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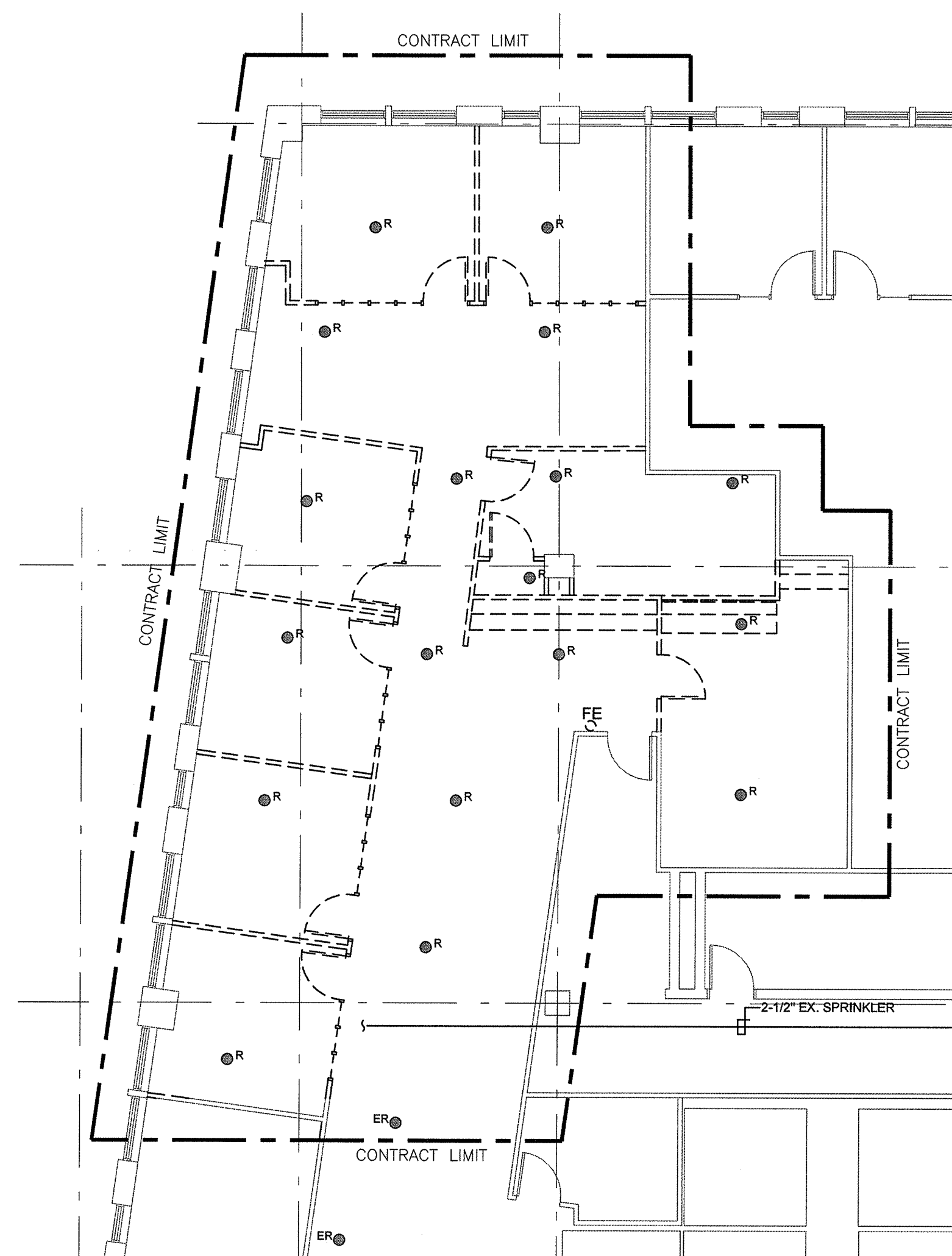
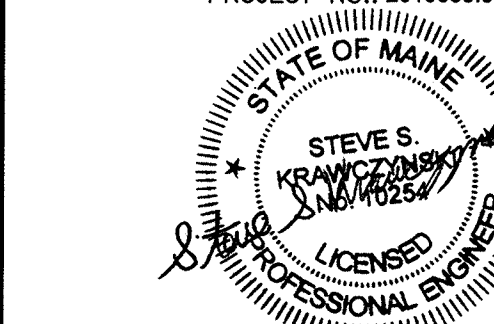
ARCHITECTURE-INTERIOR DESIGN-FACILITIES PLANNING

