PLUMBING LEGEND

———	SANITARY SEWER LINE
— — —	VENT LINE
—CD—	CONDENSATE DRAINAGE LINE
CTG	CLEANOUT TO GRADE
WCO	CLEANOUT
	FLOOR DRAIN
— — —	COLD WATER (C.W.) LINE
— — —	HOT WATER (H.W.) LINE
—PT—	PRESS. & TEMP. RELIEF LINE
	GATE VALVE
	CHECK VALVE
	PRESS. & TEMP. RELIEF VALVE
	UNION
	HOSE BIBB
VB	VACUUM BREAKER
VIV	VALVE IN VERTICAL
VTR	VENT THRU ROOF
AFF	ABOVE FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER ON WALL BRACKET (2A-10BC)
FEC	FIRE EXTINGUISHER IN CABINET (2A-10BC)
FCO	FLOOR CLEAN OUT

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 CODE AND LOCAL ORDINANCES. SCOPE OF WORK:

PROVIDE THE FOLLOWING COMPLETE SYSTEMS:
A. SANITARY COLLECTION.
B. DOMESTIC HOT AND COLD WATER.
C. AIR CONDITIONING CONDENSATE.

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 APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR 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.

MATERIALS
PROVIDE SHUT-OFF VALVES FOR EACH FIXTURE AND AIR CHAMBERS WHERE SHOWN AND WHERE REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.

PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.

PIPING
DOMESTIC HOT AND COLD WATER: P.V.C. PIPING.
PROVIDE PRE-MOLDED FIBERGLASS INSULATION FOR HOT WATER LINES.

SANITARY WASTE AND VENT: P.V.C. DRAIN PIPE AND FITTINGS MAY BE USED WHEN ALLOWED BY THE LOCAL JURISDICTION.

A/C CONDENSATE: P.V.C. SCHEDULE 40 PIPE AND FITTINGS.

WATER SUPPLY SCHEDULE

SYM.	FIXTURE TYPE	C.W.	H.W.
LAV	LAVATORY	1/2"	1/2"
SHW	SHOWER	1/2"	1/2"
TUB	BATH TUB	1/2"	1/2"
BD	BIDET	1/2"	1/2"
WC	WATER CLOSET	1/2"	–
SNK	KITCHEN SINK GENERAL SINK	1/2"	1/2"
REF	REFRIGERATOR	1/2"	–
DW	DISHWASHER	–	1/2"
WSH	WASHING MACHI.	1/2"	1/2"
HB	HOSE BIBB	3/4"	–

WATER DISTRIBUTION & ARRESTOR NOTES:

- PROVIDE ANTI-SCALD VALVES ON ALL TUB AND SHOWER HEADS.
- PROVIDE WATER HAMMER ARRESTOR AT ALL H.W. & C.W. FOR LAVS., SINKS, SHOWER, & TUBS.
- ALL DRAIN PIPING UNDER SLAB SHALL BE 2" DIAMETER MIN.

SANITARY LINES SLOPE:

HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES (PER FBC-R P3005.3):
- 2.5" DIAM. & LESS, DRAIN @ 1/4" DROP. (2% SLOPE)
- 3" DIAM. OR MORE, DRAIN @ 1/8" DROP. (1% SLOPE)

