



6215 FOURTH AVE  
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**FRANKLIN ENGINEERING**  
MECHANICAL CONSULTING  
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**ONEWAY PLUMBING**  
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Kirkland, WA 98033  
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CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Plumbing Schedules & Legends

**TAG PLUMBING FIXTURE SCHEDULE**

- WC1 WATER CLOSET, FLUSH TANK, Gerber SE-21-118, gravity flush tank, elongated bowl, 1.6 gpf, ADA height, vitreous china, white. Seat: Bemis 1500EC, elongated front seat with cover. LSP V104-A- brass angle stop and LSP SWC-112-PP braided stainless steel supply.
- WC2 COMMON WATER CLOSET, FLUSH TANK, Gerber Viper HE-21-519, gravity flush tank, ADA height, elongated, 1.28 gpf, vitreous china, white. Install to meet ADA

**LOCATION**

- All Units
- Lobby Restroom
- All Units
- Lobby Restroom
- Type B Units
- Type A Units
- Type B Units
- Type B Units
- Type A Units & Work Room
- All Units
- All Units
- All Units
- Pet Wash Room
- Parking Garage Dog Wash
- Exterior Walls
- Trash Room
- Roof

**TAG PLUMBING FIXTURE SCHEDULE**

- FD1 NOT USED
  - FD2 FLOOR DRAIN, ProSet P65X or Watts FD33, floor drain with heavy duty iron strainer assembly. Use at mechanical room, trash room or parking garage area. Install sediment baskets at garage drains.
  - FD3 FLOOR DRAIN, Watts FD15, cast iron body with brass or iron strainer assembly. Install sediment baskets at garage drains.
  - DD1 DECK DRAIN, Watts FD15, cast iron body with brass or iron strainer assembly. As needed
  - HD1 HUB DRAIN, PVC plastic standpipe drain at fire sprinkler mechanical and water heater room locations. As needed
  - RD1 ROOF DRAIN, Watts RD25, cast iron body, drain with overflow. Includes cast iron dome strainers. As needed
  - FCO CLEAN OUT, Floor type, Watts CO20, round scoriated cover and cast iron body. As needed
- FIXTURE NOTES**
- Provide manufacturer's standard trim, seats, supply kits and valves as indicated on drawings and as required for complete installation.
  - Provide pre molded, under-sink protective pipe covers on exposed lavatories to meet ADA. Truebro or equal.
  - Provide LSP V-104-A chrome angle stops, LSP, SWC-112 stainless steel braided toilet or sink supplies, Dearborn P9704 white plastic p-traps.

**LOCATION**

- Garage, trash, mech room Drains
- As needed
- As needed
- As needed
- As needed
- As needed
- As needed

**TAG PLUMBING EQUIPMENT SCHEDULE**

- OW-1 OIL/WATER SEPARATOR, 36" x 36" concrete basin (cast into Mat Slab by others), with HS-20 traffic rated grate.
- SP-1 GARAGE DRAIN SUMP PUMP AND BASIN, Duplex. (serves garage and mech room floor drains) Submersible sump pump, including automatic level controls, high water alarm, & basin to fit application. Pump capacity: 50 GPM @ 37" TDH. Zoeller JX161, sump pump and Zoeller control panel. Catch Basin: Concrete, 66" x 66" inside clear, x 4'-6" deep basin (cast into Mat Slab by others) with HD-20 wheel rated cover. Electrical Data: 200 volt/3 phase/6.4 amps/ 1/2-hp. EACH pump.
- SP-2 GARAGE DRAIN SUMP PUMP AND BASIN, Duplex. (serves mech room floor drains & sprinkler dump). Submersible sump pump, including automatic level controls, high water alarm, & basin to fit application. Pump capacity: 50 GPM @ 37" TDH. Zoeller JX161, sump pump and Zoeller control panel. Catch Basin: Concrete, 66" x 66" inside clear, x 4'-6" deep basin (cast into Mat Slab by others) with HD-20 wheel rated cover. Electrical Data: 200 volt/3 phase/6.4 amps/ 1/2-hp. EACH pump.
- BFP-1 BACKFLOW PREVENTER, Reduced pressure type with shut-off valves. Watts Model 9570SY. Main domestic backflow preventer.
- BFP-2 BACKFLOW PREVENTER, Reduced pressure type with shut-off valves. Watts Model LF009QT. For use at domestic bypass, trash chute water supply, and water feature.
- BFP-3 BACKFLOW PREVENTER, DCVA with shut-off valves. Watts Model 007. For use at irrigation.
- WH-1,-2,-3,-4 WATER HEATERS, Heat Transfer Products, Phoenix PH199-119, 119 gallons, up to 96% thermal efficiency, natural gas fired, 199 MBH input, modulation, PVC venting connections (combustion air & exhaust) Electrical data: 115/1/60, 8.0 amp circuit each heater.
- ET-1 EXPANSION TANK - DOMESTIC WATER, tank volume = 41.5 gallons. Armstrong AST-60, ASME rated potable water expansion tank.
- CP-1,-2 CIRCULATION PUMP, Domestic Hot Water system. Armstrong E series bronze circulating pumps for domestic hot water circulation. Tekmar 132 pump control. Pump Capacity: 32 gpm @ 30 TDH. Armstrong E22.2B. Electrical Data: 120/1/60, 5.7 Amps per pump.
- MV-1 MIXING VALVE, Thermostatic type. Two (2) Lawler Series 66-125 lead free mixing valves piped per manufacturer details and to meet final design. 83 GPM @ 5 PSI DP.
- CBV-1 CIRCUIT BALANCING VALVE, ThermOmegaTech, Circuit Solver automatic hot water balancing valves or Caleffi 127 series automatic hot water balancing valve.
- GRPV GAS PRESSURE REGULATOR, Maxitrol 325 series, See plan for sizes.

**PLUMBING GENERAL NOTES**

- CODES & PERMITS: All work per local & state codes. Obtain and pay for all required permits and fees.
- SIZES: All pipe sizes shown are minimum.
- CLEAN OUTS: Provide per 2012 Uniform Plumbing Code and local code.
- INSULATION: Armaflex, Nomaco foam cell, Johns Manville Microlok or approved equal. Install only where required by code.
- WASTE & VENT PIPING: Waste stacks to be no-hub cast iron pipe and fittings within unit walls and ceilings. Waste piping in all other areas to be PVC, DWV plastic pipe and fittings. Vent piping throughout building to be PVC DWV plastic pipe and fittings.
- STORM DRAIN PIPING: Storm drain piping to be no-hub cast iron pipe and fittings within unit walls and ceilings. Storm drain piping in all other areas to be PVC, DWV plastic pipe and fittings. Overflow piping to be PVC plastic pipe and fittings.
- FOOTING DRAIN PIPING: 4" perforated, solvent weld schedule 40 PVC plastic pipe, with PVC pickups to shoring wall drain mat.
- DOMESTIC WATER: Type 'L' copper to be used within water heater and mechanical water room. CPVC pipe and fittings for 2.5" and larger pipe. Uponor PEX pipe and fittings for 3" and smaller water mains. Within the living units, install Uponor PEX pipe and fittings. Install on warm side of building insulation.
- REVIEW: All fixture and equipment locations with architectural and structural plans prior to construction and coordinate as required.
- UNDERGROUND PIPING: Coordinate all locations with footings and maintain 45 degree angle depth distance from footings.
- STUB-OUT & INVERT ELEVATIONS: Verify & coordinate with civil plans and with final field conditions.
- WATER HAMMER ARRESTORS: Provide as required by UPC. Size per manufacturer's recommendations. Sioux Chief, PPP Inc, LSP or approved equal.
- TRAP PRIMERS/SEALS: Provide where required by local code. PPP Inc., ProFlo, SureSeal, ProSet, JR Smith or approved equal.
- AIR ADMITTANCE VALVES: Provide where allowed by local code. LSP Inc., Sioux Chief, Oatey, or approved equal.
- SEWER CONNECTION: Connect waste to sanitary sewer. Field locate and verify existing size and capacity.
- DIELECTRIC CONNECTIONS: Provide between dissimilar metals.
- SEISMIC BRACING: Anchor or strap water heaters over 4'-0" in height (from base)
- PIPE HANGERS: Swivel loop style, Erico Model 100/115 or equal brand, with allthread steel rod sized per industry standards.
- FREEZE PROTECTION: Make adequate provision to protect pipes from freezing in exterior walls, attics and crawl spaces. 2012 UPC.
- FIRE STOPPING: Verify proper fire stopping thru fire and smoke rated assemblies as required by local and state code.
- AREA SEPARATION WALLS: No vent penetrations within 5 feet of either side of area separation walls.
- ROUTING OF lines is partially schematic and may be changed by the contractor for more efficient installation. Verify with the architect where proposed changes will
- SUDS RELIEF to be provided as required per UPC 711.0.
- GAS PIPE: Schedule 40, Black Steel. Paint pipe exposed to weather.

**PLUMBING LEGEND**

SYMBOL	ABBV.	DESCRIPTION
AH-1		Equipment
P1		Fixture
DCW		Domestic Cold Water
DHW		Domestic Hot Water
DHWC		Domestic Hot Water Circulated
W		Waste
W		Waste Below Grade
V		Vent
FD		Footing Drain
GD		Garage Drain
GD		Garage Drain Below Grade
GW		Grease Waste
TL		Tight Line
RL		Rainwater Leader
RL		Rainwater Leader Below Grade
ID		Indirect Drain
IW		Irrigation Water
G		Natural Gas (Low press.)
MPG		MPG (Medium press.)
PRV		Pressure Reducing Valve
Shut Off Valve		Shut Off Valve
Ball Valve		Ball Valve
Check Valve		Check Valve
Balancing Valve		Balancing Valve
Back Water Valve		Back Water Valve
Union		Union
HB		Hose Bibb
Cap		Cap
Elbow Up		Elbow Up
Elbow Down		Elbow Down
Tee Down		Tee Down
Clean Out		Clean Out
CO		Clean Out, Floor
WCO		Wall Clean Out
FD		Floor Drain
FS		Floor Sink
DD		Deck Drain
CD		Canopy Drain
CF		Cap For Future
IE		Invert Elevation
FF		Finish Floor
BOB		Bottom Of Beam
AF		Above Finished Floor
FF		Finished Floor
Riser Tag		Riser Tag
Pipe Elev. AFF		Pipe Elev. AFF

**PLUMB CALLOUT LEGEND**

Pipe size	SYSTEM
Waste	X" W (XX) → DFU
Vent	X" V (XX) → DFU
Water	X" DCW (XX) → WSFU
Cold Water	X" CW (XX) → CWFU
Hot Water	X" HW (XX) → HWFU
Storm	X" RL (XX) → SF
Gas	X" MPG (XX) → MBH
Hot Water Circ.	X" MPG (XX) → GPM

**NATURAL GAS LOADS**

QTY	ITEM	MBH	MBH
4	WH-1,2,3,4	199	796
1	FIRE PIT	100	100
1	BBQ	125	125
2	HVAC RTU	150	300
HOUSE METER TOTAL			<b>1,321</b>
1	FUTURE RETAIL #1	2,480	2,480
1	FUTURE RETAIL #2	2,670	2,670
COMMERCIAL METER TOTAL			<b>5,150</b>
TOTAL			<b>6,471</b>
MEDIUM PRESSURE GAS SERVICE (2 PSI)			

**PLUMBING CONNECTION SCHEDULE**

FIXTURE	MIN. PLUMBING CONNECTIONS (INCHES)			
	CW	HW	W	V
WATER CLOSET - FLUSH TANK	1/2	--	3	2
WATER CLOSET - FLUSH VALVE	1	--	3	2
URINAL	3/4	--	2	1-1/2
SHOWER/TUB	1/2	1/2	2	1-1/2
LAVATORY, COUNTERTOP	1/2	1/2	1-1/2	1-1/2
SINK	1/2	1/2	2	1-1/2
DRINKING FOUNTAIN / WATER COOLER	1/2	--	1-1/4	1-1/4
LAUNDRY TUB	1/2	1/2	2	1-1/2
JANITOR SINK	3/4	3/4	3	1-1/2
WASHER CONNECTION - RESID.	1/2	1/2	2	1-1/2
HOSE BIBB	1/2	--	--	--

**PLUMBING DRAWING INDEX**

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**DRAWING DISCREPANCIES**

Contractor to alert Franklin Engineering of any discrepancies found on the drawings, such as missing data, typos, or any other items that do not make good sense.

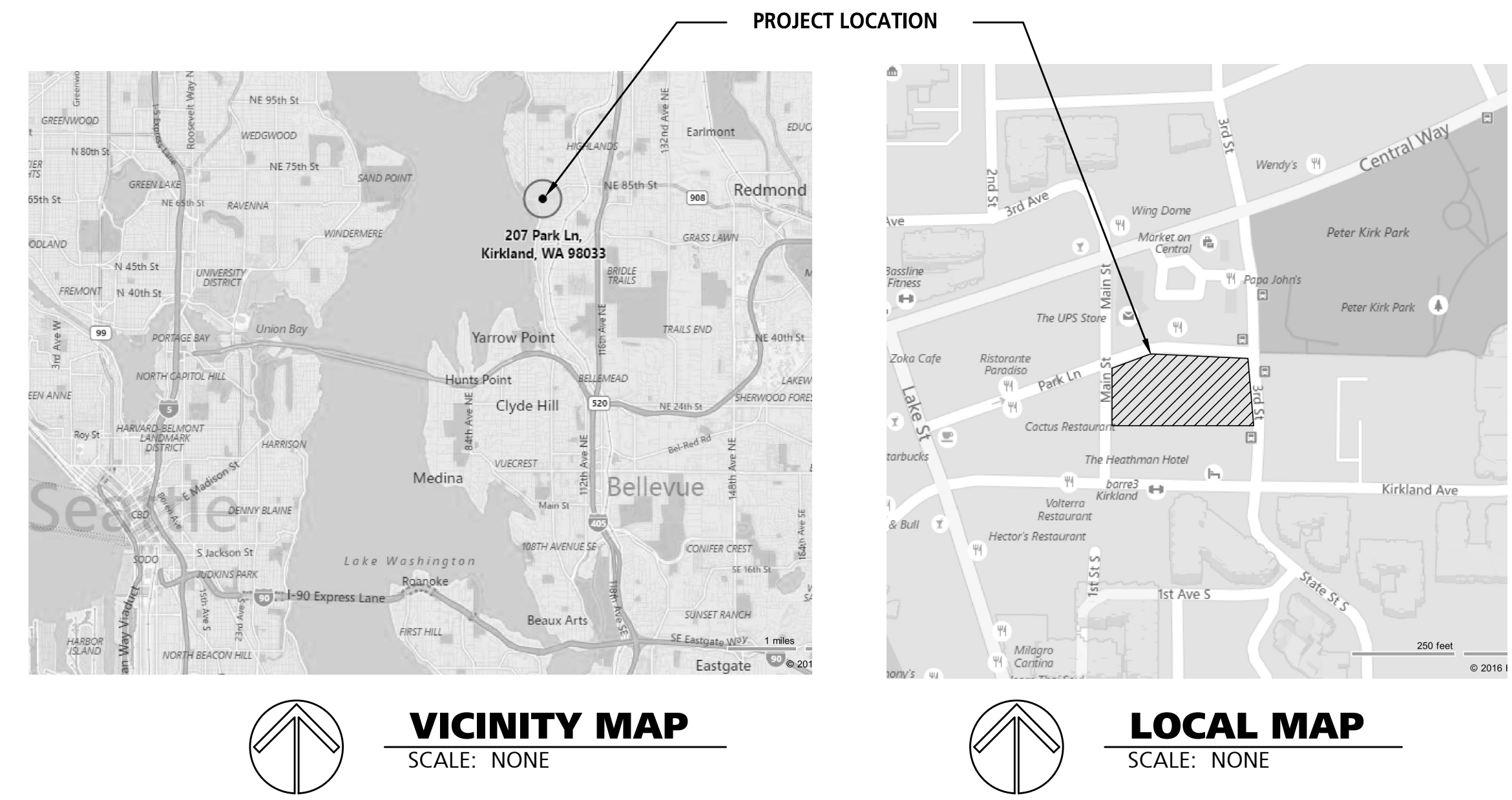
**HOURS OF WORK:**  
7 AM to 8 PM Mon-Fri and 9 AM to 6 PM Sat. No work Sundays & holidays (per KZC 115.25). Exceptions must be approved in writing by Planning Official.

**MUST REMAIN ON JOB SITE**

control, diverter slip tub spout, with Delta R10000MF pressure balance valve. Tub drain kit: LSP R-6011RK/R0910 chrome waste and overflow assembly. Handheld Shower: Delta 57011, chrome, 2.0 gpm wand with 24" slide bar & 69" hose.

SS1 SHOWER, Swan R-3460 shower pan, 34x60, with 4-1/2" threshold and tiling flanges. Tub/Shower Trim Kit: Delta T17259, chrome, dual-handle for separate temperature & volume control, 2.0 gpm shower head, diverter slip tub spout, with Delta R10000MF pressure balance valve. Tub drain kit: LSP R-6011RK/R0910 chrome waste and overflow assembly.

- DW DISHWASHER, LSP KDW-660-PP flexible supply. Install Zurn CD4P plastic countertop mount airgap.
- AW WASHER CONNECTION - RESIDENTIAL TYPE, IPS WaterTite series recessed washer box kit with 2" drain, 1/2" hot & cold shutoff valves with hose connections and code approved water hammer arrestors. Install with rated box at party wall locations.
- ICE ICEMAKER CONNECTION - RESIDENTIAL TYPE, IPS WaterTite series recessed icemaker box 1/2" cold shutoff valve and code approved water hammer arrestor. Install with rated box at party wall locations.
- PET PET WASH SINK, Poly Pet Pro P48-X pet wash polyethylene, leg style, utility sink. Faucet: T and S Brass, chrome two handle wall hung faucet with hose and lever handle spray head
- HB1 HOSE BIBB, Woodford 24, anti-siphon - vacuum breaker, wheel handle and loose tee key. Use in parking garage & mech room areas. Size: 3/4".
- HB2 HOSE BIBB, Woodford 65, non-freeze, anti-siphon -vacuum breaker, automatic draining, loose tee key handle. Use at exterior wall locations. Size: 3/4".
- HB3 HOSE BIBB, Woodford 24, anti-siphon -vacuum breaker, automatic draining, loose tee key handle with hot and cold water supply at trash room. Size: 3/4".
- HB4 ROOF HYDRANT, Woodford RHY2-MS, anti-siphon -vacuum breaker, lever handle and automatic draining. Size: 3/4".



