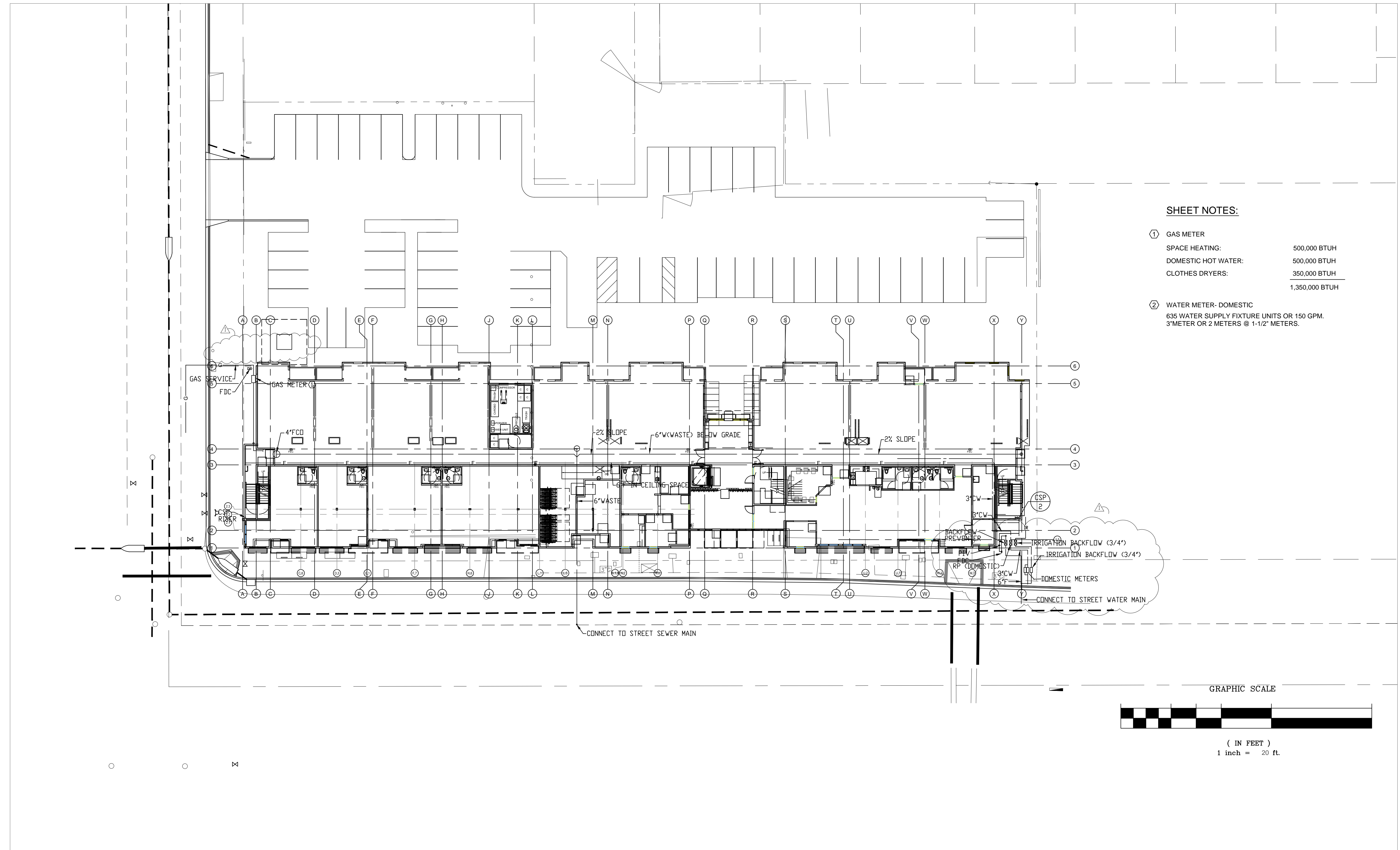




DESIGNER  
HIGASH ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 9412  
PHONE: (415) 826-2808

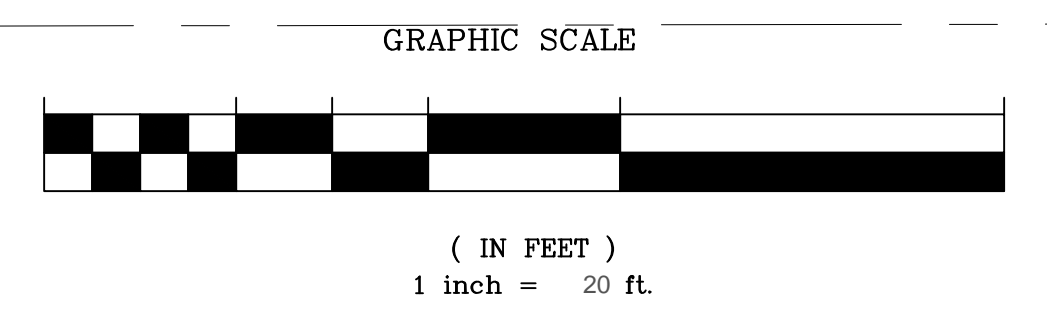


**SHEET NOTES:**

- ① GAS METER  
SPACE HEATING: 500,000 BTUH  
DOMESTIC HOT WATER: 500,000 BTUH  
CLOTHES DRYERS: 350,000 BTUH  
1,350,000 BTUH
- ② WATER METER- DOMESTIC  
635 WATER SUPPLY FIXTURE UNITS OR 150 GPM.  
3\"/>

revisions number	date
APPROVAL	07-02-15
PLAN CHECK	11/20/15
RESUBMITTAL	

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603



issue date 07 - 02 - 2015  
scale 1"=20'

drawn AM  
checked GH

file name  
job number 15-

drawing  
**PLUMBING  
SITE PLAN**  
sheet number

**P001**

**PLUMBING GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.
- INFORMATION ON DRAWINGS RELATIVE TO EXISTING CONDITIONS, IS APPROXIMATE. CONTRACTOR IS DIRECTED TO VISIT SITE AND BE FULLY COGNIZANT OF ALL CONDITIONS PRIOR TO PROPOSAL. VERIFY ALL CONNECTIONS TO EXISTING WORK.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UTILITY SERVICE INSPECTIONS AND PERMITS.
- COORDINATE ALL CUTTING AND PATCHING WITH GENERAL CONTRACTOR. INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO THEIR WORK.
- FURNISH AND INSTALL COMPLETE ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEM.
- COORDINATE ALL WORK WITH ARCHITECTURAL, ELECTRICAL, CIVIL, ELECTRICAL, AND STRUCTURAL DRAWINGS. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL AND STRUCTURAL MEMBERS. NO ITEMS SUCH AS PIPES, DUCTS, ETC. TO BE IN CONTACT WITH ANY EQUIPMENT.
- GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR FROM DATE OF FILING NOTICE OF COMPLETION.
- PROVIDE OWNER WITH TWO SETS OF "AS-BUILT" DRAWINGS AND TWO BOUND SETS OF ALL OPERATING MANUALS, DIAGRAMS, SERVICE CONTRACTS, GUARANTEES, ETC.
- ADJUST, TEST AND BALANCE ALL EQUIPMENT AND DEVICES TO PERFORM AND DELIVER SPECIFIED QUANTITIES.
- RESTORE ALL DAMAGE AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK.
- PLUMBING INSTALLATION SHALL COMPLY WITH THE 2013 CPC, AND TITLE 24.
- ALL EQUIPMENT SHALL BE APPROVED BY A RECOGNIZED TESTING AGENCY.
- ALL EQUIPMENT SHALL BE ANCHORED TO THE STRUCTURE.
- DOMESTIC HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM R VALUE OF R-4 FOR PIPES 2" AND SMALLER.
- WATER HEATING AND PLUMBING SYSTEM EQUIPMENT SHALL BE CERTIFIED BY THE MANUFACTURER TO THE STATE AS COMPLYING WITH APPLIANCE EFFICIENCY REGULATIONS APPLICABLE AT THE TIME OF MANUFACTURE.

PLUMBING EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
P-1	RECIRCULATING DOMESTIC HOT WATER PUMP 20 GPM @ 20 FOOT HEAD, 1/2 HP, 120 VOLTS, 1 PHASE. ALL BRONZE OR STAINLESS STEEL BODY, INTERLOCK WITH AQUASTAT. BELL AND GOSSETT SERIES 60-1"AA, TACO OR EQUAL
P-2	STORAGE TANK CIRCULATING PUMP 20 GPM @ 20 FOOT HEAD, 1/2 HP, 120 VOLTS, 1 PHASE. ALL BRONZE OR STAINLESS STEEL BODY, INTERLOCK WITH AQUASTAT-ON TANK. BELL AND GOSSETT SERIES 60-1"AA, TACO OR EQUAL
FD-1	FLOOR DRAIN - TRASH AREA ZURN Z-550 MEDIUM DUTY, 9" DIAMETER FLOOR DRAIN WITH SEDIMENT BUCKET, SECONDARY STRAINER.
UR	URINAL - WALL HUNG A.S. WASHBROOK FLOWWISE 0.125GPF, ULTRA HIGH EFFICIENCY URINAL, 6690.503, 3/4" TOP SPOUT, 0.125 GPF, WALL HUNGERS, SLOAN ROYAL 186-0125 FLUSH VALVE.
SK-2	TWO COMPARTMENT STAINLESS STEEL SINK -ADA ELKAY LRAD-3321, 33"x21"x6, 180 GAUGE TYPE 304 STAINLESS STEEL, LKE4100 SINGLE LEVER FAUCET, 1.5 GPM AERATOR, SPEEDWAY SUPPLIES. 1-1/2" 17 GAUGE CHROMEPLATED P TRAP. INSULATE P TRAP, COLD & HOT WATER SUPPLIES WITH TRU-BRO INSULATION.

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	MINIMUM BRANCH SIZE			
		WASTE	VENT	CW	HW
WC	WATER CLOSET (TANK)	3"	2"	1/2"	-
LAV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
BT	BATH TUB	2"	1-1/2"	1/2"	1/2"
KS	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"
LT-1	LAUNDRY TRAY	1-1/2"	1-1/2"	1/2"	1/2"
FD	FLOOR DRAIN	2"	2"	*	-

\* WITH TRAP PRIMER CONNECTION

PLUMBING FIXTURE FLOW RATE		
	MAXIMUM FLOW RATE PER CAL GREEN	SPECIFIED EQUIPMENT
LAV FAUCET-RESIDENTIAL	1.5 GPM	1.5 GPM
WATER CLOSET RESIDENTIAL	1.28 GALLONS/FLUSH	1.28 GALLONS/FLUSH
SHOWER	2.0 GPM	1.75 GPM
KITCHEN FAUCETS RESIDENTIAL	1.6 GPM	1.5 GPM
COMMERCIAL FAUCETS (SERVICE SINK)	1.8 GPM @ 60 PSI	1.5 GPM
WATER CLOSET COMMERCIAL	1.28 GALLONS/FLUSH	1.10 GALLONS/FLUSH
URINAL	.50 GALLONS/FLUSH	0.125 GALLONS/FLUSH

ALL FAUCETS SHALL BE "WATERSENSE" FAUCETS IN ALL BATHROOMS. NON-RESIDENTIAL FAUCETS MUST BE "WATERSENSE" AND MUST BE METERED FAUCETS WITH FLOW RATE 0.25 GAL/MIN.

LAV FAUCETS MUST BE SINGLE LEVER TO COMPLY WITH "GPR" OR CAL GREEN.

SHOWER HEADS SHALL BE "WATERSENSE" CERTIFIED WITH A FLOW OF LESS THAN OR EQUAL TO 2.0 GPM. ALL SHOWER HEADS SHALL HAVE A "PRESSURE BALANCING" VALVE OR "MATCHING COMPENSATING" VALVE.

TOILETS SHALL MEET MAP (MAXIMUM PERFORMANCE) THRESHOLD OF 500 GRAMS.

ALL FIXTURES MUST BE LABELED "WATERSENSE"

**PLUMBING EQUIPMENT SCHEDULE**

FIXTURES SHALL BE AS LISTED. ALL FIXTURES SHALL BE WATER SAVING TYPE FIXTURES. COLOR SELECTION BY ARCHITECT. FIXTURES SHALL BE LISTED AND LABELED.

MARK	DESCRIPTION
WC-1	WATER CLOSET - HANDICAP ACCESSIBLE VORTENS LDRETT ADA HET MODEL 3140-3475, VITREOUS CHINA, 1.28 GALLONS PER FLUSH, 12" ROUGH IN, FLUSHES 1000 GRAMS OF SOLIDS PER MAP, BEMIS 1200 SLOWT CLOSED FRONT WITH COVER PLASTIC SEAT. SPEEDWAY SUPPLIES, BOLT CAPS.
LAV-1	COUNTERTOP LAVATORY VORTENS "VENESIA" MODEL 3521, VITREOUS CHINA, 17x20 OVAL, SELF RIMMING, 4" CENTERS, CLEVELAND GROUP CA407101 H LAV FAUCET WITH METAL WASTE, SINGLE HANDLE, 4" CENTERS, 1.5 GPM @ 60 PSI, 1-1/4"x1-1/2" 17 GAUGE CHROME PLATED "P" TRAP, SPEEDWAY SUPPLIES.
BT-1	BATHTUB/SHOWER - HANDICAP ACCESSIBLE FIBER CARE BATHS INC. ET60-32HC ETERNA-TILE TUB SHOWER, ONE PIECE FIBERGLASS, WHITE IN COLOR; 72"x60"x32" DEEP, SYMMONS EURO-FLO HAND SHOWER H421-V CLEVELAND GROUP "CORNERSTONE" MODEL 40311-VGR TUB/SHOWER TRIM WITH SLIP FIT TUB SPOUT, 1.75 GPM @ 80 PSI, WITH PRESSURE BALANCING VOLUME CONTROL IN-WALL VALVE WITH WATER SAVING SHOWER HEAD, SINGLE LEVEL PRESSURE BALANCE TUB AND SHOWER ASSEMBLY WITH GRAB BARS, WITH 16-100 HAND HELD SHOWER SET WITH DROP ELBOW & SLIDE BAR
KS-1	KITCHEN SINK - 1 COMPARTMENT (UNIT A1) MOEN 22130 SINGLE BOWL, 20 GAUGE STAINLESS STEEL, 4 HOLES, 21.25x22x25-1/2", SUITABLE FOR ADA, SELF RIMMING, INSINERATOR BADGER 5 DISPOSER, 1/2 HP, 120 VOLTS, 1 PHASE, CLEVELAND GROUP "CORNERSTONE" SINGLE HANDLE KITCHEN FAUCET WITH SPRAY, MODEL CA 40512 LESS SPRAY AERATOR PART NO 116711 TO REDUCE FLOW TO 1.5 GPM, 1-1/2" 17 GAUGE CHROMEPLATED "P" TRAP, SPEEDWAY SUPPLIES.
KS-2	KITCHEN SINK - TWO COMPARTMENTS MOEN 22129 33"x22"x5-1/2", 20 GAUGE STAINLESS STEEL, 4 HOLES, SUITABLE FOR ADA, SELF RIMMING, INSINERATOR BADGER 5 DISPOSER, 1/2 HP 120 VOLTS 1 PHASE, CLEVELAND GROUP "CORNERSTONE" SINGLE HANDLE KITCHEN FAUCET LESS SPRAY, MODEL CA40512, WITH AERATOR PART NUMBER 116711 TO REDUCE FLOW TO 1.5 GPM, 1-1/2" 17 GAUGE CHROMEPLATED "P" TRAP, SPEEDWAY SUPPLIES.
WC-4	WATER CLOSET - HANDICAP ACCESSIBLE PRESSURE ASSISTED AMERICAN STANDARD, RIGHT HEIGHT ELONGATED 2468100, 12"RDUGH IN, 16-1/2" HIGH, 1.10 GALLON PER FLUSH, VITREOUS CHINA, WHITE FINISH, CHURCH MODEL 9500CC ELONGATED OPEN FRONT SEAT LESS COVER, SPEEDWAY SUPPLIES, BOLT CAPS.
FCD	FLOOR CLEANOUT ZURN Z-1400 SQUARE TOP SCORRIATED TUF-TOP NICKEL BRONZE TOP WITH VANDALPROOF SCREWS. ZURN, JOSAM OR WADE.
WCD	WALL CLEANOUT ZURN Z-1447 CLEAN OUT TEE WITH SQUARE SMOOTH ACCESS COVER OVER WALL FRAME, WITH VANDALPROOF SCREWS. ZURN, JOSAM OR WADE.
FD	FLOOR DRAIN- TOILET ROOMS ZURN ZN-415 WITH POLISHED NICKEL BRONZE TYPE B STRAINER WITH TRAP PRIMER CONNECTION.
TP	TRAP PRIMER ZURN Z-1022 TRAP PRIMER WITH Z-1460 SQUARE WALL ACCESS PANEL WITH VANDAL PROOF SECURED TOP WITH NICKEL BRONZE WITH POLISHED TOP FINISH.
AP	ACCESS PANEL KARP OR EQUAL, 12x12 FOR SMALL ITEMS, 24x24 FOR LARGE ITEMS.
WMF-1	WASHING MACHINE FITTING GUY GREY PLASTIC WASHING MACHINE FITTING MODEL PL-200 WITH 2" DRAIN AND GATE VALVES.
HB-1	OUTDOOR HOSE BIBB ARROWHEAD 352VB, WITH VACUUM BREAKER, 3/4" INLET, ROUGH CHROMEPLATED, 3/4" THREADED OUTLET, WITH REMOVABLE TEE HANDLE. ARROWHEAD, WOODFORD, WATTS, OR APPROVED EQUAL..
MMV-1	TEMPERING VALVE- LEONARD TM-20213-LF-DT, 2" INLET AND OUTLET, WITH INLINE CHECK VALVES. LEONARD, SYMMONS OR EQUAL
ST-1 (3600#)	HORIZONTAL STORAGE TANK 300 GALLONS, 81" LONG x 36" DIAMETER, ASME TANK, GLASS LINED, WITH R-16 INSULATION AROUND TANK. PROVIDE SUFFICIENT CONNECTION POINTS. NILES STEEL TANK CHC-36-078, ACE BUEHLER, HANSEN OR EQUAL.
WH-1 (900#)	GAS FIRED OUTDOOR HIGH EFFICIENCY BOILER - TANKLESS 500,000 BTUH INPUT, 99% MAXIMUM EFFICIENCY, 614 GPH RECOVERY AT 90 DEGREE RISE. NOMINAL DIMENSIONS: 69"HIGH X 84" X29" RBI MODEL FUTERA FUSION CW-500, OR EQUAL
LAV-3	WALL HUNG LAVATORY - HANDICAP ACCESSIBLE - PUBLIC AREAS A.S. "LUCERNE" 0355.012, 20"x18", 4"CENTERS, , WHITE IN COLOR, WITH POP-UP DRAIN, 1-1/4"x1-1/2" 17 GAUGE CHROMEPLATED "P" TRAP SPEEDWAY SUPPLIES.
LT-1 SK-1	LAUNDRY ROOM SINK/COMMUNITY KITCHEN ELKAY PSR1716, 17"x16", 20 GAUGE TYPE 304 STAINLESS STEEL, PRICE PFISTER H34-INCC CHROME SINGLE LEVER FAUCET WITH POP-UP DRAIN, 0230 P TRAP SPEEDWAY SUPPLIES. METERED FAUCETS SHALL HAVE A MAXIMUM FLOW OF 0.25 GPM.
DF-1	DUAL HEIGHT DRINKING FOUNTAIN -HANDICAP ACCESSIBLE ELKAY EDFP217C, STAINLESS STEEL FINISH SIMILAR TO SATIN FINISH, ADA COMPLIANT.
ET-1 (90#)	VERTICAL EXPANSION TANK AMTROL THERM-X-TROL ST-30V, ASME TANK, BLADDER TYPE NOMINAL DIMENSIONS; 24" HIGH X 16" DIAMETER. AMTROL, WESSELS OR EQUAL.
RP	REDUCED PRESSURE ASSEMBLY FEBCO, AMES OR EQUAL, FEBCO SERIES 860, USC APPROVED.
MSK	MOP SINK - MOLDED MOP RECEPTOR FLORESTONE MODEL MSR-2424, 24"x24"x10", 2" CONNECTION, AMER. STD. 8354.112 EXPOSED YOKE UTILITY FAUCET WITH TOP BRACE, VACUUM BREAKER, 1.5 GPM FAUCET.

