

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

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. No08-100 & 1, 9-2-08)

**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

**PLUMBING FIXTURE CONNECTION SCHEDULE AND COMPLIANCE**

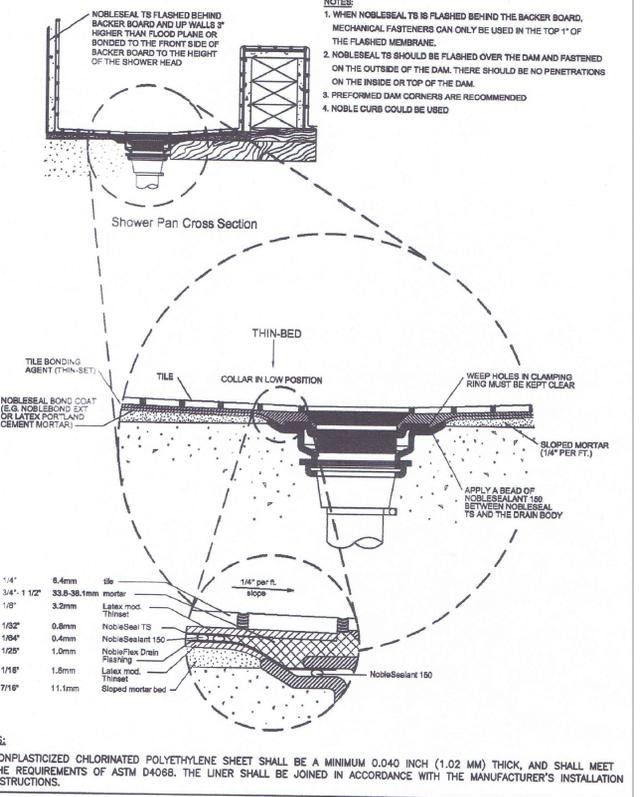
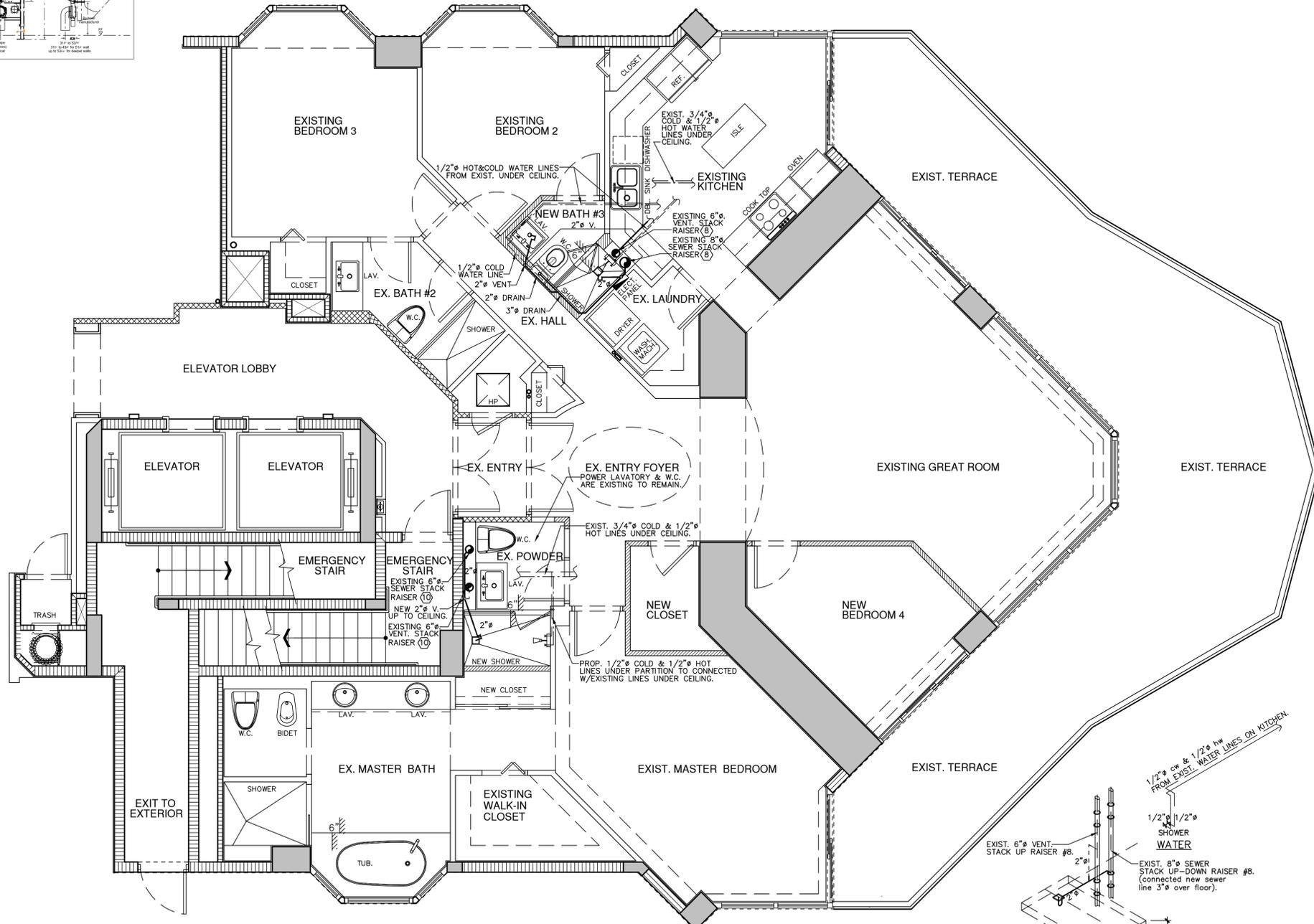
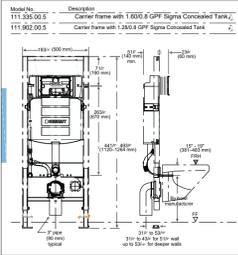
No.	DESCRIPTION	DRAIN	WATER COLD	WATER HOT	SAN. (FU)	MAX. FLOW RATE	FIXTURE COMPLIANCE
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING.	ANSI Z124.4, ASME A112.19.2, ASME A112.19.9M, CSA B45.1, CSA B45.4 or CSA B45.5.
LAV	LAVATORY	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI.	ANSI Z124.3, ASME A112.19.1M, ASME A112.19.2M, 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/cycle p/ft <sup>3</sup> or LOWER	ASSE 1007
BT	BATHTUB	1-1/2"	1/2"	1/2"	2	4.0 AT 20 PSI.	ASSE 1070

