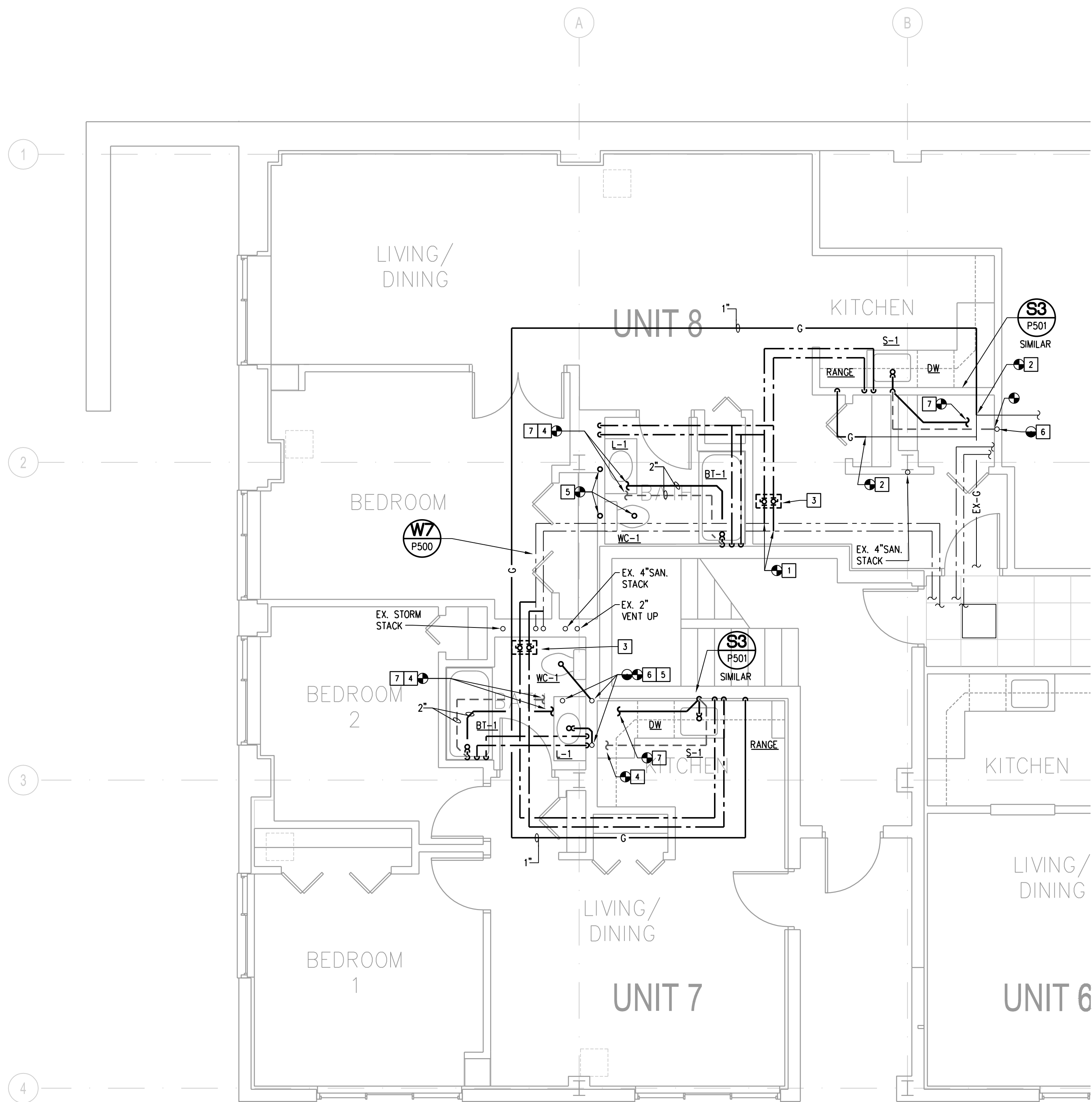
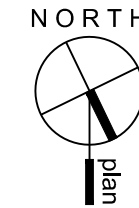


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1 PARTIAL BASEMENT FLOOR PLAN - PLUMBING
P-202 SCALE: 1/4"=1'-0"



PLUMBING GENERAL NOTES:

