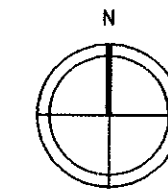


1 LEVEL 0: PARKING GARAGE PLUMBING

1/8"=1'

0 4' 8' 12' 16' 20'

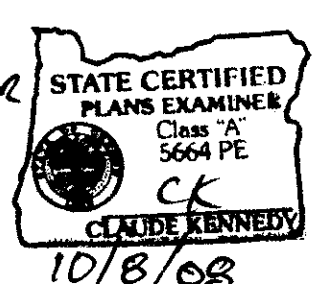


Plumbing Plan
City of Salem
Approved by: *[Signature]*
Date: 10-8-08

PERMIT DRAWINGS

PERMIT NO.	DATE ISSUED
ADDRESS 156 FRONT ST. N.E.	BLDG DEPT. FIRE DEPT.
APPROVED <i>CK</i>	

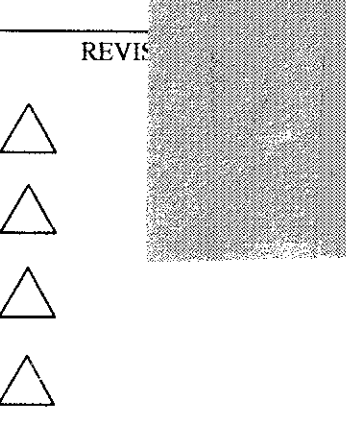
NOTE! THESE PERMITS ARE FOR THE COMMON AREAS BUILD OUT ONLY INTERIOR TI'S TO COME.



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Phone: (503) 667-1781
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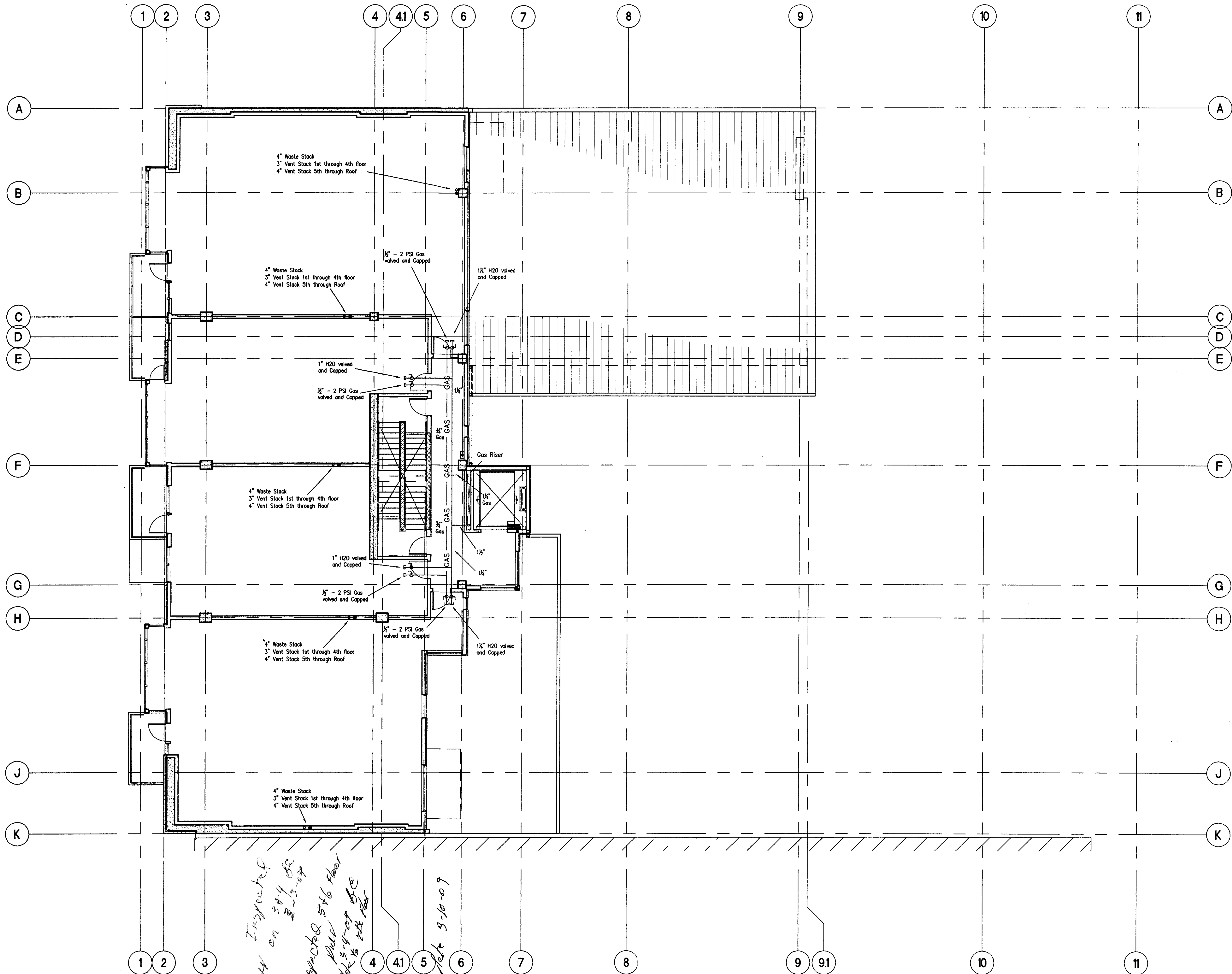
RIVERS CONDOS

