

PLUMBING FIXTURE CONNECTION SCHEDULE AND COMPLIANCE						
No.	DESCRIPTION	DRAIN	WATER COLD	HOT	SAN. (FU)	MAX. FLOW RATE
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING.
LAV	LAVATORY	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI.
DW	DISHWASHER	1-1/2"	N/A	1/2"	2	6.0 Gal. Per CYCLE or LESS
SK	SINK	1-1/2"	1/2"	1/2"	2	1.5 AT 60 PSI.
SH	SHOWER	2"	1/2"	1/2"	2	1.5 AT 80 PSI.
WM	WASHER MACHINE	3"	1/2"	1/2"	2	WATER FACTOR OF 8 g/cycle p/ft ² or LOWER
BT	BATHTUB	1-1/2"	1/2"	1/2"	2	4.0 AT 20 PSI.

PIPING MATERIALS:
 -DOMESTIC COLD AND HOT WATER SHALL BE COOPER TUBING TYPE M UNDERGROUND AND ABOVE GROUND WITH SOLDER JOINTS AND WOG BRONZE VALVES, 125 PSI, MIN.
 -PLUMBING FIXTURES SHALL COMPLY WITH REFERENCES STANDARDS AS PER F.B.C. PLUMBING, 2023 8th EDITION.
 -SANITARY WASTE AND VENTS SHALL BE PVC IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200) & DR 24 (PS 140) WITH A SOLID CELLULAR CORE OR COMPOSITE WALL, AS PER F.B.C. PLUMBING, 2023, 8th EDITION. (ASTM D 2665, ASTM F 891, ASTM F 1488, CSA B 181.2).

NOTE:
 GENERAL CONTRACTOR TO SEAL ALL EXIST. GAPS AT EXISTING PLUMBING PENETRATIONS IN CONC. SLAB WITH 2-HOURS FIRE RATED CAULK OR SEALANT, WHEREVER APPLICABLE.

PLUMBING FIXTURES AND APPLIANCES SHALL COMPLY TO WATER USE EFFICIENCY STANDARDS MIAMI-DADE COUNTY, ORDINANCE B-14.

NOTES:
 1.-MAXIMUM WATER CONSUMPTION ARE IN FULL COMPLIANCE WITH MIAMI-DADE ARTICLE III SECTION 08-31. (USING "HIGH EFFICIENCY" PLUMBING FIXTURES).
 2.-SHOWER VALVE SHALL BE BALANCED-PRESSURE-THERMOSTATIC OR COMBINATION, IN FULL COMPLIANCE W/FBC-Pib. 424.3 WITH LIMIT MAXIMUM SETTING OF VALVES = 120° F (49° C).

TABLE P2903.2a
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FITTINGS AND APPLIANCES

