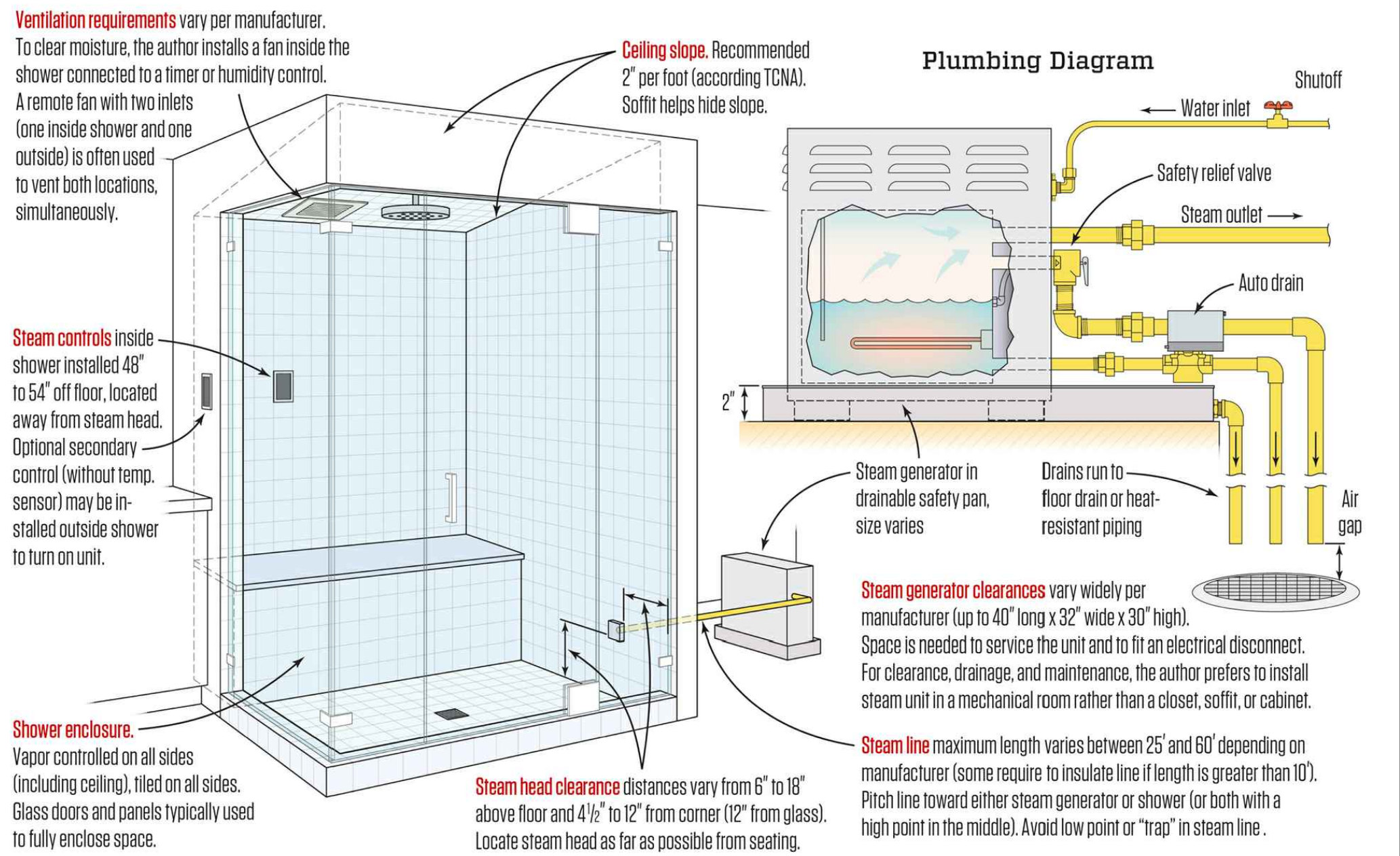
SHOWER SIZE OF TRAP (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS)		
FLOW RATE:		TRAP SIZE (MINIMUM)
→ 5.7 GPM AND LESS,		1-1/2"
MORE THAN 5.7 GPM UP TO 12.3 GPM,		2"
MORE THAN 12.3 GPM UP TO 25.8 GPM,		4"
MORE THAN 25.8 GPM UP TO 55.6 GPM,		5"



