

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\"/>



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
 9400 INTERNATIONAL BLVD
 OAKLAND, CA 94603

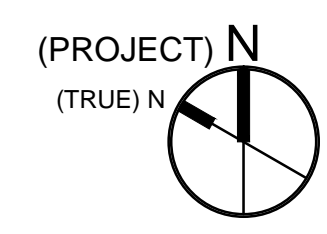
issue date 03/04/2016
 scale 1"=20'

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
 checked _____
 file name _____
 job number 201517.00
 drawing PLUMBING SITE PLAN
 sheet number _____

P001

of _____ sheets



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.

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	
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	WALL HUNG - WATER LESS - HANDICAP ACCESSIBLE A.S. FLOWISE FLUSH FREE WATERLESS URINAL 6150.100, 20"x28"x16" NOMINA DIMENSIONS. PLUMB COMPLETE. STUB WATER CONNECTION IN WALL.
SK-2	TWO COMPARTMENT STAINLESS STEEL SINK -ADA ELKAY LRAD-3321, 33"x21"x6, 180 GAUGE TYPE 304 STAINLESS STEEL, LIKE-4100 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.
WC-5	PRESSURE ASSISTED-COMMUNITY TOILETS-STANDARD HEIGHT AMERICAN STANDARD CADET FLOWISE ELONGATED PRESSURE ASSISTED TOILET, 1.1 GPF, 2462.100, VITREOUS CHINA, WHITE FINISH, US EPA WATER SENSE FOR HET, CHURCH MODEL 9500CC ELONGATED OPEN FRONT SEAT LESS COVER. SPEEDWAY SUPPLIES, BOLT CAPS.
LAV-3	WALL HUNG LAVATORY - HANDICAP ACCESSIBLE - ROOM 143 AMERICAN STANDARD "LUCERNE" 0356.012, 4" CENTERS, 20X18" CHICAGO FAUCET 3500-208537AB METERING FAUCET WITH MVPAB CARTRIDGE WITH 0.35 GPM VANDALPROOF LAMINAR FLOW OUTLET, 1-1/4"x1-1/2" 17 GAUGE CHROMEPLATED "P" TRAP, SPEEDWAY SUPPLIES. SET FOR 15 SECOND CYCLE.
LAV-2	COUNTERTOP LAVATORY - SAME AS LAV-1 EXCEPT WITH 4" CENTERS. HANDICAP ACCESSIBLE COUNTERTOP CHICAGO FAUCET 3500-208537AB METERING FAUCET WITH MVPAB CARTRIDGE WITH 0.35 GPM VANDALPROOF LAMINAR FLOW OUTLET, 1-1/4"x1-1/2" 17 GAUGE CHROMEPLATED "P" TRAP, SPEEDWAY SUPPLIES. SET FOR 15 SECOND CYCLE.
SK-2	COMMUNITY KITCHEN ELKAY LRAD-3322, 33"x22"x6" DEEP, 18 GAUGE TYPE 304 STAINLESS STEEL, PRICE PFISTER H34-INCC CHROME SINGLE LEVER FAUCET WITH 1.0 GPM FLOW RESTRICTOR, GRID DRAIN, 0230 P TRAP. SPEEDWAY SUPPLIES.
SK-3	BREAK ROOM HOSPITALITY SINK - HANDICAP ELKAY BCR 15 SINK, 15x15x6-1/2", 4" CENTER PRICE PFISTER H34-INCC CHROME SINGLE LEVER FAUCET WITH 1.0 GPM FLOW RESTRICTOR, WITH GRID DRAIN, 0230 P TRAP. SPEEDWAY SUPPLIES.

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 OR "BUILD IT GREEN"	SPECIFIED EQUIPMENT
LAV FAUCET-RESIDENTIAL	1.5 GPM	1.0 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 (LAV)	0.25 GPM, METERED.	.35 GPM, METERED WITH 15 SECOND CYCLE
WATER CLOSET COMMERCIAL	1.28 GALLONS/FLUSH	1.10 GALLONS/FLUSH
URINAL	.10 GALLONS/FLUSH	ZERO GALLON PER FLUSH

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 LDRETT01 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 "VENESTA" 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. FAUCETS MUST BE "WATER SENSE"
BT-1	BATHUB/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, UNIT A2 WITH 16-100 HAND HELD SHOWER SET WITH DROP ELBOW & SLIDE BAR, SHOWER HEADS MUST BE EPA WATER SENSE.
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 - COMMUNITY TOILETS AMERICAN STANDARD, RIGHT HEIGHT ELONGATED 2468.100, 12" ROUGH IN, 16-1/2" HIGH, 1.0 GALLON PER FLUSH, VITREOUS CHINA, WHITE FINISH, CHURCH MODEL 9500CC ELONGATED OPEN FRONT SEAT LESS COVER, SPEEDWAY SUPPLIES, BOLT CAPS.
FCO	FLOOR CLEANOUT ZURN Z-1400 SQUARE TOP SCORRIATED TUF-TOP NICKEL BRONZE TOP WITH VANDALPROOF SCREWS. ZURN, JOSAM DR WADE.
WCO	WALL CLEANOUT ZURN Z-1447 CLEAN OUT TEE WITH SQUARE SMOOTH ACCESS COVER OVER WALL FRAME, WITH VANDALPROOF SCREWS. ZURN, JOSAM DR 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 DR 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..
TMV-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, DR EQUAL
SK-1	LAUNDRY ROOM SINK ELKAY PSR1716, 17"x16", 20 GAUGE TYPE 304 STAINLESS STEEL, PRICE PFISTER H34-INCC CHROME SINGLE LEVER FAUCET WITH PDP-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 EDP217C, 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 DR EQUAL.
RP	REDUCED PRESSURE ASSEMBLY FEBCO, AMES DR EQUAL, FEBCO SERIES 860, USC APPROVED.
MSK	MDP SINK - MOLDED MDP 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.

LEGEND

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

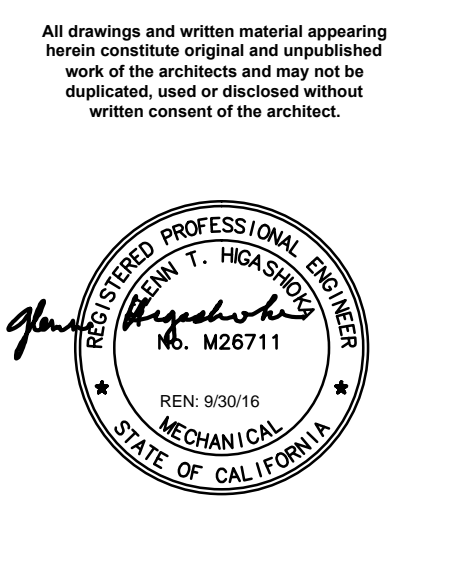
SOLAR SYSTEM IS DESIGN/BUILD. PLANS WERE NOT AVAILABLE AT TIME OF BID. COORDINATE WITH SOLAR WITH SOLAR CONTRACTOR TO INTEGRATE DOMESTIC HOT WATER. SEE ALSO DETAIL P501 FOR INTENT.

MWA Architects

655 Montgomery Street
Suite 1720
San Francisco, California 94111

tel: (415)957-2750
fax: (415)957-2780

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



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/CONSTRUCTION SET		03-31-16

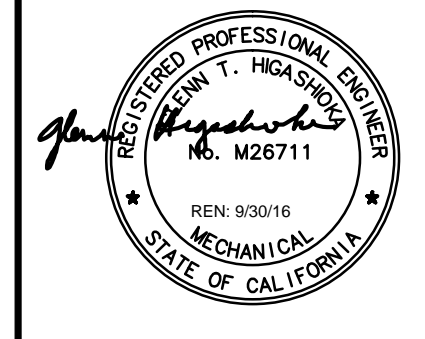
94th AND INTERNATIONAL

9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

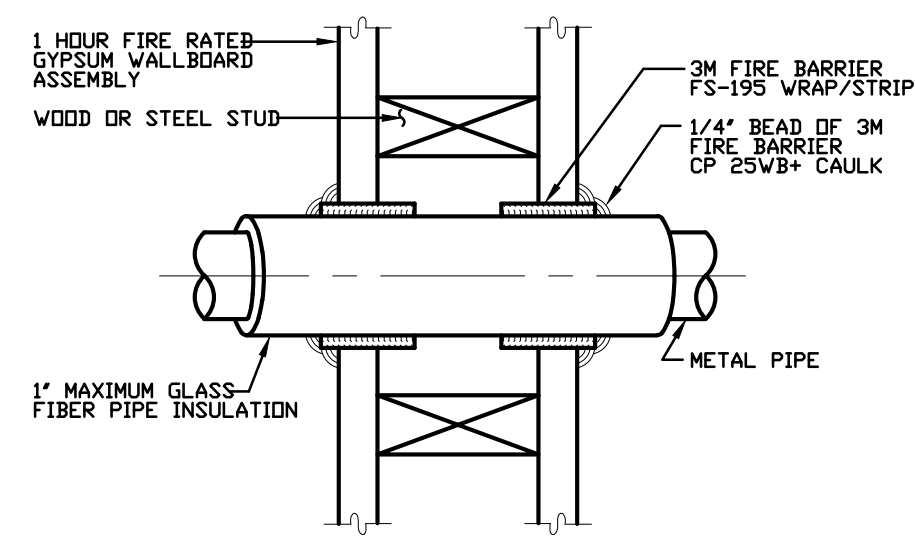
issue date	03/04/2016
scale	NONE
drawn	
checked	
file name	
job number	201517.00
drawing	PLUMBING LEGEND, SCHEDULES & DETAILS
sheet number	



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



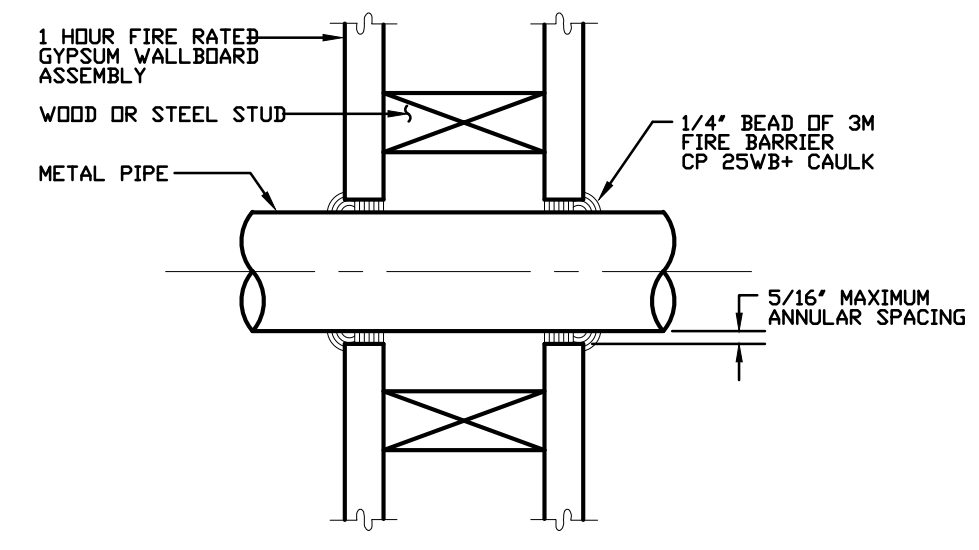
revisions number	date
PLAN CHECK	08-27-15
BID SET	09-24-15
PLAN CHECK RE-SUBMITTAL	11-20-15
VE SET/ CONSTRUCTION SET	03-31-16



- 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.

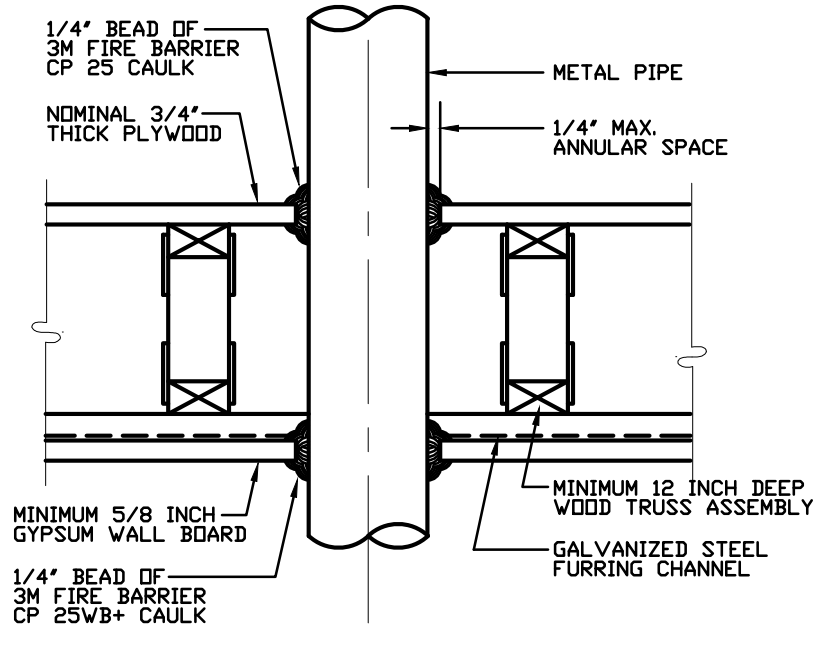
1 INSULATED METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY
P012 SCALE: NONE UL SYSTEM W-L-5001



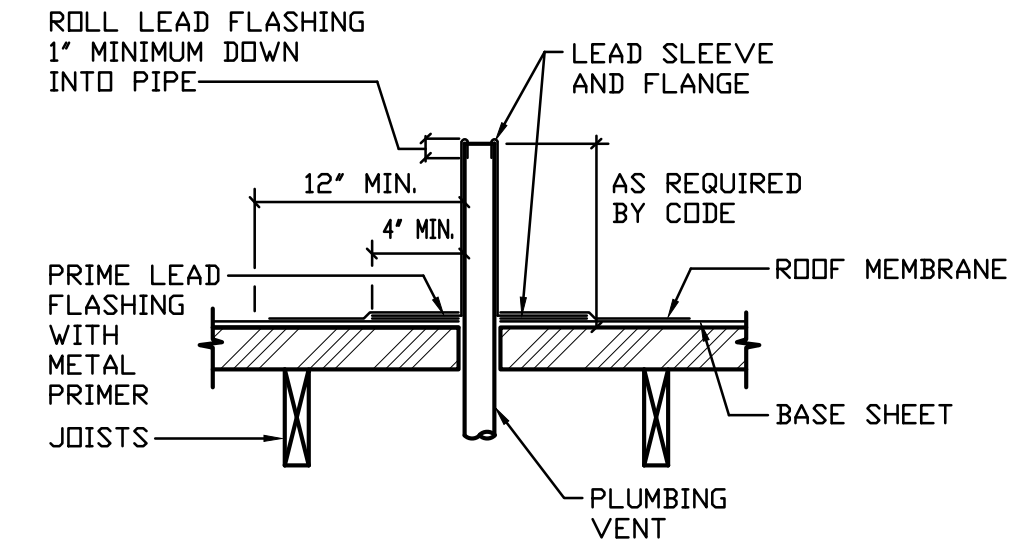
- SYSTEM DETAILS**
1. SYSTEM JUSTIFICATION: UL THROUGH-PENETRATION FIRESTOP SYSTEM NO. W-L-1001 CONFIGURATION B, PER ASTM E 814 (ANSI/UL 1479) FIRE TEST.
 2. ASSEMBLY: 1 HR RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4 INCH DIAMETER MAY ONLY BE USED IN WALLS 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\"/>

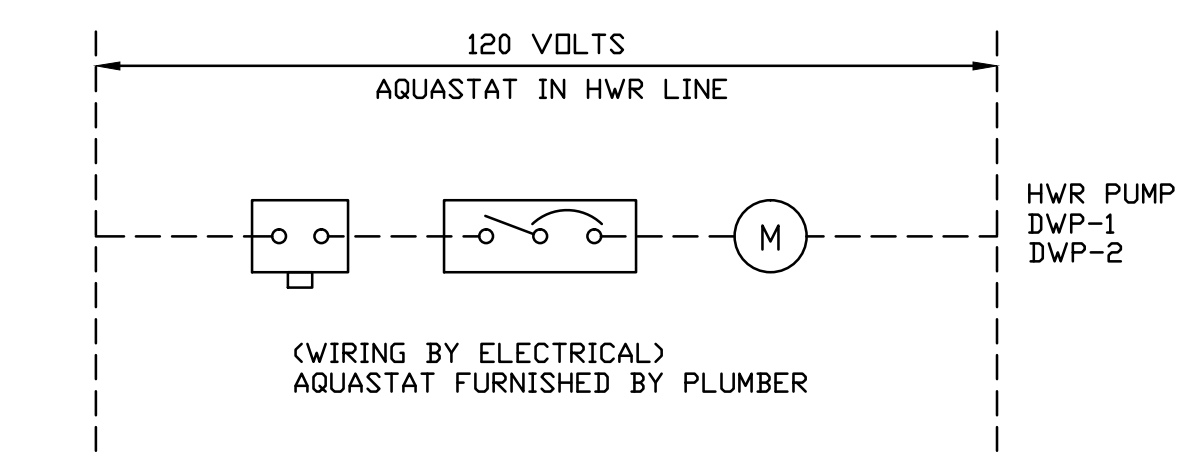
2 METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY
P012 SCALE: NONE UL SYSTEM W-L-1001



