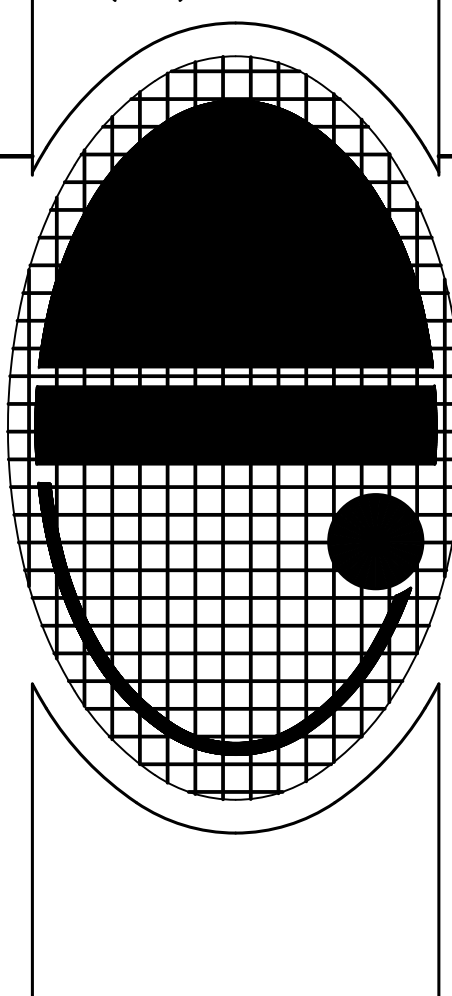


[illegible]

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

J L D
ARCHITECT
CORPORATION
AA-26003440

3592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992



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JOSE L. DIAZ, ARCHITECT
AR-0015547

PLUMBING SHEET INDEX	
SHEET #	DESCRIPTION
P-1	PLUMBING NOTES, LEGENDS AND DETAILS
P-2	SANITARY PLAN - NORTH
P-3	SANITARY PLAN - SOUTH
P-4	DOMESTIC WATER PLAN - NORTH
P-5	DOMESTIC WATER PLAN - SOUTH

