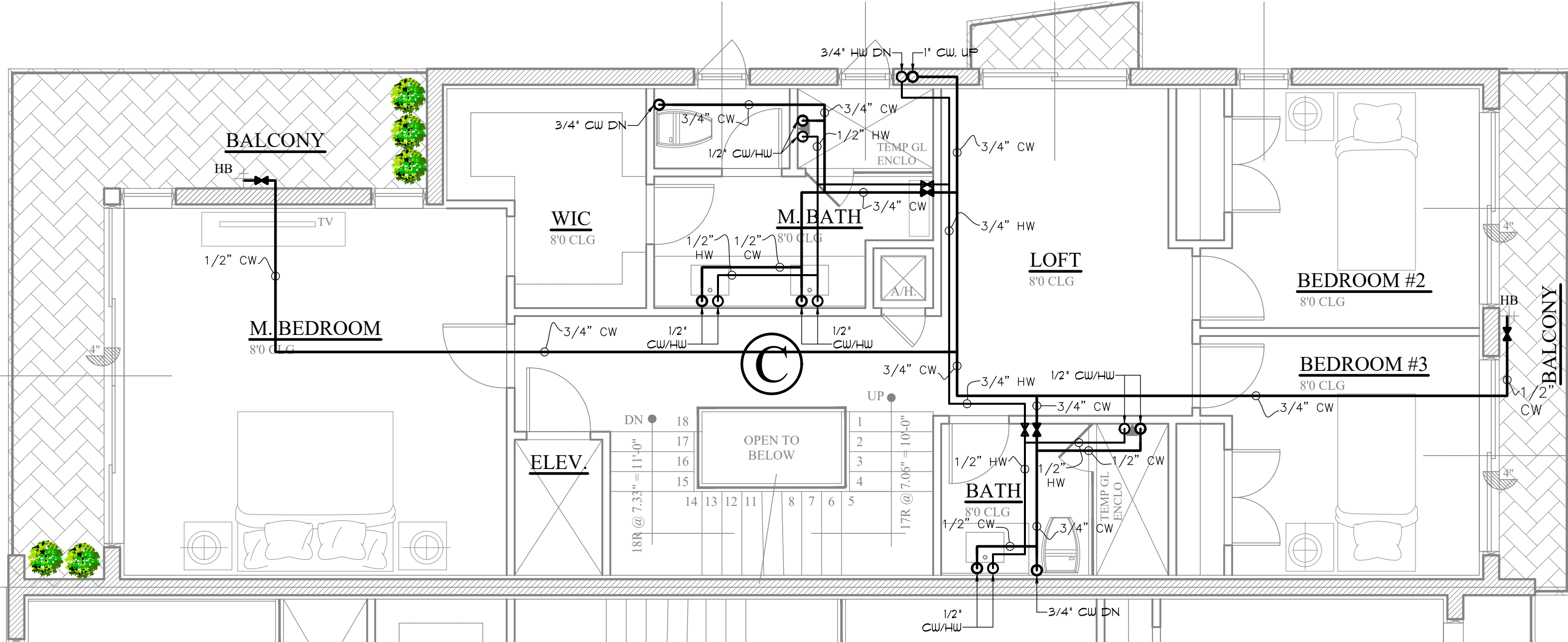


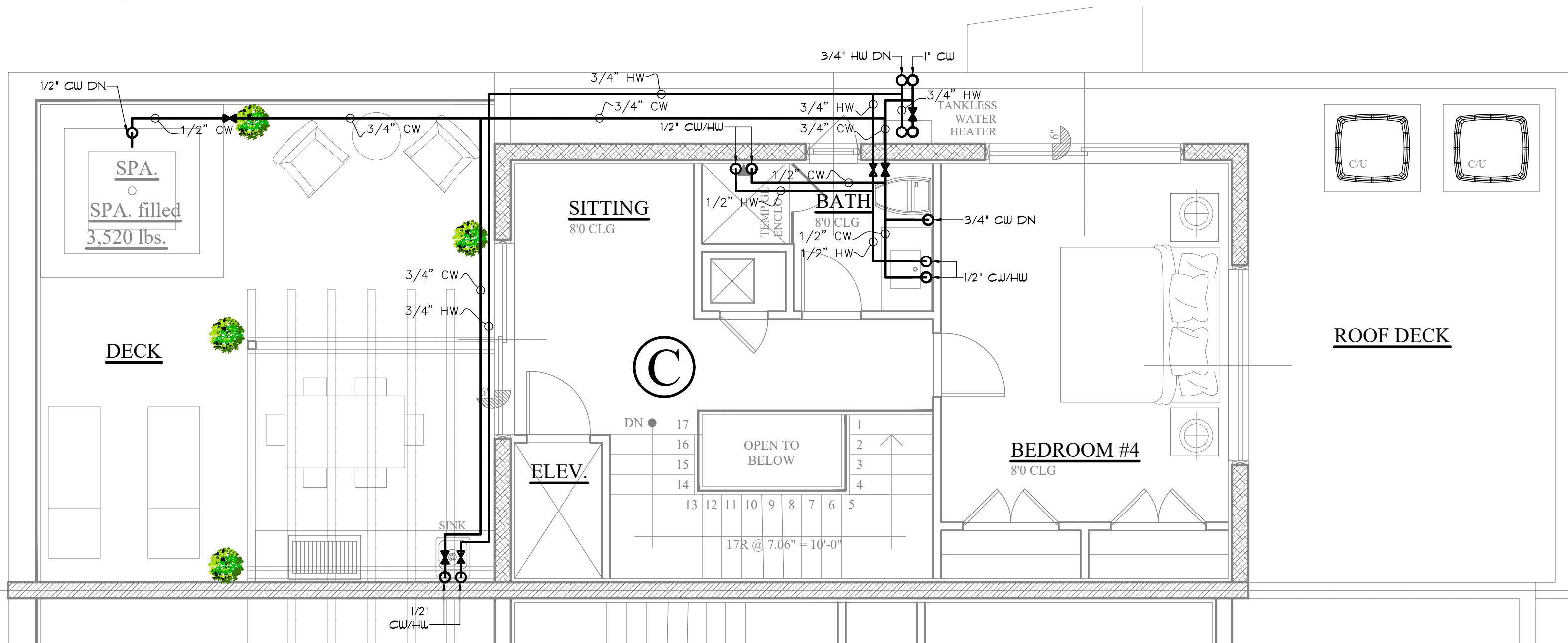
UNT-C 1st. FLOOR POTABLE WATER PLAN

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



UNT-C 2dn. FLOOR POTABLE WATER PLAN

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



UNT-C 3rd. FLOOR POTABLE WATER PLAN

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

HEAT TRAP (OMIT IF HEAT TRAP IS AN INTEGRAL PART OF HEATER)

HOT WATER TO FIXTURES AS SHOWN ON PLANS

PROVIDE FULL PORT BALL SHUTOFF VALVES

PROVIDE PIPE UNIONS, DIELECTRIC IF REQUIRED FOR DISSIMILAR METALS

THERMOSTAT AND PRESSURE REGUL-LATOR SUPPLY IF REQUIRED BY BLDG. DEPARTMENT

PROVIDE A DRAIN PAN, RUN OVERFLOW LINE TO EXTERIOR OF BUILDING AT 6" ABOVE GRADE OR NEAREST APPROVED INDIRECT WASTE.

PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. REFER TO ISOMETRIC RISER FOR PIPE SIZES. SET HEATER THERMOSTAT AT 120° F.

THERMAL EXPANSION 2 GAL. 200° F. MAX. PRESSURE 150 PSI

COLD WATER SUPPLY TO WATER HEATER

