

GAS LOADS				Fixture Schedule								GENERAL PLUMBING NOTES	
Fixture Type	Qty	GAS (CFH)	Total GAS (CFH)	Item	Description	Make/Model	Trap	Naste	Vent	Cold Water	Hot Water	Remarks	
WATER HEATER	2	200	400	WH-1	GAS TANKLESS WATER HEATER	RHEEM RTGH-C45DVLN	-	-	-	1"	1"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE	
CONVECTION OVEN	1	100	100	S-1	PREP SINK	REGENCY 16 GA 55 1-COMP 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	
FRYER	1	90	90	S-2	PREP SINK	REGENCY 16 GA 55 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	
RANGE	1	132	132	S-3A	3-COMP SINK	REGENCY 16 GA 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	
CHARBROILER	1	60	60	S-3B	3-COMP SINK	REGENCY 16 GA 55 3-COMP SINK W/ 1 DRAINBOARD	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)	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	
			782	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:

MANUFACTURER: RHEEM

MODEL #: RTGH-C45DVLN

TEMPERATURE RISE: 45 DEG.

MAXIMUM GPM @ 45 DEG: 16.7 GPM

TOTAL NUMBER OF WATER HEATERS REQUIRED: 2

*ASSUME TAP TEMPERATURE OF COLD WATER IS 70 FAHRENHEIT.

TOTAL HOT WATER (GPM)

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.S. 25/50 SMOKE/FLAME SPREAD RATING.

GENERAL PLUMBING NOTES

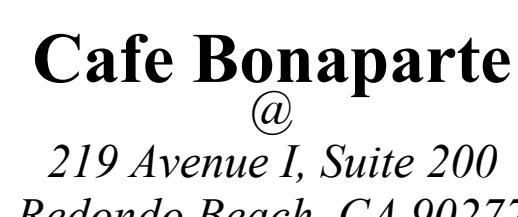
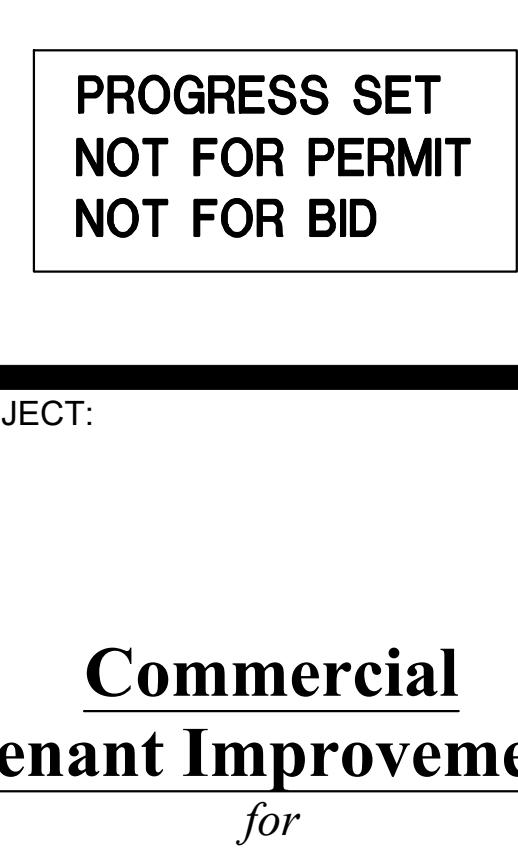
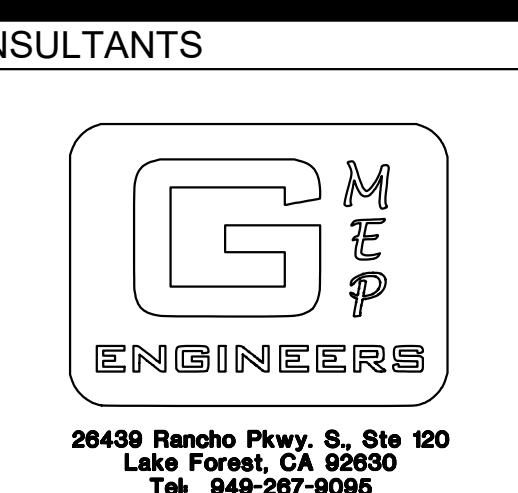
- EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE TENANT.
- ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS. PLUMBING CONTRACTOR SHOULD COORDINATE HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PAD, AND CHANGES OF ELEVATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION RESPONSIBLE TO BIDDING AND START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING AS REQUIRED FOR INSTALLATION/CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. VERIFY LOCATION, ELEVATIONS, AND SIZES OF ALL EXISTING PLUMBING AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY ERRORS. THE CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR PREDTERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID, ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS, UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES. NO EXCEPTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE ACCURATE AS-BUILT DRAWINGS DURING CONSTRUCTION AND SUBMIT FOR APPROVAL UPON COMPLETION OF INSTALLATION.
- CONTRACTOR SHALL FINISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES REQUIRED FOR COMPLETING THE WORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS AND MEET THE APPROVAL OF STATE & LOCAL JURISDICTION.
- WATER HEATER SHALL BE CERTIFIED BY THE MANUFACTURER AND MUST COMPLY WITH THE EFFICIENCY STANDARDS OF THE CALIFORNIA ENERGY COMMISSION, 2014 EDITION.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH ARMSTRONG "ARMAFLEX" INSULATION PER SECTION 601.11 OR THE 2014 PLUMBING CODE AND TABLE 120.3-A, SECTION 1203 OF THE 2014 CALIFORNIA ENERGY CODE.
- CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSURE REGULATOR WHERE THE SUPPLY PRESSURE EXCEEDS 80 PSI.
- ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO EXCEED THOSE SHOWN IN CPG TABLE 918.3
- ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBS, AND MOP SINKS ARE TO BE PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE.
- ALL CONCEALED PIPING SHALL BE INSTALLED PER CALIFORNIA PLUMBING CODE 2014. NO EXCEPTION.
- THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.
- THIS PROJECT MUST COMPLY WITH THE CALIFORNIA PLUMBING CODE 2014.

