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FIRE PROTECTION SPECIFICATIONS

- THE CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AND SITE AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS, SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED. IT IS TO BE UNDERSTOOD THAT UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COOPERATION WITH OTHER TRADES IN EQUIPMENT ROUTING AS DETERMINED DURING CONSTRUCTION AND AS DIRECTED BY THE ARCHITECT/ENGINEER MAY BE NECESSARY AND IT IS INTENDED THAT SUCH DEVIATIONS SHALL BE CONSIDERED AS PART OF THIS CONTRACT. IT IS ALSO UNDERSTOOD THAT THE PLANS ARE NOT COMPLETELY TO SCALE. THIS CONTRACTOR IS TO FIELD VERIFY DIMENSIONS OF ALL SITE UTILITIES, ETC., PRIOR TO BID AND INCLUDE ANY DEVIATIONS IN THE CONTRACT.
- ALL DEVICES AND EQUIPMENT NOT SHOWN AND IN AREAS OUTSIDE OF REMODELING SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED. INSTALL AS REQUIRED TO MAINTAIN CONTINUITY TO EXISTING DEVICES AND EQUIPMENT THAT REMAIN.
- ALL PIPING SHALL BE CONCEALED. CONCEAL ALL PIPING ABOVE CEILING OR IN NEW WALLS. ALL PIPING SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO THE BUILDING WALLS/CEILING, ETC.
- ALL EQUIPMENT AND MATERIAL REMOVED AND NOT REUSED SHALL BE TURNED OVER TO THE OWNER OR AT THE OWNER'S REQUEST DISPOSED OF BY THE CONTRACTOR.
- ALL SPRINKLERS AND DEVICES, EQUIPMENT, ETC. THAT ARE REMOVED SHALL BE REMOVED AS DIRECTED BY THE OWNER AND CEILING WALL SHALL BE PATCHED TO MATCH EXISTING OR NEW FINISH. ALL PATCHES ;OR CEILING PLATES SHALL BE PATCHED OR PAINTED ASL DIRECTED BY ARCHITECT.
- ALL EXISTING SPRINKLER APPURTENANCES ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BID, AND INCLUDE IN HIS BID THE REMOVAL OF ALL EQUIPMENT, PIPING ETC. THAT IS NOT BEING REUSED BACK TO IT SOURCE. WORK TO BE PERFORMED DURING "NEW-STANDARD" WORKING HOURS. (NON-DISRUPTIVE TO OWNER/TENANT) IN STRICT COMPLIANCE WITH THE ESTABLISHED WORK SCHEDULE BEING SET FORTH BY OWNER/TENANT. COORDINATE ALL WORK WITH GENERAL CONTRACTOR. THIS CONTRACTOR SHALL FURNISH ADEQUATE FORCES, CONSTRUCTION PLANT, AND EQUIPMENT, AND SHALL WORK SUCH HOURS, INCLUDING NIGHT SHIFTS, OVERTIME OPERATIONS, SUNDAY, AND HOLIDAYS IN ACCORDANCE WITH THE OWNERS OPERATIONAL SCHEDULE. IF THE CONTRACTOR FALLS BEHIND PROGRESS REQUIRED IN THE OPERATIONAL SCHEDULE, THE CONTRACTOR SHALL TAKE SUCH STEPS AS MAY BE NECESSARY TO IMPROVE HIS PROGRESS, AND THE OWNER MAY REQUIRE HIM TO INCREASE THE NUMBER OF SHIFTS AND/OR OVERTIME OPERATIONS. DAY OF WORK AND/OR THE AMOUNT OF CONSTRUCTION PLANT, AT NO ADDITIONAL COST TO THE OWNER UNDER THIS CONTRACT.
- THE WORK PERFORMED UNDER THIS SECTION SHALL BE BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE.
- THIS SECTION SHALL GOVERN THE FURNISH OF ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES NECESSARY TO INSTALL COMPLETE OPERATING WET SPRINKLER SYSTEMS, IN STRICT ACCORDANCE WITH NFPA-13 AND 24 AND ALL APPLICABLE SPECIFICATIONS.
- ALL THREADS SHALL BE IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT SPECIFICATIONS.
- STANDARD: ALL EQUIPMENT AND DEVICES SHALL BE U.L./F.M. APPROVED.
