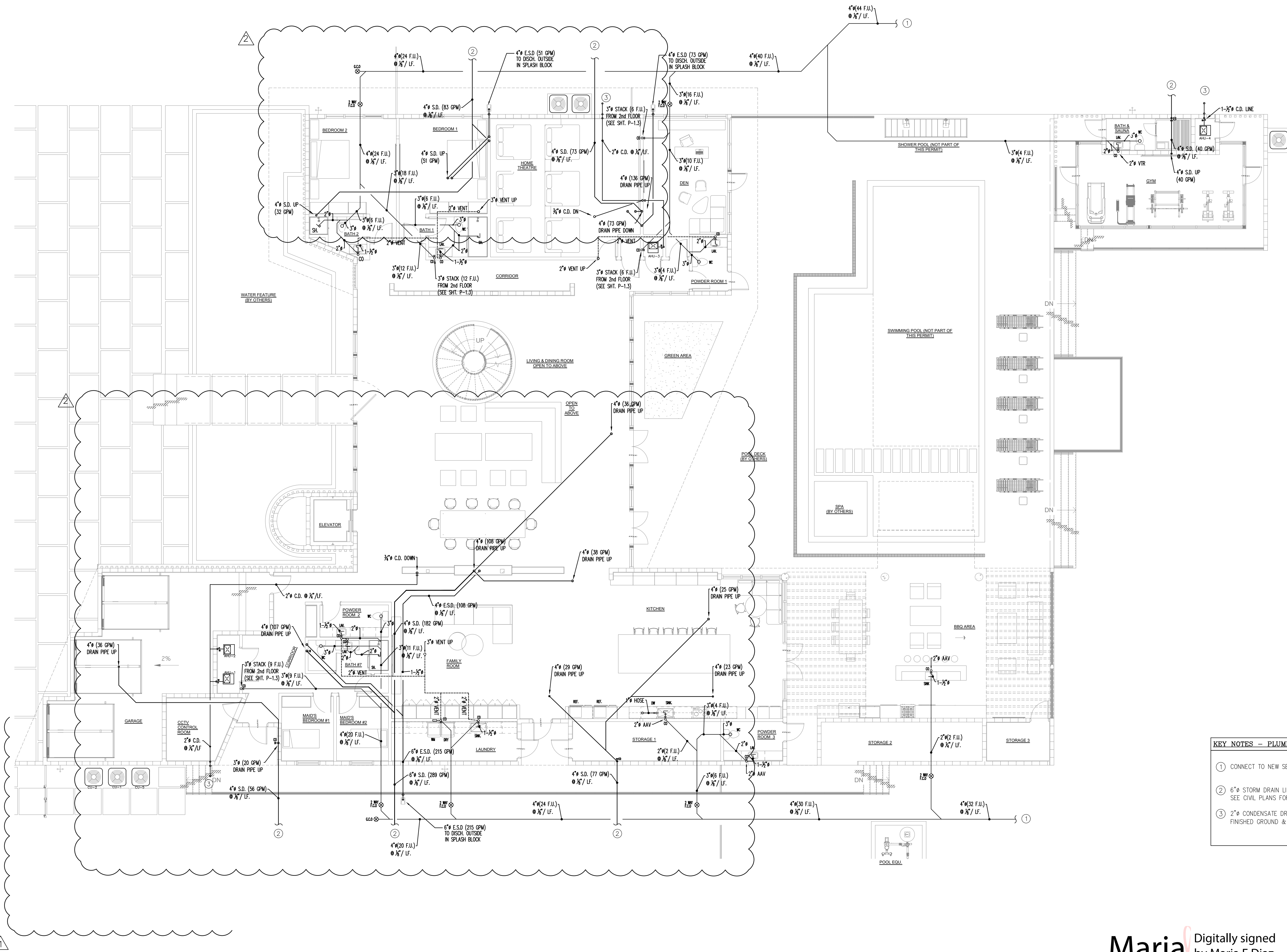


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PROJECT NO: Unnamed	
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MARIA DIAZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENCE NO. 62930. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARIA DIAZ PE, ON THE DAY INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A circular blue ink seal for a Professional Engineer in the State of Florida. The outer ring contains the text "MARIA DIAZ" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. Inside the ring, the word "LICENSE" is at the top, "No. 62930" is in the center, and "STATE OF FLORIDA" is at the bottom. A stylized signature "MD" is written across the center of the seal. Below the seal, the text "MARIA DIAZ" and "FLORIDA PE #62930" is printed in black.



- KEY NOTES - PLUMBING**
- CONNECT TO NEW SEPTIC TANK SYSTEM (BY OTHERS)
 - 6" S.D. STORM DRAIN LINE UNDERGROUND TO EXFILTRATION TRENCH. SEE CIVIL PLANS FOR CONTINUATION.
 - 2" CONDENSATE DRAIN WITH GOOSENECK TO TERMINATE 6" ABOVE FINISHED GROUND & 12" AWAY FROM WALL.

Maria E Diaz
Digitally signed by Maria E Diaz
Date: 2025.12.09 13:45:49 -04'00'

PLUMBING GROUND FLOOR - SANITARY PLAN
1/8" = 1'-0"

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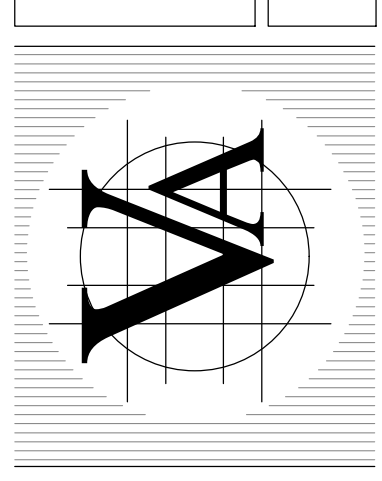
MARIA DIAZ
FLORIDA PE #62930

REVISIONS	
Rev	Description
1	B.D.C.
2	B.D.C.

