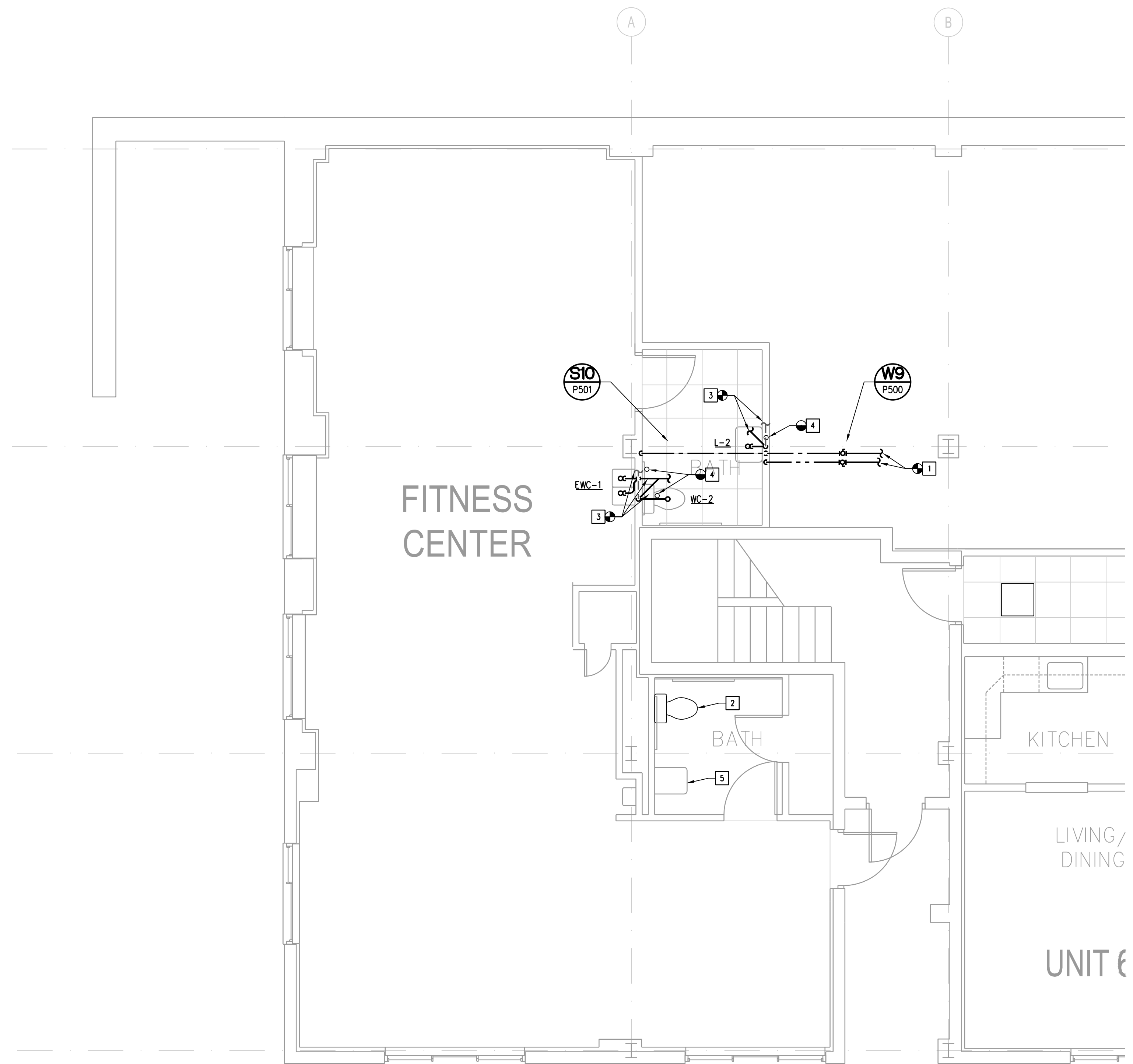
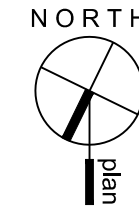


PRINT DATE: 6/24/2014 5:12 PM SAVE DATE: 2/13/2015 10:40 AM FILE LOCATION: \\V4_A055\14203 - THE PHOENIX\DWG\14203P-102.DWG



1 PARTIAL BASEMENT FLOOR PLAN - PLUMBING
P-102 SCALE: 1/4"=1'-0"



PLUMBING GENERAL NOTES:

