

BUILDING CODE INFORMATION

BUILDING CODE
IBC (INTERNATIONAL BUILDING CODE) 2009

OCCUPANCY TYPE OF GROUP(S) (IBC 2009 CHAPTER 3):
RESIDENTIAL (R-1) BUSINESS STORAGE - LOW HAZARD (S-2)
ASSEMBLY (LESS CONCENTRATED)

CONSTRUCTION TYPE(S):
VB 10, 1&2 S.F. GROSS

MAXIMUM AREA (S.F.):
RESIDENTIAL (R-1) 7,000 S.F.
BUSINESS 9,000 S.F.
STORAGE (S-2) 13,500 S.F.
ASSEMBLY (A-2) 6,000 S.F.

REQUIRED SEPARATION OF OCCUPANCIES (IBC TABLE 508.2.5):
R-2 & B - 2 HOUR
S-2 & B - 2 HOUR
R-2 & S-2 - 2 HOUR
A-3 & S-2 - 2 HOUR
A-3 & B - 2 HOUR
A-3 & R-2 - 2 HOUR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:
45%

OCCUPANT LOAD CALCULATIONS BY OCCUPANCY:
RESIDENTIAL (R-2) 200 S.F./OCCUPANT = 12
BUSINESS 100 S.F./OCCUPANT = 28
STORAGE (S-2) 200 S.F./OCCUPANT = 12
ASSEMBLY (A-3) 15 S.F./OCCUPANT = 102
TOTAL = 154

EXIT REQUIREMENTS:
FIRST FLOOR - 2 EXITS
SECOND - 2 EXITS

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1):
B - 200' R-2 - 200' S-2 - 300' A-3 - 200'

MINIMUM CORRIDOR WIDTH (SECTION 1018.1 & SECTION 1005.1):
44"

MAXIMUM DEAD END CORRIDOR (SECTION 1018.4):
20'

MAXIMUM COMMON PATH OF TRAVEL (1014.3):
S-2 - 75' R-2 - 75' A-2 - 75' B - 100'

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS: (TBL 601)
STRUCTURAL FRAME = 0 HRS.
BEARING WALLS (INTERIOR AND EXTERIOR) = 0 HRS.
NON-BEARING WALLS = 0 HRS.
FLOOR CONSTRUCTION = 0 HRS.
ROOF CONSTRUCTION = 0 HRS.

FIRE ALARM SYSTEM REQUIREMENTS: (SEC 907)
THIS BLDG. DOES NOT REQUIRE A FIRE ALARM SYSTEM

FIRE PROTECTION SYSTEM REQUIREMENTS: (SEC 903)
THIS BLDG. DOES NOT REQUIRE A FIRE PROTECTION SYSTEM IN ACCORDANCE WITH SEC 903.2.9

LIFE-SAFETY INFORMATION

LIFE SAFETY CODE:
NFPA 101 LIFE SAFETY CODE 2009

OCCUPANCY:
ASSEMBLY CHAPTER 12 1,541 S.F.
RESIDENTIAL (SINGLE FAMILY) N/A 2,340 S.F.
BUSINESS CHAPTER 38 2,791 S.F.
STORAGE (S-2) CHAPTER 42 2,218 S.F.

REQUIRED SEPARATION:
S/B - 2 HOUR S/R - 2 HOUR B/R - 2 HOUR

CLASSIFICATION OF HAZARD OF CONTENTS:
ORDINARY

CONSTRUCTION TYPE(S) - (CHAPTER 8, TABLE A.8.2.1.2)
V(000)
NON-SPRINKLERED

AREA CALCULATIONS BY OCCUPANCY:
FIRST FLOOR
ASSEMBLY 1,541 S.F.
RESIDENTIAL (SINGLE FAMILY) N/A 126 S.F.
BUSINESS 2,791 S.F.

SECOND FLOOR
STORAGE 2,218 S.F.
RESIDENTIAL (SINGLE FAMILY) N/A 2,388 S.F.

OCCUPANT LOAD CALCULATIONS BY OCCUPANCY:
RESIDENTIAL (SINGLE FAMILY) 200 S.F./OCCUPANT = 6
BUSINESS 100 S.F./OCCUPANT = 28
STORAGE 500 S.F./OCCUPANT = 5
ASSEMBLY (LESS CONCENTRATED) 15 S.F./OCCUPANT = 103
TOTAL = 142

MEANS OF EGRESS:
NUMBER OF EXITS - R-1 B-2 S-1 A-2
MINIMUM EXIT SEPARATION DISTANCE FOR REMOTELY LOCATED EXITS
1/2 DIAGONAL 36'-3" (S) 43'-0" (B) 29'-8" (A)
MAXIMUM DEAD-END CORRIDOR TRAVEL DISTANCE: 20'-0"
MAXIMUM COMMON PATH OF TRAVEL DISTANCE: R - NR, B - 100', A - 75', S - 50'
MAXIMUM TRAVEL DISTANCE TO EXITS: R - NR, B - 200', A - 200', S - 200'
STAIR WIDTH REQUIREMENTS: 36"

HORIZONTAL EXIT:
NONE

EXTINGUISHMENT REQUIREMENTS:
SPRINKLER (NOT REQUIRED)

SUBDIVISION OF BUILDING SPACE:
NONE

DETECTION/ALARM:
NONE

EXIT REQUIREMENTS:
FIRST FLOOR - 2 EXITS
SECOND FLOOR - 2 EXITS

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1):
B - 300' R-2 - 250' S-2 - 250'

MINIMUM CORRIDOR WIDTH (SECTION 1018.1 & SECTION 1005.1):
44"

MAXIMUM DEAD END CORRIDOR (SECTION 1018.4):
50'

MAXIMUM COMMON PATH OF TRAVEL (1014.3):
B & S-2 - 100' R-2 - 125' A - 75'

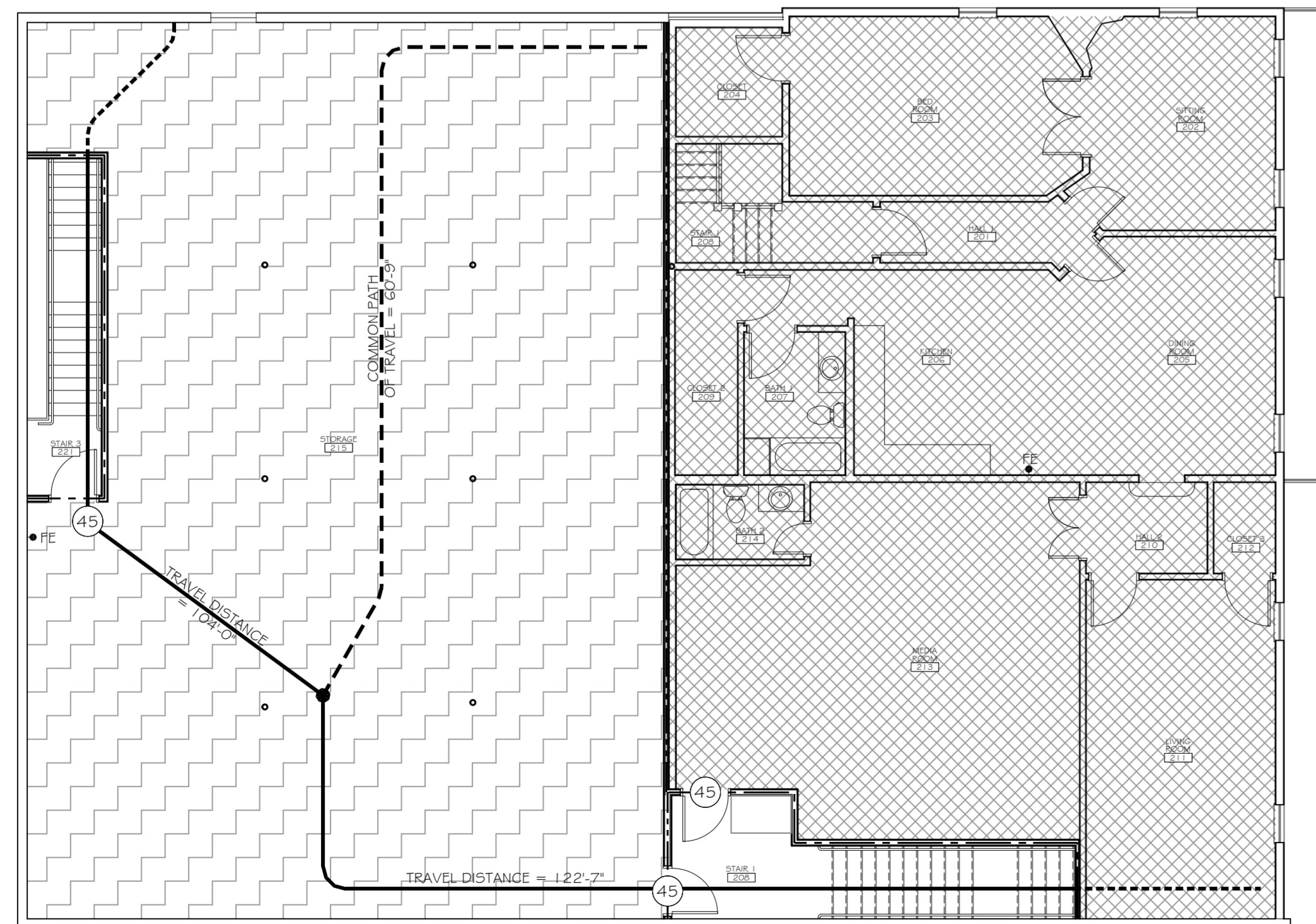
LEGEND

OCCUPANCIES

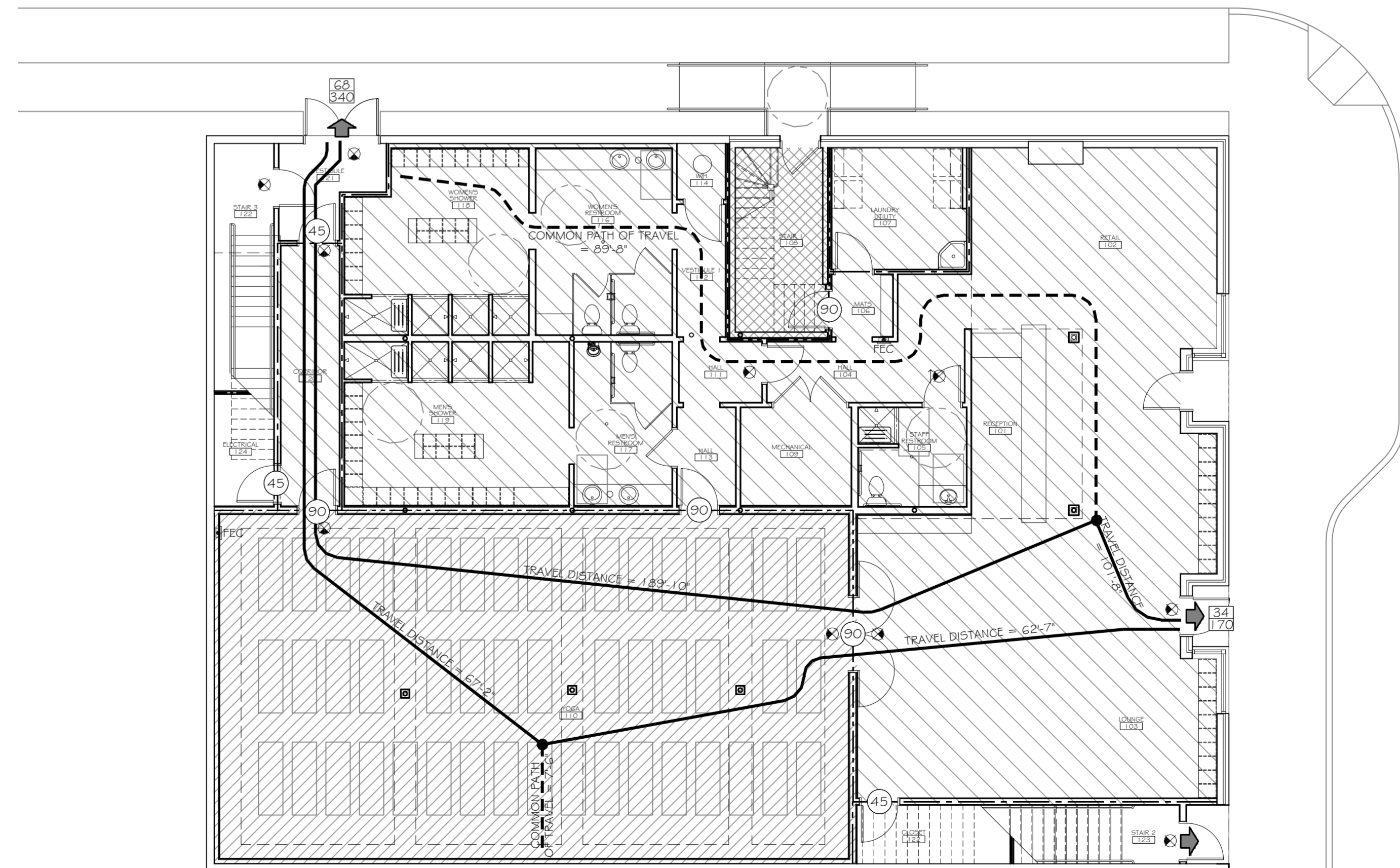
- RESIDENTIAL
- ASSEMBLY
- BUSINESS
- STORAGE