PIPING SYMBOLS

SYMBOL	MEANING	SYMBOL	MEANING
— — — — —	DOMESTIC COLD WATER	□	FLOOR SINK
— — — — —	DOMESTIC HOT WATER	⊖	FLOOR CLEANOUT
— — — — —	DOMESTIC H.W. CIRCULATING	—	WALL CLEANOUT
— — — — —	SANITARY SEWER	○	FLOOR DRAIN
— — — — —	VENT PIPING	●	GAS COCK
— — — — —	STORM DRAIN PIPING	TUBE	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 (GPM)	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"	

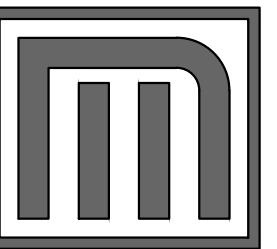
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SHEET TITLE

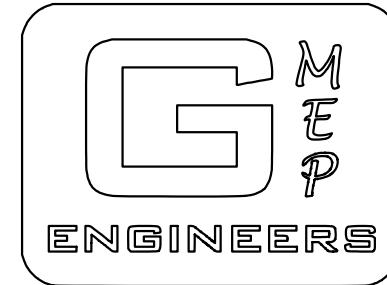
PLUMBING
GENERAL NOTES

P-1.0



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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

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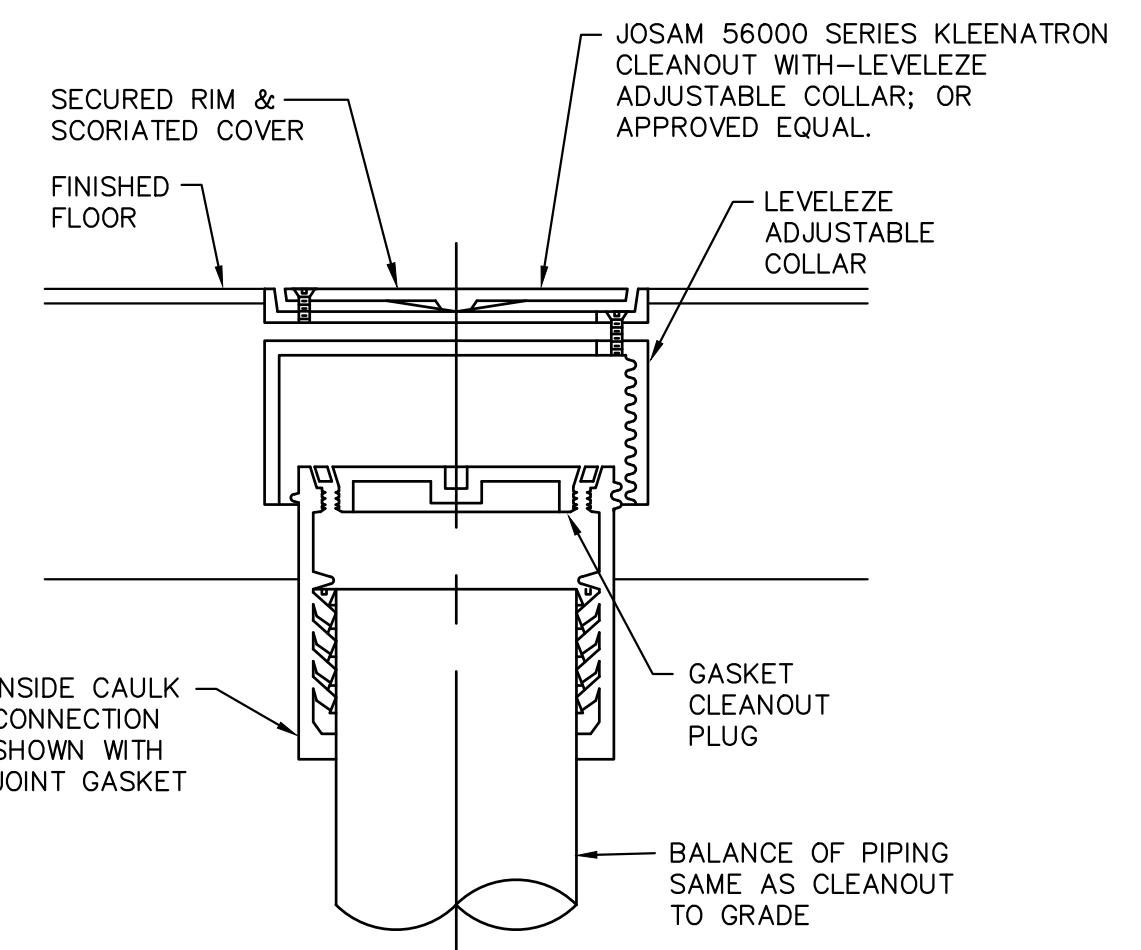
CITY APPROVAL

