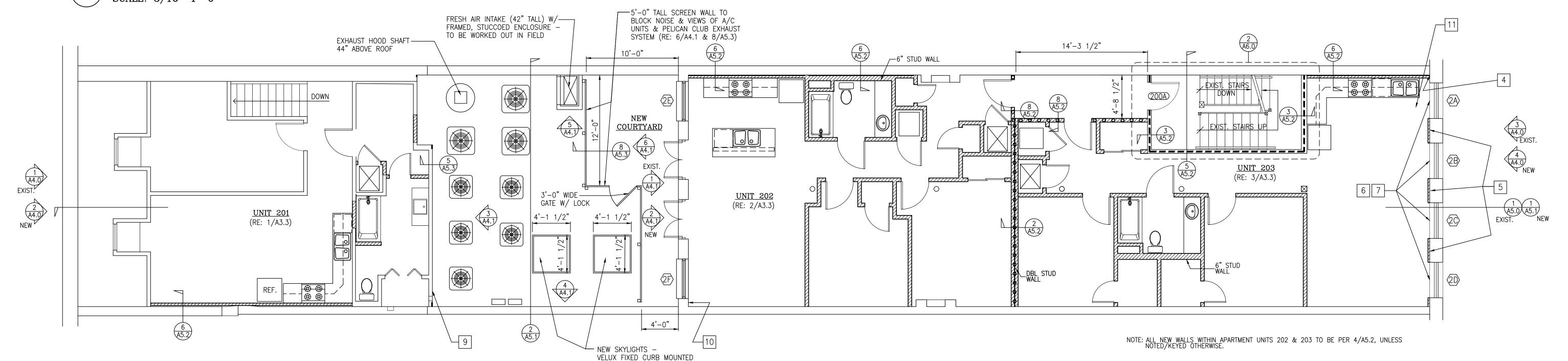


# 1 NEW FIRST FLOOR OVERALL FLOOR PLAN (BAKERY) SCALE: 3/16"=1'-0"



SKYLIGHT (MODEL #FCM-4646)

# NEW SECOND FLOOR OVERALL FLOOR PLAN SCALE: 3/16"=1'-0"

# CONSTRUCTION NOTES:

- 1 FILL—IN ELEVATOR PIT PER STRUCTURAL DRAWINGS.
- 2 TUCK-POINT THE BRICK COURSES ABOVE THE DEMOLISHED WAINSCOT.
- REPAIR ROTTED FLOOR & CEILING IN THIS AREA WHERE ROOF LEAK EXISTS; REPLACE FIVE ROTTED CEILING JOISTS BY SCABBING ONTO EXISTING NON-ROTTED PORTIONS OF JOISTS WITH NEW JOISTS THAT MATCH SIZING OF EXISTING JOISTS—IF SIZE CANNOT BE MATCHED, FURR DOWN AT BOTTOM OF JOISTS TO MATCH EXIST. JOIST DEPTHS. THE JOISTS SHOULD BE SCABBED ONTO A DISTANCE OF TWICE THE LENGTHS OF THE ROTTED PORTIONS OF THE JOISTS. AT THE FLOOR, REPLACE ROTTED TONGUE & GROOVE SUBSTRATE WITH NEW PLYWOOD (WITH SHIMS AS REQUIRED) TO MATCH DEPTH OF EXISTING TONGUE & GROOVE SUBSTRATE.
- 4 TUCK POINT LARGE GAP IN BRICK WHERE SIDE BRICK WALL MEETS FRONT OR REAR BRICK WALL.
- NEW 1-5/8" 20 GA. METAL STUDS PLACED AGAINST EXISTING BRICK OR PLASTER WALL WITH & GYPSUM BOARD OVER STUDS RETURNING TO BRICK/PLASTER WITH & JOINT BETWEEN GYP. BOARD/EDGE OR EXISTING WINDOW CASINGS.
- REPLACE MISSING WOOD TRIM/CASINGS AROUND WINDOWS TO MATCH WHERE EXISTING CASINGS/TRIM ARE INTACT.
- REMOVE ADDED, NON-ORIGINAL WOOD PARTS ON WINDOWS & REPAIR EXISTING WINDOWS WITH REPLACEMENT PIECES SO THAT WINDOWS ARE OPERABLE AND IN GOOD WORKING CONDITION; PLACE STOPS ON WINDOWS SO THAT WINDOWS CAN ONLY OPEN 4". REMOVE & REPLACE BOWED SILLS AND OTHER WARPED, DAMAGED PARTS WITH NEW PARTS THAT MATCH THE EXISTING INTACT PARTS. PROVIDE NON-OBTRUSIVE WEATHER STRIPPING AND CAULK ALL JOINTS. SCRAPE GLASS CLEAN OR REPLACE GLASS PANEL THAT CANNOT BE CLEANED. ELIMINATE GAPS IN WINDOWS TO THE EXTERIOR. TUCK POINT BRICK AROUND WINDOWS.
- CEILING OF EXISTING STAIR IN THIS AREA TO BE PER DETAIL 1/A5.2 FOR A 1-HOUR FIRE RATING BELOW THAT PART OF THE THIRD FLOOR THAT IS OVER THE EXIT STAIR AT THE SECOND FLOOR.
- 9 EXISTING INTERIOR WALL TO BE CONVERTED TO A NEW EXTERIOR WALL PER DETAIL 5/A5.3.
- 10 TUCK POINT BETWEEN BOTTOM OF BRICK WALL
- 11 FILL-IN HOLE IN FLOOR FROM ELEVATOR REMOVAL PER STRUCTURAL DRAWINGS.
- ALL GYP. BD. IN KITCHEN TO BE 5/8" MOISTURE RESISTANT PURPLE BOARD.



New Bakery & Apartments at 317 Chartres St.
New Orleans, Louisiana 70130

SCALE: AS SHOWN FILE NAME: 21036\Plan03.C

DATE: Dec. 28, 2021

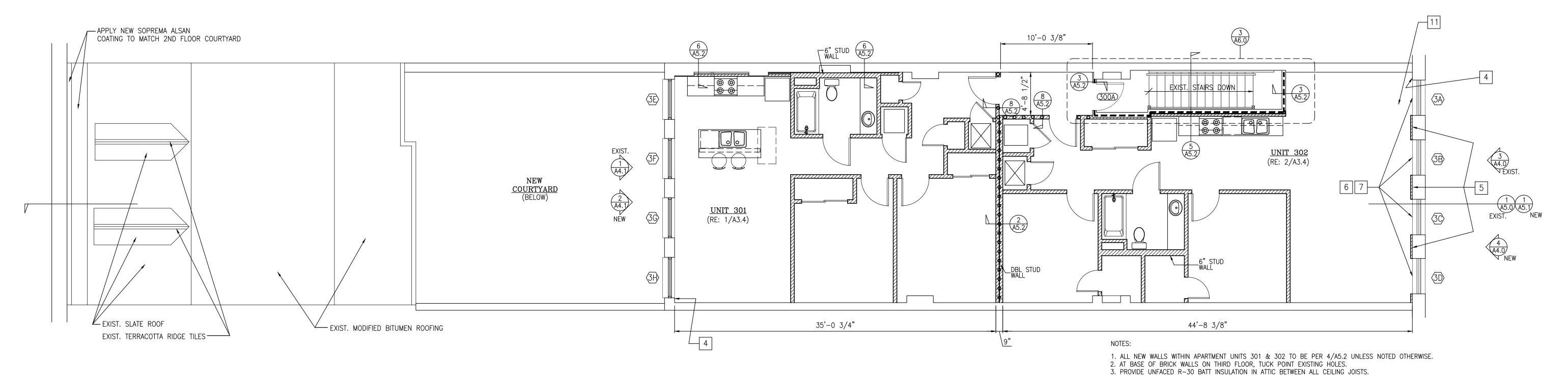
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STEVEN J.