SYMBOLS

- EXITS
- DOOR FIRE RATING (MINUTES)
- DOOR WIDTH/GRESS CAPACITY
- EXIT LIGHT
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER W/ WALL MOUNTED BRACKET
- ONE-HOUR RATED PARTITION
- TWO-HOUR RATED PARTITION
- COMMON PATH OF TRAVEL/TRAVEL DISTANCE
- TRAVEL DISTANCE
- DECISION POINT



2 SECOND FLOOR LIFE-SAFETY PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR LIFE-SAFETY PLAN
SCALE: 1/8" = 1'-0"

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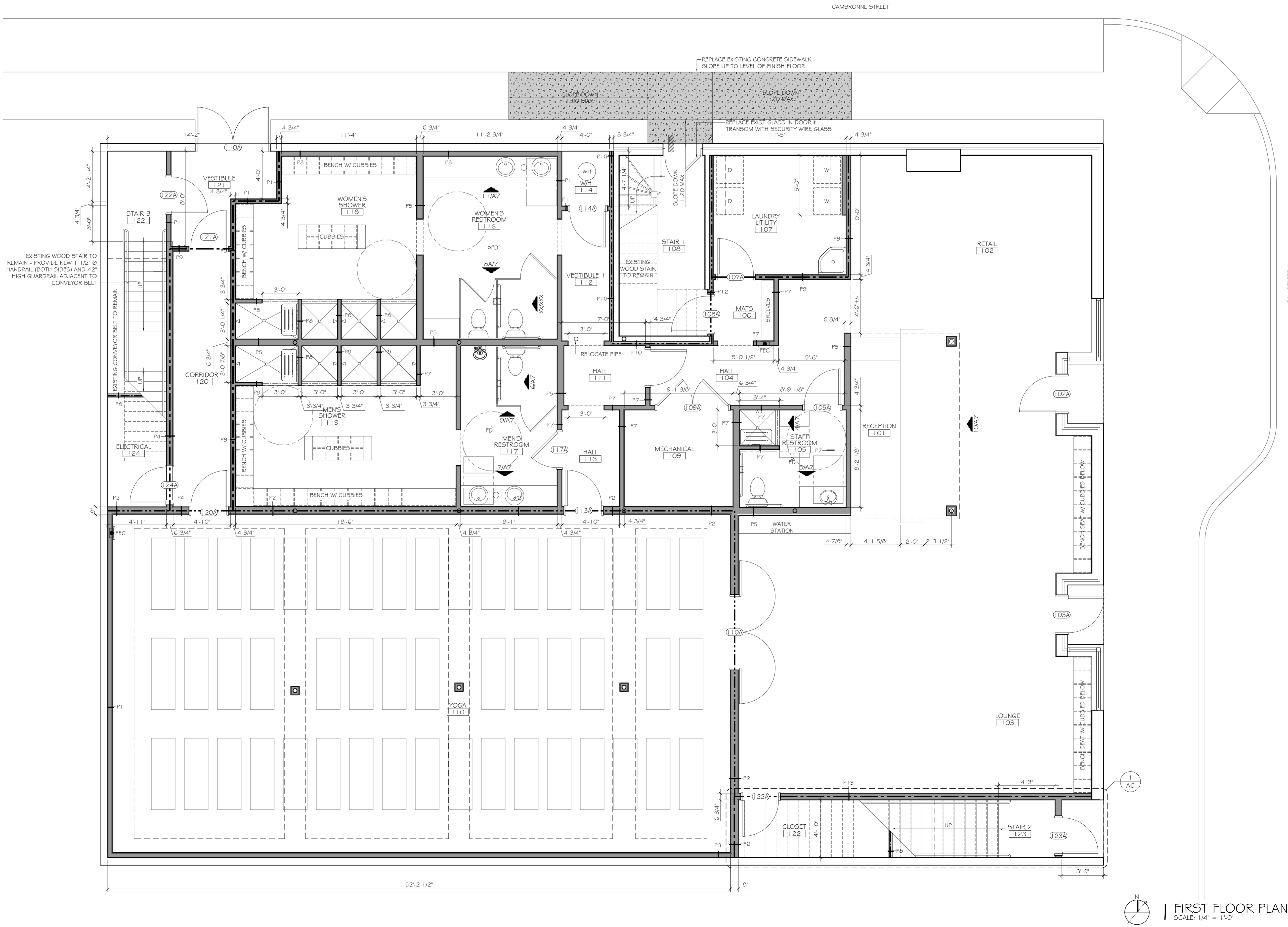
JOB No: 2175 DATE: 6-7-2013
DRAWN BY: KJK CHECKED BY: KJK

#	DESCRIPTION	DATE

LIFE-SAFETY PLANS

SHEET No: 2 of 14

G2



#	DESCRIPTION	REVISIONS	DATE

JOB No: 2175 DATE: 6-7-2013
DRAWN BY: KJK CHECKED BY: KJK

FIRST FLOOR PLAN

SHEET No: 3 of 14

A1

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

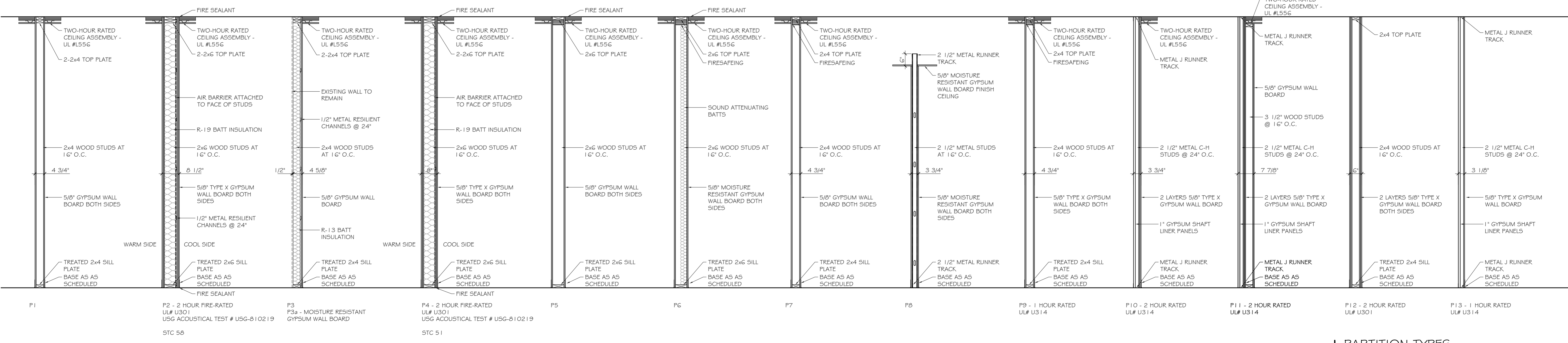
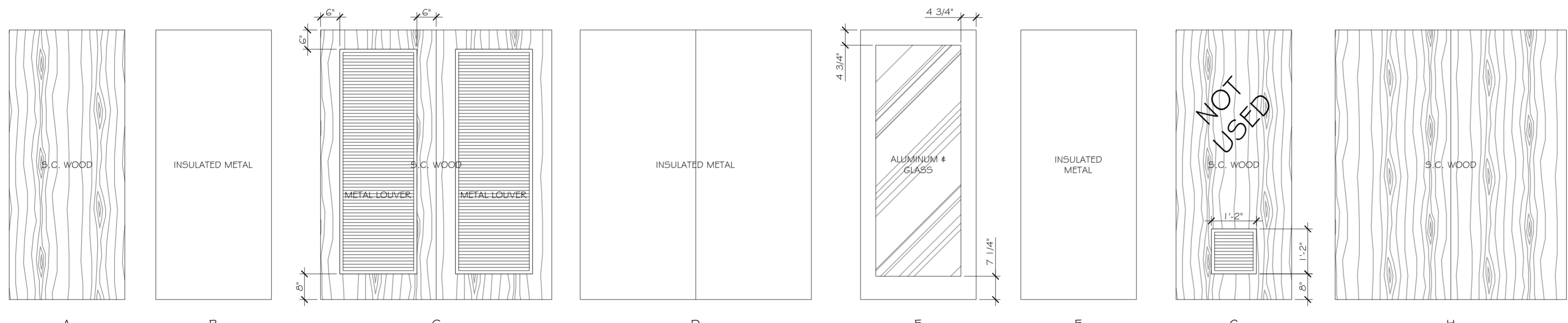
FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
101	RECEPTION	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
102	RETAIL	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
103	LOUNGE	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
104	HALL	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
105	STAFF RESTROOM	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
106	MATS	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
107	LAUNDRY / UTILITY	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
108	STAIR 1	PAINTED CONCRETE	WOOD	PAINTED GB	PAINTED GB	
109	MECHANICAL	SEALED CONCRETE	NONE	GB	GB	
110	YOGA	CARPET	WOOD	PAINTED GB / MIRROR	PAINTED GB / WOOD CLOUD	
111	HALL	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
112	VESTIBULE 1	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
113	HALL	PAINTED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
114	WH	SEALED CONCRETE	NONE	GB	GB	
116	WOMEN'S RESTROOM	STAINED/SEALED CONCRETE	CERAMIC TILE	PAINTED MRGB	PAINTED MRGB	
117	MEN'S RESTROOM	STAINED/SEALED CONCRETE	CERAMIC TILE	PAINTED MRGB	PAINTED MRGB	
118	WOMEN'S SHOWER	STAINED/SEALED CONCRETE	CERAMIC TILE	PAINTED MRGB	PAINTED MRGB	
119	MEN'S SHOWER	STAINED/SEALED CONCRETE	CERAMIC TILE	PAINTED MRGB	PAINTED MRGB	
120	CORRIDOR	SEALED CONCRETE	RUBBER	PAINTED GB	PAINTED GB	
121	VESTIBULE	SEALED CONCRETE	RUBBER	PAINTED GB / CMU	PAINTED GB	NO BASE ON CMU WALL
122	STAIR 3	CONCRETE	RUBBER	PAINTED GB / CMU	PAINTED GB	NO BASE ON CMU WALL
123	STAIR 2	SEALED CONCRETE	RUBBER	PAINTED GB / CMU	PAINTED GB	NO BASE ON CMU WALL
124	ELECTRICAL	SEALED CONCRETE	NONE	GB / CMU	PAINTED GB	

