PLUMBING FIXTURE CONNECTION SCHEDULE AND COMPLIANCE							
No.	DESCRIPTION	DRAIN	WATER COLD	WATER HOT	SAN. (FU)	MAX. FLOW RATE	FIXTURE COMPLIANCE
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING.	ANSI Z124.4, ASME A112.19.2, ASME A112.19.9M, CSA B45.1, CSA B45.4 or CSA B45.5.
LAV	LAVATORY	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI.	ANSI Z124.3, ASME A112.19.1M, ASME A112.19.2M, ASME A112.19.3M, ASME A112.19.4M, ASME A112.19.9M, CSA B45.1, CSA B45.2, CSA B45.3 or CSA B45.4.
DW	DISHWASHER	1-1/2"	N/A	1/2"	2	6.0 Gal. Per CYCLE or LESS	ASSE 1006
SK	SINK	1-1/2"	1/2"	1/2"	2	1.5 AT 60 PSI.	ANSI Z124.6, ASME A112.19.1M, ASME A112.19.2M, ASME A112.19.3M, ASME A112.19.4M, ASME A112.19.9M, CSA B45.1, CSA B45.2, CSA B45.3 or CSA B45.4.
SH	SHOWER	2"	1/2"	1/2"	2	1.5 AT 80 PSI.	ANSI Z124.2, ASME A112.19.9M or CSA B45.5.
WM	WASHER MACHINE	3"	1/2"	1/2"	2	WATER FACTOR OF 8 g/cicle p/ft^3 or LOWER	ASSE 1007
BT	BATHTUB	1-1/2"	1/2"	1/2"	2	4.0 AT 20 PSI.	ASSE 1070

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, 2020, SEVENTH 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 FBC. PLUMBING, 2020, 7th. 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

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

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

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-Plb. 424.3 WITH LIMIT MAXIMUM SETTING OF VALVES = 120° F (49° C).

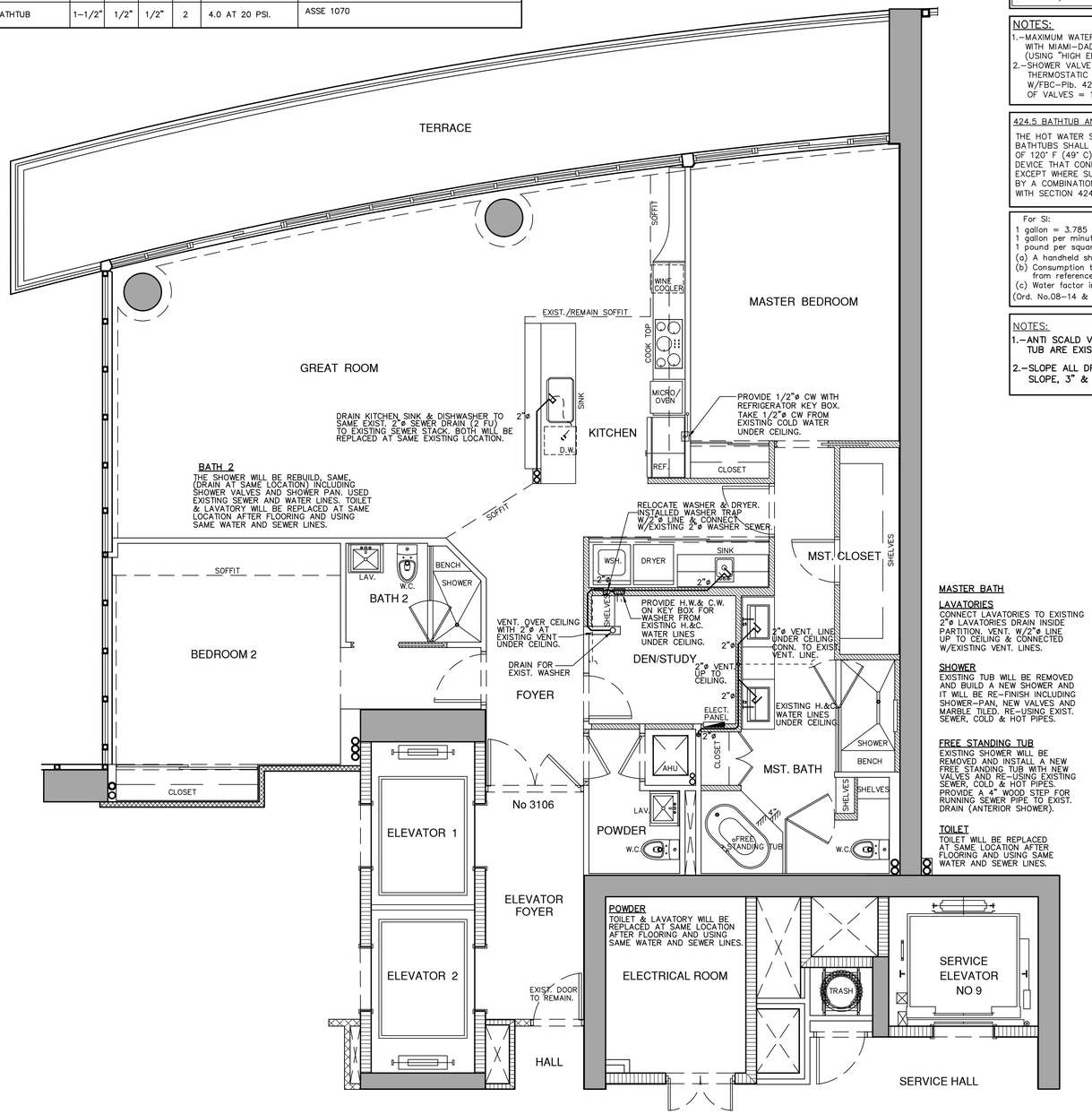
424.5 BATHTUB AND WHIRLPOOL BATHTUB VALVES.

