

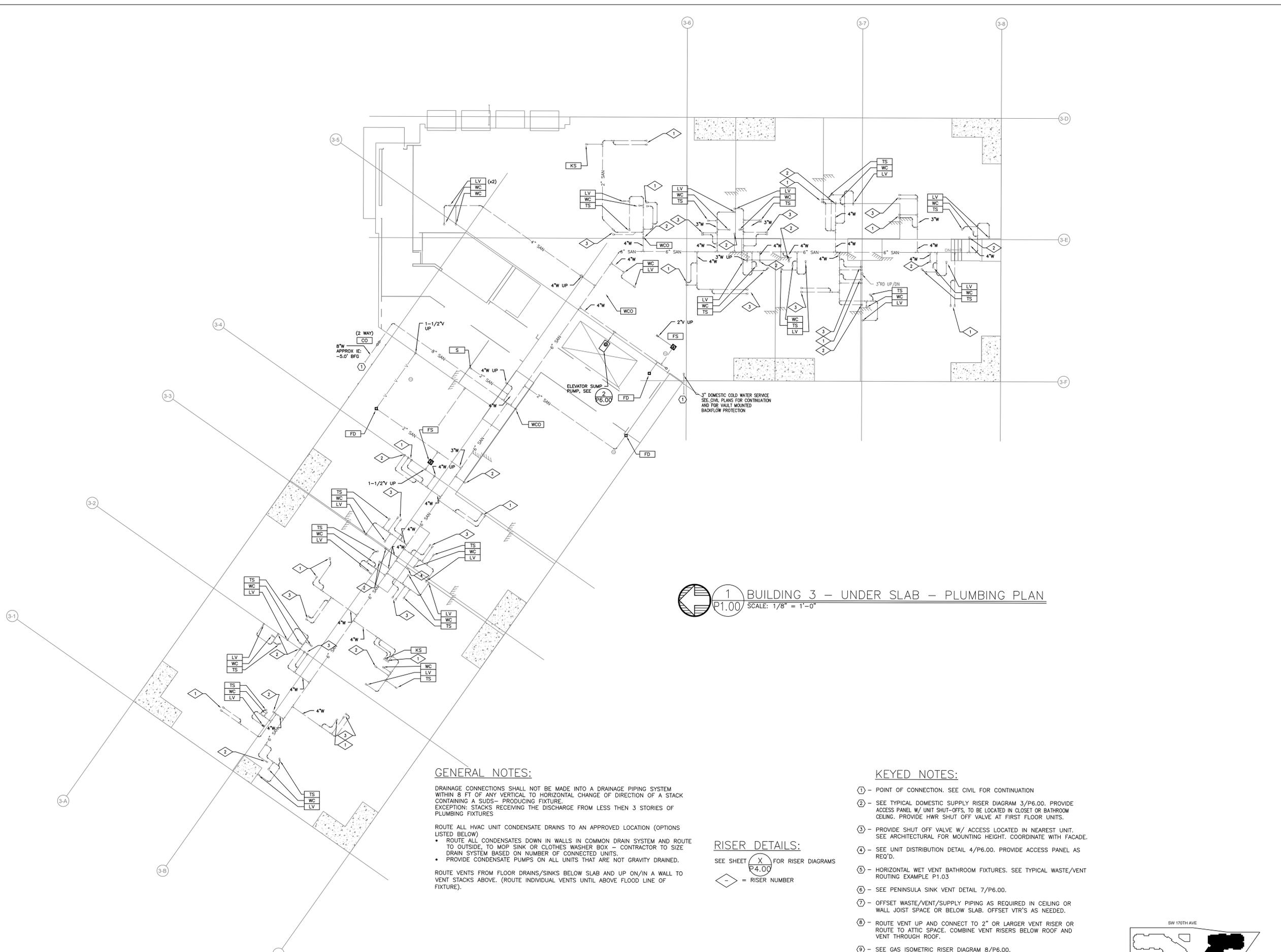




**MSI**  
MECHANICAL SYSTEMS, INC.  
21185 NW EVERGREEN PARKWAY #201  
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THIS DRAWING WAS PREPARED EXCLUSIVELY FOR USE BY MSI MECHANICAL SYSTEMS, INC.

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CONTACT: Mark Danner



**1 BUILDING 3 - UNDER SLAB - PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS-PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES

ROUTE ALL HVAC UNIT CONDENSATE DRAINS TO AN APPROVED LOCATION (OPTIONS LISTED BELOW)

- ROUTE ALL CONDENSATES DOWN IN WALLS IN COMMON DRAIN SYSTEM AND ROUTE TO OUTSIDE. TO MOP SINK OR CLOTHES WASHER BOX - CONTRACTOR TO SIZE DRAIN SYSTEM BASED ON NUMBER OF CONNECTED UNITS.
- PROVIDE CONDENSATE PUMPS ON ALL UNITS THAT ARE NOT GRAVITY DRAINED.

ROUTE VENTS FROM FLOOR DRAINS/SINKS BELOW SLAB AND UP ON/IN A WALL TO VENT STACKS ABOVE. (ROUTE INDIVIDUAL VENTS UNTIL ABOVE FLOOD LINE OF FIXTURE).

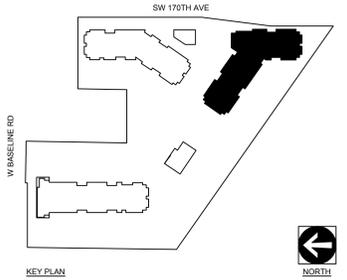
**RISER DETAILS:**

SEE SHEET **X** FOR RISER DIAGRAMS  
P4.00

= RISER NUMBER

**KEYED NOTES:**

- ① - POINT OF CONNECTION. SEE CIVIL FOR CONTINUATION
- ② - SEE TYPICAL DOMESTIC SUPPLY RISER DIAGRAM 3/P6.00. PROVIDE ACCESS PANEL W/ UNIT SHUT-OFFS, TO BE LOCATED IN CLOSET OR BATHROOM CEILING. PROVIDE HWR SHUT OFF VALVE AT FIRST FLOOR UNITS.
- ③ - PROVIDE SHUT OFF VALVE W/ ACCESS LOCATED IN NEAREST UNIT. SEE ARCHITECTURAL FOR MOUNTING HEIGHT. COORDINATE WITH FACADE.
- ④ - SEE UNIT DISTRIBUTION DETAIL 4/P6.00. PROVIDE ACCESS PANEL AS REQ'D.
- ⑤ - HORIZONTAL WET VENT BATHROOM FIXTURES. SEE TYPICAL WASTE/VENT ROUTING EXAMPLE P1.03
- ⑥ - SEE PENINSULA SINK VENT DETAIL 7/P6.00.
- ⑦ - OFFSET WASTE/VENT/SUPPLY PIPING AS REQUIRED IN CEILING OR WALL JOIST SPACE OR BELOW SLAB. OFFSET VTR'S AS NEEDED.
- ⑧ - ROUTE VENT UP AND CONNECT TO 2" OR LARGER VENT RISER OR ROUTE TO ATTIC SPACE. COMBINE VENT RISERS BELOW ROOF AND VENT THROUGH ROOF.
- ⑨ - SEE GAS ISOMETRIC RISER DIAGRAM 8/P6.00.