Consultants

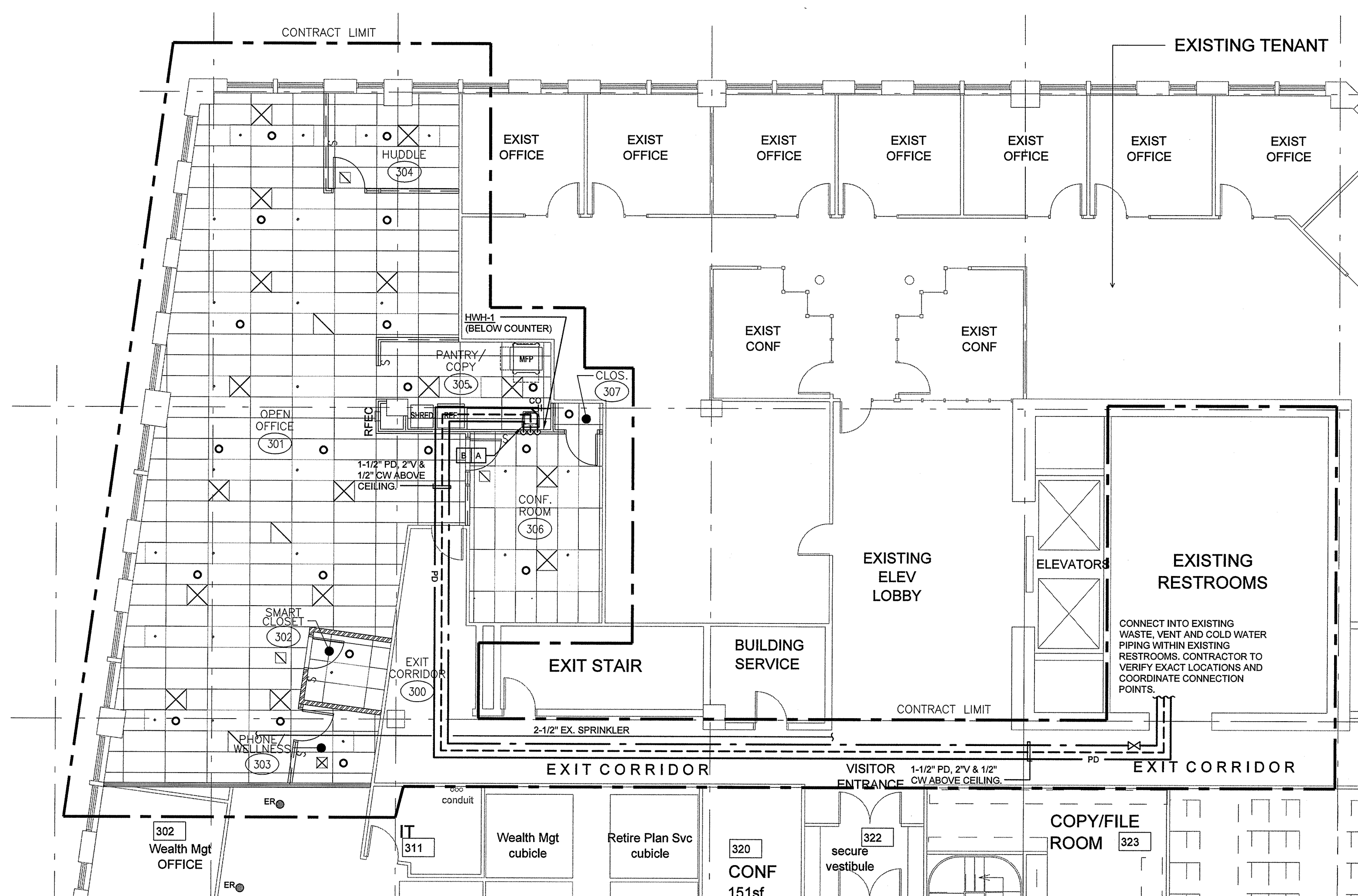
**VANZELM**  
ENGINEERS

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PROJECT NO.: 20160600.00



1 PLUMBING AND FIRE PROTECTION THIRD FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



2 PLUMBING AND FIRE PROTECTION THIRD FLOOR NEW WORK PLAN  
SCALE: 1/8" = 1'-0"

PLUMBING ABBREVIATIONS			
CO	CLEANOUT	NC	NOT IN CONTRACT
C.O.T.G.	CLEANOUT TO GRADE	SAN	SANITARY
CW	COLD WATER	TYP	TYPICAL
DN	DOWN	UR	URINAL
EL	ELEVATION	V	VENT
EX	EXISTING	VF	VERIFY IN FIELD
FCO	FLOOR CLEANOUT	VS	VENT STACK
FD	FLOOR DRAIN	VTR	VENT THRU ROOF
H&CW	HOT AND COLD WATER	W	WASTE
HW	HOT WATER	W&T	WASTE & TRAP
HWR	HOT WATER RECIRCULATION	W&V	WASTE & VENT
LAV	LAVATORY	WC	WATER CLOSET
MEP	MECHANICAL, ELECTRICAL & PLUMBING	WCO	WALL CLEANOUT
MGAP	MEDICAL GAS AREA ALARM PANEL	WS	WASTE STACK

**PLUMBING DEMOLITION NOTES**

THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

E. ALL EXISTING PIPING AND EQUIPMENT SHOWN HAS BEEN TAKEN FROM THE BEST AVAILABLE SOURCES. THE DOCUMENTS ARE DIAGNOSTIC AND ALL TEXTURES, PIPING, AND DEVICES MAY NOT BE SHOWN. THE INTENT OF THESE DRAWINGS IS THAT SYSTEM EQUIPMENT AND PIPING IS TO BE REMOVED IN ALL RENOVATED AREAS AS NOTED AND MAY NOT ALL BE SHOWN.

F. VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SYSTEMS AND CONDITIONS IN AREAS OF RENOVATION.

G. ANY SYSTEMS OR EQUIPMENT TO REMAIN ACTIVE DURING RENOVATION SHALL BE KEPT IN OPERATION BY PROVIDING TEMPORARY PIPING CONNECTIONS AS REQUIRED UNTIL NEW SYSTEMS ARE INSTALLED AND OPERATIONAL.