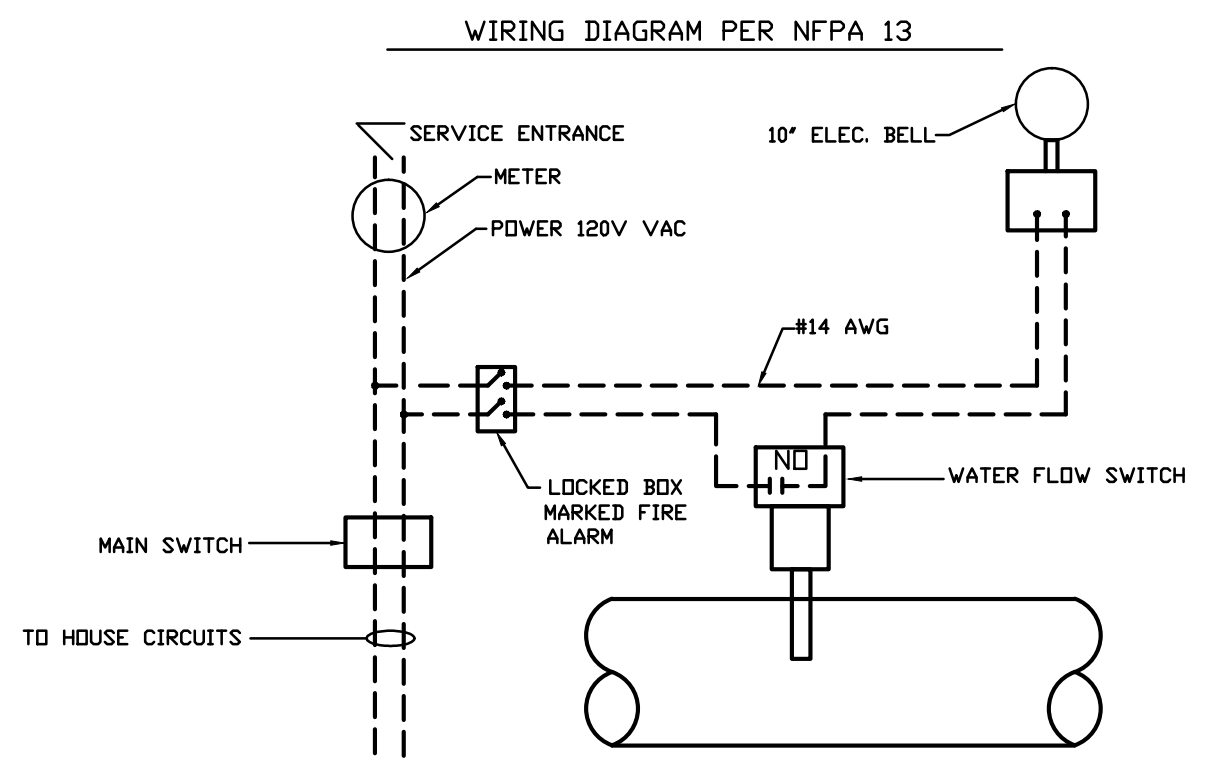
3 STEEL PIPE/CONDUIT THROUGH A WOOD TRUSS FLOOR/CEILING
P012 SCALE: NONE UL SYSTEM F-C-1006



4 SANITARY VENT
P012 NO SCALE



5 DOMESTIC HWR PUMP CONTROL
P012 SCALE: NONE



6 FIRE SPRINKLER WIRING DIAGRAM
P012 SCALE: NONE

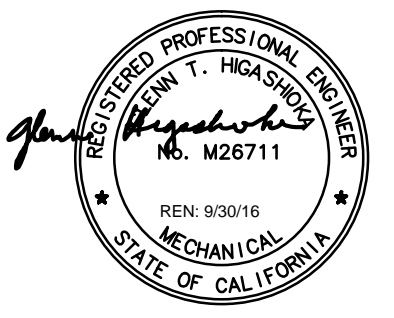
94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016
scale NONE

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
checked _____
file name _____
job number 201517.00
drawing PLUMBING DETAILS
sheet number _____

All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions number	date
PLAN CHECK	08-27-15
BID SET	09-24-15
PLAN CHECK RE-SUBMITTAL	11-20-15
VE SET/ CONSTRUCTION SET	03-31-16
UNDERGROUND2/26/16 SUBMITTAL	

94th AND INTERNATIONAL

9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"
If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____

checked _____

file name _____

job number 201517.00

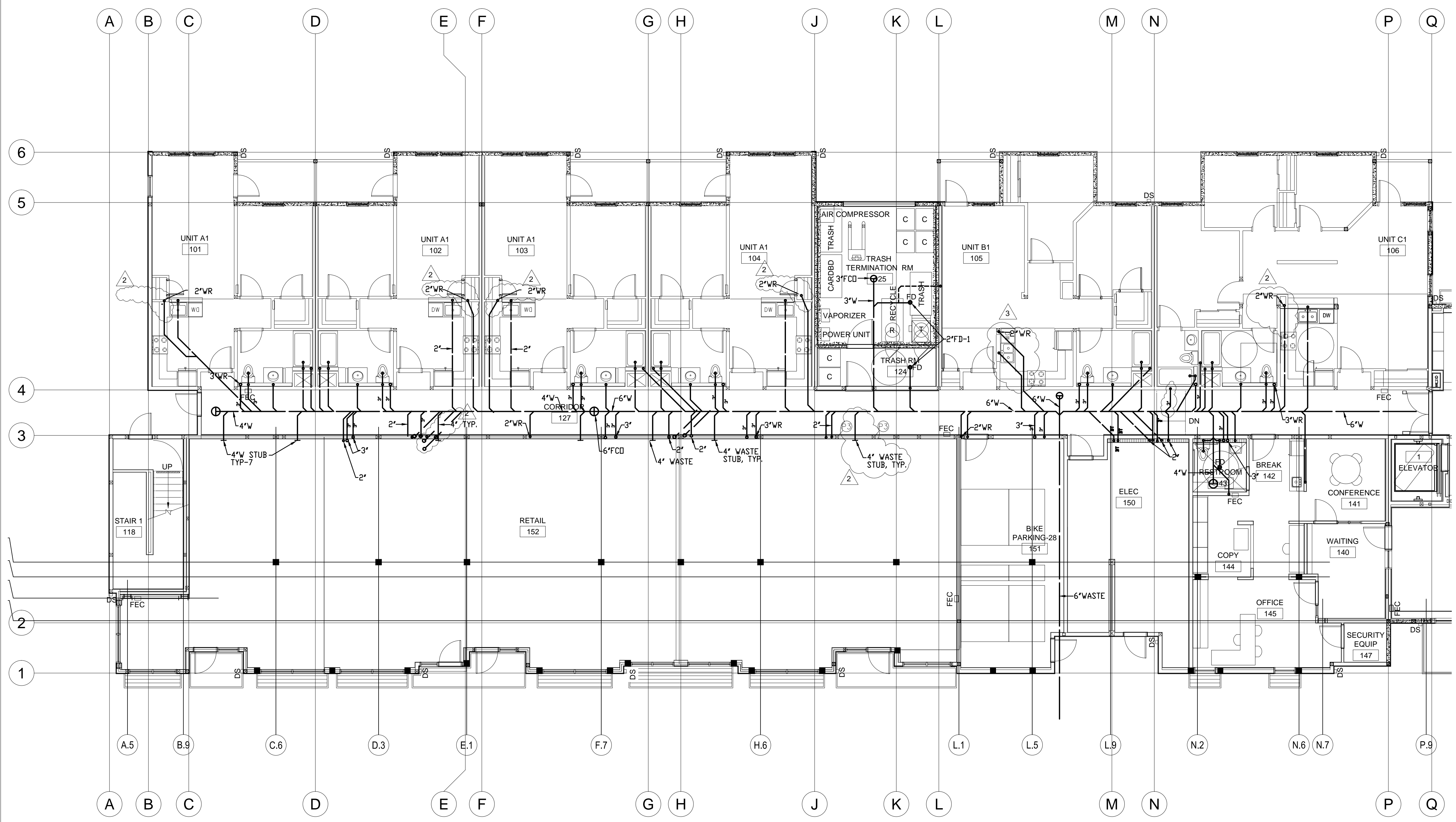
drawing PLUMBING
UNDER FLOOR
PIPING

PLAN - WING A

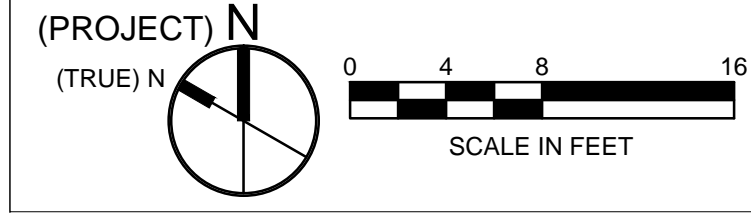
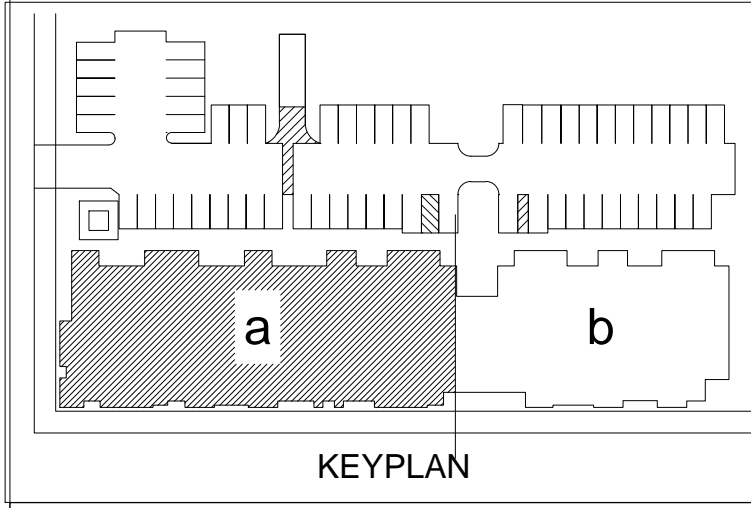
sheet number

P101a

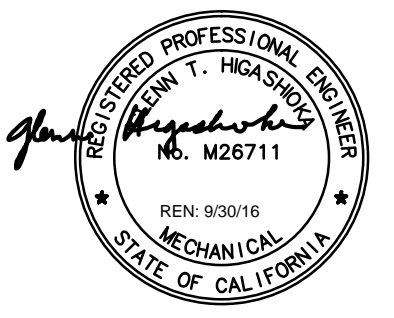
of _____ sheets



UNDER FLOOR WASTE & VENT PIPING



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"

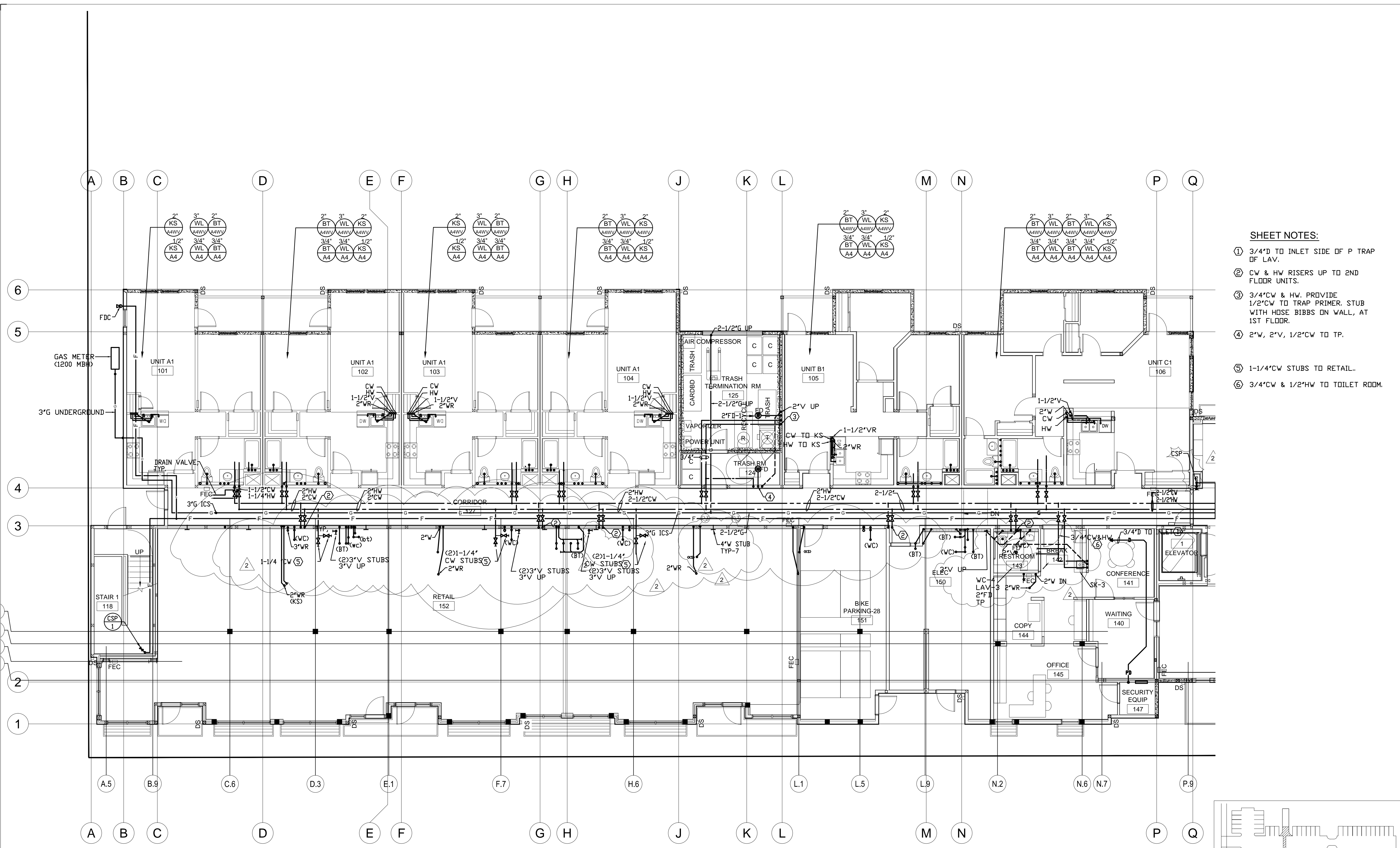
If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
checked _____
file name _____
job number 201517.00

drawing **PLUMBING FIRST FLOOR PLAN - WING A**
sheet number _____

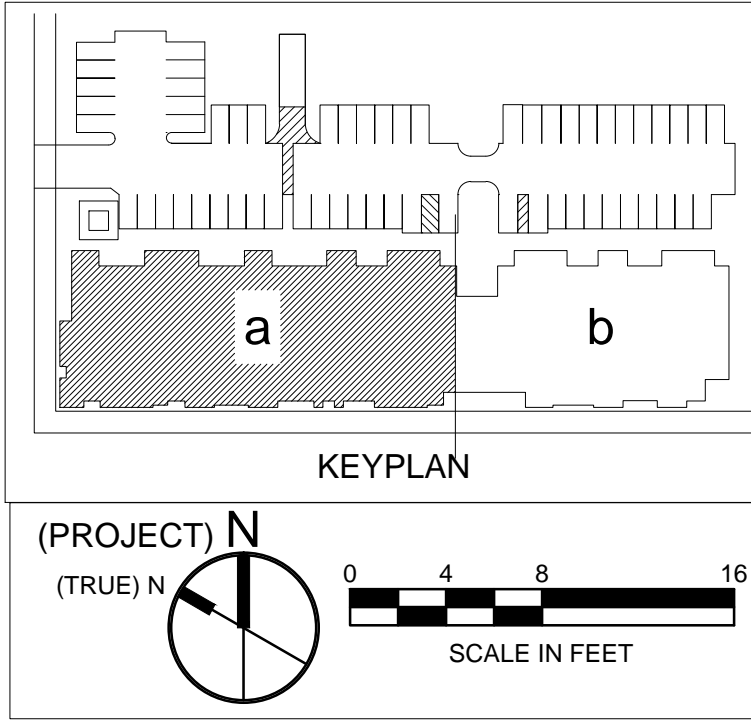
P201a

of _____ sheets

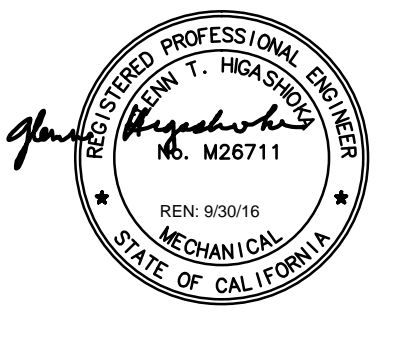


- SHEET NOTES:**
- 3/4"D TO INLET SIDE OF P TRAP OF LAV.
 - CW & HW RISERS UP TO 2ND FLOOR UNITS.
 - 3/4"CW & HW. PROVIDE 1/2"CW TO TRAP PRIMER. STUB WITH HOSE BIBBS ON WALL, AT 1ST FLOOR.
 - 2"W, 2"V, 1/2"CW TO TP.
 - 1-1/4"CW STUBS TO RETAIL..
 - 3/4"CW & 1/2"HW TO TOILET ROOM.