**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

DATE: 09.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: P1.00-3



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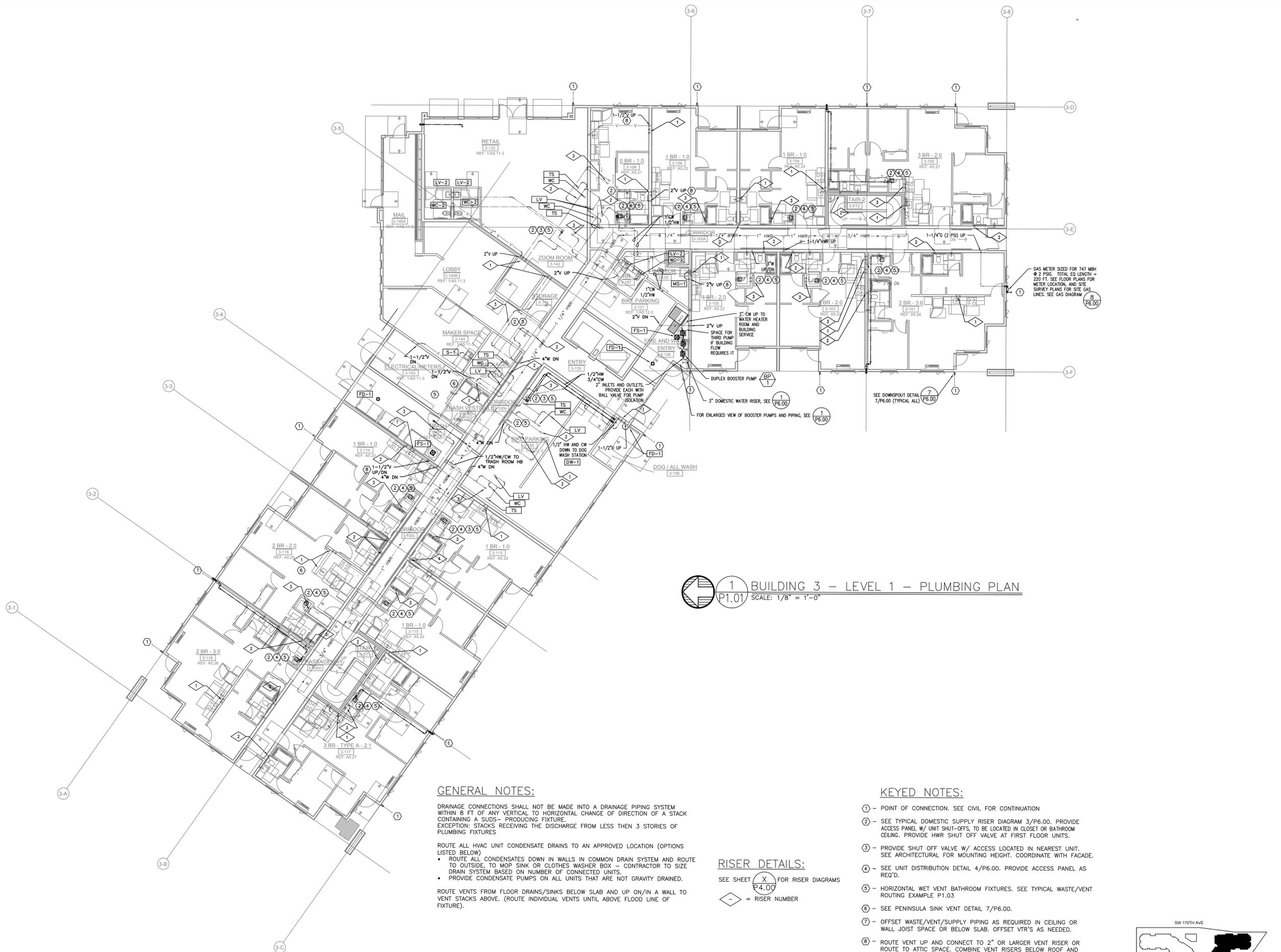
**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

DATE: 09.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: P1.01-3



**1 BUILDING 3 - LEVEL 1 - PLUMBING PLAN**  
P1.01 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

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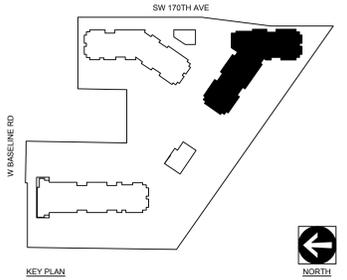
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**KEYED NOTES:**

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**RISER DETAILS:**

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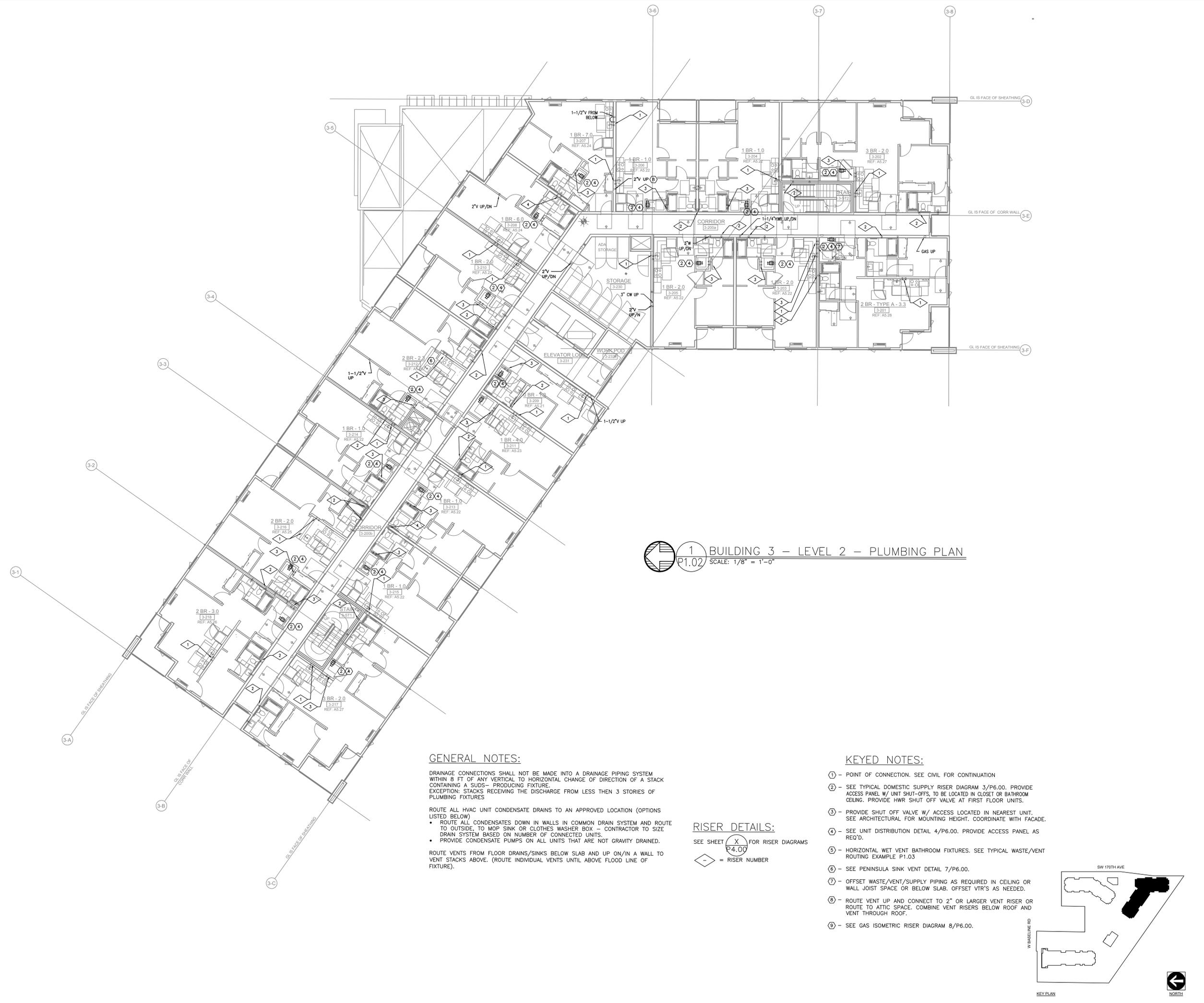
**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

