

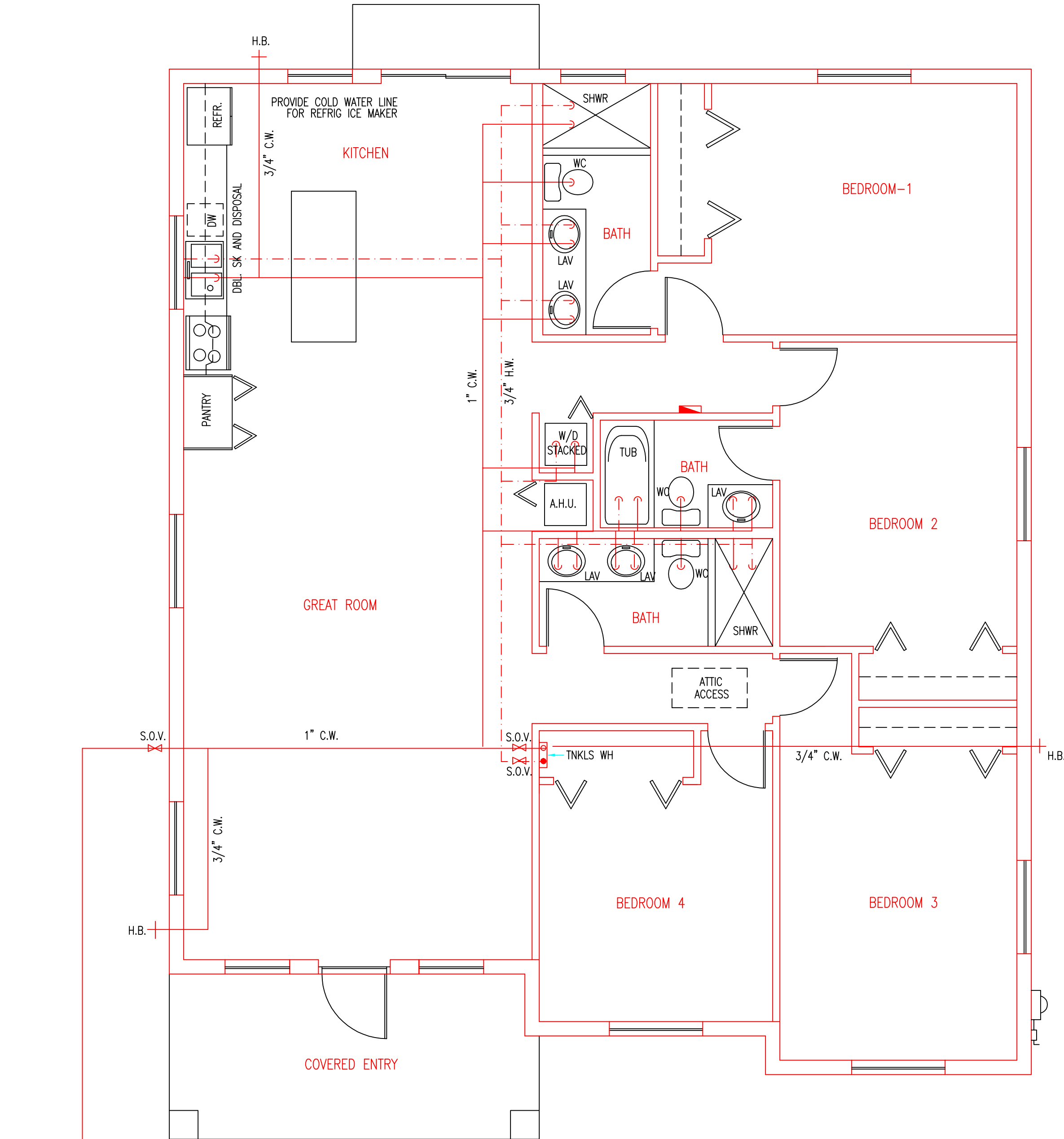
GENERAL PLUMBING NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE THE FLORIDA BUILDING CODE AN ALL OTHER LOCAL CODES AND ORDINANCES IN A FIRST CLASS MANNER.
- THESE DRAWINGS ARE DIAGRAMATIC, THEY ARE NOT INTENDED TO SHOW A COMPLETE WORKING SYSTEM. ITEMS REASONABLY INFERED AS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM SHALL BE PROVIDED WHETHER SPECIFICALLY SHOWN OR NOT. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE BID.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THE COMPLETION OF THE WORK.
- ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW WORK AS INDICATED ON THE PLANS. IF PROBLEMS OR OMISSIONS ARE ENCOUNTERED IN FOLLOWING THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AS SOON AS POSSIBLE AND STOP ALL WORK ON THAT PORTION OF THE WORK UNTILL NEW DIRECTIONS ARE GIVEN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS. ALL EXISTING MECHANICAL EQUIPMENT (WHETHER INDICATED ON THE DRAWINGS OR NOT) ARE TO BE VERIFIED AS EXISTING AND IN GOOD WORKING ORDER, IF THEY ARE TO BE USED .
- ALL COPPER PIPES TO BE ISOLATED FROM DISSIMILAR METAL HANGERS.
- IF APPLICABLE, ALL PENETRATIONS THRU RATED WALLS OR FLOORS SHALL BE PROTECTED WITH EQUALLY FIRE RATED FOAM, CAULK OR PUTTY.
- THE CONTRACTOR IS TO FAMILIARIZED HIMSELF FULLY WITH ALL OF THE EXISTING CONDITIONS INCLUDING DETERMINATION OF ALL EXISTING PIPING SYSTEMS, INCLUDING BUT NOT LIMITED TO SANITARY, DOMESTIC WATER AND STORM DRAINAGE.
- PROVIDE DIELECTRIC FITTINGS BETWEEN ALL DISSIMILAR PIPING CONNECTIONS.
- ALL FIXTURES ARE TO BE SUPPLIED WITH APPROVED WATER HAMMER ARRESTORS.
- IN THE INSTALLATION OR REMOVAL OF ANY PART OF A DRAINAGE SYSTEM DEAD ENDS SHALL BE PROHIBITED.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" ARMAFLEX OR APPROVED EQUAL.
- ALL FLOOR DRAINS ARE TO BE SUPPLIED WITH 1/2" TRAP PRIMES.
- ALL BATHROOM OR TOILET ROOM FLOORS AND BASE SHALL BE OF NON SKID CER. TILES. COORDINATE STYLE AND MNFR WITH THE OWNER.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE WATER SUPPLY
- THE GENERAL CONTRACTOR AND THE PLUMBING SUB CONTRACTOR ARE TO BE RESPONSIBLE TO FIELD VERIFY, TO PROVIDE THE REQUIRED SEPARATION BETWEEN THE WATER LINES AND THE SANITARY LINES. CONTACT THE ARCHITECT IN CASE OF ANY CONFLICTS, PRIOR TO CONSTRUCTION.
- PROVIDE A MIN. PITCH OF 1/8" FOR 3" OR LARGER PIPES AND 1/4" PITCH FOR PIPES LESS THAN 3".