SYMBOLS	ABBREVI.	DESCRIPTION
CI	CI	CAST IRON
COTG	COTG	CLEAN OUT TO GRADE
CW	CW	COLD WATER - DOMESTIC
CH V	CH V	CHECK VALVE
D	D	CONDENSATE DRAIN
DFU	DFU	DRAINAGE FIXTURE UNITS
FC	FC	FLEXIBLE CONNECTOR
FCD	FCD	FLOOR CLEAN OUT
FD	FD	FLOOR DRAIN
WSFU	WSFU	FIXTURE UNITS (WATER)
G	G	GAS
GPM	GPM	GALLONS PER MINUTE
		GAS COCK
GV	GV	GATE VALVE
HB	HB	HOSE BIBB
HW	HW	HOT WATER - DOMESTIC
HWR	HWR	HOT WATER - RECIRCULATION
IE	IE	INVERT ELEVATION
ICS	ICS	IN CEILING SPACE
IJS	IJS	IN JOIST SPACE
IRR	IRR	IRRIGATION
PF	PF	PLUG FITTING
SD	SD	STORM DRAIN
T & P	T & P	TEMPERATURE & PRESSURE RELIEF VALVE
		UNION
VB	VB	VALVE BOX
		VALVE ON RISER
V	V	VENT - SANITARY
VTR	VTR	VENT THROUGH ROOF
		SANITARY SEWER
		SANITARY SEWER ABOVE GRADE
		SANITARY SEWER BELOW GRADE
(E)		EXISTING TO REMAIN
(C)		CONNECT TO EXISTING
(N)		NEW
RWL		RAIN WATER LEADER
F	F	FIRE SPRINKLER LINE
CSP	CSP	COMBINED STANDPIPE LINE
FDC	FDC	FIRE DEPT. CONNECTION
4AVV		RISER TYPE (WL-WATER CLOSET LAV)
		RISER NUMBER
		WASTE & VENT UNIT TYPE
		4 STORIES

**BUILD IT GREEN REQUIREMENTS PLUMBING.**

- INSULATE PIPING 2" AND SMALLER WITH 1" PIPE INSULATION (R=4.0) MINIMUM. INSULATE ALL HOT WATER PIPING UP TO THE FIXTURE STOPS.
- INSULATE PIPING OVER 2" WITH 1-1/2" PIPE INSULATION.

SOLAR SYSTEM IS DESIGN/BUILD. PLANS WERE NOT AVAILABLE AT TIME OF BID. COORDINATE WITH SOLAR WITH SOLAR CONTRACTOR TO INTEGRATE DOMESTIC HOT WATER. SEE ALSO DETAIL P501 FOR INTENT.



DESIGNER

HIGASHI ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808

revisions	number	date
APPROVAL	07-02-15	
PLAN CHECK	11/20/15	
RESUBMITTAL		

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale NONE

drawn AM  
checked GH

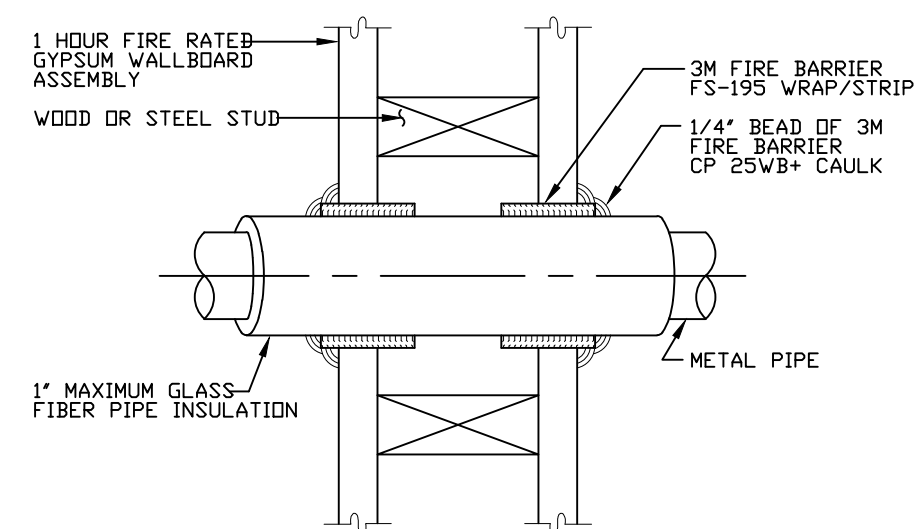
file name  
job number 15-

drawing PLUMBING LEGEND, SCHEDULES & DETAILS  
sheet number



DESIGNER

HIGASH ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808



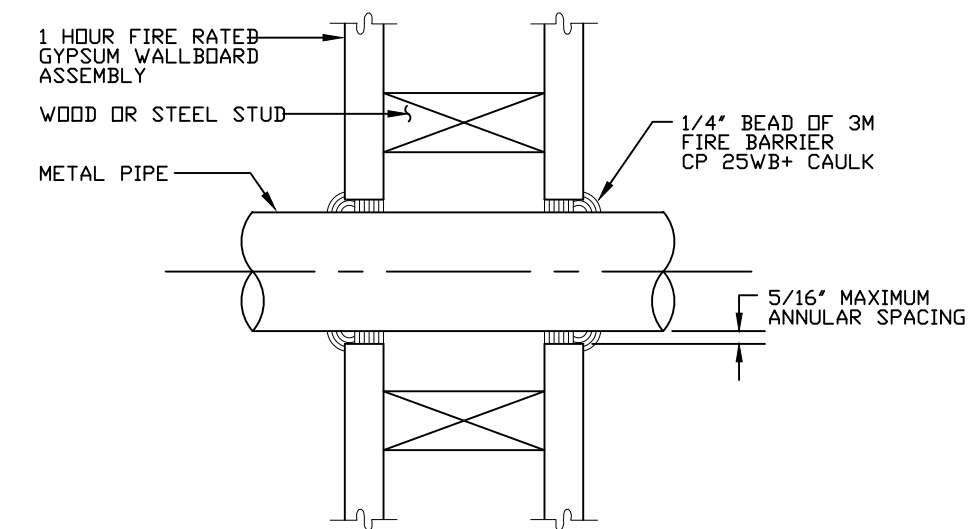
**SYSTEM DETAILS**

1. SYSTEM JUSTIFICATION: UL THROUGH-PENETRATION FIRESTOP SYSTEM NO. W-L-5001 CONFIGURATION B, PER ASTM E 814 (ANSI/UL 1479) FIRE TEST.
2. ASSEMBLY: 1 HR RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4 INCH DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS.
3. RATINGS: F - 1 HR, T - 1 HR.
4. PENETRATING ITEM(S): NOMINAL 12 INCH DIAMETER (OR SMALLER) SCH. 10 (OR HEAVIER) STEEL PIPE WITH A NOMINAL 1 INCH GLASS FIBER PIPE COVERING INSULATION.

**APPLICATION DETAILS**

1. INSTALL THE FIRESTOP SYMMETRICALLY ON BOTH SIDES OF THE WALL ASSEMBLY.
2. MINIMUM ANNULAR SPACE REQUIREMENTS IS 1/4 IN. MAXIMUM ANNULAR SPACE REQUIREMENT IS 3/8 INCH.
3. TIGHTLY WRAP THE 3M FIRE BARRIER FS-195 WRAP/STRIP, FOIL SIDE OUT, AROUND THE PIPE INSULATION WITH THE SEAM BUTTED. SECURE THE FS-195 WRAP/STRIP WITH A STEEL TIE WIRE OR ALUMINUM FOIL TAPE AND SLIDE THE FS-195 WRAP/STRIP INTO THE ANNULAR SPACE. THE FS-195 WRAP/STRIP SHOULD BE POSITIONED SO APPROXIMATELY 3/4 INCH PROTRUDES FROM THE WALL SURFACE.
4. SEAL THE FS-195 WRAP/STRIP WITH 3M FIRE BARRIER CP 25WB+ CAULK OR 3M FIRE BARRIER MOLDABLE PUTTY WITH A 1/4 INCH BEAD AT THE FS-195 WRAP/STRIP/WALL INTERFACE AND THE FS-195 WRAP/STRIP/INSULATION INTERFACE.

**1** INSULATED METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY  
P012 SCALE: NONE UL SYSTEM W-L-5001



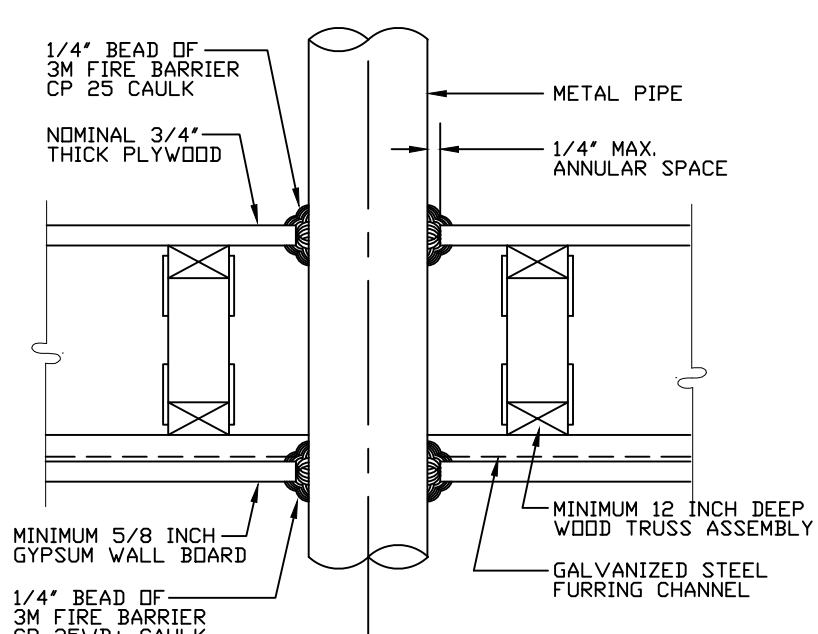
**SYSTEM DETAILS**

1. SYSTEM JUSTIFICATION: UL THROUGH-PENETRATION FIRESTOP SYSTEM NO. W-L-1001 CONFIGURATION B, PER ASTM E 814 (ANSI/UL 1479) FIRE TEST.
2. ASSEMBLY: 1 HR RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4 INCH DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS.
3. RATINGS: F - 1 HR, T - 0 HR.
4. PENETRATING ITEM(S): NOMINAL 12 INCH DIAMETER (OR SMALLER) SCH. 10 (OR HEAVIER) STEEL PIPE

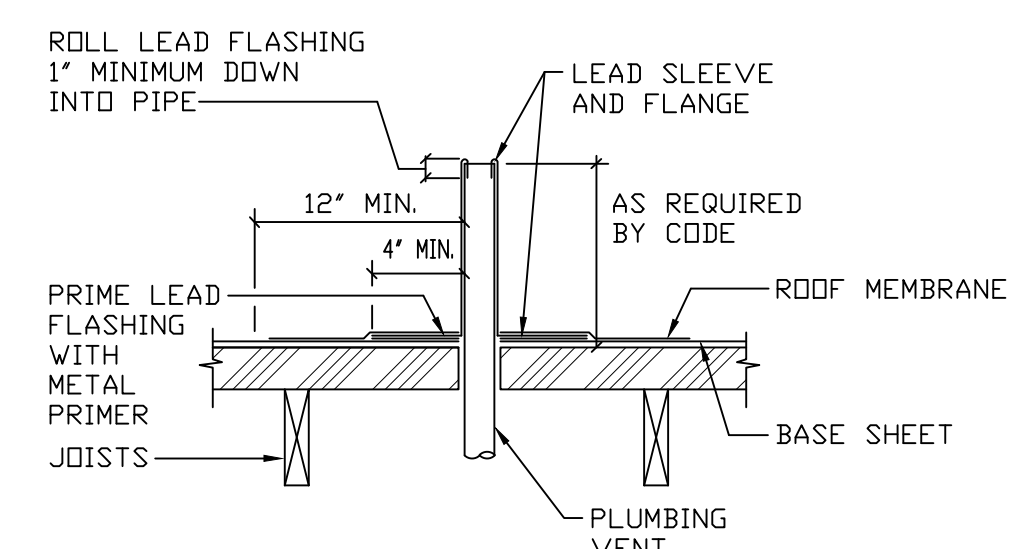
**APPLICATION DETAILS**

1. INSTALL THE FIRESTOP SYMMETRICALLY ON BOTH SIDES OF THE WALL ASSEMBLY.
2. MINIMUM ANNULAR SPACE REQUIREMENT IS 3/16\"/>

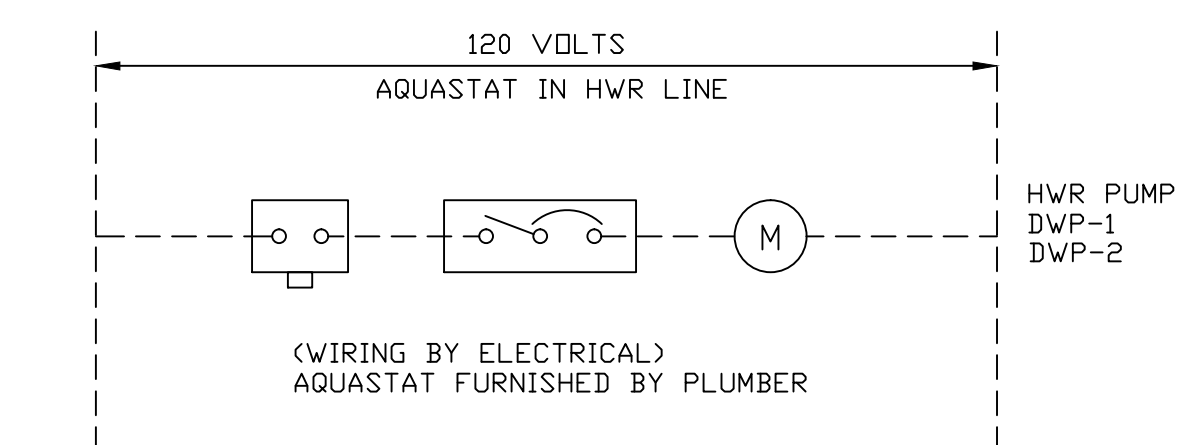
**2** METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY  
P012 SCALE: NONE UL SYSTEM W-L-1001



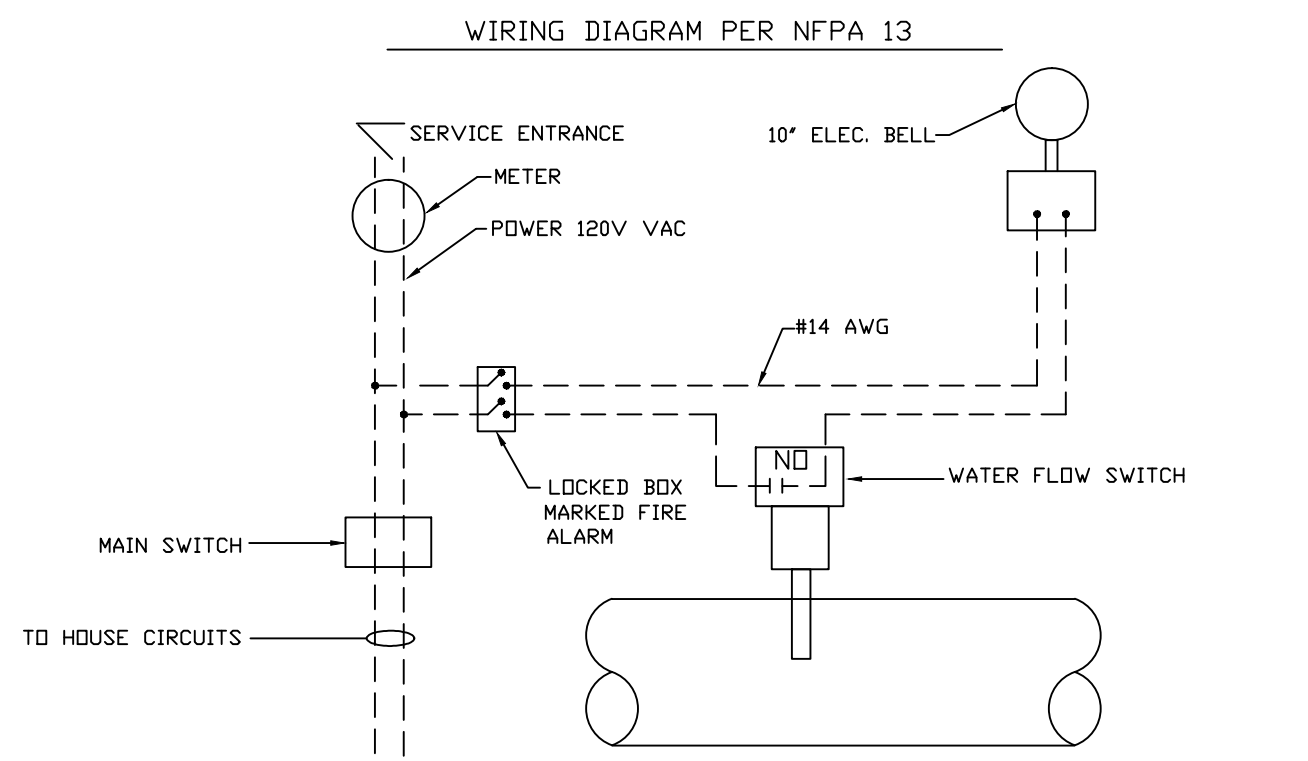
**3** STEEL PIPE/CONDUIT THROUGH A WOOD TRUSS FLOOR/CEILING  
P012 SCALE: NONE UL SYSTEM F-G-1006



