



GENERAL NOTES:

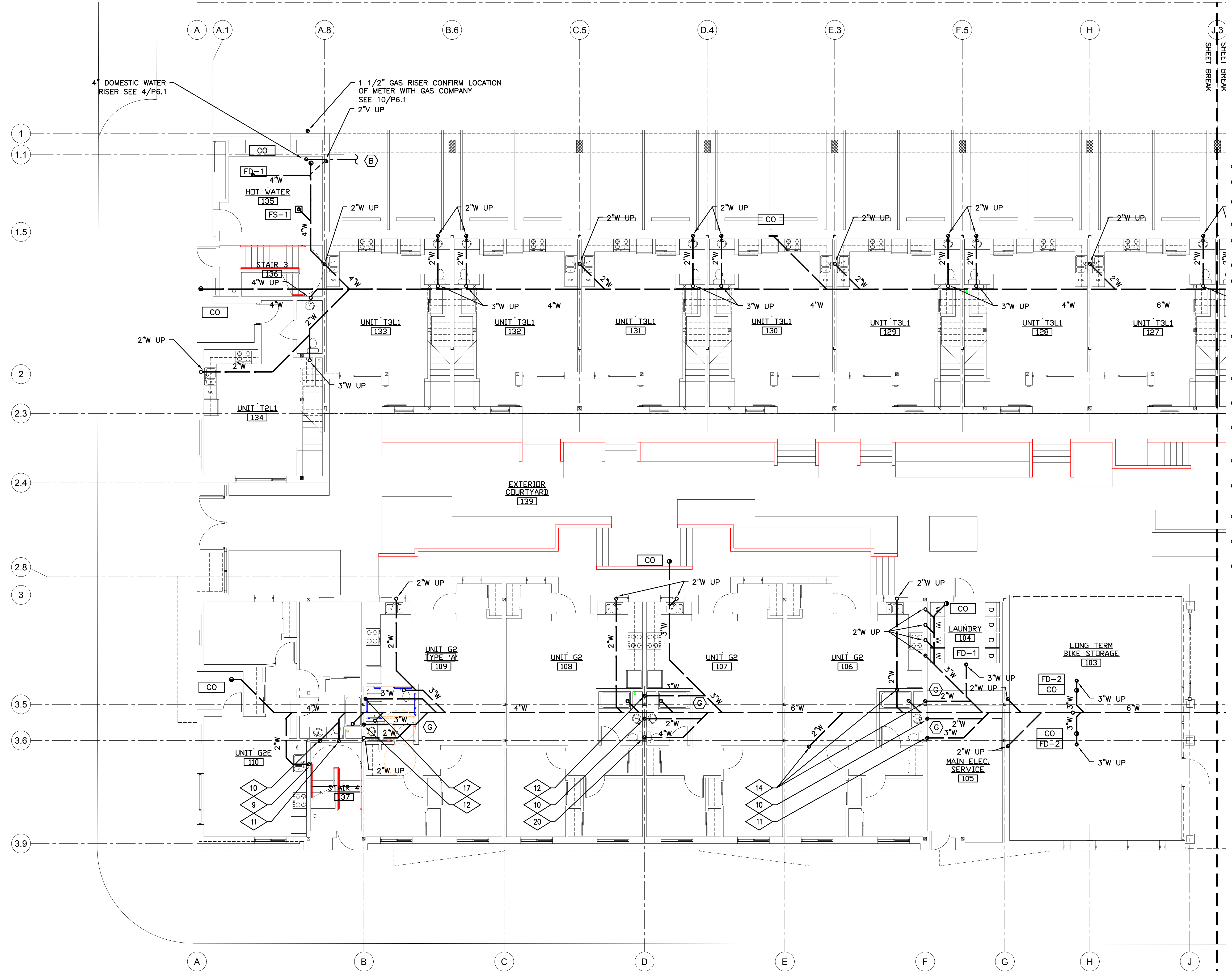
- A. ALL DOMESTIC WATER SUPPLY PIPING TO BE ROUTED ON CONDITIONED SIDE OF BUILDING INSULATION UNLESS OTHERWISE NOTED.
- B. ROUTE CONDENSATE DRAINS TO NEAREST SINK TAIL PIECE OR CLOTHES WASHER BOX.
- C. COORDINATE ALL PIPE ROUTING AND ROOF PENETRATIONS WITH MECHANICAL PRIOR TO STARTING WORK ALL AREAS.

KEYED NOTES:

- (A) - WASTE FROM FIXTURE STACK ABOVE, ROUTE TO BELOW
- (B) - SEE CIVIL FOR CONTINUATION.
- (C) - 1-1/2" HWR WITH BALANCING VALVE FOR EACH RISER STACK, SET BALANCING VALVES TO .75 GPM.
- (D) - SEE UNIT DISTRIBUTION DETAIL 3/P6.1.
- (E) - PROVIDE WASTE/VENT ROUGH-IN ONLY. CAP FOR FUTURE CONNECTION.
- (F) - OFFSET W AND V RISERS AS NEEDED FOR ROUTING
- (G) - 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 THEN 3 STORIES OF PLUMBING FIXTURES.
- (H) - ROUTE VENT RISERS TO 3" VENT MANIFOLD. OFFSET AS REQUIRED AND COMBINE MULTIPLE VENT RISERS PRIOR TO VENTING THROUGH ROOF. COORDINATE VTR'S WITH ROOF TOP EQUIPMENT. TYPICAL.
- (J) - ROUTE 3/4" CONDENSATE DRAINS TO NEAREST LAVATORY TAIL PIECE.
- (K) - not used
- (L) - PROVIDE 3/4" CW WITH SHUT-OFF VALVE TO HOSE BIBB. SEE ARCHITECTURAL PLANS FOR EXACT HOSE BIBB LOCATION AND MOUNTING HEIGHT.
- (M) - PROVIDE 1" CW & 1" HW WITH SHUT-OFF VALVE(S) FOR LAUNDRY.
- (N) - OVERFLOW TO TERMINATE @ UNDERSIDE OF OVERHANG. CONNECT ROOF DRAIN TO DOWNSPOUT. SEE ARCHITECTURAL DETAILS FOR DOWNSPOUT INFORMATION.
- (P) - ROUTE PIPING EXPOSED ON WALL TO HOSE BIBB. PROVIDE SHUT VALVE AT ACCESSIBLE HEIGHT.
- (Q) - PROVIDE 6" ABS WASTE STUB OUT AT 2.0% MIN FOR CONNECTION BY CIVIL.
- (R) - ROUTE DOMESTIC HOT WATER RETURN (HWR) PIPING IN ARCHITECTURAL SOFFIT. SEE DETAIL 7/P6.1.

RISER DETAILS:

- SEE SHEET (X) P4.0 FOR DOMESTIC WATER RISER DIAGRAMS
- (X) = RISER LETTER (ALPHABETIC)
- SEE SHEET (X) P5.0 FOR WASTE/VENT RISER DIAGRAMS
- (#) = RISER NUMBER (NUMERICAL)



1 PLUMBING UNDERSLAB PLAN - SOUTH
 P1.0A SCALE: 1/8" = 1'-0"

MFI Consulting Engineers
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 FAX: (503) 234-0677
 INC. WWW.MFI-ENG.COM
 CONTACT: Takako Baker

KING+PARKS MULTI-FAMILY RESIDENCES

PROJECT SITE: NE Martin Luther King Jr. Boulevard & N Rosa Parks Way
 OWNER: Portland Community Reinvestment Initiatives Inc. (PCRI)
 6329 NE Martin Luther King Jr. Blvd. Portland, Oregon 97211

PROJECT NO. 16-0602
 ISSUE DATE 08.20.2018

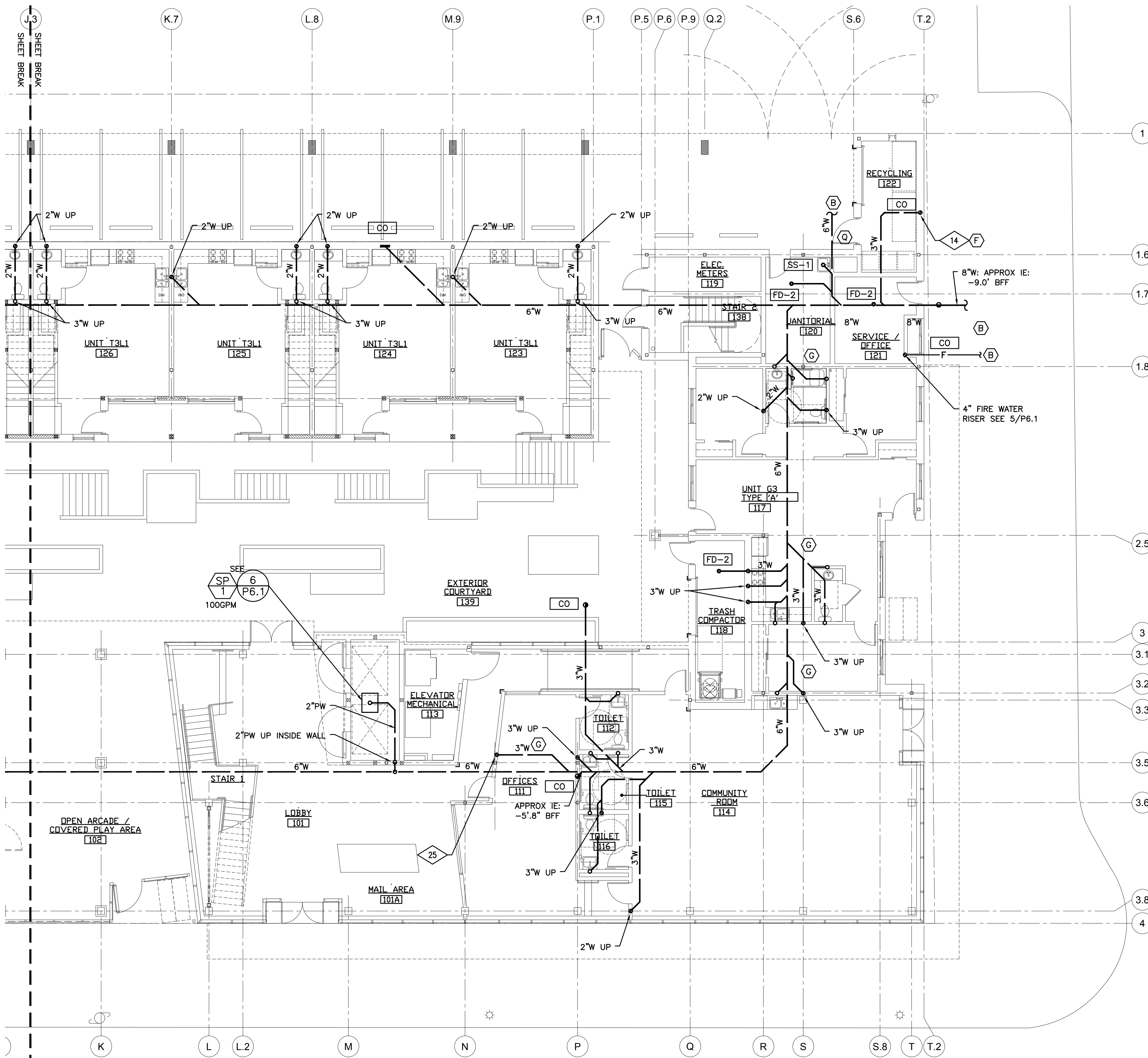
SHEET PLUMBING
 UNDERSLAB PLAN - SOUTH

P1.0A

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1 PLUMBING UNDERSLAB PLAN - NORTH
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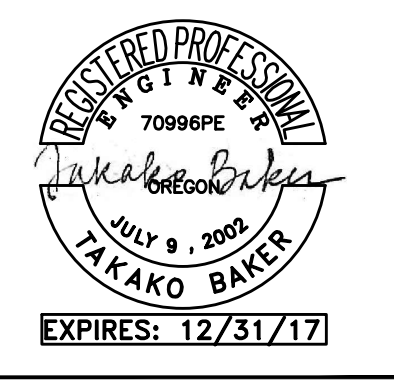
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PROJECT NO.	ISSUE DATE
16-0602	08.20.2018
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SHEET
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P1.0B

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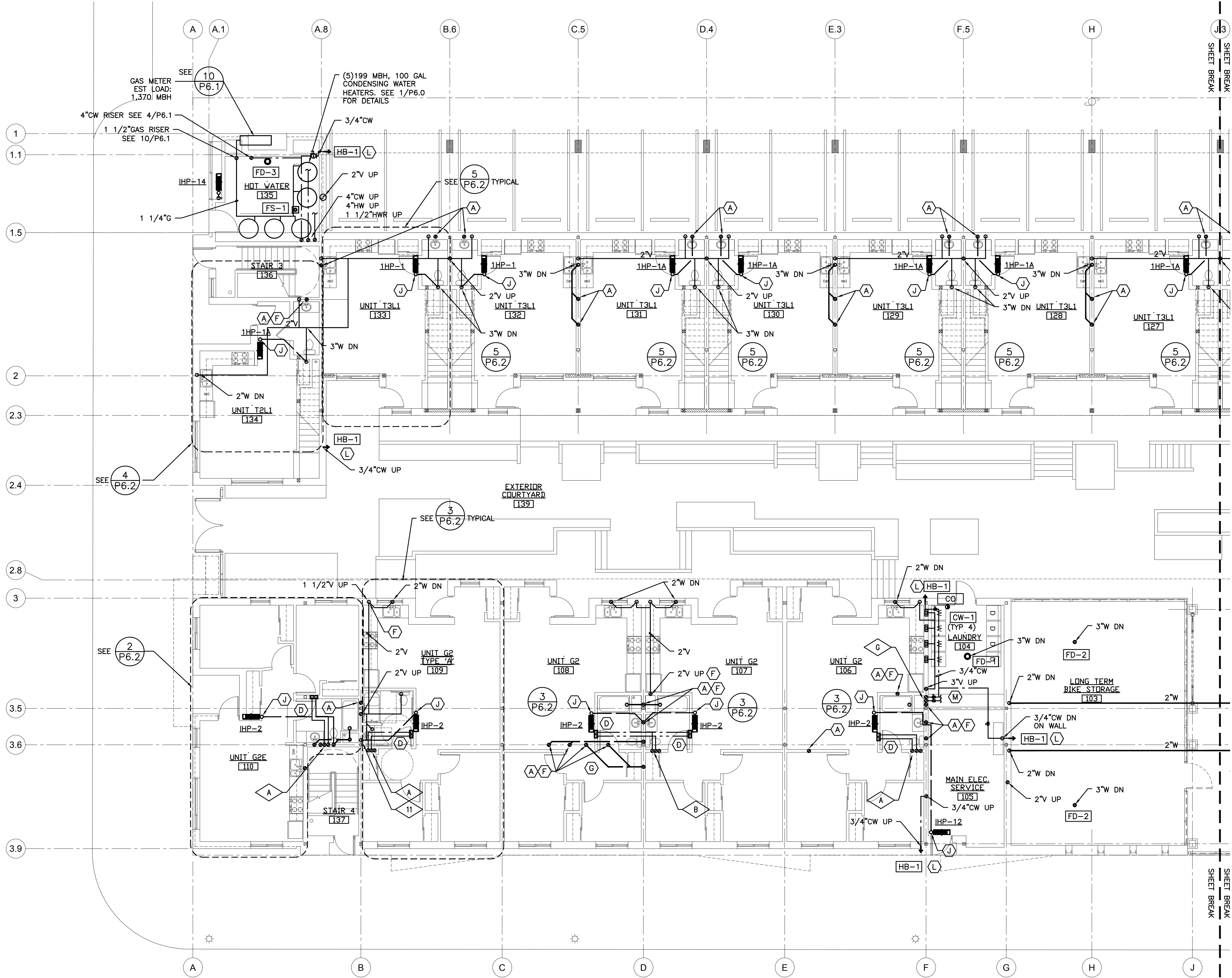
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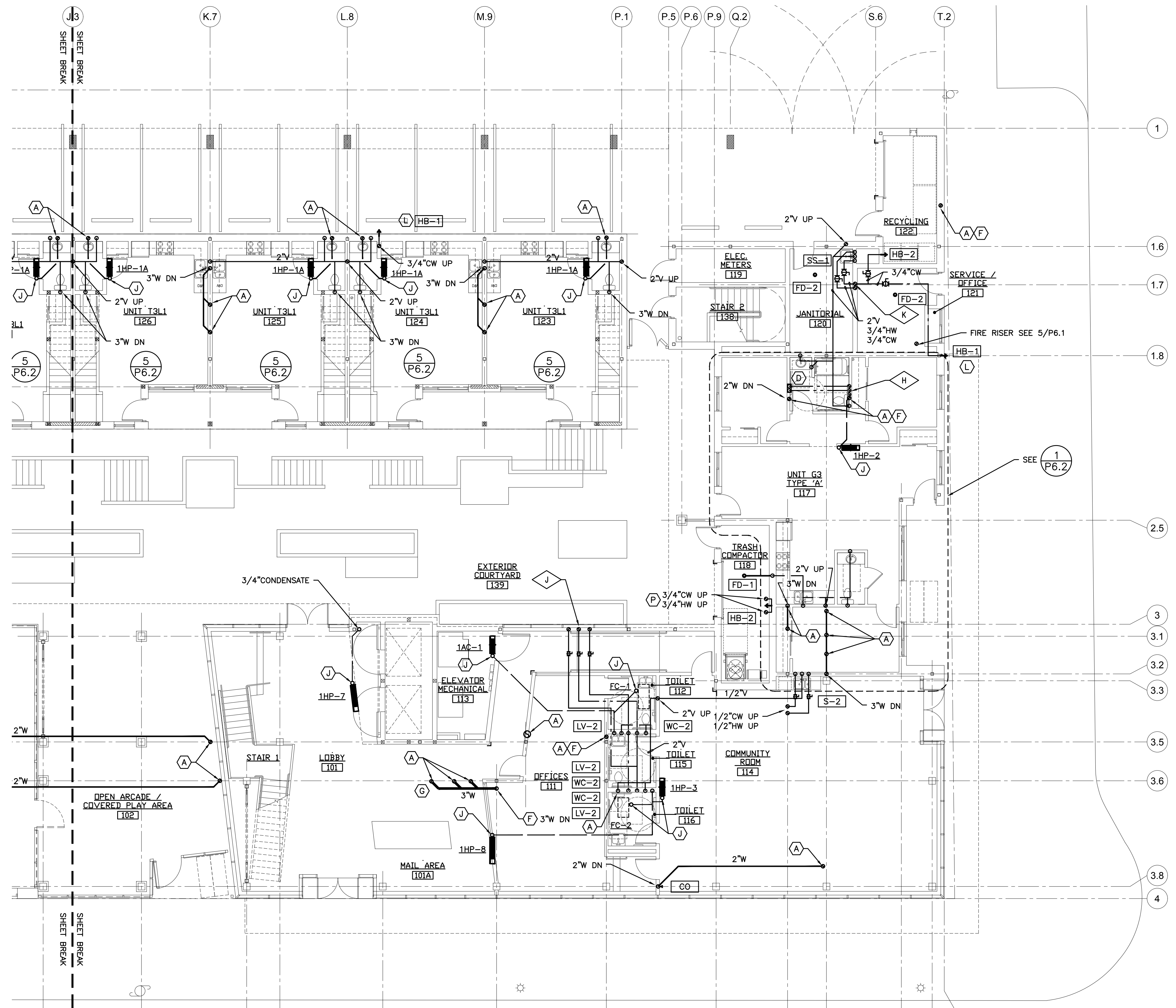
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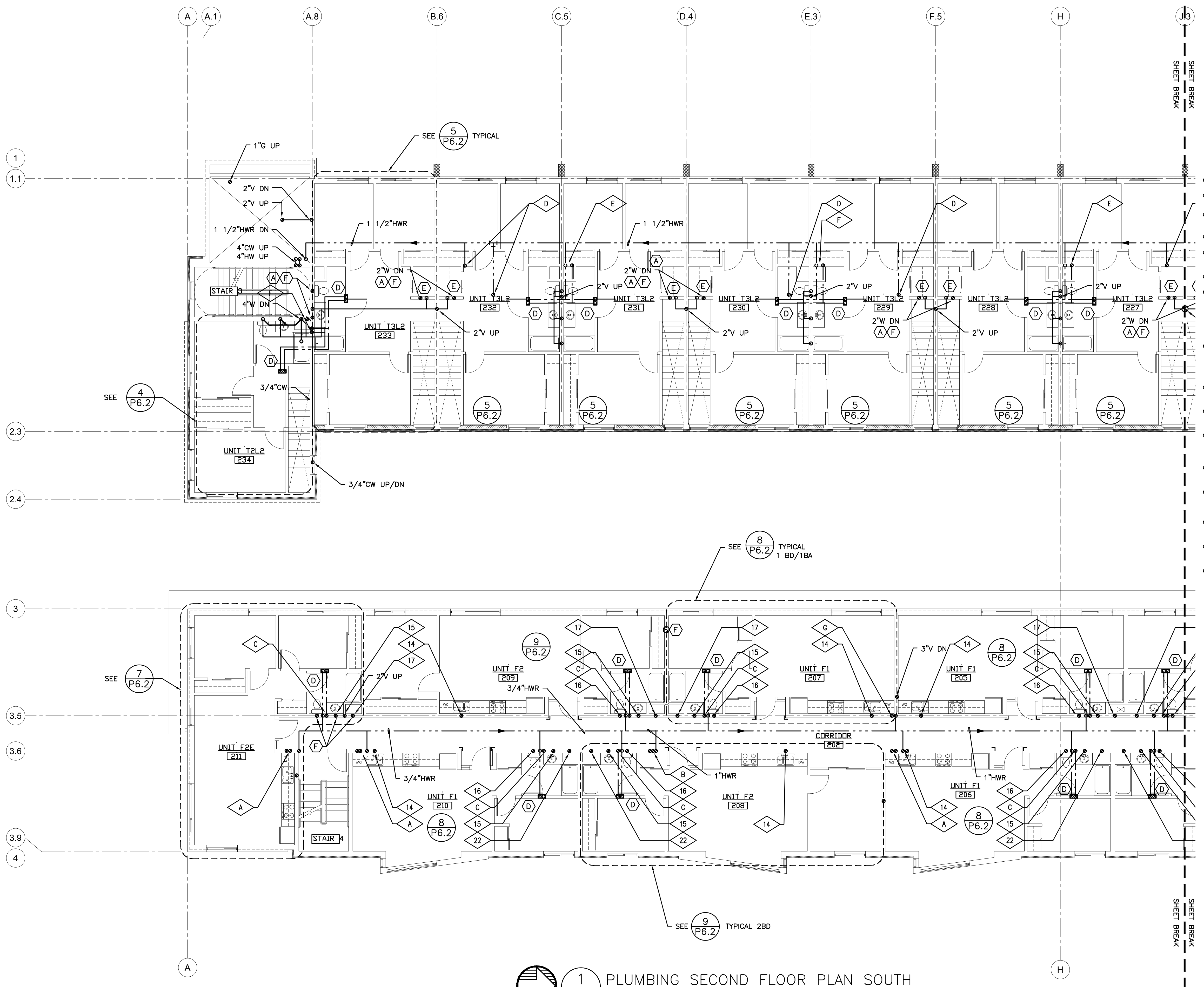
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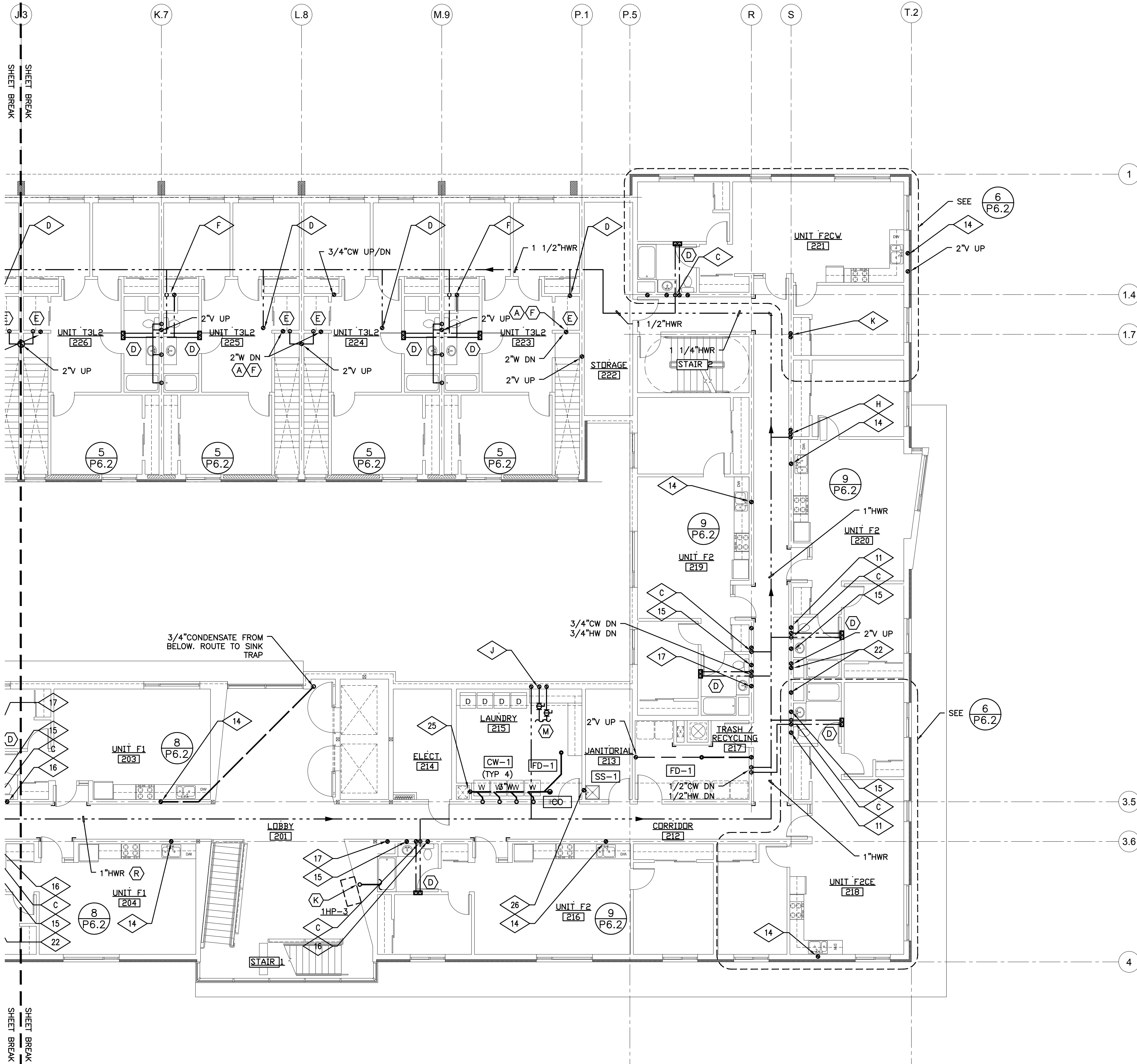


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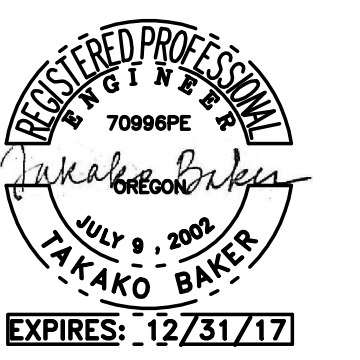
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SHEET PLUMBING SECOND FLOOR PLAN - NORTH

P2.1B

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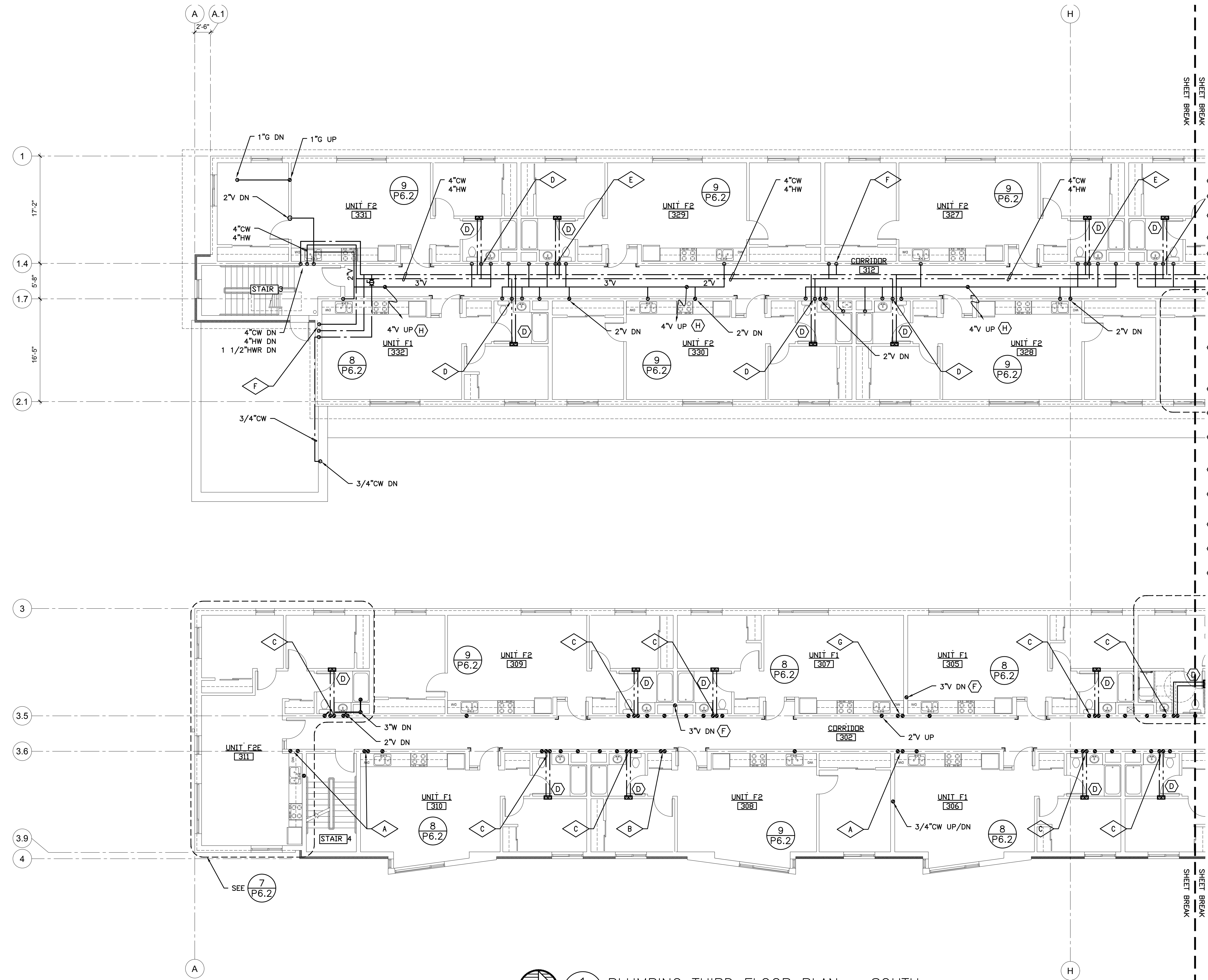
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- (N) - OVERFLOW TO TERMINATE @ UNDERSIDE OF OVERHANG. CONNECT ROOF DRAIN TO DOWNSPOUT. SEE ARCHITECTURAL DETAILS FOR DOWNSPOUT INFORMATION.
- (P) - ROUTE PIPING EXPOSED ON WALL TO HOSE BIBB. PROVIDE SHUT VALVE AT ACCESSIBLE HEIGHT.
- (Q) - PROVIDE 6" ABS WASTE STUB OUT AT 2.0% MIN FOR CONNECTION BY CIVIL.
- (R) - ROUTE DOMESTIC HOT WATER RETURN (HWR) PIPING IN ARCHITECTURAL SOFFIT. SEE DETAIL 7/P6.1.

RISER DETAILS:

- SEE SHEET **(X)** FOR DOMESTIC WATER RISER DIAGRAMS
(X) = RISER LETTER (ALPHABETIC)
- SEE SHEET **(X)** FOR WASTE/VENT RISER DIAGRAMS
(#) = RISER NUMBER (NUMERICAL)



1 PLUMBING THIRD FLOOR PLAN - SOUTH
P2.2A SCALE: 1/8" = 1'-0"

MFI Consulting Engineers
 2007 S.E. Ash St.
 Portland, OR 97214
 PHN: (503) 234-0548
 FAX: (503) 234-0677
 INC. WWW.MFIA-ENG.COM
 CONTACT: Takako Baker

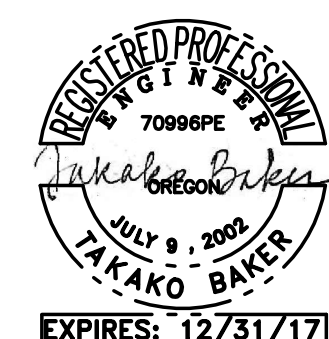
KING+PARKS MULTI-FAMILY RESIDENCES

PROJECT SITE: NE Martin Luther King Jr. Boulevard & N Rosa Parks Way
 OWNER: Portland Community Reinvestment Initiatives Inc. (PCRI)
 6329 NE Martin Luther King Jr. Blvd. Portland, Oregon 97211

PROJECT NO. 16-0602
 ISSUE DATE 08.20.2018

SHEET
 PLUMBING THIRD FLOOR PLAN - SOUTH
P2.2A

BID SET
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GENERAL NOTES:

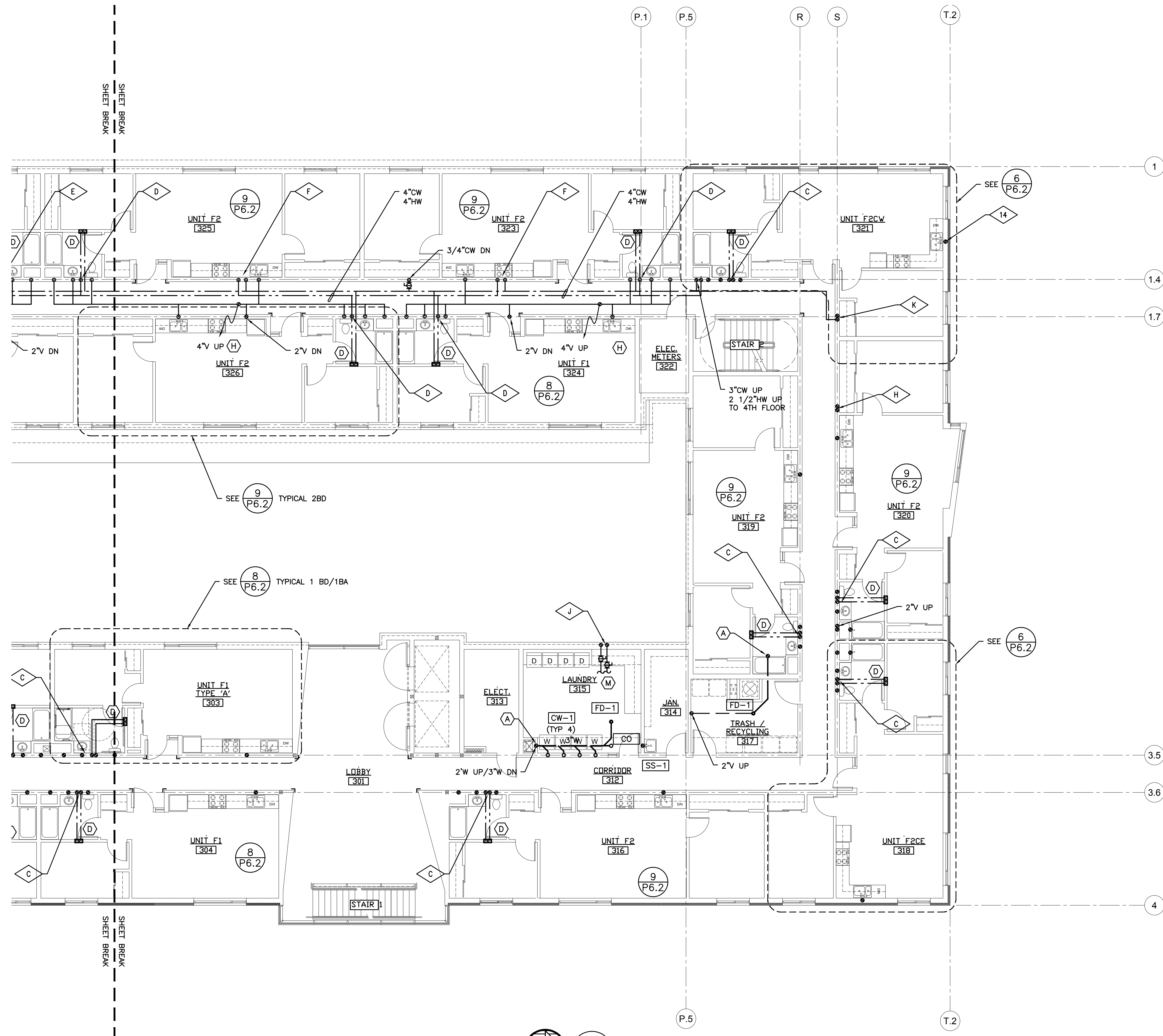
- A. ALL DOMESTIC WATER SUPPLY PIPING TO BE ROUTED ON CONDITIONED SIDE OF BUILDING INSULATION UNLESS OTHERWISE NOTED.
- B. ROUTE CONDENSATE DRAINS TO NEAREST SINK TAIL PIECE OR CLOTHES WASHER BOX.
- C. COORDINATE ALL PIPE ROUTING AND ROOF PENETRATIONS WITH MECHANICAL PRIOR TO STARTING WORK ALL AREAS.

