

WATER HEATER DETAIL

SCALE
NONE **2**

DETAIL REMOVED

GREASE WASTE TEMPERATURE MAINTENANCE SYSTEM

SCALE
NONE **1**

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	ROUGH-IN-SIZE (IN)					DESCRIPTION/REMARKS
		W	TRAP	V	CW	HW	
WC 1	WATER CLOSET 17" HIGH ADA (TOILET RM)	4"	INT	2"	1-1/2"	-	AMERICAN STD 3351.001, WALL MOUNTED, CHINA, ELONGATED BOWL, SIPHON JET, A/S 6047.121.002 (1.28 GPF) PISTON FLUSH VALVE, A/S 5905.110SS TOILET SEAT, MIFAB 10, 12, 13 SERIES CARRIER
L 1	LAVATORY 34" HIGH ADA (TOILET ROOM)	2"	1-1/4" X 1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STD 0356.915, WALL MOUNTED, CHINA, A/S 6540V05.170.002 FAUCET (0.5 GPM), CHICAGO 1017-ABCP STOPS & SUPPLIES, MCGUIRE 155WCAN OFFSET DRAIN, MCGUIRE V8090CNCAN TRAP, MCGUIRE PW2150GJWC COVERS, MIFAB MC-42 SERIES CARRIER
HB 1	HOSE BIBB	-	-	-	3/4"	-	ACORN #8151, WALL MOUNTED, RECESSED HOSE BOX AND FLANGED, 18 SS, 8-5/8" X 10-1/2" X 3-5/8" DEPTH, VACUUM BREAKER
HB 2	HOSE BIBB (ROOF)	-	-	-	3/4"	-	WOODFORD SRH-MS, ROOF MOUNTED, DUAL CHECK BACKFLOW PREVENTER & DRAIN, UNDER DECK FLANGE, SUPPORT, BOOT COVERS, NO DRAIN LINE, LIFT HANDLE, ADJUSTABLE LINK, 1 1/2" GALVANIZED PIPE, 3/4" INLET, 61" O.A.L. ASSEMBLY
FS 1	FLOOR SINK (EQUIPMENT RM)	2"	2"	2"	-	-	MIFAB FS1730-FL-150-7, CAST IRON, SEEPAGE FLANGE, 12" SQ FLANGED RECEPTOR, 8" DEEP, 10-1/2" SQ NB RIM AND HALF GRATE, TRAP PRIMER CONNECTION, DOME STRAINER
TD 1	TRENCH DRAIN (TRASH ROOM)	4"	4"	2"	-	-	MIFAB T1320-FL-S-20, CAST IRON, 10K LB TRAFFIC RATED, 6" WIDE DUCTILE IRON GRATE ASSEMBLY, 20 SQ IN OF FREE AREA PER FT, ANCHOR FLANGE, 4" NO-HUB END OUTLET, SEDIMENT/TRASH STRAINER DOME, 8 FEET LONG.
DD 1	DECK DRAIN (BALCONY AREA)	2"	2"	2"	-	-	MIFAB F1100-C-S8-3-U, CAST IRON, CLAMP, GRATE, 8" SQUARE STAINLESS STEEL STRAINER, 7,499 LB LOAD RATED, WATER PROOFING MEMBRANE CLAMP AND UNDERDECK CLAMP
AD 1	AREA DRAIN (GARAGE LEVEL)	4"	-	-	-	-	MIFAB F1340-Y-Q-5, CAST IRON, 12" ROUND DUCTILE IRON NON ADJUSTABLE TRACTOR GRATE, SHALLOW BODY, ANCHOR FLANGE, 10,000 LB LOAD RATED, SEDIMENT BUCKET
RD 1	ROOF DRAIN (ROOF)	SEE PLANS FOR SIZE	-	-	-	-	MIFAB R1200-M, CAST IRON, CLAMP & GRAVEL STOP, CAST IRON DOME STRAINER
OD 1	OVERFLOW DRAIN (ROOF)	SEE PLANS FOR SIZE	-	-	-	-	MIFAB R1200-R, CAST IRON, CLAMP & GRAVEL STOP, CAST IRON DOME STRAINER, 2" HIGH WATER DAM

PLUMBING SPECIALITIES AND EQUIPMENT SCHEDULE		
MARK	ITEM	DESCRIPTION/REMARKS
GI 1	GREASE INTERCEPTOR & SAMPLE BOX (YARD AREA)	JENSEN PRECAST 2,000 GALLON TANK, 16'X5'X6' DEEP (REFER TO DETAIL 1/P401) WITH JENSEN 2432-Z SAMPLE BOX, 32"X36-1/2" DEEP, 2 COMPARTMENT WITH MANHOLES, LEAK RESISTANT CLOSURE, GASKETED AT GRADE, 4000 PSI MIN COMPRESSIVE STRENGTH, LOW-ALKALI PORTLAND CEMENT, MASHTO H20-44 TRAFFIC RATED MAN HOLES, BAFFLE TEE, PROVIDE RINGS TO MEET GRADE. PROVIDE EXTERIOR BITUMINOUS COATING.
WH 1	DOMESTIC INSTANTANEOUS WATER HEATER (VARIES)	STIEBEL ELTRON DHC 3-1, 3 KW, 120 VAC, 1 PH, 25 AMP, 14-3/16" X 7-7/8" X 4-1/8" DEPTH TANKLESS ELECTRIC WATER HEATER OPTG. WT.= 5 LBS.
TP 1	TRAP PRIMER (VARIES)	MIFAB M2-500 TRAP PRIMER VALVE SHALL BE ADJUSTABLE TO HIGH AND LOW PRESSURES. PROVIDE WITH ACCESS PANEL.
WHA 1	WATER HAMMER ARRESTOR (TOILET RM)	MIFAB MWH ALL STAINLESS STEEL CONSTRUCTION, PRE-FABRICTION CHARGE AIR CHAMBER, CERTIFIED TO PDI WH-201 STANDARD. PROVIDE WITH ACCESS PANEL.
IDR 1	INTERNAL DATA RECORDER (ELEC ROOM 1)	E-MON D-MON IDR-8-ST, EXTERNAL METER INPUT, PROVIDE 120V/1PH POWER SOURCE, STEEL ENCLOSURE, PADLOCKING HASP, PROVIDE 24 AWG PVC JACKET FROM EACH TENANT WATER SUBMETERING TO IDR.
WM 1	WATER SUBMETERING (EVANT)	E-MON D-MON DR-C70021, LOW-LEAD, MAGNETIC DRIVE, NSF-61, WATER UP TO 120°F AND UP TO 150 PSI, OSCILLATING PISTON TYPE, DIGITAL REGISTER. WATER METERS ARE FUTURE.