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



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____

checked _____

file name _____

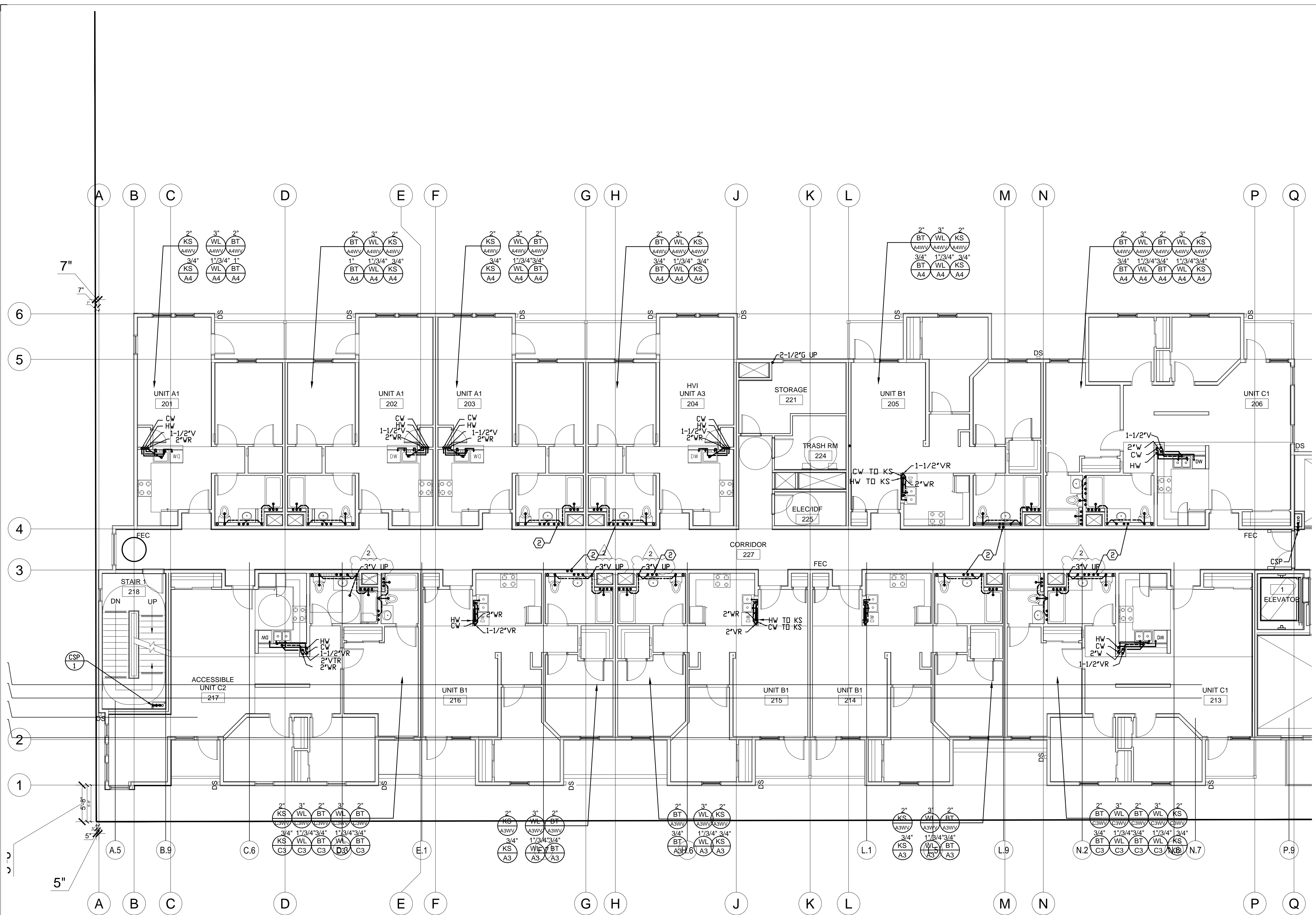
job number 201517.00

drawing **PLUMBING**
SECOND FLOOR PLAN - WING A
sheet number _____

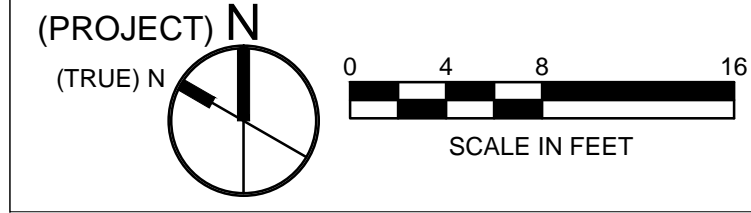
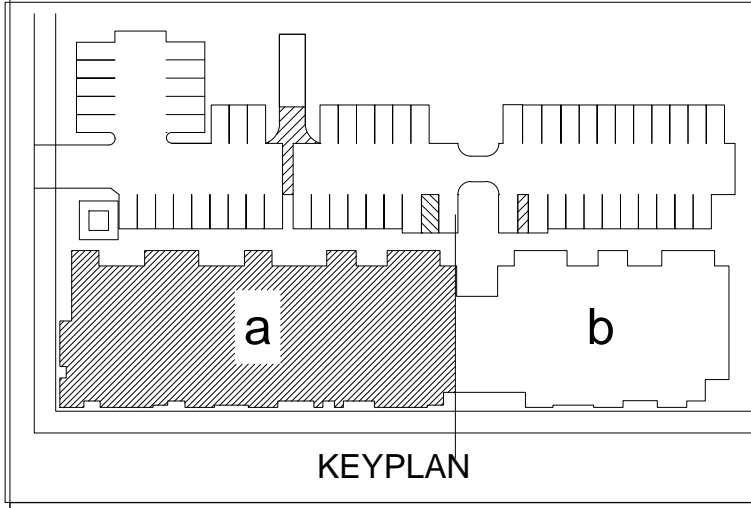
P202a

of _____ sheets

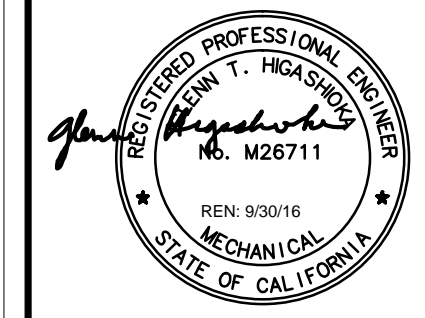
SHEET NOTES:
② CW & HW RISERS FROM BELOW, TYP.



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



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITAL		11-20-15
VE SET CONSTRUCTION SET		03-31-16

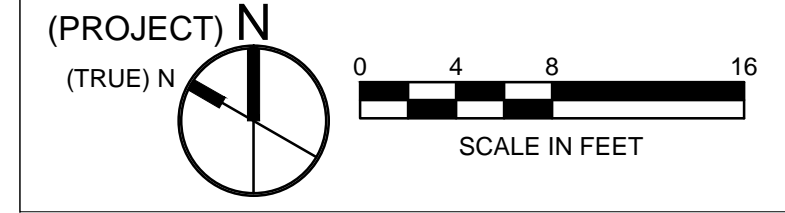
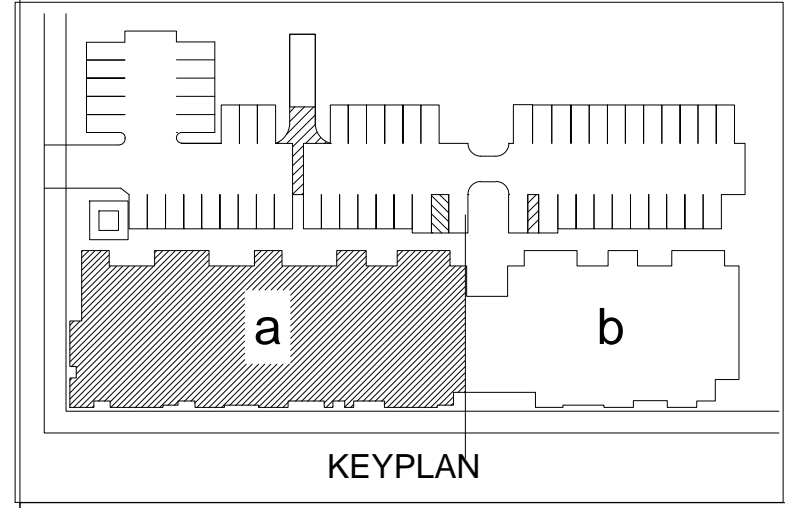
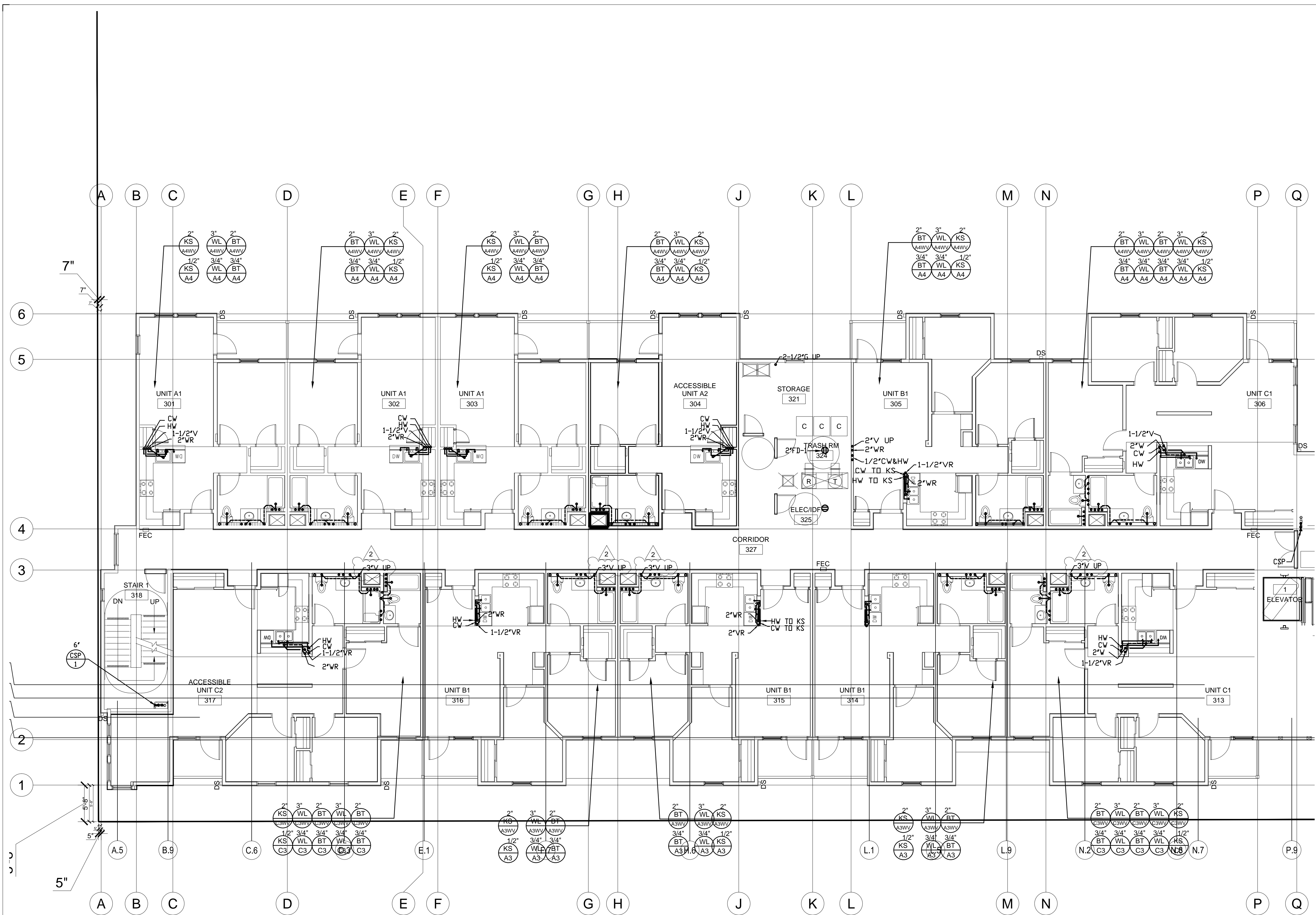
94th AND INTERNATIONAL
 9400 INTERNATIONAL BLVD
 OAKLAND, CA 94603

issue date 03/04/2016
 scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawing
 checked
 file name
 job number 201517.00
 drawing **PLUMBING**
THIRD FLOOR
PLAN - WING A
 sheet number

P203a
 of sheets





revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/CONSTRUCTION SET		03-31-16

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

issue date 03/04/2016

scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn

checked

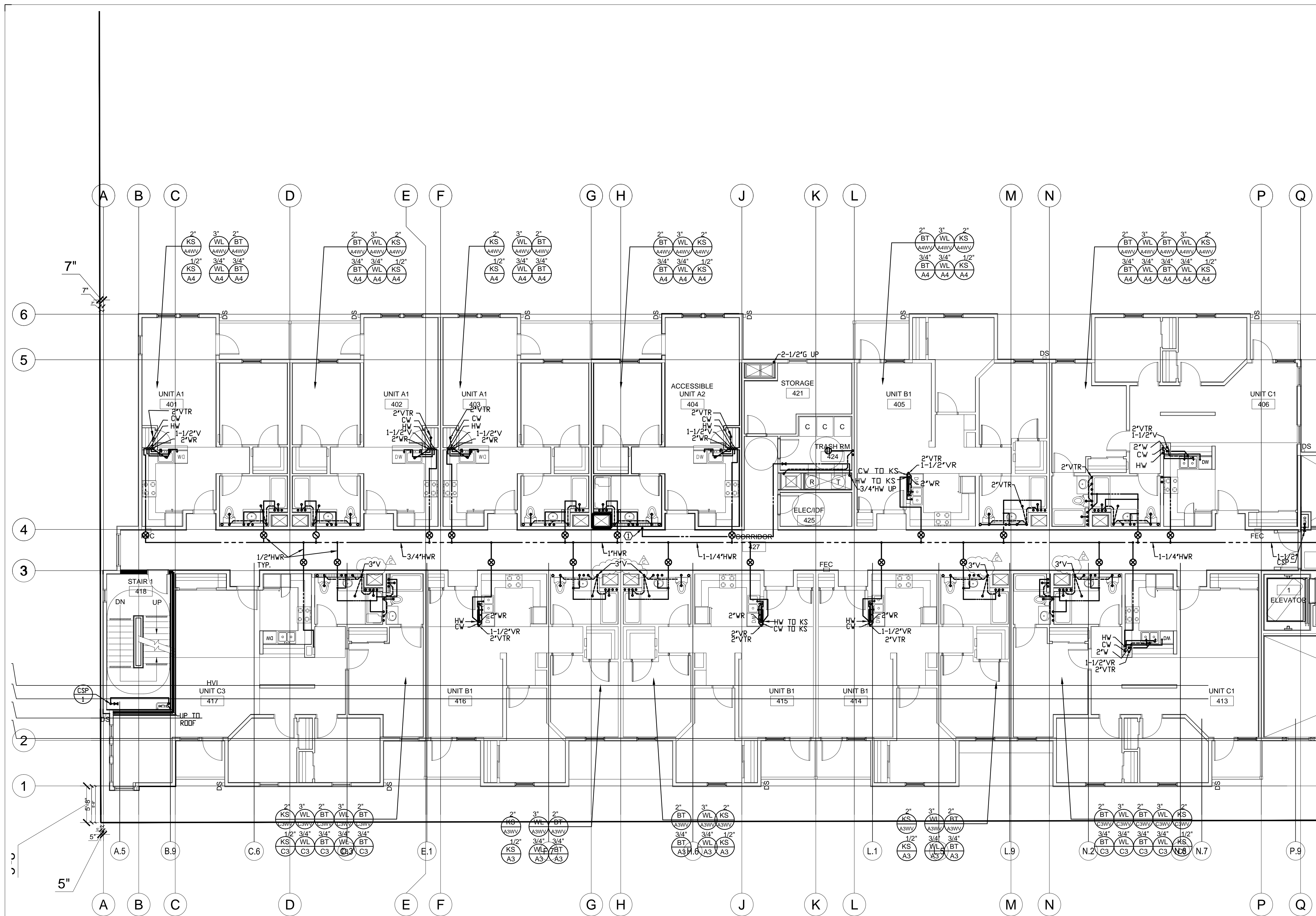
file name

job number 201517.00

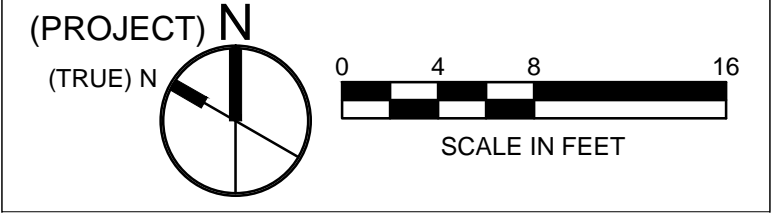
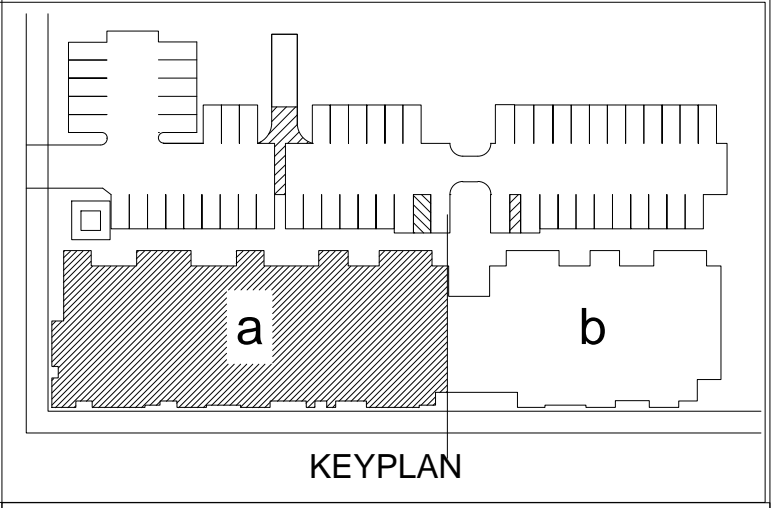
drawing **PLUMBING**
FOURTH FLOOR
PLAN - WING A
sheet number