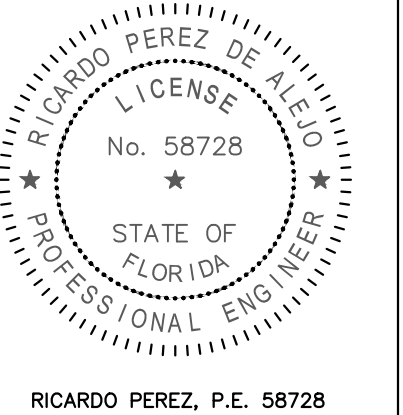
PLUMBING NOTES

- 1.0 GENERAL
- 1.1 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.
- 1.2 SCOPE OF WORK: PROVIDE THE FOLLOWING COMPLETE SYSTEMS: SANITARY COLLECTION, DOMESTIC HOT AND COLD WATER, AIR CONDITIONING CONDENSATE, GAS LINES, RAIN WATER, ETC.
- 1.3 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
- 1.4 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.
- 1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER & OWNER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OF INSTALLATION OF EQUIPMENT AND MATERIALS.
- 1.6 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- 1.7 PLUMBING APPLIANCES AND PLUMBING FIXTURES SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED.
- 2.0 MATERIALS.
- 2.1 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.
- 2.2 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.
- 2.3 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.
- 2.4 PIPING.
- 2.4.1 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:
 1. PIPING LARGER THAN 3/4" NOMINAL DIAMETER.
 2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
 3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
 4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
 5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
 6. PIPING LOCATED UNDER A FLOOR SLAB.
 7. BURIED PIPING.
 8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
 9. 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 FBCP-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 FBCP-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 2-2" 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.

Steam Shower Design



Ricardo Perez
Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:26:18 -04'00'



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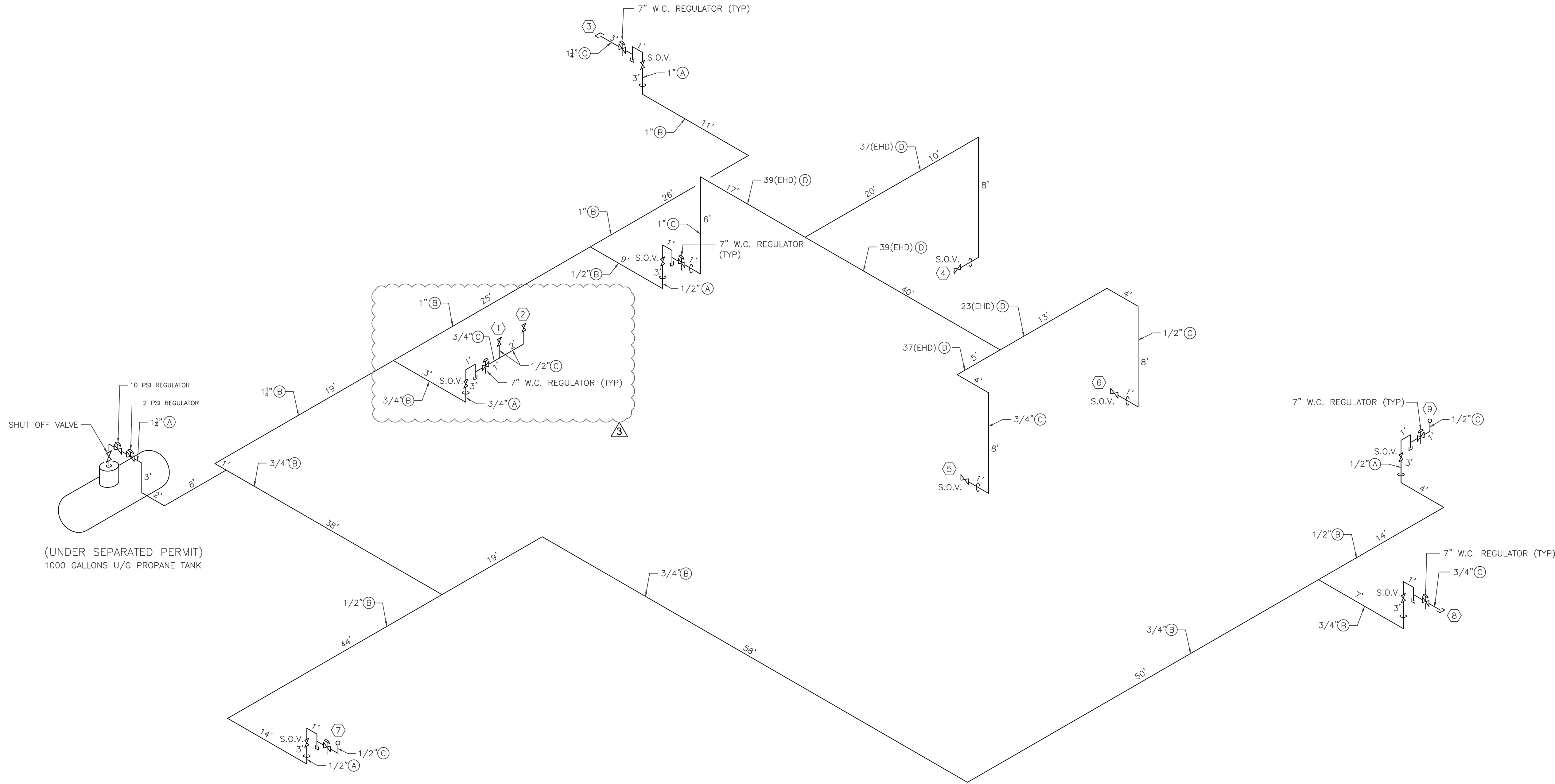