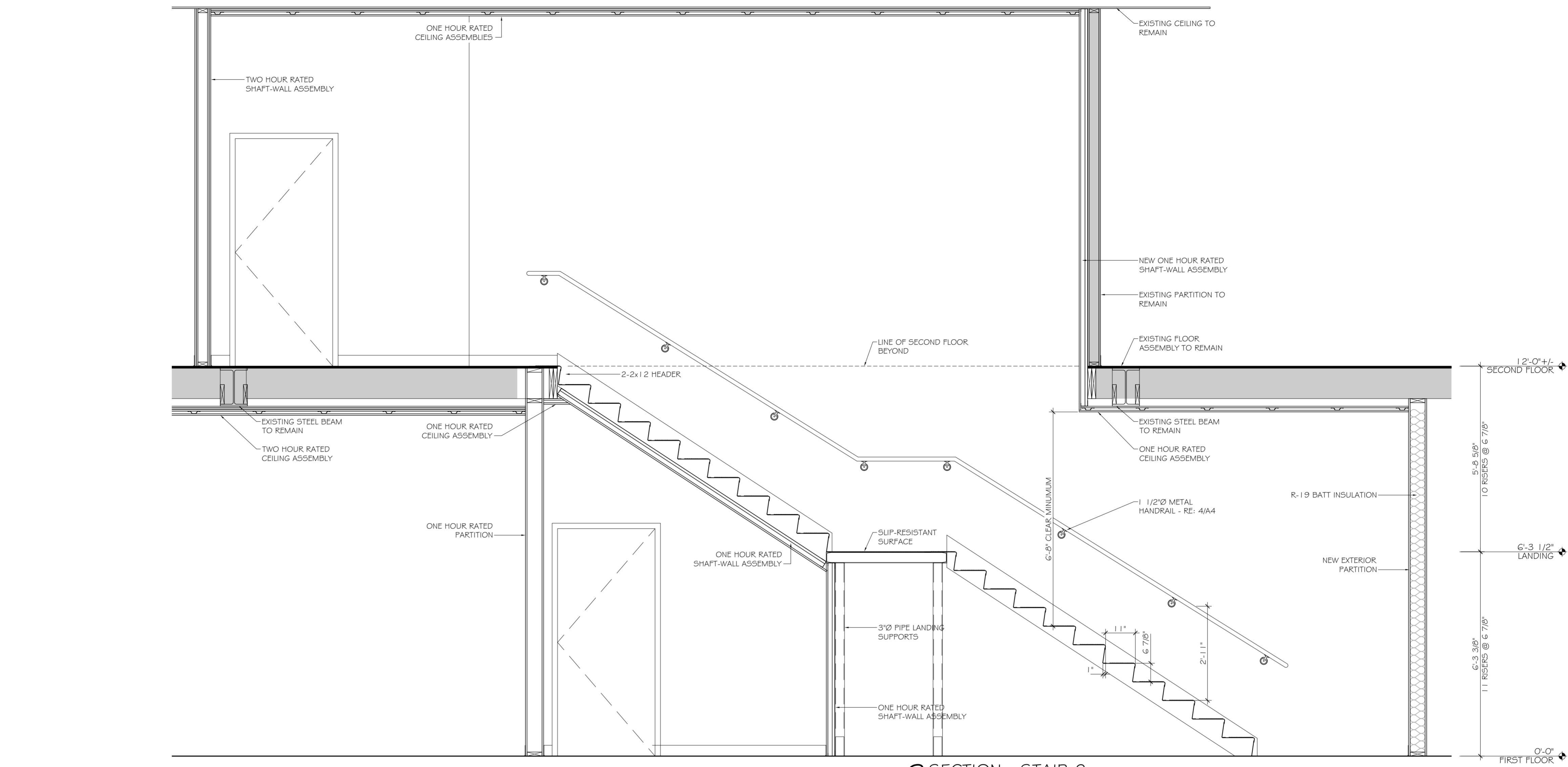
DOOR SCHEDULE

MK	SIZE	TYPE	DOOR MATERIAL	FRAME MATERIAL	FR	REMARKS
102A	3'-0"x7'-0"x1 3/4"	E	ALUM/GLASS	ALUM	NR	REPLACE DOORS, EXIST FRAME TO REMAIN
103A	3'-0"x7'-0"x1 3/4"	E	ALUM/GLASS	ALUM	NR	REPLACE DOORS, EXIST FRAME TO REMAIN
105A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	NR	
107A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	NR	
108A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
109A	2'-3"-0"x7'-0"x1 3/4"	C	WOOD	METAL	NR	LOUVERED
110A	2'-2"-6"x10'-0"x1 3/4"	H	WOOD	METAL	90	
113A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	90	
114A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	NR	
115A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	NR	
117A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	NR	
120A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	90	
121A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
121B	2'-3"-0"x7'-0"x1 3/4"	D	INSULATED METAL	METAL	NR	REPLACE DOORS, EXIST FRAME TO REMAIN
122A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
123A	3'-0"x7'-0"x1 3/4"	F	INSULATED METAL	METAL	NR	
124A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
125A	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
208A	3'-0"x7'-0"x1 3/4"	F	INSULATED METAL	METAL	45	
208B	3'-0"x7'-0"x1 3/4"	A	WOOD	METAL	45	
221A	3'-0"x7'-0"x1 3/4"	F	INSULATED METAL	METAL	45	

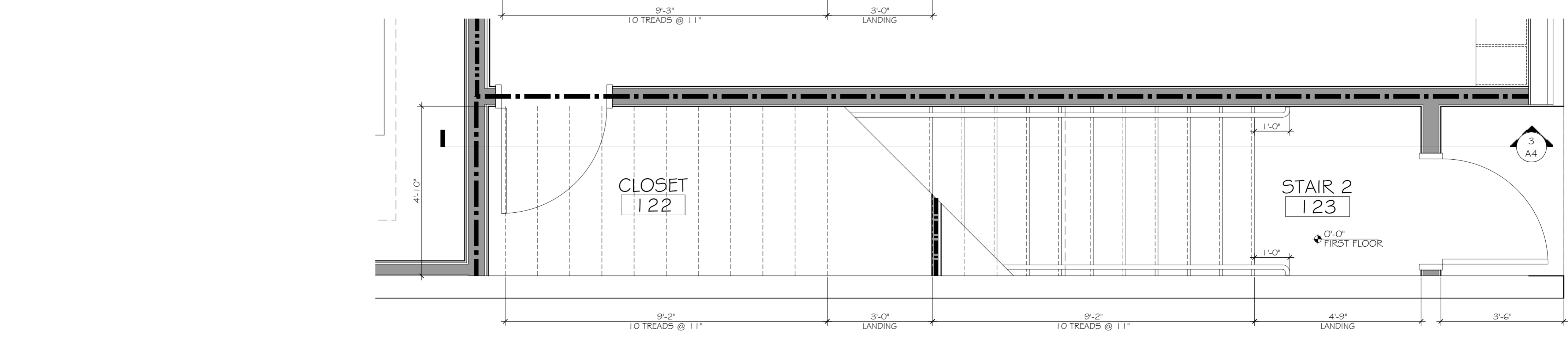
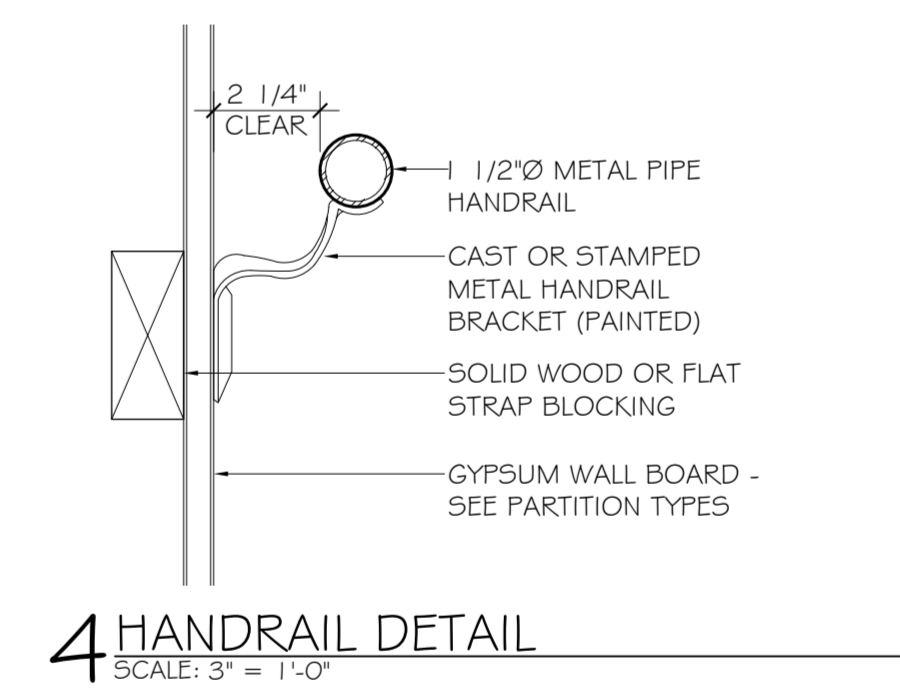
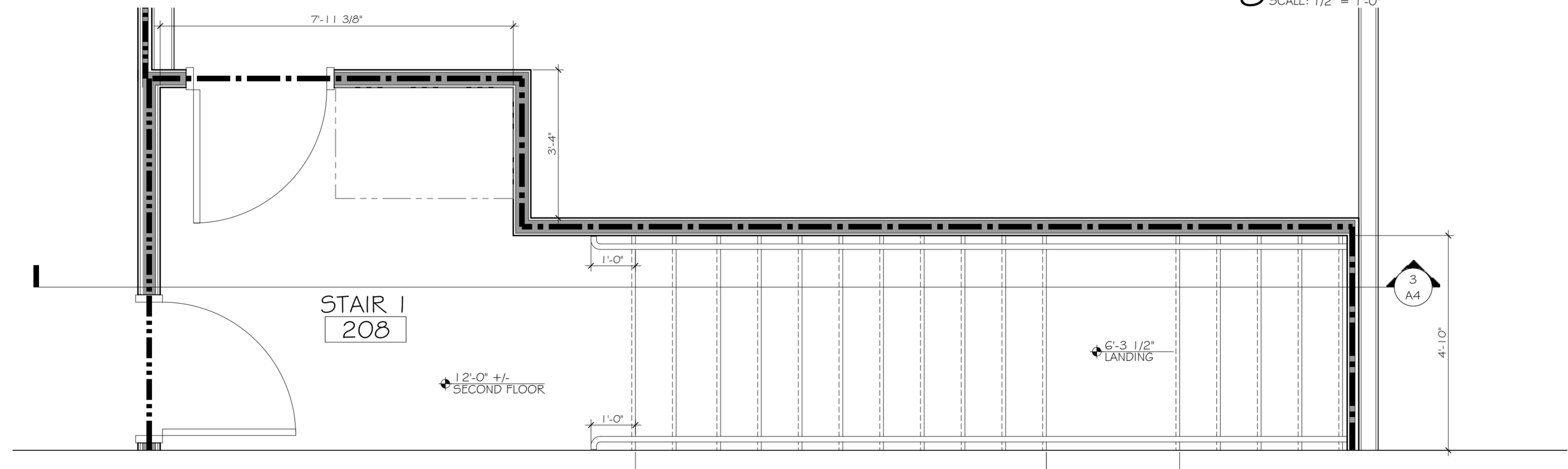
2 DOOR TYPES
SCALE: 1/2" = 1'-0"



