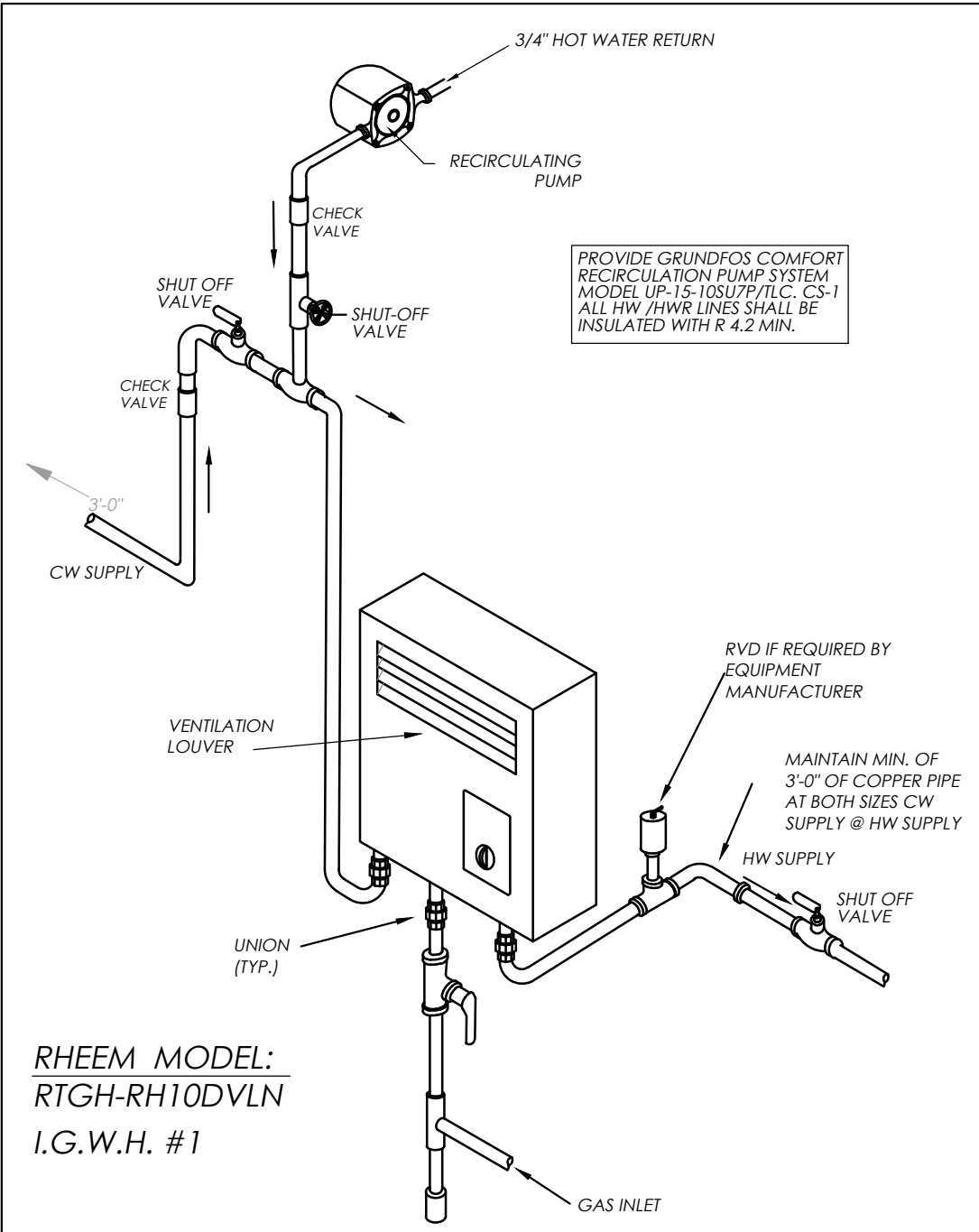


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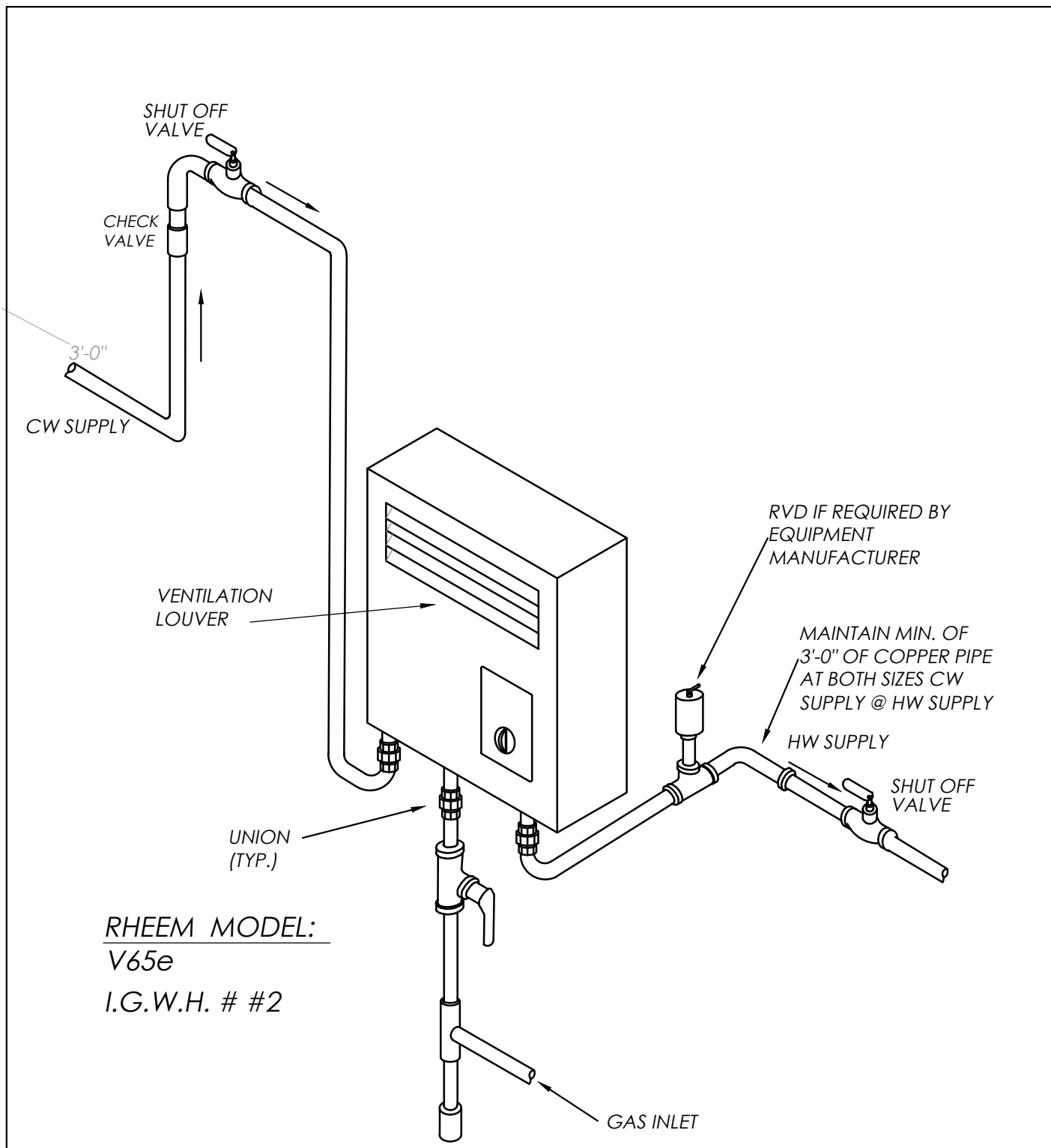
GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH FLORIDA BUILDING CODE 2020, 7TH EDITION AND ANY FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK IS 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.
2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR 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. THE 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.
3. 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. IF 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.
4. 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.
5. 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.
6. 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.
7. PROVIDE MEANS "FURNISH AND INSTALL".
8. DO A COMPLETE JOB. EVERYTHING CONNECTED, READY FOR USE.
9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEI/AS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
12. 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.
13. PROVIDE BATHROOM FIXTURES AS SPECIFIED OR AS SELECTED BY OWNER AND TO COMPLY WITH CHAPTER 6 & 27 AND CHAPTER 8.14 MDC.
14. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE & HOSE BIB.
15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
17. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL TYPE.
18. SEPARATION OF WATER SERVICE AND BUILDING SEWER SHALL COMPLY WITH 603.2 F.B.C. PLUMBING CODE.
19. WHEN BUILDING SEWER IS WITHIN FIVE FEET OF THE WATER SERVICE, THE BUILDING SEWER PIPE SHALL CONFORM TO TABLE 702.3 F.B.C. PLUMBING CODE.
20. MATERIALS
 - a. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER OR PVC BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND OR CPVC.
 - b. WATER DISTRIBUTION PIPES INSIDE OF UNIT SHALL BE COPPER OR CPVC.
 - c. SANITARY WASTE AND VENT 4"Ø 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. (NO EXCEPTION)
21. ALL CEILING PENETRATIONS, JOINTS, & CRACKS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO AVOID ADDITIONAL CONDITIONED AIR TO GO INTO ATTIC SPACE. AS PER F.B.C. 406.1
22. ALL PIPE THAT PASSES UNDER FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROTECTED BY SLEEVE PIPE (TWO PIPE SIZES GREATER) AS PER PLUMBING FLORIDA BUILDING CODE 305.