H. ALL PHASING OF THE PLUMBING DEMOLITION WORK SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION SCHEDULE AND OCCUPANCY REQUIREMENTS.

I. ANY FIXTURES OR EQUIPMENT TO BE REMOVED AND REUSED SHALL BE TURNED OVER TO THE OWNER, AT OWNER'S REQUEST. FIXTURES AND EQUIPMENT SHALL BE STORED TO PREVENT DAMAGE. DAMAGED EQUIPMENT SHALL BE REPLACED BY THIS CONTRACTOR.

J. REVIEW THE ARCHITECTURAL DEMOLITION DRAWINGS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

K. ALL SERVICE INTERRUPTIONS SHALL BE COORDINATED AND APPROVED WITH THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

L. COORDINATE DEMOLITION WORK WITH THAT OF OTHER TRADES IN ORDER TO AVOID CONFLICTS.

**PLUMBING GENERAL NOTES**

THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

A. THESE GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING DRAWINGS.

B. DRAWINGS ARE DIAGNOSTIC AND SHOW GENERAL INTENT OF WORK. SEE DETAILS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. REVIEW DRAWINGS OF THE OTHER TRADES AS PART OF THIS CONTRACT FOR ADDITIONAL WORK REQUIRED AND COORDINATION OF CONTRACTUAL WORK FOR OPERATIONS AND CONNECTIONS TO OTHER SYSTEMS.

D. PROVIDE ALL SERVICES TO HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO: GAS SUPPLY PIPING, CONDENSATE PIPING, COLD WATER SUPPLY PIPING, DRAINS, AND CONNECTIONS TO AIR HANDLING UNITS, FAN COIL UNITS, UNIT HEATERS, BOILERS, CHILLERS, ETC. ALSO PROVIDE ADDITIONAL DEVICES INCLUDING BUT NOT LIMITED TO: BACKFLOW PREVENTERS, REGULATORS, UNIONS, TRAPS, AND SHUT-OFF VALVES REQUIRED FOR FOREMENTIONED EQUIPMENT. REFER TO HVAC DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.