PROVIDE A 210°F TEMPERATURE AND 150 PSI PRESSURE RELIEF VALVE WITH TEST LEVER SIZED WITH AGACGA TEMPERATURE-STEAM RATING 10% OVER HEATER INPUT.

PROVIDE A HARD COPPER RELIEF VALVE DISCHARGE LINE FULL SIZE OF VALVE OUTLET RUN TO INDIRECT WASTE IN SAME ROOM OR TO OUTSIDE BUILDING 6" ABOVE GRADE WITH A VISIBLE AIR GAP IN SAME ROOM PER FLORIDA BUILDING CODE 2014.5th EDITION PLUMBING

DRAIN VALVE BY HEATER MANUFACT.

DRAIN PAN WITH MINIMUM 2" HIGH SIDES

1 WATER HEATER SCHEDULE/DETAIL

NOT TO SCALE

THE WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH FBC P-TABLE 603.1 AND TABLE 604.5

ELECTRIC WATER HEATER EF RATINGS SHALL EXCEED:

40 GALLONS	≥ EF .88
50 GALLONS	≥ EF .86
65 GALLONS	≥ EF .84
80 GALLONS	≥ EF .82
100 GALLONS	≥ EF .80
120 GALLONS	≥ EF .77

PLUMBING SPECIFICATIONS & NOTES

1. PLUMBING DRAWINGS ARE NOT TO BE SCALED. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SPECIALIZED EQUIPMENT. CONFIRM THESE LOCATIONS WITH OWNERS REPRESENTATIVES.

2. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD NOT LESS THAN ONE YEAR FROM THE ACCEPTANCE DATE. ANY DEFECTS SHALL BE CORRECTED COMPLETELY WITHOUT ADDITIONAL CHARGE. CORRECTIONS SHALL INCLUDE REPAIR OR REPLACEMENT OF ANY OTHER PHASE OF THE SYSTEM WHICH MAY HAVE BEEN DAMAGED AS A RESULT.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR. ALL WORK TO BE DONE IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM IS TO BE FULLY OPERATIVE.

4. PLUMBING CONTRACTOR TO VERIFY EXISTING LOCATIONS, SIZES, INVERTS, AND TRAPS PRIOR TO BID/CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER/ARCHITECT IMMEDIATELY. ANY COSTS RESULTING FROM THESE DISCREPANCIES NOT REPORTED SHALL BE PAID BY THE CONTRACTOR.

5. PLUMBING CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE CONSTRUCTION PROCESS.

6. ALL WORK SHALL CONFORM WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES, AND RULES.

7. CONTRACTOR SUBSTITUTIONS MADE WITHOUT PRIOR APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.

8. PLUMBING CONTRACTOR TO PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
9. PLUMBING CONTRACTOR SHALL USE ALL NEW MATERIALS WHICH SHALL BEAR U.L. AND ADA LABELS WHERE APPLICABLE.

10. EXCAVATION AND BACK FILL REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

11. ALL WATER PIPING BELOW & ABOVE GRADE TO BE UPNOR PEX.

12. APPROVED AIR CHAMBERS TO BE FURNISHED AND INSTALLED AT REQUIRED PLUMBING FIXTURES.

13. APPROVED INSULATING MATERIALS ARE TO BE USED WHERE DISSIMILAR METALS ARE TO BE JOINED.

14. WASTE, SOIL, AND VENT PIPING TO BE FOAMCORE PVC #40 DWV. IF APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION, WASTE AND VENT PIPING ABOVE SLAB TO BE FOAMCORE PVC.

15. NO PVC PIPING OR OTHER COMBUSTIBLE MATERIALS ALLOWED IN COMMON PLENUM AREAS.

16. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.

17. DEPENDING ON PROJECT REQUIREMENTS, ALL CONDENSATE LINES TO BE COPPER/ PVC. INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.

18. REFER TO NOTES ON PLANS FOR OTHER REQUIREMENTS.

19. SHUT OFF VALVES ON TUB & SHOWERS IN RESIDENTIAL OCCUPANCIES ARE REQUIRED FBC P606.2

20. HOT WATER & TEMPERED WATER DEVELOPED LENGHT IS NOW 50FT REQUIRES RECIRCULATION OR HEAT TRACE SYSTEM.

VENT THRU ROOF NOTE:

CONTRACTOR TO COORDINATE IN FIELD TERMINATIONS OF NEW AND/OR RELOCATED PLUMBING STACKS THROUGH ROOF TO BE IN INCONSPICUOUS LOCATIONS, NOT TO BE SEEN FROM STREET WHERE POSSIBLE.

AREA CALCULATION: C	
1st FLOOR - A/C	1,092 S.F.
2nd FLOOR - A/C	1,086 S.F.
3rd FLOOR - A/C	588 S.F.
TOTAL - A/C:	2,766 S.F.
GARAGE	216 S.F.
ENTRY	43 S.F.
PATIO	66 S.F.
BALCONY 1	154 S.F.
BALCONY 2	66 S.F.
BALCONY 3	18 S.F.
UPPER DECK	828 S.F.
ROOF	588 S.F.
SUB- TOTAL:	1,979 S.F.
GRAND TOTAL:	4,745 S.F.



CAG ARCHITECTS, LLC.

FLORIDA CERTIFICATE #AR 0017819

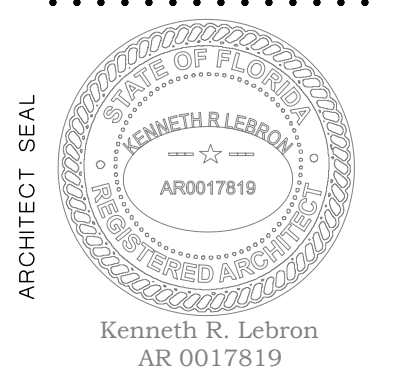
406 S. NEPTUNE DRIVE,
SAFELITE BEACH, FLORIDA 32937
PHONE (321) 389-8787

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Archila Design GROUP ARCHITECTURE

923 San Rafael Rd. SW
Palm Bay, FL 32909
PHONE: (561) 504-4240

1602 N. RIVERSIDE DR.
TRIPLEX
POMPANO BEACH, FL.
BROWARD COUNTY, FLORIDA



UNIT C
POTABLE WATER
PLAN

Project Manager:
OSCAR
Drawn by: G.R.
Project No.: 24-925

10/03/2024

P-8

DRC

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05.21.2025