- PROVIDE CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.
- PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.
- DRAIN SYSTEM VENT TERMINALS SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOORS, WINDOWS OR ANY OTHER VENTILATION OPENINGS OF THE BUILDING OR OTHER ADJACENT BUILDINGS. NOR SHALL ANY SUCH VENTS TERMINAL BE WITHIN 10 FEET HORIZONTALLY OF ANY SUCH OPENINGS.
- A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED.THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK CLOSING VALVE. ACCESS SHALL BE PROVIDED TO THE WATER HAMMER ARRESTOR.
- NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140 DEGRES TO DISCHARCH INTO SANITARY SYSTEM.
- ALL FIXTURES USING HOT WATER TO LIMIT FLOW TO 0.5 GPM.
- THE TOTAL LENGTH OF HOT WATER PIPES FROM THE SOURCE OF THE HOT WATER SUPPLY TO THE NEAREST FIXTURE SHALL BE LESS THAN 100 FEET.
- THE HOT WATER SUPPLY LINE TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE.
- ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. ALL WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT IS GREATER THAN TWO FEET LONG MEASURED HORIZONTALLY, OR 4 FEET IN TOTAL DEVELOPMENT LENGHT, SHALL BE TRAPPED (F.B.C. 802.2)
- IN THE INSTALLATION OR REMOVAL OF ANY PART OF A DRAINAGE SYSTEM DEAD ENDS SHALL BE PROHIBITED.
- EACH NEW OR REPLACED FIXTURE, SHALL HAVE SEPERATE VALVES..
- NEW OR REPLACED SHOWER VALVES SHALL BE PRESSURE BALANCED TO MEET ASSE 1016 OR CSA B125.
- REPLACED TOILET FLANGE TO BE RAISED TO MATCH ANY NEW FINISHED FLOOR HEIGHT.
- ALL FIXTURES ARE TO MEET THE MAX. FLOW RATES AS INDICATED ON TABLE P2903.2A (RES) OR 604.4 (BLDG.)

PLUMBING NOTES:

- PROVIDE MODEL 653-B (3/4" HIP) WATER HAMMER ARRESTORS BY HYDRA RESTOR OR EQUAL TO BE PROVIDED WHERE QUICK CLOSING VALVES ARE UTILIZED.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE WATER SUPPLY
- HOSE BIBBS SHALL BE PROVIDED WITH SHUT OFF VALVE AND VACUUM BRAKER.
- ALL SHOWER AND BATH AND SHOWER COMBINATION SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE / THERMOSTATIC TYPE. HANDLE POSTION STOPS SHALL BE ADJUSTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 120 DEGREES FAHRENHEIT
- ALL BATHROOM FLOORS AND BASE SHALL BE OF NON SKID CER. TILES. COORDINATE STYLE AND MNFR WITH THE OWNER.



WATER PLUMBING PLAN

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

BROWARD COUNTY AMENDMENTS

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS	
PLUMBING FIXTURES OR FIXTURE FITTING	PLUMBING FIXTURES OR FIXTURE FITTING
LAVATORY, FAUCET	1.5 GPM AT 60 PSI
SHOWER HEAD	2.0 GPM AT 80 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER	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)

FOR SI: 1 GALLON PER MINUTE=3.785 L/M
1 POUND PER SQUARE INCH = 6.895 KPA.
A. A HAND-HELD SHOWER SPRAY IS ALSO A SHOWER HEAD.
B. CONSUMPTION TOLERANCES SHALL BE DETERMINED FROM REFERENCED STANDARDS.
C. WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT

Miguel F de Diego

Digitally signed
by Miguel F de
Diego

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2023.11.13
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NEW RESIDENCE
MODEL A
PARCEL-3 359 NW 10th STREET
POMPANO BEACH, FLORIDA

CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED
DRAWN
DATE 10-4-2022
COMM. NO. 21-194

10-4-2022

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
13378
REGISTERED ARCHITECT

PZ23-12000051
12/20/2023

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