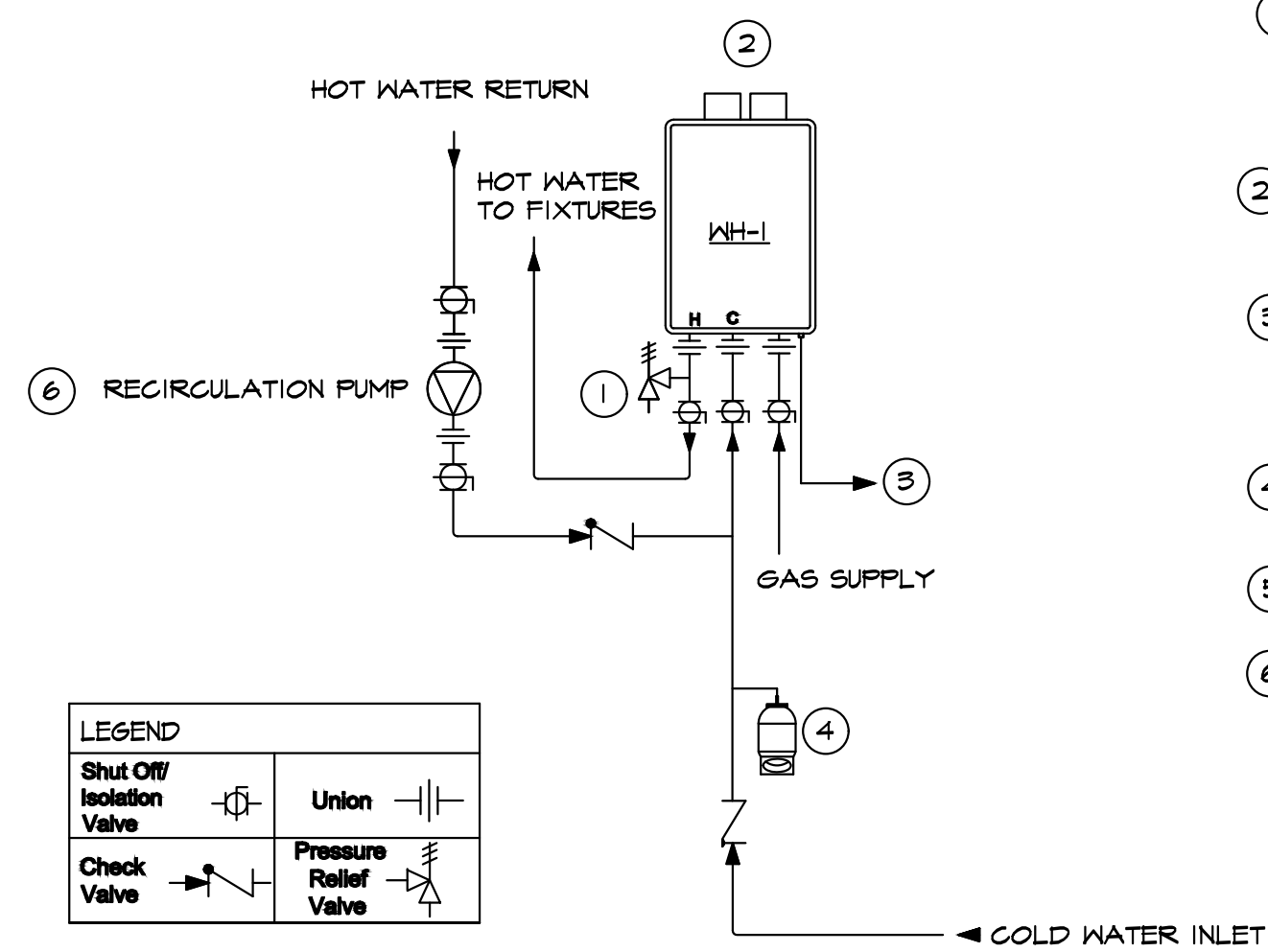
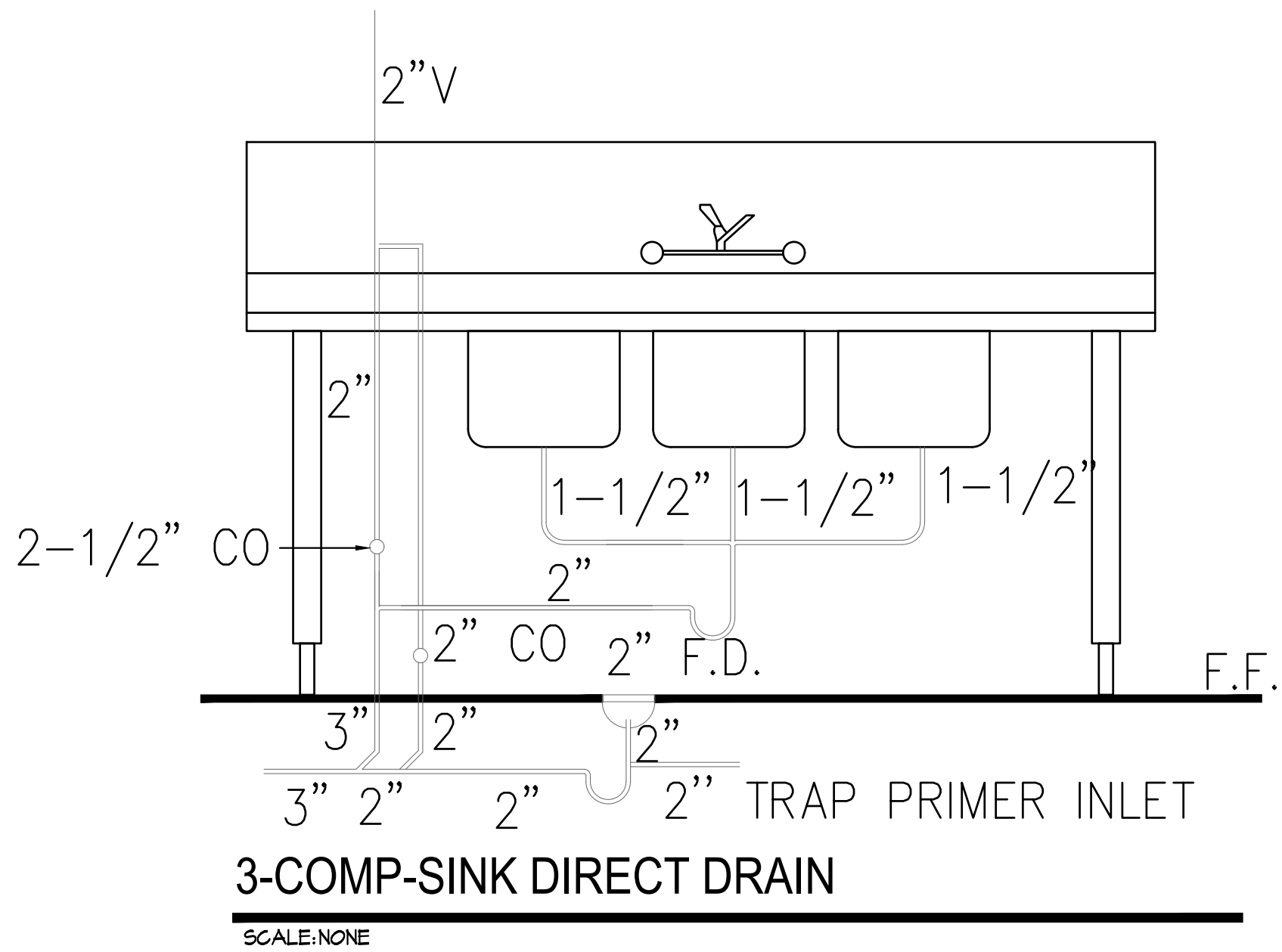


