

- GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH FLORIDA BUILDING CODE 2020 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 TO 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 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, 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 ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL 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 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.

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. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, 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 REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS,

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 SELECTED BY OWNER

14. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.

15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DIELECTRIC 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.

B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.

C. SANITARY WASTE AND VENT 4"Ø AND SMALLER SHALL BE P.V.C., SCHEDULE 40

D. 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, MIN. 3/4" DIA.

19. ALL CEILING PENETRATIONS, JOINTS, & CRACKS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO AVOID ADDITIONAL CONDITIONED AIR TO GO INTO ATTIC SPACE. AS PER F.B.C. 406.1

20. PROVIDE SLEEVE OR PIPE PROTECTION AS PER SECTION 305 OF F.B.C 2020

TRAFFIC LID
7" THICK
#4 @ 9"OC

22"Ø OPENING FOR
CI FRAME A COVER

1'-6" ALL
AROUND

#5 ALL
AROUND

12"

18"

D

2'-6" ALL
AROUND

SECTION

MESH REINF.

W

2/3L

8"

1/3L

PLAN

GAL	750	900 & 1050	1200	1350	1500	1650	2000
W	3-6	3-9	6-0	6-0	6-5	6-5	6-6
L	7-2	9-0	10-0	10-0	12-0	12-0	13-6
D	4	4-0	5-0	5-0	5-0	5-0	5-3
T. MIN.	3	3	3	3	3	3	3
REINF.	6 X 6 10/10			4 X 4 4/4			
CONC.	3000 PSI 28 DAY						

SEPTIC TANK DETAIL

NOT TO SCALE

PROVIDE (2) 3/4" DIAMETER HOT AND COLD COPPER WATER PIPE FROM THE EAST-FACING ROOF TO WATER HEATER BOTH ENDS SHAL BE STUBBED AND ALL EXPOSED PIPE SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING

ROOF AREA FOR FUTURE INSTALLATION OF SOLAR HEATING SYSTEM

SITE NOTES

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

NO PART OF THE SEPTIC DRAINAGE AREAS ARE WITHIN 100' FROM ANY BODY OF FRESH WATER. PROVIDE A MIN. 5' SEPARATION FROM DRAINFIELD AND/OR PROTECTIVE SLEEVE FOR WATER MAIN AS PER F.P.C. 603.2

GAS TANK WILL BE A MINIMUM OF 10' AWAY FROM ANY SOURCE OF IGNITION AS REQUIRED IN NFPA 58

SITE PLAN - PLUMBING

SCALE: 3/32" = 1'-0"

NEW RESIDENCE FOR:

9601 RESIDENCE

9601 S.W. 67th AVENUE - PINECREST, FLORIDA 33156

date

02/12/2025

issued

02/12/2025

drawn

NA

checked

RM

project no.

2436

revisions

1

COORDINATION

07-05-2025

2

COORDINATION

04-22-2026

sheet no.

P-1

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, PLLC.

