GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FITTINGS AS REQUIRED BY ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
2. PLUMBING CONTRACTOR SHALL READ ALL JOB RELATED SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
3. VALVES AND FITTINGS SHALL BE OF SAME SIZE OF LINE ON WHICH THEY ARE LOCATED, UNLESS OTHERWISE INDICATED ON DRAWINGS.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
5. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND LOCATIONS OF PLUMBING FIXTURES AND COORDINATE ALL CONNECTIONS WITH PIPING AND FIXTURE LOCATIONS FROM ARCHITECTURAL PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING PENETRATIONS. SEE ARCHITECTURAL PLANS FOR PENETRATION DETAILS.
7. ALL WATER SUPPLY AND DRAINAGE PIPING SHALL BE RUN AS CLOSE TO PLAN DESIGN AS POSSIBLE WITH NO CHANGES IN SIZE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OR OTHERWISE NOT NOTED FOR A COMPLETE AND OPERABLE SYSTEM.
9. ALL WATER SUPPLY AND DRAINAGE PIPING SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.
10. FURNISH AND INSTALL WALL HYDRANTS 24" ABOVE FINISHED GRADE/FLOOR AND PROVIDE WITH VACUUM BREAKER.
11. SEE ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATIONS, MOUNTING HEIGHTS AND DIMENSIONS.
12. CONTRACTOR SHALL INSTALL DIELECTRIC COUPLINGS AND UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
13. CONTRACTOR SHALL SUBMIT DRAWINGS (INCLUDING PIPING PLANS AND EQUIPMENT LOCATIONS) TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION OR PURCHASING OF ANY PIPING AND EQUIPMENT.
14. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTERS FOR DOMESTIC WATER SUPPLIES AS REQUIRED BY STATE AND LOCAL CODES.
15. PENETRATIONS OF WALL FOOTINGS WITH PIPING SHALL NOT BE PERMITED. PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE NECESSARY. ALL PIPING PENETRATIONS OF A BEARING WALL OR FOOTING SHALL BE SLEEVED AND LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.

PLUMBING EXECUTION NOTES

1. PROVIDE SWING JOINTS ON ALL SUPPLY BRANCHES. TOP OR BOTTOM PIPE CONNECTIONS ARE TO BE AT THE PLUMBING CONTRACTORS DISCRETION.
2. PLAN VIEWS GENERALLY SHOW PIPING ABOVE CEILINGS OR BELOW FLOOR. SEE RISER DIAGRAMS FOR CLARITY OF PIPING AT OTHER ELEVATIONS.
3. SEE MINIMUM FIXTURE CONNECTION SCHEDULE FOR WASTE, VENT AND SUPPLY PIPE SIZES.
4. UNLESS NOTED OTHERWISE, ALL WASTE PIPING 2" OR SMALLER SHALL BE PITCHED AT A MINIMUM SLOPE OF ¼" PER FOOT. WASTE PIPING OF 3" FOR WATER CLOSETS SHALL BE PITCHED AT A MINIMUM SLOPE OF ¼" PER FOOT. SANITARY WASTE PIPING 3" AND LARGER SHALL BE PITCHED AT A MINIMUM SLOPE OF 1/8" PER FOOT.
5. VENTS MUST CONNECT TO EACH OTHER AT A MINIMUM OF 38" ABOVE FLOOR.
6. PROVIDE TRAP PRIMER AT ALL APARTMENT FLOOR DRAINS. TRAP PRIMER SUPPLY SHALL BE MADE FROM NEAREST COLD WATER SUPPLY.

PLUMBING FITTINGS SCHEDULE

MARK	FIXTURE	WASTE	MIN. VENT	MANUFACTURER /MODEL #	DESCRIPTION
ECO-1	EXTERIOR CLEAN-OUT	SIZE/DWG.	-	SEE DETAIL	PROVIDE CLEAN-OUT WITH 2-WAY CLEAN-OUT TEE. (LAWN, IN FLUSH 12"x12"x4" CONCRETE PAD.)
FCO-1	FLOOR CLEAN-OUT	SIZE/DWG.	-	ZURN #Z-1400-BP	CAST IRON FLOOR CLEANOUT, GAS & WATER TIGHT BRONZE PLUG, ROUND SORIATED TOP ADJUSTABLE TO FINISHED FLOOR. REFER TO PLANS & DIAGRAMS FOR LOCATIONS.
FD	FLOOR DRAIN	SIZE/DWG.	-	WADE #W1103-G4	CAST IRON FLOOR DRAIN WITH MOUNTING FLANGE, INTEGRAL, REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENIGNS AND A 4" BY 4" STRAINER, SATIN NICKEL BRONZE
HD-1	HUB DRAIN	3"	-	WADE 2450-NH	PAINTED DEEP SEAL P-TRAP WITH BOTTOM BRONZE GASKETED PLUG, ¾" NPT FLUSHING CONNECTION AND NO-HUB SPIGOT INLET/OUTLET..
AP-1	ACCESS PANEL	-	-	WILLIAMS BROTHER FR DW 820	12X12 ACCESS PANEL (FIRE RATED) 18GA. STEEL W/T 2" THINK MINERAL WOOL INSULATION. PAINT TO MATCH WALL.

