



- PLUMBING NOTES:**
- PLUMBING WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL STANDARDS, CODES, AND GUIDELINES.
  - SIGNIFICANT DESIGN ALTERATIONS, ADDITIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL BEFORE PROCEEDING.
  - THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PLUMBING SYSTEM INSTALLATION WITH ALL TRADES INCLUDING ELECTRICAL, ARCHITECTURAL, STRUCTURAL, AND MECHANICAL.
  - THE CONTRACTOR SHALL TEST, ADJUST AND PUT IN SERVICE ALL SYSTEMS AND MAKE ALL ADJUSTMENTS AS REQUIRED TO MAKE THE SYSTEM OPERATE AS SPECIFIED. PUT ALL PLUMBING EQUIPMENT SPECIFIED HERE IN OPERATION IN THE PRESENCE OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE. GIVE ALL OPERATING AND MAINTENANCE INSTRUCTIONS TO THE GENERAL CONTRACTOR.
  - PROVIDE BACKFLOW PREVENTORS AS REQUIRED BY CODE.
  - ALL RESIDENTIAL WATER CLOSETS TO BE 1.6 GALLON BOWL WITH TANK. RESTAURANT TOILETS TO HAVE FLUSH VALVES.
  - ALL PLUMBING SYSTEMS TO BE RUN ALONG WALLS, FLOOR DECK, OR STRUCTURAL MEMBERS. ALL HORIZONTAL COMPONENTS TO RUN WITHIN THE CHORDS OF STEEL BAR JOISTS/FRAMING MEMBERS.
  - ALL COLD WATER SUPPLY TO BE FASTENED TO FLOOR DECK. NO WATER PIPING UNDER SLAB.
  - ALL PLUMBING FIXTURES TO BE COMMERCIAL GRADE SUPPLIED BY A MAJOR MANUFACTURER.
  - ALL WATER PIPING TO BE COPPER OR APPROVED EQUAL.
  - ALL BARRIER-FREE BATHROOM SINKS TO HAVE ADA LEVER TYPE FAUCETS.
  - PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL GAS PIPING TO MECHANICAL UNITS.
  - ALL GAS PIPING TO BE RUN INSIDE BUILDING WITHIN BAR JOISTS, GIRDERS, UNDERSIDES OF FLOOR OR ROOF DECK. (NO PIPING ON EXTERIOR WALLS).
  - HOT WATER HEATER IS TO HAVE AN OVERFLOW PAN WITH A DRAIN TO THE BUILDING SEWER SYSTEM.
  - ALL HOT AND COLD WATER PIPES TO BE INSULATED.
  - CONTROLS AT BARRIER-FREE WATER CLOSETS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.
  - ALL EXPOSED PIPES INCLUDING HOT AND COLD WATER SUPPLY PIPE, AND DRAIN PIPES UNDER ALL LAVATORIES SHALL BE INSULATED WITH APPROVED ADA TYPE INSULATION KITS.
  - SHIRT FOR FREEZE-PROOF WALL KEYED WALL HYDRANT SHALL NOT BE THICKER THAN THE WALL ITSELF.
  - HOP SINK TO HAVE WALL MOUNTED SWIVEL SPOUT, LEVER HANDLE TYPE FAUCET WITH TOP BRACE.
  - UTILITY SINK TO HAVE SWIVEL SPOUT, LEVER HANDLE TYPE FAUCET.
  - ALL PVC WASTE/SOIL PIPING ABOVE GRADE TO BE INSULATED FOR SOUNDPROOFING.
  - REFER TO MECHANICAL PLANS FOR CEILING AREA UTILIZED AS RETURN AIR FLENUMS.
  - PLUMBING CONTRACTOR TO ROUGH PLUMB DOMESTIC WATER SUPPLY TO THE FOLLOWING EQUIPMENT SUPPLIED BY THE HOTEL OWNER. FINAL HOOKUP BY OTHERS.
    - ICE MACHINES
    - SODA DISPENSER AT FOOD PREP
    - JUICE DISPENSER
    - GUEST LAUNDRY AND LAUNDRY EQUIPMENT
  - PLUMBING CONTRACTOR TO ROUGH PLUMB WASTE PIPING TO THE FOLLOWING EQUIPMENT SUPPLIED BY THE HOTEL OWNER FINAL HOOKUP BY OTHERS:
    - ICE MACHINES
    - GUEST LAUNDRY AND LAUNDRY EQUIPMENT
  - VALVES TO BE INSTALLED AT INCOMING WATER SUPPLY, THE SUPPLY TO EACH FIXTURE, AND THE SUPPLY TO EACH HOT WATER HEATER.
  - CLEAN OUTS TO BE PROVIDED AT ALL HORIZONTAL WASTE DRAIN PIPING AT A CONCEALED LOCATIONS AS REQUIRED BY CODE.
  - ALL PLUMBING VENTS MUST TERMINATE THROUGH THE ROOF AS REQUIRED BY CODE.
  - ALL PENETRATIONS THROUGH FIRE RESISTANCE RATED ASSEMBLIES MUST BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
  - FLOOR/CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED. ROOF/CEILING ASSEMBLIES TO BE 1 HOUR FIRE RATED.
  - PLUMBING CONTRACTOR SHALL PROVIDE COMBUSTIBLE AND NON-COMBUSTIBLE THROUGH PENETRATIONS AT ALL FIRE RATED ASSEMBLIES IN ACCORDANCE WITH THE FIRE RESISTANCE DIRECTORY FOR EACH TYPE OF THROUGH PENETRATION AND PROVIDE SPECIFIC U.L. #s).
  - PROVIDE DRAINAGE PIPING FOR INTERNAL CONDENSATE DRAINS AT EACH HVAC EQUIPMENT AS REQUIRED.
  - PLUMBING CONTRACTOR TO PROVIDE FIXTURE SUBMITTALS AND PLUMBING LAYOUT DRAWINGS, INCLUDING WASTE & VENT DIAGRAMS FOR APPROVAL PRIOR TO INSTALLATION.
  - IN ACCORDANCE WITH ASME A11-2007 SECTION 2.2.2.5 THE SUMP PUMP/DRAIN SHALL HAVE A MINIMUM REMOVAL CAPACITY OF 3,000 GAL/HR PER ELEVATOR.

