

ALL WORK SHALL BE DONE IN ACCORDANCE TO THE FLORIDA BUILDING CODE AN ALL OTHER LOCAL CODES AND ORDINANCES IN A FIRST CLASS MANNER.

THESE DRAWINGS ARE DIAGNOSTIC, THEY ARE NOT INTENDED TO SHOW A COMPLETE WIRING SCHEMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE 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 USED AS EXISTING AND IN GOOD WORKING ORDER, IF THEY ARE TO BE USED.

ALL COPPER PIPES TO BE ISOLATED FROM DISSIMILAR METAL HANDGERS.

IF APPLICABLE, ALL PENETRATIONS THRU RATED WALLS OR FLOORS SHALL BE PROTECTED WITH EQUALLY FIRE RATED FRAUD, CALK OR PUTTY.

THE CONTRACTOR IS TO FAMILIARIZE 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 DELECTRIC FITTINGS BETWEEN ALL DISSIMILAR PIPING CONNECTIONS.

ALL FIXTURES ARE TO BE SUPPLIED WITH APPROVED WATER HAMMER ARRESTORS.

1. IN THE INSTALLATION OR REMOVAL OF ANY PART OF A DRAINAGE SYSTEM DEAD ENDS SHALL BE PROHIBITED.

3. ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" ARMAFLEX OR APPROVED EQUAL.

4. 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 SIZE AND MFGWR WITH THE OWNER.

6. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE WATER SUPPLY.

7. 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.

8. PROVIDE CLEAFOUT AT THE BASE OF EACH SLOI AND WASTE STACK.

9. PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

10. 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. THE VENT TERMINALS OF SUCH VENTS TERMINAL BE WITHIN 10' HORIZONTALLY OF ANY OTHER OPENINGS.

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
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER ENERGY STAR® WATER SENSE CERTIFIED (C)

NOTE:  
AS PER TABLE 702.1 ABOVE GROUND MATERIALS  
COPPER OR COPPER ALLOY TUBING  
TYPE K, L, M, OR DWV  
POLYVINYL CHLORIDE (PVC)  
PLASTIC PIPE IN IPS DIAMETER  
INCLUDING SCHEDULE 40 DR 22, PS 200 AND DR 20  
WITH A SOLID, CELLULAR CORE OR COMPOSIT W