**4** SANITARY VENT  
P012 NO SCALE



**5** DOMESTIC HWR PUMP CONTROL  
P012 SCALE: NONE



**6** FIRE SPRINKLER WIRING DIAGRAM  
P012 SCALE: NONE

revisions number	date
APPROVAL	07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND INTERNATIONAL**  
INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale NONE

drawn AM  
checked GH

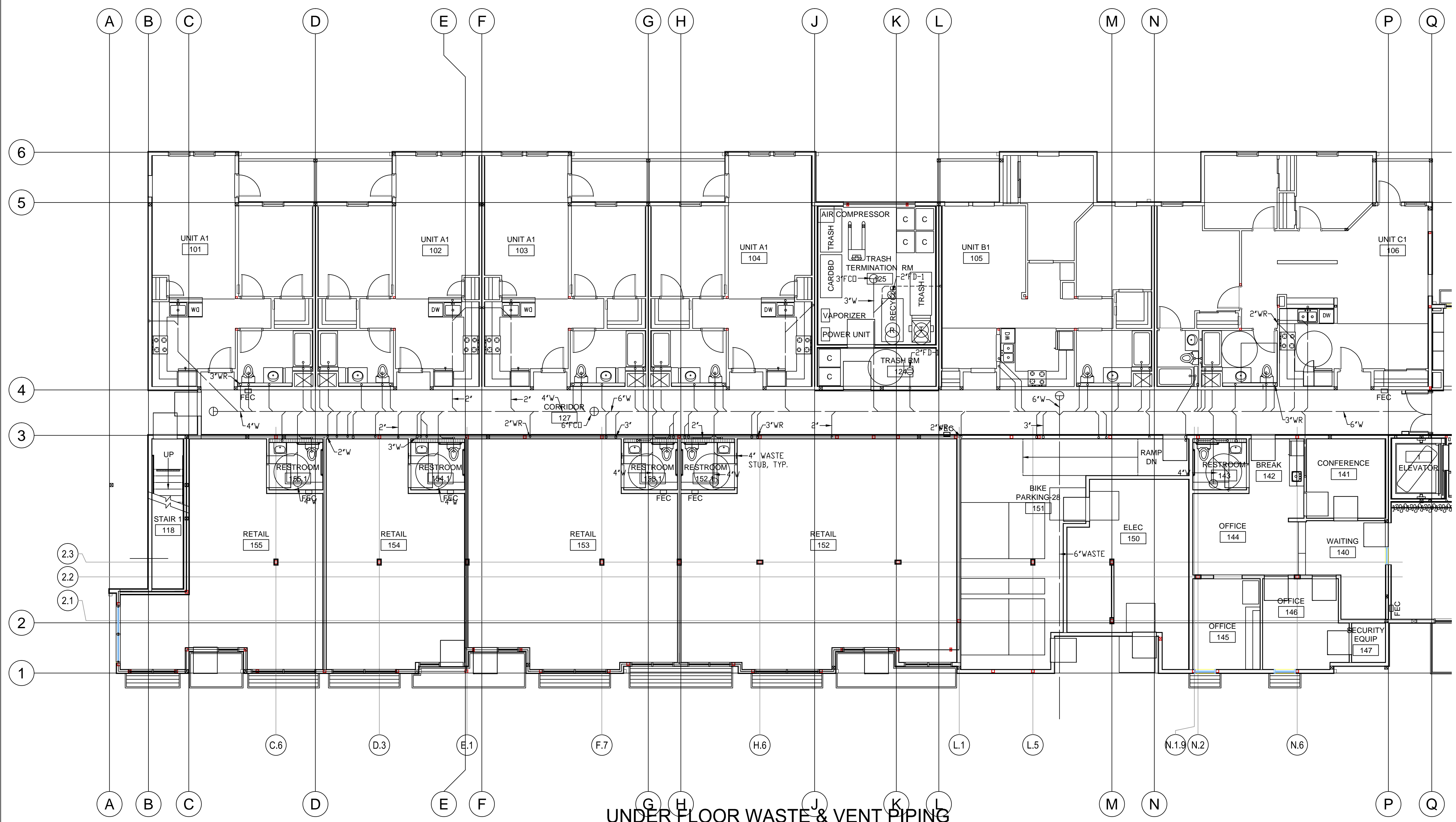
file name  
job number 15-

drawing PLUMBING DETAILS

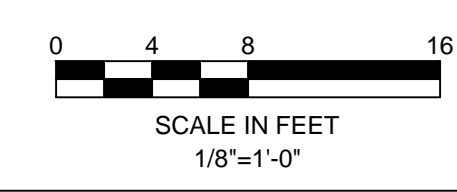
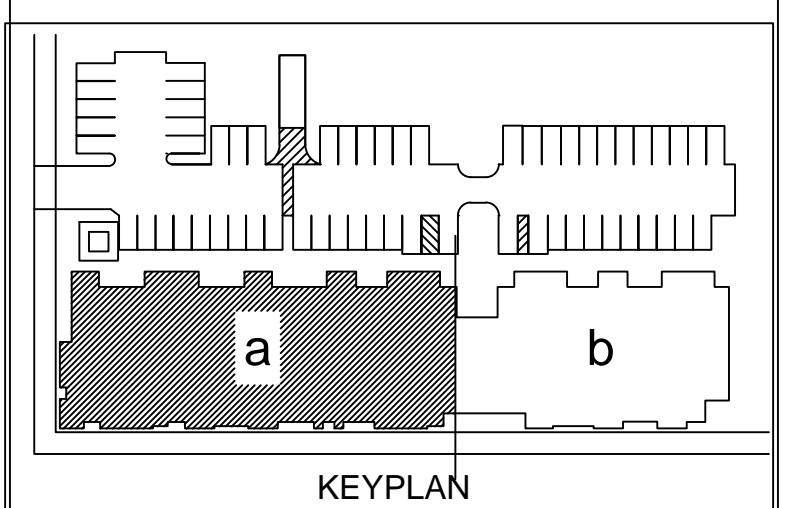
sheet number

**P012**

of sheets



**UNDER FLOOR WASTE & VENT PIPING**



revisions	number	date
APPROVAL	07-02-15	
PLAN CHECK	11/20/15	
RESUBMITTAL		

**94th AND INTERNATIONAL**

9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

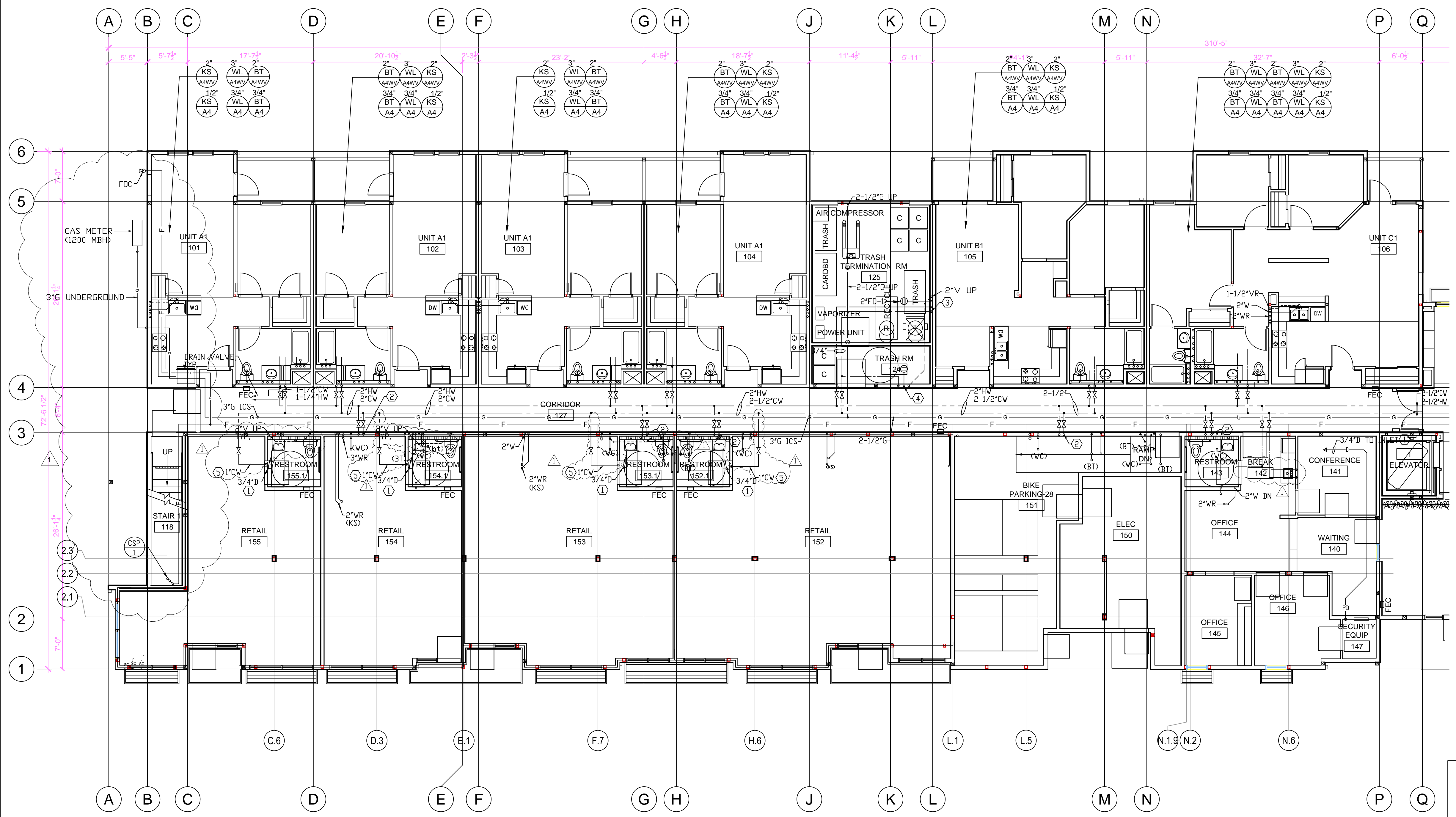
issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
UNDER FLOOR  
PIPING  
PLAN - WING A  
sheet number

**P101a**

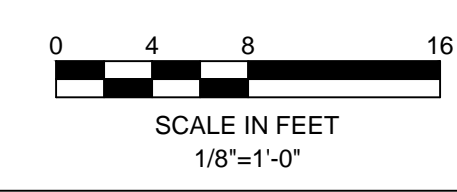
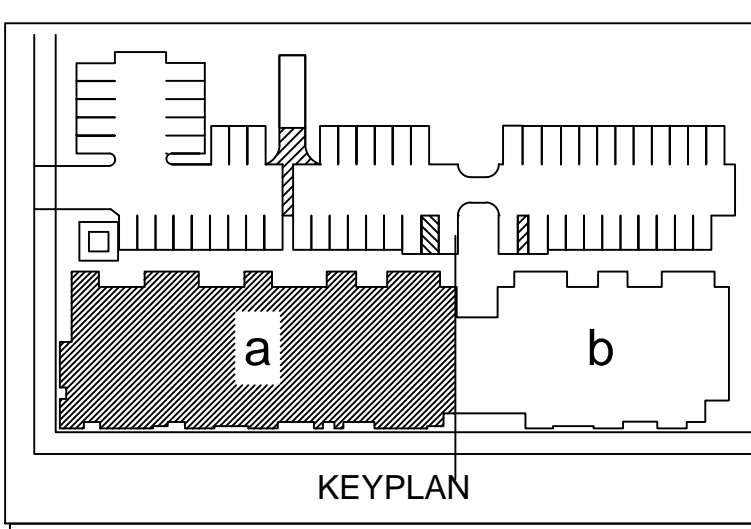
of sheets





- SHEET NOTES:**
- ① 3/4"D TO INLET SIDE OF P TRAP OF LAV.
  - ② CW & HW RISERS UP TO 2ND FLOOR UNITS.
  - ③ 3/4"CW & HW. PROVIDE 1/2"CW TO TRAP PRIMER. STUB WITH HOSE BIBBS ON WALL, AT 1ST FLOOR.
  - ④ 2"W, 2"V, 1/2"CW TO TP.
  - ⑤ 1"CW, TO RETAIL TOILETS FIXTURES.

**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"



revisions number	date
APPROVAL	07-02-15
PLAN CHECK	11/20/15
RESUBMITTAL	

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
FIRST FLOOR PLAN - WING A  
sheet number

**P201a**

**SHEET NOTES:**  
② CW & HW RISERS FROM BELOW, TYP.

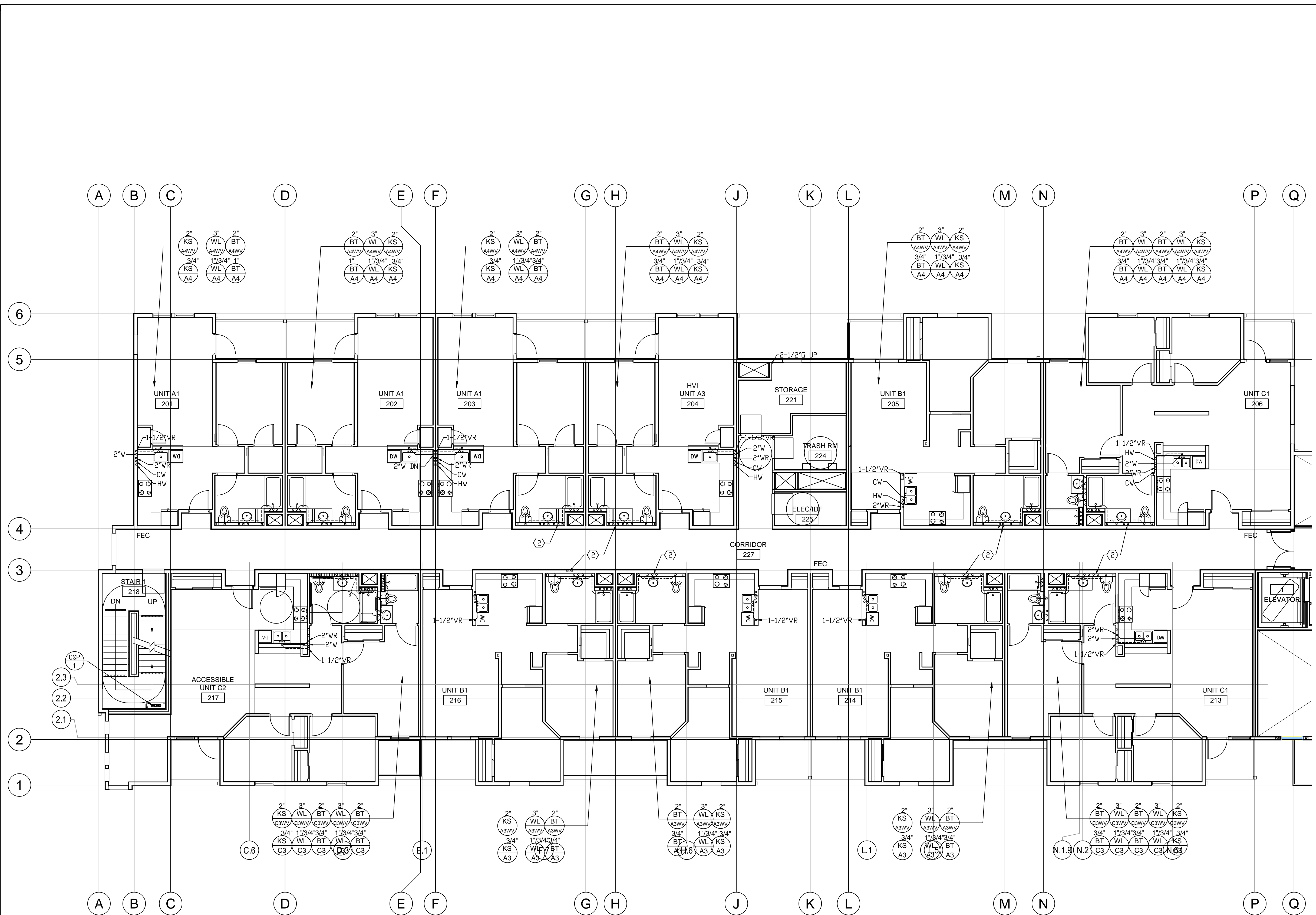
revisions	number	date
APPROVAL	07-02-15	
PLAN CHECK	11/20/15	
RESUBMITTAL		