KEYED NOTES:

- (A) - WASTE FROM FIXTURE STACK ABOVE, ROUTE TO BELOW
- (B) - SEE CIVIL FOR CONTINUATION.
- (C) - 1-1/2" HWR WITH BALANCING VALVE FOR EACH RISER STACK, SET BALANCING VALVES TO .75 GPM.
- (D) - SEE UNIT DISTRIBUTION DETAIL 3/P6.1.
- (E) - PROVIDE WASTE/VENT ROUGH-IN ONLY. CAP FOR FUTURE CONNECTION.
- (F) - OFFSET W AND V RISERS AS NEEDED FOR ROUTING
- (G) - 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 THEN 3 STORIES OF PLUMBING FIXTURES.
- (H) - ROUTE VENT RISERS TO 3" VENT MANIFOLD. OFFSET AS REQUIRED AND COMBINE MULTIPLE VENT RISERS PRIOR TO VENTING THROUGH ROOF. COORDINATE VTR'S WITH ROOF TOP EQUIPMENT. TYPICAL.
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- (K) - not used
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RISER DETAILS:

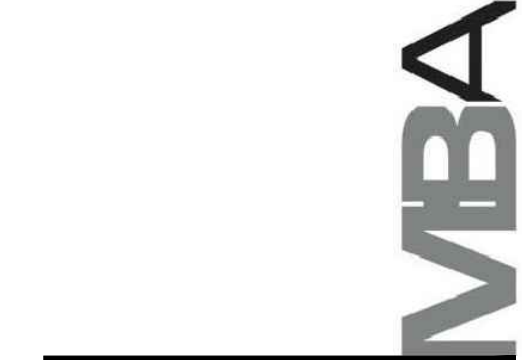
- SEE SHEET (X) P4.0 FOR DOMESTIC WATER RISER DIAGRAMS
- (X) = RISER LETTER (ALPHABETIC)
- SEE SHEET (X) P5.0 FOR WASTE/VENT RISER DIAGRAMS
- (#) = RISER NUMBER (NUMERICAL)



1 P2.2B PLUMBING THIRD FLOOR PLAN - NORTH
SCALE: 1/8" = 1'-0"

KING+PARKS MULTI-FAMILY RESIDENCES

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OWNER: Portland Community Reinvestment Initiatives Inc. (PCRI)
6329 NE Martin Luther King Jr. Blvd. Portland, Oregon 97211

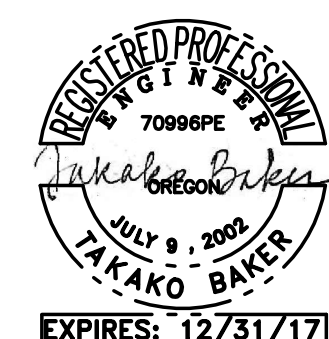


PROJECT NO. 16-0602
ISSUE DATE 08.20.2018
REVISIONS

SHEET
PLUMBING THIRD FLOOR PLAN - NORTH
P2.2B

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INC. WWW.MBA-ENG.COM
CONTACT: Takako Baker

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GENERAL NOTES:

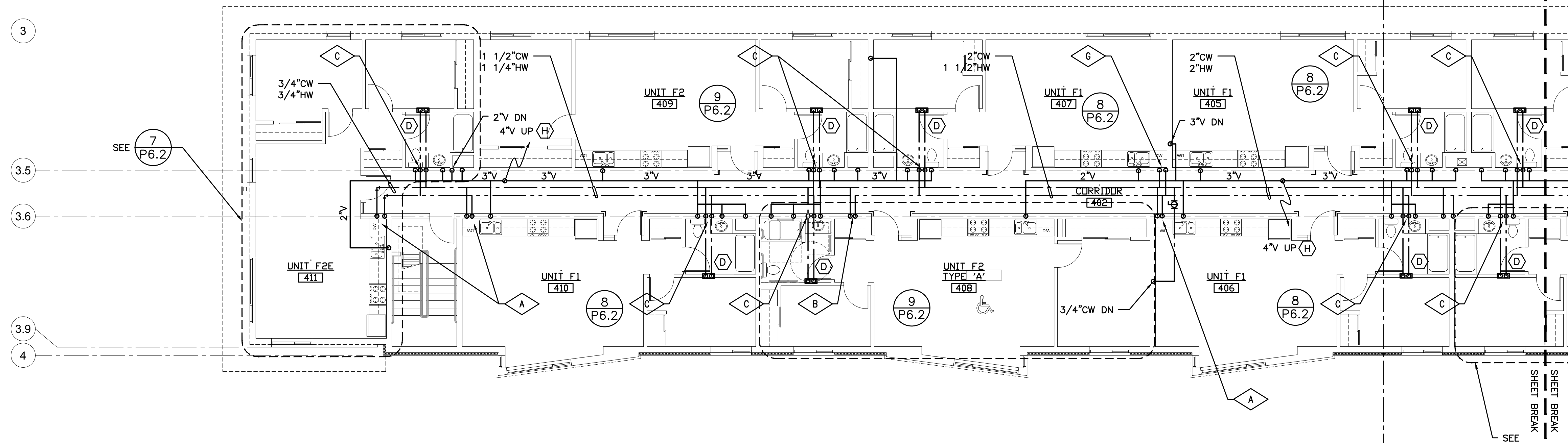
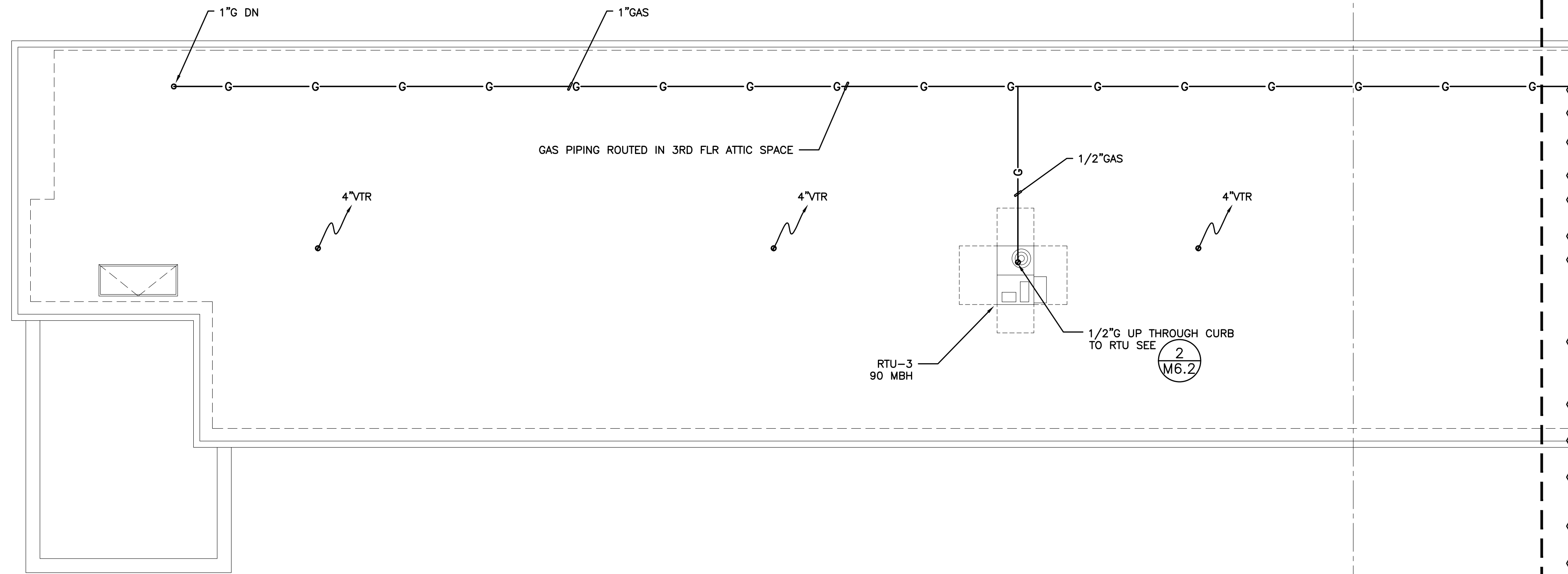
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- C. COORDINATE ALL PIPE ROUTING AND ROOF PENETRATIONS WITH MECHANICAL PRIOR TO STARTING WORK ALL AREAS.

KEYED NOTES:

- (A) - WASTE FROM FIXTURE STACK ABOVE, ROUTE TO BELOW
- (B) - SEE CIVIL FOR CONTINUATION.
- (C) - 1-1/2" HWR WITH BALANCING VALVE FOR EACH RISER STACK, SET BALANCING VALVES TO .75 GPM.
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P4.0
X = RISER LETTER (ALPHABETIC)
- SEE SHEET **X** FOR WASTE/VENT RISER DIAGRAMS
P5.0
= RISER NUMBER (NUMERICAL)



1 PLUMBING FOURTH FLOOR PLAN - SOUTH
P2.3A SCALE: 1/8" = 1'-0"

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 FAX: (503) 234-0677
 INC. WWW.MFI-ENG.COM
 CONTACT: Takako Baker

KING+PARKS MULTI-FAMILY RESIDENCES

PROJECT SITE: NE Martin Luther King Jr. Boulevard & N Rosa Parks Way
 OWNER: Portland Community Reinvestment Initiatives Inc. (PCRI)
 6329 NE Martin Luther King Jr. Blvd. Portland, Oregon 97211

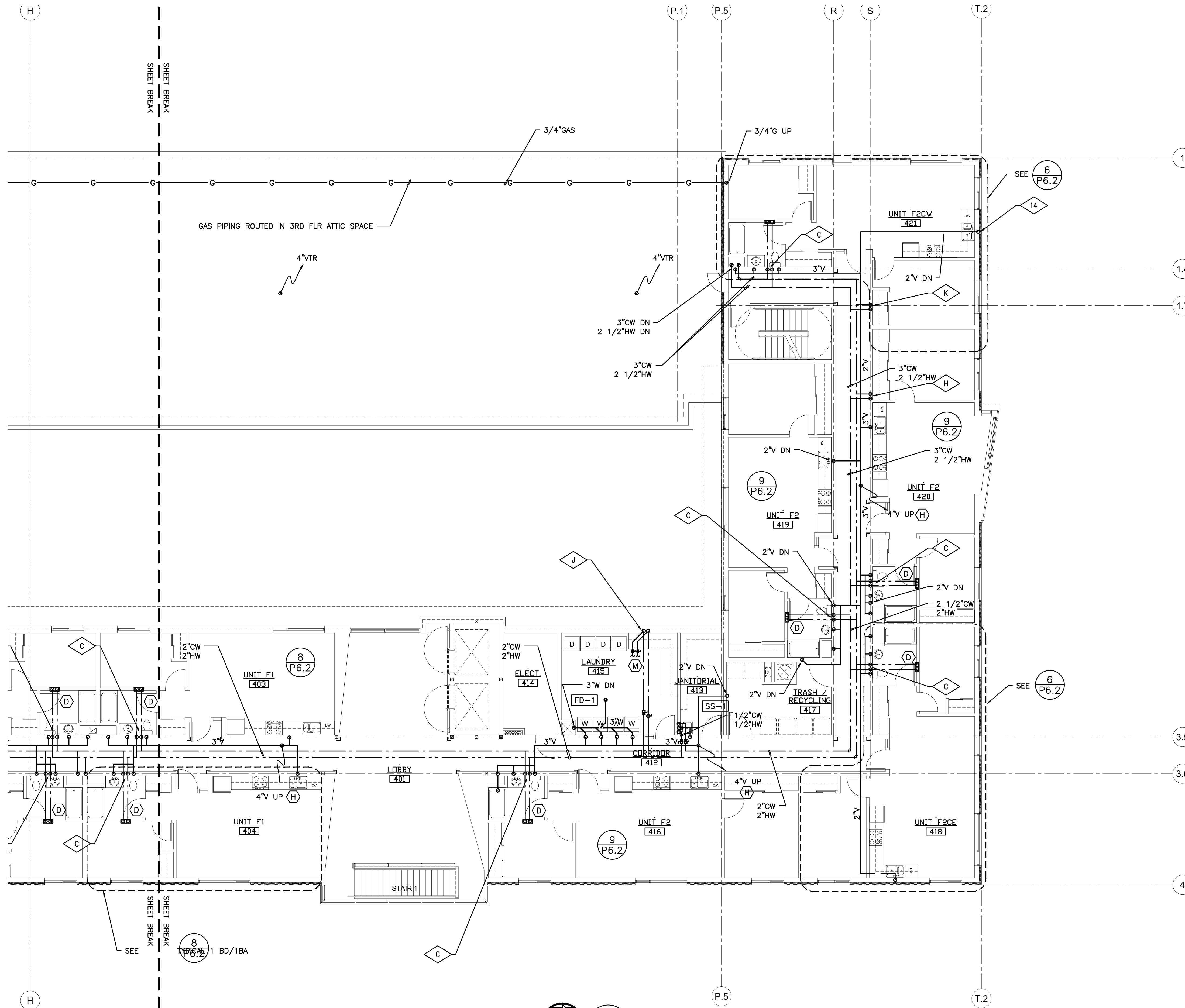
PROJECT NO. 16-0602
 ISSUE DATE 08.20.2018

SHEET
 PLUMBING FOURTH FLOOR PLAN - SOUTH
P2.3A

BID SET
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MERRYMAN BARNES ARCHITECTS 4713 ALBINA AVE SUITE 304 PORTLAND, OREGON 97217 P. 503.222.3753 WWW.MERRYMANBARNESARCHITECTS.COM



1 PLUMBING FOURTH FLOOR PLAN - NORTH
 P2.3B SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. ALL DOMESTIC WATER SUPPLY PIPING TO BE ROUTED ON CONDITIONED SIDE OF BUILDING INSULATION UNLESS OTHERWISE NOTED.
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KEYED NOTES:

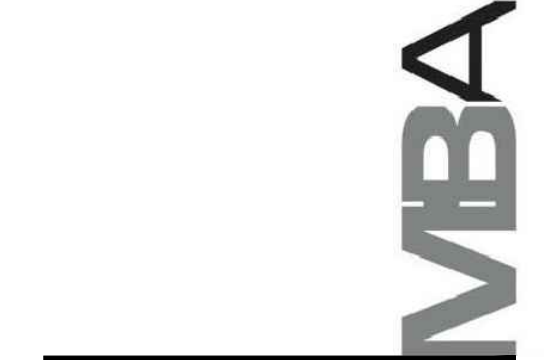
- (A) - WASTE FROM FIXTURE STACK ABOVE, ROUTE TO BELOW
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KING+PARKS MULTI-FAMILY RESIDENCES
 PROJECT SITE: NE Martin Luther King Jr. Boulevard & N Rosa Parks Way
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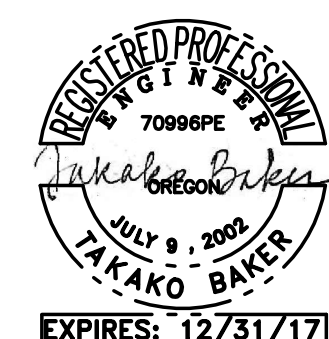
PROJECT NO. 16-0602
 ISSUE DATE 08.20.2018

REVISIONS

SHEET
 PLUMBING FOURTH FLOOR PLAN - NORTH
P2.3B

MFI Consulting Engineers
 2007 S.E. Ash St.
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 FAX: (503) 234-0677
 INC. WWW.MFIA-ENG.COM
 CONTACT: Takako Baker

BID SET
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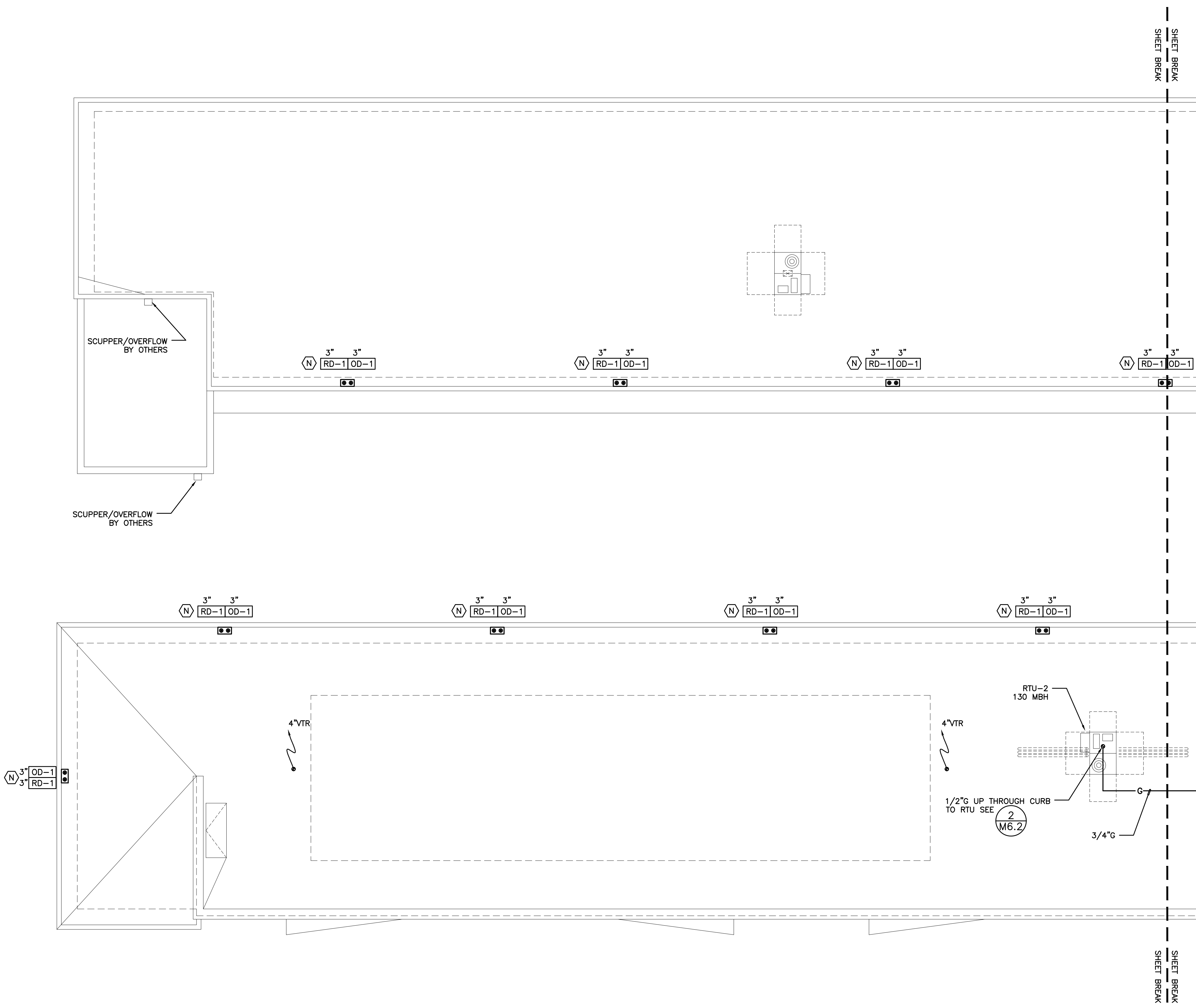
PROJECT NO. 16-0602
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REVISIONS

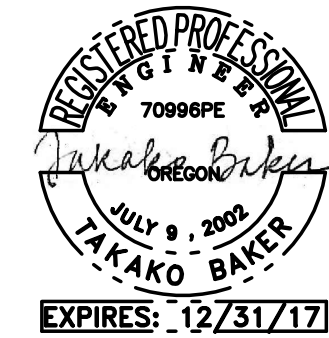
SHEET
 PLUMBING ROOF
 PLAN - SOUTH
P2.4A

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1
P2.4A PLUMBING ROOF PLAN - SOUTH
 SCALE: 1/8" = 1'-0"



GENERAL NOTES:

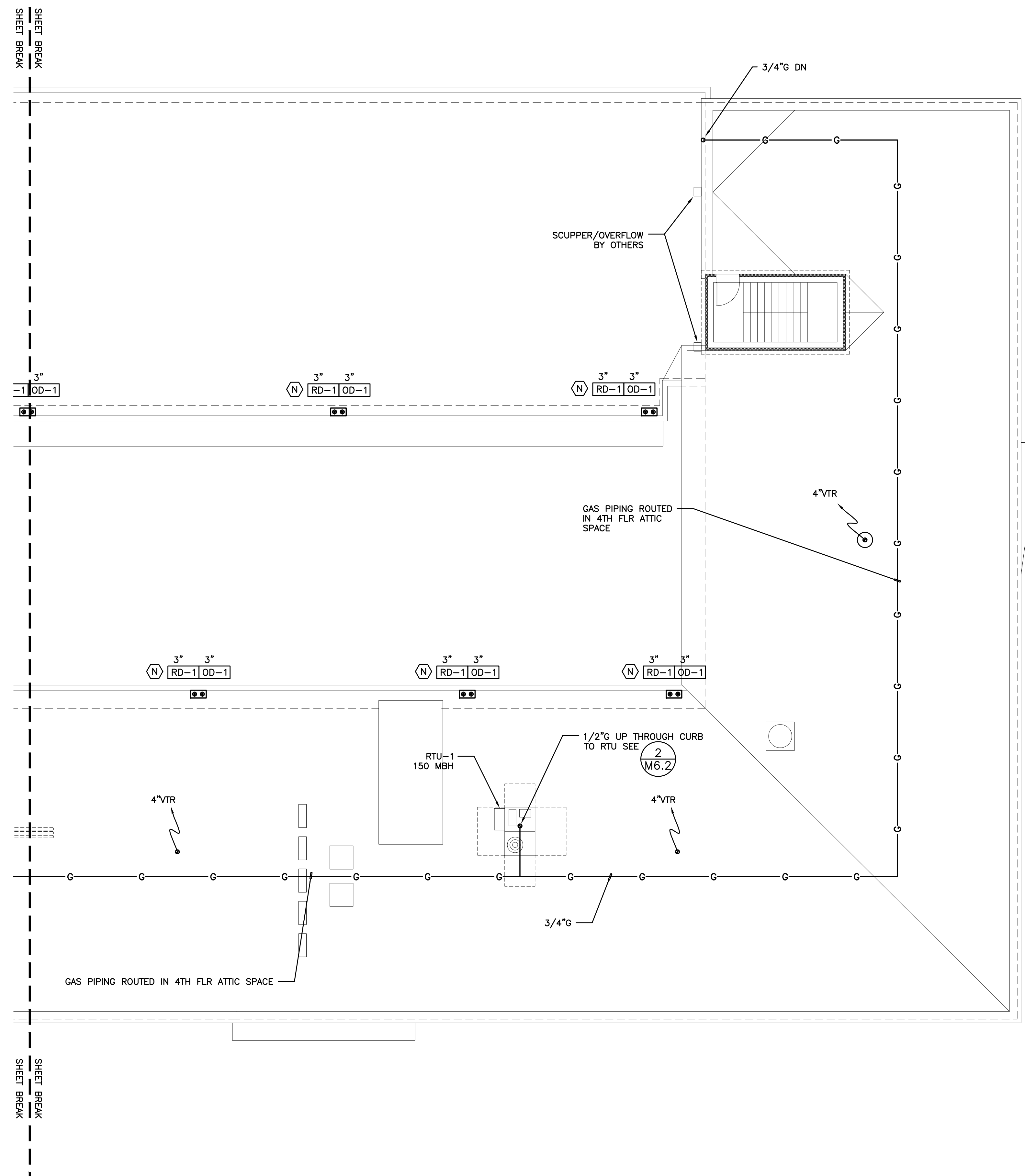
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KING+PARKS MULTI-FAMILY RESIDENCES

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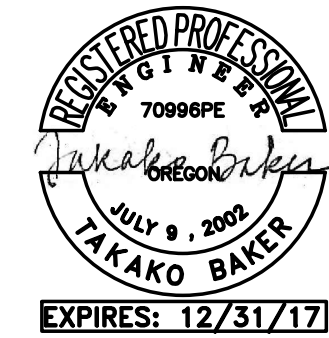


PROJECT NO. 16-0602
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REVISIONS

PLUMBING ROOF PLAN - NORTH
P2.4B

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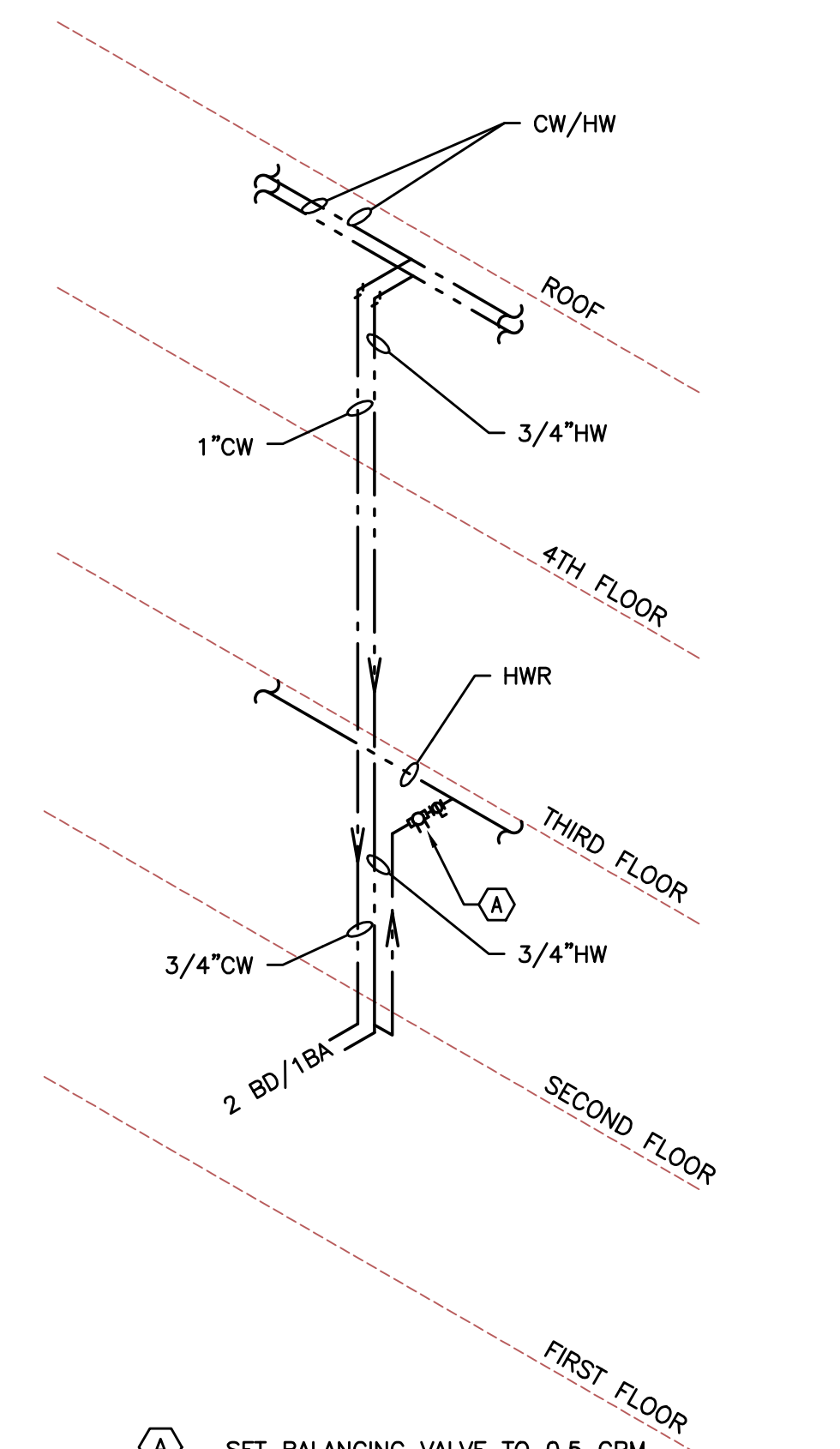
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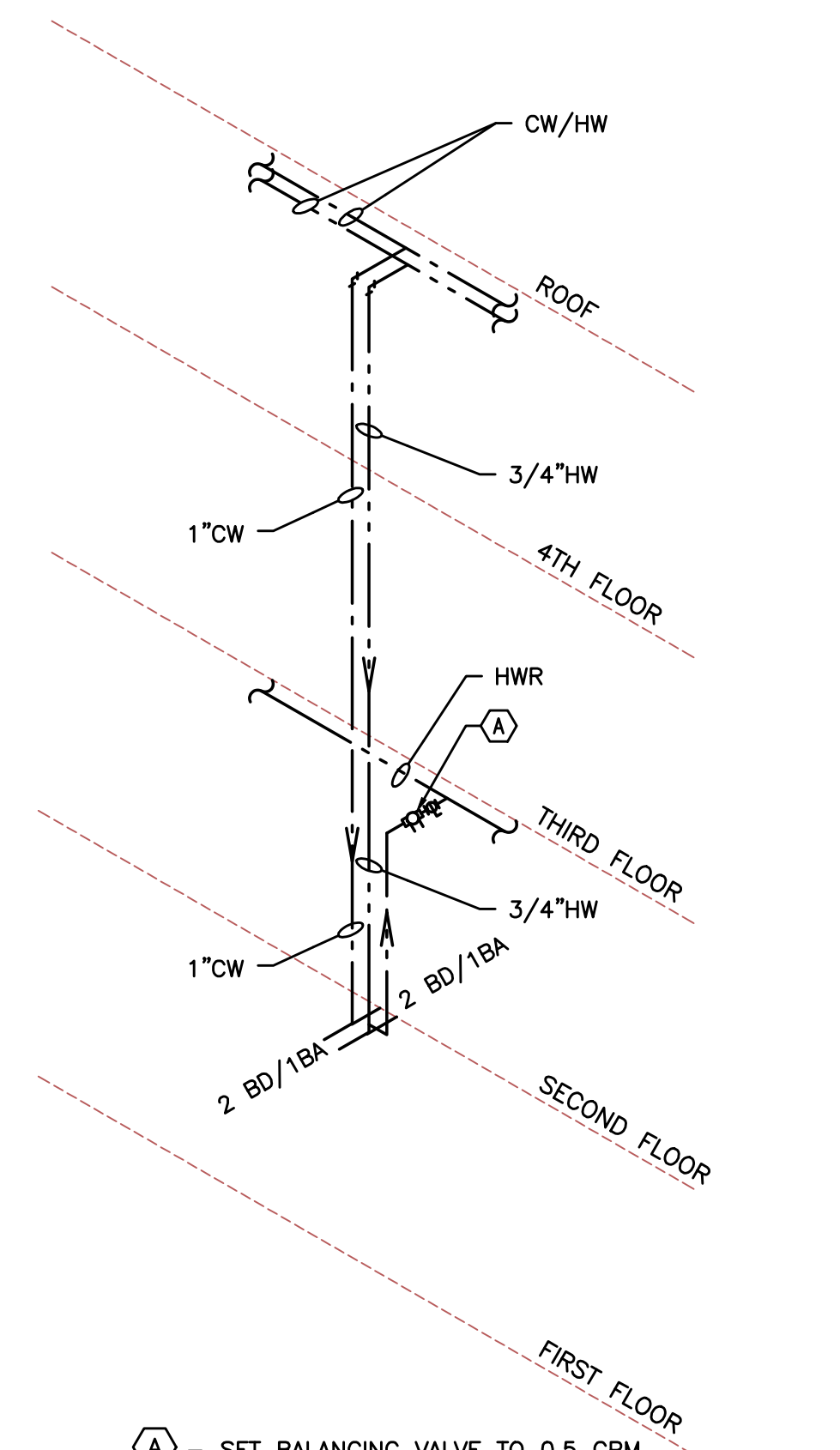
SHEET
DOMESTIC WATER RISERS