156 FRONT AVENUE
SALEM, OREGON



DRAWN
S.P.G.
CHECKED
DATE
7-15-08
SCALE
AS NOTED
City of Salem

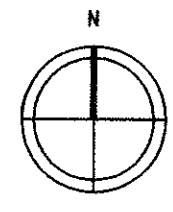
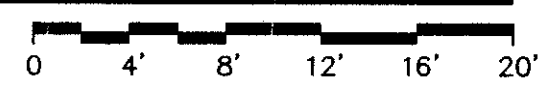
Bldg. & Safety Div.
P-1
JOB SITE
COPY



*Inspected
Day on 3-4-08
3-5-08
Inspected 5th floor
Plum complex 3-4-08
Plum complex 3-4-08
Waste & Water
Stacks Complete 9-10-09*

1 LEVEL 3,4,5,6,+7 WASTE, WATER + GAS

1/8"=1'



Plumbing Plan Review
City of Salem
Approved by: *[Signature]*
Date: *12-8-08*

PERMIT DRAWINGS

REVISIONS	
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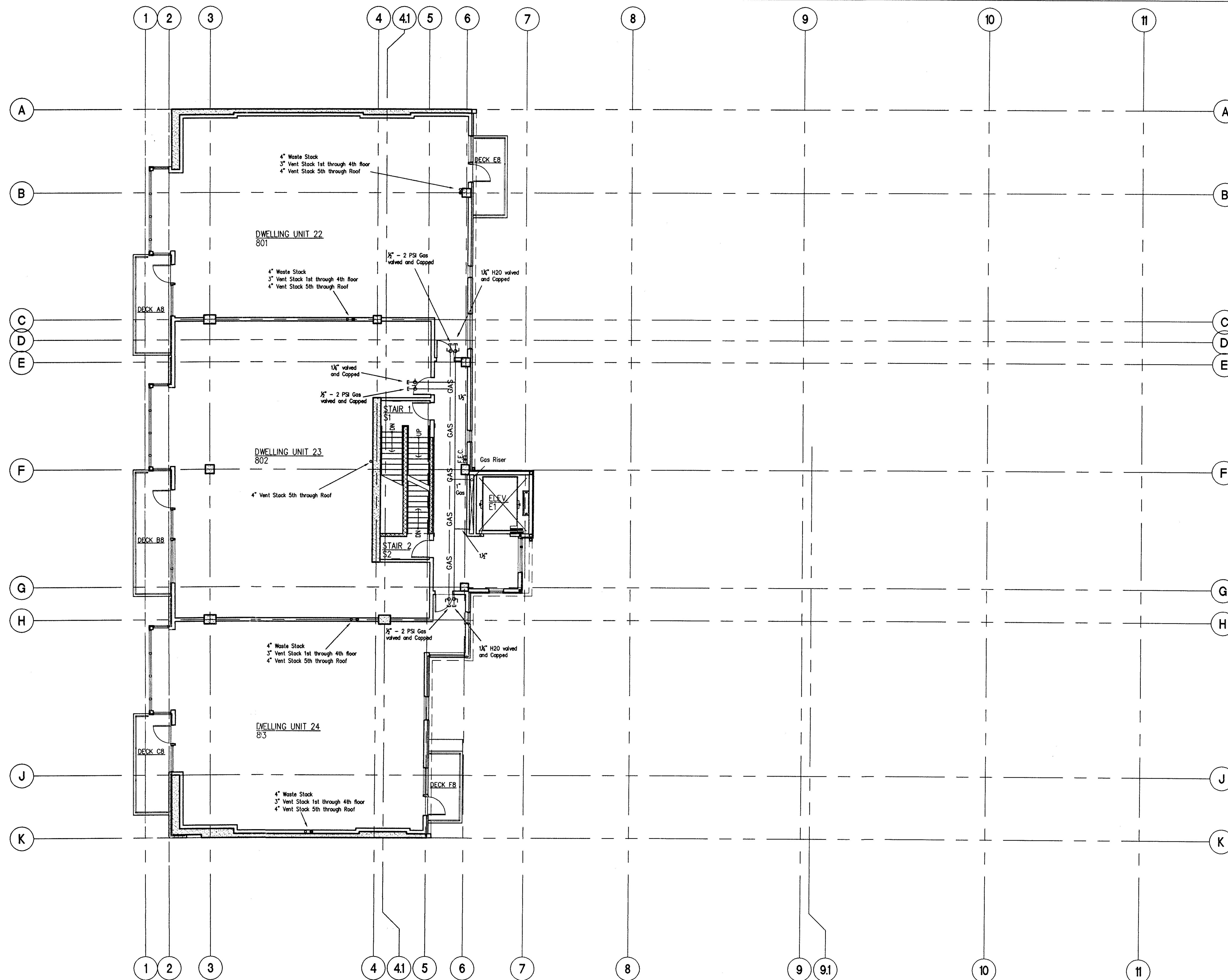
DRAWN	S.P.G.
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DATE	7-15-08
SCALE	AS NOTED

P-2
City of Salem
Bldg. & Safety Div.

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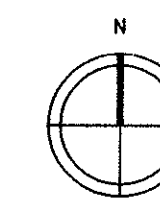
156 FRONT AVENUE
SALEM, OREGON



1 LEVEL 8: FLOOR PLAN WASTE, WATER + GAS

1/8" = 1'

0 4' 8' 12' 16' 20'



Plumbing Plan Review
City of Salem
Approved by: *[Signature]*
Date: 7-15-08

PERMIT DRAWINGS

REVISIONS

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△
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S.P.G.
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DATE
7-15-08
SCALE
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P-3

City of Salem
Bldg. & Safety Div.