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.



MASTER BATH

LAVATORIES
CONNECT LAVATORIES TO EXISTING 2"ø LAVATORIES DRAIN INSIDE PARTITION. VENT. W/2"ø LINE UP TO CEILING & CONNECTED W/EXISTING VENT. LINES.

SHOWER
EXISTING TUB WILL BE REMOVED AND BUILD A NEW SHOWER AND IT WILL BE RE-FINISH INCLUDING SHOWER-PAN, NEW VALVES AND MARBLE TILED. RE-USING EXIST. SEWER, COLD & HOT PIPES.

FREE STANDING TUB
EXISTING SHOWER WILL BE REMOVED AND INSTALL A NEW FREE STANDING TUB WITH NEW VALVES AND RE-USING EXISTING SEWER, COLD & HOT PIPES. PROVIDE A 4" WOOD STEP FOR RUNNING SEWER PIPE TO EXIST. DRAIN (ANTERIOR SHOWER).

TOILET
TOILET WILL BE REPLACED AT SAME LOCATION AFTER FLOORING AND USING SAME WATER AND SEWER LINES.

POWDER
TOILET & LAVATORY WILL BE REPLACED AT SAME LOCATION AFTER FLOORING AND USING SAME WATER AND SEWER LINES.

CONDO/UNIT 3106 PLUMBING PLAN

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

SCOPE OF WORK — PLUMBING

INTERIOR REMODELING & ALTERATION LEVEL II
FLORIDA BUILDING CODE 2020 7th. EDITION

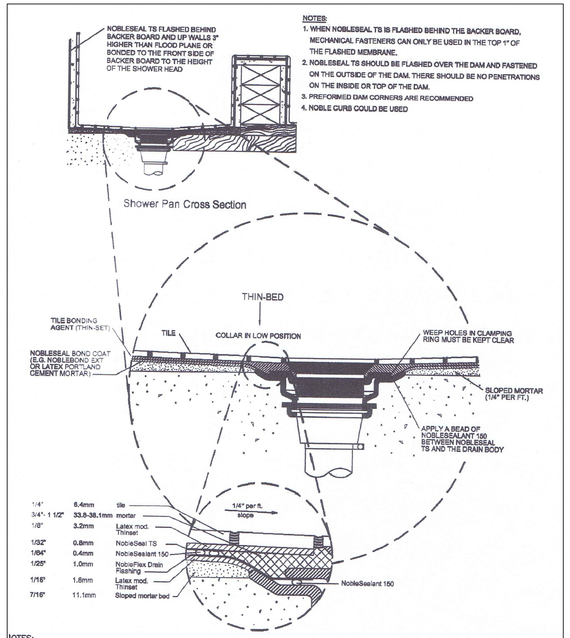
1 MASTER BATHROOM
- REMOVE EXISTING F.S. TUB CAREFULLY FOR RE-USED WATER & SEWER PIPES.
- BUILD A NEW SHOWER WITH EXISTING WATER & SEWER PIPES AS SHOWN.
- REPLACE EXIST. TOILET ON SAME LOCATION AS SHOWN.
- REPLACE & RELOCATE VANITY LAVATORIES USING SAME DRAIN THRU WALL.
- REMOVE EXISTING SHOWER AND REPLACE FOR A NEW FREE STANDING TUB USING EXISTING WATER & SEWER LINES AS SHOWN. BUILD AN WOOD STEP FOR PIPES.
- HOT & COLD WATER AND VENT. LINES ARE EXISTING UNDER CEILING.

2 KITCHEN
- REPLACE SINK & DISHWASHER AT SAME LOCATION, USING EXISTING SEWER LINE, SAME HOT/COLD WATER LINES AND SAME VENT. LINE EXIST, STACKS AT CORNER.
- PROVIDE 1/2"ø WATER LINE WITH WALL BOX FOR RELOCATED REFRIGERATOR.

