

**GENERAL NOTES**

- EACH CONTRACTOR, PROPOSER, SUPPLIER AND/OR MANUFACTURER SHALL REFER TO ALL DOCUMENTS PERTAINING TO THIS PROJECT AND COORDINATE ACCORDINGLY SO AS TO INSURE ADEQUACY OF FIT, COMPLIANCE WITH SPECIFICATIONS, PROPER VOLTAGE AND CURRENT CHARACTERISTICS TO AVOID CONFLICTS WITH ANY OTHER BUILDINGS SYSTEMS. VERIFY SAME WITH SHOP DRAWINGS.
- INSTALL NO PIPING, CONDUIT, DUCTWORK, ETC. IN A LOCATION OR IN A MANNER WHICH WILL ALLOW FREEZING AND THE COLLECTION OF CONDENSATION THEREON. IF IN DOUBT, CONTACT THE ARCHITECT.
- ADVISE ARCHITECT OF ANY CONFLICTS, ERRORS, OMISSIONS, ETC.. AT LEAST TEN DAYS PRIOR TO BID DATE, TO ALLOW CLARIFICATIONS BY WRITTEN ADDENDUM.
- DEVIATIONS FROM SPECIFICATIONS OR PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND MUST BE SUBMITTED IN WRITING NO LATER THAN TEN DAYS PRIOR TO THE BID DATE.
- OBSERVE ALL APPLICABLE CODES, RULES AND REGULATIONS THAT MAY APPLY TO THE WORK UNDER THIS CONTRACT. (CITY, COUNTY, LOCAL, STATE, FEDERAL, MUNICIPALITY, UTILITY COMPANY, OSHA, ETC.)
- INSTALL EQUIPMENT, MATERIALS, ETC. IN STRICT ACCORD WITH MANUFACTURERS' RECOMMENDATIONS AND DIRECTIONS. IF IN CONFLICT WITH THE DESIGN INTENT IN CONTRACT DOCUMENTS, ADVISE THE ARCHITECT PRIOR TO INSTALLATION FOR CLARIFICATIONS.
- ALL SYSTEMS, EQUIPMENT, AND MATERIALS ARE TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. WORK NOT MEETING THIS CRITERION SHALL BE REMOVED AND REINSTALLED SATISFACTORILY. FINAL DETERMINATION OF THE ACCEPTABILITY OF THE QUALITY OF WORK RESIDES WITH THE ARCHITECT.
- ALL WORK, MATERIALS, EQUIPMENT, ETC. SHALL BE FULLY GUARANTEED FOR ONE FULL CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DOCUMENTED BY THE ARCHITECT, UNLESS LONGER WARRANTY PERIODS FOR EQUIPMENT ARE SPECIFIED.
- UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL EQUIPMENT AND/OR MATERIALS WITHIN OCCUPIED SPACES OR EXPOSED TO VIEW ON THE BUILDING EXTERIOR SHALL BE PRIMED AND FINISHED SO AS TO COMPLEMENT ADJACENT SURFACE, UNLESS OTHERWISE NOTED. COORDINATE WORK WITH ARCHITECT.
- ALL ELECTRICAL COMPONENTS OR EQUIPMENT SHALL BE LABELED BY UNDERWRITER'S LABORATORIES OR OTHER APPROVED LISTING AGENCY. APPROVED AND LABELING OF INDIVIDUAL COMPONENTS ON AN ASSEMBLY IS NOT ACCEPTABLE AS MEETING THIS REQUIREMENT, UNLESS WAIVED BY THE ARCHITECT IN WRITING.
- ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO INSURE THAT THEY DO NOT INTERRUPT ANY EXISTING SERVICE OR SUB-SERVICE FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRIC LINES. VERIFY THE LOCATION, SIZE TYPE, ETC. OF EACH UNDERGROUND OR OVERHEAD UTILITY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND/OR LOCAL RULES, REGULATIONS, STANDARDS AND SAFETY REQUIREMENTS. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ALL SUPPORTS FOR EQUIPMENT, DEVICES OR FIXTURES SHALL BE UNIQUE, SUPPORT FROM THE BUILDING STRUCTURE. DO NOT SUPPORT WORK FROM OTHER TRADES, EQUIPMENT OR SUPPORTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND CONSENT OF THE OTHER TRADE, IN WRITING.
- WHERE INTERRUPTING AN EXISTING UTILITY OR SERVICE DELIBERATELY OR ACCIDENTALLY THE RESPONSIBLE CONTRACTOR SHALL WORK CONTINUOUSLY AS NEEDED TO RESTORE SAME PROVIDING PREMIUM TIME AS NEEDED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY FEES, CASH CONTRIBUTIONS OR OTHER COSTS THAT THE UTILITY COMPANY MAY REQUIRE TO COMPLETE THEIR WORK. (ELECTRIC, TELEPHONE, TELEVISION, ETC.)
- DEVIATIONS IN SIZE, CAPACITIES, FIT, FINISH, ETC. FOR EQUIPMENT FROM THAT PRIME SPECIFIED SHALL BE THE RESPONSIBILITY OF THE PURCHASER OF THAT EQUIPMENT. ANY PROVISIONS REQUIRED TO ACCOMMODATE A DEVIATION, WHETHER APPROVED BY THE ARCHITECT OR NOT SHALL BE THE RESPONSIBILITY OF THE PURCHASER.
- INTERRUPTION OF ANY EXISTING SERVICES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, UTILITY COMPANY, ARCHITECT, AND OWNER AS NECESSARY, WITH AT LEAST ONE WEEK IN ADVANCE OF ANTICIPATED INTERRUPTION. A SCHEDULE FOR THESE OUTAGES SHALL BE DEVELOPED AND AGREED UPON BETWEEN PARTIES MENTIONED, TO AVOID UNNECESSARY INCONVENIENCE TO THE OWNER OR ANY AFFECTED PARTY. NOTIFY THE UTILITY COMPANY OF ANY ANTICIPATED SERVICES REQUIRED TWO WEEKS IN ADVANCE, IN WRITING. IF UTILITY COMPANY REQUIRES A LONGER NOTIFICATION PERIOD, SO PROVIDE.
- ALL WORK SHALL BE CONCEALED UNLESS SPECIFICALLY INDICATED TO BE EXPOSED, OR REQUIRED TO BE EXPOSED. IF IN DOUBT, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLING ANY SUCH WORK.
- DO NOT SCALE FROM DRAWINGS, AS PRINTING DISTORTS SCALE. WORK SHALL BE LAID OUT FROM DIMENSIONED DRAWINGS, OR DIMENSIONED SUPPLIED TO THE CONTRACTOR.
- IT IS NOT INTENDED THAT THE PLANS SHOW ALL OFFSETS IN PIPES, CONDUITS, AND DUCTS REQUIRED FOR INSTALLATION OF THE WORK. DETAILS AND SECTIONS ARE INCLUDED FOR SOME AREAS TO SHOW INTENDED RELATIONSHIP OF THE WORK OF VARIOUS TRADES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO COORDINATE INSTALLATION OF THE WORK AND TO PROVIDE THE NECESSARY OFFSETS, TRANSFORMATIONS, AND FITTINGS REQUIRED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTING CONFLICTS BETWEEN THE WORK OF VARIOUS TRADES. DETAILS AND SECTIONS ARE SHOWN FOR THE CONTRACTORS' CONVENIENCE AND SHALL NOT BE CONSIDERED COMPLETE IN EVERY DETAIL.
- ALL WORK SHOWN ON DRAWINGS (EQUIPMENT, DUCTWORK, PIPING FIXTURES, RACEWAYS, WIRING, ETC.) ARE NEW, TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE. COORDINATION WITH ALL TRADES WILL BE REQUIRED.