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A PROFESSIONAL CORPORATION
123 S. Pierce St. – New Orleans, LA 70119
(504)486-5744 www.stevefineganarchitect.com
E-mail: stevefinegan@nocoxmail.com

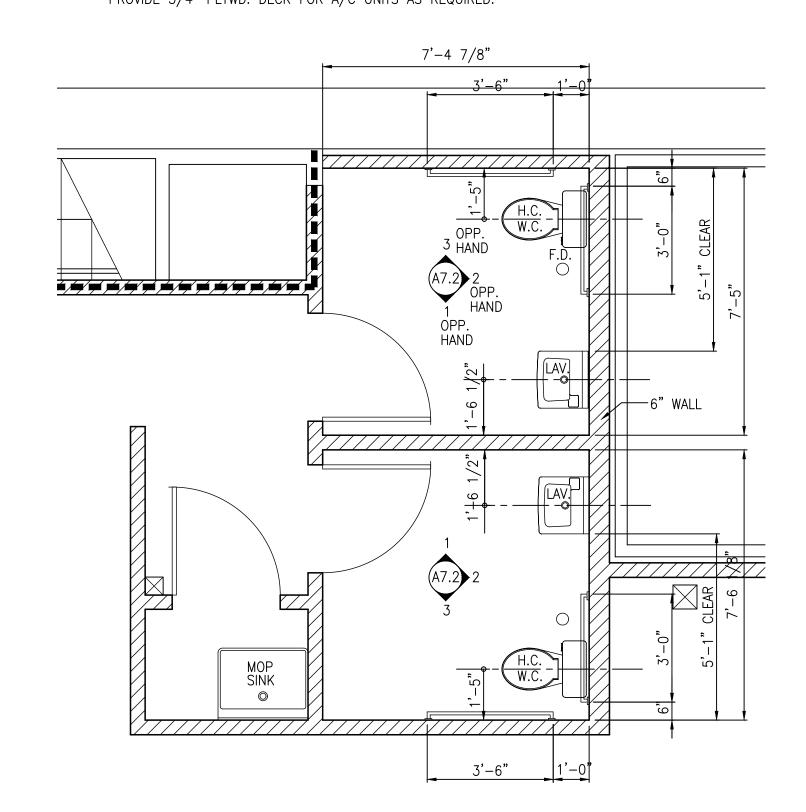
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# 1 NEW THIRD FLOOR OVERALL FLOOR PLAN SCALE: 3/16"=1'-0"

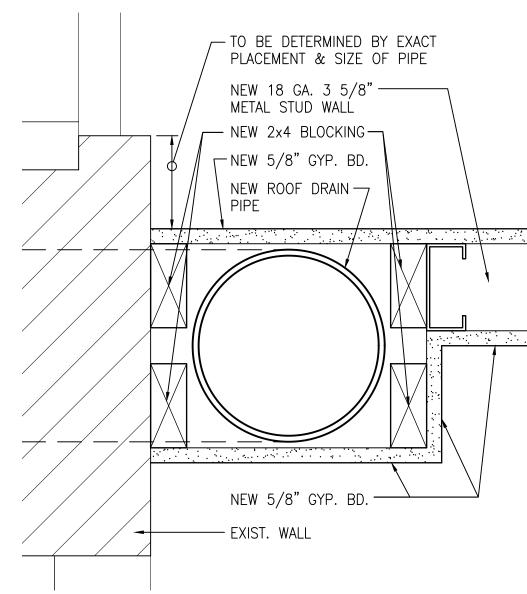
NOTE:
PROVIDE 18 GA. 8" METAL JOISTS @ 16" O.C. W/
5/8" GYP. BD. CEILING (7'-6" CLG. HT.) WHERE
SHOWN ON THE REFLECTED CEILING PLAN (1/A9.0) PROVIDE 3/4" PLYWD. DECK FOR A/C UNITS AS REQUIRED.



2 FIRST FLOOR ENLARGED PLAN SCALE: 3/8"=1'-0"

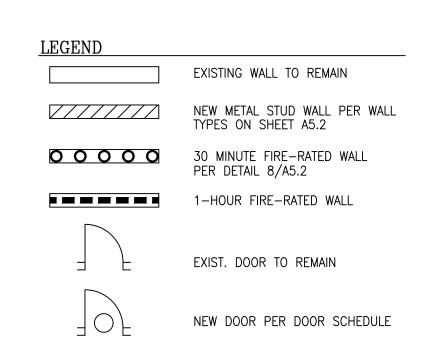
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3 ROOF DRAIN PLAN DETAIL

SCALE: 3"=1'-0"





New Bakery & Apartments at 317 Chartres St.
New Orleans, Louisiana 70130

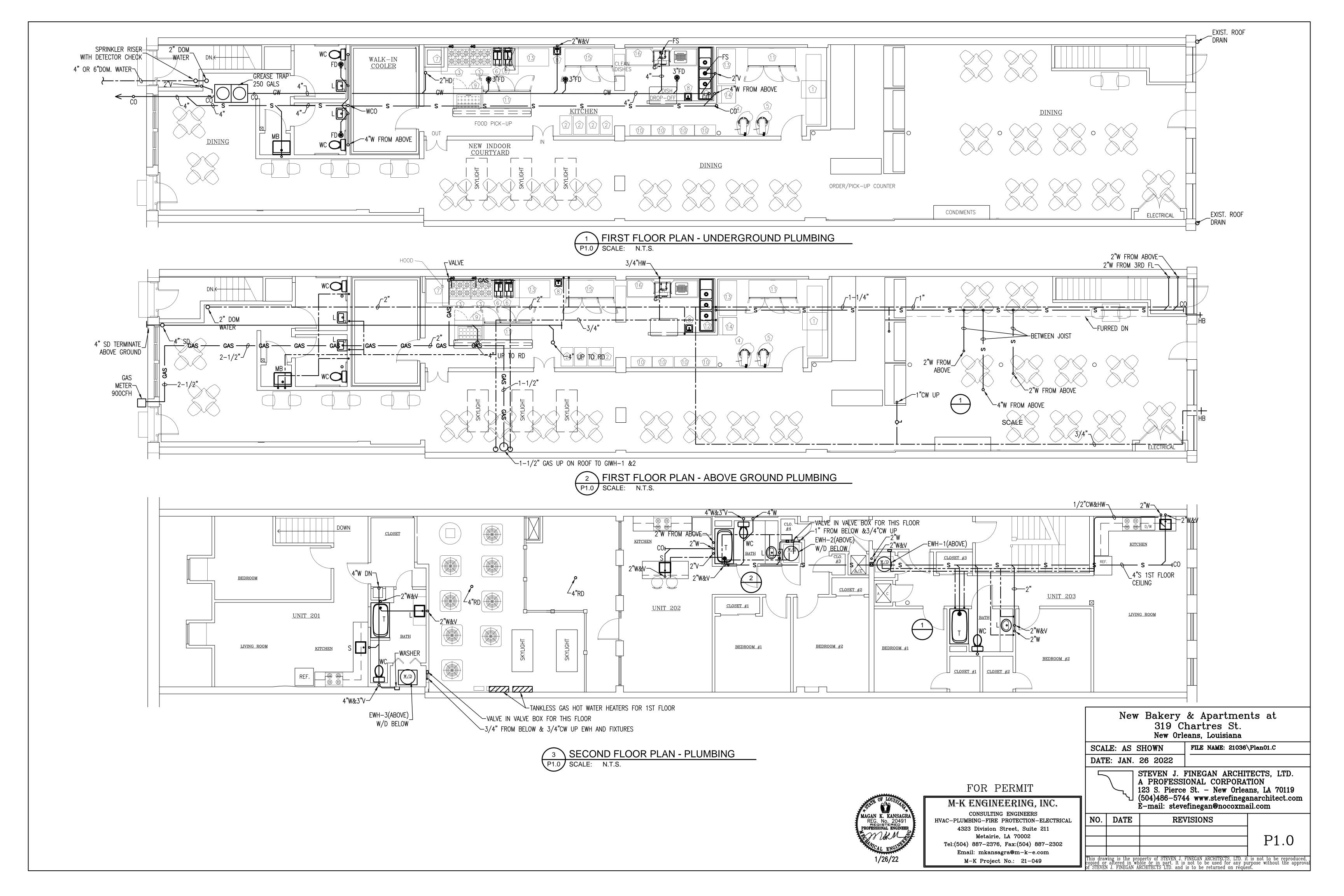
SCALE: AS SHOWN FILE NAME: 21036\Plan03.C