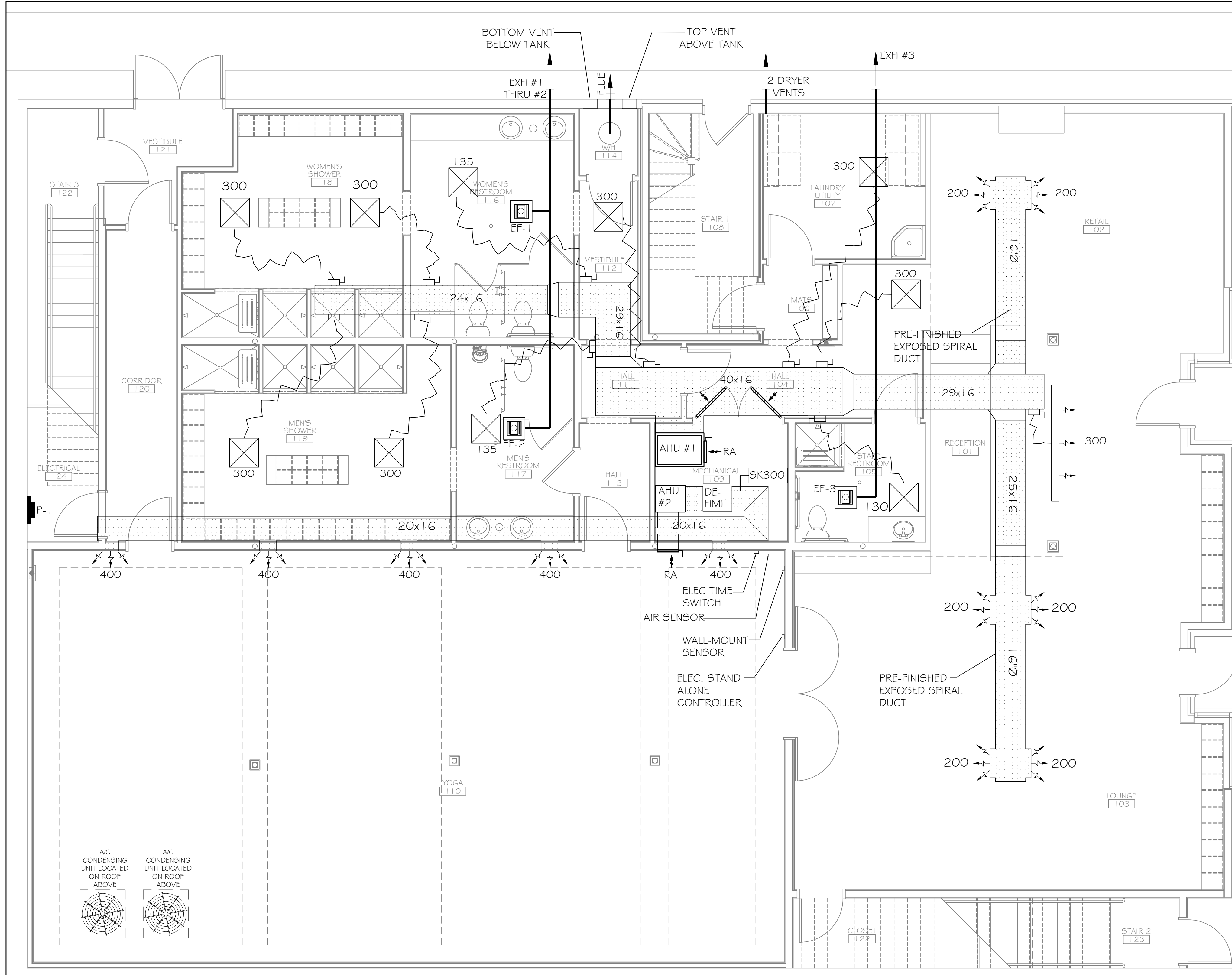
PARTITION TYPES
SCALE: 1/2" = 1'-0"



3 SECTION - STAIR 2
SCALE: 1/2" = 1'-0"



#	DESCRIPTION	REVISIONS	DATE

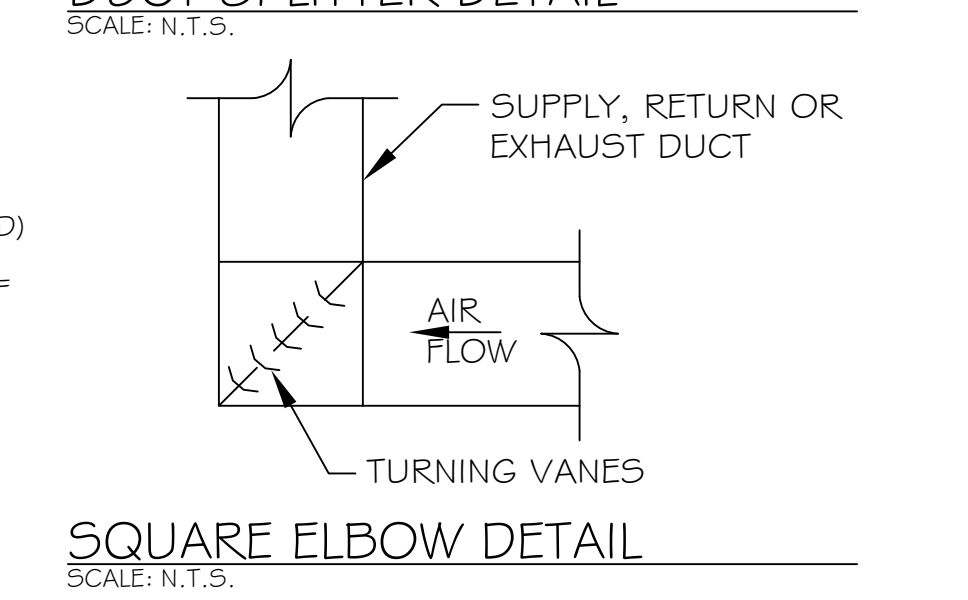
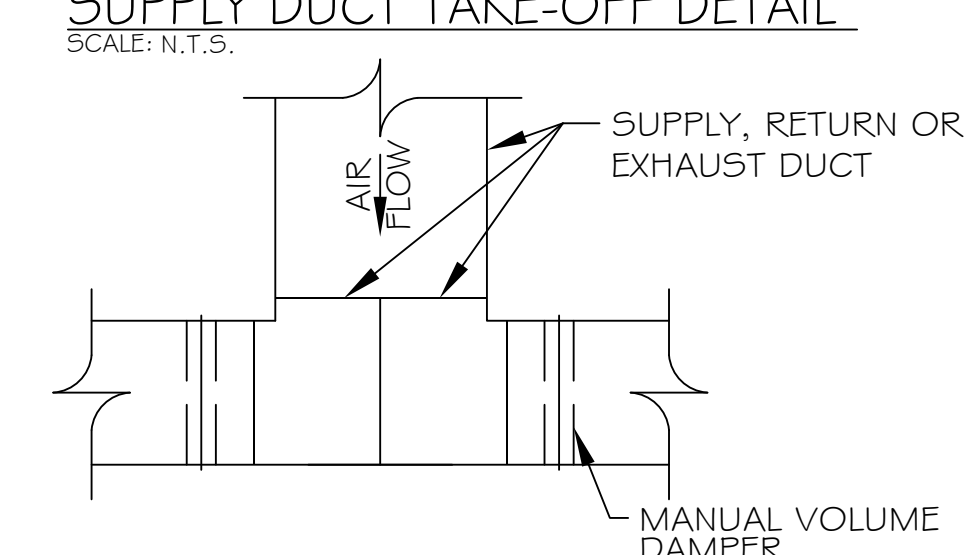
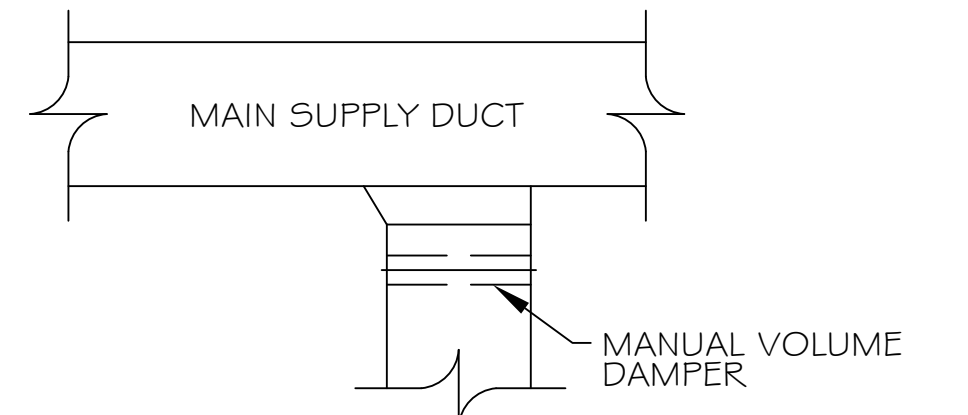


EXHAUST FAN SCHEDULE				
FAN No.	CFM	VOLTAGE	TYPE	MANUFACTURER
EF-1	110	120	VENT/LIGHT	BROAN, SEE SPECS.
EF-2	110	120	VENT/LIGHT	BROAN, SEE SPECS.
EF-3	110	120	VENT/LIGHT	BROAN, SEE SPECS.

NOTE: ALL EXHAUSTS TO HAVE BACKFLOW PREVENTERS.

