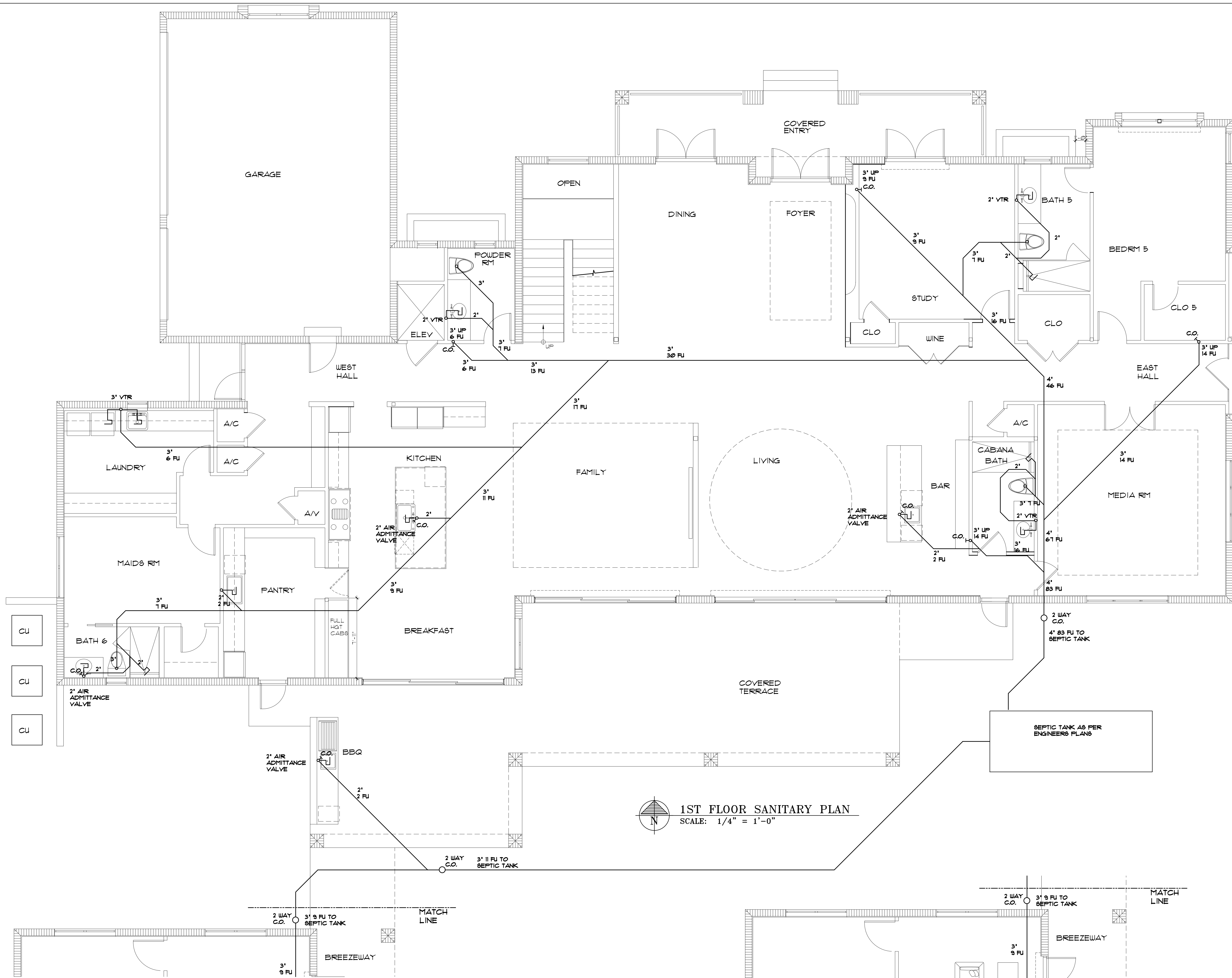
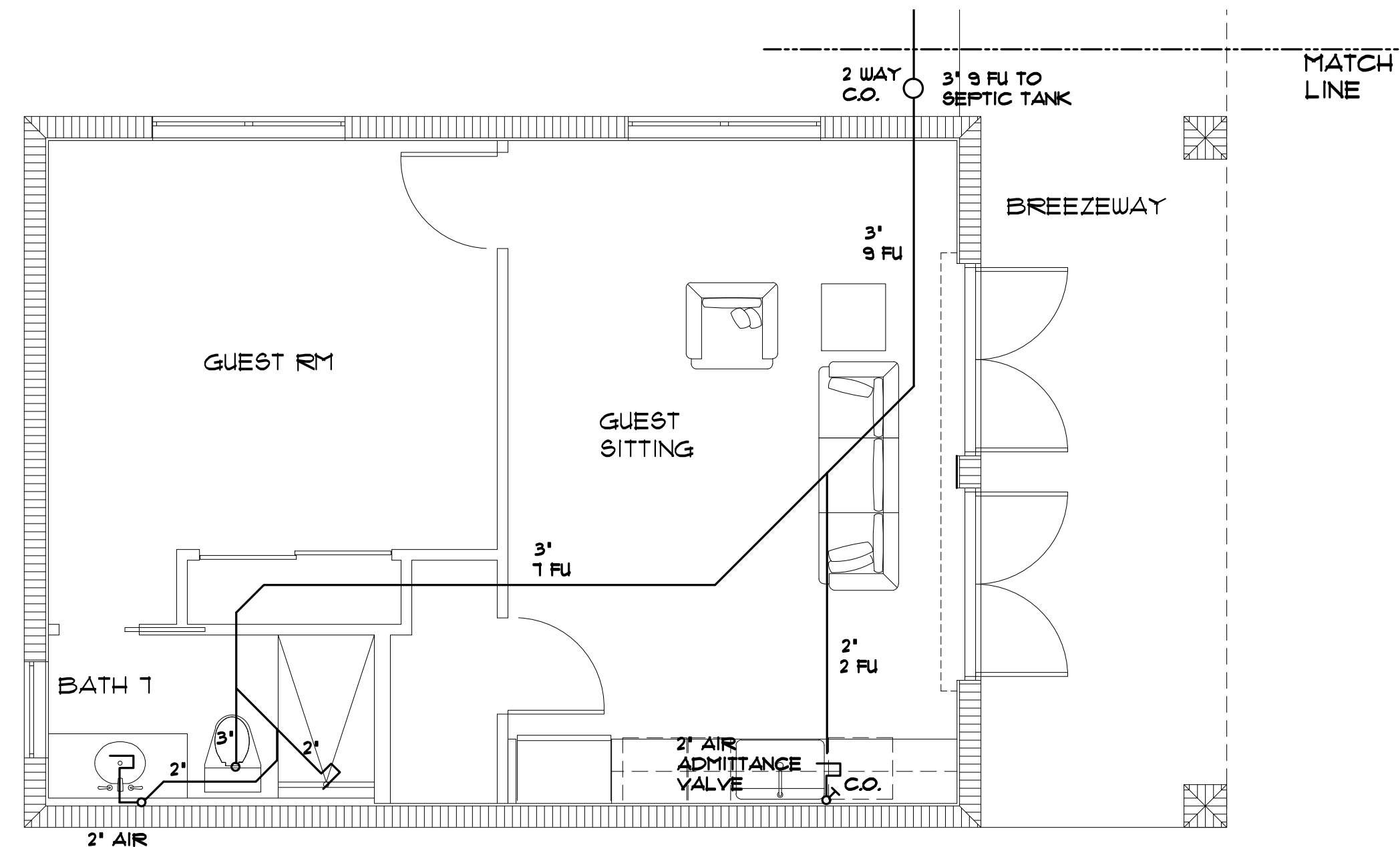




1ST FLOOR SANITARY PLAN  
SCALE: 1/4" = 1'-0"