P204a

of sheets

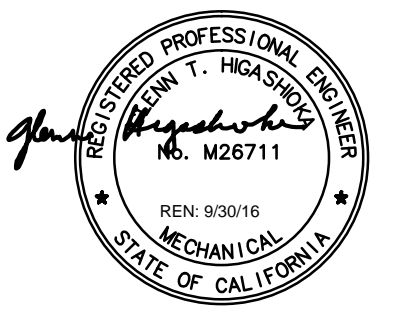


SHEET NOTES:
① 3/4\"/>





All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____

checked _____

file name _____

job number 201517.00

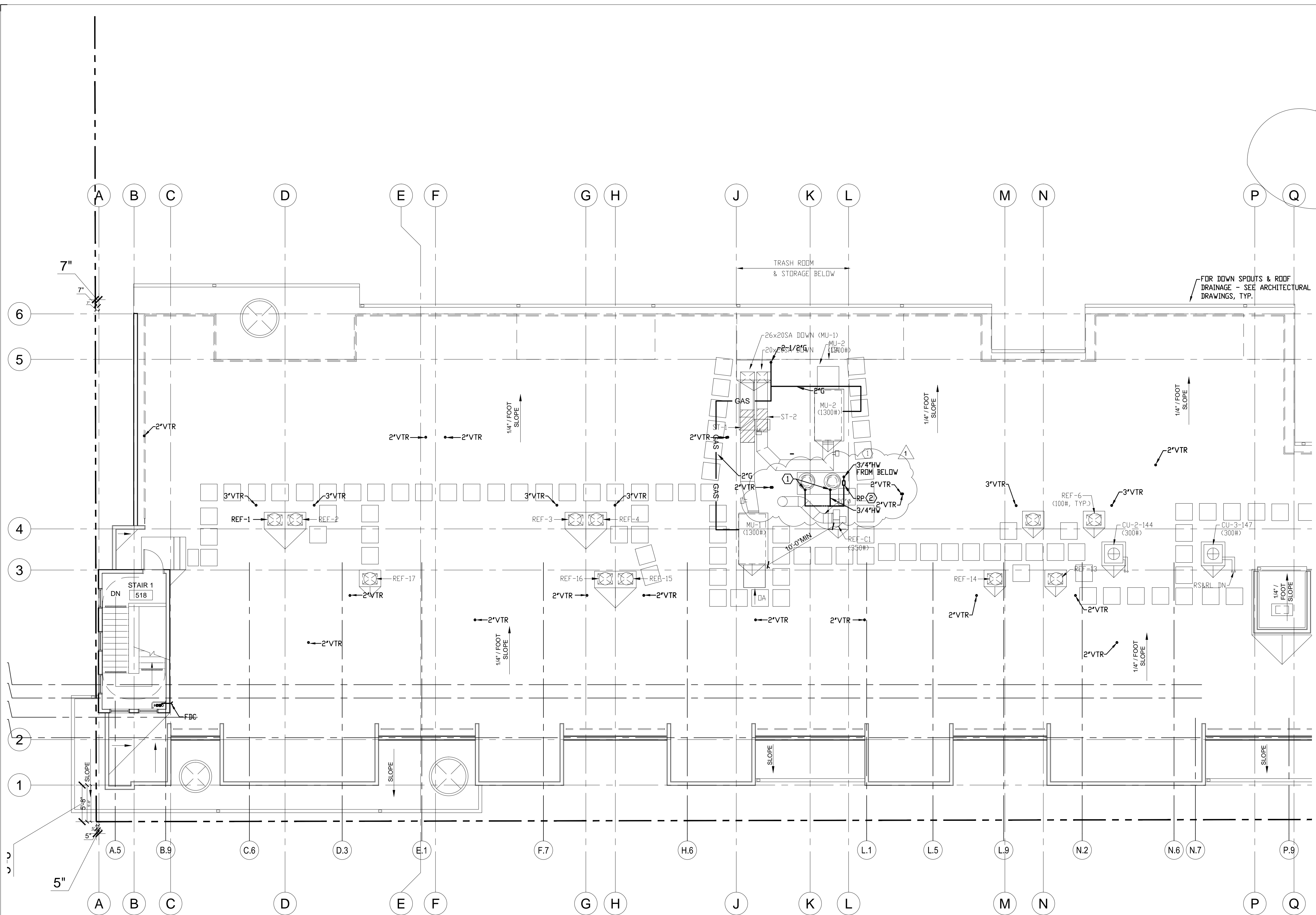
drawing **PLUMBING ROOF PLAN - WING A**

sheet number _____

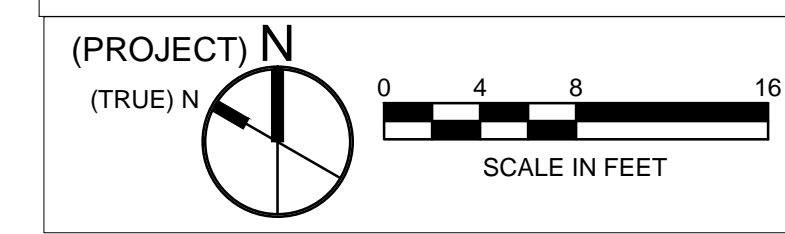
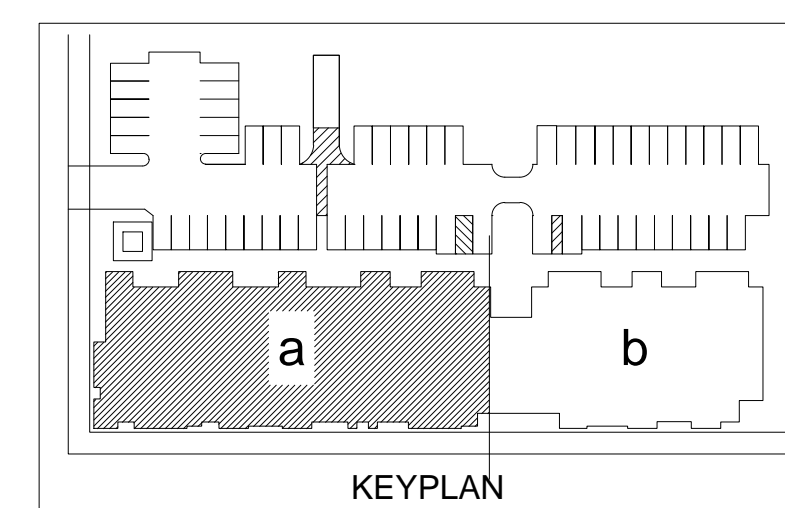
P205a

of _____ sheets

SHEET NOTES:
 ① PROVIDE 3/4"HW FOR TRASH CHUTES.
 ② PROVIDE 3/4"RP ASSEMBLY.

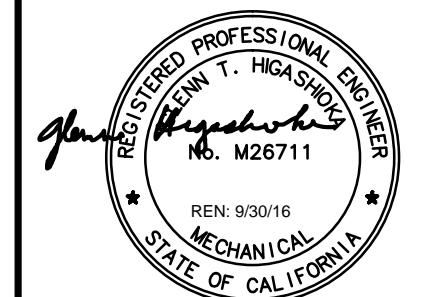


1 ROOF PLAN
1/8" = 1'-0"





All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16
UNDERGROUND		02/26/16
SUBMITTAL		

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn

checked

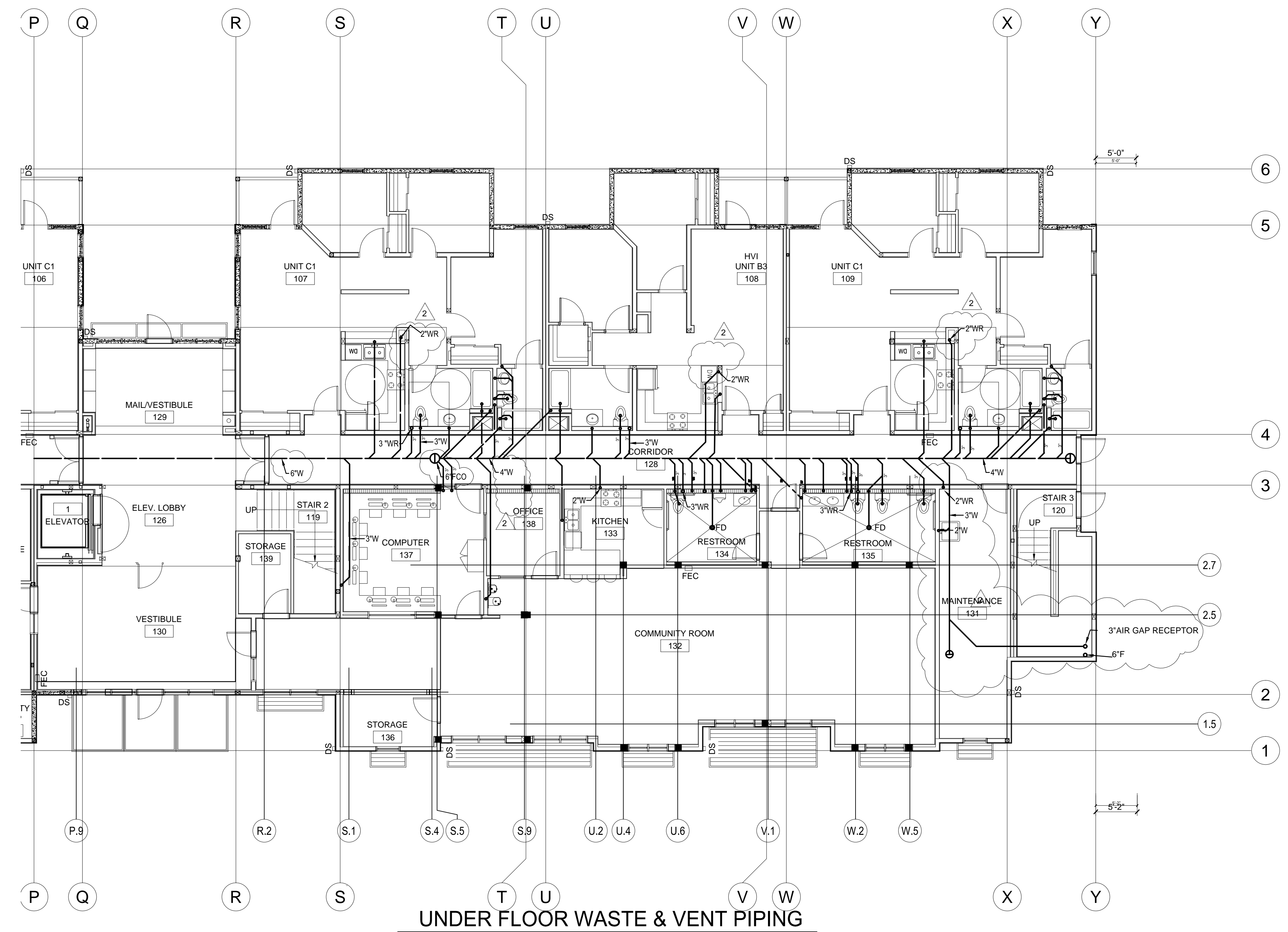
file name

job number 201517.00

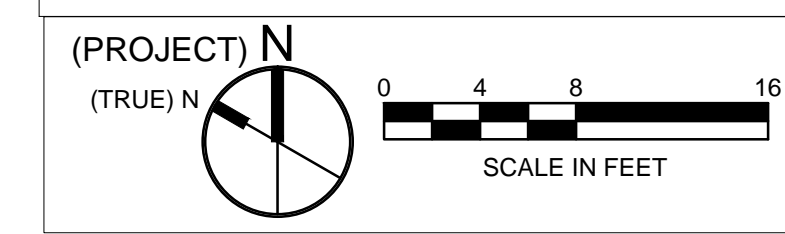
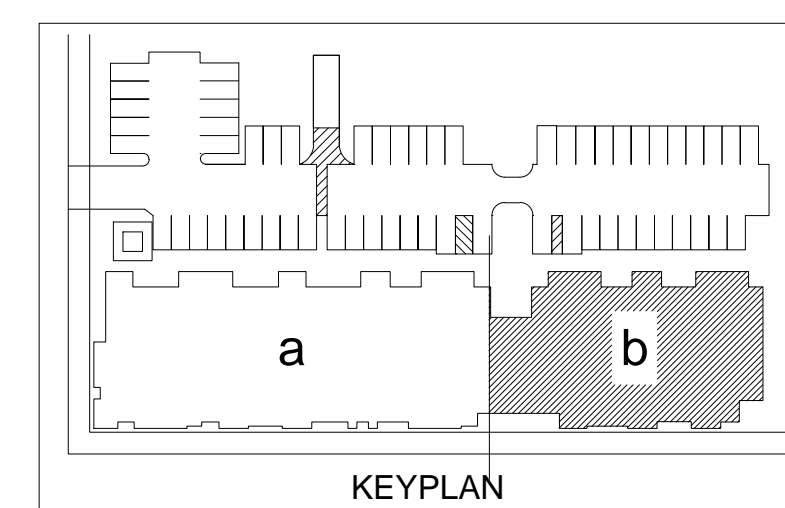
drawing PLUMBING
UNDER FLOOR
WASTE & VENT
PIPING PLAN WING B
sheet number

