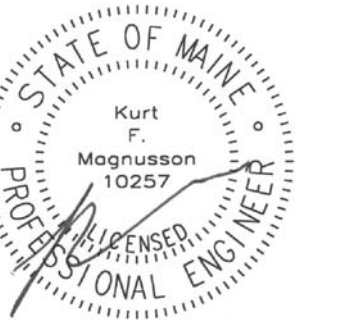


PORT CITY ARCHITECTURE

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CONSULTANTS

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PERMIT SET
10-21-16

NOT FOR
CONSTRUCTION

NEWPORT
DEVELOPMENT
ASSOCIATES

164 Middle St
Portland, Maine

#	DATE	DESCRIPTION

DATE ISSUED OCTOBER 21, 2016

PROJECT NUMBER 16207

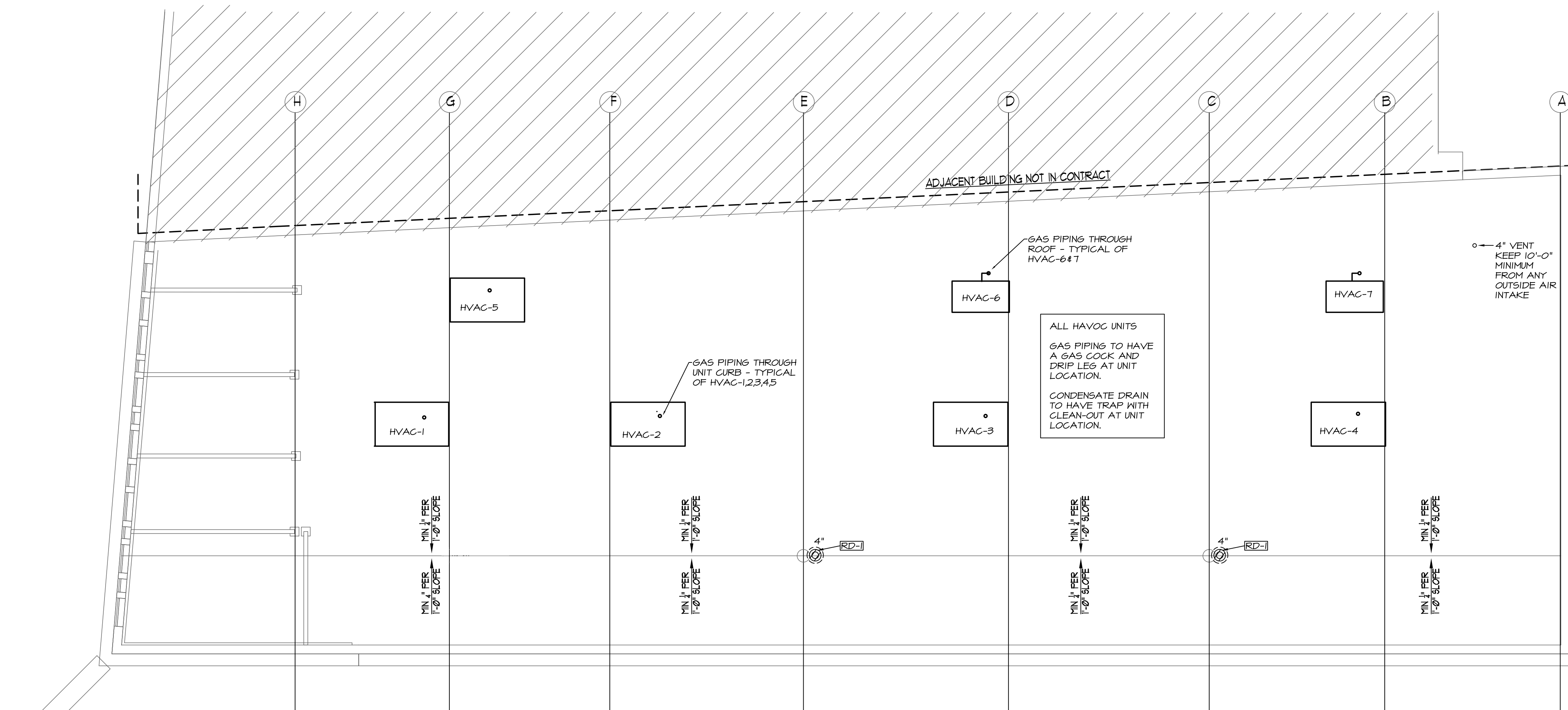
DRAWING SCALE AS NOTED

SHEET NAME
**PLUMBING
ROOF PLAN
& NOTES**

DRAWN BY
KFM

CHECKED BY
KFM

P1.0



1 ROOF PLUMBING PLAN
SCALE: 1/8" = 1'-0"

PLUMBING 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 indeterminable 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 and storm water piping shall be insulated unless otherwise specified.
- Run all piping on warm side of building insulation. No water, or drain 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. whenever possible. 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. Cold water piping to be insulated with 3/4" closed cell insulation.

FIRE SPRINKLER NOTES

- Provide all design services, construction documents, labor, transportation, equipment, permits, materials, tools, inspections, incidentals, tests and perform all operations in connection with the installation of a Hydraulically Designed Wet Pipe Sprinkler System in the building.
- Comply with requirements of all Authorities Having Jurisdiction.
- Sprinkler system to be set up for open (non-tenant fit-up) area. Tenant fit-up will be the responsibility of Tenant #1 & #2.
- If required by the Authority Having Jurisdiction; system to be set up for a separate zone for the Lane Bryant Area and the unleased area -- comply with Authority Having Jurisdiction requirements.
- Coordinate with interfacing trades.
- Submit equipment and components for review. Prepare sprinkler drawings and Record Drawings.
- Provide 1 year guarantees and warranties on all new work.
- The Automatic Sprinkler System shall meet the standards of the most recent edition of the National Fire Protection Association's (NFPA) NFPA 13 Standard for the Installation of Sprinkler Systems.