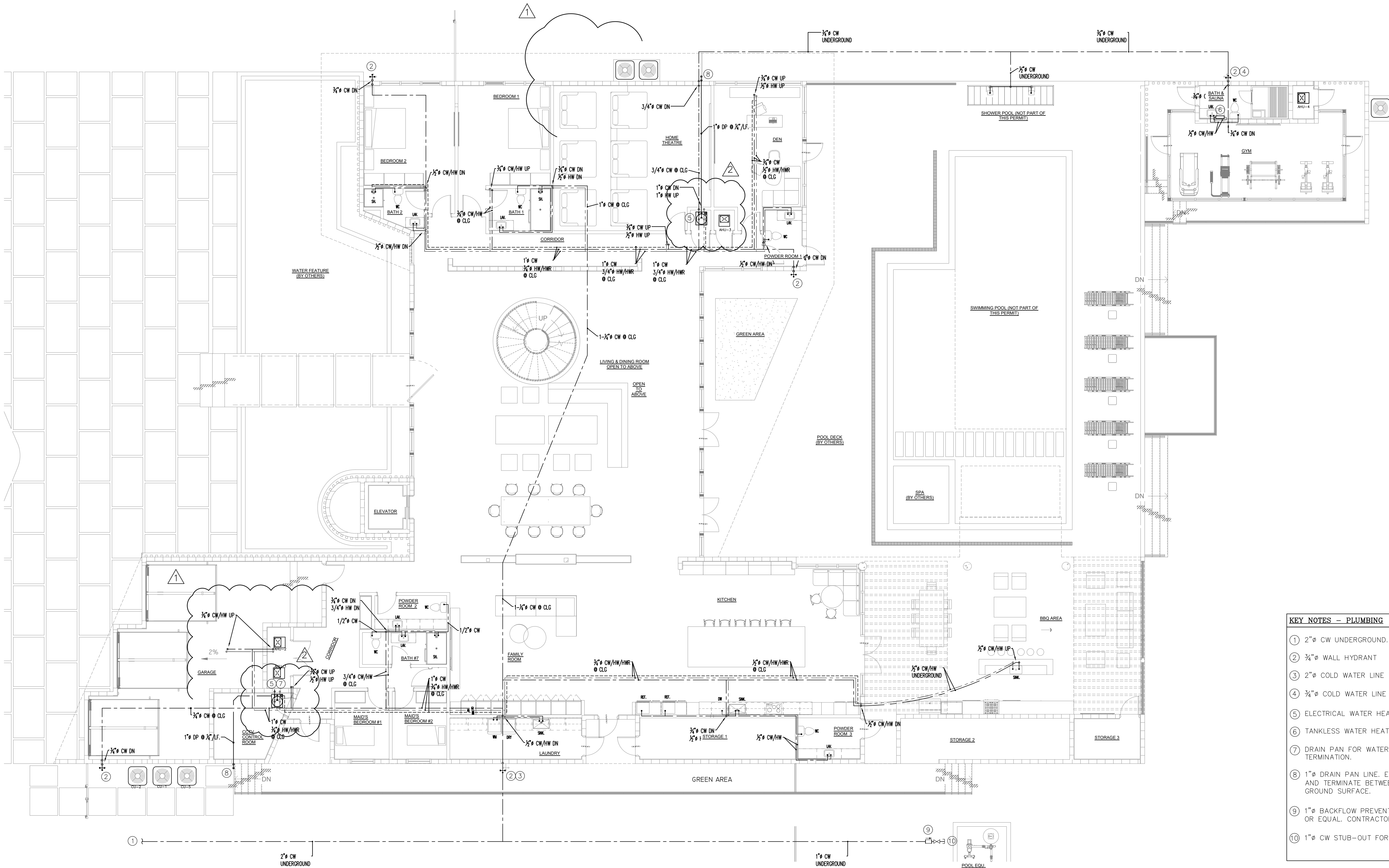
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, PINECREST, FL 33156

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VILLA & ASSOCIATES INC.
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- KEY NOTES - PLUMBING
- 1 2" CW UNDERGROUND. SEE SITE PLAN FOR CONTINUATION
 - 2 3/4" WALL HYDRANT
 - 3 2" COLD WATER LINE WITH SHUT-OFF VALVE IN VERTICAL
 - 4 3/4" COLD WATER LINE WITH SHUT-OFF VALVE IN VERTICAL
 - 5 ELECTRICAL WATER HEATER. 80 GALLON TANK. SEE DETAILS.
 - 6 TANKLESS WATER HEATER BELOW COUNTER. SEE DETAILS.
 - 7 DRAIN PAN FOR WATER HEATER P&T RELIEF LINE TERMINATION.
 - 8 1" DRAIN PAN LINE. EXTEND TO EXTERIOR OF BUILDING AND TERMINATE BETWEEN 6" & 24" ABOVE ADJACENT GROUND SURFACE.
 - 9 1" BACKFLOW PREVENTER (RP2) WATZ MODEL SERIES 009 OR EQUAL. CONTRACTOR TO COORDINATE FINAL LOCATION.
 - 10 1" CW STUB-OUT FOR POOL EQUIPMENT CONNECTION

PLUMBING GROUND FLOOR - WATER PLAN
3/16" = 1'-0"

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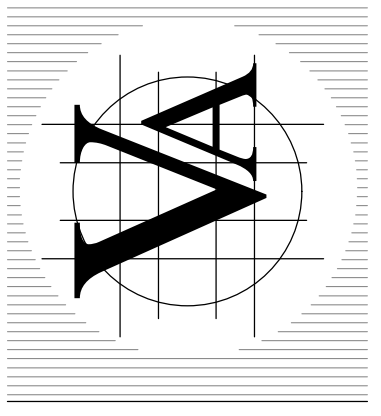
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Rev	Description
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2	02/05/24 B.D.C

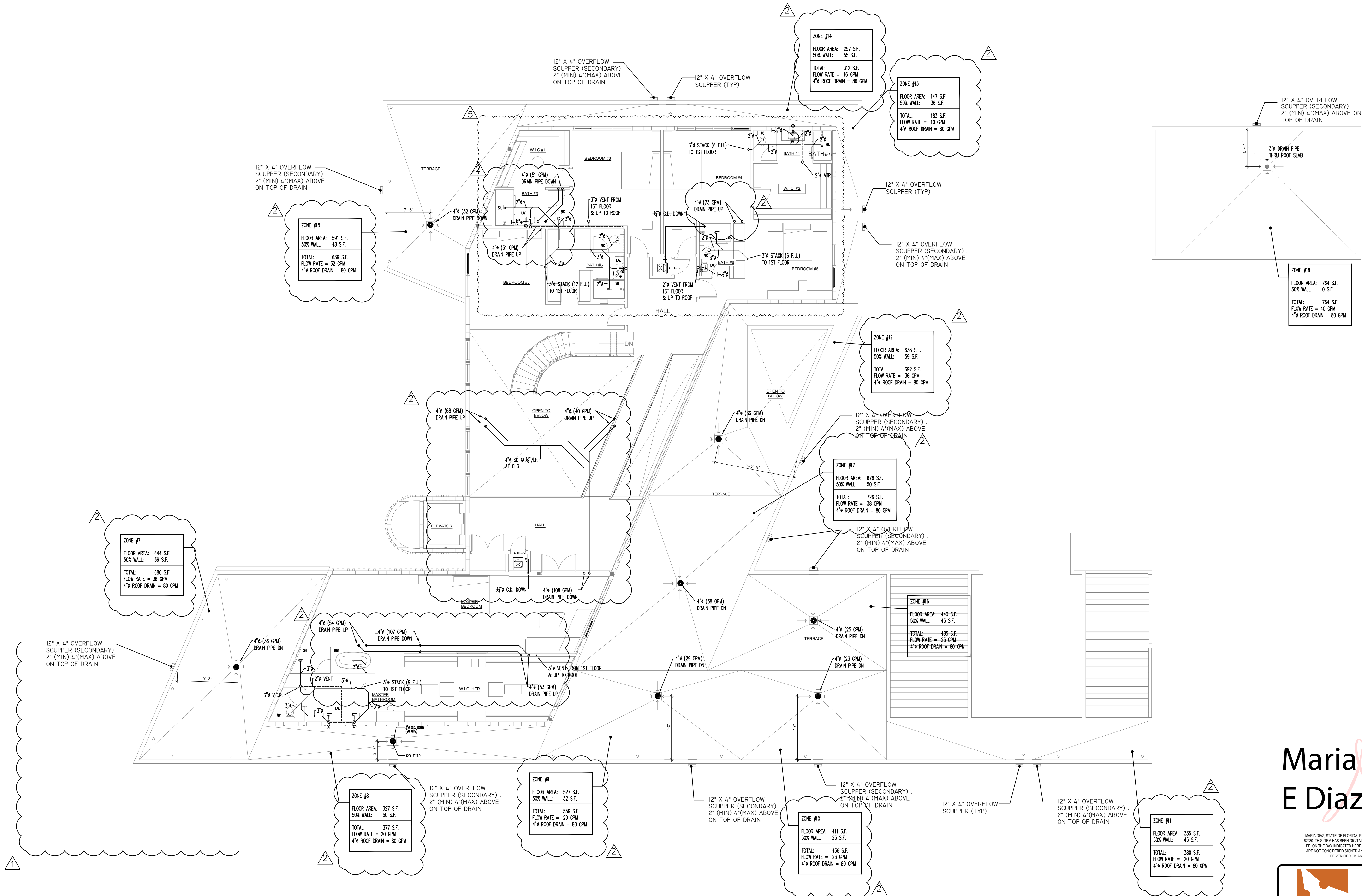
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PLUMBING SECOND FLOOR - SANITARY PLAN
1/8" = 1'-0"