DATE: 09.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: P1.02-3



**1 BUILDING 3 – LEVEL 2 – PLUMBING PLAN**  
P1.02 SCALE: 1/8" = 1'-0"

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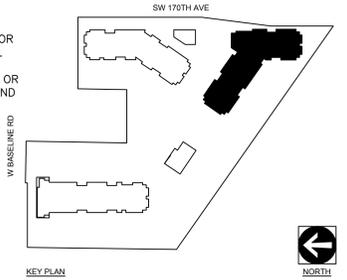
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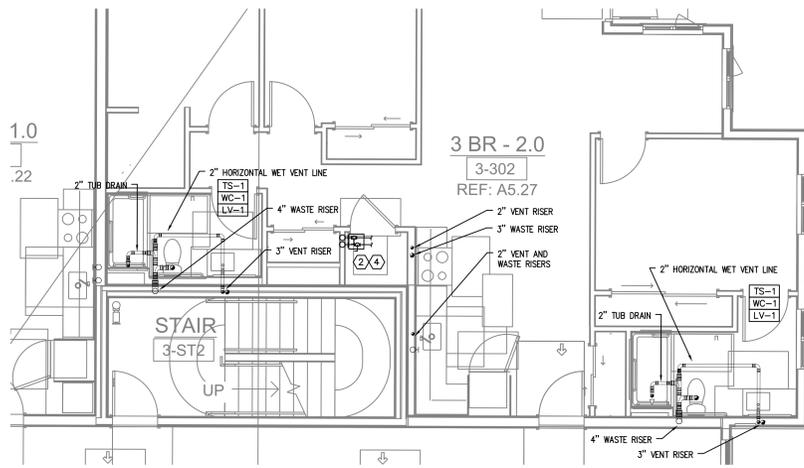
**RISER DETAILS:**

SEE SHEET **X** FOR RISER DIAGRAMS  
P4.00  
- = RISER NUMBER

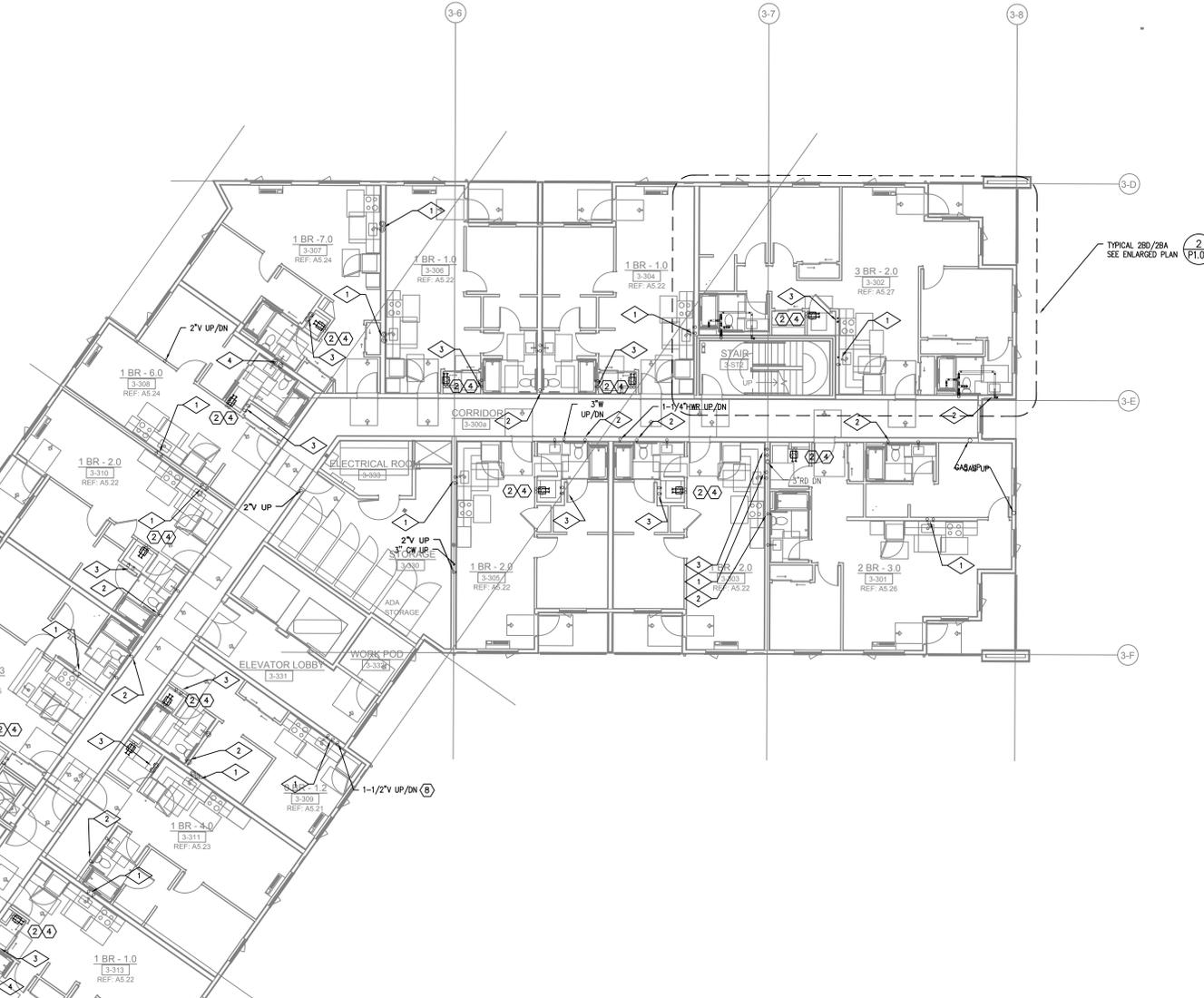
**KEYED NOTES:**

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**2 BUILDING 3 – ENLARGED UNIT – PLUMBING PLAN**  
 P1.03 SCALE: 1/4" = 1'-0"