AS PER TABLE 702.2 BELOW GROUND MATERIALS

COPPER OR COPPER ALLOY TUBING  
TYPE K, L, M, OR DWV

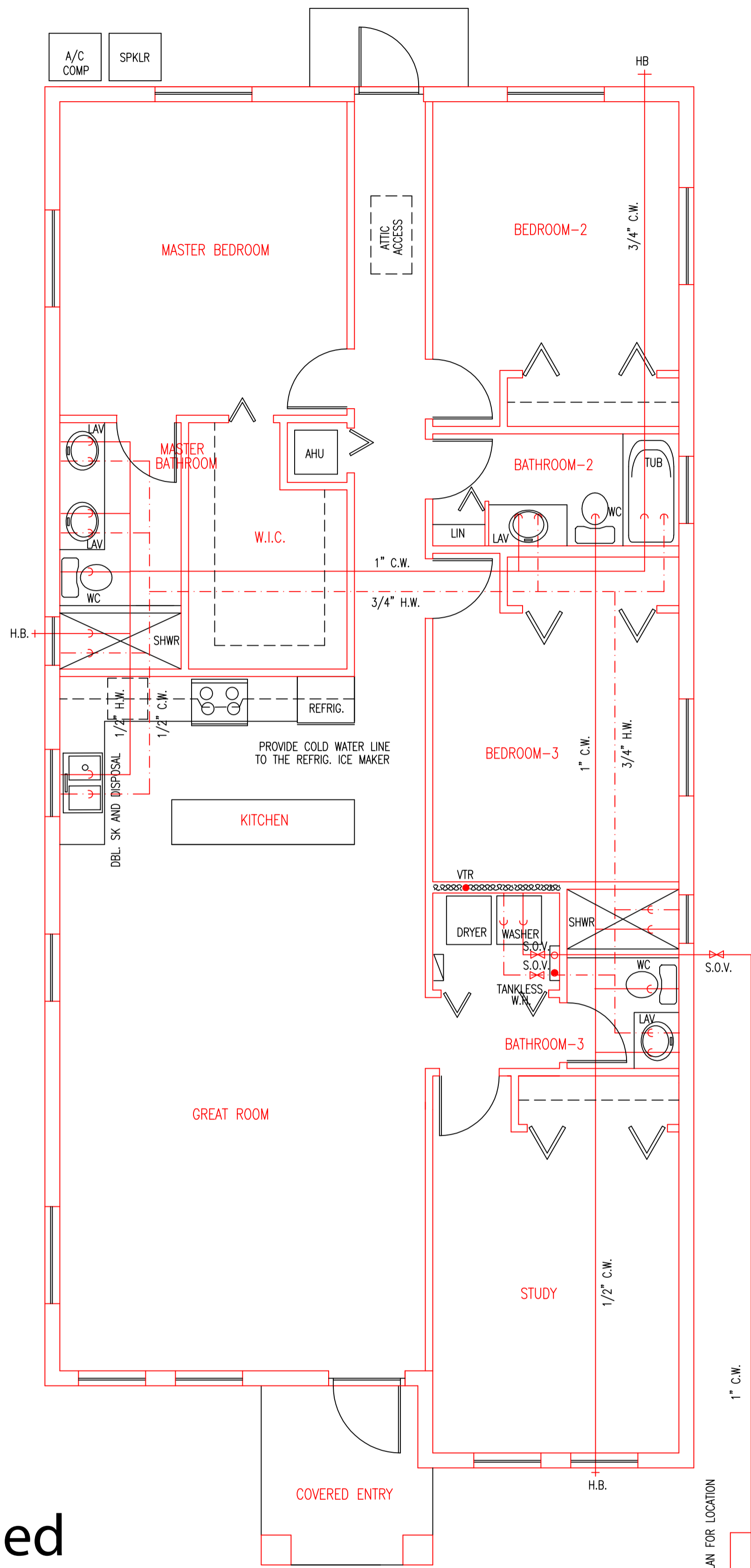
POLYVINYL CHLORIDE (PVC)  
PLASTIC PIPE IN IPS DIAMETER  
INCLUDING SCHEDULE 40 DR 22, PS 200 AND DR 24 PS 140  
WITH A SOLID, CELLULAR CORE OR COMPOSIT WALL

1. PROVIDE MODEL 653-B (3/4" HIP) W/ WAM HAMMER  
ARRESTORS BY HYDRA RESTOR OR EQUAL TO BE  
PROVIDED WHERE QUICK CLOSING VALVES ARE UTILIZED.
2. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE WATER SUPPLY
3. HOSE BIBBS SHALL BE PROVIDED WITH SHUT OFF VALVE  
AND VACUUM BRAKER.
4. 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 MIXING TYPE. HAVE SHUT OFF STOPS  
SHALL BE ADJUSTED IN ACCORDANCE WITH MANUFACTURERS  
INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM  
MIXED WATER OUTLET TEMPERATURE OF 120 DEGREES FAHRENHEIT
5. ALL BATHROOM FLOORS AND BASE SHALL BE OF NON SKID CER. TILES.  
COORDINATE STYLE AND MINOR WITH THE OWNER.



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

**DRG**  
PZ23-12000051  
12/20/2023



**NEW RESIDENCE  
MODEL C  
PARCEL-10 344 NW 11th STREET  
POMPANO BEACH, FLORIDA**

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CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
DATE 4-4-2022 \_\_\_\_\_  
COMM. NO. 21-194 \_\_\_\_\_

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THEREON.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.