AA26002619

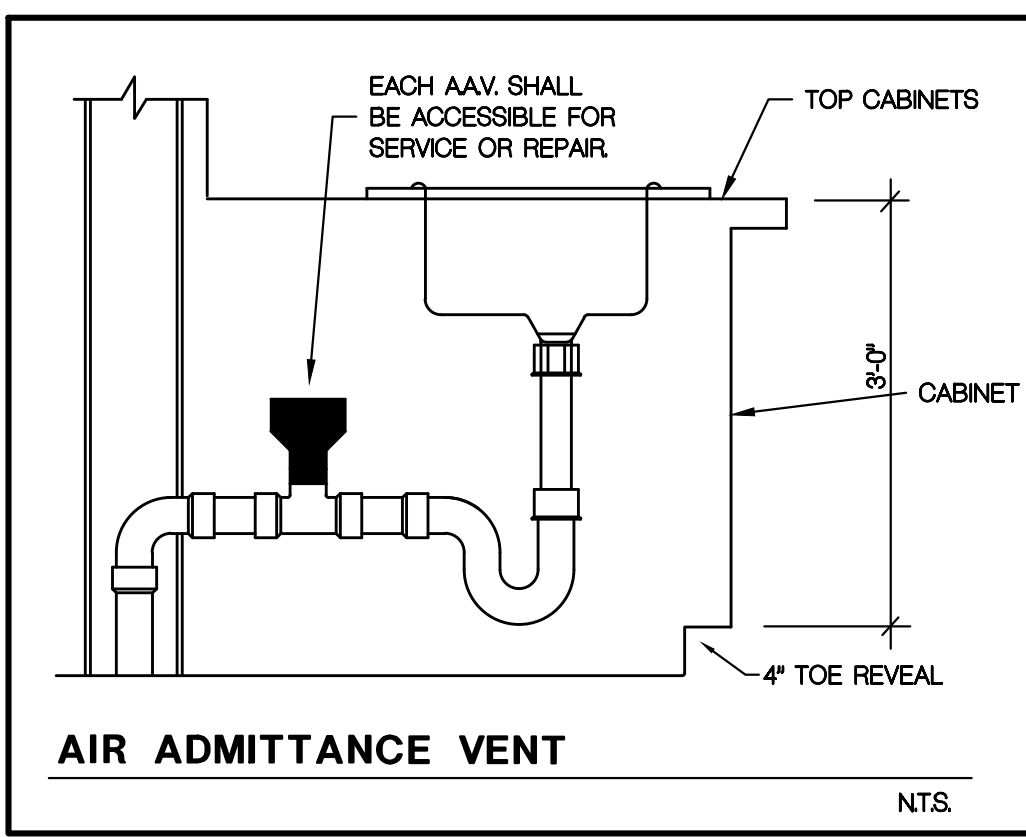
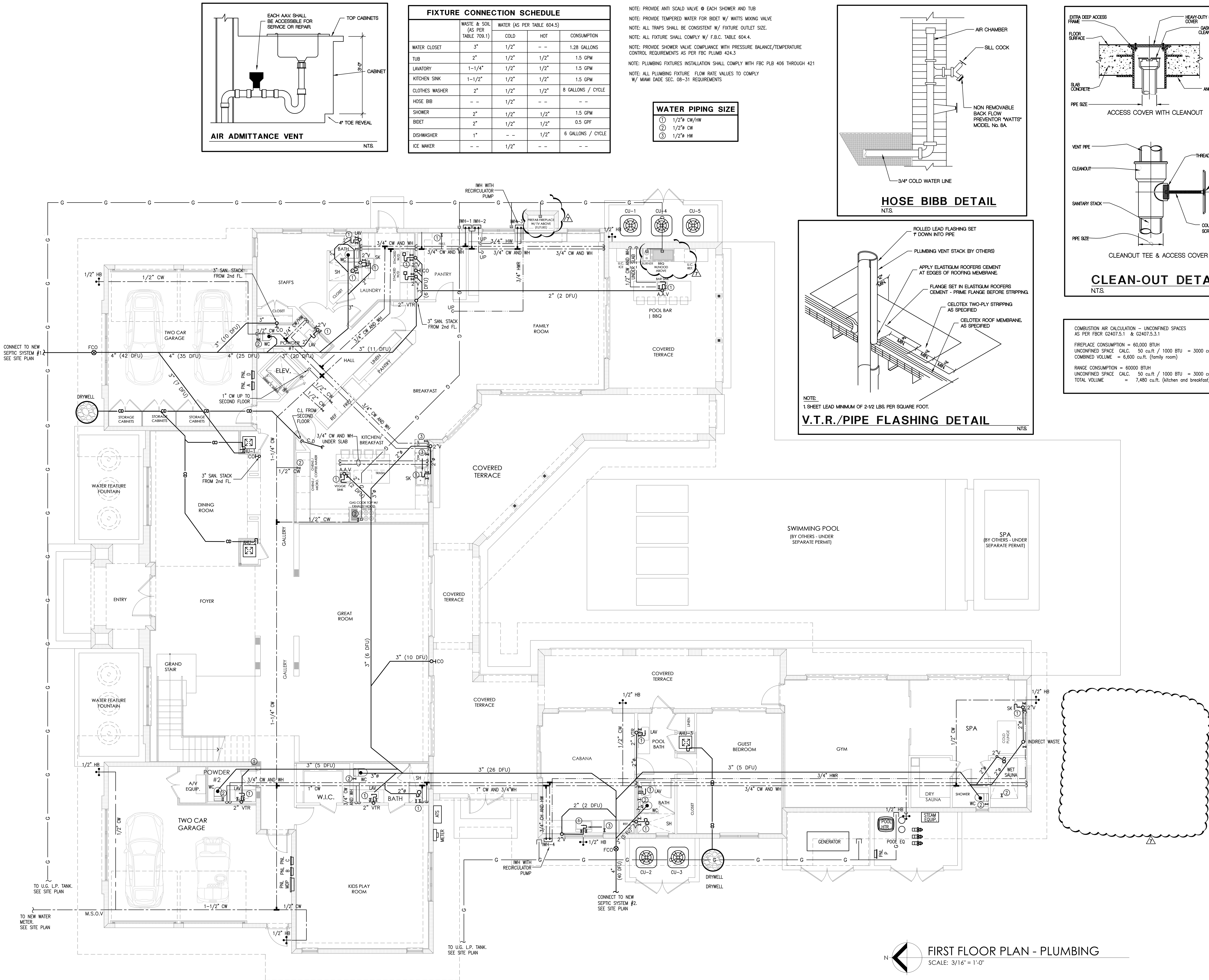
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155