CITY OF REDONDO BEACH
PROJECT NO: TBD

SHEET TITLE

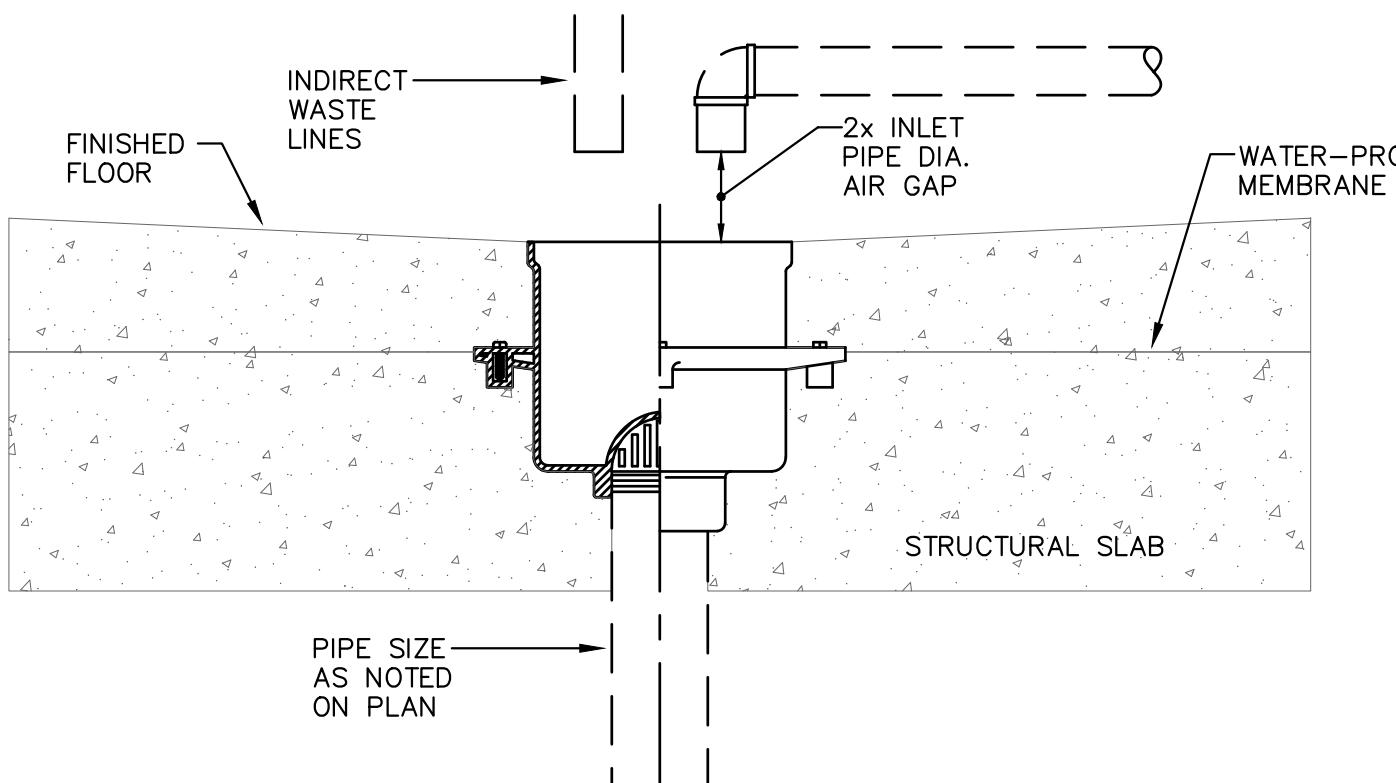
PLUMBING
DETAILS

P-1.1



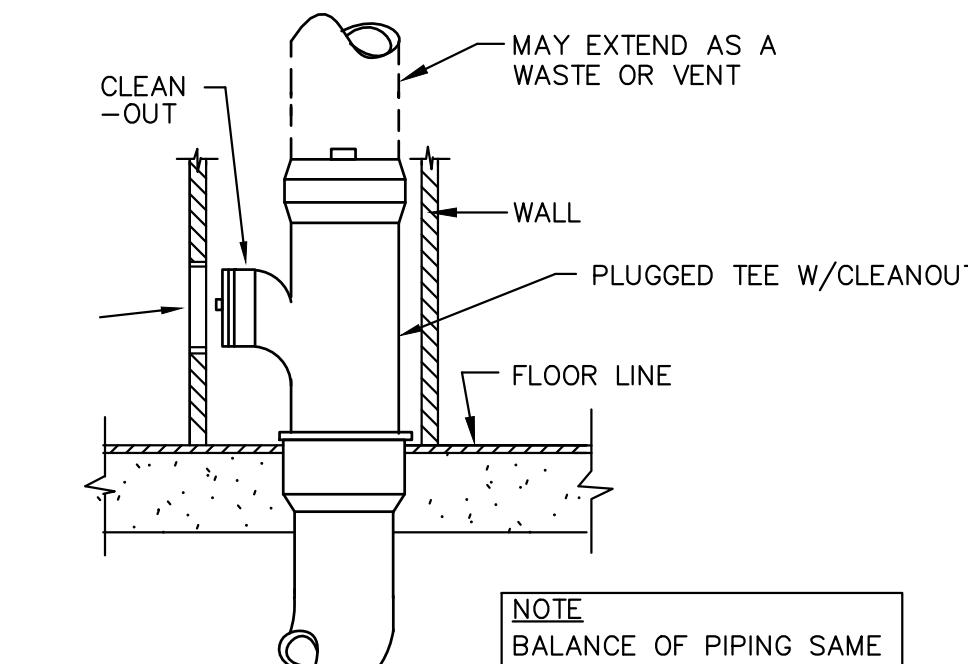
TYPICAL FLOOR CLEANOUT

SCALE: NONE