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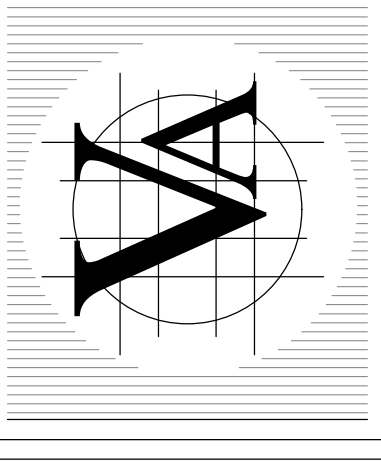
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Rev	Description
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2	04/25/24 B.D.C
3	OWNER COORD. 10/16/25

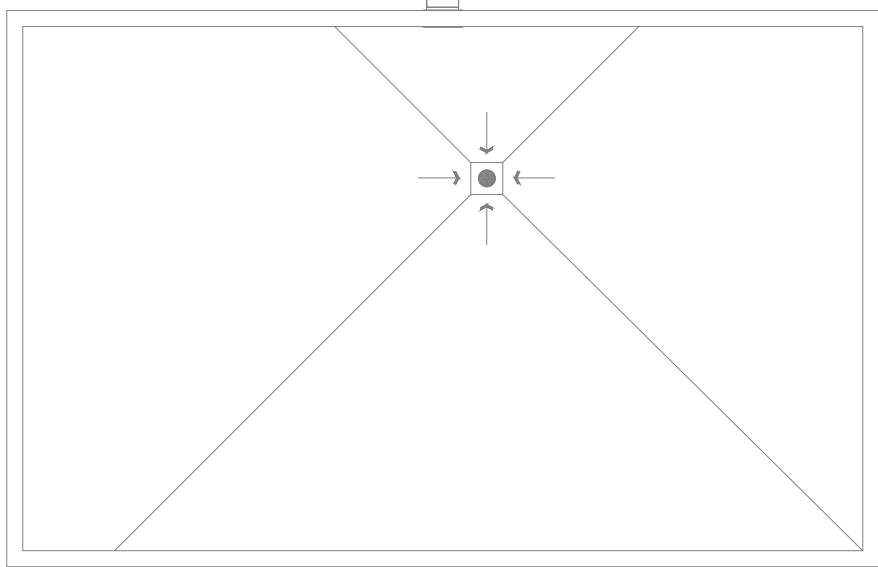
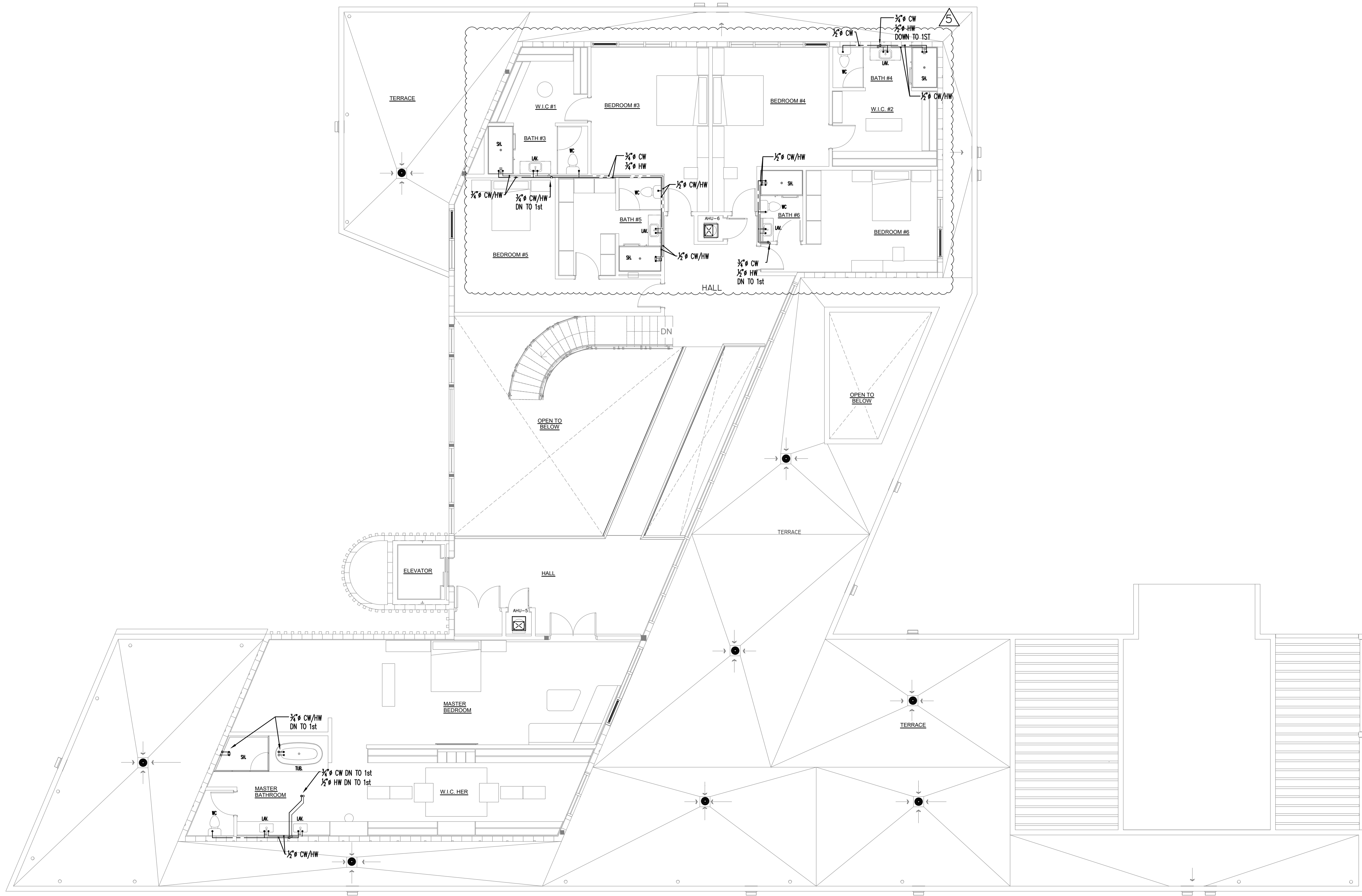
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PROJECT NO:

