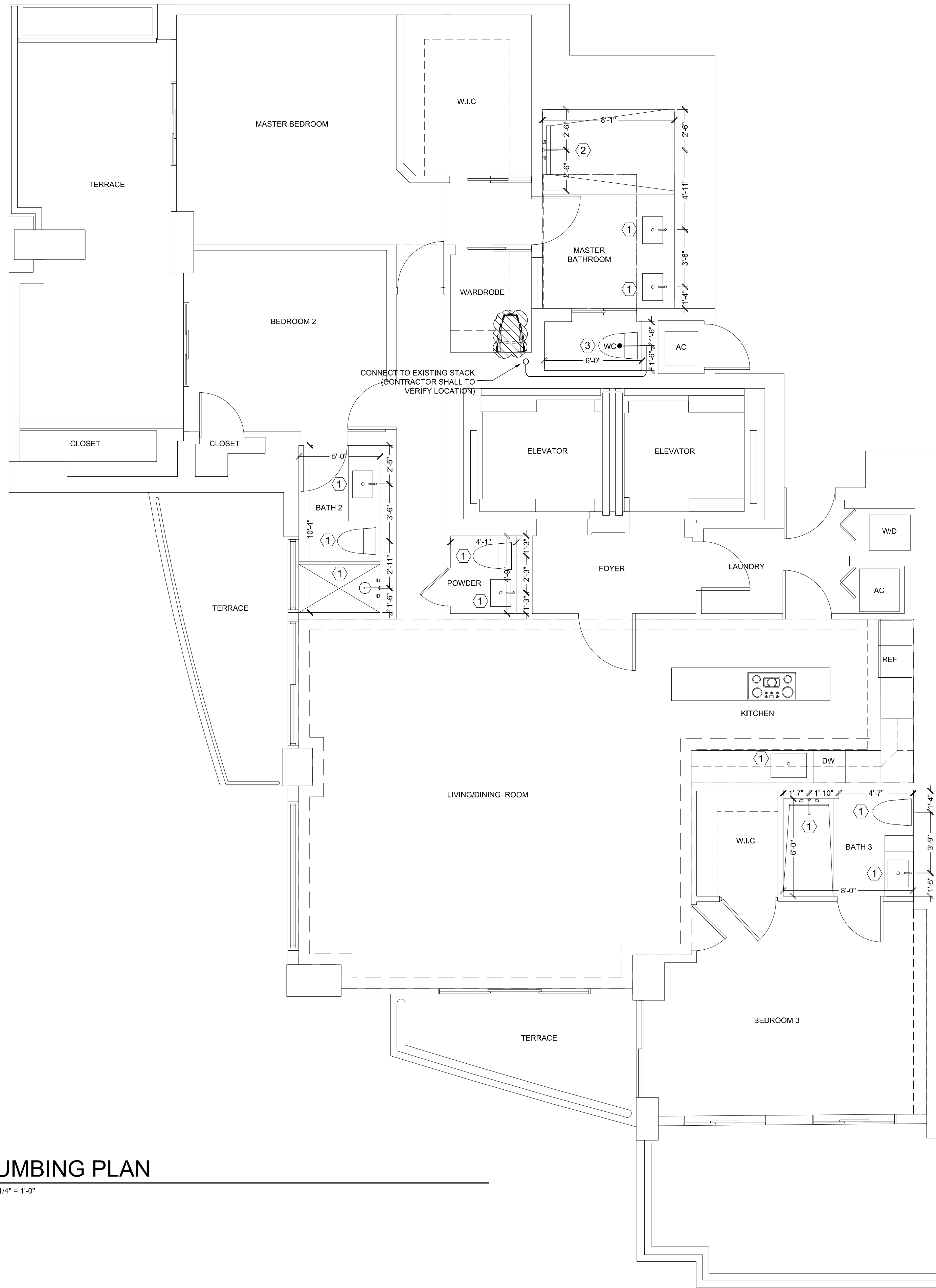


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DANIEL RIVEROS
FLORIDA PE #73152