PLUMBING NOTES

- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM OF WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING: 1. FLUORIDA BUILDING CODE 7TH EDITION (2000) – PLUMBING, SECTION 601. 2. FLUORIDA BUILDING CODE 7TH EDITION (2000) – PLUMBING, SECTION 607. 3. PLUMBING CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS. 4. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY. 5. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A WORK MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIONAL. ALL ELEVATION AND BACKFILL AS REQUIRED FOR THIS INSTALLATION SHALL BE PROVIDED BY THE OWNER. 6. REQUIRED INSULATION SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. 7. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. PLUMBING CONTRACTOR SHALL OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES. 8. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL THE (5) SETS OF MANUFACTURER'S INSTALLATION INSTRUCTIONS, PERMITS/TESTING MATERIAL, EQUIPMENT TYPE AND SPECIFICATIONS, THAT ARE INCLUDED IN THE CONTRACT. 9. DRAWINGS ARE DIAGNOSTIC. DO NOT SCALE FOR THE EXACT LOCATION OF FITURES, PIPING, EQUIPMENT, ETC. 10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER PRIOR TO BEGINNING CONSTRUCTION. 11. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERT ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES. 12. WATER DISTRIBUTION ABOVE AND BELOW GROUND SHALL BE TYPE "C" COPPER. ALTERNATE PIPING A FITTING W/ALUMINUM JAW END SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7TH EDITION (2000) – PLUMBING, TABLE 601.4.1, 601.4.2, 601.4.3, 601.4.4, 601.4.5, 601.4.6, 601.4.7, 601.4.8, 601.4.9, 601.4.10, 601.4.11, 601.4.12, 601.4.13, 601.4.14, 601.4.15, 601.4.16, 601.4.17, 601.4.18, 601.4.19, 601.4.20, 601.4.21, 601.4.22, 601.4.23, 601.4.24, 601.4.25, 601.4.26, 601.4.27, 601.4.28, 601.4.29, 601.4.30, 601.4.31, 601.4.32, 601.4.33, 601.4.34, 601.4.35, 601.4.36, 601.4.37, 601.4.38, 601.4.39, 601.4.40, 601.4.41, 601.4.42, 601.4.43, 601.4.44, 601.4.45, 601.4.46, 601.4.47, 601.4.48, 601.4.49, 601.4.50, 601.4.51, 601.4.52, 601.4.53, 601.4.54, 601.4.55, 601.4.56, 601.4.57, 601.4.58, 601.4.59, 601.4.60, 601.4.61, 601.4.62, 601.4.63, 601.4.64, 601.4.65, 601.4.66, 601.4.67, 601.4.68, 601.4.69, 601.4.70, 601.4.71, 601.4.72, 601.4.73, 601.4.74, 601.4.75, 601.4.76, 601.4.77, 601.4.78, 601.4.79, 601.4.80, 601.4.81, 601.4.82, 601.4.83, 601.4.84, 601.4.85, 601.4.86, 601.4.87, 601.4.88, 601.4.89, 601.4.90, 601.4.91, 601.4.92, 601.4.93, 601.4.94, 601.4.95, 601.4.96, 601.4.97, 601.4.98, 601.4.99, 601.4.100, 601.4.101, 601.4.102, 601.4.103, 601.4.104, 601.4.105, 601.4.106, 601.4.107, 601.4.108, 601.4.109, 601.4.110, 601.4.111, 601.4.112, 601.4.113, 601.4.114, 601.4.115, 601.4.116, 601.4.117, 601.4.118, 601.4.119, 601.4.120, 601.4.121, 601.4.122, 601.4.123, 601.4.124, 601.4.125, 601.4.126, 601.4.127, 601.4.128, 601.4.129, 601.4.130, 601.4.131, 601.4.132, 601.4.133, 601.4.134, 601.4.135, 601.4.136, 601.4.137, 601.4.138, 601.4.139, 601.4.140, 601.4.141, 601.4.142, 601.4.143, 601.4.144, 601.4.145, 601.4.146, 601.4.147, 601.4.148, 601.4.149, 601.4.150, 601.4.151, 601.4.152, 601.4.153, 601.4.154, 601.4.155, 601.4.156, 601.4.157, 601.4.158, 601.4.159, 601.4.160, 601.4.161, 601.4.162, 601.4.163, 601.4.164, 601.4.165, 601.4.166, 601.4.167, 601.4.168, 601.4.169, 601.4.170, 601.4.171, 601.4.172, 601.4.173, 601.4.174, 601.4.175, 601.4.176, 601.4.177, 601.4.178, 601.4.179, 601.4.180, 601.4.181, 601.4.182, 601.4.183, 601.4.184, 601.4.185, 601.4.186, 601.4.187, 601.4.188, 601.4.189, 601.4.190, 601.4.191, 601.4.192, 601.4.193, 601.4.194, 601.4.195, 601.4.196, 601.4.197, 601.4.198, 601.4.199, 601.4.200, 601.4.201, 601.4.202, 601.4.203, 601.4.204, 601.4.205, 601.4.206, 601.4.207, 601.4.208, 601.4.209, 601.4.210, 601.4.211, 601.4.212, 601.4.213, 601.4.214, 601.4.215, 601.4.216, 601.4.217, 601.4.218, 601.4.219, 601.4.220, 601.4.221, 601.4.222, 601.4.223, 601.4.224, 601.4.225, 601.4.226, 601.4.227, 601.4.228, 601.4.229, 601.4.230, 601.4.231, 601.4.232, 601.4.233, 601.4.234, 601.4.235, 601.4.236, 601.4.237, 601.4.238, 601.4.239, 601.4.240, 601.4.241, 601.4.242, 601.4.243, 601.4.244, 601.4.245, 601.4.246, 601.4.247, 601.4.248, 601.4.249, 601.4.250, 601.4.251, 601.4.252, 601.4.253, 601.4.254, 601.4.255, 601.4.256, 601.4.257, 601.4.258, 601.4.259, 601.4.260, 601.4.261, 601.4.262, 601.4.263, 601.4.264, 601.4.265, 601.4.266, 601.4.267, 601.4.268, 601.4.269, 601.4.270, 601.4.271, 601.4.272, 601.4.273, 601.4.274, 601.4.275, 601.4.276, 601.4.277, 601.4.278, 601.4.279, 601.4.280, 601.4.281, 601.4.282, 601.4.283, 601.4.284, 601.4.285, 601.4.286, 601.4.287, 601.4.288, 601.4.289, 601.4.290, 601.4.291, 601.4.292, 601.4.293, 601.4.294, 601.4.295, 601.4.296, 601.4.297, 601.4.298, 601.4.299, 601.4.300, 601.4.301, 601.4.302, 601.4.303, 601.4.304, 601.4.305, 601.4.306, 601.4.307, 601.4.308, 601.4.309, 601.4.310, 601.4.311, 601.4.312, 601.4.313, 601.4.314, 601.4.315, 601.4.316, 601.4.317, 601.4.318, 601.4.319, 601.4.320, 601.4.321, 601.4.322, 601.4.323, 601.4.324, 601.4.325, 601.4.326, 601.4.327, 601.4.328, 601

TYPE	SOIL/WASTE	VENT	TRAP	CW	HW	REMARKS
2" HUB DRAIN	2"	2"	2"	-	-	PROVIDE 1/2" CW TRAP PRIMER CONNECTION
3" HUB DRAIN	3"	2"	3"	-	-	PROVIDE 1/2" CW TRAP PRIMER CONNECTION
COFFEE MAKER / WATER FILTER	-	-	-	1/2"	-	CONNECT WITH VACUUM BREAKER
DISHWASHER (RESIDENTIAL TYPE)	1"	-	-	-	1/2"	CONNECT WASTE TO KITCHEN SINK TAILPIPE. PROVIDE WITH VACUUM BREAKER
ELECTRIC WATER COOLER	2"	2"	1-1/4"	1/2"	-	-
OUTLET BOX	-	-	-	1/2"	-	PROVIDE 1/2" INTEGRAL WATER HAMMER ARRESTOR
WASHING MACHINE OUTLET BOX	3"	2"	2"	1/2"	1/2"	PROVIDE 1/2" INTEGRAL WATER HAMMER ARRESTORS
SINK	2"	2"	1-1/2"	1/2"	1/2"	1.0 GPM AT 60 PS MAXIMUM
WOP SINK	3"	2"	3"	1/2"	1/2"	PROVIDE HOSE THREADED FAUCET WITH INTEGRAL VACUUM BREAKER
LAVATORY (PUBLIC)	2"	2"	1-1/4"	1/2"	1/2"	0.5 GPM AT 60 PS MAXIMUM. (0.25 GALLON WETTING CYCLE)
REFRIGERATOR	-	-	-	1/2"	-	PROVIDE WITH VACUUM BREAKER
WATER CLOSET (FLUSH VALVE)	3" OR 4"	2"	INTERVAL	1"	-	1.28 GALLONS PER FLUSHING CYCLE MAXIMUM
WATER CLOSET (FLUSH TANK)	3" OR 4"	2"	INTERVAL	1/2"	-	1.28 GALLONS PER FLUSHING CYCLE MAXIMUM
URINAL	2"	2"	INTERVAL	3/4"	-	0.128 GALLONS PER FLUSHING CYCLE MAXIMUM

NOTE: PLUMBING FIXTURE CONNECTION SCHEDULE IS SHOWN FOR CONVENIENCE ONLY. PLUMBING CONTRACTOR TO CONFIRM FINAL PLUMBING FIXTURE CONNECTION SIZES WITH PLUMBING FIXTURE MANUFACTURER'S REQUIREMENTS. ALL FIXTURES SHALL COMPLY WITH REQUIREMENTS OF LOCAL WATER-USE EFFICIENCY ORDINANCES.

