Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/06/14

LEGEND

AFF	ABOVE FINISHED FLOOR	PDI	PLUMBING & DRAINAGE INSTITUTE
CO	CLEANOUT	PRV	PRESSURE REDUCING VALVE
CONT	CONTINUATION	RAW	RISE AT WALL
COORD	COORDINATION	RIW	RISE IN WALL
CTE	CONNECT TO EXISTING	RNIW	RUN IN WALL
CW	COLD WATER,	RNUC	RUN UNDER COUNTER
C&HW	COLD & HOT WATER	S	SANITARY WASTE
DAW	DROP AT WALL	SA	SHOCK ABSORBER
DIW	DROP IN WALL	SK	SINK
DN	DOWN	SS	STAINLESS STEEL
DNAW	DOWN AT WALL	TYP	TYPICAL
DNIW	DOWN IN WALL	V	VENT
FCO	FLOOR CLEANOUT	VB	VACUUM BREAKER
FD	FLOOR DRAIN	VIF	VERIFY IN FIELD
FFE	FINISHED FLOOR ELEVATION	VRV	VACUUM RELIEF VALVE
FS	FLOOR SINK	VTR	VENT THRU ROOF
HW	HOT WATER	W	WASTE
IDW	INDIRECT WASTE	W/	WITH
MTD	MOUNTED	WC	WATER CLOSET
PC	PLUMBING CONTRACTOR	WCO	WALL CLEANOUT

SANITARY/ WASTE PIPING BELOW SLAB
SANITARY / WASTE PIPING ABOVE SLAB
VENT PIPING ABOVE SLAB
VENT PIPING BELOW SLAB
COLD WATER PIPING
COLD WATER PIPING BELOW SLAB
HOT WATER PIPING
NATURAL GAS PIPING
BALL VALVE
VERTICAL BALL VALVE
BALANCING VALVE
DROP/RISE IN LINE
LINE UP TO FLOOR ABOVE
TEE -DROP
SHOCK ABSORBER
UNION
FLOOR CLEANOUT
FLOOR DRAIN

GENERAL NOTES

1. All work shall be in accordance with the State Plumbing Code, local codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.

2. All drawings are schematic only, and are intended to indicate the intent, extent, and general arrangement of work. They are not meant to show every fitting, change of direction or every situation. Verify locations in the field. Work indicated shall be furnished complete to perform the function intended.

3. Carefully coordinate the space requirements and location of piping with the other trade contractors. Reserve space for sprinkler mains. If coordination fails, conflicts will be decided in favor of the other contractors with this contractor relocating his piping and equipment at no expense to the Owner.

4. All plumbing fixtures shall be vented.

5. This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.

6. For pipe sizes not shown on floor plans, refer to adjacent or enlarged plans, then appropriate schedules and details, and as a minimum use actual equipment connection sizes. For otherwise indeterminable pipe segments, the size shall be the same as the largest adjacent segment. Where pipe sizes are erroneously shown to decrease then increase, the smaller segment shall be increased to match the larger segment. When a conflict exists, the larger size shall govern. Pipe sizes are nominal (not O.D.) unless specifically noted otherwise.

7. All piping shall run concealed above ceilings, in walls, in soffits and in chases unless noted otherwise.

8. No structural members shall be cut without approval of the Architect.

9. All plumbing shall be supported from the building structure. All piping drops to fixtures shall be anchored solid to walls with a steel support bracket with adjustable clip. Hangers longer than 12" will be seismically braced if required by the International Building Code.

10. All water piping shall be installed parallel to building lines and pitched to low points. Provide draw-offs at low points. Piping shall be run neatly grouped together when practical.

11. All piping through roofs, concrete walls and masonry partitions shall have steel pipe sleeves. Openings between pipes and sleeves shall be caulked and sealed smoke and water tight. All pipe penetrations through a fire rated wall or floor shall have a UL rated fire stop system rated to match the rating of the wall assembly, as per the NFPA.

12. All above ground domestic water and storm water piping shall be insulated unless otherwise specified.

13. Run all water and drain piping on warm side of building insulation. No lines shall be run in exterior walls, unless directly indicated, and protected.

14. Provide shock absorbers where shown on drawings, and on tops of risers to any dishwashers and clotheswashers. Sizes shall conform to P.D.I. standards.

15. All sanitary waste piping less than 4" shall pitch down at ¼" per L.F. All 4" and larger piping shall pitch at ⅛" per L.F. whenever possible.

16. ANY Domestic copper water piping shall be type "K" or "L" copper, type "M" is prohibited.

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	HOT WATER	SAN/ WASTE	VENT	SPECIFICATION AND REMARKS
DF-1	DRINKING FOUNTAIN - ADA	1/2"		1-½"	1-½"	STAINLESS STEEL
LV-1	LAVATORY, WALL MOUNT - ADA	1/2"	1/2"	1-¼"x 1-½"	1-½"	VITREOUS CHINA, WALL, SINGLE HANDLE FAUCET W/ GRID DRAIN, BRASS P-TRAP, CHROME SUPPLIES W/ WHEEL HANDLE STOPS & ESCUTCHEONS, ADA INSULATION KIT
MB-1	MOP BASIN	1/2"	1/2" 140°	3"	1-½"	24"x24"x10" MOLDED STONE, SERVICE FAUCET WITH VACUUM BREAKER
WC-1	WATER CLOSET, FLOOR MTD, TANK TYPE - ADA	1/2"	-	4"	2"	ELONGATED BOWL, WHITE, VC, RIM 16-½". COMMERCIAL OPEN FRONT PLASTIC SEAT. DUAL FLUSH
WC-2	WATER CLOSET, FLOOR MTD, TANK TYPE - ADA	1/2"	-	4"	2"	ELONGATED BOWL, WHITE, VC, RIM 16-½". COMMERCIAL OPEN FRONT PLASTIC SEAT. DUAL FLUSH, RIGHT HAND FLUSH HANDLE IF NOT ON FRONT OR TOP

WATER HEATER SCHEDULE

TAG	ITEM	GAL	WATTS	VOLTS	PH	REMARKS
WH-1	ELECTRIC WATER HEATER	20	4500	240	1	ELEC. BY EC SET AT 140 DEG

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FCO-1	ROUND - FINISHED AREAS FLOOR CLEANOUT	SIZE OF PIPE	-	ADJUSTABLE HEIGHT

WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
ET-1	EXPANSION TANK POTABLE WATER	3/4"	-	-	2 GAL
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	¾" GHT	
MV-1	MASTER MIXING VALVE	¾"	¾"	¾"	120°
SA-1	SHOCK ABSORBER	1/2" OR 3/4"		-	P.D.I. A

1 / P1 WATER HEATER DIAGRAM
SCALE: NONE

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Project Title

U-HAUL MOVING & STORAGE

425 MARGINAL WAY
Portland, Maine

Mark	Date	Description
	Aug. 15, 2014	Contract Document

Issue Dates

0 5 10 15 20
Graphic Scale 1/8" = 1'
(feet)

Drawing Title

PLUMBING DETAILS AND SCHEDULES

Drawing Number

P2

MECHANICAL SYSTEMS ENGINEERS
ROYAL RIVER CENTER, UNIT #10
10 FOREST FALLS DRIVE
YARMOUTH, MAINE 04096
FACEBOOK: MECHANICAL SYSTEMS ENGINEERS
207-846-1441

M.S.E. Proj. 1422
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STATE OF MAINE
Kurt F. Magnusson
10257
LICENSED
PROFESSIONAL ENGINEER

August 21, 2014 – 11:25 am
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