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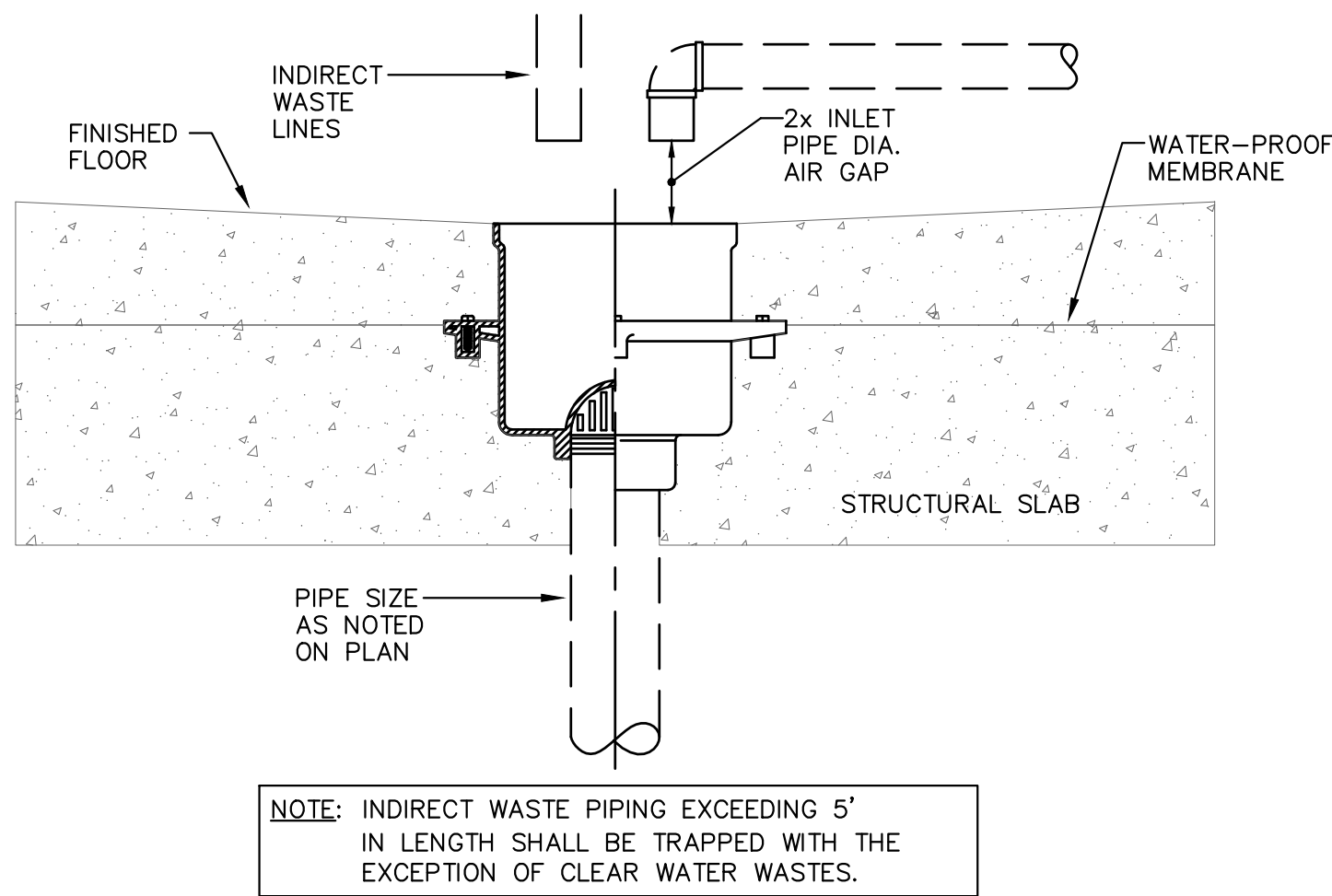
GAS LOADS				FIXTURE SCHEDULE										GENERAL PLUMBING NOTES																			
FIXTURE TYPE	QTY	GAS (CFH)	TOTAL GAS (CFH)	ITEM	DESCRIPTION	MAKE/MODEL	TRAP	WASTE	VENT	COLD WATER	HOT WATER	REMARKS																					
WATER HEATER	2	200	400	WH-1	GAS TANKLESS WATER HEATER	RHEEM RT6H-C45DVLN	-	-	-	1"	1"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
CONVECTION OVEN	1	100	100																														
FRYER	1	90	90	S-1	PREP SINK	REGENCY 16 6A 55 1-COMP SINK W/ DRAINBOARD(L)	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
RANGE	1	132	132	S-2	PREP SINK	REGENCY 1 BOWL UNDERBAR SINK W/ DRAINBOARD	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
CHARBROILER	1	60	60	S-3A	3-COMP SINK	REGENCY 16 6A 55 3-COMP SINK W/ 2 DRAINBOARDS	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
TOTAL GAS (CFH)			782	S-3B	3-COMP SINK	REGENCY 16 6A 55 3-COMP SINK W/ 1 DRAINBOARD(L)	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				HS-1	HAND SINK	REGENCY 55 WALL MOUNTED HAND SINK	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				MS-1	MOP SINK	REGENCY 1-COMP STANDING MOP SINK	1-1/2"	2"	1-1/2"	3/4"	3/4"	PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				DS-1	DUMP SINK	ADVANCE TABCO CABINET W/ DUMP SINK & WASTE CHUTE	1-1/2"	2"	1-1/2"	3/4"	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				CP-1	CIRCULATION PUMP	-	-	-	-	3/4"	-	TACO 006 OR EQUAL																					
				FS-1	FLOOR SINK	TBD	-	2"	2"	-	-	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				DW-1	DISHWASHER	JACKSON DISHSTAR HT	-	-	-	-	3/4"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE																					
				FD-1	FLOOR DRAIN	JR SMITH OR EQUAL	-	2"	2"	-	-	SELECTION TBD BY OWNER. PROVIDE TRAP PRIMER																					
*PLUMBING FIXTURES MUST COMPLY WITH GREEN BUILDING STANDARDS																																	
														HOT WATER CONSUMPTION & SIZING CALCULATIONS																			
														PLUMBING FIXTURE HOT WATER USE				TANKLESS WATER HEATER INFORMATION:															
				FIXTURE TYPE	QTY	UNIT HOT WATER (GPM)	TOTAL HOT WATER (GPM)	MANUFACTURER: RHEEM MODEL #: RT6H-C45DVLN TEMPERATURE RISE: 45 DEG. MAXIMUM GPM @ 45 DEG*:16.7 GPM																									
				HAND SINK	3	1	3	TOTAL NUMBER OF WATER HEATERS REQUIRED: 2																									
				3-COMP SINK	2	2	4	*****																									
				PREP/DUMP SINKS	3	1.5	4.5	*ASSUME TAP TEMPERATURE OF COLD WATER IS 70 FAHRENHEIT.																									
				MOP SINK	2	2	4																										
				DISHWASHER	1	0.5	0.5																										
				TOTAL HOT WATER (GPM)			16																										
				INSULATION TABLE FOR DOMESTIC HOT WATER PIPING																													
				PIPE SIZE	< 1"	1" - 1-1/2"	2" & LARGER																										
				INSULATION THICKNESS	1"	1-1/2"	2"																										
				ALL INSULATION SHALL BE W/R VALUES OF 4.0 TO 4.6 & SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110 E.E.5 25/50 SMOKE/FLAME SPREAD RATINGS.																													
														PIPING SYMBOLS																			
														SYMBOL				MEANING				SYMBOL				MEANING							
														-----				DOMESTIC COLD WATER				⊕				FLOOR SINK							
														-----				DOMESTIC HOT WATER				⊕				FLOOR CLEANOUT							
														-----				DOMESTIC H.M. CIRCULATING				-----				WALL CLEANOUT							
														-----				SANITARY SEWER				⊕				FLOOR DRAIN							
														-----				VENT PIPING				⊕				GAS COCK							
														-----				STORM DRAIN PIPING				TUB-1				PLUMBING FIXTURE							
														-----				GREASE WASTE				⊕				CONNECT TO EXISTING							
														-----				GAS				⊕				SHUT-OFF VALVE							
														-----				CONDENSATE DRAIN				⊕				RECIRCULATION PUMP							
														-----								⊕				PIPE CAP							
																						⊕				PIPE ELBOW DOWN							
																						⊕				PIPE ELBOW UP							
														FIXTURE UNIT CALCULATIONS																			
					FIXTURE TYPE	QTY	DOMESTIC WATER				DRAINAGE																						
							FIXTURE DEMAND	HOT DEMAND	TOTAL WATER DEMAND (WGFU)	TOTAL HOT WATER DEMAND	DFU	TOTAL																					
					HAND SINK	3	1.5	1.5	4.5	4.5	2	6																					
					PREP SINK	2	1.5	1.5	3.0	3.0	2	4																					
					DUMP SINK	1	1.5	1.5	1.5	1.5	2	2																					
					3-COMP SINK	2	3.0	3.0	6.0	6.0	3	6																					
					MOP SINK	2	3.0	3.0	6.0	6.0	3	6																					
					DIPPER WELL/ESPRESSO/ICE MAKER	3	0.5	0.0	1.5	0.0	0	0																					
					FLOOR SINK/DRAIN	4	0.0	0.0	0.0	0.0	2	8																					
					TOTAL FIXTURE UNITS				22.5	21.0		32																					
					EQUIVALENT WATER DEMAND IN GPM				16	15																							
					REQUIRED MINIMUM PIPE SIZE				1-1/4"	1-1/4"		4"																					

