

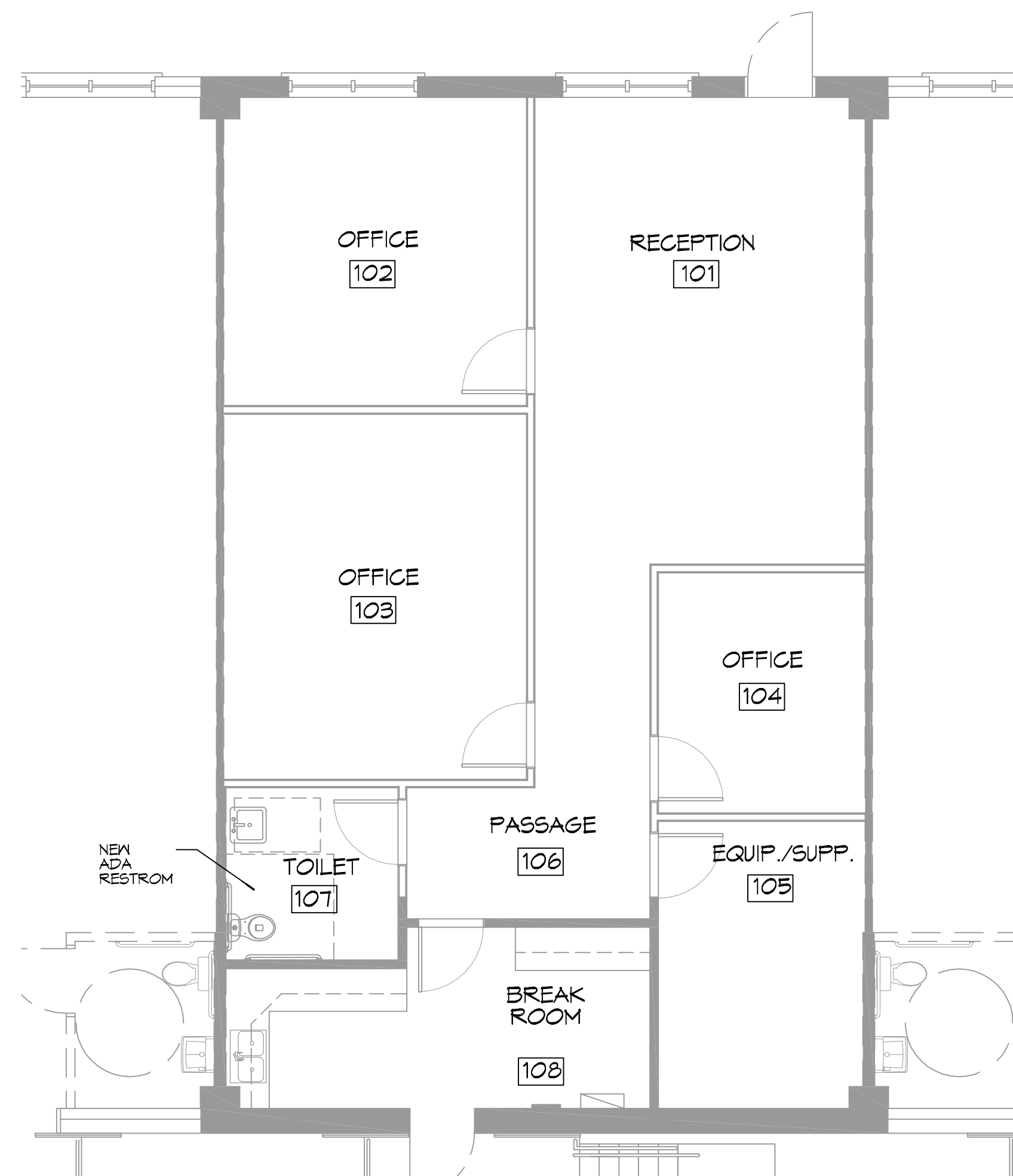
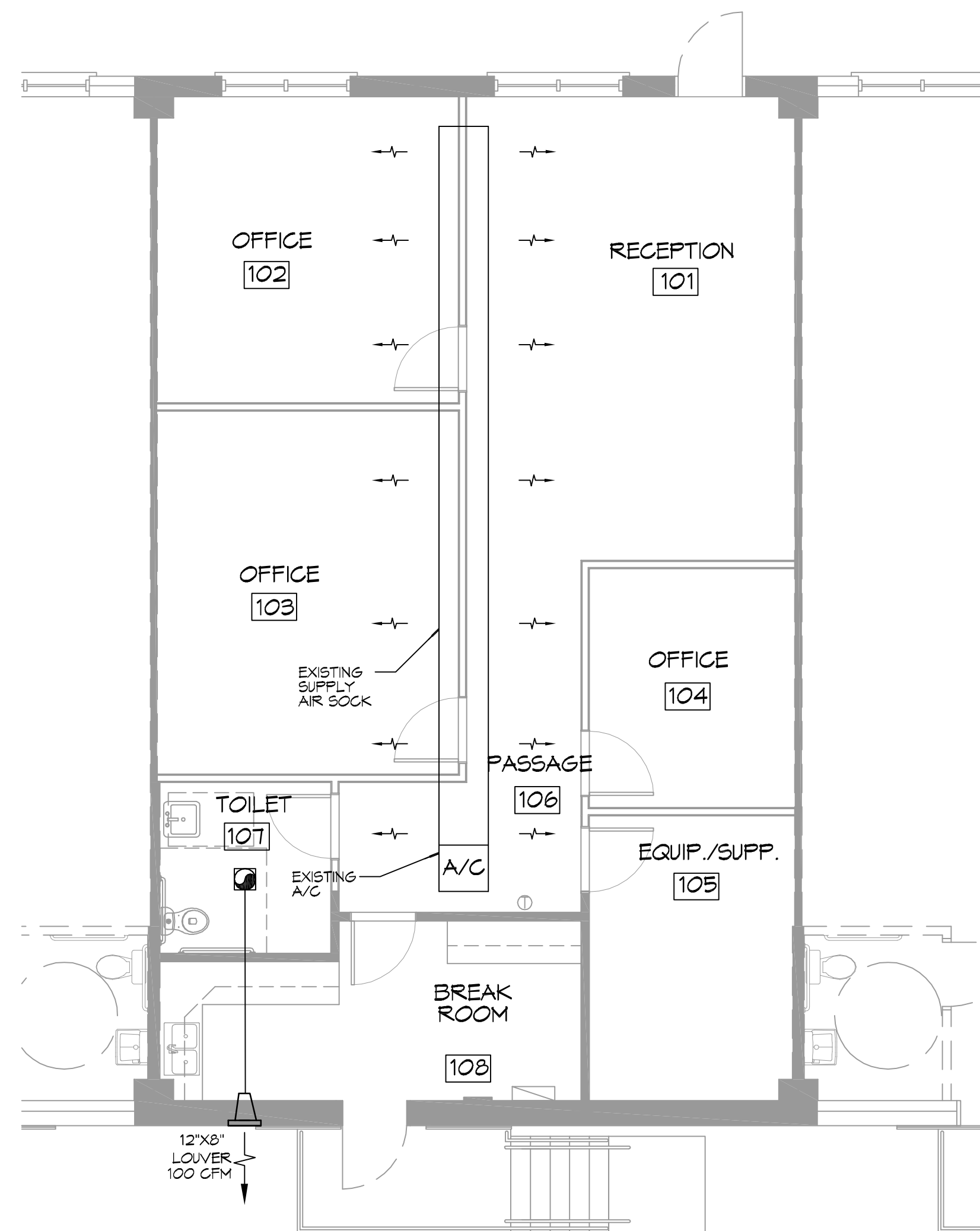
FINISH SCHEDULE						
ROOM NAME	ROOM NO	FLOOR	BASE	WALL	CEILING	REMARKS
RECEPTION	101	VCT	VINYL	5/8" GYP BD	OPEN CEILING	
OFFICE	102	VCT	VINLY	5/8" GYP BD	OPEN CEILING	
OFFICE	103	VCT	VINYL	5/8" GYP BD	OPEN CEILING	
OFFICE	104	VCT	VINYL	5/8 GYP BD	OPEN CEILING	
EQUIPMENT/SUPPLIES	105	VCT	VINYL	5/8" GYP BD	OPEN CEILING	
PASSAGE	106	VCT	VINYL	5/8" GYP BD	OPEN CEILING	
TOILET	107	VCT	VINYL	5/8" GYP BD	5/8" GYP BD	
BREAK ROOM	108	VCT	VINYL	5/8" GYP BD	OPEN CEILING	