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

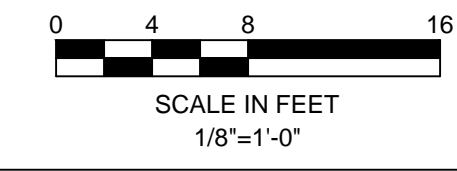
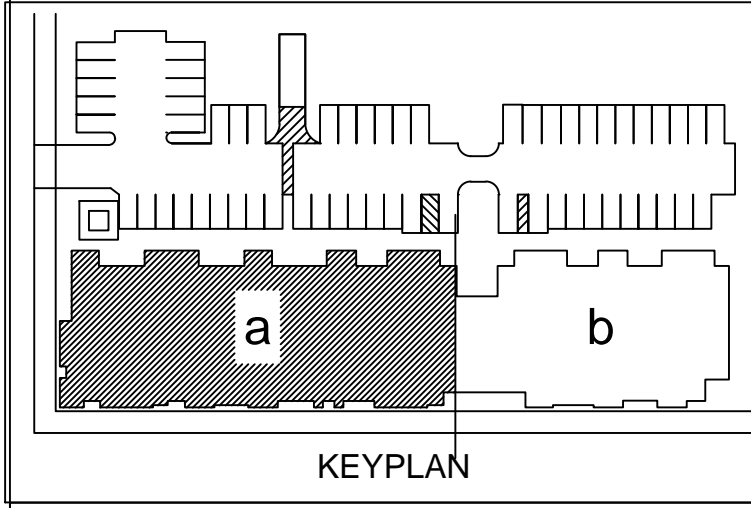
issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
SECOND FLOOR PLAN - WING A  
sheet number

**P202a**  
of sheets



**1 SECOND FLOOR PLAN**  
1/8" = 1'-0"





revisions	number	date
	APPROVAL	07-02-15
	PLAN CHECK	11/20/15
	RESUBMITTAL	

**94th AND  
INTERNATIONAL**

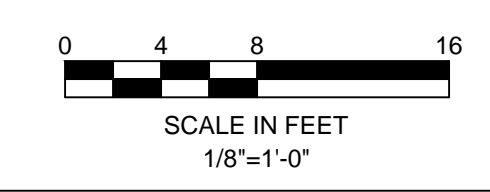
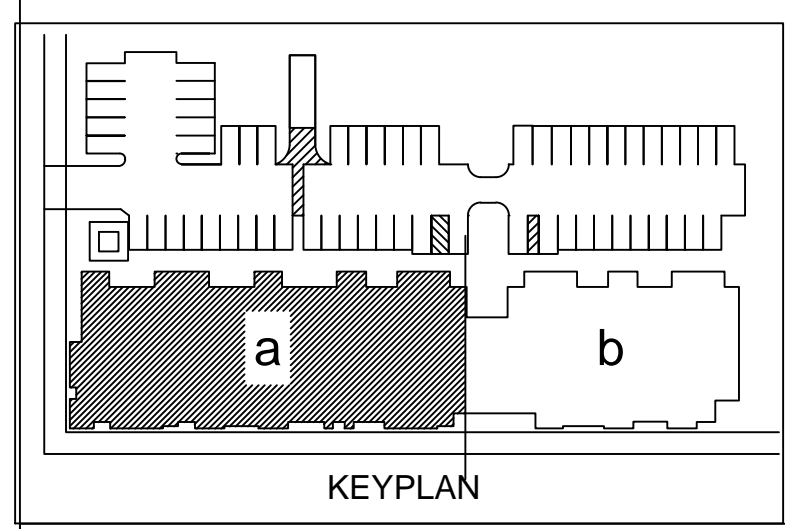
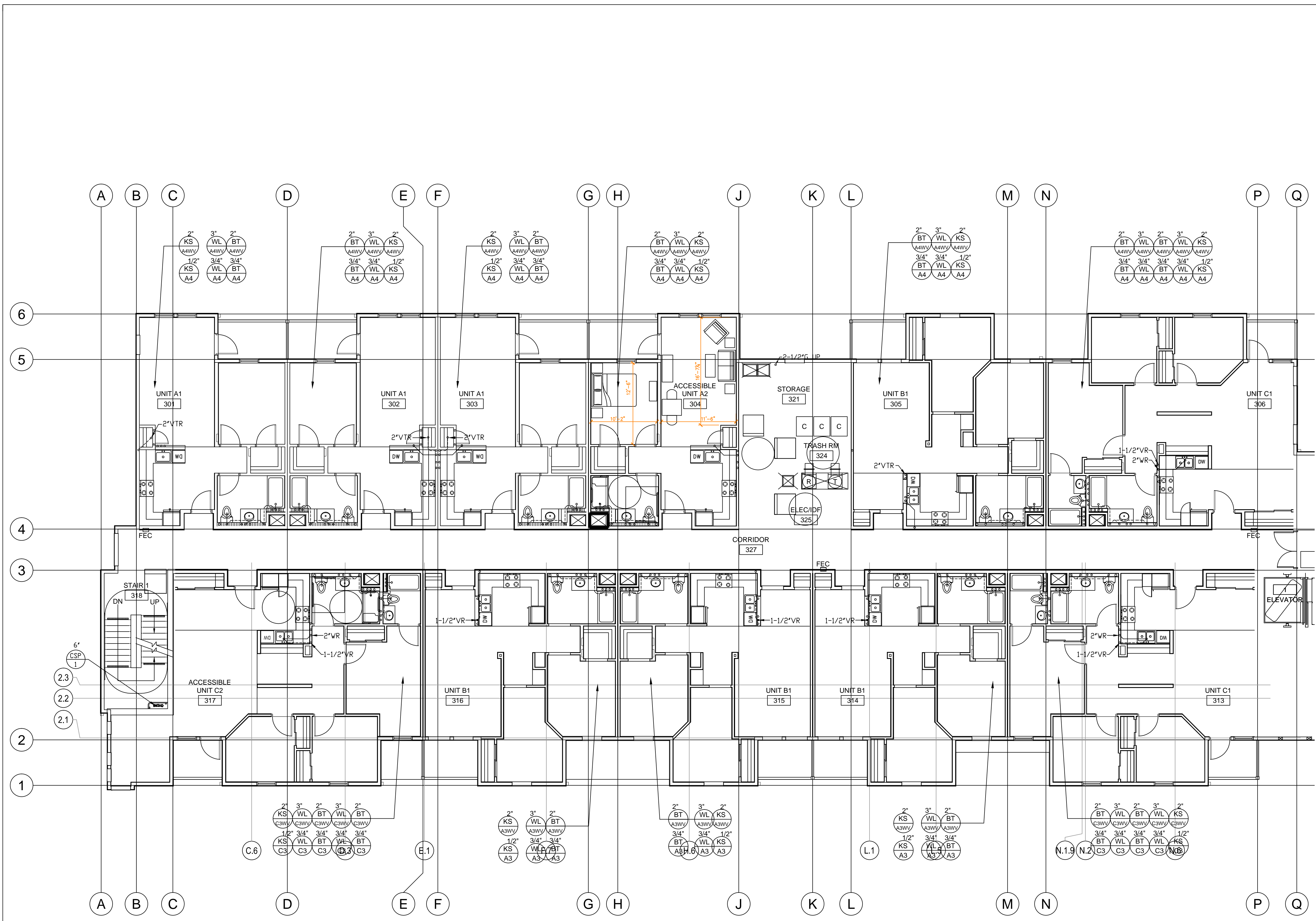
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing **PLUMBING  
THIRD FLOOR  
PLAN - WING A**  
sheet number

**P203a**

of sheets



DESIGNER

HIGASH ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94112  
PHONE: (415) 826-2808

**SHEET NOTES:**

- ① 3/4"HW UP FROM HW RISER TO TOP OF TRASH CHUTE.

revisions

number	date
APPROVAL	07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND  
INTERNATIONAL**

9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015

scale 1/8"=1'-0"

drawn AM

checked GH

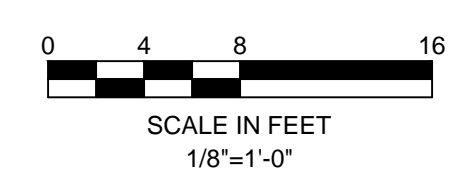
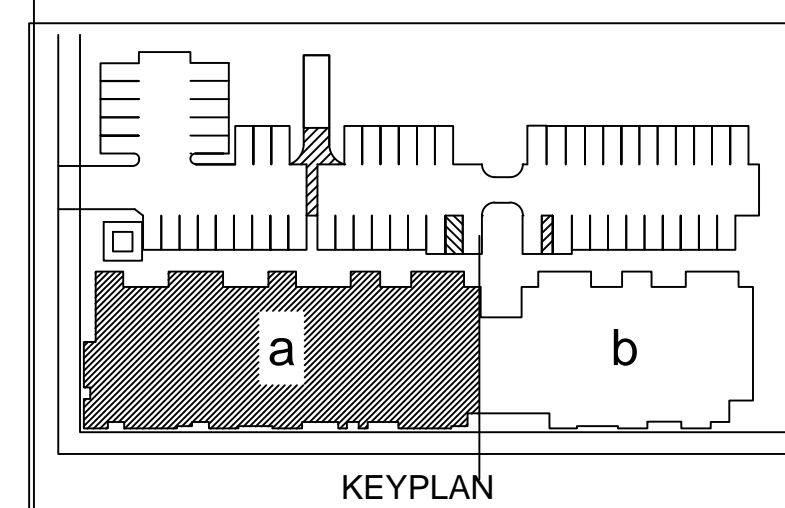
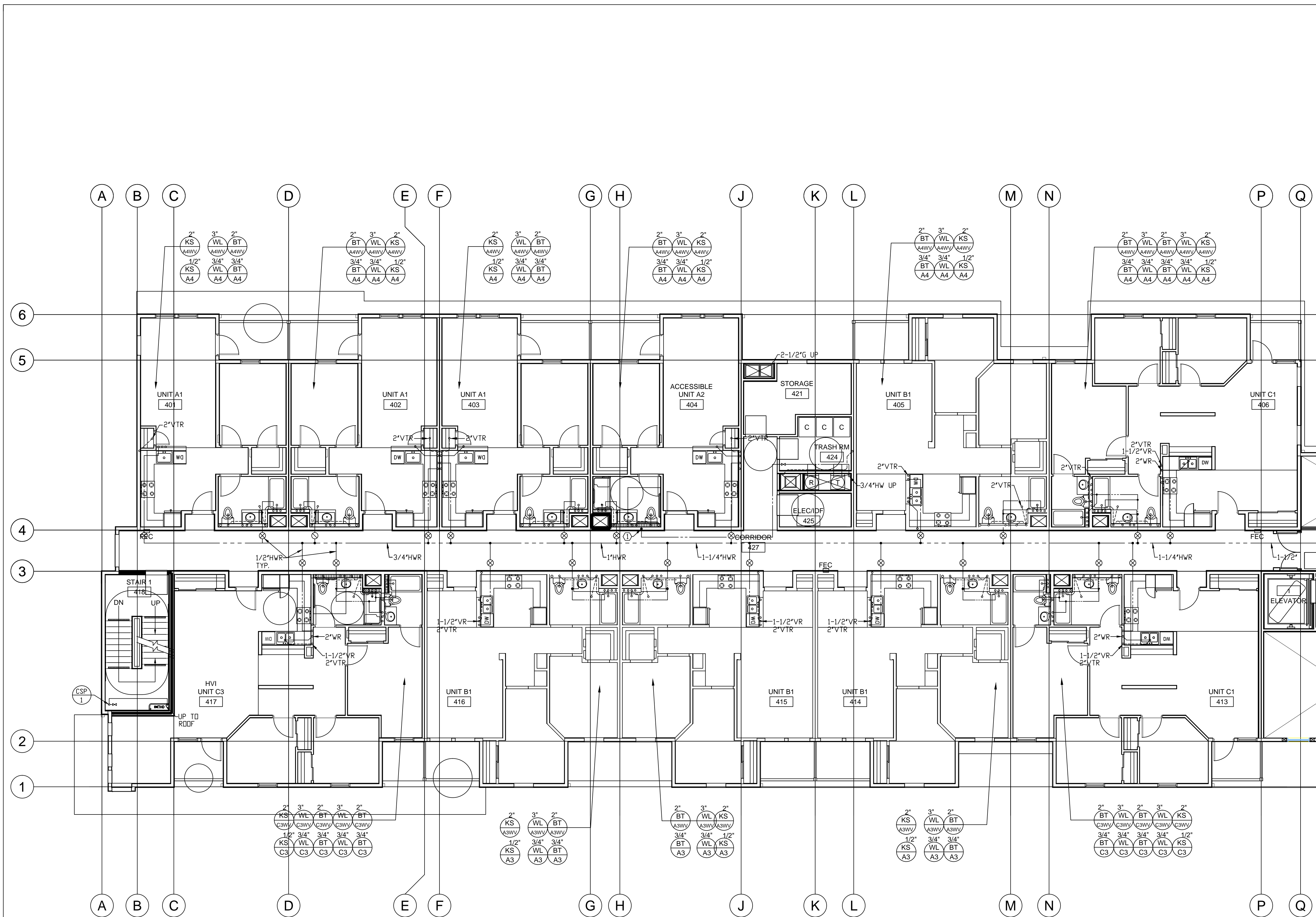
file name

job number 15-

drawing **PLUMBING**  
**FOURTH FLOOR**  
**PLAN - WING A**  
sheet number

**P204a**

of sheets

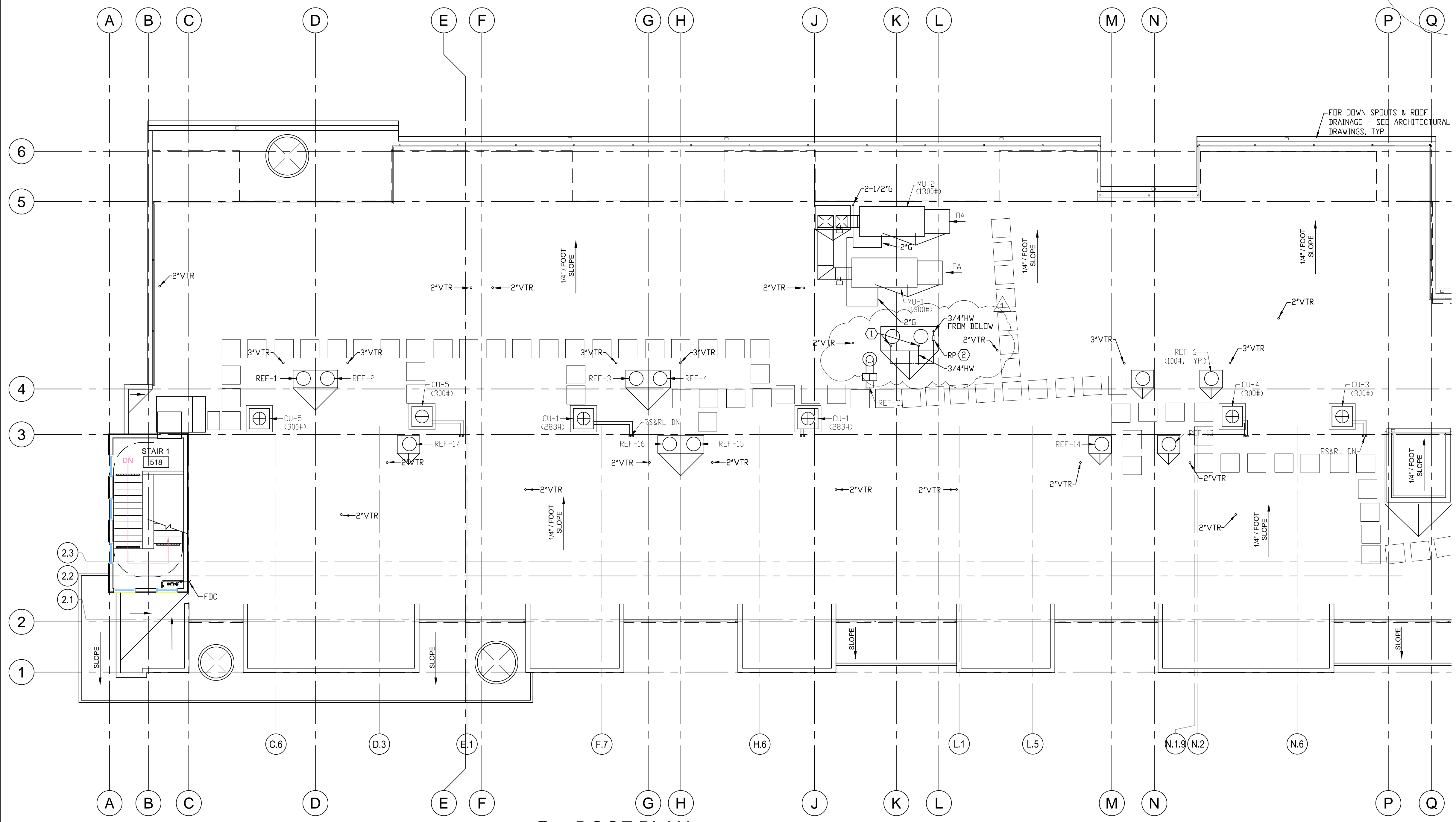




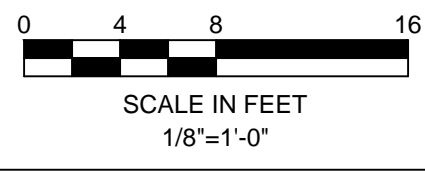
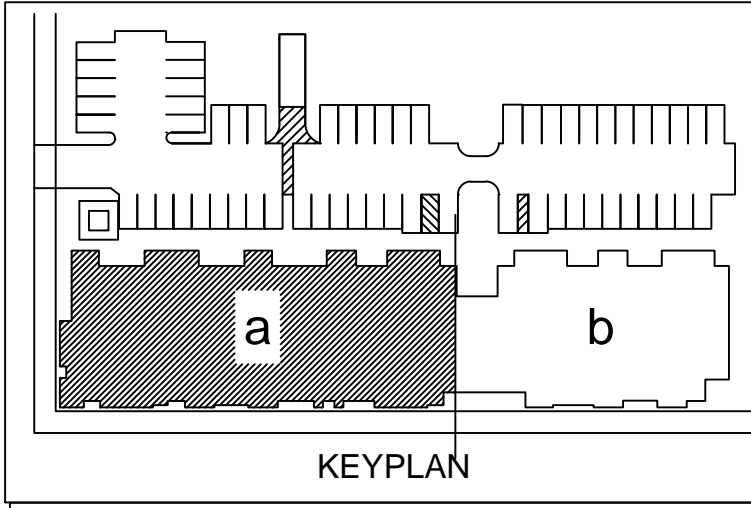
**SHEET NOTES:**

① PROVIDE 3/4"HW FOR TRASH CHUTES.

② PROVIDE 3/4"RP ASSEMBLY.