O: 305.666.2573 F: 305.666.3871

www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

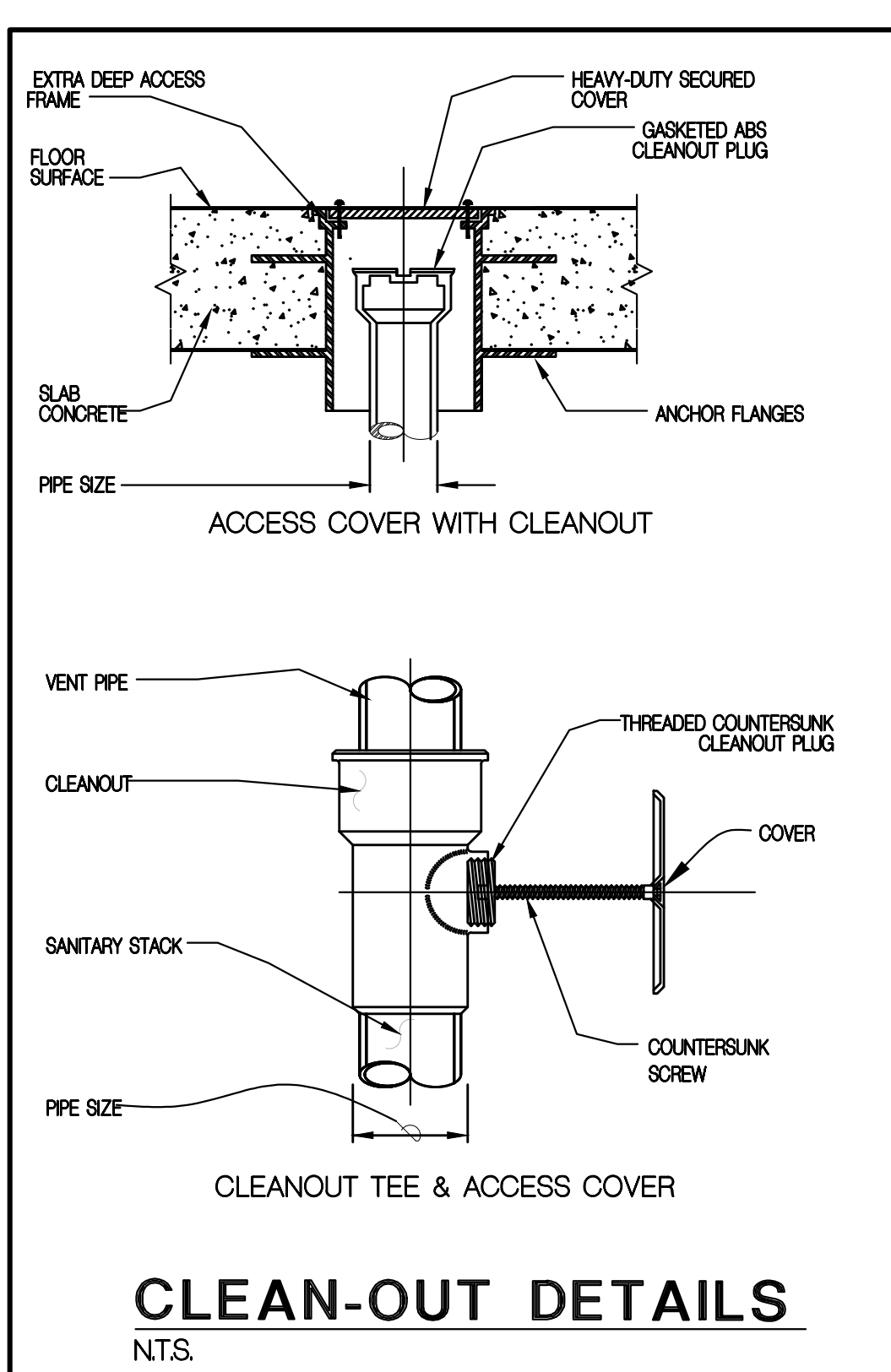
