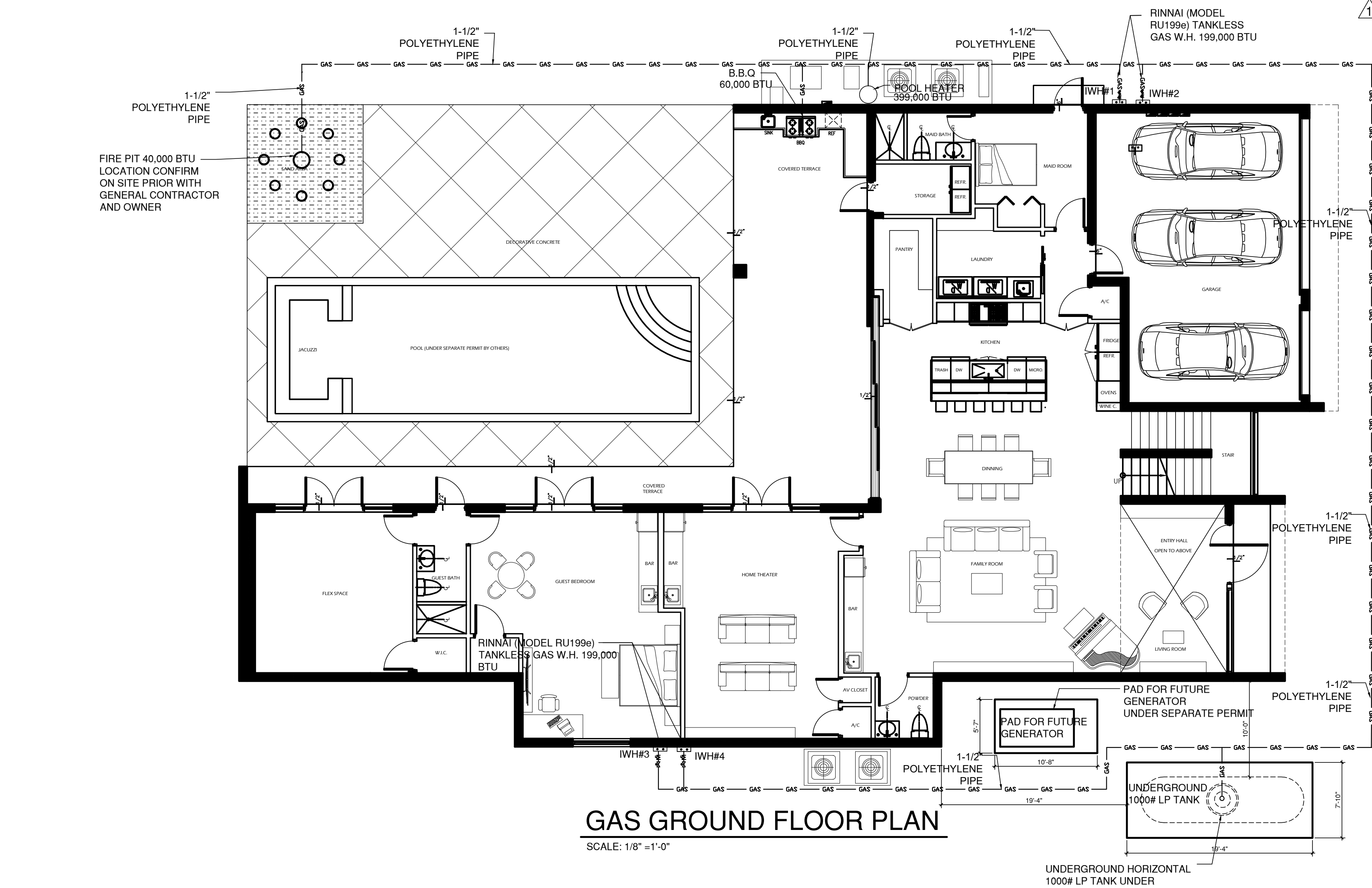
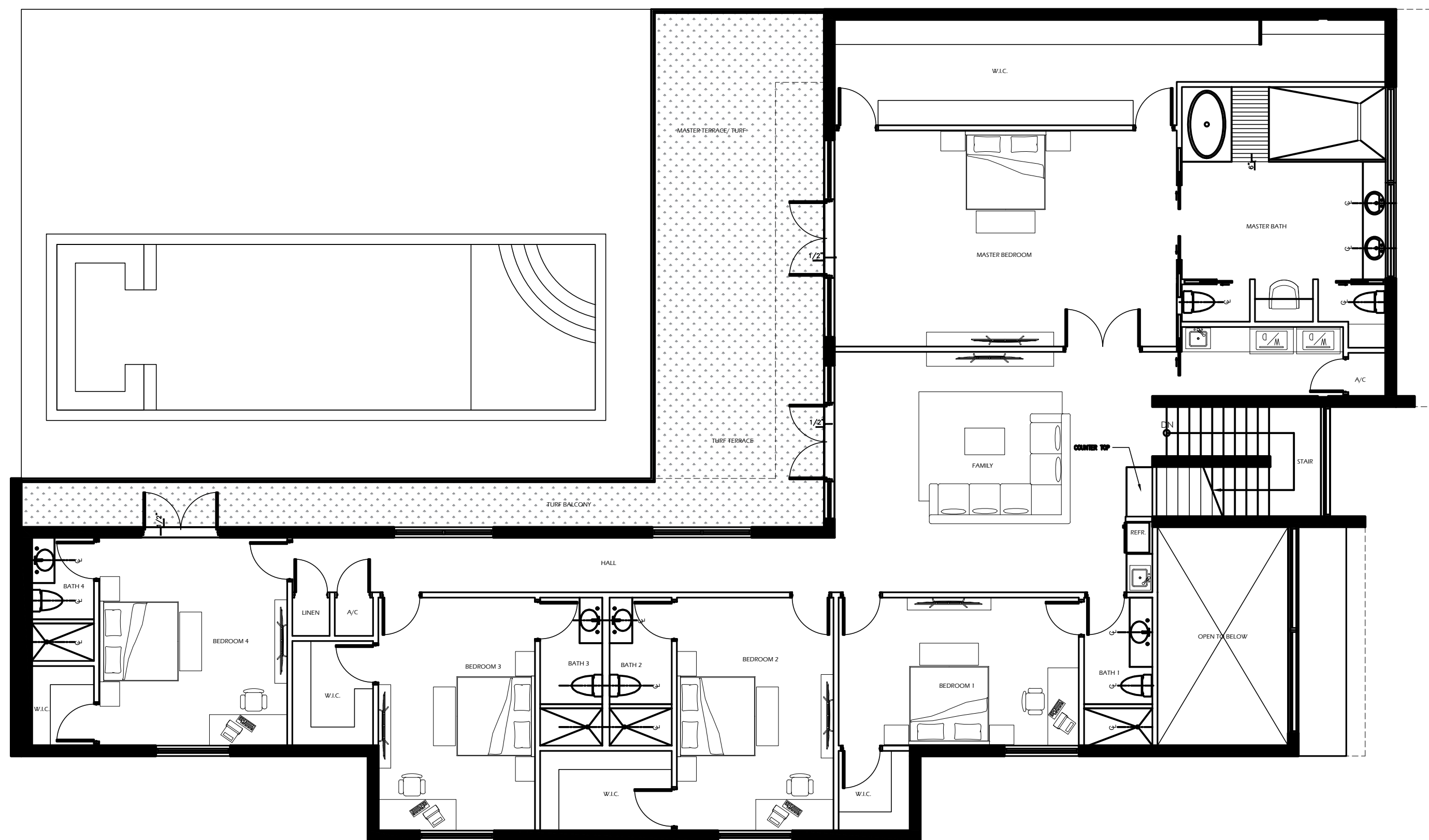




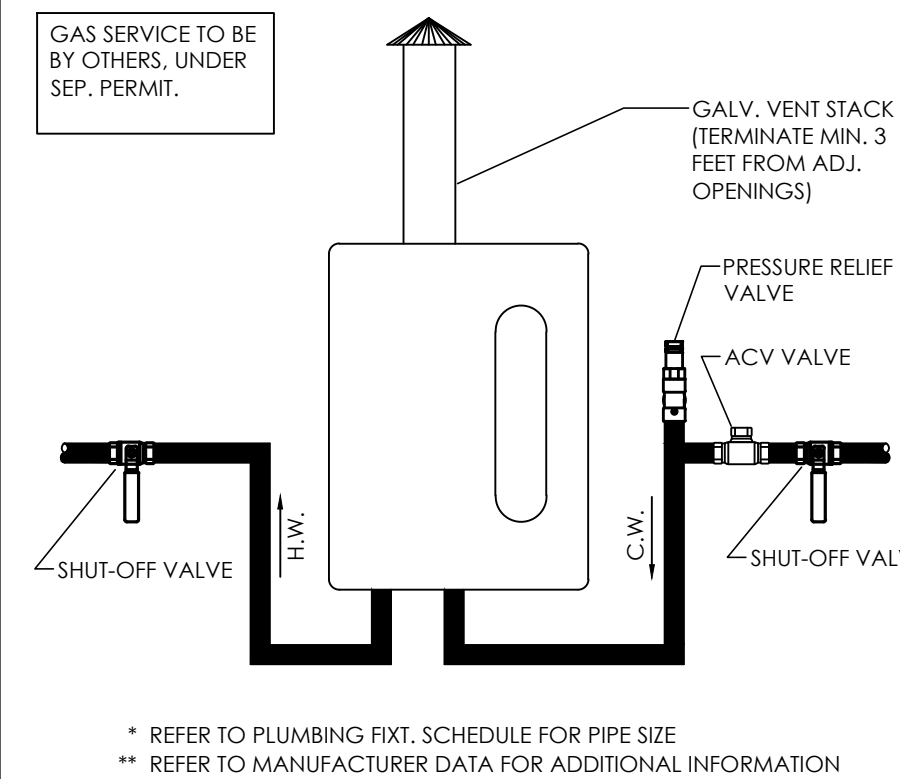
**GAS GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



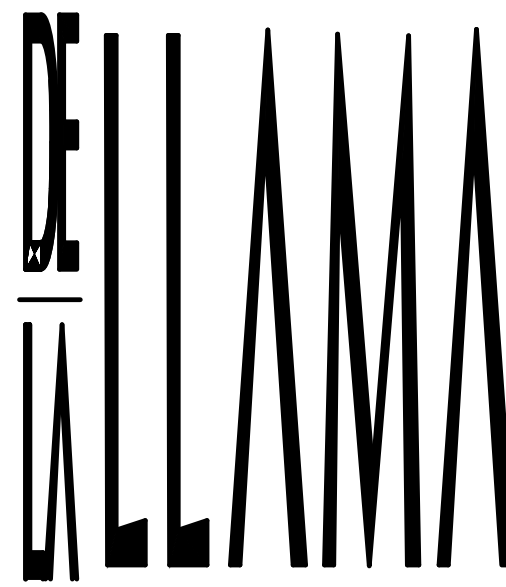
**GAS SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

TO COMPLY WITH NFPA 58 § 6.4.4.3, ENSURE THE DISTANCE MEASURED HORIZONTALLY FROM THE POINT OF DISCHARGE OF A CONTAINER PRESSURE RELIEF VALVE TO ANY BUILDING OPENING BELOW THE LEVEL OF SUCH DISCHARGE IS IN ACCORDANCE WITH TABLE 6.4.4.3, WHICH SPECIFIES SEPARATION DISTANCES BASED ON CONTAINER TYPE.

- NOTE**
- USE TABLE 402.4(2) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES LOW PRESSURE LESS 2 PSI INSIDE THE BUILDING. (METALLIC PIPE SCH 40)
  - USE TABLE 402.4(21) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES LOW PRESSURE LESS THAN 2 PSI UNDERGROUND. (POLYETHYLENE PIPE)
  - USE TABLE 402.4(22) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES PRESSURE 2 PSI UNDERGROUND. (POLYETHYLENE PIPE)
- METALLIC PIPE SHALL BE COMPLY WITH SECTION 403.4.1 THROUGH 403.4.4. FLORIDA GAS CODE 2023. PIPING SYSTEM SHALL BE COMPLY WITH SECTION 404.1 FGC 2023



**INSTANT GAS WATER HEATER DETAIL**  
N.T.S.



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA  
STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538  
522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLLARCH@AOL.COM



PROJECT NAME

**P8  
PINECREST  
EIGHT**

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

**JUNCO  
RESIDENCE**

DATE  
DEC 16, 2024

REVISION DATE BY  
3-18-25 REVISION

DRAWING NAME

DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.  
GAS GROUND  
FLOOR & SECOND PLAN

**G-1**



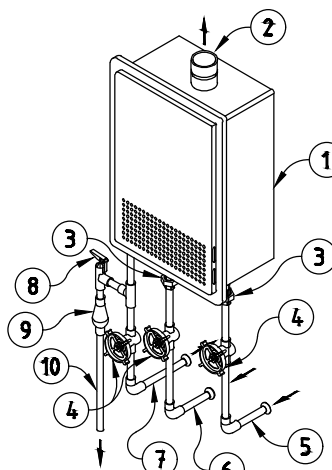
THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.  
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC, BEFORE COMMENCING ANY WORK.