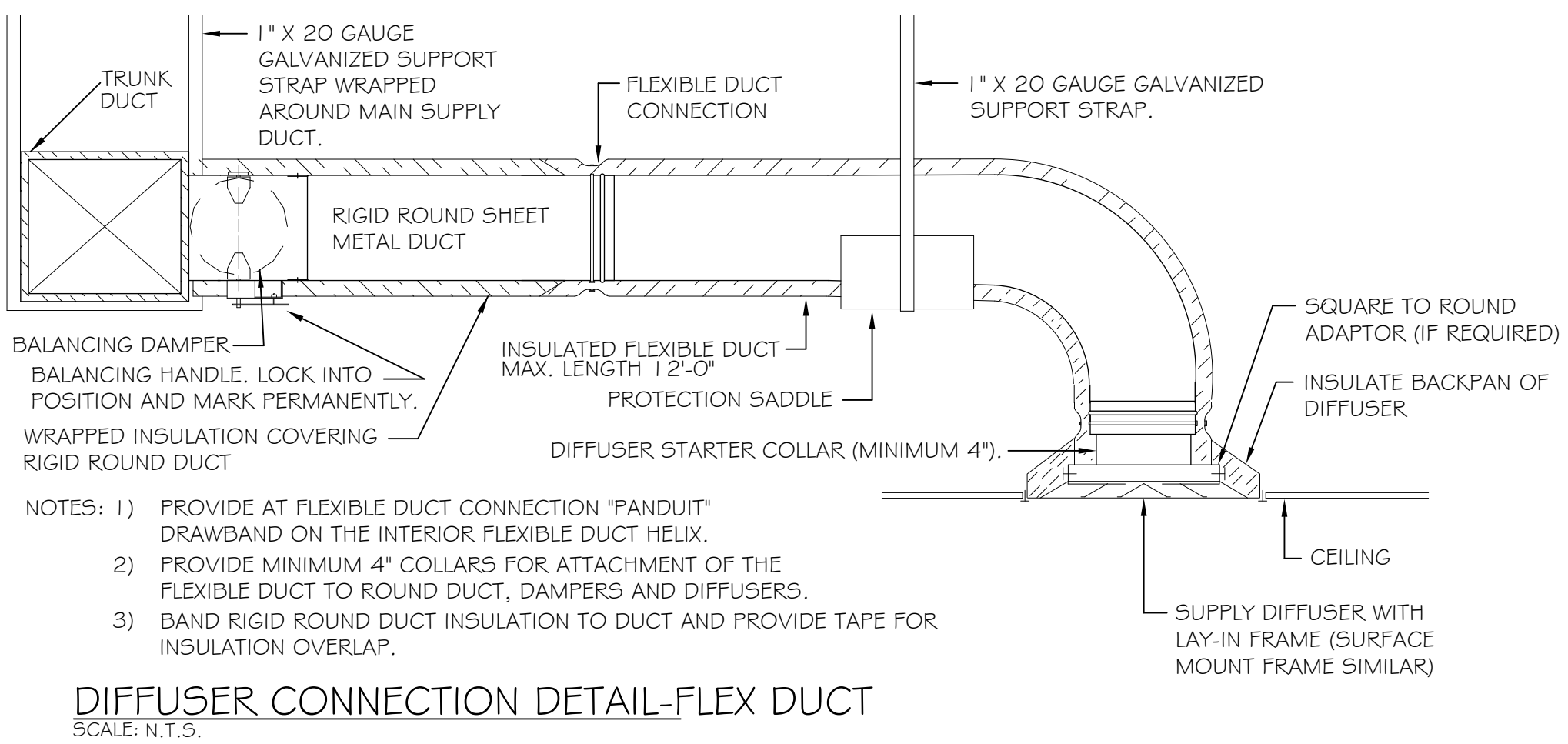
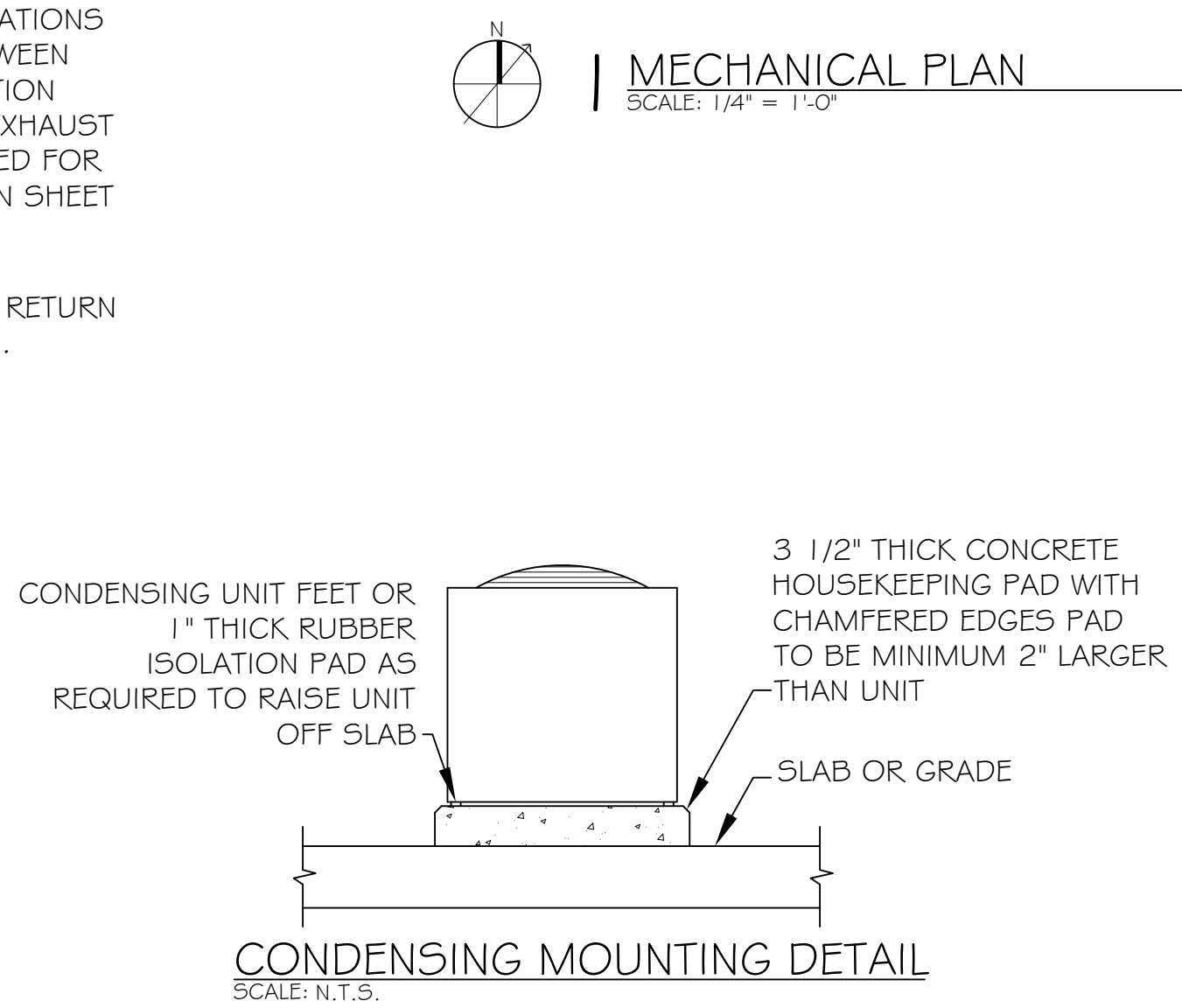
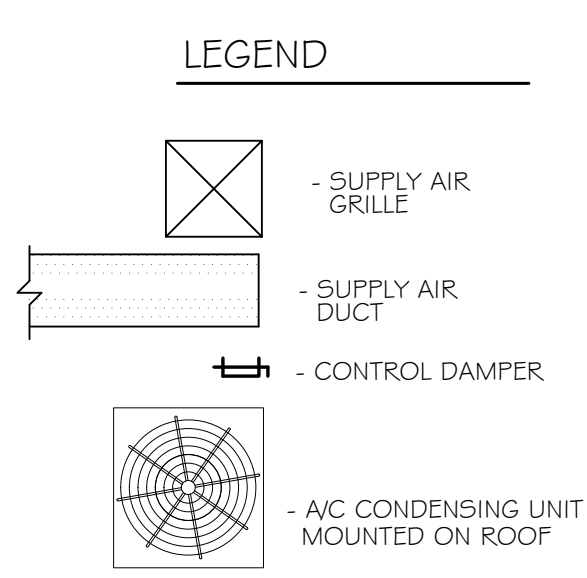
AHU UNIT SCHEDULE TOTAL HVAC TONS = 15								
NO.	TOTAL BTU	CFM	O.A.	HEAT ELEC.	ELECTRICAL			MANUFACTURER
					VOLTAGE	MCA	CKT BRKR	
1	120,000 10 TON	4,000	100	15 KW	208V, 1Ø	48/22	MDP-1,3	TRANE OR EQUAL
2	60,000 5 TON	2,000	100	15 KW	208V, 1Ø	48/22	MDP-5,7	

- ### HVAC NOTES
1. CONCEALED DUCTWORK TO BE UL-181, CLASS 1, FIBERGLASS DUCTBOARD. DUCTS SHALL BE SIZED TO LIMIT MAIN DUCTS TO 1000 CFM & SECONDARY DUCTS TO 800 CFM. TO BE INSTALLED PER SMACNA STANDARDS.
 2. EXPOSED DUCTWORK TO BE GALVANIZED SHEET METAL PER SMACNA STANDARDS. LINE WITH NEOPRENE COATED 1.0" 1.5 POUNDS PER CUBIC FOOT DUCT INSULATION.
 3. ROUND FLEXIBLE DUCT TO BE UL-181, CLASS 1, AIR DUCT MATERIALS.
 4. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 5. IN ALL SYSTEMS OVER 2000 CFM AND LESS THAN 15,000 CFM, SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72E IN THE RETURN DUCT DOWNSTREAM OF THE AIR HANDLING UNIT AND ALL FILTERS TO AUTOMATICALLY STOP THE FAN.
 6. PROVIDE U.L. LISTED 125' F' FIRE RATED IN RETURN AIR OF EACH SYSTEM UNDER 2000 CFM TO SHUT DOWN THE FAN IN THE EVENT OF FIRE.
 7. PROVIDE U.L. RATED FIRE DAMPERS WHERE REQUIRED AT ALL DUCT PENETRATIONS OF FIRE-RATED ASSEMBLIES AND WHERE REQUIRED BY CODE, INCLUDING OUTSIDE AIR INTAKES.
 8. CONDENSATE DRAINS TO BE PVC PIPE RUN TO PLUMBERS F-TRAP WITHIN FIVE FEET OF AIR HANDLING UNITS.
 9. ALL AIR HANDLING SYSTEMS TO BE BALANCED TO ASSURE PROPER AIR FLOWS PER PLANS.
 10. ALL THERMOSTATS TO BE AUTOMATIC CHANGEOVER WITH HEAT SWITCH.
 11. EXHAUST FAN EQUAL TO BROAN MODEL NO. 100 CF. OR EQUAL. FAN SHALL BE CONTROLLED BY A SWITCH ON THE WALL IN THE SAME LOCATION AS LIGHT SWITCH(S). PROVIDE BACK DRAFT DAMPER.
 12. PROVIDE AND INSTALL WATER PROOF GRILLE VENT IN PROPER ROOF LOCATION FOR PLUMBING FIXTURE EXHAUST.
 13. ALL SUPPLY AIR VENTS SHALL BE EQUIPPED WITH AIR CONTROL DAMPERS.
 14. LOCATE OUTDOOR UNITS AS SHOWN ON ARCH. DWGS.
 15. REFRIGERANT LINES SHALL BE SIZED BY UNIT MANUFACTURER AND INSTALLED ACCORDING TO MANUFACTURERS' INSTRUCTIONS.
 16. FRESH AIR SHALL BE SUPPLIED TO EACH AIR HANDLER THROUGH EXTERIOR WALL DUCT SUPPLIED WITH A CONTROL DAMPER.
 17. INSTALL FIRE DAMPER WHERE S.A. & R.A. DUCTS PENETRATE 1 HOUR RATED CEILING.
 18. ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E8-14).
 19. ALL MECHANICAL SYMBOLS ARE DRAWN DIAGRAMATICALLY. CONTRACTOR TO VERIFY WITH OWNER LOCATIONS OF VENTS, DAMPERS, REGISTERS, ETC.
 20. REFER TO STRUCTURAL DRAWINGS TO COORDINATE LOCATION(S) & MOUNTING OF MECHANICAL EQUIPMENT.
 21. FLEXIBLE DUCTWORK LENGTH NOT TO EXCEED 10'-0".
 22. REFER TO REFLECTED CEILING PLAN FOR FINAL GRILLE AND DIFFUSER LOCATIONS AND COORDINATE AS REQUIRED.
 23. FINAL LOCATION OF TEMPERATURE CONTROLS TO BE COORDINATED WITH OWNER AT JOB SITE.
 24. PROVIDE AND INSTALL SMOKE DETECTORS AS APPROVED BY LOCAL AHJ'S. PLACE NEAR R/A AND S/A OPENINGS OF AHU AND PROVIDE, WITH ACCESS PANEL, WIRING BY ELECTRICAL CONTRACTOR.
 25. FRESH AIR INTAKES ARE REQUIRED TO HAVE MOTORIZED OR GRAVITY DAMPERS TO SHUT OFF WHEN SYSTEM IS NOT RUNNING. ALL THERMOSTATS MUST BE PROGRAMMABLE. SEE SECTIONS 502.4.4 OR 503.2.4.3 OF THE 2006 INTERNATIONAL ENERGY CODE.