**1 BUILDING 3 – LEVEL 3 – PLUMBING PLAN**  
 P1.03 SCALE: 1/8" = 1'-0"

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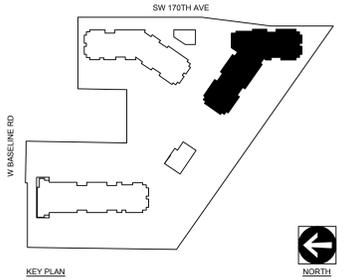
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**RISER DETAILS:**

SEE SHEET **X** FOR RISER DIAGRAMS  
 REF: 4.00  
 ◊ = RISER NUMBER

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 INC. 3889 MTJ-ENG.C01  
 CONTACT: Mark Demer

**ELMONICA STATION APARTMENTS BUILDING 3**  
 SW 170TH AND W BASELINE  
 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

DATE: 09.23.2022 PROJECT NUMBER: 215390  
 SHEET NUMBER: P1.03-3



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**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

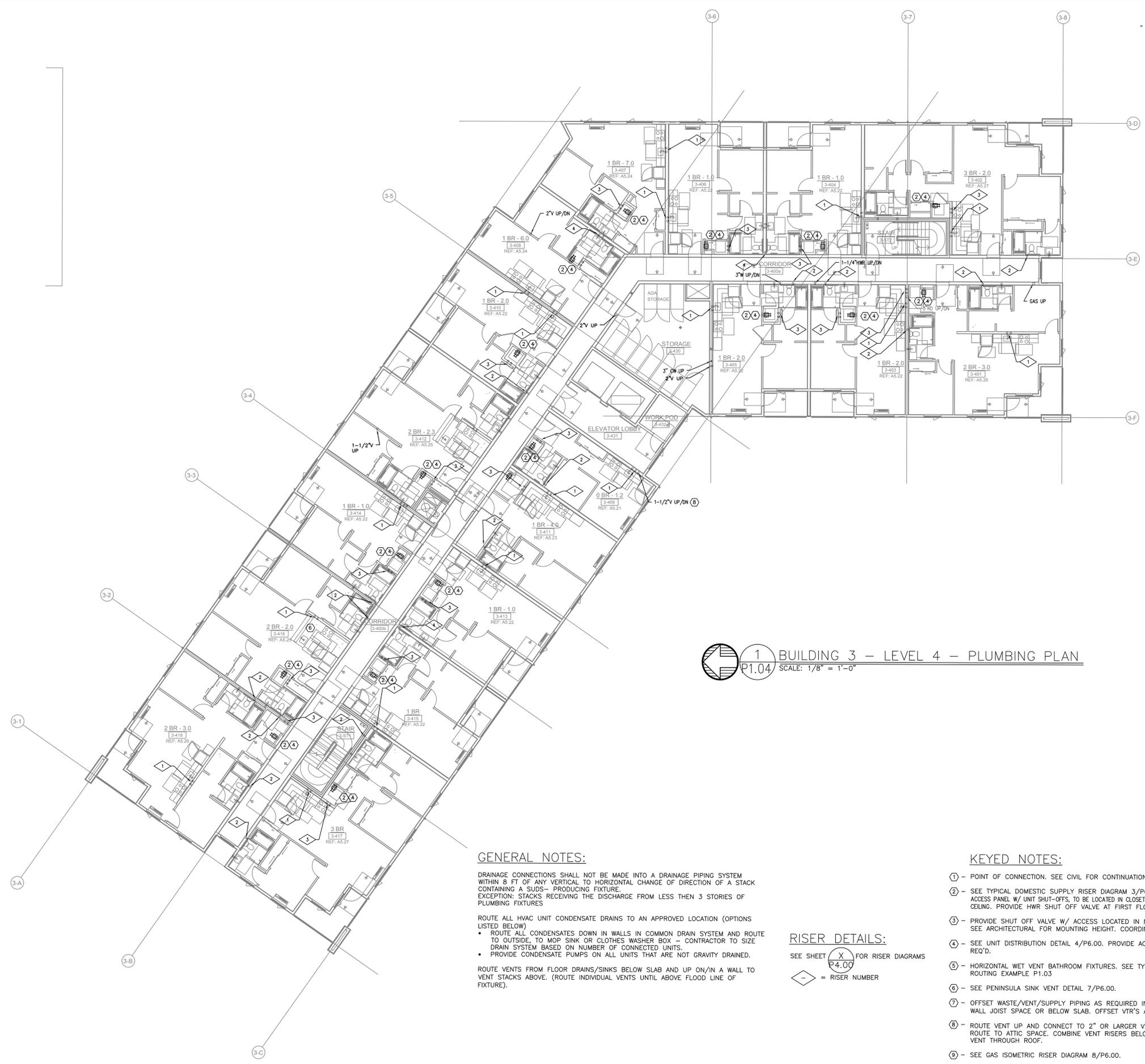
REVISION	DATE	REASON FOR ISSUE

PLUMBING PLAN

PERMIT SET

DATE: 09.23.2022 PROJECT NUMBER: 215390

SHEET NUMBER: P1.04-3



**1 BUILDING 3 - LEVEL 4 - PLUMBING PLAN**  
P1.04 SCALE: 1/8" = 1'-0"

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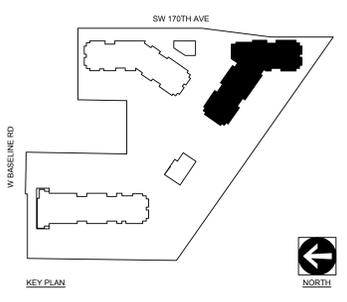
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**RISER DETAILS:**

