

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 draw-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 clothes washers. 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 1/4" 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.

WATER SPEC. SCHEDULE

TAG	ITEM	CW	HW	OUTLET	REMARKS
BFP-1	WATER ENTRANCE BACKFLOW PREVENTERS	2-1/2"	-	SAME	1" IDW
BFP-2	BOILER MAKE-UP WATER	3/4"	-	SAME	
ET-1	EXPANSION TANK POTABLE WATER	3/4"	-	-	14 GAL
HB-1	NON-FREEZE HOSE BIB W/ VB	3/4"	-	3/4" GHT	
MV-1	MASTER MIXING VALVE	1-1/2"	1-1/2"	2"	120°
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	W/ SPLITTER

ABBREVIATIONS, LINE TYPES & SYMBOLS

I40	I40 DEG F HOT WATER	IDW	INDIRECT WASTE	---	SANITARY/ WASTE PIPING BELOW SLAB
⊙	AT	LBLV	LOCKING BALL VALVE	---	SANITARY / WASTE PIPING ABOVE SLAB
A	AMPS, AQUASTAT	LV	LAVATORY	---	INDIRECT WASTE PIPING ABOVE SLAB
ADA	AMERICANS WITH DISABILITIES ACT	MTD	MOUNTED	---	VENT PIPING ABOVE SLAB
AFF	ABOVE FINISHED FLOOR	MV	MIXING VALVE	---	VENT PIPING ABOVE SLAB
BFP	BACKFLOW PREVENTER	OD	OUTSIDE DIAMETER	---	STORM WATER PIPING BELOW SLAB
BLV	BALL VALVE	PC	PLUMBING CONTRACTOR	---	COLD WATER PIPING
BV	BALANCE VALVE	PDI	PLUMBING & DRAINAGE INSTITUTE	---	COLD WATER PIPING BELOW SLAB
CD	CLOTHES DRYER	PG	PRESSURE GAUGE	---	TRAP PRIMER PIPING
CNTR	COUNTER	PH	PHASE	---	TRAP PRIMER PIPING BELOW SLAB
CO	CLEANOUT	PRV	PRESSURE REDUCING VALVE	---	120 HOT WATER PIPING
CONT	CONTINUATION	PSI	POUNDS PER SQUARE INCH	---	HOT WATER RETURN PIPING
COORD	COORDINATION	PW	PUMPED WASTE	---	I40 HOT WATER PIPING
COTG	CLEANOUT TO GRADE	RAD	RADON	---	140 HOT WATER PIPING
CW	COLD WATER, CLOTHES WASHER	RAM	RISE AT WALL	---	GAS PIPING
C&HW	COLD & HOT WATER	RD	ROOF DRAIN	---	RADON VENT PIPING, UNDERSLAB, PERFORATED
DAW	DROP AT WALL	RH	RIGHT HAND	---	PUMP DISCHARGE
DCP	DOMESTIC CIRCULATING PUMP	RIC	RISE IN CHASE	---	
DEG	DEGREES	RIW	RISE IN WALL	---	BALL VALVE
DIC	DROP IN CHASE	RUC	RUN UNDER COUNTER	---	LOCKING BALL VALVE
DIV	DIVISION	RUF	RUN UNDER FLOOR	---	VERTICAL BALL VALVE
DIW	DROP IN WALL	RV	RELIEF VALVE	---	FLOW CONTROL VALVE
DN	DOWN	S	SANITARY WASTE	---	CHECK VALVE
DNAM	DOWN AT WALL	SA	SHOCK ABSORBER	---	BACKFLOW PREVENTER
DNIC	DOWN IN CHASE	SK	SINK	---	VACUUM RELIEF VALVE
DNIN	DOWN IN WALL	SP	SUMP PUMP	---	
DO	DRAFFOFF	SS	STAINLESS STEEL	---	RELIEF VALVE
DW	DISHWASHER	ST	STACK	---	PRESSURE REDUCING VALVE
EA	EACH	SV	STACK VENT	---	THERMOMETER
ET	EXPANSION TANK	T	THERMOMETER	---	THERMOMETER
FCO	FLOOR CLEANOUT	TP	TRAP PRIMER	---	PRESSURE GAUGE
FCV	FLOW CONTROL VALVE	TS	TUB/SHOWER	---	TRAP PRIMER
FD	FLOOR DRAIN	TYP	TYPICAL	---	TRAP PRIMER
FFE	FINISHED FLOOR ELEVATION	UIC	UP IN CHASE	---	DROP/RISE IN LINE
FV	FLUSHVALVE	U&DNAM	UP & DOWN AT WALL	---	LINE UP TO FLOOR ABOVE
G	GAS (FUEL)	U&DNC	UP & DOWN IN CHASE	---	TEE -DROP
GAL	GALLONS	U&DNW	UP & DOWN IN WALL	---	
GC	GENERAL CONTRACTOR	UW	UP IN WALL	---	SHOCK ABSORBER
GHT	GARDEN HOSE THREAD	V	VENT	---	UNION
GPF	GALLONS PER FLUSH	VB	VACUUM BREAKER	---	MIXING VALVE
GPM	GALLONS PER MINUTE	VC	VITREOUS CHINA	---	FLOOR CLEANOUT
GV	GATE VALVE	VIF	VERIFY IN FIELD	---	FLOOR DRAIN
HB	HOSE BIB	VRV	VACUUM RELIEF VALVE	---	WALL CLEANOUT
HC	HEATING CONTRACTOR	VS	VENT STACK	---	VENT THROUGH ROOF
HW	HOT WATER	VTR	VENT THRU ROOF	---	HOSE BIB
HWR	HOT WATER RETURN	W	WASTE	---	HOSE BIB
IE	INVERT ELEVATION	WV	WITH	---	WATER METER
		WC	WATER CLOSET, WATER COLUMN	---	
		WCO	WALL CLEANOUT	---	
		WSI	WARM SIDE OF INSULATION	---	