NOTE-1: MECHANICAL PLAN IS DRAWN DIAGRAMATIC. DUCT LOCATIONS ARE FOR REFERENCE ONLY. FIELD LOCATE AS NEEDED BETWEEN JOISTS OR TRUSSES. INSTALL FIRE DAMPER AT ANY LOCATION WHERE DUCT PENETRATES A FIRE WALL OR CEILING. ANY EXHAUST FAN FIXTURE INSTALLED IN A RATED CEILING SHALL BE RATED FOR THAT CEILING. REFER TO MECHANICAL NOTES & DETAILS ON SHEET M-2 FOR FURTHER INFORMATION.

NOTE-2: COORDINATE LOCATION OF ALL SUPPLY AIR DIFFUSERS, RETURN AIR GRILLES, EXHAUST FANS, ETC... WITH LIGHTING PLAN.



#	DESCRIPTION	DATE

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION
WATER CLOSET - "WC"	ALTO T37-T60
LAVATORY - "LAV"	KOHLER K2196
UTILITY SINK - "US"	MUSTEE 24"x20" STRUCTURAL THERMOPLASTIC FLOOR-MOUNT UTILITY SINK
WATER HEATER - "WH"	80 GALLON DUAL ELEMENT
FLOOR DRAIN - "FD"	4" ZURN # ZN-415 W/TRAP PRIMER
BACK-FLOW PREVENTER	EQUAL TO WATTS NO. 909QT; CONFIRM MODEL # IS APPROVED BY LOCAL AUTHORITY PRIOR TO INSTALLATION. ASSE 1013 VERTICAL INSTALLATION APPROVED REDUCED PRESSURE ZONE BACK-FLOW PREVENTER. PROVIDE WITH STRAINER.

LEGEND

- C.W. - COLD WATER
- H.W. - HOT WATER
- T.W.H. - TEMPERED HOT WATER

GENERAL NOTES:

- A. PLUMBING CONTRACTOR IS TO FURNISH AND INSTALL ALL FIXTURES FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE HOT AND COLD WATER PIPING, SEWER AND VENT PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS WITHOUT ANY RESTRICTIONS TO VOLUME.
- B. ALL HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED TO COMPLY WITH STATE AND LOCAL CODES. P.C. SHALL FURNISH AND INSTALL CODE COMPLIANT TRAP WRAP ON ALL EXPOSED WATER & WASTE LINES FOR ALL HANDICAP ACCESSIBLE LAVATORIES.
- C. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK. PLUMBER TO VERIFY SLAB CONDITIONS (POST TENSION OR CONVENTIONAL) BEFORE COMMENCING WORK. WHERE A RENOVATION IS TO OCCUR; THE PLUMBING CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED, PRIOR TO SUBMITTING BID.
- D. PLUMBING CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE GENERAL CONTRACTOR PRIOR TO FINAL PAYMENT.
- E. ALL WORK SHALL BE INSTALLED TO COMPLY WITH LOCAL AND STATE PLUMBING CODE REQUIREMENTS, AND PER LOCAL HEALTH DEPARTMENT REQUIREMENTS.
- F. THE HOT WATER PRESSURE RELIEF MUST BE CONNECTED EITHER INDIRECTLY TO THE SANITARY SEWER OR DIRECTLY OUTSIDE.
- G. TEST ALL PIPING AT REQUIRED PRESSURE.
- H. ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL SYSTEM, MECHANICAL SYSTEM AND ELECTRICAL TO INSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
- I. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, WALLS, FIXTURES, ETC.
- J. ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY, ALL LOCATIONS SHALL BE FIELD VERIFIED.
- K. ALL ELECTRICAL, MECHANICAL & PLUMBING PENETRATING FIRE PARTITIONS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)

WASTE AND VENT PIPING:

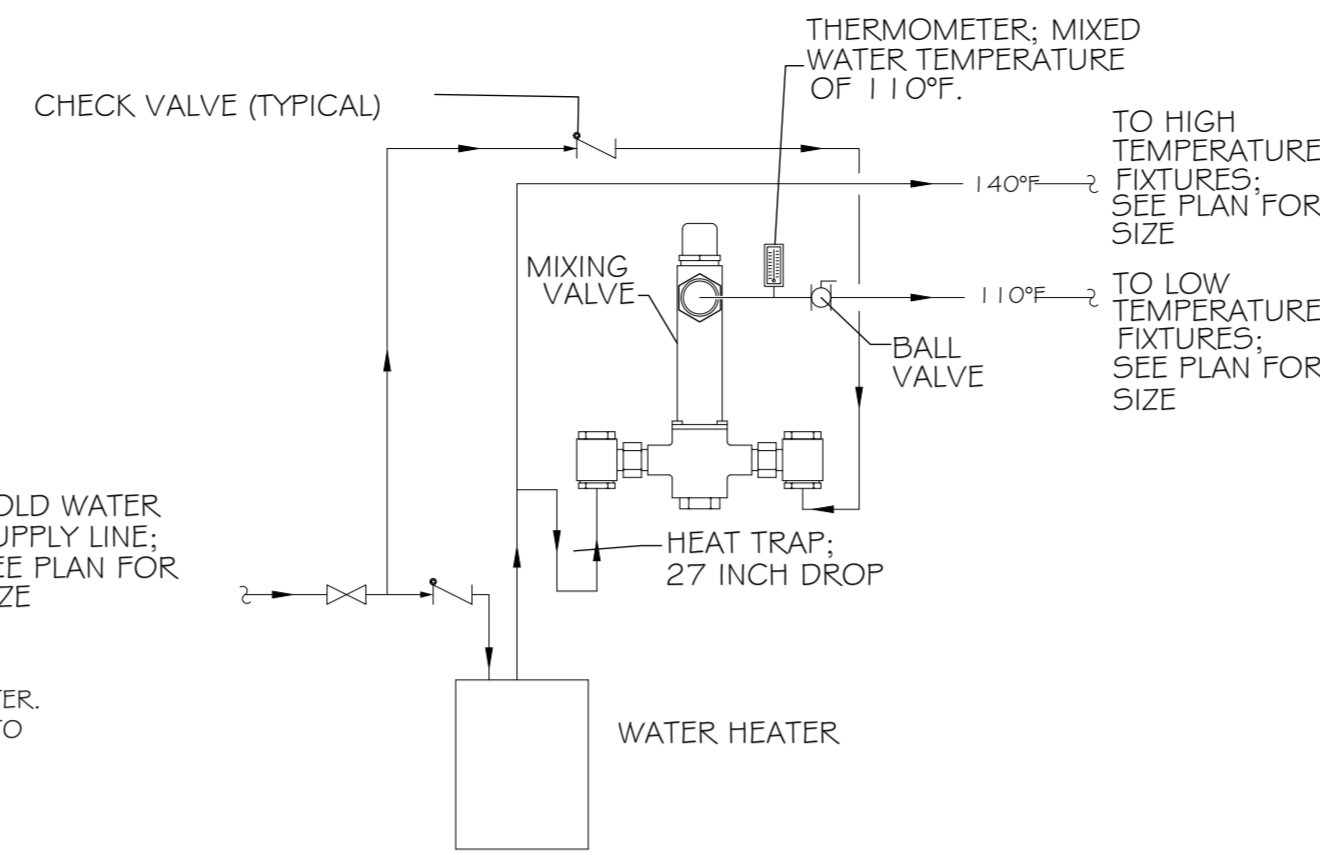
- A. PLUMBING CONTRACTOR SHALL USE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT ENDS AND ONE PIECE NEOPRENE INSERT TYPE GASKET. USE PVC SCHEDULE 40 OR ABD DWV PIPES AND FITTINGS WHERE PERMITTED BY CODE. ALL PIPING ABOVE GRADE MAY HAVE HUBLESS FITTINGS. PLASTIC PIPING SHALL NOT BE USED IN RETURN AIR PLENUM. COORDINATE THIS REQUIREMENT WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.
- B. CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS OF ALL NEW AND EXISTING SANITARY SEWERS PRIOR TO ROUGH-IN.
- C. NEW SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES 4-INCH AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
- D. ELEVATION OF ALL FLOOR DRAINS SHALL BE HELD 1/2" BELOW FINISH FLOOR TILE.
- E. ALL CLEANOUTS SHALL BE INSTALLED FLUSH WITH FINISHED GRADE/FINISHED FLOORS.
- F. HOLD ALL PLUMBING VENTS A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKES. WHERE STATE OR LOCAL CODES REQUIRE MORE SEPARATION, P.C. SHALL OFFSET TO MEET THE MORE STRINGENT CODE ON HVAC EQUIPMENT. COORDINATE LOCATION WITH M.C.

WATER PIPING:

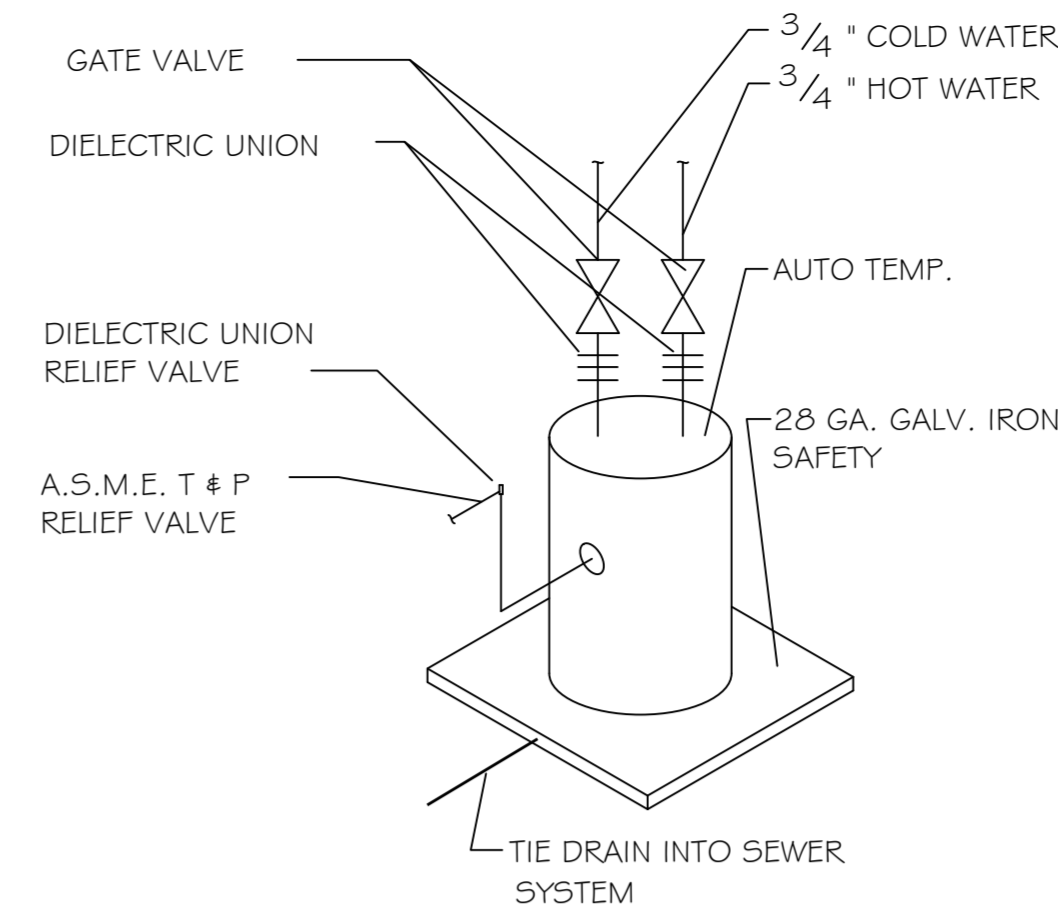
- A. POTABLE WATER PIPING AND FITTINGS ABOVE GRADE SHALL BE ASTM B88 COPPER WATERTUBE, TYPE "L". HARD DRAWN WITH COPPER PRESSURE TYPE FITTINGS, ANSI B16.22. THE JOINTS SHALL BE SOLDERED TYPE USING ASTM B32, ALLOY GADE 95A (95-5) SOLDER. DOMESTIC WATER PIPING BELOW GRADE SHALL BE TYPE "M" SOFT TEMPERED COPPER.
- B. INSTALL 1" FOAM RUBBER INSULATION ON ALL HOT AND COLD WATER PIPING BELOW AND ABOVE GRADE. ALL JOINTS IN INSULATION ARE TO BE TAPED.
- C. ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED PRIOR TO USE BY BUILDING OCCUPANT. PLUMBING CONTRACTOR SHALL DISINFECT PER REQUIREMENTS OF LOCAL HEALTH DEPT., STATE/LOCAL PLUMBING CODE.
- D. ALL PLUMBING HOSE BIBBS OR VALVES WITH THREADED CONNECTIONS SHALL BE PROVIDED WITH VACUUM BREAKERS AND APPROVED MEANS OF BACK-FLOW PREVENTION AS REQUIRED BY STATE AND LOCAL CODES.
- E. PROVIDE SHUT-OFF VALVES ON ALL EQUIPMENT AND STOP COCKS IN HOT AND COLD WATER PIPING FIXTURES.
- F. PLUMBING CONTRACTOR SHALL PROVIDE DIELECTRIC UNIONS AT ALL PIPING CONNECTIONS WHERE DISSIMILAR PIPING IS JOINED.
- G. ALL HOT AND COLD WATER, WASTE, AND VENT PIPING TO BE SUPPORTED PER LOCAL PLUMBING CODE.
- H. PROVIDE TEMPERED HOT WATER DEVICES, SET TO 110° F.
- I. PROVIDE AND INSTALL A 1/8 HP CIRCULATING PUMP WITH TIMER FOR THE HOT WATER SYSTEM.

