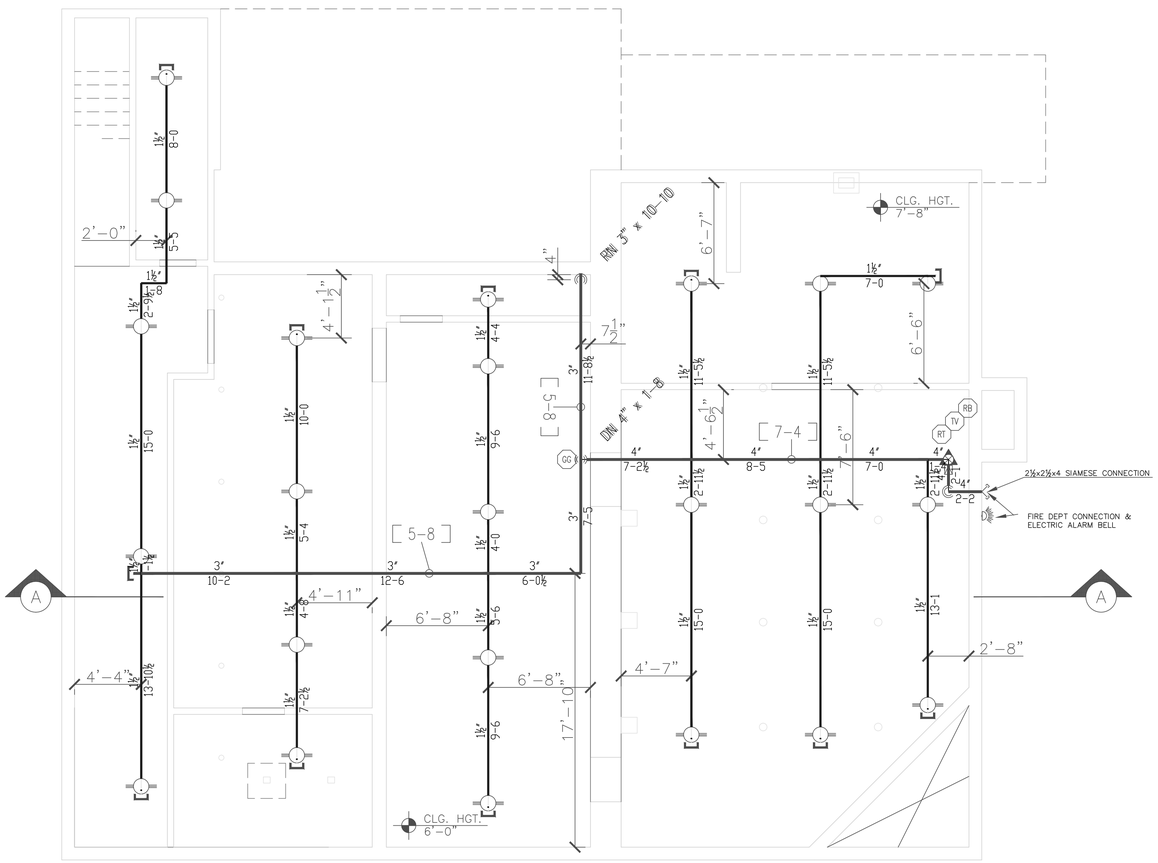


Basement

AREA – 2,330 S.F.
ELEV. – 91.5
SCALE – ¼" = 1'-0"

NFPA 13R EXCEPTIONS

– SPRINKLERS SHALL BE INSTALLED IN ALL AREAS.

EXCEPTION NO. 1: SPRINKLERS SHALL NOT BE REQUIRED IN BATHROOMS WHERE THE AREA DOES NOT EXCEED 55 FEET SQUARED AND THE WALLS AND CEILING, INCLUDING WALLS AND CEILING BEHIND FIXTURES, ARE NON–COMBUSTIBLE OF LIMITED COMBUSTIBLE MATERIALS PROVIDING A 15 MINUTE THERMAL BARRIER. THE AREA OCCUPIED BY A NON–COMBUSTIBLE, FULL HEIGHT, SHOWER/BATHTUB ENCLOSURE SHALL NOT BE REQUIRED TO BE ADDED TO THE FLOOR ARE WHEN DETERMINING THE AREA OF THE BATHROOM.