GAS INSTANT WATER HEATER WITH RECOVERY
PROPANE WITH BUILT IN RECIRC. PUMP

IN COMPLIANCE W/F.B.C. SHALL BE "RHEEM" GAS TANKLESS WATER HEATER.
MODEL: RTGH-RH10DVLN
GAS INPUT BTU/H 18,000-199,000 — MAX.G.M.P 11.0 — CONNECTION, WATER 3/4", GAS 3/4", — ENERGY FACTOR .94

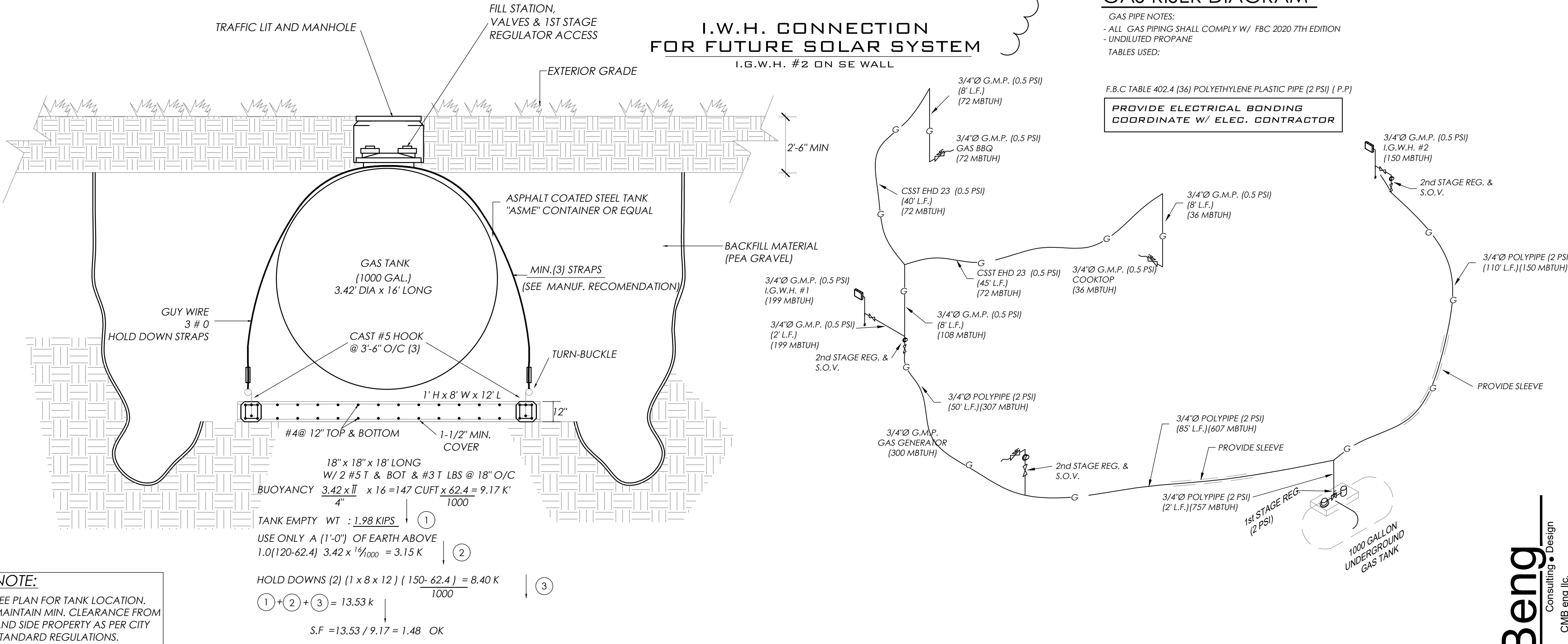


GAS INSTANT WATER HEATER EXTERIOR MOUNTING
PROPANE (NO RECIRC. PUMP)