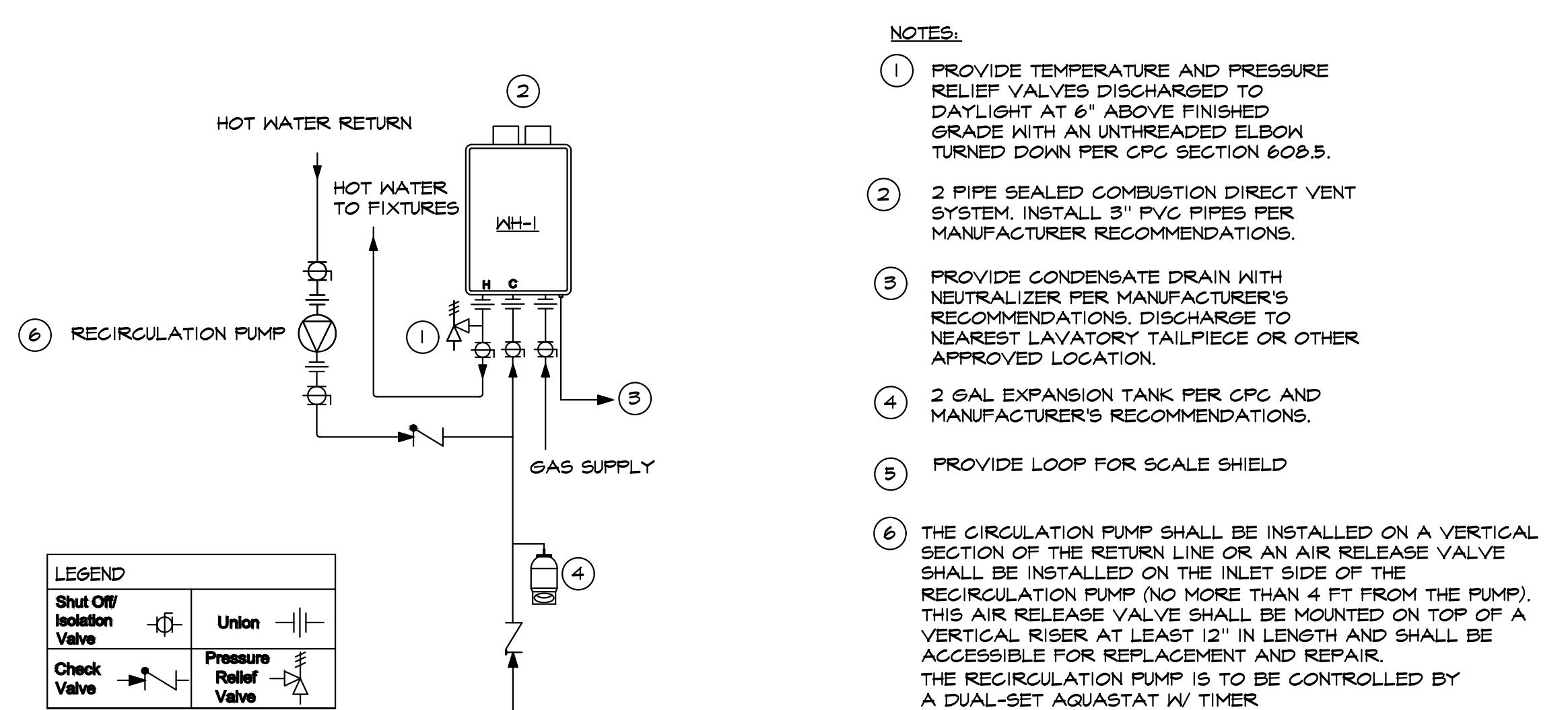
TYPICAL FLOOR SINK

SCALE: NONE



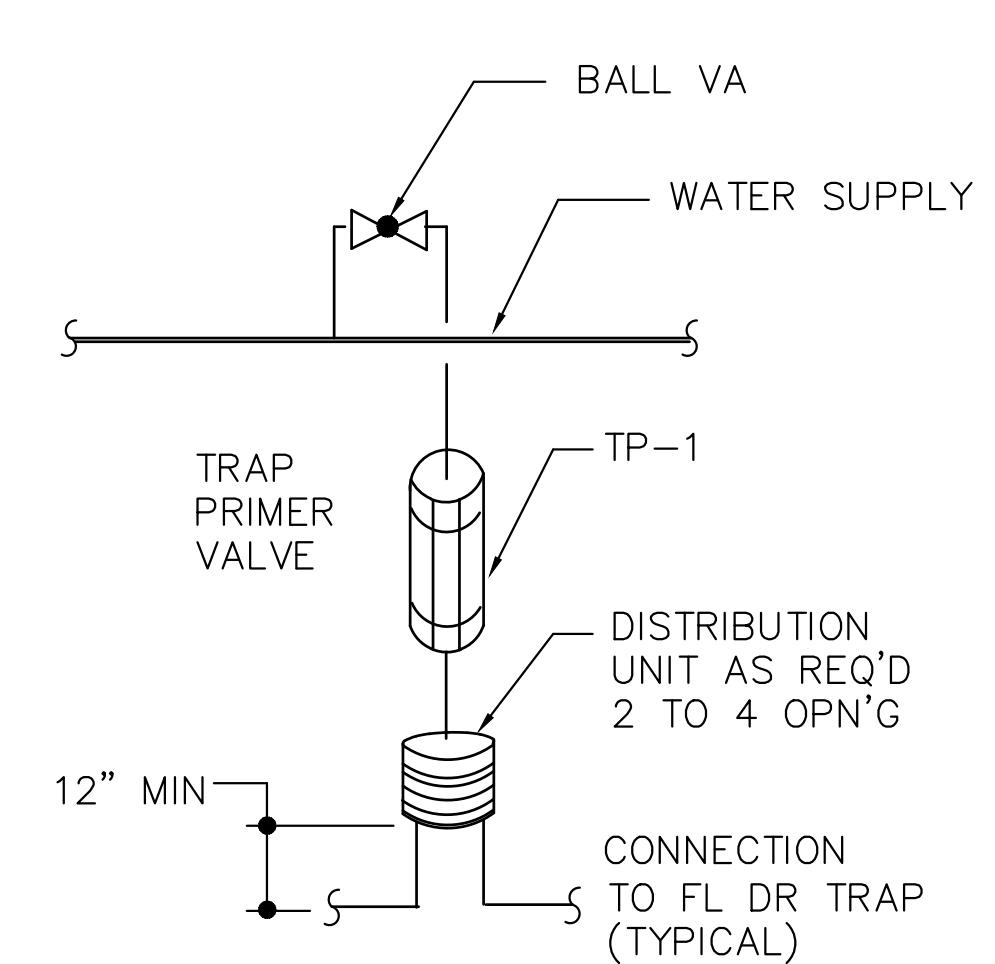
TYPICAL WALL CLEANOUT

SCALE: NONE



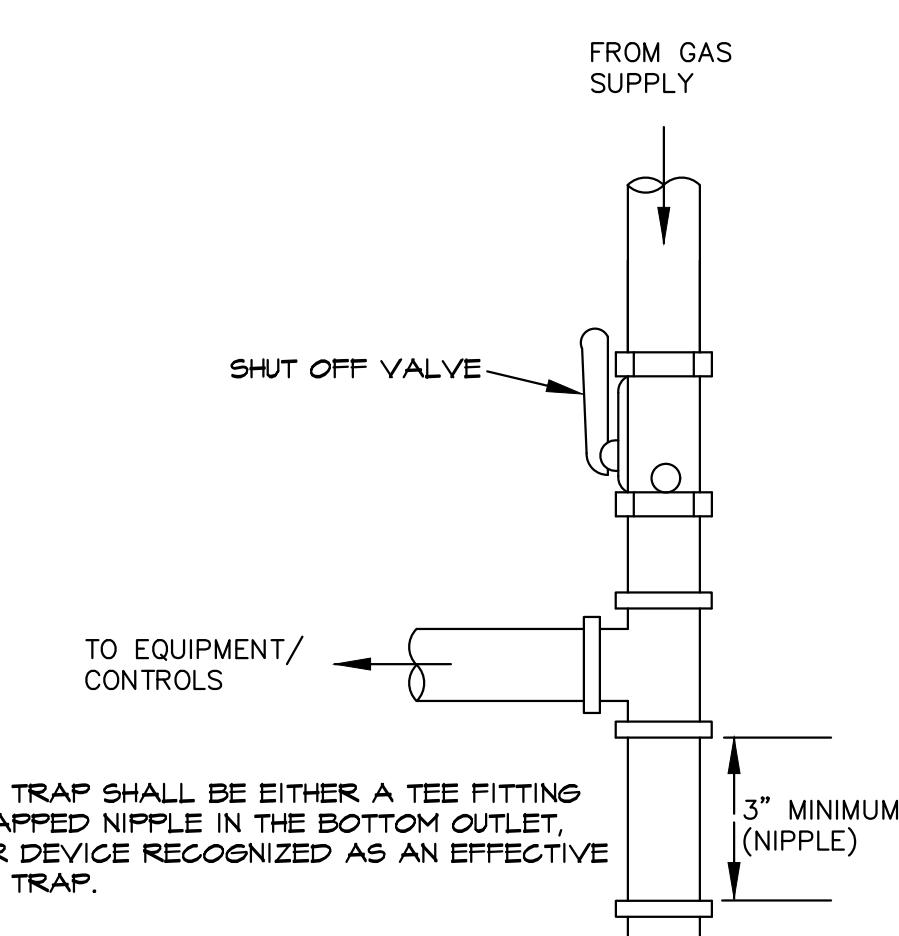