**1 ROOF PLAN**  
1/8" = 1'-0"



revisions	number	date
APPROVAL	07-02-15	
PLAN CHECK	11/20/15	
RESUBMITTAL		

**94th AND INTERNATIONAL**

9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

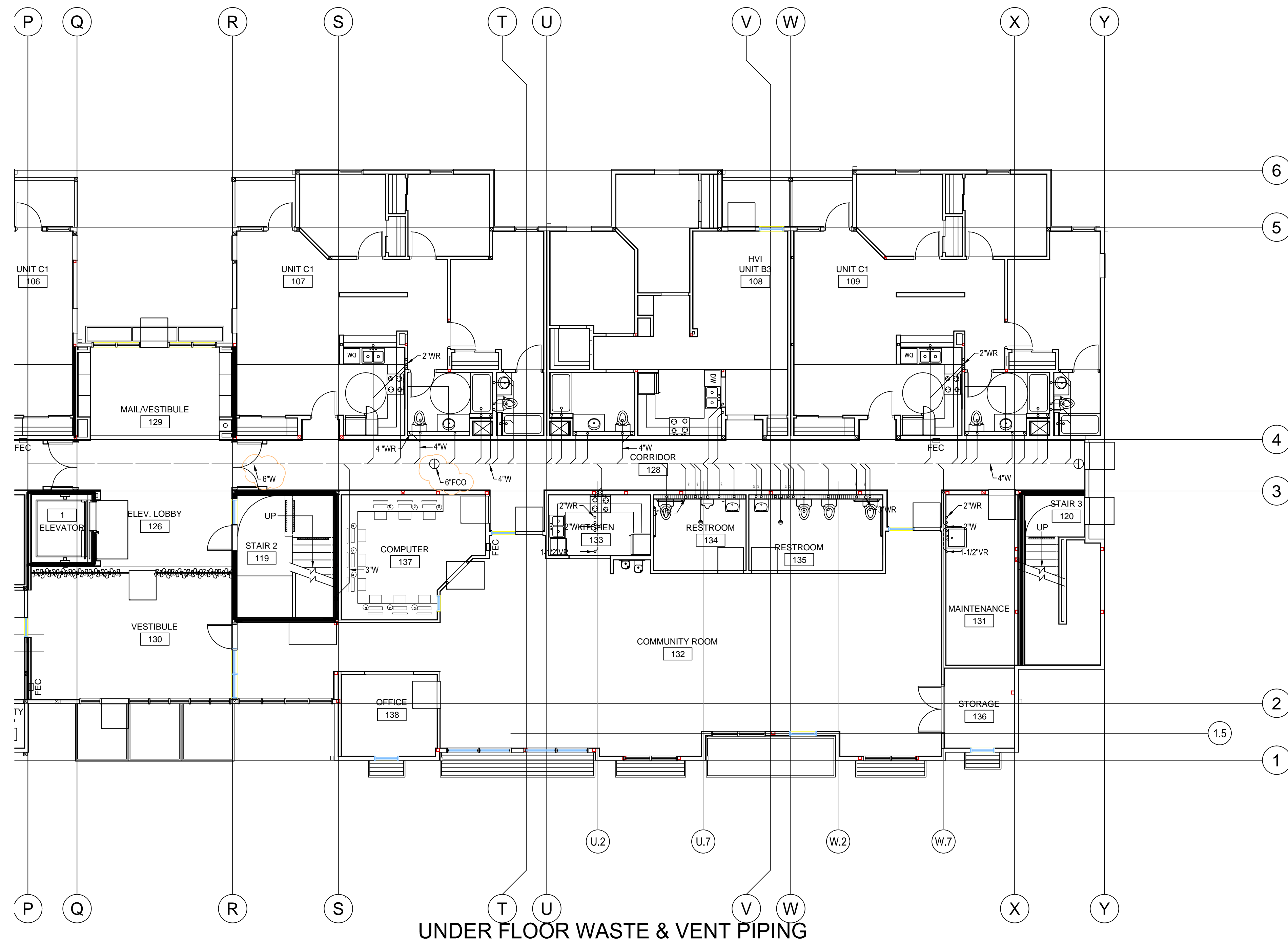
drawn AM  
checked GH  
file name  
job number 15-  
drawing **PLUMBING**  
**ROOF PLAN - WING A**  
sheet number

**P205a**



DESIGNER

HIGASHI ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA 9412  
PHONE: (415) 826-2808



**UNDER FLOOR WASTE & VENT PIPING**

revisions number	date
APPROVAL	07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015

scale 1/8"=1'-0"

drawn AM

checked GH

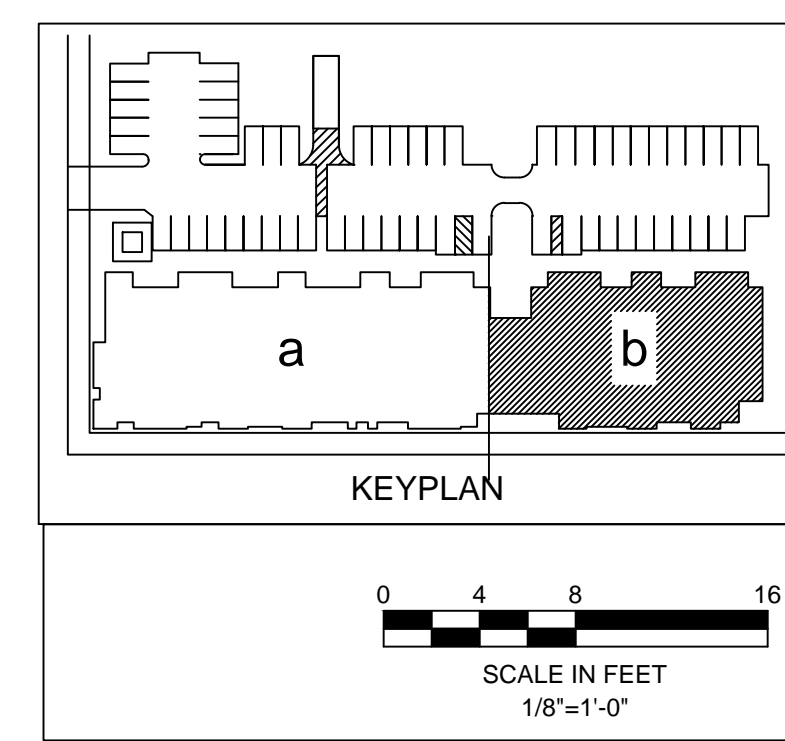
file name

job number 15-

drawing PLUMBING  
UNDER FLOOR  
WASTE & VENT  
PIPING PLAN WING B  
sheet number

**P101b**

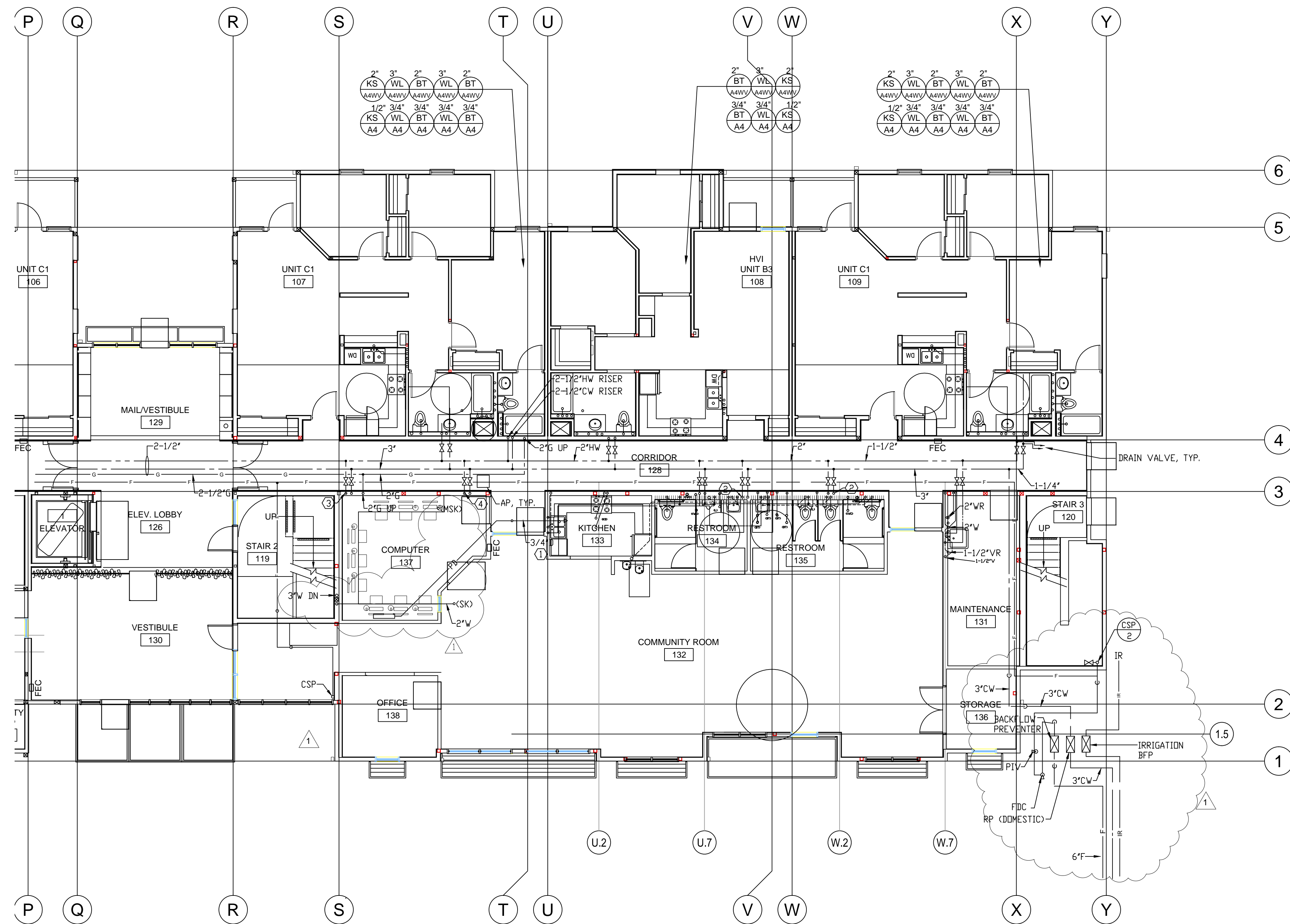
of sheets





DESIGNER

HIGASH ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808



- SHEET NOTES:**
- ① 3/4" D FROM CONDENSATE PUMP TO INLET SIDE OF P TRAP OF LAV.
  - ② CW & HW RISERS UP TO 2ND UNITS.
  - ③ 2" CW & 1-1/2" HW RISERS UP TO 2ND LAUNDRY.
  - ④ CW & HW RISERS UP TO 3RD FLOOR UNITS.

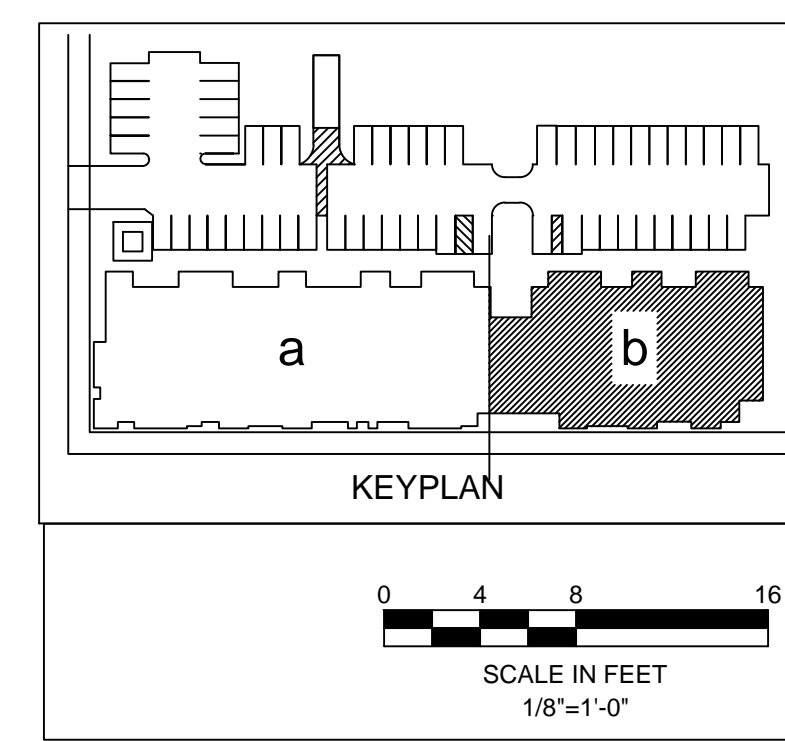
revisions number	date
APPROVAL	07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

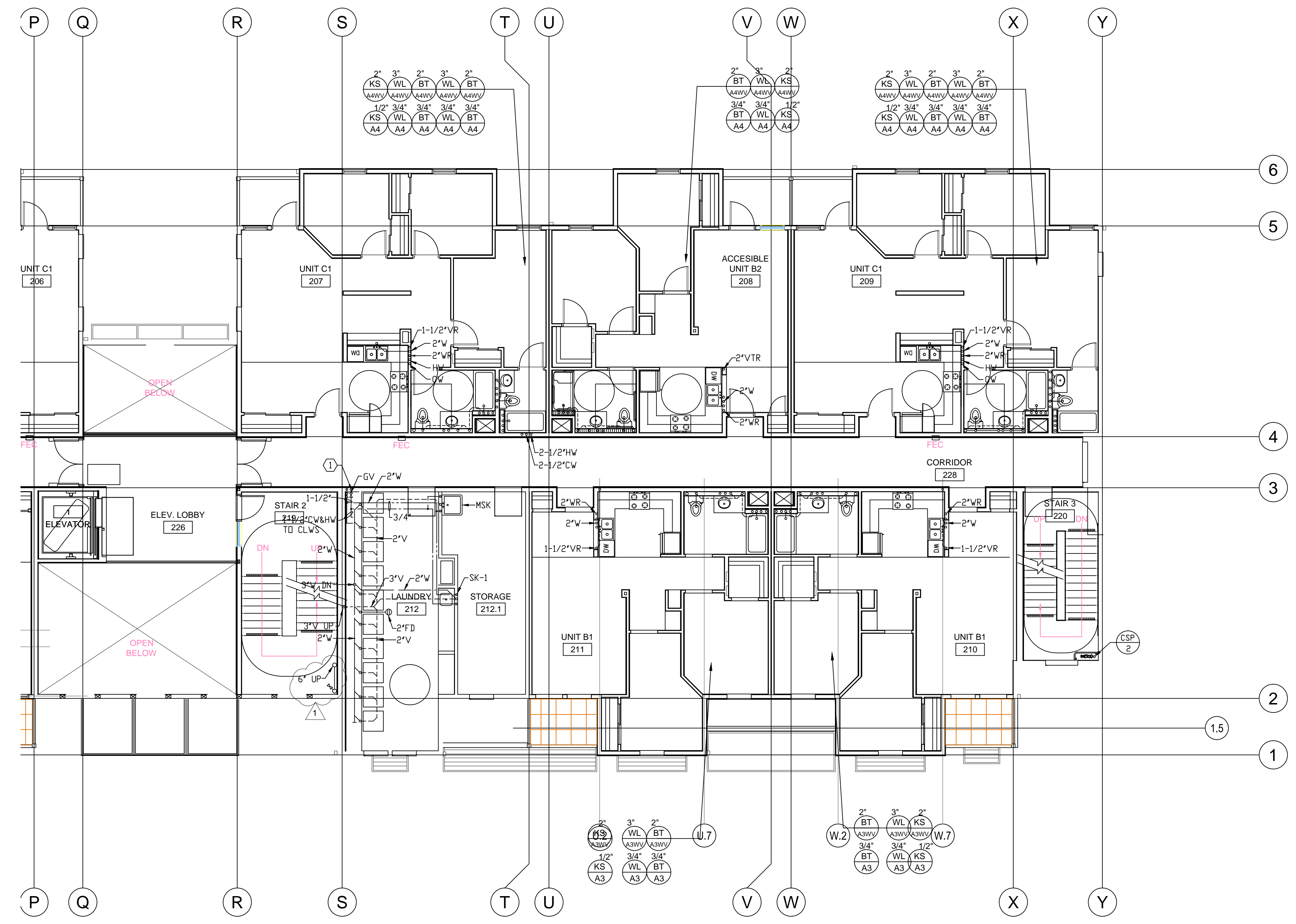
issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing **PLUMBING**  
**FIRST FLOOR**  
**PLAN - WING B**  
sheet number



**P201b**





- SHEET NOTES:**
- 1-1/2" CW & HW FROM BELOW TO LAUNDRY ROOM.
  - 2" G MANIFOLD IN WALL. PROVIDE VALVES IN ROOM FOR DRYERS.