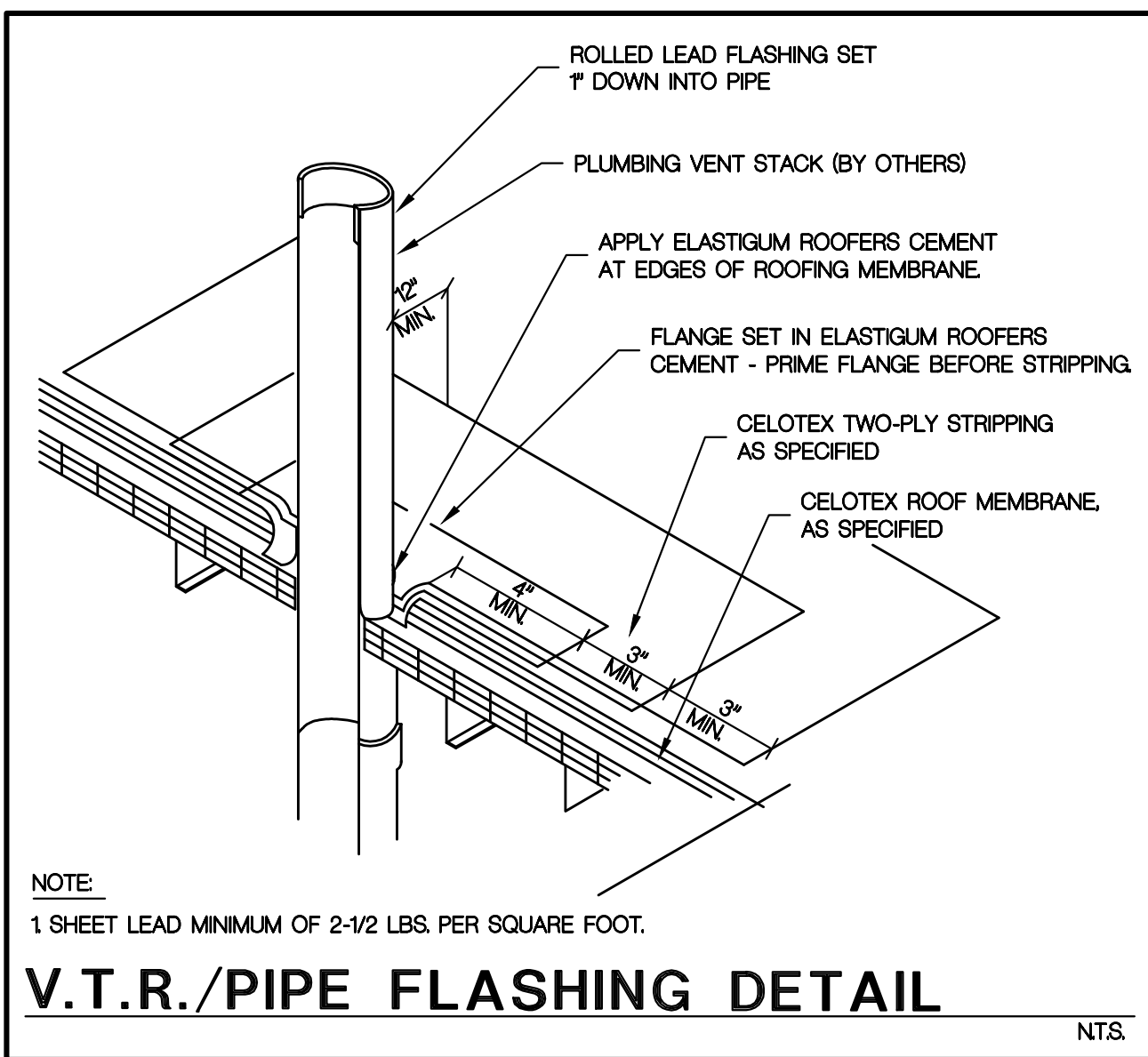
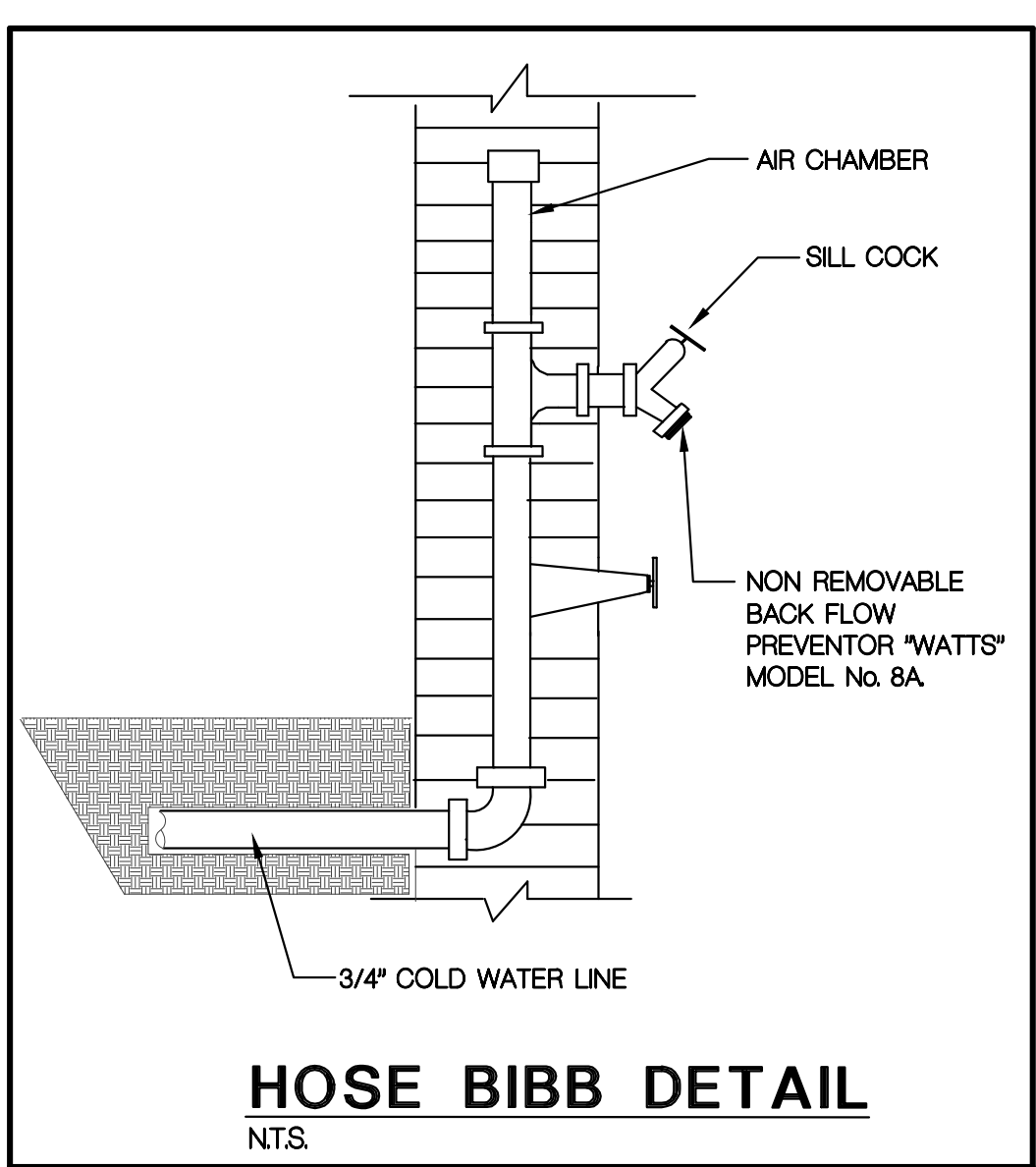
04-27-2026