P101b

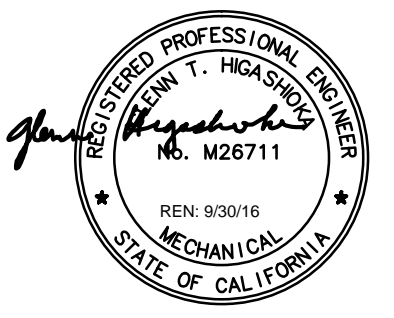
of sheets



UNDER FLOOR WASTE & VENT PIPING



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

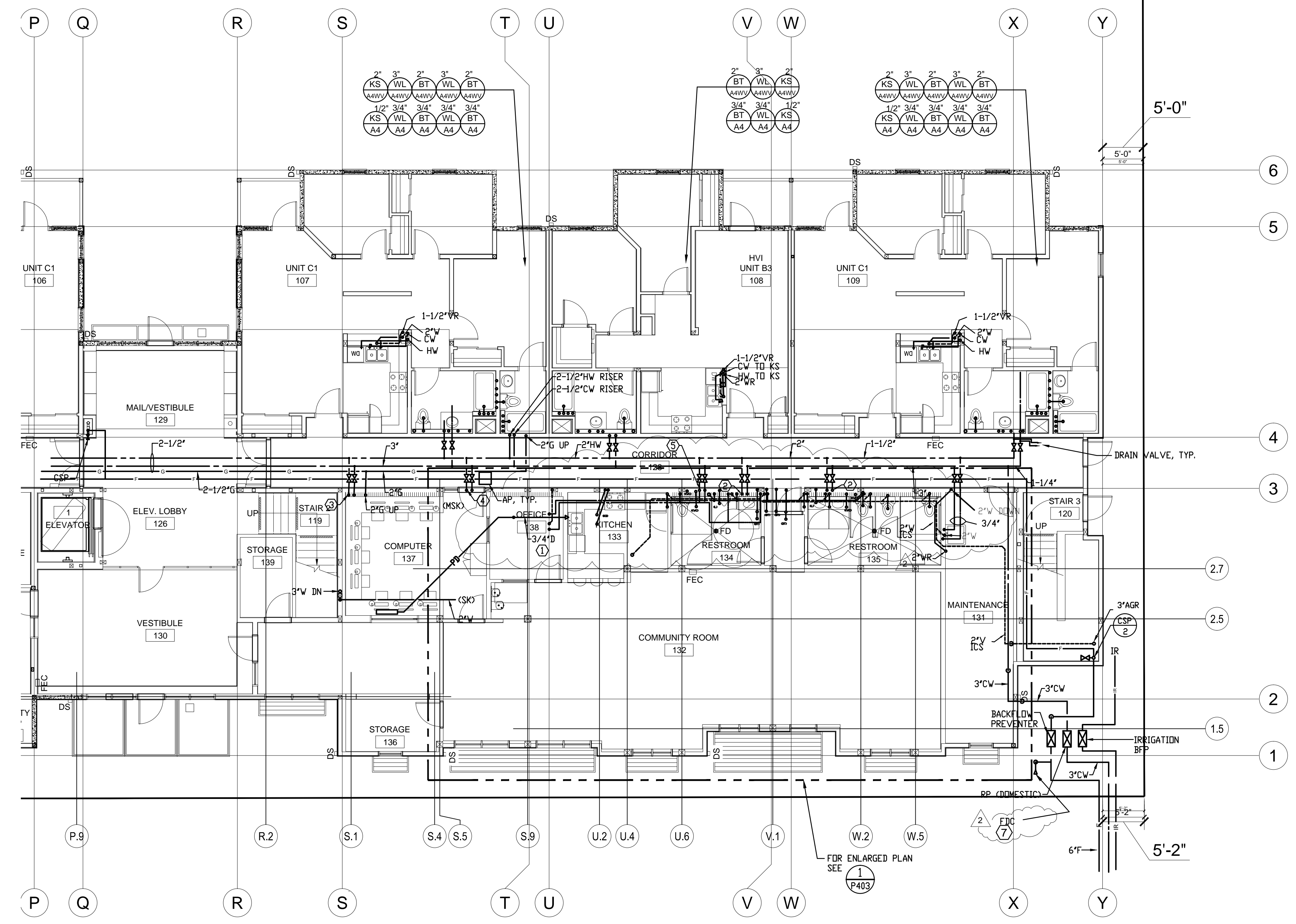
94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016
scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
checked _____
file name _____
job number 201517.00
drawing **PLUMBING**
FIRST FLOOR
PLAN - WING B
sheet number _____

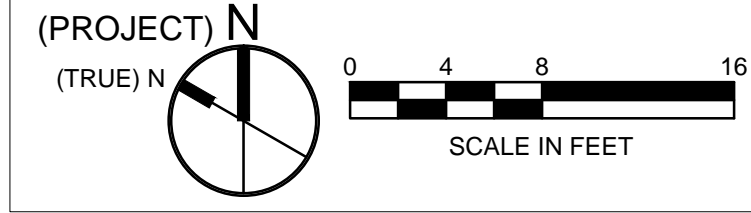
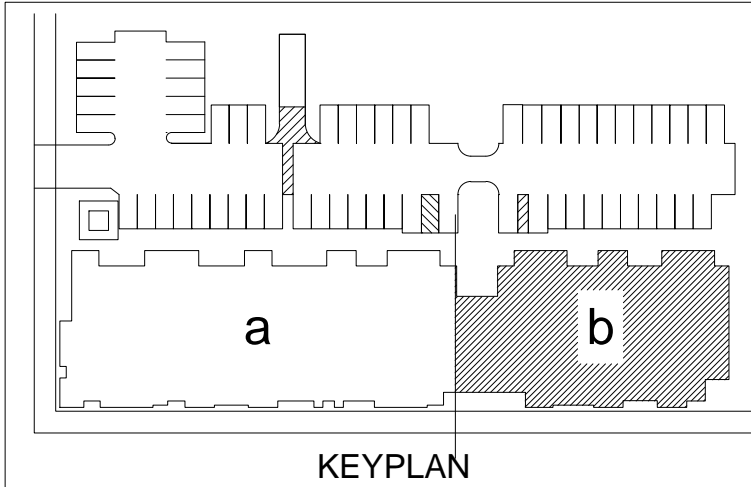
P201b
of _____ sheets

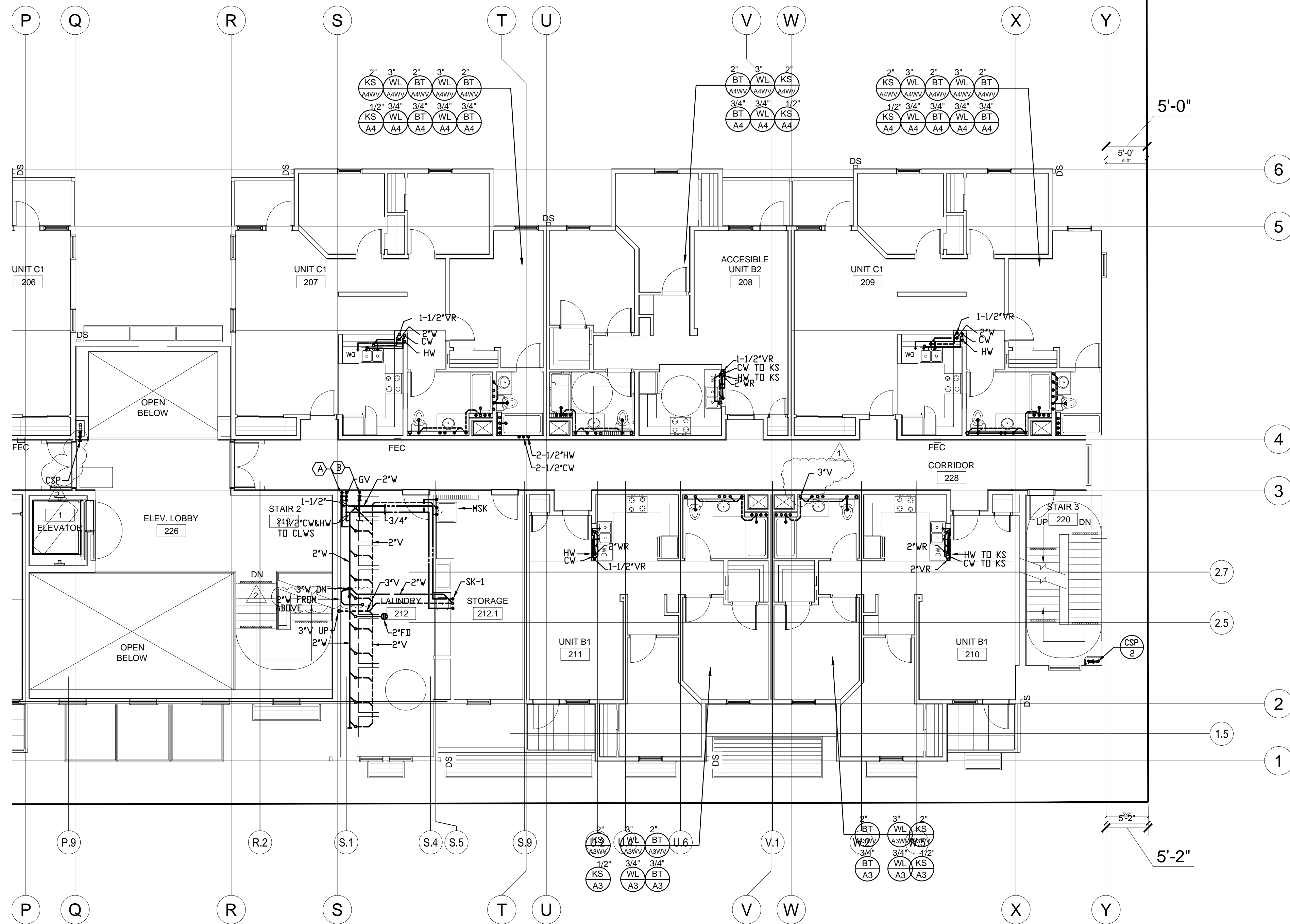


SHEET NOTES:

- 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.
- ⑤ 1"CW & 3/4"HW TO PUBLIC TOILETS.
- ⑥ PLUMBING URINAL COMPLETE WITH WASTE & VENT. STUB 1" COLD WATER IN WALL WITH ACCESS PANEL.
- ⑦ EXTEND FDC BEYOND FENCE TO BE ACCESSIBLE FROM THE STREET.

△ 2





SHEET NOTES:

- Ⓐ 1-1/2" CW & HW FROM BELOW TO LAUNDRY ROOM.
- Ⓑ 2" G MANIFOLD IN WALL. PROVIDE VALVES IN ROOM FOR DRYERS.

All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



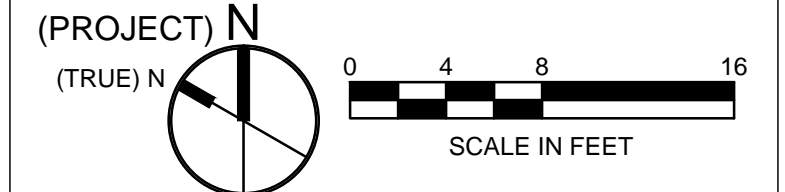
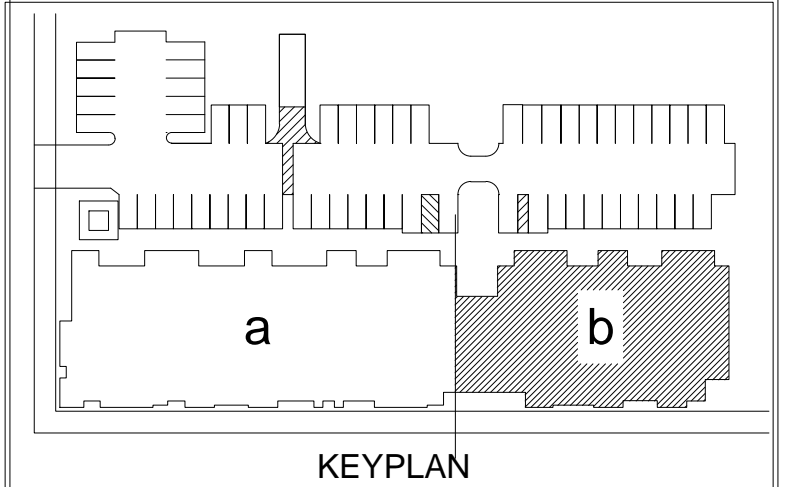
revisions number	date
PLAN CHECK	08-27-15
BID SET	09-24-15
1 PLAN CHECK RE-SUBMITTAL	11-20-15
2 VE SET/ CONSTRUCTION SET	03-31-16

94th AND INTERNATIONAL
 9400 INTERNATIONAL BLVD
 OAKLAND, CA 94603

issue date 03/04/2016
 scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
 checked _____
 file name _____
 job number 201517.00
 drawing **PLUMBING**
SECOND FLOOR PLAN - WING B
 sheet number _____



P202b



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



number	date
PLAN CHECK	08-27-15
BID SET	09-24-15
PLAN CHECK RE-SUBMITTAL	11-20-15
VE SET/CONSTRUCTION SET	03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

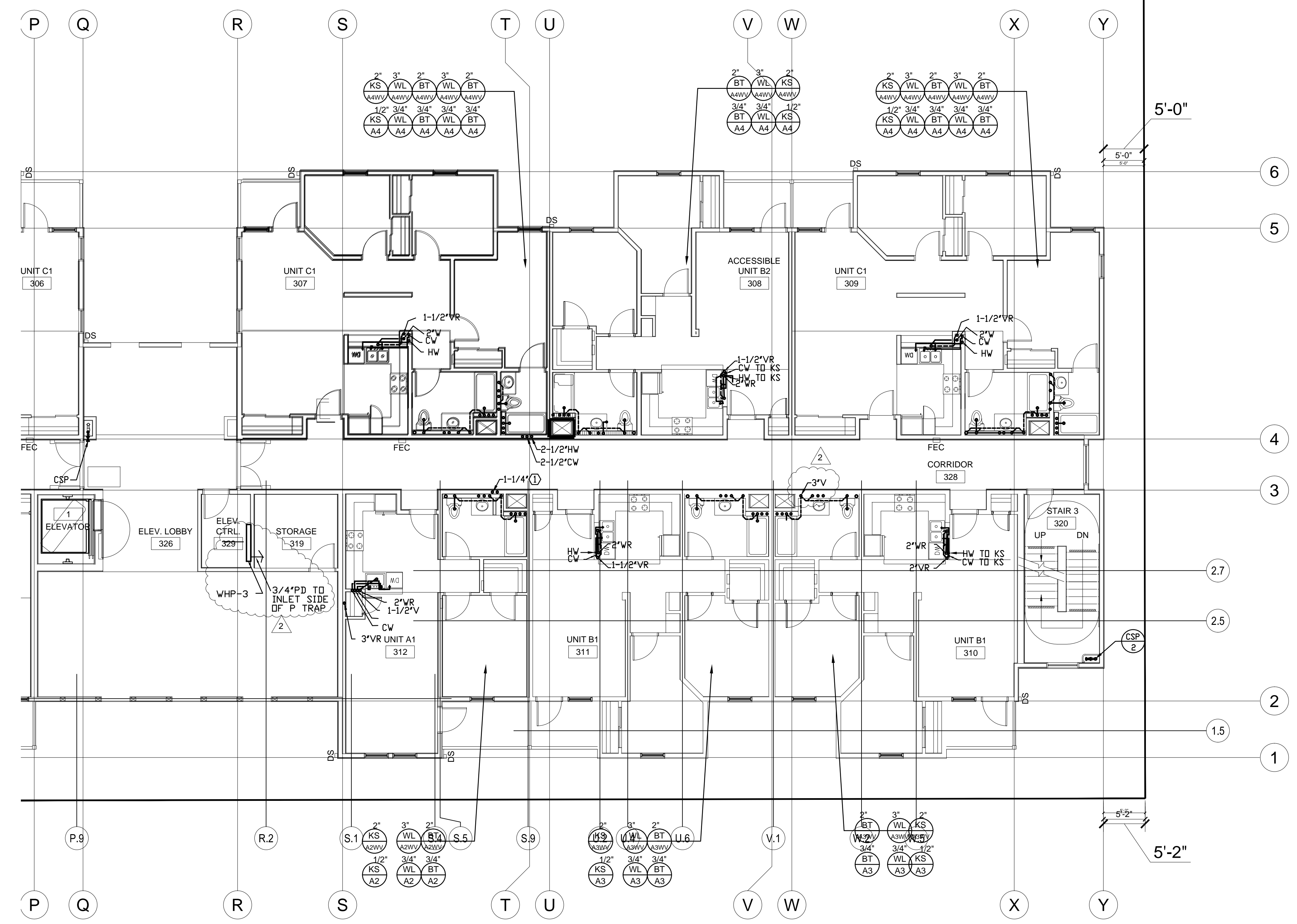
scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

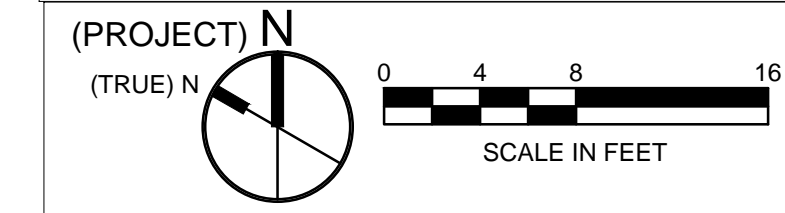
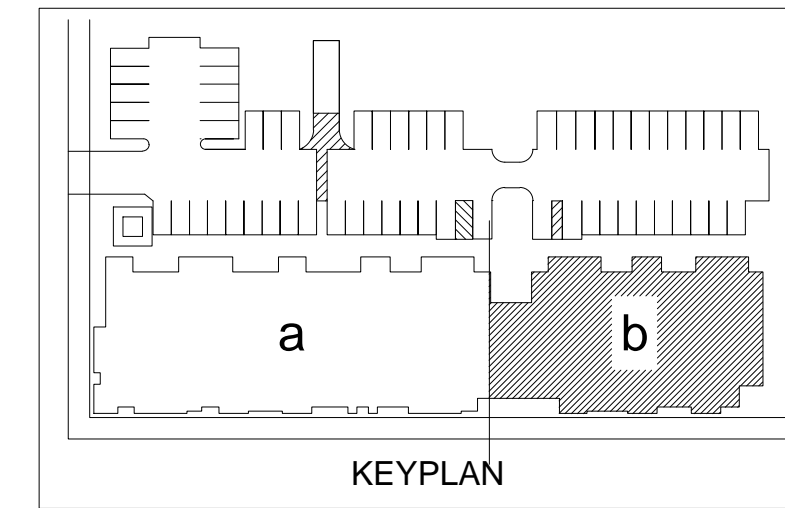
drawn _____
checked _____
file name _____
job number 201517.00

drawing **PLUMBING**
THIRD FLOOR
PLAN - WING B
sheet number _____

P203b
of _____ sheets

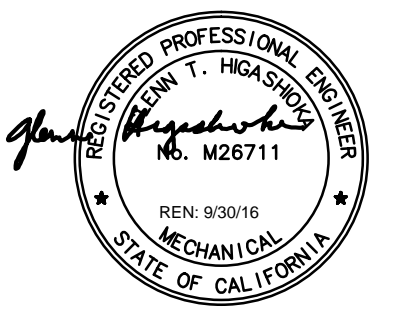


SHEET NOTES:
① 1-1/4" CW & HW FROM BELOW TO UNIT.