WOLCOTT PLUMBING

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RIVERS CONDOS

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TYP 1 bath Unit Fixture Allowance			
FIXTURE	QTY.	WATER F.U.	WASTE F.U.
WATER CLOSET	1	2.5	3
LAVATORY	1	1	1
BATHTUB	1	4	2
CLOTHES WASHER	1	4	3
KITCHEN SINK W/ DISHWASHER	1	3	2
TOTAL	5	14.5	11

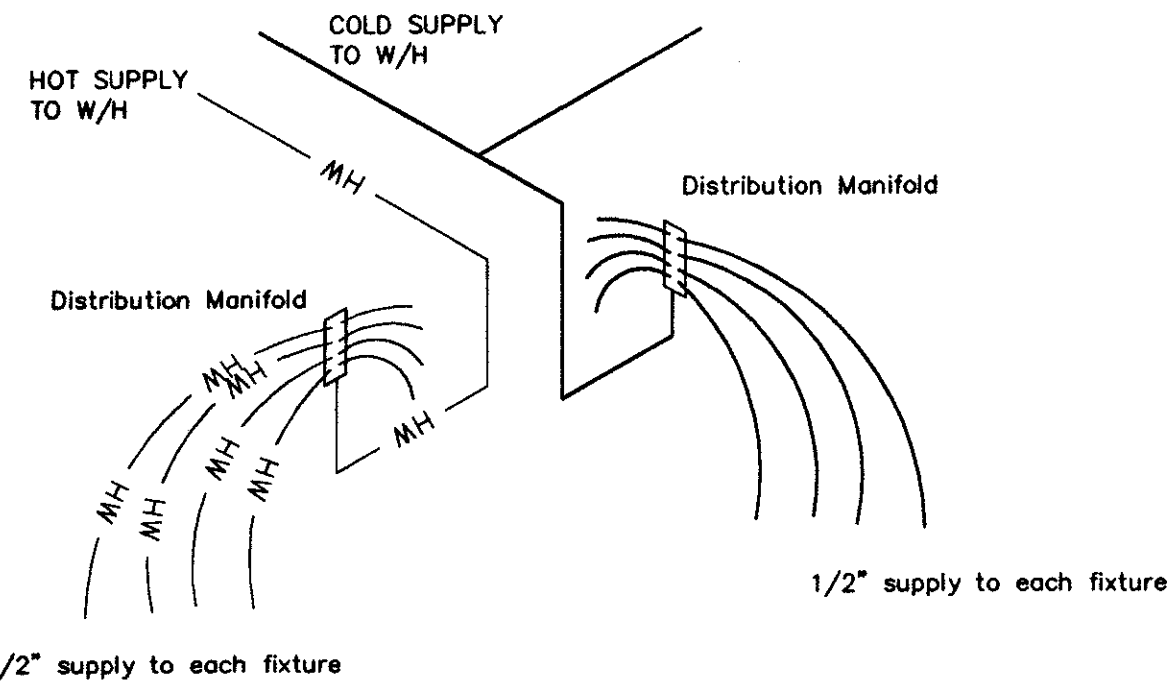
TYP 1&1/2 bath Unit Fixture Allowance			
FIXTURE	QTY.	WATER F.U.	WASTE F.U.
WATER CLOSET	2	2.5	3
LAVATORY	3	1	1
BATHTUB	1	4	2
CLOTHES WASHER	1	4	3
KITCHEN SINK W/ DISHWASHER	1	3	2
TOTAL	8	19	16

TYP 2 bath Unit Fixture Allowance			
FIXTURE	QTY.	WATER F.U.	WASTE F.U.
WATER CLOSET	2	2.5	3
LAVATORY	3	1	1
BATHTUB	1	4	2
SHOWER	1	2	2
CLOTHES WASHER	1	4	3
KITCHEN SINK W/ DISHWASHER	1	3	2
TOTAL	9	21	18

Office Fixture Allowance			
FIXTURE	QTY.	WATER F.U.	WASTE F.U.
WATER CLOSET	3	2.5	3
LAVATORY	4	1	1
URINAL	1	20	2
SHOWER	1	2	2
BAR SINK	1	2	2
KITCHEN SINK W/ DISHWASHER	1	3	2
TOTAL	11	38.5	20