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**KEYED NOTES:**

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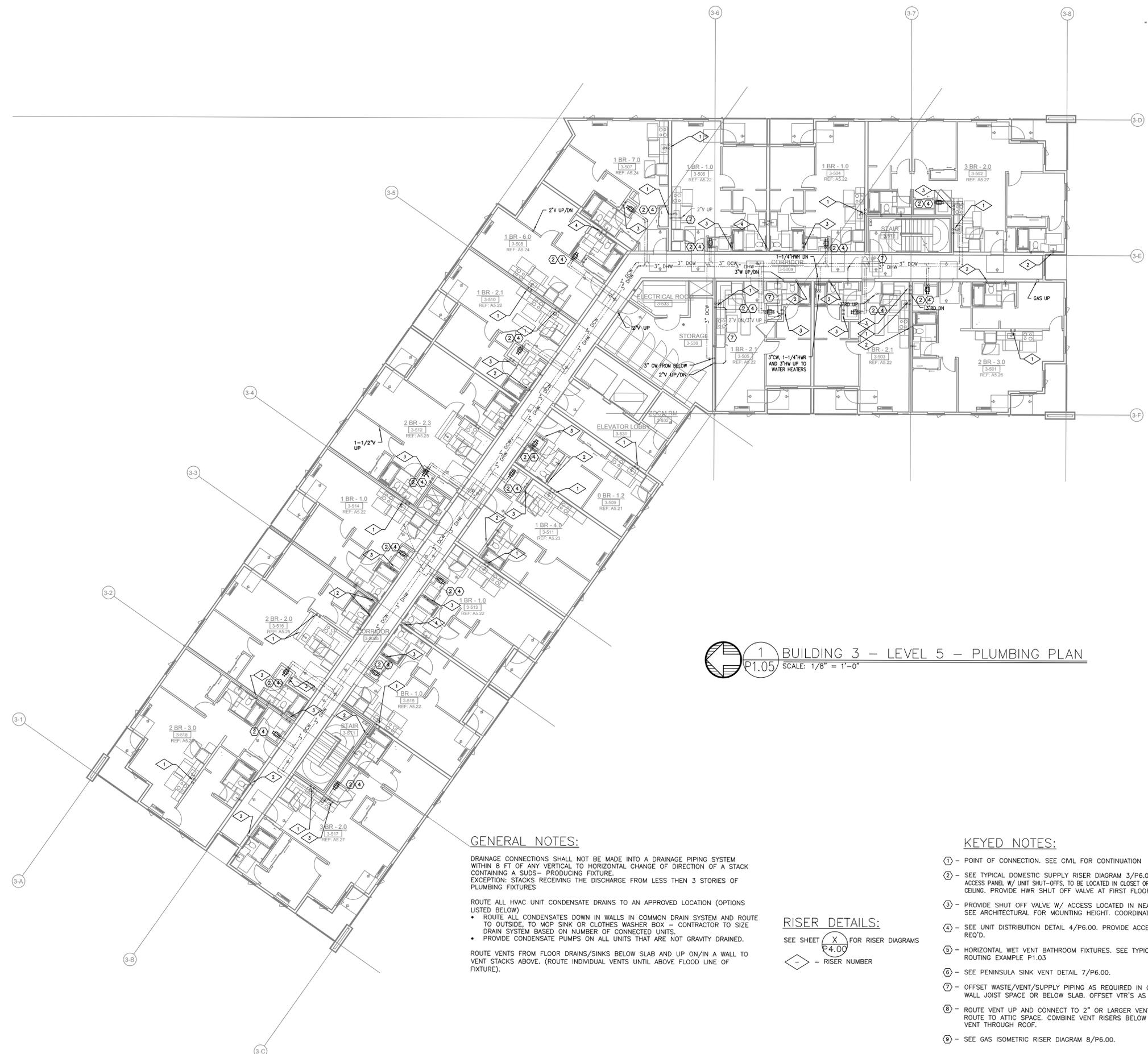




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INC. 900000013-ENG-001  
CONTACT: Mark Denner



**1 BUILDING 3 - LEVEL 5 - PLUMBING PLAN**  
P1.05 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

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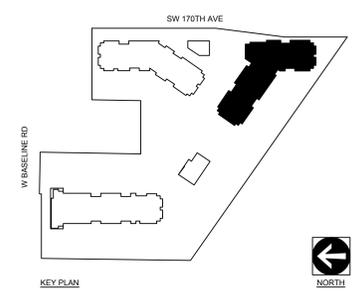
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P4.00  
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**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

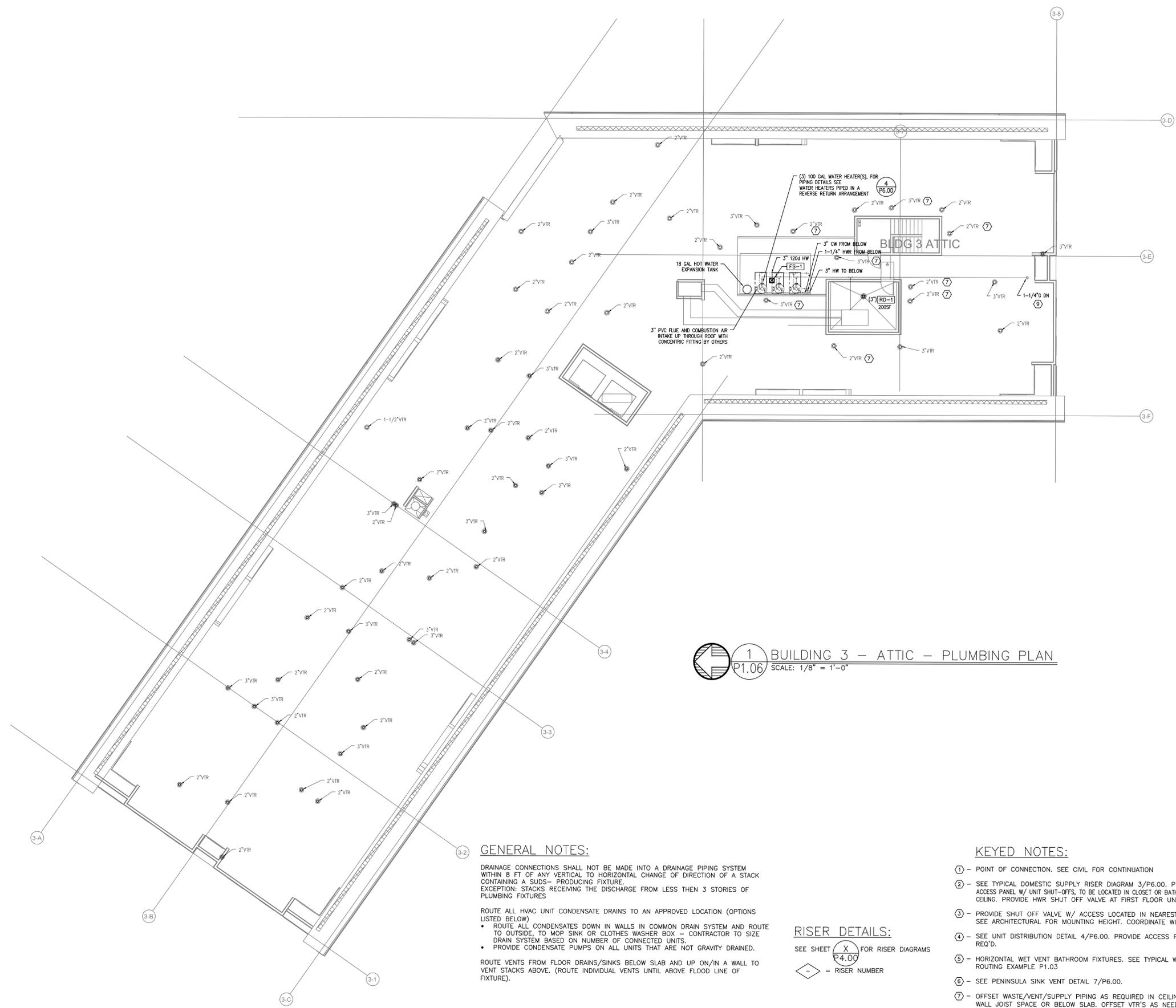
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SHEET NUMBER: P1.05-3