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NO.	ELECTRIC RATING				GALLON STORAGE	TEMP. RISE	RECOVERY	OPERATING WEIGHT (LBS)	NOTES
			TOTAL KW	# ELEMENTS	VOLT	PH					
WH-1	AO SMITH	ECLN-40	4.5	2 @ 4.5	240	1Ø	40	90° F	21 GPH	340	1, 3, 4, 5, 6, 7
WH-2	AO SMITH	ECL-30	4.5	2 @ 4.5	240	1Ø	30	90° F	21 GPH	91	2, 3, 4, 5, 6, 7

NOTES:

1. ENERGY EFFICIENCY RATING OF 0.92; DIMENSION: 23"Ø X 31" HIGH.
2. ENERGY EFFICIENCY RATING OF 0.93; DIMENSION: 22"Ø X 30" HIGH.
3. HEATER ELEMENTS ARE WIRED FOR NON-SIMULTANEOUS OPERATION.
4. SEE DETAILS FOR ADDITIONAL INFORMATION.
5. WHEN WATER HEATER IS PROVIDED WITH HEAT TRAP NIPPLES THEN HEAT TRAP IN WATER HEATER DETAIL IS NOT REQUIRED BY IECC.
6. PROVIDE AND INSTALL EXPANSION TANK ETC-2X BY STATE INDUSTRIES OR EQUAL.
7. WATER HEATERS TO BE PROVIDED WITH ENERGY SAVING WATER HEATER TIMERS. MODEL ASAP A-1 AND PREPROGRAMMED ENERGY SAVING WATER HEATER TIMER.

GAS WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NO.	INPUT	OUTPUT	VOLT	PH	GALLON STORAGE	TEMP. RISE	RECOVERY	OPERATING WEIGHT (LBS)	NOTES
GWH-1	AO SMITH	GPS-75L (GAS POWER VENT)	80,000	64,000	120	1Ø	74	90° F	86 GPH	870	1, 2, 3, 4

NOTES:

1. SEE DETAILS FOR ADDITIONAL INFORMATION.
2. WHEN WATER HEATER IS PROVIDED WITH HEAT TRAP NIPPLES THEN HEAT TRAP IN WATER HEATER DETAIL IS NOT REQUIRED BY IECC.
3. PROVIDE AND INSTALL EXPANSION TANK ETC-2X BY STATE INDUSTRIES OR EQUAL.
4. WATER HEATERS TO BE PROVIDED WITH ENERGY SAVING WATER HEATER TIMERS. MODEL ASAP A-1 AND PREPROGRAMMED ENERGY SAVING WATER HEATER TIMER.

WATER SUPPLY UNIFORM PRESSURE LOSS

	60	CITY PRESSURE, BEFORE METER
	100	ELEVATION OF METER
A	8.1	UNIFORM PRESSURE LOSS, PSI/100', FROM A=100 x (B-C-D-E)/F
B	49	PRESSURE AT START OF DISTRIBUTION, PSI
	SH	CONTROLLING FIXTURE
C	20	PRESSURE AT CONTROLLING FIXTURE, PSI
	112	ELEVATION OF CONTROLLING FIXTURE, FEET
D	5.2	PRESSURE LOSS IN ELEVATION INCREASE TO CONTROLLING FIXTURE, PSI
E	0	OTHER LOSS, PSI
	200	LONGEST DISTRIBUTION RUN, FEET
F	300	DEVELOPED RUN, FEET
	5	SELECTED UNIFORM PRESSURE LOSS, PSI/100' <= A