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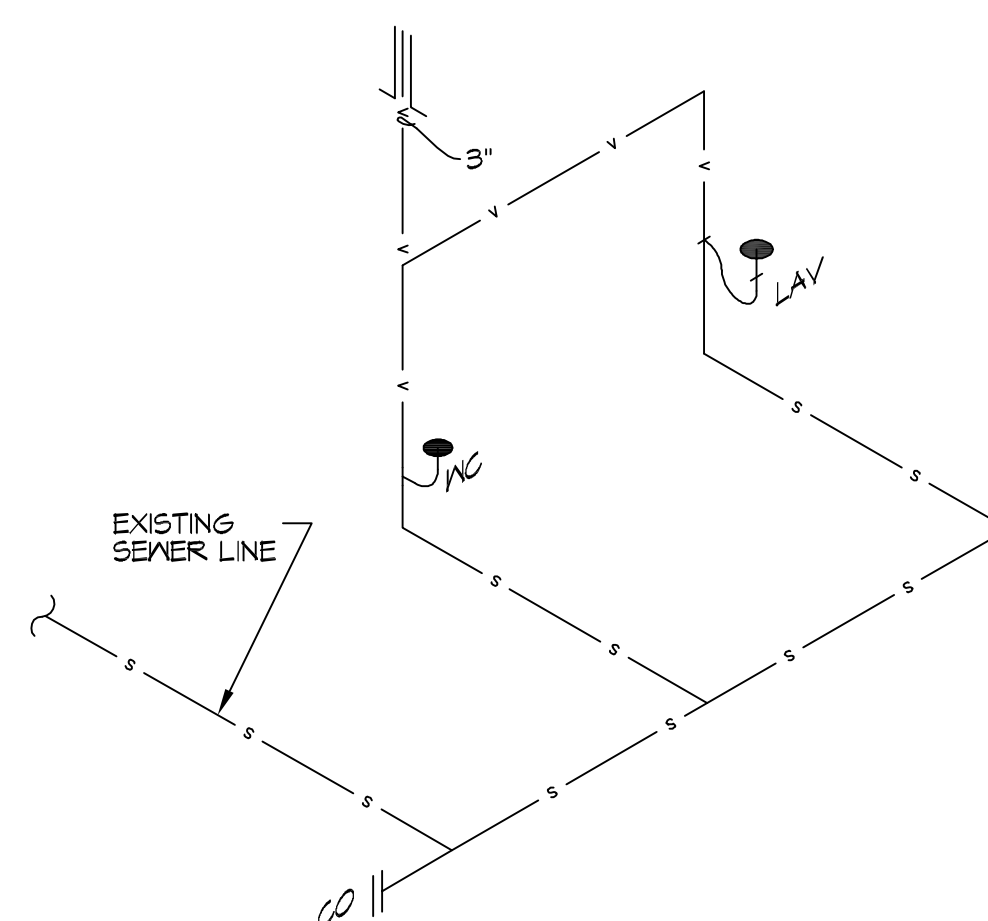
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SHEET No: 3 of 5