All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK	XXXXXXXX	09-24-15
BID SET		11-20-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/CONSTRUCTION SET		03-31-16

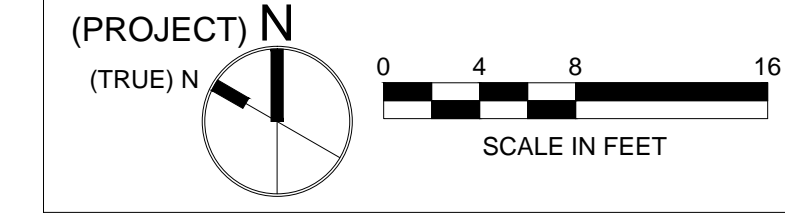
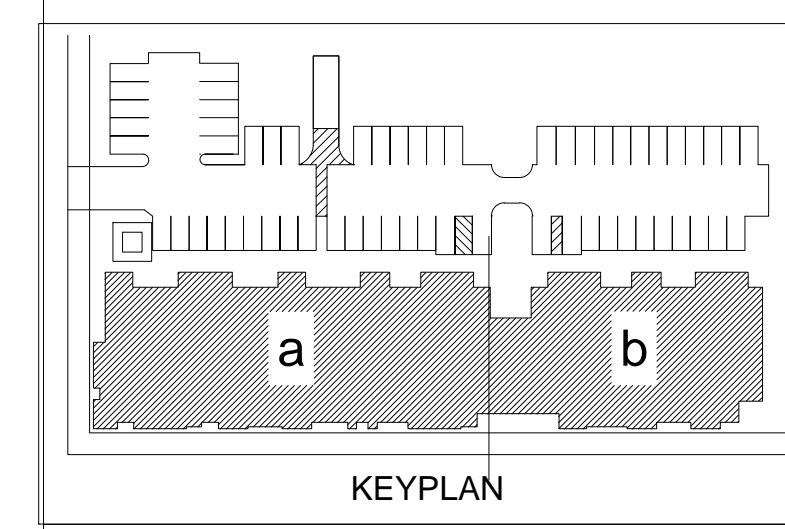
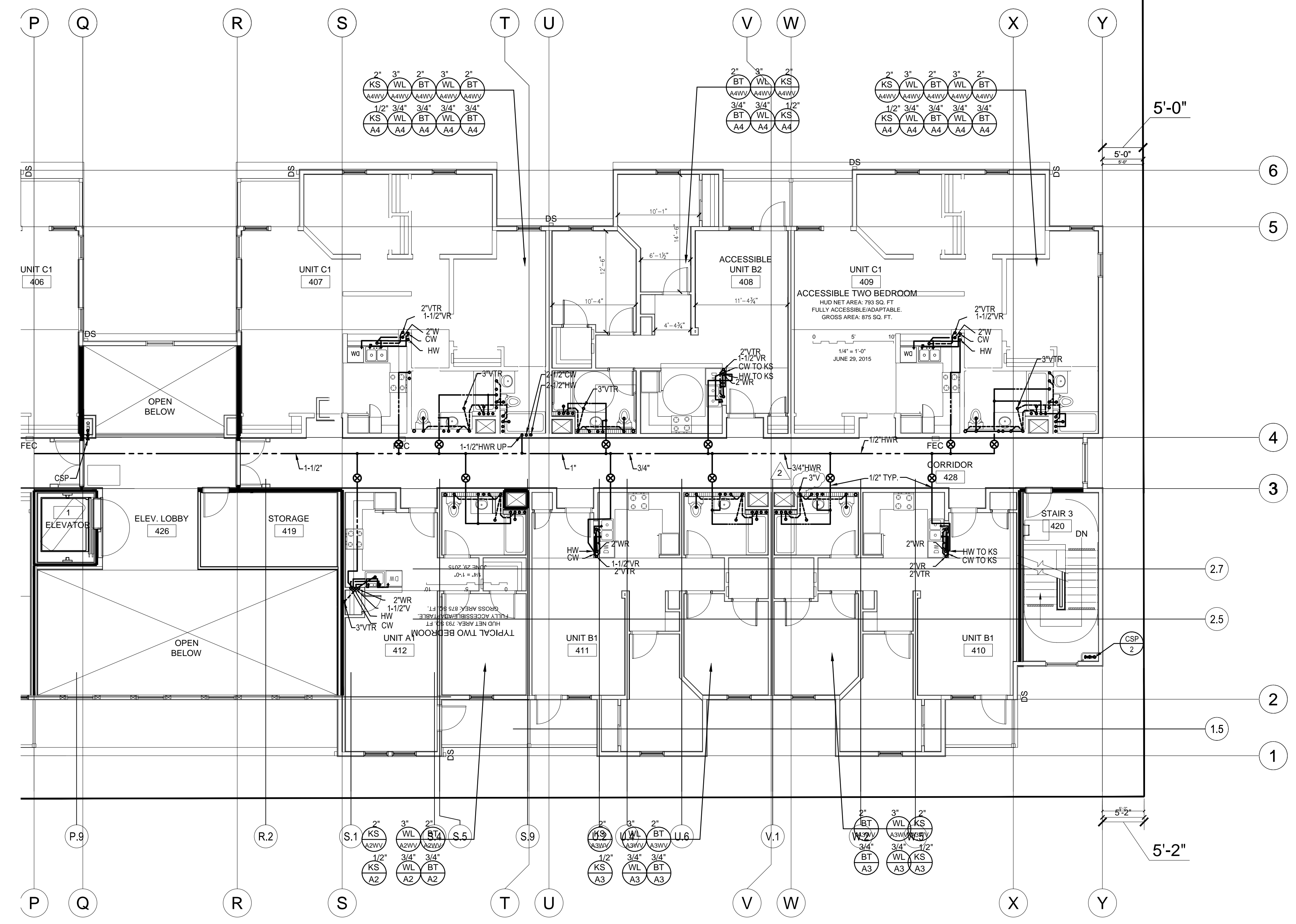
94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

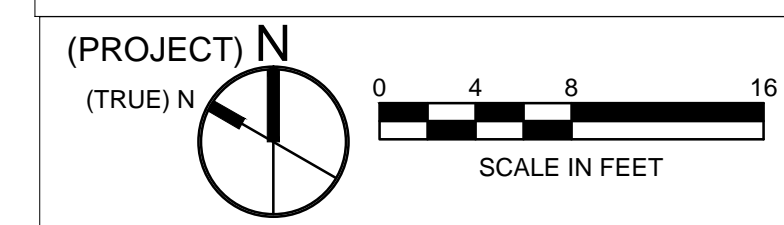
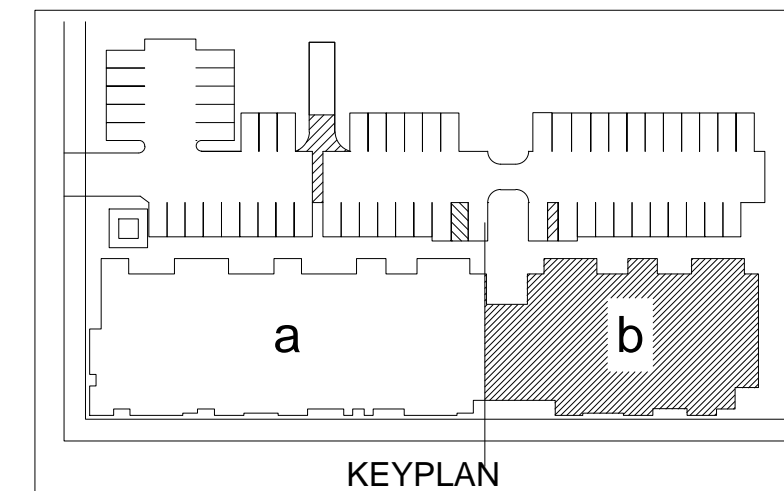
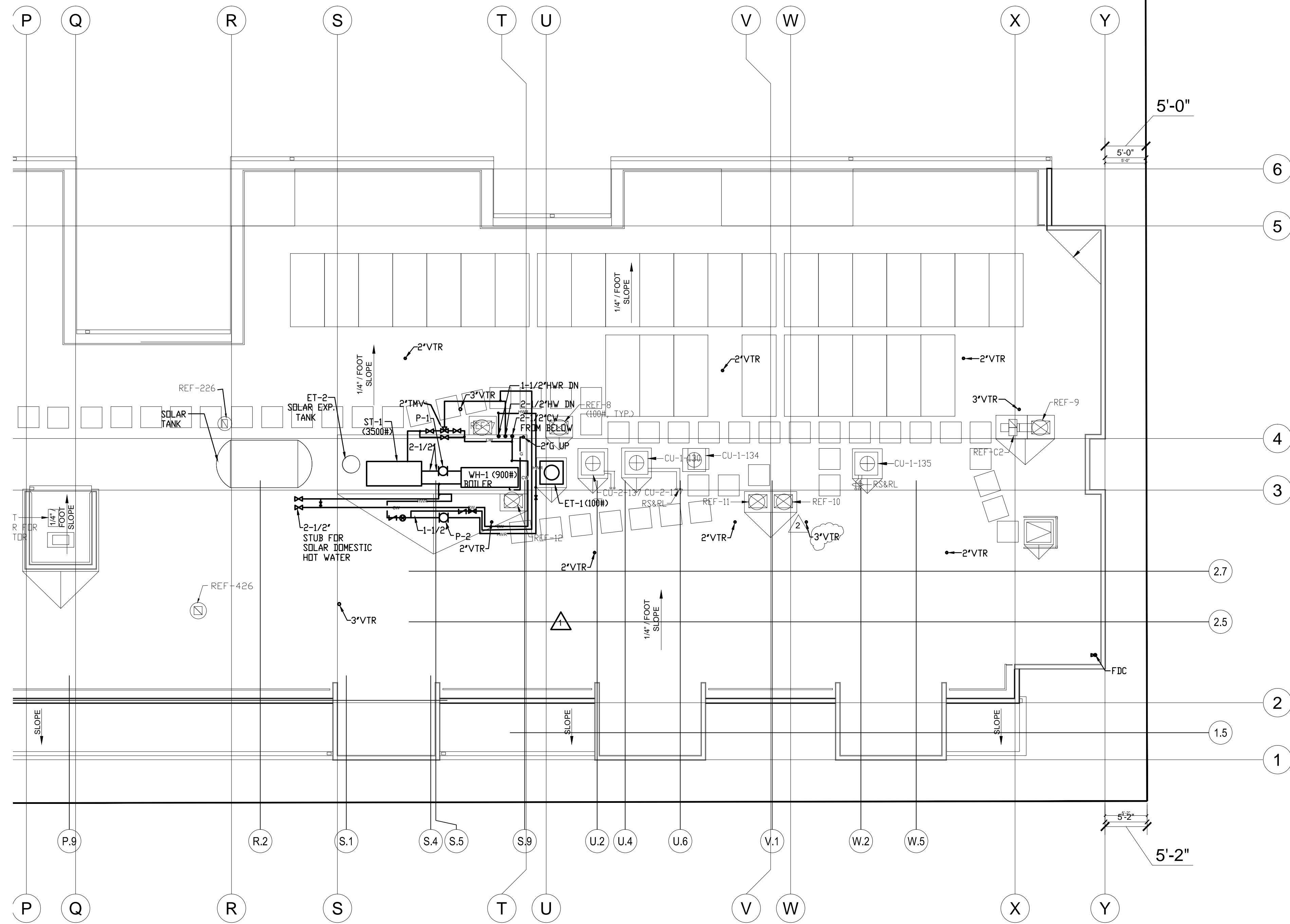
issue date 03/04/2016
scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

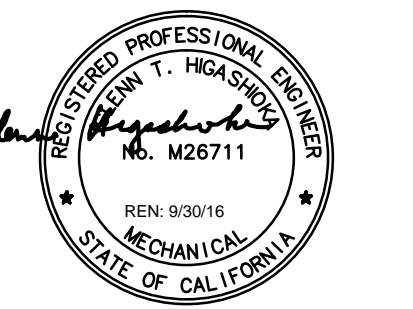
drawn _____
checked _____
file name _____
job number 201517.00
drawing **PLUMBING**
FOURTH FLOOR
PLAN - WING B
sheet number _____

P204b





All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____

checked _____

file name _____

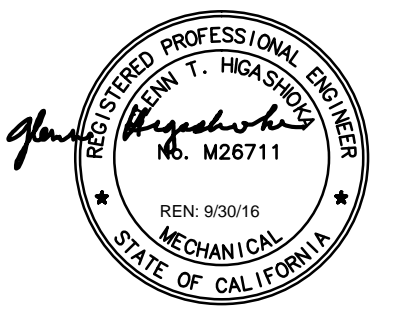
job number 201517.00

drawing **PLUMBING ROOF PLAN - WING B**
sheet number _____

P205b



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

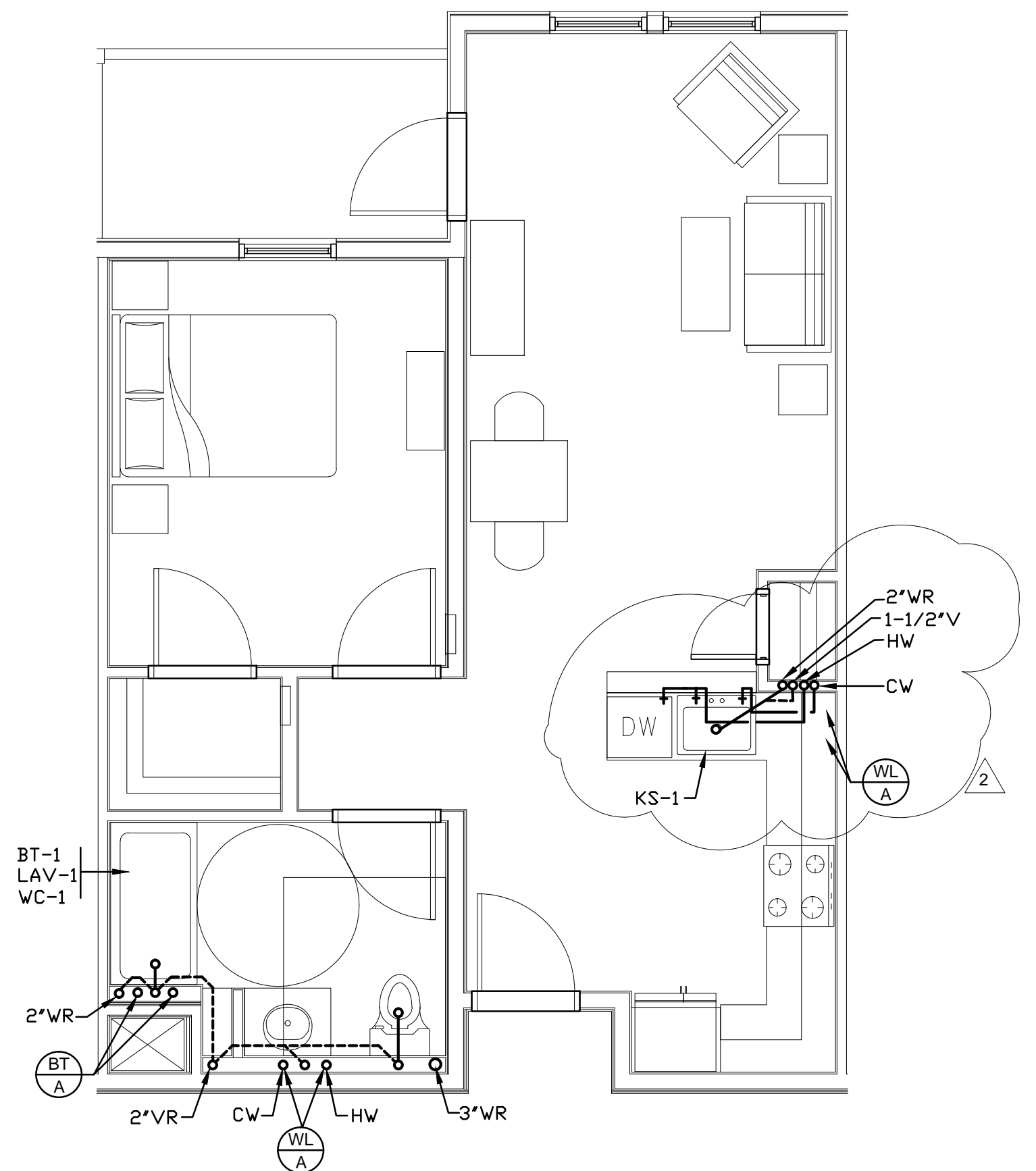
94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016
scale 1/4"=1'-0"