SHOCK ARRESTOR SCHEDULE			
P.D.I DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION
A	SILOX CHEF 652-A	1-11	1/2"
B	SILOX CHEF 653-B	12-32	3/4"
C	SILOX CHEF 654-C	33-60	1"

SILOX CHEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED.
CONFORMS TO AHS/ASSE 1010 STANDARDS.

SIoux CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED
CONFORMS TO ANSI/ASSE 1010 STANDARDS.

SLOPE OF HORIZ. DRAINAGE PIPE

SIZE (INCH)	MIN. SLOPE (INCH PER FT.)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

TABLE 704.1 OF THE FLORIDA PLUMBING CODE 2017

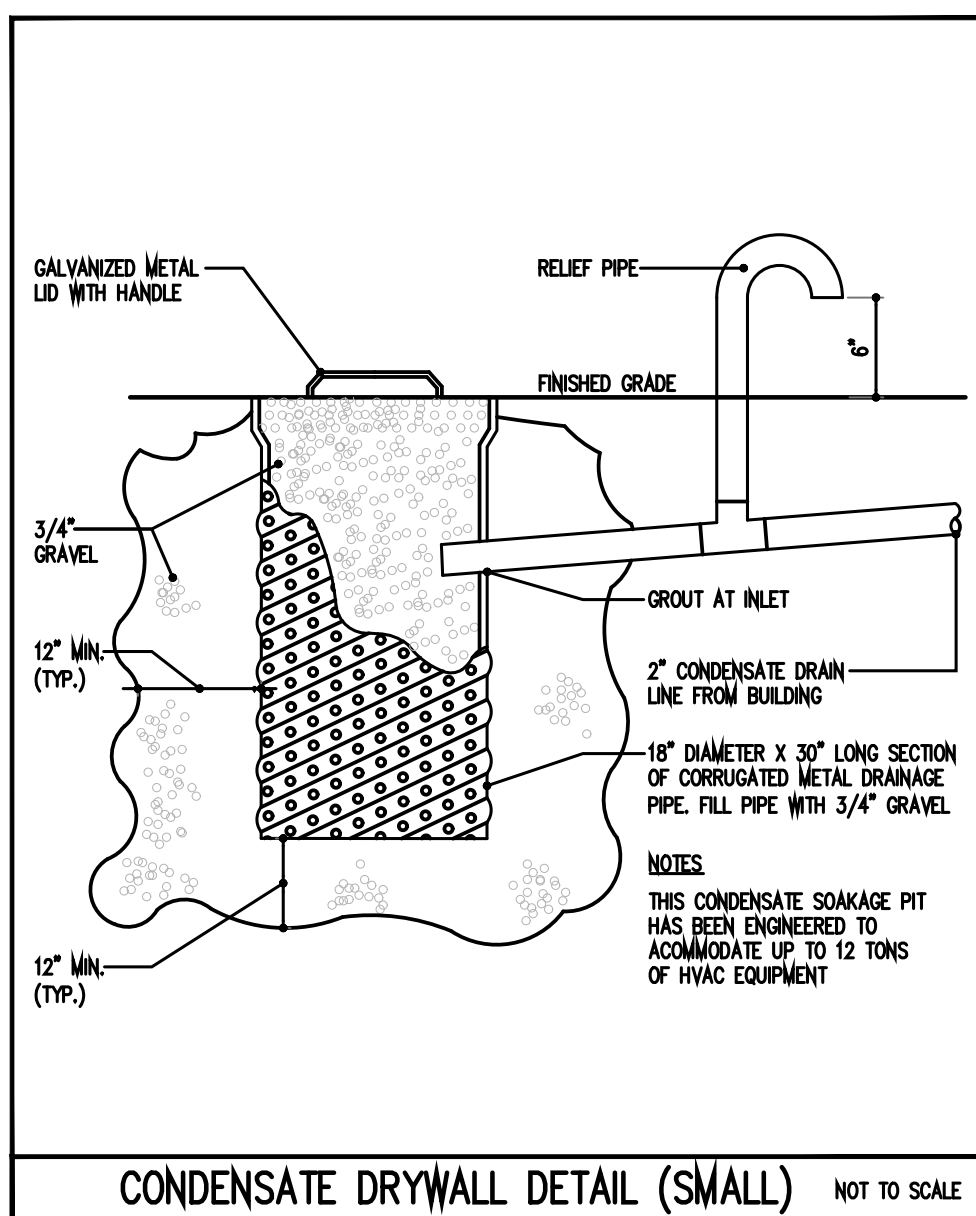
PLUMBING LEGEND

CO	CLEAN OUT		FLOOR DRAIN
S.O.V.	SHUT-OFF VALVE		SANITARY SEWER PIPING
COTC	CLEAN OUT TO GRADE		VENT PIPING
FD	FLOOR DRAIN		DOMESTIC COLD WATER PIPING
CH	DOMESTIC COLD WATER		HOT WATER PIPING (110°)
HW	DOMESTIC HOT WATER		CONDENSATE PIPING
HWIR	DOMESTIC HOT WATER RECIRCULATING		TEMPERATURE AND PRESSURE RELIEF
HB	HOSE BIBB		PIPE RISE UP
VIR	VENT THRU ROOF		PIPE DOWN OR DROP
	GATE VALVE		CAPPED END OF PIPE
	GLOBE VALVE		POINT OF CONNECTION
	CHECK VALVE		P-TRAP
	WATER HAMMER ARRESTER (PDI No.)		