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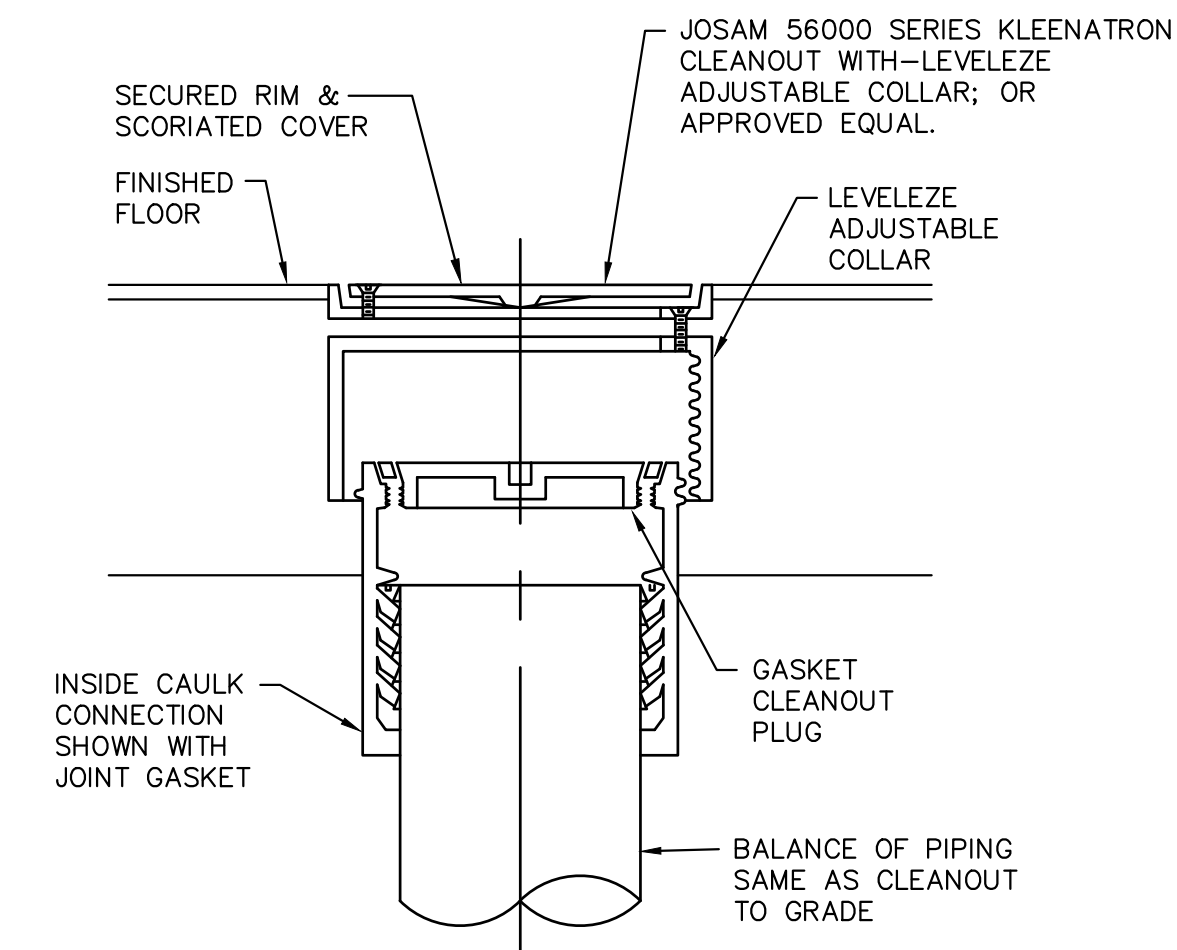