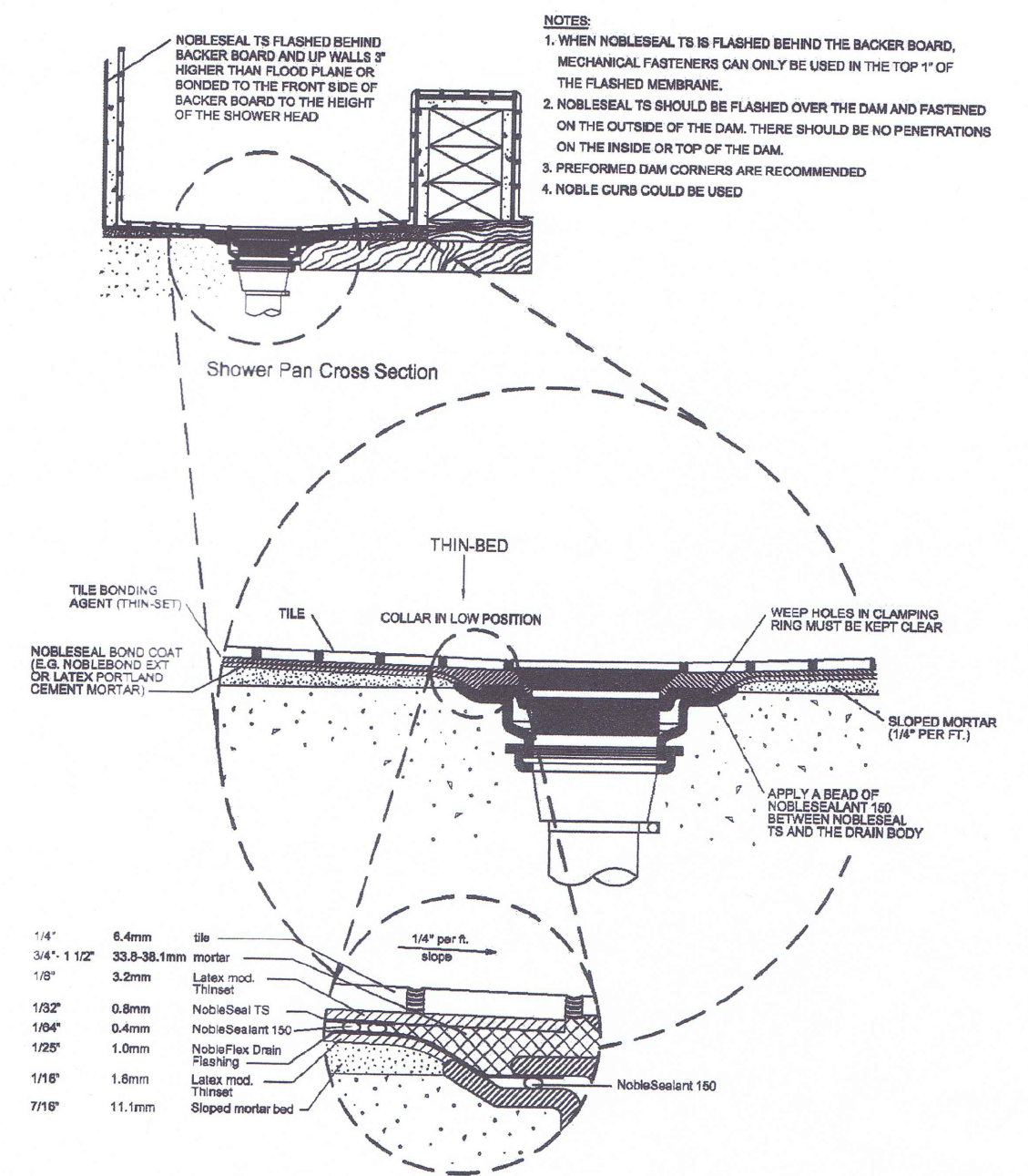
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE (b)
LAVATORY FAUCET	1.5 gpm at 60 psi
SHOWER HEAD (a)	1.5 gpm at 80 psi
SINK FAUCET	1.5 gpm at 60 psi
WATER CLOSET	1.28 gallons per flushing cycle.
DISHWASHER (RESIDENTIAL)	6.0 gallons per cycle or less (Energy Star /Water Sense Certified). (c)
WASHING MACHINE	Water factor of 8 or lower (Energy Star /Water Sense Certified). (c)
WHIRLPOOL/BATHTUB	4.0 gpm at 20 psi

PLUMBING
INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th EDITION

424.5 BATHTUB AND WHIRLPOOL BATHTUB VALVES.
 THE HOT WATER SUPPLIED TO BATHTUB AND/OR WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120° F (49° C) BY A WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION 424.3

For SI:
 1 gallon = 3.785 L
 1 gallon per minute = 3.785 L/min.
 1 pound per square inch = 6.895 kPa.
 (a) A handheld shower spray is a showerhead.
 (b) Consumption tolerances shall be determined from references standards.
 (c) Water factor in gallons per cycle per cubic foot.
 (Ord. No.08-14 & 1, 2-5-08; Ord. No.08-100 & 1, 9-2-08)

NOTES:
 1.-ANTI SCALD VALVE @ EACH SHOWER HEADS AND TUB ARE EXISTING AND REMAIN THE SAME.
 2.-SLOPE ALL DRAIN PIPING 2" AND LESS @ 1/4" P/F SLOPE, 3" & 4" @ 1/4" OR 1/8" P/F SLOPE.