E. PROVIDE PIPE EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINT LOCATIONS AND APPROVED SEISMIC EXPANSION JOINT AND SEISMIC JOINT LOCATIONS AS REQUIRED PER BUILDING CODES WHETHER OR NOT SHOWN ON DRAWINGS. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING EXPANSION AND SEISMIC JOINT LOCATIONS AND EXPANSION DIMENSIONS.

F. IN RENOVATION WORK, COORDINATE SYSTEMS SHUTDOWN WITH OWNER IN ORDER TO MAKE NEW PIPING CONNECTIONS. ALLOW MINIMUM OF TEN (10) DAYS ADVANCE NOTICE FOR OWNER APPROVAL TO PROCEED WITH CONTRACT WORK.

**FIRE PROTECTION GENERAL NOTES**

THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

A. THESE GENERAL NOTES ARE APPLICABLE TO ALL FIRE PROTECTION DRAWINGS.

B. DRAWINGS ARE DIAGNOSTIC AND SHOW THE GENERAL INTENT OF WORK. SEE DETAILS, RISERS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. THE DRAWINGS INDICATE A SUGGESTED SPRINKLER LAYOUT AND THAT EACH AREA IS COVERED BY SPRINKLER PROTECTION AS REQUIRED PER CODES. THE SPRINKLER QUANTITIES SHALL NOT BE COULDED AS A TAKE OFF OR AS EXACT LOCATIONS. REFER TO NFPA STANDARDS FOR EXACT SPACING, DENSITY, AND LOCATION REQUIREMENTS.

D. SPRINKLERS IN FINISHED CEILING AREAS SHALL ALWAYS BE LOCATED IN THE CENTER OF CEILING TILES IN BOTH DIRECTIONS UNLESS INDICATED OTHERWISE.

E. REVIEW THE ARCHITECTURAL REFLECTED CEILING PLANS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION SUCH AS CEILING HEIGHTS, TYPES, SOFFITS AND OR OTHER DEVICE LOCATIONS.

F. REVIEW THE ELECTRICAL DIVISION DRAWINGS AND COORDINATE THE FIRE PROTECTION WORK WITH LOCATIONS OF LIGHTS, AND CEILING MOUNTED DEVICES WHICH MAY INTERFERE WITH SPRINKLER HEAD LOCATIONS OR SPRAY PATTERNS.

G. REVIEW THE HVAC DIVISION DRAWINGS AND COORDINATE THE FIRE PROTECTION WORK WITH LOCATIONS OF CEILING MOUNTED DEVICES SUCH AS DIFFUSERS, GRILLS, REGISTERS, LOCATIONS OF HEAT PRODUCING EQUIPMENT AND DUCTWORK REQUIRING SPRINKLER PROTECTION BELOW IT.

H. PROVIDE PIPE EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINT LOCATIONS AND APPROVED SEISMIC EXPANSION JOINTS AT ALL BUILDING SEISMIC JOINT LOCATIONS AS REQUIRED PER NFPA STANDARDS AND BUILDING CODES. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF EXPANSION AND SEISMIC JOINTS.

I. REFER TO SITE PLAN AND CIVIL ENGINEER'S DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO COORDINATION OF SITE UTILITIES, BOTH EXISTING AND NEW.

J. IN RENOVATION WORK, COORDINATE SYSTEMS SHUTDOWN WITH OWNER IN ORDER TO MAKE NEW PIPING CONNECTIONS. ALLOW MINIMUM OF TEN (10) DAYS ADVANCE NOTICE FOR OWNER APPROVAL TO PROCEED WITH CONTRACT WORK.