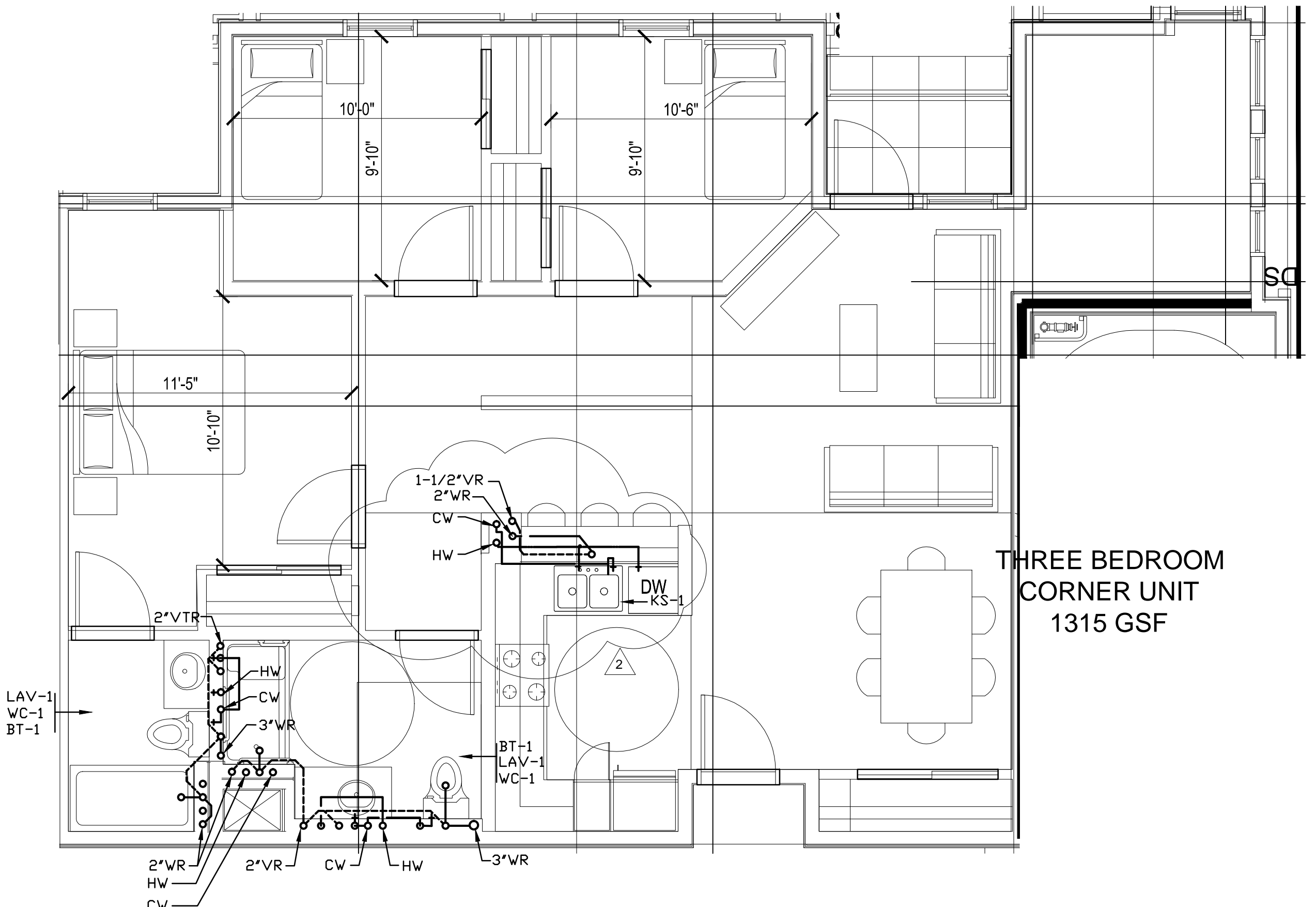
If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
checked _____
file name _____
job number 201517.00
drawing **PLUMBING UNIT PLANS**
sheet number _____

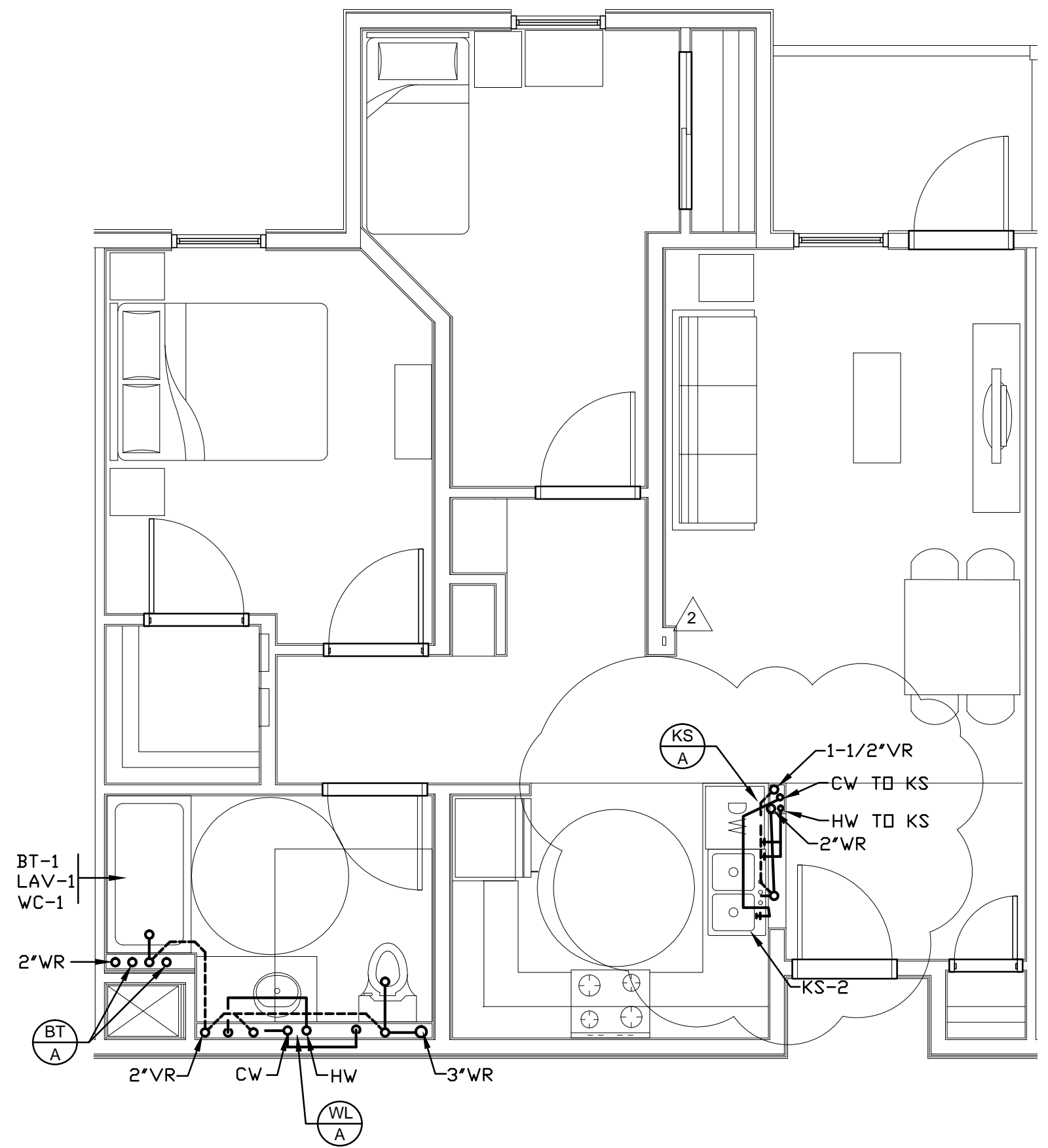
P401
of _____ sheets



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

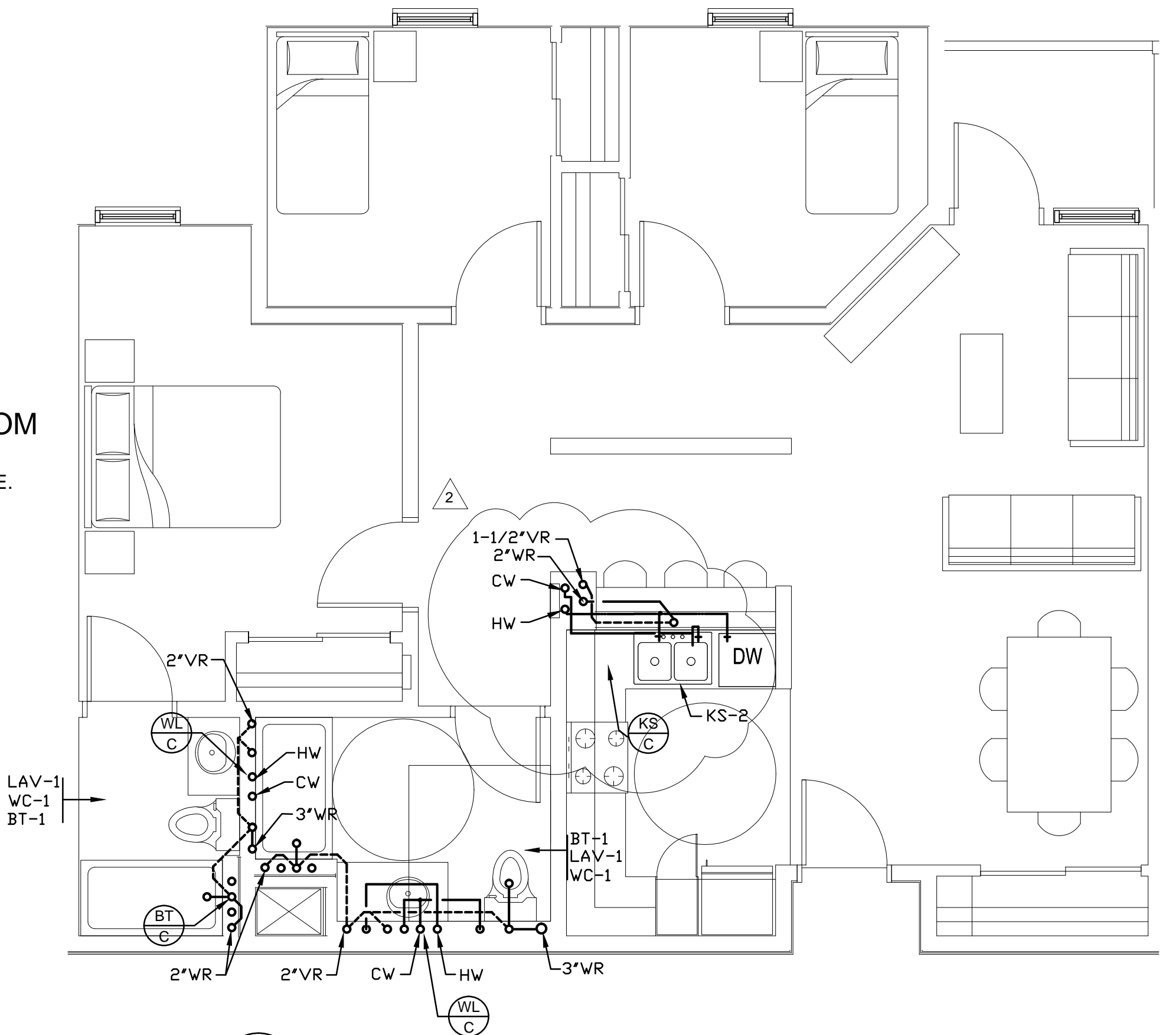


3 UNIT C2
P401 SCALE : 1/4"=1'-0"



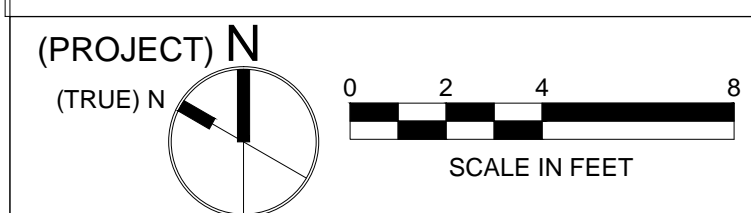
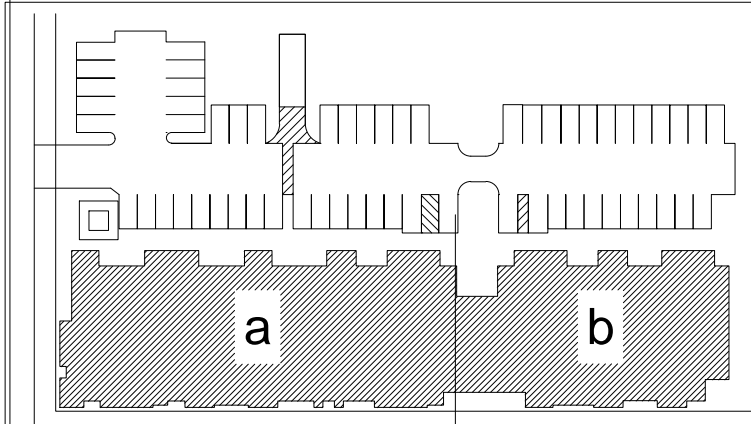
2 UNIT B1
P401 SCALE : 1/4"=1'-0"

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

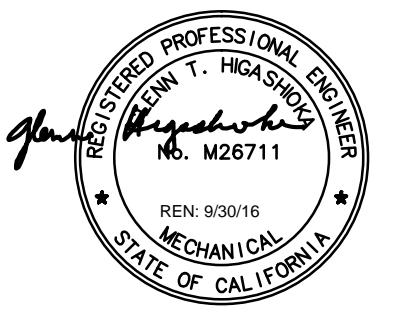


4 UNIT C1
P401 SCALE : 1/4"=1'-0"

**THREE BEDROOM
CORNER UNIT
1315 GSF**



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

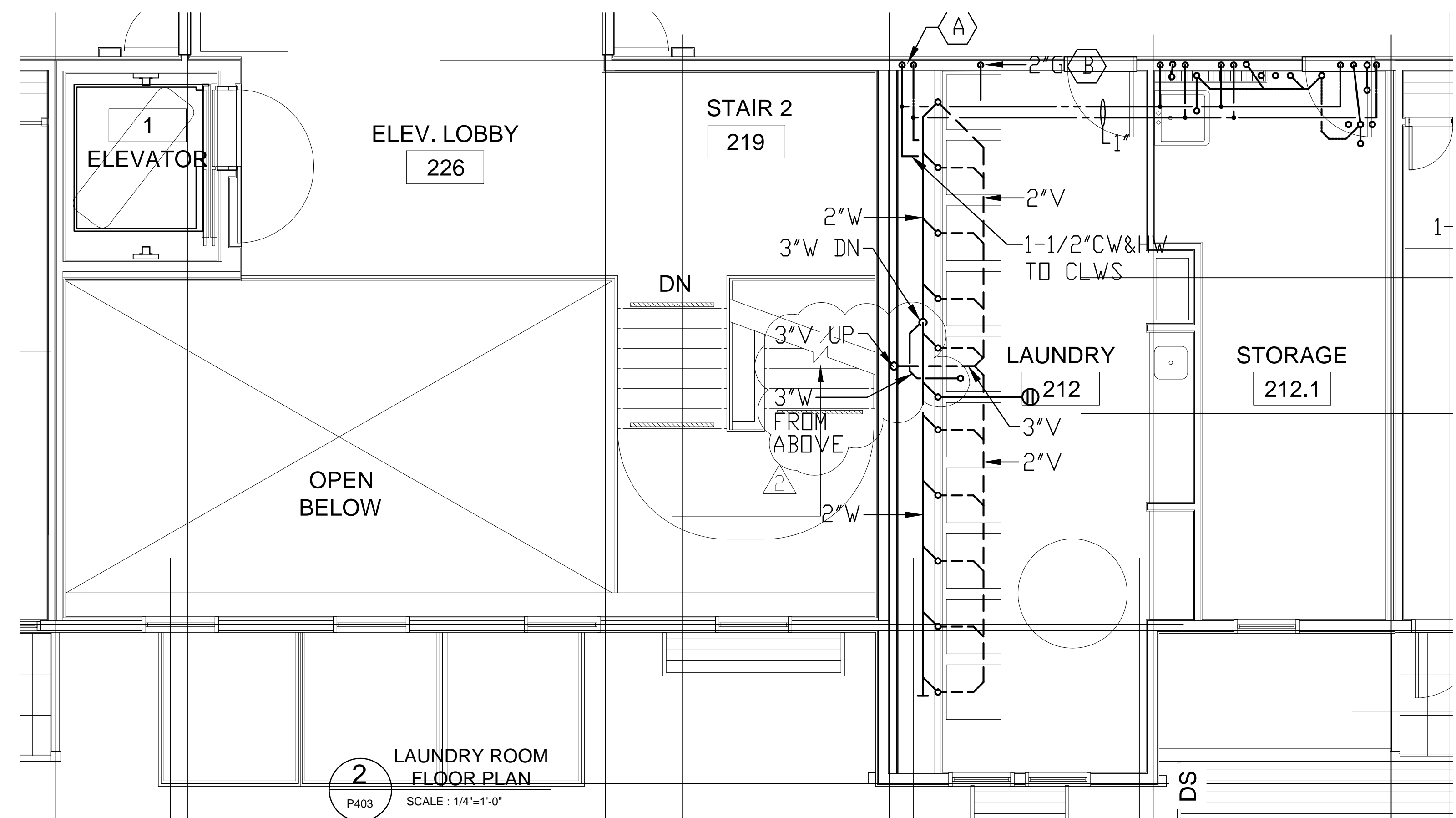
issue date 03/04/2016
scale 1/4"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____
checked _____
file name _____
job number 201517.00
drawing PLUMBING COMMON AREAS
sheet number _____

