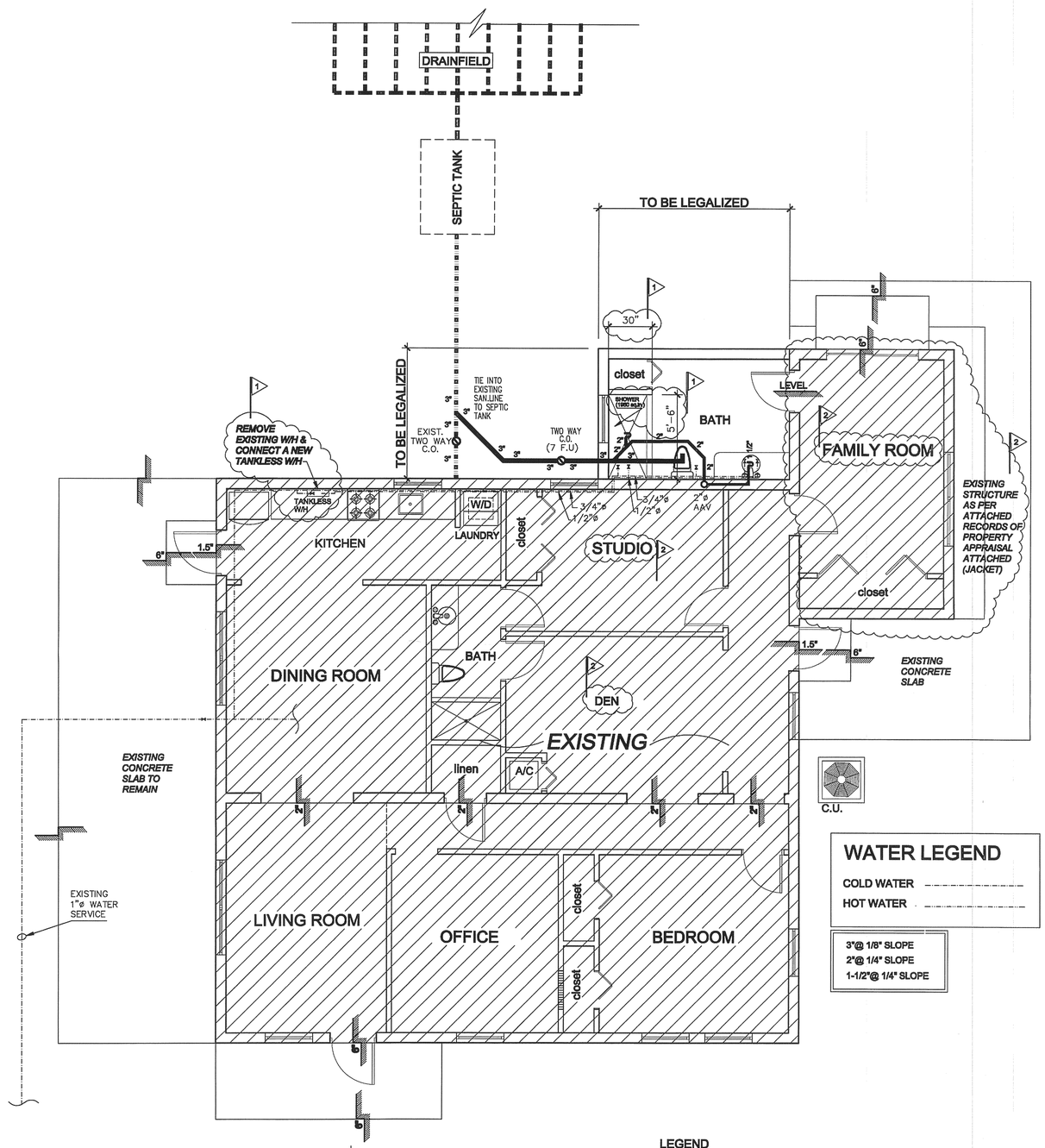


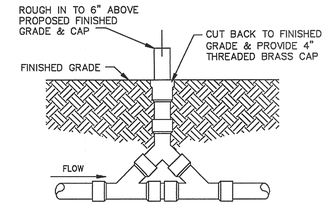
PLUMBING PLAN

SCALE: 1/4" = 1'- 0"

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2014, 5TH EDITION

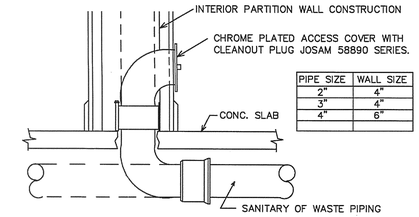
LEGEND

- EXISTING PARTITIONS TO REMAIN
- PARTITIONS TO BE LEGALIZED
- EXISTING C.B.S. WALLS TO REMAIN
- C.B.S. WALLS TO BE LEGALIZED



2-Way Clean -Out Detail

N.T.S.