## PLUMBING NOTES

1. RUN 1-1/2" PIPE @ 1/4" FT FIXTURE ARM.
2. RUN 2" PIPE @ 1/4" FT.
3. RUN 3" & 4" PIPES @ 1/8" FT.
4. PROVIDE CLEANOUT AT BASE OF EACH SOIL AND WASTE STACK.
5. SHOWERS & TUBS VALVES TO BE ANTI-SCALD TYPE.
6. INSTALL 1/2" CW AT RIGHT SIDE OF FIXTURES. INSTALL 1/2" HW AT LEFT SIDE OF FIXTURES PROVIDE WATER HAMMER ARRESTOR.
7. DOMESTIC HOT WATER AND RECIRCULATING PIPING SHALL BE INSULATED WITH INSULATING MATERIAL HAVING A CONDUCTIVITY BETWEEN 0.24 AND 0.28 [BTU-IN/(H·FT<sup>3</sup>·°F)] INSULATION THICKNESS SHALL BE AS FOLLOWS:
  - FOR PIPES 3/4" AND SMALLER - 1/2" THICK
  - FOR 1" PIPE - 3/4" THICK
  - FOR PIPES 1-1/4" AND LARGE - 1" THICK
8. FLOOR DRAINS MUST BE PLACED WHERE THEY WILL NOT INTERFERE WITH WHEEL CHAIR TRAFFIC.

## NOTES

- ① - GAS INSTANT WATER HEATER
- ② - VENT
- ③ - UNION (TYP)
- ④ - S.Q.V.
- ⑤ - 3/4" GAS PIPE
- ⑥ - 3/4" COLD WATER PIPE
- ⑦ - 3/4" HOT WATER PIPE
- ⑧ - RELIEF VALVE
- ⑨ - AIR GAP AS REQUIRED BY CODE
- ⑩ - 3/4" P&T RELIEF PIPE TO OUTSIDE BUILDING TERMINATE 6" ABOVE GRADE



## GAS INSTANT WATER HEATER PIPING DIAGRAM

N.T.S.

IWH-1 : GAS INSTANT WATER HEATER "NORITZ" (OR APPROVED EQUIVALENT)  
OUTDOOR VENT MODEL NO. NRC71-DV-LP. ENERGY FACTOR 0.89

IWH-2 : GAS INSTANT WATER HEATER "NORITZ" (OR APPROVED EQUIVALENT)  
OUTDOOR VENT MODEL NO. NRC71-OD-LP. ENERGY FACTOR 0.89

## NOTES:

- A. CONTRACTOR TO VERIFY MANUFACTURER SPECIFICATIONS.
- B. DO NOT INSTALL THIS TANKLESS:
  - UNDER AN OVERHANG LESS THAN 3 FEET FROM ITS TOP OR EAVES.
  - WHERE WATER, DEBRIS OR FLAMMABLE VAPORS MAY GET INTO THE FLUE TERMINAL.
  - A PIT OR LOCATION WHERE GAS AND WATER CAN ACCUMULATE.
- C. DO NOT INSTALL THE TANKLESS VENT TERMINATOR WITHIN 1 FT OF ANY AIR INTAKE OR BUILDING OPENING.
- D. DO NOT HAVE THE VENT TERMINAL POINTING TOWARD ANY OPENING INTO A BUILDING.
- E. PROVIDE CLEARANCE AROUND TANKLESS 36" TOP, 12" BOTTOM, 2" SIDES, 24" FRONT & 1" BACK.

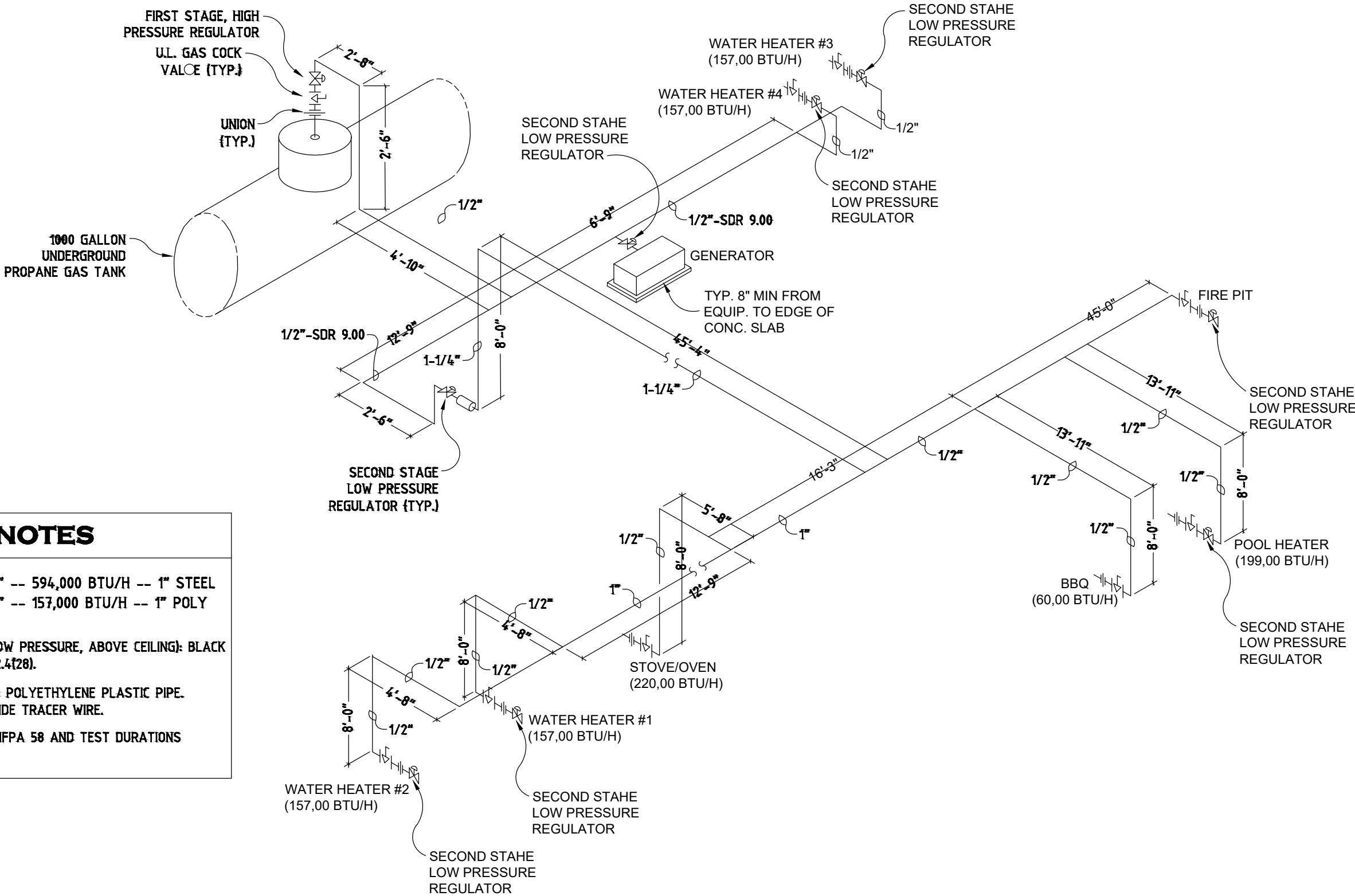
## GAS PIPING NOTES

LOW PRESSURE GAS PIPE LONGEST= 87'-9" -- 594,000 BTU/H -- 1" STEEL  
HIGH PRESSURE GAS PIPE LONGEST= 20'-3" -- 157,000 BTU/H -- 1" POLY

1. ABOVE GROUND, EXTERIOR AND INTERIOR (LOW PRESSURE, ABOVE CEILING): BLACK STEEL PIPE. SIZED PER FBC,FG TABLE FG402.4(20).
2. BELOW GROUND, EXTERIOR (HIGH PRESSURE): POLYETHYLENE PLASTIC PIPE. SIZED PER FBC,FG TABLE FG402.4(36). PROVIDE TRACER WIRE.
3. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA 58 AND TEST DURATIONS ACCORDING TO NFPA 54.

## GAS PLUMBING ISOMETRIC DIAGRAM

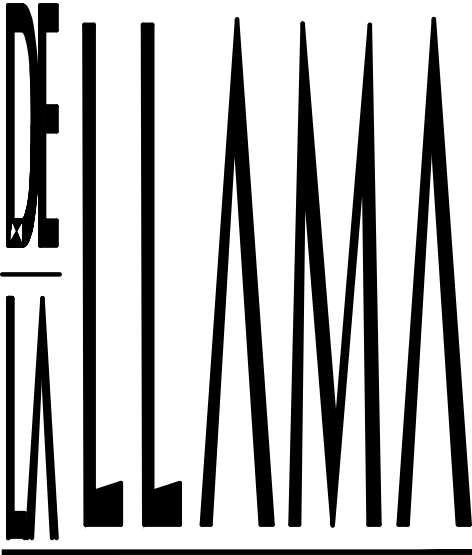
N.T.S.



1

## PLUMBING NOTES AND DIAGRAMS

N.T.S.



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC-00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLLARCH@AOL.COM



JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC-00404538

PROJECT NAME

## P8 PINECREST EIGHT

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

## NEW SINGLE FAMILY RESIDENCE

DATE  
DIC. 17, 2024

REVISION DATE BY

DRAWING NAME

## PLUMBING NOTES AND DIAGRAMS

DESING BY:

ZECKY DA COSTA

DRAWN BY:

RAMSES TERRERO / HERMES PEREZ

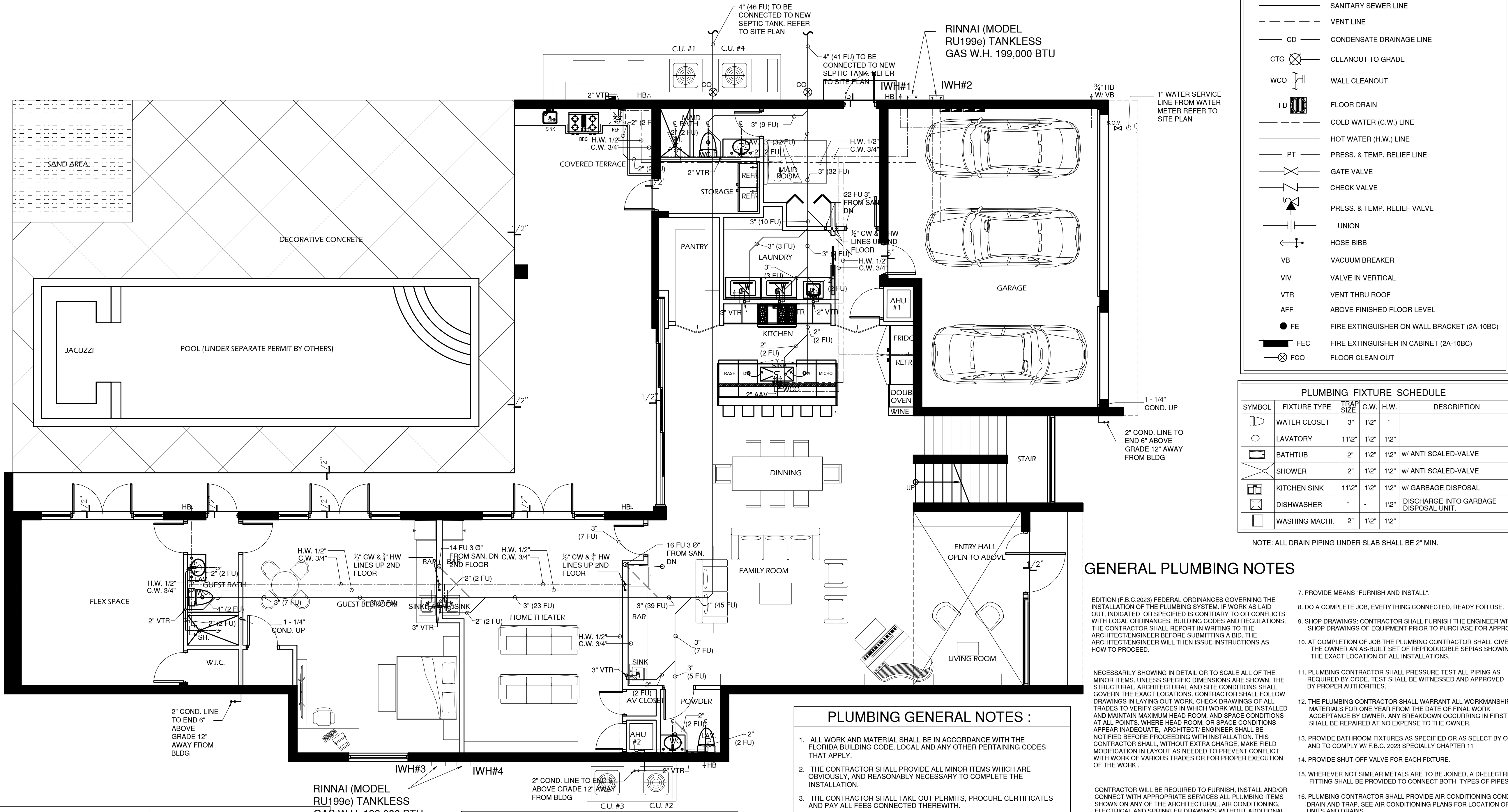
SHEET NO.