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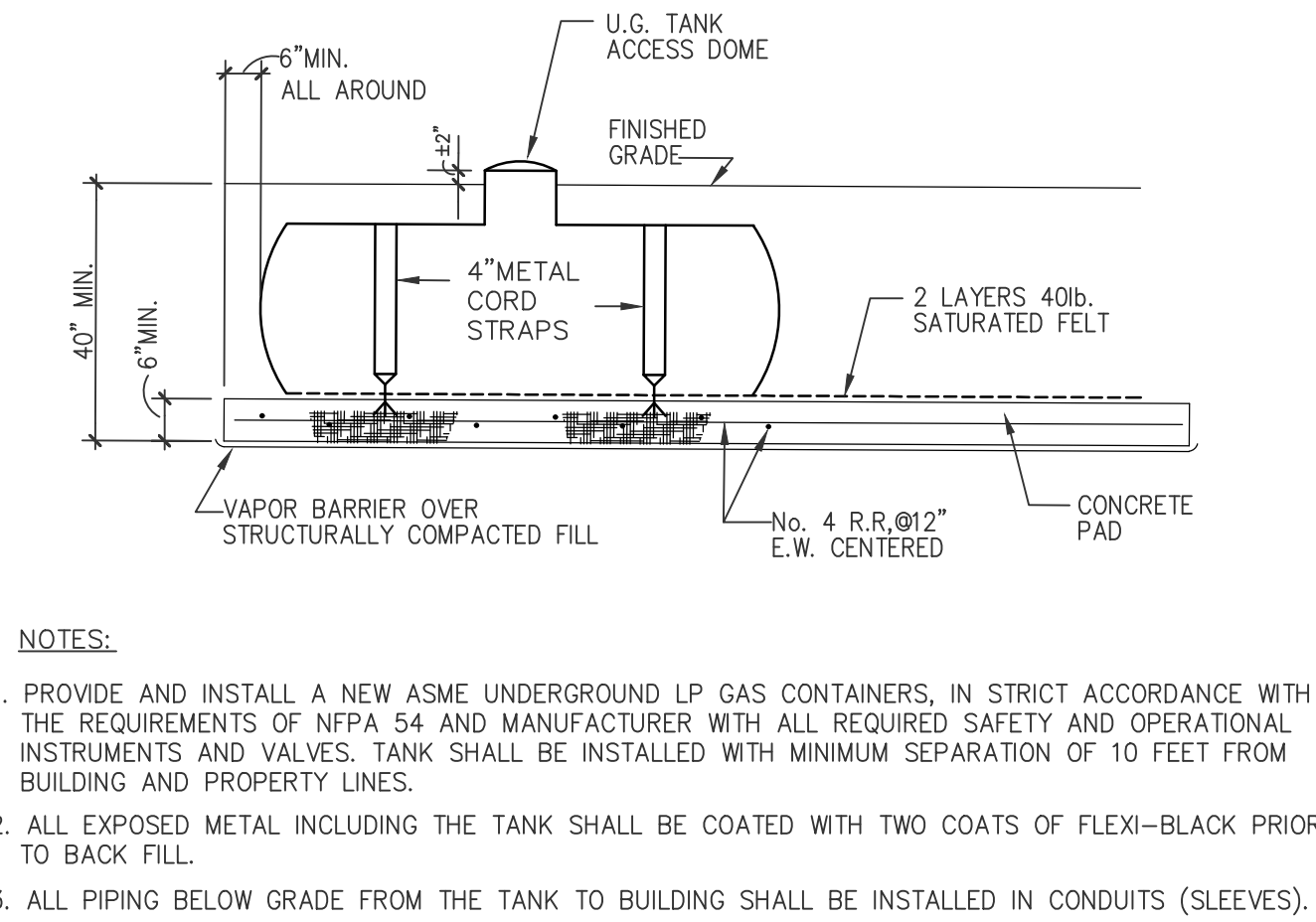
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P2.1