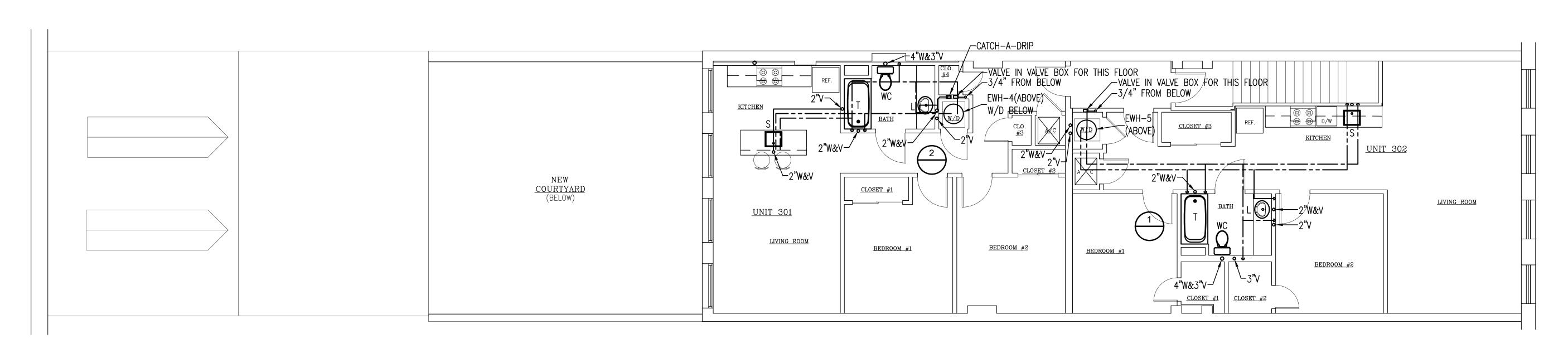
DATE: Dec. 28, 2021

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A PROFESSIONAL CORPORATION
123 S. Pierce St. – New Orleans, LA 70119
(504)486-5744 www.stevefineganarchitect.com
E-mail: stevefinegan@nocoxmail.com

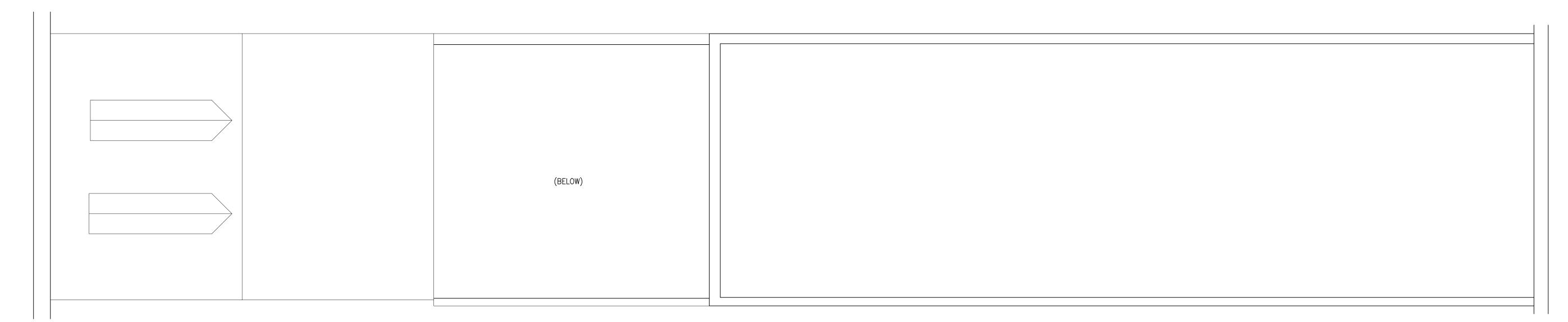
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1 THIRD FLOOR PLAN - PLUMBING P2.0 SCALE: N.T.S.



P2.0 SCALE: N.T.S.



# FOR PERMIT

# M-K ENGINEERING, INC.

CONSULTING ENGINEERS
HVAC-PLUMBING-FIRE PROTECTION-ELECTRICAL
4323 Division Street, Suite 211
Metairie, LA 70002
Tel:(504) 887-2376, Fax:(504) 887-2302
Email: mkansagra@m-k-e.com

M-K Project No.: 21-049

New Bakery & Apartments at
319 Chartres St.
New Orleans, Louisiana

SCALE: AS SHOWN

DATE: JAN. 26 2022

FILE NAME: 21036\Plan01.C

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A PROFESSIONAL CORPORATION
123 S. Pierce St. – New Orleans, LA 70119
(504)486-5744 www.stevefineganarchitect.com
E-mail: stevefinegan@nocoxmail.com

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PLUM	BING FIXTURE AND EQUIPMENT	SCHEDULE						
SYMBOL	DESCRIPTION		TYPE	WASTE	VENT	CW	HW	NOTES
WC	WATER CLOSET		TANK YTPE	4"	3"	1/2"	_	1,5
WC(H)	H.C. WATER CLOSET		TANK YTPE	4"	<b>3"</b>	1/2"	-	1,5
L	COUNTERTOP LAVATORY WITH FAUCET		COUNTERTOP	2"	2"	1/2"	1/2"	1,2,3
L(H)	WALL HUNG LAVATORY WITH FAUCET		WALL HUNG	2"	2"	1/2"	1/2"	1,2,3,4
S	KITCHEN SINK		COUNTER	2"	2"	1/2"	1/2"	1,2,3
Т	TUB SHOWER TRIM		FLOOR	2"	2"	1/2"	1/2"	1,2,3
SH	SHOWER		FLOOR	2"	2"	1/2"	1/2"	1,2,3
REFRIG	. REFRIGERATOR ICE MAKER		_			1/2"	·	
W/D	WASHER/DRYER		_	2"	2"	3/4"	3/4"	
A/C	A/C UNIT COND DRAIN			2"	2"	_		
D/W	DISHWASHER		_	3/4"[	_	_	1/2"	
GWH	GAS WATER HEATER W/DRAIN PAN&D		_	1"D	_	3/4"	3/4"	
						·	·	

_PR	ESSL	JRE D	ROP	_	
1. ME	TER		=	5	PSI
2. BF	Ρ		=	0	PSI
3. PIF	PING		=	10	PSI
4. ST	ATIC	HEAD	=	15	PSI
5. FL	USH	TANK	=	20	PSI
		TOTAL	=	50	PSI
AVAILABLE	PRES	SURE		55	PSI

- 1. FIXTURES SELECTED BY ARCHITECT AND OWNER.
- 2. TUB, LAVATORY AND SHOWER SIZE MAY VERY. SEE ARCH DWGS. FOR SIZE
- 3. DRAIN, TAIL PIPE, P-TRAP, HW & CWSUPPLY RISERS, ETC SHALL BE PROVIDED WITH FIXTURES.
- 4. CARRIER SHALL BE PROVIDED FOR WALL HUNG FIXTURES
- 5. FURNISH WITH CW SUPPLY RISER AND STOP VALVE

	TANKLESS GAS WATER HEATER SCHEDULE									
	PLAN MARK		STORAGE GALLONS	WATER FLOW @77* RISE	INPUT BTUH	WEIGHT LBS	MODEL RHEEM			
	IGWH-1,2		_	4.3	199,000	54	RTG-95DVN			
Ī	PROVIDE W/ PRESSURE AND TEMP. RELIEF VALVE AND HOSE BIBB									

PROVIDE 3" LIP DRAIN PAN AND DRAIN TO OUT SIDE.

#### PLUMBING FIXTURES

QTY.	FIXTURE DESIGNATION SEWER		TOTAL WATER			COLD WATER			HOT WATER				
											200		
12	BATH GROUP	6	=	72	6	=	72	3	=	36	1.5	=	18
0	WATER CLOSET FLUSH VALVE	6	Ξ	0	6	=	0	6	=	0			
	WATER CLOSET FLUSH TANK	4	=	0	4	=	0	4	=	0			
	LAVATORY	2	Ξ	0	2	=	0	2	=	0	1	=	C
	SERVICE SINK	3	=	0	3	=	0	3	=	0	3	=	
	ELECTRIC WATER COOLER	1/2	=	0	2	=	0	2	=	0		_	
	SHOWER	2	=	0	2	=:	0	2	=	0	2	=	(
	BATH TUB	2	=	0	4	=	0	2.5	=	0	3	=	(
	SINK	2	=	0	3	=	0	2	=	0	2	=	(
4	CLOTHES WASHER	3	=	12	3	=	_12	3	=	12	3	=	12
1	FLOOR DRAIN	1	=	1		_			_				
	1 COMPARTMENT SINK	2	=	0	1	=	0	1	=	0	1	=	(
4	2 COMPARTMENT SINK	3	=	12	2	=	8	2	=	8	2	=	8
	3 COMPARTMENT SINK	4	=	0	8	=	0	6	=	0	6	=	(
4	DISHWASHER, DOMESTIC	2	=	8	8	=	32		_		8	=	32
	DISHWASHER, COMMERCIAL	3	=	0	10	=	0		_		10	=	(
		2											
		ТОТА	L	105	TOTAL	-	124	TOTAL	-3	56	TOTA	\L	70
	SEWER	132		FU	6"								
	TOTAL WATER		124 FU 49 g.p.m = 2" @5 lbs./100 6.0 f.p.s.								0		
	COLD WATER	LD WATER 56 FU = 31g.p.m = 2.0" @2 lbs./100				0 4.5 f.p.	S.						
	HOT WATER	0 NOT APPLICABLE											
	WATER METER	15		10 G.F	P.M. 1'	4	LBS						

ANGLE STOP VALVE WITH THREADED CONNECTION FOR ICE MAKER TUBING

AT REFRIGERATORS — 12" ABOVE FINISHED FLOOR.