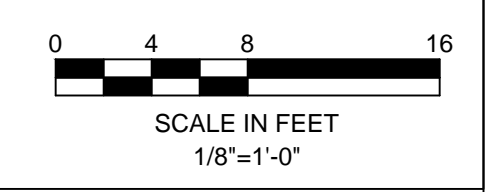
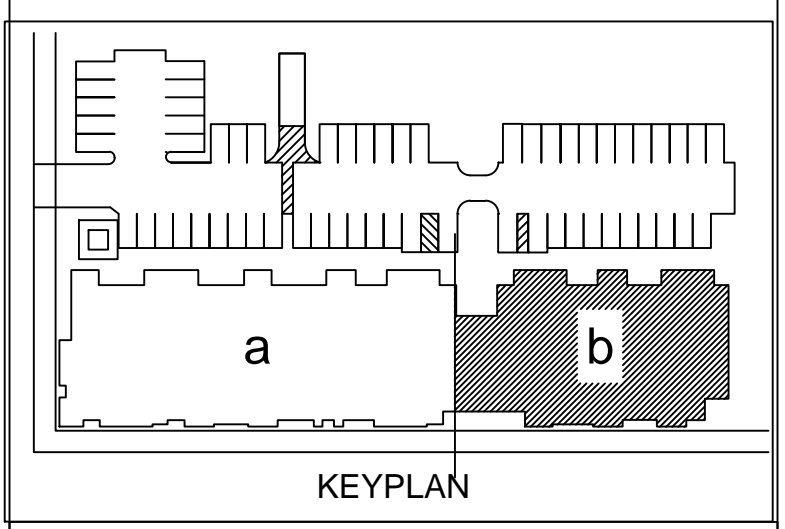
revisions	number	date
	APPROVAL	07-02-15
	PLAN CHECK	11/20/15
	RESUBMITTAL	

**94th AND INTERNATIONAL**

9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

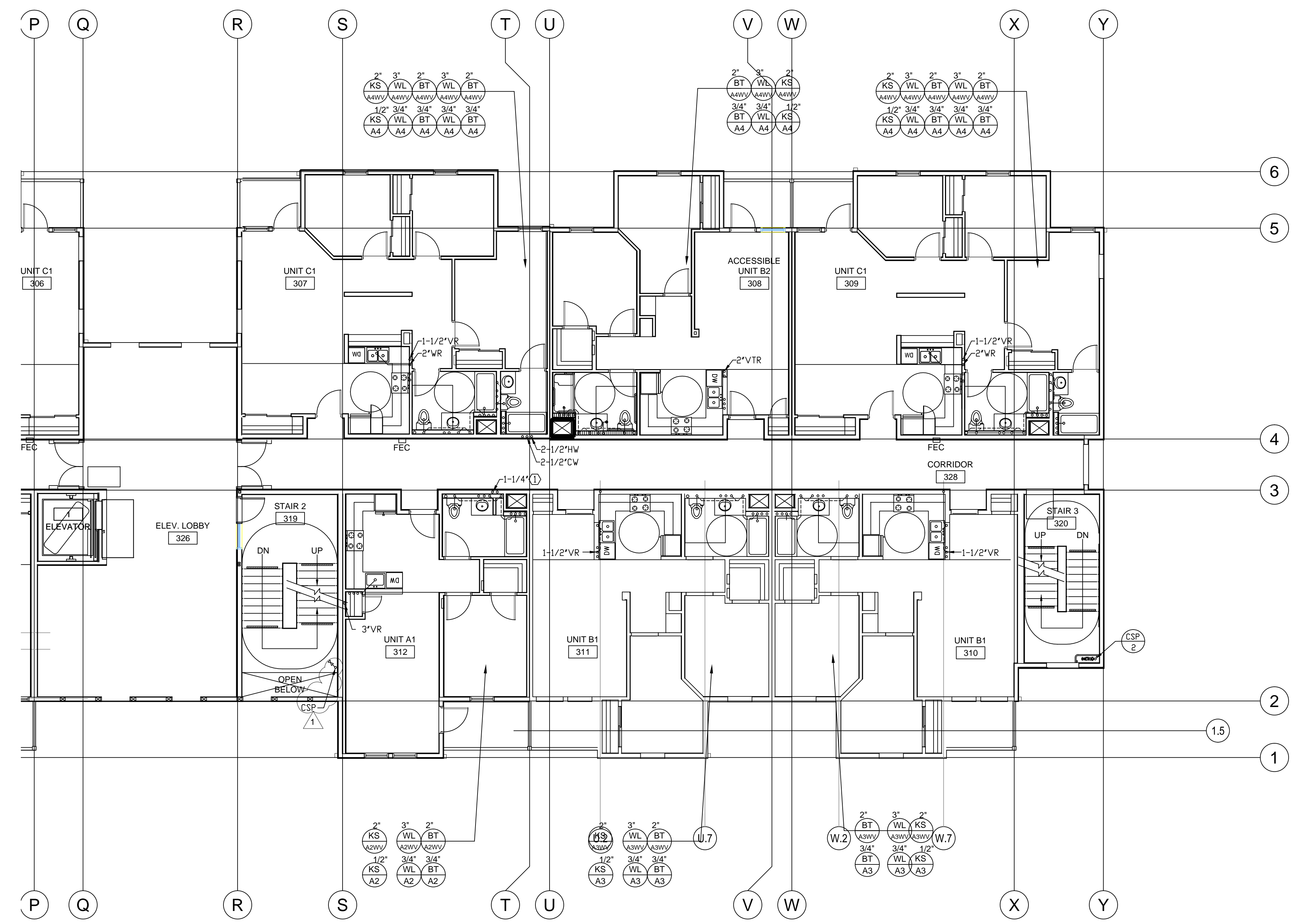
drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
SECOND FLOOR  
PLAN - WING B  
sheet number





DESIGNER

HIGASH ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808



**SHEET NOTES:**  
① 1-1/4" CW & HW FROM BELOW TO UNIT.

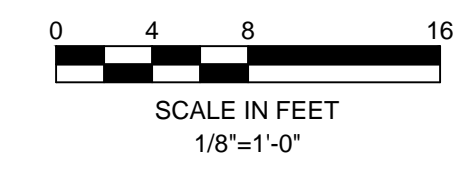
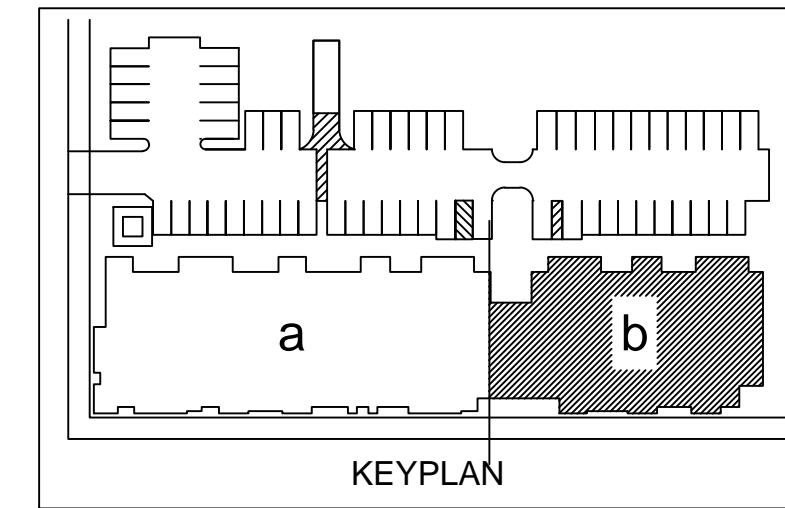
revisions	number	date
APPROVAL		07-02-15

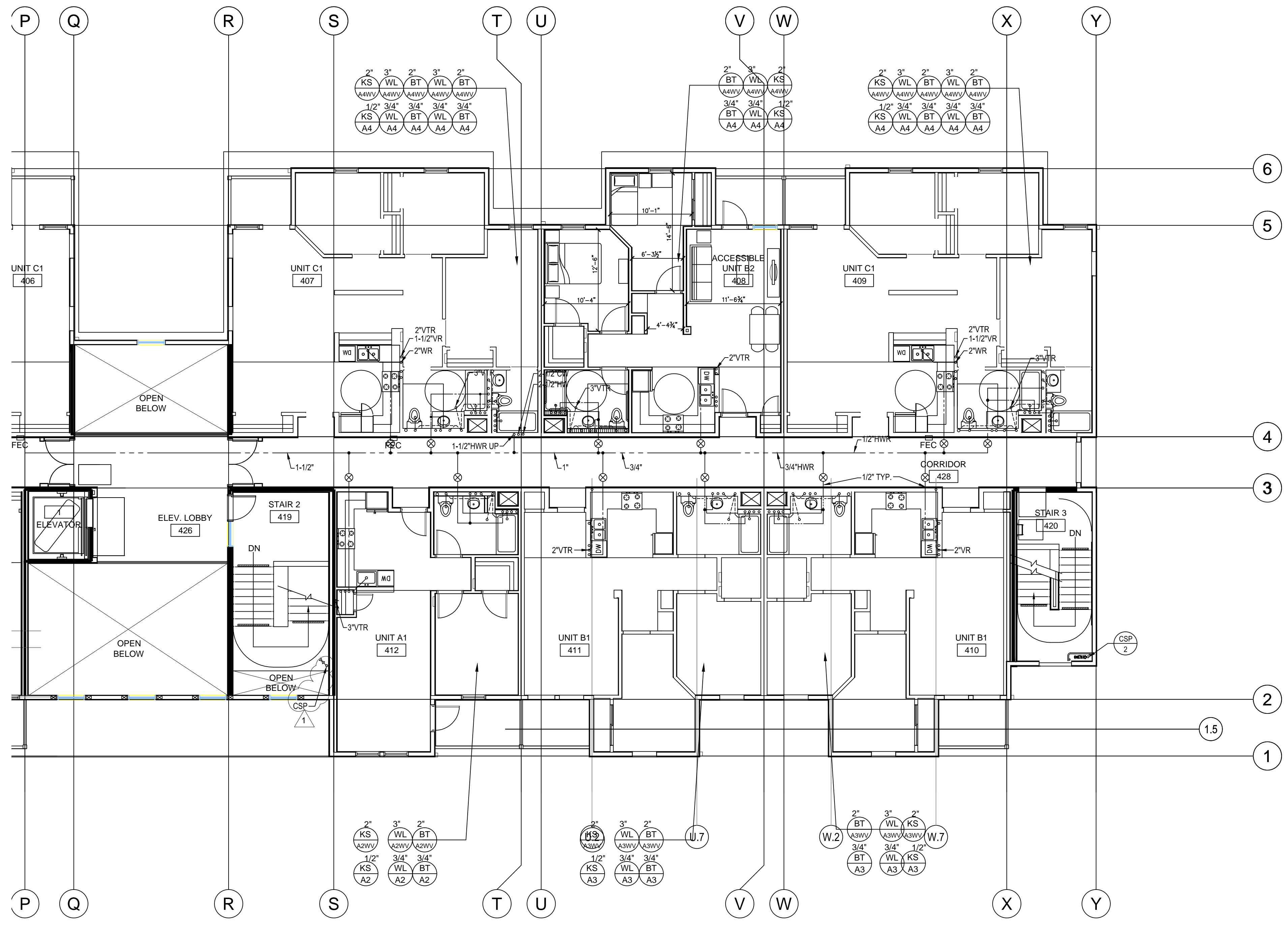
PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
THIRD FLOOR  
PLAN - WING B  
sheet number



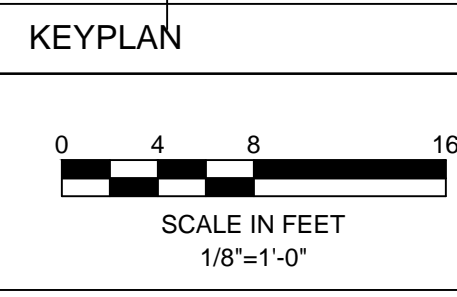
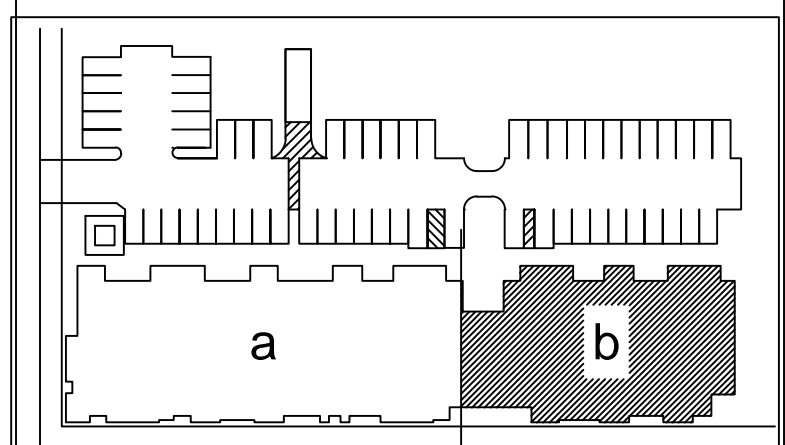


revisions	number	date
APPROVAL	07-02-15	
PLAN CHECK	11/20/15	
RESUBMITTAL		

**94th AND  
INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/8"=1'-0"

drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
FOURTH FLOOR  
PLAN - WING B  
sheet number



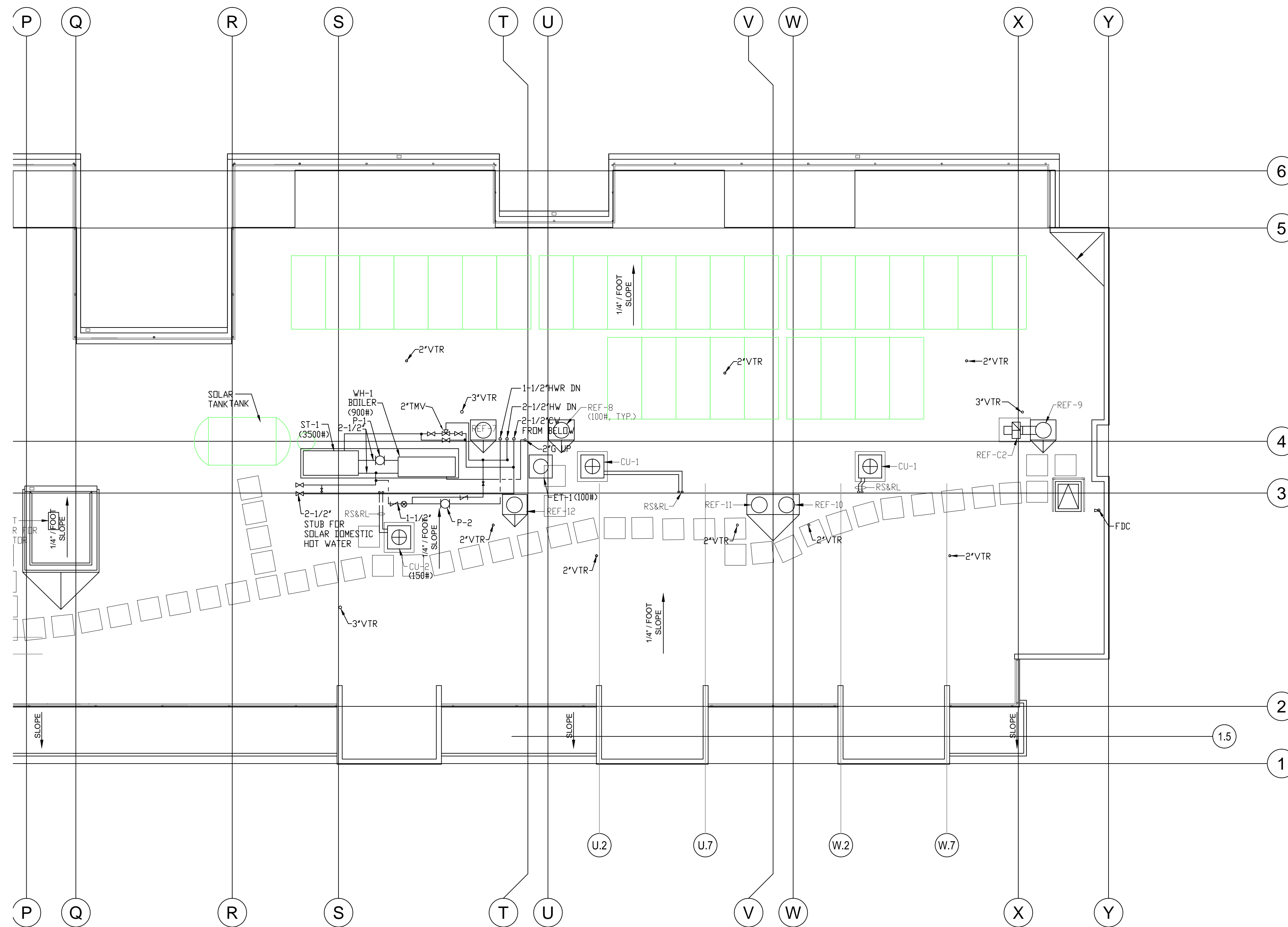
**P204b**





DESIGNER

HIGASHI ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808



revisions	number	date
APPROVAL		07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND  
INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015

scale 1/8"=1'-0"

drawn AM

checked GH

file name

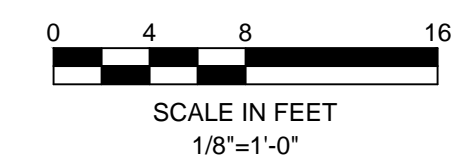
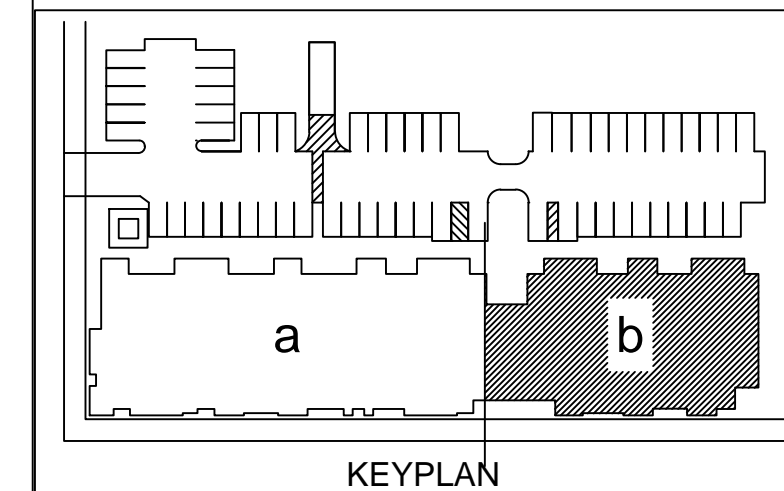
job number 15-

drawing **PLUMBING  
ROOF PLAN -  
WING B**

sheet number

**P205b**

of sheets





DESIGNER

HIGASHI ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808

revisions	number	date
	APPROVAL	07-02-15
	PLAN CHECK	11/20/15
	RESUBMITTAL	

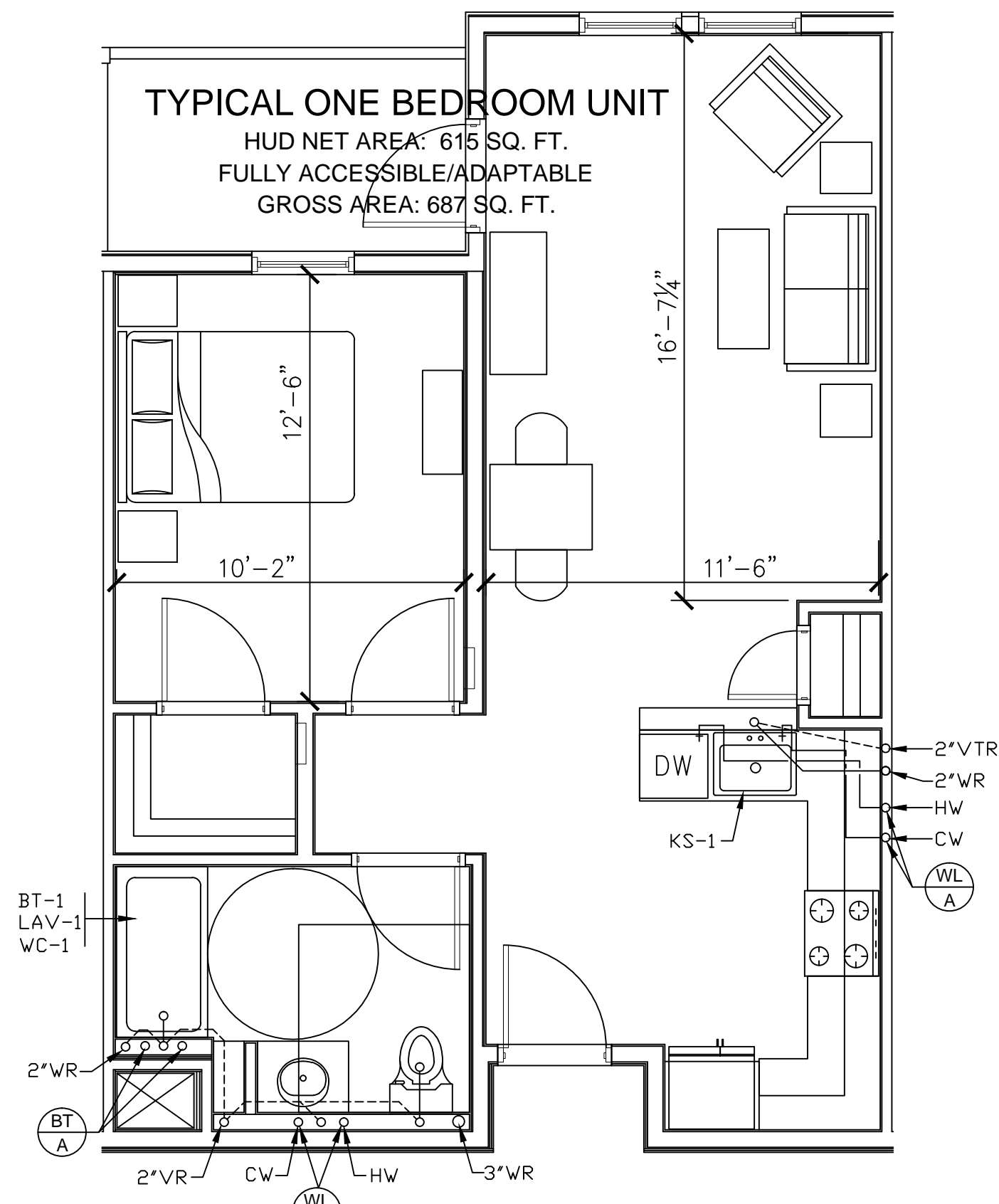
**94th AND  
INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/4"=1'-0"