**Gas Piping Plan Only -**  
**The balance has not been reviewed in this plan set**

DATE	PROGRESS SET	DRAWN	SR	DESIGN	RFI
10-06-16	PROGRESS SET				
10-11-16	PROGRESS SET				
10-14-16	50% PROGRESS SET				
10-25-16	PROGRESS SET				
11-08-16	85% PROGRESS SET				
11-18-16	PROGRESS SET				
12-05-16	PERMIT SET				

JOB NO. 60712  
SHEET **P1.0**

WATER PRESSURE CALC.	
<b>DESIGN CONDITIONS</b>	
BUILDING WATER SUPPLY FROM FIXTURE COUNT (GPM)	220.0
BOOSTED PRESSURE FLOW FROM FIXTURE COUNT (GPM)	220.0
MIN. PRESSURE AT TOP (PSIG)	<b>33.0</b>
<b>WATER SERVICE PRESSURE</b>	
STATIC PRESSURE IN MAIN (PSIG) PER OWP	104.0
RESIDUAL PRESSURE IN MAIN (PSIG) 20 PSI SAFETY RECOMMENDED	84.0
FRICTION LOSS MAIN TO METER (PSIG) 15 FT OF 4" PIPE @ 1.2 PSI/100FT	0.2
METER LOSS (PSIG) 4" SENSUS METER	1.0
FRICTION LOSS METER TO BF (PSIG) 40 FT OF 4" PIPE @ 1.2 PSI/100FT	0.5
BF VALVE LOSS (PSIG) 4" WATTS 957 OSY	8.0
PRV LOSS (PSIG)	0.0
AVAILABLE PRESSURE AT BF OUTLET (PSIG)	<b>74.3</b>
<b>ELEVATION PRESSURE LOSSES</b>	
TOP FIXTURE ELEVATION (FT) 7'-0" ABOVE L5	83.0
SERVICE ELEVATION (FT) PER OWP	31.0
CHANGE OF ELEVATION (FT)	52.0
ELEVATION PRESSURE LOSS (PSIG)	<b>22.5</b>
<b>FRICTION PRESSURE LOSSES</b>	
MAIN (PSIG)	7.3
RISER (PSIG)	4.0
PEX RUNOUT IN UNIT (PSIG)	2.0
HOT WATER MIXING VALVE (PSIG)	5.0
TOTAL FRICTION PRESSURE LOSS	<b>18.3</b>
<b>BUILDING PRESSURE EVALUATION</b>	
MIN. PRESSURE AT TOP (PSIG)	33.0
ELEVATION PRESSURE LOSS (PSIG)	22.5
TOTAL FRICTION PRESSURE LOSS (PSIG)	18.3
REQUIRED PRESSURE AT BF OUTLET (PSIG)	<b>73.8</b>
<b>BOOSTER PUMP EVALUATION</b>	
DIFFERENCE BETWEEN REQUIRED AND AVAILABLE (PSIG)	-0.5
BOOSTER PUMP REQUIRED	NO
HYDRO-PNEUMATIC TANK RANGE (PSIG)	0.0
MINIMUM BOOSTED PRESSURE REQUIRED (PSIG)	0.0
PRESSURE SAFETY FACTOR	10%
BOOST REQUIRED (PSIG)	<b>0.0</b>
BOOST REQUIRED (TDH)	<b>0.0</b>
SELECTED BOOSTER PUMP:	<b>NOT REQUIRED</b>

NOTES  
1. 1 PSI = 2.31 FT

HOT WATER HEATING CALC.				
<b>APARTMENT INFORMATION</b>				
NUMBER OF UNITS	NUMBER OF BATHS	PERSONS / UNIT	PEOPLE	
112	1.0	1.5	168	
0	1.5	2.0	0	
16	2.0	2.5	40	
0	2.5	3.0	0	
<b>TOTAL</b>	<b>128</b>		<b>208</b>	
<b>DESIGN DEMAND</b>				
SHOWERHEAD FLOWRATE (GPM)			1.8	
LOAD PROFILE			MEDIUM	
PEAK LOAD (HR)			2	
GALLONS PER PERSON			8.0	
2 HOUR TOTAL DEMAND (GAL)			1,664	
GALLONS PER HOUR (GPH)			832	
TOTAL OUTPUT REQUIRED (MBH)			<b>722</b>	
<b>WATER HEATER/BOILER PERFORMANCE</b>				
QUANTITY			4	
GAS INPUT EACH (BTUH)			199,000	
EFFICIENCY			96%	
INLET TEMPERATURE (°F)			40	
OUTLET TEMPERATURE (°F)			140	
RECOVERY EACH (GPH)			<b>237</b>	
<b>STORAGE CAPACITY</b>				
QUANTITY			4	
VOLUME (GAL)			119	
USABLE FACTOR			70%	
USABLE VOLUME (GAL)			<b>333</b>	
<b>SYSTEM PERFORMANCE</b>				
TOTAL OUTPUT (MBH)			764	
TOTAL RECOVERY (GPH)			948	
USEABLE VOLUME (GAL)			333	
1ST HOUR HOT WATER DELIVERY (GAL)			1,281	
2ND HOUR HOT WATER DELIVERY (GAL)			948	
2 HOUR TOTAL HOT WATER DELIVERY (GAL)			2,229	
MBH/GAL			2.3	
USABLE GALLONS PER APARTMENT			2.6	
GPH PER APARTMENT			7.4	
<b>% OF DESIGN DEMAND</b>			<b>134%</b>	

NOTES  
1. ASHRAE Service Water Heating Chapter 50, Table 8, Fig 15, Fig 21

PLUMBING FIXTURE CALC.											
	QTY	DFU	TOTAL DFU	WSFU	TOTAL WSFU	CWFU	HWFU	TOTAL CWFU	TOTAL HWFU	TOTAL HWFU	
<b>RESIDENTIAL BATHROOM GROUPS (APPENDIX C)</b>											
0.5 BATH	0	2.0	0.0	2.5	0.0	1.9	0.5	0.0	0.0	0.0	
1 BATH	112	3.0	336.0	3.5	392.0	2.6	1.8	294.0	201.6		
1.5 BATH	0	6.0	0.0	6.0	0.0	4.5	2.5	0.0	0.0		
2 BATH	16	7.0	112.0	7.0	112.0	5.3	3.5	84.0	56.0		
2.5 BATH	0	8.0	0.0	8.0	0.0	6.0	3.6	0.0	0.0		
KITCHEN GROUP	128	2.0	256.0	1.5	192.0	1.1	1.5	144.0	192.0		
LAUNDRY GROUP	128	3.0	384.0	3.0	384.0	2.3	3.0	288.0	384.0		
<b>TOTAL</b>			<b>1088.0</b>		<b>1080.0</b>			<b>810.0</b>	<b>833.6</b>		
<b>NON-RESIDENTIAL FIXTURES (CHAPTER 7 &amp; APPENDIX A)</b>											
WC, FLUSH TANK	1	3	3	2.5	2.5	2.50	0.00	2.50	--		
WC, FLUSH VALVE	0	4	0	5	0	5.00	0.00	0.00	--		
URINAL, FLUSH VALVE	0	2	0	5	0	5.00	0.00	0.00	--		
LAV	1	1	1	1	1	0.75	0.75	0.75	0.75		
KITCHEN SINK	1	2	2	1.5	1.5	1.13	1.13	1.13	1.13		
DRINKING FOUNTAIN	0	0.5	0	0.5	0	0.50	0.00	0.00	--		
JANITOR SINK	0	3	0	3	0	2.25	2.25	0.00	0.00		
LAUNDRY TUB	0	2	0	1.5	0	1.13	1.13	0.00	0.00		
SHOWER	0	2	0	2	0	1.50	1.50	0.00	0.00		
CLOTHES WASHER	0	3	0	4	0	3.00	3.00	0.00	0.00		
HOSE BIBB	1	--	--	2.5	2.5	2.50	0.00	2.50	--		
ADD. HOSE BIB	9	--	--	1	9	1.00	--	--	9.00		
PET WASH	1	2	2	2	2	1.50	1.50	1.50	1.50		
FLOOR DRAIN	11	2	22	--	--	--	--	--	--		
HUB DRAIN	4	0	0	--	--	--	--	--	--		
<b>TOTAL</b>			<b>30.0</b>		<b>18.5</b>			<b>17.4</b>	<b>3.4</b>		
<b>TOTAL RESIDENTIAL WSFU</b>				<b>1080.0</b>							
<b>TOTAL NON-RESIDENTIAL WSFU</b>				<b>18.5</b>							
<b>TOTAL WSFU</b>				<b>1098.5</b>							
<b>TOTAL GPM (HUNTERS CURVE)</b>				<b>220.0</b>							
<b>DOMESTIC WATER PIPE SIZE</b>				<b>4"</b>							
<b>DOMESTIC WATER METER SIZE</b>				<b>4"</b>							
<b>TOTAL COMMERCIAL WSFU</b>				<b>450.0</b>							
<b>TOTAL GPM</b>				<b>115</b>							
<b>COMMERCIAL WATER PIPE SIZE</b>				<b>2-1/2"</b>							
<b>COMMERCIAL WATER METER SIZE</b>				<b>2"</b>							

NOTES  
1. Sizing Per 2012 UPC.



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10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET
	DRAWN: SRB
	DESIGN: PFE

JOB NO. 60712

SHEET **P1.1**



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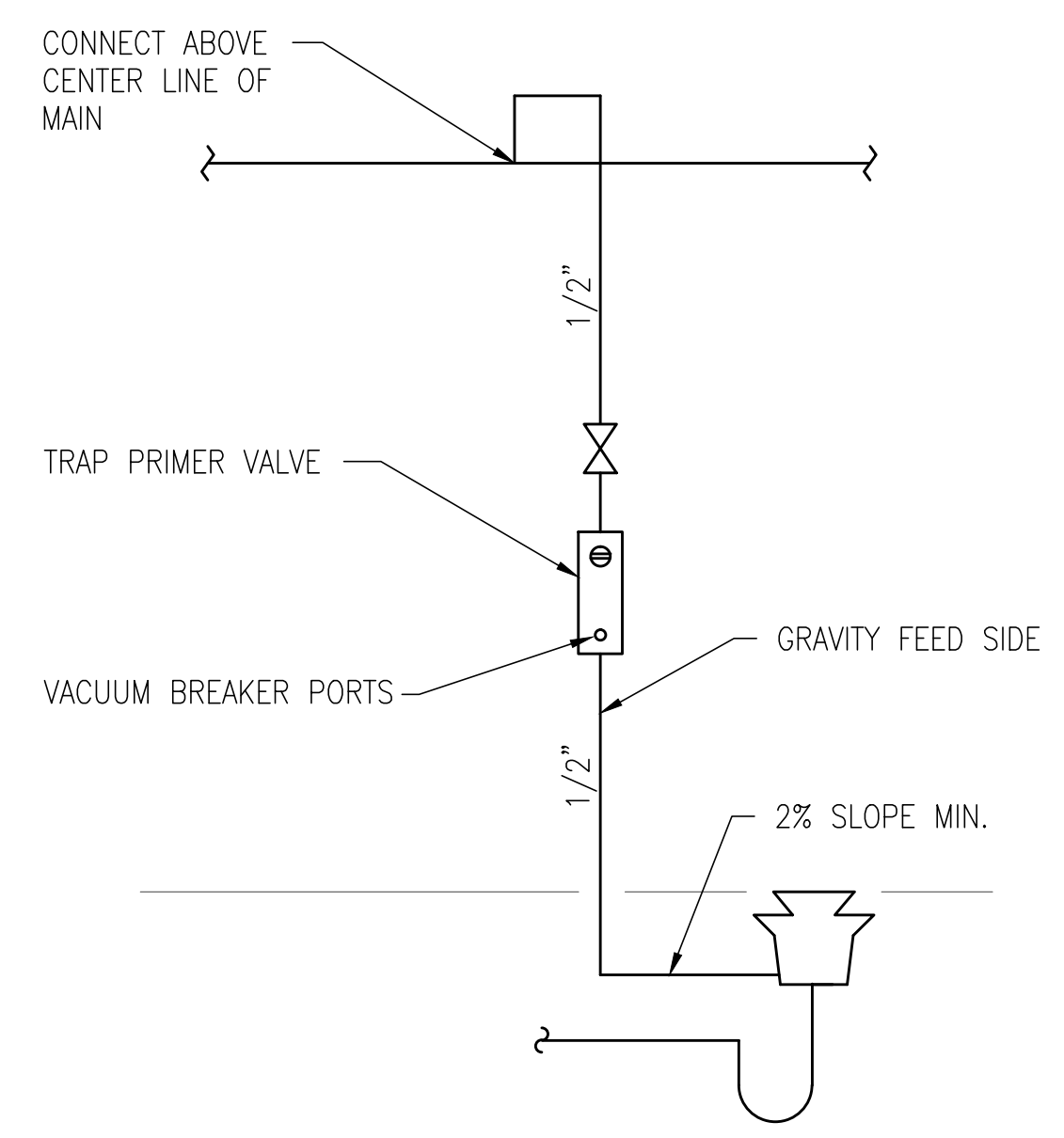
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CLIENT:

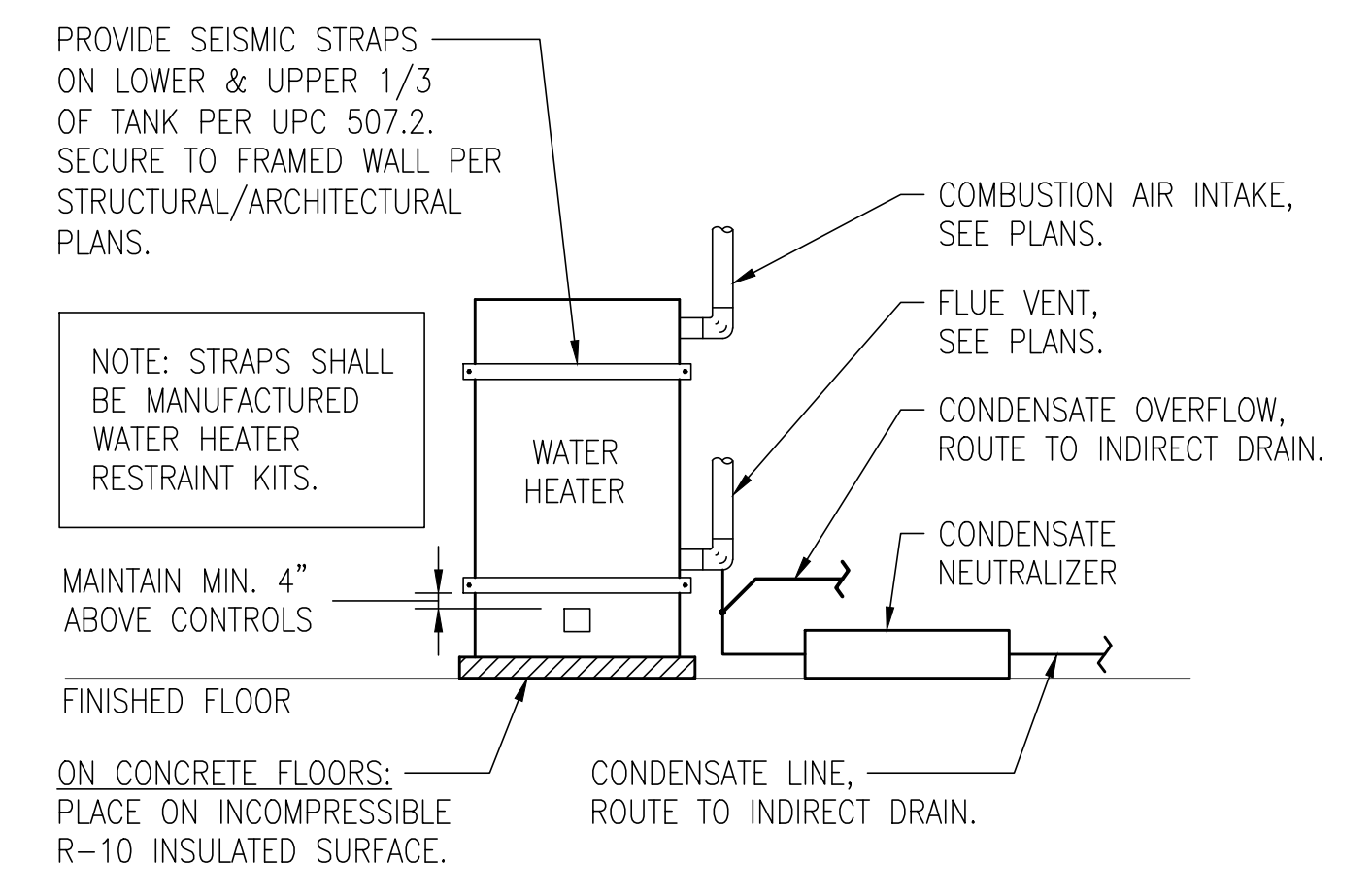
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Plumbing Details

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

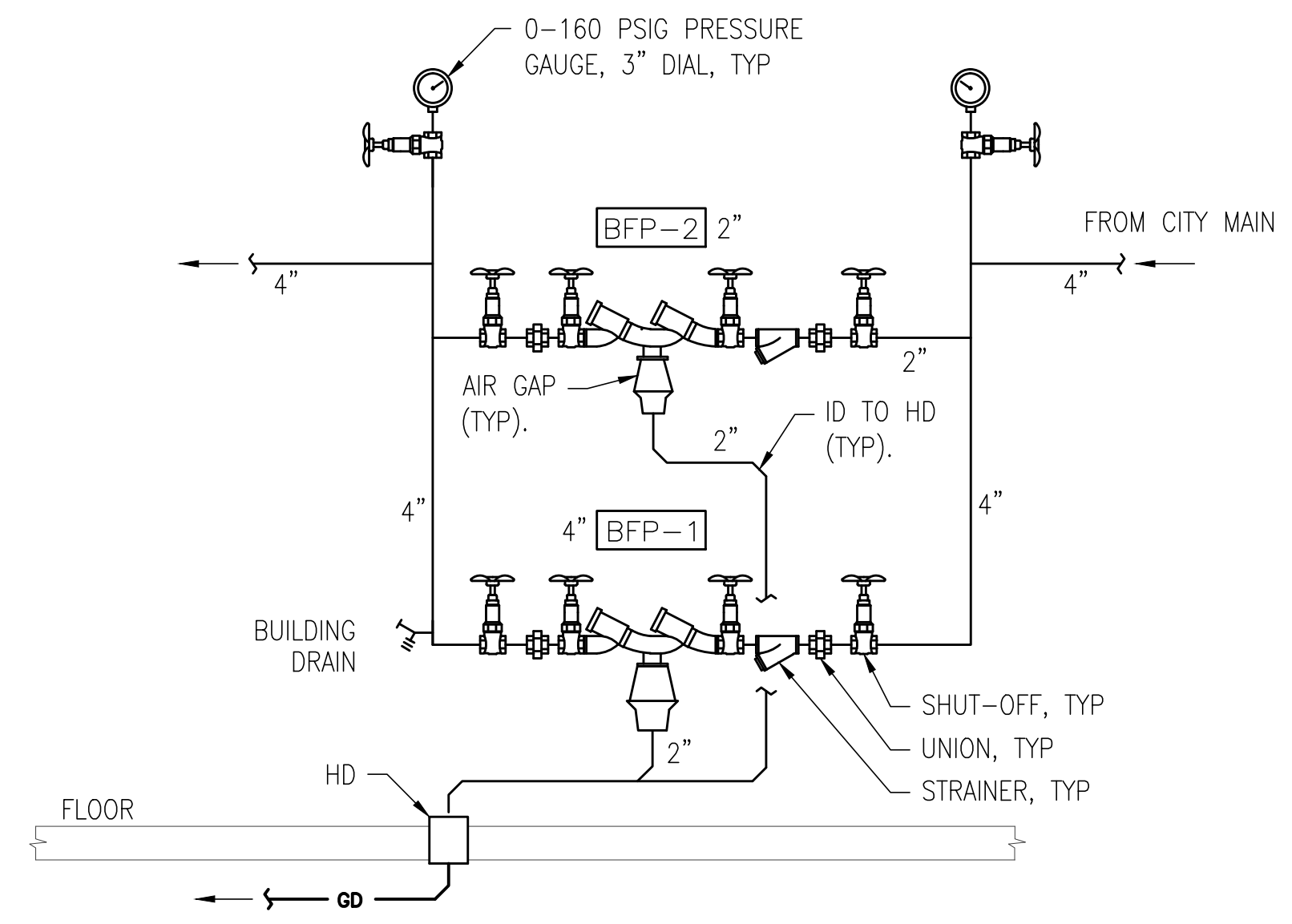
JOB NO. 60712  
SHEET P1.2  
DRAWN: SRB  
DESIGN: PFE