**ABBREVIATIONS**

- APPROX APPROXIMATELY  
 BFF BELOW FINISHED FLOOR  
 CFH CUBIC FEET PER HOUR  
 CO CLEAN-OUT  
 COND CONDENSATE OR CONDENSER  
 CW DOMESTIC COLD WATER  
 DF DRINKING FOUNTAIN  
 DN DOWN  
 DW DISHWASHER  
 ECO EXTERIOR CLEANOUT  
 EWC ELECTRIC WATER COOLER  
 EWH ELECTRIC WATER HEATER  
 EL ELEVATION  
 FCO FLOOR CLEANOUT  
 FD FLOOR DRAIN  
 FS FLOOR SINK  
 G GAS (LP)  
 GPM GALLONS PER MINUTE  
 GR GREASE WASTE LINE  
 GWH GAS WATER HEATER  
 HB HOSE BIBB  
 HD HUB DRAIN  
 HW DOMESTIC HOT WATER  
 HWR DOMESTIC HOT WATER RETURN  
 IWH INSTANTANEOUS WATER HEATER  
 L LAVATORY  
 LP LIQUID PROPANE GAS  
 MAX MAXIMUM  
 MECH MECHANICAL  
 MIN MINIMUM  
 MS MOP SINK  
 RCP RECIRCULATING PUMP (HWR)  
 RM ROOM  
 S SINK  
 SH SHOWER  
 ST STORAGE TANK (HOT WATER)  
 TYP TYPICAL  
 TV TEMPERING VALVE (THERMOSTATIC)  
 VTR VENT THRU ROOF  
 WC WATER CLOSET  
 WCO WALL CLEANOUT  
 WH WALL HYDRANT  
 WWB WASHER WALL BOX

**GENERAL LEGEND**

- DIRECTION OF FLOW IN PIPE  
 ○ PIPE UP  
 ○ PIPE DOWN  
 ○ BALL VALVE  
 ○ CHECK VALVE, HORIZONTAL SWING  
 ○ GATE VALVE  
 ○ BALANCING VALVE  
 ○ GAS COOK, GAS STOP  
 ○ PRV PRESSURE REDUCING VALVE  
 ○ VALVE IN SERVICE BOX WITH CAST IRON COVER  
 ○ SOLENOID VALVE, 24V  
 ○ FLOOR CLEANOUT  
 ○ EXTERIOR CLEANOUT  
 ○ EXTERIOR 2-WAY CLEANOUT  
 ○ WALL CLEANOUT  
 ○ HORIZONTAL CLEANOUT  
 ○ CAPPED LINE  
 ○ HOSE BIBB  
 ○ FLOOR DRAIN  
 --- DOMESTIC COLD WATER PIPING  
 --- DOMESTIC HOT WATER PIPING  
 --- SAN SOIL, WASTE, OR SANITARY SEWER PIPING  
 --- VENT PIPING  
 --- EXISTING PIPING  
 ○ LIMITS OF DEMOLITION  
 ○ NEW TO EXISTING CONNECTION