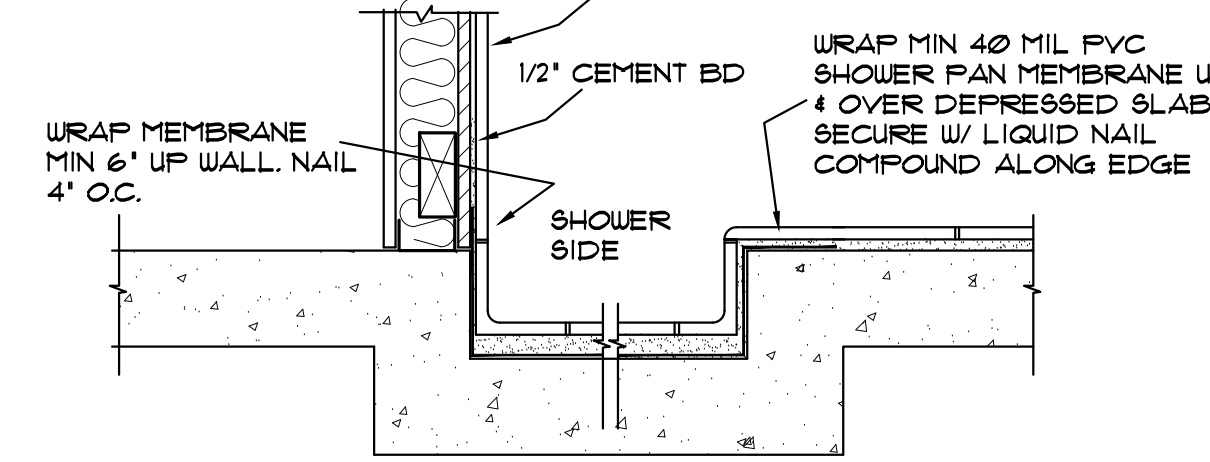
SANITARY PLAN AT GUEST  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
SCOPE OF WORK - WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS OR NEEDED FOR A COMPLETE SYSTEM, INCLUDED BUT NOT NECESSARILY LIMITED TO:  
DOMESTIC COLD AND HOT WATER PIPING SYSTEM  
SANITARY DRAIN AND VENT SYSTEM  
PLUMBING FIXTURES AND TRIM  
AIR CONDITIONING CONDENSATE DRAINS, SEE MECH. SHEETS.  
PRESSURE & TEMPERATURE RELIEF AS NEEDED FOR WATER HEATERS.  
PIPING INSULATION  
SUPPORTS AND HANGERS.  
ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2013 8TH ED. FLORIDA BUILDING CODE AND LOCAL ORDINANCES.  
CONTRACTOR TO FIELD VERIFY THE LOCATION, ELEVATION FOR SLOPES AND SIZE ALL LINES, EXISTING OR NEW, BEFORE INSTALLING.  
G.C. TO COORDINATE EXISTING AND/OR NEW STRUCTURAL ELEMENTS WITH SANITARY AND WATER LINE LAYOUT FOR ANY OBSTRUCTIONS, NOTIFY ARCHITECT IF ANY PROBLEMS OCCUR.

ALL ABOVE GROUND AND BELOW GROUND SANITARY LINES TO BE SCHED 40 P.V.C. BELOW GROUND WATER SERVICE LINE TO BE SCHED 80 P.V.C. ALL ABOVE GROUND WATER DISTRIBUTION LINES TO BE TYPE 1" COPPER OR CPVC, AND ANY BELOW GROUND WATER DIST. LINES TO BE CPVC AS PER FBC 2013 PLUMB 605.4  
SUPPORT ALL 4" OR SMALLER P.V.C. PIPING MAX 4' O.C. HORIZONTAL & MAX 10' O.C. VERTICAL. SUPPORT ALL 4" OR SMALLER COPPER LINES MAX 2' O.C. HORIZONTAL & 10' O.C. VERTICAL WITH APPROVED MATERIAL THAT WILL NOT PROMOTE GALVANIC ACTION.  
WASTE LINES 3" OR LARGER TO HAVE MIN SLOPE OF 1/8"/FT. AND WASTE LINES 2" OR SMALLER TO HAVE MIN SLOPE OF 1/4"/FT.  
ALL PIPING TO BE SEPARATED FROM THE STRUCTURE OR PARTITIONS IN A MANNER TO ELIMINATE VIBRATION.  
PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH SLABS OR MASONRY WALLS. CAULK GAPS BETWEEN PIPING AND SLEEVES.  
WHERE EXPOSED PIPES PASS THROUGH SLABS OR WALLS, PROVIDE ESCUTCHEON COVERS TO CONCEAL PENETRATIONS.  
VERIFY LOCATIONS OF ALL EXISTING SANITARY AND WATER LINES BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES

| FIXTURE CONNECTION SCHEDULE<br>(AS PER MIAMI DADE COUNTY CODE 8-31.3) |              |                 |               |       |      |
|-----------------------------------------------------------------------|--------------|-----------------|---------------|-------|------|
| ITEM                                                                  | WASTE & SOIL | WATER FLOW RATE | FIXTURE UNITS | WATER |      |
|                                                                       |              |                 |               | COLD  | HOT  |
| WATER CLOSET                                                          | 3"           | 1.1 GPF         | 4             | 1/2"  |      |
| TUB                                                                   | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| WHIRLPOOL                                                             | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| LAVATORY                                                              | 1-1/4"       | 1.5 GPM         | 1             | 1/2"  | 1/2" |
| URINAL                                                                | 2"           | 0.5 GPF         | 2             | 1/2"  | 1/2" |
| SHOWER                                                                | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| KIT SINK                                                              | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| WASH MACHINE                                                          | 3"           | W.F. ± 8        | 4             | 1/2"  | 1/2" |
| LAUNDRY SINK                                                          | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| HOSE BIB                                                              |              |                 |               | 1/2"  |      |
| DISH WASHER                                                           |              | 6.5 GPC         |               | 1/2"  | 1/2" |

**PLUMBING NOTES:**  
1. DISH WASHERS AND WASHING MACHINES TO BE ENERGY STAR/ WATER SENSE CERTIFIED.  
2. ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:  
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3. PROVIDE ANTI SCALD VALVES AT ALL SHOWERS.  
GPF= GALLONS PER FLUSH  
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WHA= ACCESSIBLE WATER HAMMER ARRESTER  
Any Hand-held showers to have IN-LINE VACUUM BREAKER backflow protection in accordance with ASPE A112.18.3, FBC Plumbing 412.2.  
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AT ANY BATHTUB OR WHIRLPOOL PROVIDE WATTS OR EQUAL WATER TEMPERATURE LIMITING DEVICE. MAX TEMP = 120 DEGREES F, AND TO COMPLY W/ ASSE 1010



TYP 1ST FL SHOWER PAN DETAIL  
SCALE: N.T.S.

REVISION BY

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STATE OF FLORIDA  
Professional Seal  
Mark Reardon  
Architect  
AR0017521  
REGISTERED ARCHITECT