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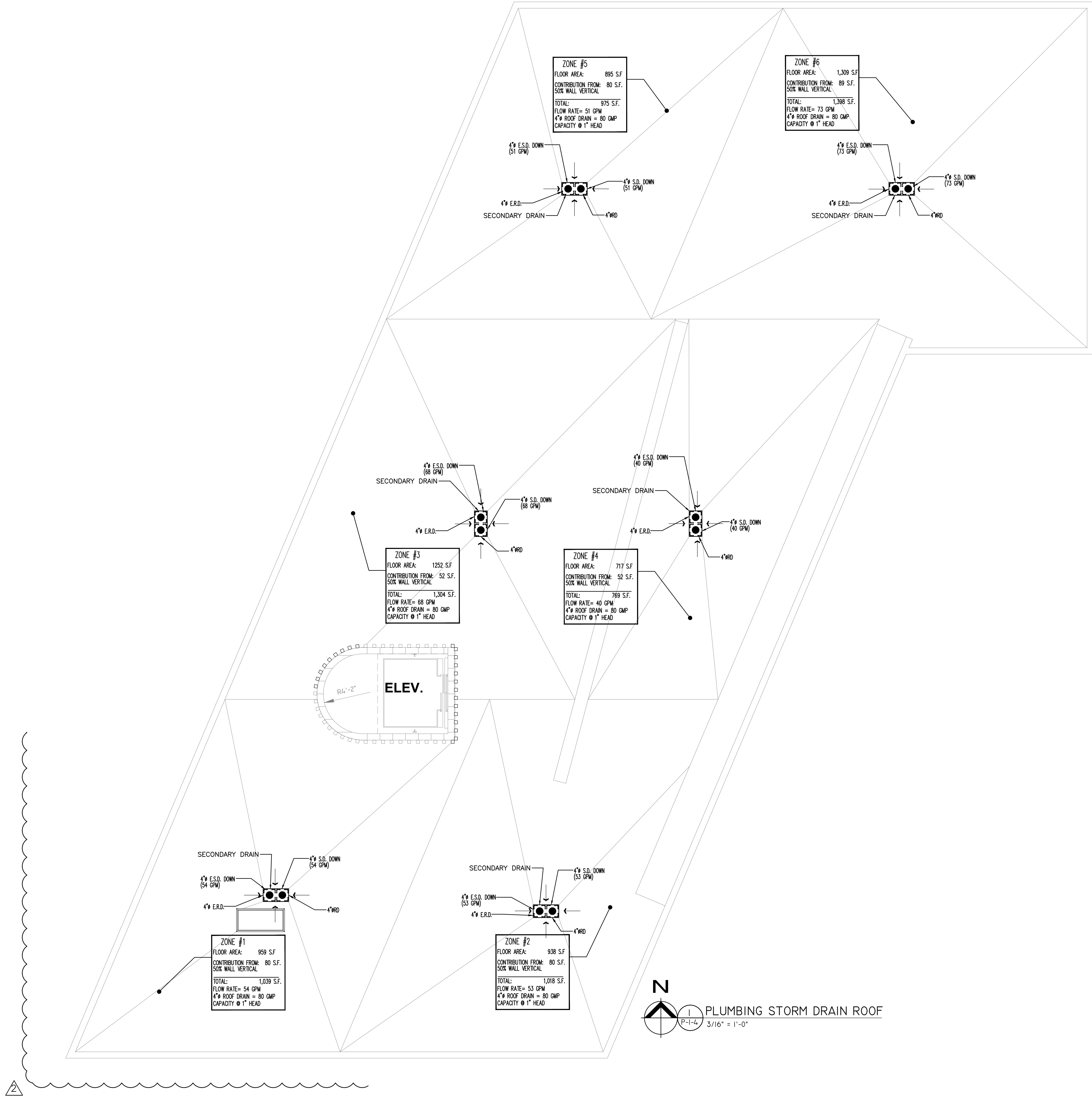
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P-1-3

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P-1-3

PLUMBING SECOND FLOOR - WATER PLAN

1/8" = 1'-0"