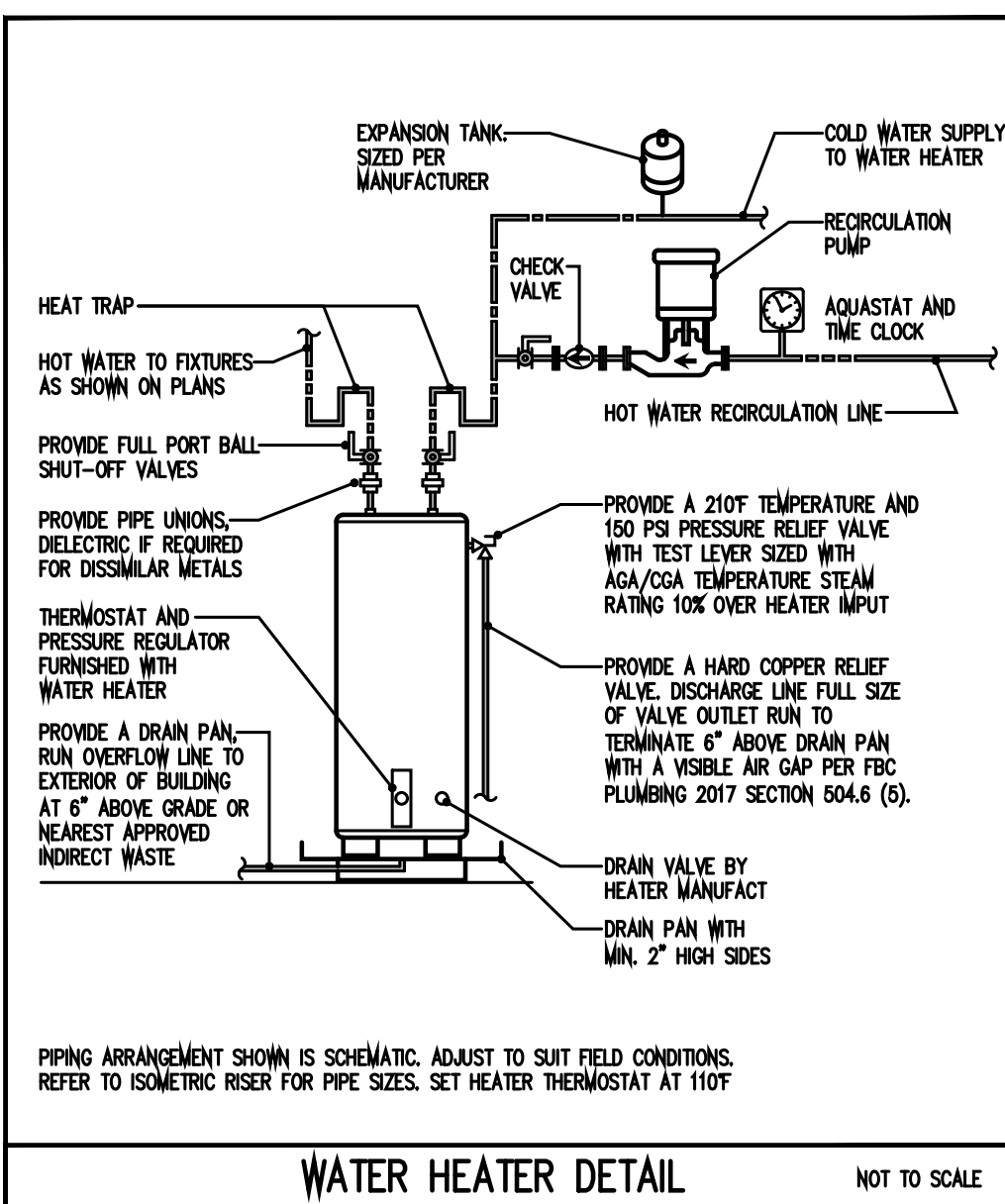
CONDENSATE DRAIN PIPE SIZING

EQUIPMENT CAPABILITY	MINIMUM CONDENSATE PIPE DIAMETER (inch)
UP TO 20 TONS OF REFRIGERATION	1"
OVER 21 TONS TO 40 TONS OF REFRIGERATION	1-1/4"
OVER 41 TONS TO 60 TONS OF REFRIGERATION	1-1/2"
OVER 61 TONS TO 100 TONS OF REFRIGERATION	2"
OVER 101 TONS TO 250 TONS OF REFRIGERATION	3"
OVER 251 TONS & LARGER OF REFRIGERATION	4"