NEW HOUSE FOR:  
RKTA 6300 LLC  
6300 SW 98 ST  
PINECREST, FL

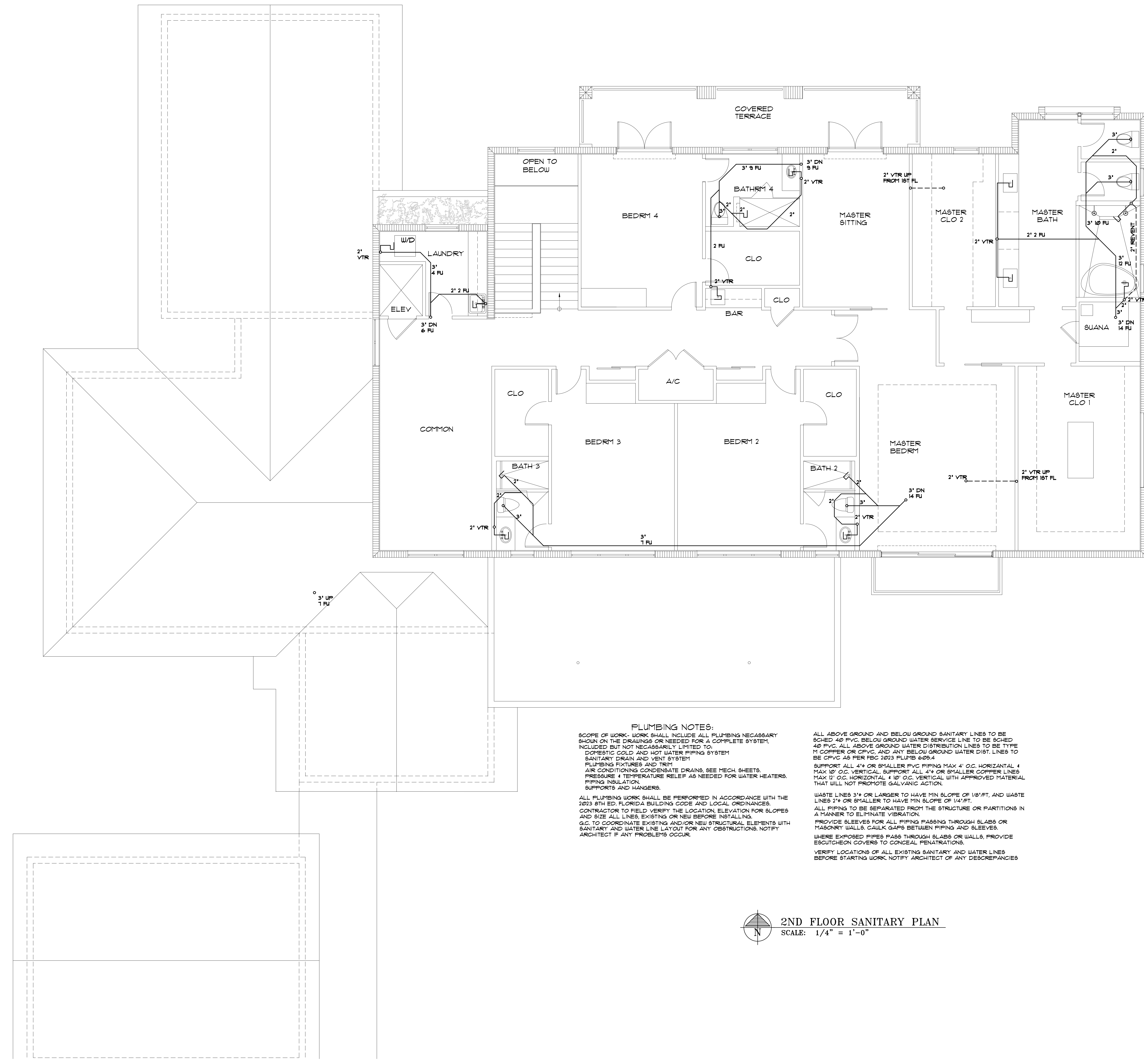
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SCALE:  
AS NOTED

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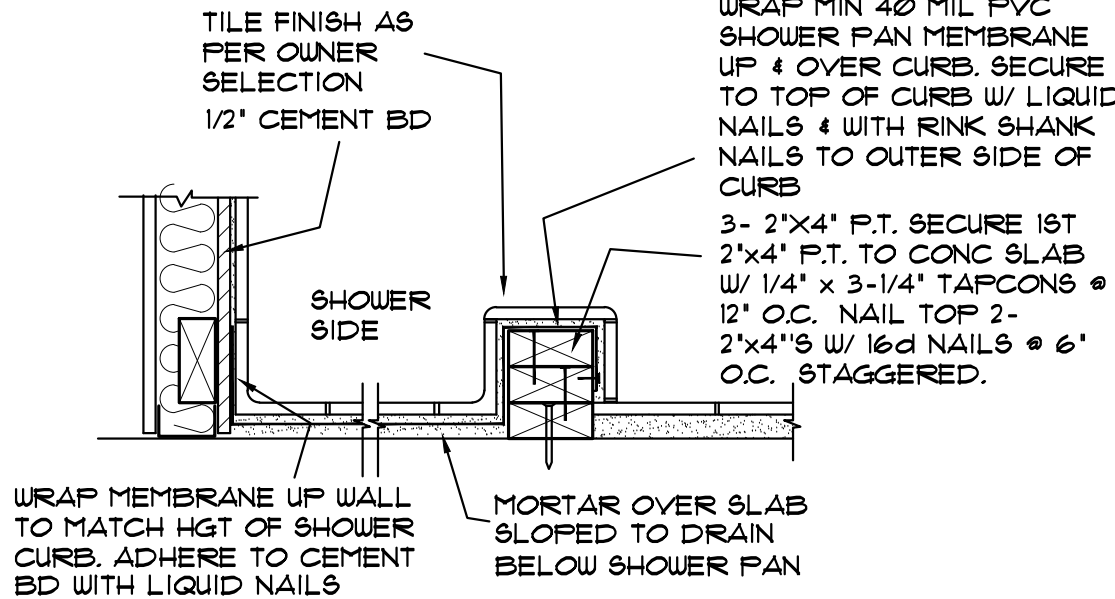


| FIXTURE CONNECTION SCHEDULE<br>(AS PER MIAMI DACE COUNTY CODE 8-31.3) |              |                 |               |       |       |
|-----------------------------------------------------------------------|--------------|-----------------|---------------|-------|-------|
| ITEM                                                                  | WASTE & SOIL | WATER FLOW RATE | FIXTURE UNITS | WATER |       |
|                                                                       |              |                 |               | COLD  | HOT   |
| WATER CLOSET                                                          | 3"           | 1.1 GPF         | 4             | 1/2"  |       |
| TUB                                                                   | 2"           | 1.5 GPM         | 2             | 1/2 " | 1/2 " |
| WHIRLPOOL                                                             | 2"           | 1.5 GPM         | 2             | 1/2 " | 1/2 " |
| LAVATORY                                                              | 1-1/4"       | 1.5 GPM         | 1             | 1/2 " | 1/2 " |
| URINAL                                                                | 2"           | 0.5 GPF         | 2             | 1/2 " | 1/2 " |
| SHOWER                                                                | 2"           | 1.5 GPM         | 2             | 1/2 " | 1/2 " |
| KIT SINK                                                              | 2"           | 1.5 GPM         | 2             | 1/2 " | 1/2 " |
| WASH MACHINE                                                          | 3"           | W.F. ± 8        | 4             | 1/2 " | 1/2 " |
| LAUNDRY SINK                                                          | 2"           | 1.5 GPM         | 2             | 1/2 " | 1/2 " |
| HOSE BIBB                                                             |              |                 |               | 1/2 " |       |
| DISH WASHER                                                           |              | 6.5 GPC         |               | 1/2 " | 1/2 " |

PLUMBING NOTES:  
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GPC= GALLONS PER CYCLE  
WHA= ACCESSIBLE WATER HAMMER ARRESTER  
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AT ANY BATHTUB OR WHIRLPOOL PROVIDE WATTS OR EQUAL WATER TEMPERATURE LIMITING DEVICE MAX TEMP = 120 DEGREES F, AND TO COMPLY W/ ASSE 10710

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SUPPORT ALL 4" OR SMALLER P.V.C PIPING MAX 4' O.C. HORIZONTAL & MAX 10' O.C. VERTICAL. SUPPORT ALL 4" OR SMALLER COPPER LINES MAX 2' O.C. HORIZONTAL & 10' O.C. VERTICAL WITH APPROVED MATERIAL THAT WILL NOT PROMOTE GALVANIC ACTION.  
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TYP 2ND FL SHOWER PAN DETAIL  
SCALE: N.T.S.