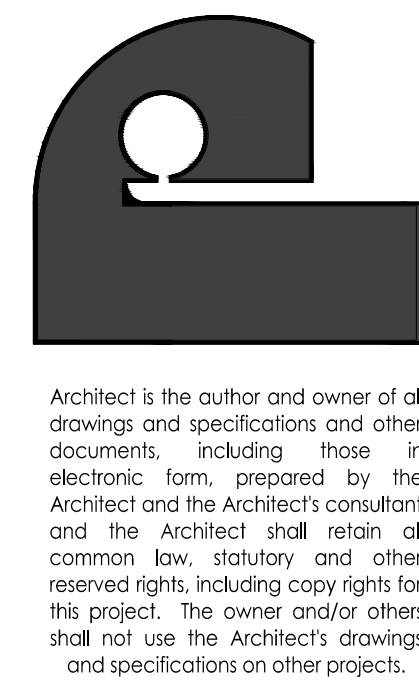
	WASTE & SOIL (AS PER TABLE 709.1)	WATER (AS PER TABLE 604.5)		CONSUMPTION
		COLD	HOT	
WATER CLOSET	3"	1/2"	--	1.28 GALLONS
TUB	2"	1/2"	1/2"	1.5 GPM
LAVATORY	1-1/4"	1/2"	1/2"	1.5 GPM
KITCHEN SINK	1-1/2"	1/2"	1/2"	1.5 GPM
CLOTHES WASHER	2"	1/2"	1/2"	8 GALLONS / CYCLE
HOSE BIB	--	1/2"	--	--
SHOWER	2"	1/2"	1/2"	1.5 GPM
BIDET	2"	1/2"	1/2"	0.5 GPF
DISHWASHER	1"	--	1/2"	6 GALLONS / CYCLE
ICE MAKER	--	1/2"	--	--