PIPE SCHEDULE		
SERVICE	LOCATION	MATERIAL
DOMESTIC WATER	COLD WATER	TYPE 'L' HARD DRAWN COPPER TUBING ASTM B88, WITH WROUGHT COPPER SWEAT FITTINGS, ANSI B16.22 WITH 1" THICK MANVILLE MICRO-LOK HP INSULATION, LEAD FREE SOLDER, AND 8 FT/S MAX. VELOCITY
	BELLOW FLOOR	TYPE 'K' SOFT ANNEALED COPPER ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
SANITARY WASTE	HOT WATER	TYPE 'L' HARD DRAWN COPPER TUBING ASTM B88, WITH WROUGHT COPPER SWEAT FITTINGS, ANSI B16.22 WITH 1" THICK MANVILLE MICRO-LOK INSULATION, LEAD FREE SOLDER, AND 5 FT/S MAX. VELOCITY
	ABOVE FLOOR	NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTUM COATED, ASTM A-888 OR ASTM A-74 WITH HUSKY SD-4000 HEAVY DUTY STAINLESS STEEL COUPLINGS.
STORM DRAIN	BELLOW FLOOR	NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTUM COATED, ASTM A-888 OR ASTM A-74 WITH HUSKY SD-4000 HEAVY DUTY STAINLESS STEEL COUPLINGS.
	ABOVE FLOOR	NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTUM COATED, ASTM A-888 OR ASTM A-74 WITH HUSKY SD-4000 HEAVY DUTY STAINLESS STEEL COUPLINGS. OVERFLOW DRAIN SHALL BE SCHEDULE 40 ABS SOLVENT WELD PIPE AND FITTINGS, TYPE 1, GRADE 1, ASTM F828-2001.
SANITARY VENT	BELLOW FLOOR	NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTUM COATED, ASTM A-888 OR ASTM A-74 WITH HUSKY SD-4000 HEAVY DUTY STAINLESS STEEL COUPLINGS.
	ABOVE FLOOR	NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTUM COATED, ASTM A-888 OR ASTM A-74 WITH ANACO STANDARD DUTY STAINLESS STEEL COUPLINGS, CISPI-310 AND ASTM C-564.
GAS	EXPOSED ABOVE GRADE	SCHEDULE 40 GALVANIZED STEEL PIPE, ASTM A53, WITH 150 LB. BANDED MALLEABLE IRON THREADED FITTINGS.
	CONCEALED ABOVE GRADE	SCHEDULE 40 BLACK STEEL PIPE, ASTM A53, WITH 150 LB. BANDED MALLEABLE IRON THREADED FITTINGS. PROVIDE WITH A MINIMUM OF 80 MIL THICK PIPE WRAP FOR MOISTURE PROTECTION.
CONDENSATE/INDIRECT WASTE DRAIN	BELOW GRADE	SCHEDULE 40 SDR-11, POLYETHYLENE PIPE PE2406 (YELLOW) AS MANUFACTURED BY PLEXCO WITH SOCKET FUSION WELD TYPE FITTINGS COMPLYING WITH ASTM, D2513 WITH TRACING COPPER WIRE.
	WITHIN BUILDING	TYPE 'L' HARD DRAWN COPPER TUBING ASTM B88, WITH WROUGHT COPPER SWEAT FITTINGS, ANSI B16.22 WITH 1" THICK MANVILLE MICRO-LOK HP INSULATION.
FIRE PROTECTION	ABOVE FLOOR	SCHEDULE 40 BLACK STEEL PIPE, ASTM A53, A135, AND A795, CRR 1.0 OR GREATER, MALLEABLE IRON THREADED FITTINGS, CLASS 150, ANSI B16.3 AND ANSI B1.20.1. PIPE SIZE 4" AND LARGER SHALL USE METALLIC COUPLING. PROVIDE 80 MIL THICK MIN. PIPE WRAP FOR MOISTURE PROTECTION ABOVE CEILING.
	BELLOW FLOOR	DUCTILE IRON, CEMENT LINED, AWWA C104, WITH MALLEABLE IRON THREADED FITTINGS, CLASS 150, ASME B16.3.
CORROSION PROTECTION	BELOW GRADE	ALL METALLIC PIPING SHALL BE ENCASED WITH 10 MIL MINIMUM POLYETHYLENE PLASTIC SLEEVE. ALL FITTINGS, VALVES, ETC. THAT ARE NOT ABLE TO BE ENCASED WITHIN SLEEVE SHALL PROVIDE HEAVY OF HENRY'S OIL BASE ROOF MASTIC OVER ENTIRE SURFACE AND WRAPPED ENTIRE COMPONENT BY 10 MIL FERGUSSON POLYETHYLENE WRAP WITH OVERLAPPED 50% OF THE CIRCUMFERENCE. SECURE ENDS AND SEAMS BY 3M SCOTCH, 10 MIL, 2" WIDE PIPE WRAP SEALING TAPE.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