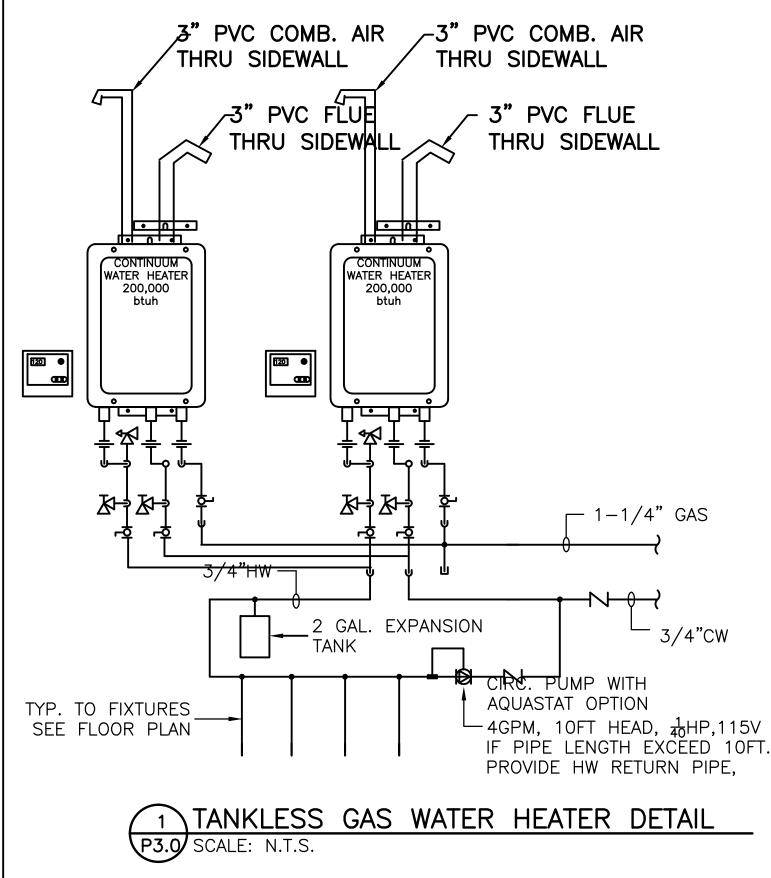
AT COUNTERS - 1" ABOVE COUNTER BACK SPLASH,

FOR COFFEE MAKER SUPPLY.

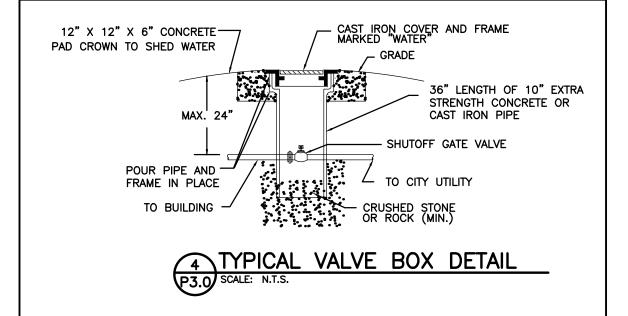
AT ICE MACHINES - 12" ABOVE FINISHED FLOOR.

/2 ICE MAKER RECESSED WALL BOX DETAIL

P3.0 SCALE: N.T.S.

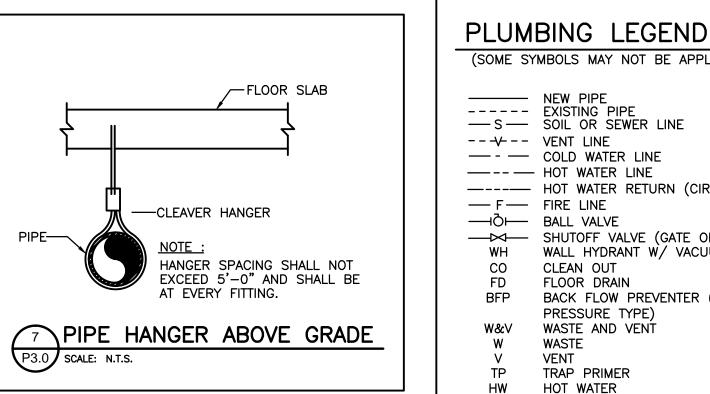


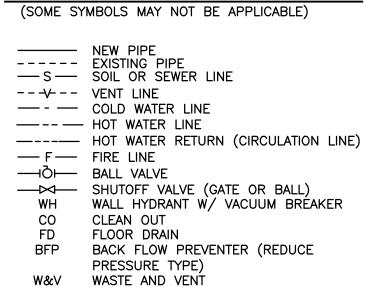
# - CATCH-A-DRIP 45 DEGREE WYES, LONG-OR-SHORT-SWEEP QUARTER BENDS, ONE—SIXTH, ONE—EIGHT, OR ONE SIXTEENTH, BENDS OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS TO MEET ARTICLE 307.1 LA PLUMBING CODE 2012 3 TYPICAL CLOTH WASHER DRAIN DETAIL



# SPRINKLER GENERAL NOTES

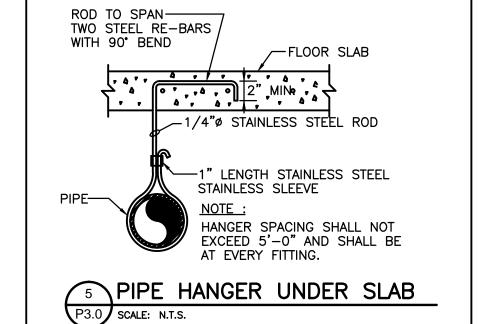
- 1. PROVIDE WET PIPE SPRINKLER SYSTEM IN ENTIRE BUILDING AND DRY WHERE TO FREEZING TO PROTECT COMBUSTIBLE MATERIALS IN ACCORDANCE WITH NFPA13R PREPARE SHOP DRAWINGS FOR STATE FIRE MARSHALL REVIEW AND APPROVAL.
- 2. PIPING AND SPRINKLER HEAD LOCATIONS SHOWN ARE DIAGRAMMATIC. ACTUAL LAYOUT SHALL BE IN ACCORDANCE WITH NFPA-13 AND HYDRAULIC CALCULATIONS, NUMBER OF HEADS ARE DETERMINED BY CALCULATIONS.
- 3. ALL PIPE SIZES SHALL BE DESIGNED BY THE SPRINKLER CONTRACTOR.
- 4. COORDINATE WITH LIGHT FIXTURES, DIFFUSERS, GRILLES, SPEAKERS AND REFLECTED CEILING PLAN.
- 5. SPRINKLER SYSTEM MUST BE APPROVED BY STATE FIRE MARSHALL PRIOR TO INSTALLATION
- 6. FIRE LINE TO BUILDING SHALL MEET NFPA-24.
- 7. PAY NECESSARY FEE TO STATE FIRE MARSHAL FOR SHOP DRAWINGS REVIEW AND APPROVAL.
- 8. CONTRACTOR SHALL TEST AVAILABLE PRESSURE AT NEAREST FIRE HYDRANT AND DESIGN SYSTEM ACCORDINGLY.
- 9. PROVIDE PRESSURE REDUCING VALVE IN BRANCH LINE IF REQUIRED TO PROTECT PIPING AND HEADS AND MEET NFPA-13R
- 10. SPRINKLER HEADS AND PIPING PRESSURE RATING MUST EXCEED AVAILABLE PRESSURE.
- 11. SPRINKLER HEAD LOCATED SHALL BE COORDINATED WITH LIGHTING AND CEILING DIFFUSERS.
- 12. PROVIDE DRAIN AND FLOW CONTROL VALVE ASSEMBLY FOR TESTING.
- 13. PROVIDE SPRINKLER HEADS AS MANY AS REQUIRED TO MEET NFPA-13 AND SPACING REQUIRED FOR APPROVAL OF STATE FIRE MARSHAL.
- 14. PROVIDE HEATER WHERE SUBJECT FREEZE TO MAINTAIN SPACE TEMPERATURE ABOVE 40 DEGREE PROVIDE HEAT TRACE ON PIPING IN CRAWL SPACE.
- 15. PROVIDE DETECTOR CHECK VALVE ASSEMBLY WITH BY—PASS METER IN MAIN RISER.
- 16. PROVIDE AIR COMPRESSOR FOR DRY PIPE SPRINKLER SYSTEM AS AND IF REQUIRED.
- 17. PROVIDE FIRE ALARM PANEL FOR SUPERVISE SPRINKLER SYSTEM