P4.0

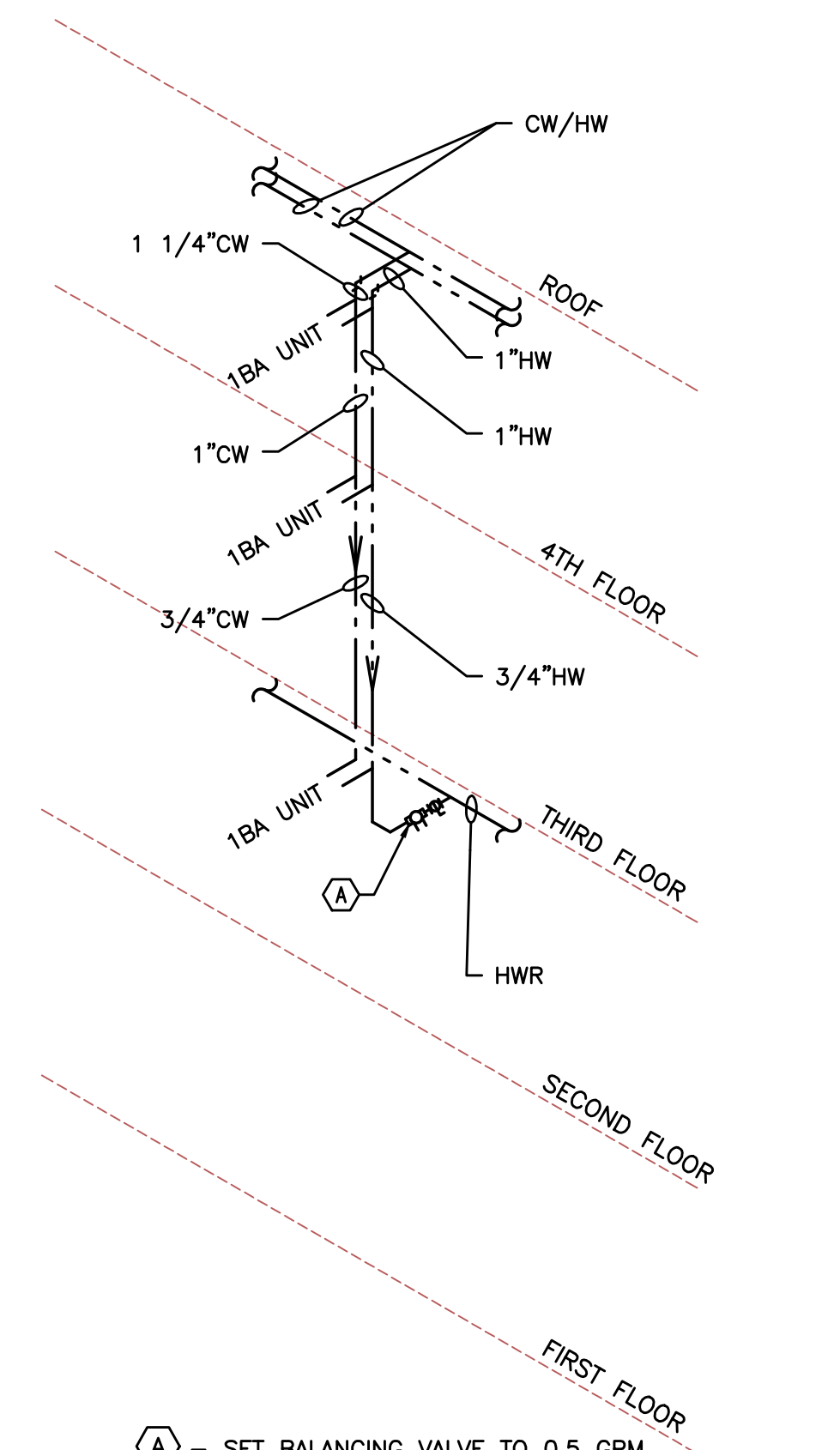
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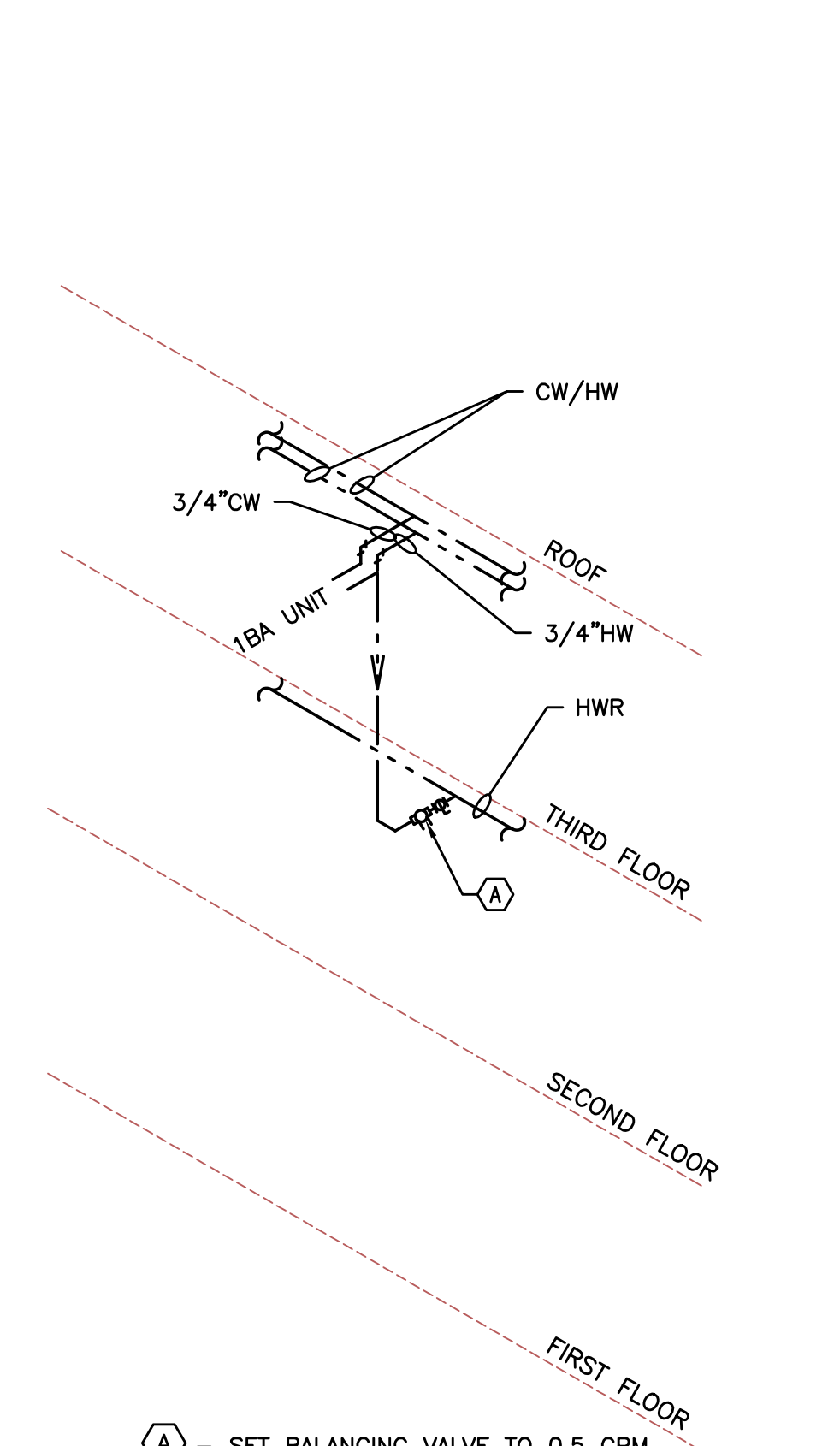
1 RISER "A" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



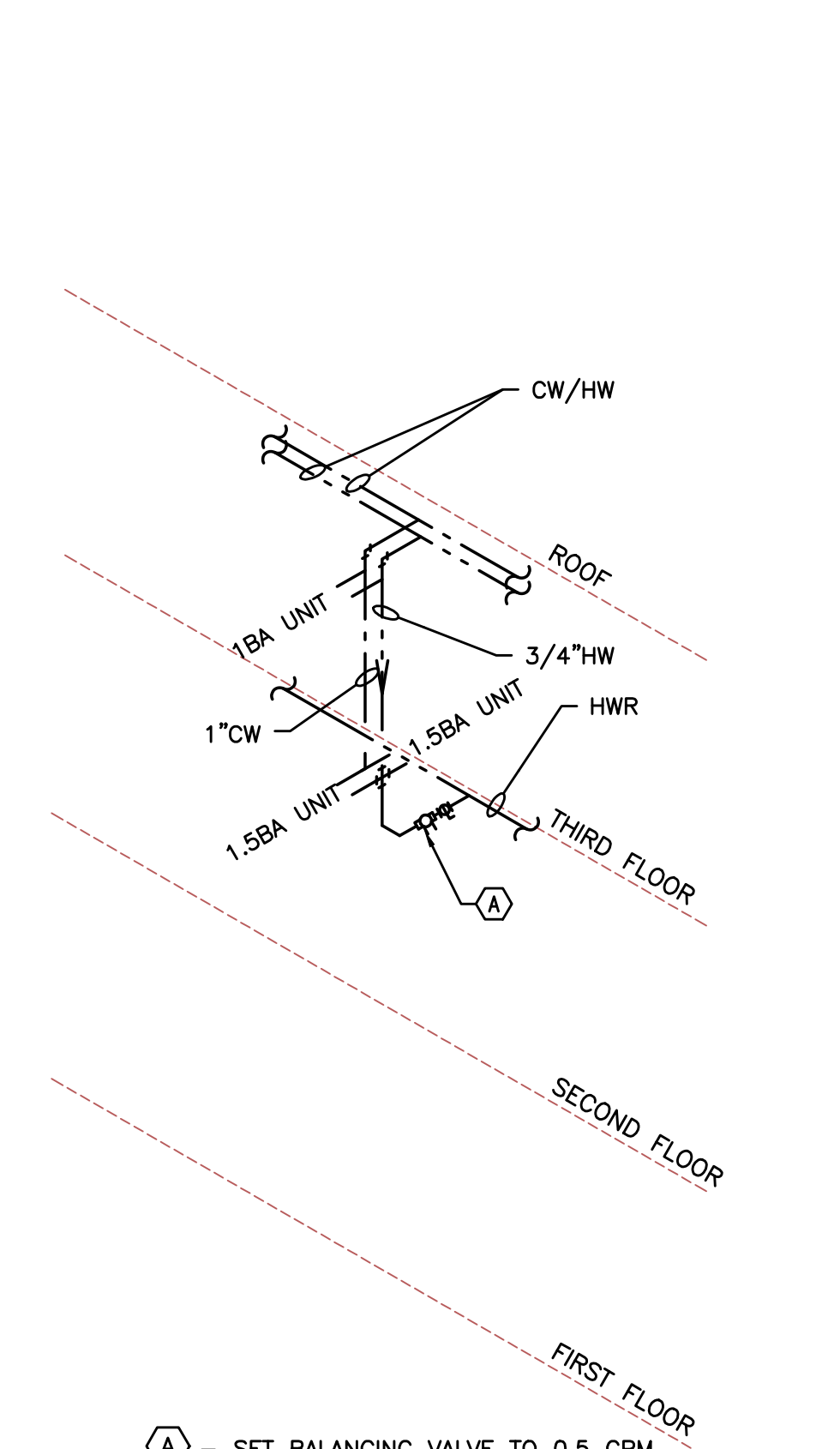
2 RISER "B" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



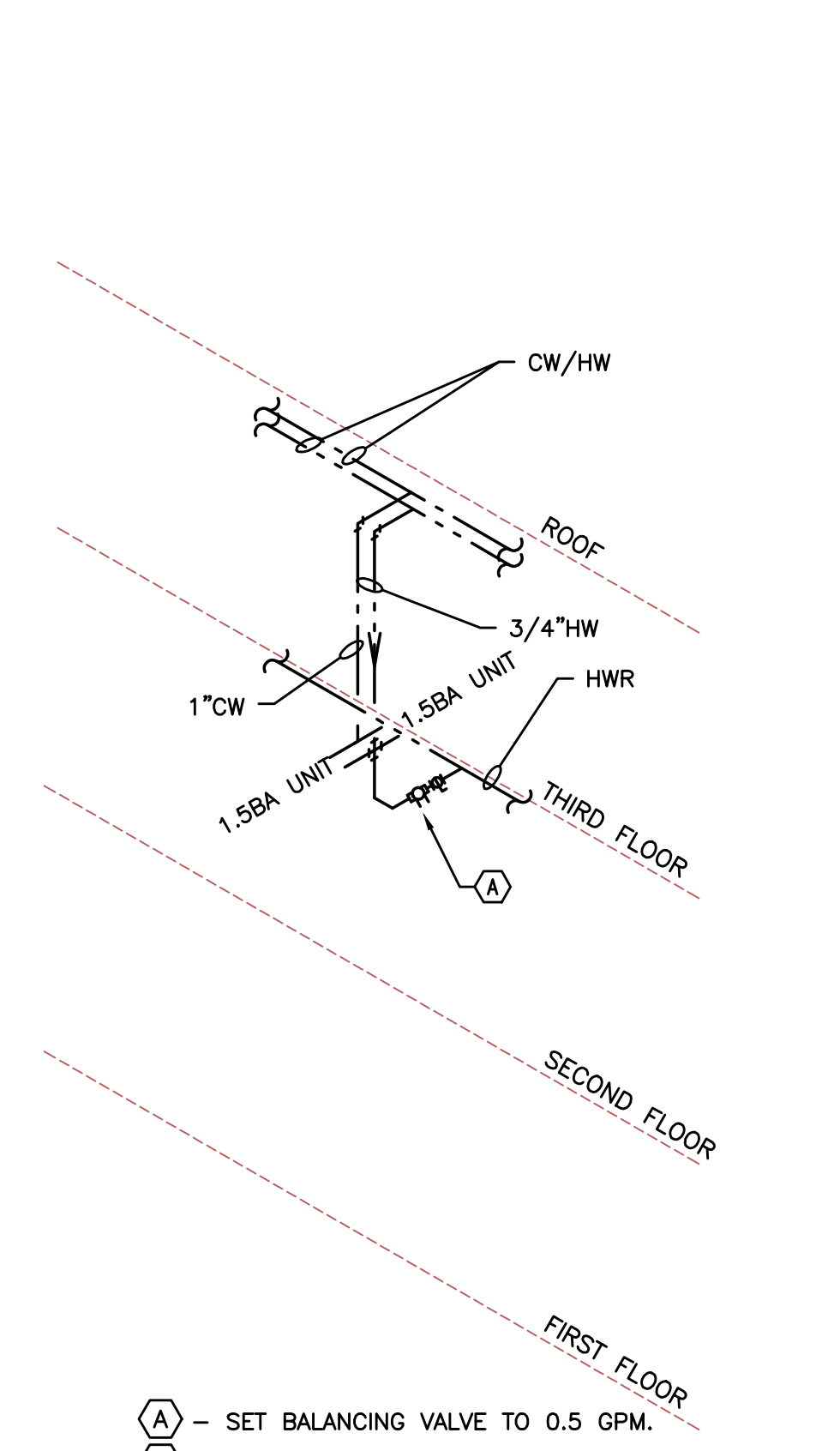
3 RISER "C" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



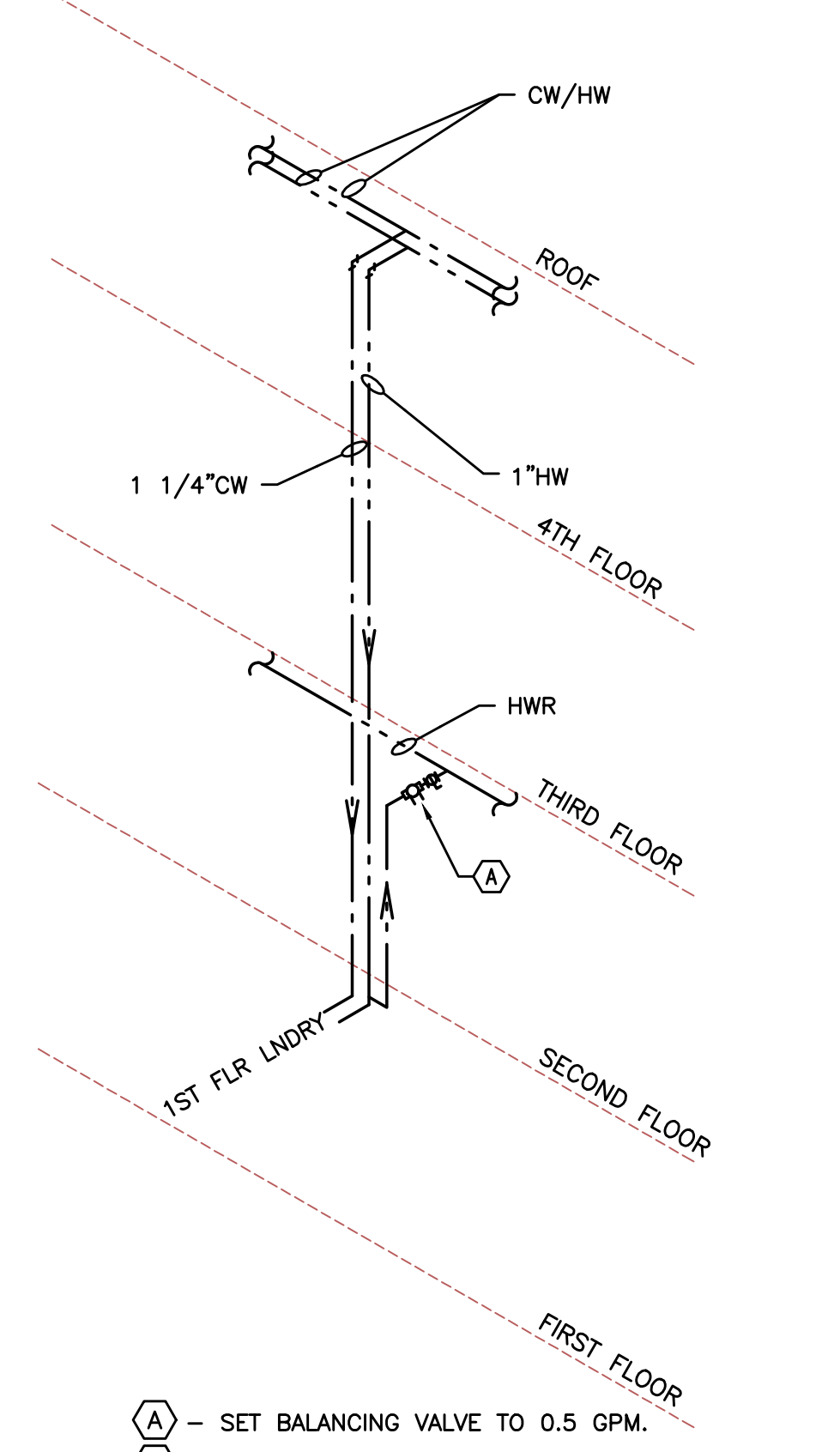
4 RISER "D" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



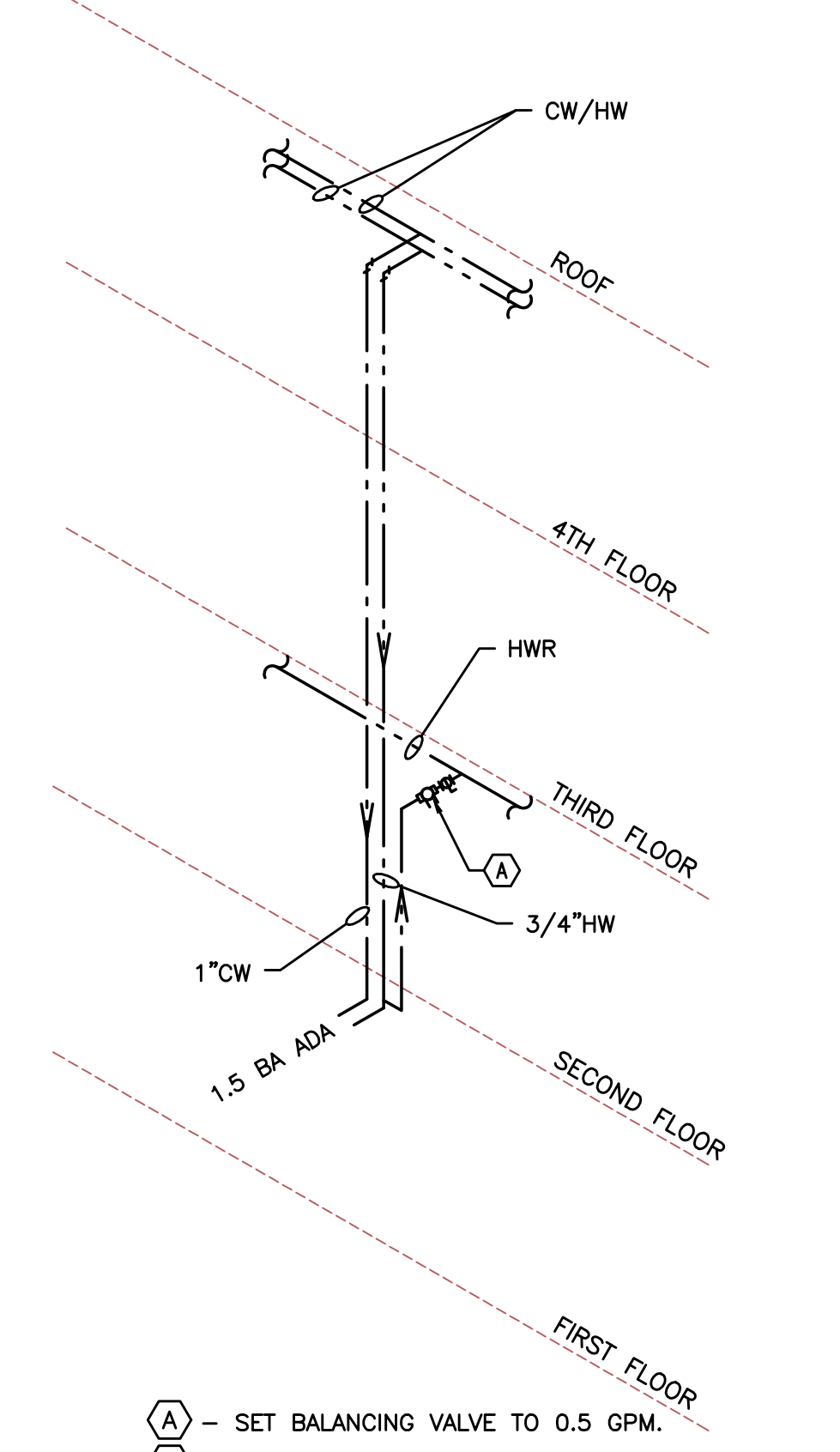
5 RISER "E" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



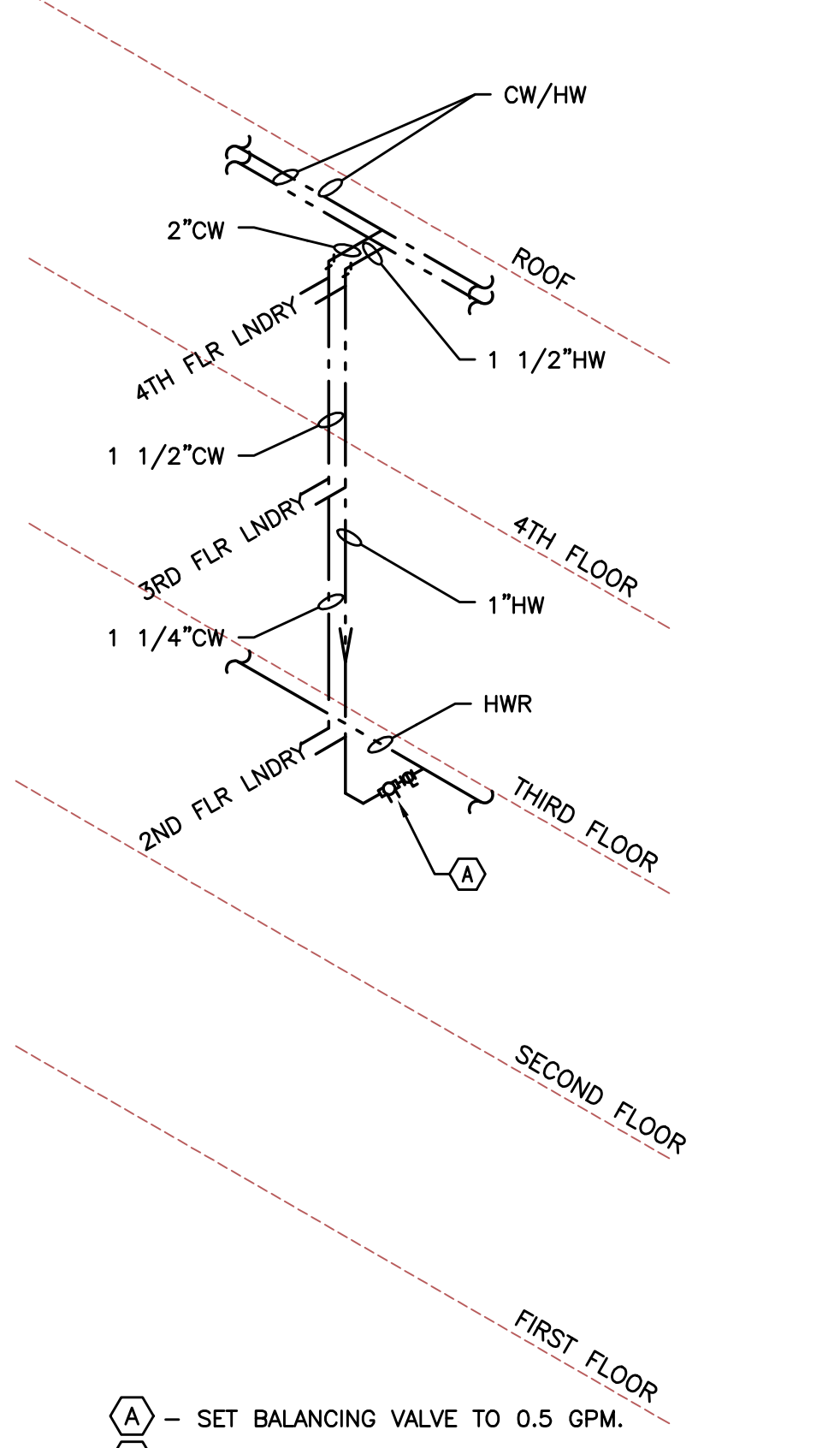
6 RISER "F" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



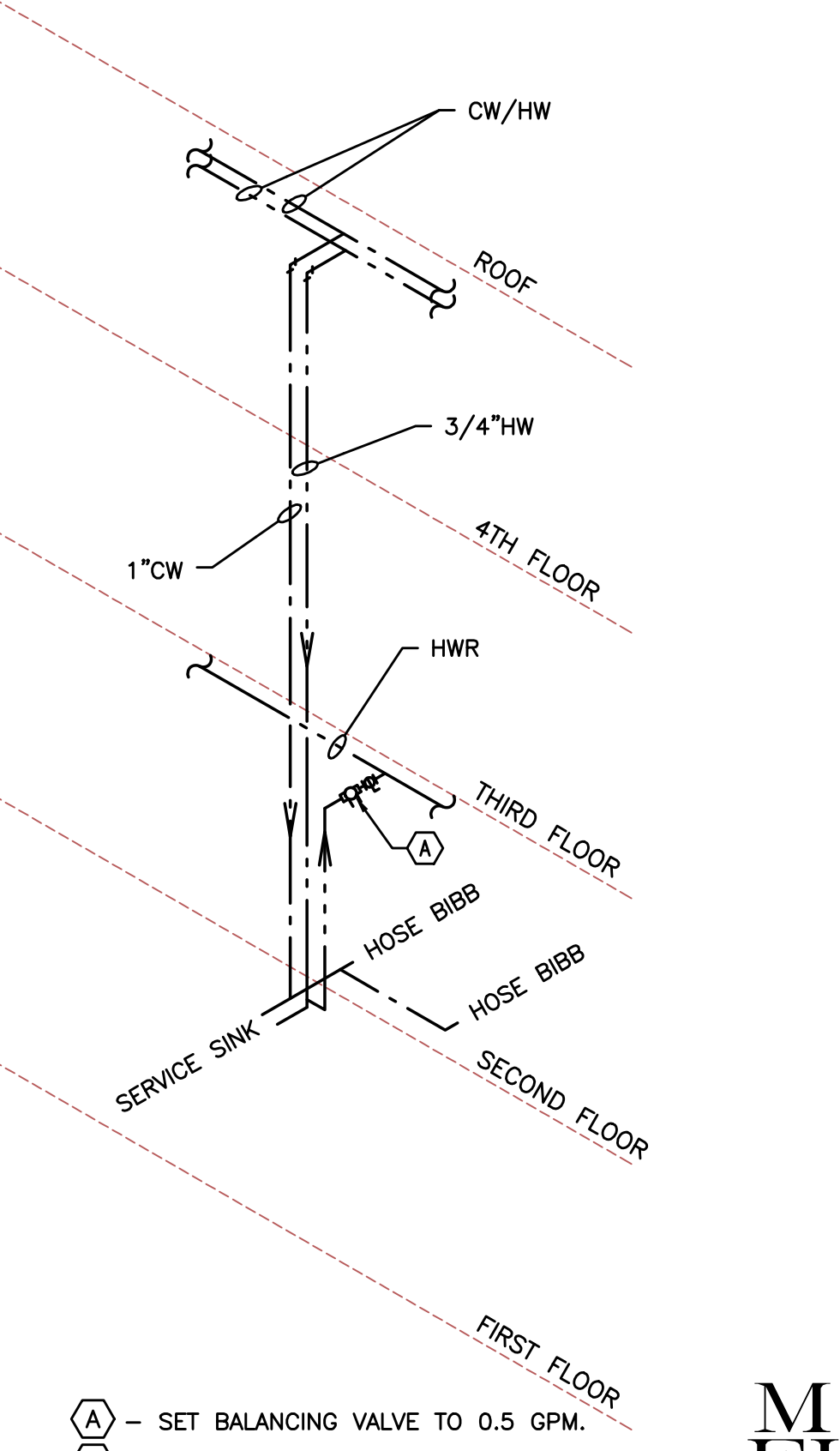
7 RISER "G" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



8 RISER "H" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.

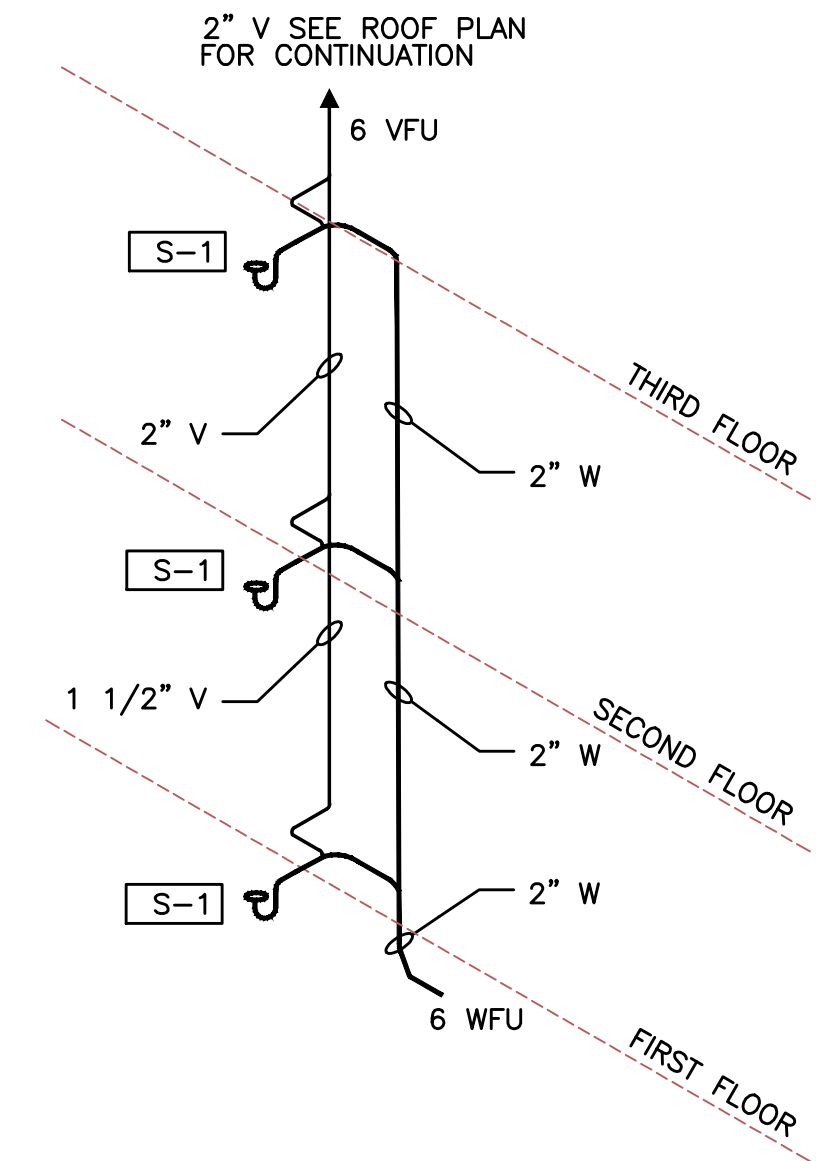
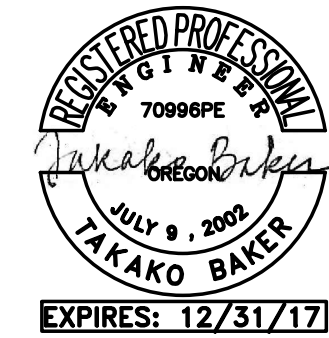


9 RISER "J" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.



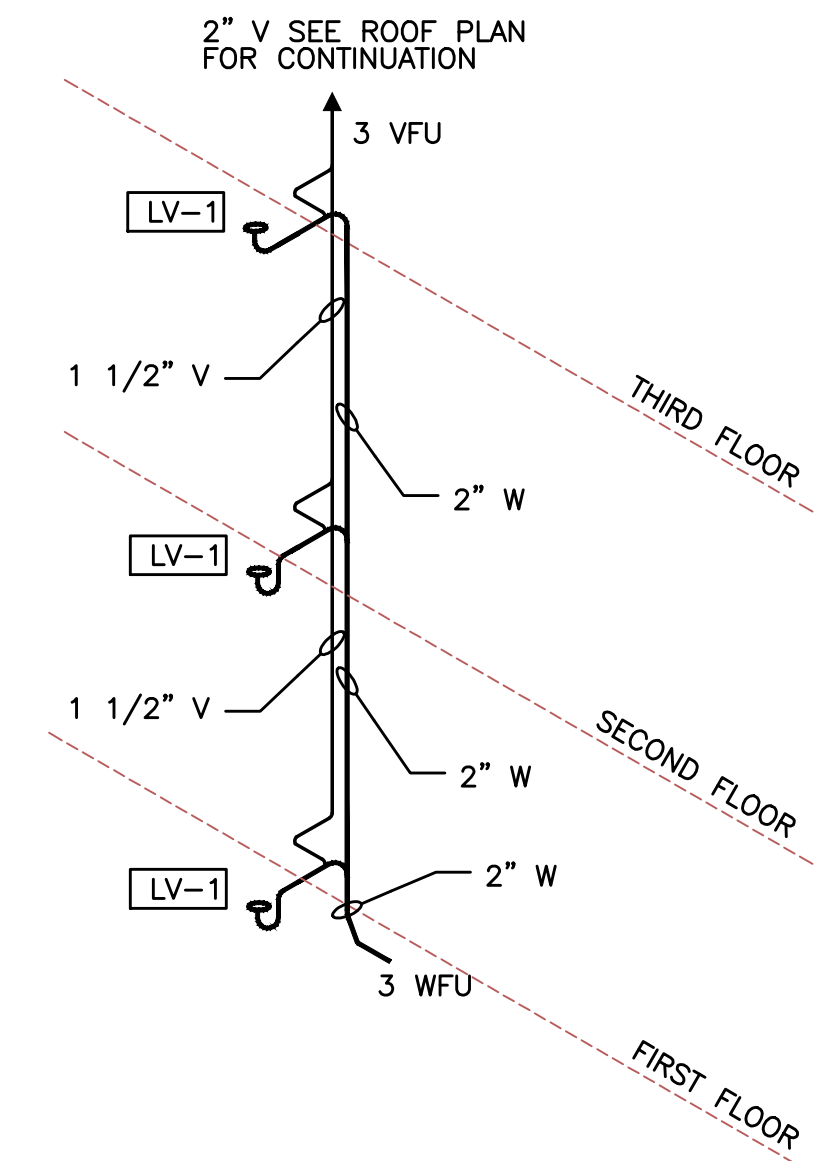
10 RISER "K" TYPICAL
P4.0 NOT TO SCALE
A - SET BALANCING VALVE TO 0.5 GPM.
B - BALANCING VALVE TO BE GRISWALD AUTOMATIC CONTROL VALVE, "K" SERIES.