- 11-17-11 PROGRESS
- 02-16-12 COORDINATION SET
- 03-09-12 INITIAL AGENCY SUBMITTAL
- 06-04-12 AGENCY REVISION 1
- 07-20-12 BID SET
- 08-01-12 AGENCY REVISION 2
- 11-06-12 RFI #15
- 12-12-12 VALUE ENGINEERING

TITLE
PLUMBING
SCHEDULES

DATE 11-17-11
SCALE
PROJECT NO. 10112-005
APPROVED
SHEET

P-001

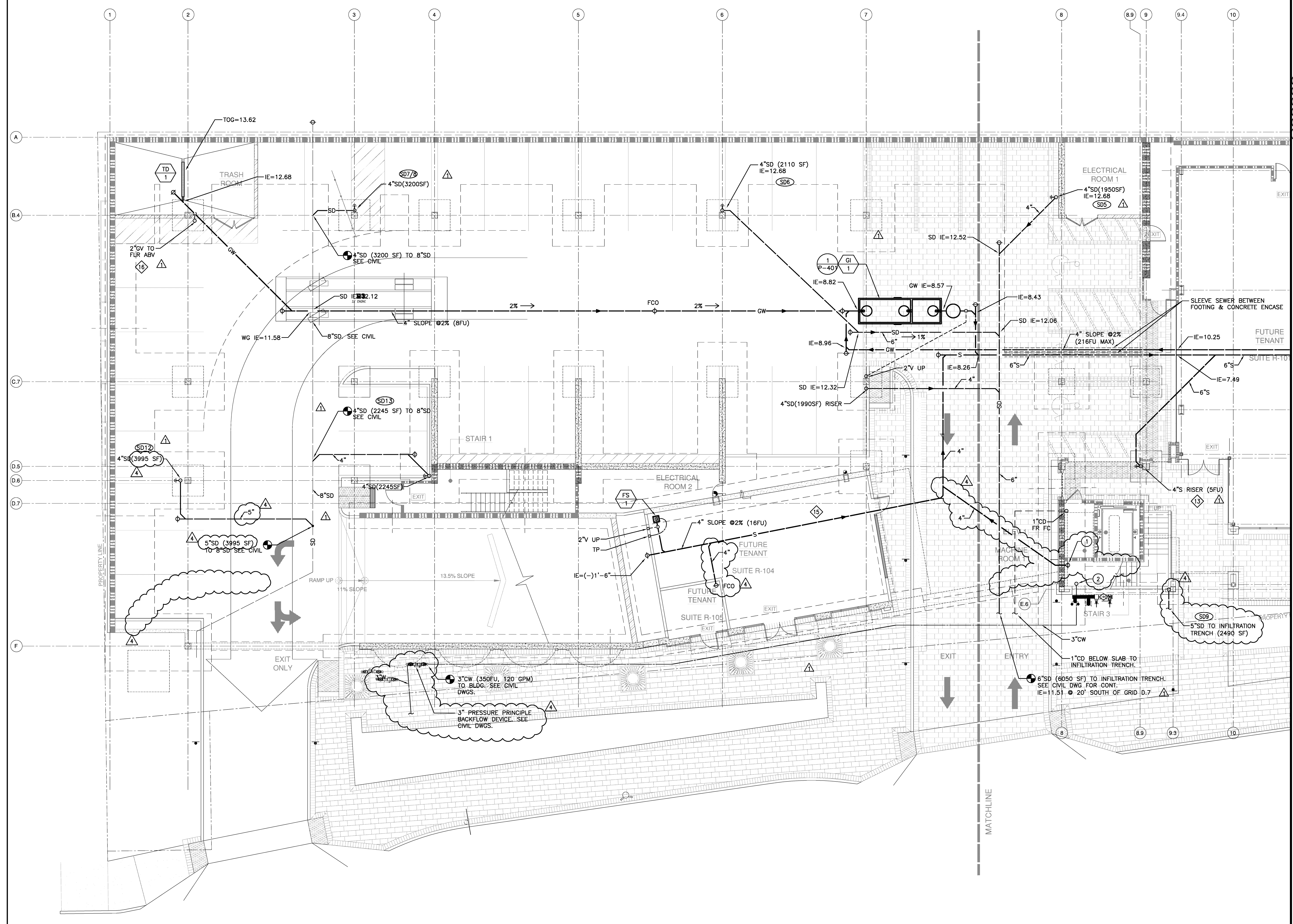
- (X) STORM DRAIN RISER. REFER TO P301.
- (X) WASTE RISER. REFER TO P301.

GENERAL NOTES:

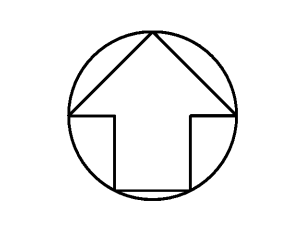
1. GREASE LINE IS INSULATED WITH 2" NOMANCO & HEAT TAPED. SEE DETAIL 1/P001.
2. REFER TO STRUCTURAL PLANS FOR CONCRETE ENCASEMENT OF SEWER PIPE BELOW FOOTINGS. SLEEVE PIPE WITH SLEEVE SIZED FOR INSULATED GREASE WASTE.
3. REFER TO CIVIL PLANS FOR POINT OF CONNECTION TO STORM, WATER AND SEWER UTILITIES.
4. COORDINATE UNDERGROUND PLUMBING WITH ELECTRICAL CONTRACTOR FOR CONCRETE DUCT BANK BETWEEN TRANSFORMERS & ELECTRICAL ROOM #1.