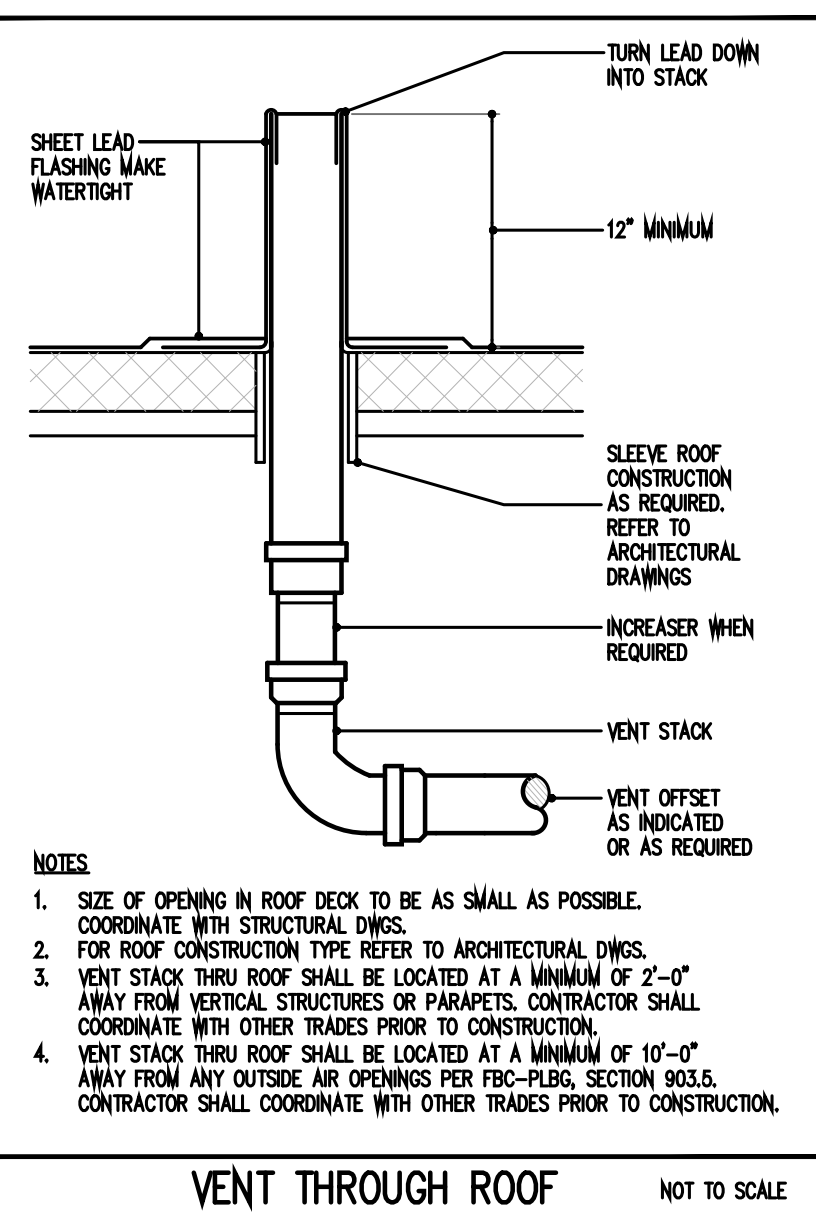
TABLE 307.2.2 OF THE 2017 FLORIDA BUILDING CODE—MECHANICAL



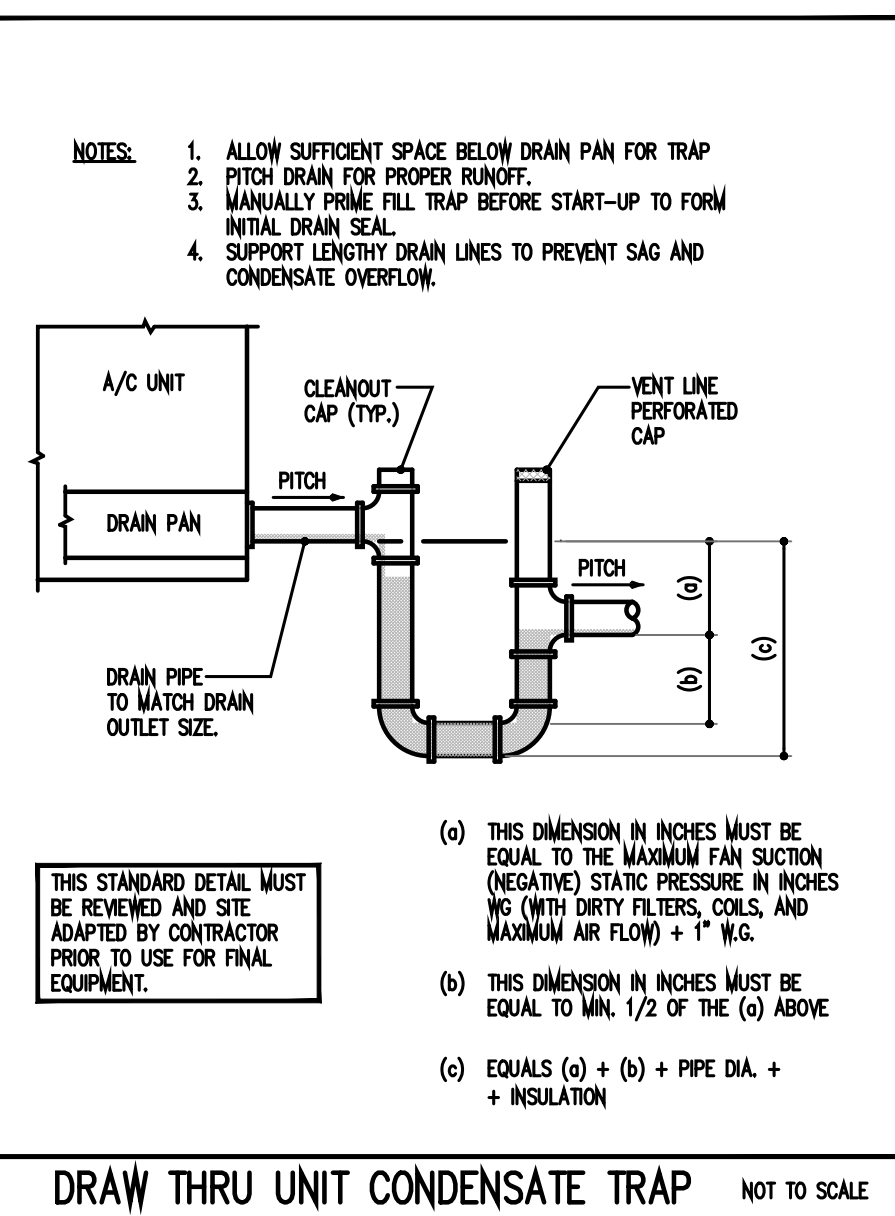
CONDENSATE DRYWALL DETAIL (SMALL)