1. CONTRACTOR SHALL SAW CUT CONCRETE BASEMENT FLOOR SLAB AS REQUIRED TO ACCOMMODATE NEW WORK SHOWN. PATCH WITH SIMILAR MATERIALS TO MATCH EXISTING.
2. CONTRACTOR SHALL VERIFY SIZE, LOCATION, SLOPE, INVERT AND CONDITION OF EXISTING UNDERGROUND SANITARY PIPING AT POINT OF CONNECTIONS PRIOR TO COMMENCING ANY NEW WORK. SAW CUT SLAB AT LOCATION OF SANITARY CONNECTION TO EXISTING PRIOR TO COMMENCING ANY OTHER SLAB SAW CUTS, AND/OR SCOPE EXISTING SANITARY PIPING WITH CAMERA AS REQUIRED TO DETERMINE CONDITION OF PIPE. REPORT EXISTING CONDITIONS IMPACTING NEW WORK DESIGN SHOWN WITH ARCH/ENGR.
3. CONTRACTOR SHALL PROVIDE LINE ITEM UNIT COST PER SQUARE FOOT FOR SAW CUTTING AND PATCHING BASEMENT CONCRETE FLOOR SLAB AS REQUIRED BY PLUMBING WORK.
4. PROJECT SCOPE INCLUDES INSTALLING BATHROOM AND KITCHEN FIXTURES AT SIMILAR LOCATIONS AS PREVIOUSLY INSTALLED. CONTRACTOR SHALL REPLACE EXISTING SANITARY AND VENT PIPING WITH NEW AND COORDINATE PIPING WITH NEW FIXTURE LAYOUT.
5. EXISTING BRANCH CW, HW AND GAS PIPING SERVING FLOORS ABOVE SHALL REMAIN ACTIVE.
6. CONTRACTOR SHALL COORDINATE SHUTDOWNS (TIMING AND DURATION) REQUIRED WELL IN ADVANCE WITH BUILDING OWNER, AND SHALL PERFORM WORK AT SUCH TIMES AS REQUIRED BY OWNER INCLUDING OVERTIME HOURS, WHERE FEASIBLE SEQUENCE INSTALLATION AND SHUTDOWNS, INSTALL NEW SERVICES PRIOR TO DEMOLITION OF EXISTING SERVICES AND/OR PROVIDE TEMPORARY CONNECTIONS TO MINIMIZE NUMBER AND DURATION OF SHUTDOWNS REQUIRED.
7. CONTRACTOR SHALL PROVIDE LINE ITEM UNIT COST PER LINEAR FOOT TO SUPPLY AND INSTALL 3" SANITARY PIPE AND 2" SANITARY PIPE BELOW SLAB IN THE EVENT A PROPOSED TIE-IN LOCATION SHOWN IS NOT FEASIBLE DUE TO UNFORSEEN CONDITIONS.
8. CONTRACTOR SHALL PROVIDE WALL OR CEILING ACCESS PANELS FOR ANY EXISTING VALVES, CLEANOUTS, OR APPURTENANCES TO REMAIN WHICH REQUIRE ACCESS FOR MAINTENANCE, AND THAT WILL BE MADE INACCESSIBLE BY NEW WALLS OR CEILINGS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
9. CONTRACTOR SHALL REPLACE EXISTING VALVES AND FITTINGS WITHIN PROJECT SCOPE WHICH ARE LEAKING OR FAILING WITH NEW. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
10. CONTRACTOR SHALL OFFSET EXISTING STACKS TO REMAIN AT BASEMENT FLOOR CEILING AND BELOW BASEMENT FLOOR SLAB AS REQUIRED TO ACCOMMODATE NEW FLOOR PLAN. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
11. CONTRACTOR SHALL REMOVE ABANDONED EXISTING BRANCH PIPING SERVING BASEMENT FLOOR. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.

PLUMBING KEY NOTES:

1. CONNECT 3/4" CW AND 1/2" HW TO EXISTING MAINS. FIELD VERIFY EXACT TIE-IN LOCATION.
2. EXISTING FIXTURES TO REMAIN.
3. REPLACE EXISTING SANITARY AND VENT PIPING SERVING EXISTING BATHROOM FIXTURES WITH NEW AND COORDINATE PIPING TO NEW FIXTURE LAYOUT. FIELD VERIFY TIE-IN LOCATION IN FIELD.
4. LOCATION OF EXISTING SANITARY AND VENT PIPING TO BE REMOVED. CAP SANITARY PIPING BELOW SLAB AND VENT PIPING AT CEILING LEVEL AS REQUIRED BY NEW FLOOR PLAN LAYOUT.
5. RELOCATE EXISTING FIXTURE TO NEW LOCATION ALONG WALL AS SHOWN. REMOVE AND EXTEND EXISTING FIXTURE BRANCH DRAIN AND BRANCH CW AND HW PIPING AS REQUIRED WITHIN WALL. PROVIDE NEW SUPPLY STOPS AND HANDICAP OFFSET P-TRAP WITH ADA INSULATION COVERS TO MEET ADA REQUIREMENTS.

The Phoenix
Apartments
Interior Alterations

5802 Annapolis Road
Bladensburg, Maryland 20710

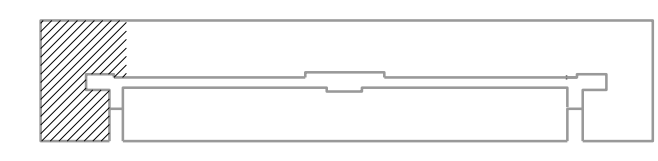
NOVITSKE ARCHITECTS

201 North Fairfax Street, Suite 33
Alexandria VA 22314
703 535 7899, 703 535 8840 fax

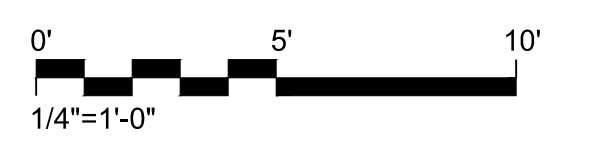


I certify that these documents were prepared by or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, license number 18505 expiration date 6/30/15.

key plan



graphic scales



project:	21413
phase:	PERMIT SET
date:	16 February 2015
revisions:	

BUILDING 5800 PARTIAL
BASEMENT FLOOR PLAN -
PLUMBING

P-102