PLUMBING NOTES AND  
DIAGRAMS

G-2



THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES, INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC. THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



| PLUMBING LEGEND |                                             |
|-----------------|---------------------------------------------|
|                 | SANITARY SEWER LINE                         |
|                 | VENT LINE                                   |
|                 | CONDENSATE DRAINAGE LINE                    |
|                 | CLEANOUT TO GRADE                           |
|                 | WALL CLEANOUT                               |
|                 | FLOOR DRAIN                                 |
|                 | COLD WATER (C.W.) LINE                      |
|                 | HOT WATER (H.W.) LINE                       |
|                 | PRESS. & TEMP. RELIEF LINE                  |
|                 | GATE VALVE                                  |
|                 | CHECK VALVE                                 |
|                 | PRESS. & TEMP. RELIEF VALVE                 |
|                 | UNION                                       |
|                 | HOSE BIBB                                   |
|                 | VACUUM BREAKER                              |
|                 | VALVE IN VERTICAL                           |
|                 | VENT THRU ROOF                              |
|                 | ABOVE FINISHED FLOOR LEVEL                  |
|                 | FIRE EXTINGUISHER ON WALL BRACKET (2A-10BC) |
|                 | FIRE EXTINGUISHER IN CABINET (2A-10BC)      |
|                 | FLOOR CLEAN OUT                             |

| PLUMBING FIXTURE SCHEDULE |                |           |      |      |
|---------------------------|----------------|-----------|------|------|
| SYMBOL                    | FIXTURE TYPE   | TRAP SIZE | C.W. | H.W. |
|                           | WATER CLOSET   | 3"        | 1/2" | -    |
|                           | LAVATORY       | 1 1/2"    | 1/2" | 1/2" |
|                           | BATHTUB        | 2"        | 1/2" | 1/2" |
|                           | SHOWER         | 2"        | 1/2" | 1/2" |
|                           | KITCHEN SINK   | 1 1/2"    | 1/2" | 1/2" |
|                           | DISHWASHER     | -         | -    | 1/2" |
|                           | WASHING MACHI. | 2"        | 1/2" | 1/2" |

NOTE: ALL DRAIN PIPING UNDER SLAB SHALL BE 2" MIN.

## GENERAL PLUMBING NOTES

EDITION (F.B.C.2023) FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED, OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK; CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.

CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL, AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

FEES, PERMITS, ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.

## PLUMBING GENERAL NOTES :

- ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL AND ANY OTHER PERTAINING CODES THAT APPLY.
- THE CONTRACTOR SHALL PROVIDE ALL MINOR ITEMS WHICH ARE OBVIOUSLY, AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION.
- THE CONTRACTOR SHALL TAKE OUT PERMITS, PROCURE CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
- BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS SURROUNDING THE WORK.
- THE CONTRACTOR SHOULD REFER TO THE DRAWING AND SPECIFICATIONS OF OTHER TRADES, AS SUCH ARE TO BE CONSIDERED PART OF THE PLUMBING CONTRACT DOCUMENTS.
- DRAWINGS ARE DIA GRAMMATIC AND INTENDED TO SHOW THE APPROXIMATE LOCATION AND ARRANGEMENTS ONLY. PROVIDE ALL OFFSET, FITTING OR ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY NORMALLY USED FOR THE PURPOSE, OF TYPE AND MAKE CALLED FOR, OR APPROVED EQUAL.
- THE CONTRACTOR SHALL BE A LICENSED MASTER PLUMBER.
- THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER.
- PLUMBING WORK SHALL NOT INTERFERE WITH CLEARANCE REQUIRED FOR GENERAL AND HVAC CONSTRUCTIONS. INSTALLED PLUMBING WORK WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTOR SHALL BE CHANGED AT THE PLUMBING CONTRACTOR'S EXPENSE.

## GROUND FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"

| PLUMBING FIXTURE OR FIXTURE FITTING | PLUMBING FIXTURE OR FIXTURE FITTING |
|-------------------------------------|-------------------------------------|
| LAVATORY FAUCET                     | 2.2 gpm at 60 psi                   |
| SHOWER HEAD                         | 2.5 gpm at 80 psi                   |
| SINK FAUCET                         | 2.2 gpm at 60 psi                   |
| WATER CLOSET                        | 1.6 gallons per flushing cycle      |

### P2705.1 GENERAL-FIXTURE INSTALLATION

THE INSTALLATION OF FIXTURES SHALL CONFORM TO THE FOLLOWING:

- FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLOY OR OTHER CORROSION-RESISTANT MATERIAL.
- WALL-HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.
- WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATER TIGHT.
- PLUMBING FIXTURES SHALL BE USABLE.
- WATER CLOSETS, LAVATORIES AND BIDETS. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES (762 MM) CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21 INCHES (533 MM) IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.
- THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.
- IN FLOOD HAZARD AREAS AS ESTABLISHED BY TABLE R301.2(1), PLUMBING FIXTURES SHALL BE LOCATED OR INSTALLED IN ACCORDANCE WITH SECTION R322.1.6.
- INTEGRAL FIXTURE-FITTING MOUNTING SURFACES ON MANUFACTURED PLUMBING FIXTURES OR PLUMBING FIXTURES CONSTRUCTED ON SITE, SHALL MEET THE DESIGN

### BATHROOMS NOTES

PLUMBING FIXTURES SHALL BE INSTALLED AND SPACED IN A MANNER TO PERMIT EASY ACCESS FOR CLEANING AND FOR THE INTENDED USE, AND SHALL BE SET WITH THE MINIMUM CLEARANCES AS SET FORTH IN F.B.C. 2023 8TH. EDITION PLUMBING CODE.

ALL MIRRORS EXCEEDING 9 SQUARE FEET INSTALLED IN VERTICAL WALLS SHALL BE SUPPORTED ON THE BOTTOM AND SHALL BE SECURELY AFFIXED TO THE WALL IN ACCORDANCE WITH THE MFR. SPECS.

TOILET ROOMS SHALL COMPLY WITH F.B.C. 2023 8TH ED. FLOORS SHALL BE OF IMPERVIOUS MATERIAL AS PER F.B.C. 2023 8TH. EDITION PLUMBING CODE

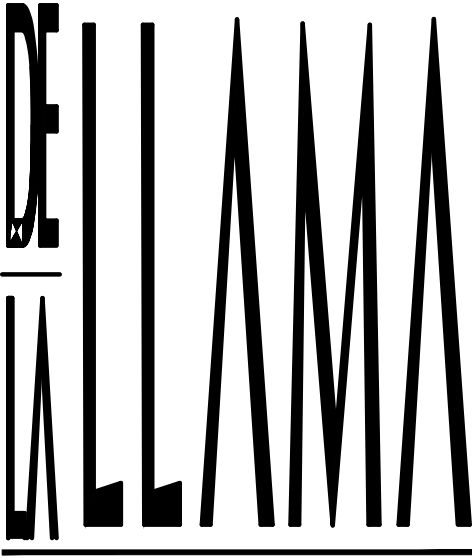
ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH PLUMBING CODE OF THE F.B.C. 2023 8TH. EDITION

### TABLE 604.4

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES

| PLUMBING FIXTURES OR FIXTURE FITTING | MAXIMUM FLOW RATE (b)                                                 |
|--------------------------------------|-----------------------------------------------------------------------|
| LAVATORY, PRIVATE                    | 1.5 GMP AT 60 PSI                                                     |
| SHOWER HEAD                          | 1.5 GMP AT 80 PSI                                                     |
| SINK FAUCET                          | 1.5 GMP AT 60 PSI                                                     |
| URINAL                               | WATERLESS OR 1.5 GALLON PER FLUSHING CYCLE                            |
| WATER CLOSET                         | 1.28 GALLONS PER FLUSHING CYCLE                                       |
| DISHWASHER (RESIDENTIAL)             | 6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED) (c) |
| WASHING MACHINE                      | WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED) (c)    |

NOTE: FIXTURES TO COMPLY WITH F.B.C. 8TH. EDITION PLB 406 THROUGH 421

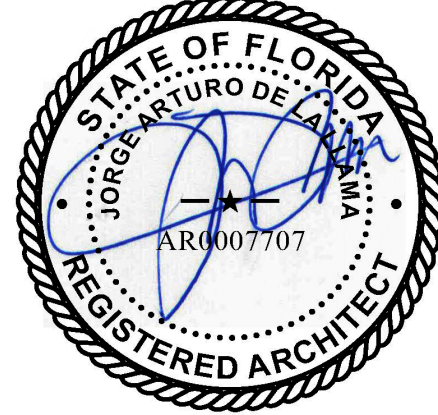


ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX



JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

PROJECT NAME

**P8  
PINECREST  
EIGHT**

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

DATE

DIC. 17, 2024

REVISION DATE BY

DRAWING NAME

DESING BY:

ZECKY DA COSTA

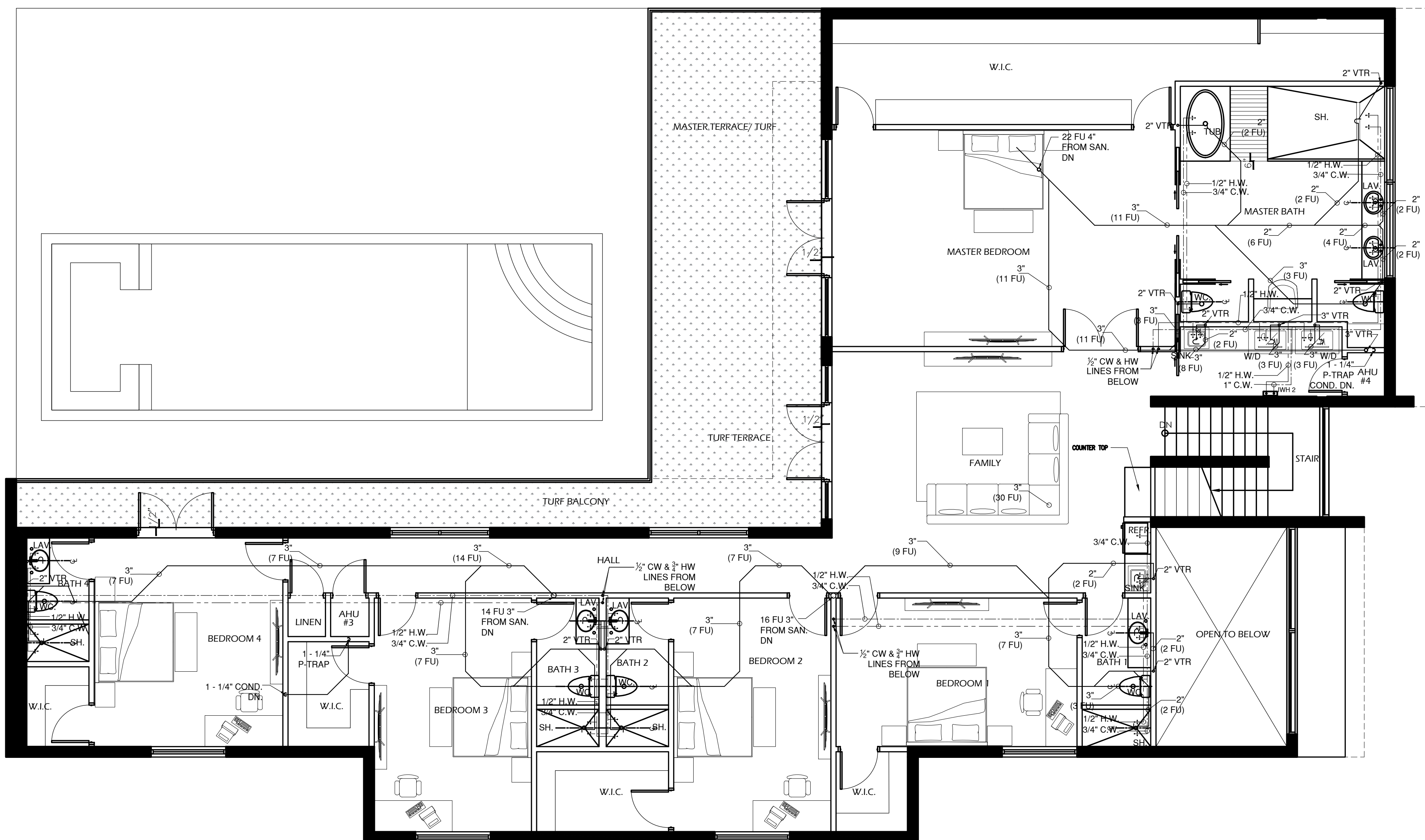
DRAWN BY:

RAMSES TERRERO / HERMES PEREZ

SHEET NO.