WATER HEATER DETAIL

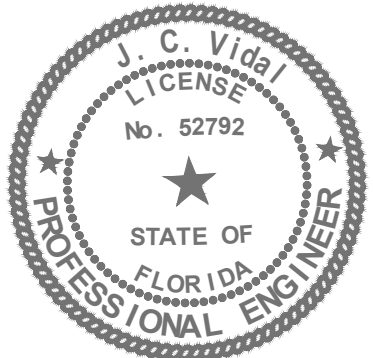


VENT THROUGH ROOF



DRAW THRU UNIT CONDENSATE TRAP

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PSI
ENGINEERING INC.

Engineer of Record: JULIO VIDAL PE
FLA REG # 52792
Project Manager: ROGER PEREZ

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CHECKED _____
DATE 11/14/22
SCALE _____
JOB NO. _____
SHEET _____

P-1

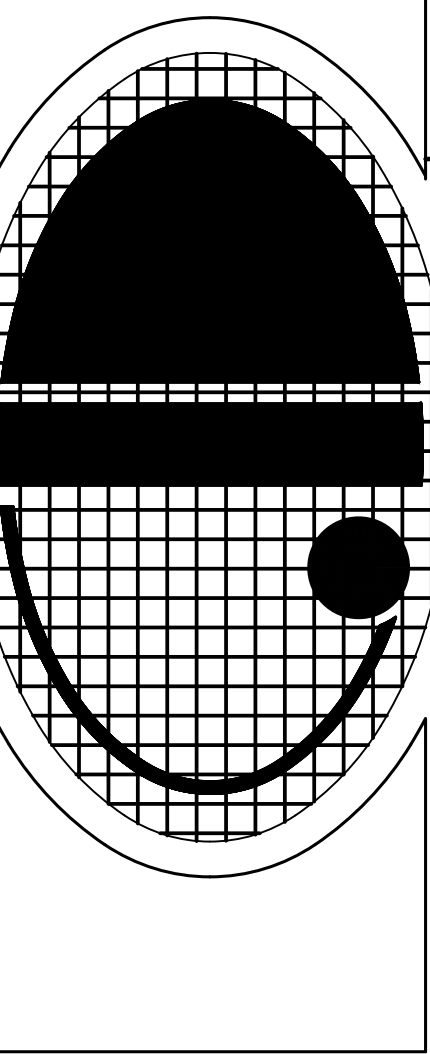
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△ BDC 05/15/24	
△ OWNER REV. 11-15-2025	
△ OWNER REV. 11-26-2025	

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

J L D
ARCHITECT
CORPORATION
AA-26003440
8592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992

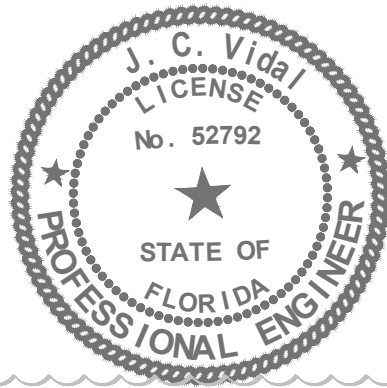


JOSE L. DIAZ, ARCHITECT
AR-0015547

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SHEET	
P-2	
OF	SHEETS

4" TO NEW SEPTIC SYSTEM @ INV. ELEV. +5.00' NGVD; PLUMBING CONTRACTOR TO VERIFY INVERT ELEVATION OF SEPTIC TANK BEFORE STARTING WORK AND VERIFY THAT 1/8" PER FT SLOPE IS ATTAINABLE FROM ALL LOCATIONS. CONTACT ENGINEER AND ARCHITECT IF THERE ARE ANY DISCREPANCIES.

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Engineer of Record: JULIO VIDAL PE
FLA REG # 52792
Project Manager: ROGER PEREZ
18566 NW 24 STREET, SUITE D-202 DORAL, FL 33172 P.O. BOX 786-615-7528 FAX: 786-752-3284
CERTIFICATE OF AUTHORIZATION # 30280 email: roger.perez@psieengineeringinc.com