**SCOPE OF WORK PLUMBING**  
**INTERIOR RENOVATION LEVEL 2**  
**FLORIDA BUILDING CODE 2023 8th. EDITION**

**NEW SHOWER INSIDE POWDER ROOM**  
 -BUILD A NEW SHOWER OVER 6" WOODEN STEP FLOOR AND BUILD A NEW CURB, NEW SHOWER PAN AND WATER/SEWER PIPES AS SHOWN.  
 -NEW SEWER TRAP WILL CONNECT W/EXISTING 6" SEWER STACK.  
 -PROVIDE 2" VENT LINE TO CONNECT W/EXISTING VENT STACK.  
 -NEW SHOWER WILL BE PROVIDED WITH NEW SHOWER HEAD AND NEW FAUCETS USING THE SAME EXISTING HOT & COLD WATER PIPES.  
 -HOT & COLD WATER PIPES ARE EXISTING UNDER POWDER ROOM CEILING.

**NEW BATH #3**  
 NEW BATH #3 USING EXISTING PIPES AS PER PLUMBING PLAN P-1.  
 -PROVIDED A NEW TOILET, WALL MOUNTAIN, AS PER PLANS.  
 -PROVIDED A NEW VANITY-LAVATORY, AS PER PLANS.  
 -PROVIDED A NEW SHOWER, AS PER PLANS. BUILD 6" WOODEN STEP FLOOR FOR RUNNING PLUMBING PIPES AND BUILD A NEW SHOWER WITH NEW CURB, NEW SHOWER PAN & WATER PIPES AS PER PLANS. IT'S WILL BE PROVIDED WITH NEW SHOWER HEAD AND FAUCETS.  
 -VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME PIPES AS PER PLANS.

**ADDITIONAL NOTE:**  
 -NO SANITARY WORK IS ALLOWED BENEATH THE FLOOR SLAB (WITHIN THE CEILING OF THE UNIT BELOW) NOR MODIFICATION OF THE STRUCTURAL SLAB IN ANY MANNER AND THEREFORE ONLY EXISTING DRAIN LOCATIONS MUST BE USED. ANY AND ALL EXPOSED EXISTING PENETRATIONS THAT ARE PART OF THIS WORK MUST BE RESEALED.



**CONDO/UNIT 305 PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

**ISOMETRIC NEW SHOWER**  
 SCALE: N.T.S.

**ISOMETRIC NEW BATH #3**  
 SCALE: N.T.S.

**Fine Line Engineers Inc.**  
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GEORGE FREIJO, P.E.  
 REGISTERED ENGINEER NO. 32578  
 STATE OF FLORIDA, C#F: 29796  
 DATE: \_\_\_\_\_



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**INTERIOR REMODELING and FINISHING on PORTOFINO No 305 FOR:**  
**NAPIER FLORIDA DEVELOPMENT LLC.**  
 300 South Pointe Drive No 305  
 Miami Beach, FL 33139

**JOB No. 2025/10 ROD**  
**STARTED: 07/20/25**  
**COMPLETED: 08/09/25**

REVISION		
No.	DESCRIPTION	DATE

**P-1**

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