CONDENSING WATER HEATER W/ RECIRCULATION LOOP DETAIL

SCALE: NONE



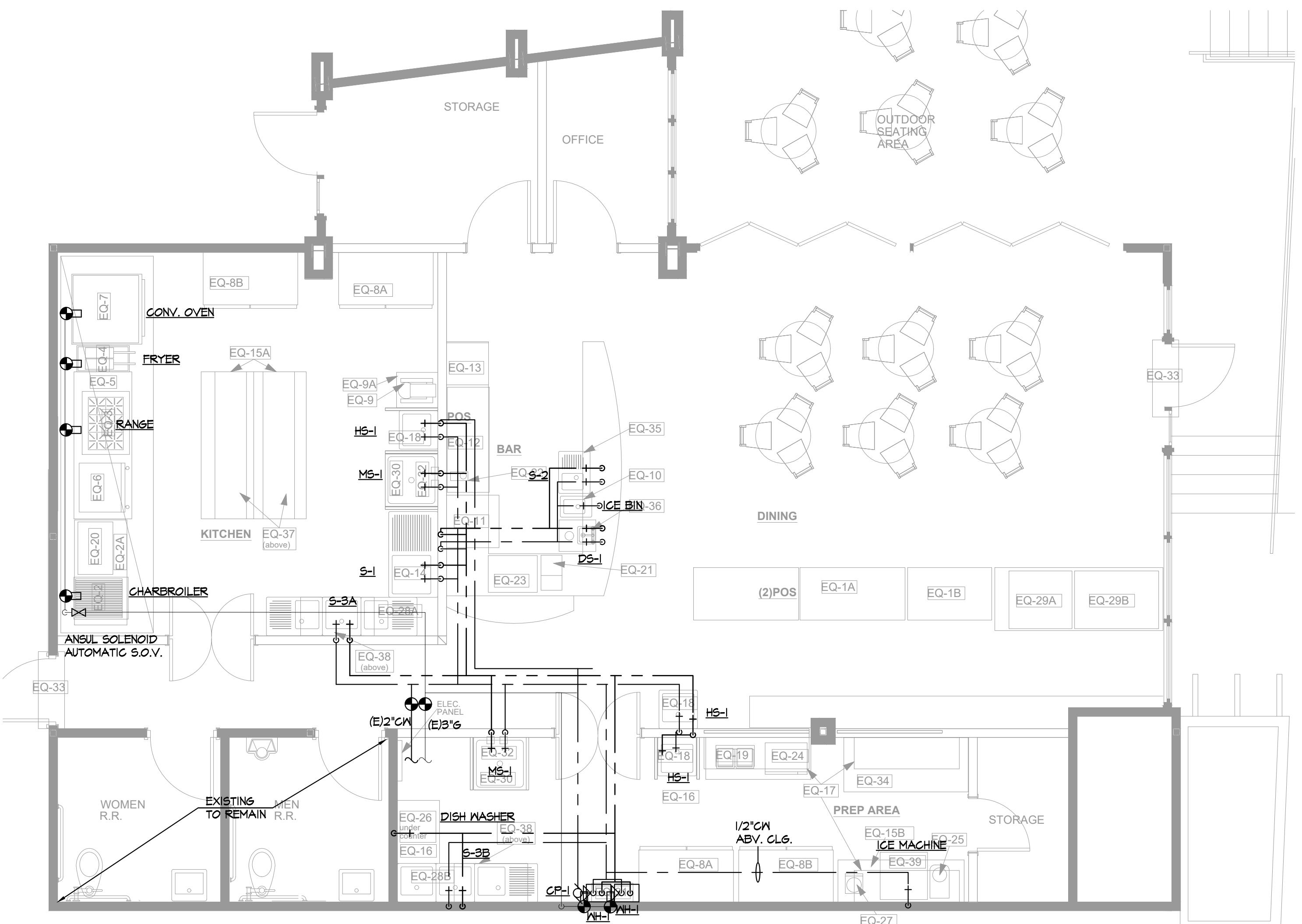
TYPICAL TRAP PRIMER DETAIL

SCALE: NONE



TYPICAL GAS CONNECTION TO EQUIPMENT

SCALE: NONE