PLUMBING PLAN

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

PLUMBING LEGEND			
	SANITARY SEWER PIPING		POINT OF CONNECTION
	VENT PIPING		P-TRAP
	DOMESTIC COLD WATER PIPING		
	HOT WATER PIPING (110°)		
	CONDENSATE PIPING		
	TEMPERATURE AND PRESSURE RELIEF		
	STORM DRAIN PIPING		
	GAS PIPING		
	PIPE RISE OR DROP		
	PIPE RISER UP		
	CAPPED END OF PIPE		
CO	CLEAN OUT	VTR	VENT THRU ROOF
S.O.V.	SHUT-OFF VALVE		GATE VALVE
FD	FLOOR DRAIN		GLOBE VALVE
CW	COLD WATER		CHECK VALVE
HW	HOT WATER		BALANCING VALVE
HWR	HOT WATER RETURN		WATER HAMMER ARRESTER
HB	HOSE BIBB		FLOOR DRAIN

CONTRACTOR TO VERIFY EXISTENCE OF EXISTING ITEMS AND CONTACT ENGINEER SHOULD ANY DISCREPANCIES OCCUR

2" MIN. SIZE UNDER SLAB DRAIN.
2" OR LESS DRAIN @ 1/4" DROP
3" @ 1/8"
4" @ 1/8"

ALL WATER PIPING OVERHEAD.
NO JOINTS UNDERGROUND FOR COPPER.
PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 604.
CONTRACTOR TO PROVIDE AND INSTALL ANTI-SCALDING VALVE FOR TUBS/SH. WATER HAMMER ARRESTORS AS PER F.B.C. P-604.9.

PLUMBING KEY NOTES	
①	EXISTING FIXTURE TO BE REPLACED ONLY. REUSE EXISTING CW, HW AND SANITARY CONNECTIONS
②	EXISTING BATHTUB TO BE CONVERTED INTO SHOWER. REUSE EXISTING CW&HW AND SANITARY LINE. CONTRACTOR TO VERIFY LOCATION.
③	NEW TOILET TO BE CONNECT TO EXISTING CW&HW AND SANITARY LINE. CONTRACTOR TO VERIFY LOCATION.

- ### PLUMBING NOTES
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 - PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 - ALL MATERIALS SHALL BE NEW.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 - PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
 - DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
 - VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
 - WATER PIPING SHALL BE TYPE "M" COPPER OR CPVC FOR 2" AND UNDER. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "L" COPPER ENCASED IN BLACK POLY PIPE.
 - SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
 - ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 - FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE GROUP AS PER CODE AND WITH GOOD ENGINEERING PRACTICE
 - DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS, EXCEPT AT WATER HEATER AS PER CODE.
 - ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
 - ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
 - PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE WITHIN 72 HRS. OF NOTIFICATION AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
 - STUOR MINIMAX AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUTS.
 - NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
 - NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
 - WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION
 - CONDENSATE DRAIN LINES TO BE RUN UNDER/ABOVE SLAB IN PVC SCH40 PIPE AND STUBBED OUT OF WALL TO UNIT. TIE IN OF A/C TO BE BY OTHERS. PVC PIPING WITH 1/2" THICK ARMAFLEX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING. PVC WILL BE MIN. SCHEDULE 40
 - PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
 - NO JOINTS UNDERGROUND FOR COPPER.
 - PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 604.
 - WATER HAMMER ARRESTORS AS PER F.B.C. P-604.9. 28. PLUMBING CONTRACTOR TO PROVIDE ANTI-SCALDING VALVE FOR TUBS AND SHOWERS.

THAT FIRE RATED WALLS WILL NOT BE COMPROMISED. THE REMOVAL OF THE TILES, PLUMBING FIXTURES AND DRYWALL, WILL COMPROMISE THE RATING OF THE WALLS. REFER TO UL DETAILS ON PAGE A-1.2 FOR IMMEDIATE REPAIRS AS REQUIRED TO RESTORE THE RATING.