P403

of _____ sheets

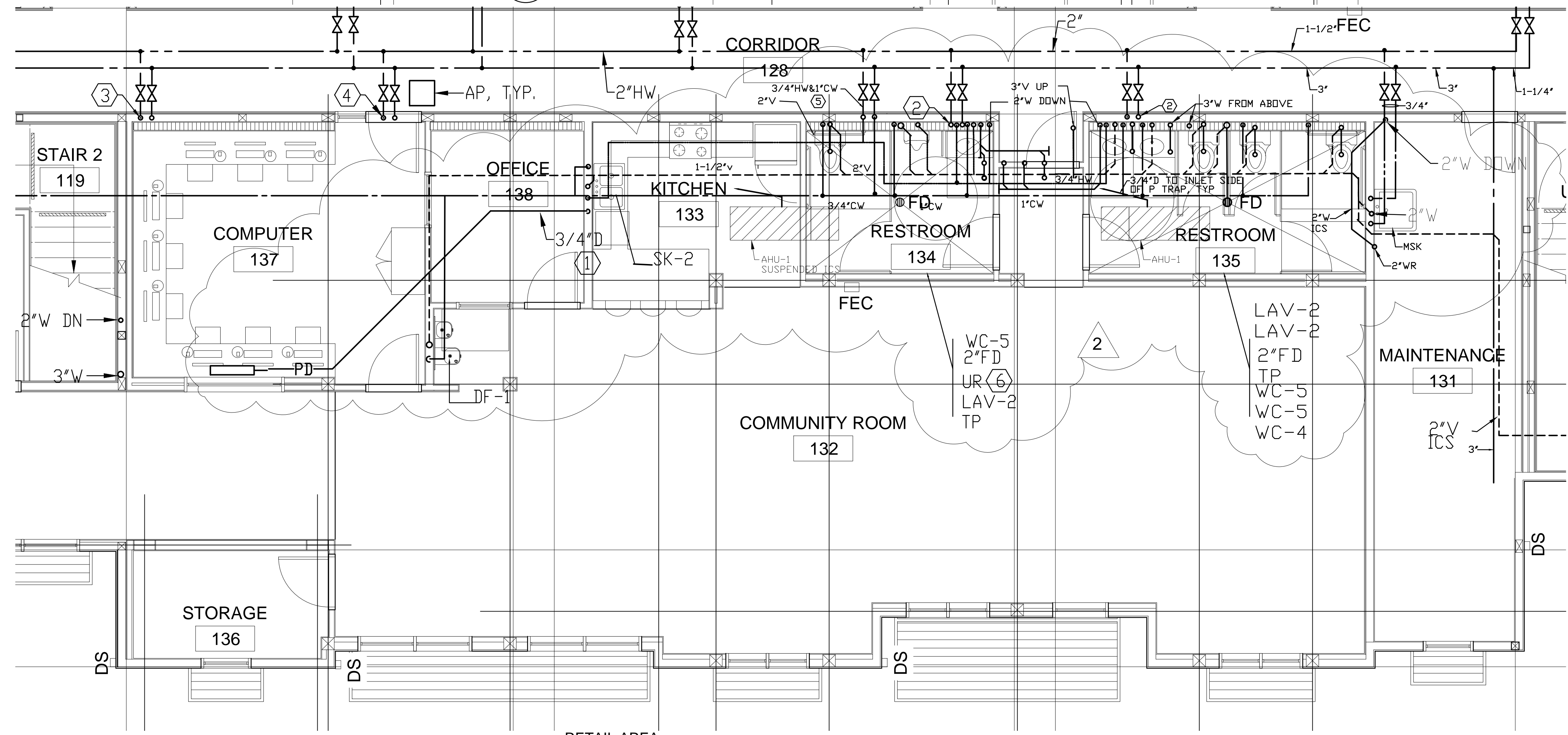


SHEET NOTES:

(A) 1-1/2" CW & HW FROM BELOW TO LAUNDRY ROOM.

(B) 2" G MANIFOLD IN WALL. PROVIDE VALVES IN ROOM FOR DRYERS.

2 LAUNDRY ROOM FLOOR PLAN
P403 SCALE: 1/4"=1'-0"



SHEET NOTES:

(1) 3/4" D FROM CONDENSATE PUMP TO INLET SIDE OF P TRAP OF LAV.

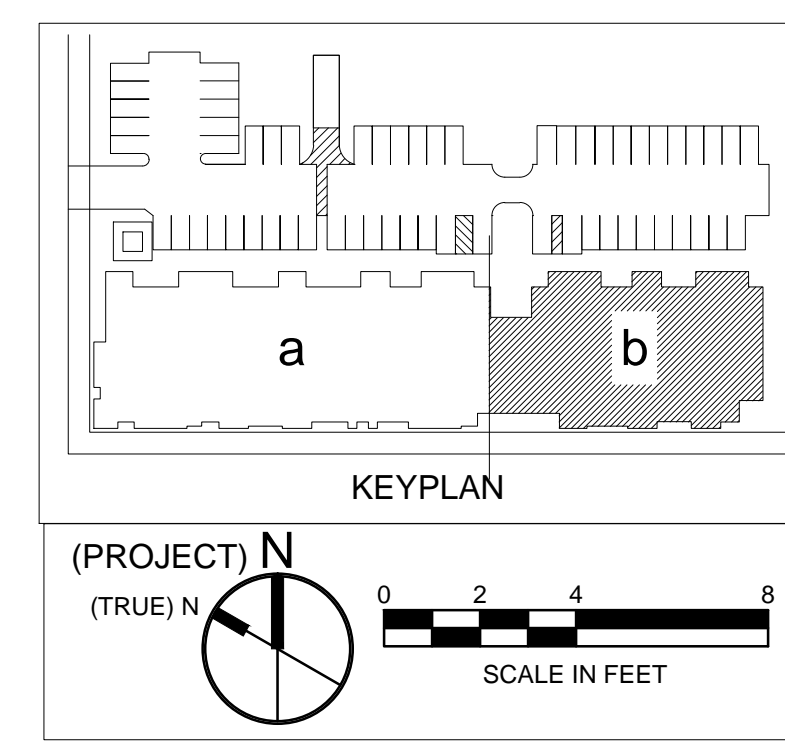
(2) CW & HW RISERS UP TO 2ND UNITS.

(3) 2" CW & 1-1/2" HW RISERS UP TO 2ND LAUNDRY.

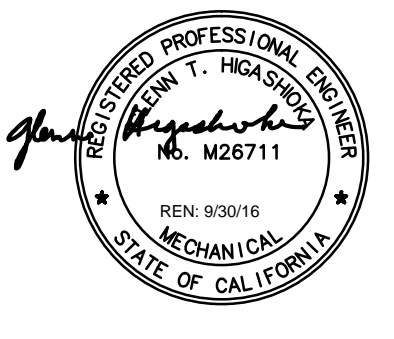
(4) CW & HW RISERS UP TO 3RD FLOOR UNITS.

(5) EXTEND FDC THRU NEW FENCE.

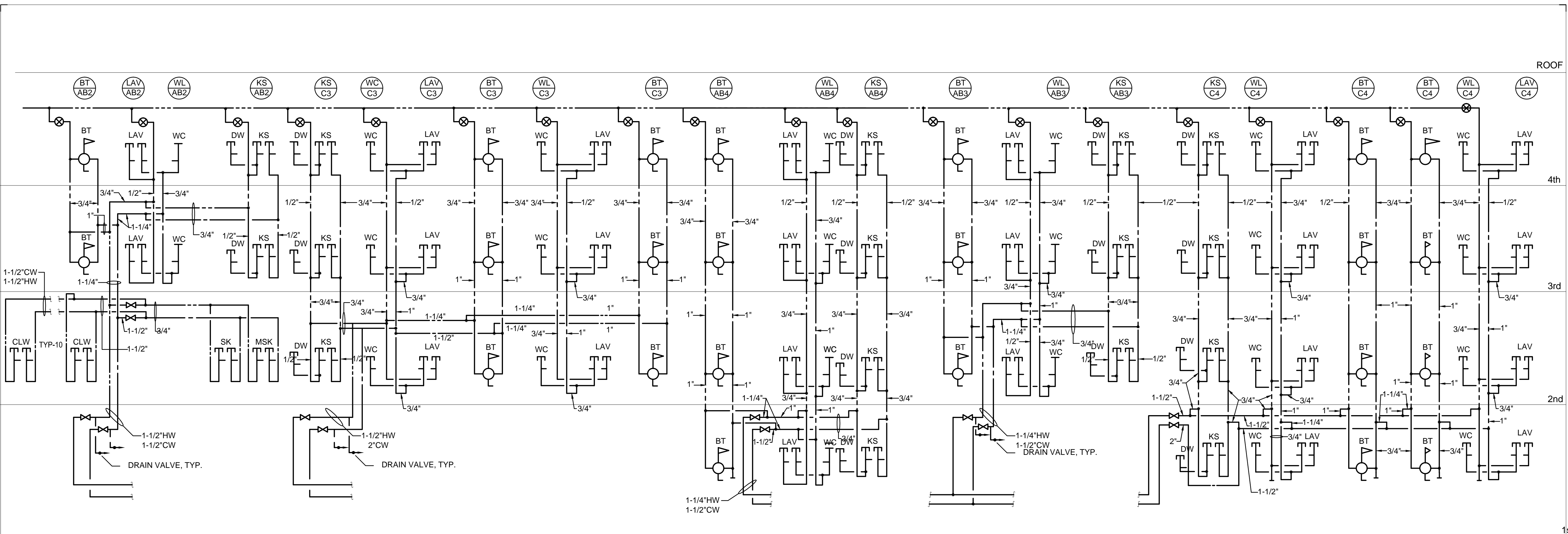
1 RETAIL AREA ENLARGED PLAN
P403 SCALE: 1/4"=1'-0"



All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.



revisions	number	date
PLAN CHECK		08-27-15
BID SET		09-24-15
PLAN CHECK RE-SUBMITTAL		11-20-15
VE SET/ CONSTRUCTION SET		03-31-16



LAUNDRY ROOM & UNITS A1 ABOVE

217, 213
TYPE C2

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

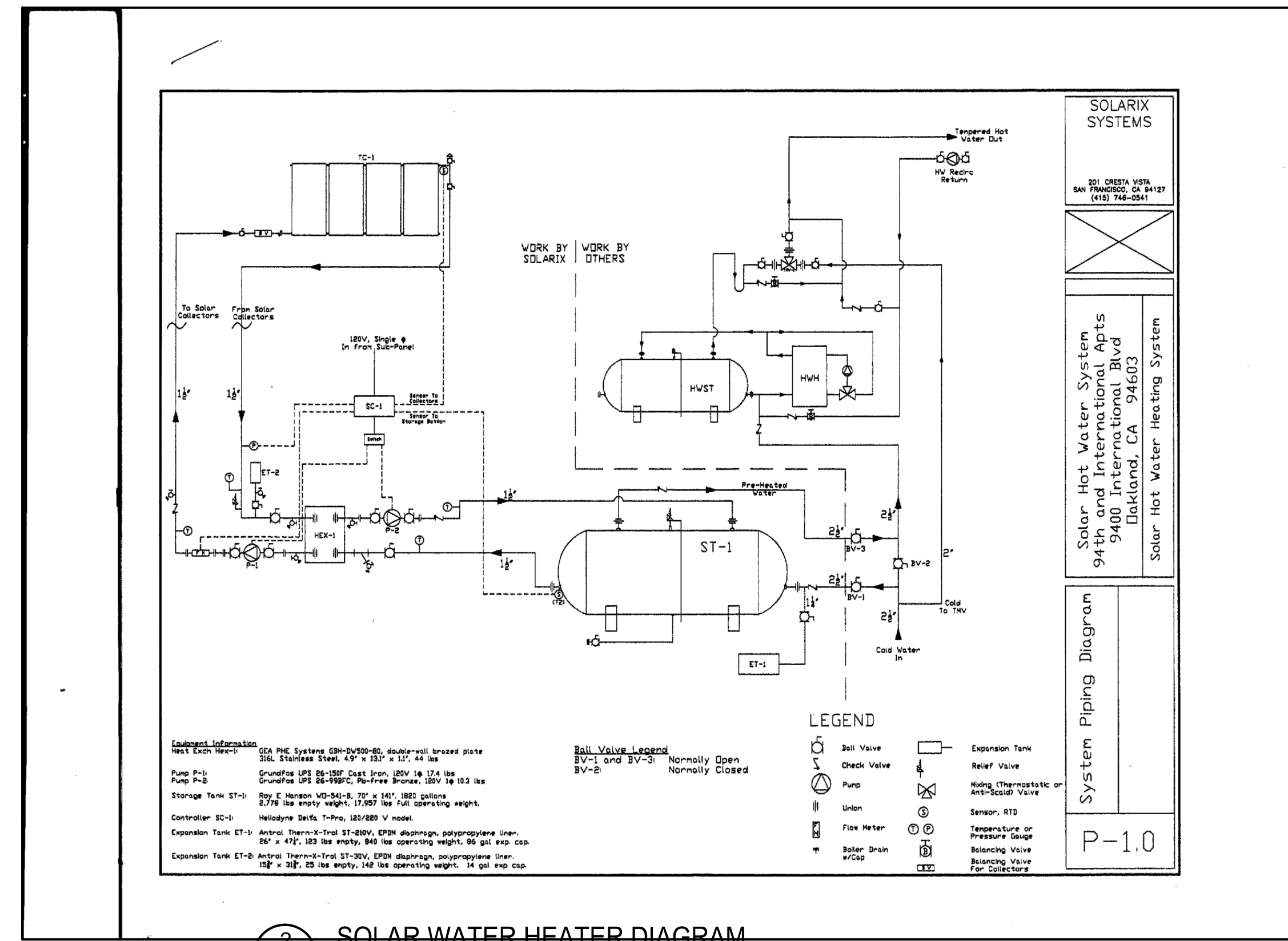
TYPE B1

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

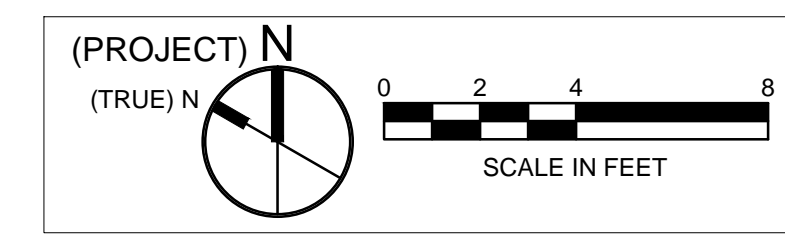
TYPE B1

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

TYPE C1



2 SOLAR WATER HEATER DIAGRAM
501 SCALE: NONE



94th AND
INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale NONE

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn

checked

file name

job number 201517.00

drawing PLUMBING RISER DIAGRAMS

sheet number

P501

of sheets



All drawings and written material appearing herein constitute original and unpublished work of the architects and may not be duplicated, used or disclosed without written consent of the architect.



revisions number	date
PLAN CHECK	08-27-15
BID SET	09-24-15
PLAN CHECK RE-SUBMITTAL	11-20-15
VE SET/CONSTRUCTION SET	03-31-16

94th AND INTERNATIONAL
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date 03/04/2016

scale 1/8"=1'-0"

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn _____

checked _____

file name _____

job number 201517.00

drawing PLUMBING RISER DIAGRAM

sheet number _____

P502

of _____ sheets