- SPRINKLER NOTES:**
- PROVIDE LIGHT HAZARD, NET PIPE FIRE PROTECTION SYSTEM THROUGHOUT THE BUILDING EXCEPT AT VALET LOCATION OR OTHER AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE RECESSED CONCEALED HEADS.
  - PROVIDE AN ORDINARY HAZARD, GROUP II DRY PIPE FIRE PROTECTION SPRINKLER SYSTEM FOR THE VALET AREA, MAIN VESTIBULE, DRYER ACCESS AND OTHER AREAS SUBJECT TO FREEZING. PROVIDE BRASS UPRIGHT HEADS AT EXPOSED STRUCTURE CEILING AREAS.
  - SPRINKLER CONTRACTOR IS TO DESIGN SPRINKLER HEAD LOCATIONS TO OCCUR IN THE CENTER OF CEILING TILE LOCATIONS BASED ON THE REFLECTED CEILING PLAN SUPPLIED BY THE GENERAL CONTRACTOR.
  - THE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 13. PROVIDE SUBMITTALS FOR REVIEW BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
  - SPRINKLER CONTRACTOR TO PROVIDE FIXTURE SUBMITTALS AND SPRINKLER LAYOUT DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
  - POOL AREA TO BE EQUIPPED WITH RELIABLE FIFR GR WHITE POLYESTER CORROSION RESISTANT RECESSED PENDANTS 155° (ON DROP).

NO.	DATE	REVISION DESCRIPTION	BY

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**FIRST FLOOR  
PLUMBING PLAN  
AND NOTES**

PROJECT: Hotel, Restaurant, & Portside Residences  
Portland ME

DATE: 06-15-10  
SCALE: 1/8"=1'-0"  
DRAWN BY: dwb

P1  
SHEET



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