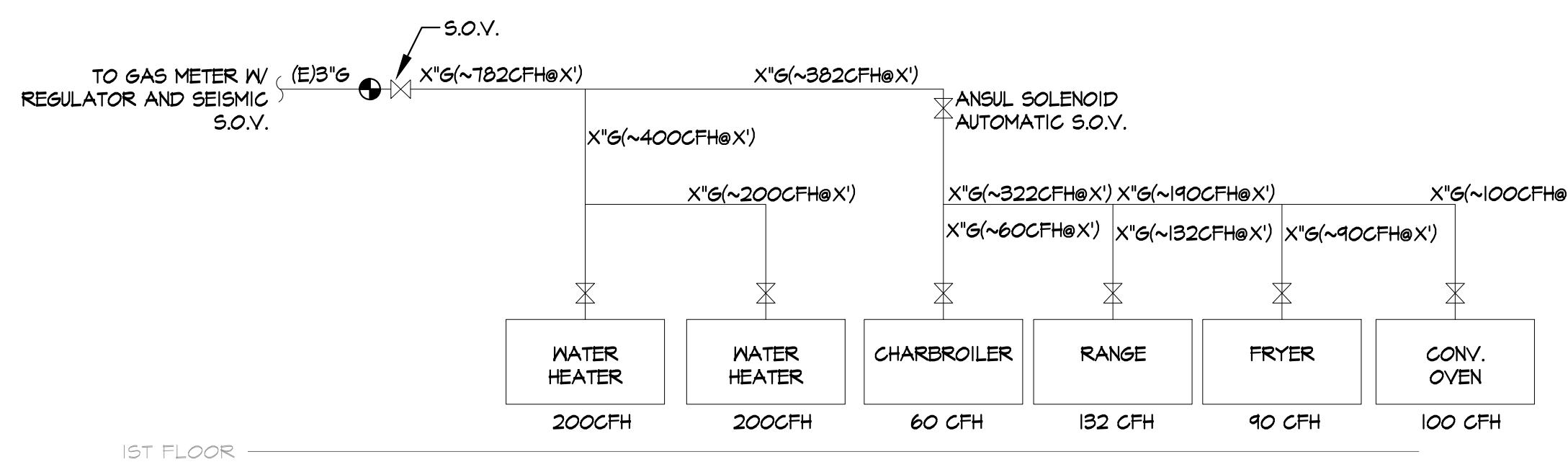


PLUMBING - COLD/HOT WATER

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

COLD/HOT WATER & GAS KEYED NOTES

- ① P.O.C. TO (E2)C/W, REFER TO P-2.1.2 FOR CONTINUATION. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.
 ② P.O.C. TO (E3)G, REFER TO P-2.1.2 FOR CONTINUATION. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD BEFORE BID.