**1 TRAP PRIMER DETAIL**  
SCALE: NONE



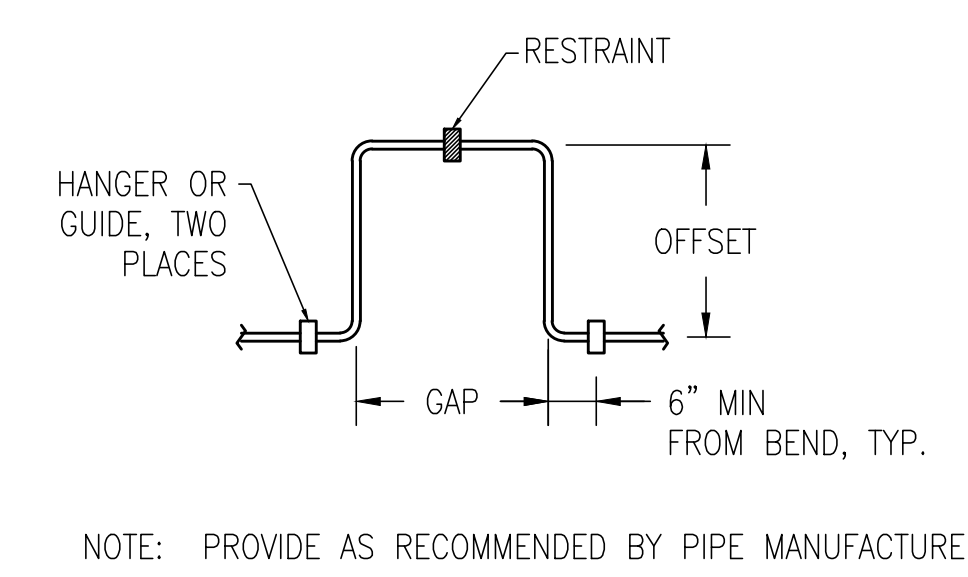
**2 CONDENSING WATER HEATER DETAIL**  
SCALE: NONE



**3 BACKFLOW PREVENTER DETAIL**  
SCALE: NONE

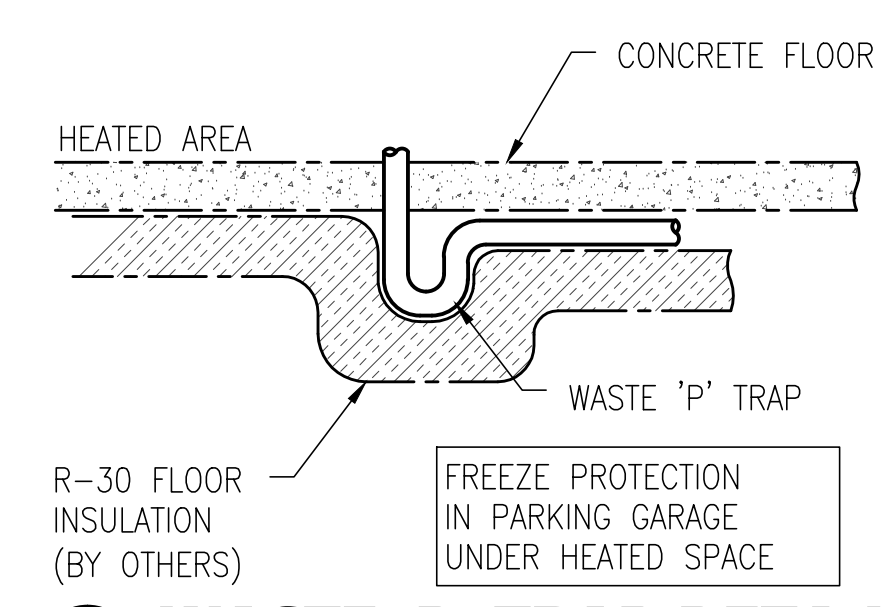
**EXPANSION LOOP LEGEND**

EXPANSION LOOP	LENGTH IN INCHES
OFFSET XX	
GAP XX	

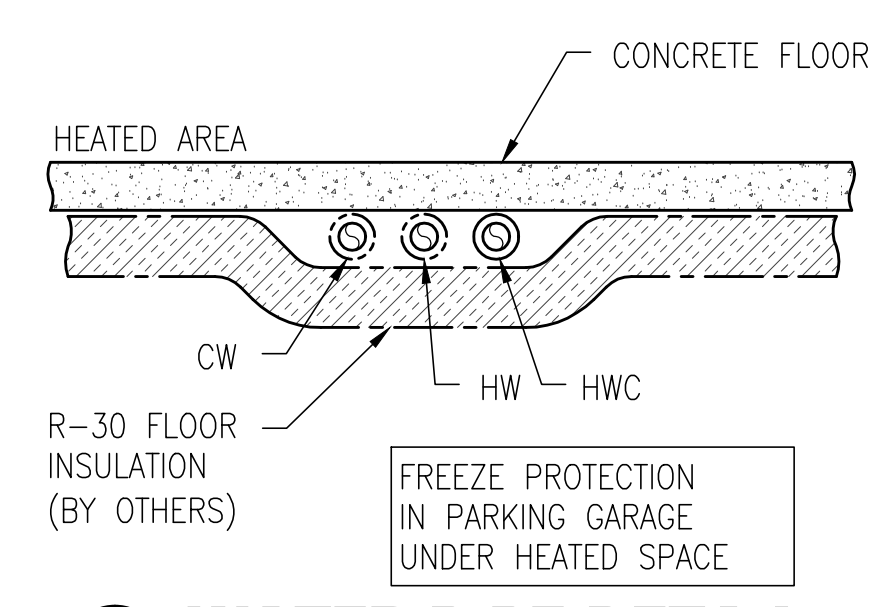


**4 EXPANSION LOOP DETAIL AND LEGEND**  
SCALE: NONE

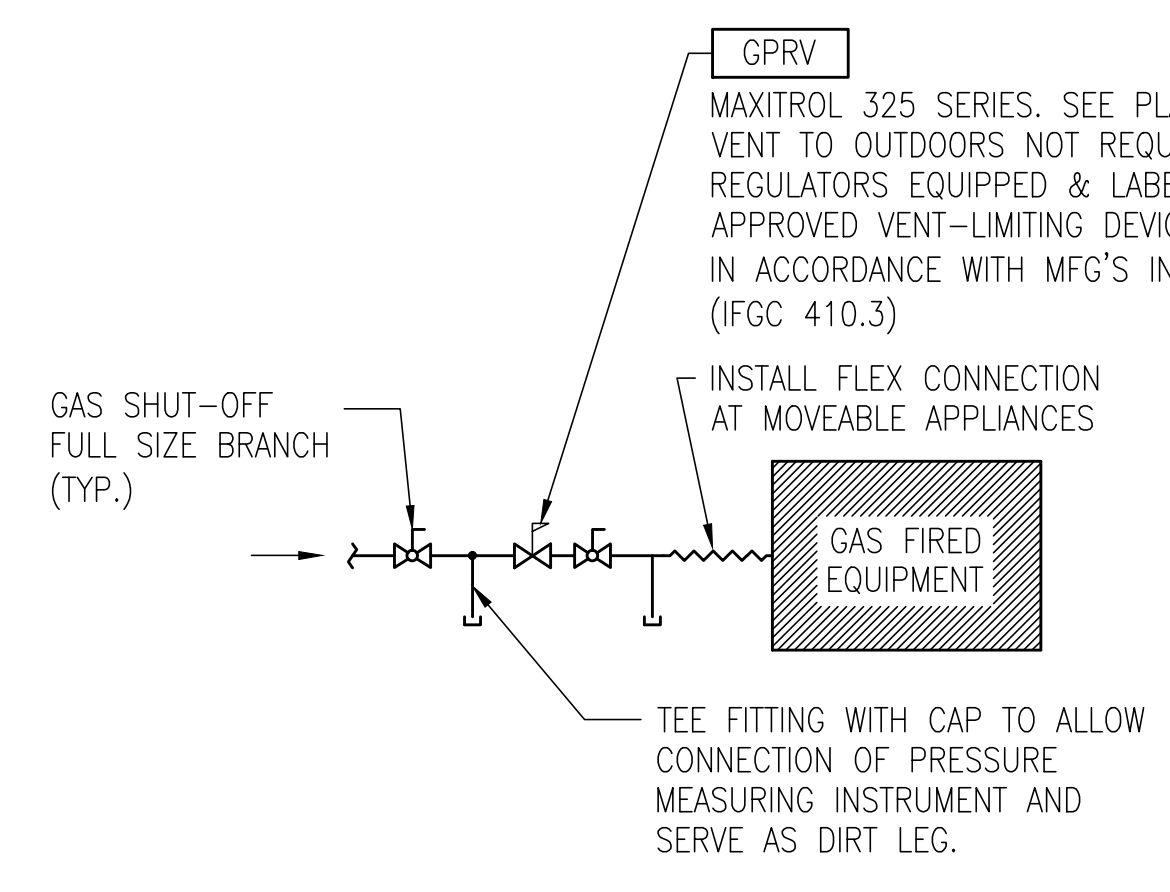
**5 CBV DETAIL**  
SCALE: NONE



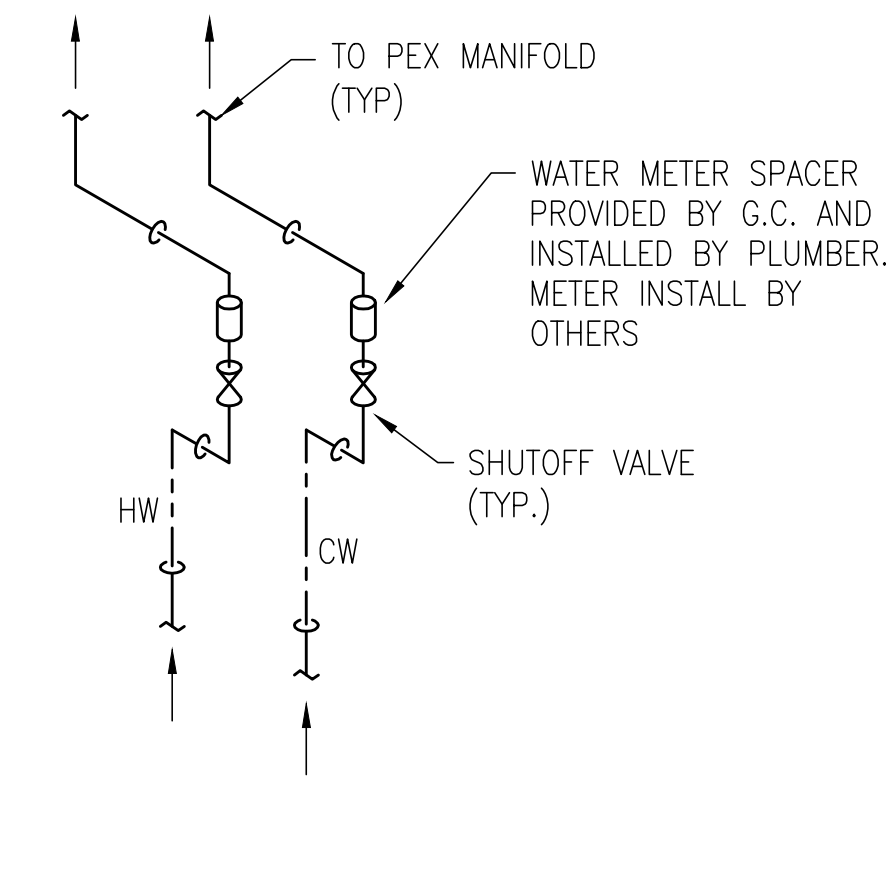
**6 WASTE 'P' TRAP DETAIL**  
SCALE: NONE



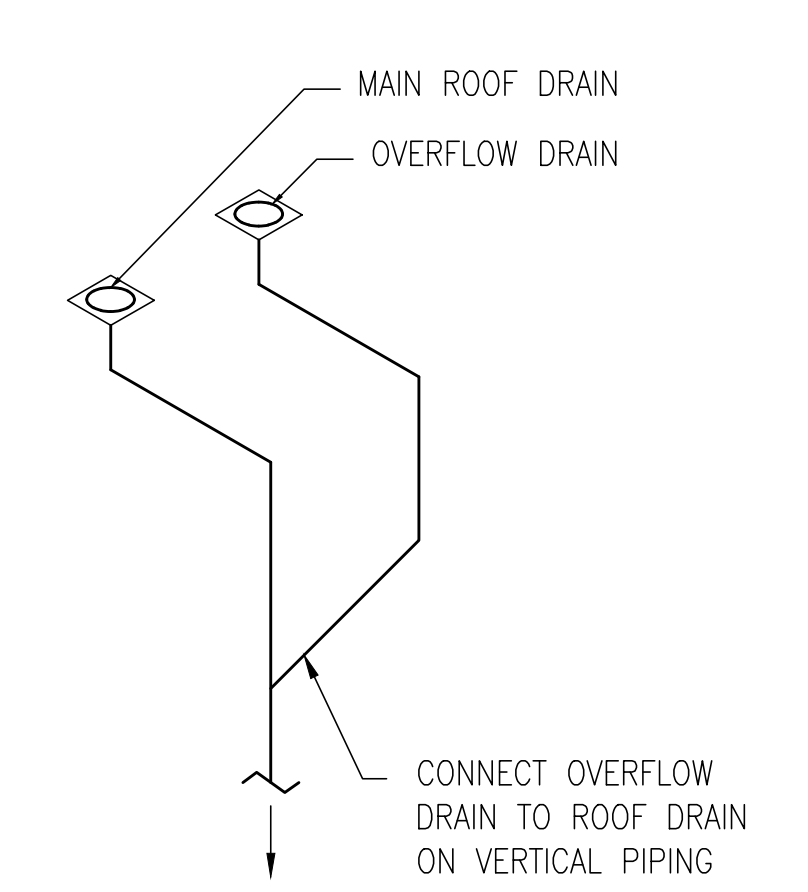
**7 WATER PIPE DETAIL**  
SCALE: NONE



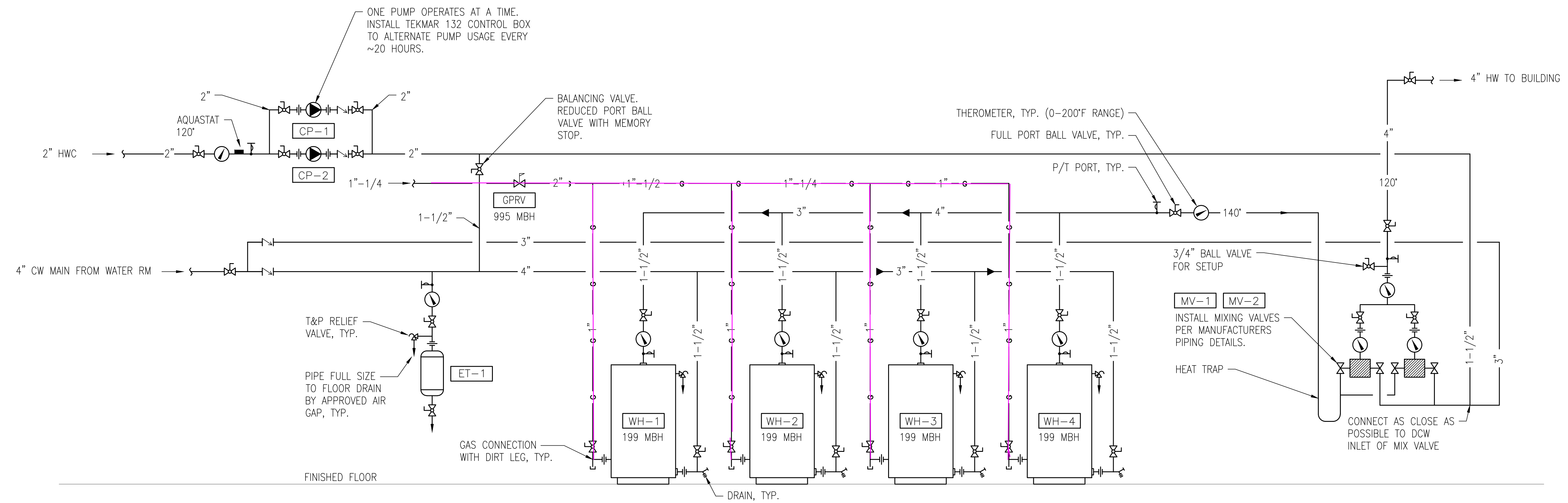
**8 GAS PRV DETAIL**  
SCALE: NONE



**9 WATER METER DETAIL**  
SCALE: NONE



**10 ROOF OVERFLOW DETAIL**  
SCALE: NONE



**11 DOMESTIC WATER HEATING SCHEMATIC**  
SCALE: NONE



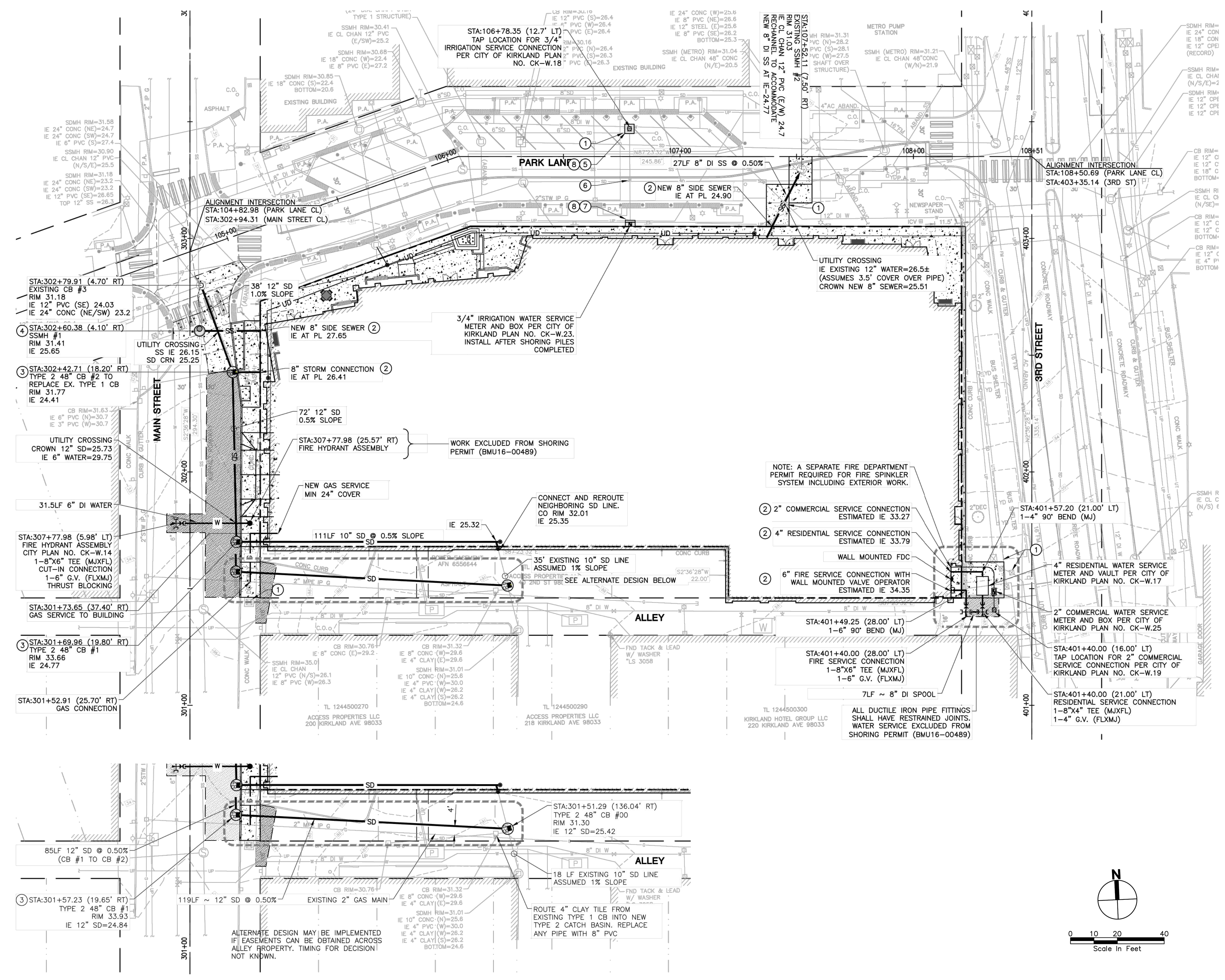
625 FOURTH AVE  
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KIRKLAND, WA 98033  
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FAX: 425-883-4653  
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Ph: 425-968-8314  
Fax: 425-968-8794

CLIENT:  
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033

**Site Plan**

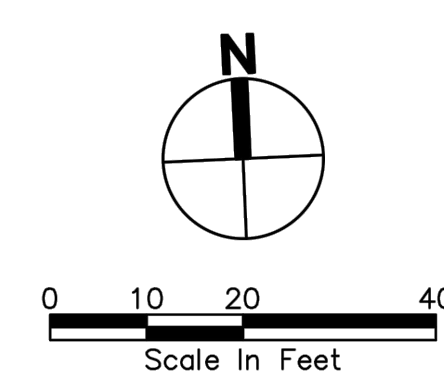


NOTE: A SEPARATE FIRE DEPARTMENT PERMIT REQUIRED FOR FIRE SPINKLER SYSTEM INCLUDING EXTERIOR WORK.