SANITARY PLAN

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

MATCH LINE A-A
MATCH LINE A-A

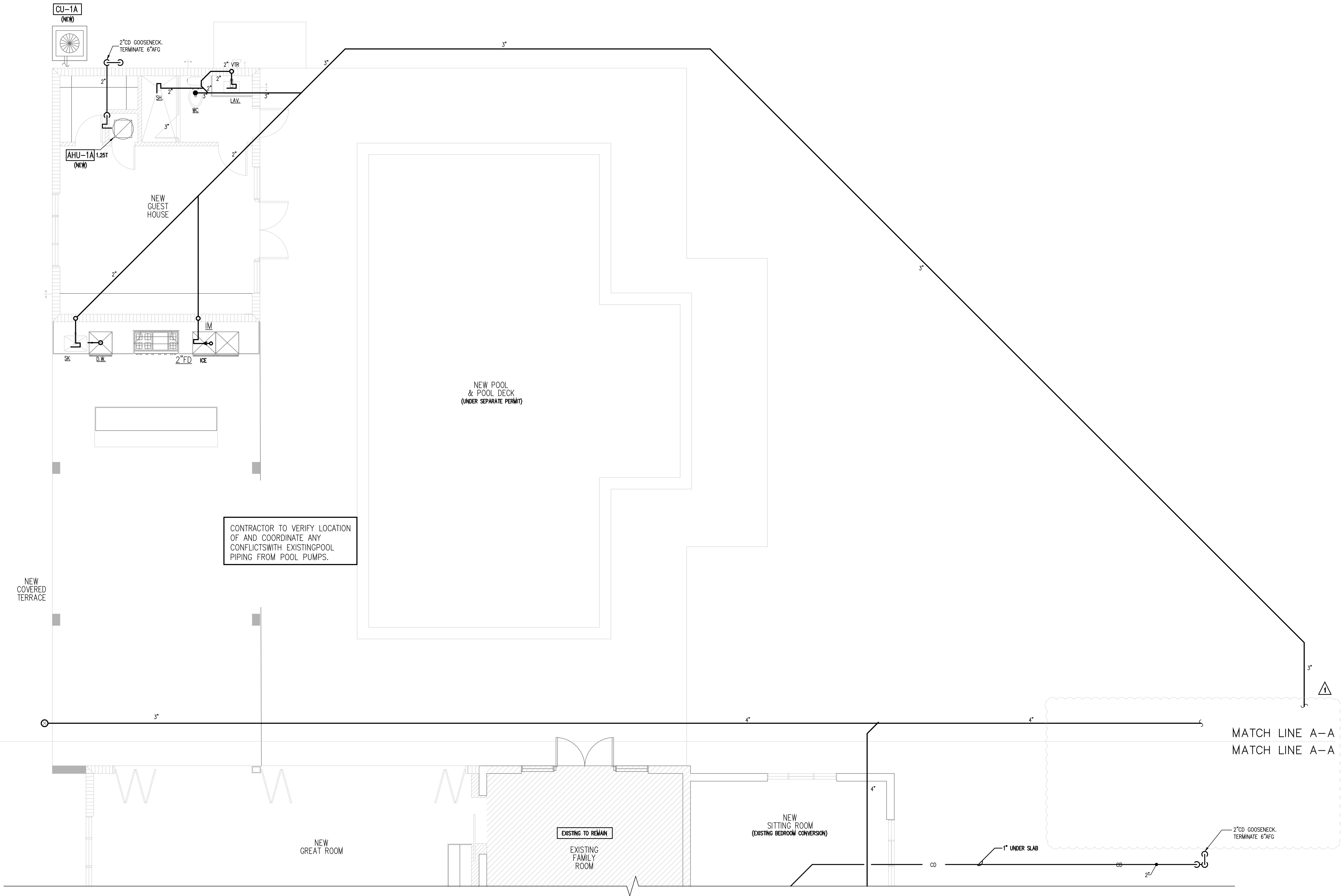
MATCH LINE A-A
MATCH LINE A-A

- CU-2A (EXISTING)
- CU-2 (NEW)
- CU-1 (NEW)

- CU-3 (EXISTING TO BE RELOCATED AS SHOWN)
- CU-4 (EXISTING)
- CU-5 (NEW)

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MATCH LINE A-A
MATCH LINE A-A



2

SANITARY PLAN

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

NORTH

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J. C. Vidal
LICENSE
No. 52792
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PSI ENGINEERING INC.
Engineer of Record: JULIO VIDAL, P.E.
Project Manager: ROGER PEREZ

18556 NW 26 STREET, SUITE D-202 DORAL, FL 33172 PH: 786-615-7526 FAX: 786-752-3284
CERTIFICATE OF AUTHORIZATION # 38280 email: roger.perez@psienr.com

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RENOVATION AND ADDITION
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RENOVATION AND ADDITION
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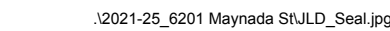
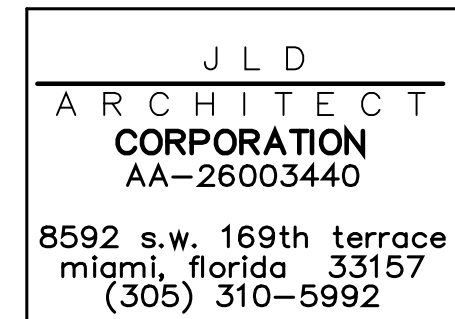
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P-5