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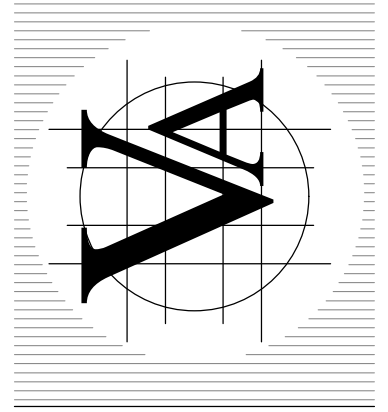
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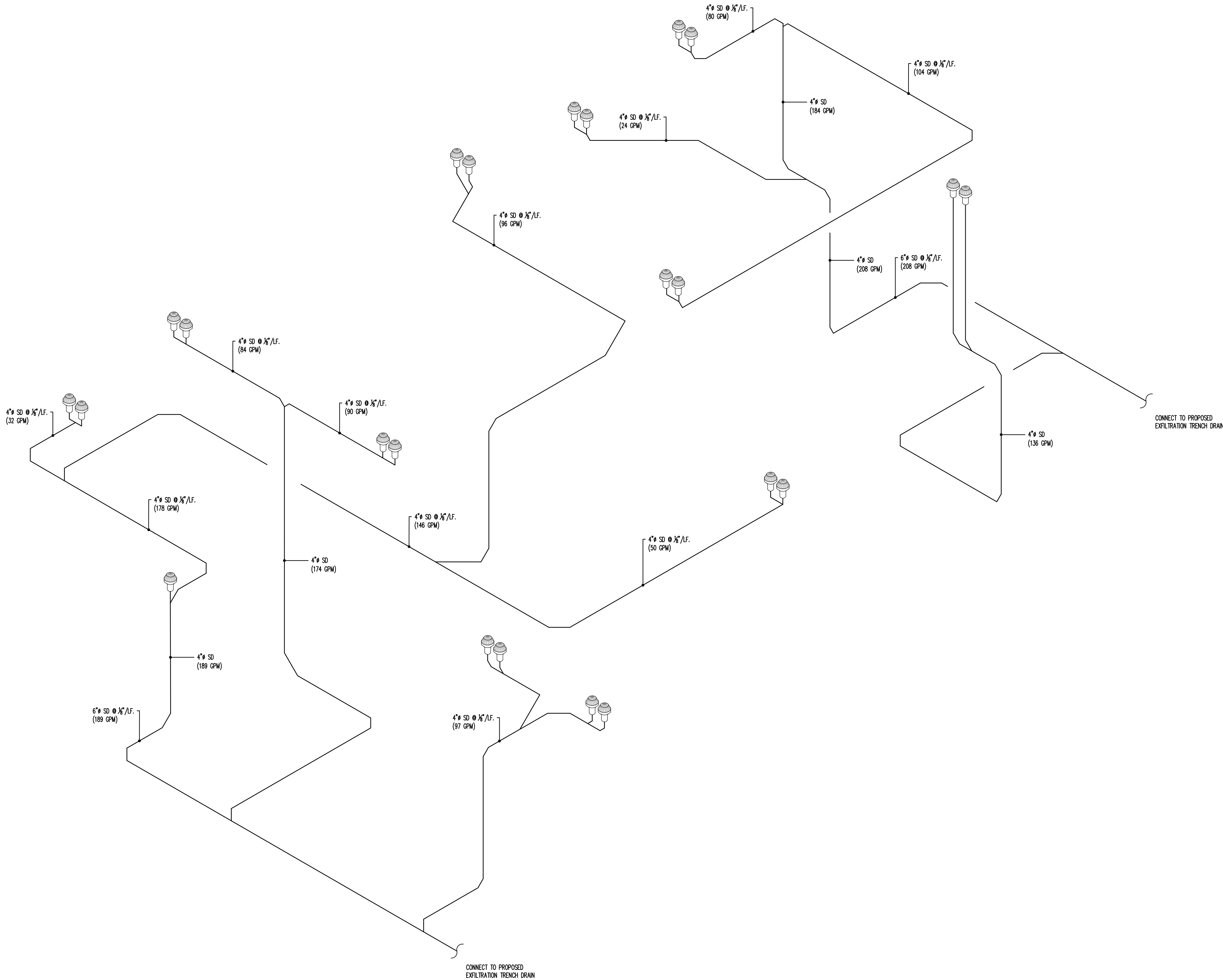
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PROJECT NO: Unnamed	
DRAWING NO : P-1-4	



PLUMBING - STORM DRAIN RISER



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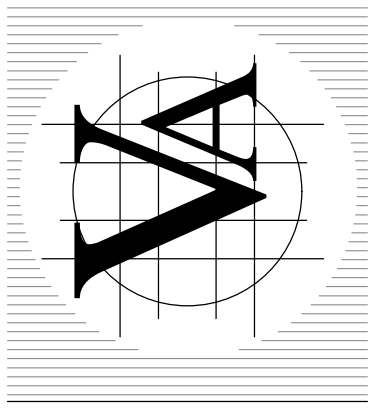


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PROJECT NO: Unnamed	DRAWING NO : P-1-5

MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES. TABLE 2903.2a

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE. (b)
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
SHOWER HEAD (c)	1.5 GPM @ 80 PSI
SINK FAUCET	1.5 GPM @ 60 PSI
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALL. PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED). (c)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED). (c)

- (a) A HANDHELD SHOWER SPRAY IS A SHOWERHEAD.
(b) CONSUMPTION TOLERANCES SHALL BE DETERMINED FROM REFERENCED STANDARDS.
(c) WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT.

NOTE:

PLUMBING FIXTURES AND APPLIANCES SHALL COMPLY WITH MIAMI-DADE CODE SECTION 8-31. RESIDENTIAL REQUIREMENTS FOR THE MAXIMUM FLOW RATE PERMISSIBLE AS PER TABLE 2903.2a (REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE SCHEDULE)

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	--
TUB	2"	1/2"	1/2"
WHIRLPOOL	2"	1/2"	1/2"
BIDET	1-1/4"	1/2"	1/2"
LAVATORY	1-1/4"	1/2"	1/2"
KITCHEN SINK	1-1/2"	1/2"	1/2"
DISHWASHER	1" hose	--	1/2"
CLOTHES WASHER	2"	1/2"	1/2"
HOSE BIBB	--	1/2"	--
FLOOR DRAINS	2" MIN.	1/2"	--
SHOWER	2"	1/2"	1/2"
REFRIGERATOR	--	1/2"	--

- 1) FIXTURES TO COMPLY W/FBC 2020 Plumbing Sections 709.1,603.1 & 604.3
2) ANTI-SCALD VALVE: ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE, BALANCE, THERMOSTATIC MIXING, OR COMBINATION TYPE. SET, HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110°F.

LEGEND

- COLD WATER PIPE (CW)
----- HOT WATER PIPE (HW)
--- CONDENSATE LINE
--- GAS PIPE
-- GATE VALVE
-- PLUG VALVE
-- HOSE BIBB (W/VACUUM BREAKER)
-- CONNECT NEW TO EXISTING
BTU/H BRITISH THERMAL UNITS PER HOUR
CW COLD WATER
HB HOSE BIBB
HW HOT WATER
P & T PRESSURE & TEMPERATURE
TBR TO BE REMOVED
--- HOT WATER RETURN
TY TYPICAL
CA COMPRESSOR AIR

HAMMER ARRESTOR:
- AMTROL, MODEL 500
- INSTALL IN ACC. LOCATION.
- CONNECTION SIZE: 1/2" NPT
- HEIGHT: 4-1/2"
- DIAMETER: 3-3/8"
- MAX. PRESSURE: 150 PSI
- MAX. TEMP: 200° F
- MAX. SHOCK PRESSURE: 200 PSI

NOTE:

ALL SANITARY PIPE 2 1/2" DIAMETER OR SMALLER SHALL RUN @ 1/4" SLOPE PER L.F.T. 3" AND LARGER @ 1/8" SLOPE PER L.F.T.

NOTE:

ALL TUBS AND SHOWERS REQUIRE ANTI-SCALDING VALVE @ 110°F, (TYPICAL)

NOTE:

ALL PIPES TO DISCHARGE MIN. 12" FROM STRUCTURE

NOTE:

ALL PLUMBING WATER DEVICES SHALL BE PROVIDED W/ SHUT-OFF VALVES.