3 POWDER BATH
- POWDER BATH WILL BE RENOVATED WITH NEW TOILET AND NEW LAVATORY AT SAME LOCATION WITH EXISTING WATER AND SEWER LINES AS SHOWN.

4 LAUNDRY CLOSET
- WASHER AND DRYER WILL BE RELOCATED AS SHOWN.
- INSTALLED WASHER TRAP WITH 2"ø LINE CONNECTED WITH EXIST. WASHER DRAIN.
- PROVIDE 2"ø VENT. LINE CONNECTED WITH EXISTING VENT. LINE UNDER CEILING.
- PROVIDE & INSTALL NEW SINK DRAIN THRU WALL TO EXIST. WASHER DRAIN.

5 BATH 2
- VANITY-LAVATORY AND TOILET WILL BE REPLACED AT SAME EXISTING LOCATION, JUST REMOVED AND REINSTALLED AFTER BUILD A NEW MARBLE TILED FLOOR.
- THE SHOWER WILL BE REBUILD INCLUDING SHOWER VALVES AND ALSO HAVE A NEW CURB AND SHOWER PAN AS PER DETAILS.

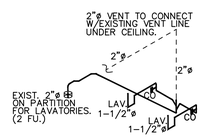


NOTES:

- NONPLASTICIZED CHLORINATED POLYETHYLENE SHEET SHALL BE A MINIMUM 0.040 INCH (1.02 MM) THICK, AND SHALL MEET THE REQUIREMENTS OF ASTM D4068. THE LINER SHALL BE JOINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

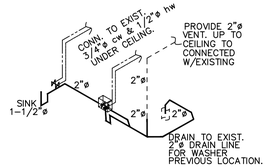
SHOWER PAN DETAIL

SCALE: N.T.S.



LAVATORIES MASTER BATH

SCALE: N.T.S.



SINK AND WASHER MACHINE

SCALE: N.T.S.

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7600 W. 20TH AVE Suite #110 Hialeah, Fl. 33016
Voice: 786.953-4901 - Fax: 786.953-4907
E-mail: cadinfo@flengineers.com

GEORGE FREIJO, P.E.
REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA CA#: 29796

DATE

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INTERIOR REMODELING and FINISHING on CONTINUUM SOUTH TOWER No 3106
for: Steven and Judy Michaelson
100 South Pointe Drive No 3106,
Miami Beach, FL. 33139

JOB No. 2022/05 ROD

STARTED: 07/15/22

COMPLETED: 08/12/22

REVISION

No.	DESCRIPTION	DATE:

P-1

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