TRAP PRIMER HOT WATER COLD WATER HOT WATER RETURN HOSE BIBB W/ VAC BREAKER ELECTRIC WATER HEATER GAS WATER HEATER STORM DRAIN ROOF DRAIN (E) **EXISTING** 

NEW POINT OF CONNECTION



# **PLUMBING NOTES:**

#### A. SCOPE

- 1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE SEWERAGE, HOT AND COLD WATER PIPING, INSULATION, WATER HEATER, HANGERS. VALVES, SUPPORTS AND PLUMBING FIXTURES WITHOUT ANY RESTRICTING VOLUME, CUT AND PATCHFLOOR, WALL AS REQUIRED TO INSTALL PIPES.
- 2. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST, LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES.
- 3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS. ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL PAY ALL NECESSARY FEES FOR THE UTILITIES CONNECTIONS AND INSPECTION.
- 4. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES BASE ON AVAILABLE INVERT OF EXISTING PIPE AFTER VERIFICATION.
- 5. 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.
- 6. TEST ALL PIPING AT 2 TIMES CITY PRESSURE FOR 24 HOURS.
- B. PIPING MATERIALS

AND SHALL MEET THE CODE

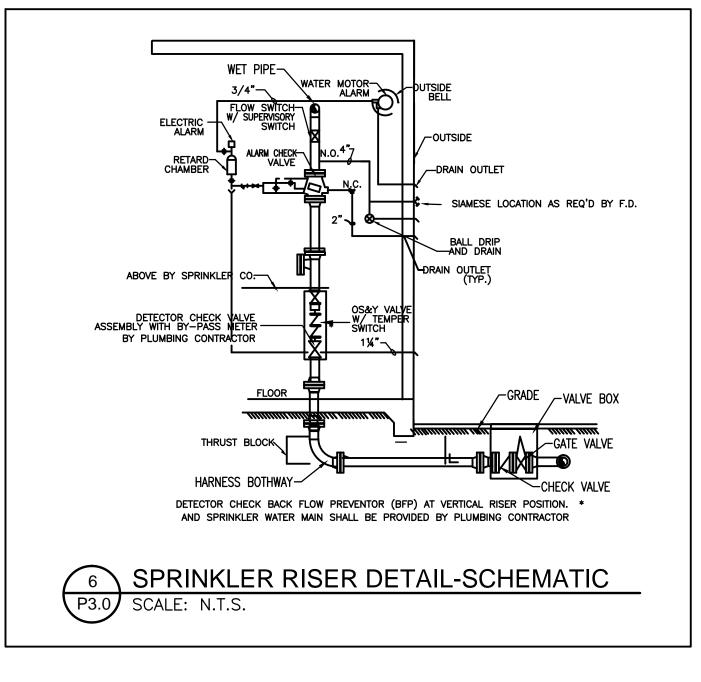
- 1. DOMESTIC HOT AND COLD WATER PIPING AND FITTINGS UNDER THE SLAB SHALL BE COPPER WITHOUT JOINTS. NO JOINTS SHALL BE ALLOWED UNDER THE SLAB.
- 2. DOMESTIC WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE COPPER OR PEX OR EQUAL AS CODE ALLOWED..
- 3. SOIL, WASTE, VENT PIPING AND FITTINGS UNDER THE SLAB SHALL BE PVC SCHEDULE 40 AS PERMITTED BY LOCAL CODE.
- 4. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE THE SLAB SHALL BE
- PVC SCHEDULE 40 AS LOCAL CODE PERMIT

#### C. INSULATION

- 1. ALL HOT AND COLD WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION AND JACKET OR ARMA FLEX...
- 2. PROVIDE 1" THICK INSULATION AND ALUMINUM WEATHER PROOF JACKET ON ALL PIPING IN CRAWL SPACE.
- 3. PROVIDE HOT AND COLD WATER TO FIXTURES AS PER FIXTURE SCHEDULE

## D. GENERAL

- 1. COORDINATE WITH OTHER TRADES. VERIFY CRAWL SPACE FOR ALL PIPING.
- 2. COORDINATE LOCATION OF CLEAN-OUT, FLOOR DRAINS, ETC. WITH ARCHITECTURAL FOR PROPER ACCESS. PROVIDE ACCESS PANEL WHERE REQUIRED.
- 3. ROUTE VENT PIPE AS REQUIRED TO GET THROUGH ROOF. COMBINE VENTS AS REQUIRED.
  ROUTE VENT PIPE AS REQUIRED TO GET THROUGH ROOF. COMBINE VENTS AS



SCALE: AS SHOWN

DATE: JAN. 26 2022



# M-K ENGINEERING, INC.

CONSULTING ENGINEERS HVAC-PLUMBING-FIRE PROTECTION-ELECTRICAL 4323 Division Street, Suite 211 Metairie, LA 70002 Tel:(504) 887-2376, Fax:(504) 887-2302

Email: mkansagra@m-k-e.com

M-K Project No.: 21-049

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New Bakery & Apartments at

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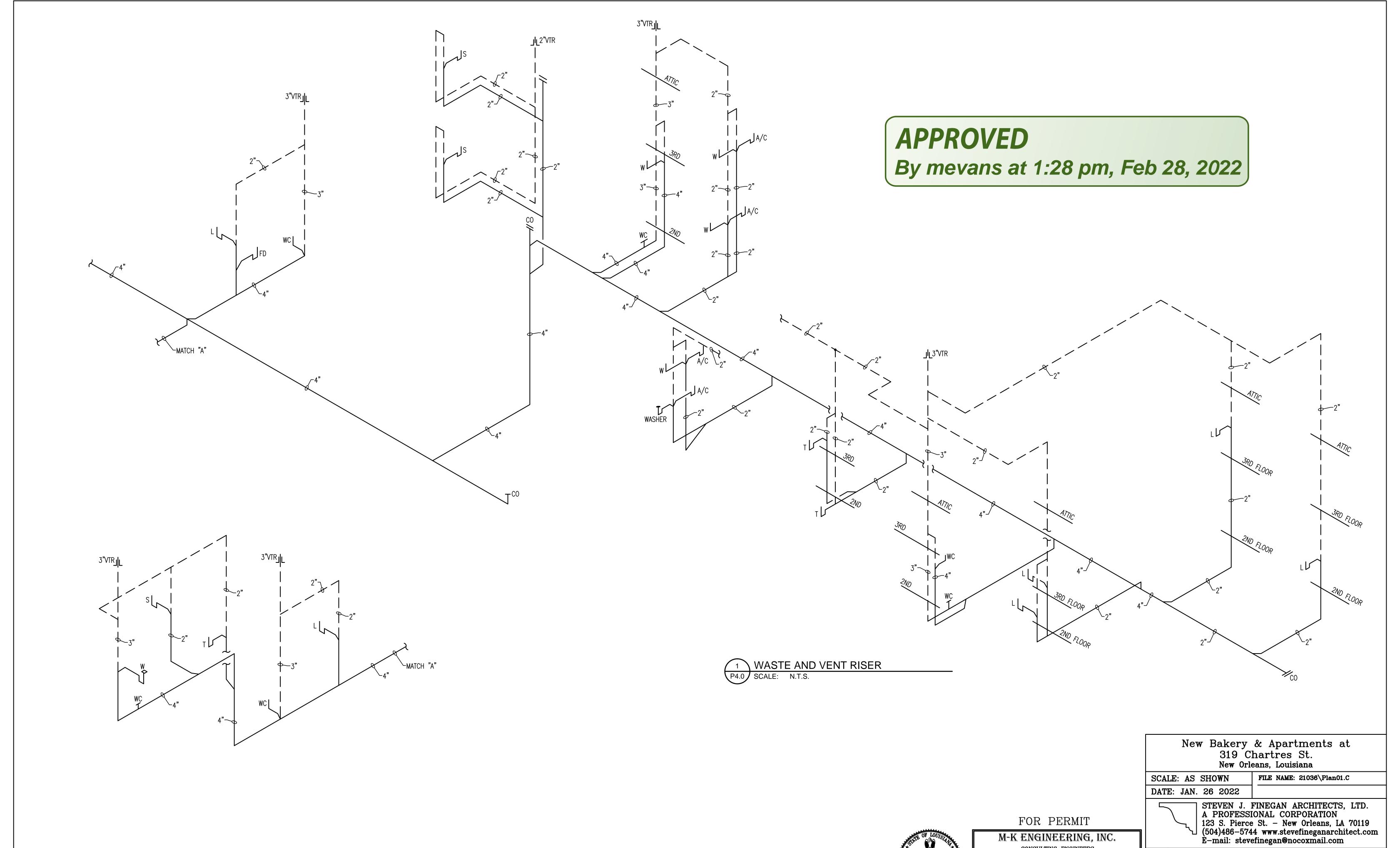
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MAGAN K. KANSAGR