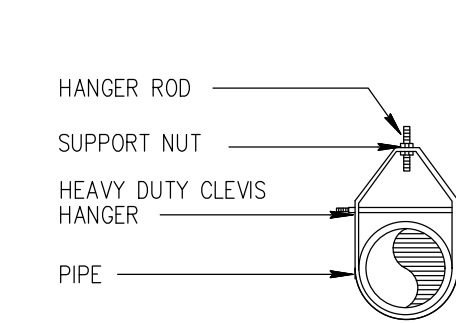
NOTE:

NO SPLICING ALLOWED UNDER SLAB

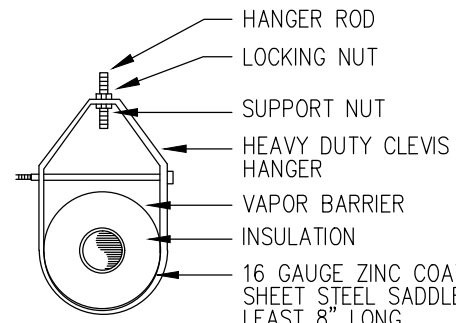
GENERAL PLUMBING NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL, ORDINANCES AND FLORIDA BUILDING CODES 2020 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.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MAJOR 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.
- 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 AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. 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.
- 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.
- 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.
- 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 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.
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SETUPS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
- PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- 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.
- PROVIDE BATHROOM FIXTURES AS SPECIFIED.
- PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.
- WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
- 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 "M" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSTALL SLAB.
C. SANITARY WASTE AND VENT 4" 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.
H. INSULATE ALL HOT WATER, HOT WATER RETURN, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS:
HW & CW SUPPLY AND RETURN PER FBCEC-2017 R403.5.3 MIN. R-3; USE R-4 USE 1" ARMAFLEX PREFORMED OR EQUAL
CONDENSATE PIPING AND STORM DRAIN PIPING-----3/4" ARMAFLEX PREFORMED.

FIRE RATED PENETRATION NOTE
WHEN P.V.C. IS USED PROVIDE "PRO-SET" AND PATCH, UP OPENING WITH FIRE RATED SEALER SIMILAR TO "SM" C-128 OR APPROVED EQUAL



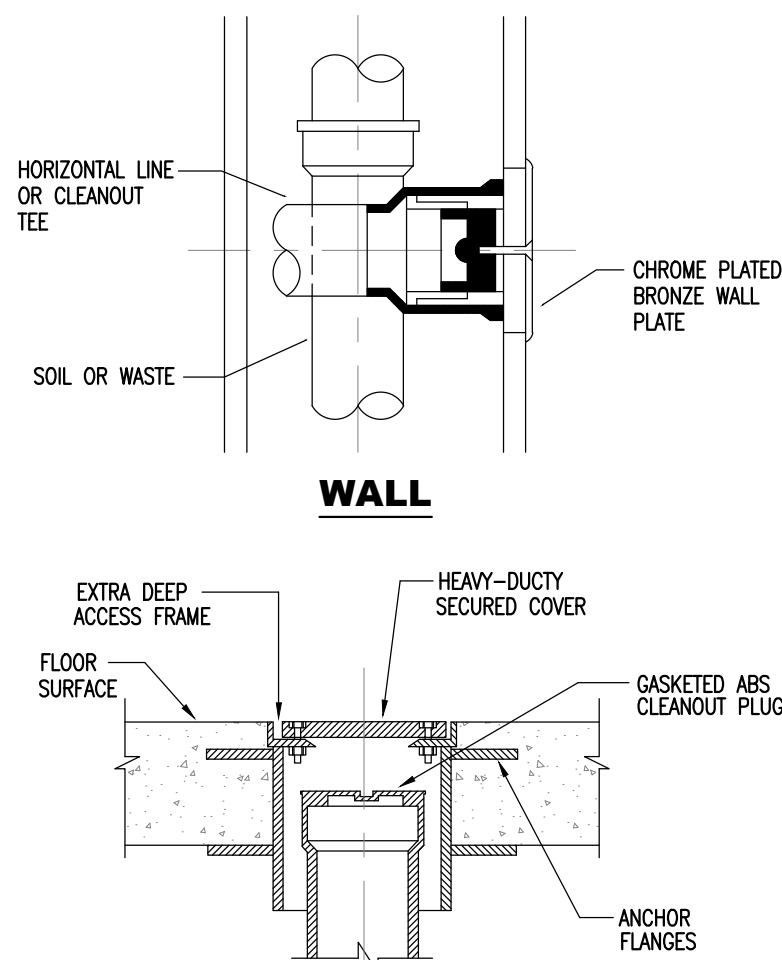
CLEVIS HANGER SINGLE HORIZONTAL RUNS NO VAPOR BARRIER INSULATION



CLEVIS HANGER SINGLE HORIZONTAL RUNS W/ VAPOR BARRIER INSULATION

PIPE SUPPORT DETAILS

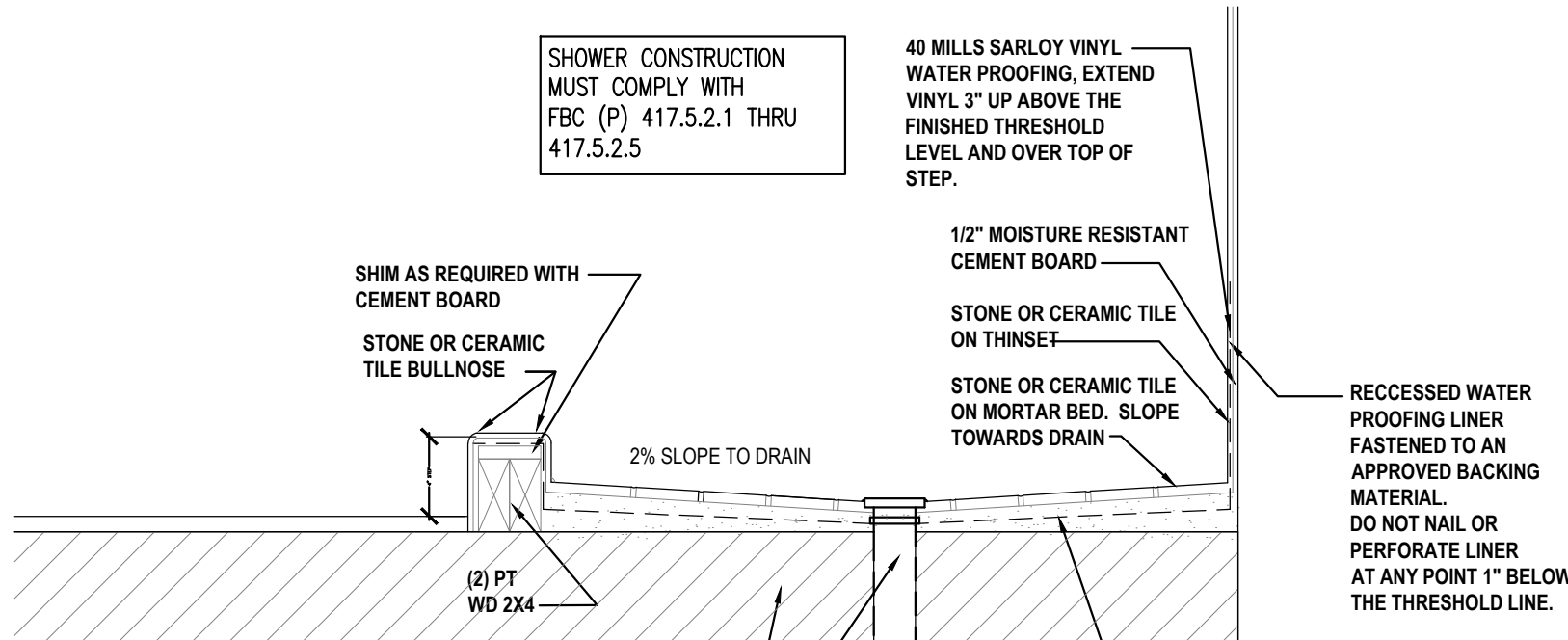
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EXTERIOR