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CONTACT: Takako Baker

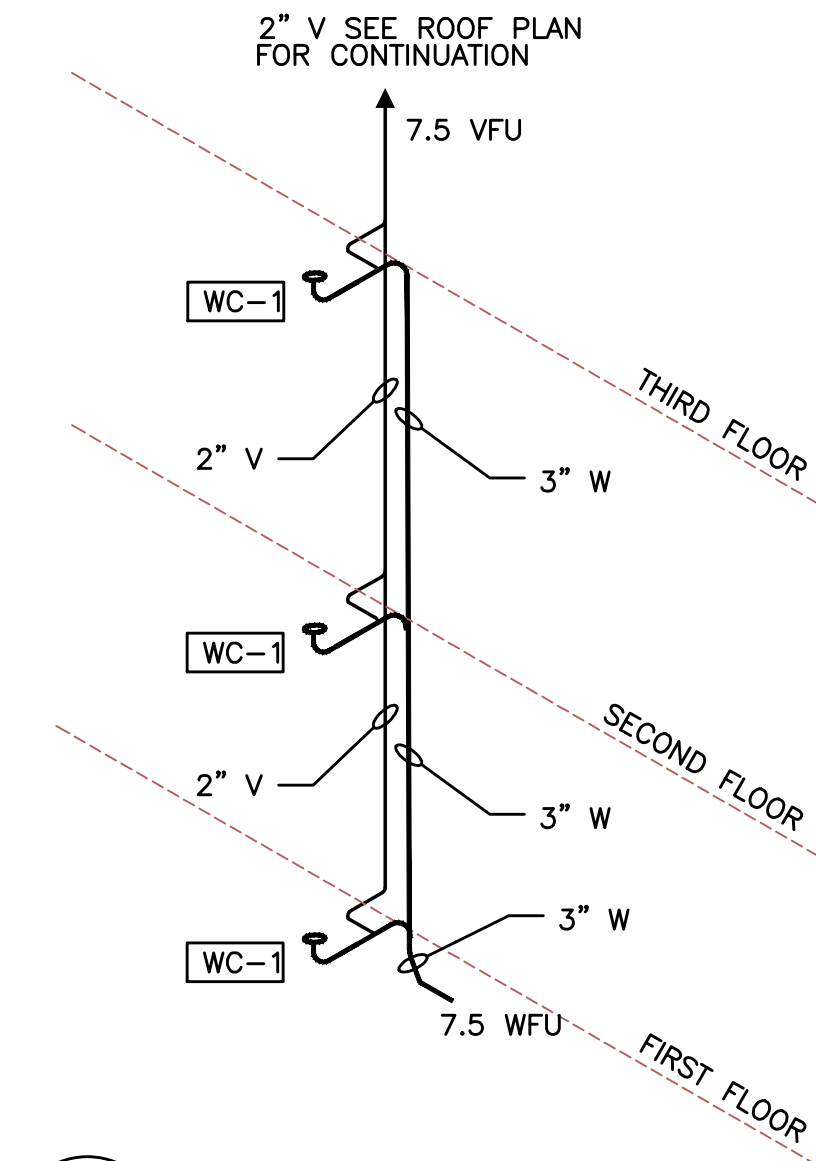


1 RISER "1" TYPICAL
P5.0 NOT TO SCALE

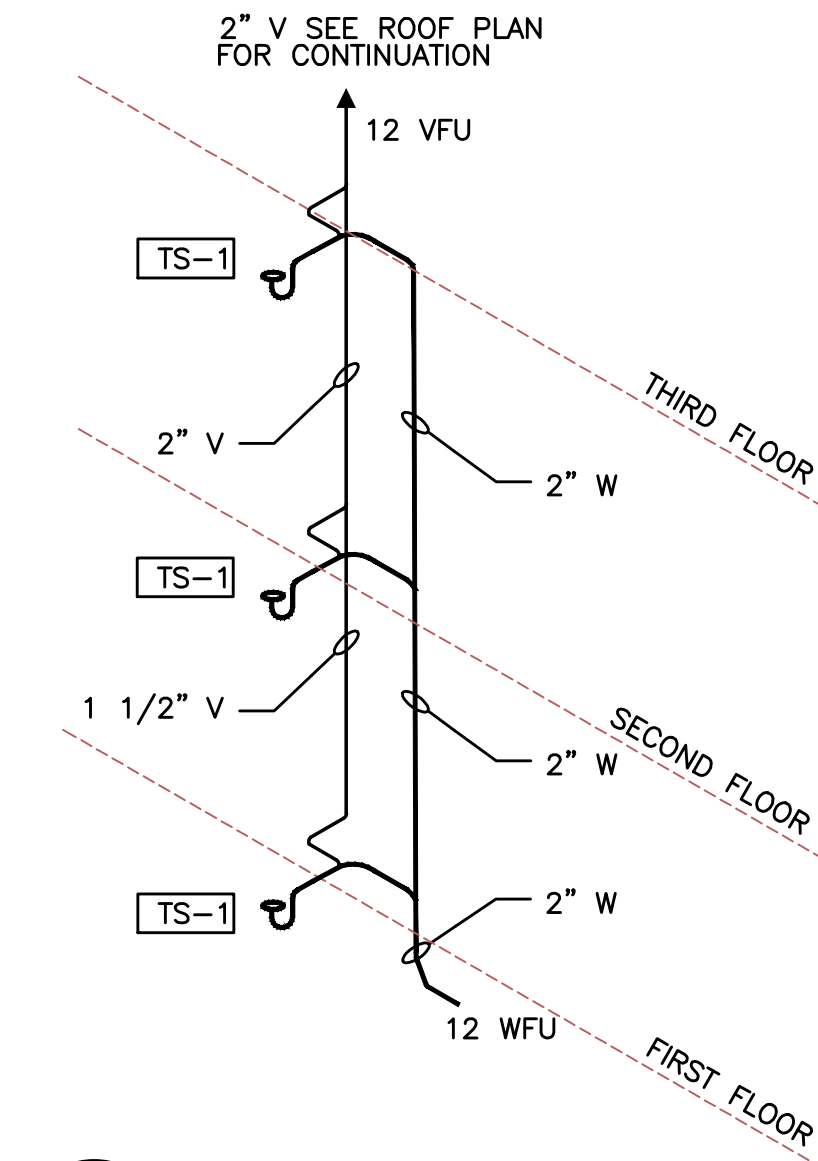
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2 RISER "2" TYPICAL
P5.0 NOT TO SCALE

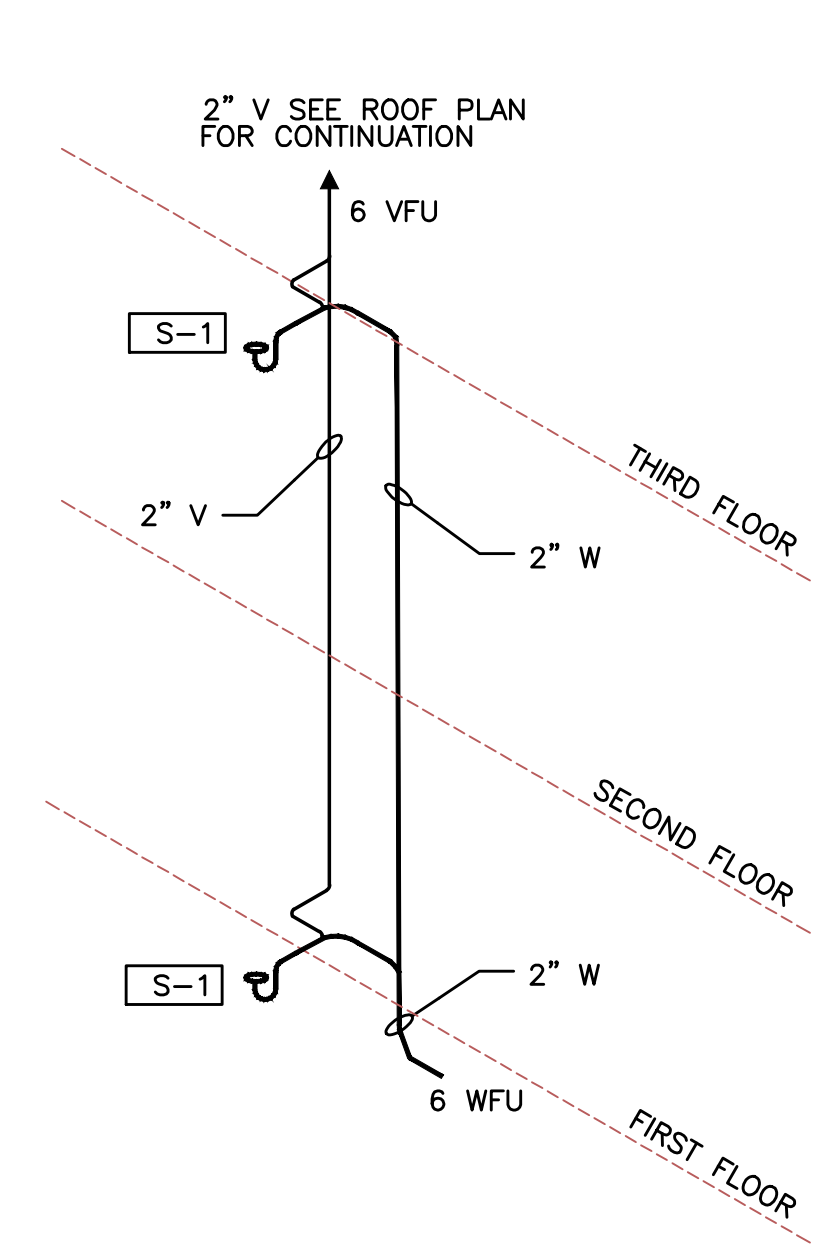


3 RISER "3" TYPICAL
P5.0 NOT TO SCALE

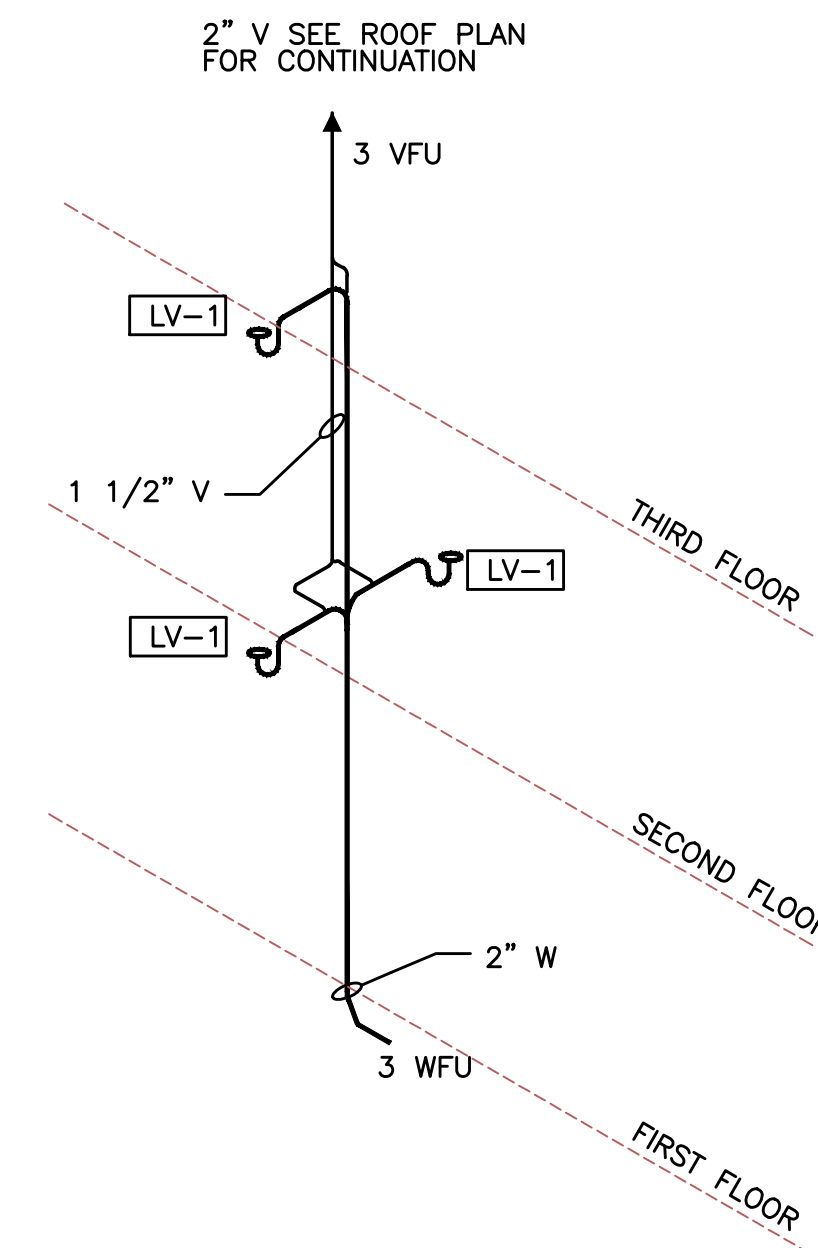


4 RISER "4" TYPICAL
P5.0 NOT TO SCALE

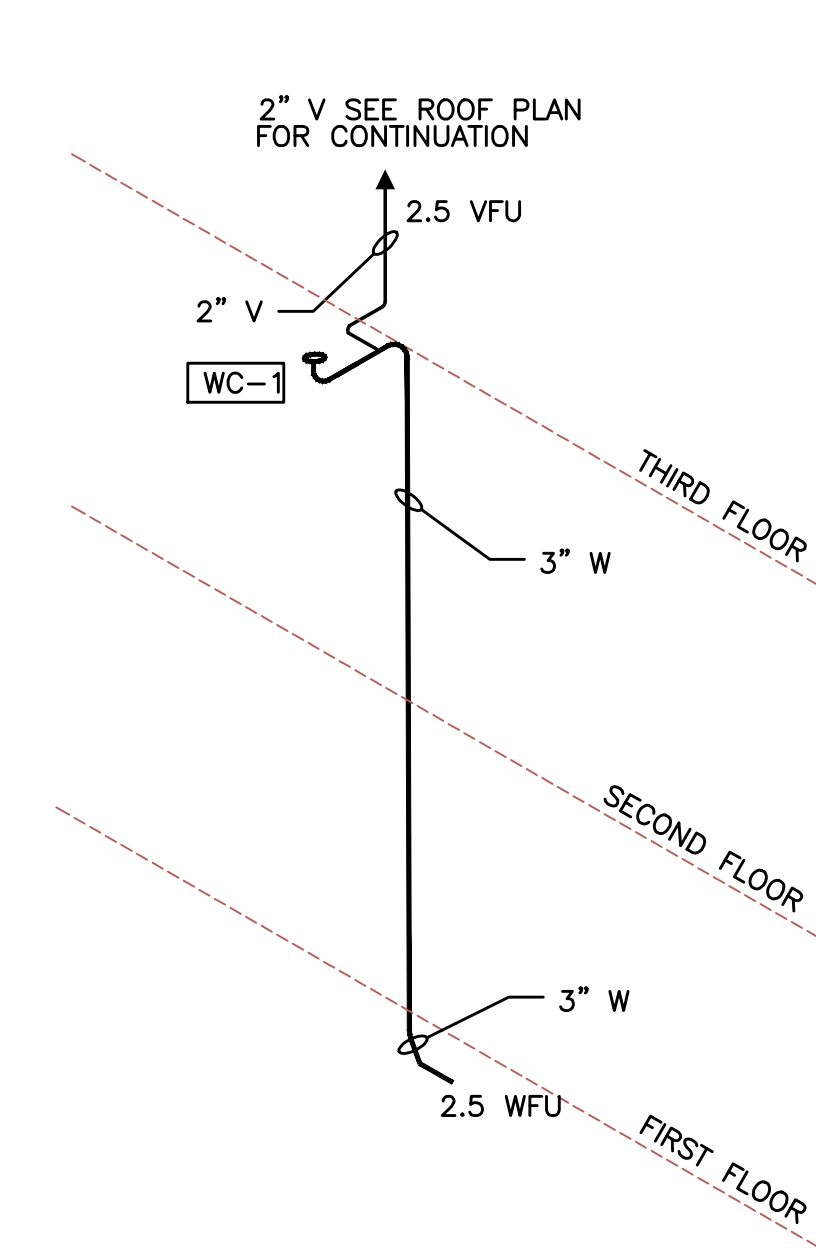
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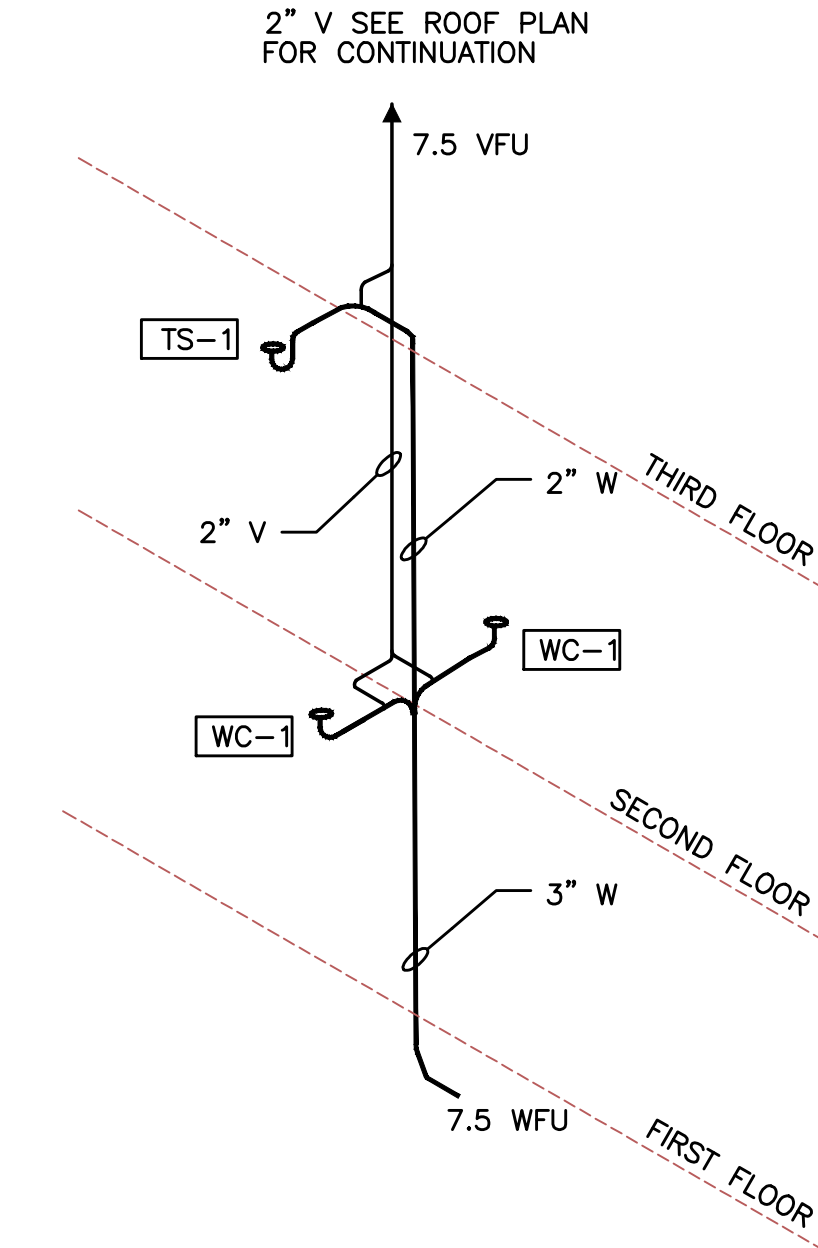
5 RISER "5" TYPICAL
P5.0 NOT TO SCALE



6 RISER "6" TYPICAL
P5.0 NOT TO SCALE



7 RISER "7" TYPICAL
P5.0 NOT TO SCALE



8 RISER "8" TYPICAL
P5.0 NOT TO SCALE

KING+PARKS MULTI-FAMILY RESIDENCES

PROJECT SITE: NE Martin Luther King Jr. Boulevard & N Rosa Parks Way
OWNER: Portland Community Reinvestment Initiatives Inc. (PCRI)
6329 NE Martin Luther King Jr. Blvd. Portland, Oregon 97211



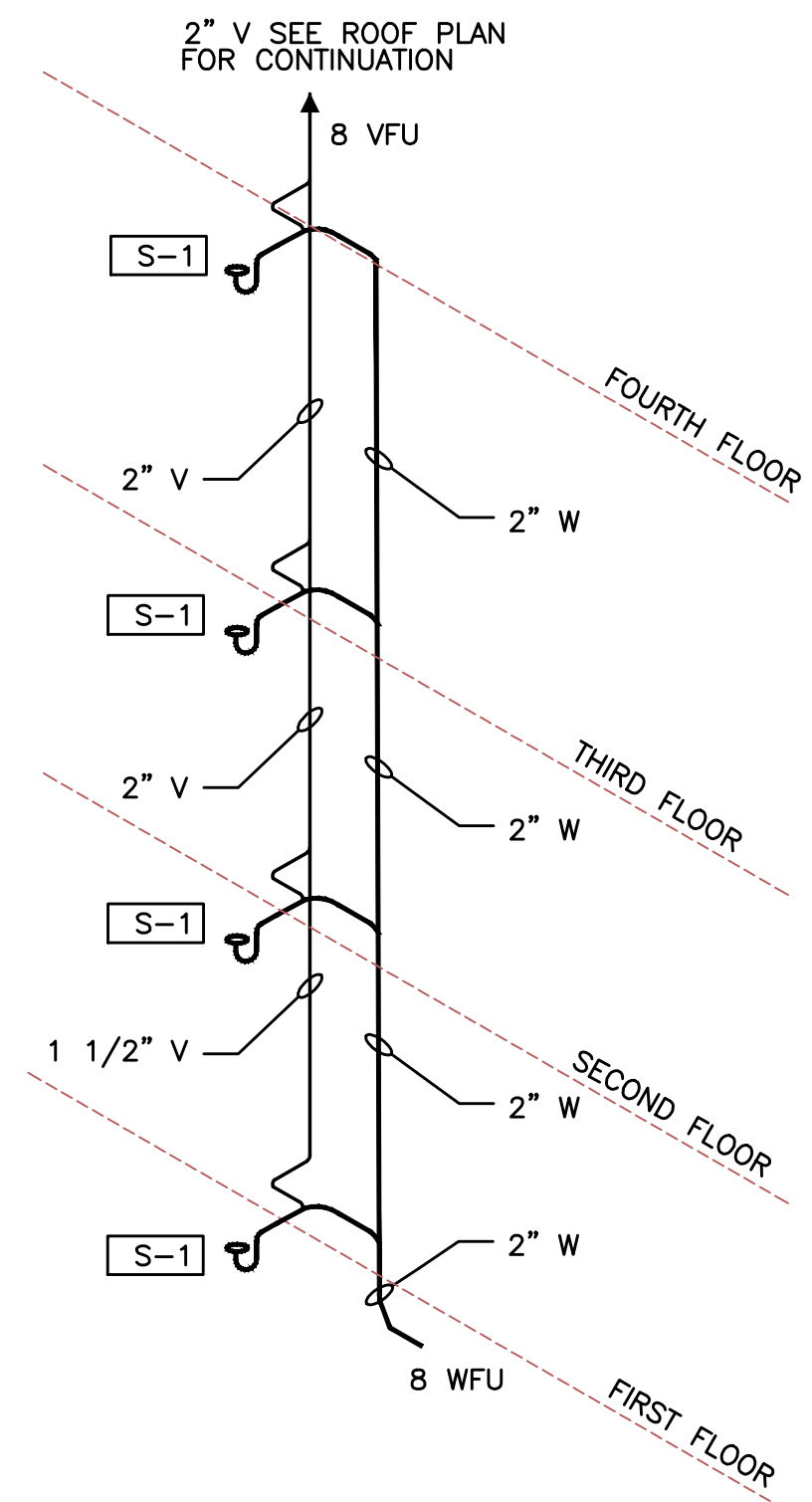
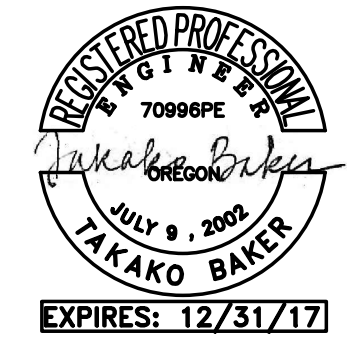
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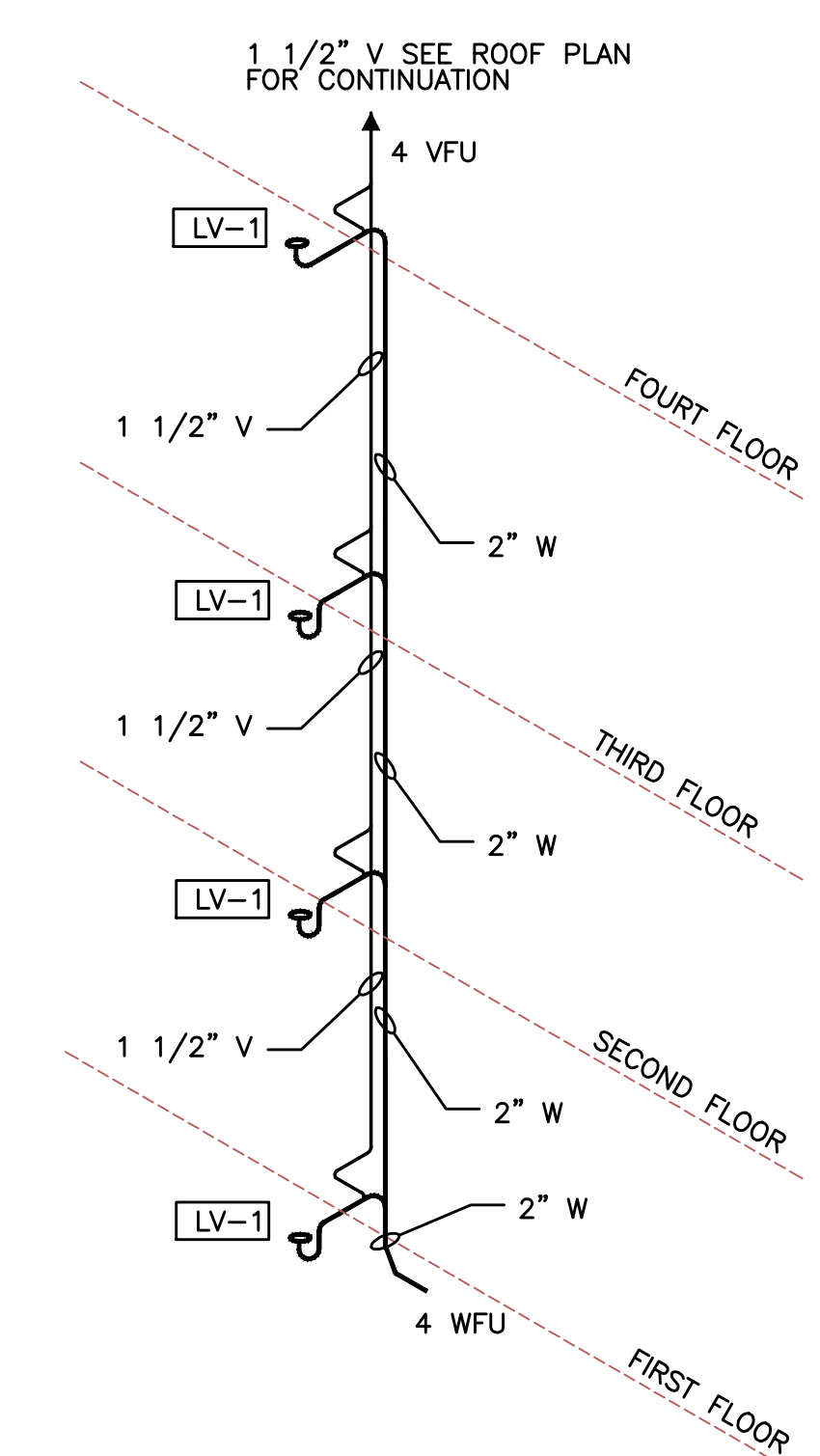
BID SET
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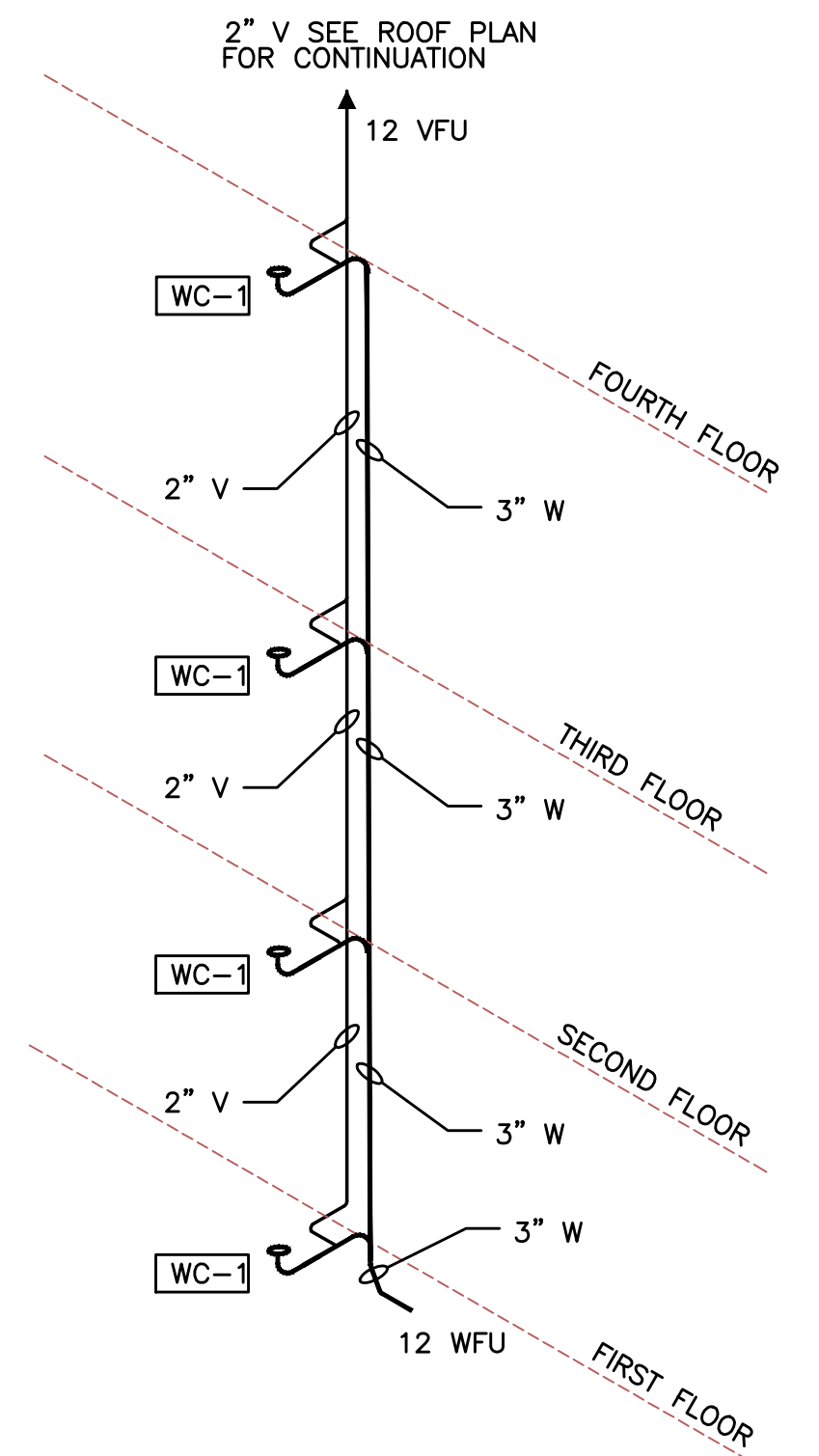