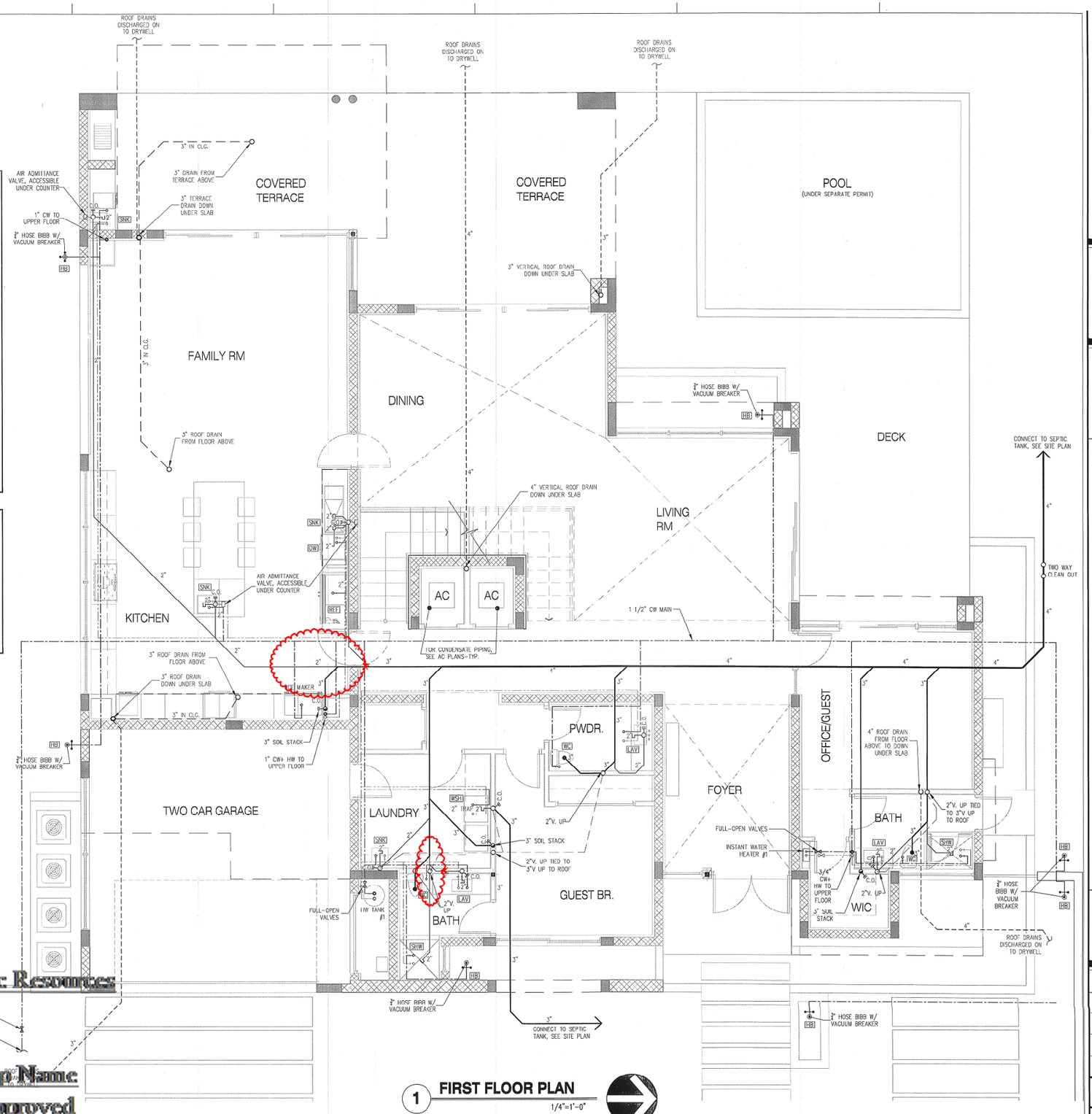
WATER HEATER SPECIFICATION

TANK W/H #1	AO SMITH PROMAX PLUS ECRT-80 80 GAL. / 4.5 kW / 0.93 EF
INSTANT W/H #1	TITAN – MODEL N-120 11.8 kW / 0.99 EF

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE TYPE	TRAP SIZE	C.W.	H.W.	DESCRIPTION	MANUF.	MODEL	CONSUMPTION RATE
	WATER CLOSET	3"	1/2"	–		AMERICAN STANDARD	2403.128 COMPACT CADET 3	1.28 GPF
	LAVATORY	1/2"	1/2"	1/2"		AMERICAN STANDARD	3841.000 AMARILIS IRIS	1.5 GPM @ 60 PSI
	SHOWER/TUB	2"	1/2"	1/2"	w/ ANTI-SCALD VALVE	AMERICAN STANDARD	1662.604 SHOWER SYSTEM	1.5 GPM @ 80 PSI
	KITCHEN SINK	1/2"	1/2"	1/2"		AMERICAN STANDARD	4147.001 CULINAIRE	1.5 GPM @ 60 PSI
	DISHWASHER	*	–	1/2"				6.5 GALLONS PER CYCLE OR LESS
	WASHING MACHI.	2"	1/2"	1/2"				WATER FACTOR OF 8 OR LOWER

NOTE: CONTRACTOR MAY PROPOSE ALTERNATE PRODUCTS WITH SIMILAR WATER CONSUMPTION CONTRACTOR TO SUBMIT SPEC SHEET (WATER CONSUMPTION) FOR ARCHITECT'S APPROVAL.



1 FIRST FLOOR PLAN
1/4"=1'-0"

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6-23-15

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Project: VUGAIT-TURNES RESIDENCE
RESIDENTIAL ADDITION
7506 SW 55TH AVENUE
MIAMI, FLORIDA 33143

Client: MR. VURGAIT & MS. TURNES

Drawing Title
PLUMBING PLAN

Revision	Date

Scale: As Shown
Date 09-24-14

Dwg: P-1

Miami Dade County Department of Regulatory And Economic Resources
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Examiner	Date Time Stamp	Disp.	Trade	Stamp Name
Wilfredo Urquiaga	7/7/2015 1:25:47 PM	D	PLUM	Disapproved

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