NOTES:
 -NONFLUORINATED CHLORINATED POLYETHYLENE SHEET SHALL BE A MINIMUM 0.040 INCH (1.02 MM) THICK, AND SHALL MEET THE REQUIREMENTS OF ASTM D4058. THE LINER SHALL BE JOINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SHOWER PAN DETAIL
 SCALE: N.T.S.

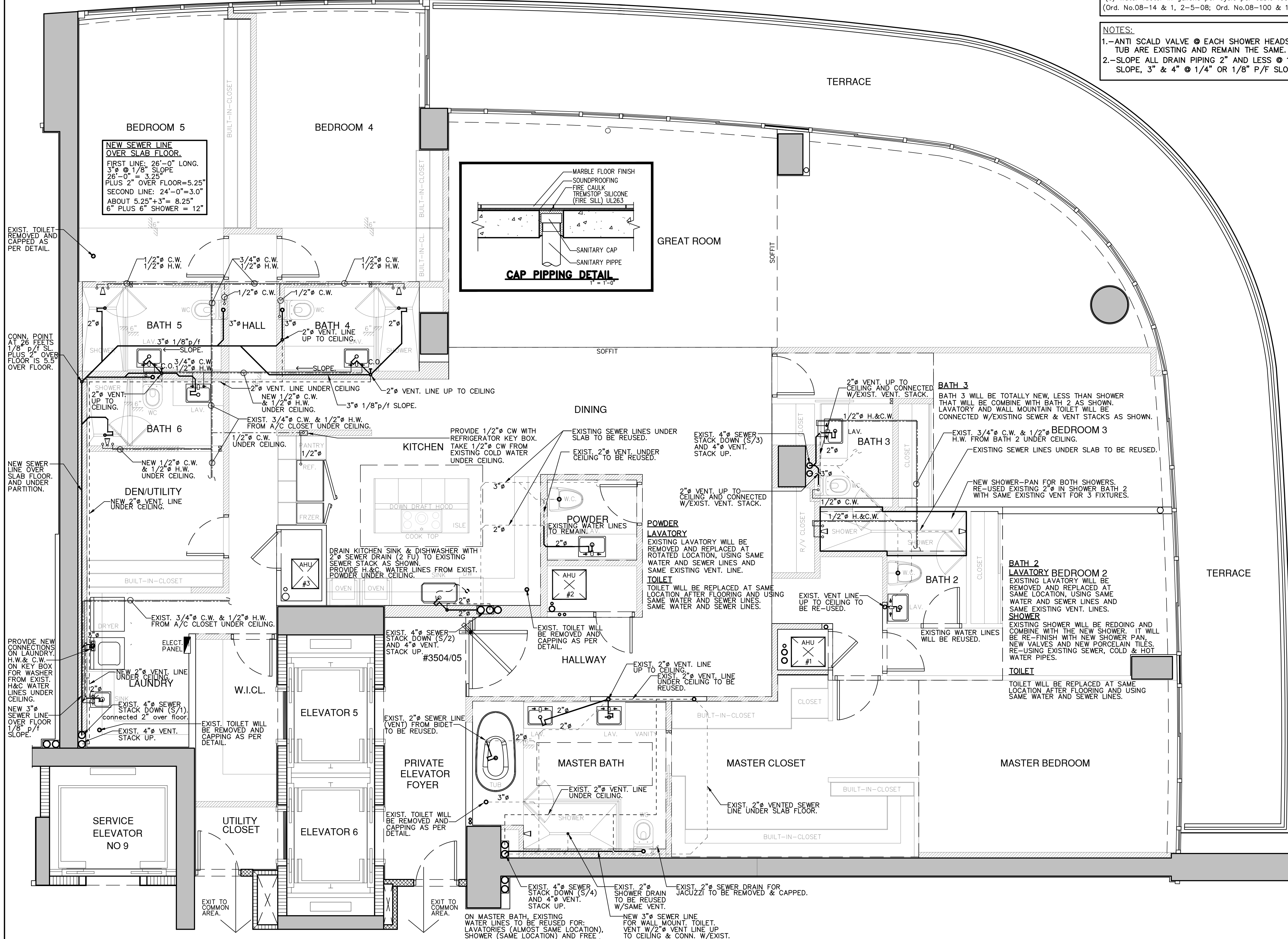
SCOPE OF WORK **PLUMBING**
INTERIOR REMODELING & RENOVATION LEVEL 2
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- 1 MASTER BATH**
 -MASTER BATH HAS SOME REMODELING AND SOME EXISTING FIXTURES AT SAME LOCATIONS AS PER PLAN.
 -REUSED EXISTING COLD & HOT WATER LINES UNDER CEILING.
 -REUSED EXISTING VENTILATED LINES UNDER CEILING.
 -ALL PLUMBING FIXTURES WILL BE NEW.
- 2 BATH 2 AND POWDER**
 -BATH 2 AND POWDER EXISTING AT SAME LOCATIONS AS SHOWN. THE LAVATORY IN POWDER WILL BE ROTATED AND RECONNECTED TO EXIST. WATER AND SEWER LINES AS SHOWN ON PLANS. THE SHOWER ON BATH 2 WILL BE JOINTED WITH SHOWER ON BATH 3 WITH SAME NEW SHOWER PAN & REUSED EXISTING WATER & SEWER LINES AS SHOWN. THE OTHER PLUMBING FIXTURES REMAIN ON EXISTING LOCATIONS.
- 3 BATH 3**
 -BATH 3 WILL BE NEW WITH WALL MOUNTAIN TOILET AND LAVATORY TO CONNECTED DIRECT TO EXISTING SEWER STACK (S/3) AND VENTED OVER CEILING TO EXISTING VENT STACK AS PER PLAN.
 -THE NEW FIXTURES WILL BE MOUNTAIN AFTER FLOORING.
- 4 BATH 4, 5 & 6**