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**1 BUILDING 3 - ATTIC - PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"

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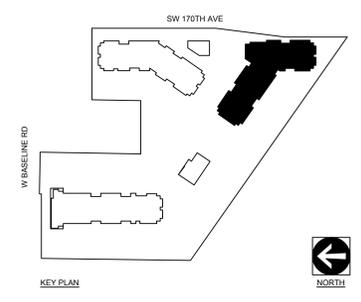
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**RISER DETAILS:**

SEE SHEET **X** FOR RISER DIAGRAMS  
**P4.00**

= RISER NUMBER

- KEYED NOTES:**
- ① - POINT OF CONNECTION. SEE CIVIL FOR CONTINUATION
  - ② - SEE TYPICAL DOMESTIC SUPPLY RISER DIAGRAM 3/P6.00. PROVIDE ACCESS PANEL W/ UNIT SHUT-OFFS, TO BE LOCATED IN CLOSET OR BATHROOM CEILING. PROVIDE HWR SHUT OFF VALVE AT FIRST FLOOR UNITS.
  - ③ - PROVIDE SHUT OFF VALVE W/ ACCESS LOCATED IN NEAREST UNIT. SEE ARCHITECTURAL FOR MOUNTING HEIGHT. COORDINATE WITH FACADE.
  - ④ - SEE UNIT DISTRIBUTION DETAIL 4/P6.00. PROVIDE ACCESS PANEL AS REQ'D.
  - ⑤ - HORIZONTAL WET VENT BATHROOM FIXTURES. SEE TYPICAL WASTE/VENT ROUTING EXAMPLE P1.03
  - ⑥ - SEE PENINSULA SINK VENT DETAIL 7/P6.00.
  - ⑦ - OFFSET WASTE/VENT/SUPPLY PIPING AS REQUIRED IN CEILING OR WALL JOIST SPACE OR BELOW SLAB. OFFSET VTR'S AS NEEDED.
  - ⑧ - ROUTE VENT UP AND CONNECT TO 2" OR LARGER VENT RISER OR ROUTE TO ATTIC SPACE. COMBINE VENT RISERS BELOW ROOF AND VENT THROUGH ROOF.
  - ⑨ - SEE GAS ISOMETRIC RISER DIAGRAM 8/P6.00.



**ELMONICA STATION APARTMENTS BUILDING 3**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

**PERMIT SET**

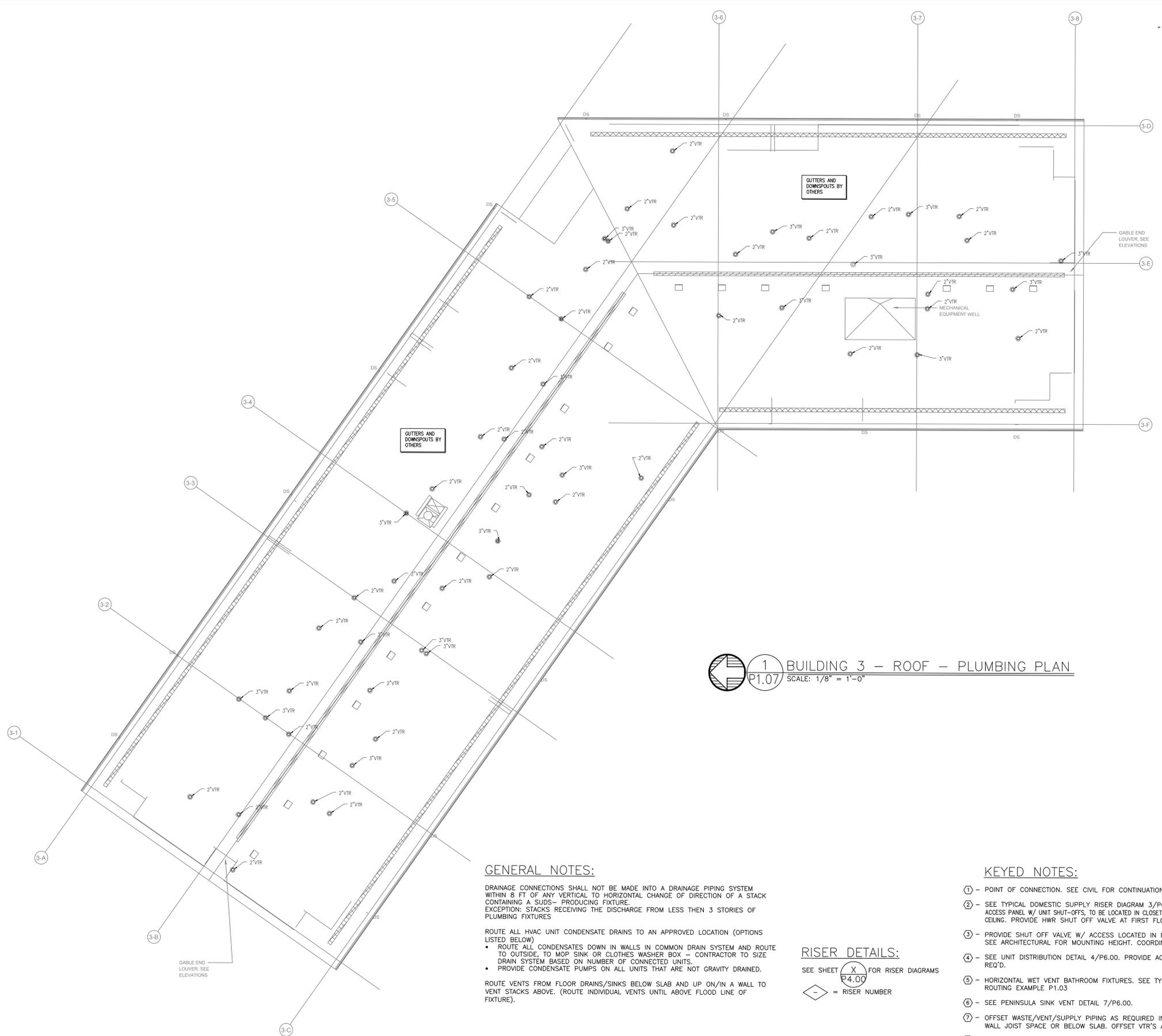
DATE: 09.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: P1.06-3



**MSI**  
 MECHANICAL SYSTEMS, INC.  
 21195 NW EVERGREEN PARKWAY #201  
 HILLSBORO, OR 97124  
 PHONE: (503) 466-2222  
 FAX: (503) 466-2211

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR USE BY MSI MECHANICAL SYSTEMS, INC.