- NOTES:
1. PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES DISCHARGED TO DAYLIGHT AT 6" ABOVE FINISHED GRADE WITH AN UNTHREADED ELBOW TURNED DOWN PER CFC SECTION 608.5.
 2. PIPE SEALED COMBUSTION DIRECT VENT SYSTEM. INSTALL 3" PVC PIPES PER MANUFACTURER RECOMMENDATIONS.
 3. PROVIDE CONDENSATE DRAIN WITH NEUTRALIZER PER MANUFACTURER'S RECOMMENDATIONS. DISCHARGE TO NEAREST LAVATORY TAILPIECE OR OTHER APPROVED LOCATION.
 4. 2 GAL EXPANSION TANK PER CFC AND MANUFACTURER'S RECOMMENDATIONS.
 5. PROVIDE LOOP FOR SCALE SHIELD
 6. THE RECIRCULATION PUMP SHALL BE INSTALLED ON A VERTICAL SECTION OF THE RETURN LINE OR AN AIR RELEASE VALVE. THIS AIR RELEASE VALVE SHALL BE MOUNTED ON TOP OF A VERTICAL RISER AT LEAST 12" IN LENGTH AND SHALL BE ACCESSIBLE FOR REPLACEMENT AND REPAIR. THE RECIRCULATION PUMP IS TO BE CONTROLLED BY A DUAL-SET AQUASTAT W/ TIMER.