CONTRACTOR TO VERIFY EXISTENCE OF EXISTING ITEMS AND CONTACT ENGINEER SHOULD ANY DISCREPANCIES OCCUR

ALL PLUMBING WORK TO COMPLY WITH FBC 2020 (7th ED)

REVISION / DATE

7900 Nova Drive
Davie, FL 33324
(954) 612-9591
daniel@peareng.com

Pea Engineering
Mechanical - Electrical - Plumbing

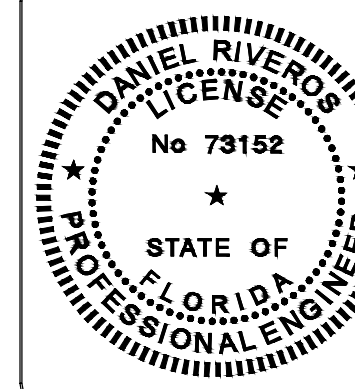
INTERIOR RENOVATION FOR:
EXISTING CONDO
50 South Point Dr
Unit 2803
Miami Beach, FL 33139

DRAWN BY:	HD
CHECKED BY:	DR
JOB NUMBER:	21-040
DATE:	6/11/2021

DANIEL RIVEROS
FLORIDA PE #73152

PLUMBING DETAILS

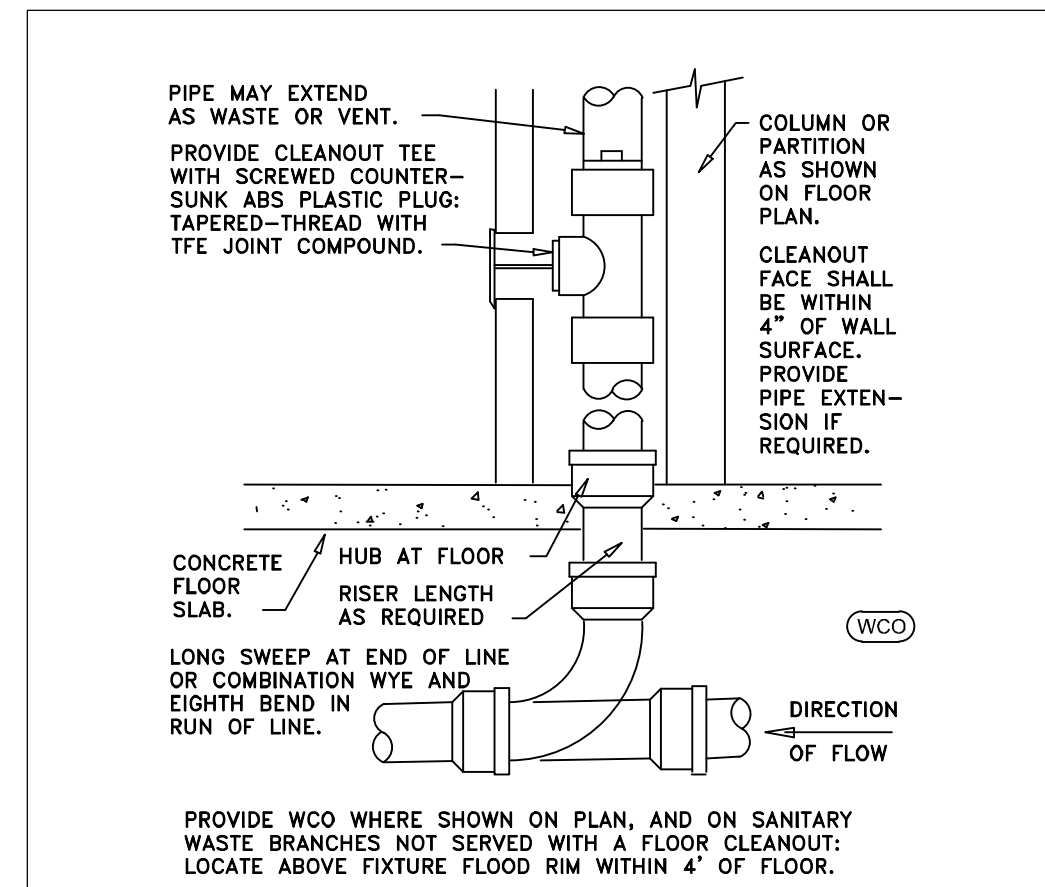
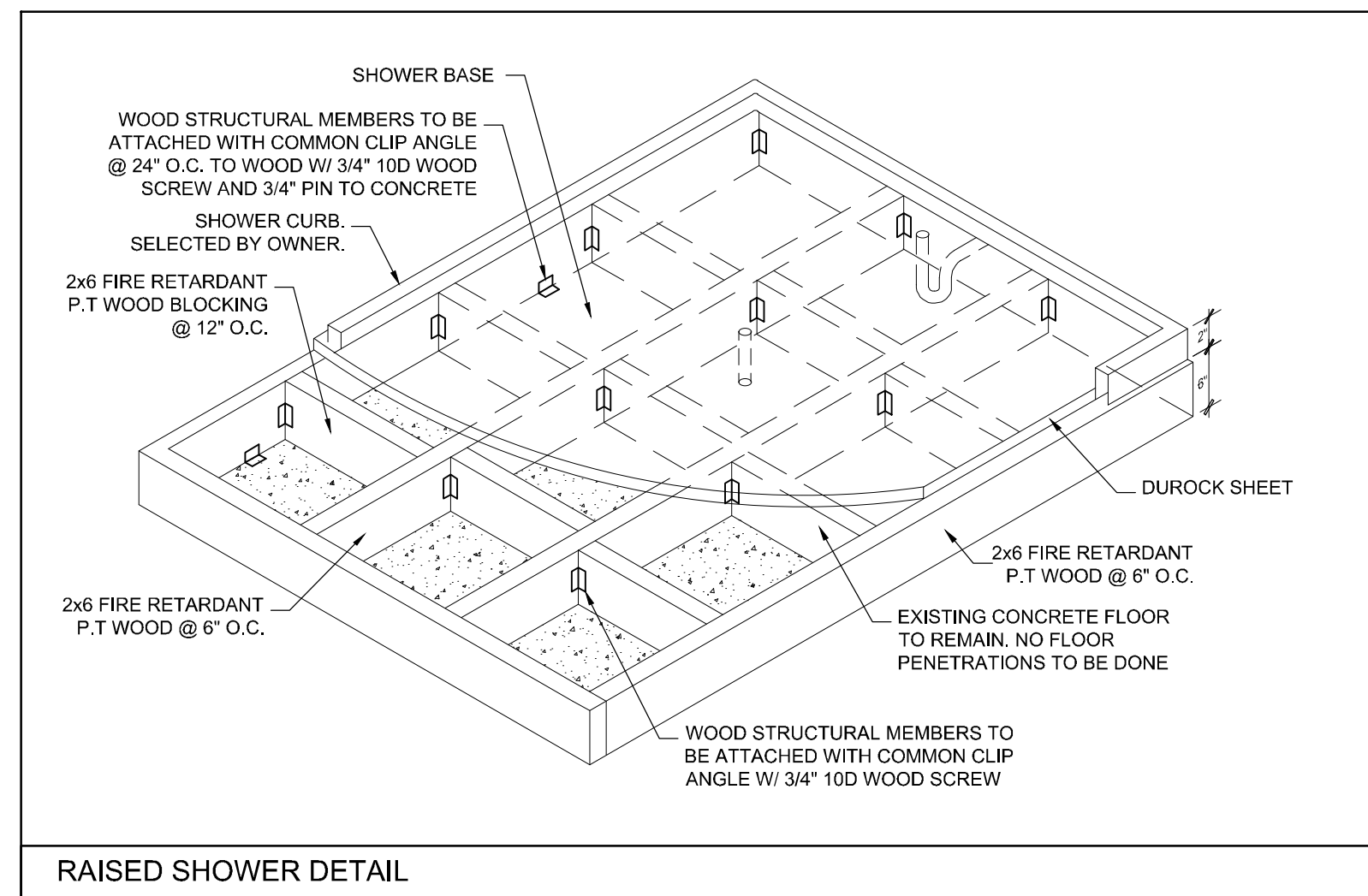
P-2