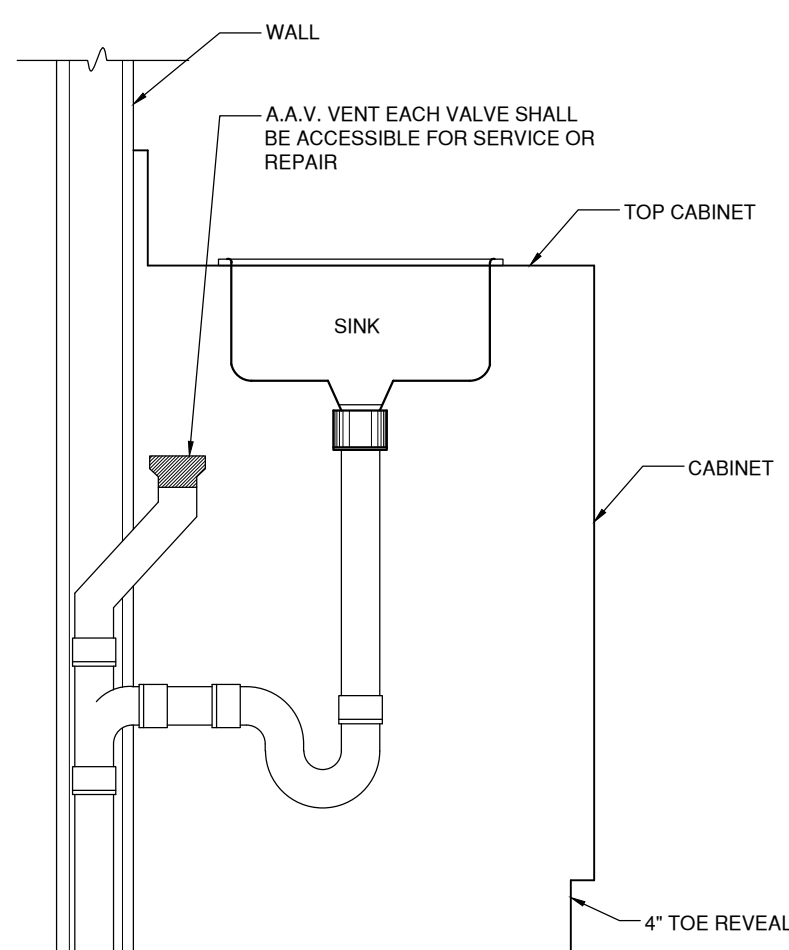
GROUND FLOOR PLUMBING  
PLAN

**P-1**



## SECOND FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"

MECHANICAL VENTILATION DETAIL  
NTS

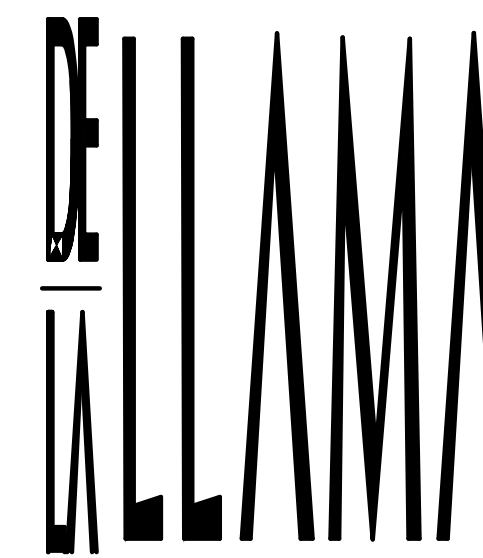
- ALL SHOWERS & BATH+SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COM-BINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MINIMUM OUTLET TEMPERATURE OF 120° F.
- 2" 0" OR LESS DRAIN @ 1/4" PER FOOT SLOPE
- 2" 0" OR MORE DRAIN @ 1/8" PER FOOT SLOPE
- NO FITTING JOINTS UNDER SLAB ALL PRIMARY LINES TO BATHROOMS KITCHEN & LAUNDRY TO FINISH LEVEL SLAB.
- HOT WATER HEATER TO BE SIZED AS PER TABLE 46-N-8.
- DISCHARGE INTO KITCHEN SINK.
- NOTE:
- USE OF HAMMER ARRESTORS ON QUICK CLOSING VALVES SUCH AS ICE MAKER, WASHING MACHINE AND DISHWASHER.
- NOTE:
- THE DISCHARGE SHALL BE COMPLY WITH FBC. PLUMBING 504.7.1 THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE OF DISPOSAL SUCH AS THE FLOOR, OUTSIDE THE BUILDING OR AN INDIRECT WASTE LINE TO THE STREET. THE PIPING SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP OR AIR GAP FITTING LOCATED IN THE SAME ROOM AS THE WATER HEATER. THE DISCHARGE SHALL BE INSTALLED IN MANNER THAT DOES NOT CAUSE PERSONAL DAMAGE TO OCCUPANTS IN THE IMMEDIATE AREA OR STRUCTURAL DAMAGE TO THE BUILDING.

## GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH FLORIDA BUILDING CODE EDITION (F.B.C.2023) FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN. THE EXISTING CONDITIONS SHALL FOLLOW. FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS, WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE. ARCHITECT/ ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE DRAWINGS. AIR HAND CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES , CONFLICTS , INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO REMOVE AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER. TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
6. THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS , ASSOCIATION DUES, ROYALTIES AND TAXES OF WHICHEVER NATURE OR TYPE ARE REQUIRED FOR THE WORK. HE WILL ALSO PAID ALL THE INSPECTION FEES AS MAY REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.
7. PROVIDE MEANS "FURNISH AND INSTALL".
8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
13. PROVIDE BATHROOM FIXTURES AS SPECIFIED OR AS SELECT BY OWNER AND TO COMPLY W/ F.B.C. 2023 SPECIALLY CHAPTER 11
14. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
17. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL TYPE.

## 18. MATERIALS

- A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND. OR CPVC
- B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" COPPER. COLD WATER PIPES INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.
- C. SANITARY WASTE AND VENT 4" ~ AND SMALLER SHALL BE P.V.C., SCHEDULE 40
- S. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40
- E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
- F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
- G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, OR CPVC MIN 3/4" DIA.