- MATERIALS SUBMITTALS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER ON ALL FIRE PROTECTION ITEMS AND /OT EQUIPMENT FOR APPROVAL AND SHALL BE APPROVED BEFORE ANY INSTALLATION.
- INSPECTION AND FINAL APPROVAL SHALL BE BY LOCAL FIRE DEPARTMENT AND ARCHITECT/ENGINEER.
- OBTAIN ALL APPLICABLE PERMIT AND ADHERE TO ALL GOVERNMENTAL REQUIREMENTS.
- SUITABLY PROTECT ALL EQUIPMENT FURNISHED UNDER THIS DIVISION DURING CONSTRUCTION ALL RUBBISH OCCASIONED BY THIS INSTALLATION SHALL BE PERIODICALLY REMOVED FROM THE PREMISES AND ALL EXPOSED WORK SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL ACCEPTANCE. RESTORE ANY DAMAGED SURFACES AND ITEMS TO "LIKE NEW" CONDITION BEFORE A REQUEST FOR FINAL ACCEPTANCE.
- UNTIL SYSTEM IS COMPLETED, TESTED AND ACCEPTED, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF LEAKS, AND ACCIDENTAL BREAKS.
- GUARANTEE: CONTRACTOR SHALL GUARANTEE IN WRITING, HIS RESPONSIBILITY FOR DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE ISSUED BY THE ARCHITECT AND CORRECT ANY DEFICIENCIES, LABOR AND MATERIALS, WITHOUT ADDITIONAL COST TO OWNER.
- PIPE SHALL BE NEW, DESIGNED FOR 175 PSI WORKING PRESSURE, CONFORMING TO ASTM SPECIFICATIONS, AND HAVE THE MANUFACTURE'S NAME OR BRAND, ALONG WITH THE APPLICABLE ASTM STANDARD, MARKED ON EACH LENGTH OF PIPE.
- 2" OR SMALLER PIPE AND ALL SHALL BE STEEL, SCHEDULE 40, BLACK, AND IN ACCORDANCE WITH SPECIFICATIONS ASTM A120 OR A53.
- 2-1/2" OR LARGER PIPE SHALL BE STEEL, SCHEDULE 10, BLACK, AND IN ACCORDANCE WITH SPECIFICATION ASTM A135.
- SCHEDULE 40 BLACK STEEL PIPE SHALL BE JOINED BY SCREWED JOINTS IN ACCORDANCE WITH SPECIFICATION ANSI B2.1.
- SCHEDULE TO BLACK STEEL ASTM A135 SPRINKLER PIPE SHALL BE JOINED BY UL AND FM APPROVED MECHANICAL COUPLINGS. COUPLINGS MAY BE OF THE ROLLED GROOVE TYPE OF MECHANICAL LOCKING TYPE (PUSH-ON). GROOVES FOR THE ROLLED GROOVE TYPE SHALL BE ROLLED ONLY (DIE CUT GROOVING WILL NOT BE PERMITTED) AND THEY SHALL BE DIMENSIONALLY COMPATIBLE WITH THE COUPLING.
- ALL BLACK STEEL PIPE MUST BE PRE OXIDIZED WITH A SUITABLE COATING. ALL PIPE AND VALVING SHALL BE INSTALLED RUST-FREE.
- ALL ASTM A53 AND ASTM A120 SPRINKLER PIPE MUST BE HYDROSTATIC TESTED AT THE MILL PURSUANT TO THE ASTM STANDARD.
- ALL ASTM A135 SPRINKLER PIPE MUST BE TESTED WITH A NONDESTRUCTIVE ELECTRIC TEST CONTINUOUS AND UNINTERRUPTED INSPECTION OF THE WELDED SEAM.
- THE FIRE PROTECTION CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER A COMPLETE SET OF DRAWING IN INDICATING PIPE LAYOUT, VALVE CONFIGURATION AND ALL DETAIL REQUIRED FOR SYSTEM INSTALLATION. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR TO PROVIDE PROPER INTERFACE WITH THE FIRE ALARM SYSTEM.
- SCREWED FITTINGS SHALL BE CAST IRON, 125 LB CLASS, BLACK, AND IN ACCORDANCE WITH ANSI B16.4 OR MALLEABLE IRON, 150 LB CLASS, BLACK, AND IN ACCORDANCE WITH ANSI B16.3. STYLE OF FITTINGS SHALL BE STOCKHAM OR ITT GRINNELL.
- FLANGED FITTINGS SHALL BE THREADED, CAST IRON, SHORT BODY, CLASS 125, BLACK, AND IN ACCORDANCE WITH ANSI B16.1. GASKETS SHALL BE FULL FACE OF 1/8" MINIMUM THICKNESS RED SHEET RUBBER. FLANGE BOLTS SHALL BE HEXAGON HEAD MACHINE BOLTS WITH HEAVY SEMI-FINISHED HEXAGON HEAD NUTS, CADMIUM PLATED, HAVING DIMENSIONS IN ACCORDANCE WITH ANSI B18.2. GROOVED FLANGES SHALL NOT BE PERMITTED. STYLE OF FITTINGS SHALL BE STOCKHAM OR