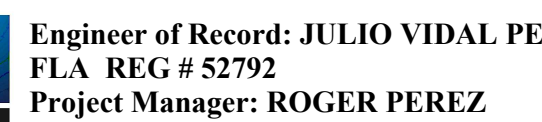
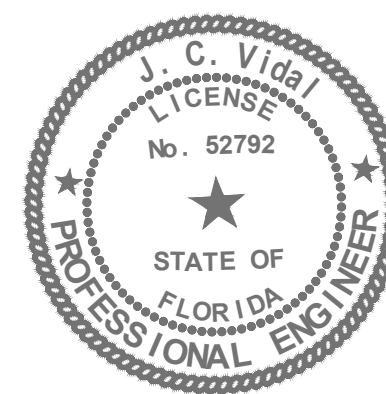
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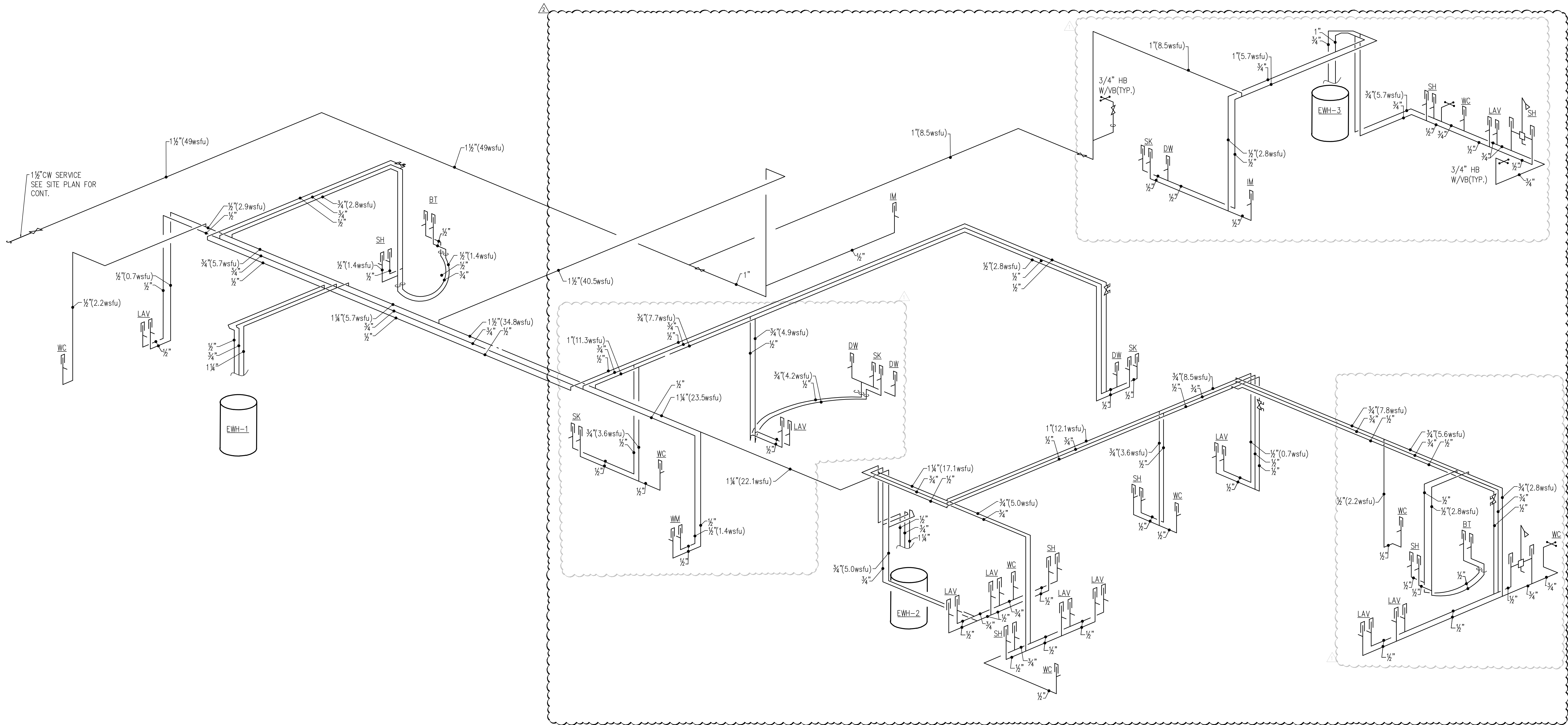


SCALE: 1/4" = 1'-0"

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 CERTIFICATE OF AUTHORIZATION # 30280 email: roper.perez@psengineeringinc.com

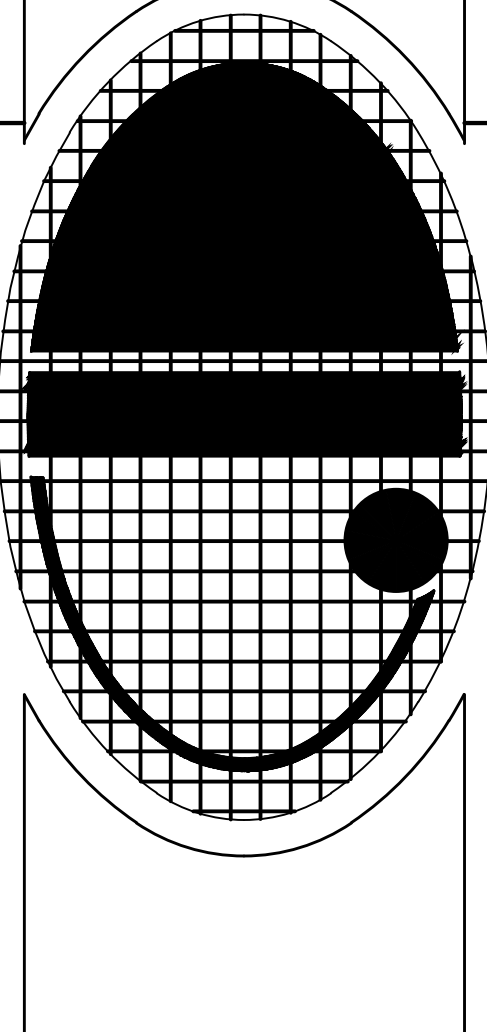


WATER RISER DIAGRAM – NTS

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OWNER REV. 11-26-2025	

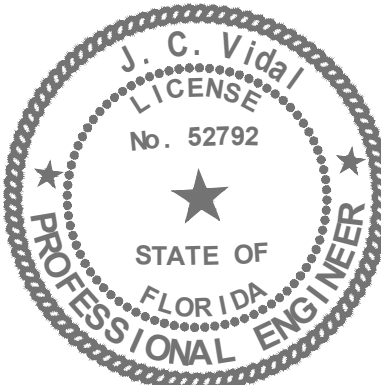
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