**FIRE PROTECTION DEMOLITION NOTES**

THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

A. VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SYSTEMS AND CONDITIONS IN AREAS OF RENOVATION.

B. ALL EXISTING PIPING AND EQUIPMENT SHOWN HAS BEEN TAKEN FROM THE BEST AVAILABLE EXISTING INFORMATION. THE DRAWINGS ARE DIAGNOSTIC AND ALL PIPING AND DEVICES MAY NOT BE SHOWN. THE INTENT OF THE DOCUMENTS IS THAT SYSTEM EQUIPMENT AND PIPING IS TO BE REMOVED IN ALL RENOVATED AREAS AS NOTED AND MAY NOT ALL BE SHOWN.

C. REMOVE ALL FIRE PROTECTION PIPING SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLER/STANDPIPE, SPRINKLER HANGERS, VALVES, SWITCHES, AND DEVICES AS SHOWN OR NOTED ON THE DRAWINGS. COORDINATE ALL WIRING WORK RELATED TO DEVICES BEING REMOVED WITH ELECTRICAL CONTRACTOR.

D. ALL PIPING TO BE REMOVED SHALL BE REMOVED COMPLETELY AND CAPPED AS SHOWN WITHOUT LEAVING ANY DEAD ENDED PIPING OR ABANDONED PIPING. SECURE IN PLACE.

E. NO FIRE PROTECTION EQUIPMENT OR DEVICES THAT HAVE BEEN DISCONNECTED OR ABANDONED SHALL REMAIN.

F. IT IS THE INTENT OF THESE DOCUMENTS THAT ANY AND ALL DEVICES REMOVED SHALL NOT BE REUSED, BUT ONLY NEW SHALL BE INSTALLED.

G. ANY SYSTEM OR EQUIPMENT TO REMAIN ACTIVE DURING RENOVATION SHALL BE KEPT IN OPERATION BY PROVIDING TEMPORARY CONNECTIONS AS REQUIRED UNTIL NEW SYSTEMS ARE INSTALLED AND OPERATIONAL.

H. ALL SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

I. THE FIRE MARSHAL AND/OR THE INSURANCE UNDERWRITER SHALL BE CONTACTED TO REVIEW AND APPROVE THE EXTENT OR PHASING OF THE FIRE PROTECTION DEMOLITION IN ORDER TO PROTECT THE OCCUPANTS AND PROPERTY. THESE DOCUMENTS DO NOT ADDRESS THE PHASING OF THE SYSTEM REMOVAL, ONLY THE EXTENT.

J. REVIEW THE ARCHITECTURAL DEMOLITION DRAWINGS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PLUMBING PIPING LEGEND**

---	COLD WATER
---	HOT WATER
---	WASTE OR SANITARY
---	VENT
---	EXISTING PIPING OR EQUIPMENT TO BE REMOVED
---	EXISTING PIPING OR EQUIPMENT TO REMAIN
---	PIPE DOWN
---	PIPE DROP
---	PIPE RISE
---	PLUGGED OR CAPPED PIPE
---	CLEANOUT PLUG (WITH FINISHED PLATE FOR WCO)

**PLUMBING SYMBOL LEGEND**

⊙	BALL VALVE
⊞	SHUTOFF VALVE (REFER TO SPECIFICATIONS FOR TYPE)
⊞	VALVE IN PIPE DROP
⊞	CONNECT TO EXISTING

**FIRE PROTECTION SYMBOLS**

○	CONCEALED SPRINKLER
●	PENDENT SPRINKLER
⊙	EXISTING SPRINKLER TO REMAIN
⊙	EXISTING SPRINKLER TO BE REMOVED

**LEGEND NOTE**

THESE ARE THE GENERAL LEGENDS OF SYMBOLS AND ABBREVIATIONS, AND SHALL BE USED AS A DICTIONARY TO DEFINE ITEMS INDICATED ON DRAWINGS. NOT ALL SYMBOLS OR ABBREVIATIONS DEFINED ARE NECESSARILY USED ON THIS PROJECT.

PLUMBING AND FIRE PROTECTION THIRD FLOOR DEMOLITION AND NEW WORK PLAN

**THE HARTFORD**  
Portland Field Office  
Third Floor Renovations  
100 Middle Street  
Portland, Maine

Revisions  
▲ Owner's Review Comments/ Issues for Bldg 5/26/16

Date: 5/23/16  
Scale: 1/8" = 1'-0"  
Project Number: 18023  
Drawn By: AJD

**PFP101**