

GENERAL NOTES

- 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.
- 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.
- 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.
- All plumbing fixtures shall be vented.
- This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.
- For pipe sizes not shown on floor plans, refer to: adjacent or enlarged plumbing plans, then appropriate schedules, details, specifications, equipment connection sizes and minimum code requirements. For otherwise indeterminate 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.
- All piping shall run concealed above ceilings, in walls, in soffits and in chases unless noted otherwise. Special care shall be taken when dropping 3" nominal pipe in 3-1/2" wall cavities to ensure correct fit and alignment.
- No structural members shall be cut without approval of the Architect.
- All plumbing shall be supported from the building structure. All piping containing liquid 2" and larger shall be supported from the top chord of bar joists unless permission to do otherwise is obtained from the Structural Consultant. All piping drops to fixtures shall be anchored solid to walls with a steel support bracket with adjustable clip.
- All water piping shall be installed parallel to building lines and pitched to low points. Provide drain-offs at low points. Piping shall be run neatly grouped together when practical. Allow room between all piping and other obstructions to allow for the installation of the specified pipe insulation.
- 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, as per the NFPA.
- All wall fixtures shall be carrier mounted unless otherwise specified.
- All domestic water piping shall be insulated unless otherwise specified.
- Run all piping on warm side of building insulation. No water, or waste lines shall be run in exterior walls, unless directly indicated.
- Provide shock absorbers where shown on drawings, and on tops of risers to all flush valves, dishwashers and clotheswashers. Sizes shall conform to P.D.I. standards.
- All sanitary waste piping less than 4" shall pitch down at 1/4" per L.F. All 4" and larger piping shall pitch at 1/8" per L.F. unless permission has been obtained from the Plumbing Inspector to run at 1/8" per L.F. No sanitary/ waste piping under slab shall be less than 2" in diameter.
- All Domestic copper water piping shall be type "K" or "L" copper, type "M" is prohibited.
- Locate main water and gas shut-off valves for each condo unit above utility room ceiling, low enough and near enough to each other that they can be reached from one access panel. Supply 18"x18" access panels (AF) beneath all valves above sheet rock ceilings. Installation by G.C. Coordinate locations.

WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
MV-1	MASTER MIXING VALVE, CONDO UNITS	3/4"	3/4"	3/4"	120°
MV-2	MASTER MIXING VALVE	1/2"	1/2"	1/2"	120°
BFP-1	RESIDENTIAL, DOUBLE CHECK BACKFLOW PREVENTER	1"	-	SAME	IDW
BFP-2	COMMERCIAL, RPZ BACKFLOW PREVENTER	1"	-	SAME	IDW
ET-1	EXPANSION TANK POTABLE WATER	3/4"	-	-	
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	3/4" GHT	
HB-2	NON-FREEZE HOSE BIB W/ VB, WHEEL HANDLE	3/4"	-	3/4" GHT	
SA-1	SHOCK ABSORBER	1/2" OR 3/4"	-	-	P.D.I. A
SA-2	SHOCK ABSORBER	3/4"	-	-	P.D.I. B
TP-1	TRAP SEAL PRIMER	1/2"	-	SAME	