- 2" COMMERCIAL SERVICE CONNECTION ESTIMATED IE 33.27
- 4" RESIDENTIAL SERVICE CONNECTION ESTIMATED IE 33.79
- 6" FIRE SERVICE CONNECTION WITH WALL MOUNTED VALVE OPERATOR ESTIMATED IE 34.35

- 2" COMMERCIAL WATER SERVICE METER AND BOX PER CITY OF KIRKLAND PLAN NO. CK-W.25
- 4" RESIDENTIAL WATER SERVICE METER AND VALVE PER CITY OF KIRKLAND PLAN NO. CK-W.17
- 2" COMMERCIAL WATER SERVICE METER AND BOX PER CITY OF KIRKLAND PLAN NO. CK-W.19

ALTERNATE DESIGN MAY BE IMPLEMENTED IF EASEMENTS CAN BE OBTAINED ACROSS ALLEY PROPERTY. TIMING FOR DECISION! NOT KNOWN.

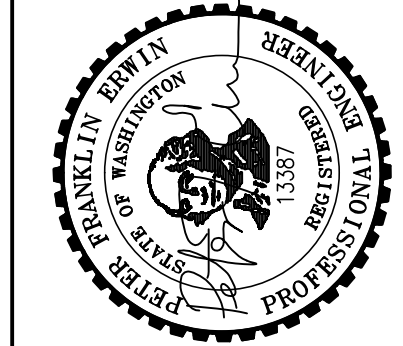


**SITE PLAN**  
SCALE: 1"=20'-0"

NOTE:  
SITE PLAN FOR  
REFERENCE ONLY.

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712  
SHEET P1.3



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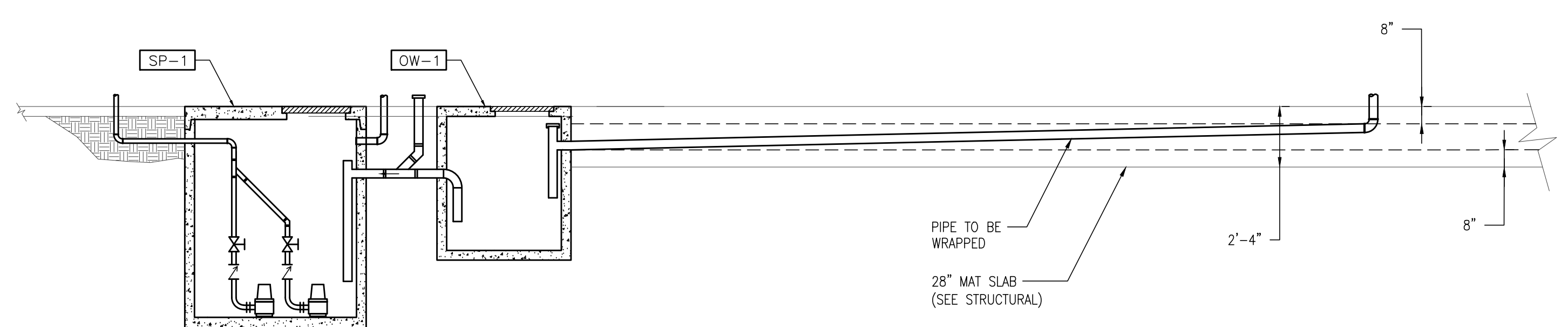
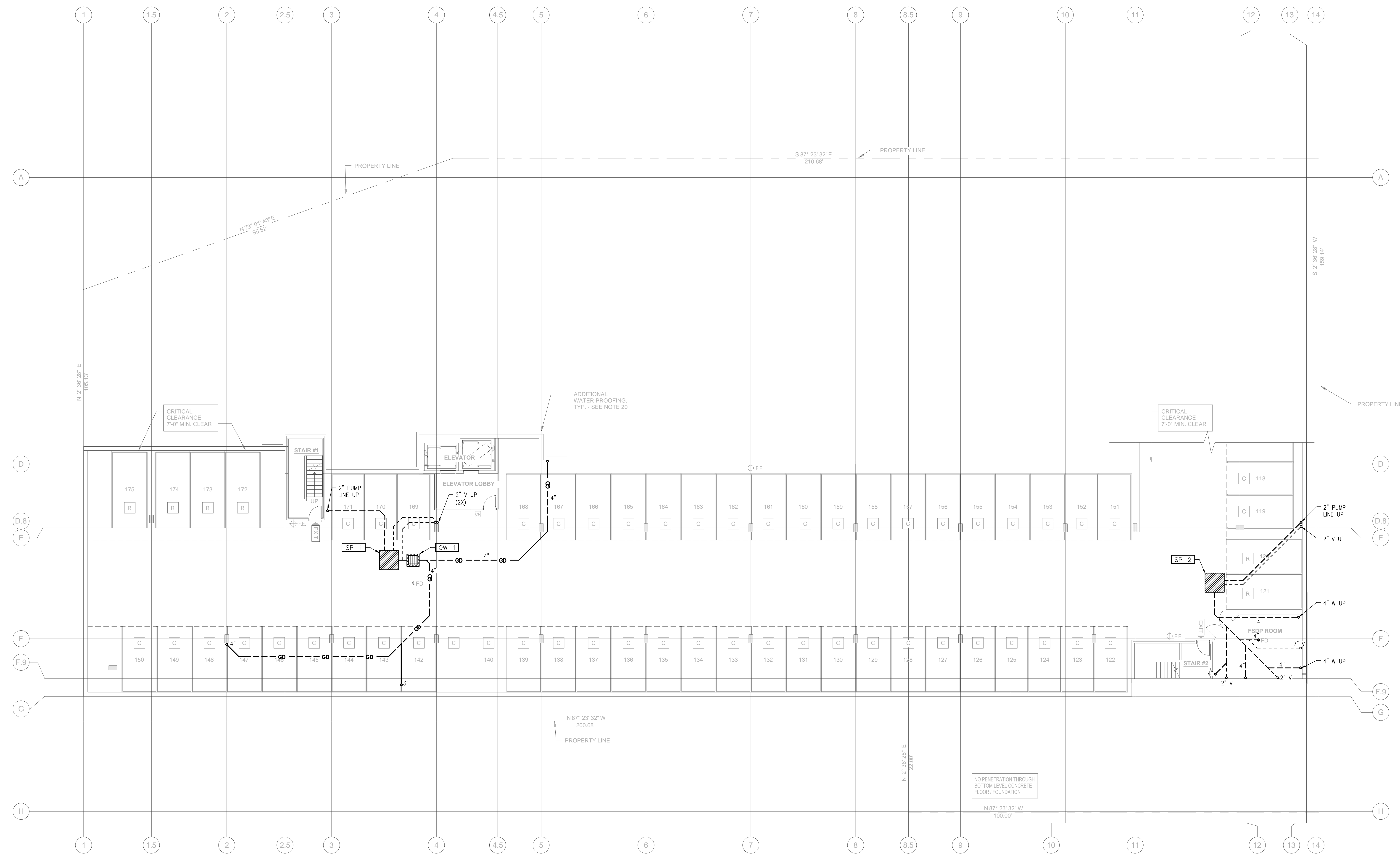
**Underground P2 Plumbing Plan**

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

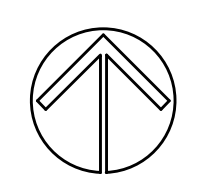
JOB NO. 60712

SHEET

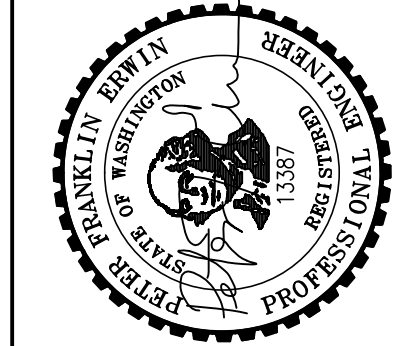
**P2.0**



**EPS-2 SECTION VIEW**  
SCALE: NONE



**UNDERGROUND P2 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"



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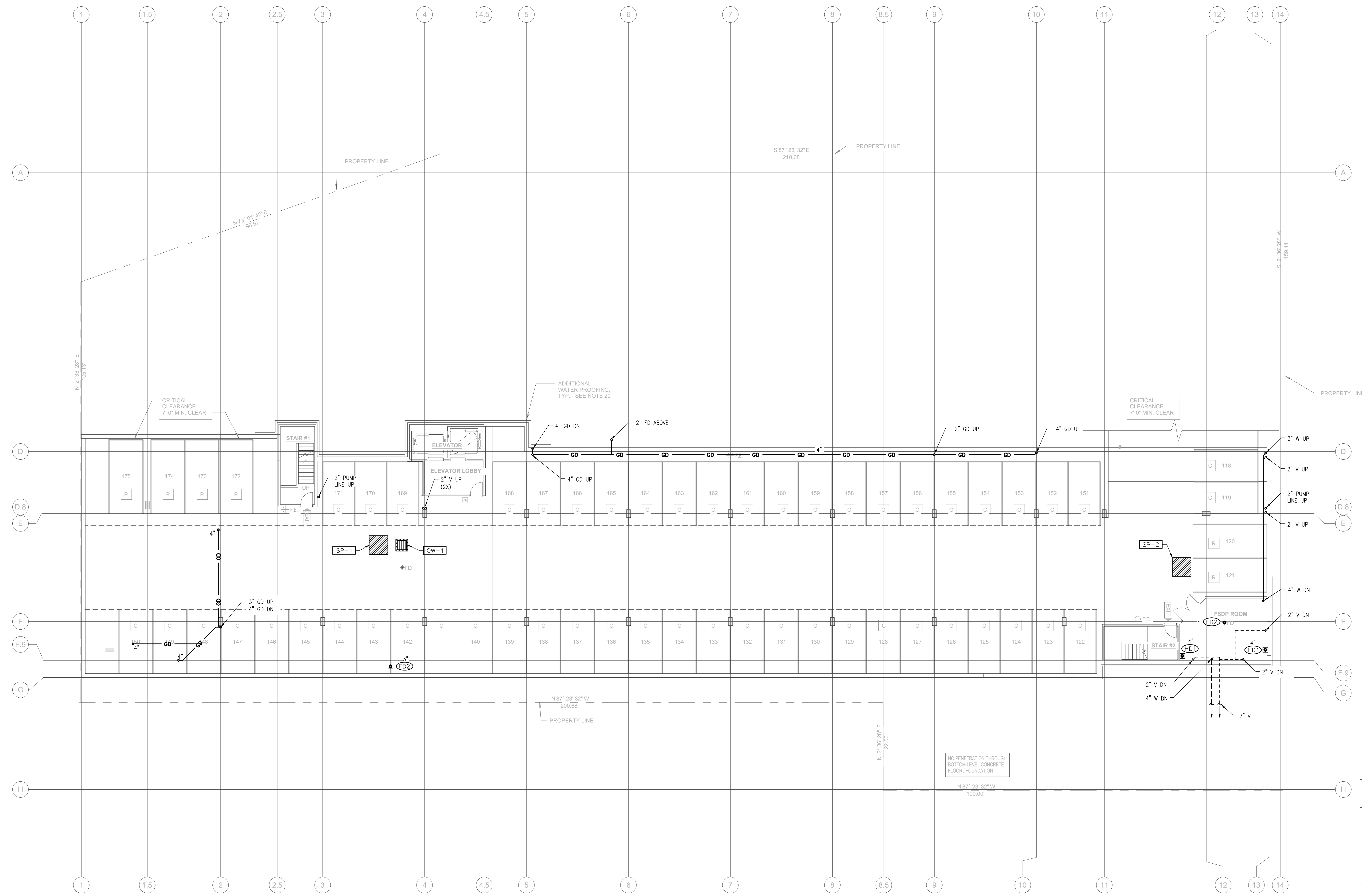
CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
**Parking P2 Plumbing Plan**

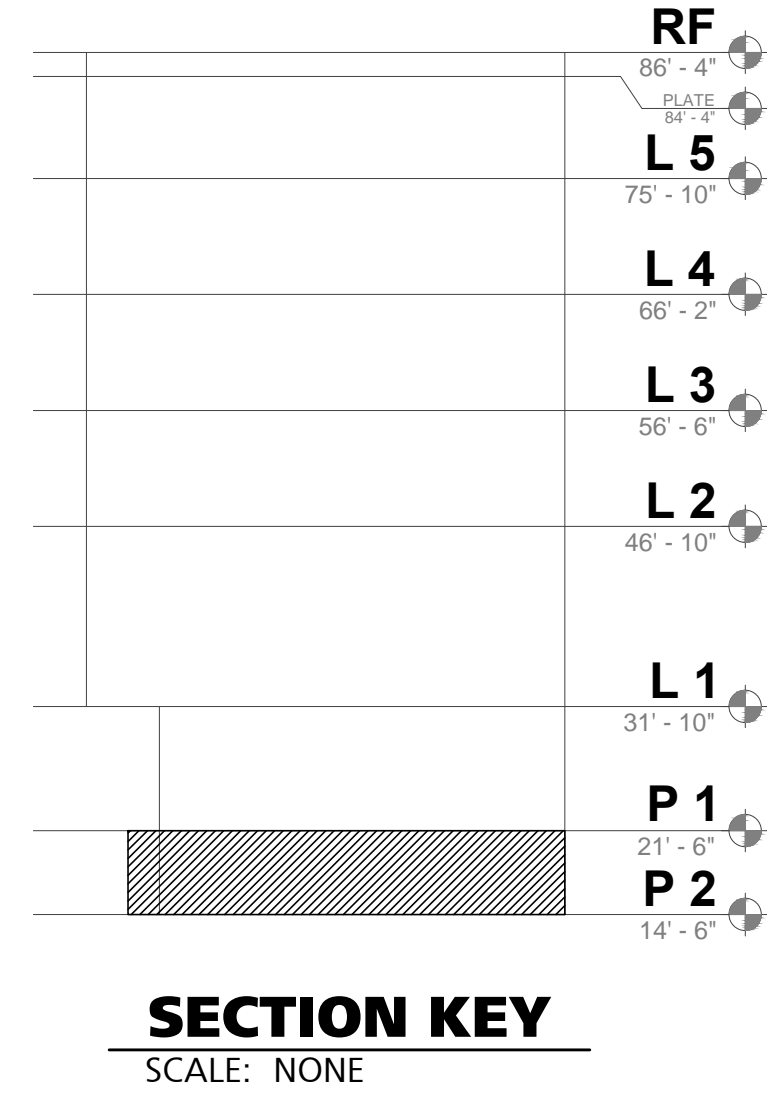
10-06-16	PROGRESS SET	RF	86'-4"
10-11-16	PROGRESS SET	L 5	75'-10"
10-14-16	50% PROGRESS SET	L 4	66'-2"
10-25-16	PROGRESS SET	L 3	56'-6"
11-08-16	85% PROGRESS SET	L 2	46'-10"
11-18-16	PROGRESS SET	L 1	31'-10"
12-05-16	PERMIT SET	P 1	21'-6"
		P 2	14'-0"

JOB NO. 60712

SHEET **P2.1**



**PARKING P2 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"



**SECTION KEY**  
SCALE: NONE



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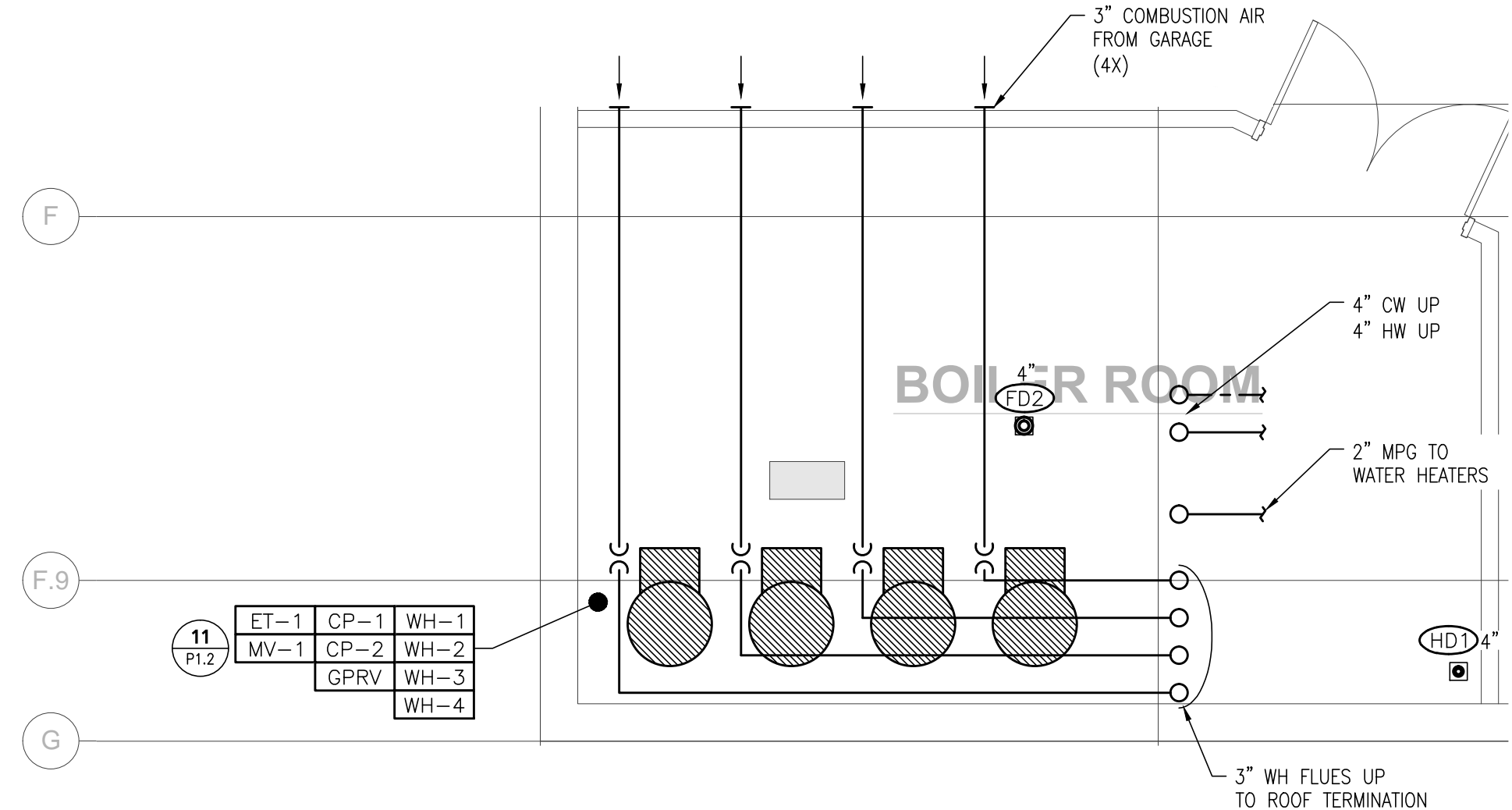
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033