PLUMBING LEGEND

	COLD WATER PIPE
	HOT WATER PIPE
	SOIL OR WASTE PIPE
	VENT PIPE
	TURNED UP
	TURNED DOWN
	TEE, OUTLET DOWN
	TEE, OUTLET UP
T&P	TEMPERATURE AND PRESSURE
	RELIEF DRN. PIPING
ED	EMERGENCY DRN PAN PIPING
	GATE VALVE
	PRESSURE RELIEF VALVE
	BALL VALVE
FIXTURE	PLUMBING FIXTURE DESIGNATION (UNDERLINED)
	HOT WATER RETURN PIPE
	EXISTING COLD WATER
	EXISTING HOT WATER
	EXISTING HOT WATER RETURN
	VACUUM
	COMPRESSED AIR
	NITROUS OXIDE
	OXYGEN
	NITROGEN
	EXISTING SOIL OR WASTE PIPE
	EXISTING VENT PIPE
	CONNECT TO EXISTING

NOT ALL SYMBOLS MAY BE USED

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BTU	BRITISH THERMAL UNIT
CONN	CONNECTION
CW	COLD WATER
ED	EQUIPMENT DRAIN
EX	EXISTING
FL	FLOOR
FU	FIXTURE UNIT
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HW	HOT WATER
IN	INCHES
MIN	MINIMUM
PC	PLUMBING CONTRACTOR
SAN OR S	SANITARY
V	VENT
VTR	VENT TO ROOF
WTR	WATER
W/	WITH
W/O	WITHOUT
W	WASTE
DN	DOWN
HW	HOT WATER
HWR	HOT WATER RETURN
CO	CLEANOUT
WCO	WALL CLEANOUT