NOTE: WATER HEATER TEMPERATURE TO BE SET AT 140° F. PROVIDE TEMPERING VALVE (SET @ 110° F) AS SHOWN FOR ALL HAND SINK & SHOWER HOT WATER SUPPLIES.

- NOTES
1. HEAT TRAP IS NOT REQUIRED WHERE MIXING VALVE IS INSTALLED BELOW STORAGE TANK OR WATER HEATER.
 2. SET THE MIXING VALVE TO THE SYSTEM ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



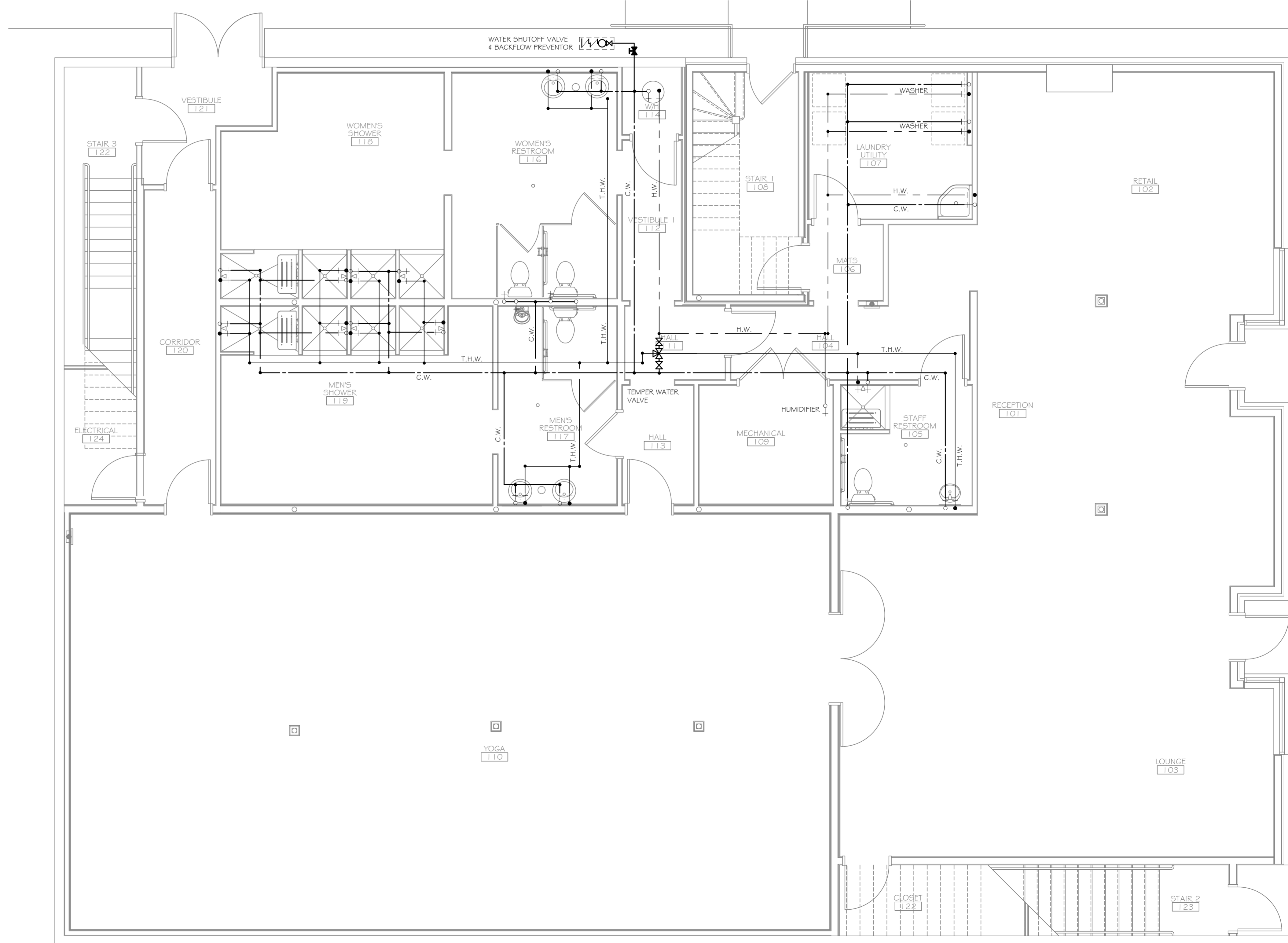
TEMPERED WATER VALVE
SCALE: NOT TO SCALE



TYPICAL WATER HEATER
SCALE: NOT TO SCALE

PLUMBING SITE NOTES:

1. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO STARTING ANY PHASE OF CONSTRUCTION. ANY CHANGES OR COST NOT SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER.
2. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE ASSUMED TO BE CORRECT. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROPERLY VERIFY ALL UNDERGROUND UTILITIES.
3. KEEP ALL CUTTING AND PATCHING TO A MINIMUM.
4. IT IS RECOMMENDED THAT THE SUBCONTRACTOR ARRANGE A PRE-JOB CONFERENCE WITH THE CONSTRUCTION SUPERVISOR FOR REVIEW & CLARIFICATION PRIOR TO STARTING ANY WORK.



PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

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JOB No: 2175 DATE: 6-7-2013 CHECKED BY: KJK
DRAWN BY: JCT

#	DESCRIPTION	DATE

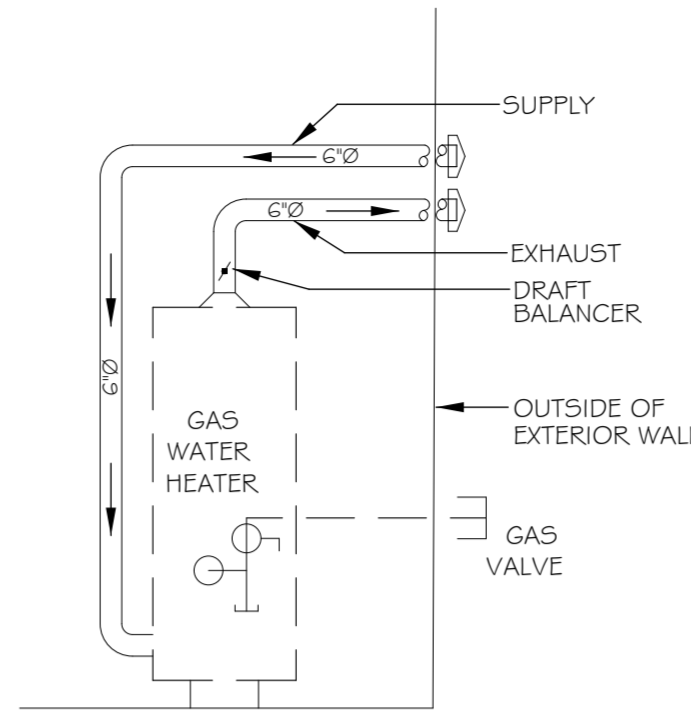
PLUMBING WATER PLAN

SHEET No: 13 of 14

P1

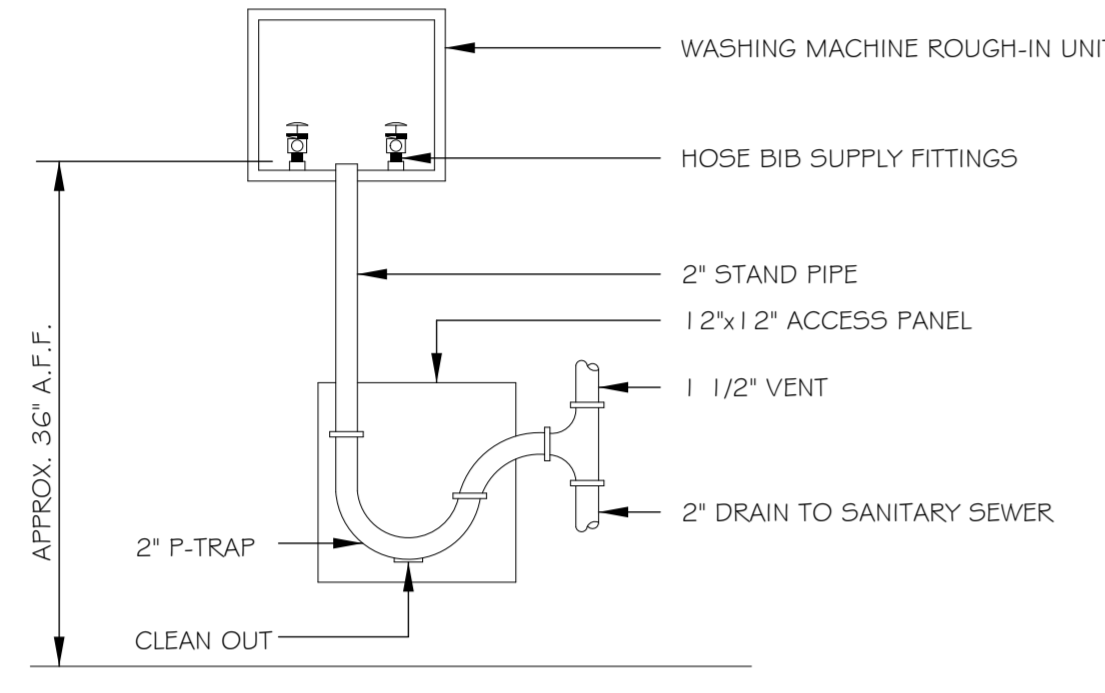
PLUMBING FIXTURE SCHEDULE							
MARK	DESCRIPTION	TYPE	ROUGH-IN-SIZES				NOTES
			WASTE	VENT	CW	H.W.	
WC	WATER CLOSET	VALVE	4"	4"	1"	-	3
LAV	LAVATORY	-	2"	2"	1/2"	1/2"	1, 2, 3
SINK	SINK	-	2"	2"	1/2"	1/2"	
WM	WASHING MACHINE	-	2"	2"	1/2"	1/2"	
SD	SHOWER DRAIN	-	2"	2"	1/2"	1/2"	
DW	DISHWASHER	-	2"	2"	1/2"	1/2"	
FD	FLOOR DRAIN	-	3"	3"	--	--	4

- FIXTURE NOTES:
1. INSULATE PIPING FOR HANDICAP FIXTURES.
 2. PROVIDE CHAIR CARRIER FOR WALL HUNG FIXTURES.
 3. H.C. - HANDICAP FIXTURE
 4. INSTALL CONTINUOUS DRIP VALVE ON ALL FLOOR DRAINS.
 5. FIXTURES SELECTED BY OWNER.

