PLUMBING NOTATIONS

140	140°F HOT WATER	HP	HORSE POWER
140R	140°F HOT WATER RETURN	HT	HEIGHT
AD	AREA DRAIN	INV	INVERT ELEVATION
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AFG	ABOVE FINISHED GRADE	LF	LINEAR FOOT
BFP	BACKFLOW PREVENTER	MAX	MAXIMUM
BV	BALANCING VALVE	MC	MECHANICAL CONTRACTOR
BT	BATHTUB	MIN	MINIMUM
CO	CLEAN OUT	MS	MOP SINK
CS	CLINIC SINK	NTS	NOT TO SCALE
CWS	COMBINATION WATER SERVICE	OD	OVERFLOW DRAIN
DCW	DOMESTIC COLD WATER	PC	PLUMBING CONTRACTOR
DD	DECK DRAIN	RD	ROOF DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SINK
DF	DRINKING FOUNTAIN	SA	SHOCK ABSORBER
DHW	DOMESTIC HOT WATER	SAN	SANITARY
DHWR	DOMESTIC HOT WATER RETURN	SDL	SPRINKLER DRAIN LINE
DN	DOWN	SE	SEWAGE EJECTOR
DS	DOWNSPOUT	SF	SQUARE FOOT
DWH	DOMESTIC WATER HEATER	SH	SHOWER
EC	ELECTRICAL CONTRACTOR	SP	SUMP PUMP
ET	EXPANSION TANK	SS	SANITARY SEWER
EWC	ELECTRIC WATER COOLER	SSD	SUBSURFACE DRAINAGE
EWH	ELECTRIC WATER HEATER	STM	STORM
FCO	FLOOR CLEANOUT	SUC	SITE UTILITY CONTRACTOR
FD	FLOOR DRAIN	SW	SOFT WATER
FDC	FIRE DEPARTMENT CONNECTION	TD	TRENCH DRAIN
FDV	FIRE DEPARTMENT VALVE	TMV	THERMOSTATIC MIXING VALVE
FOG	FATS / OILS / GREASE	TP	TRAP PRIMER
FR	FIRE RISER	TS	TAMPER SWITCH
FS	FLOW SWITCH	TYP	TYPICAL
FSC	FIRE SUPPRESSION CONTRACTOR	UF	UTILITY FIXTURE
G	GAS (NATURAL)	UG	UNDERGROUND
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GCO	GRADE CLEANOUT	UR	URINAL
GPM	GALLONS PER MINUTE	V	VENT
GRD	GRADE	VR	VENT RISER
HB	HOSE BIBB	VTR	VENT THROUGH ROOF
HC	HVAC CONTRACTOR	WC	WATER CLOSET
HCO	HORIZONTAL CLEANOUT	WCO	WALL CLEANOUT
HD	HUB DRAIN	WH	WALL HYDRANT

PLUMBING SYMBOL LEGEND

NOTES:

1. ALL SYMBOLS MAY NOT APPLY.

1	CODED PLAN NOTE	XX / XXX	DETAIL # / SHEET # — REFERENCE TAG
1	EQUIPMENT DESIGNATION		
BFP	BACKFLOW PREVENTER		BALANCING VALVE
	BALL VALVE		BUTTERFLY VALVE
	CAP OF EXISTING		CHECK VALVE
CO	CLEANOUT PLUG	DDCV	DOUBLE DETECTOR CHECK VALVE
	DRY-PIPE VALVE		FIRE ALARM VALVE
	FIRE DEPARTMENT CONNECTION		FIRE PROTECTION CONCEALED SPRINKLER
	FIRE PROTECTION PENDANT SPRINKLER		FIRE PROTECTION SPRINKLER WITH GUARD
	FIRE PROTECTION UPRIGHT SPRINKLER	CO	FLOOR CLEANOUT
	FLOOR DRAIN	FS	FLOW SWITCH
	GAS COCK		GATE VALVE
	MIXING VALVE		PIPING DOWN
	PIPING OUT BOTTOM		PIPING OUT TOP
	PIPING RISE OR DROP		PIPING UP
	PLUG VALVE		POINT OF CONNECTION
	PREACTION VALVE		PRESSURE REDUCING VALVE
	RECIRCULATION PUMP		ROOF / OVERFLOW DRAIN
	SOLENOID VALVE		STRAINER
TS	SUPERVISED GATE VALVE		TEST PLUG
	THERMOMETER		UNION
M	UTILITY METER (GAS / WATER)		WALL HYDRANT / HOSE BIBB

PLUMBING LINETYPE LEGEND

	GENERAL EXISTING
115°	115 DEGREE
115°R	115 DEGREE RETURN
140°	140 DEGREE
140°R	140 DEGREE RETURN
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
FOG	FATS, OILS, GREASE
G	GAS
OD	OVERFLOW DRAIN
LP	PROPANE GAS
	SANITARY
USAN	SANITARY UNDERGROUND
STM	STORM
USTM	STORM UNDERGROUND
UGW	UNDERGROUND WATER
	VENT