PLAN NOTES:

1. 4" CDTC TO 4" SEWER. COORDINATE LOCATION WITH FIRE SPRINKLER CONTRACTOR.
2. 4" WATER SERVICE. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.



1 PLUMBING GARAGE - FOUNDATION PLAN
Scale: 1/8"=1'-0"



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

TITLE
PLUMBING
GARAGE
FOUNDATION PLAN

DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

P-101A0

J
N
I

H

G

U

O

R

O

B

N

E

U

O

S

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

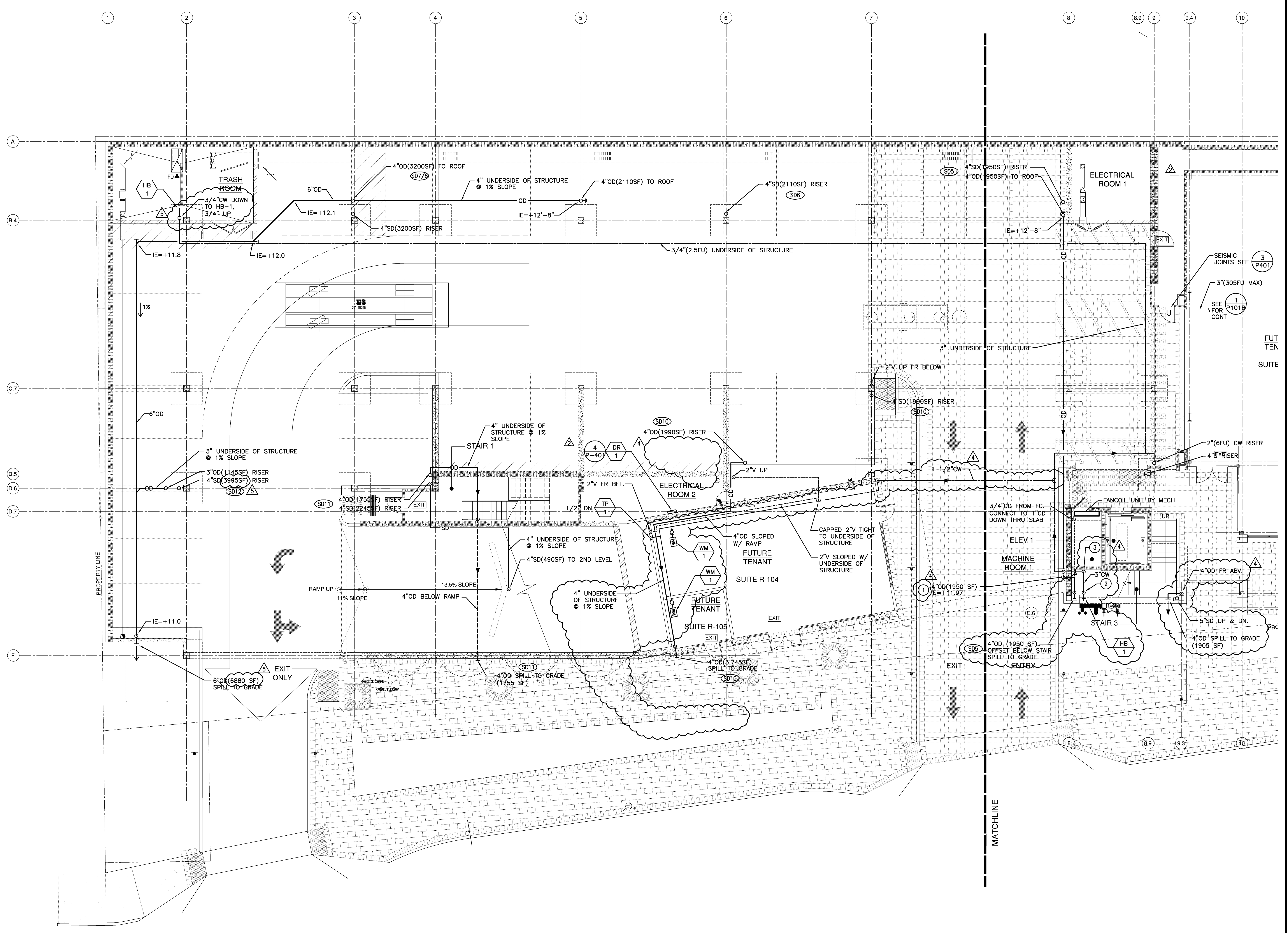
MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

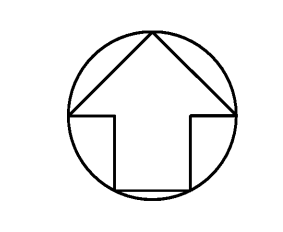
TITLE	PLUMBING PARKING GARAGE FIRST LEVEL
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