1 RISER "9" TYPICAL
P5.1 NOT TO SCALE

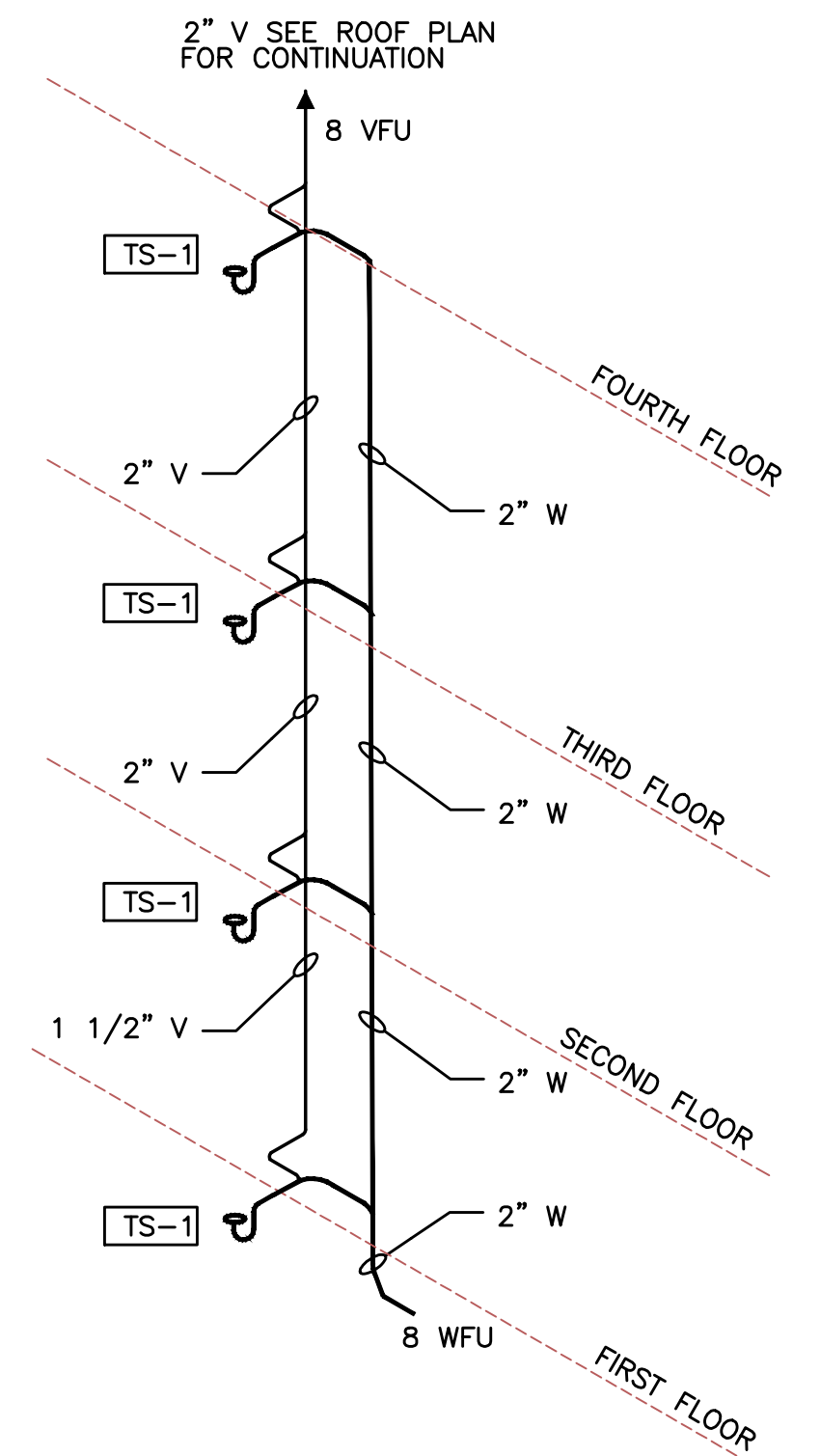
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2 RISER "10" TYPICAL
P5.1 NOT TO SCALE

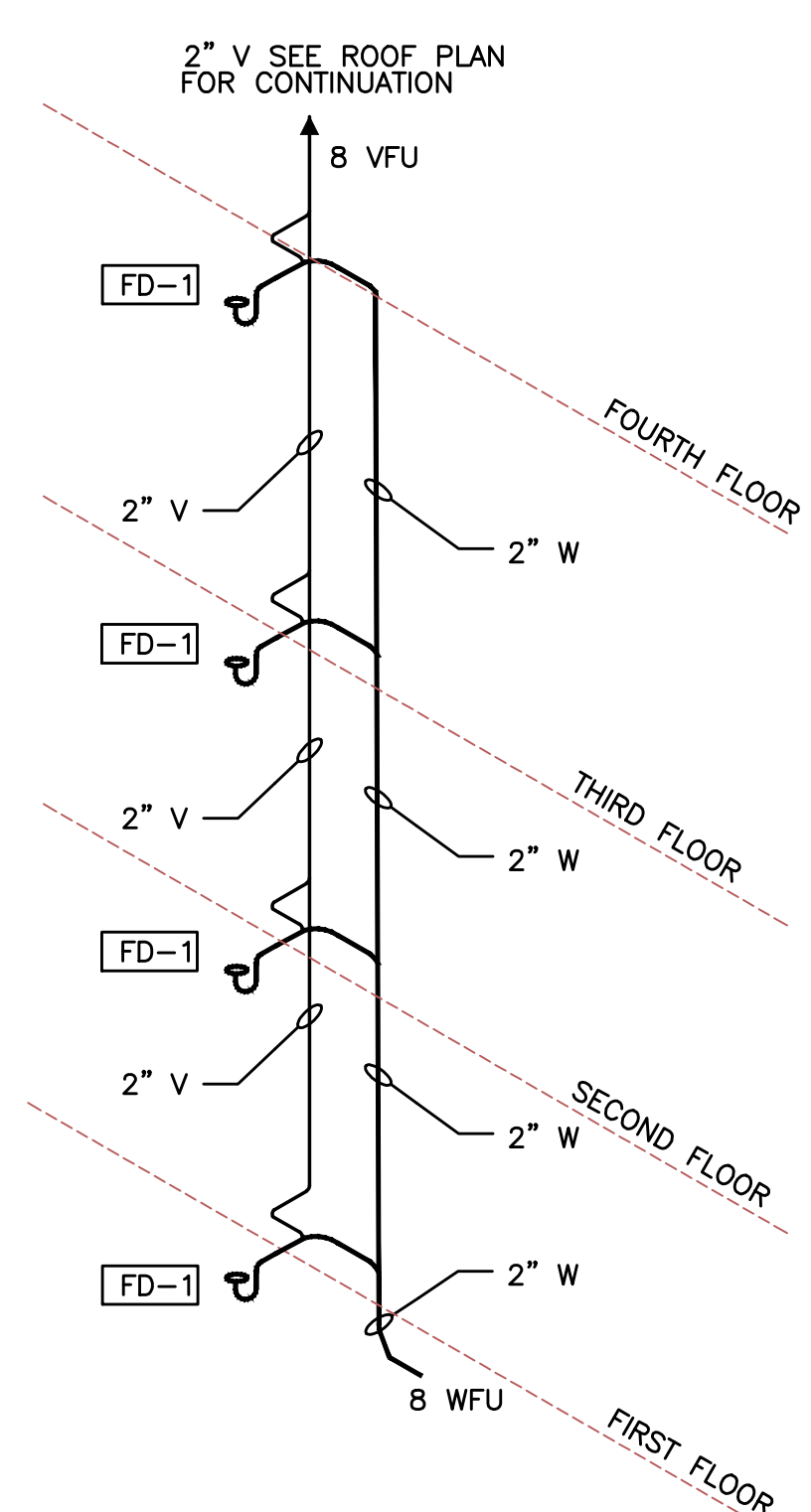


3 RISER "11" TYPICAL
P5.1 NOT TO SCALE

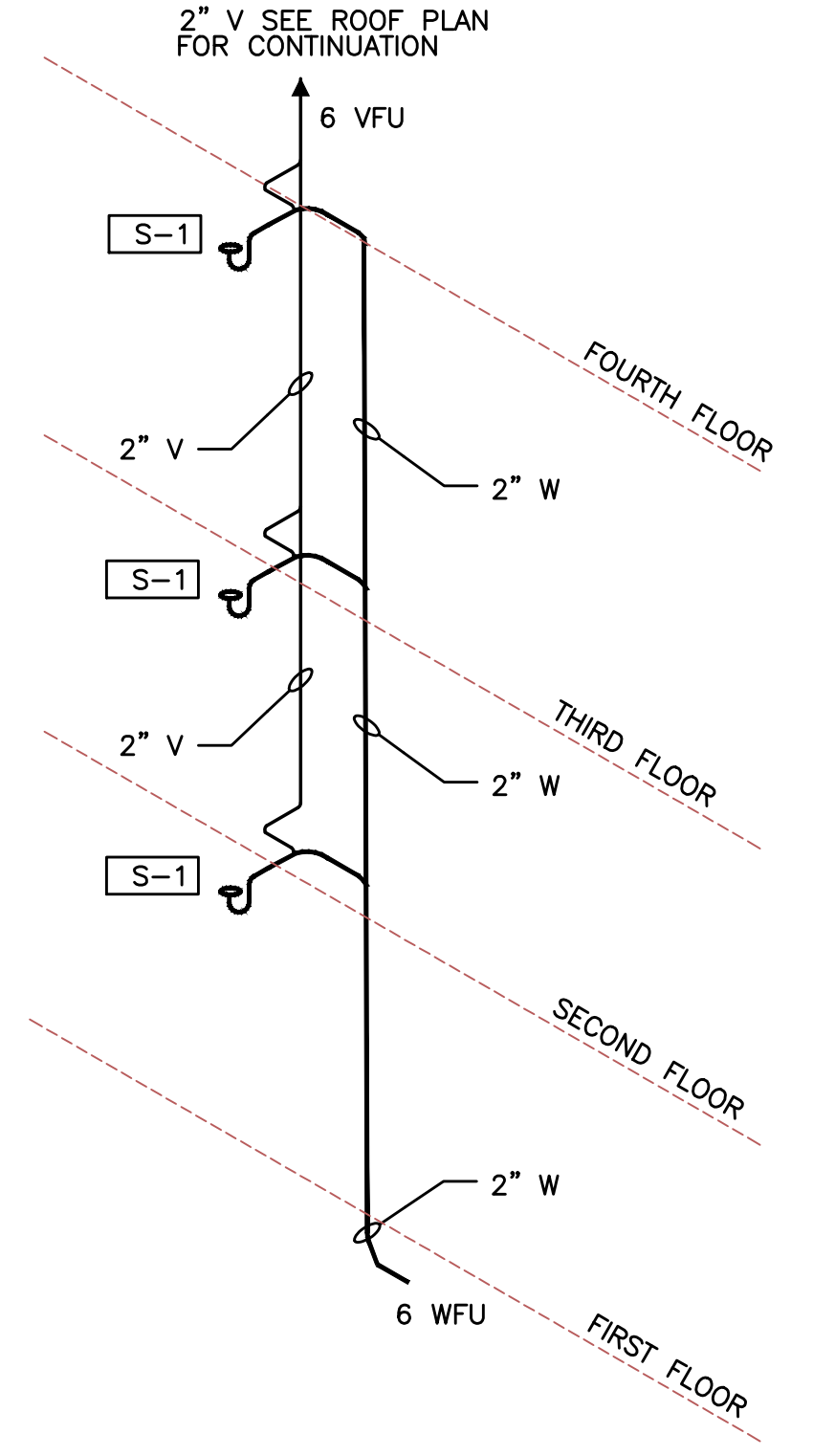


4 RISER "12" TYPICAL
P5.1 NOT TO SCALE

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 THEN 3 STORIES OF PLUMBING FIXTURES.

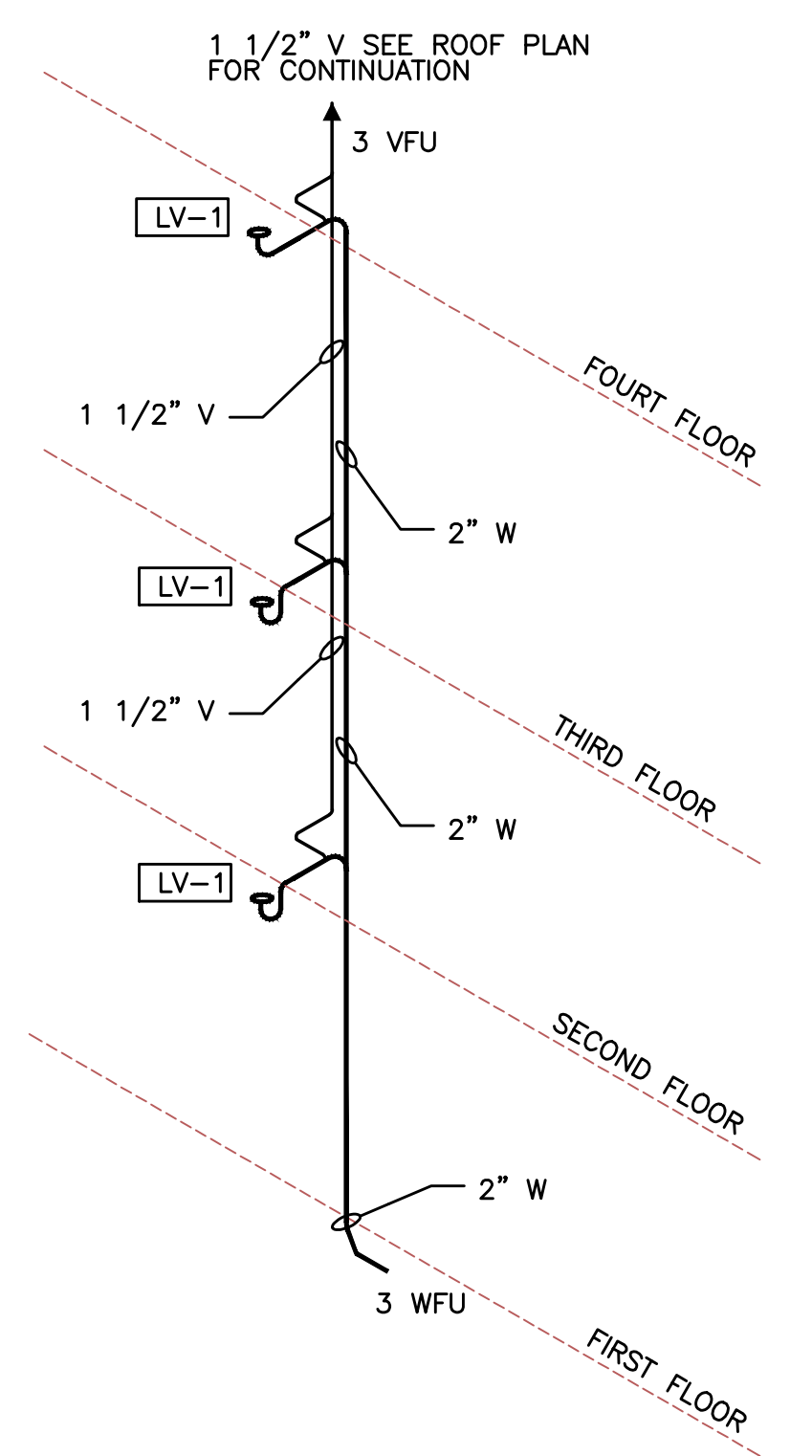


5 RISER "13" TYPICAL
P5.1 NOT TO SCALE

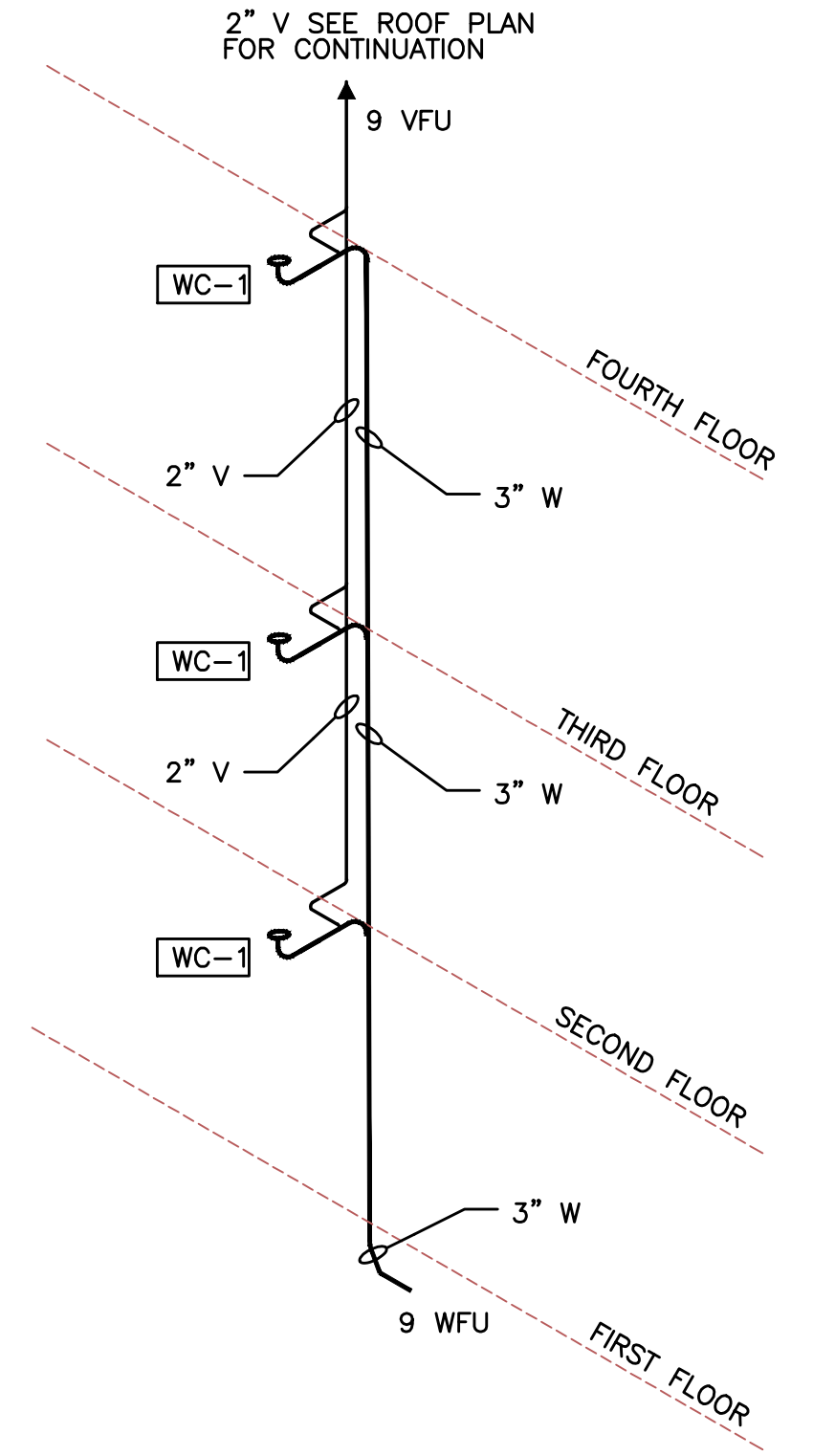


6 RISER "14" TYPICAL
P5.1 NOT TO SCALE

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 THEN 3 STORIES OF PLUMBING FIXTURES.



7 RISER "15" TYPICAL
P5.1 NOT TO SCALE



8 RISER "16" TYPICAL
P5.1 NOT TO SCALE

KING+PARKS MULTI-FAMILY RESIDENCES

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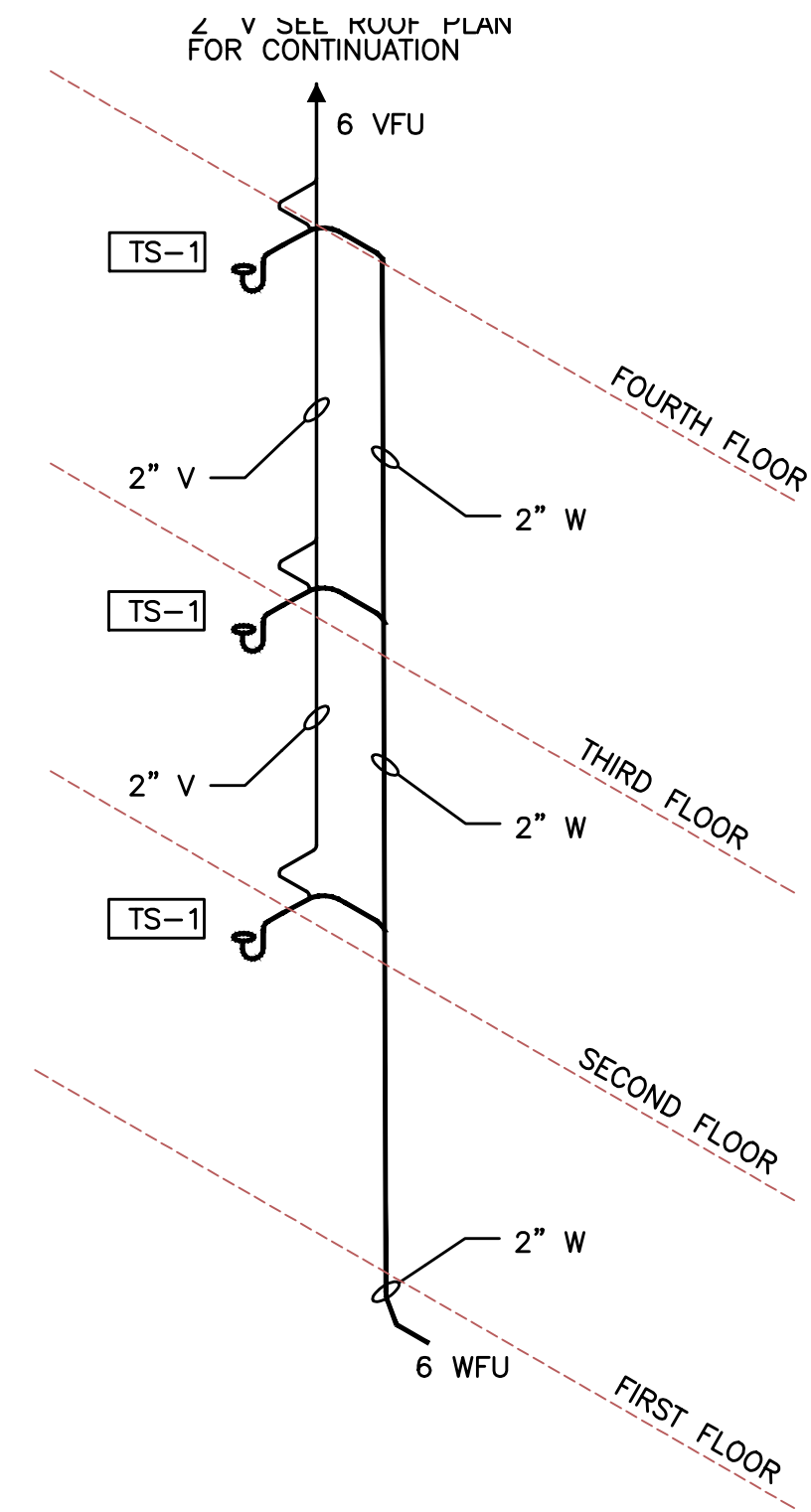


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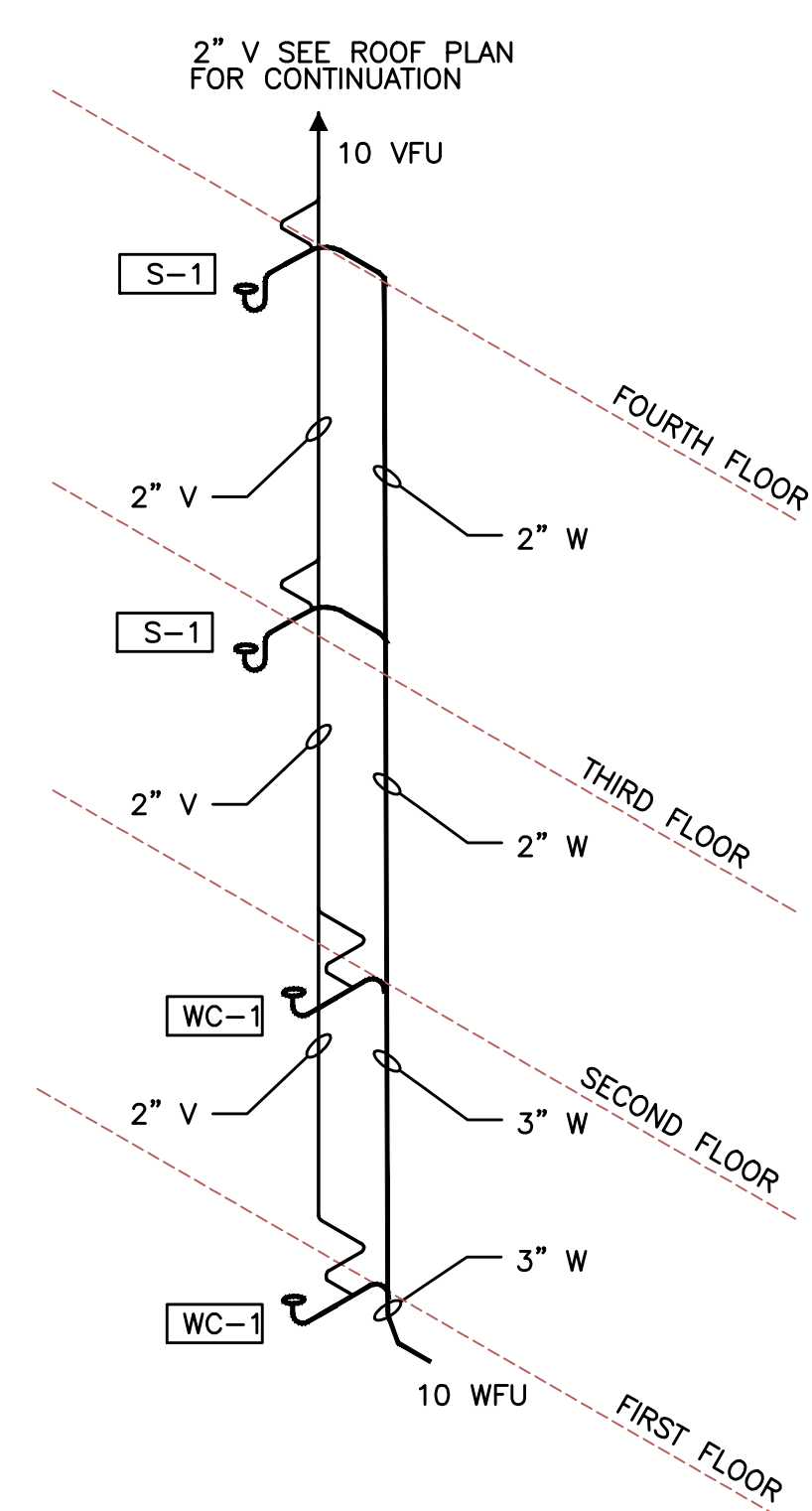
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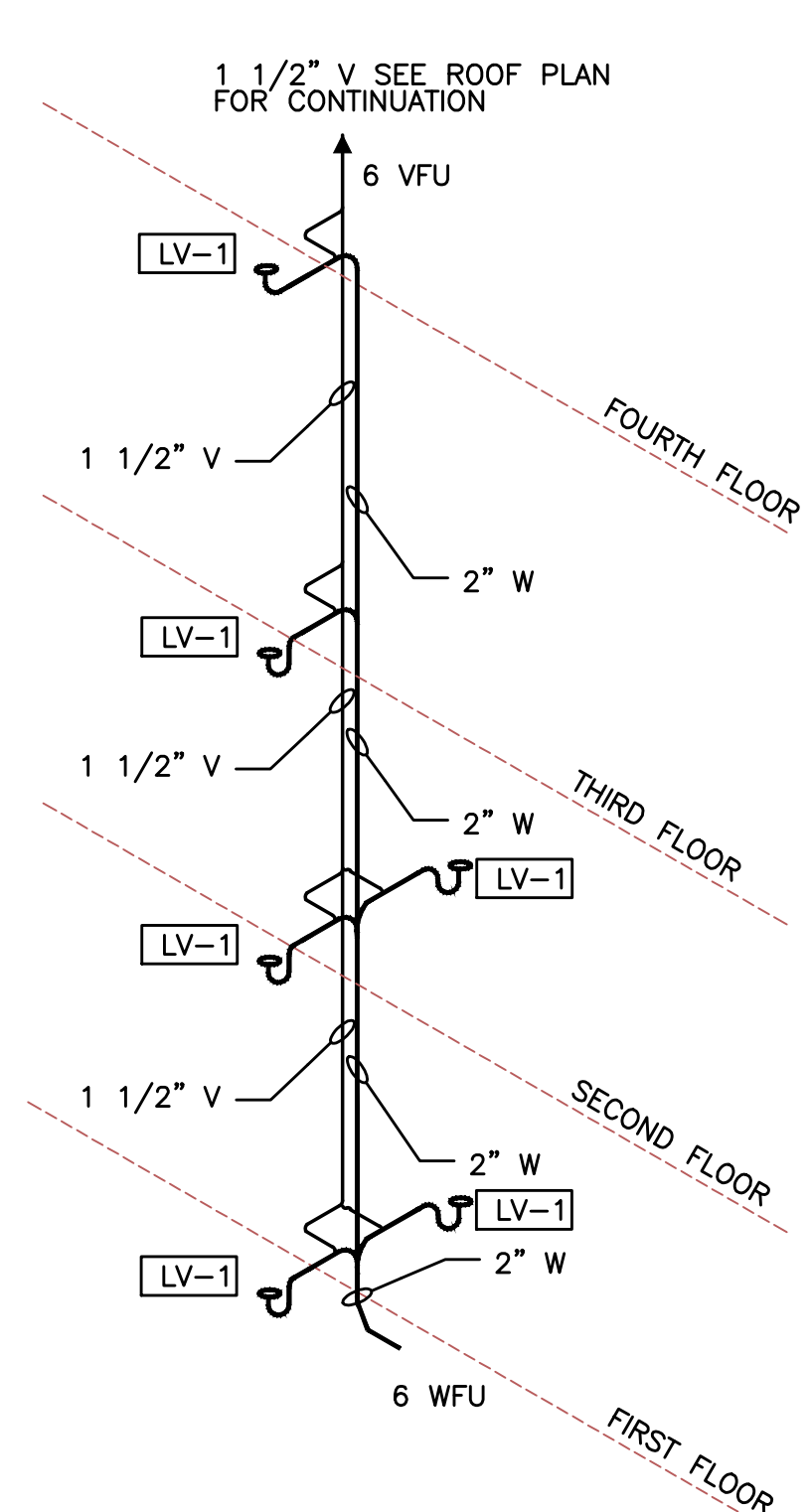
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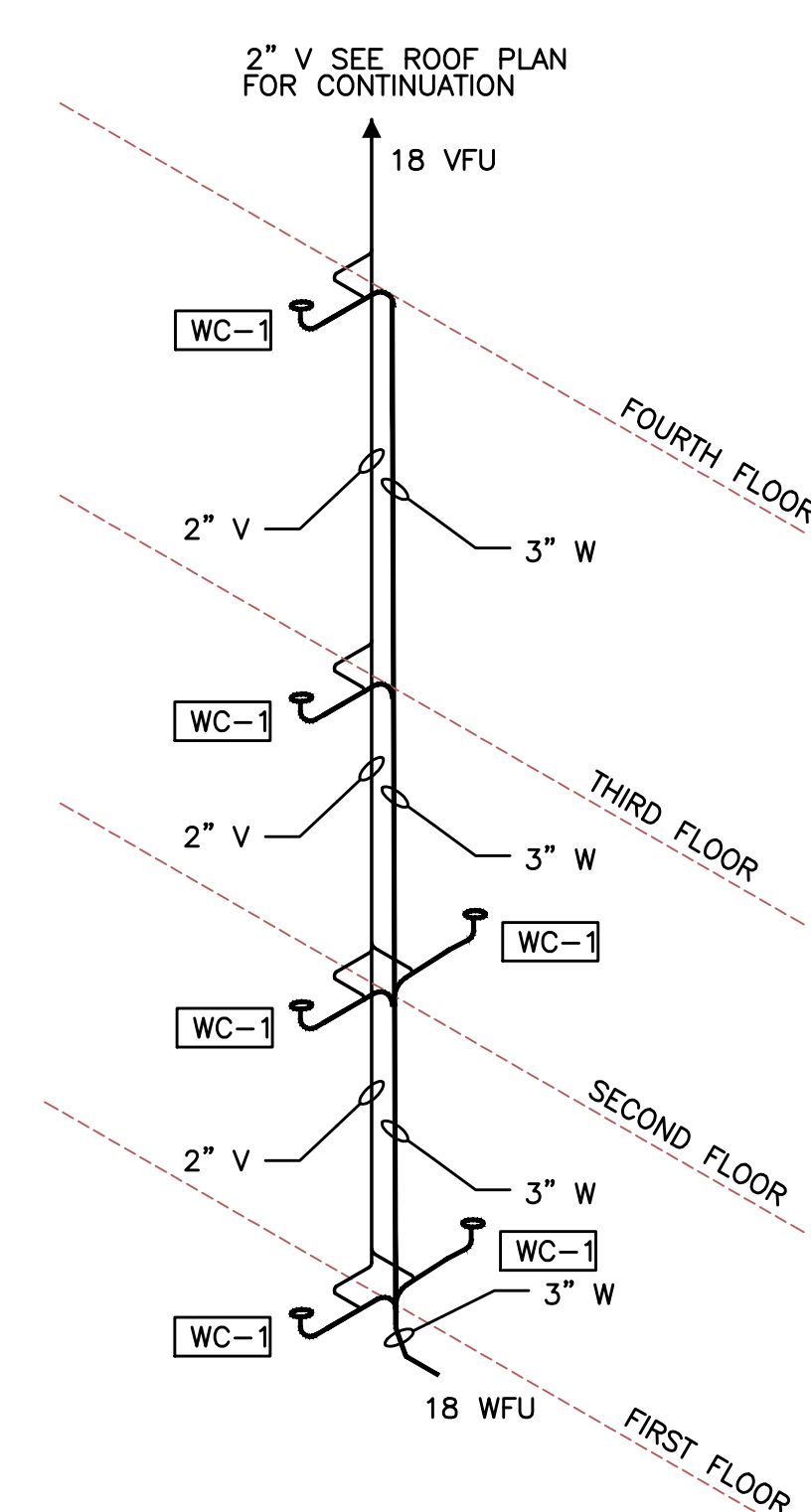
1 RISER "17" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