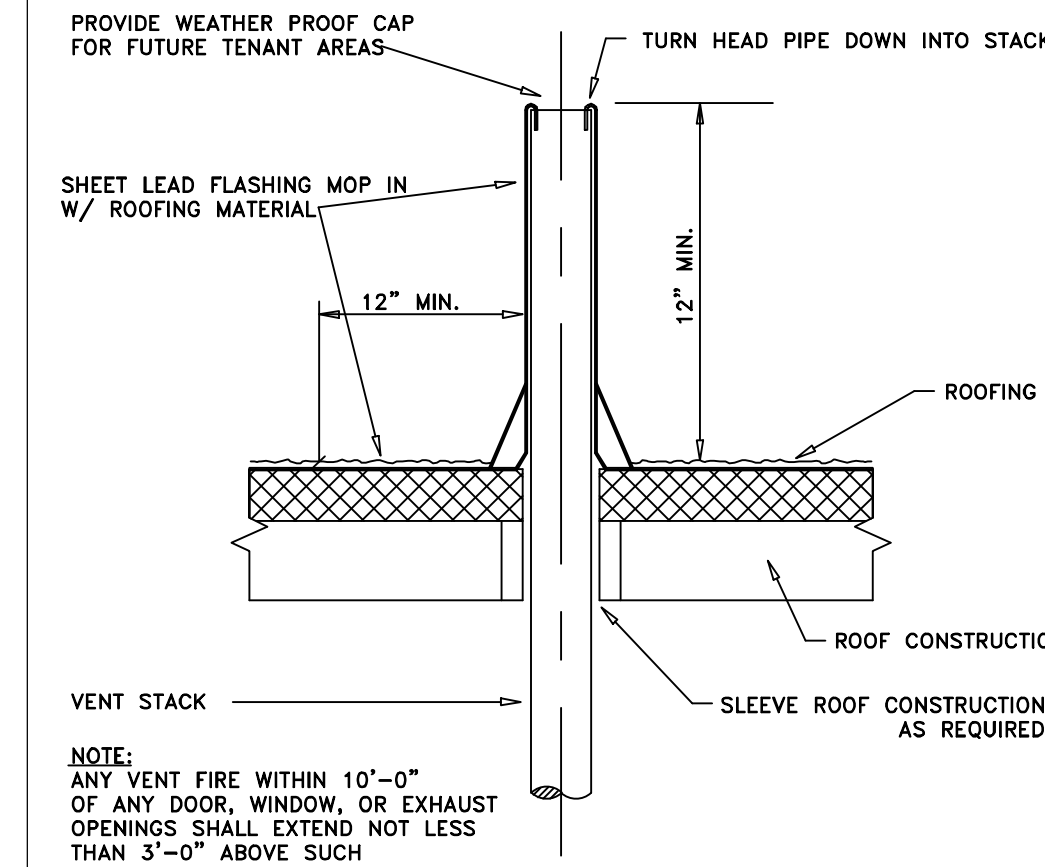
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FIXTURE CONNECTION SCHEDULE							
NO	DESCRIPTION	DRAIN MIN.	WATER		FLOW RATE	MIN. PRESSURE	REMARKS (* FBC Residential-2020 (7th ED) TABLE P2803.2 & Miami Dade Article II, sec. 08-31 (CMNC 08-14)
			COLD	HOT			
WC	WATER CLOSET	3"	1/2"	-	3 GPM	20 PSI	FLUSH TANK, 1.28 GPF MAX
BD	BIDET	3"	1/2"	1/2"	2 GPM	20 PSI	AS SELECTED BY OWNER
LAV	LAVATORY	2"	1/2"	1/2"	0.8 GPM	8 PSI	MAX FLOW RATE: 1.5 GPM @ 60 PSI
TUB	BATH TUB	2"	1/2"	1/2"	4 GPM	20 PSI	PROVIDE 1.5 GPM SHOWER HEAD AND ANTI SCALD VALVE; MAX FLOW RATE 1.5 GPM AT 80 PSI
SH	SHOWER	2"	1/2"	1/2"	2.5 GPM	20 PSI	PROVIDE 1.5 GPM SHOWER HEAD AND ANTI SCALD VALVE; MAX FLOW RATE 1.5 GPM AT 80 PSI
DW	DISH WASHER	-	1/2"	1/2"	2.75 GPM	20 PSI	PROVIDE IND. WASTE W/ AIR BREAKER AS SELECTED BY OWNER 6.5 GALLONS PER FLUSHING CYCLE (ENERGY SENSE CERTIFIED)
SK	KITCHEN SINK	2"	1/2"	1/2"	1.75 GPM	8 PSI	MAX FLOW RATE: 1.5 GPM @ 60 PSI
LT	LAUNDRY TRAY (SINK)	2"	1/2"	1/2"	1.75 GPM	8 PSI	MAX FLOW RATE: 1.5 GPM @ 60 PSI
REF	REFRIGERATOR	-	1/2"	-	-	-	AS SELECTED BY OWNER
W	CLOTHES WASHER	3"	1/2"	1/2"	1.75 GPM	8 PSI	PROVIDE RECESSED BOX, GLY GREY T200 OR EQUAL AS SELECTED BY OWNER WATER FACTOR OF 8.0 OR LOWER (ENERGY SENSE CERTIFIED)