ALL OTHER LINETYPES DENOTED WITH:
(AB) ABANDONED (D) DEMO (E) EXISTING

PLUMBING SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
P0.1	PLUMBING COVER SHEET
P1.1.1	FIRST FLOOR PLUMBING WASTE AND VENT PLAN
P1.1.2	FIRST FLOOR PLUMBING WASTE AND VENT PLAN
P1.1.3	FIRST FLOOR PLUMBING WASTE AND VENT PLAN
P1.1.4	FIRST FLOOR PLUMBING WASTE AND VENT PLAN
P1.2.1	SECOND FLOOR PLUMBING WASTE AND VENT PLAN
P1.2.2	SECOND FLOOR PLUMBING WASTE AND VENT PLAN
P2.1.1	FIRST FLOOR PLUMBING WATER PLAN
P2.1.2	FIRST FLOOR PLUMBING WATER PLAN
P2.1.3	FIRST FLOOR PLUMBING WATER PLAN
P2.1.4	FIRST FLOOR PLUMBING WATER PLAN
P2.2.1	SECOND FLOOR PLUMBING WATER PLAN
P2.2.2	SECOND FLOOR PLUMBING WATER PLAN
P3.1.1	ROOF PLUMBING PLAN
P3.1.2	ROOF PLUMBING PLAN
P3.1.3	ROOF PLUMBING PLAN
P3.1.4	ROOF PLUMBING PLAN
P4.1	TYPICAL UNIT PLANS
P4.2	TYPICAL UNIT PLANS
P5.1	PLUMBING RISERS
P6.1	PLUMBING SCHEDULES
P7.1	PLUMBING DETAILS
P7.2	PLUMBING DETAILS
P7.3	PLUMBING DETAILS

GENERAL NOTES:

A. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A PLUMBING INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING PLUMBING SYSTEM IN SAFE WORKING ORDER.

B. SYMBOLS FOR VARIOUS ELEMENTS AND SYSTEMS ARE SHOWN ON THE DRAWINGS. SHOULD THERE BE ANY DOUBT REGARDING THE MEANING OR INTENT OF THE SYMBOLS USED, AN INTERPRETATION SHALL BE OBTAINED FROM THE ARCHITECT IN WRITING. THE DECISION OF THE ARCHITECT SHALL BE FINAL.

C. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.

D. ONLY EXPERIENCED CRAFTSMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADE SHALL PERFORM THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

E. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED.

F. PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.

G. THIS WORK SHALL BE EXECUTED IN STRICT CONFORMITY WITH BASE BUILDING SPECIFICATION AND WITH THE LATEST EDITION OF THE PREVAILING STATE PLUMBING AND BUILDING CODES AND ALL LOCAL REGULATIONS THAT MAY APPLY. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE THE MORE STRINGENT STANDARD SHALL APPLY.

H. ALL PLUMBING FIXTURES SHALL BE SUPPLIED WITH INDIVIDUAL HEAVY DUTY SUPPLY STOPS AND CODE APPROVED P-TRAPS WITH CLEANOUTS. EXPOSED PIPING SHALL BE CHROME PLATED WITH CHROMED ESCUTCHEONS AT ALL PENETRATIONS.

I. NO PIPING SHALL PASS DIRECTLY OVER ELECTRICAL POWER DISTRIBUTION CABINETS. CONTRACTOR SHALL COORDINATE PANEL LOCATIONS PRIOR TO PIPING INSTALLATION.

J. ALL FLOOR DRAIN TRAPS SHALL BE PROVIDED WITH TRAP PRIMERS PER LOCAL CODES HAVING JURISDICTION.

K. ALL HORIZONTAL VENT PIPING MAY NOT BE SHOWN ON THIS PLAN FOR THE SAKE OF CLARITY. REFER TO SANITARY ISOMETRIC FOR VENT PIPING ROUTING AND PROVIDE COMPLETE VENTING SYSTEM IN ACCORDANCE WITH CODE.

L. ALL PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO PROCEEDING WITH INSTALLATION.

M. ALL DOMESTIC WATER BRANCH LINES SHALL HAVE FULL PORT, TWO PIECE BALL TYPE ISOLATION VALVES.

N. PROVIDE WATER HAMMER ARRESTORS (WHA) AT ALL WATER PIPE DROPS TO FIXTURES WITH QUICK CLOSING VALVES AND ON SYSTEMS WITH HIGHER THAN NORMAL PRESSURE WHERE WATER HAMMER MAY BE AN ISSUE.

O. INSTALL ALL FLOOR CLEANOUTS TO CLEAR EQUIPMENT AND PROVIDE REQUIRED ACCESSIBILITY FOR MAINTENANCE.

P. VERIFY INVERT ELEVATIONS AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY UNDERGROUND PIPING. COORDINATE WITH SITE UTILITY CONTRACTOR.

Q. WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER. RECORD DRAWINGS SHALL INCLUDE AS A MINIMUM THE LOCATION AND PERFORMANCE DATA ON EACH PIECE OF EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND THE TERMINAL AIR OR WATER DESIGN FLOW RATES.

R. WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE OPERATION MANUAL AND A MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER. THESE MANUALS SHALL BE IN ACCORDANCE WITH SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED STANDARDS AND SHALL INCLUDE THE FOLLOWING

R.A. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE

R.B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRE MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

R.C. NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY.

S. CONTRACTOR SHALL ROUTE ALL DOMESTIC WATER PIPING AND GAS PIPING WITHIN ATTIC SPACE OR CONCEALED IN WALLS.

CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

Π
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These plans have been properly examined by the undersigned. I have determined that they comply with existing local Louisiana codes, and have been properly site adapted to use in this area.

STATE OF LOUISIANA
ROBERT RANDOLPH
License No. 39319
PROFESSIONAL ENGINEER

WATERSTONE AT BATON ROUGE ASSISTED LIVING & MEMORY CARE

SIEGEN LANE
BATON ROUGE, LA 70810

ISSUE:
PERMIT SET

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REVISIONS:

DATE:
03/31/2016

PROJECT NUMBER:
PES 15090

SHEET TITLE:
PLUMBING COVER SHEET

SHEET:
P0.1

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