PLBG RISER - GAS

SCALE: NONE

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PROGRESS SET
NOT FOR PERMIT
NOT FOR BID

PROJECT:

Commercial
Tenant Improvement
 for

Cafe Bonaparte
 @

219 Avenue I, Suite 200
 Redondo Beach, CA 90277

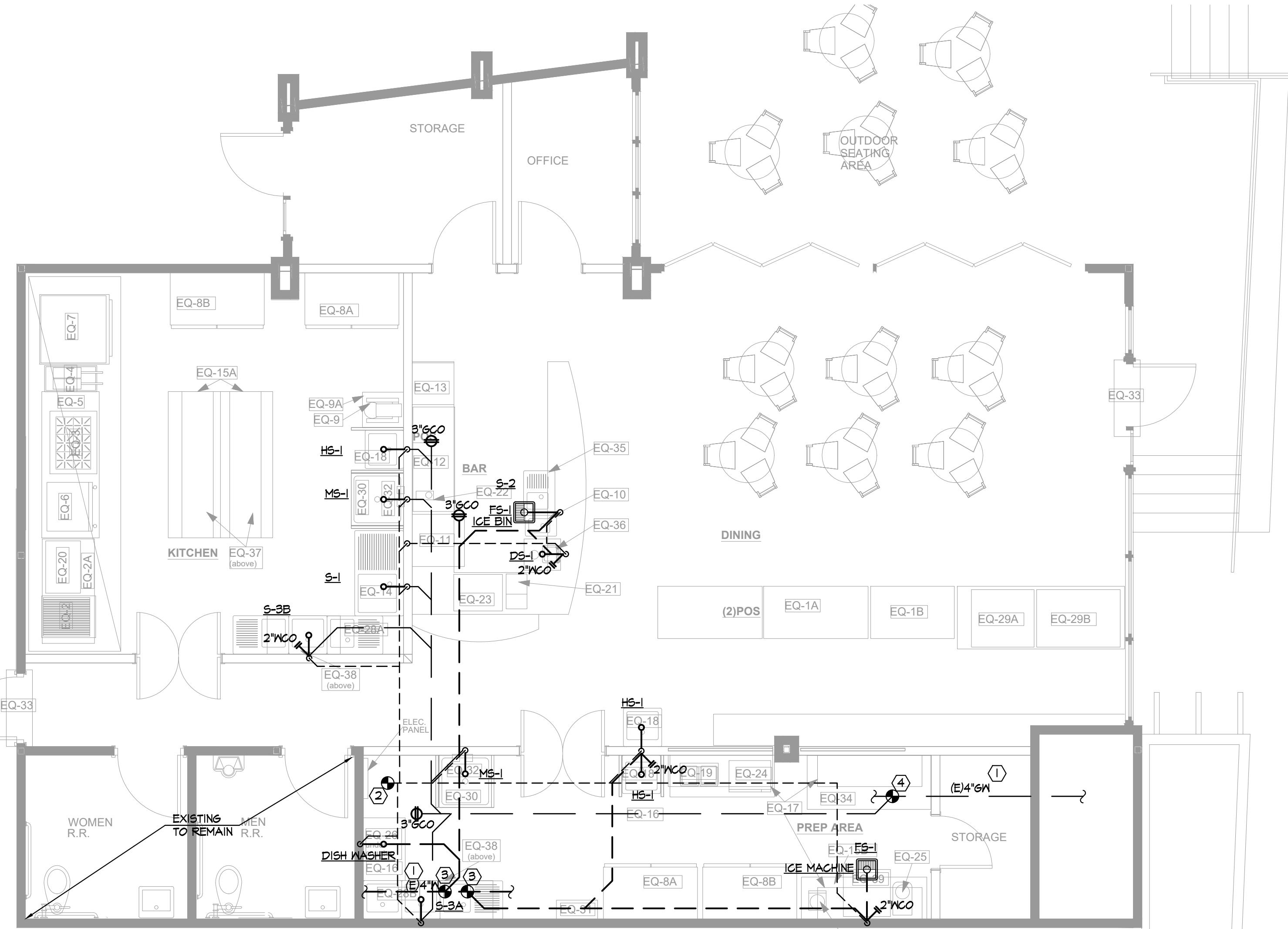
MARK	DATE	DESCRIPTION
01	01/14/22	50% CD

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CITY APPROVAL

CITY OF REDONDO BEACH
 PROJECT NO: TBD

SHEET TITLE
PLUMBING COLD/HOT WATER GAS



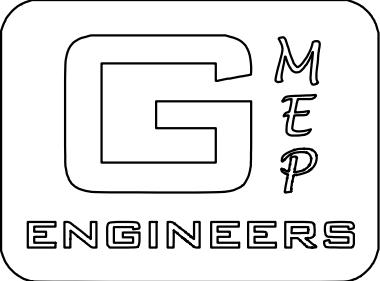
PLUMBING - WASTE & VENT

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

WASTE & VENT KEYED NOTES

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

CONSULTANTS



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PROGRESS SET NOT FOR PERMIT NOT FOR BID

PROJECT: Commercial Tenant Improvement *for*

Cafe Bonaparte

*219 Avenue I, Suite 200
Redondo Beach, CA 90277*

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CITY APPROVAL

**CITY OF REDONDO BEACH
PROJECT NO: TBD**

SHEET TITLE

PLUMBING WASTE & VENT

P-3.0