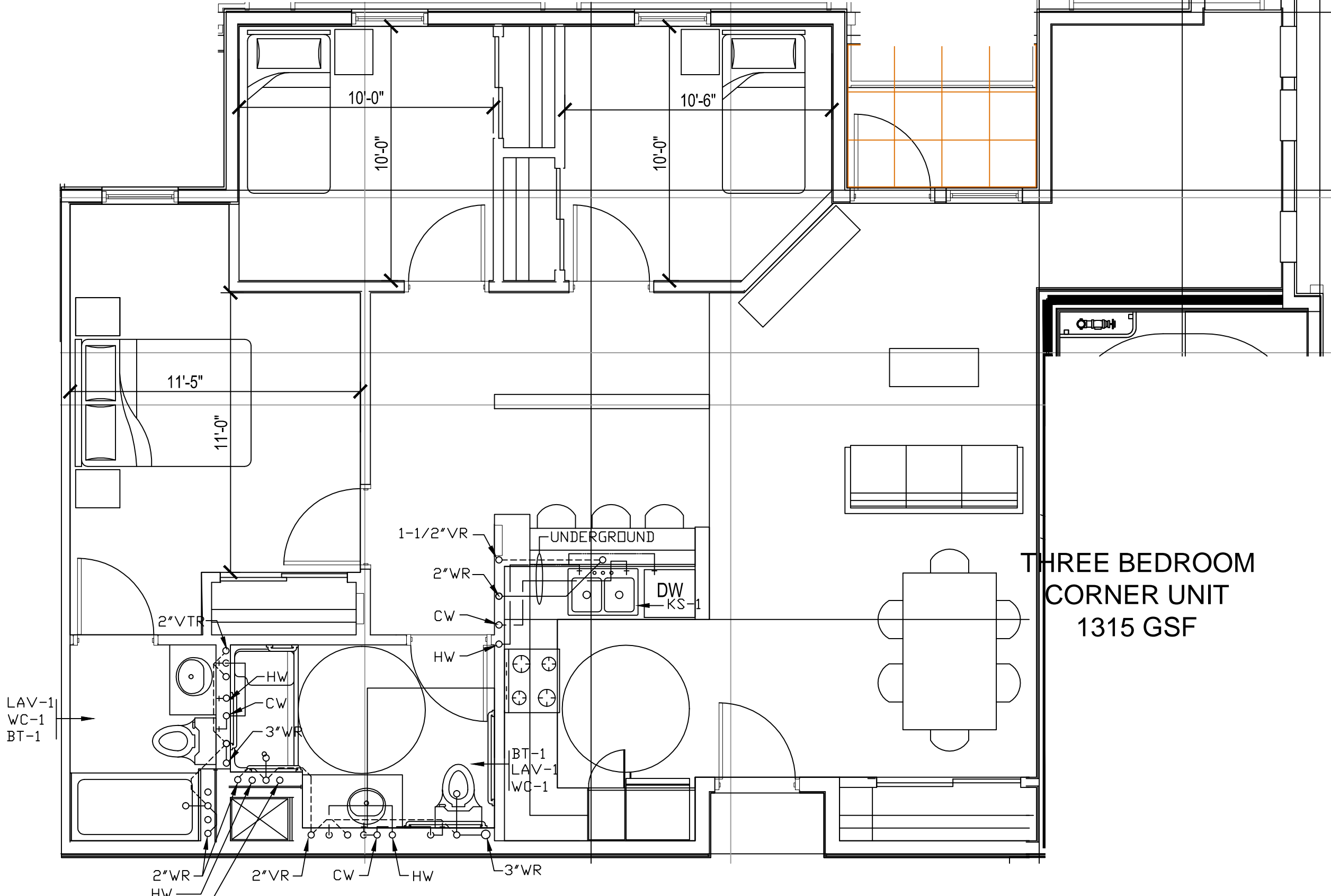
drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING UNIT PLANS  
sheet number

**P401**  
of sheets

**TYPICAL ONE BEDROOM UNIT**  
HUD NET AREA: 615 SQ. FT.  
FULLY ACCESSIBLE/ADAPTABLE  
GROSS AREA: 687 SQ. FT.

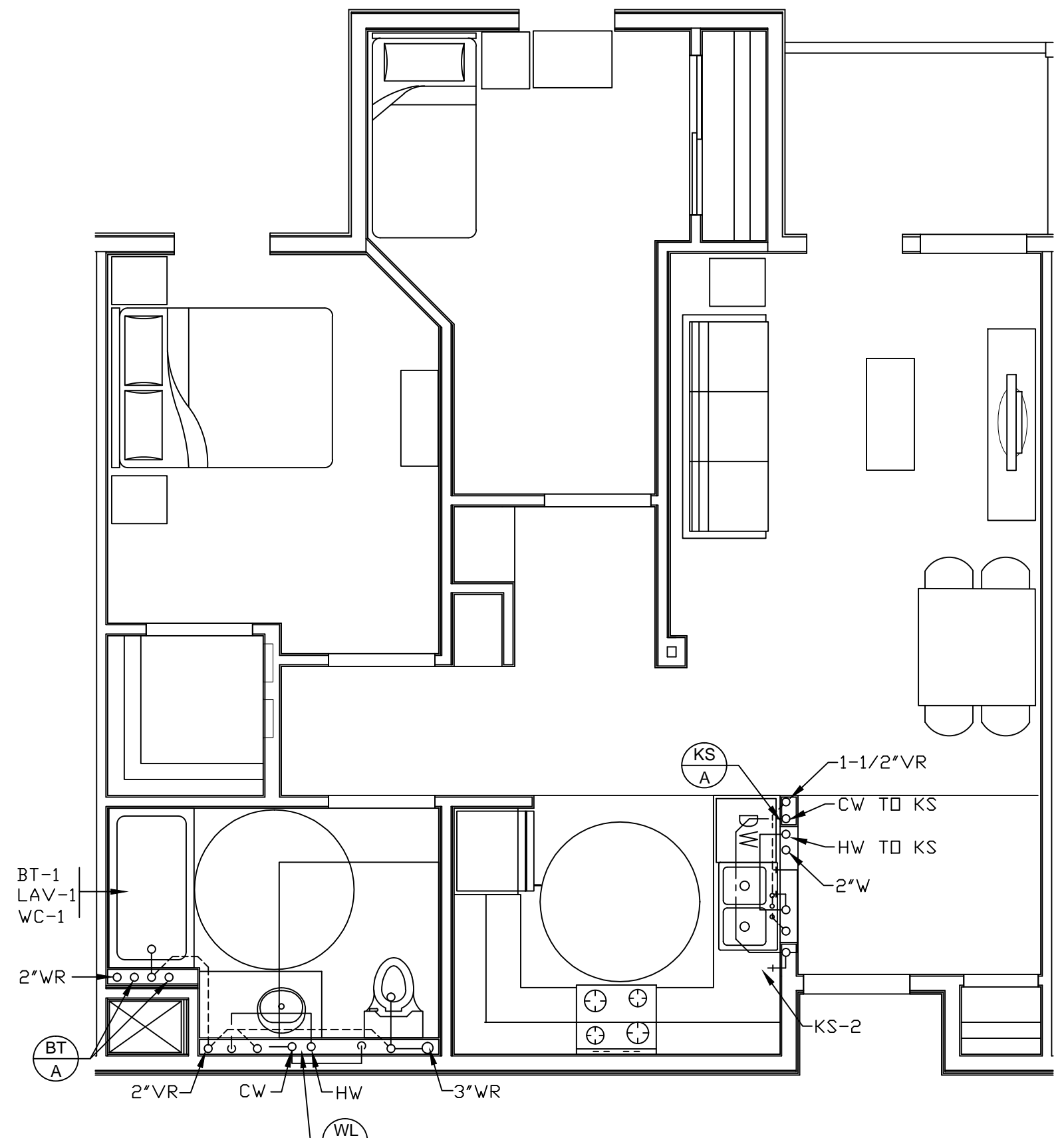


**1 UNIT A1**  
P401 SCALE : 1/4"=1'-0"

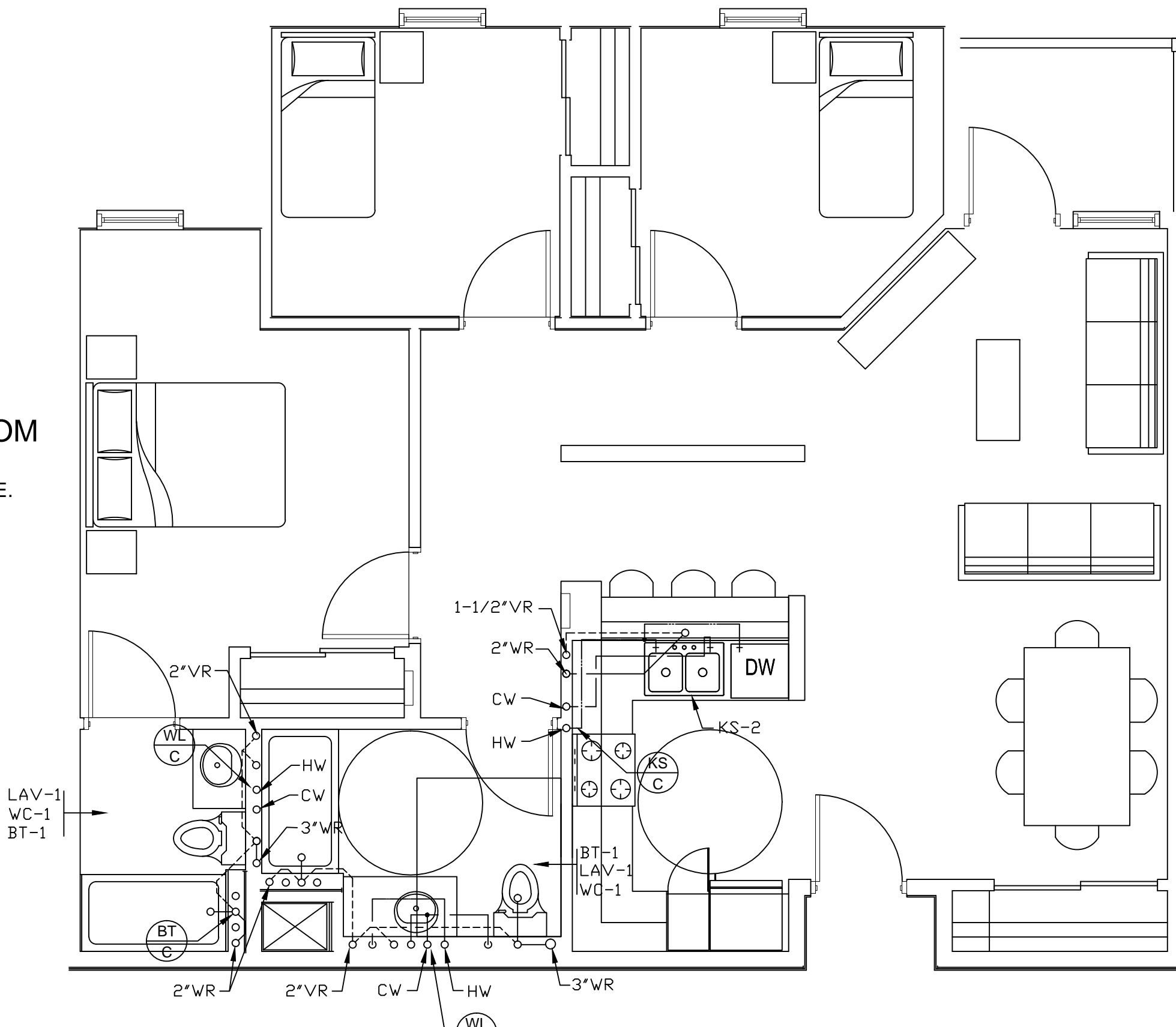


**3 UNIT C2**  
P401 SCALE : 1/4"=1'-0"

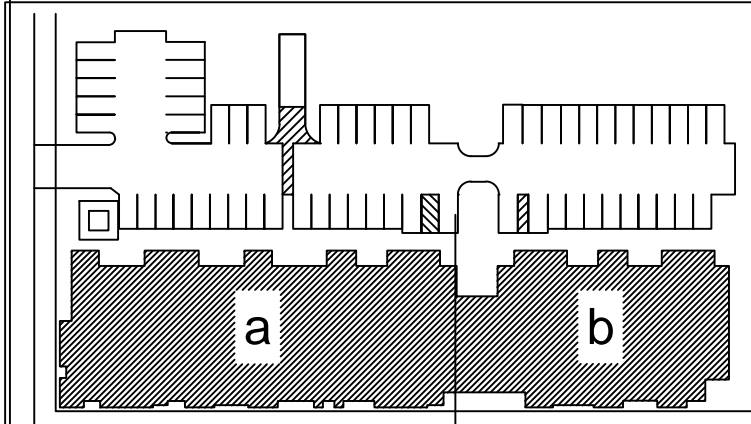
**TYPICAL TWO BEDROOM**  
HUD NET AREA: 786 SQ. FT.  
FULLY ACCESSIBLE/ADAPTABLE.  
GROSS AREA: 875 SQ. FT.



**2 UNIT B1**  
P401 SCALE : 1/4"=1'-0"



**4 UNIT C1**  
P401 SCALE : 1/4"=1'-0"



revisions	number	date
	APPROVAL	07-02-15
	PLAN CHECK	11/20/15
	RESUBMITTAL	

**94th AND  
INTERNATIONAL**

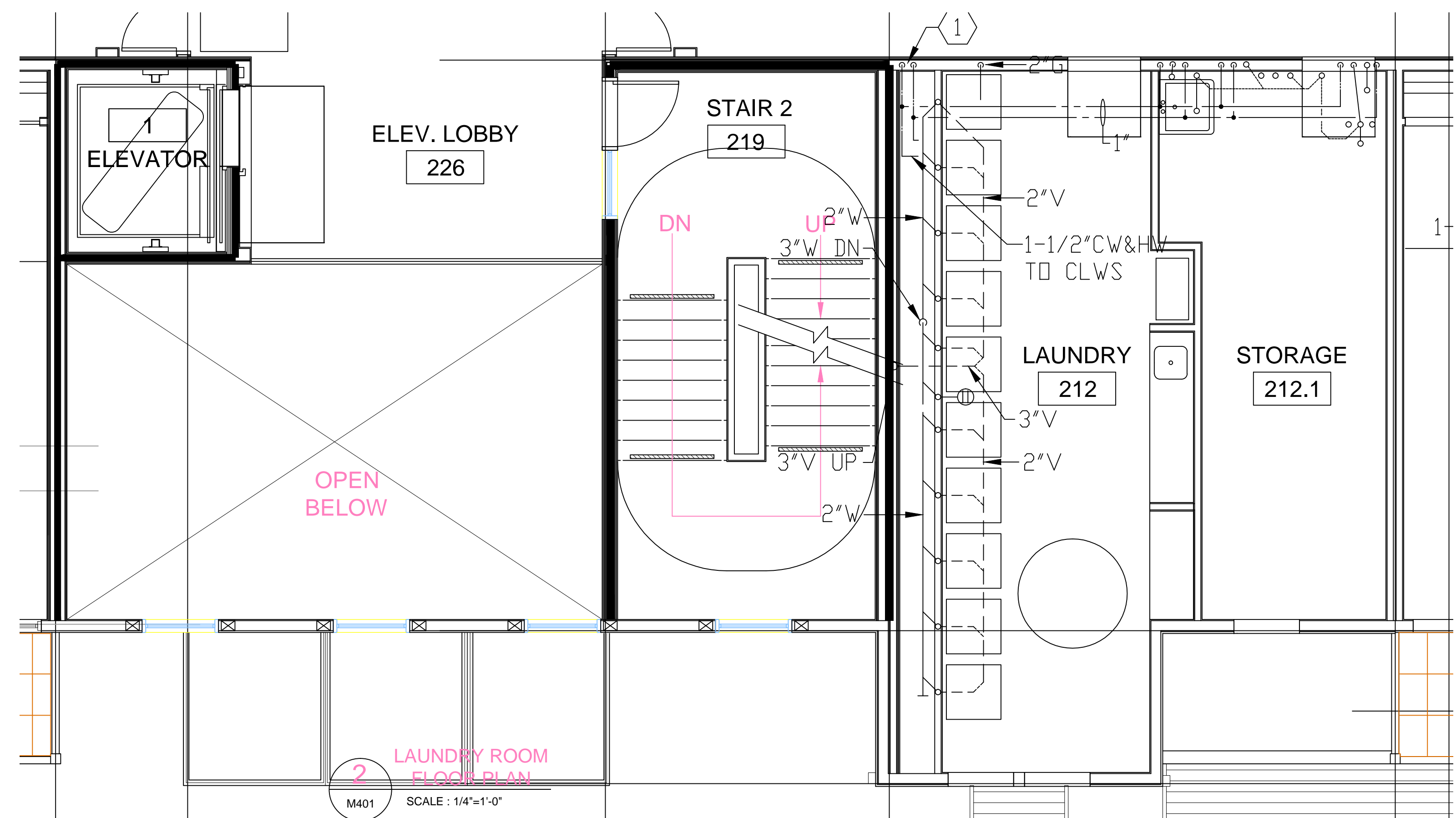
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale 1/4"=1'-0"