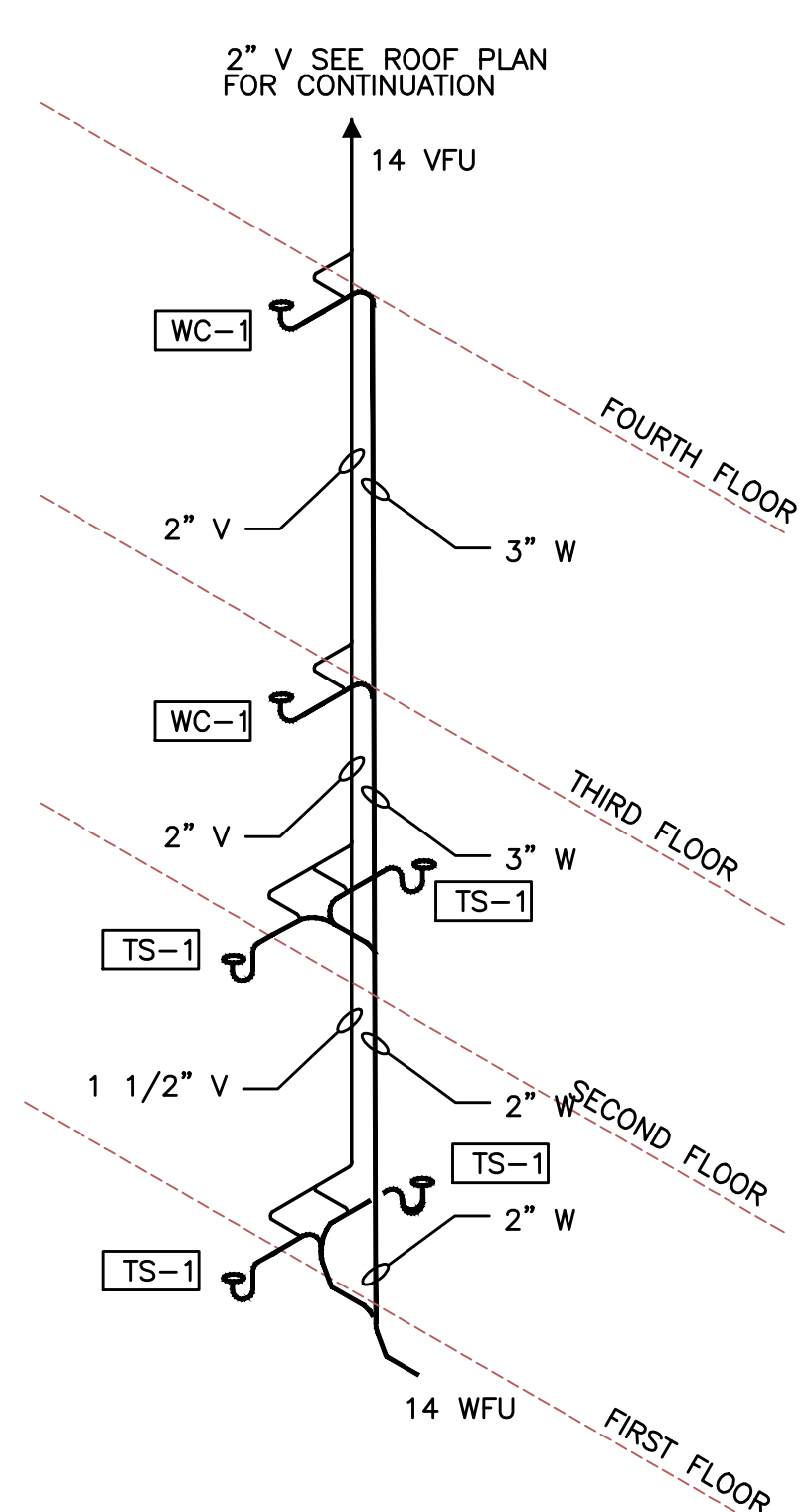
2 RISER "18" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



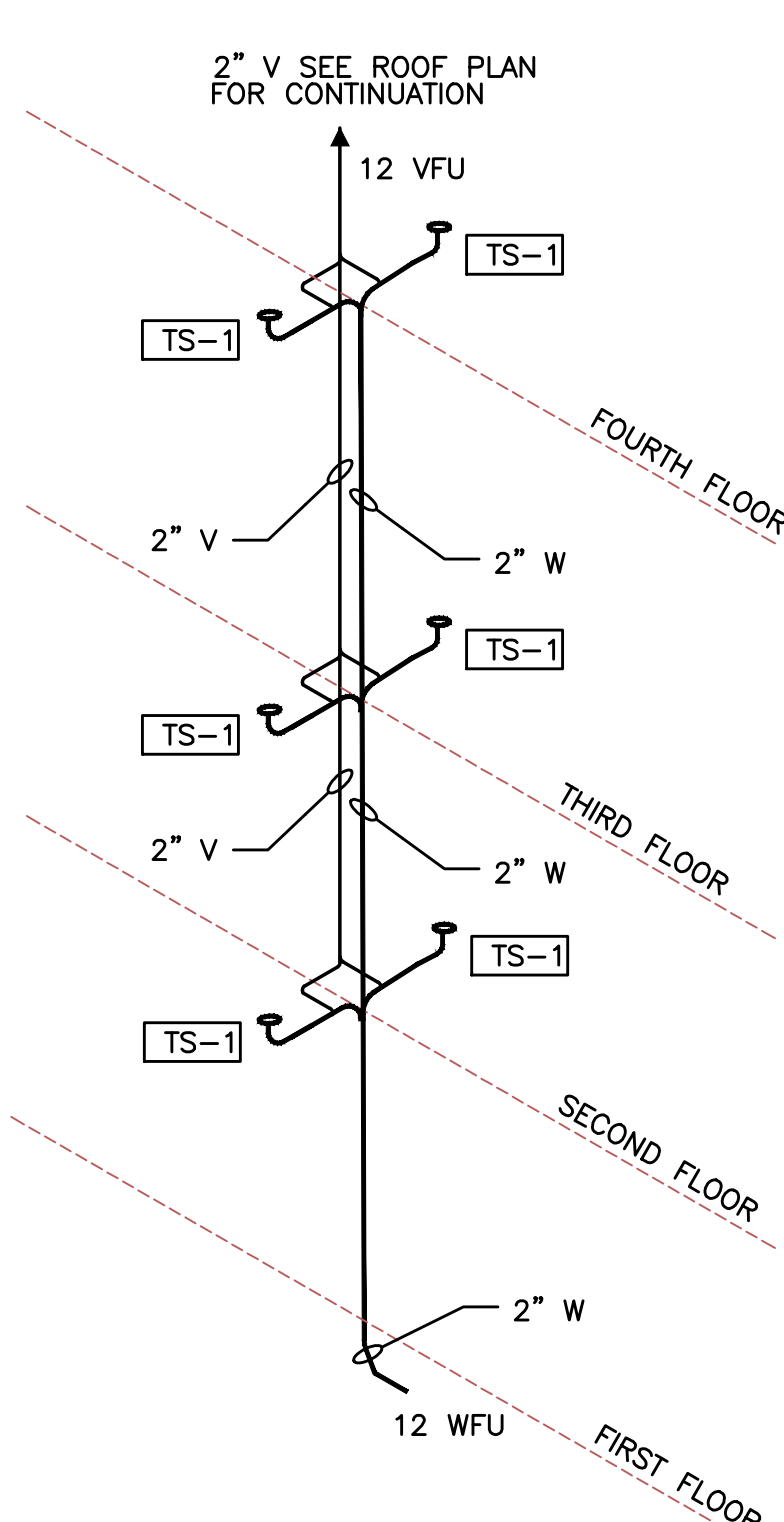
3 RISER "19" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



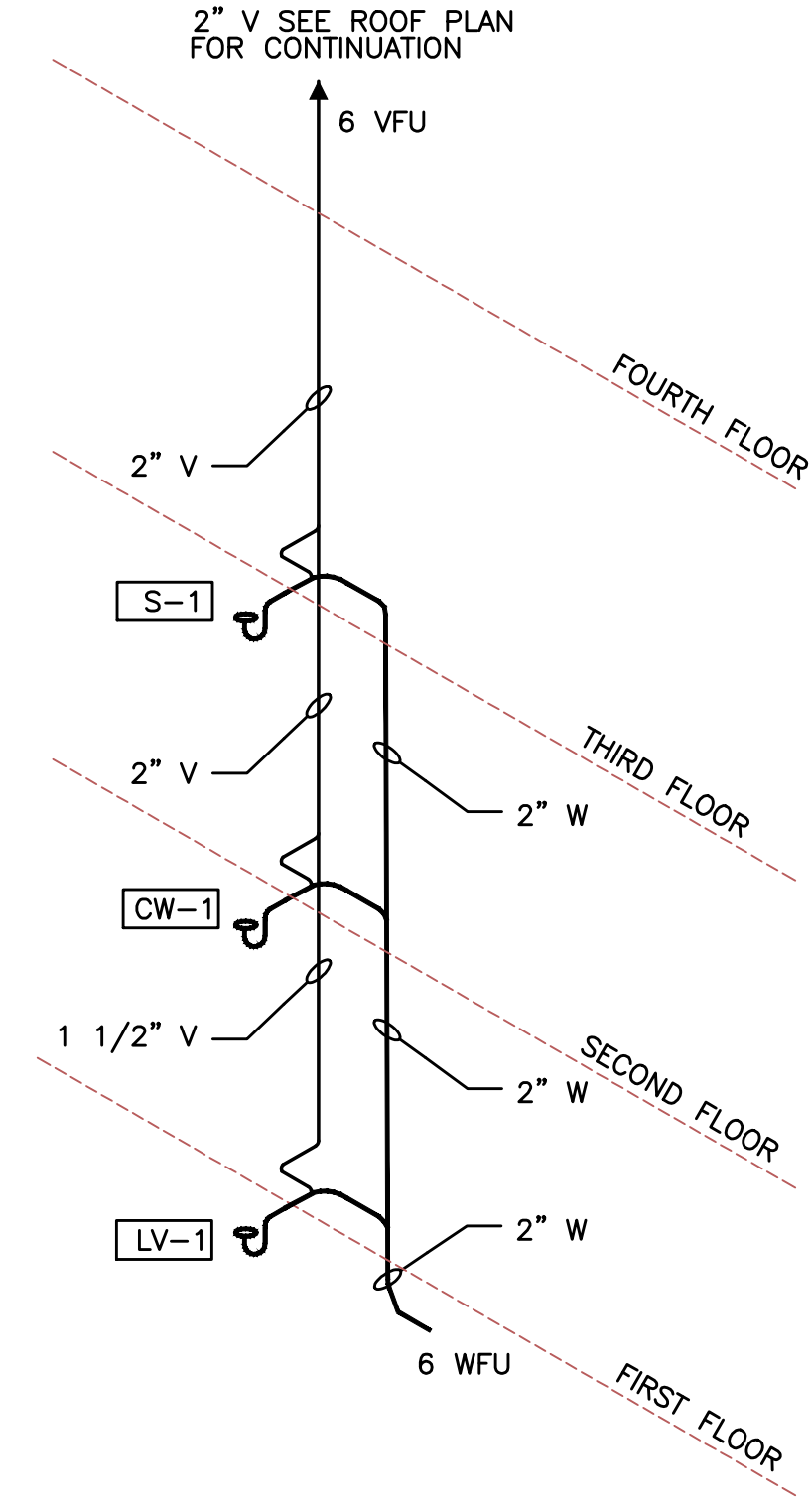
4 RISER "20" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



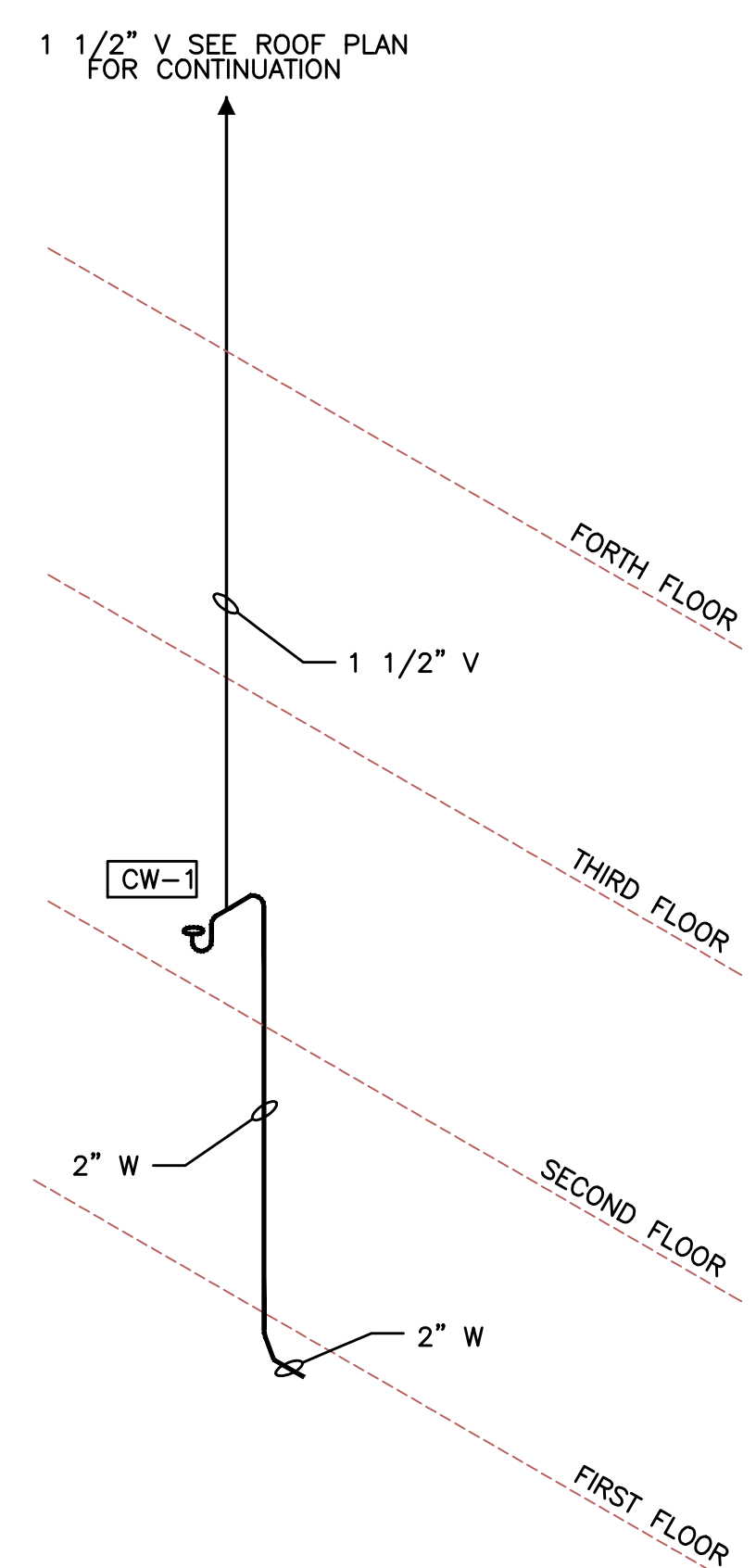
5 RISER "21" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



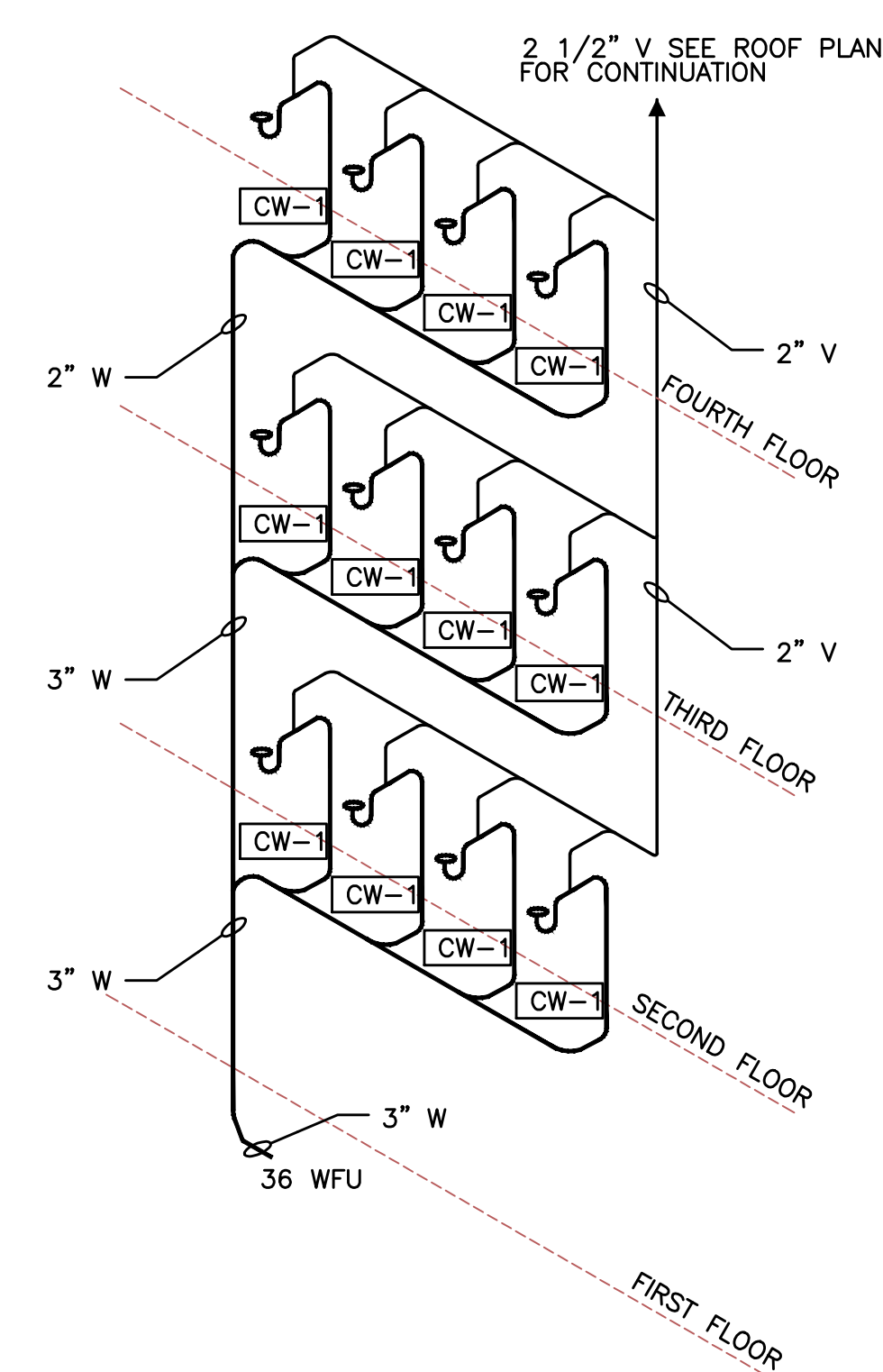
6 RISER "22" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



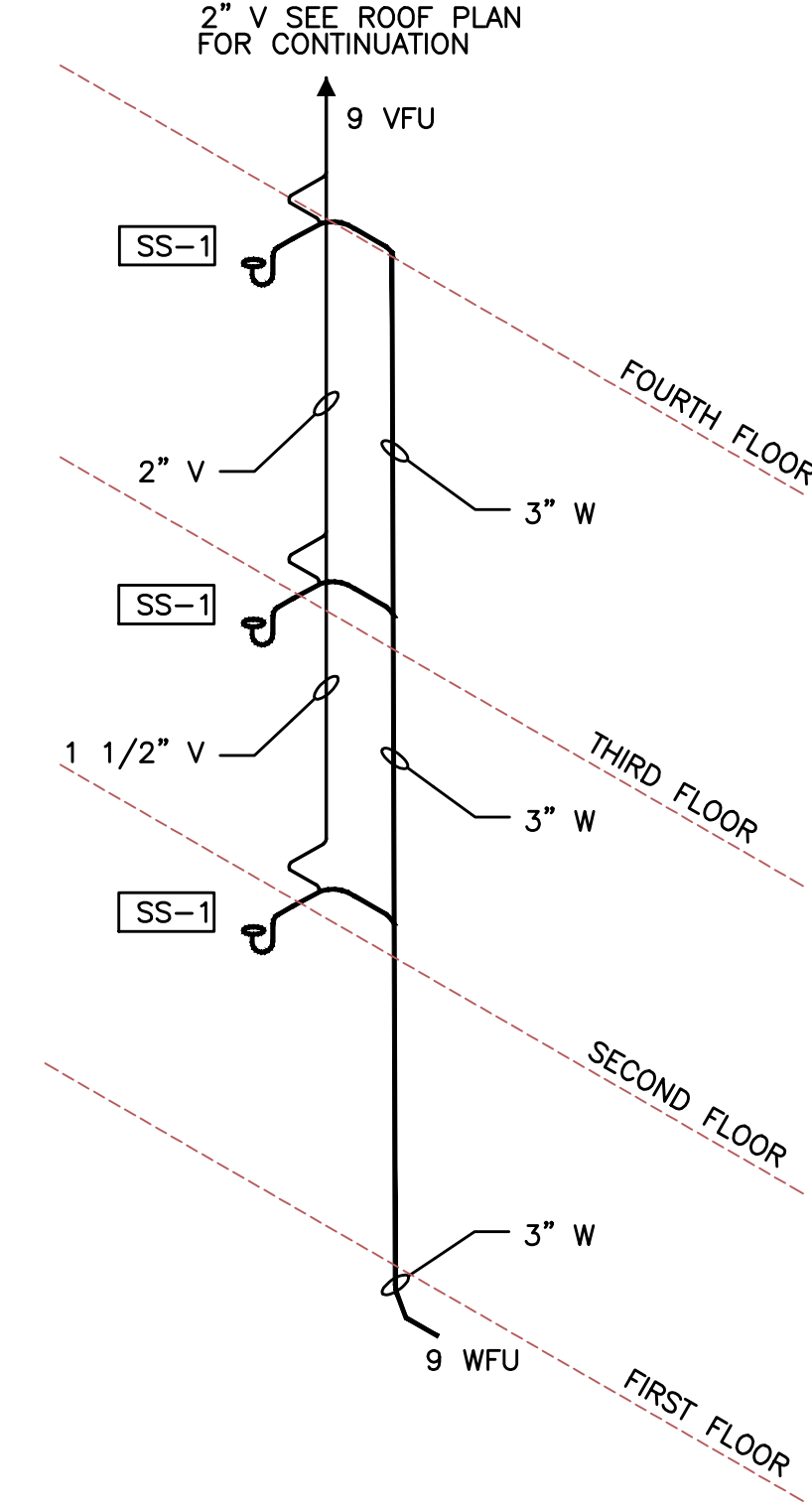
7 RISER "23" TYPICAL
 P5.2 NOT TO SCALE
 NOTE: DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN 8 FT OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING A SUDS- PRODUCING FIXTURE. EXCEPTION: STACKS RECEIVING THE DISCHARGE FROM LESS THEN 3 STORIES OF PLUMBING FIXTURES.



8 RISER "24" TYPICAL
 P5.2 NOT TO SCALE
 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 THEN 3 STORIES OF PLUMBING FIXTURES.



9 RISER "25" TYPICAL
 P5.2 NOT TO SCALE
 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 THEN 3 STORIES OF PLUMBING FIXTURES.



10 RISER "26" TYPICAL
 P5.2 NOT TO SCALE
 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 THEN 3 STORIES OF PLUMBING FIXTURES.

KING+PARKS MULTI-FAMILY RESIDENCES

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PLUMBING LEGEND

AFF ABOVE FINISHED FLOOR	---	--- (CW) COLD WATER
ARCH ARCHITECTURAL	---	--- (HW) HOT WATER
B.G.	..... BELOW GRADE	---	--- (HWR) HOT WATER RECIRC
BTU	..... BRITISH THERMAL UNIT	---	--- (W) BELOW GRADE WASTE
CAP.	..... CAPACITY	---	--- (W) ABOVE GRADE WASTE
C.I.	..... CAST IRON	---V---	--- (V) VENT
COMP.	..... COMPARTMENT	---RD---	--- (RD) RAIN DRAIN
CONT.	..... CONTINUATION	---OD---	--- (OD) OVERFLOW RAIN DRAIN
CPVC	..... CHLORINATED POLYVINYL CHLORIDE (PIPE)	---G---	--- (G) NATURAL GAS
CU.	..... CUBIC	---F---	--- (F) FIRE WATER
DIA.	..... DIAMETER	Δ	..... PRESSURE/TEMP RELIEF VALVE
ELEV.	..... ELEVATION	∩	..... BUTTERFLY VALVE
FD	..... FLOOR DRAIN	⊘	..... GAS PRESSURE REGULATING VALVE
FDC	..... FIRE DEPARTMENT CONNECTION	⊘	..... PIPE TURNED UP, PIPE TURNED DOWN
F.F.	..... FINISH FLOOR	⊘	..... GATE VALVE
FLG.	..... FLANGE	⊘	..... BALL VALVE
FT	..... FOOT / FEET	⊘	..... BALANCING VALVE
G	..... GAS	⊘	..... CHECK VALVE
G.A.	..... GAUGE	⊘	..... UNION
GALV.	..... GALVANIZED	⊘	..... DOUBLE CHECK ASSEMBLY
GPM	..... GALLONS PER MINUTE	⊘	..... CAP
G.V.	..... GATE VALVE	⊘	..... TEE
HP	..... HORSEPOWER	⊘	..... ELBOW
KW	..... KILOWATT	⊘	..... CLEANOUT
LAV	..... LAVATORY	⊘	
LBS	..... POUNDS	⊘	
MAX.	..... MAXIMUM	⊘	
MBH	..... THOUSANDS OF BTUs PER HOUR	⊘	
MIN.	..... MINIMUM	⊘	
M.J.	..... MECHANICAL JOINT	⊘	
N.I.M.	..... NOT IN MECHANICAL	⊘	
PROT.	..... PROTECTION	⊘	
PRV	..... PRESSURE REDUCING VALVE	⊘	
PSI, PSIG	..... POUNDS PER SQUARE INCH	⊘	
P/T	..... PRESSURE / TEMPERATURE	⊘	
REQ'D	..... REQUIRED	⊘	
TYP.	..... TYPICAL	⊘	
VTR	..... VENT THROUGH ROOF	⊘	
WC	..... WATER CLOSET	⊘	

	..... EQUIPMENT MARK NUMBER
	..... FIXTURE MARK
	..... NOTE
	..... RISER DIAGRAM

GAS WATER HEATERS

MARK NUMBER	
FUEL	GAS
CAPACITY (GAL)	100
INPUT RATE (MBH)	199
RECOVERY CAP. @ 100 TR (GPH)	239
EFFICIENCY (%)	98.5
COMBUSTION AIR/GAS VENT DIA.	4" PP
DESIGN WEIGHT (LBS)	1735
BASIS OF DESIGN (BRADFORD WHITE)	EF-100T-199E-3N(A)

DOMESTIC RECIRC PUMP

MARK NUMBER	
SERVICE	WH/1-5
TYPE	RECIRC.
FLOW RATE (GPM)	18
HEAD (FT)	20
MOTOR HP	1/6
RPM	1750
BASIS OF DESIGN: GRUNDFOS	UP43-75BF

MIXING VALVE

MARK NUMBER	
WATER HEATER	1-5
MAX FLOW RATE GPM *	138
MIN FLOW RATE GPM	1.0
CW (SIZE IN.)	2"
HW (SIZE IN.)	2"
BASIS OF DESIGN	SYMMONS 7-900A

* - AT 15 PSI DROP MAX

SUMP PUMP

MARK NUMBER	
SYSTEM	ELEVATOR
TYPE	SUMP
FLOW RATE (GPM)	100
HEAD (FT H2O)	20
POWER (HP)	1HP/208/1

* - PROVIDE W/ PLUG IN CONNECTION FOR POWER

PLUMBING CONNECTION SCHEDULE

MARK	FIXTURE	W	V	CW	HW	REMARKS
TS-1	TUB SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	BACKED/REINFORCED FOR FUTURE GRAB BARS
TS-2	TUB SHOWER, ADA	1-1/2"	1-1/2"	1/2"	1/2"	ADA GRAB BARS
CW-1	CLOTHES WASHER FITTING	2"	2"	1/2"	1/2"	
DW-1	DISH WASHER	-	-	1/2"	1/2"	①
FD-1	FLOOR DRAIN	3"	VL			JR SMITH 2005 SERIES, PRIME ②
FD-2	FLOOR DRAIN	3"	VL			JR SMITH 2119 SERIES, PRIME ②③
FS-1	FLOOR SINK	3"	1 1/2"			J.R. SMITH 3002 WITH HALF GRATE, PRIME
HB-1	HOSE BIBB			3/4"		VACUUM/FREEZE PROTECTED
HB-2	HOSE BIBB (TRASH)			1/2"	1/2"	HOT & COLD, VACUUM PROTECTED
LV-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	UNDER COUNTER MOUNT
LV-2	LAVATORY, ADA	1-1/2"	1-1/2"	1/2"	1/2"	PUBLIC COUNTER MOUNT
LV-3	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	PUBLIC COUNTER MOUNT
RD-1	ROOF DRAIN	-	-	-	-	SIZED ON PLANS
OD-2	OVERFLOW ROOF DRAIN	-	-	-	-	SIZED ON PLANS
S-1	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	DOUBLE COMPARTMENT
S-2	KITCHEN SINK, ADA	2"	1-1/2"	1/2"	1/2"	DOUBLE COMPARTMENT
SP-1	SUMP PUMP	2"				100 GPM
SS-1	SERVICE SINK	3"	1-1/2"	1/2"	1/2"	FLOOR MOUNT, VACUUM PROTECTED
WC-1	WATER CLOSET	3"	2"	1/2"		FLOOR MOUNT, TANK TYPE, ELONGATED
WC-2	WATER CLOSET, ADA	3"	2"	1/2"		FLOOR MOUNT, TANK TYPE, ELONGATED ADA
WC-3	WATER CLOSET, ADA	3"	2"	1/2"		FLOOR MOUNT, TANK TYPE, ELONGATED, ADA
CO	CLEANOUT					JR SMITH ②

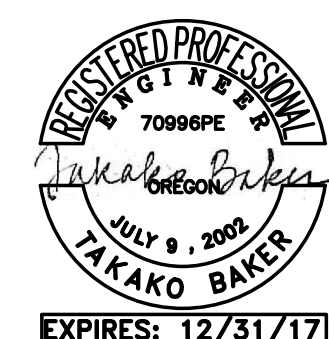
V.L. - VENTED LINE

- PROVIDE ALL PLUMBING CONNECTIONS REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE ELECTRICAL CONNECTION(S) WITH ELECTRICAL CONTRACTOR.
- ENSURE THAT FLOOR DRAINS AND FLOOR CLEANOUTS ARE INSTALLED FLUSH TO FINISHED FLOOR.
- PROVIDE W/SEDIMENT BUCKET AND TRAFFIC RATED GRATE.

FIXTURE TYPE	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
	NUMBER OF FIXTURES	WATER FIXTURE UNITS	TOTAL WSFU	TOTAL CW FIXTURE UNITS	TOTAL HW FIXTURE UNITS	DRAINAGE FIXTURE UNITS	TOTAL DFU
BATHUB or COMBO BATH/SHOWER	1	4	4	3	3	2	2
CLOTHES WASHER	0	0	0	0	0	0	0
KITCHEN SINK (GRINDER & DISHWASHER)	1	3	3	2.25	2.25	2	2
LAVATORY (SINGLE)	1	1	1	0.75	0.75	1	1
WATER CLOSET (1.6 GPF TANK-PRIVATE)	1	2.5	2.5	2.5	0	3	3
TOTAL PER UNIT	4	10.5	10.5	8.5	6	8	8
20 TYPICAL UNITS	80	210	210	170	120	160	160
PLUMBING CALCULATIONS 2bd/1ba	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
BATHUB or COMBO BATH/SHOWER	1	4	4	3	3	2	2
CLOTHES WASHER	0	0	0	0	0	0	0
KITCHEN SINK (GRINDER & DISHWASHER)	1	3	3	2.25	2.25	2	2
LAVATORY (SINGLE)	1	1	1	0.75	0.75	1	1
WATER CLOSET (1.6 GPF TANK-PRIVATE)	1	2.5	2.5	2.5	0	3	3
TOTAL PER UNIT	4	10.5	10.5	8.5	6	8	8
37 TYPICAL UNITS	148	388.5	388.5	314.5	222	296	296
PLUMBING CALCULATIONS 3bd/1.5ba	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
BATHUB or COMBO BATH/SHOWER	1	4	4	3	3	2	2
CLOTHES WASHER	0	0	0	0	0	0	0
KITCHEN SINK (GRINDER & DISHWASHER)	1	3	3	2.25	2.25	2	2
LAVATORY (SINGLE)	2	1	2	1.5	1.5	1	2
WATER CLOSET (1.6 GPF TANK-PRIVATE)	2	2.5	5	5	0	3	6
TOTAL PER UNIT	6	10.5	14	11.75	6.75	8	12
1 TYPICAL UNIT	6	10.5	14	11.75	6.75	8	12
PLUMBING CALCULATIONS 2bd/1.5ba TH	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
BATHUB or COMBO BATH/SHOWER	1	4	4	3	3	2	2
CLOTHES WASHER	1	4	4	3	3	3	3
KITCHEN SINK (GRINDER & DISHWASHER)	1	3	3	2.25	2.25	2	2
LAVATORY (SINGLE)	2	1	2	1.5	1.5	1	2
WATER CLOSET (1.6 GPF TANK-PRIVATE)	2	2.5	5	5	0	3	6
TOTAL PER UNIT	7	14.5	18	14.75	9.75	11	15
1 TYPICAL UNIT	7	14.5	18	14.75	9.75	11	15
PLUMBING CALCULATIONS 3bd/1.5ba TH	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
BATHUB or COMBO BATH/SHOWER	1	4	4	3	3	2	2
CLOTHES WASHER	1	4	4	3	3	3	3
KITCHEN SINK (GRINDER & DISHWASHER)	1	3	3	2.25	2.25	2	2
LAVATORY (SINGLE)	2	1	2	1.5	1.5	1	2
WATER CLOSET (1.6 GPF TANK-PRIVATE)	2	2.5	5	5	0	3	6
TOTAL PER UNIT	7	14.5	18	14.75	9.75	11	15
11 TYPICAL UNITS	77	159.5	198	162.25	107.25	121	165
COMMON SPACES	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
MOP BASIN	4	3	12	9	9	3	12
HOSE BIBB (FIRST ONE)	4	2.5	10	10	0	---	---
RECEPTOR (ELEVATOR WASTE)	1	0	0	0	0	100	100
CLOTHES WASHER	22	4	88	66	66	3	66
RECEPTOR (INDIRECT WASTE)	9	---	---	---	---	1	9
LAVATORY (SINGLE)	3	1	3	2.25	2.25	1	3
WATER CLOSET (1.6 GPF TANK-PRIVATE)	3	2.5	7.5	7.5	0	3	9
TOTAL:	46	13	120.5	94.75	77.25	111	199
BUILDING TOTAL	DOMESTIC WATER SERVICE					SANITARY WASTE SERVICE	
UNIT TYPE	NUMBER FIXTURE UNITS	WATER FIXTURE UNITS	TOTAL WSFU	TOTAL CW FIXTURE UNITS	TOTAL HW FIXTURE UNITS	TOTAL DFU	
2BD/1BA	80	210	210	170	120	160	
2BD/1BA	148	388.5	388.5	314.5	222	296	
3BD/1.5BA	6	10.5	14	11.75	6.75	12	
2BD/1.5 TH	7	14.5	18	14.75	9.75	15	
3BD/1.5 TH	77	159.5	198	162.25	107.25	165	
COMMONS SPACES	46	13	120.5	94.75	77.25	199	
ELEVATOR SUMP PUMP						100	
TOTAL:	364	796	949	768	543	947	

DOMESTIC WATER DEMAND	180	GPM
DOMESTIC WATER PIPE SIZE	4"	CW
SANITARY SEWER	8"	WASTE

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KING+PARKS MULTI-FAMILY RESIDENCES