REVISION BY

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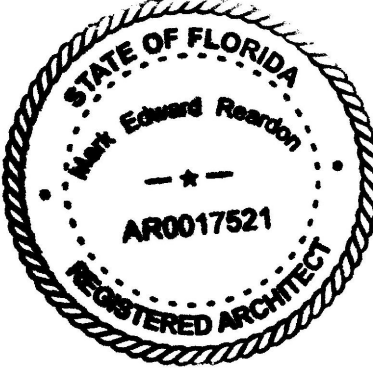
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RKTA 6300 LLC  
6300 SW 98 ST  
PINECREST, FL

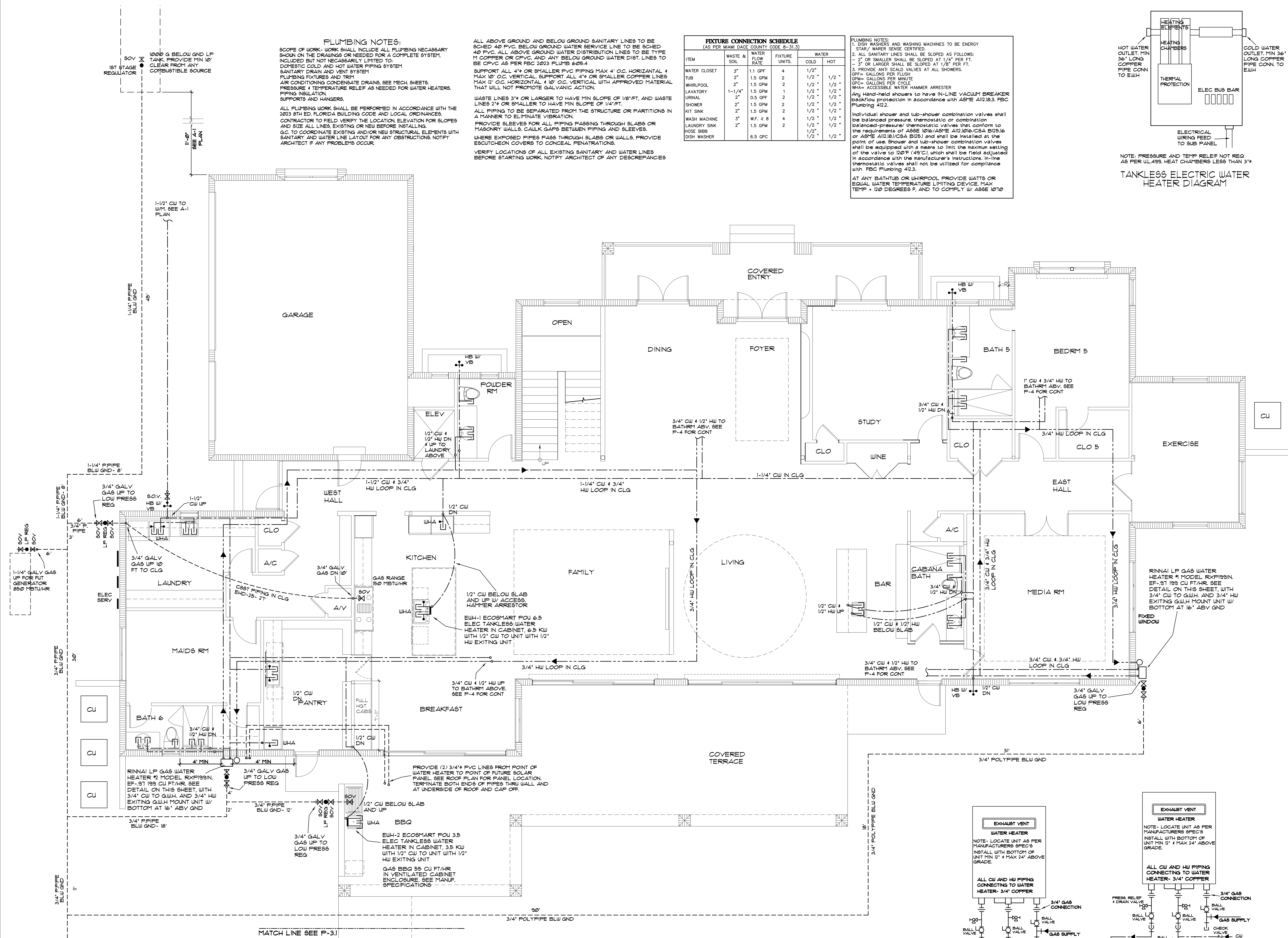
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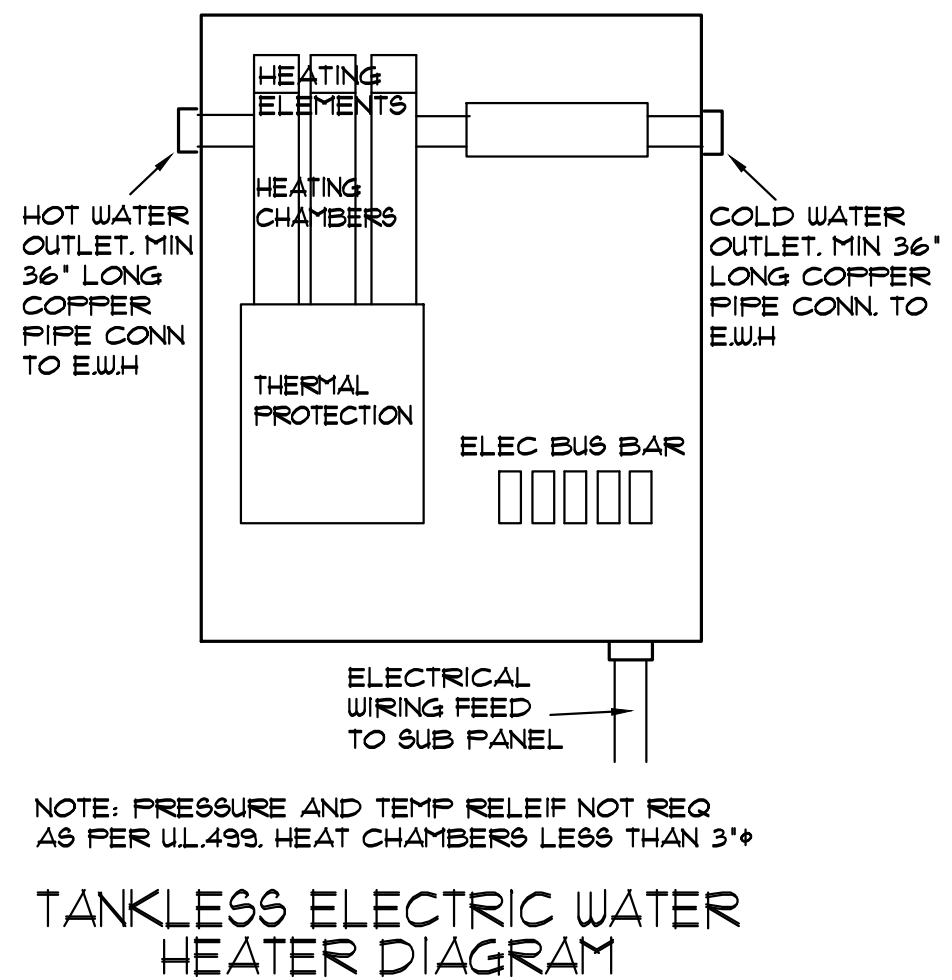


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|-----------------------------------------------------------------------|--------------|-----------------|---------------|-------|------|
| ITEM                                                                  | WASTE & SOIL | WATER FLOW RATE | FIXTURE UNITS | WATER |      |
|                                                                       |              |                 |               | COLD  | HOT  |
| WATER CLOSET                                                          | 3"           | 1.1 GPF         | 4             | 1/2"  |      |
| TUB                                                                   | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| WHIRLPOOL                                                             | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| LAVATORY                                                              | 1-1/4"       | 1.5 GPM         | 1             | 1/2"  | 1/2" |
| URINAL                                                                | 2"           | 0.5 GPF         | 2             | 1/2"  | 1/2" |
| SHOWER                                                                | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| KIT SINK                                                              | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| WASH MACHINE                                                          | 3"           | W.F. ± 8        | 4             | 1/2"  | 1/2" |
| LAUNDRY SINK                                                          | 2"           | 1.5 GPM         | 2             | 1/2"  | 1/2" |
| DISH WASHER                                                           |              | 6.5 GPC         |               | 1/2"  | 1/2" |