LEGEND

I40	140 DEG F HOT WATER	M	METER		SANITARY / WASTE PIPING ABOVE SLAB
●	AT	MB	MOP BASIN		SANITARY/ WASTE PIPING BELOW SLAB
A	AMPS, AQUASTAT	MTD	MOUNTED		INDIRECT WASTE PIPING ABOVE SLAB
ADA	AMERICANS WITH DISABILITIES ACT	MV	MIXING VALVE		PUMPED WASTE
AFF	ABOVE FINISHED FLOOR	NB	NICKEL BRONZE		VENT PIPING ABOVE SLAB
AP	ACCESS PANEL	PC	PLUMBING CONTRACTOR		VENT PIPING BELOW SLAB
BFP	BACKFLOW PREVENTER	PDI	PLUMBING & DRAINAGE INSTITUTE		STORM WATER (ROOF DRAIN) PIPING ABOVE SLAB
BLV	BALL VALVE	PG	PRESSURE GAUGE		STORM WATER (ROOF DRAIN) PIPING BELOW SLAB
BV	BALANCE VALVE	PH	PHASE		SECONDARY STORM WATER (EMERGENCY ROOF DRAIN) PIPING ABOVE SLAB
CD	CLOTHES DRYER	PRV	PRESSURE REDUCING VALVE		TRAP PRIMER PIPING
CNTR	COUNTER	PSI	POUNDS PER SQUARE INCH		TRAP PRIMER PIPING BELOW SLAB
CO	CLEANOUT	PN	PUMPED WASTE		COLD WATER PIPING
COORD	COORDINATION	RAW	RISE AT WALL		120 HOT WATER PIPING
CM	COLD WATER, CLOTHES WASHER	RD	ROOF DRAIN		HOT WATER RETURN PIPING
C#HW	COLD & HOT WATER	RH	RIGHT HAND		140 HOT WATER PIPING
DAW	DROP AT WALL	RIC	RISE IN CHASE		GAS PIPING
DCP	DOMESTIC CIRCULATING PUMP	RIW	RISE IN WALL		BALL VALVE
DEG	DEGREES	RUC	RUN UNDER COUNTER		VERTICAL BALL VALVE
DIC	DROP IN CHASE	RUF	RUN UNDER FLOOR		CHECK VALVE
DIV	DIVISION	RV	RELIEF VALVE		BACKFLOW PREVENTER
DIW	DROP IN WALL	S	SANITARY WASTE		VACUUM RELIEF VALVE
DN	DOWN	SA	SHOCK ABSORBER		RELIEF VALVE
DNW	DOWN AT WALL	SH	SHOWER		PRESSURE REDUCING VALVE
DNIC	DOWN IN CHASE	SK	SINK		THERMOMETER
DNIC	DOWN IN CHASE	SP	SUMP PUMP		PRESSURE GAUGE
DNW	DOWN IN WALL	SS	STAINLESS STEEL		TRAP PRIMER
DO	DRAWOFF	SW	STORM WATER		DROP/RISE IN LINE
DW	DISHWASHER	T	THERMOMETER		LINE UP TO FLOOR ABOVE
EA	EACH	TP	TRAP PRIMER		TEE -DROP
ET	EXPANSION TANK	TS	TUB/SHOWER		SHOCK ABSORBER
FCO	FLOOR CLEANOUT	TYP	TYPICAL		UNION
FD	FLOOR DRAIN	UIC	UP IN CHASE		MIXING VALVE
FFE	FINISHED FLOOR ELEVATION	UEDNIC	UP & DOWN IN CHASE		FLOOR CLEANOUT
G	GAS (FUEL)	U#DNW	UP & DOWN IN WALL		FLOOR DRAIN
GAL	GALLONS	UIW	UP IN WALL		WALL CLEANOUT
GC	GENERAL CONTRACTOR	V	VENT		VENT THROUGH ROOF
GHT	GARDEN HOSE THREAD	VB	VACUUM BREAKER		ROOF DRAIN
GPF	GALLONS PER FLUSH	VC	VITREOUS CHINA		HOSE BIB
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD		WATER METER
GV	GATE VALVE	VRV	VACUUM RELIEF VALVE		PLUMBING FIXTURE/ EQUIPMENT NUMBER TAG
HB	HOSE BIB	VTR	VENT THRU ROOF		
HC	HEATING CONTRACTOR	W	WASTE		
HW	HOT WATER	WV	WITH		
IE	INVERT ELEVATION	WC	WATER CLOSET, WATER COLUMN		
IDW	INDIRECT WASTE	WCO	WALL CLEANOUT		
LF	LINEAR FEET	WSI	WARM SIDE OF INSULATION		
LV	LAVATORY				

WATER HEATER SCHEDULE

TAG	ITEM	GAL	CAPACITY	VOLTS	PH	REMARKS
WH-1	CONDO UNIT GAS WATER HEATER	50	100K BTU	120	1	POWER DIRECT VENT, ELEC. BY E.C. SET AT 140 DEG WITH HEATING LOOP HEAT EXCHANGER
WH-2	DOG WASH ELECTRIC WATER HEATER	30	4.5 KW	240	1	ON SHELF BY E.C. SET AT 140 DEG
WH-3	RETAIL LAVATORY FUTURE INSTANTANEOUS ELECTRIC WATER HEATER	0	9.5 KW	240	1	POWER DIRECT VENT, ELEC. BY E.C. SET AT 140 DEG