EXCEPTION NO. 2: SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRIES WITHIN THE DWELLING UNITS WHERE THE AREA OF SPACE DOES NOT EXCEED 24 FEET SQUARED, THE LEAST DIMENSION DOES NOT EXCEED 3 FEET, AND THE WALLS AND CEILING ARE SURFACED WITH NON–COMBUSTIBLE MATERIALS AS DEFINED BY NFPA 220, STANDARD ON TYPES OF BUILDING CONSTRUCTION.

EXCEPTION NO. 3: SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, AND STAIRS THAT ARE OPEN TO ATTACHED.

EXCEPTION NO. 4: SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS, CRAWL SPACES, FLOOR/CEILING SPACES, ELEVATOR SHAFTS, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE.

EXCEPTION NO. 5: SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS ON EXTERIOR BALCONIES REGARDLESS OF SIZE AS LONG AS THERE ARE NO DOORS OR UNPROTECTED PENETRATIONS FROM THE CLOSET DIRECTLY INTO THE DWELLING UNIT.

GENERAL NOTES:

– IT IS THE BUILDING OWNERS RESPONSIBILITY TO PROVIDE ADEQUATE HEAT FOR ALL AREAS IN THE BUILDING PROTECTED BY WET SPRINKLER SYSTEMS AND FOR ALL WATER FILLED SUPPLY PIPES, VALVES AND SYSTEM RISERS IN ALL DRY PIPE SPRINKLER SYSTEMS.

– ALL NEW PIPING IS TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI FOR 2 HOURS, OR AT 50 PSI IN EXCESS OF THE MAXIMUM PRESSURE, WHEN THE MAXIMUM PRESSURE TO BE MAINTAINED IS IN EXCESS OF 150 PSI. (PER NFPA 13)

– WHETHER OR NOT INDICATED ON DRAWINGS, THE FOLLOWING ITEMS ARE TO BE PROVIDED:
. SPARE HEAD CABINET WITH WRENCH (NFPA 13).
. PROVISIONS FOR FLUSHING CONNECTIONS AND DRAINING OF ALL PIPE.
. INSPECTORS TEST CONNECTION SHALL BE PROVIDED FOR EACH SYSTEM
A) FOR WET PIPE SYSTEMS SEE NFPA 13)
B) FOR DRY PIPE SYSTEMS SEE NFPA 13)
. AIR PRESSURE SHALL BE MAINTAINED ON ALL DRY PIPE SYSTEMS BY AN APPROVED AUTOMATIC AIR COMPRESSOR OR PLANT AIR SYSTEM SPECIFICALLY APPROVED FOR AND CAPABLE OF AUTOMATICALLY MAINTAINING THE REQUIRED AIR PRESSURE.
. GRIDDED WET PIPE SYSTEMS SHALL BE PROVIDED WITH A RELIEF VALVE NOT LESS THAN 1/4" IN SIZE. (NFPA 13).

– ALL PIPE 1" SHALL BE SCHEDULE 40 STEEL WITH MALLEABLE IRON FITTINGS.

– ALL PIPE 1¼" AND LARGER, SHALL BE SCHEDULE 10 STEEL, WITH GROOVED COUPLINGS AND VICTAULIC" MECHANICAL FITTINGS OR EQUIVALENT.

– A MAJORITY OF THE PIPING ON THE SECOND AND THIRD FLOORS THAT ARE IN CONCEALED SPACES WILL BE CPVC PLASTIC "BLAZEMASTER" PIPING AND FITTINGS.

– ALL MECHANICAL TRADES ARE TO COORDINATE THEIR WORK WITH SPRINKLER WORK AS SHOWN ON THESE PLANS.

– ALL HANGERS AND LOCATIONS ARE TO BE IN ACCORDANCE WITH N.F.P.A. 13.