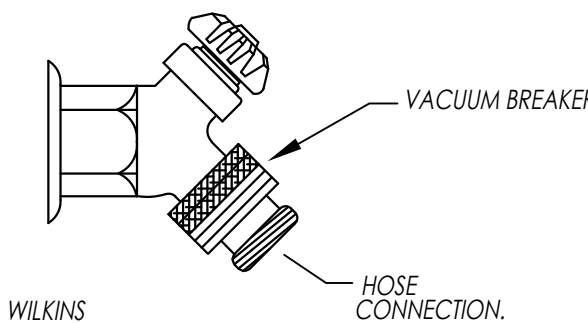
CLEANOUT DETAILS

N.T.S.



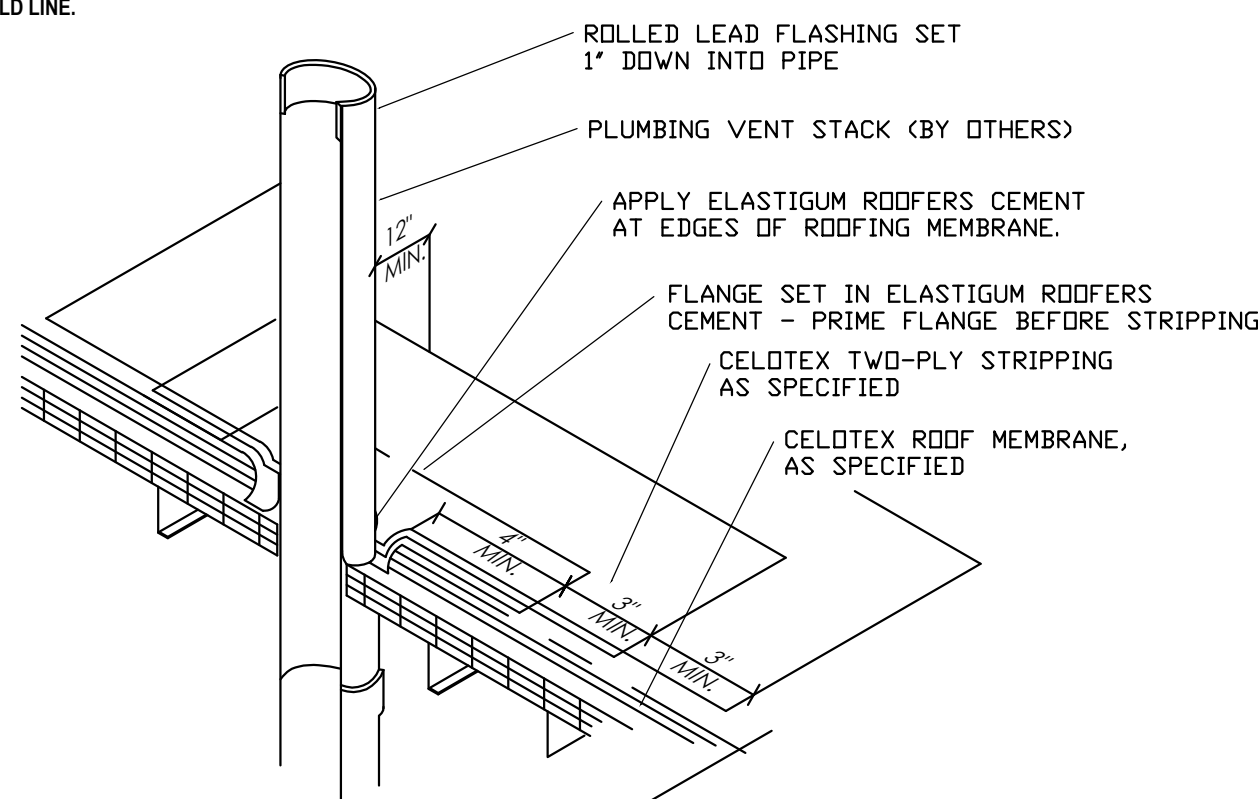
SHOWER PAN DETAIL

N.T.S.



HOSE BIBB DETAIL

N.T.S.

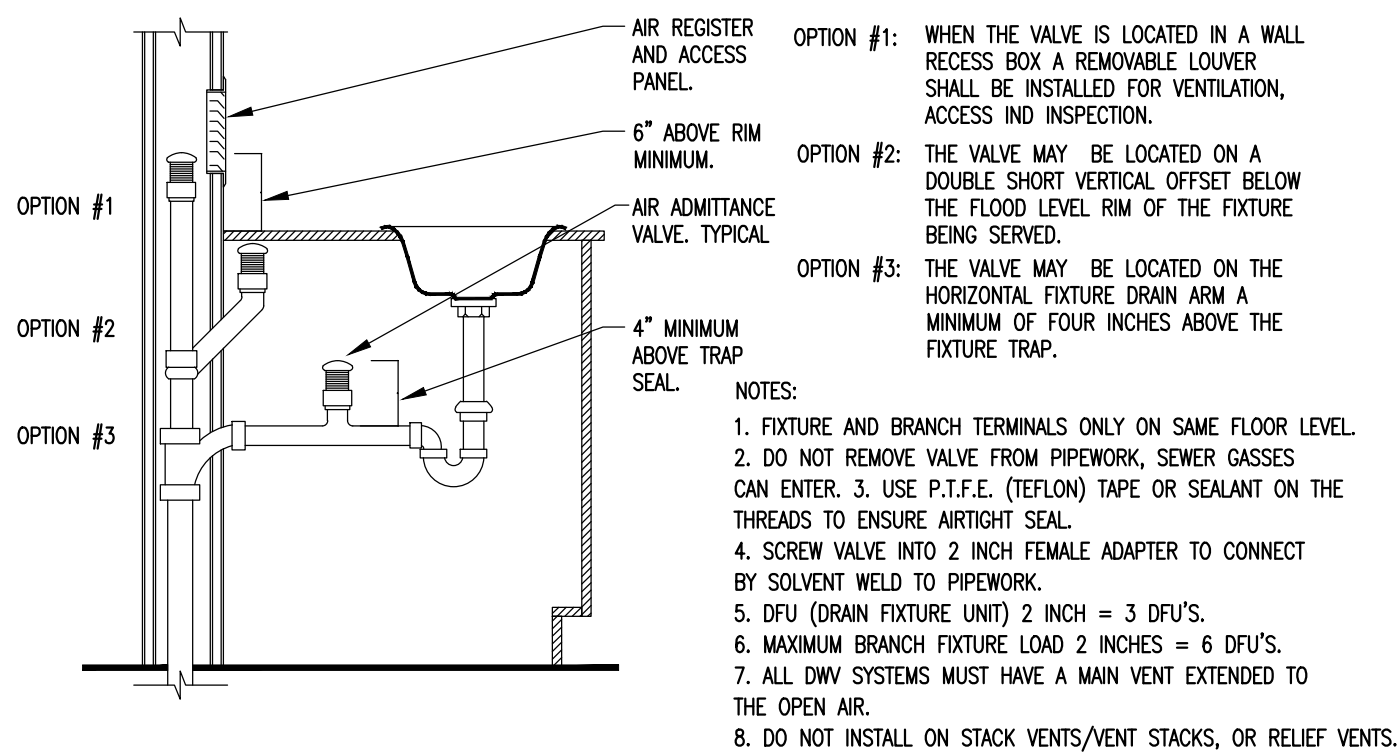


NOTE:

1. SHEET LEAD MINIMUM OF 2-1/2 LBS. PER SQUARE FOOT.

V.T.R./PIPE FLASHING DETAIL

N.T.S.



AIR ADMITTANCE VALVE MOUNTING DETAIL

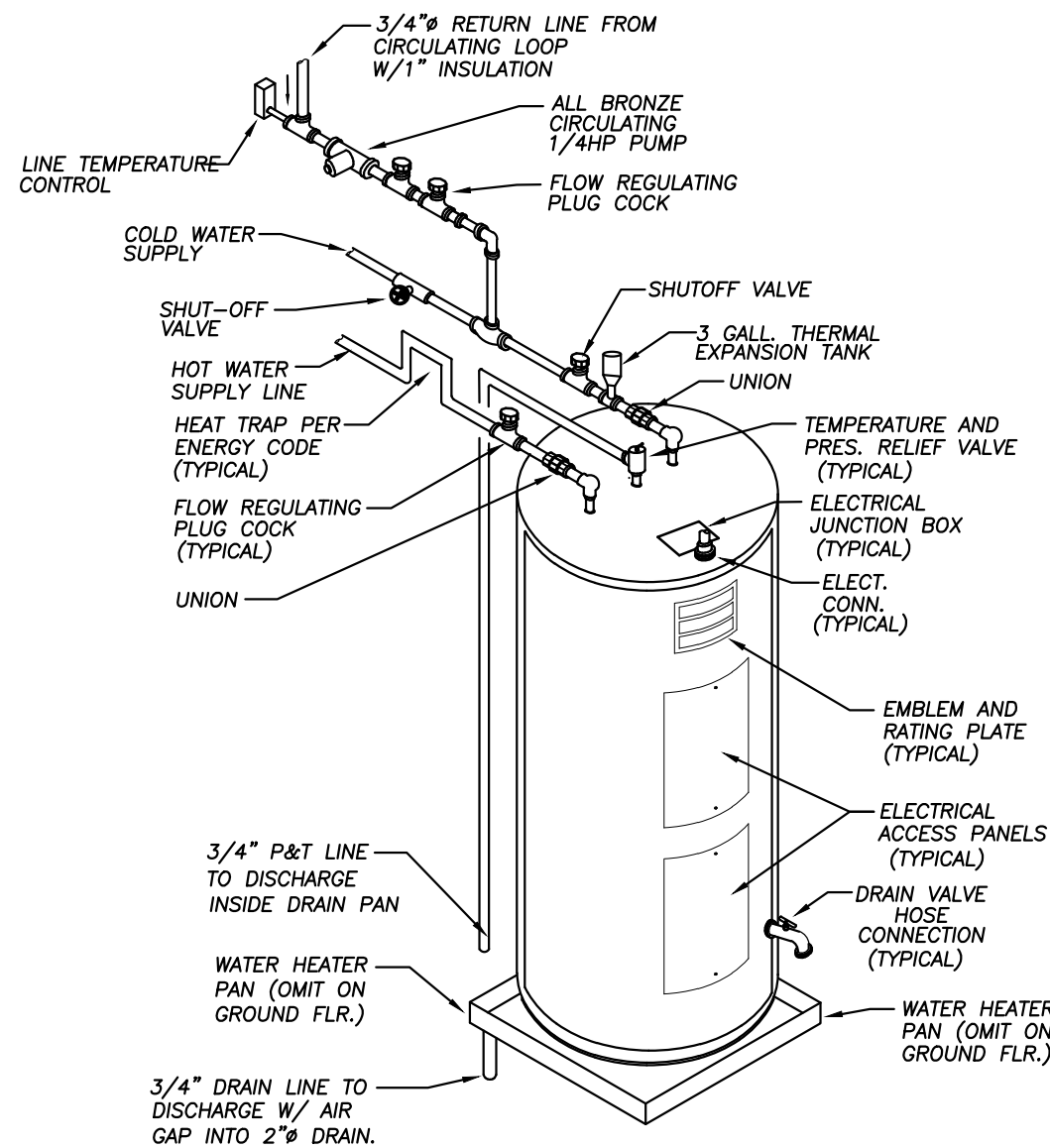
N.T.S.

INSTANTANEOUS ELECTRIC WATER HEATER SCHEDULE							
ITEM	MANUFACTURER	MODEL	VOL	KW	AMPS	WEIGHT	DIMENSIONS (HxWxD)
IWH-1	RHEEM	RTEX-04	120	3.5	29	4.5 LB	6" x 11" x 2.75"

RECOMMENDED BREAKER & WIRE SIZE: (1x30)A & 10 AWG

ELECTRIC WATER HEATER SCHEDULE									
ITEM	MANUFACTURER	MODEL	FIRST HOUR RATING GALS.	ENERGY FACTOR	GALLONS CAPACITY	KW (240 V)	RECOVERY (G.P.H. 80° RISE)	DIMENSIONS	WEIGHT
WH-1, 2	RHEEM	XEB0806ST4SU0	87	0.86	80	4.5	21	23" X 59"	177 (lbs)

OR USE ALTERNATE EQUAL



MARIA DIAZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 62930. THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY MARIA DIAZ, P.E. ON THE DAY INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



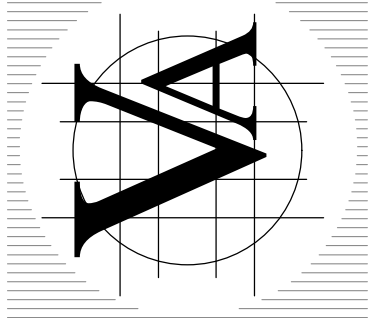
Maria E Diaz
Digitally signed by Maria E Diaz
Date: 2025.12.09 13:48:07 -04'00'

REVISIONS	Rev	Description	
		Date	
		10/24/23	B.D.C

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, PINECREST, FL 33156

Corporation Licence #A400103589	Architectural Seal	JORGE L VILLAVENCIO NC AR0012110
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TEL. 305-799-8016 - E-Mail: maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: Unnamed	
DRAWING NO : P-2-0	