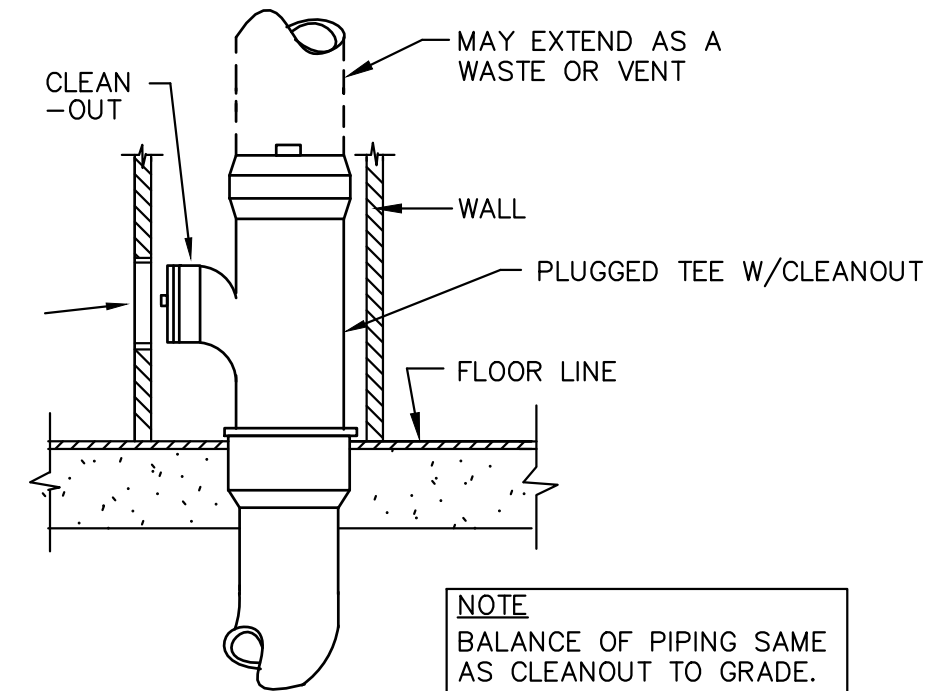
CONDENSING WATER HEATER W/ RECIRCULATION LOOP DETAIL
SCALE: NONE



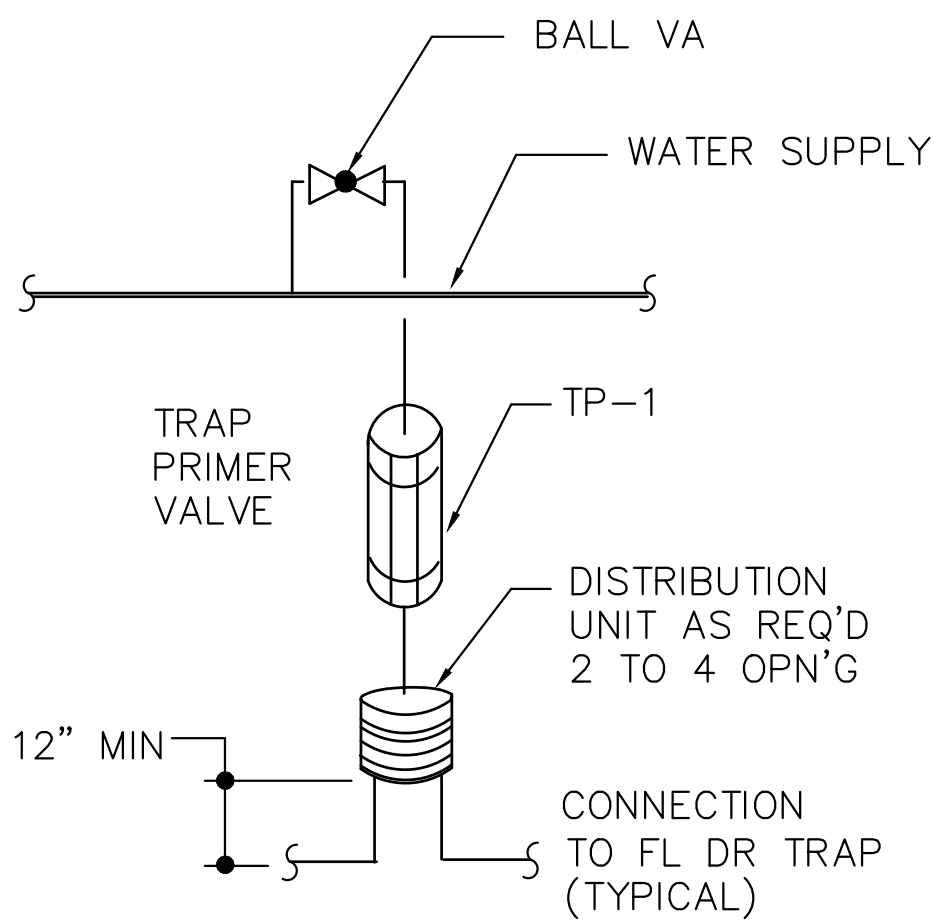
TYPICAL FLOOR SINK
SCALE: NONE



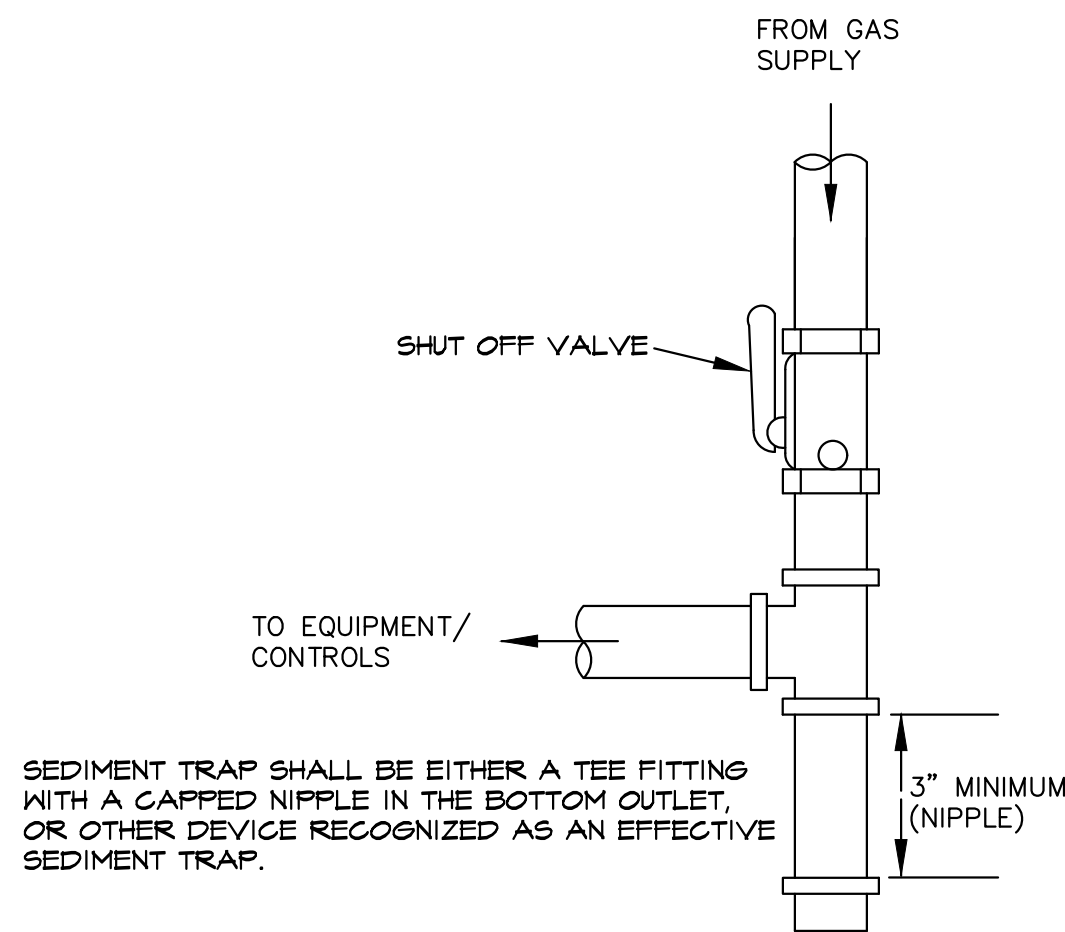
TYPICAL FLOOR CLEANOUT
SCALE: NONE



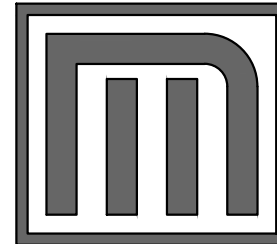
TYPICAL WALL CLEANOUT
SCALE: NONE



TYPICAL TRAP PRIMER DETAIL
SCALE: NONE

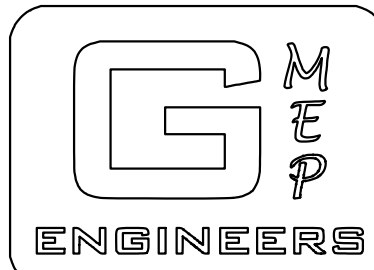


TYPICAL GAS CONNECTION TO EQUIPMENT
SCALE: NONE



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CONSULTANTS



28439 Rancho Pkwy. S. Ste 120
Lake Forest, CA 92630
Tel 949-267-9085

PROGRESS SET
NOT FOR PERMIT
NOT FOR BID

PROJECT:

**Commercial
Tenant Improvement**
for

Cafe Bonaparte
@
219 Avenue I, Suite 200
Redondo Beach, CA 90277

MARK	DATE	DESCRIPTION
01	01/14/22	50% CD

DMA PROJECT NO: 21025.00
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CITY APPROVAL