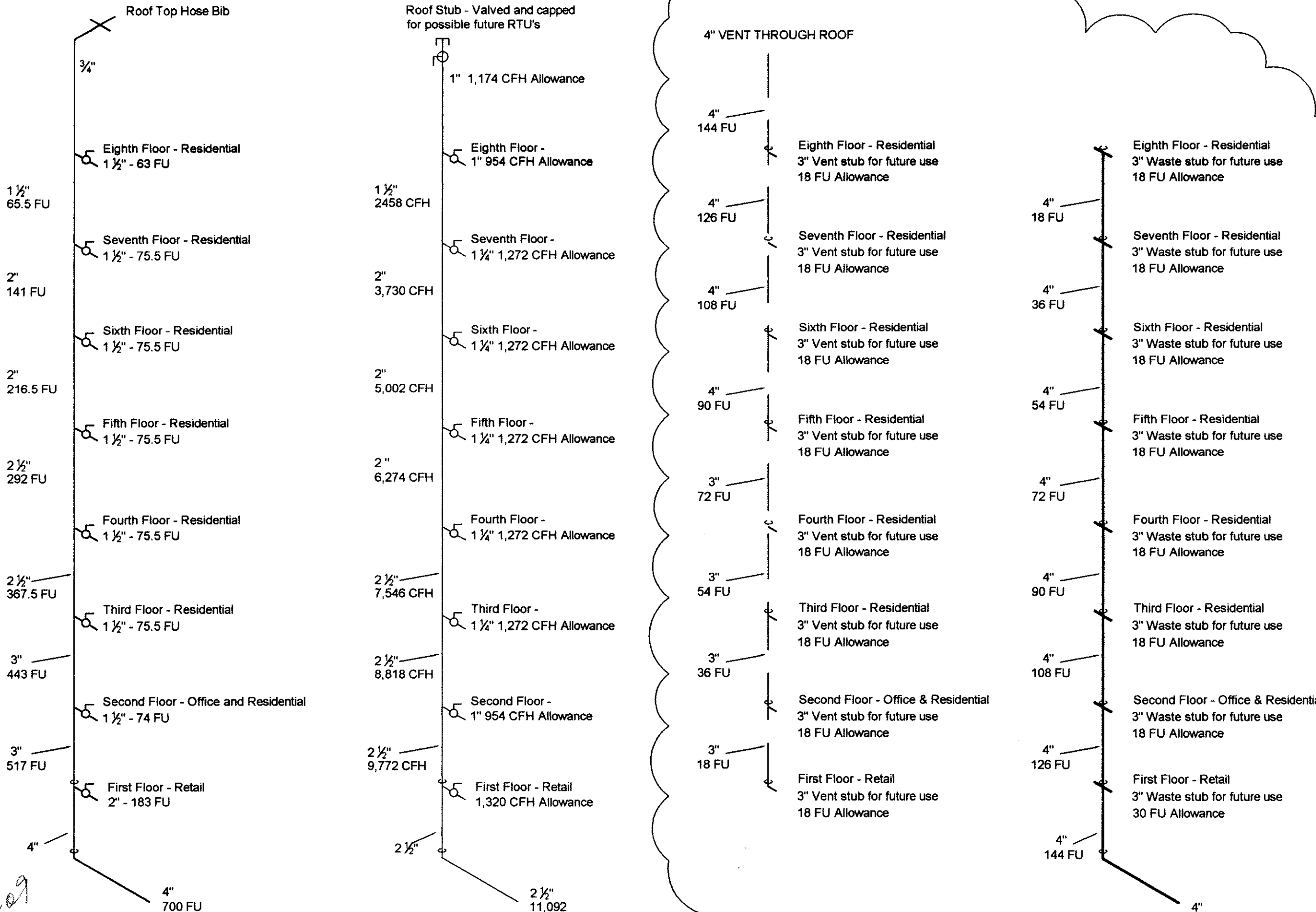
Proposed Building Fixture Totals			
FIXTURE	QTY.	WATER F.U.	WASTE F.U.
WATER CLOSET	47	2.5	3
LAVATORY	67	1	1
BATHTUB	25	4	2
SHOWER	15	2	2
CLOTHES WASHER	25	4	3
KITCHEN SINK W/ DISHWASHER	26	3	2
BAR SINK	1	2	2
MOP SINK	1	3	3
URINAL	1	20	2
RETAIL	6	30	
HOSE BIB	4	5.5	
TOTAL	217	700	419