NOT ALL ABBREVIATIONS MAY BE USED

GENERAL SYMBOLS

	PLAN OR DETAIL NO. / SHEET NUMBER
1	KEYED NOTE NUMBER
1	REVISION NUMBER
N	BUILDING NORTH ARROW

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	CW	HW	DESCRIPTION
WC-1	WATER CLOSET (STANDARD UNITS ONLY)	3"	1½"	½"	-	RIM +14" FIXTURE: GERBER 135, 1.6 GALLONS PER FLUSHING CYCLE, VITREOUS CHINA BOWL, ELONGATED BOWL. SEAT; CHURCH #1500EC-000, OPEN FRONT SEAT WITH CHECK HINGE, NO COVER. WATER CLOSET SHALL MEET EPA WATERSENSE CRITERIA.
WC-2	WATER CLOSET (CLUBHOUSE) ANSI	3"	1½"	½"	-	RIM +16" FIXTURE: AMERICAN STANDARD CADET 3 FLOWISE 2832.128, 1.28 GALLONS PER FLUSHING CYCLE, VITREOUS CHINA BOWL, ELONGATED BOWL. SEAT; CHURCH #9500-SSC, OPEN FRONT SEAT WITH CHECK HINGE, NO COVER. WATER CLOSET SHALL MEET EPA WATERSENSE CRITERIA.
WC-3	WATER CLOSET (CLUBHOUSE)	3"	1½"	½"	-	RIM +14" FIXTURE: AMERICAN STANDARD CADET 3 FLOWISE 2832.128, 1.28 GALLONS PER FLUSHING CYCLE, VITREOUS CHINA BOWL, SIPHON ACTION, WALL OUTLET WITH BOLT CAPS, ELONGATED BOWL. SEAT; CHURCH #9500-SSC, OPEN FRONT SEAT WITH CHECK HINGE, NO COVER. WATER CLOSET SHALL MEET EPA WATERSENSE CRITERIA.
WC-4	WATER CLOSET (ANSI ACCESSIBLE UNITS- 2DCA, 3GCA & 1GCA ONLY)	3"	1½"	½"	-	RIM +16½" FIXTURE: GERBER 137,1.6 GALLONS PER FLUSHING CYCLE, WATER CLOSET TO BE TWO-PIECE VITREOUS CHINA BOWL, SIPHON VORTEX ACTION BOWL & TANK, FLOOR OUTLET WITH BOLT CAPS, ELONGATED BOWL, CHROMIUM PLATED TRIP LEVER, SUPPLIES AND STOP VALVE. BEMIS #1055SS-000, OPEN FRONT SEAT WITH CHECK HINGE, NO COVER. FURNISH TANK WITH HANDLE ON WIDE SIDE OF FIXTURE. WATER CLOSET SHALL MEET EPA WATERSENSE CRITERIA.
L-1	LAVATORY (STANDARD AND ANSI UNITS ONLY)	1½"	1½"	½"	½"	SELF RIMMING FIXTURE: GERBER ROUND #239-4 WHITE, 4" FAUCET CENTERS, COUNTERTOP TYPE, FRONT OVERFLOW, SELF RIMMING. DIMENSIONS: 15" x 12-1/8" x 5-3/4" FAUCET: CFG CA41213 2H, LEVER HANDLES, 1.0 GPM MAX AERATOR, POP-UP DRAIN. PROVIDE BRASS ANGLE VALVES STOPS, SUPPLIES AND PVC 1½" P-TRAP.
L-1	LAVATORY (CONCIERGE UNITS ONLY)	1½"	1½"	½"	½"	SELF RIMMING FIXTURE: GERBER ROUND #239-4 WHITE, 4" FAUCET CENTERS, COUNTERTOP TYPE, FRONT OVERFLOW, SELF RIMMING. DIMENSIONS: 15" x 12-1/8" x 5-3/4" FAUCET: CFG CA42211 2H, LEVER HANDLES, 1.0 GPM MAX AERATOR, POP-UP DRAIN. PROVIDE BRASS ANGLE VALVES STOPS, SUPPLIES AND PVC 1½" P-TRAP.
L-2	LAVATORY ANSI ACCESSIBLE (CLUBHOUSE)	1½"	1½"	½"	½"	SELF RIMMING FIXTURE: OWNER SPECIFIED, 4" FAUCET CENTERS, STEEL, WALL HUNG TYPE, FRONT OVERFLOW. FAUCET: MOEN L4601, 4" CENTER SET, LEVER HANDLES, 0.5 GPM AERATOR. PROVIDE BRASS ANGLE VALVES STOPS, SUPPLIES AND PVC 1½" P-TRAP.
BT-1	BATHTUB (STANDARD UNITS ONLY)	1½"	1½"	½"	½"	FIXTURE: STERLING #S711411100 & S711441000, 60" L x 30" W x 20" H, LASCAOAT GELCOAT FINISH PORCELAIN ON STEEL, FULL SLIP RESISTANT SURFACE AND END DRAIN OUTLET. PROVIDE WITH ALL NECESSARY TRIMS. VALVE: TRIM CFG 40311C/45311, SHOWER/TUB PRESSURE BALANCING MIXING VALVE AND TRIMS. ALL EXPOSED TRIM TO BE CHROME PLATED. PROVIDE WITH LEFT/RIGHT HAND MODEL AS REQUIRED PER PLANS.
BT-2	BATHTUB (ANSI ACCESSIBLE UNITS- 2DCA, 3GCA & 1GCA ONLY)	1½"	1½"	½"	½"	FIXTURE: STERLING S711411100/S711440000, 60" L x 30" W x 20" HIGH, LASCAOAT GELCOAT FINISH PORCELAIN ON STEEL, FULL SLIP RESISTANT SURFACE AND END DRAIN OUTLET. PROVIDE WITH ALL NECESSARY TRIMS. ADA VALVE: CFG 40316C/45311/40124 PRESSURE BALANCING MIXING VALVE, SPOUT, HOSE AND HANDHELD SHOWER. PROVIDE WITH LEFT/RIGHT HAND MODEL AS REQUIRED PER PLANS. ALL EXPOSED TRIM TO BE CHROME PLATED.