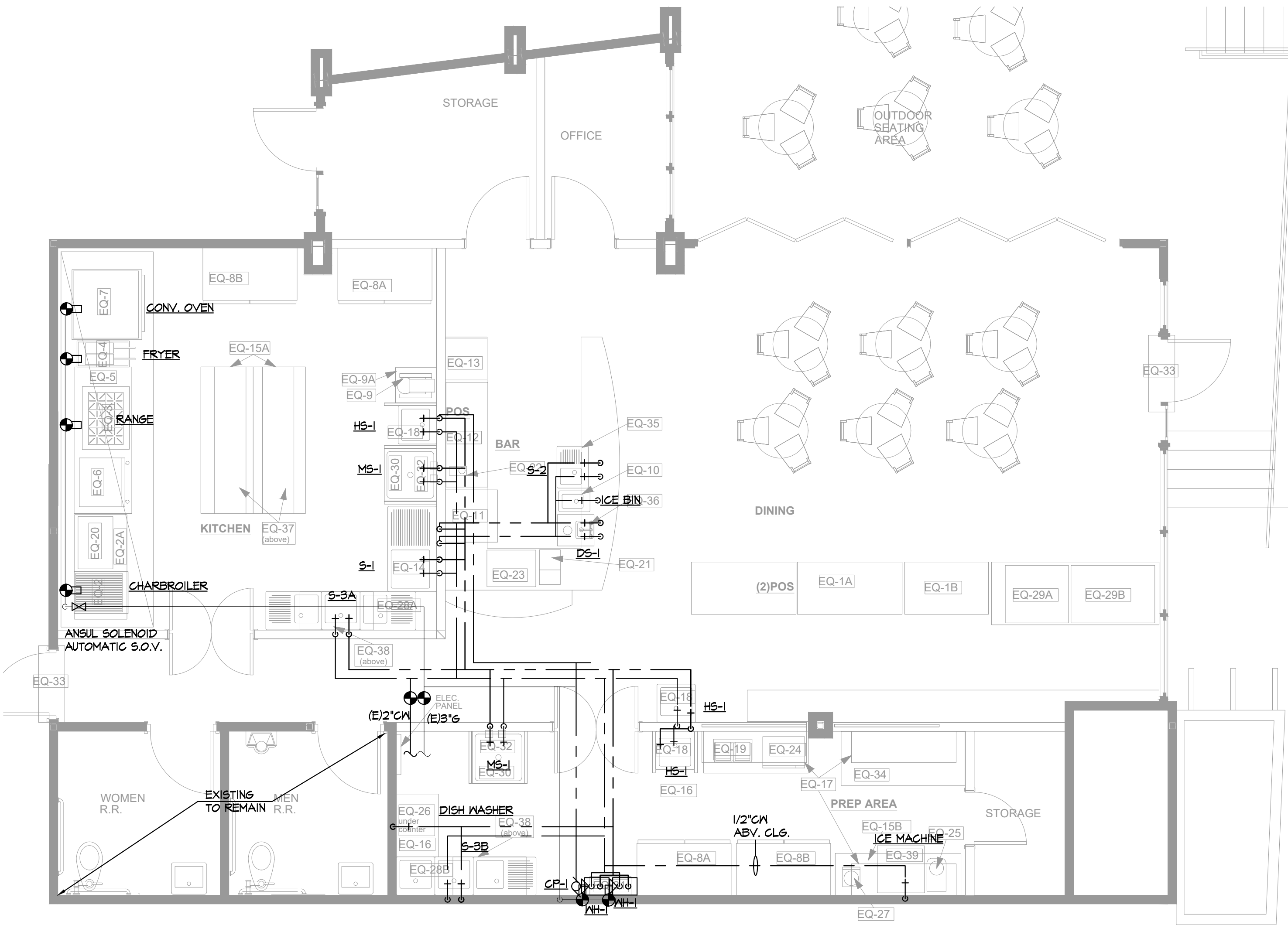
CITY OF REDONDO BEACH
PROJECT NO: TBD

SHEET TITLE

PLUMBING
DETAILS

P-1.1

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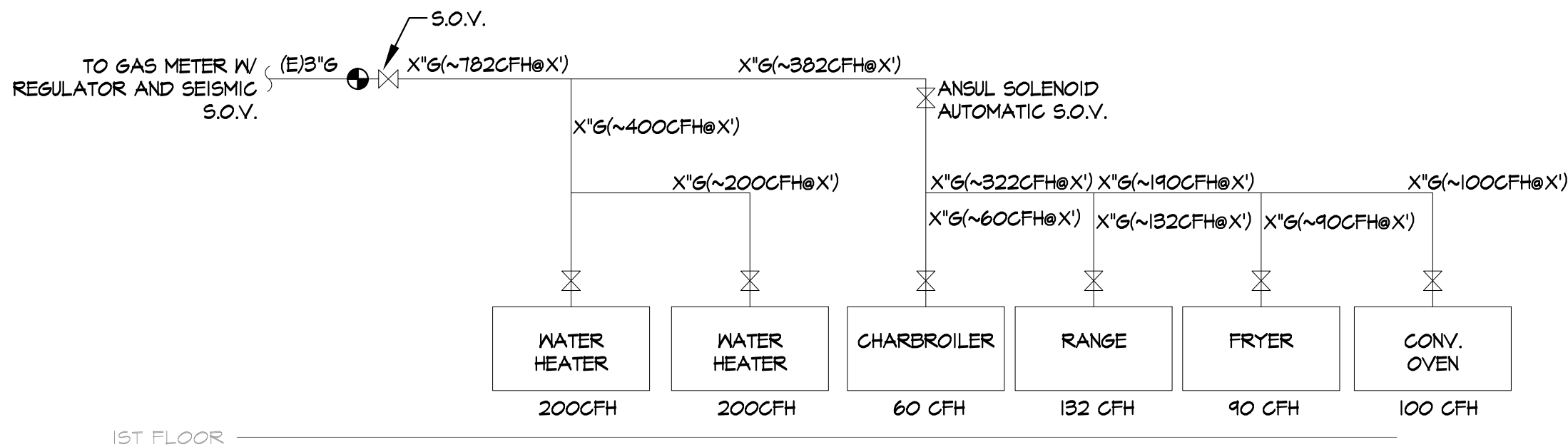


PLUMBING - COLD/HOT WATER

SCALE: 1/4"=1'-0"

COLD/HOT WATER & GAS KEYED NOTES

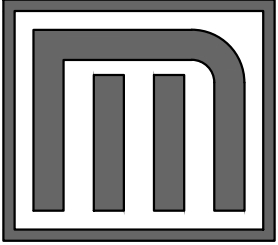
- ① P.O.C. TO (E)2"CN, REFER TO P-2.1.2 FOR CONTINUATION. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.
- ② P.O.C. TO (E)3"6, REFER TO P-2.1.2 FOR CONTINUATION. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.