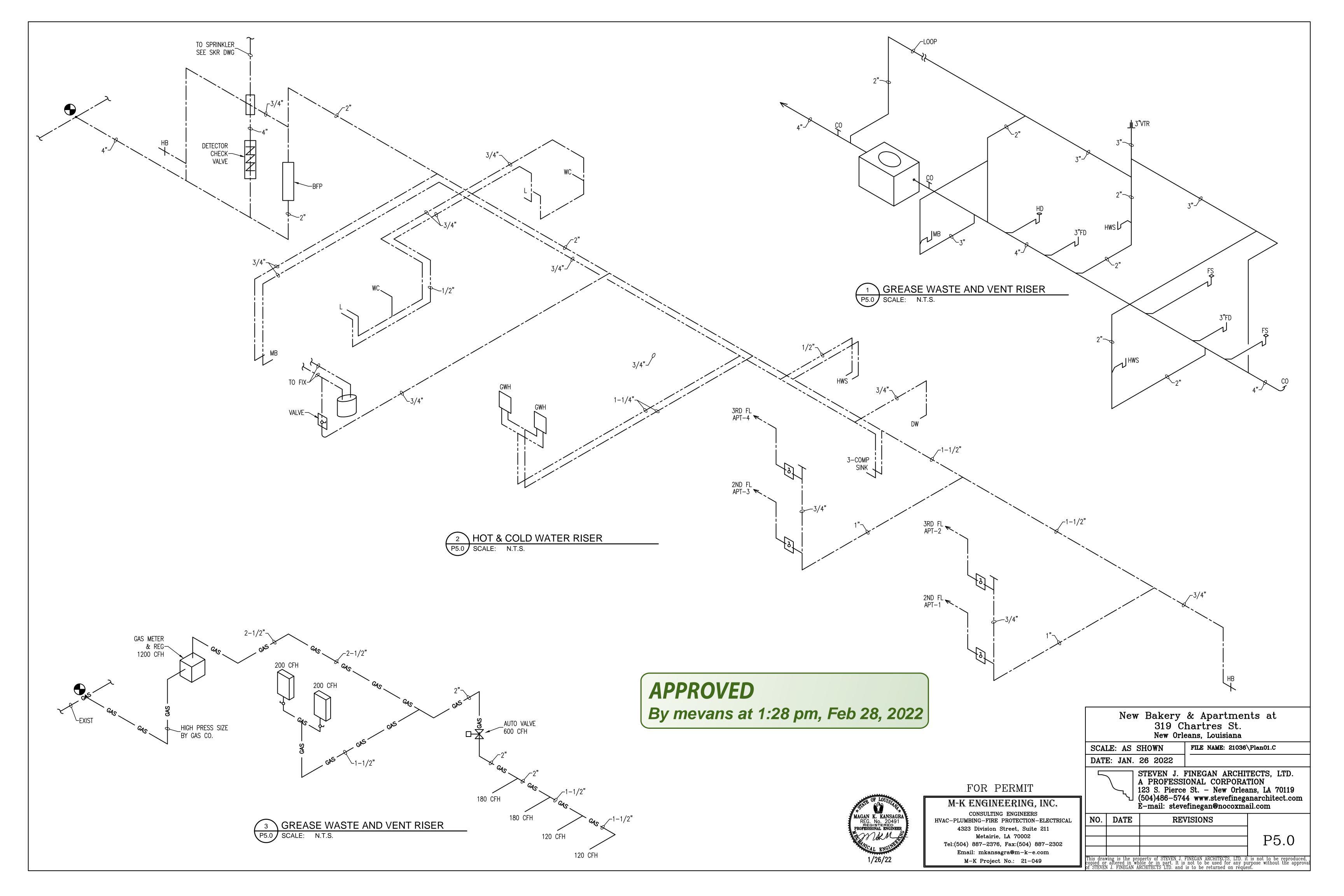




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M-K Project No.: 21-049

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#### SECTION 15400 - PLUMBING

#### 1.0 SCOPE

1.0.1 The work contemplated under this section of the specifications shall include all labor, materials, equipment, tools, etc., necessary for the work hereinafter described, all in accordance with these specifications and accompanying drawings. The plans and specifications are intended to show and describe the complete plumbing system with all specified equipment properly installed in a workmanlike manner and left in proper operating condition.

- 1.0.2 The plumbing contractor is to provide but not limited to the following
- (1) Sanitary sewer system
- (2) Cold and Hot water piping system.
- (3) Pipe covering and insulation.
- (4) Plumbing fixtures and accessories.
- (5) Condensate drains for air conditioning units.

(6) Extension of sewer and water service lines and make connection to existing mains. Contractor is responsible for field verification of sizes and location of existing piping.

(7) Cut and patch floor and wall as required to modify the existing waste, vent, hot and cold water lines to install new fixtures.

#### 1.1 GENERAL CONDITIONS

The General Conditions of the contract as set forth in the Architectural Specifications shall be applicable to this section of the specifications.

#### 1.2 GENERAL

- 1.2.1 Piping shall be installed as shown in general on plans, allowing for the necessary offsets or re-arrangements due to conditions found on the job.
- 1.2.2 Where plans or specifications call for certain work to be done, it shall be understood that the Contractor shall furnish and install everything that may be necessary to complete the job.
- 1.2.3 This Contractor shall coordinate this work with other construction to insure the proper finish of the work with minimum amount of interference.
- 1.2.4 Failure to herein mention any specific appurtenance necessary for a complete system within the true meaning and intent, of the specifications shall not excuse the contractor from furnishing same. Sizes specified are minimum required.
- 1.2.5 All work must be performed in the best and most substantial manner by workers skilled in their respective trades.

#### 1.3 GUARANTEE

Contractor shall quarantee all material and workmanship utilized in providing plumbing systems for a period of one year from the date of acceptance of the work for the whole project. Any defects due to faulty materials, methods of installation or workmanship within that period shall be repaired or replaced promptly upon notice and without expense to the Owner.

#### 1.4 LAWS AND PERMITS

All rules of the local authorities shall govern all parts of this work. Contractor shall abide by all laws, ordinances and rules governing construction of the city and state or other government agencies having jurisdiction. He shall obtain and pay for all permits required by this work. Upon completion of the work, a certificate of approval from the Inspecting Department having jurisdiction thereon shall be furnished to the Architect **prior** to final payment.

# 1.5 VISITING SITE

The Bidder shall visit the site of the proposed work, that he may understand the facilities, difficulties and restrictions attending the execution of the contract. He will be allowed no additional compensation for failure to be so informed.