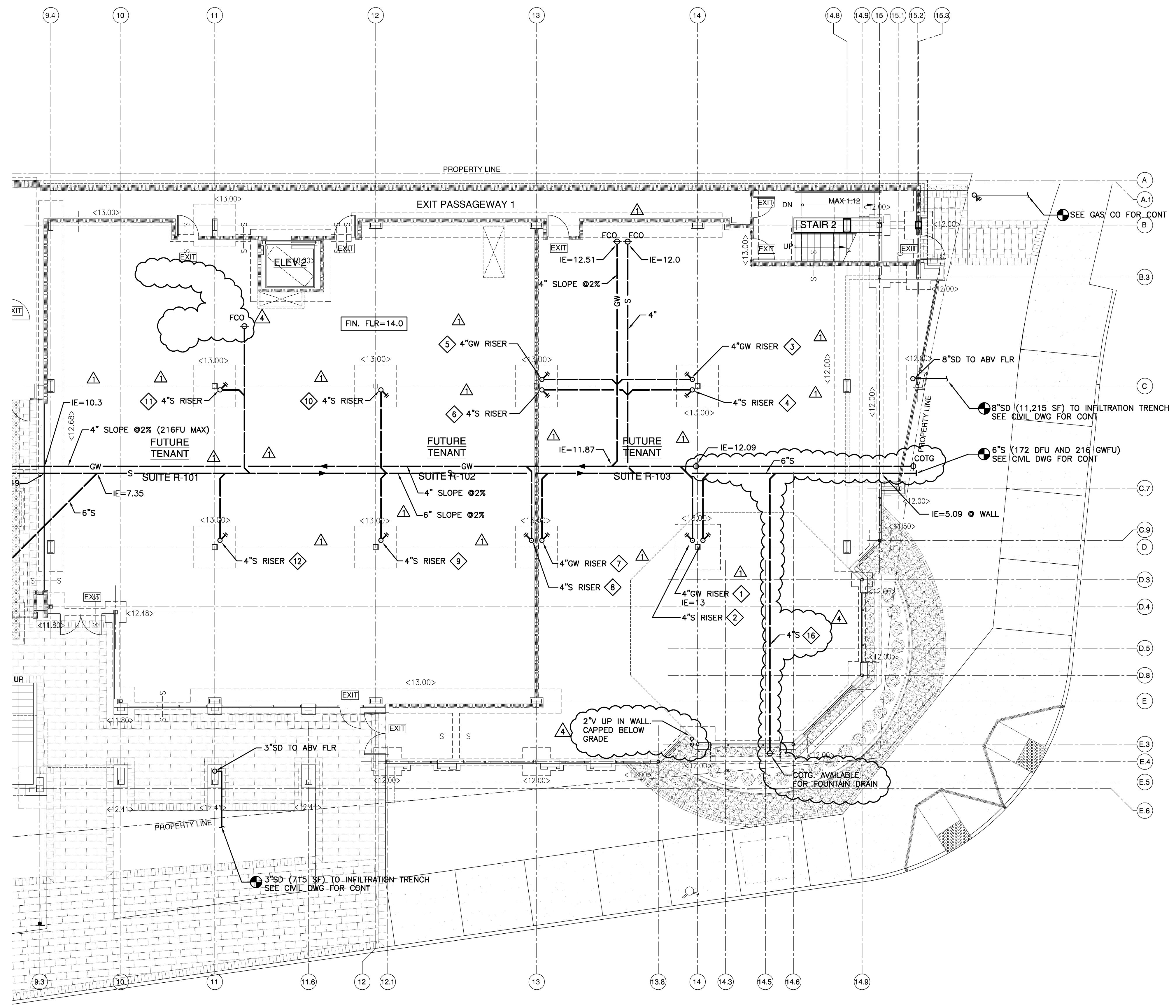
P-101A

- (X) STORM DRAIN RISER. REFER TO P301.
(◇) WASTE RISER. REFER TO P301.
- PLAN NOTES:**
- SD5 & SD9 CONNECT TO 6" OD THRU WALL.
 - 3" CW FROM BELOW.
 - 3" CW UP TIGHT TO UNDERSIDE OF STAIR.



1 PLUMBING PARKING GARAGE - FIRST LEVEL
Scale: 1/8"=1'-0"





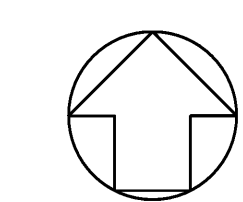
- (X) STORM DRAIN RISER. REFER TO P301.
- (X) WASTE RISER. REFER TO P301.

GENERAL NOTES:

1. GREASE LINE IS INSULATED WITH 2" NOMANCO & HEAT TAPED. SEE DETAIL 1/P001.
2. REFER TO STRUCTURAL PLANS FOR CONCRETE ENCASUREMENT OF SEWER PIPE BELOW FOOTINGS. SLEEVE PIPE WITH SLEEVE SIZED FOR INSULATED GREASE WASTE.
3. REFER TO CIVIL PLANS FOR POINT OF CONNECTION TO STORM, WATER AND SEWER UTILITIES.
4. COORDINATE UNDERGROUND PLUMBING WITH ELECTRICAL CONTRACTOR FOR CONCRETE DUCT BANK BETWEEN TRANSFORMERS & ELECTRICAL ROOM #1.