- CONTRACTOR SHALL SAW CUT CONCRETE BASEMENT FLOOR SLAB AS REQUIRED TO ACCOMMODATE NEW WORK SHOWN. PATCH WITH SIMILAR MATERIALS TO MATCH EXISTING.
- 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.
- CONTRACTOR SHALL PROVIDE LINE ITEM UNIT COST PER SQUARE FOOT FOR SAW CUTTING AND PATCHING BASEMENT CONCRETE FLOOR SLAB AS REQUIRED BY PLUMBING WORK.
- PROJECT SCOPE INCLUDES INSTALLING RESIDENTIAL GAS STOVES AT SIMILAR LOCATIONS AS PREVIOUSLY INSTALLED. THE NUMBER OF STOVES WILL BE THE SAME OR LESS AS PREVIOUSLY INSTALLED. THEREFORE THE TOTAL GAS LOAD WILL NOT INCREASE. CONTRACTOR SHALL FIELD VERIFY EXISTING, REPLACE EXISTING BRANCH PIPING WITH NEW AND COORDINATE BRANCH PIPING TO NEW STOVE LOCATIONS.
- 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.
- EXISTING BRANCH CW, HW AND GAS PIPING SERVING FLOORS ABOVE SHALL REMAIN ACTIVE.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL REPLACE EXISTING VALVES AND FITTINGS WITHIN PROJECT SCOPE WHICH ARE LEAKING OR FAILING WITH NEW. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
- 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.
- CONTRACTOR SHALL REMOVE ABANDONED EXISTING BRANCH PIPING SERVING BASEMENT FLOOR. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.

PLUMBING KEY NOTES:

- CONNECT 3/4" CW AND 3/4" HW TO EXISTING BRANCH PIPING. FIELD VERIFY EXACT TIE-IN LOCATION.
- EXTEND FULL SIZE BRANCH GAS PIPING (3/4" MINIMUM U.N.O.) FROM EXISTING BRANCH GAS LOCATION TO NEW FREE STANDING DOMESTIC GAS RANGE LOCATION. PROVIDE A.G.A. GAS SHUTOFF VALVE. PROVIDE FINAL CONNECTION TO RANGE PER MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL VERIFY EXISTING NATURAL GAS PRESSURE SERVING BUILDING. PROVIDE LINE ITEM UNIT PRICE TO SUPPLY AND INSTALL GAS PRESSURE REGULATOR (MAXITROL #325-3L WITH #12A09 VENT LIMITING DEVICE) AT EACH RANGE CONNECTION IF REQUIRED BY EXISTING GAS PRESSURE. REGULATOR SHALL REDUCE PRESSURE TO 7" W.C. MAXIMUM.
- 18"x18" MINIMUM CEILING ACCESS PANEL.
- CONNECT 2" VENT PIPING TO EXISTING VENT PIPING IN THIS AREA. FIELD VERIFY EXACT TIE-IN LOCATION.
- 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.
- 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.
- CONNECT 2" SANITARY PIPING TO EXISTING SANITARY PIPING BELOW SLAB IN THIS AREA. FIELD VERIFY EXACT TIE-IN LOCATION.

The Phoenix
Apartments
Interior Alterations

5802 Annapolis Road
Bladensburg, Maryland 20710

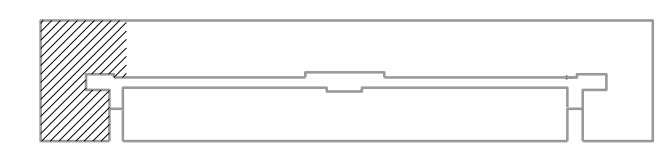
NOVITSKE ARCHITECTS

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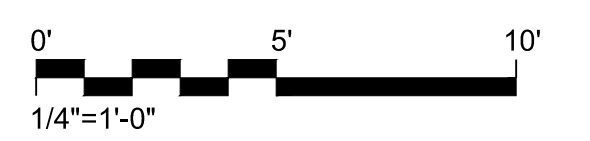


I certify that these documents were prepared by or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, license number 18505 expiration date 6/30/15.

key plan



graphic scales



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

BUILDING 5802 PARTIAL
BASEMENT FLOOR PLAN -
PLUMBING

P-202