Proposed Building Unit Totals
1 - Office Space
4 - Retail
6 - 1 Bath
5 - 1 & 1/2 Bath
14 - 2 Bath



1 TYPICAL UNIT WATER DISTRIBUTION
NO SCALE

2 FIXTURE COUNTS
NO SCALE



COLD WATER SIZING

Appendix A
WATER PRESSURE- 76 psi
300' Max
603.5 total fixture units
144 G.P.M.
VELOCITY = 8 F.P.S.
Pressure at 8th Floor = Aprox 20-30 psi

1/2"- 4 FU
3/4"- 12 FU
1"- 23 FU
1 1/4"- 44 FU
1 1/2"- 98 FU
2"- 250 FU
2 1/2"- 400 FU
3"- 600 FU
4"- 1555 FU

4 APPENDIX A WATER MAIN SIZING
NO SCALE

PLUMBING NOTES:

- Units to be finished as a TI basis. Sizing is based on common parameters.
- See Utility Plans for Sewer and Water Meter Locations.
- All waste piping above first floor shall be Cast Iron. All vent piping shall be ABS plastic. All garage waste piping to be PVC or ABS.
- All material and workmanship will comply with the State of Oregon Plumbing Specialty Code.
- These drawing are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.
- Unit vent piping to be connected to a common vent riser to allow fewer roof penetrations. Total area of vent piping will comply with table 7-5 of the Oregon Plumbing Specialty Code.
- Water Heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion as per code.
Every water heater installation shall be accessible for inspection, maintenance, repair, removal or replacement without removing permanent construction. The appliance space shall be provided with an opening or doorway of sufficient size to permit removal of the water heater. In no case shall such opening or doorway be less than twenty-four inches in width.
- W/H T&P relief valve to drain clothes washer box as per Oregon Plumbing Specialty Code.
- Water mains to be copper, Unit water branch lines to be Wirsbo.
- Building Water shut off to be installed in Mech room.
- Maintain 5' separation from fire walls for all vent penetrations through roof. Vent termination as per Oregon Plumbing Specialty Code.
- Elevator sump to drain to Mop Sink in Storage Room.
- Floor Drain traps shall be provided with trap seal protection as per Sec. 1007.0 of the Oregon Plumbing Specialty Code.
- Retail spaces to be supplied with 1 1/4" water stub, 4" waste and a vent provision.
- Roof to be drained with scuppers and downspouts.
- Insulate and heat trace water mains located in basement.
- Natural Gas pipe sizing - Oregon mechanical specialty code Table C402.4(3)