GAS ISOMETRIC
N.T.S.



UNDERGROUND TANKS DETAIL
N.T.S.

UNDERGROUND TANKS CORROSION PROTECTION NOTES

A CORROSION PROTECTION SYSTEM SHALL BE INSTALLED ON NEW INSTALLATIONS OF UNDERGROUND STEEL CONTAINERS. THE CORROSION PROTECTION SYSTEM SHALL INCLUDE:

- (1) A CONTAINER COATING COMPLYING WITH NFPA 58, SECTION 5.2.1.1.1.
- (2) A CATHODIC PROTECTION SYSTEM THAT CONSISTS OF A SACRIFICIAL ANODE(S).
- (3) A MEANS TO TEST THE PERFORMANCE OF THE CATHODIC PROTECTION SYSTEM IN ACCORDANCE WITH NFPA 17, SECTION 6.19.3.

PRIOR TO BURIAL, THE CONTAINER SHALL BE VISUALLY EXAMINED FOR DAMAGE TO THE COATING. DAMAGED AREAS SHALL BE REPAIRED.

WITH A COATING RECOMMENDED FOR UNDERGROUND SERVICE AND COMPATIBLE WITH THE EXISTING COATING.

CONTAINERS SHALL BE SET LEVEL AND SHALL BE SURROUNDED BY EARTH OR SAND FIRMLY TAMPED IN PLACE.

BACKFILL SHALL BE FREE OF ROCKS AND ABRASIVES.