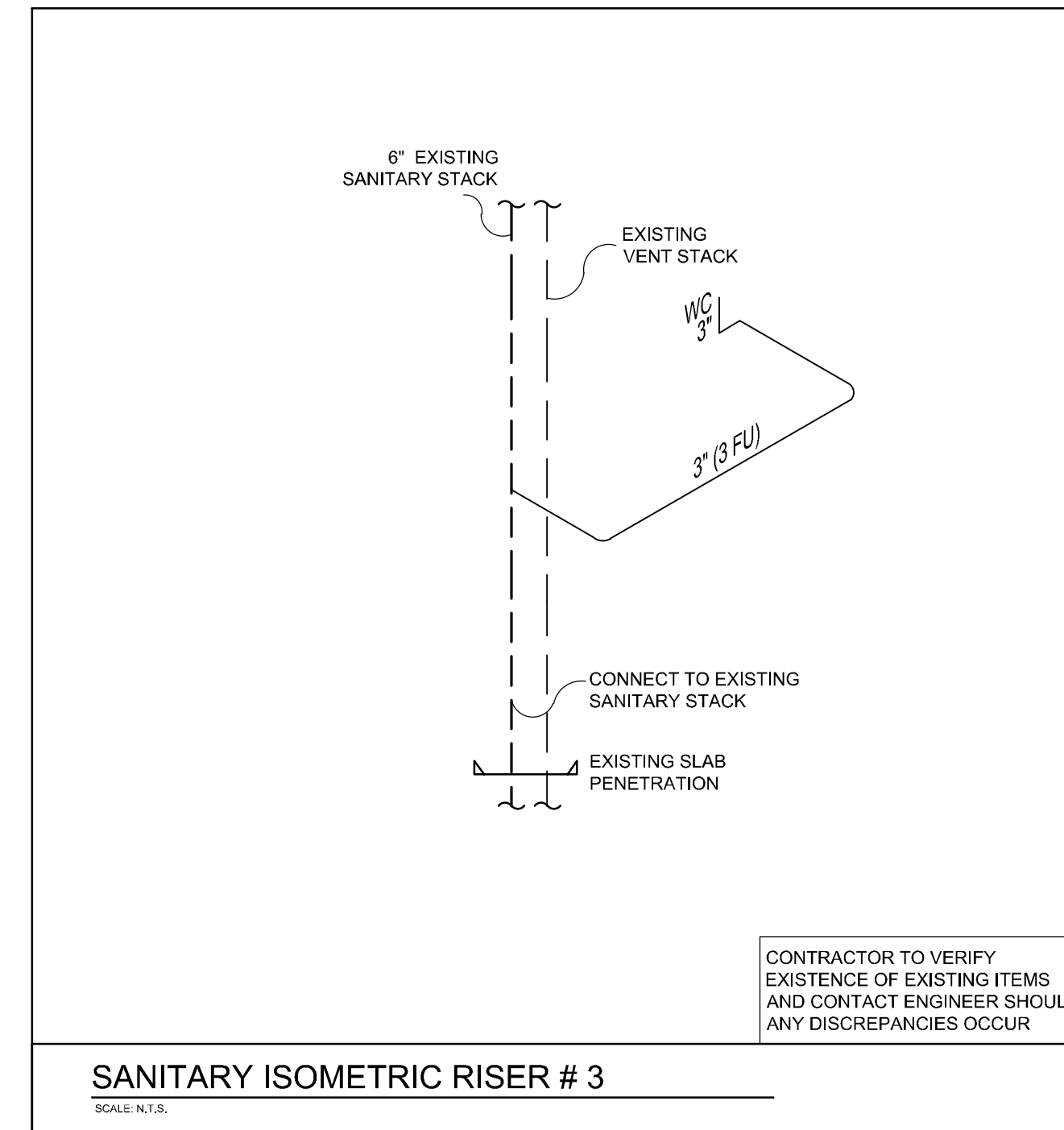
CONTRACTOR SHALL VERIFY THAT ALL FIXTURES COMPLY WITH REF. STANDARDS CHAPTER 4 FBC PLUMBING PARTICULARLY SEC. 406-421)