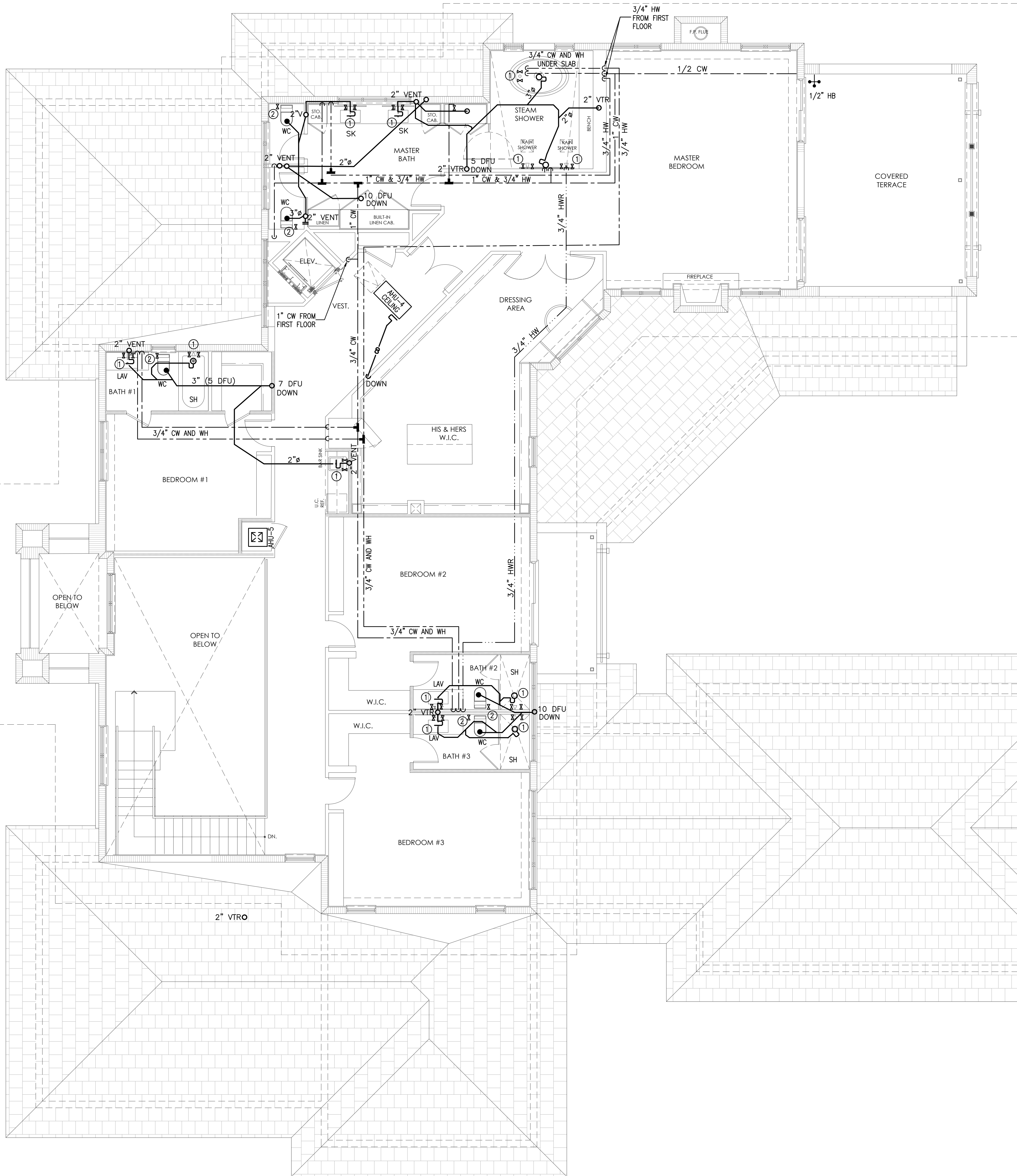
NOTE: PROVIDE ANTI SCALD VALVE @ EACH SHOWER AND TUB
NOTE: PROVIDE TEMPERED WATER FOR BIDET W/ WATTS MIXING VALVE
NOTE: ALL TRAPS SHALL BE CONSISTENT W/ FIXTURE OUTLET SIZE.
NOTE: ALL FIXTURE SHALL COMPLY W/ F.B.C. TABLE 604.4.
NOTE: PROVIDE SHOWER VALVE COMPLIANCE WITH PRESSURE BALANCE/TEMPERATURE CONTROL REQUIREMENTS AS PER FBC PLUMB 424.3
NOTE: PLUMBING FIXTURES INSTALLATION SHALL COMPLY WITH FBC PLB 406 THROUGH 421
NOTE: ALL PLUMBING FIXTURE FLOW RATE VALUES TO COMPLY W/ MIAMI DADE SEC. 08-31 REQUIREMENTS