# 1.6 APPROVALS AND SUBSTITUTION OF EQUIPMENT

1.6.1 Names of manufacturers or catalog numbers are mentioned herein in order to establish a standard for the type, general design and quality of the product required. Other products similar in design, or equal quality and complying with the plans and specifications will be approved, if found acceptable by the Architect.

1.6.2 In order to receive consideration, request for substitution must be submitted five (5) days prior to opening of Bids and must be accompanied by Contractor's letter certifying or stamped to the effect that the item submitted has been checked by the Contractor as to specified or shown requirements. In all cases, the burden of proof that the equipment offered for substitution is equal or superior in construction and efficiency to that named in the contract shall rest on the Contractor and unless the proof is satisfactory to the Architect, the substitution will not be approved.

# 1.7 SHOP DRAWINGS

- 1.7.1 Before proceeding with the work, the Contractor shall make complete shop drawings of all equipment furnished by him, including detail drawings of piping connection or other drawings as the Architect may require and shall submit same to the Architect for approval. These drawings shall show construction details and dimensions of each piece of equipment so drawn.
- 1.7.2 Shop drawings shall be submitted to the Architect for approval, sufficiently in advance of fabrication and/or purchasing of all materials and equipment, so as not to delay construction of the project. After making correction, delay construction of the project. After making correction, the Architect will return drawings and the Contractor shall resubmit until approval by Architect is obtained. On approval, he shall supply the Architect six complete sets.
- 1.7.3 Contractor shall submit shop drawings on plumbing fixtures, and floor drain.
- 1.7.4 Failure to comply with submittal requirements shall be deemed just cause to withhold final payment until requirements are met.

# 1.8 AS-BUILT DRAWINGS

Contractor shall prepare up-to-date drawings, during course of job construction. Upon completion of the project and prior to final acceptance, Contractor shall turn over to the Architect for approval three complete sets of "As-Built" drawings showing exact locations of all equipment, piping, etc. installed by him.

# 1.9 DRAWINGS

Plans and details are shown to limit and explain structural conditions, requirements, pipe sizes, and manner of erecting work. Structural, or other conditions, may require certain modifications from the plans, and such deviations are permissible, but all such changes must be referred to the Architect for approval.

# 1.10 MEASUREMENTS

The Contractor shall verify all measurements and shall be responsible for the correctness of same before ordering any materials or doing any work. No extra charge or compensation will be allowed because of any difference between the actual measurements and those indicated on the drawings. Any difference discovered by the Contractor shall be submitted to the Architect for consideration before proceeding with the work. Pipe and equipment locations are to be checked for conflict with each other.

#### 1.11 CUTTING AND PATCHING

- 1.11.1 The plumbing contractor shall do all cutting required in a manner approved by the Architect and General Contractor for the installation of the plumbing system. The plumbing contractor shall do all patching required.
- 1.11.2 The physical structure and appearance of any part of parts of the building affected by work done under these specifications and accompanying drawings shall be returned to original condition by trades experienced in the type of work required, at no extra cost to the Owner and to the complete satisfaction of the Architect.

#### 1.12 EXCAVATIONS

Plumbing Contractor shall do all excavation and backfilling required in connection with the installation of his work. This Contractor shall provide all sheathing and bracing necessary for this evacuation. All backfilling shall be thoroughly tamped to secure a solid mass and all surplus material removed from the premises. Walks or paved areas broken through shall be restored to their original condition by trades experienced in the work to be done.

#### 1.13 CLEANING

Contractor shall remove all debris, tools and equipment from premises as soon as practical after work is done. All fixtures, pipe and exposed work shall be left clean.

#### 1.14 MATERIAL AND WORKMANSHIP

- 1.14.1 Unless otherwise specified herein, all material furnished shall be new and shall be listed and approved by local Plumbing Code in every case where a standard has been established for the particular type of material in auestion.
- 1.14.2 Methods of installation shall be in full accord with latest and best plumbing and mechanical engineering practices.
- 1.14.3 Bids shall be based on the use of materials and equipment specified or approved as equal in the opinion of the Architect.

#### 1.15 CHASES, SLEEVES, ACCESS PLATES, CLEANOUTS

- 1.15.1 The Contractor shall see that all required chases, holes, access openings, etc., are located and placed and other requirements necessary for the support or reception of equipment be met as building construction progresses; otherwise, the Contractor will be held responsible for the provision of these at his own cost.
- 1.15.2 Galvanized iron or cast iron pipe sleeves generally two sizes larger than pipe passing through it, and properly secured in place shall be provided for all pipe passing through masonry walls or partitions. Sleeves are to be set flush with wall on both
- 1.15.3 Cleanouts shall be installed at or near the base of each riser and at each change of direction greater than 45 degrees of horizontal soil, waste and drain pipes. Cleanouts shall be full size of the pipe but need not be larger than four inches. All cleanouts in finished floors and walls shall have Josam No. 58650 square access cover
- 1.15.4 Exterior cleanouts shall be extended to finish grade. Provide cast iron access cover which is to set in 16" x 16" x 4" thick concrete pad which is provided by plumbing contractor.

#### 1.16 SANITARY SEWER SYSTEM

- 1.16.1 Contractor shall furnish and install all soil, waste, drain and vent lines that may be necessary or required making connection to all fixtures and equipment indicated on plans.
- 1.16.2 All soil and waste line shall be install on a continuous waste and vent system or as required by the local code. Piping 3" and smaller is to have continuous 1/4" per foot slope.
- 1.16.3 Connector between traps and cast iron pipes is to be made with heavy brass ferrules. Back vents shall be taken off as near traps as possible.
- 1.16.4 Contractor shall dig all trenches and make sure that all lines are properly sloped without dips in systems. All inverts shall be checked for elevation at point of connection by use of a level. He shall determine the proper slopes for all lines based upon these findings. Piping installed in "filled" areas is to have soil below piping compacted to 90 % of bearing and/or be installed in accordance with the local plumbing code.

# 1.17 COLD WATER SERVICE

- 1.17.1 Piping shall be of materials specified. The Contractor shall run all water piping to all fixtures and equipment requiring water in the building of runs and sizes as shown on the plans or as called for in the specifications.
- 1.17.2 All piping throughout shall be reamed and cleaned before making joints.
- 1.17.3 Underground water piping is to be installed 2'-0" minimum below finish grade.
- 1.17.4 Hydrants shall be Josam No. 71950-80 cast bronze, box type, wall hydrant, 3/4" size, polished face, hinged locking cover, extra deep box with integral non-removal vacuum breaker with 3/4" hose pipe threaded outlet.
- 1.17.5 Piping is to connect to existing at the location shown on plans.
- 1.17.6 New potable water system shall be disinfected prior to use whenever required by the authority having jurisdiction. The method to be followed shall be that prescribed by the health authority or, in case no method is prescribed by the health authority or, in case no method is prescribed by him, the following:
- (1) Pipe system shall be flushed with clean, potable water until no dirty water appears at the points outlet.
- (2) The system or part thereof shall be filled with a water—chlorine solution containing 50 parts per million of available chlorine, and the system or part thereof shall be valved off and allowed to sand for 6 hours or the system or part thereof shall be filled with a water-chlorine solution containing at least 200 parts per million of available chlorine and allowed to stand for 2 hours.
- (3) Following the allowed standing time the system shall be flushed with clean potable water until no chlorine remains in the water coming from the system.
- (4) The procedure shall be repeated if it is shown by a bacteriological examination made by the authority that contamination still persists in the system.

# 1.18 HOT WATER SERVICES

- 1.18.1 Contractor is furnish and install the complete hot and service as shown on plans. Piping shall be of material specified and of size shown on the plans.
- 1.18.2 The system shall consist of storage tank type electric hot water heater and existing hot water reconnections to new fixtures. Piping shall have connection as shown
- 1.18.3 Provide A.S.M.E. rated temperature and pressure relief valve.

# 1.19 PIPING AND FITTINGS

- 1.19.1 All piping and fittings are to be so installed that identifying code letters and marks shall be face up wherever practicable so as to be easily read.
- 1.19.2 All piping and fittings shall meet or exceed the standards for plumbing materials listed in Table 3.1.3 of the latest edition of the National Standard Plumbing

Code and/or the Local Plumbing Code.