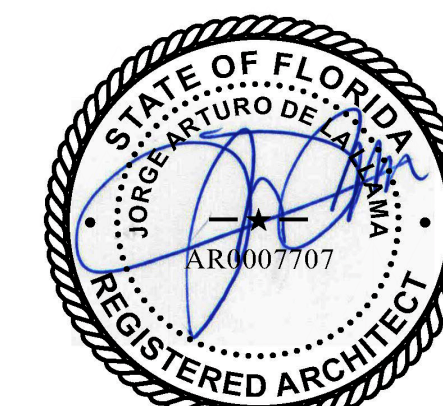


ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLARCH@AOL.COM



STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

PROJECT NAME

**P8**  
*PINECREST*  
***EIGHT***

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

DATE  
JUL 17, 2024

| REVISION | DATE | BY |
|----------|------|----|
|----------|------|----|

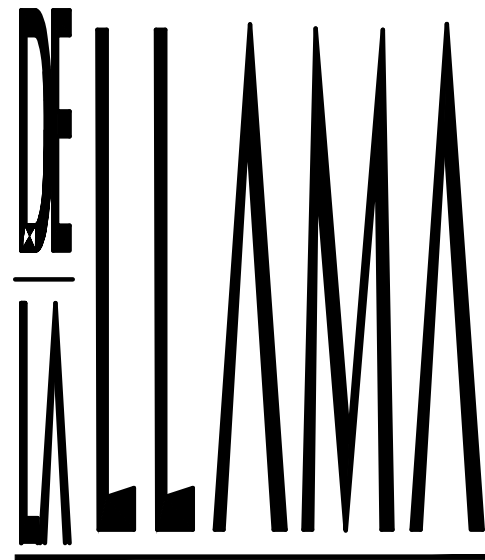
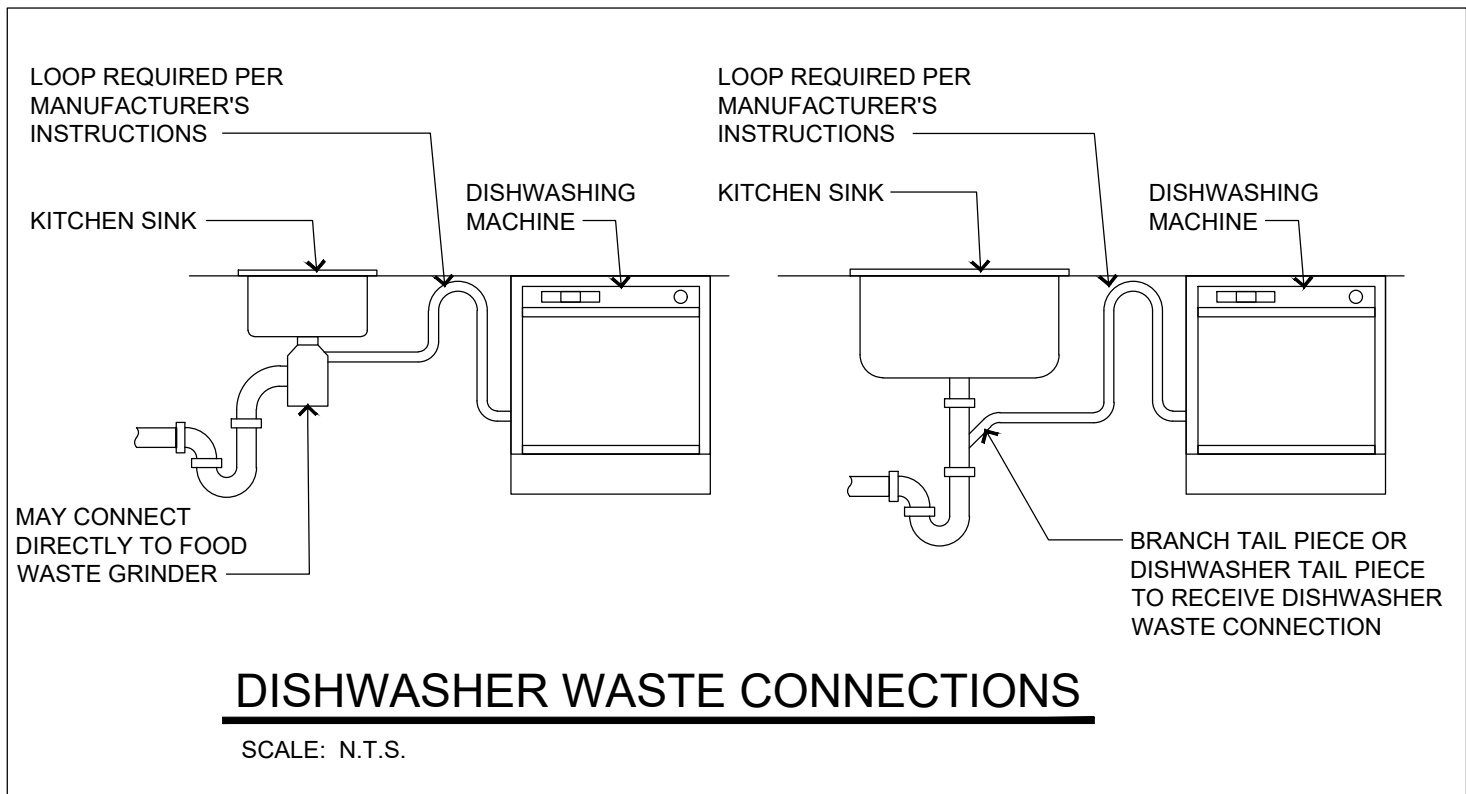
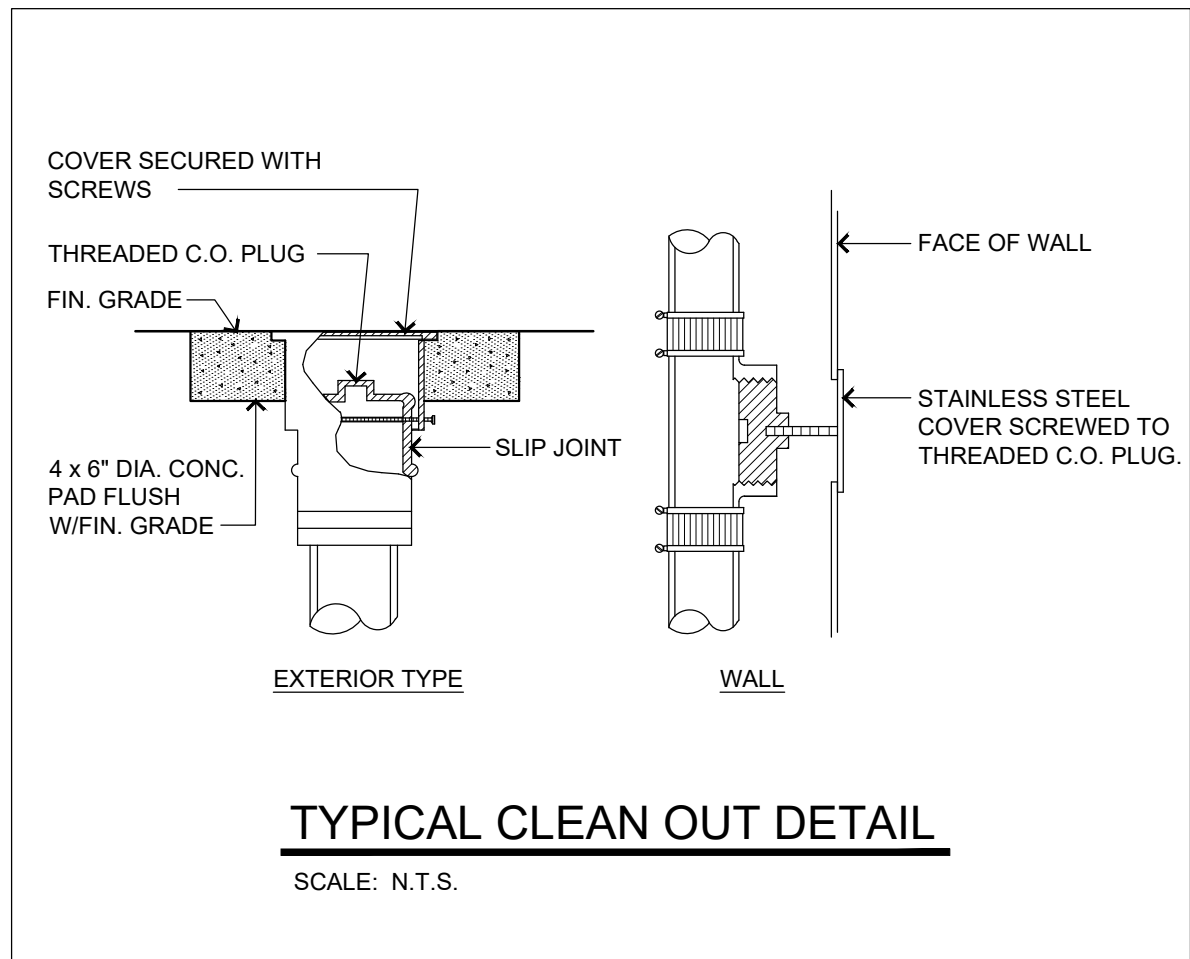
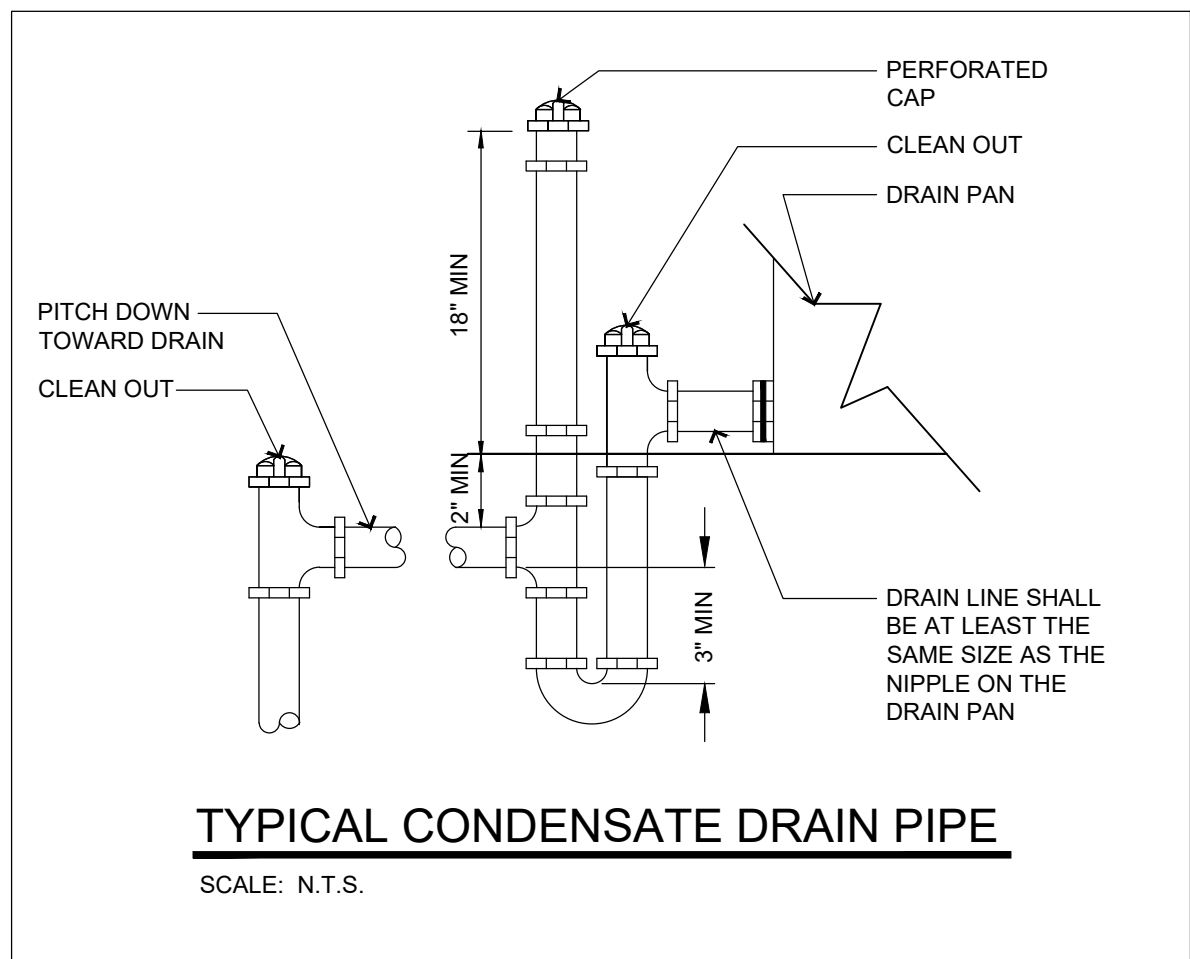
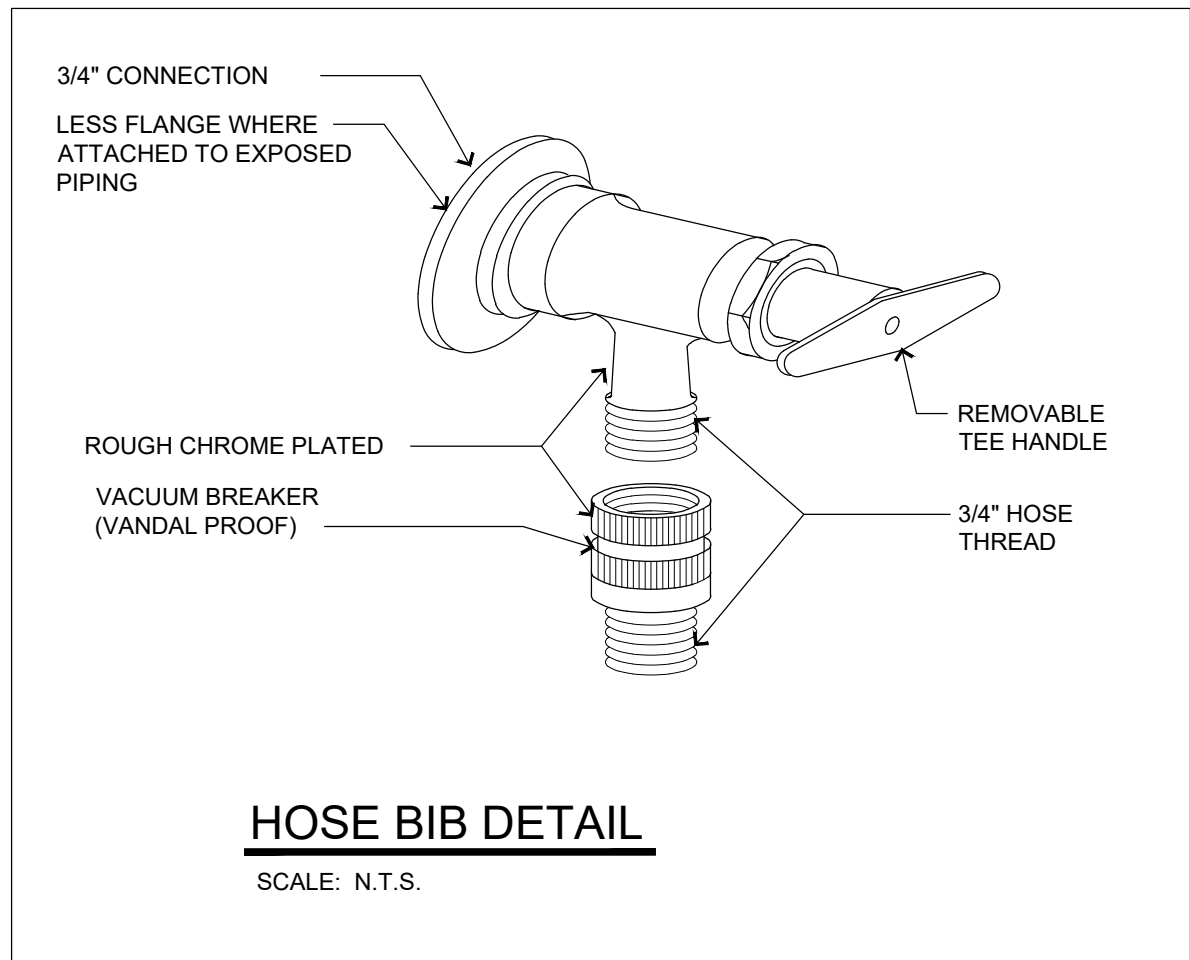