WATER PIPING SIZE	
①	1/2" CW/HW
②	1/2" CW
③	1/2" HW



COMBUSTION AIR CALCULATION - UNCONFINED SPACES
AS PER FBCR G2407.5.1 & G2407.5.3.1
FIREPLACE CONSUMPTION = 60,000 BTUH
UNCONFINED SPACE CALC. 50 cu.ft. / 1000 BTU = 3000 cu.ft..
COMBINED VOLUME = 6,600 cu.ft. (family room)
RANGE CONSUMPTION = 60,000 BTUH
UNCONFINED SPACE CALC. 50 cu.ft. / 1000 BTU = 3000 cu.ft..
TOTAL VOLUME = 7,480 cu.ft. (kitchen and breakfast)





LP GAS SYSTEM SCHEDULE

TOTAL APPLIANCE LOAD = 2648,000 BTUH

MEDIUM PRESSURE

LONGEST RUN = 270 ft

MAX LOAD = 5646,000 BTUH

PIPE SIZE = 1-1/4" POLY PIPE

FBC-GAS 2020 TABLE 402.4(3)

LOW PRESSURE

LONGEST RUN = 61 ft

MAX LOAD = 60000 BTUH

PIPE SIZE = 1/2" SCHED. 40 PIPE

FBC-GAS 2020 TABLE 402.4(2)