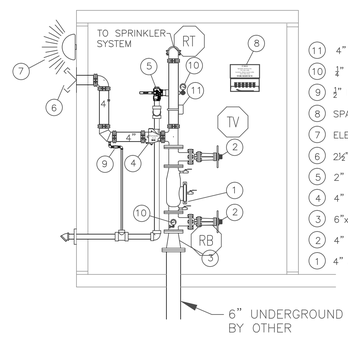
– ALL PIPING IS TO BE PITCHED IN ACCORDANCE WITH N.F.P.A. 13.

– HYDRAULIC DATA REFERENCE POINTS:

– CENTER LINE OF PIPE ABOVE FINISH FLOOR 12'–0" BELOW DECK 12"

– PROTECTIVE CAPS ARE TO REMAIN ON THE SPRINKLER HEADS UNTIL AFTER CEILINGS ARE INSTALLED.

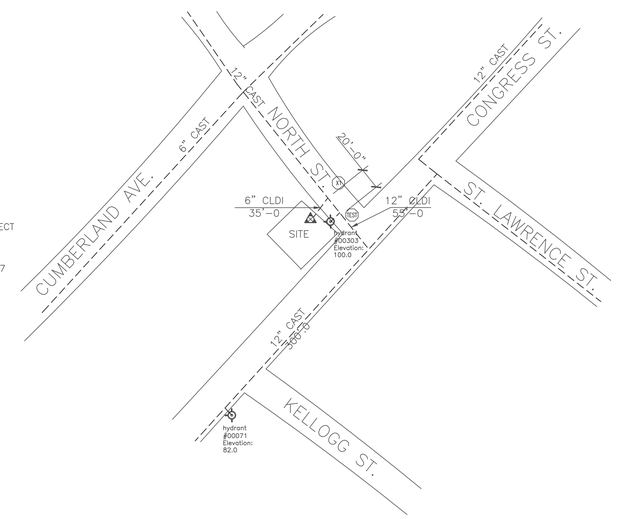
– THE SCOPE OF WORK UNDER THIS CONTRACT IS TO EXTEND A WET NFPA 13R SPRINKLER



(11) 4" FLOW SWITCH
(10) ¾" THREE WAY VALVE WITH PRESSURE GAUGE
(9) ½" BALL DRIP VALVE
(8) SPARE HEAD AND WRENCH BOX
(7) ELECTRIC ALARM BELL POTTER
(6) 2½"x2½"x4" SIAMESE FIRE DEPARTMENT CONNECT
(5) 2" TEST AND DRAIN VALVE
(4) 4" SWING CHECK VALVE VICTAULIC MODEL 717
(3) 6"x4" CONCENTRIC REDUCER
(2) 4" OS&Y VALVE WITH TAMPER SWITCH
(1) 4" AMES 2000 DOUBLE CHECK BACK FLOW

RISER DETAIL & LEGEND

NOT TO SCALE



SITE PLAN

SCALE: NTS
FINISH FLOOR ELEV. 100.0'

WATER DATA
STATIC 50 PSI
RESIDUAL 44 PSI
FLOW 1047 GPM
BY PORTLAND WATER DISTRICT
DATE 11/2/99
HYDRANT ELEV: 100.00' +/–

HYDRAULIC DATA NAMEPLATE
This Building is protected by a hydraulically designed Automatic Sprinkler System
Location AREA–1
No. of Sprinkler 4
Basis of design
1. Density .05 gpm/ft²
2. Design area of discharge 4 HEAD CALC
System Demand
1. Water Flow Rate
@ Base/Pump 53.814 gpm
2. Residual Pressure
@ Base/Pump 37.228 psi
CUSHION = 16.02 psi

HYDRAULIC DATA NAMEPLATE
This Building is protected by a hydraulically designed Automatic Sprinkler System
Location AREA–2
No. of Sprinkler 4
Basis of design
1. Density .05 gpm/ft²
2. Design area of discharge 4 HEAD CALC
System Demand
1. Water Flow Rate
@ Base/Pump 54.628 gpm
2. Residual Pressure
@ Base/Pump 38.762 psi
CUSHION = 14.49 psi
HYDRAULICALLY MOST REMOTE