**Parking P1 Plumbing Plan**

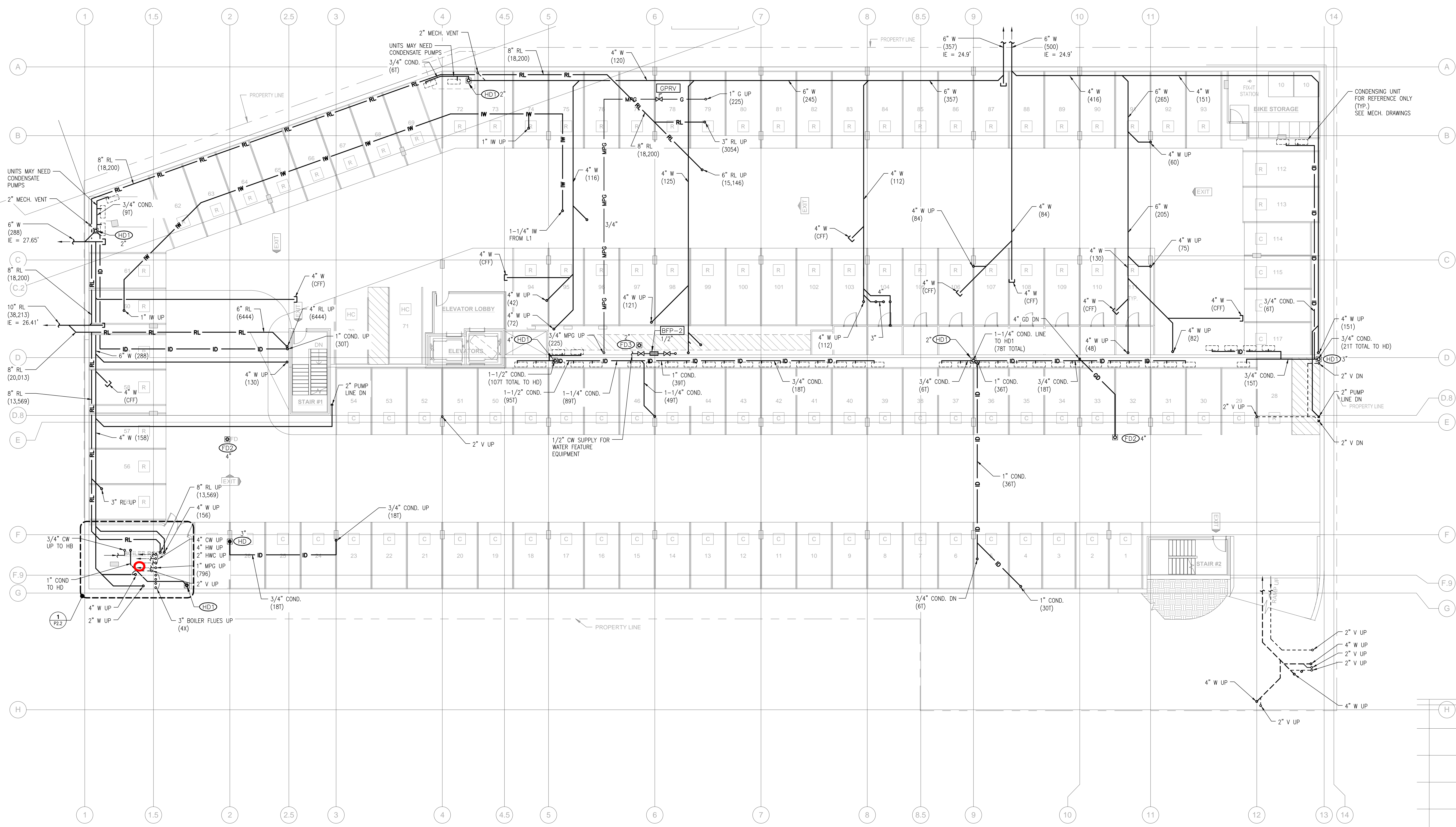
10-06-16	PROGRESS SET	RF	86' - 4"
10-11-16	PROGRESS SET	L 5	75' - 10"
10-14-16	50% PROGRESS SET	L 4	66' - 2"
10-25-16	PROGRESS SET	L 3	56' - 6"
11-08-16	85% PROGRESS SET	L 2	46' - 10"
11-18-16	PROGRESS SET	L 1	31' - 10"
12-05-16	PERMIT SET	P 1	21' - 6"
		P 2	14' - 0"

JOB NO. 60712

SHEET **P2.2**



**1 ENLARGED BOILER ROOM**  
SCALE: 1/4"=1'-0"



**PARKING P1 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"

**SECTION KEY**  
SCALE: NONE



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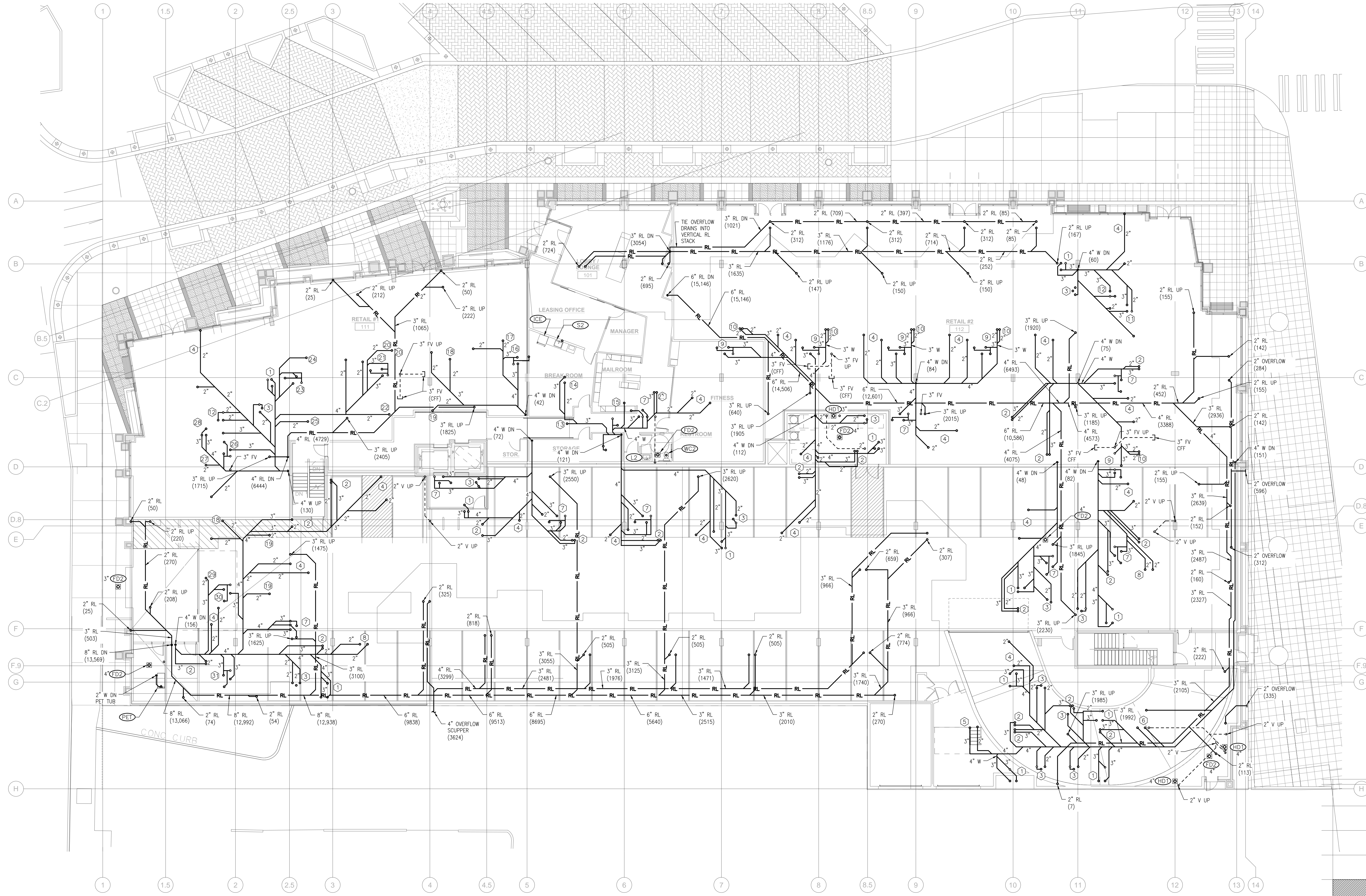
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033

**Level 1 Waste & Storm Plumbing Plan**

10-06-16	PROGRESS SET	RF	86'-4"
10-11-16	PROGRESS SET	L 5	75'-10"
10-14-16	50% PROGRESS SET	L 4	66'-2"
10-25-16	PROGRESS SET	L 3	56'-6"
11-08-16	85% PROGRESS SET	L 2	46'-10"
11-18-16	PROGRESS SET	L 1	31'-10"
12-05-16	PERMIT SET	P 1	21'-6"
		P 2	14'-0"

JOB NO. 60712

SHEET **P2.3A**



**LEVEL 1 WASTE & STORM PLUMBING PLAN**  
SCALE: 3/32"=1'-0"

**SECTION KEY**  
SCALE: NONE

RF	86'-4"
L 5	75'-10"
L 4	66'-2"
L 3	56'-6"
L 2	46'-10"
L 1	31'-10"
P 1	21'-6"
P 2	14'-0"

**SECTION KEY**  
SCALE: NONE



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**PARK LANE**  
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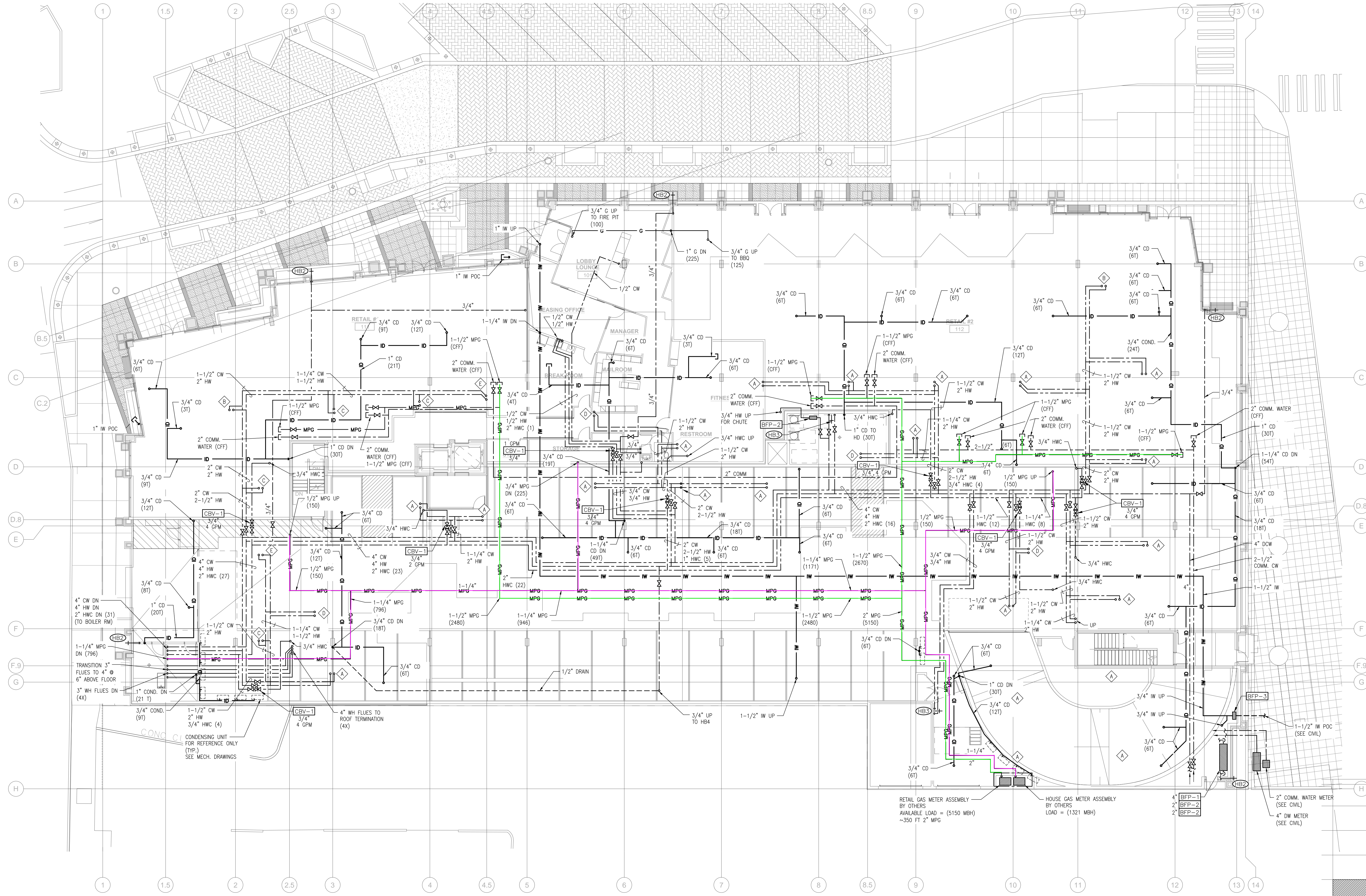
**Level 1 Water & Gas Plumbing Plan**

10-06-16	PROGRESS SET	RF	86'-4"
10-11-16	PROGRESS SET	L 5	75'-10"
10-14-16	50% PROGRESS SET	L 4	66'-2"
10-25-16	PROGRESS SET	L 3	56'-6"
11-08-16	85% PROGRESS SET	L 2	46'-10"
11-18-16	PROGRESS SET	L 1	31'-10"
12-05-16	PERMIT SET	P 1	21'-6"
		P 2	14'-0"

JOB NO. 60712

SHEET

**P2.3B**



**LEVEL 1 WATER & GAS PLUMBING PLAN**  
SCALE: 3/32"=1'-0"

**SECTION KEY**  
SCALE: NONE



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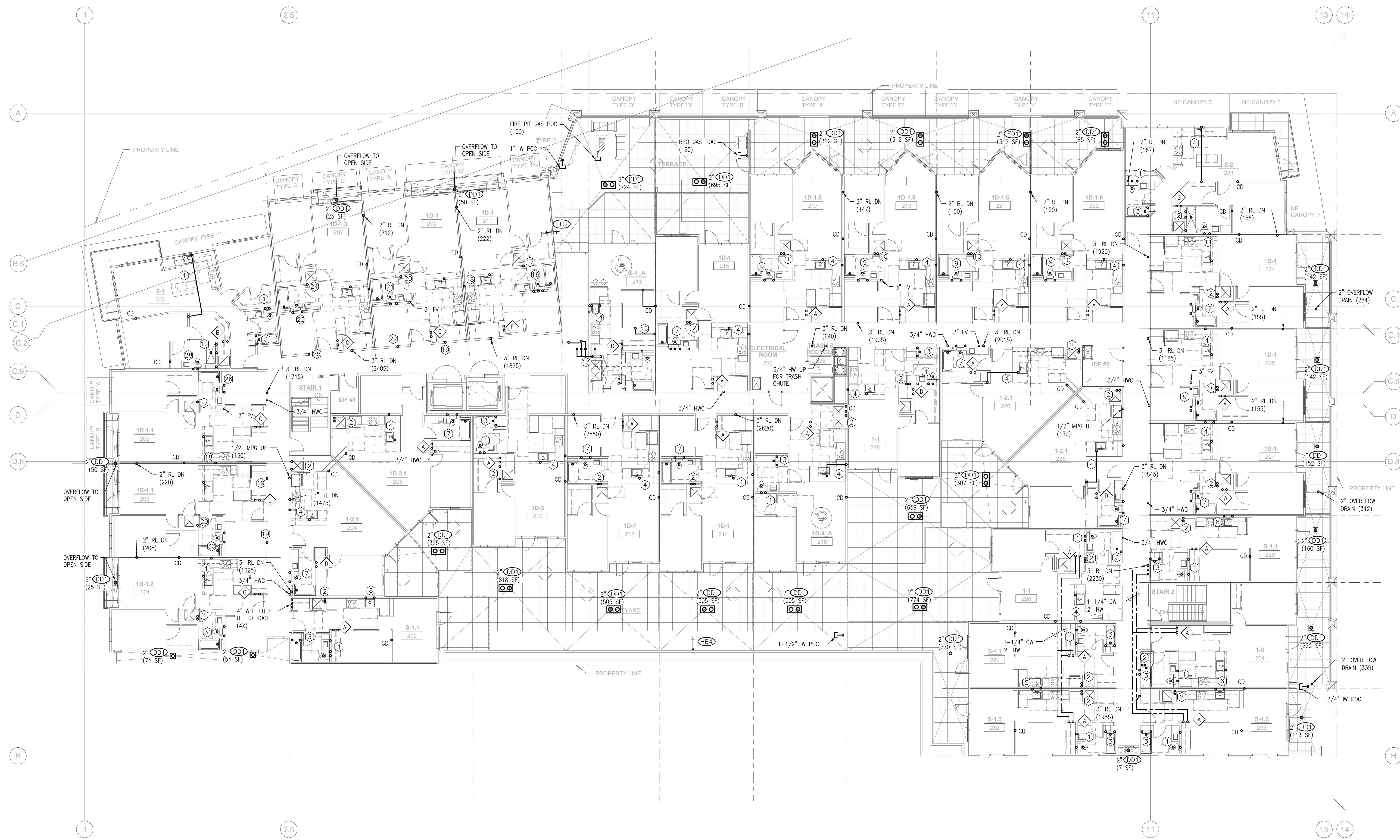
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033

Level 2 Plumbing Plan

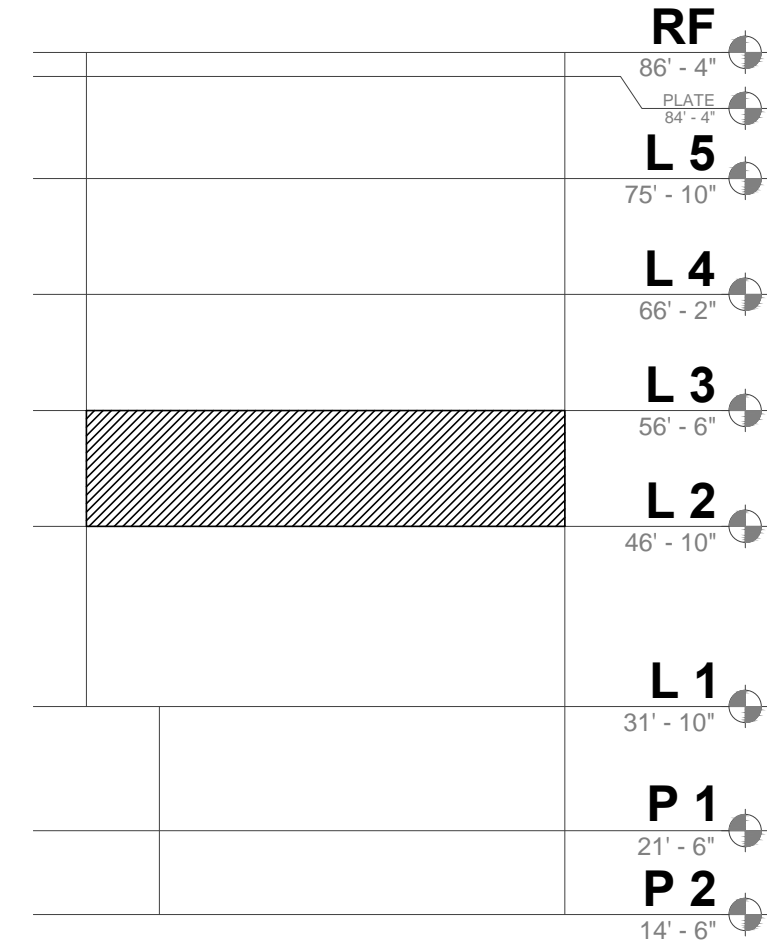
10-06-16	PROGRESS SET	RF	86'-4"
10-11-16	PROGRESS SET	L 5	75'-10"
10-14-16	50% PROGRESS SET	L 4	66'-2"
10-25-16	PROGRESS SET	L 3	56'-6"
11-08-16	85% PROGRESS SET	L 2	46'-10"
11-18-16	PROGRESS SET	L 1	31'-10"
12-05-16	PERMIT SET	P 1	21'-8"
		P 2	14'-0"