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REVISION BY

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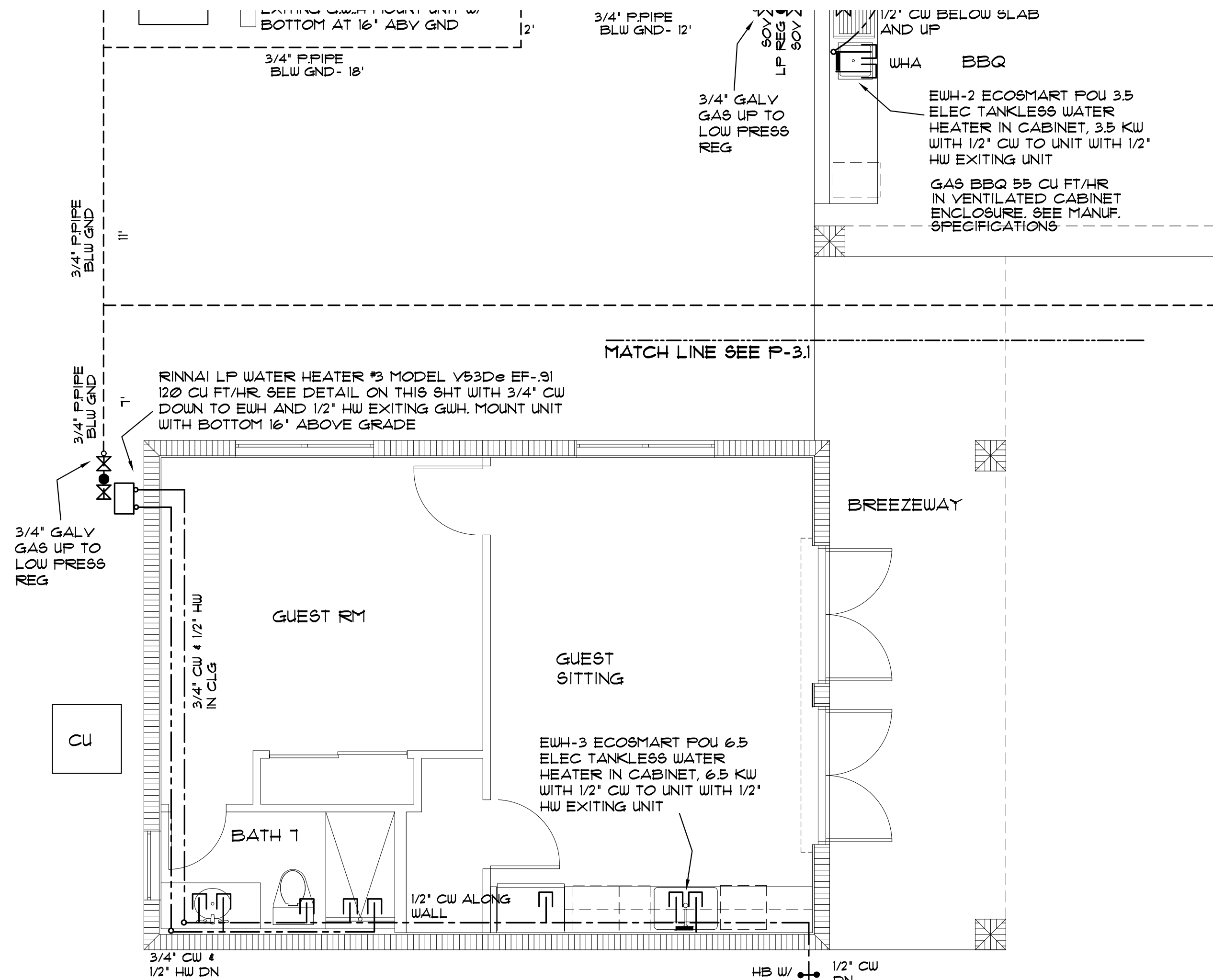
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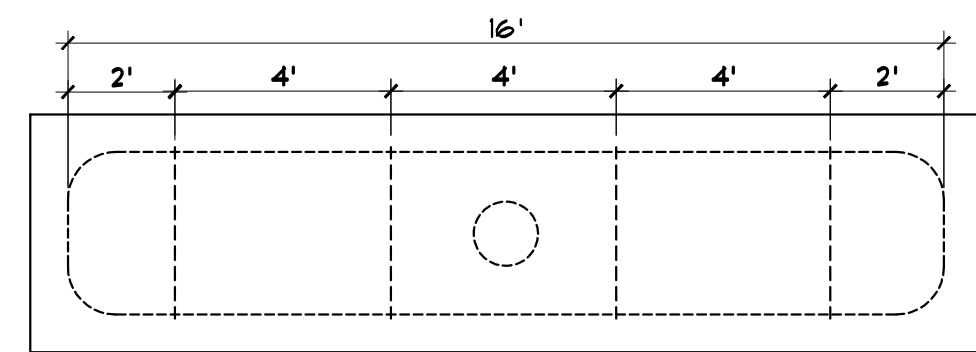
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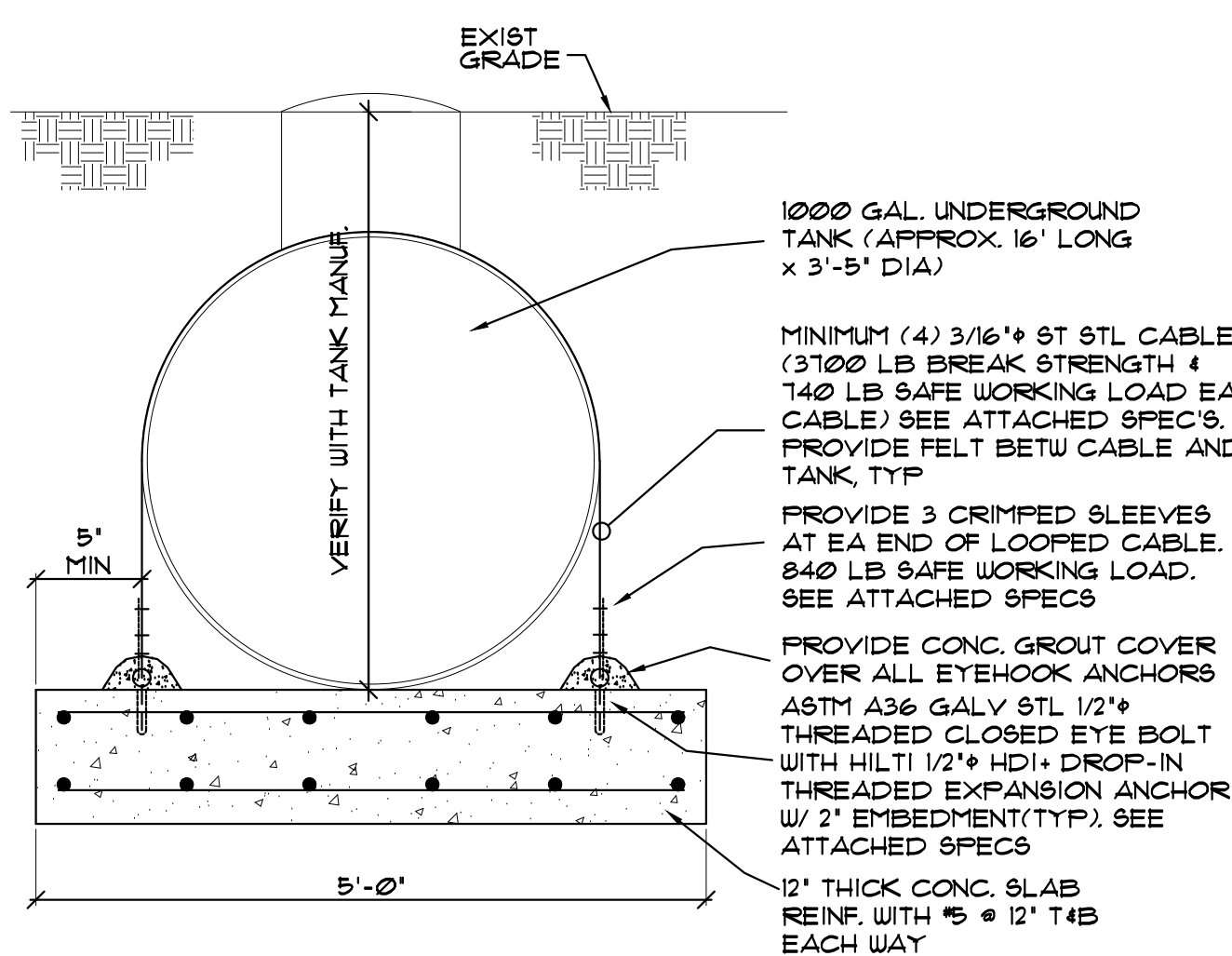




WATER & LP GAS PLAN AT GUEST  
SCALE: 1/4" = 1'-0"