 -BATHS 4, 5 & 6 WILL BE NEW WITH NEW SEWER LINE OVER SLAB FLOOR AND UNDER NEW PARTITION AS SHOWN. THE LINE WILL DRAIN (& SLOPPED) TO EXISTING SEWER STACK (S/1) AS PER PLAN. PREVIOUSLY BUILD A 6" WOOD STEP AND UP 6" INTO THE SHOWERS FOR RUNNING SLOPPED PIPES AS SHOWN ON PLAN.
 -PROVIDE NEW COLD & HOT WATER LINES UNDER CEILING AS SHOWN. RE-USE EXISTING SEWER, COLD & HOT WATER PIPES.
 -THE NEW FIXTURES WILL BE MOUNTAIN AFTER FLOORING.
- 5 KITCHEN**
 -KITCHEN WILL BE RELOCATE AS PER PLANS. PROVIDE NEW SINK AND NEW DISHWASHER USING EXISTING SEWER LINE FROM STACK DOWN IN PARTITION CONTIGUOUS WITH VENT. STACK UP AS PER PLAN.
 -PROVIDE COLD & HOT WATER LINES UNDER CEILING FROM POWDER. PROVIDE A NEW 1/2" WATER LINE FOR RELOCATED REFRIGERATOR.
- 6 LAUNDRY**
 -LAUNDRY WILL BE AT SIMILAR LOCATION AS EXISTING BUT WILL USE NEW SEWER LINE OVER FLOOR TO EXIST. STACK DOWN AS SHOWN.
 -PROVIDE NEW COLD & HOT WATER LINES UNDER CEILING AS SHOWN.
 -PROVIDE NEW VENTILATED LINES UNDER CEILING AS PER PLAN.

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GEORGE FREJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA C.A.# 23796

DATE _____



CONDO/UNIT 3504-05 PLUMBING PLAN
 SCALE: 1/4" = 1'-0"



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COMBINE TWO UNITS WITH RENOVATIONS AND FINISHING FOR:
CONTINUUM 3504 3505 S LLC.
 100 South Pointe Drive No 3504-05, FL 33039

JOB No. 2410 ROD
STARTED: 07/24/24
COMPLETED: 08/09/24

REVISION		
No.	DESCRIPTION	DATE

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