Plumbing Plan Review
City of Salem
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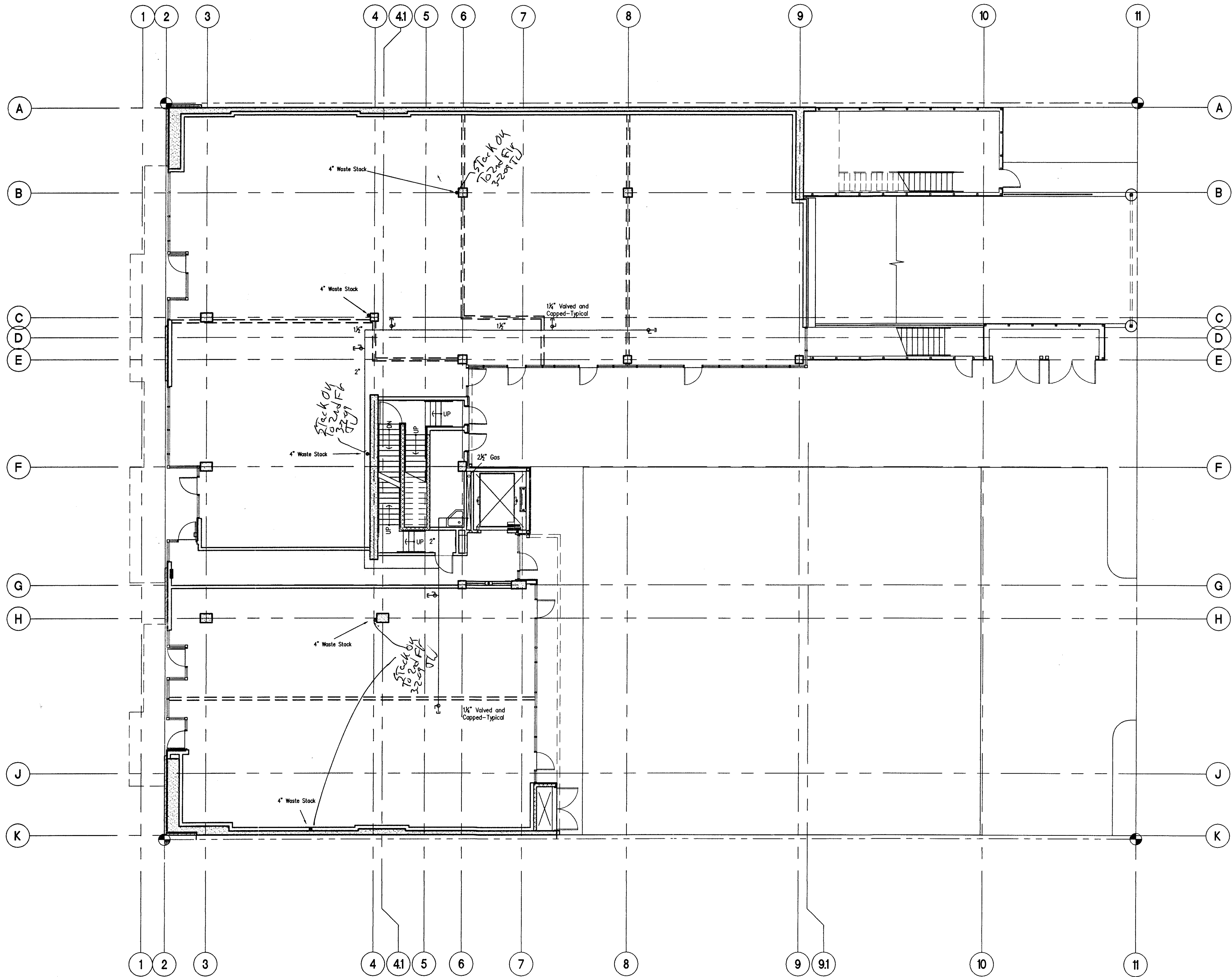
RIVERS CONDOS

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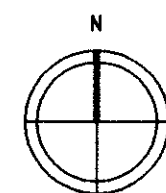
REVISIONS	
△	WASTE & VENT ISO ADDED 10-1-08
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DATE	7-15-08
SCALE	
AS NOTED	

P-4
City of Salem
Bldg. & Safety Div.
DETAILS



1 LEVEL 1: FLOOR PLAN
1/8"=1'



Plumbing Plan Review
City of Salem
Approved by: *Prince Cook*
Date: 12-8-08

PERMIT DRAWINGS

REVISIONS
△
△
△
△

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DATE
7-15-08
SCALE
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P-5

City of Salem
Bldg. & Safety Div.

RIVERS CONDOS

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SALEM, OREGON

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