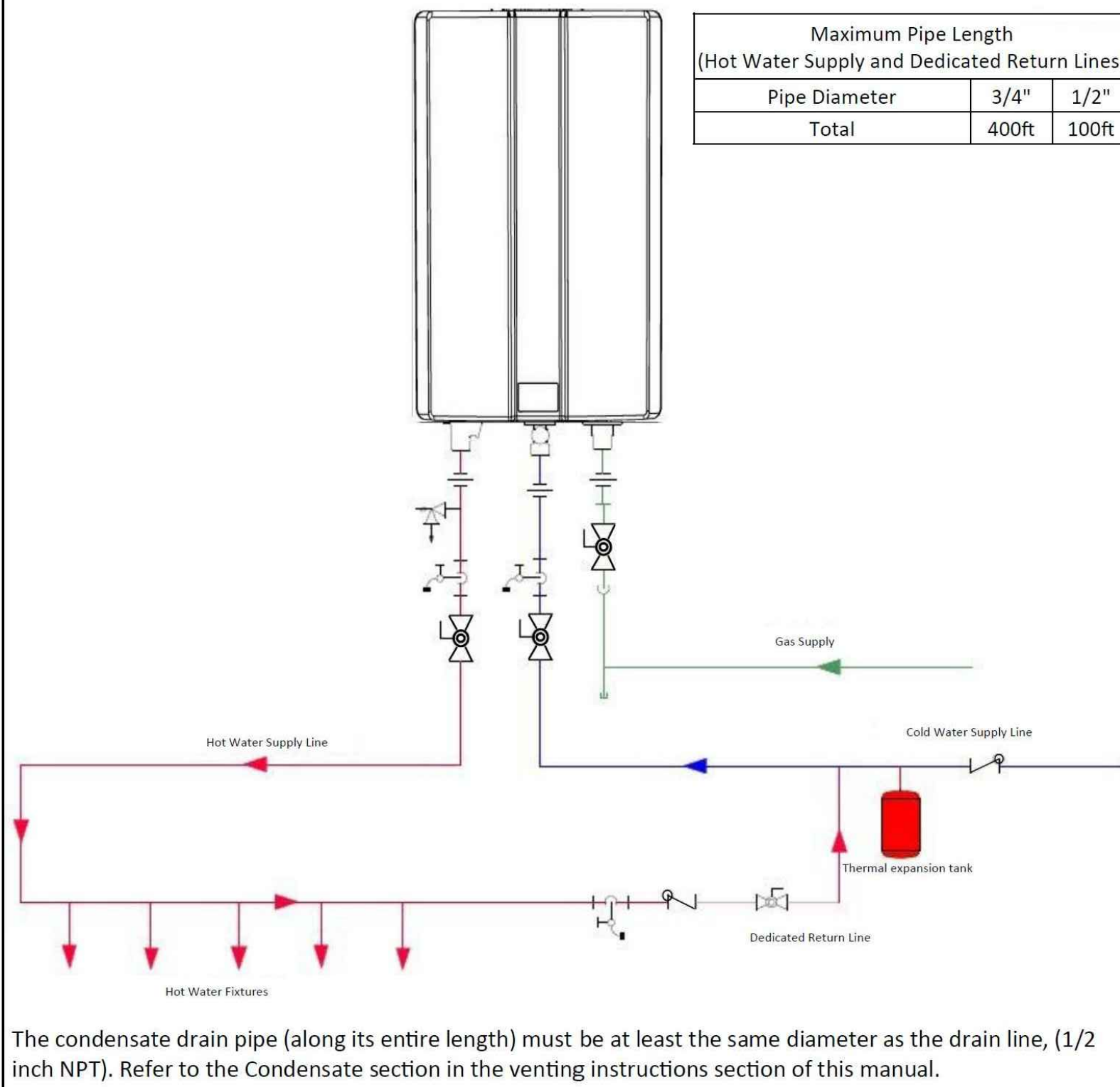
CATHODIC PROTECTION SYSTEMS INSTALLED IN ACCORDANCE WITH (1) ABOVE SHALL BE MONITORED BY TESTING AND THE RESULTS DOCUMENTED. CONFIRMING TESTS SHALL BE DESCRIBED BY ONE OF THE FOLLOWING:

- (1) PRODUCING A VOLTAGE OF -0.85 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SATURATED COPPER-COPPER SULFATE HALF CELL.
- (2) PRODUCING A VOLTAGE OF -0.78 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SATURATED KCL CALOMEL HALF CELL.
- (3) PRODUCING A VOLTAGE OF -0.80 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SILVER-SILVER CHLORIDE HALF CELL.
- (4) ANY OTHER METHOD DESCRIBED IN APPENDIX D OF TITLE 49 OF THE CODE OF FEDERAL REGULATIONS, PART 192.