JOB NO. 60712

SHEET P2.4



**LEVEL 2 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"



**SECTION KEY**  
SCALE: NONE



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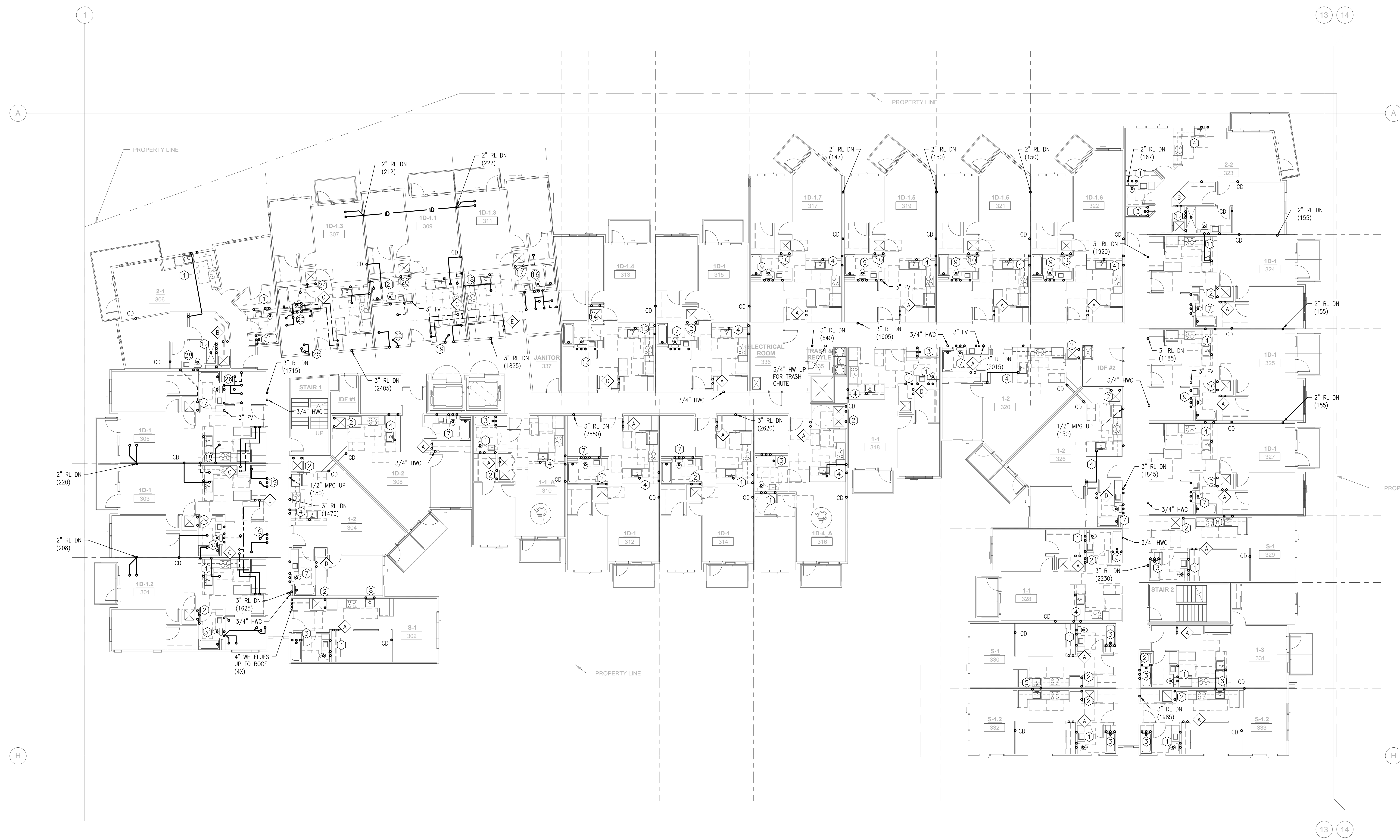
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Level 3 Plumbing Plan

10-06-16	PROGRESS SET	RF	86' - 4"
10-11-16	PROGRESS SET	L 5	75' - 10"
10-14-16	50% PROGRESS SET	L 4	66' - 2"
10-25-16	PROGRESS SET	L 3	56' - 6"
11-08-16	85% PROGRESS SET	L 2	46' - 10"
11-18-16	PROGRESS SET	L 1	31' - 10"
12-05-16	PERMIT SET	P 1	21' - 8"
		P 2	14' - 0"

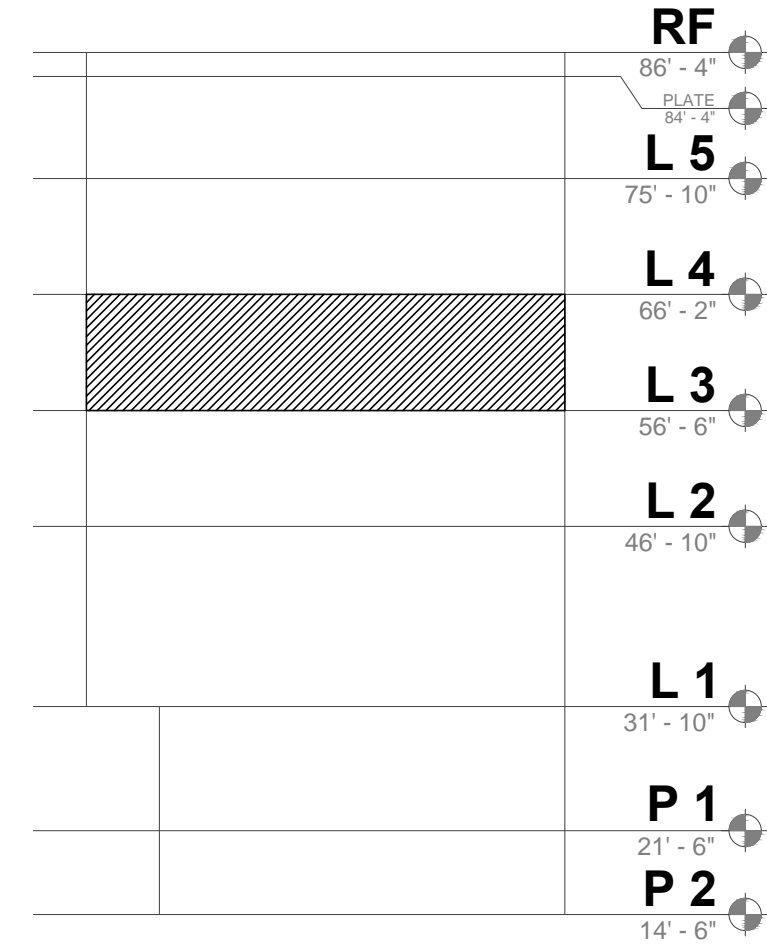
JOB NO. 60712

SHEET P2.5

DRAWN: SRB  
DESIGN: PFE



**LEVEL 3 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"



**SECTION KEY**  
SCALE: NONE



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Fax: 425-988-8794

CLIENT:

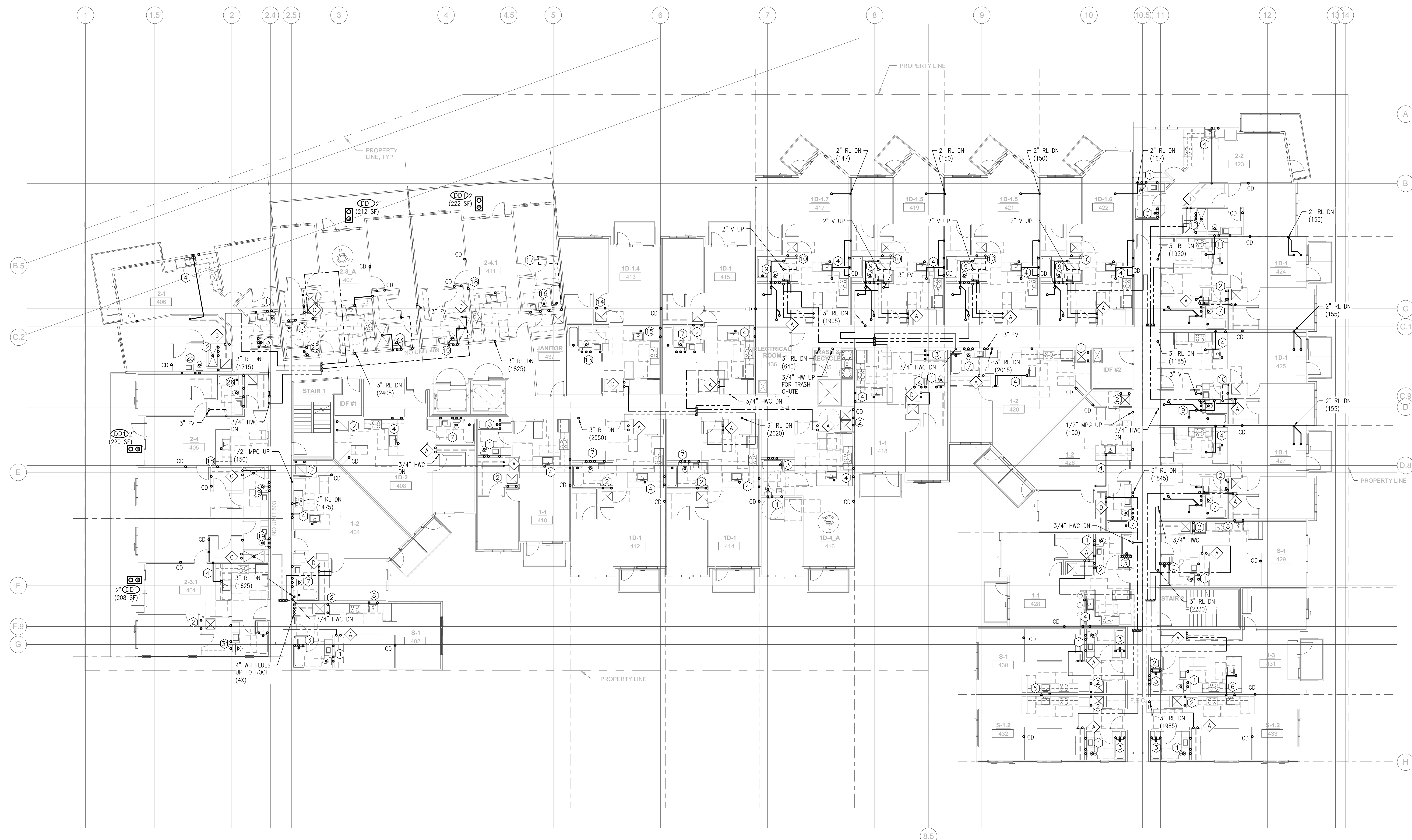
**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Level 4 Plumbing Plan

10-06-16	PROGRESS SET	RF	86' - 4"
10-11-16	PROGRESS SET	L 5	75' - 10"
10-14-16	50% PROGRESS SET	L 4	66' - 2"
10-25-16	PROGRESS SET	L 3	56' - 6"
11-08-16	85% PROGRESS SET	L 2	46' - 10"
11-18-16	PROGRESS SET	L 1	31' - 10"
12-05-16	PERMIT SET	P 1	21' - 6"
		P 2	14' - 0"

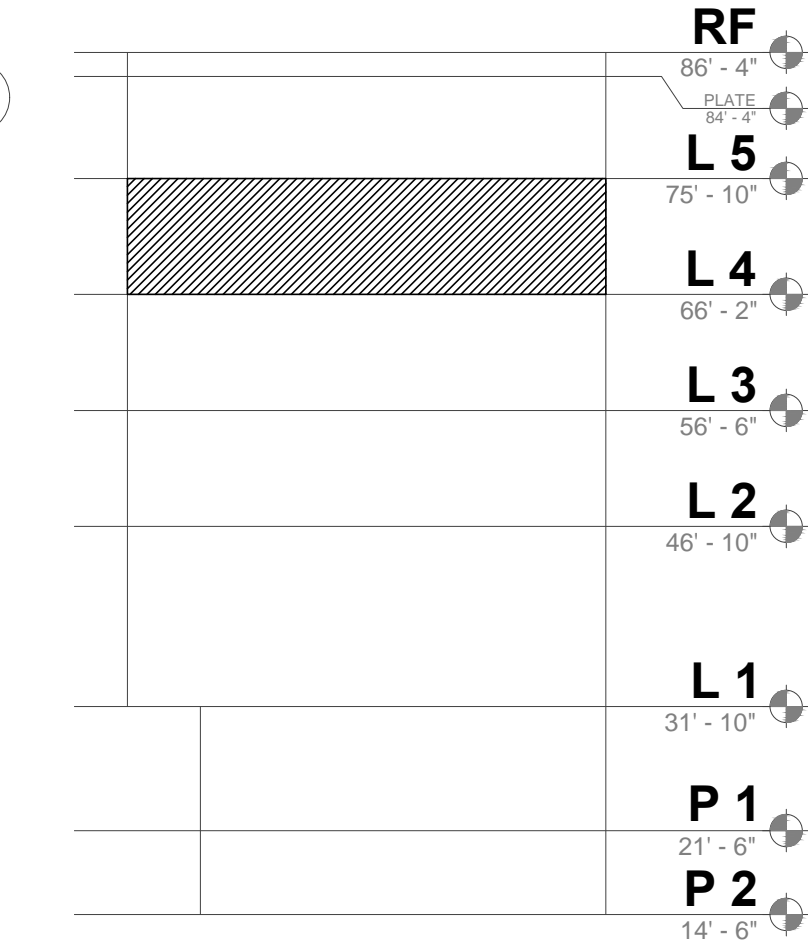
JOB NO. 60712

SHEET **P2.6**

DRAWN: SRB  
DESIGN: PFE



**LEVEL 4 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"



**SECTION KEY**  
SCALE: NONE



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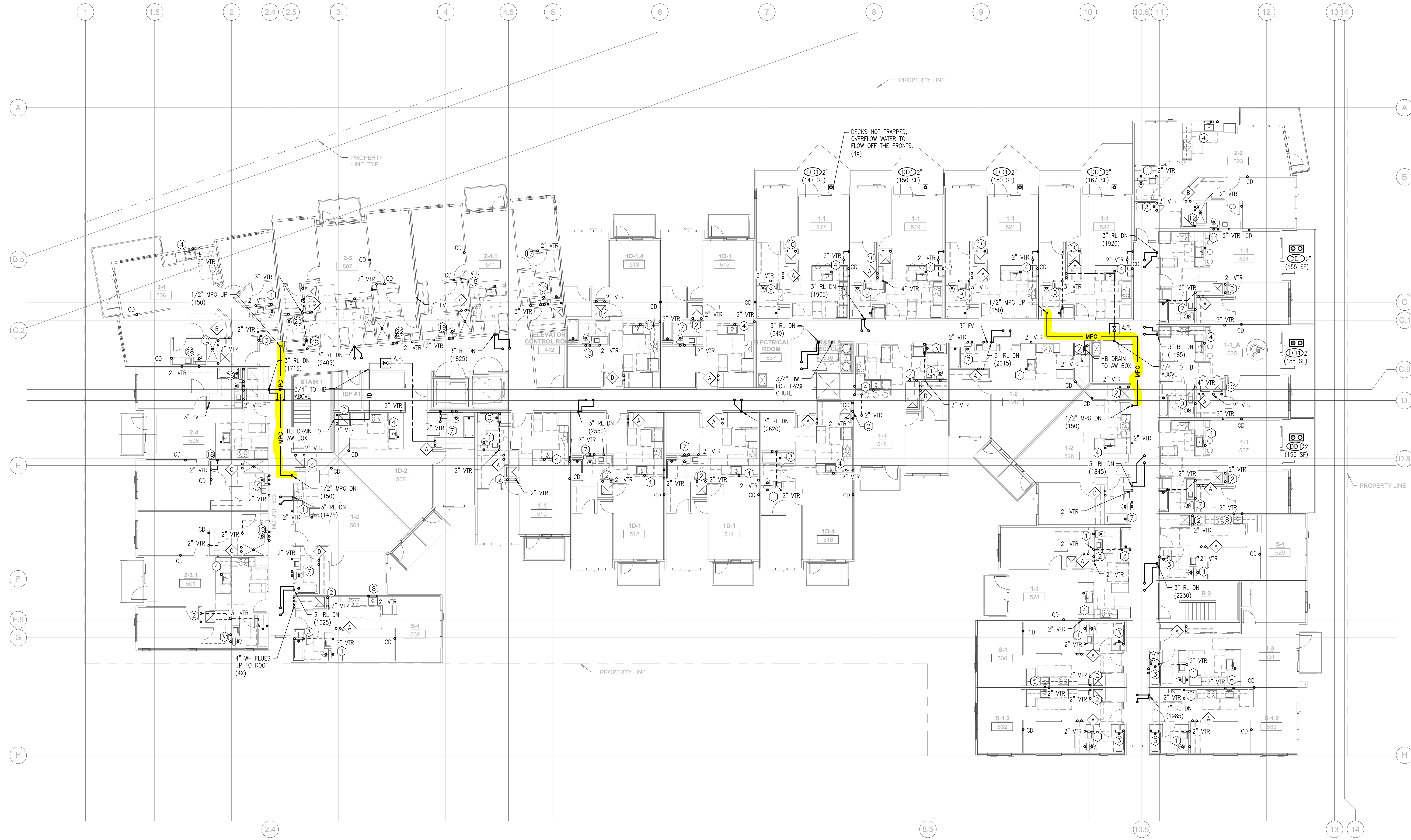
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**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Level 5 Plumbing Plan

10-06-16	PROGRESS SET								
10-11-16	PROGRESS SET								
10-14-16	50% PROGRESS SET								
10-25-16	PROGRESS SET								
11-08-16	85% PROGRESS SET								
11-18-16	PROGRESS SET								
12-05-16	PERMIT SET								

JOB NO. 60712  
SHEET P2.7



**LEVEL 5 PLUMBING PLAN**  
SCALE: 3/32"=1'-0"

RF	86' - 4"
L 5	75' - 10"
L 4	66' - 2"
L 3	56' - 6"
L 2	46' - 10"
L 1	31' - 10"
P 1	21' - 6"
P 2	14' - 6"

**SECTION KEY**  
SCALE: NONE



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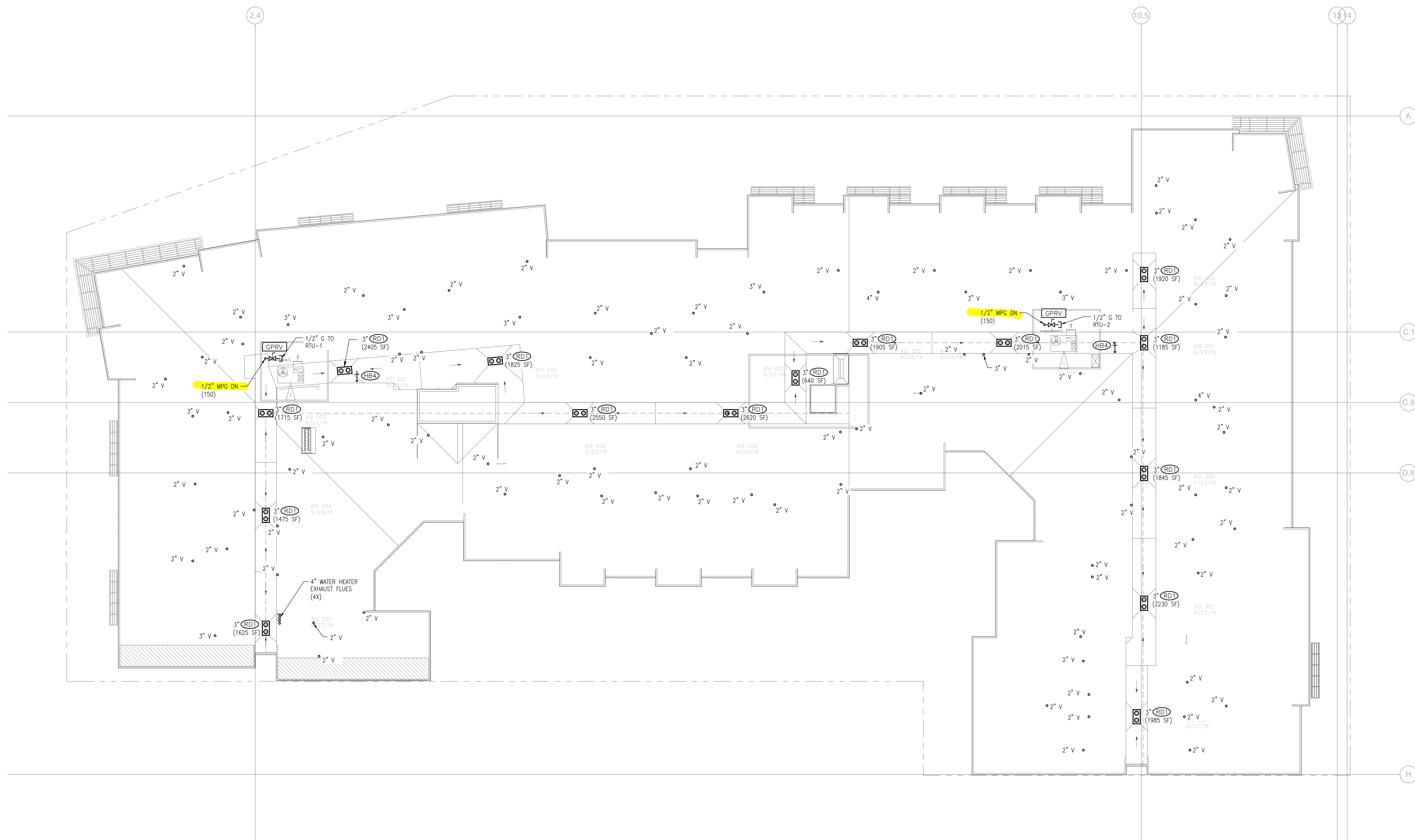
CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Roof Plumbing Plan