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 **9 PLUMBING PLAN**
SCALE: 3/16"=1'-0"



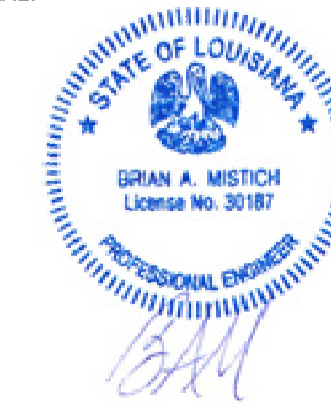
PLUMBING RISER DIAGRAM

GENERAL PLUMBING NOTES

1. PLUMBING LINES SHOWN ARE DRAWN DIAGMAMMATIC IN NATURE AND REPRESENT CONCEPTUAL ROUTING ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ACTUAL CONDITIONS.
2. PROVIDE ALL LABOR, MATERIAL, TRANSPORTATION, SUPERVISION, CLEAN-UP, SERVICES, AND EQUIPMENT 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, CUT AND PATCH AS REQUIRED TO INSTALL PIPES.
3. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES. MUST MEET LA STATE PLUMBING CODE 2019 REQUIREMENTS.
4. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
5. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
6. SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES 4-INCH AND LARGER SHALL BE 1/8" PER FOOT.
7. TEST ALL PIPES AT REQUIRED PRESSURE.
8. ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL, MECHANICAL SYSTEM AND ELECTRICAL SYSTEMS TO INSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
9. DO NOT SCALE DRAWINGS. USE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, WALLS, FIXTURES, ETC.
10. ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY, ALL LOCATIONS FIELD VERIFIED.
11. DOMESTIC HOT AND COLD WATER PIPING AND FITTINGS UNDER SLAB SHALL BE ASTM B88 COPPER WATER TUBE, TYPE K, SOFT ANNEALED. NO JOINTS SHALL BE ALLOWED UNDER THE SLAB.
12. DOMESTIC WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE ASTM B88 COPPER WATER TUBE, TYPE L, HARD DRAWN WITH COPPER PRESSURE TYPE FITTINGS, ANSI B16.22. THE JOINTS SHALL BE SOLDERED TYPE USING ASTM B32, ALLOY GRADE #5A (95-5) SOLDER.
13. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE THE SLAB SHALL BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT ENDS AND ONE PIECE NEOPRENE INSERT TYPE GASKET, USE PVC SCHEDULE 40 OR ABS DWV PIPES AND FITTINGS WHERE PERMITTED BY CODE.
14. ALL WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION AND JACKET.
15. ALL ELECTRICAL, MECHANICAL AND PLUMBING ELEMENTS PENETRATING FIRE PARTITIONS SHALL BE FIRE RATED 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.)
16. USE ROOF PLAN FOR PLUMBING ROOF PENETRATIONS. ROUTE VENT PIPES IN ATTIC AS NECESSARY.
17. ALL VENTS THROUGH ROOF (VTR) SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY MECHANICAL OR NATURAL AIR INTAKE.

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SEAL:



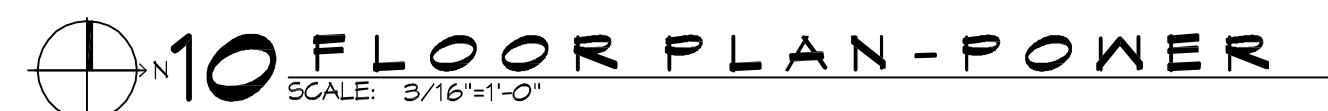
PLUMBING FIXTURE SCHEDULE						
ITEM	DESCRIPTION	SOL OR WASTE	VENT	COLD WATER	HOT WATER	
WC	WATER CLOSET	4"	3"	1"	—	FLUSH VALVE; MATCH EXISTING 
LAV	LAVATORY	1-1/2"	2"	1/2"	1/2" *	MATCH EXISTING 
US	UTILITY SINK	3"	2"	1/2"	1/2"	FIAT MODEL #MSB 2424 OR EQUAL, 24"x24"x10" FIBERGLASS BASIN WITH MODEL #B30-AA FAUCET WITH VACUUM BREAKER AND FAIL HOOK, AND MODEL #384-GC OR EQUAL MOP HANGER.
FD	FLOOR DRAIN	3"	2"	—	—	COATED CAST IRON WITH ADJUSTABLE NICKEL BRONZE GRATE, TRAP PRIMER CONNECTION AND DEEP SEAL TRAP. EQUAL TO J. R. SMITH 2010-B-F.
FCO	FLOOR CLEAN OUT	—	—	—	—	MADE #4-6004-Y OR EQUAL, CAST IRON W/ADJUSTABLE HOUSING. ROUND HEAVY CAST IRON VANDAL PROOF TOP.
WCO	WALL CLEAN OUT	—	—	—	—	MADE #M-8453-R6 OR EQUAL, WITH BRASS PLUG AND ROUND STAINLESS STEEL SECURED ACCESS COVER.

NEW OFFICE

SHEET TITLE:
MECHANICAL AND
PLUMBING PLAN

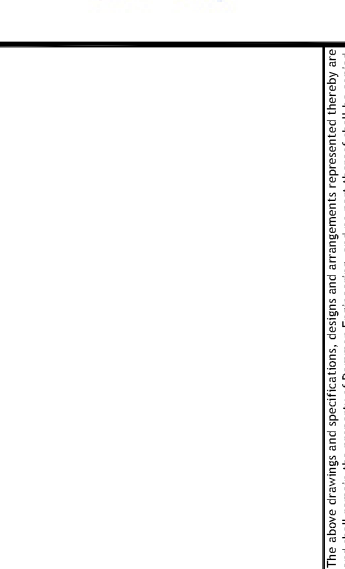
DRAWING NUMBER:

SHEET No: 4 of 5



SYMB	DESCRIPTION
	STANDARD 120V DUPLEX RECEPTACLE, NEMA 5-2 OR 18" AFF. (UNLESS OTHERWISE NOTED)
	GFCI DUPLEX RECEPTACLE
	STANDARD QUAD RECEPTACLE
	JUNCTION BOX
	FUSED DISCONNECT
	EXHAUST FAN - SEE MECH.
	DATA CONNECTION

- # GENERAL LIGHTING NOTES
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1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, REGULATIONS, AND REQUIREMENTS OF THE SERVICE UTILITY COMPANY.
 2. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN LIGHTING AND ANY OTHER TRADE. DO NOT PROCEED WITH INSTALLATION IN THAT AREA UNTIL CONFLICT HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING INSTRUCTIONS FOR ALL LIGHT FIXTURES. NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS RELATING TO QUANTITY, TYPE AND LOCATION OF DEVICES AND/OR FIXTURES.
 4. WHEN SPECIFIC LIGHT FIXTURE HAS BEEN SPECIFIED IN THE FIXTURE SCHEDULE, ELECTRICAL CONTRACTOR SHALL PROVIDE COMPLETE ASSEMBLY INCLUSIVE ALL PARTS AND HARDWARE TO INSURE PROPER FUNCTIONING FIXTURE.
 5. ALL CONDUCTORS SHALL BE A MINIMUM OF #12 AWG UNLESS NOTED OTHERWISE.
 6. ALL 120V RUNS LONGER THAN 60 FEET SHALL BE #10 AWG AND 277V RUNS LONGER THAN 150 FEET SHALL BE #10 AWG UNLESS NOTED OTHERWISE.
 7. ALL CONDUCTORS SHALL BE COPPER.
 8. WHERE CONDUCTOR SIZES ARE NOTED ON DRAWINGS, THAT WIRE SIZE SHALL BE THROUGH THE ENTIRE RUN UNLESS OTHERWISE NOTED.
 9. MOUNTED LIGHT SWITCHES 48" AFF UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
 10. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER PLATE. ALL GANGED SWITCHES SHALL HAVE A COMMON SEAMLESS FACEPLATE. EACH MULTI-GANGED BOX SHALL BE NO MORE THAN SIX (6) SWITCHES WIDE. WHERE MORE THAN SIX (6) SWITCHES ARE SHOWN AT ONE (1) LOCATION, ADDITIONAL MULTI-GANGED BOXES SHALL BE STACKED VERTICALLY AND THE WIDTH OF THE MULTI-GANGS SHALL BE AS EVEN AS POSSIBLE.
 11. EACH DIMMER SWITCH SHALL HAVE A WATTAGE RATINGS 25% HIGHER THAN THE TOTAL WATTAGE OF ALL LIGHTS TO BE CONTROLLED BY THE DIMMER. DIMMER SIZES 600, 1000, 1500, AND 2000 WATTS, LUTRON NOVA T-STAR. WHERE SWITCHES ARE GANGED WITH DIMMERS, THE SWITCHES SHALL ALSO BE LUTRON NOVA T-STAR. FLUORESCENT AND LOW VOLTAGE DIMMERS SHALL BE LUTRON NOVA T-STAR.
 12. WHERE FLUORESCENT FIXTURES ARE SHOWN TO BE DIMMED, THE FIXTURES SHALL HAVE DIMMING TYPE BALLASTS WHICH ARE COMPATIBLE WITH THE SPECIFIED DIMMERS.
 13. WHERE LED FIXTURES/LAMPS ARE SHOWN TO BE DIMMED, THE DIMMER SHALL BE COMPATIBLE WITH THE FIXTURE/LAMP SPECIFIED OR PROVIDED.
 14. ALL EMERGENCY EXIT LIGHT FIXTURES SHALL HAVE 90 MINUTE BATTERY BACKUP WITH INTEGRAL TEST BUTTON AND SHALL BURN CONTINUOUSLY.
 15. ALL FLUORESCENT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS SHALL BE PROVIDED WITH A DISCONNECTING MEANS IN ACCORDANCE WITH NEC 410.73G.

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SHEET TITLE:
POWER AND LIGHTING
PLAN