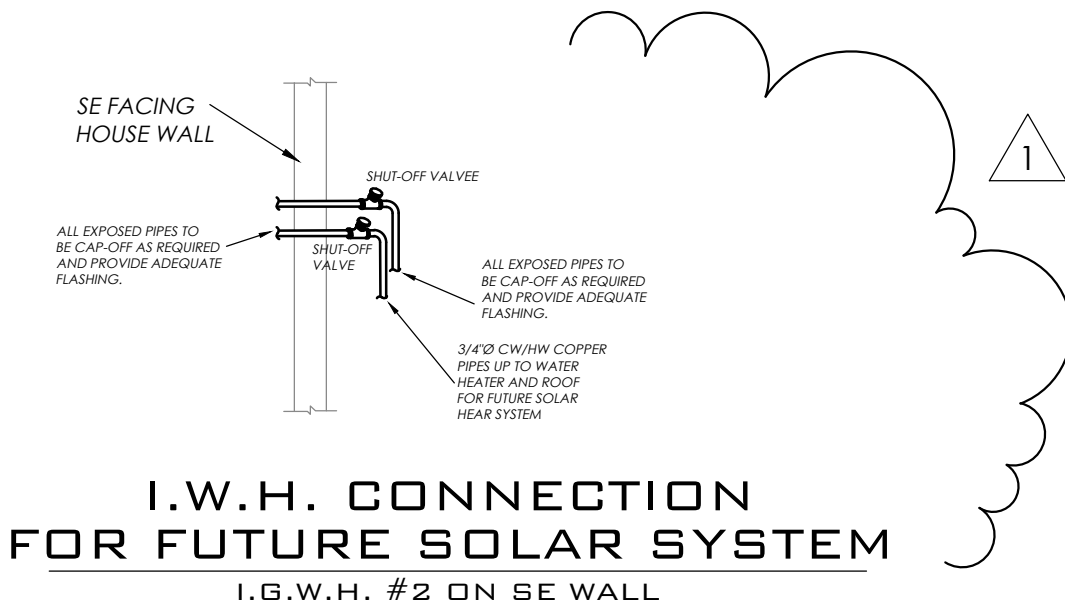
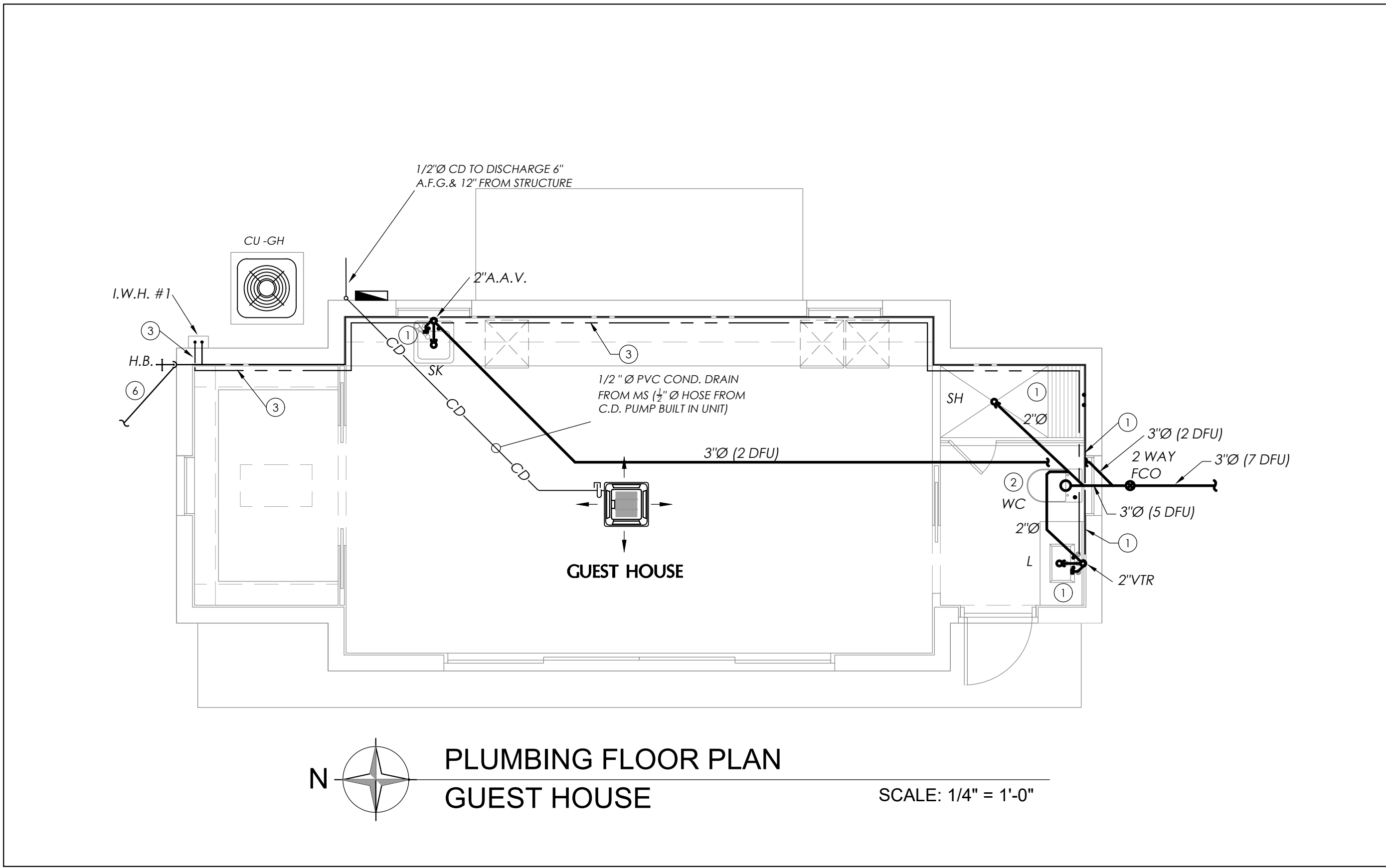
RINNAI MODEL V65e (150,000 BTU)