BT-1	BATHTUB (CONCIERGE UNIT ONLY).	1½"	1½"	½"	½"	BATH TUB AND SURROUND MODEL: S7110411100 & S711441000, STYLE: 60 x 36 x20, SHOWER WALL-3 PIECE, VIKRELL CONSTRUCTION, SLIP RESISTANT SURFACE, COMPLETE W/INTEGRAL APRON. COLOR: WHITE WITH 4" x 4" INLAID TILE. CONCIERGE UNITS ONLY.
S-1	SINK UNITS: S1 & SO	1½"	1½"	½"	½"	SELF RIMMING FIXTURE: MOEN, G201964, 7" DEEP, SINGLE COMPARTMENT, 20 GA STAINLESS STEEL, SOUND DEADENED, LEDGE TYPE, SELF-RIMMING WITH CRUMP CUP STRAINER AND TAILPIECE. FAUCET: CFG CA41613, TWO FAUCET HANDLES WITH AERATOR, CHROME PLATED FINISH. PROVIDE BRASS ANGLE STOP VALVE, SUPPLIES AND PVC 1½" P-TRAP. GARBAGE DISPOSAL: REFER TO ARCHITECTURAL PLANS
S-2	SINK UNITS: 1D, 1G, 2D, 2G, 3G	1½"	1½"	½"	½"	SELF RIMMING FIXTURE: MOEN, G222174, 6.5" DEEP, DOUBLE COMPARTMENT, 20 GA STAINLESS STEEL, SOUND DEADENED, LEDGE TYPE, SELF-RIMMING WITH CRUMP CUP STRAINER AND TAILPIECE. FAUCET: CFG CA41613, TWO FAUCET HANDLES WITH AERATOR, CHROME PLATED FINISH. PROVIDE BRASS ANGLE STOP VALVE, SUPPLIES AND PVC 1½" P-TRAP. GARBAGE DISPOSAL: REFER TO ARCHITECTURAL PLANS.
S-3	SINK ANSI ACCESSIBLE (CLUBHOUSE)	1½"	1½"	½"	½"	IN COUNTERTOP MODEL: OWNER SPECIFIED 1½" PVC P-TRAP, ANGLED STOP VALVES AND SUPPLIES. FAUCET: OWNER SPECIFIED. GARBAGE DISPOSAL: GE MODEL #GC2000XE.
WB-1	LAUNDRY SUPPLY BOX (UNITS ONLY)	1½"	1½"	½"	½"	PROVIDE SIOUX CHIEF #696-2313CF (AND 696R2313CF FOR FIRE RATED WALLS) LAUNDRY SUPPLY BOX WITH WATER HAMMER ARRESTORS, HIGH IMPACT PLASTIC BOX WITH DIMENSION OF 7¼" HIGH x 11½" WIDE. PROVIDE ¼ TURN BALL VALVES AND 2" DRAIN OUTLET CONNECTIONS. DRAIN FASTENS TO BOX WITH LOCK NUT AND SLIP NUT.
UR-1	URINAL ANSI ACCESSIBLE (CLUBHOUSE)	2"	1½"	¾"	-	ADA MOUNTING HEIGHT FIXTURE: MANSFIELD 410, VITREOUS CHINA WALL HUNG, FLUSH VALVE - SLOAN REGAL #186-1. 0, LOW WATER CONSUMPTION (1.0 GALLONS PER FLUSH)
WH-1	WALL HYDRANT	-	-	½"	-	OUTLET +24" PROVIDE WOODFORD #17 SERIES, FREEZELESS, WALL HYDRANT WITH VACUUM BREAKER AND ATMOSPERIC VENT, ¾" HOSE THREAD OUTLET SPOUT, ALL BRASS. SEE PLANS FOR LOCATIONS. TEE KEY OPERATED.
EWC-1	ELECTRIC WATER COOLER ANSI ACCESSIBLE (CLUBHOUSE)	1½"	1½"	½"	-	HALSEY TAYLOR HVRGRN8BL, DUAL WALL HUNG UNITS WITH WALL BRACKET. PROVIDE P-TRAP, ANGLE VALVE WITH LOOSE KEY STOP, P-TRAP AND SUPPLY.
MB-1	MOP BASIN (CLUBHOUSE)	3"	1½"	½"	½"	FIAT TSBC 1610, MOLDED ACRYLIC 24x24, 3" DRAIN, 830-AA SERVICE FAUCET, CONCEALED WALL-MOUNTED FAUCET WITH BRACKET, PAIL HOOK, INTEGRAL STOPS AND ELEVATED VACUUM BREAKER.

NOTES:
1. INSTALL FIXTURES IN ACCORDANCE WITH ADA/FHA REQUIREMENTS WHERE REQUIRED.

HOT WATER CIRCULATION PUMP

MARK	MANUFACTURER	MODEL NO.	GPM	HP	Ft. HEAD	ELEC	NOTES
CP-1	ARMSTRONG	E7	6	1/12	25	120/1/60	1, 2, 3, 4

NOTES:

1. PROVIDE AQUA STAT AND ADJUSTABLE TIME CLOCK CONTROLLER S REQUIRED BY IECC.
2. PUMPS SHALL HAVE BRONZE FITTINGS AND BE SUITABLE FOR DOMESTIC USE.

PHILLIPS

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SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

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CONTINENTAL 294 FUND LLC
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PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY PEM
DRAWING TITLE PLUMBING SCHEDULES

SHEET NUMBER

P6.01

NORTH TERRACES
400 PERIMETER CENTER TERRACE
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