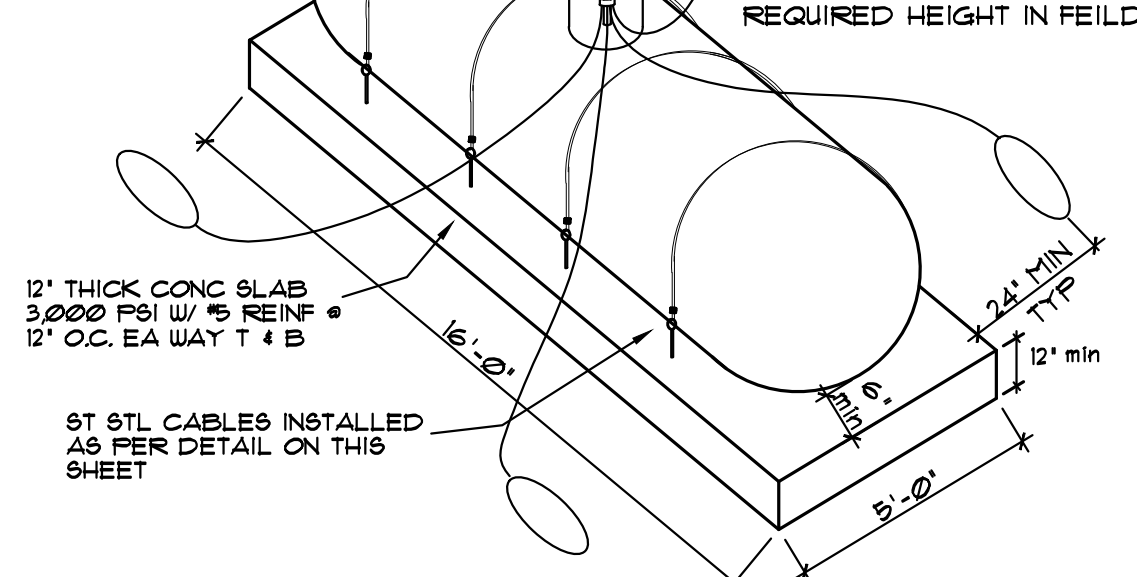


PLAN VIEW



UNDERGND LP TANK HOLD DOWN DETAIL  
SCALE: 3/4" = 1'-0"

PROVIDE (4) MESA PRODUCTS OR EQ. H-1 MAGNESIUM 8 LB ANODES IN A PRE-FABRICATED COTTON BAG BACKFILLED W/ A MIXTURE OF GYPSUM, BENTONITE & SODIUM SULFATE. PROVIDE #2 TIE INSULATED CABLE ATTACHED TO ANODE AND TO CONNECTION POINT AT TANK FILL PIPE. INSTALL ANODES AND CABLE TO TANK AS PER MANUF. SPECS.

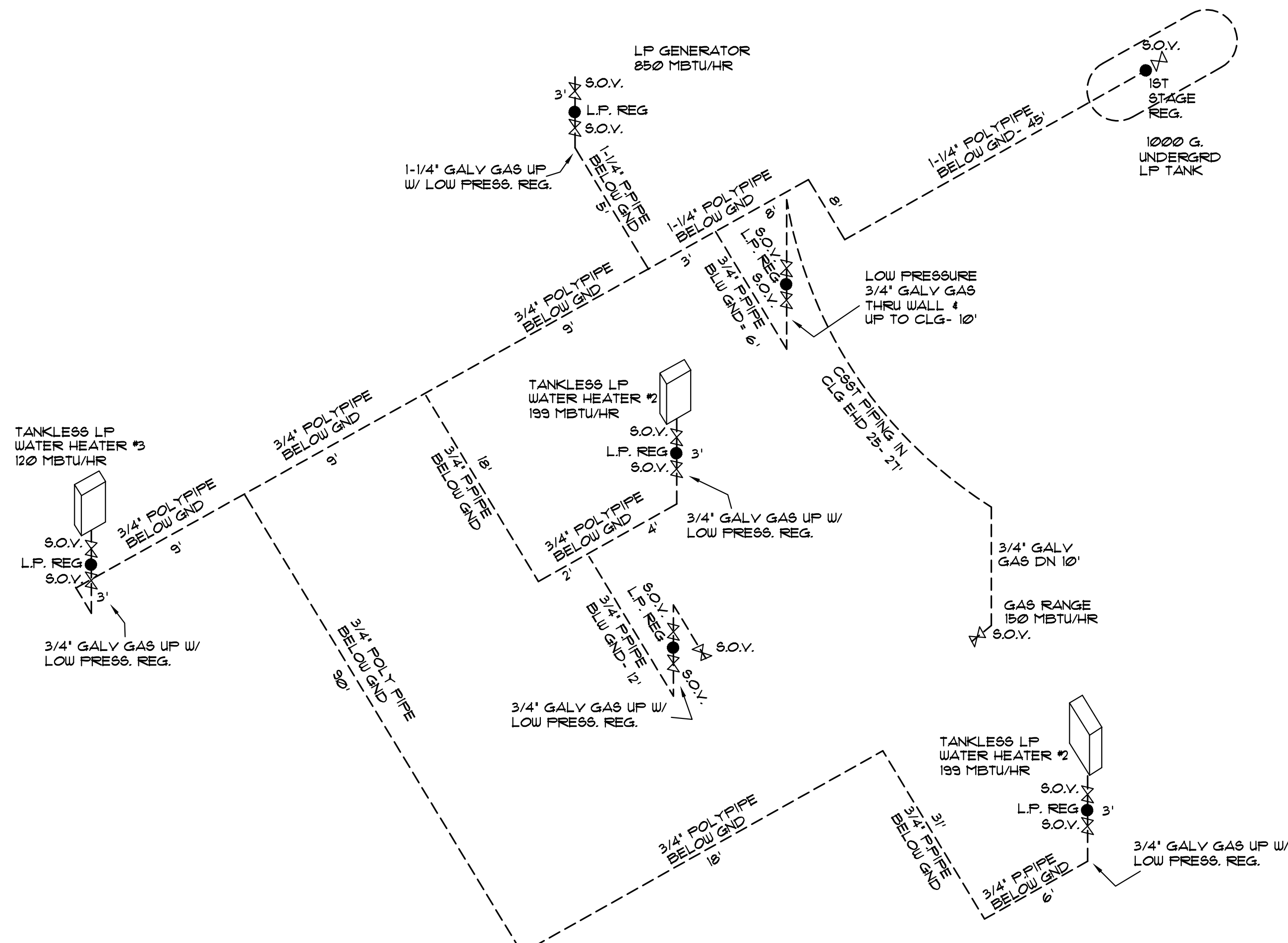


UNDERGROUND LP GAS TANK

UNDERGROUND LP TANK INSTALLATION REQUIREMENTS  
AS PER NFPA 58, 6.8.6(1) LP TANK IS TO HAVE CATHODIC PROTECTION. LP TANK TO A PROTECTIVE COATING INSULATING THE TANK FROM THE SOIL ENVIRONMENT, AND AS PER NFPA 58, 6.2.1.1. PROVIDE SACRIFICIAL CATHODIC PROTECTION AS PER THE LP TANK DETAIL ABOVE, AND PROVIDE TESTING OF CATHODIC PROTECTION PER NFPA 58, 6.19.3

CONCRETE REQUIRED TO OVERCOME BOUANCY  
OF PROPANE TANKS SUBMERGED IN WATER

| TANK SIZE | WT OF WATER DISPLACED (LB'S) | EMPTY WEIGHT OF TANK (LB'S) | TANK BOUANCY TO OVERCOME | PAD BOUANCY TO OVERCOME | CUBIC FT OF CONC REQUIRED | CUBIC YARDS OF CONC REQUIRED | SUGGESTED PAD DIMENSIONS (WIDTH x LENGTH x THICKNESS) |
|-----------|------------------------------|-----------------------------|--------------------------|-------------------------|---------------------------|------------------------------|-------------------------------------------------------|
| 120       | 10200                        | 285                         | 115                      | 351                     | 1.11                      | 0.23                         | 24" x 12" x 1-5/8"                                    |
| 150       | 12500                        | 342                         | 908                      | 410                     | 9.61                      | 0.36                         | 24" x 84" x 1-5/8"                                    |
| 250       | 20804                        | 512                         | 1512                     | 803                     | 17.31                     | 0.64                         | 30" x 96" x 1-5/8"                                    |
| 325       | 2709                         | 633                         | 2076                     | 991                     | 22.35                     | 0.83                         | 30" x 120" x 1-5/8"                                   |
| 500       | 4168                         | 916                         | 3192                     | 1586                    | 34.83                     | 1.29                         | 48" x 120" x 1-5/8"                                   |
| 1000      | 8336                         | 1794                        | 6542                     | 3172                    | 102.00                    | 2.62                         | 60" x 192" x 1-5/8"                                   |
| 1450      | 12081                        | 2650                        | 9431                     | 4715                    | 103.15                    | 3.82                         | 54" x 208" x 16"                                      |
| 1920      | 16583                        | 3000                        | 13583                    | 6514                    | 146.92                    | 5.44                         | 54" x 290" x 16"                                      |