HYDRAULIC DATA NAMEPLATE
This Building is protected by a hydraulically designed Automatic Sprinkler System
Location AREA–3
No. of Sprinkler 11
Basis of design
1. Density .20 gpm/ft²
2. Design area of discharge 951 ft²
System Demand
1. Water Flow Rate
@ Base/Pump 253.449 gpm
2. Residual Pressure
@ Base/Pump 36.597 psi
CUSHION = 14.97 psi

SUBMITTAL COPY

1. Type of Hazard LIGHT/ORDINARY 2. Deflector Distance PER SPEC
2. Pipe Type Used BLK SCH 10/40 CPVC 4. Sprinkler Area PER SPEC
5. Type of Construction COMBUSTIBLE
6. Maximum Spacing Allowed PER NFPA 13
7. PIPE SIZING METHOD: PIPE SCHEDULE ☐ HYDRAULICALLY CALCULATED ■
8. ALL HANGERS AND LOCATIONS TO BE IN ACCORDANCE WITH N.F.P.A. PAMPHLET NO. 13
9. HIGH DEGREE TEMPERATURE SPRINKLER HEADS TO BE INSTALLED IN ACCORDANCE WITH N.F.P.A. PAMPHLET NO. 13

HANGER DETAILS
N.T.S.

HANGERS
AS SHOWN IN DETAIL

ABBREVIATIONS

B	Bottom of Beam
D	Bottom of Deck
P	Bottom of Pipe
HV	Hose Valve
N & C	Nipple and Cap
NIC	Not in Contract
NTS	Not to Scale
OBJ	Open Bar Joists
PRV	Pressure Red Valve
RM	Roof Manifold
SP	Standpipe
TOB	Top of Beam
TOP	Top of Pipe
TOS	Top of Steel
UON	Unless Otherwise Noted
CL	Centerline
NAS	No Automatic Sprinklers
OTA	Open to Above

CONTRACT RESPONSIBILITIES

ITEM	FPC	OTHERS
STREET CONN		●
UGD MAIN		●
EXCAVATION		●
FLUSHING		●
WIRING		●
PAINTING		●
TAMPER SWITCHES	●	
FLOW SWITCHES	●	
STREET CONN		●

SPRINKLER HEAD LEGEND

	SYMBOL	MAKE	MODEL	SIN	FINISH	TYPE	TEMP	NPT	ORIFICE	K–FACTOR	TOTAL
1		RELIABLE	F1FR 56	RA1425	BRONZE	UPRIGHT	200° F	1/2"	1/2"	5.6	53
2		RELIABLE	F1FR 56	RA1414	WHITE	SEMI–RECESSED PENDENT	155° F	1/2"	1/2"	5.6	5
3		RELIABLE	F1RES 49	R3516	WHITE	SEMI REC PENDENT	155° F	1/2"	7/16"	4.9	32
4		RELIABLE	F1RES 44	R3531	WHITE	HORIZ SIDEWALL	155° F	1/2"	3/8"	4.4	14
5		RELIABLE	F30R	R5734	WHITE	DRY SIDEWALL	155° F	1"	1/2"	5.6	1
		ABOVE & BELOW HEAD 1 + HEAD 2									
		HEAD 1 + SPRIG									
										TOTAL →	105

SUBMITTALS

SENT TO		DATE RECEIVED
DATE SENT 03/30/12		
I S O		
F M		
L M		
I R I		
L A		
STATE FIRE	●	
LOCAL FIRE	●	
LOCAL WATER		
OWNER	●	

LICENSE# 093
R.M.S.# 093
PERMIT # ????