1 PLUMBING RETAIL - FOUNDATION PLAN
Scale: 1/8"=1'-0"



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

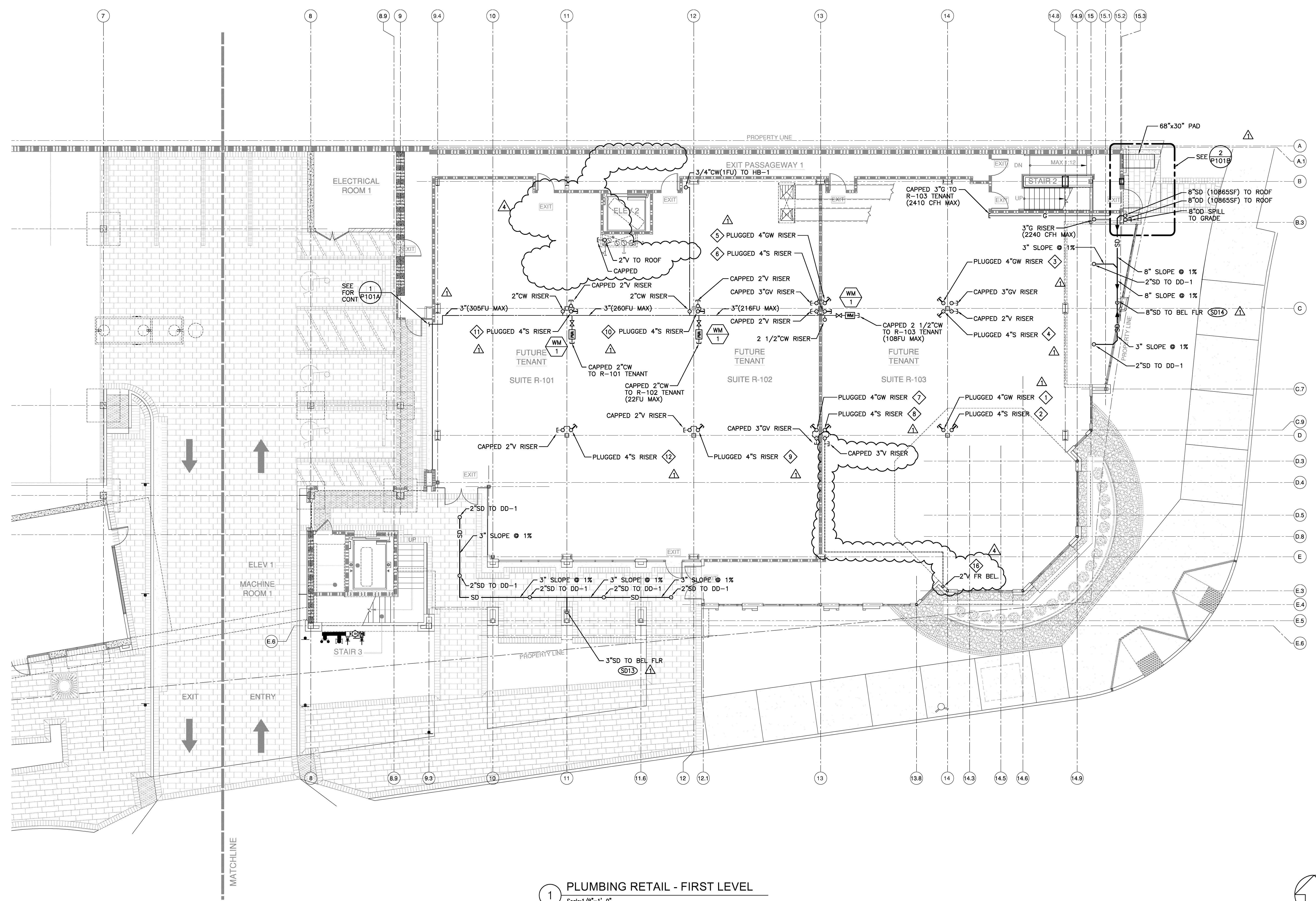
IDS
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

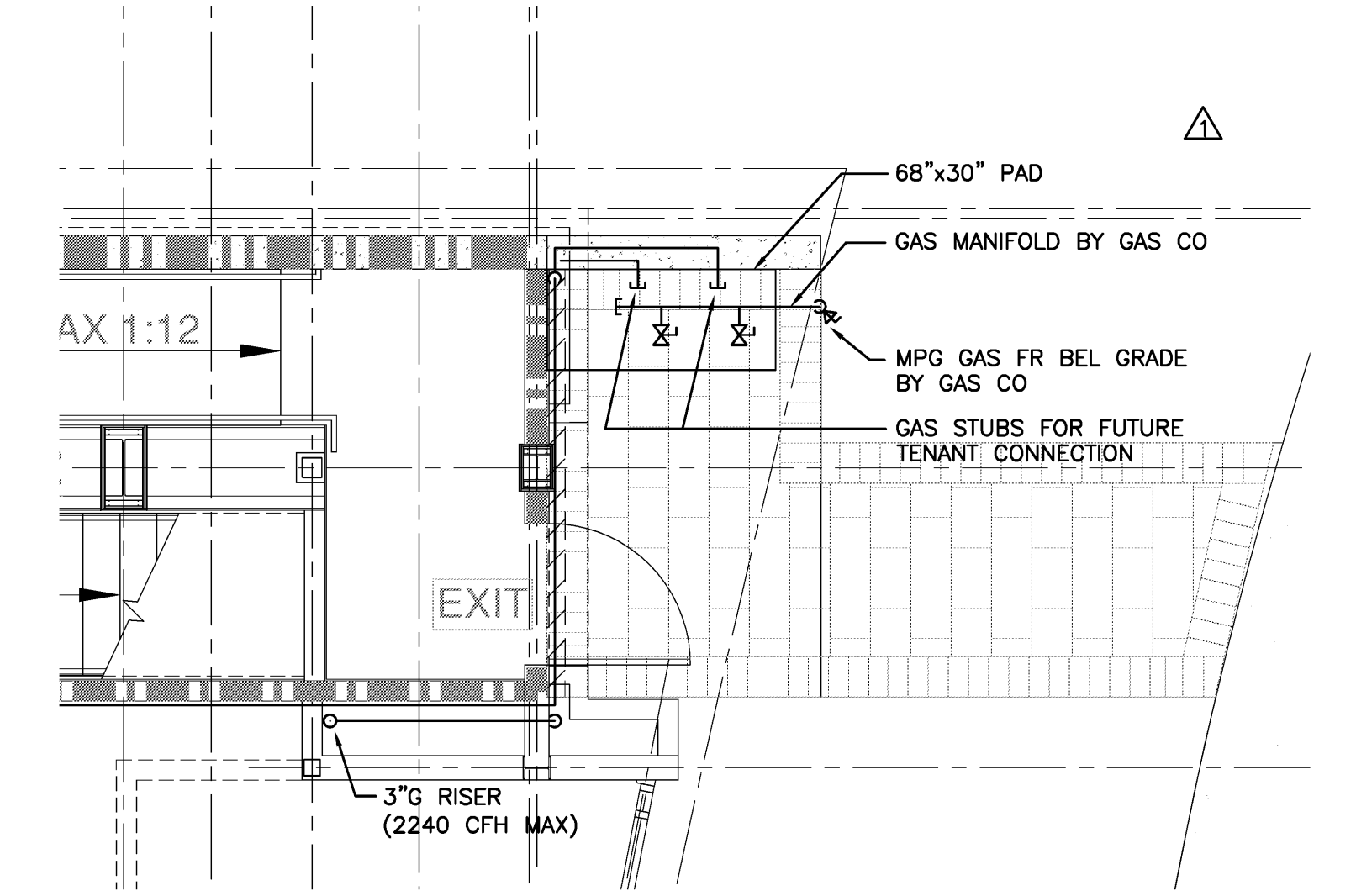
11-17-11	PROGRESS
02-16-12	COORDINATION SET
03-09-12	INITIAL AGENCY SUBMITTAL
06-04-12	AGENCY REVISION 1
07-20-12	BID SET
08-01-12	AGENCY REVISION 2
11-06-12	RFI #15
12-12-12	VALUE ENGINEERING