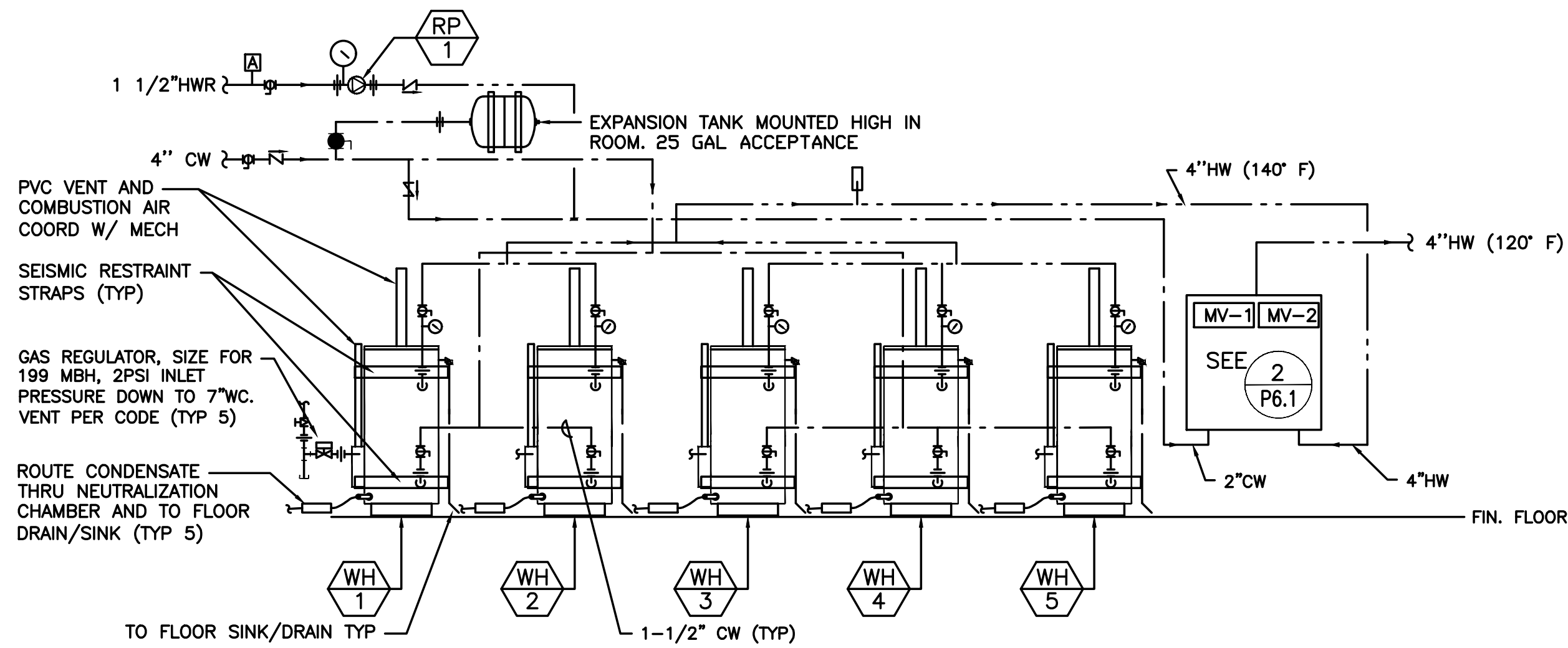
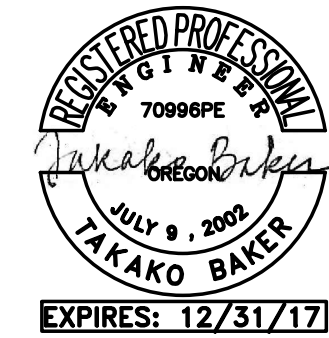
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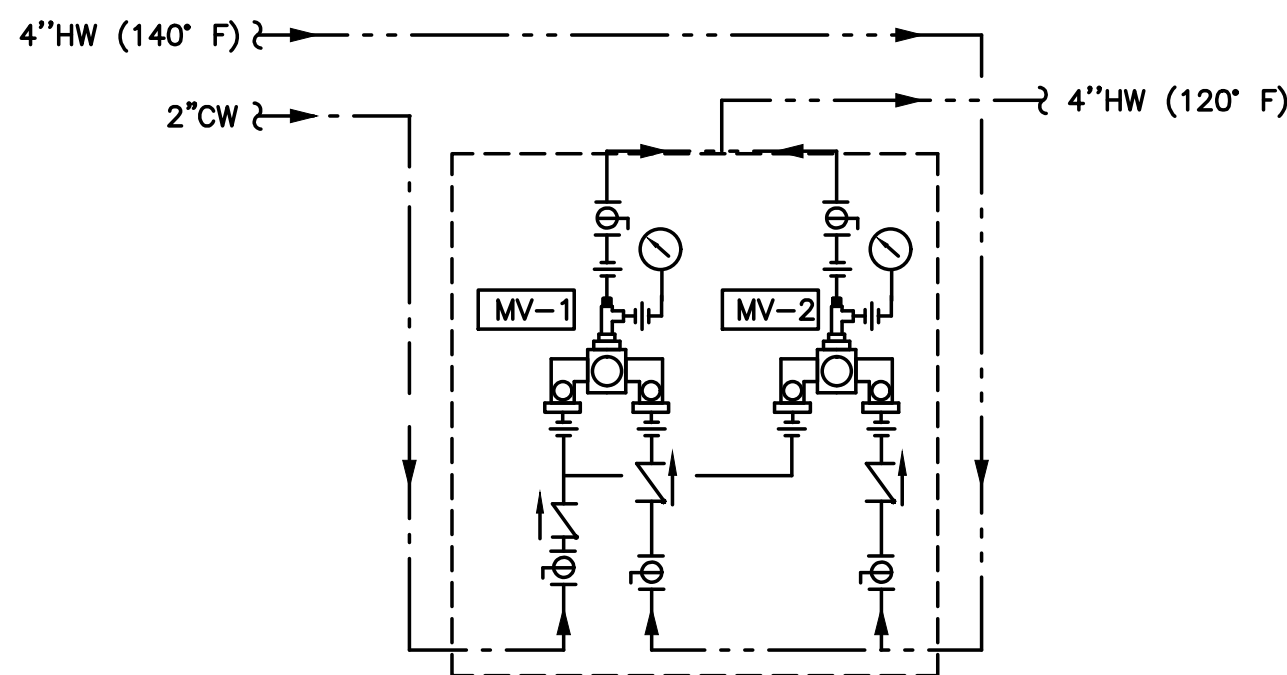
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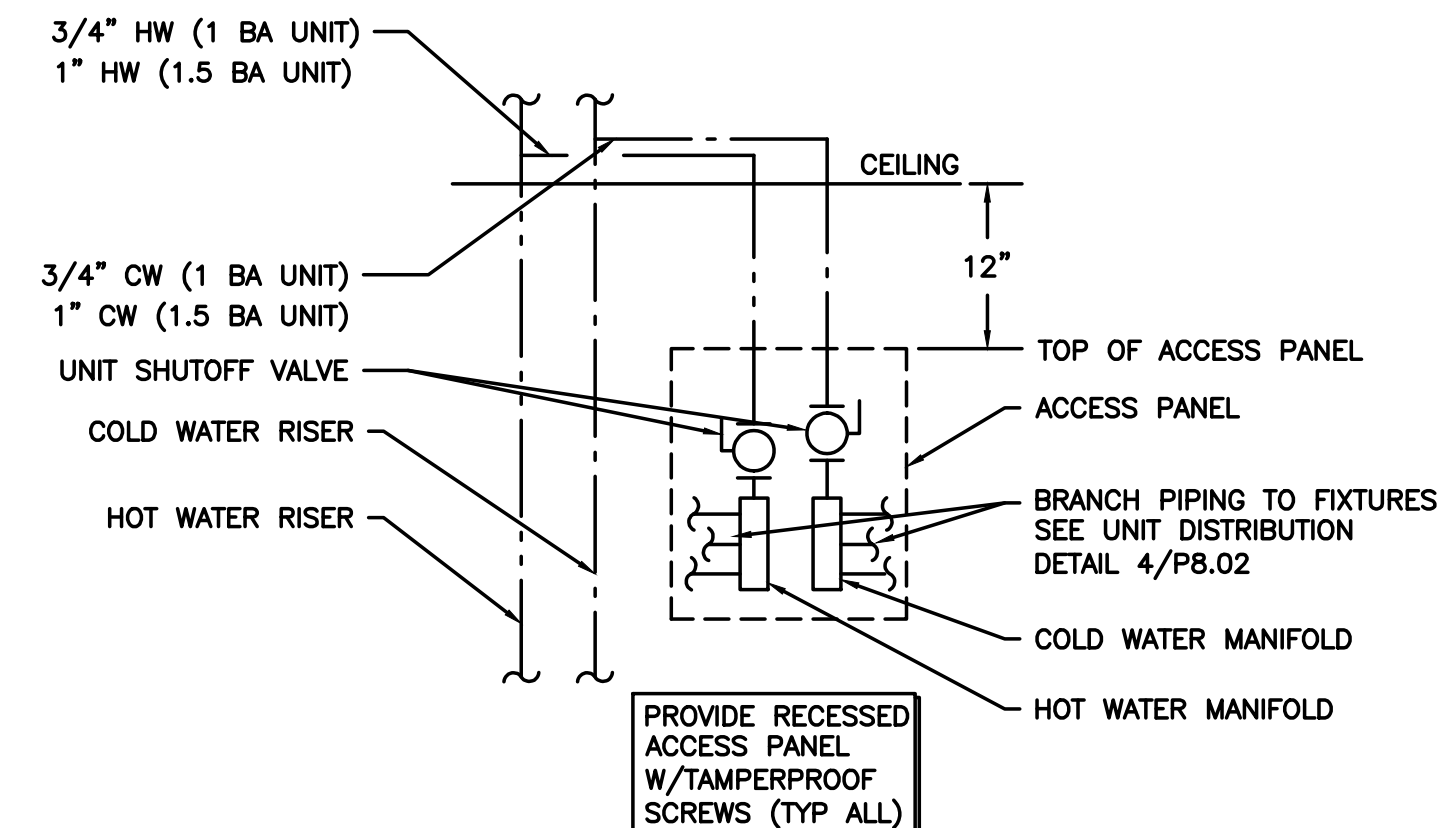
LEGENDS AND SCHEDULES
P6.0
 BID SET
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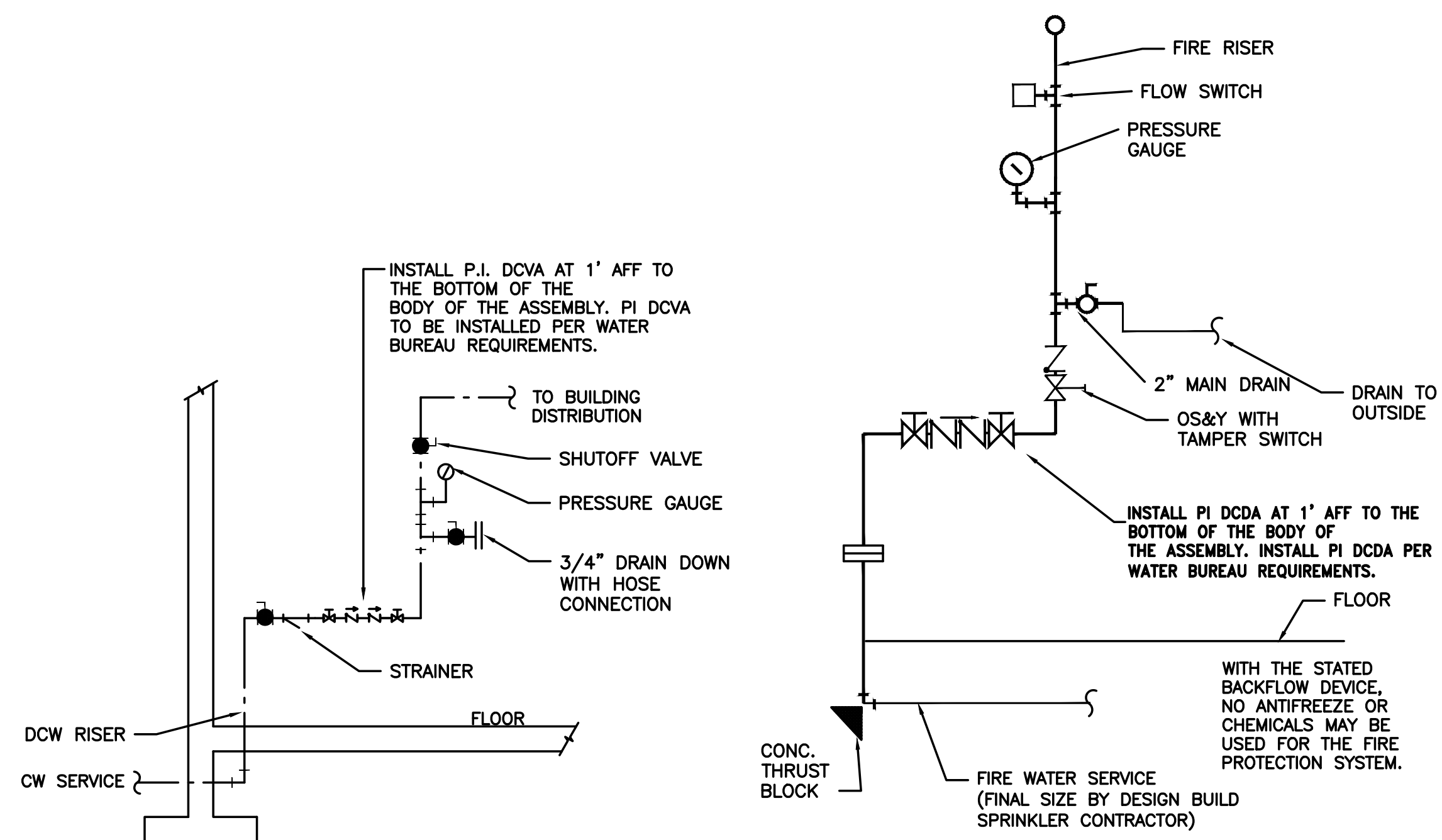
1 WATER HEATER PIPING DETAIL
P6.1 DIAGRAMATIC



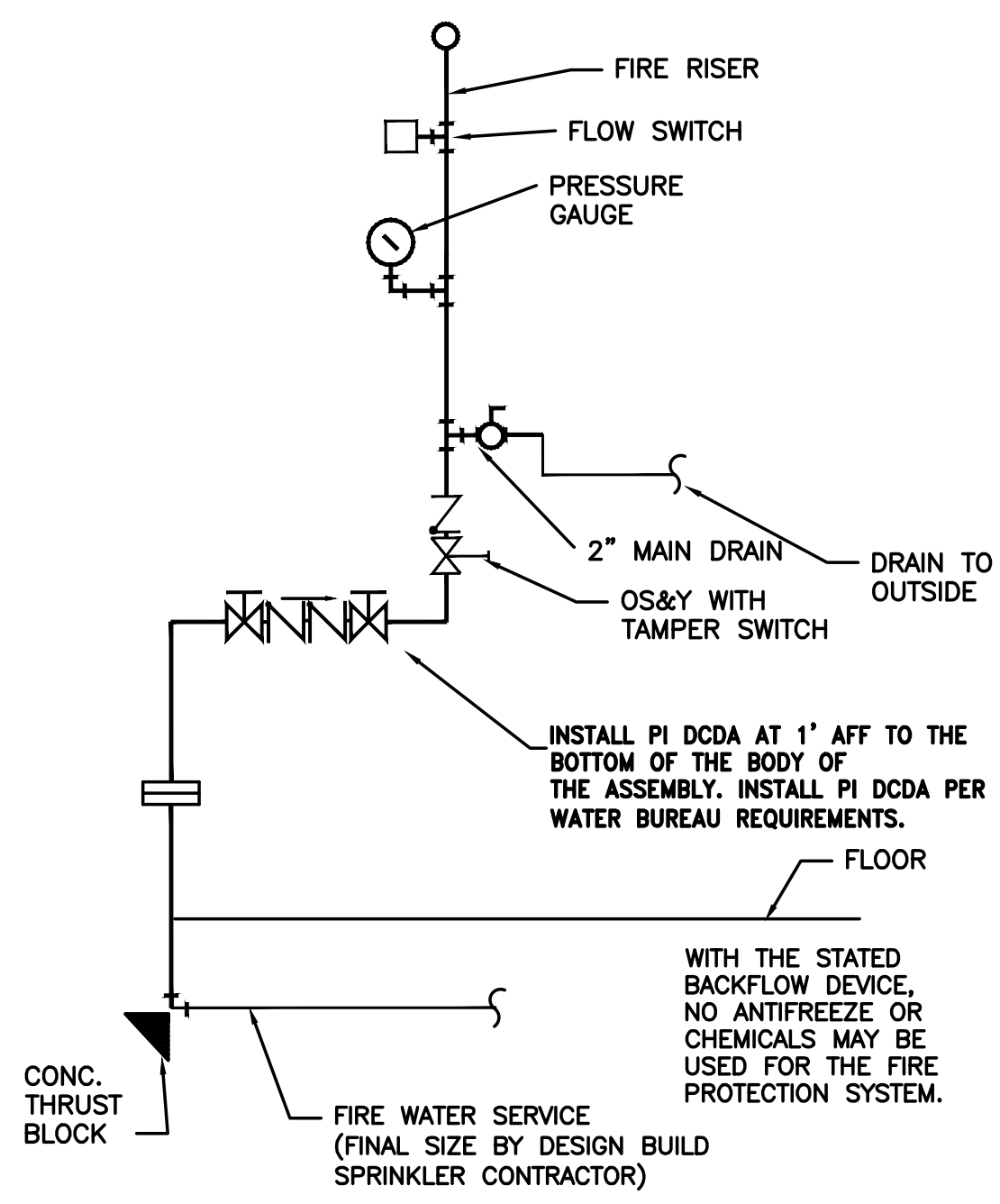
2 MIXING VALVE
P6.1 DIAGRAMATIC



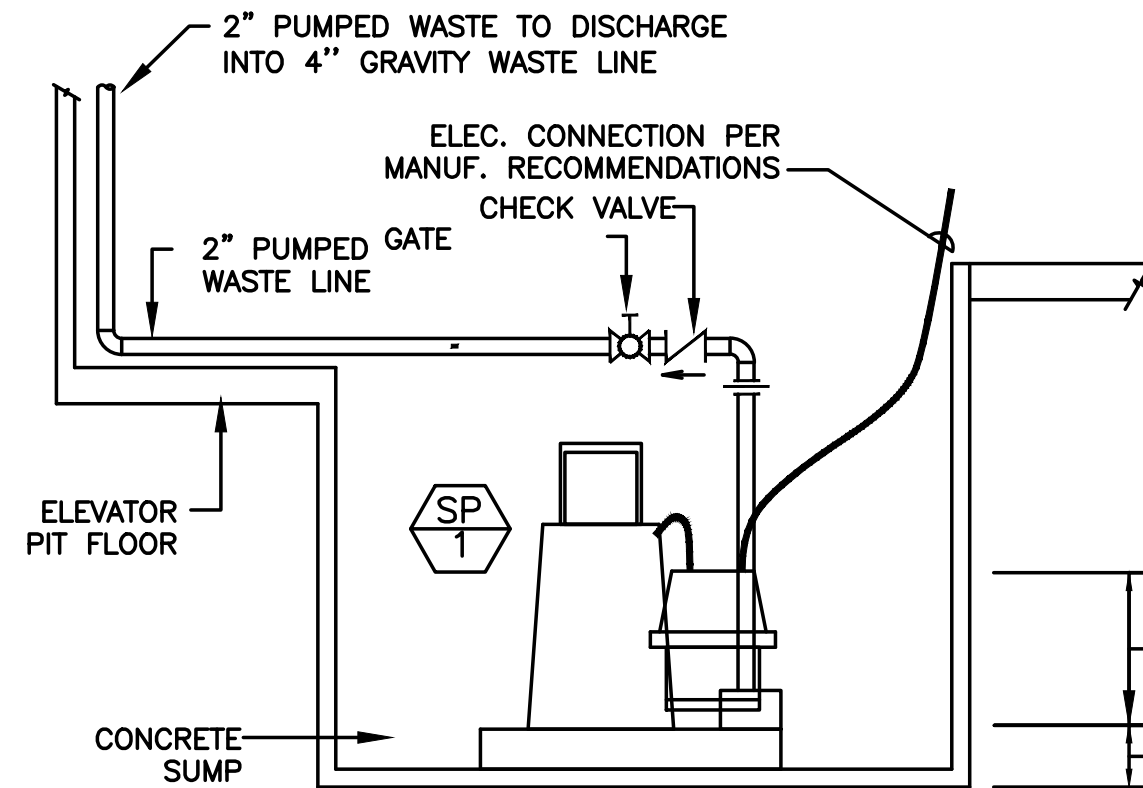
3 UNIT DISTRIBUTION MANIFOLD
P6.1 DIAGRAMATIC



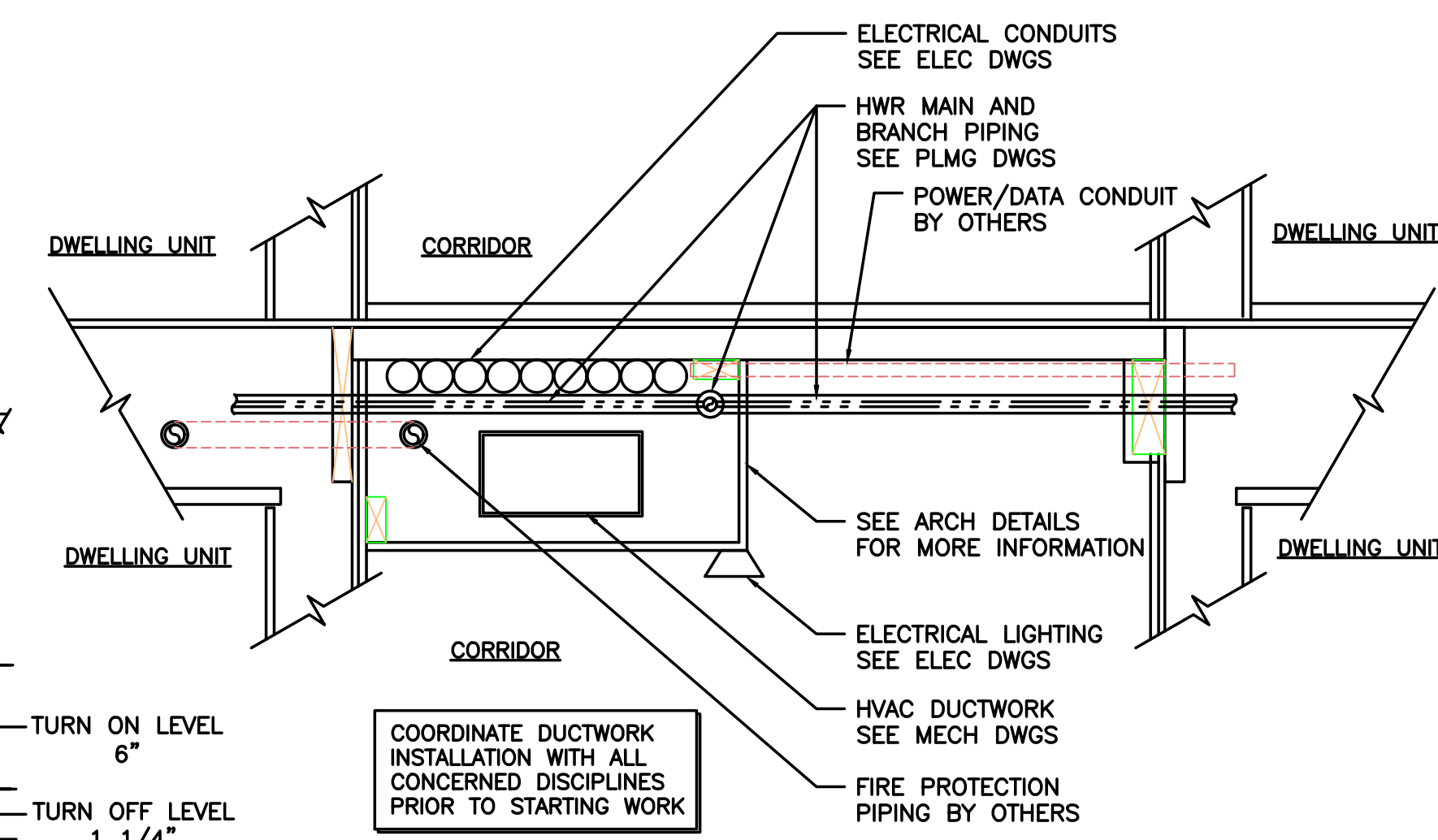
4 DOMESTIC WATER RISER DIAGRAM
P6.1 DIAGRAMATIC



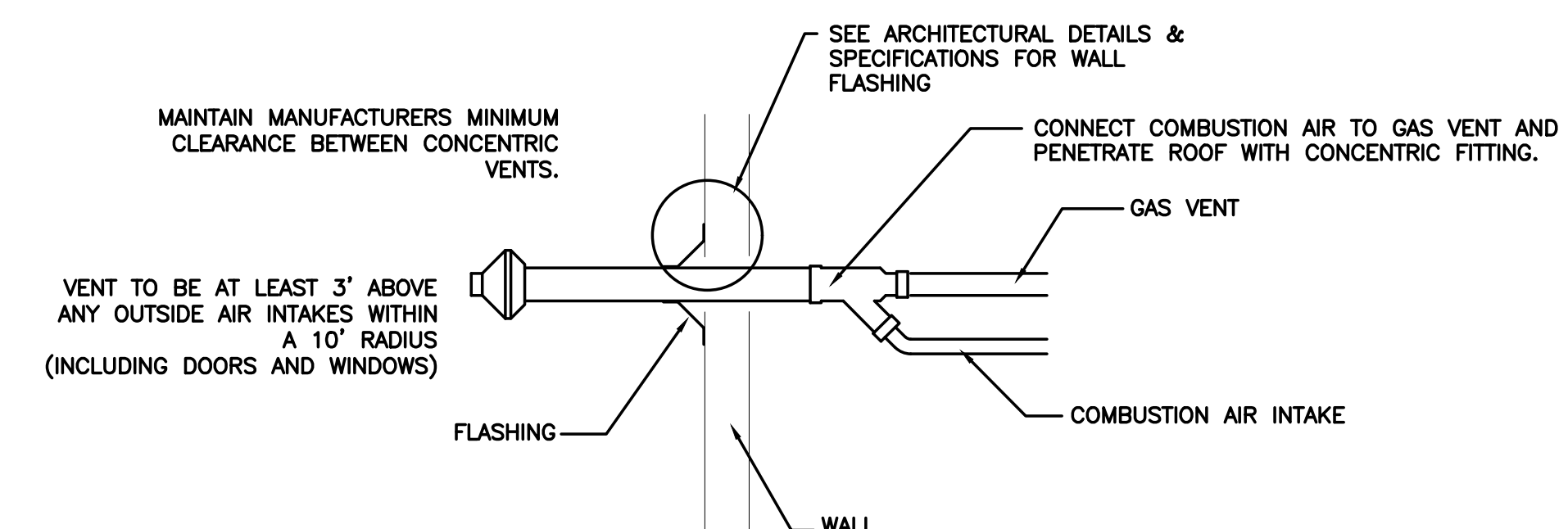
5 FIRE RISER DIAGRAM
P6.1 DIAGRAMATIC



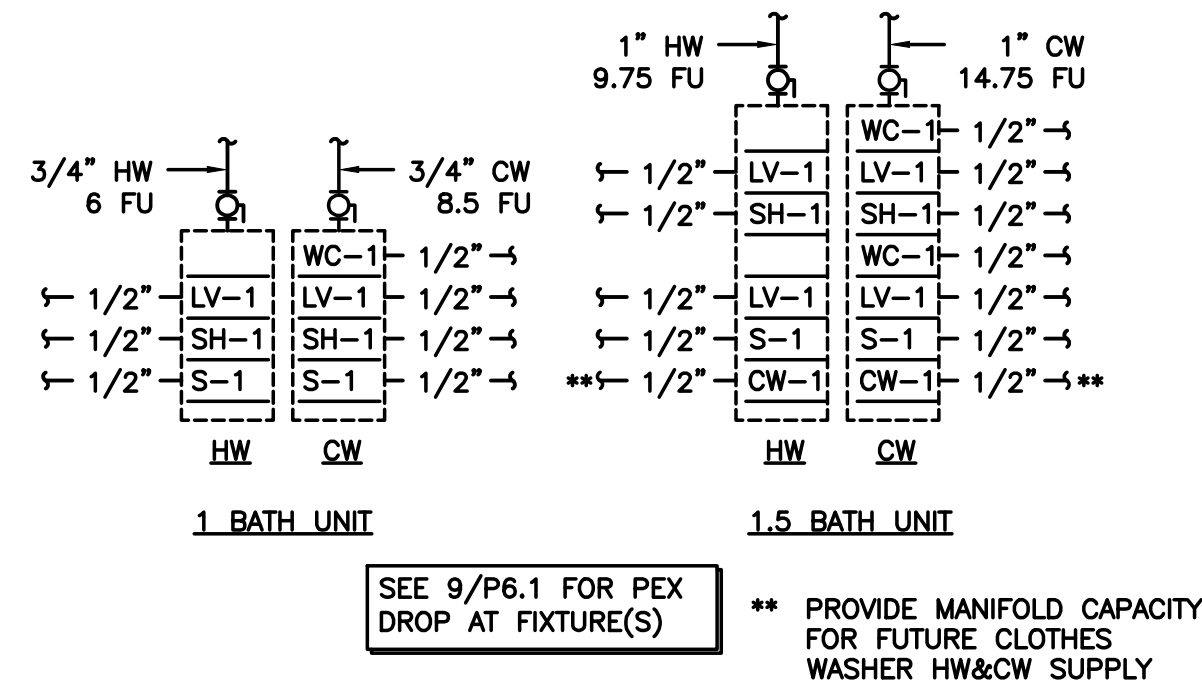
6 TYPICAL ELEVATOR SUMP
P6.1 DIAGRAMATIC



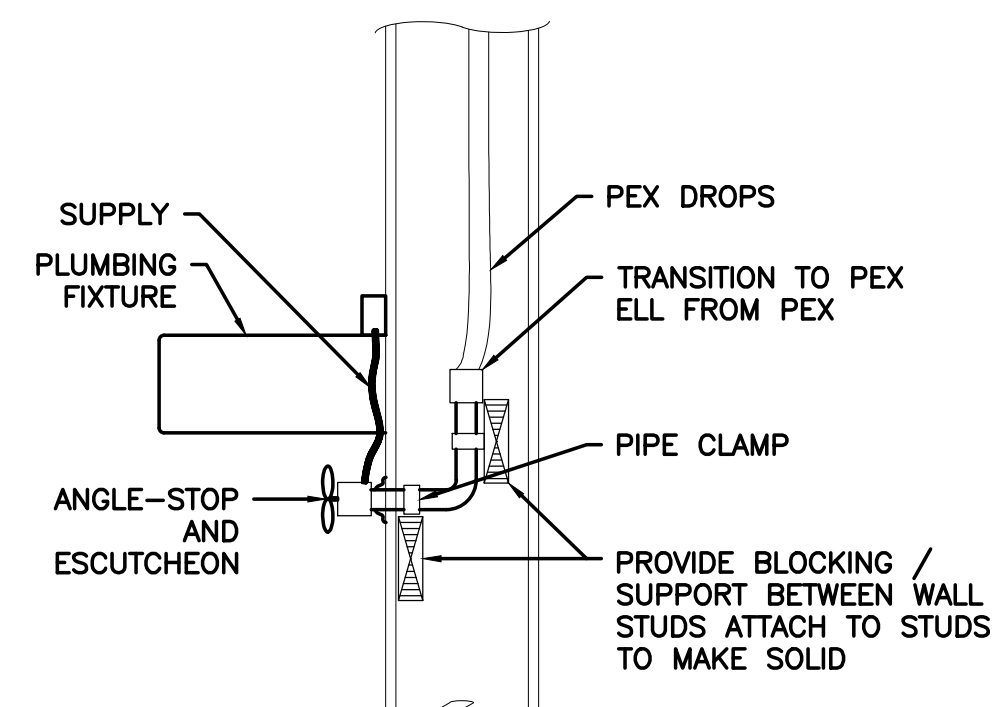
7 DUCT/PIPE ROUTING DETAIL
P6.1 DIAGRAMATIC



