



# Pearl Place Building 1 & 2 Portland Maine

**Developer**  
Avesta Pearl Street One,  
L.P.

**Architect**  
Winton Scott Architects  
Landscape Architect  
Carroll Associates

**Civil Engineer**  
Gorill - Palmer  
**Structural Engineer**  
Becker Engineering  
**Mechanical Engineer**  
Mechanical Systems Engineers  
**Lighting / Electrical Engineer**  
Bartlett Design

BUILDING 1 & 2  
PLUMBING  
SCHEDULES

P16

September 01, 2006

M.S.E. Proj. 0606

## PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	HOT WATER	SANITARY WASTE	VENT	REMARKS	MOUNTING HEIGHT
DW-1	DISHWASHER UNDER COUNTER	-	1/2"	2"	1-1/2"	APPLIANCE BY GC	
LV-1	LAVATORY COUNTER MTD	1/2"	1/2"	1-1/2" x 1-1/2"	1-1/2"	VC, 1 GPM SINGLE HANDLE FAUCET	STANDARD
LV-2	LAVATORY COUNTER MTD - ADA*	1/2"	1/2"	1-1/2" x 1-1/2"	1-1/2"	VC, 1 GPM SINGLE HANDLE FAUCET	RIM 34"
LV-3	LAVATORY MALL MTD - ADA	1/2"	1/2"	1-1/2" x 1-1/2"	1-1/2"	CARRIER, VC, 1 GPM SINGLE HANDLE FAUCET	RIM 34"
MB-1	MOP BASIN	1/2"	1/2"	3"	1-1/2"	24" x 24" MOLDED STONE, SERVICE FAUCET	
SH-1	SHOWER ROLL IN - ADA	1/2"	1/2"	2"	1-1/2"	FIBERGLASS GELCOAT PER ADA	CONTROLS PER ADA
SK-1	SINK DOUBLE BOWL COUNTER MOUNTED - ADA*	1/2"	1/2"	(2) 1-1/2" x 2"	1-1/2"	S.S., 22"x31"x1/2", 2 GPM KITCHEN FAUCET W/ SPRAY	VIF
SK-2	SINK DOUBLE BOWL COUNTER MOUNTED - ADA	1/2"	1/2"	(2) 1-1/2" x 2"	1-1/2"	S.S., 22"x31"x6-1/2", 2 GPM KITCHEN FAUCET W/ SPRAY	RIM 34"
SK-3	SINK SINGLE BOWL COUNTER MOUNTED - ADA	1/2"	1/2"	1-1/2" x 2"	1-1/2"	S.S., 22"x25"x6-1/2", 2 GPM KITCHEN FAUCET W/ SPRAY	RIM 34"
TS-1	TUB/SHOWER RIGHT HAND - ADAPTABLE	1/2"	1/2"	2"	1-1/2"	FIBERGLASS GELCOAT PER ADA	CONTROLS PER ADA
TS-2	TUB/SHOWER LEFT HAND - ADAPTABLE	1/2"	1/2"	2"	1-1/2"	FIBERGLASS GELCOAT PER ADA	CONTROLS PER ADA
TS-3	TUB/SHOWER - RIGHT HAND - ADA	1/2"	1/2"	2"	1-1/2"	FIBERGLASS GELCOAT PER ADA	CONTROLS PER ADA
TS-4	TUB/SHOWER - LEFT HAND - ADA	1/2"	1/2"	2"	1-1/2"	FIBERGLASS GELCOAT PER ADA	CONTROLS PER ADA
WC-1	WATER MTD TANK, FLOOR MTD TANK,	1/2"	-	3"	2"	VC, RIM 15", 1.6 GPF	FLOOR
WC-2	WATER CLOSET, FLOOR MTD TANK - ADA*	1/2"	-	3"	2"	VC, RIM 16-1/2", 1.6 GPF	FLOOR
WC-3	WATER CLOSET, FLOOR MTD TANK - ADA*	1/2"	-	3"	2"	VC, RIGHT HAND TRIP LEVER, RIM 16-1/2", 1.6 GPF	FLOOR
WH-1	WASHING MACHINE SUPPLY & DRAIN UNIT	1/2"	1/2"	2"	1-1/2"	APPLIANCE BY GC	

\* FIXTURES IN "ADAPTABLE" UNITS ARE ONLY CONSIDERED SO PENDING ARCHITECTURAL ITEMS SUCH AS GRAB BARS OR REMOVABLE CABINETS, BUT FOR PLUMBING PURPOSES ARE INSTALLED IDENTICAL TO ADA FIXTURES.

## WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
BFP-1	WATER ENTRANCE BACKFLOW PREVENTER	2-1/2"	-	SAME 1"	IDN
BFP-2	BOILER MAKEUP WATER BACKFLOW PREVENTER	3/4"	-	SAME	
ET-1	EXPANSION TANK PORTABLE WATER	3/4"	-	-	
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	3/4" GHT	
MV-1	MASTER MIXING VALVE	1-1/4"	1-1/4"	1-1/2"	130°
PRV-1	PRESSURE REDUCING VALVE	2-1/2"	-	SAME	
SA-1	SHOCK ABSORBER	1/2" OR 3/4"	-	P.D.I.	A
TP-1	TRAP SEAL PRIMER	VARIABLES	-	1/2"	

## DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FD-1	GENERAL ROUND FLOOR DRAIN	2"	1-1/2"	
FD-2	INDIRECT WASTE FUNNEL FLOOR DRAIN	3"	1-1/2"	
FD-3	BOILER ROOM CENTRAL FLOOR DRAIN	3"	1-1/2"	
FD-4	ROUND W/ LARGE FLANGE FLOOR DRAIN	2"	1-1/2"	
FCO-1	GENERAL ROUND FLOOR CLEANOUT	SIZE OF PIPE	-	
FCO-2	GENERAL ROUND FLOOR CLEANOUT FOR CARPET	SIZE OF PIPE	-	
FCO-3	ROUND - UNFINISHED AREAS FLOOR CLEANOUT	SIZE OF PIPE	-	
BNV	BACKWATER VALVE	SIZE OF PIPE	-	W/ FCO

## GENERAL NOTES

- All work shall be in accordance with the Uniform Plumbing Code state and local laws, 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. Priority given to ductwork and gravity drainage piping. Do not run piping through duct chases. 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.
- For pipe sizes not shown on the floor plans, refer to fixture schedules and details as well as adjacent floors plans. As a minimum use equipment connection sizes and Plumbing Code requirements. For otherwise indeterminate pipe segments, the size shall be the same as the largest known 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 plumbing fixtures shall be back vented.
- This contractor shall make all final plumbing connections to equipment/ fixtures provided by other contractors.
- 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 waste pipe in 3-1/2" wall cavities to ensure correct fit and alignment.
- No structural members shall be core'd or cut without approval of the Structural Consultant.
- All plumbing shall be supported from the building structure. All piping 2" and larger shall be supported from the top chord of box 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 drop-offs at low points. Piping shall be run neatly grouped together. Also group with heating piping when practical.
- All piping through roofs, masonry walls and 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 be cast iron, steel or copper and 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 and storm 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 (water hammer arresters) where shown on drawings and at the top of the riser on individual runouts feeding clothes washers, dish washers and shower valves. Also provide them on feeders to any quick-closing equipment provided by others. Sizes shall be type "L" unless indicated otherwise and conform to P.D.I. standards.
- All sanitary waste piping 3" and less shall pitch down at 1/8" per L.F. All 4" and larger piping shall pitch at 1/4" per L.F. where possible. The pitch in the system may pitch down at 1/8" per L.F. unless indicated otherwise. No sanitary waste piping under slab shall be less than 2" in diameter.
- All horizontal storm water piping shall pitch down at 1/8" per L.F. unless indicated otherwise.
- All Copper Domestic water piping shall be type "K" or "L" type. "M" is prohibited. Substitution with PEX is not acceptable.

## ABBREVIATIONS, LINE TYPES & SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	AT LAVATORY	○	LINE UP TO FLOOR ABOVE
A	ANPS LINEAR FEET	○	TEE -DROP
ADA	AMERICANS WITH DISABILITIES ACT ABOVE SLAB	⊕	SHOCK ABSORBER
AFF	ABOVE FINISHED FLOOR	∪	UNION
ALT	ALTERNATE	⊕	MIXING VALVE
BFG	BELOW FINISHED GRADE	⊕	BACKWATER VALVE
BFP	BACKFLOW PREVENTER	○	FLOOR CLEANOUT
BLV	BALL VALVE	⊕	FLOOR DRAIN
BNV	BACKWATER VALVE	⊕	ROOF DRAIN
CF	CAP FOR FUTURE	⊕	MALL CLEANOUT
CHV	CHECK VALVE	⊕	VENT THROUGH ROOF
CI	CAST-IRON	⊕	HOSE BIB
CNTR	COUNTER	⊕	WATER METER
CO	CLEANOUT	⊕	PLUMBING FIXTURE/EQUIPMENT NUMBER TAG
CONT	CONTINUATION	⊕	
CU	COPPER	⊕	
CM	COLD WATER		
CHW	COLD & HOT WATER		
DAM	DROP AT WALL		
DGP	DOMESTIC CIRCULATING PUMP		
DEG	DEGREES		
DIV	DIVISION		
DN	DOWN IN MALL		
DNAM	DOWN AT WALL		
DNIC	DOWN IN CHASE		
DNIN	DOWN IN MALL		
DO	DRAINOFF		
DW	DISHWASHER		
EA	EACH		
EG	EQUAL		
ET	EXPANSION TANK		
FCO	FLOOR CLEANOUT		
FD	FLOOR DRAIN		
FFE	FINISHED FLOOR ELEVATION		
FT	FEET/FOOT		
G	GAS (NATURAL)		
GAL	GALLONS		
GC	GENERAL CONTRACTOR		
GHT	GARDEN HOSE THREAD		
GPF	GALLONS PER FLUSH		
GPM	GALLONS PER MINUTE		
GV	GATE VALVE		
HB	HOSE BIB		
HC	HEATING CONTRACTOR (16000)		
HW	WATER HEATER		
HM	HOT WATER		
HNR	HOT WATER RETURN		
IE	INVERT ELEVATION		
IDN	INDIRECT WASTE		

## PUMP SCHEDULE

TAG	ITEM	SERVICE	GPM	HEAD, FT	HP	RPM	VOLTS	PH	REMARKS
DGP-1	DOMESTIC RECIRC PUMP	HM RECIRC LOOP	5	20	1/2	3250	115	1	1" BRONZE ELEC. BY DIV. 16
SP-1	ELEVATOR SUMP PUMP	ELEVATOR PIT	20	16	1/3	1550	115	1	1-1/2" DISCHARGE OIL MINDER ELEC. BY DIV. 16