SPRINKLER SYSTEMS INC.
P.O. BOX 1285
LEWISTON MAINE
04243–1285

135 CONGRESS STREET
135 CONGRESS STREET
PORTLAND, MAINE 04104

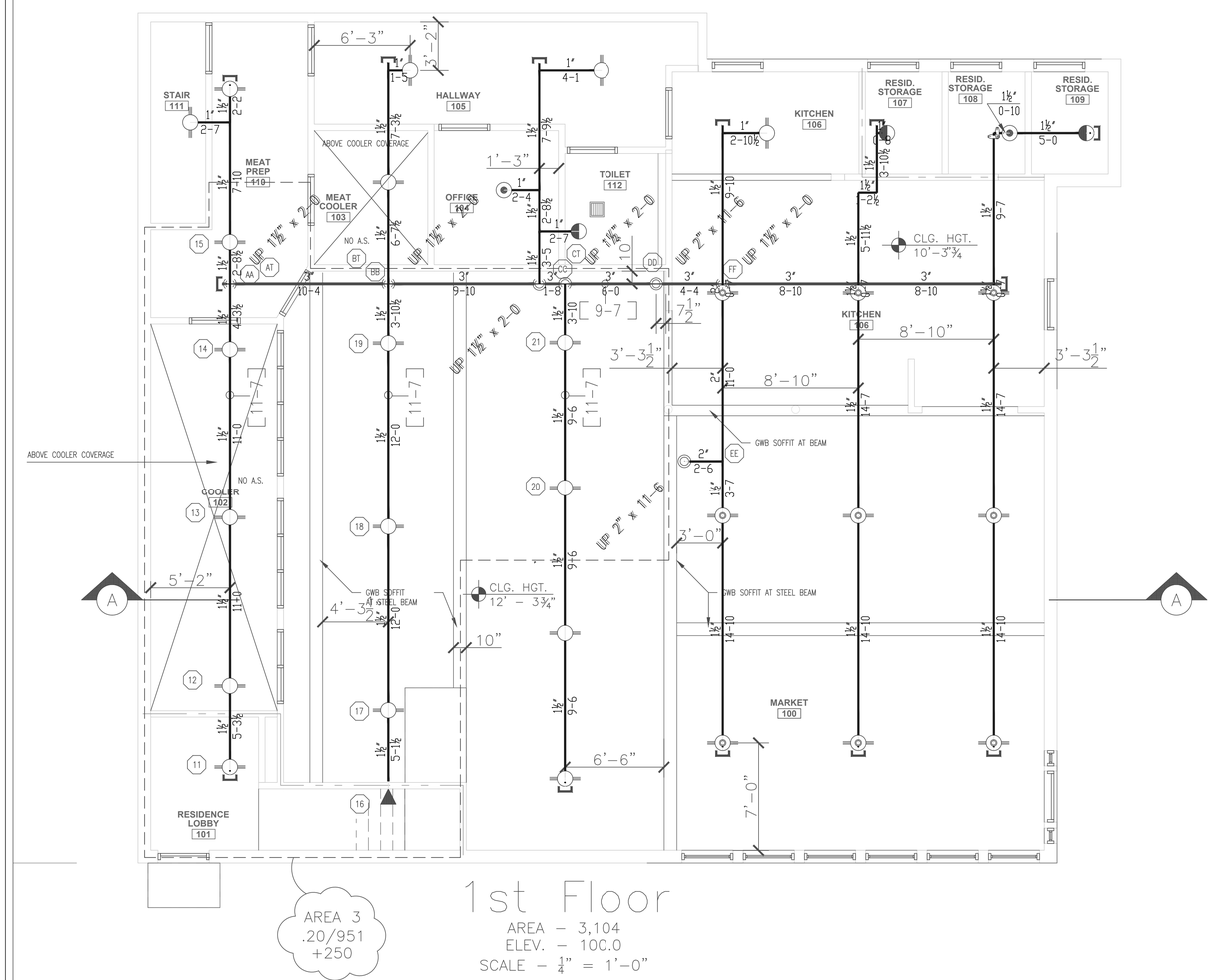
CONTRACT WITH BILL SIMPSON

SYSTEM TYPE
WET ■
DRY ☐
DELUGE ☐
PREACTION ☐
ME. LIFE ☐
HYDRO–PRO ☐

REVISIONS

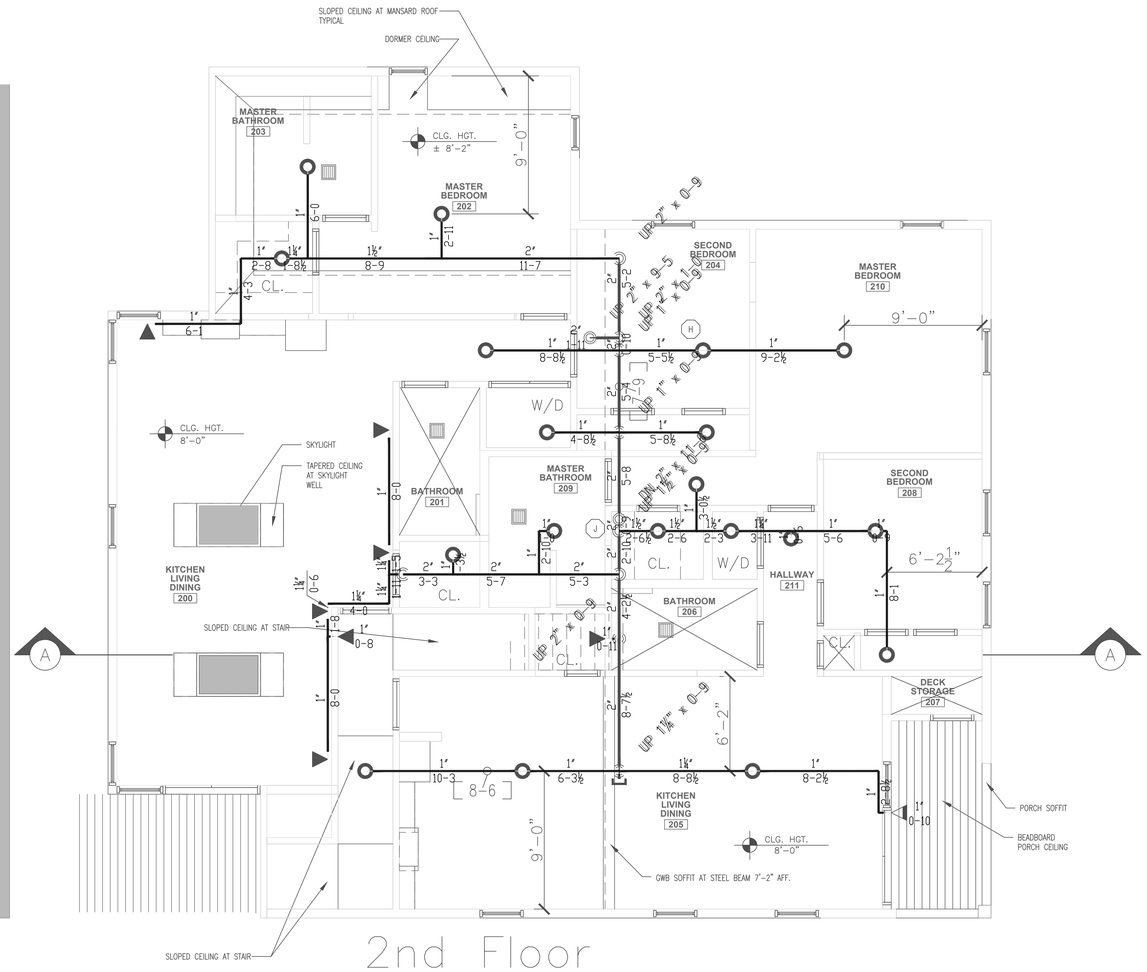
NO.	DATE	DESCRIPTION

SCALE AS NOTED
DRAWN BY RDO
CHECKED BY SEG
DATE 10/14/2013
TOTAL SPKRS ON JOB 105
SHEET# 1 of 3
JOB# 13077



1st Floor

AREA – 3,104
ELEV. – 100.0
SCALE – ¼" = 1'-0"



2nd Floor

AREA – 2,610 S.F.
ELEV. – 113.4
SCALE – ¼" = 1'-0"

SUBMITTAL COPY

SPRINKLER HEAD LEGEND

SYMBOL	MAKE	MODEL	SIN	FINISH	TYPE	TEMP	NPT	ORIFICE	K-FACTOR	TOTAL
									TOTAL →	

LICENSE# 093
R.M.S.# 442
PERMIT # ????