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	COLD WATER	120° WATER	SAN/ WASTE	VENT	REMARKS	MOUNTING HEIGHT
CD-1	CLOTHES DRYER					1/2" G, CONNECT W/ FLEX	PER MANUF'R REQUIREMENTS
CW-1	CLOTHES WASHER SUPPLY & DRAIN UNIT	1/2"	1/2"	2"	1-1/2"	RECESSED	PER MANUF'R REQUIREMENTS
DW-1	DISHWASHER UNDER COUNTER		1/2"	1-1/2"	1-1/2"	UNIT BY GC	PER MANUF'R
LV-1	LAVATORY, WALL MTD - ADA	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET, WALL HANGER	RIM 34"
LV-2	LAVATORY, PUBLIC, WALL MTD - ADA	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, SINGLE HANDLE FAUCET, CARRIER	RIM 34"
LV-3	LAVATORY, VANITY TOP 25" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-4	LAVATORY, VANITY TOP 28" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-5	LAVATORY, VANITY TOP 31" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-6	LAVATORY, VANITY TOP 34" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-7	LAVATORY, VANITY TOP 31" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-8	LAVATORY, VANITY TOP 43" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
LV-9	LAVATORY, VANITY TOP 48" CENTERED BOWL	1/2"	1/2"	1-1/4" x 1-1/2"	1-1/2"	VC, TWO HANDLE FAUCET,	CABINET
MB-1	MOP BASIN	1/2"	1/2"	3"	1-1/2"	24"x24" MOLDED STONE SERVICE FAUCET W/ VB	FLOOR
SK-1	SINK, SINGLE BOWL, KITCHEN	1/2"	1/2"	1-1/2"	1-1/2"	UNDERMOUNT S.S. 22"x25"x1" KITCHEN FAUCET	COUNTER
SK-2	SINK, SINGLE BOWL, KITCHEN ADA	1/2"	1/2"	1-1/2"	1-1/2"	UNDERMOUNT 22"x25"x5-1/2" S.S. KITCHEN FAUCET	COUNTER
SK-3	SINK, SINGLE BOWL, HAND WASH - ADA	1/2"	1/2"	1-1/2"	1-1/2"	S.S. 22"x22"x6-1/2" KITCHEN FAUCET	COUNTER
TS-1	TUB/SHOWER, RIGHT HAND	1/2"	1/2"	2"	1-1/2"	FIBERGLASS, 60" X 34" TUB & SHOWER CONTROLS	
TS-2	TUB/SHOWER, LEFT HAND	1/2"	1/2"	2"	1-1/2"	FIBERGLASS, 60" X 34" TUB & SHOWER CONTROLS	
TS-3	TUB/SHOWER, RIGHT HAND - ADA	1/2"	1/2"	2"	1-1/2"	FIBERGLASS, 60" X 34" SEAT & GRAB BARS TUB & SHOWER CONTROLS	
TS-4	TUB/SHOWER, LEFT HAND - ADA	1/2"	1/2"	2"	1-1/2"	FIBERGLASS, 60" X 34" SEAT & GRAB BARS TUB & SHOWER CONTROLS	
WC-1	WATER CLOSET, TANK FLOOR MTD - ADA	1/2"		3"	2"	1.28 GPF, VC, 16-1/2" TO RIM INSULATED TANK	FLOOR
WC-2	WATER CLOSET, TANK FLOOR MTD - ADA	1/2"		3"	2"	1.28 GPF, VC, 16-1/2" TO RIM INSULATED TANK, RIGHT HAND HANDLE	FLOOR

PUMP SCHEDULE

TAG	ITEM	SERVICE	GPM	HEAD	HP	VOLTS	REMARKS
DCP-1	DOMESTIC RECIRC PUMP	120° HW RECIRC LOOP	15	21	1/8	115	3/4" BRONZE ELEC. BY DIV. 16
SP-1	ELEVATOR SUMP PUMP	ELEVATOR SHAFT	50	18'	1/2	115	OIL MINDER ELEC. BY EC
SP-2	BOILER PIT SUMP PUMP	BOILER CONDENSATE	50	18'	1/2	115	ELEC. BY EC

DRAIN SPEC. SCHEDULE

TAG	ITEM	WASTE	VENT	REMARKS
FCO-1	ROUND, FINISHED AREAS FLOOR CLEANOUT	SIZE OF PIPE	-	
FCO-2	ROUND W/ CARPET MARKER FLOOR CLEANOUT	SIZE OF PIPE	-	
FD-1	ROUND, INDIRECT WASTE FLOOR DRAIN W/ FUNNEL	3"	1-1/2"	
FD-2	ROUND RECESSED GRATE FLOOR DRAIN	3"	1-1/2"	
WCO-1	WALL CLEAN OUT	SIZE OF PIPE	-	



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PLUMBING NOTES AND SCHEDULES

P13
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