1ST FLOOR

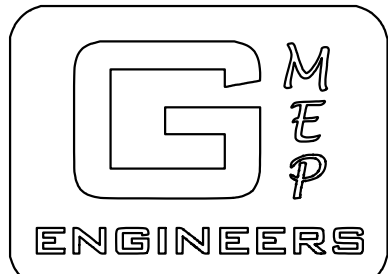
PLBG RISER - GAS

SCALE: NONE



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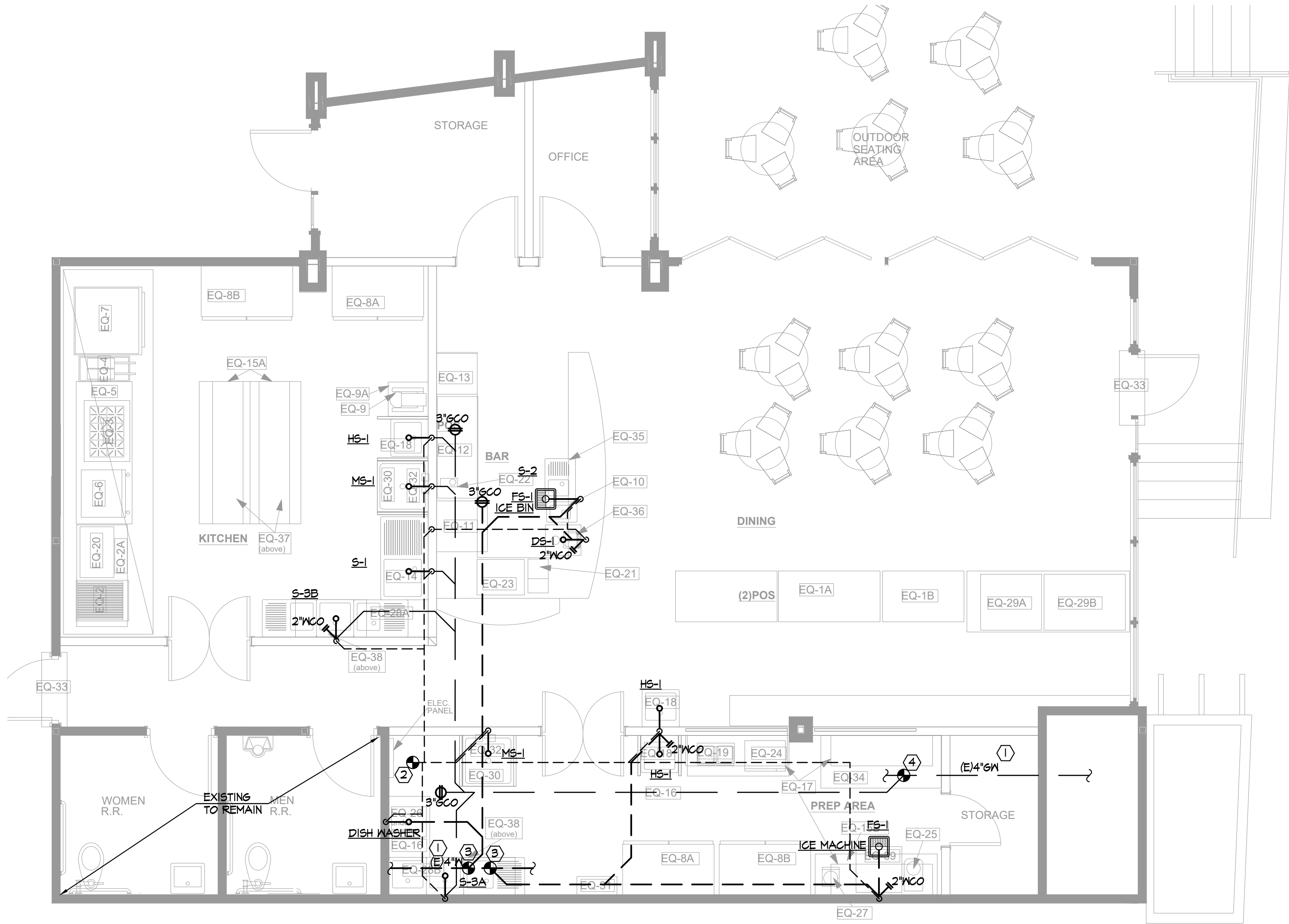
CITY OF REDONDO BEACH
PROJECT NO: TBD

SHEET TITLE

PLUMBING
COLD/HOT WATER
GAS

P-2.0

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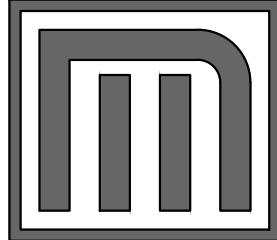


PLUMBING - WASTE & VENT

SCALE: 1/4"=1'-0"

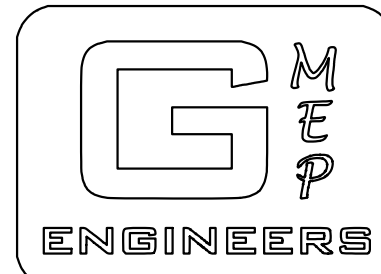
WASTE & VENT KEYED NOTES

- ① EXISTING CONDITIONS ARE ACCORDING TO AS BUILT DOCUMENT P-2.1.I DATED 11/08/2017. CONTRACTOR TO VERIFY IN FIELD
- ② P.O.G. TO (E)3"V. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.
- ③ P.O.G. TO (E)4"V. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.
- ④ P.O.G. TO (E)4"GW. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.



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CITY APPROVAL

CITY OF REDONDO BEACH
PROJECT NO: TBD

SHEET TITLE

PLUMBING
WASTE & VENT

P-3.0