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET **P2.8**



**ROOF PLUMBING PLAN**  
SCALE: 3/32"=1'-0"

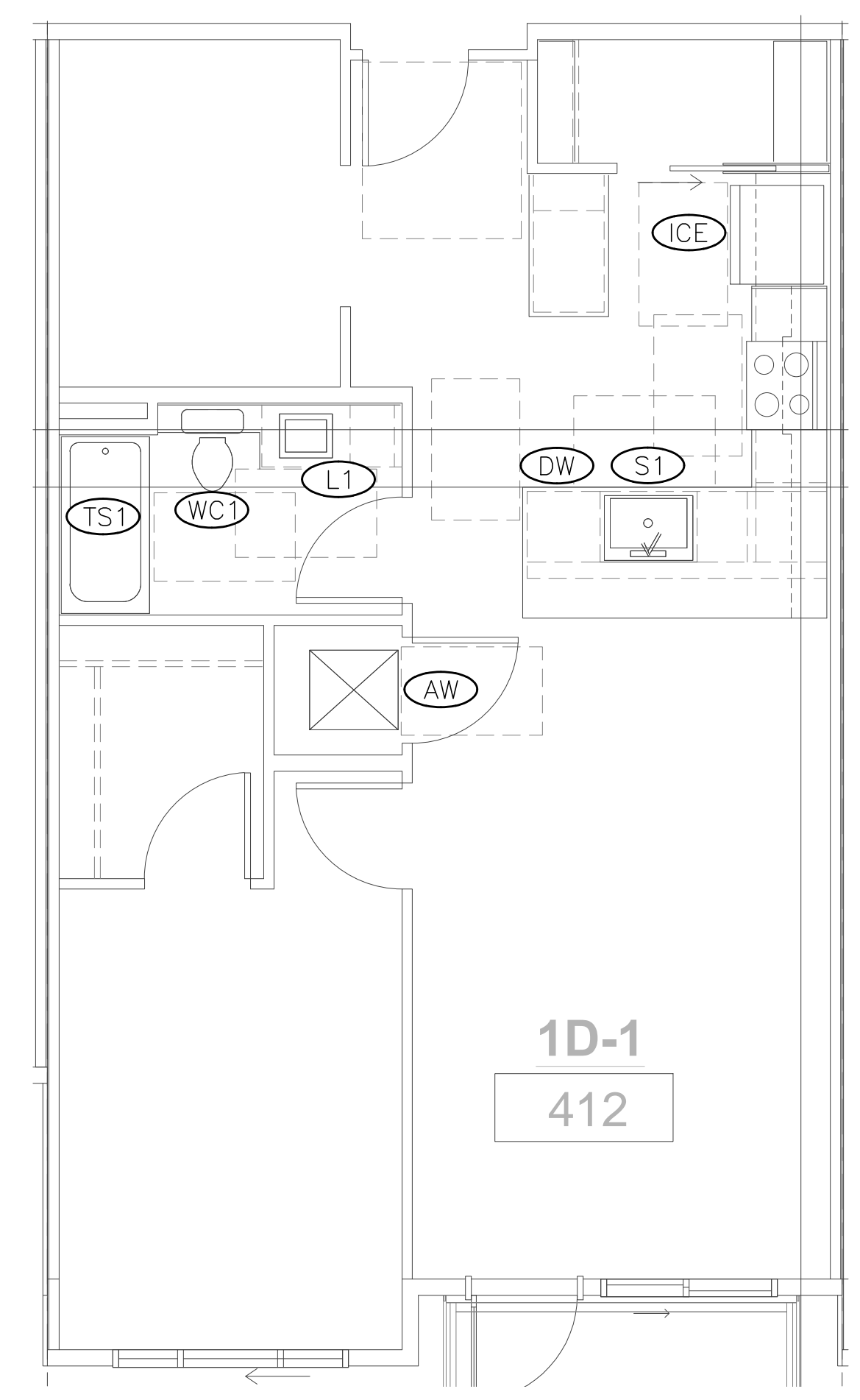


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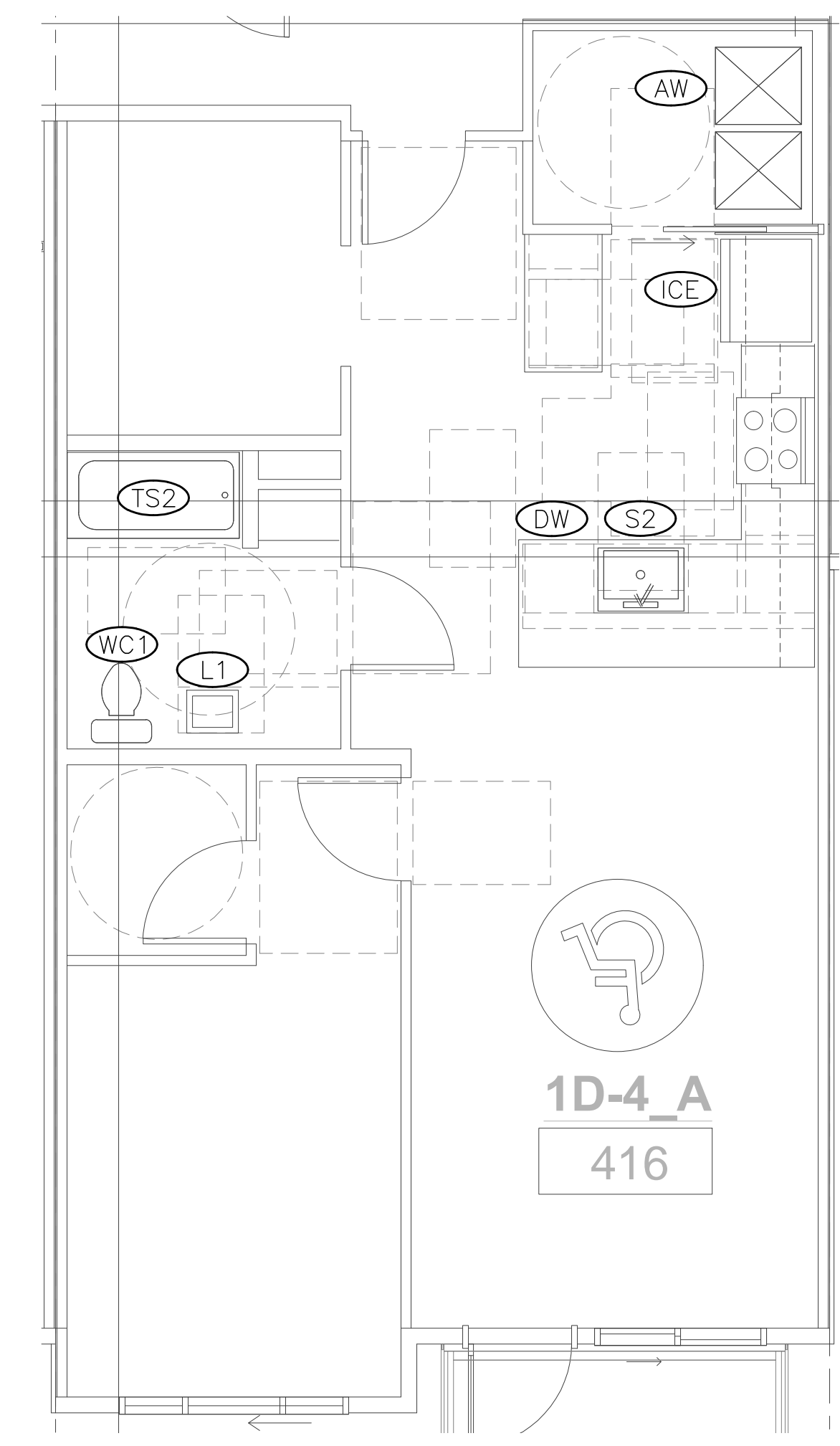
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CLIENT:

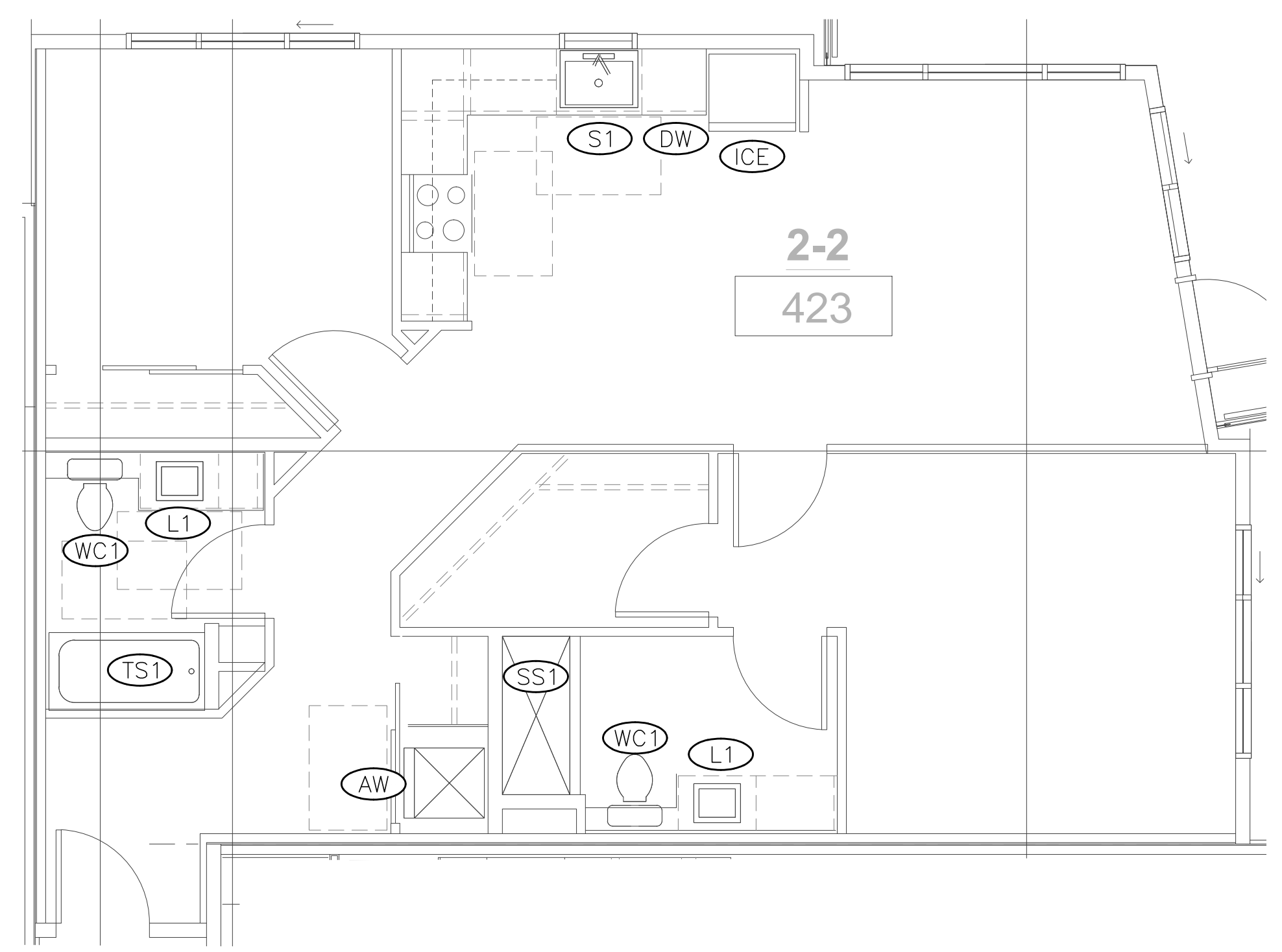
**PARK LANE**  
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Typical Units



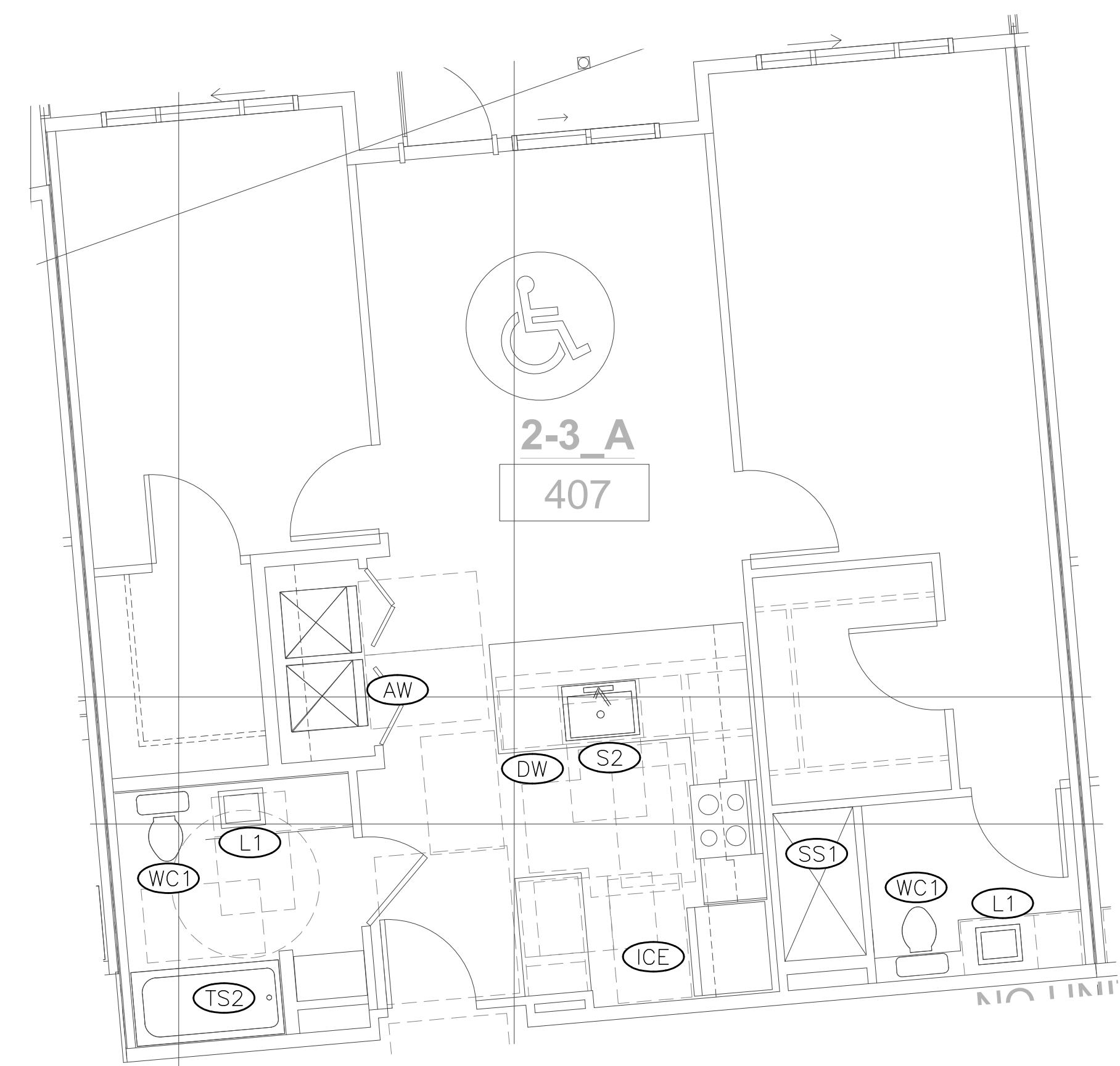
**TYPICAL UNIT PLAN - 1 BATH**  
SCALE: 1/4"=1'-0"



**TYPICAL UNIT PLAN - 1 BATH - TYPE A**  
SCALE: 1/4"=1'-0"



**TYPICAL UNIT PLAN - 2 BATH**  
SCALE: 1/4"=1'-0"



**TYPICAL UNIT PLAN - 2 BATH - TYPE A**  
SCALE: 1/4"=1'-0"

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET **P3.0**

DRAWN: SRB  
DESIGN: PFE



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207 Park Lane  
Kirkland, WA 98033