SPRINKLER SYSTEMS INC.
P.O. BOX 1285
LEWISTON MAINE
04243-1285

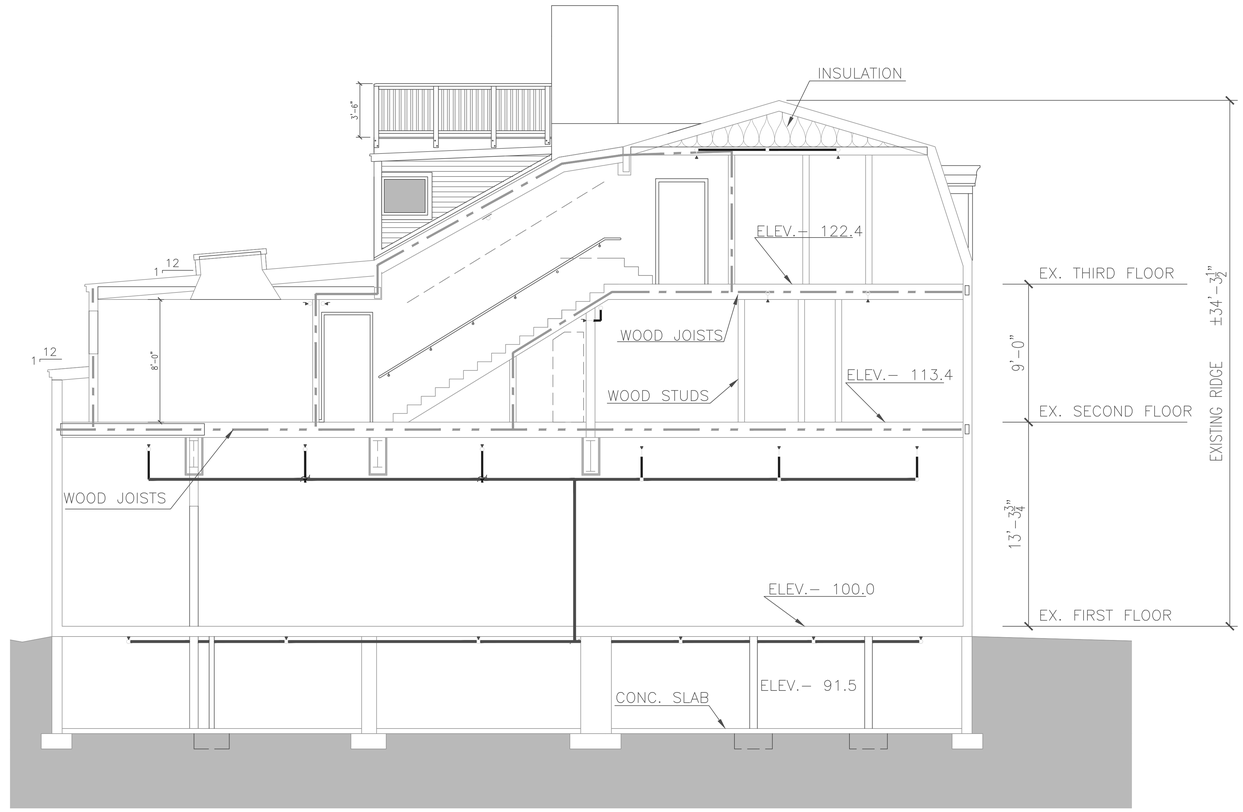
135 CONGRESS ST.
135 CONGRESS STREET
PORTLAND, MAINE 04104