- 1.19.3 PVC Schedule 40 pipe is to be used for all soil, waste and vents 2" and larger. All fittings shall be PVC with solvent cement joint.
- 1.20.4 Cold water piping above the slab shall be copper tubing, type "L", with wrought copper sweat type fittings.
- 1.20.5 Cold water piping installed below the slab and/or underground shall be copper tubing, type "K" with wrought copper sweat type fittings

#### 1.20 PIPING JOINTS

1.20.1 All piping joints shall meet or exceed the standards for plumbing materials listed in Table 3.1.3 of the latest edition of the National Standard Plumbing Code and/or the Local Plumbing Code.

1.20.2 Copper Pipe: Make up copper piping with soldered joints using sweat type fittings. cut pipe square and remove all burrs before assembly. Carefully clean and solder pipe and fittings with solder containing ninety—five (95) percent tin and five (5) percent antimony using non-corrosive flux. Contractor may, at his option, braze joints in copper piping, using silver solder, phos-copper, sil-phos, or other high temperature brazing alloy approved by the Architect.

#### 1.21 VALVES

- 1.21.1 All valves shall be gate valves or ball except as noted otherwise. All valves shall have the name of the manufacturer and the working pressure cast on valve. All check valves shall be horizontal type and similar to the gate valve herein specified.
- 1.21.2 All valves for use with copper piping shall be all bronze solder joint gate valve Crane #1320, or approved equal.
- 1.21.3 Each individual branch line to every piece of equipment and to every plumbing fixture shall be separately valved on all services. The extra stops ordered with certain plumbing fixtures meet this requirement. The balance of the fixtures and/or equipment are to have a gate valve or ball installed in each service pipe.

#### 1.22 HANGERS AND CLAMPS

- 1.22.1 Support horizontal pipe with one hanger for each pipe length; locate hanger closes to joint. Additional supports are to be provided at five-foot intervals between
- 1.22.2 Note: It is intended that underground piping below the building be supported form the floor slab with ¬" diameter stainless steel hanger rods.

#### 1.23 PIPE COVERING AND INSULATION

- 1.23.1 All cold and hot water piping above grade shall be insulated with Gustin-Bacon, or approved equal, snap on, glass fiber pipe insulation in one piece molded sections 1/2" thick with integral vapor barrier jacket.
- 1.23.2 The Contractor is running the insulation continuous and providing a sheet metal saddle between the covering and the hangers.

#### 1.24 AIR CHAMBERS

1.24.1 Air chambers of the same diameter and material as the supply pipe and 12" long shall be provided on hot and cold water lines to all plumbing fixtures. The Air Chambers shall be concealed in the chases or partitions. Mechanical shock absorbers may be submitted for approval.

#### 1.25 ESCUTCHEONS

1.25.1 All exposed pipes passing through floors, walls, ceiling or partitions are to be provided with chromium plates pressed brass, or equal, subject to approval of Architects.

## 1.26 PIPES THROUGH ROOF

1.26.1 All pipes that pass through roof shall be kept 18" from outside walls. waste vents are to be flashed and counter-flashed with four pound sheet lead of sleeve and counter-flashing type. Flashing shall extend not less than 8" from outside circumference of pipe.

# 1.27 FLOOR DRAINS

1.27.1 Floor drains shall be Josam no. 30003-5A. 3" size, cast iron floor drain with 5" brass strainer and for inside caulk pipe. Provide cast iron seal P-trap for floor

# 1.28 PLUMBING FIXTURES

- 1.28.1 Furnish, install and connect all plumbing fixtures as indicated on drawings or
- 1.28.2 Each plumbing fixture shall be fitted with all necessary and proper fittings, trimmings, and operating devices and shall be left in proper operating condition. The finish of all exposed metal work in connection with the fixtures where not specifically mentioned shall be chromium.
- 1.28.3 Fixtures shall be American Standard, Crane, Eljer, Kohler or approved equal.
- 1. Water Closet (WC-1): American-Standard Cadet or equal floor mounted, siphon jet, elongated vitreous ching bowl and tank top spur and bolt caps.
- a. Beneke # 523 CH/HPSS solid white plastic open front elongated seat with check hinge and stainless steel hinge posts.
- 2. Water Closet ( WC-2): American-Standard for handicapped use. Provide other accessories as listed for W C-1.
- 3. Counter top Lavatory (L-1): American-Standard #0490.019 countertop 4" centers vitereous china bowl with overflow. a. 1340 center set lavatory metering faucet gooseneck spout and pop—up drain
  - b. 1-1/4" 17 gauge tubular brass, slip joint type P-trap with cleanout.
- c. Flexible brass supply risers with wheel handle compression stops.
- 4. Handicapped Lavatory (L-2): Same as above. or

and wrist blade handles, provide mixing valve under counter

- 5. Wall Hung Lavatory (L-1): floor mounted trough vitereous handwash sink with
- a, center set lavatory metering faucet gooseneck spout and pop-up drain and wrist blade handles. provide mixing valve under counter
- b. 1¼" 17 gauge tubular brass, slip joint type P-trap with cleanout.
- c. Flexible brass supply risers with wheel handle compression stop.

6. Urinal (U-1): American-Standard # 6531.19 wall mounted white Lynbro Sloan Royal 186-11 flush valve and wall carriers.



8. Sink (S-1): Elkay Lustertone # LR-1917, 18 gauge, type 302 stainless steel, self rimming, countertop type single compartment bowl; three hole punching.

- a. #LK-2223-S mixing faucet with gooseneck spout and serator.
- b. #LK-35 type 302 stainless crumb cup strainer with neoprene stopper and chrome plated brass tailpiece.
  - c.  $\#LK-53 \ 1-1/2$ " chrome plated brass, end outlet continuous waste.
  - d. 1-1/2" 17 gauge tubular brass, slip joint type P-trap with cleanout.

#### 1.29 TESTING

1.29.1 A water test shall be applied to the storm drain in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system filled with water to point of overflow. If the system is tested in sections, each opening shall be tightly sealed, and each section shall be filled with water, but no section shall be tightly sealed, and each section shall be filled with water, but no section shall be tested with less than a 10-foot head of water. In testing successive sections, at least the upper 10-feet of the next preceding section shall be tested, so that no joint or pipe in building (except the uppermost 10 feet of the systems) shall have been submitted to a test of less than 10-foot head of water. The water shall be kept in the system, or in the portion under test, for at least 15 minutes before inspection starts; the system shall be tight at all points. A final test shall be made after all roughing—in has been made and before the drain connection is made.

1.29.2 All water lines shall be tested under 100 psig hydrostatic pressure for two hours before concealing.

1.29.3 In case of any defects, they shall be made good to the satisfaction of the Architect and the work retested without delay. All such work shall be done by the Contractor without additional charges.

1.29.4 Notice shall be given to the Architect before the tests are made. The water is not to be drawn off the pipe, or the pipes covered until the filled pipes have been examined by the Architect.

## 1.30 ELECTRICAL WORK

1.30.1 No electrical work will be done under this Division of the Specifications. Electrical work necessary for plumbing equipment is included under the Electrical Division of the Specifications.

## 1.31 PAINTING

1.31.1 All exposed pipe insulation and ferrous piping is specified to be painted under Section 9 of the General Specifications.

#### 1.32 GAS WATER HEATER

1.32.1 Water heater shall be Rheem, or A.O Smith, or Ruud glass lined gas storage water heater. AGA approved, complete with insulated metal jacket, self generating electronic thermostatic controls, drain valve for hose connection, test lever type combination temperature and pressure relief valve, installed directly on the heater tank. The temperature shall be normally set to relieve at 210 degrees, and 215 lbs. per square inch pressure, or as required by the administrative authority. The relief valve discharge line shall be independently taken to an approved receptor, or discharged in a manner approved by the administrative authority. Heater shall meet the recovery efficiency requirements of ASHRAE 90-75.

# END OF SECTION

New Bakery & Apartments at 319 Chartres St. New Orleans, Louisiana FILE NAME: 21036\Plan01.C SCALE: AS SHOWN

STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevefineganarchitect.com E-mail: stevefinegan@nocoxmail.com

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M-K ENGINEERING, INC. CONSULTING ENGINEERS

> HVAC-PLUMBING-FIRE PROTECTION-ELECTRICAL 4323 Division Street, Suite 211 Metairie, LA 70002 Tel:(504) 887-2376, Fax:(504) 887-2302 Email: mkansagra@m-k-e.com

> > M-K Project No.: 21-049

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