IN COMPLIANCE W/F.B.C. SHALL BE "RINNAI" GAS TANKLESS WATER HEATER, MODEL: V65e GAS INPUT BTU/H 10,300-150,000 — MAX.G.M.P 9.8 — CONNECTION, WATER 3/4", GAS 3/4", — ENERGY FACTOR .82

NOTE:
SEE PLAN FOR TANK LOCATION, MAINTAIN MIN. CLEARANCE FROM AND SIDE PROPERTY AS PER CITY STANDARD REGULATIONS.



TYP. UNDERGROUND GAS TANK WITH SLAB DETAIL



L.P.R. REGULATOR 2nd STAGE
EMERSON-FISHER
R-622 (N.G.) 2ND STAGE
REGULATOR, W.C. SPRING
NON VENTILATED

LONGEST RUN IN LINEAL FEET=220'
TOTAL MBTUH = 757
GAS RISER DIAGRAM
GAS PIPE NOTES:
- ALL GAS PIPING SHALL COMPLY W/ FBC 2020 7TH EDITION
- UNDIFFUSED PROPANE
TABLES USED:

F.B.C. TABLE 402.4 (36) POLYETHYLENE PLASTIC PIPE (2 PSI) (P.P)
PROVIDE ELECTRICAL BONDING
COORDINATE W/ ELEC. CONTRACTOR

CMBeng
Consulting Design
CMB eng llc
14850 SW 26 St. #215
O. 786.375.5348 • CMB@CMBeng.com

L.C. No. 35097
Edmundo Largaspada, P.E.
Professional Engineer
P.E. No. 0058915

Project No.: 23_0012

PASCUAL
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REVISIONS:
1 B.D.C. 08-24-23

OWNER:
HERITAGE HOME BUILDERS, LLC
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE:
BY HERITAGE HOME BUILDERS, LLC
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

PLUMBING NOTES & DETAILS
DATE: 03232023
SCALE: AS SHOWN
DRAWN:
CHECK BY:
JOB NO.: 23_0012

P-3

SHEET NO.:

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