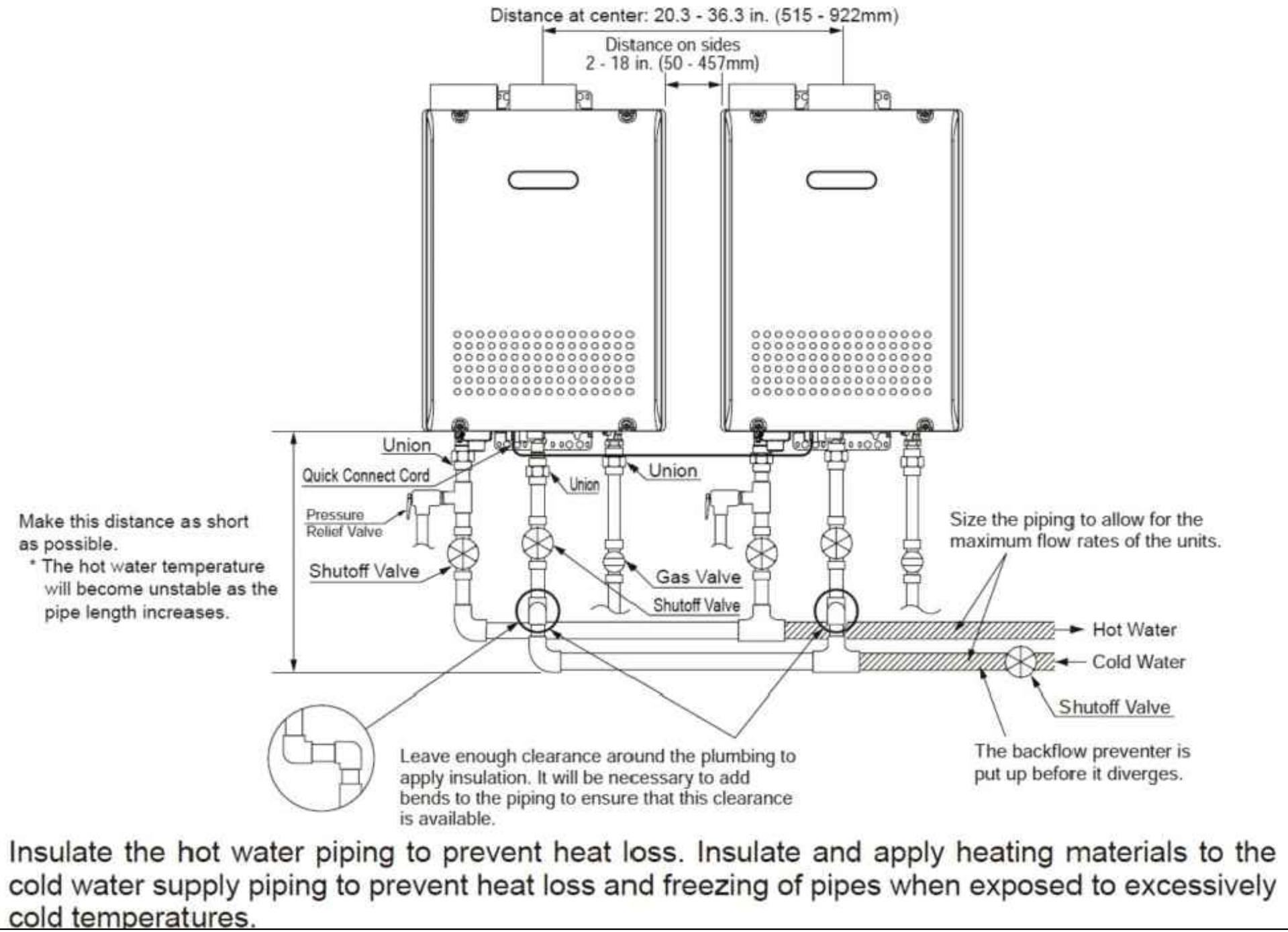
SACRIFICIAL ANODES INSTALLED IN ACCORDANCE WITH (1) ABOVE SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

- (1) UPON INSTALLATION OF THE CATHODIC PROTECTION SYSTEM, UNLESS PROHIBITED BY CLIMATIC CONDITIONS, IN WHICH CASE TESTING SHALL BE DONE WITHIN 180 DAYS AFTER THE INSTALLATION OF THE SYSTEM.
- (2) FOR CONTINUED VERIFICATION OF THE EFFECTIVENESS OF THE SYSTEM, 12 TO 18 MONTHS AFTER THE INITIAL TEST.
- (3) UPON SUCCESSFUL VERIFICATION TESTING AND, IN CONSIDERATION OF PREVIOUS TEST RESULTS, PERIODIC FOLLOW-UP TESTING SHALL BE PERFORMED AT INTERVALS NOT TO EXCEED 36 MONTHS.
- (4) SYSTEMS FAILING A TEST SHALL BE REPAIRED AS SOON AS PRACTICAL UNLESS CLIMATIC CONDITIONS PROHIBIT THIS ACTION, IN WHICH CASE THE REPAIR SHALL BE MADE NOT MORE THAN 180 DAYS THEREAFTER. THE TESTING SCHEDULE SHALL BE RESTARTED AS REQUIRED IN NFPA 58, SECTIONS 6.19.3.2(1) AND 6.19.3.2(2), AND THE RESULTS SHALL COMPLY WITH 6.19.3.2.
- (5) DOCUMENTATION OF THE RESULTS OF THE TWO MOST RECENT TESTS SHALL BE RETAINED.