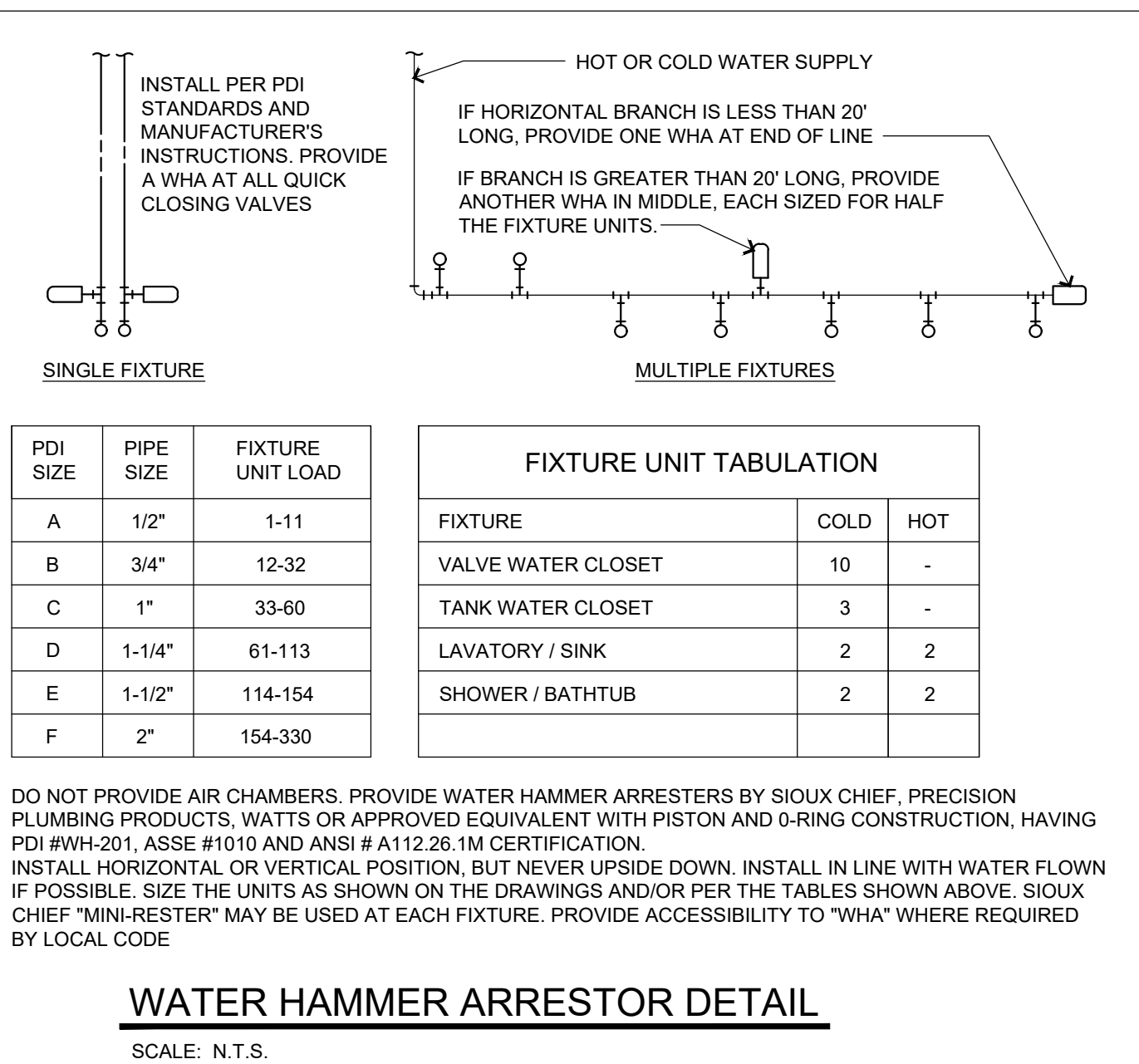
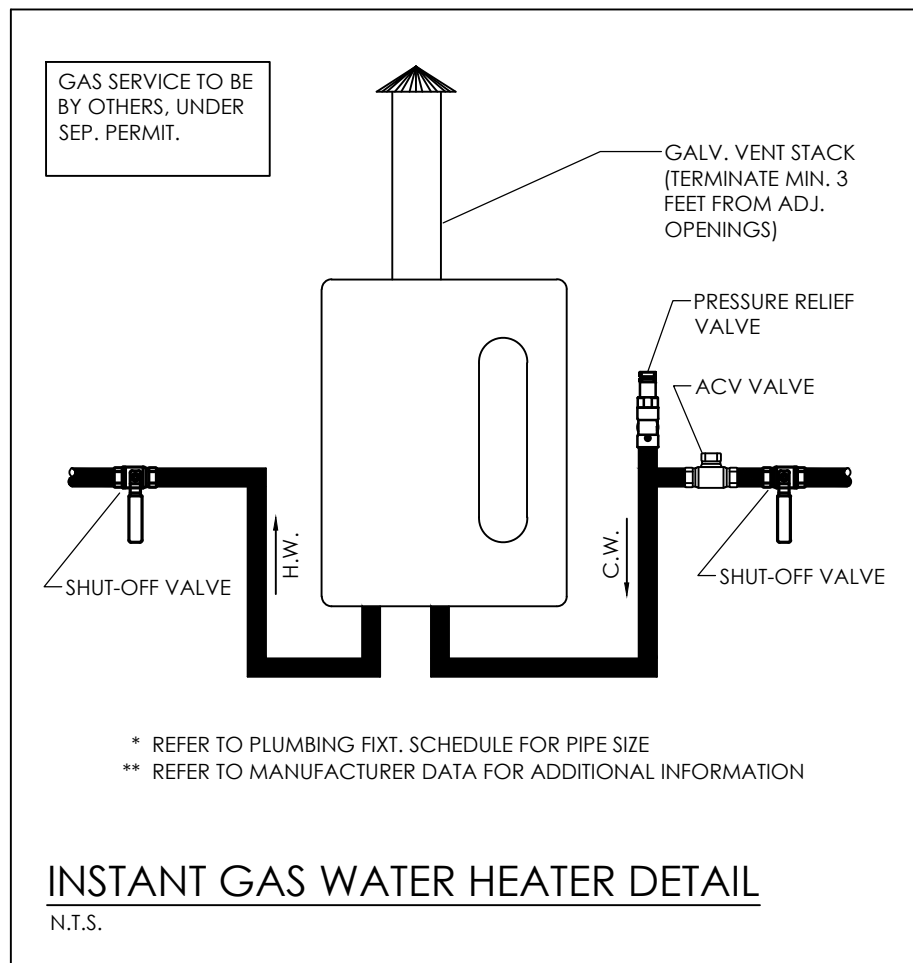
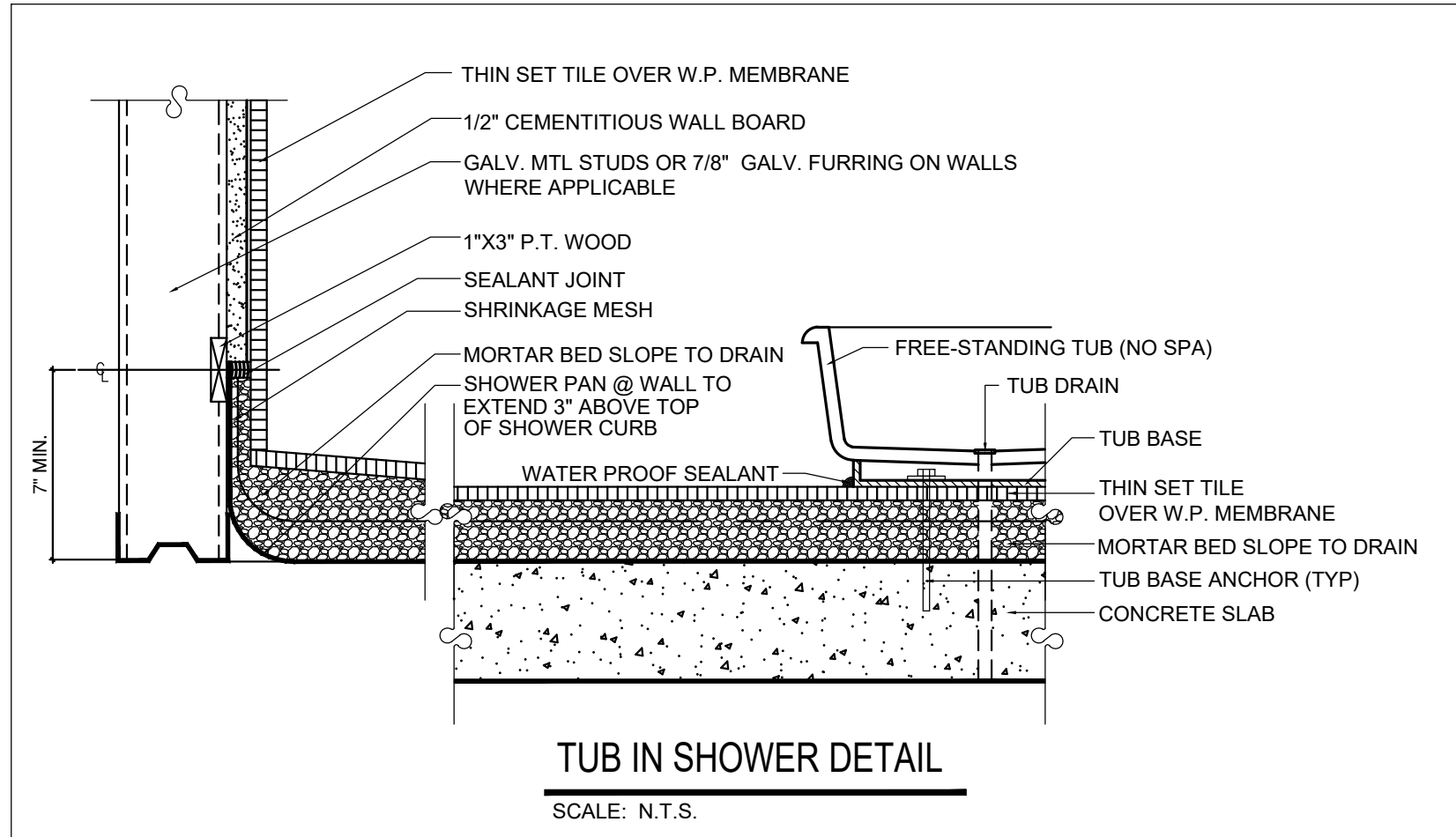
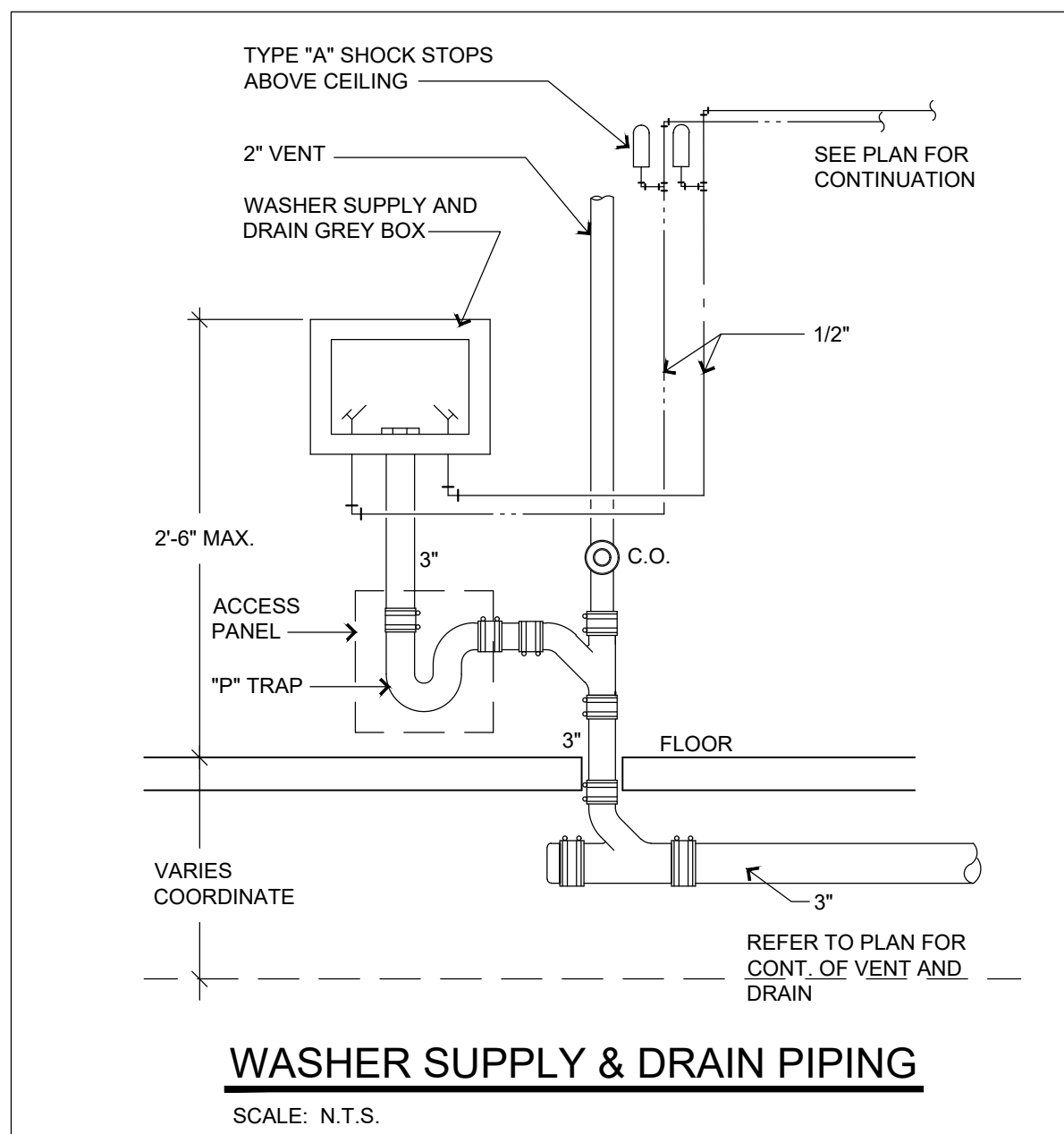
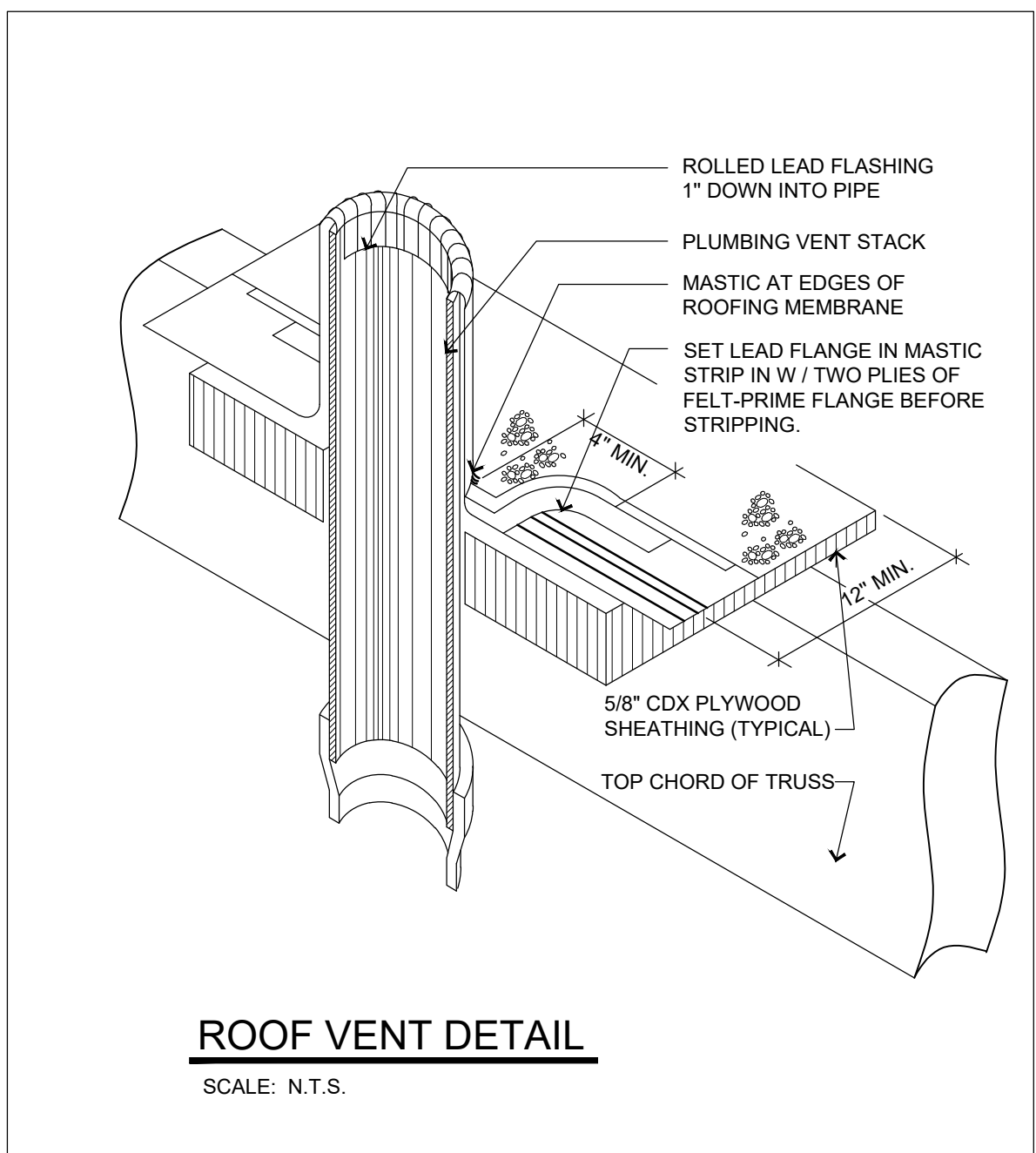
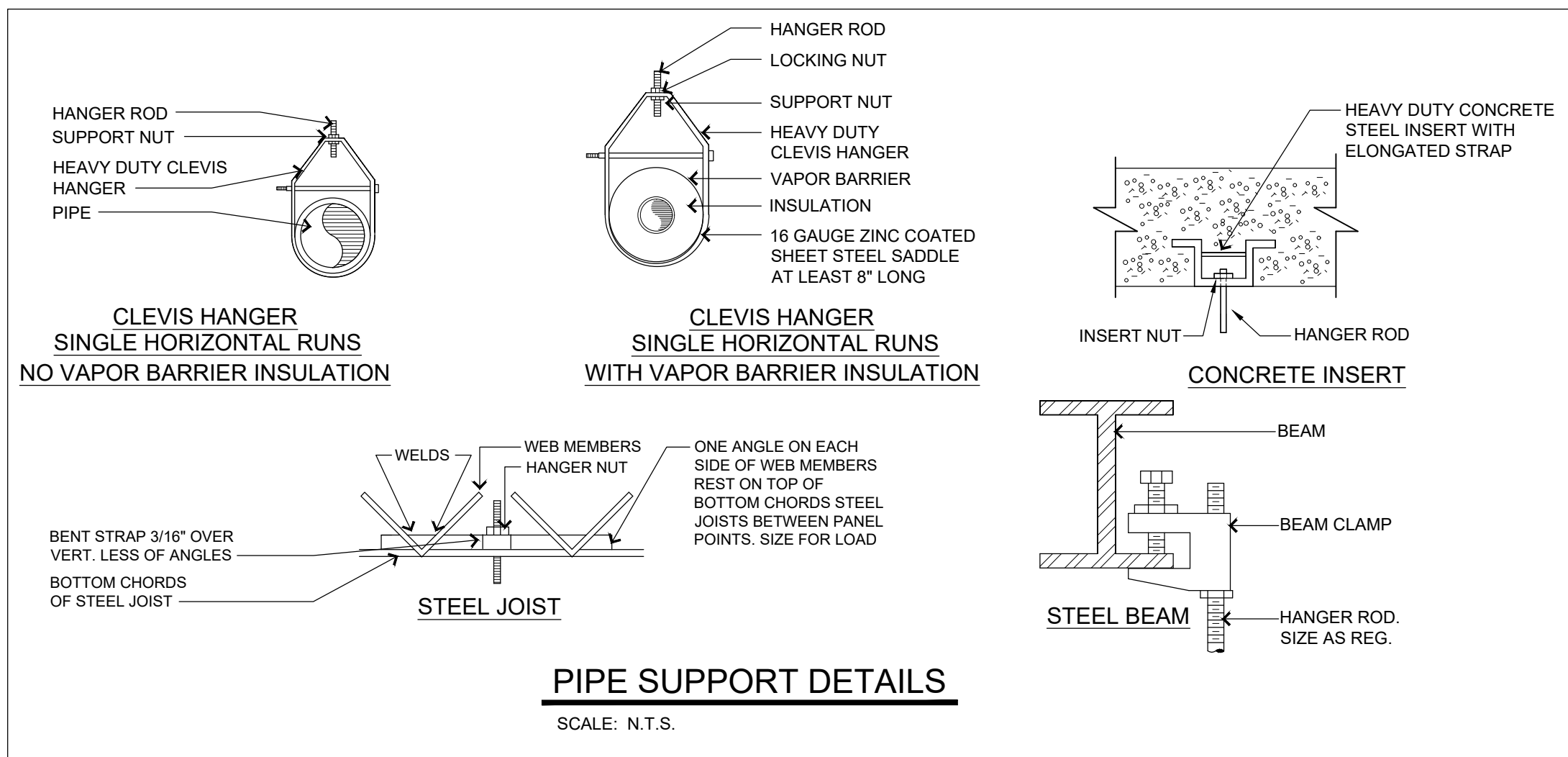
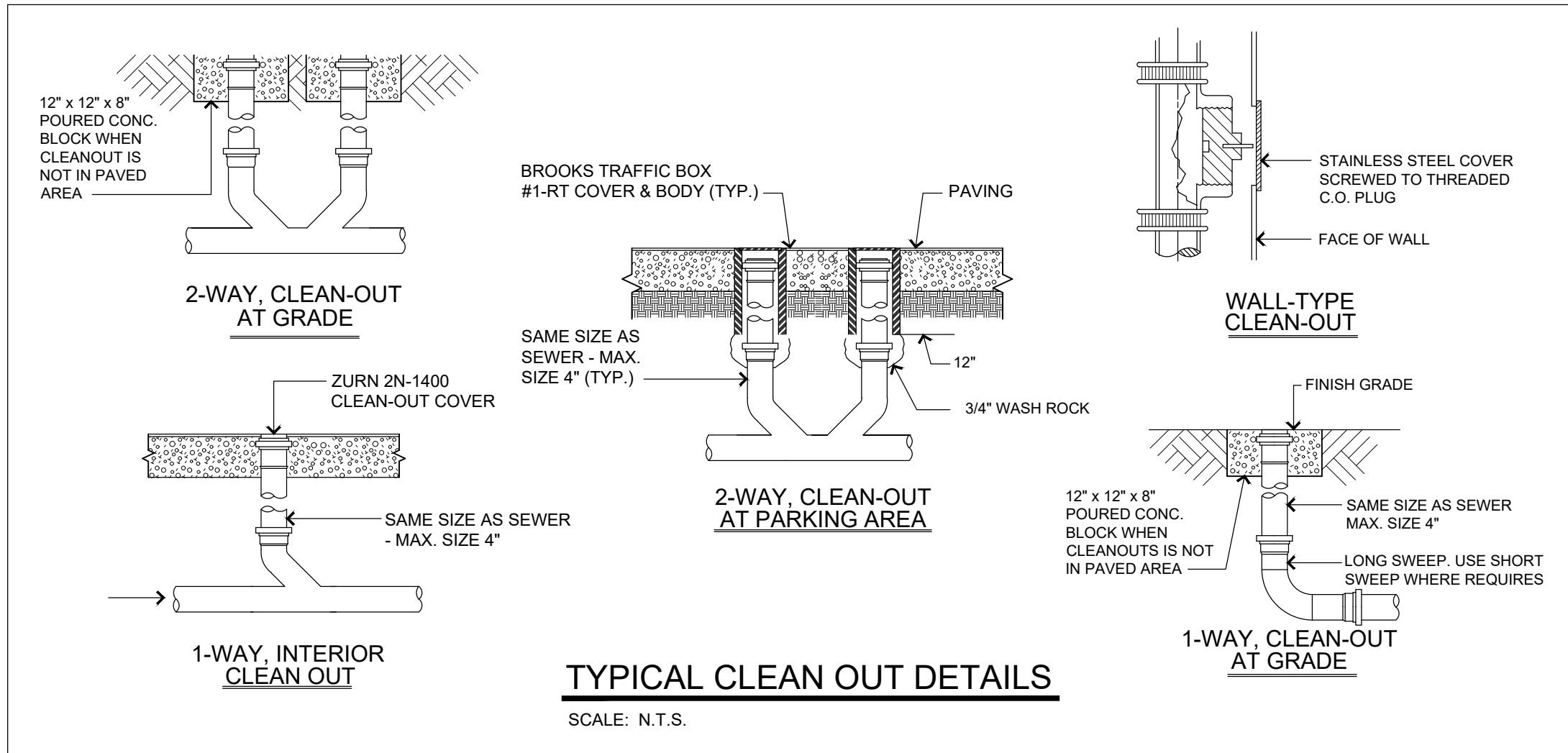
DRAWING NAME