**ME** Consulting Engineers  
 3005 S.E. 48th St.  
 Portland, OR 97214  
 PHONE: (503) 234-0048  
 FAX: (503) 234-0077  
 INC. NUMBER: ME-136,008  
 CONTACT: Mark Denney



**1. BUILDING 3 - ROOF - PLUMBING PLAN**  
 P1.07 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS-PRODUCING FIXTURE.  
 EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES

ROUTE ALL HVAC UNIT CONDENSATE DRAINS TO AN APPROVED LOCATION (OPTIONS LISTED BELOW)

- ROUTE ALL CONDENSATES DOWN IN WALLS IN COMMON DRAIN SYSTEM AND ROUTE TO OUTSIDE. TO MOP SINK OR CLOTHES WASHER BOX - CONTRACTOR TO SIZE DRAIN SYSTEM BASED ON NUMBER OF CONNECTED UNITS.
- PROVIDE CONDENSATE PUMPS ON ALL UNITS THAT ARE NOT GRAVITY DRAINED.

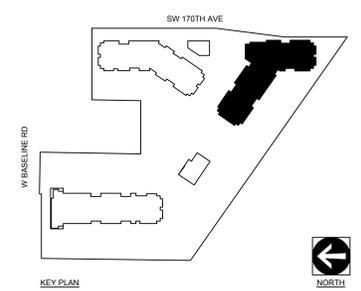
ROUTE VENTS FROM FLOOR DRAINS/SINKS BELOW SLAB AND UP ON/IN A WALL TO VENT STACKS ABOVE. (ROUTE INDIVIDUAL VENTS UNTIL ABOVE FLOOD LINE OF FIXTURE).

**RISER DETAILS:**

SEE SHEET **P4.00** FOR RISER DIAGRAMS  
 ◊ = RISER NUMBER

**KEYED NOTES:**

- ① - POINT OF CONNECTION. SEE CIVIL FOR CONTINUATION
- ② - SEE TYPICAL DOMESTIC SUPPLY RISER DIAGRAM 3/P6.00. PROVIDE ACCESS PANEL W/ UNIT SHUT-OFFS, TO BE LOCATED IN CLOSET OR BATHROOM CEILING. PROVIDE HWR SHUT OFF VALVE AT FIRST FLOOR UNITS.
- ③ - PROVIDE SHUT OFF VALVE W/ ACCESS LOCATED IN NEAREST UNIT. SEE ARCHITECTURAL FOR MOUNTING HEIGHT. COORDINATE WITH FACADE.
- ④ - SEE UNIT DISTRIBUTION DETAIL 4/P6.00. PROVIDE ACCESS PANEL AS REQ'D.
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- ⑥ - SEE PENINSULA SINK VENT DETAIL 7/P6.00.
- ⑦ - OFFSET WASTE/VENT/SUPPLY PIPING AS REQUIRED IN CEILING OR WALL JOIST SPACE OR BELOW SLAB. OFFSET VTR'S AS NEEDED.
- ⑧ - ROUTE VENT UP AND CONNECT TO 2" OR LARGER VENT RISER OR ROUTE TO ATTIC SPACE. COMBINE VENT RISERS BELOW ROOF AND VENT THROUGH ROOF.
- ⑨ - SEE GAS ISOMETRIC RISER DIAGRAM 8/P6.00.



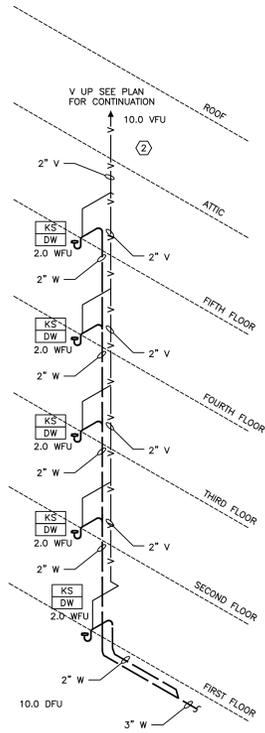
**ELMONICA STATION APARTMENTS BUILDING 3**  
 SW 170TH AND W BASELINE  
 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**PLUMBING PLAN**

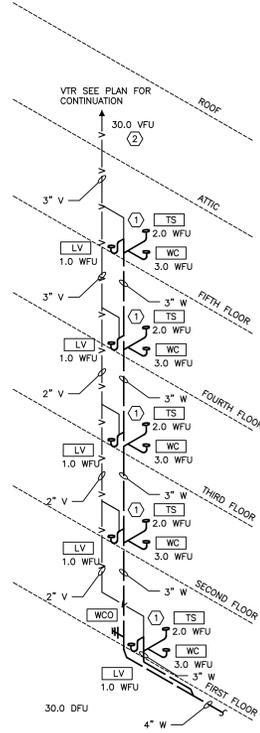
**PERMIT SET**

DATE 09.23.2022	PROJECT NUMBER 215390
SHEET NUMBER P1.07-3	



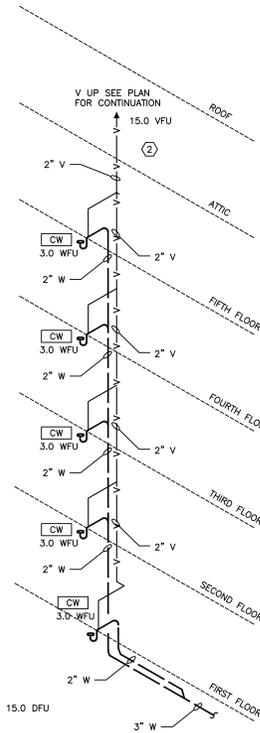
NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS-PRODUCING FIXTURE.  
EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES.