TITLE	PLUMBING RETAIL FOUNDATION PLAN
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

P-101B0



1 PLUMBING RETAIL - FIRST LEVEL
Scale: 1/8"=1'-0"



2 ENLARGED PLAN
Scale: 1/4"=1'-0"

- (X) STORM DRAIN RISER. REFER TO P301.
- (X) WASTE RISER. REFER TO P301.

GENERAL NOTES:

1. LABEL GREASE AND SEWER WASTE AND VENT PIPING BLACK LETTERS ON GREEN BACKGROUND. LABEL PLUGGED T'S WITH CHAIN AND BRASS TAG. "GW" GREASE WASTE "GV" GREASE VENT "S" SEWER "V" VENT
2. LABEL WATER METER WITH CHAIN AND BRASS TAG WITH SUITE NUMBER.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH INC.
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

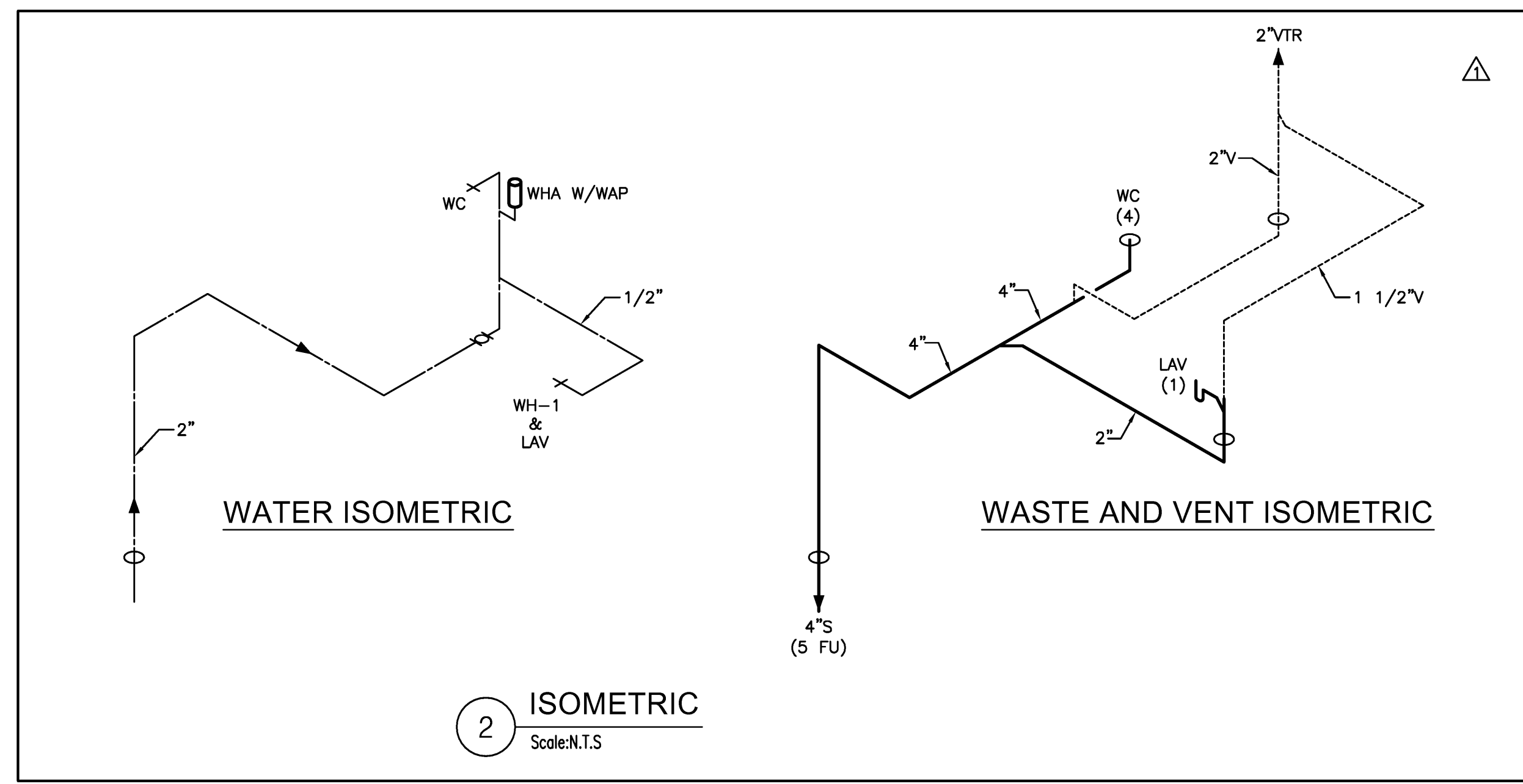
IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