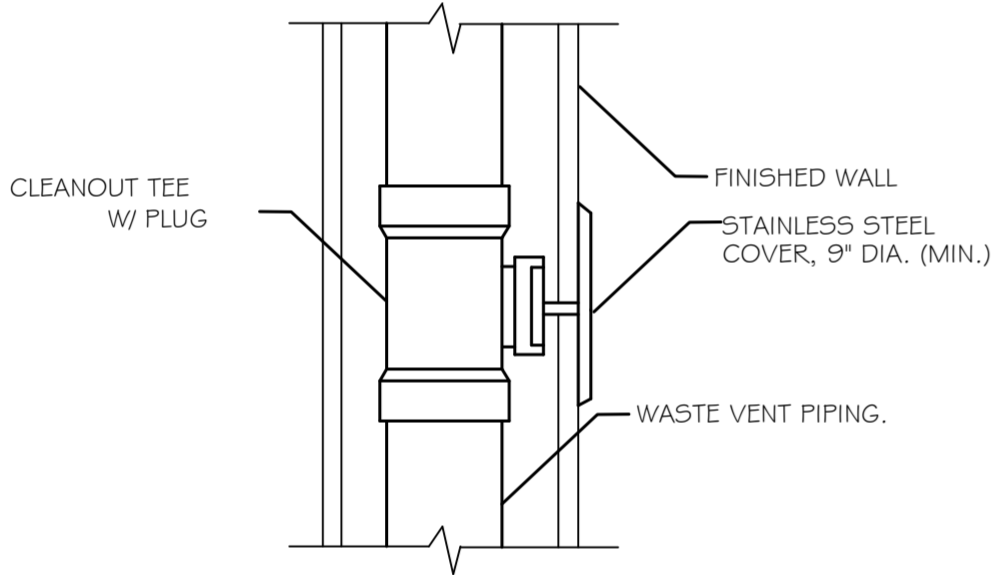


- PLUMBING SITE NOTES:**
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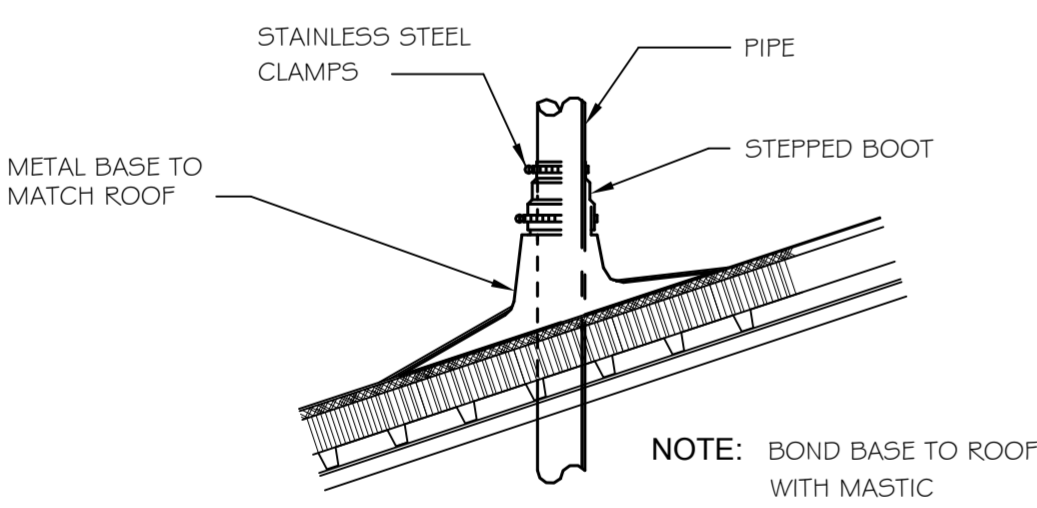
WATER HEATER VENTILATION
SCALE: N.T.S.



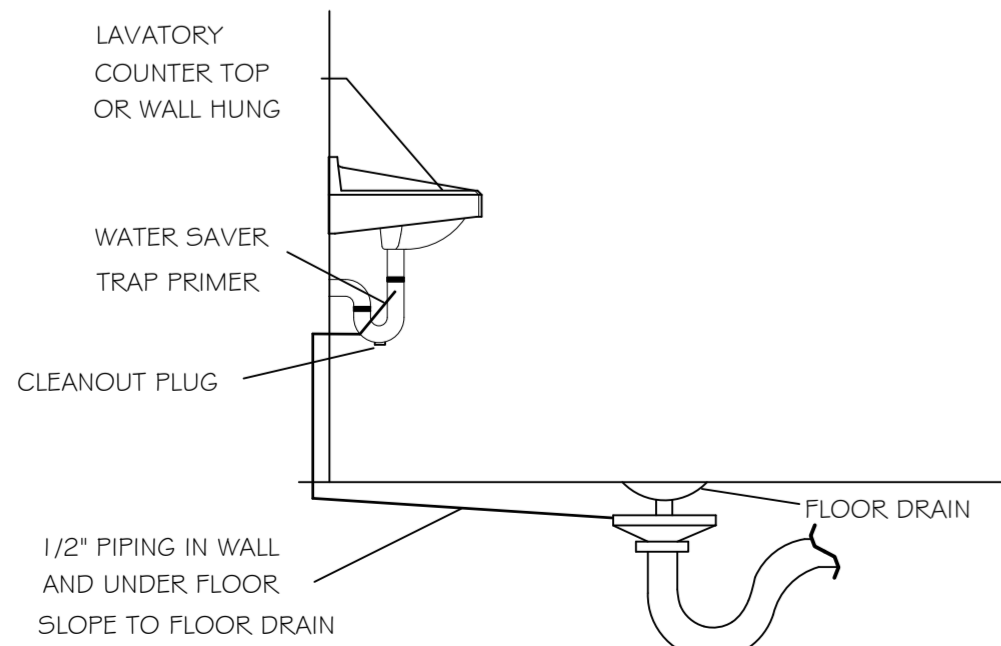
WASHING MACHINE HOOK-UP
SCALE: N.T.S.



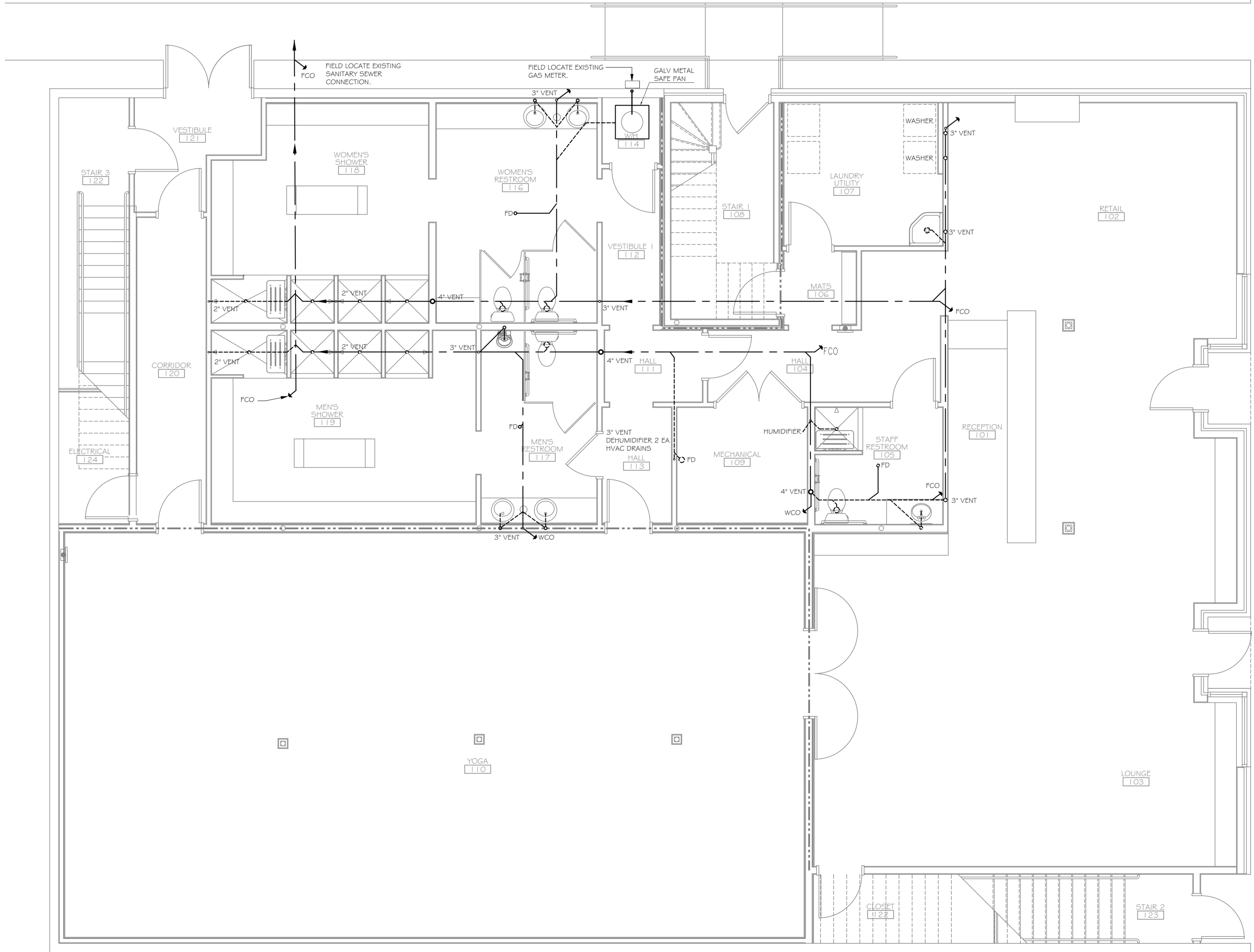
WALL CLEANOUT DETAIL
SCALE: N.T.S.



TYPICAL VENT THRU ROOF DETAIL
SCALE: N.T.S.



FLOOR DRAIN DETAIL
SCALE: N.T.S.



SANITARY SEWER PLAN
SCALE: 1/4" = 1'-0"

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NEW ORLEANS, LA 70118

REVISIONS	DATE

#	DESCRIPTION	DATE	DATE	CHECKED BY:

SANITARY SEWER PLAN
SHEET No: 14 of 14

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