**1** RISER "1" TYPICAL  
P4.00 NO SCALE  
KS/DW = 2.0 DFU



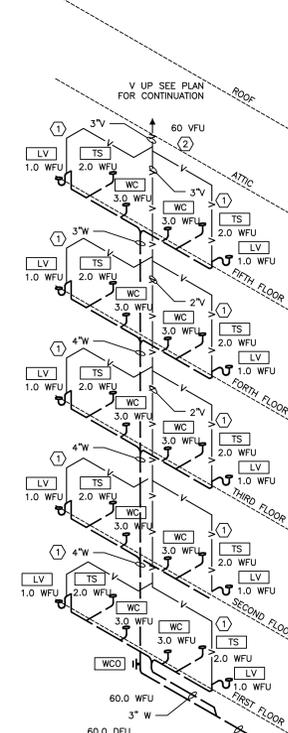
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EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES.

**2** RISER "2" TYPICAL  
P4.00 NO SCALE  
WC/LV/SH = 6.0DFU



NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS-PRODUCING FIXTURE.  
EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES.

**3** RISER "3" TYPICAL  
P4.00 NO SCALE  
CW = 3.0DFU

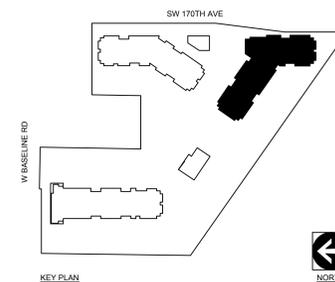


NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS-PRODUCING FIXTURE.  
EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES.

**4** RISER "4" TYPICAL  
P4.00 NO SCALE

**KEYED NOTES:**

- ① - HORIZONTAL WET VENT BATHROOM FIXTURES. SEE TYPICAL WASTE/VENT ROUTING EXAMPLE P1.03
- ② - ROUTE TO ATTIC SPACE AND VENT THROUGH ROOF.



REVISION	DATE	REASON FOR ISSUE

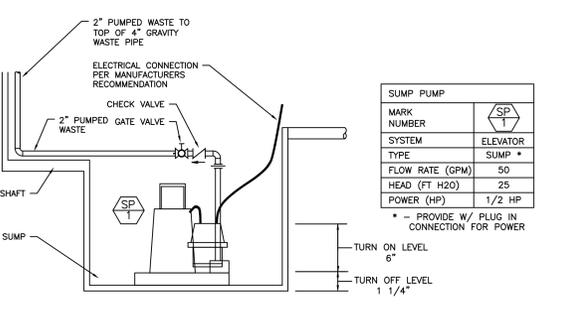
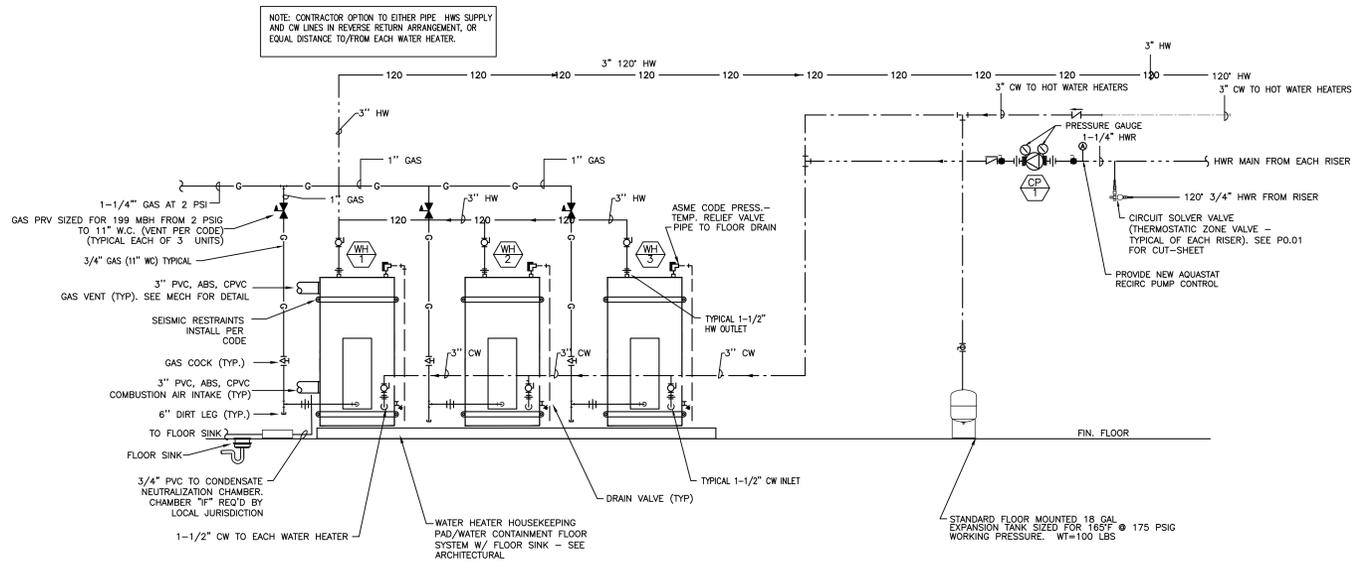
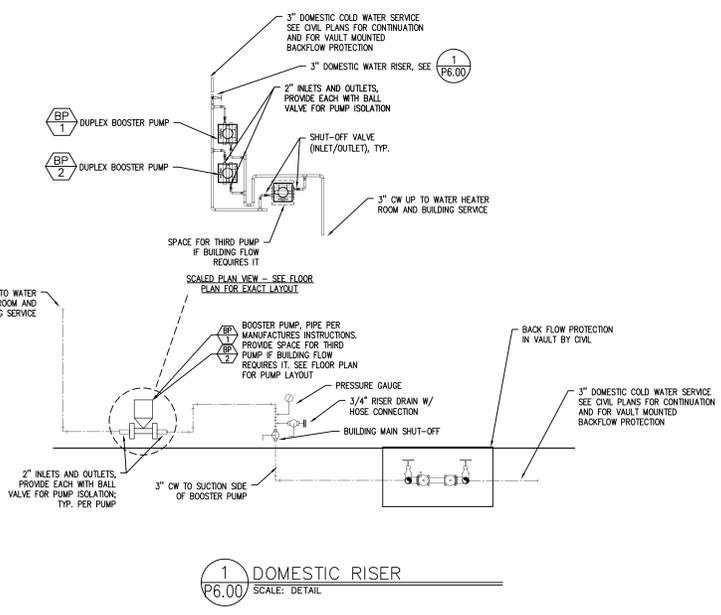
PLUMBING  
RISER  
DIAGRAMS  
PERMIT  
SET

REVISION	DATE	REASON FOR ISSUE

PLUMBING DETAILS

PERMIT SET

DATE	PROJECT NUMBER
09.23.2022	215390
SHEET NUMBER	



MARK NUMBER	ELEVATOR
SP 1	SUMP *
TYPE	SUMP *
FLOW RATE (GPM)	50
HEAD (FT H2O)	25
POWER (HP)	1/2 HP

\* - PROVIDE W/ PLUG IN CONNECTION FOR POWER