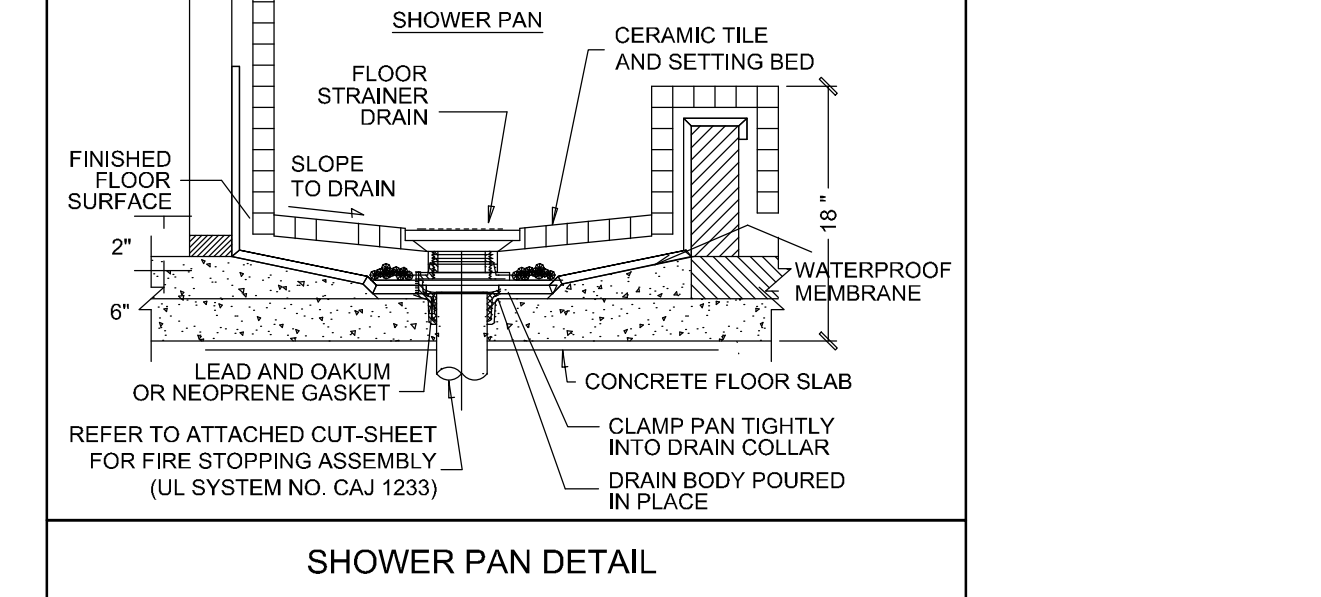
WALL CLEANOUT
SCALE: N.T.S.



VENT THRU ROOF DETAIL
SCALE: N.T.S.



SANITARY ISOMETRIC RISER # 3
SCALE: N.T.S.



SHOWER PAN DETAIL

ALL PLUMBING WORK TO COMPLY WITH FBC 2020 (7th ED)

REVISION / DATE

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PLUMBING DETAILS

P-2