- WELDED BRANCH CONNECTIONS SHALL BE STEEL; STANDARD WEIGHT, BLACK, IN ACCORDANCE WITH AWS D10.9 AND ANSI B31.1. WELD BRANCH CONNECTIONS TO MAIN SHALL BE PERMITTED WHEN PIPE SIZE OF THE BRANCH LINE IS MORE THAN (2) TWO NOMINAL PIPE SIZES SMALLER THAN MAIN. STYLE OF WELDED CONNECTIONS SHALL BE ALLED.
- GROOVED COUPLINGS AND MECHANICAL FITTINGS SHALL BE MALLEABLE IRON, 500 PSI WORKING PRESSURE, IN ACCORDANCE WITH ASTM A47. COUPLING GASKET MATERIAL SHALL BE TESTED AND LISTED BY UL AND/OR FM. STYLE OF GROOVED COUPLING/FITTINGS SHALL BE VICTUALIC. GROOVED MECHANICAL FITTINGS SUCH AS; MECHANICAL TEES, ROUST-A-BOLT, PLAN END FITTING, HOOKERS, ETC. SHALL NOT BE USED UNLESS WRITTEN PERMISSION FROM ENGINEER IS OBTAINED PRIOR TO ANY SUBMISSIONS OR INSTALLATION.
- CORROSION PROTECTION: SUPPLY PIPES, RISERS, BRANCH LINES, FITTINGS, HANGERS, SPRINKLER, OR ANY/ALL FIRE PROTECTION MATERIALS THAT ARE INSTALLED WHERE CORROSIIVE CONDITIONS EXIST, OR MOISTURE MAY BE PRESENT, THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING THAT RESISTS CORROSION i.e. GALVANIZATION. GALVANIZED PAINTING SHALL NOT BE PERMITTED.
- AUTOMATIC SPRINKLER HEADS SHALL HAVE TEMPERATURE RATINGS OF FUSIBLE ELEMENTS TO BE IN ACCORDANCE WITH NFPA-13.
- COORDINATE SPRINKLER SPACING WITH ALL OTHER TRADES AS REQUIRED.
- HANGERS: METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE APPROVED BY NFPA-13. ALL HANGERS ON 4" PIPE AND LARGER IS TO BE CLEVIS TYPE HANGERS. POWDER DRIVEN STUDS SHALL NOT BE PERMITTED. ALL HANGERS SHALL BE U.L./F.M. APPROVED.
- FIRE EXTINGUISHERS SHALL BE PROVIDED UNDER OTHER DIVISIONS OF THIS SPECIFICATION.
- ALL CONCRETE, WALL PATCHING, CEILING REPAIR, AND OTHER GENERAL WORK REQUIRED FOR INSTALLING SPRINKLER SYSTEMS AND TO REPAIR TO "LIKE NEW CONDITION" TO BE PROVIDED AND INSTALLED BY SPRINKLER CONTRACTOR. (COORDINATE WITH GENERAL CONTRACTOR).
- THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR AS TO LOCATION AND DIRECTION OF THE CONDUIT RUNS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CONDUIT AS DIRECTED BY THE PLUMBING CONTRACTOR IN COMPLIANCE WITH ELECTRICAL SPECIFICATIONS.
- PRIOR TO DISCONNECTION OR REMOVING FROM SERVICE ANY ITEMS, SUBMIT UTILITY OUTAGE NOTIFICATION 72 HOURS IN ADVANCE OF OUTAGE TO PROJECT MANAGER.

The Phoenix Apartments

Interior Alterations

5802 Annapolis Road
Bladensburg, Maryland 20710

NOVITSKE ARCHITECTS

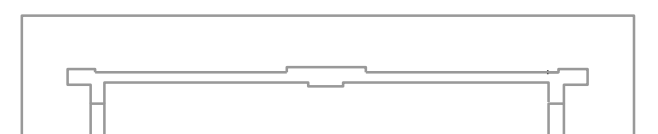
201 North Fairfax Street, Suite 33
Alexandria VA 22314
703 535 7899, 703 535 8840 fax



OCI ASSOCIATES, INC.
CORPORATE OFFICE: 5000 WOODBURN
OAKLAND • Ft. Pierce • West Palm Beach • Ft. Myers • Tampa
WINTERGARDEN, FL
7700 Leesburg Pike, Suite 201
Falls Church, VA 22041
Phone: (703) 488-0200 Fax: (703) 488-0205
www.ociassocs.com
CERTIFICATE OF AUTHORIZATION #0201

I certify that these documents were prepared by or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, license number 18505 expiration date 6/30/15.

key plan



graphic scales

project: 21413
phase: PERMIT SET
date: 16 February 2015
revisions:

DETAILS - FIRE PROTECTION

F-002