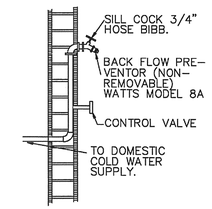
PIPE SIZE	WALL SIZE
2"	4"
3"	4"
4"	6"

wall cleanout detail

N.T.S.

SCOPE OF WORK:

- CONNECT NEW BATHROOM TO EXISTING SEPTIC TANK.
- REMOVE WATER HEATER AND PROVIDE NEW TANKLESS W/H AS SHOWN ON PLANS.



hose bibb detail

N.T.S.

NOTE: PROVIDE ANTI-SCALD VALVES AT SHOWER

SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MIN. CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES

NOTE:
DUROCK OR ANY OTHER APPROVED IMPERMEABLE MATERIAL SHALL BE USED AS BACKER BEHIND TUB TILES OR SHOWER (PER FBC R102.4.3)AND SHOULD BE INSTALLED NOT LESS THAN 10" ABOVE DRAIN INLETS.

NOTE:
PROVIDE FIXTURE COMPLIANCE WITH REFERENCED STANDARDS AS PER FBC Plb 406 THROUGH 421.

FIXTURE UNITS PER FIXTURE

IDENT. SYMBOL	TYPE OF FIXTURE	FIXTURE UNITS	FIXTURE UNITS TOTAL	REMARKS
W.C.	WATER CLOSET	4	8	NEW
SHOWER	SHOWER	2	4	
JACUZZI	JACUZZI	2	2	
LAV.	LAVATORY	1	3	
W	WASHER	4	4	
TOTAL			21	

PLUMBING FIXTURE SCHEDULE

IDENT. SYMBOL	TYPE OF FIXTURE	No. REQ.	MANUFACFTURER AND CATALOG No.		PIPE CONNECTION SIZES CW	HW	S & W	VENT	TRAP	REMARKS
WC	WATER CLOSET	1	AS PER OWNER REQUEST		1/2"	1/2"	3"	3"	-	
SH	SHOWER	1			1/2"	1/2"	2"	2"	2"	PROVIDE W. MACH. BOX
JACUZZI	JACUZZI				1/2"	1/2"	2"	2"	2"	PROVIDE W. MACH. BOX
LAV.	LAVATORY	1			1/2"	1/2"	1 1/2"	2"	1 1/2"	
W.	WASHER	1			1/2"	1/2"	2"	2"	2"	PROVIDE W. MACH. BOX

WATER LEGEND

COLD WATER

HOT WATER

3"@ 1/8" SLOPE
2"@ 1/4" SLOPE
1-1/2"@ 1/4" SLOPE

PLUMBING NOTES:

1. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.
   A. FIXTURES ARE TO COMPLY WITH FBC
   B. PROVIDE CLEANOUTS AS PER FBC
2. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
3. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
4. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR TO INSTALLATION.
5. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS REQUIRED BY FIELD CONDITIONS. COORDINATE WITH ALL EXISTING AND NEW WORK.
6. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
7. COORDINATE WORK WITH OTHER TRADES.
8. FURNISH AND INSTALL PLUMBING FIXTURES AS SPECIFIED IN FIXTURE SCHEDULE, OR EQUAL.
9. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH AIR CHAMBERS AS PER F.B.C.
10. PROVIDE SHUT OFF VALVE FOR EACH FIXTURE.
11. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
12. PROVIDE PIPING AS FOLLOWS:
DOMESTIC COLD/HOT WATER PIPING AND EWH P&T RELIEF DRAIN PIPE: COPPER TUBE TYPE L OR M ABOVEGROUND WITH SOLDERED JOINTS, MIN. 125 LB. WOG BRONZE VALVES.

FERMIN A. MARTINEZ, P.E.
CONSULTING ENGINEER
FL. P.E. No 19363
8340 S.W. 66th AVENUE UNIT 3
MIAMI, FLORIDA 33143
TEL: (305) 298-3216

Project Title:
AS BUILT PLANS FOR DEMOLITION/LEGALIZATION OF ELLAWISH LLC II

Address:
2419 N.W. 99th STREET
MIAMI, FL. 33147

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERMIN A. MARTINEZ, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

This Sheet:

REVISIONS
1 18-04-16
2 30-05-16

DESCRIPTION
Project No. 15-57
Date: 07-12-15
Drawn By: PEDRO PUERTO/ CBS (305) 262 8075
Approved By: F.A.M.

SEAL
FERMIN A. MARTINEZ LICENSE No. 19363 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO.
P-1

Miami Dade County Department of Regulatory And Economic Resources
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Examiner Date Time Stamp Disp Trade Stamp Name
Rogelio Lorenzo 6/10/2016 4:06:49 PMD PLUM Disapproved