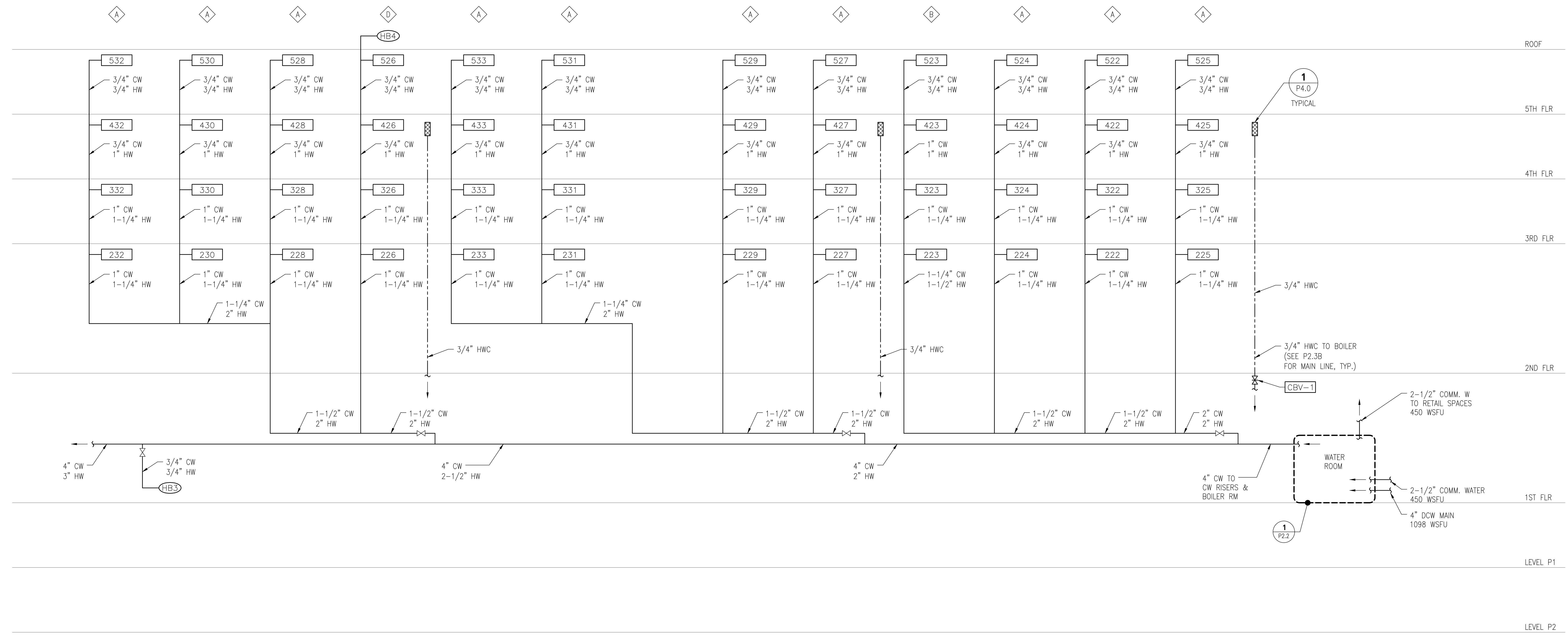
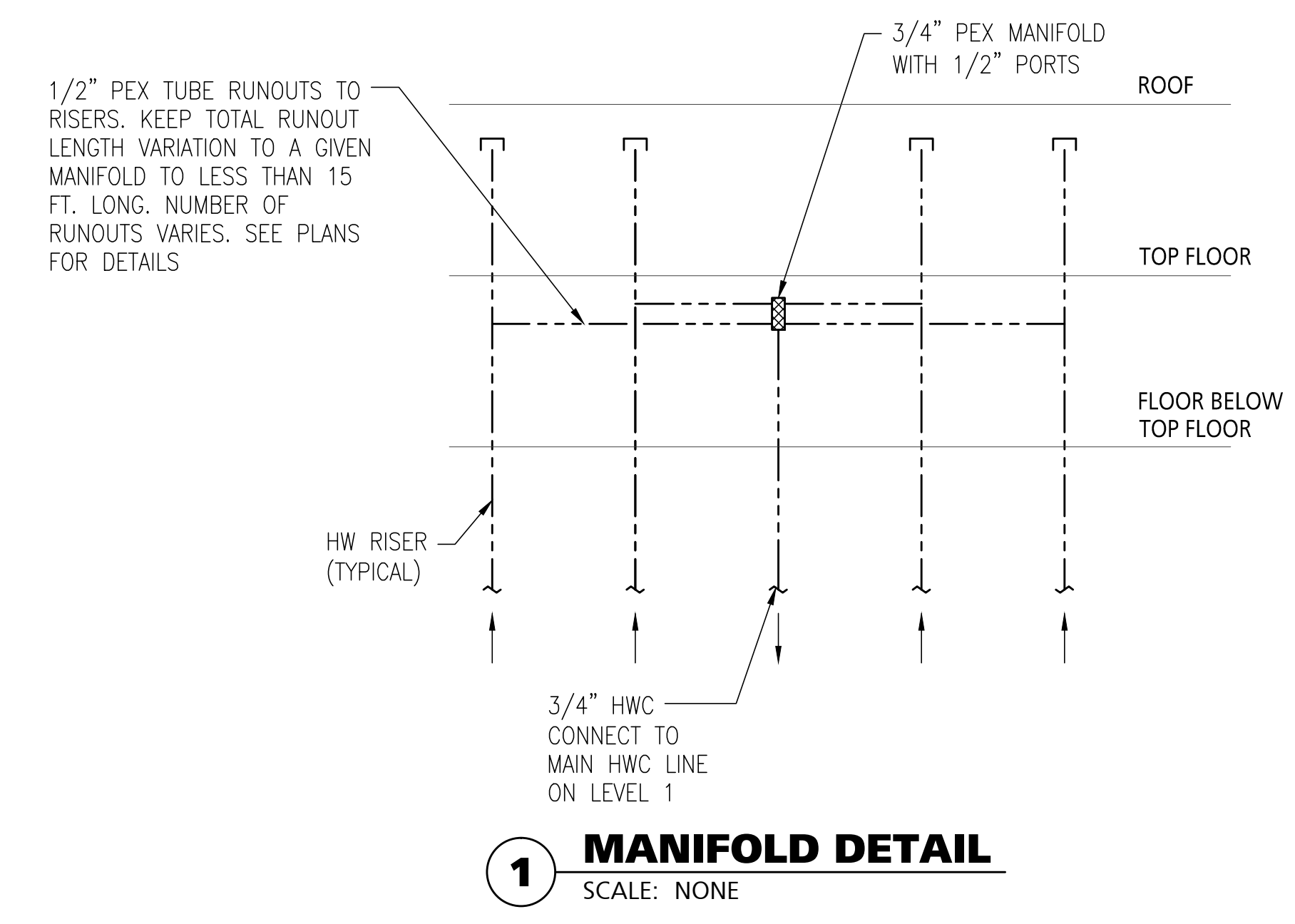
Water Riser Diagrams

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET **P4.0**

DRAWN: SRB  
DESIGN: PFE



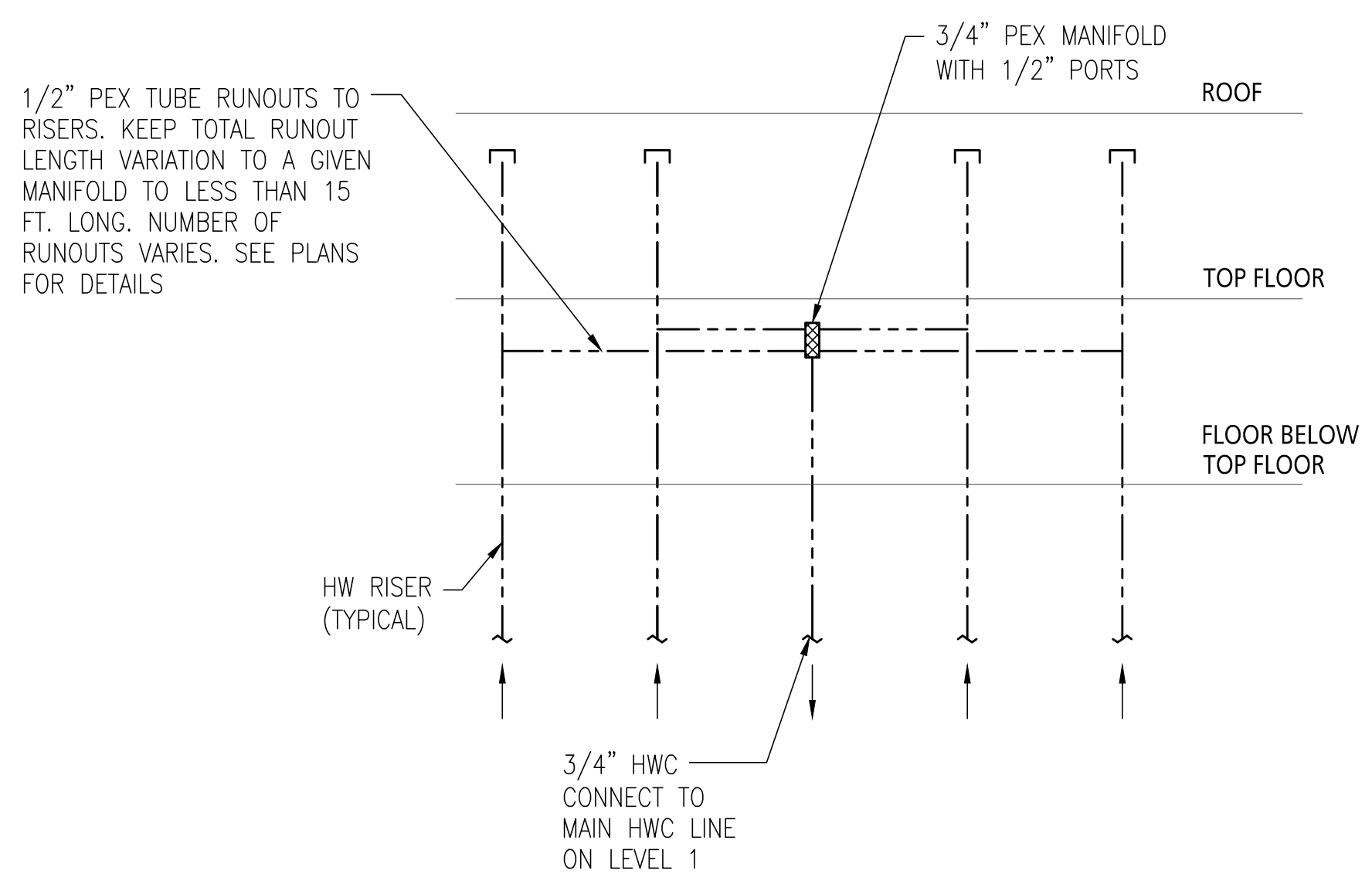


625 FOURTH AVE  
SUITE 202 WA 98033  
KIRKLAND, WA 98033  
PH: 425-883-8314  
FAX: 425-881-6257  
WWW.FRANKLINENG.COM

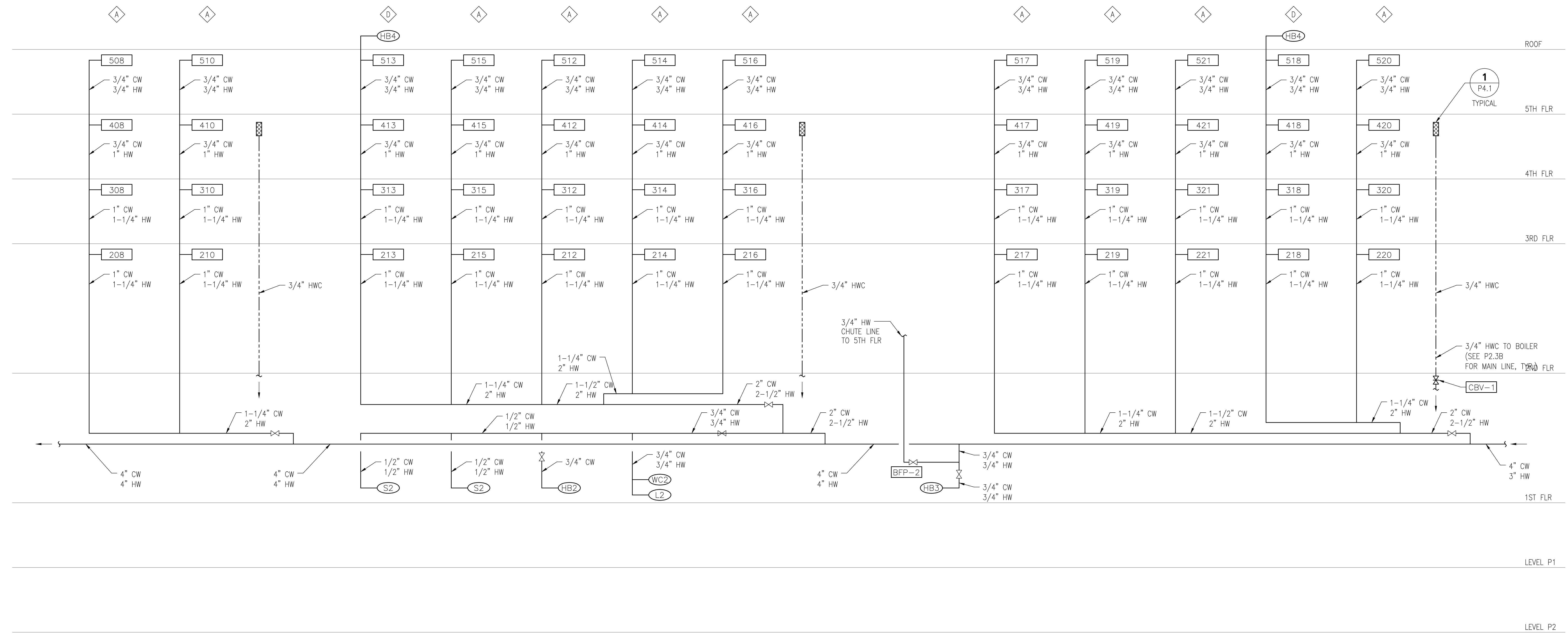
**ONEWAY**  
PLUMBING, LLC  
127 10th Street South, Suite 200  
Kirkland, WA 98033  
Ph: 425-968-8314  
Fax: 425-968-8794

CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Water Riser Diagrams



**1 MANIFOLD DETAIL**  
SCALE: NONE



10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET P4.1

DRAWN: SRB  
DESIGN: PFE

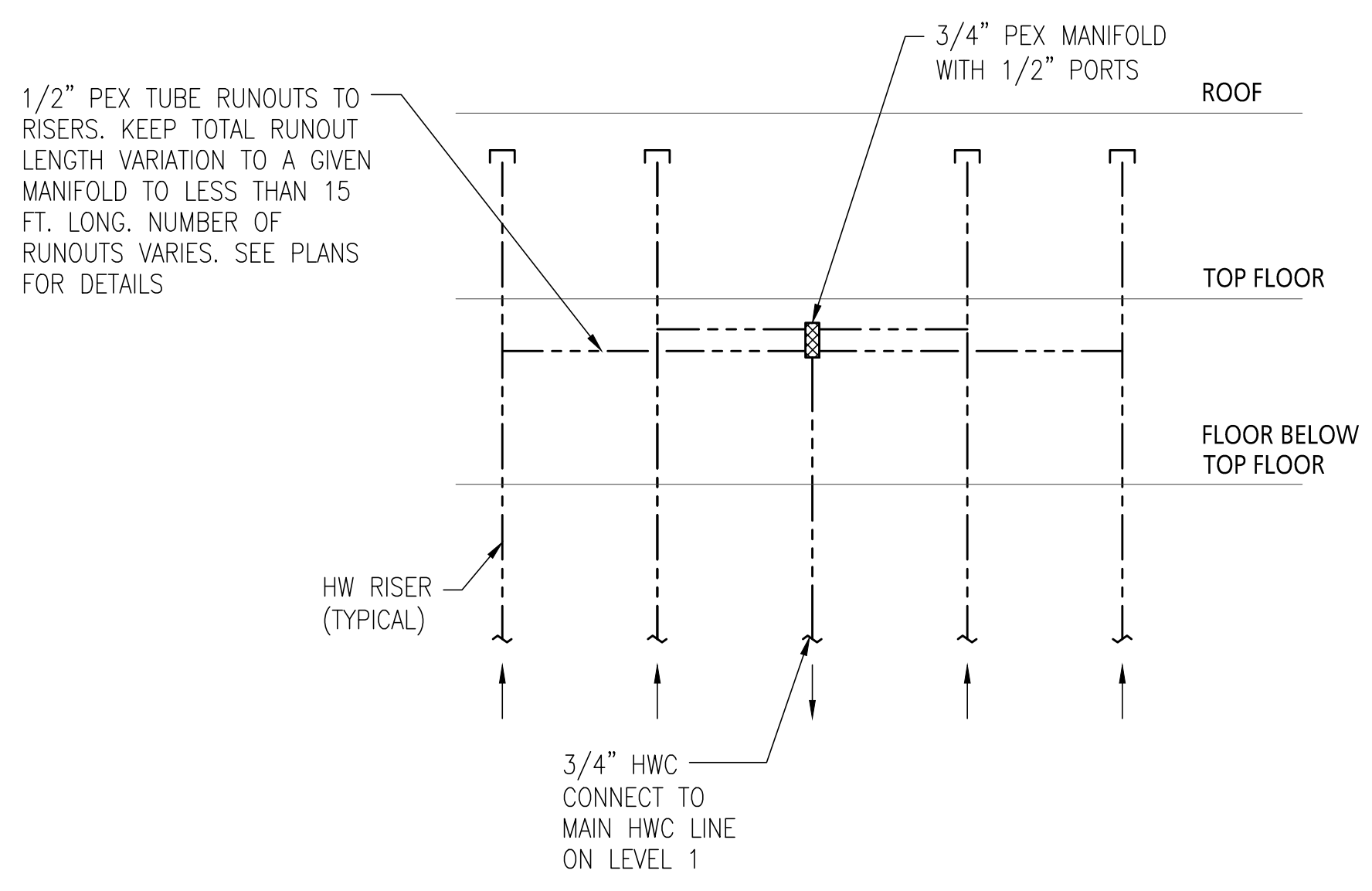


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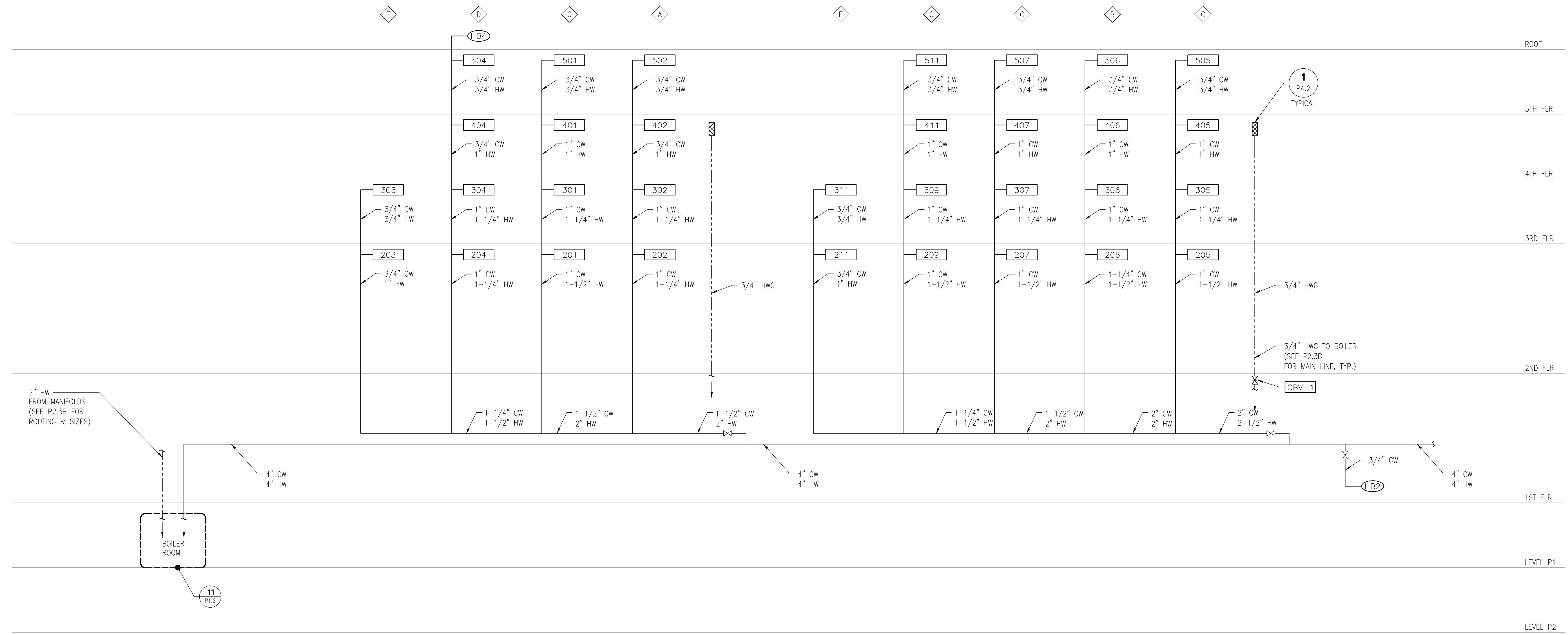
**ONEWAY**  
PLUMBING, LLC  
127 10th Street South, Suite 200  
Kirkland, WA 98033  
Ph: 425-988-8814  
Fax: 425-988-8794

CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Water Riser Diagrams



**1 MANIFOLD DETAIL**  
SCALE: NONE



10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET P4.2

DRAWN: SRB  
DESIGN: PFE



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PLUMBING & HEATING  
127 10th Street South, Suite 200  
Kirkland, WA 98033  
Ph: 425-968-8314  
Fak: 425-968-8794

CLIENT:

**PARK LANE**  
207 Park Lane  
Kirkland, WA 98033  
Waste Riser Diagrams

10-06-16	PROGRESS SET
10-11-16	PROGRESS SET
10-14-16	50% PROGRESS SET
10-25-16	PROGRESS SET
11-08-16	85% PROGRESS SET
11-18-16	PROGRESS SET
12-05-16	PERMIT SET

JOB NO. 60712

SHEET P4.3

DRAWN: SRB  
DESIGN: PFE



**FIXTURE ABBREV.**

BA	BATH TUB
LV	LAVATORY
WC	WATER CLOSET
CW	CLOTHES WASHER