LP GAS RISER

REVISION BY

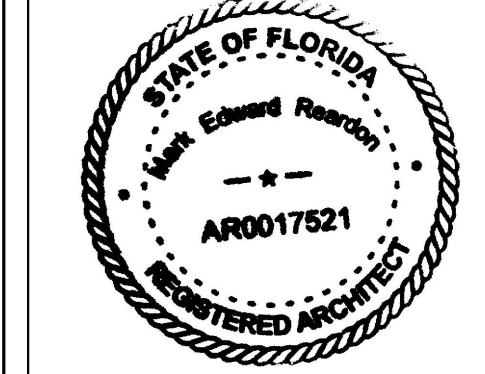
**MARK REARDON R.A.**  
architect  
LLC # AR0017521  
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NEW HOUSE FOR:  
RKTA 6300 LLC  
6300 SW 98 ST  
PINECREST, FL

DRAWN BY:

MER

DATE:

1/10/26

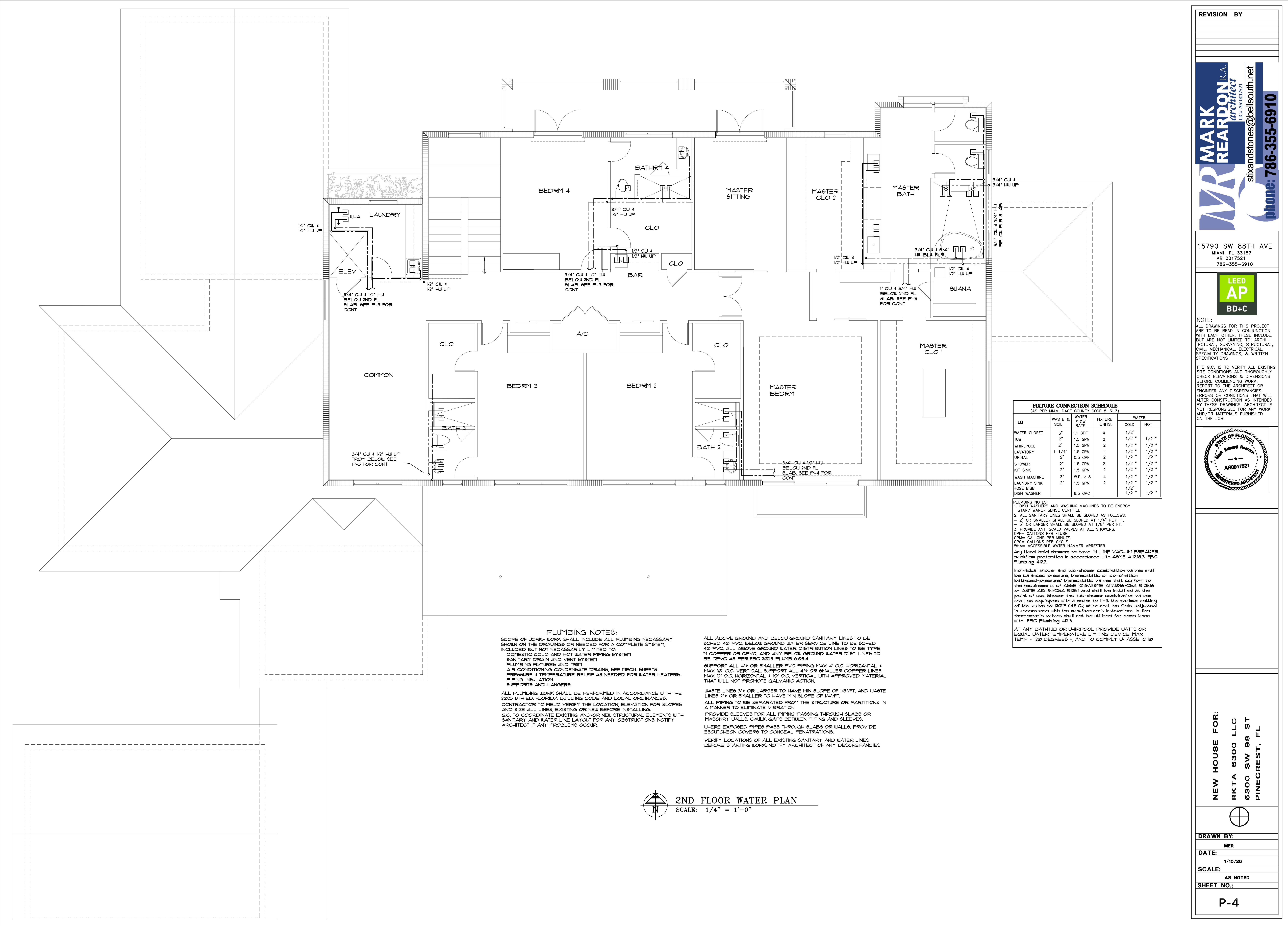
SCALE:

AS NOTED

SHEET NO.:

P-3.1





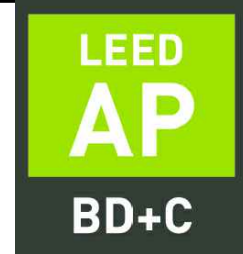
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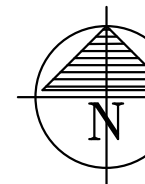
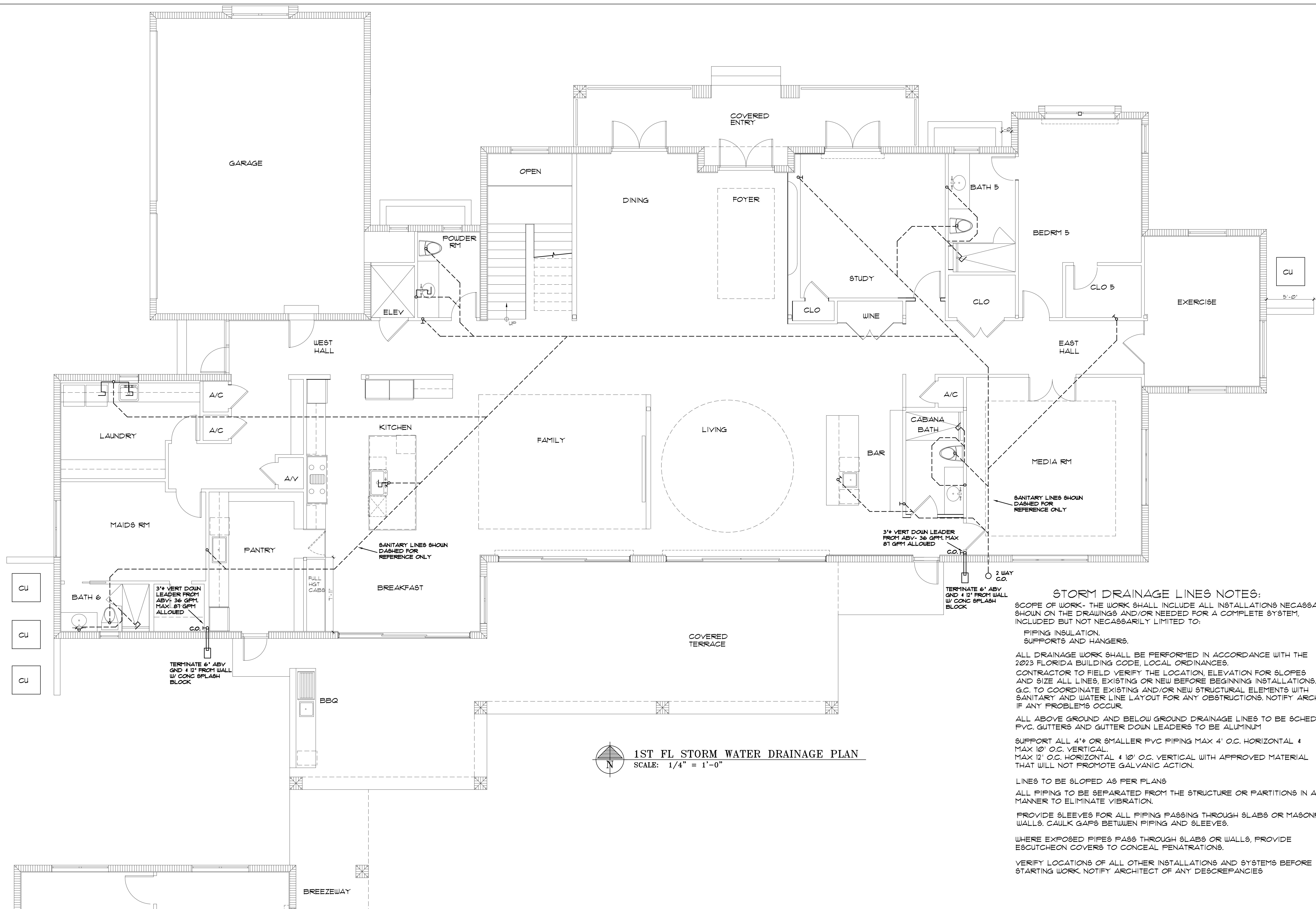
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1ST FL STORM WATER DRAINAGE PLAN  
SCALE: 1/4" = 1'-0"