PLUMBING FIXTURE SCHEDULE

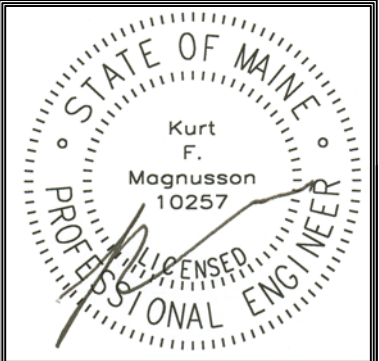
TAG	FIXTURE	COLD WATER	HOT WATER	SAN/ WASTE	VENT	REMARKS
CD-1	CLOTHES DRYER GAS CONNECTION					3/4" TO 1/2" GAS APPLIANCE BY OTHERS
CM-1	CLOTHES WASHER SUPPLY & DRAIN UNIT	1/2"	1/2"	2"	1-1/2"	RECESSED APPLIANCE BY OTHERS
CT-1	COOK TOP GAS CONNECTION					3/4" TO 1/2" GAS APPLIANCE BY OTHERS
DW-1	DISH WASHER, RESIDENTIAL	1/2"		IDW		APPLIANCE BY OTHERS
DS-1	DOG WASH SINK	1/2"	1/2"	2"	1-1/2"	30"x48" STAINLESS STEEL W/ LEGS, BACK MTD RINSE SPRAY
FP-1	FIRE PLACE GAS CONNECTION					3/4" TO 1/2" GAS APPLIANCE BY OTHERS
IM-1	ICE MAKER, WATER SUPPLY BOX	1/2"				FLUSH IN WALL
LV-1	LAVATORY, COUNTER MOUNTED, ROUND/OVAL	1/2"	1/2"	1-1/4"x 1-1/2"	1-1/2"	FIXTURE SUPPLIED BY GC
LV-2	LAVATORY, COUNTER MOUNTED, RECTANGULAR	1/2"	1/2"	1-1/4"x 1-1/2"	1-1/2"	FIXTURE SUPPLIED BY GC
LV-3	LAVATORY, COUNTER MOUNTED, RECTANGULAR	1/2"	1/2"	1-1/4"x 1-1/2"	1-1/2"	FIXTURE SUPPLIED BY GC
LV-4	LAVATORY, WALL MTD, RETAIL - FUTURE	1/2"	1/2"	1-1/4"x 1-1/2"	1-1/2"	SEE NOTES ON DRAWINGS
SH-1	SHOWER, RIGHT HAND	1/2"	1/2"	2"	1-1/2"	FIXTURE SUPPLIED BY GC
SH-2	SHOWER, LEFT HAND	1/2"	1/2"	2"	1-1/2"	FIXTURE OWNER SELECTED
SH-3	SHOWER, RIGHT HAND	1/2"	1/2"	2"	1-1/2"	FIXTURE SUPPLIED BY GC
SK-1	SINK, KITCHEN	1/2"	1/2"	1-1/2"	1-1/2"	FIXTURE SUPPLIED BY GC GARBAGE DISPOSAL
SK-2	SINK, LAUNDRY	1/2"	1/2"	1-1/2"	1-1/2"	FIXTURE SUPPLIED BY GC
SK-3	SINK, WET BAR -FUTURE	1/2"	1/2"	1-1/2"	1-1/2"	ROUGH-IN ONLY
TS-1	TUB/SHOWER - RH	1/2"	1/2"	2"	1-1/2"	FIXTURE SUPPLIED BY GC
TS-2	TUB/SHOWER - LH	1/2"	1/2"	2"	1-1/2"	FIXTURE SUPPLIED BY GC
WC-1	WATER CLOSET, TANK, FLOOR MTD	1/2"		3"	2"	FIXTURE SUPPLIED BY GC
WC-2	WATER CLOSET, RETAIL TANK, ADA - FUTURE	1/2"		4"	2"	FIXTURE SUPPLIED BY GC

PUMP SCHEDULE

TAG	ITEM	SERVICE	GPM	HEAD	HP	VOLTS	REMARKS
SP-1	ELEVATOR SUMP PUMP	ELEVATOR SHAFT	50	18'	1/2	115	OIL MINDER ELEC. BY EC

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FCO-1	ROUND W/ CARPET MARKER FLOOR CLEANOUT	SIZE OF PIPE	-	ADJUSTABLE
FCO-2	ROUND HEAVY DUTY FLOOR CLEANOUT	SIZE OF PIPE	-	NON-ADJUSTABLE
FD-1	INDIRECT WASTE, RECESSED GRATE FLOOR DRAIN	3"	1-1/2"	ADJUSTABLE
FD-2	INDIRECT WASTE, FUNNEL FLOOR DRAIN	3"	1-1/2"	ADJUSTABLE W/ BACKWATER VALVE
FD-3	PARKING GARAGE FLOOR DRAIN	4"	2"	P ALT #1 SEE NOTES ON DRAWING
RD-1	ROOF DRAIN MAIN	3"		COORDINATE WITH ROOFING INSTALLER
RD-2	ROOF DRAIN SECONDARY (EMERGENCY)	3"		COORDINATE WITH ROOFING INSTALLER



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PLUMBING NOTES AND SCHEDULES

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