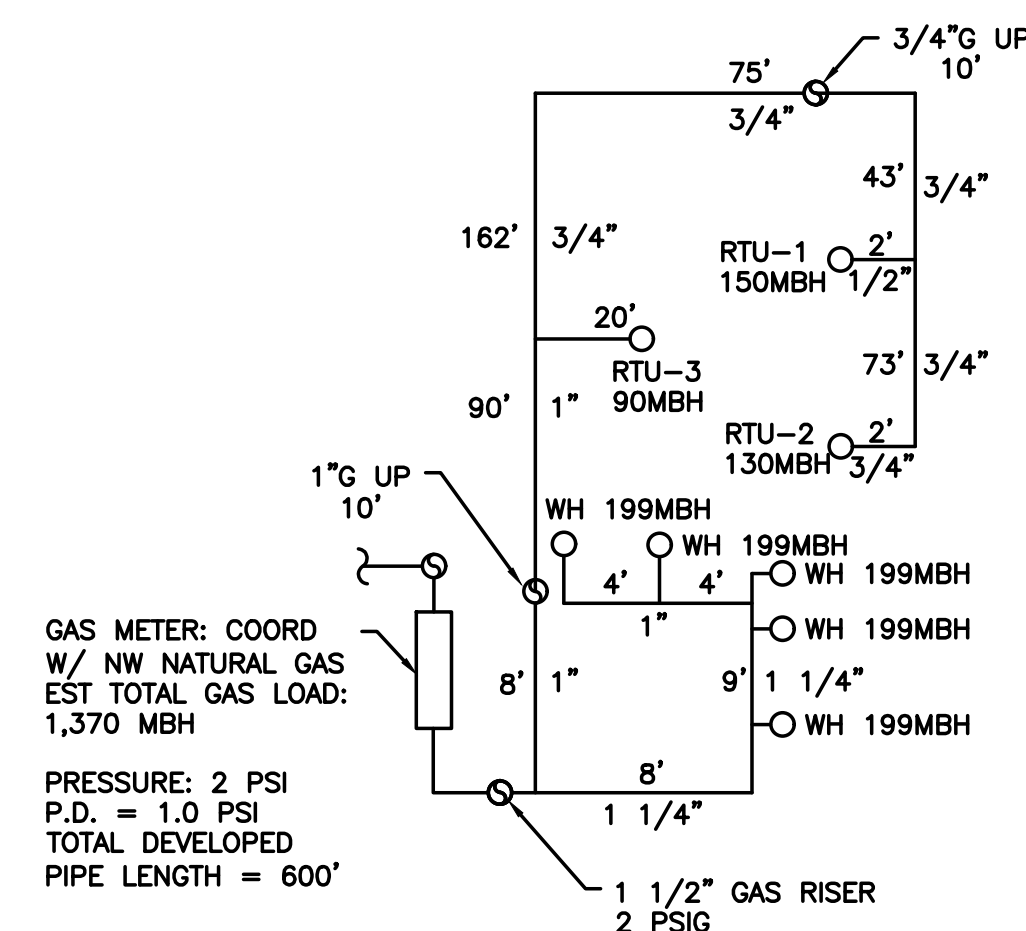
7 CONCENTRIC GAS VENT & COMBUSTION AIR INTAKE
P6.1 DIAGRAMATIC



8 UNIT DISTRIBUTION MANIFOLD
P6.1 DIAGRAMATIC



9 PEX DROP DETAIL
P6.1 DIAGRAMATIC



10 GAS PIPING DIAGRAM
P6.1 DIAGRAMATIC

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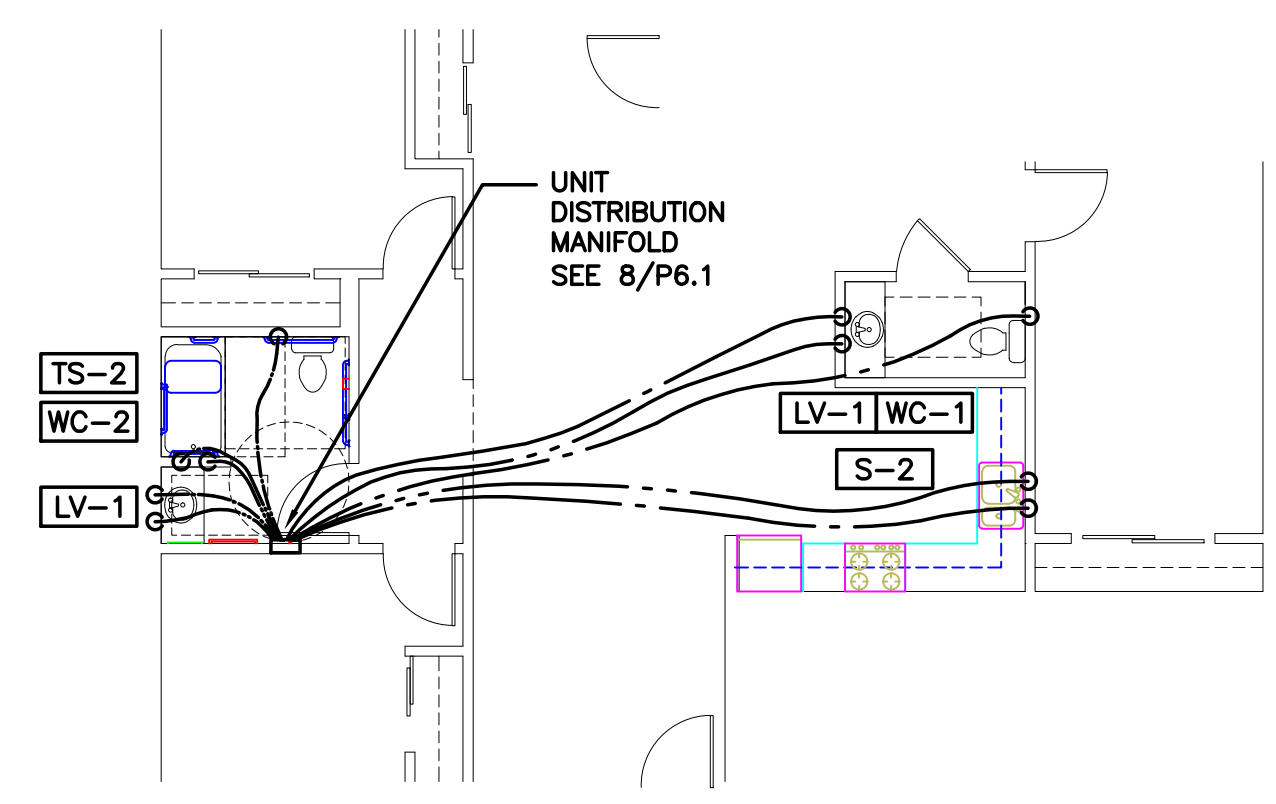
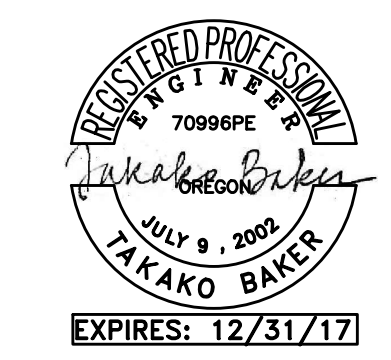
DETAILS

P6.1

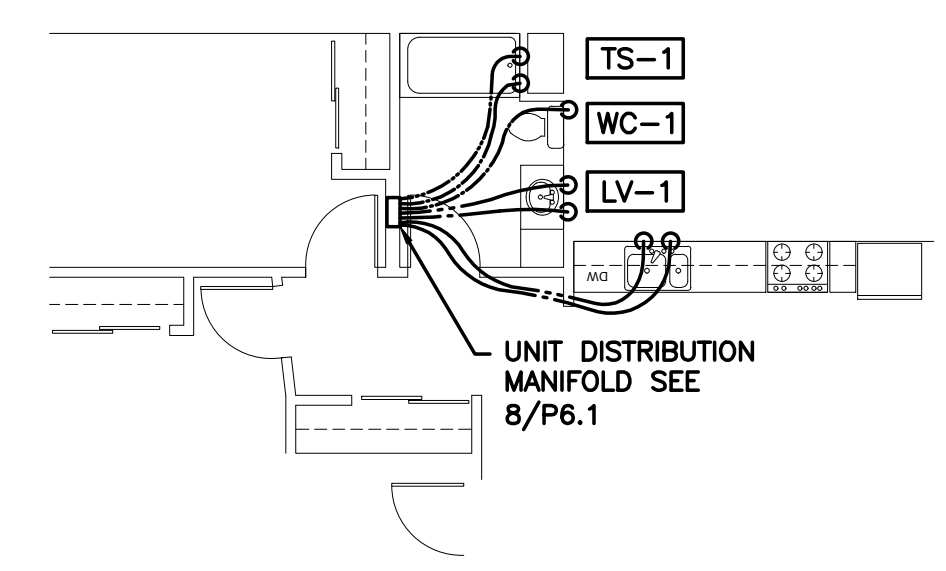
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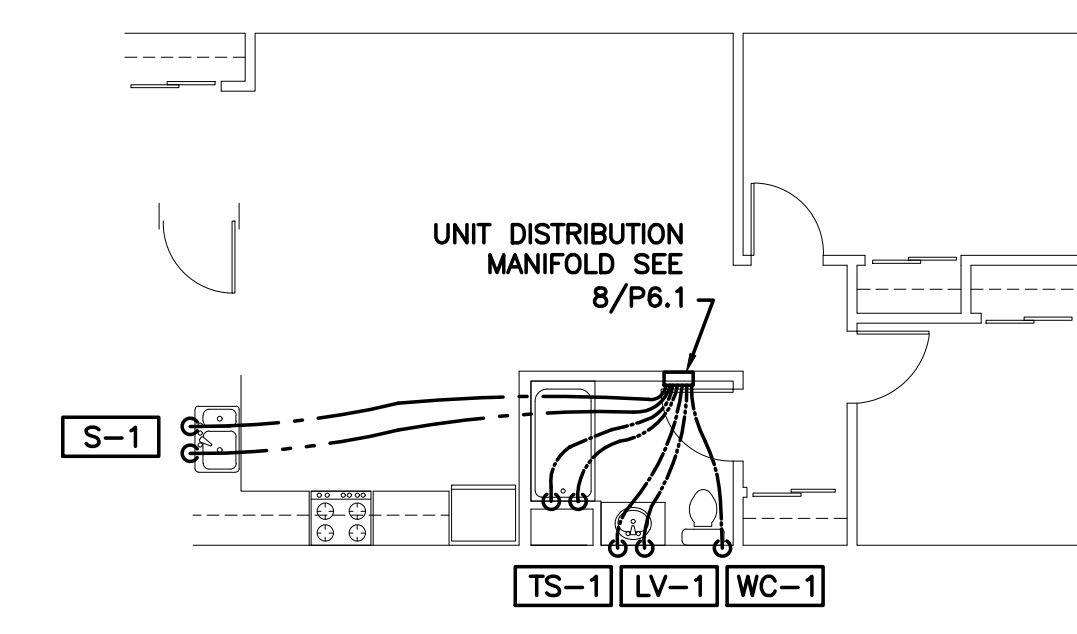
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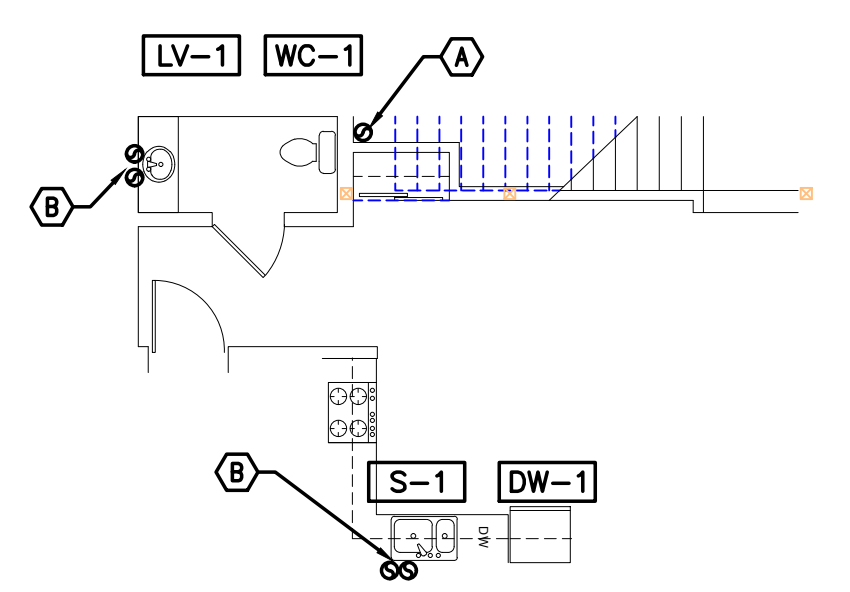
1 GROUND 3BD/1.5 BA ADA
P6.2 SCALE: 1/8"=1'-0"



2 GROUND END 2BD/1BA
P6.2 SCALE: 1/8"=1'-0"

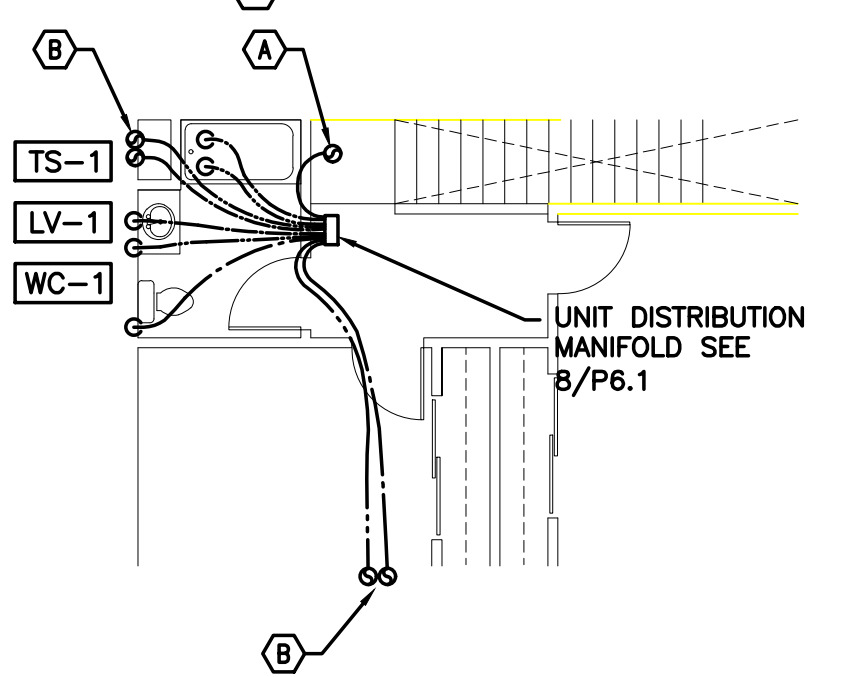


3 GROUND 2BD/1BA
P6.2 SCALE: 1/8"=1'-0"



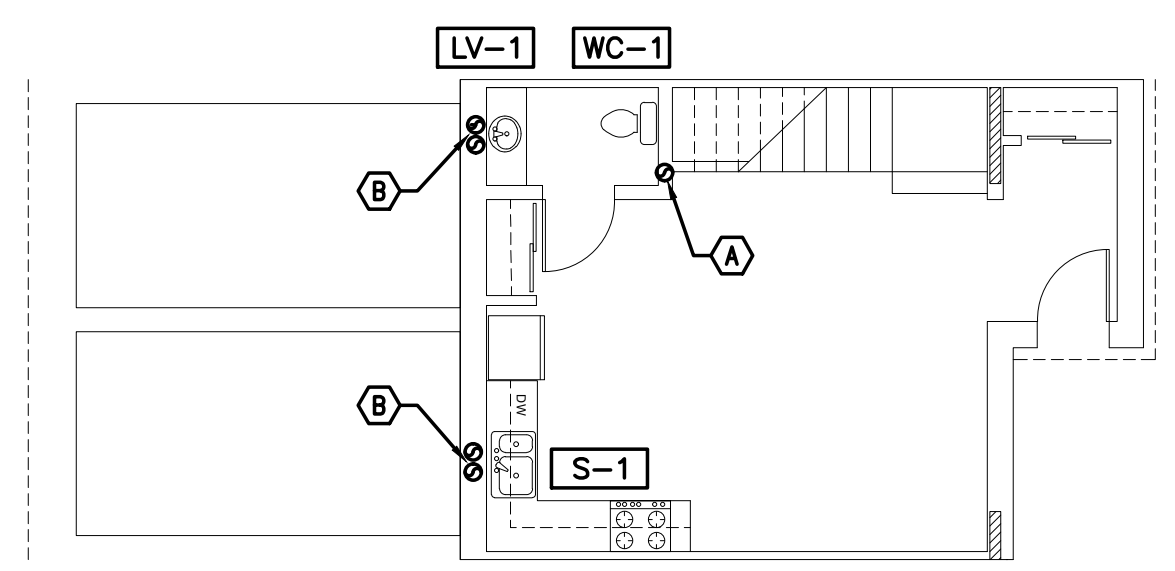
FIRST FLOOR

KEYED NOTES:
 (A) - 1/2" CW UP TO 2ND FLOOR
 (B) - 1/2" CW & 1/2" HW UP TO 2ND FLOOR



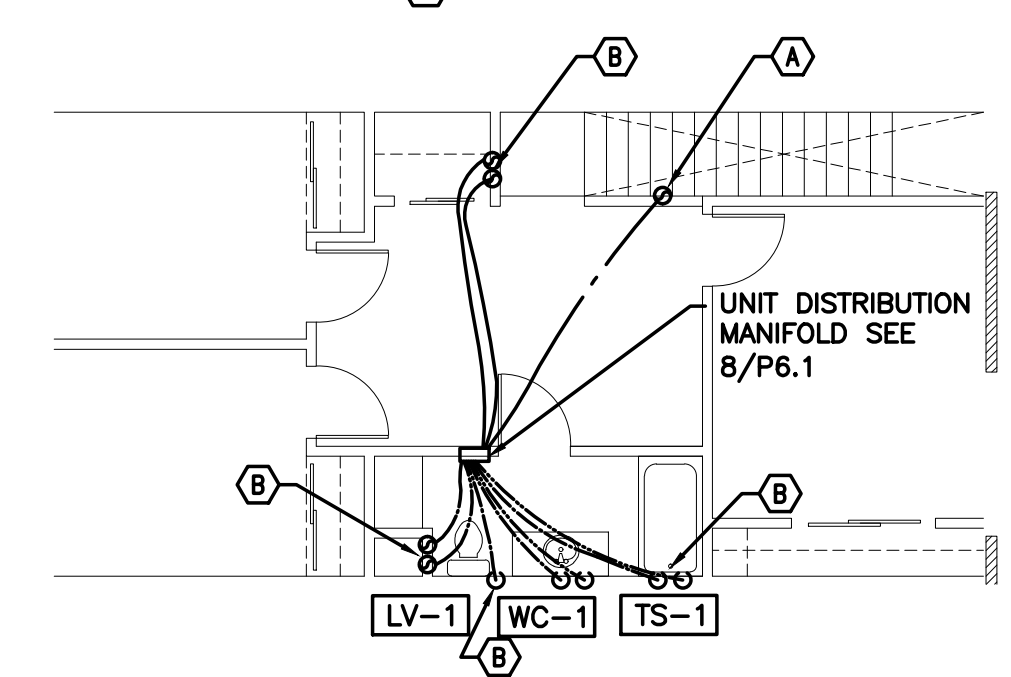
SECOND FLOOR

KEYED NOTES:
 (A) - 1/2" CW DN TO 1ST FLOOR
 (B) - 1/2" CW & 1/2" HW DN TO 1ST FLOOR



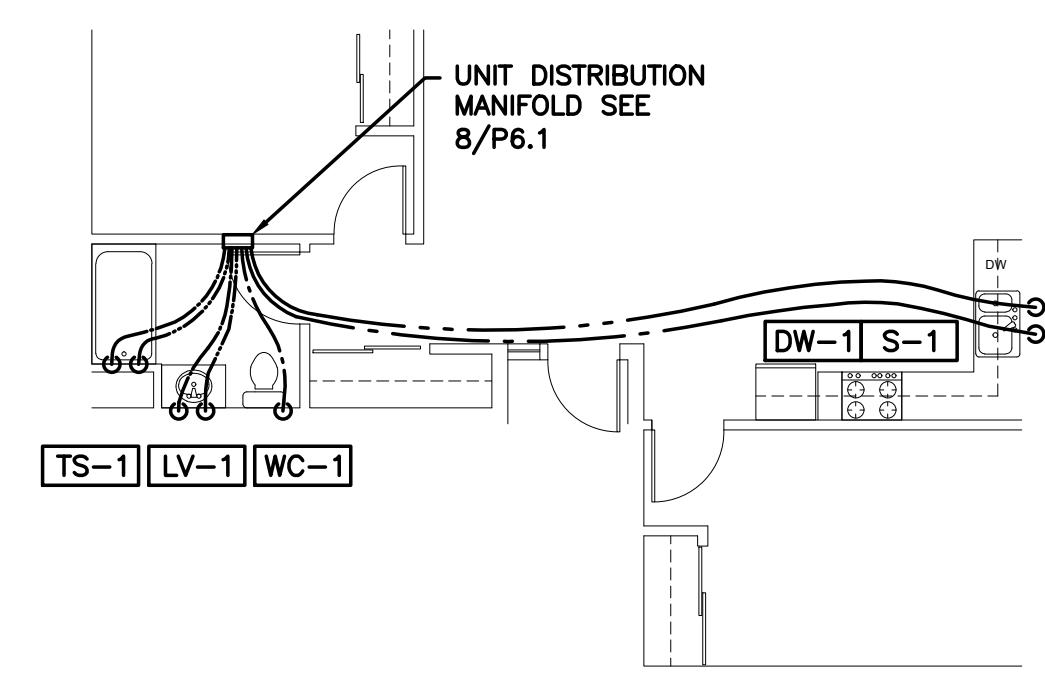
FIRST FLOOR

KEYED NOTES:
 (A) - 1/2" CW UP TO 2ND FLOOR
 (B) - 1/2" CW & 1/2" HW UP TO 2ND FLOOR

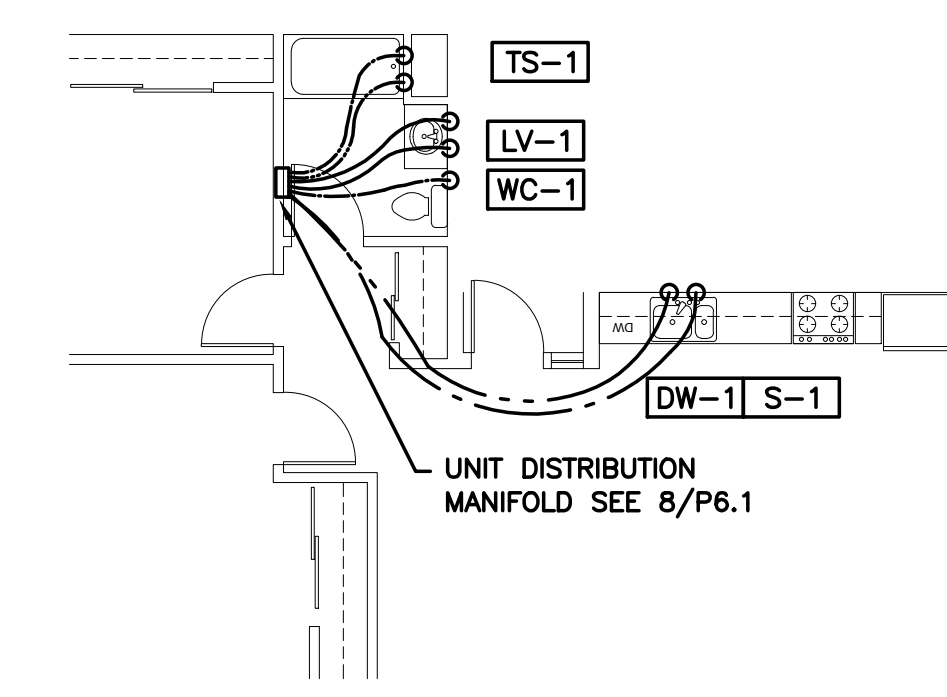


SECOND FLOOR

KEYED NOTES:
 (A) - 1/2" CW DN TO 1ST FLOOR
 (B) - 1/2" CW & 1/2" HW DN TO 1ST FLOOR

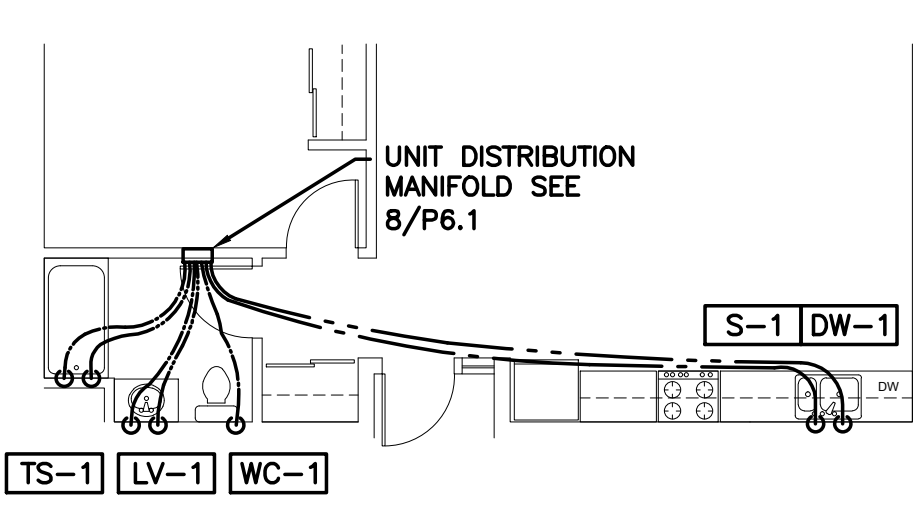


6 2ND, 3RD AND 4TH FLOORS CORNER 2BD/1BA
P6.2 SCALE: 1/8"=1'-0"

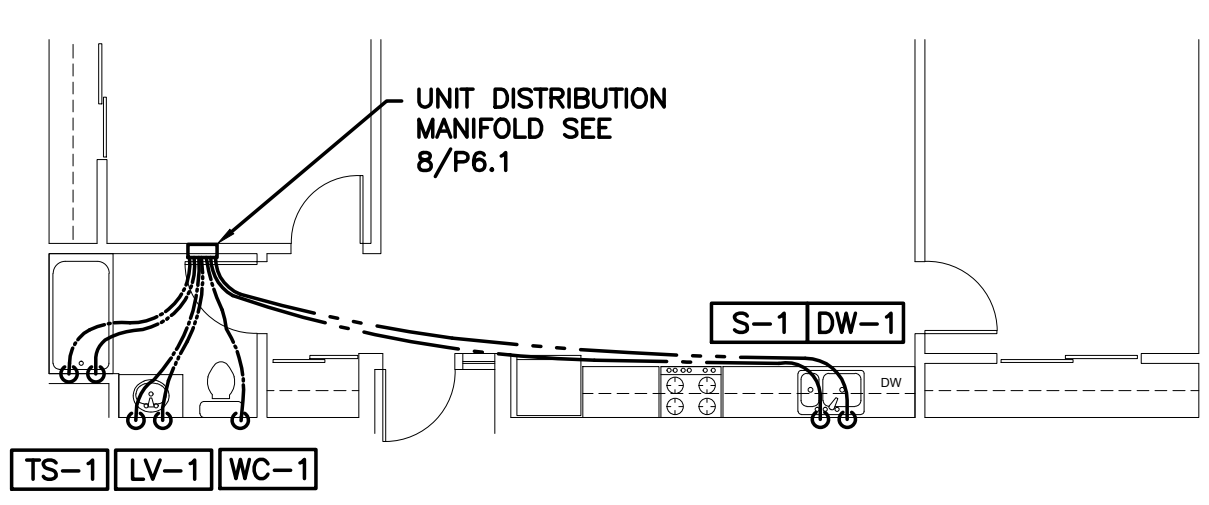


7 2ND, 3RD AND 4TH FLOORS FLAT 2BD/1BA
P6.2 SCALE: 1/8"=1'-0"

4 2BD/1.5BA TOWNHOUSE DETAIL
P6.2 SCALE: 1/8"=1'-0"



5 3BD/1.5BA TOWNHOUSE DETAIL
P6.2 SCALE: 1/8"=1'-0"



8 2ND, 3RD AND 4TH FLOORS FLAT 1BD/1BA
P6.2 SCALE: 1/8"=1'-0"

9 2ND, 3RD AND 4TH FLOORS FLAT 2BD/1BA
P6.2 SCALE: 1/8"=1'-0"

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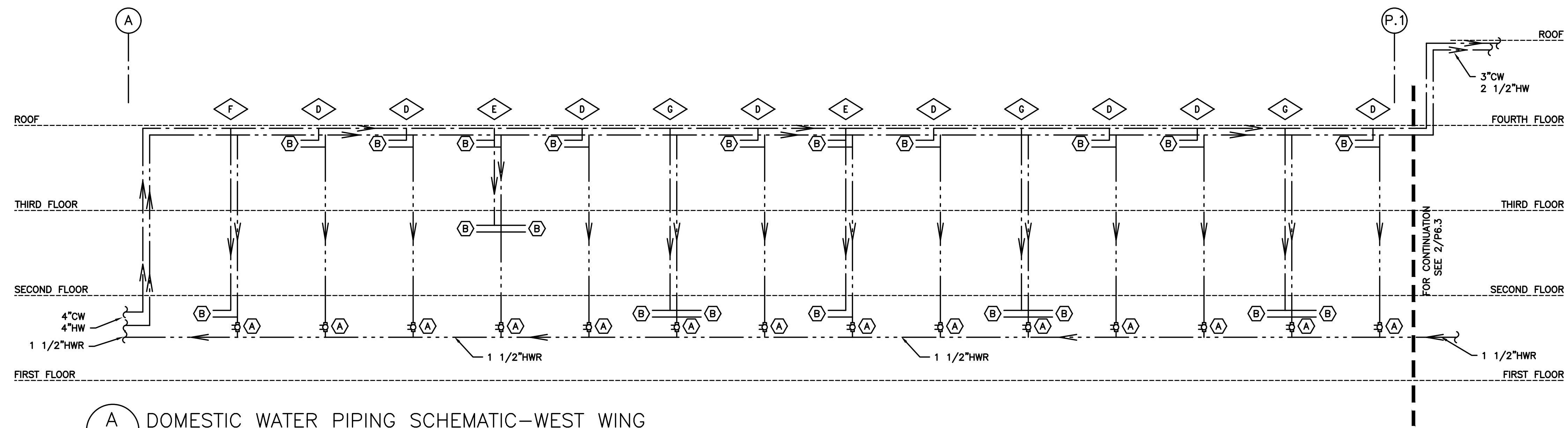
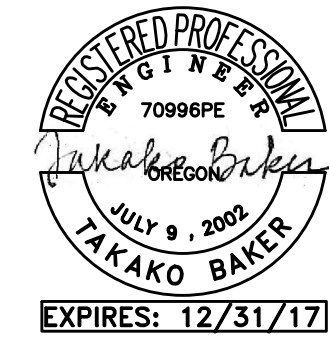
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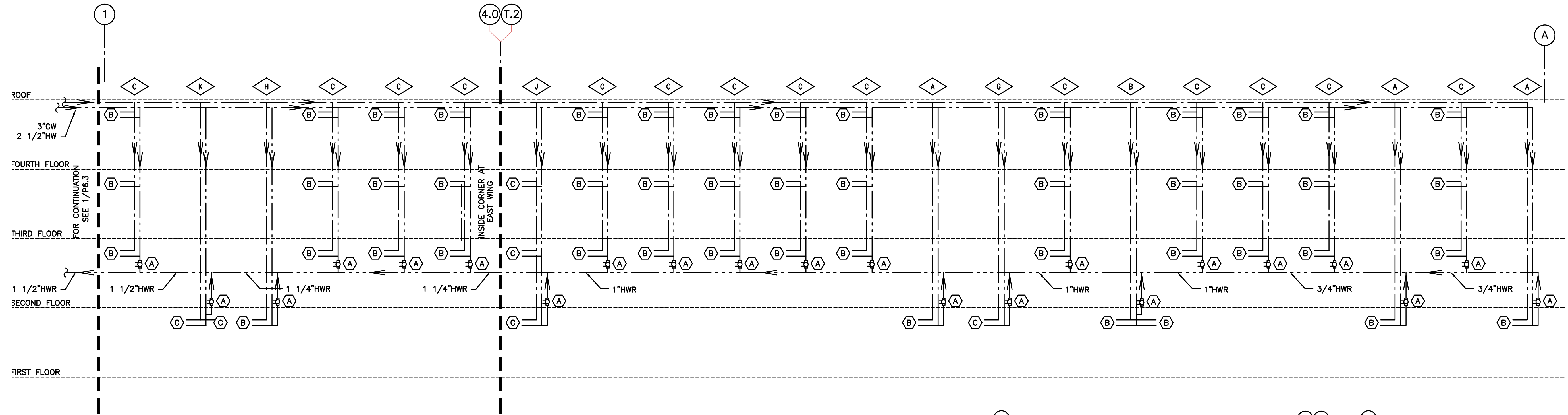
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SHEET
 ENLARGED PLANS
 P6.2

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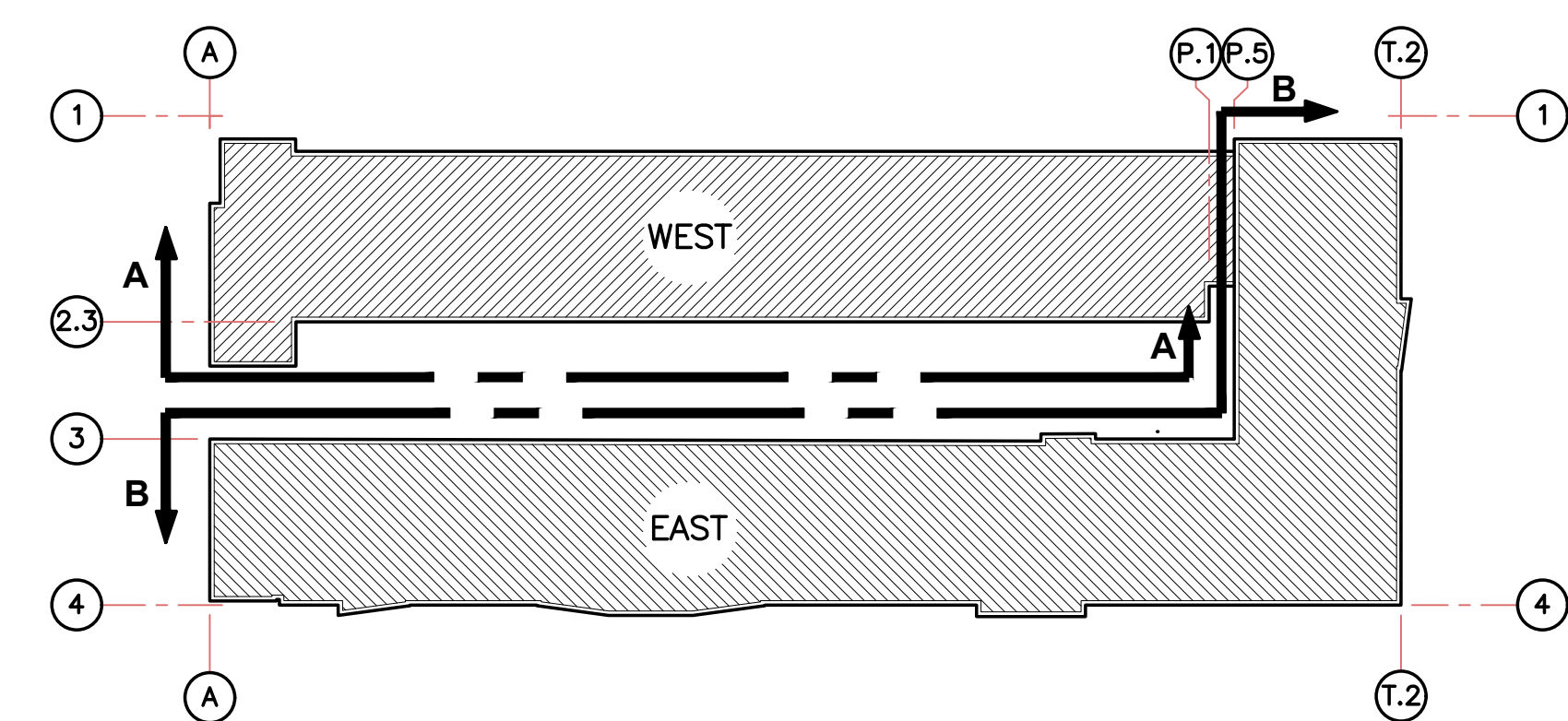


A DOMESTIC WATER PIPING SCHEMATIC—WEST WING
P6.3 NO SCALE



B DOMESTIC WATER PIPING SCHEMATIC—EAST WING
P6.3 NO SCALE

- KEYED NOTES:**
- (A) - BALANCING VALVE SET TO 0.5 GPM.
 - (B) - UNIT DISTRIBUTION MANIFOLD SEE 8/P6.1
 - (C) - PROVIDE SHUT-OFF VALVE(S).



C KEY PLAN
P6.3 NO SCALE

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NO.	DESCRIPTION

SHEET
DOMESTIC WATER
DIAGRAM
P6.3

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