#### STORM DRAINAGE LINES NOTES:

SCOPE OF WORK- THE WORK SHALL INCLUDE ALL INSTALLATIONS NECESSARY SHOWN ON THE DRAWINGS AND/OR NEEDED FOR A COMPLETE SYSTEM, INCLUDED BUT NOT NECESSARILY LIMITED TO:

PIPING INSULATION.  
SUPPORTS AND HANGERS.

ALL DRAINAGE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, LOCAL ORDINANCES.

CONTRACTOR TO FIELD VERIFY THE LOCATION, ELEVATION FOR SLOPES AND SIZE ALL LINES, EXISTING OR NEW BEFORE BEGINNING INSTALLATIONS. G.C. TO COORDINATE EXISTING AND/OR NEW STRUCTURAL ELEMENTS WITH SANITARY AND WATER LINE LAYOUT FOR ANY OBSTRUCTIONS. NOTIFY ARCHITECT IF ANY PROBLEMS OCCUR.

ALL ABOVE GROUND AND BELOW GROUND DRAINAGE LINES TO BE SCHED 40 PVC. GUTTERS AND GUTTER DOWN LEADERS TO BE ALUMINUM

SUPPORT ALL 4" OR SMALLER PVC PIPING MAX 4' O.C. HORIZONTAL & MAX 10' O.C. VERTICAL.  
MAX 12' O.C. HORIZONTAL & 10' O.C. VERTICAL WITH APPROVED MATERIAL THAT WILL NOT PROMOTE GALVANIC ACTION.

LINES TO BE SLOPED AS PER PLANS

ALL PIPING TO BE SEPARATED FROM THE STRUCTURE OR PARTITIONS IN A MANNER TO ELIMINATE VIBRATION.

PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH SLABS OR MASONRY WALLS. CAULK GAPS BETWEEN PIPING AND SLEEVES.

WHERE EXPOSED PIPES PASS THROUGH SLABS OR WALLS, PROVIDE ESCUTCHEON COVERS TO CONCEAL PENETRATIONS.

VERIFY LOCATIONS OF ALL OTHER INSTALLATIONS AND SYSTEMS BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES

REVISION BY

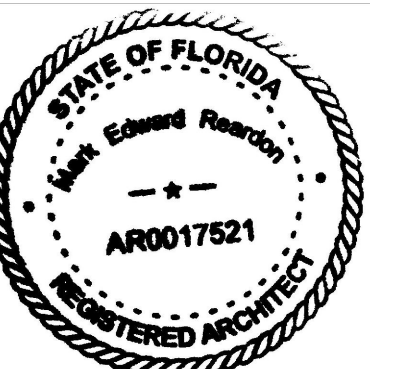
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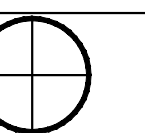
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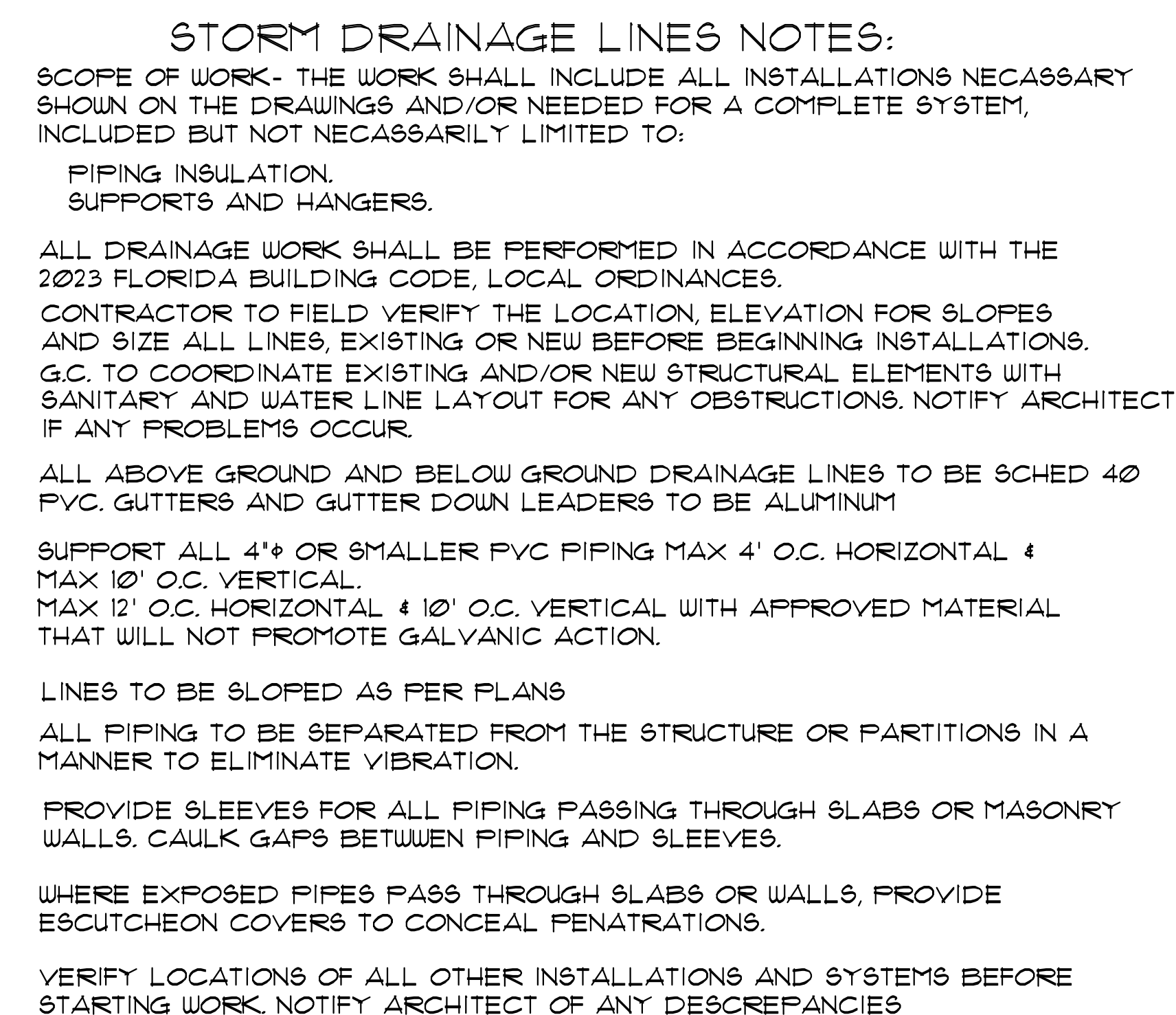
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