Dedicated Mode Plumbing Diagram



GAS WATER HEATER INSTALLATION DETAIL
N.T.S.



- Insulate the hot water piping to prevent heat loss. Insulate and apply heating materials to the cold water supply piping to prevent heat loss and freezing of pipes when exposed to excessively cold temperatures.

TOTAL GAS DEMAND				
No	FIXTURE NAME:	BTUH	QTY.	TOTAL BTUH:
①	GAS WATER HEATER	199,000	1	199,000
②	GAS WATER HEATER	199,000	1	199,000
③	GENERATOR	1,216,312	1	1,216,312
④	GAS TOP RANGE	120,000	1	120,000
⑤	GAS B.B.Q.	90,000	1	90,000
⑥	GAS FIRE PLACE	30,000	1	30,000
⑦	GAS FIRE PIT	30,000	1	30,000
⑧	GAS JACUZZI HEATER	400,000	1	400,000
⑨	GAS WATER HEATER	199,000	1	199,000
TOTAL BTU/HR:		2,483,312	(2500 Btu/ft3)	
SPECIFIC GRAVITY GAS: <u>1.5</u>		PRESSURE DROP: <u>1 PSI</u>		
GAS PRESSURE : <u>2 PSI</u>		LONGEST RUN: <u>232 FT</u>		
A	PER TABLE G2413.4(11) FBCR-PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.			
B	PER TABLE G2413.4(20) PROPANE FUEL GAS, POLYETHYLENE PLASTIC PIPE.			
SPECIFIC GRAVITY GAS: <u>1.5</u>		PRESSURE DROP: <u>0.5" WC</u>		
GAS PRESSURE : <u>LESS THANT 2 PSI</u>		LONGEST RUN: <u>118 FT</u>		
C	PER TABLE G2413.4(12) FBCR, PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.			
D	PER TABLE G2413.4(16) FBCR, PROPANE FUEL GAS, CORRUGATE STAINLESS STEAL TUBING (CSST)			
<u>GENERAL GAS NOTES:</u>				
1)	ALL INSTALLATIONS SHALL BE AS PER 2023 FBC/G & 2020 NFPA 58.			
2)	DIMENSIONS SHOWN FOR CALCULATION ONLY, NOT FOR FABRICATION			
3)	ALL GAS VALVES SHALL BE INSTALLED BELOW CEILING SPACE IN AN ACCESSIBLE AND VENTILATED AREA.			
4)	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH LOCAL GAS COMPANY.			
5)	CONTRACTOR SHALL INSTALL DRAIN LEG AT BOTTOM OF ALL VERTICAL GAS LINES.			
6)	UNDERGROUND PIPING SHALL BE INSTALLED WITH ENOUGH CLEARANCE FROM ANY OTHER UNDERGROUND STRUCTURE.			
7)	GAS PIPING TO HOB / IF ANY PIPING IS TO BE RUN UNDER SLAB IT. MUST COMPLY WITH FBC/G SECTION 404.			
8)	PROVIDE OUTDOOR VENT FOR SLEEVE			
9)	METALLIC PIPE OR TUBING EXPOSED TO CORROSIVE ACTION, SUCH AS SOIL CONDITION OR MOISTURE, SHALL BE PROTECTED IN AN APPROVED MANNER. ZINC COATINGS (GALVANIZING) SHALL NOT BE DEEMED ADEQUATE PROTECTION FOR GAS PIPING UNDERGROUND. WHERE DISSIMILAR METALS ARE JOINED UNDERGROUND, AN INSULATING COUPLING OR FITTING SHALL BE USED. PIPING SHALL NOT BE LAID IN CONTACT WITH CINDERS. (FBCR G2415.9 (404.9))			
10)	GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE AS PER FBC G2415.4.			
11)	PLASTIC PIPING SHALL BE INSTALLED OUTDOORS ONLY. FBCR G2415.15.1			
12)	FBC G2415.15.3 A YELLOW INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.			

NOTE :

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