**PLUMBING FIXTURE SCHEDULE**

MARK	WC-1	WC-2	L-1	L-2	BT-1	S-1	IMB-1	EWC-1
DESCRIPTION	WATER CLOSET FLOOR MTD. (1)	WATER CLOSET FLOOR MTD. (8)	LAVATORY COUNTERTOP	LAVATORY WALL HUNG	BATHTUB 60"x30" (4)(9)	SINK (3)(5)	ICE MAKER BOX	ELECTRIC WATER COOLER (6)
MANUFACTURER	NIAGARA	NIAGARA	AMER. STD.	AMER. STD.	STERLING	ELKAY	OATEY	ELKAY
MODEL NO.	N2225RB/ N2225T	N2225E-B/ N2225T	0419.444EC	0355.012	7117XXX	CR2521	38607	LVRCHDL85C
CARRIER	-	-	-	-	-	-	-	(7)
MANUFACTURER	-	-	-	(7)	-	-	-	-
MODEL NO.	-	-	-	-	-	-	-	-
FLUSH VALVE	-	-	-	-	-	-	-	-
MANUFACTURER	-	-	-	-	-	-	-	-
MODEL NO.	-	-	-	-	-	-	-	-
SUPPLY FITTING	-	-	-	-	-	-	-	(2)
MANUFACTURER	(2)	(2)	(2)	(2)	-	(2)	-	-
MODEL NO.	(2)	(2)	(2)	(2)	-	(2)	-	-
QUANTITY	1	1	2	2	-	2	-	1
FAUCET	-	-	WILMAR (5)	WILMAR (5)	WILMAR	MOEN (5)	-	-
MANUFACTURER	-	-	69-4623LF	69-4623LF	13-7027	69-7531LF	-	-
MODEL NO.	-	-	-	-	-	-	-	-
DRAIN	-	-	-	-	-	-	-	(2)
MANUFACTURER	-	-	(2)	(2)	(2)	(2)	-	-
MODEL NO.	-	-	(2)	(2)	(2)	(2)	-	-
TRAP	-	-	-	-	-	-	-	(2)
MANUFACTURER	-	-	(2)	(2)	(2)	(2)	-	-
MODEL NO.	-	-	(2)	(2)	(2)	(2)	-	-

- SPECIAL ITEMS**
- (1) WITH ROUND FRONT SEAT AMER. STD. 5330.010
  - (2) PROVIDED BY PLUMBING CONTRACTOR.
  - (3) PROVIDE GARBAGE DISPOSAL EQUAL TO BADGER MODEL 5.
  - (4) COORDINATE RIGHT OR LEFT HAND DRAIN LOCATION.
  - (5) COORDINATE SINK FAUCET HOLE PUNCHES REQUIRED WITH FAUCET.
  - (6) MOUNTING HEIGHT PER LOCAL, STATE HANDICAP CODES. (ADULT HEIGHT)
  - (7) CARRIER SHALL BE FLOOR MOUNTED ANCHORED TO THE FLOOR. PROVIDED BY PLUMBING CONTRACTOR.
  - (8) WITH ELONGATED OPEN FRONT SEAT AMER. STD. 5901.100
  - (9) PROVIDE WILMAR 19-3500 BATHTUB WALL KIT.
  - (10) PROVIDE WILMAR 51-0899 BATHTUB OVERFLOW, 51-0891 SHOWER ARM, 51-0529 TUB SPOUT WITH DIVERTER & 51-0268 SHOWER HEAD.

**SHOCK ARRESTOR SCHEDULE**

MANUFACTURER	MODEL	FIXTURE UNITS
WATTS	SG-050	1-11
WATTS	SG-075	12-32
WATTS	SG-100	33-60

**CLEANOUT SCHEDULE**

DESIGNATION	MANUFACTURER	SERIES
FCO	WATTS	CO200-R
WCO	WATTS	CO590-RD
ECO	WATTS	CO200-RX-4

The Phoenix  
 Apartments  
 Interior Alterations

5802 Annapolis Road  
 Bladensburg, Maryland 20710

NOVITSKE ARCHITECTS

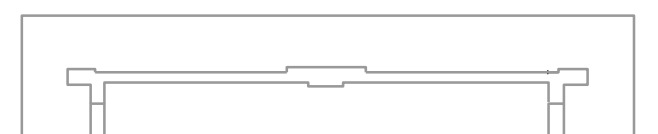
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I certify that these documents were prepared by or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, license number 18505 expiration date 6/30/15.

key plan



graphic scales

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

LEGEND, SYMBOLS,  
 SCHEDULES & NOTES -  
 PLUMBING

**P-001**