DESING BY:  
ZECKY DA COSTA

DRAWN BY:  
RAMSES TERRERO / HERMES PEREZ

SHEET NO.  
SECOND FLOOR PLUMBING  
PLAN

P-2



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA  
STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLLARCH@AOL.COM



JORGE A. DE LA LLAMA  
STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

PROJECT NAME

**P8  
PINECREST  
EIGHT**

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

DATE  
DIC. 17, 2024

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

DRAWING NAME

DESING BY:

ZECKY DA COSTA

DRAWN BY:

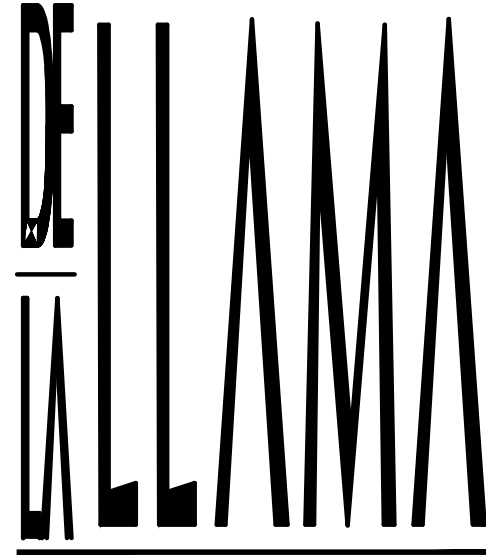
RAMSES TERRERO / HERMES PEREZ

SHEET NO.  
PLUMBING DETAILS

**P-3**



THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.  
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLLARCH@AOL.COM



JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

PROJECT NAME

## P8 PINECREST EIGHT

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

DATE  
DIC. 17, 2024

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

DRAWING NAME

DESING BY:

ZECKY DA COSTA

DRAWN BY:

RAMSES TERRERO / HERMES PEREZ

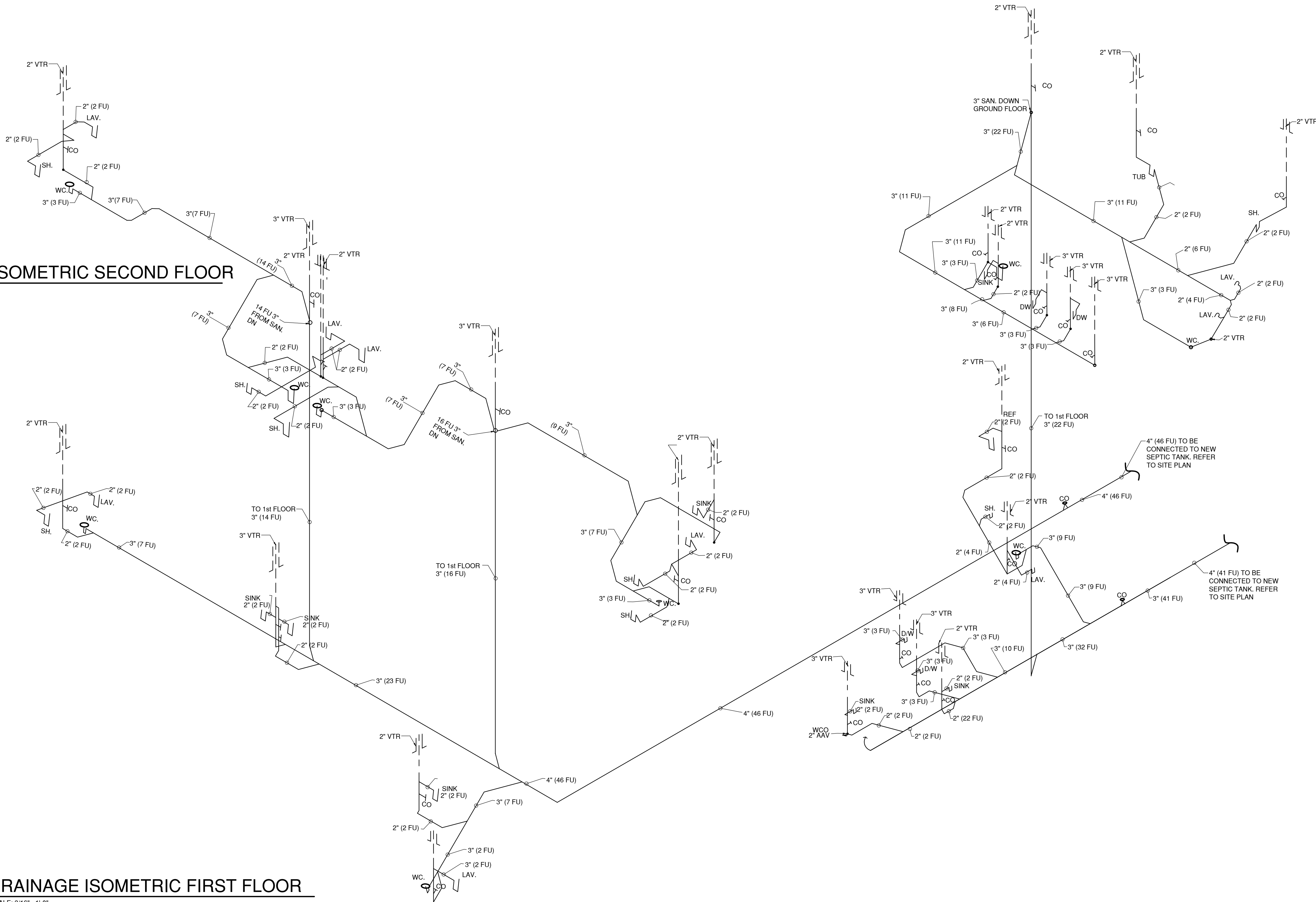
SHEET NO.

DRAINAGE  
ISOMETRIC PLAN

P-4

### DRAINAGE ISOMETRIC SECOND FLOOR

SCALE: 3/16" = 1'-0"

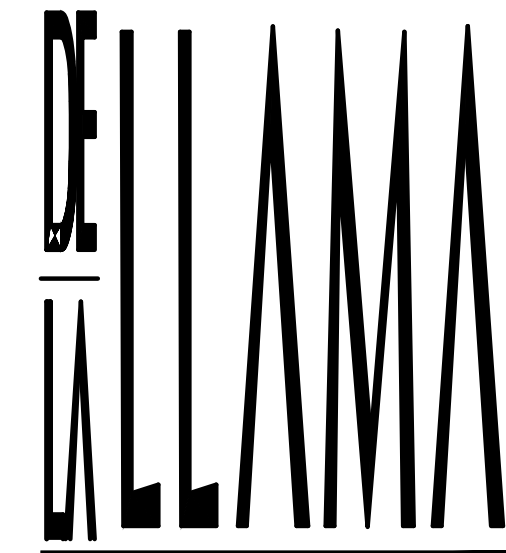


### DRAINAGE ISOMETRIC FIRST FLOOR

SCALE: 3/16" = 1'-0"



THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.  
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

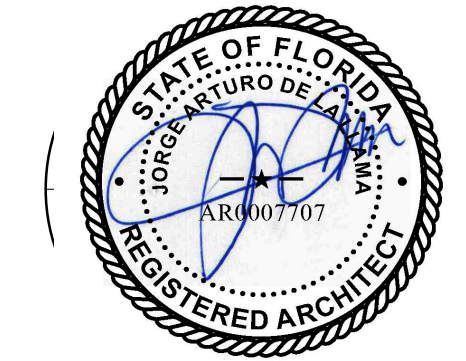


ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA  
STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134  
(305) 461-5590 (305) 567-1425 FAX  
EMAIL: JADLLAARCH@GOL.COM

CONSULTANTS



JORGE A. DE LA LLAMA  
STATE OF FLORIDA - AR0007707  
STATE OF COLORADO - ARC.00404538

PROJECT NAME

**P8  
PINECREST  
EIGHT**

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

DATE  
DIC. 17, 2024

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

DRAWING NAME

DESING BY:  
ZECKY DA COSTA

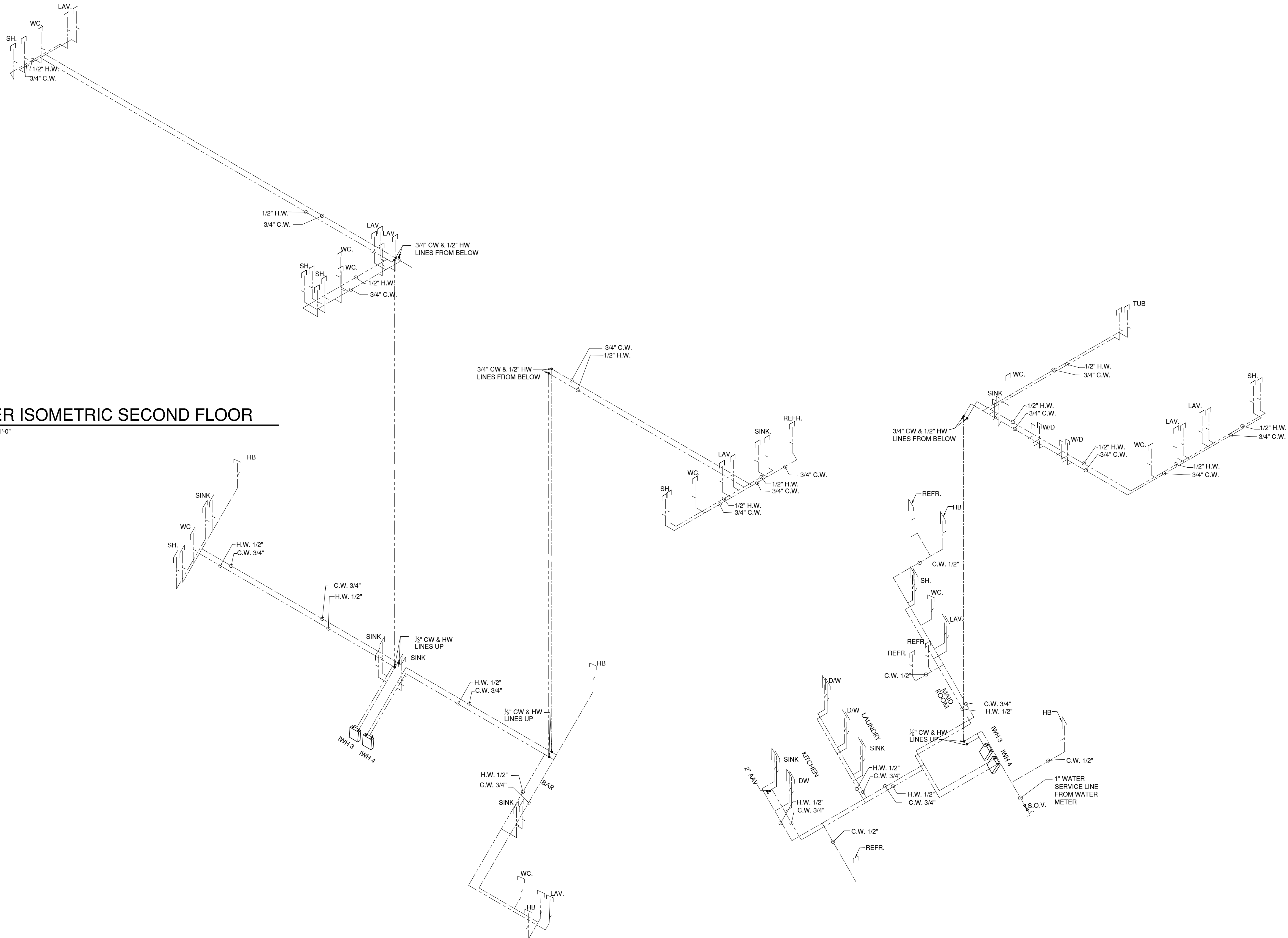
DRAWN BY:  
RAMSES TERRERO / HERMES PEREZ

SHEET NO.  
WATER  
ISOMETRIC PLAN

**P-5**

## WATER ISOMETRIC SECOND FLOOR

SCALE: 3/16" = 1'-0"



## WATER ISOMETRIC FIRST FLOOR

SCALE: 3/16" = 1'-0"