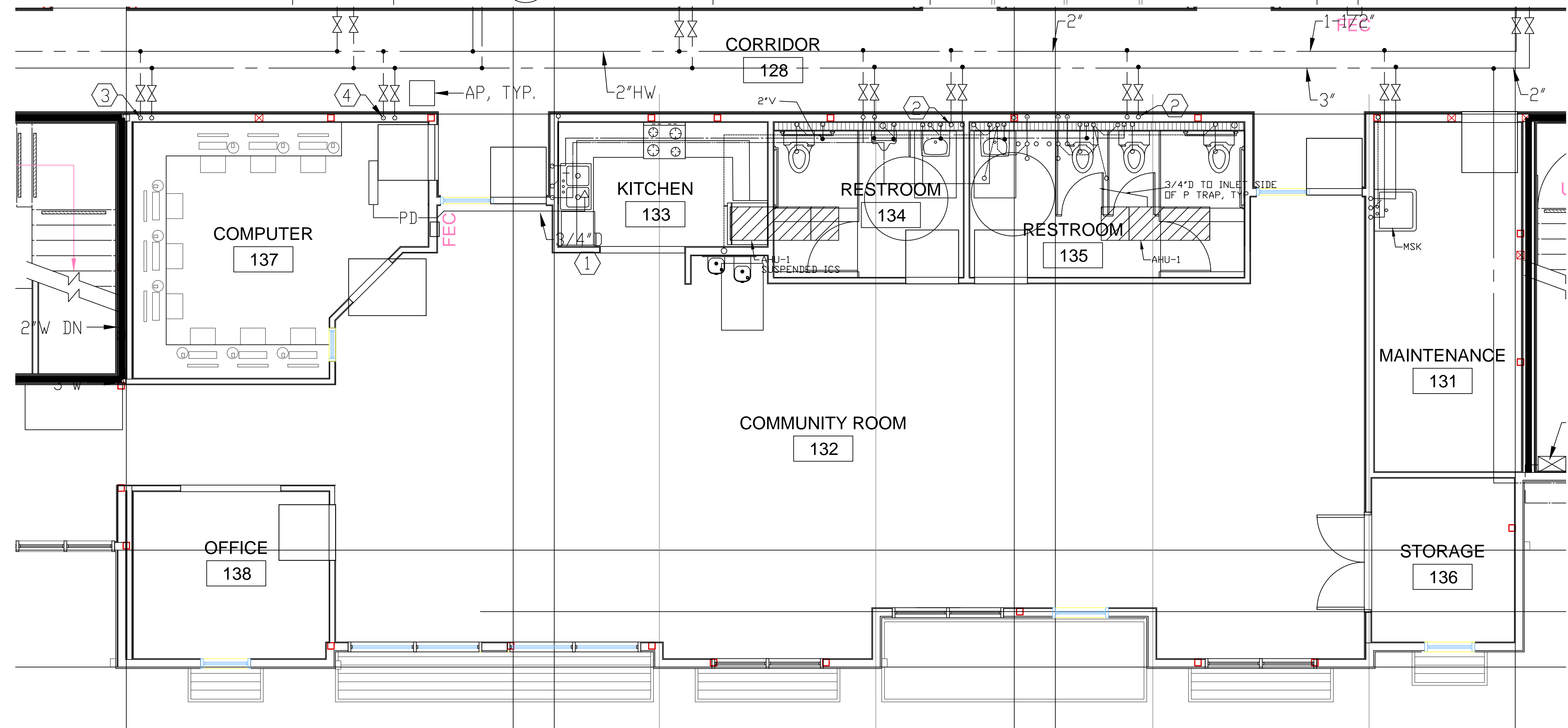
drawn AM  
checked GH  
file name  
job number 15-  
drawing PLUMBING  
1ST FLOOR  
COMMON AREAS  
sheet number

**P403**

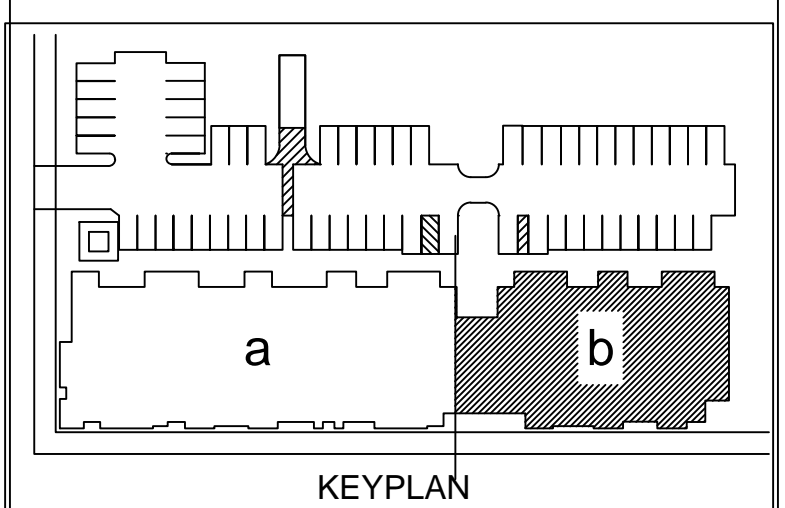
of sheets



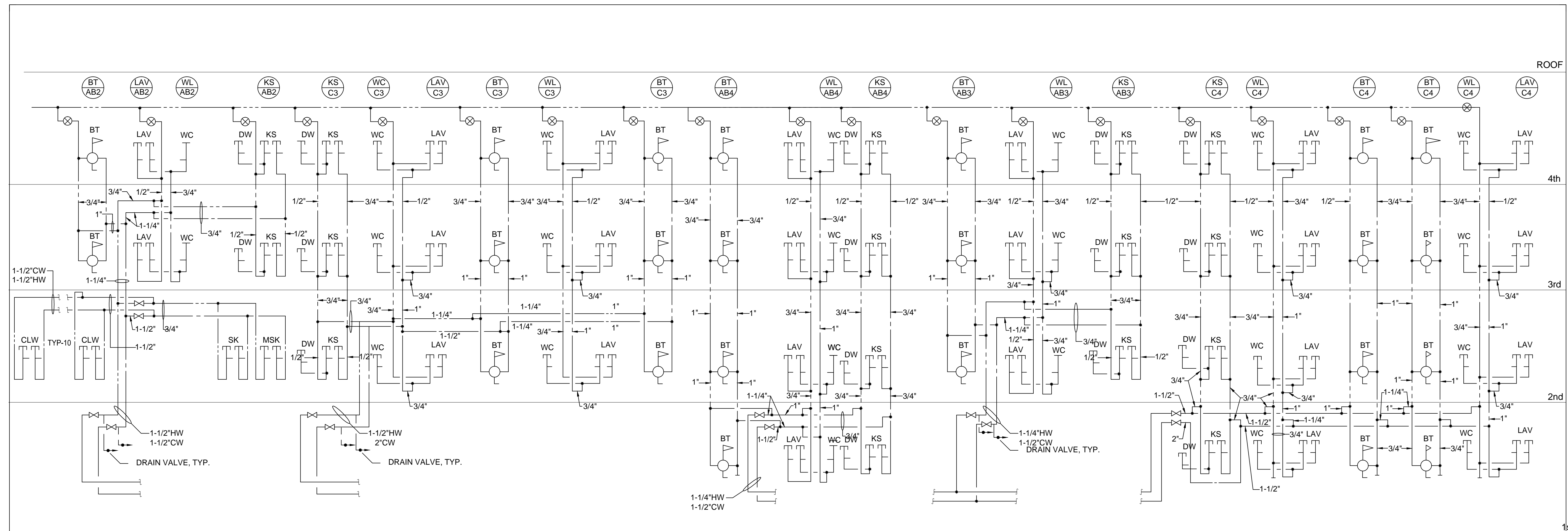
2 LAUNDRY ROOM FLOOR PLAN  
M401 SCALE: 1/4"=1'-0"



1 RETAIL AREA FLOOR PLAN  
P403 SCALE: 1/4"=1'-0"







LAUNDRY ROOM & UNITS A1 ABOVE  
TYPE C2

217, 213  
TYPE C2

UNITS 101, 102, 103, 104, 104 108,  
208, 308, 408  
TYPE B1

UNITS 210, 211, 214, 215, 216, 310, 410  
TYPE B1

UNITS 106, 107, 109, 209, 309, 409  
TYPE C1

revisions number	date
APPROVAL	07-02-15
PLAN CHECK	11/20/15
RESUBMITTAL	

**94th AND INTERNATIONAL**  
INTERNATIONAL  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015  
scale NONE

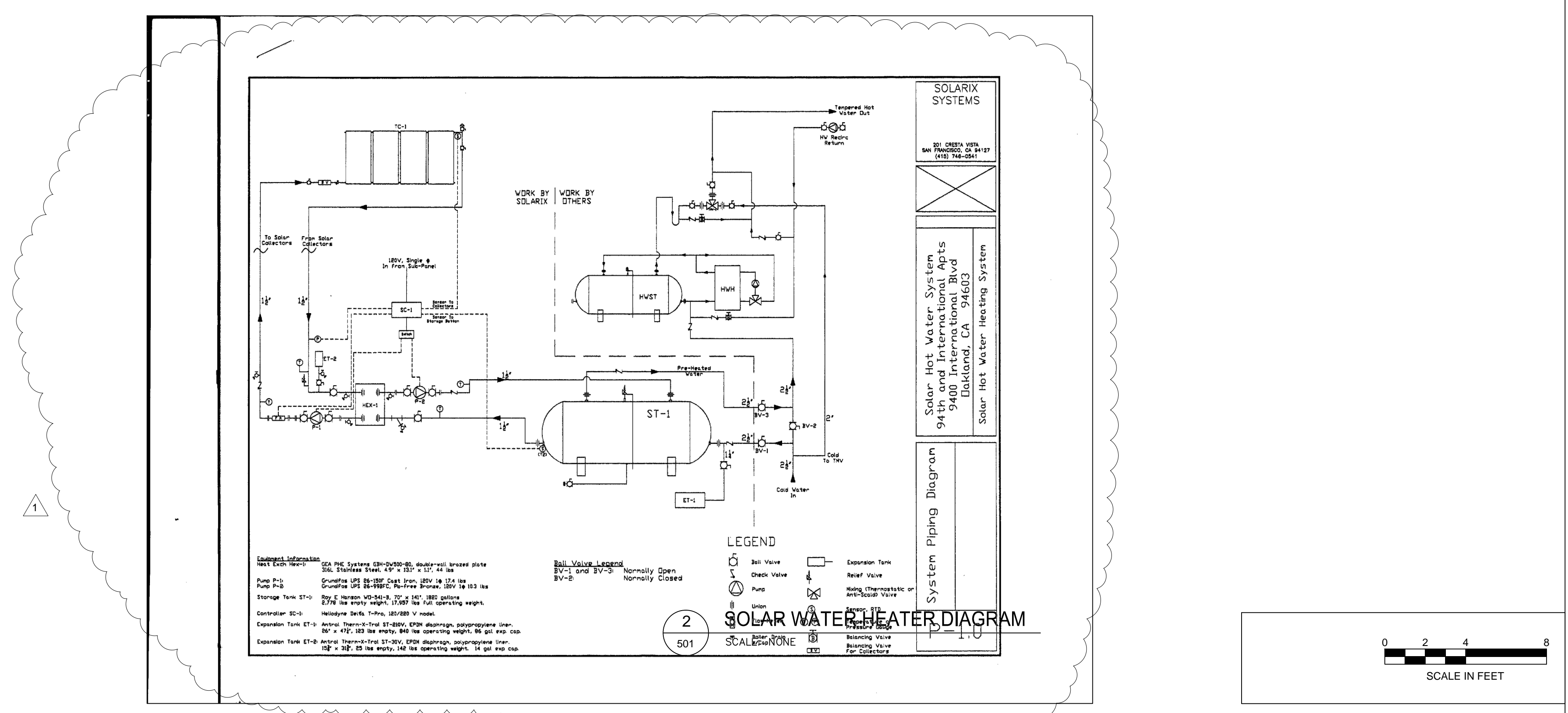
drawn AM  
checked GH

file name  
job number 15-

drawing PLUMBING  
RISER DIAGRAMS  
sheet number

**P501**

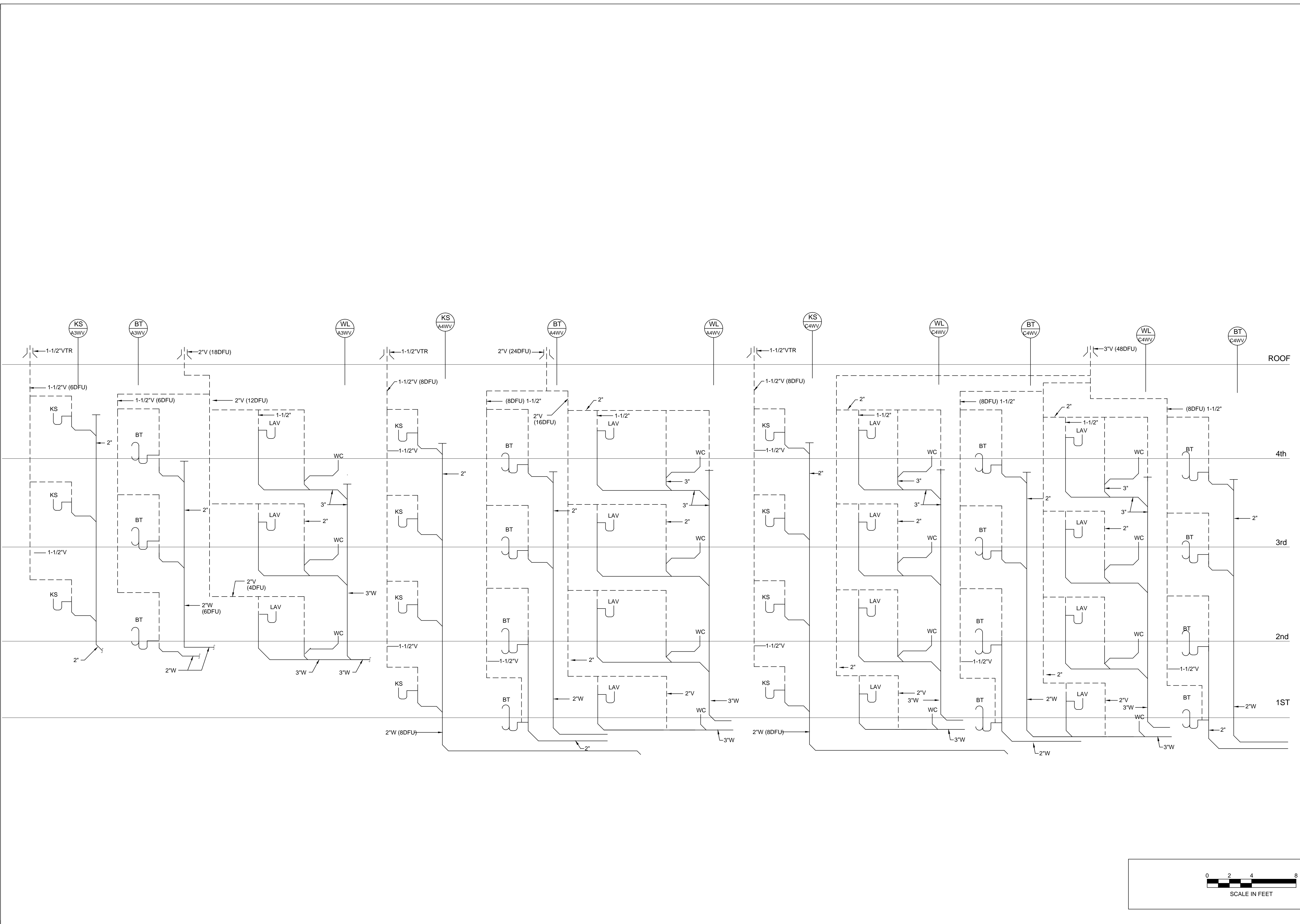
of sheets





DESIGNER

HIGASHI ASSOCIATES, INC.  
MECHANICAL ENGINEERS  
35 DORMAN AVENUE  
SAN FRANCISCO, CA. 94124  
PHONE: (415) 826-2808



revisions number	date
APPROVAL	07-02-15

PLAN CHECK 11/20/15  
RESUBMITTAL

**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 07 - 02 - 2015

scale 1/8"=1'-0"

drawn AM

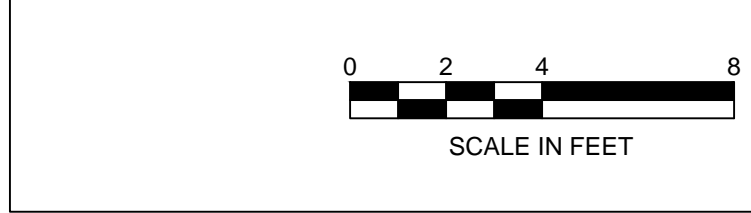
checked GH

file name

job number 15-

drawing  
**PLUMBING RISER DIAGRAM**

sheet number



**P502**

of sheets