CONTRACT WITH BILL SIMPSON

SYSTEM TYPE	
WET	■
DRY	□
DELUGE	□
PREACTION	□
ME. LIFE	□
HYDRO-PRO	□

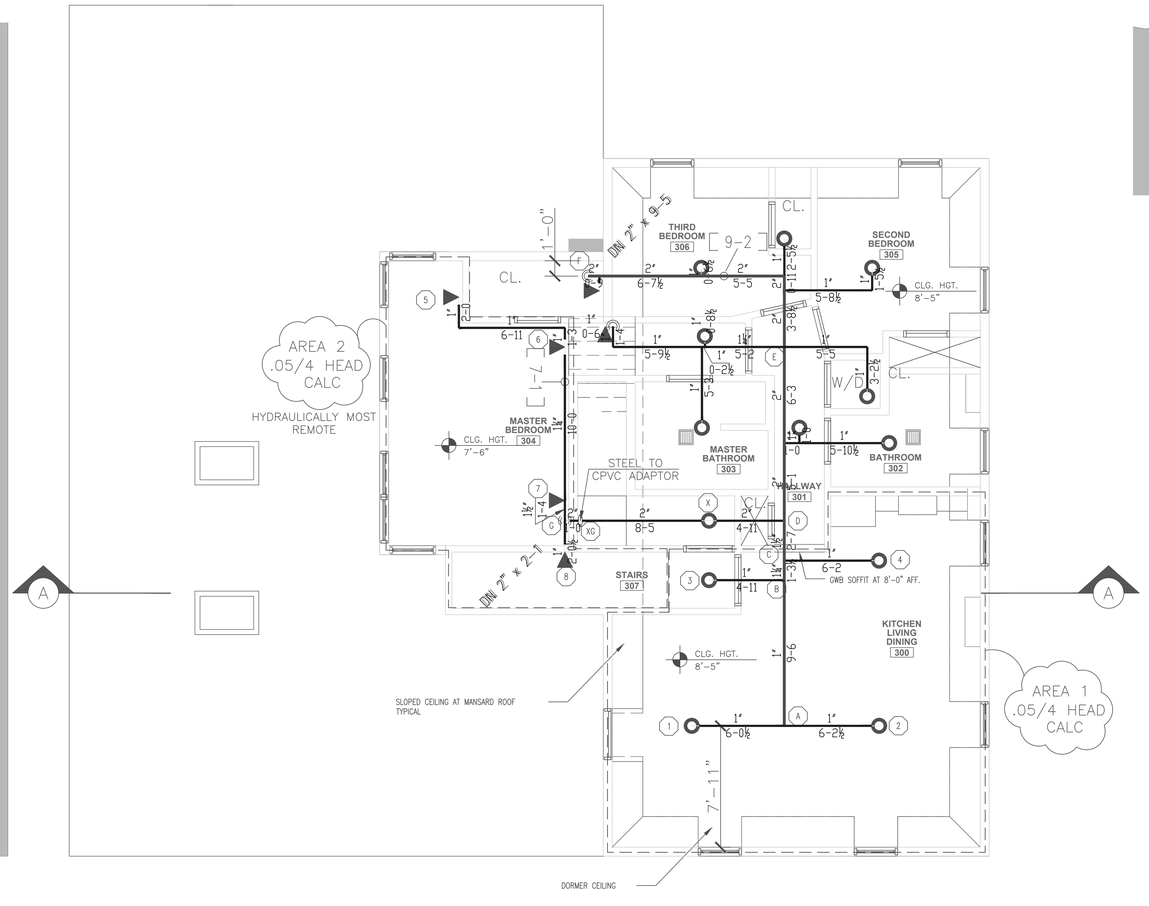
REVISIONS		
NO.	DATE	DESCRIPTION

SCALE	AS NOTED
DRAWN BY	RDO
CHECKED BY	SEG
DATE	10/19/2012
TOTAL SPKRS ON JOB	105
SHEET#	2 of 3
JOB#	13077



BUILDING SECTION "A"

SCALE = "NTS"



3rd Floor

AREA – 1,378 S.F.
ELEV. – 122.4
SCALE – ¼" = 1'-0"

SUBMITTAL COPY

SPRINKLER HEAD LEGEND										
SYMBOL	MAKE	MODEL	SIN	FINISH	TYPE	TEMP	NPT	ORIFICE	K-FACTOR	TOTAL
									TOTAL →	

LICENSE# 093
R.M.S.# 442
PERMIT # ????

SPRINKLER SYSTEMS INC.
P.O. BOX 1285
LEWISTON MAINE
04243–1285

135 CONGRESS ST.
135 CONGRESS STREET
PORTLAND, MAINE 04104

CONTRACT WITH BILL SIMPSON

SYSTEM TYPE	
WET	■
DRY	□
DELUGE	□
PREACTION	□
ME. LIFE	□
HYDRO–PRO	□

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE AS NOTED
DRAWN BY RDO
CHECKED BY SEG
DATE 10/19/2012
TOTAL SPKRS ON JOB 105
SHEET# 3 of 3
JOB# 13077