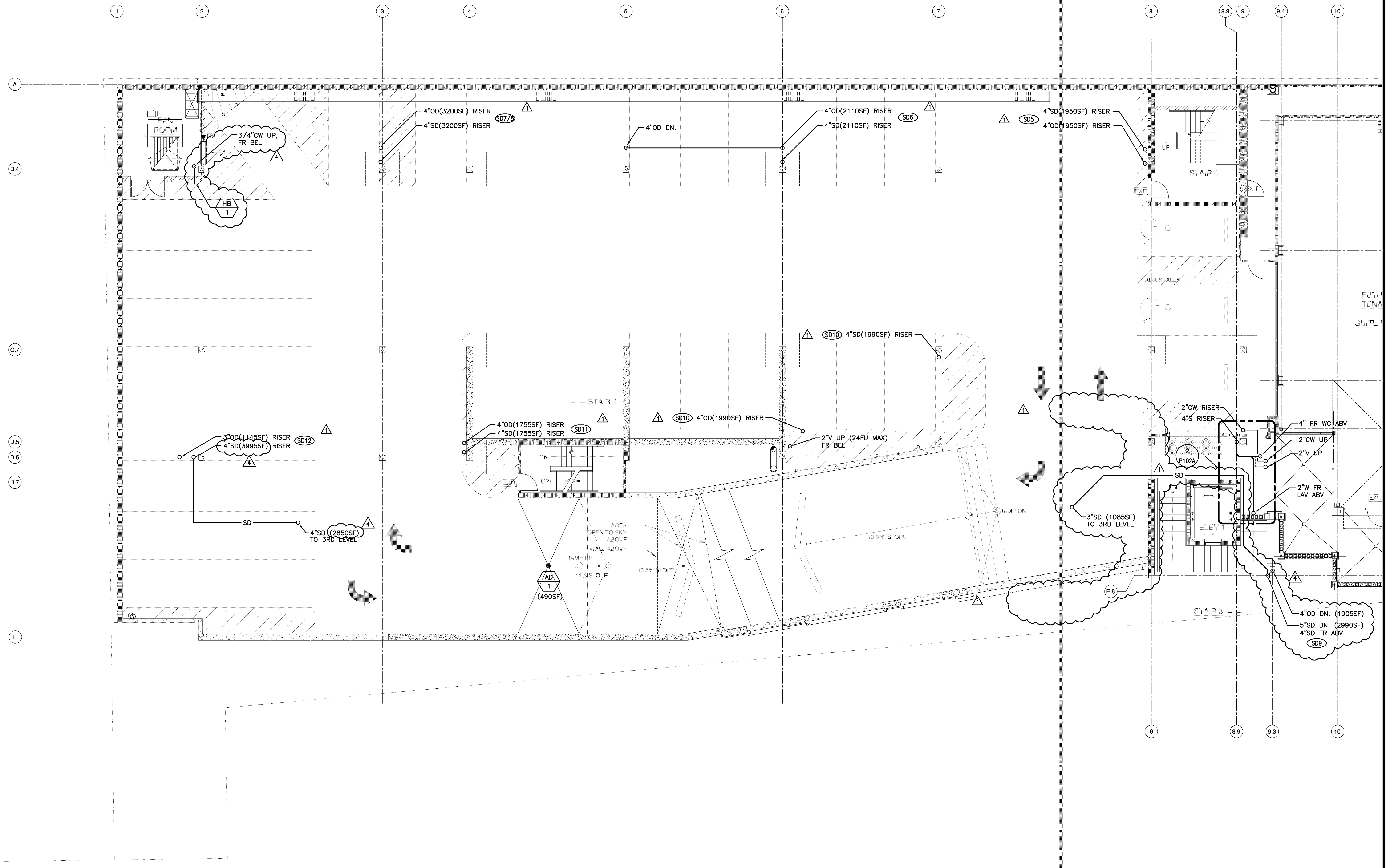
11-17-11	PROGRESS
02-16-12	COORDINATION SET
03-09-12	INITIAL AGENCY SUBMITTAL
06-04-12	AGENCY REVISION 1
07-20-12	BID SET
08-01-12	AGENCY REVISION 2
11-06-12	RFI #15
12-12-12	VALUE ENGINEERING

TITLE	PLUMBING RETAIL FIRST LEVEL
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

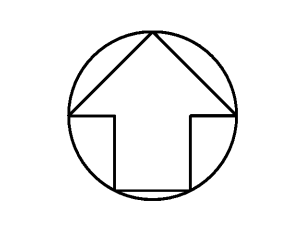
P-101B



- (X) STORM DRAIN RISER. REFER TO P301.
- (X) WASTE RISER. REFER TO P301.



1 PLUMBING PARKING GARAGE - SECOND LEVEL
Scale: 1/8"=1'-0"



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

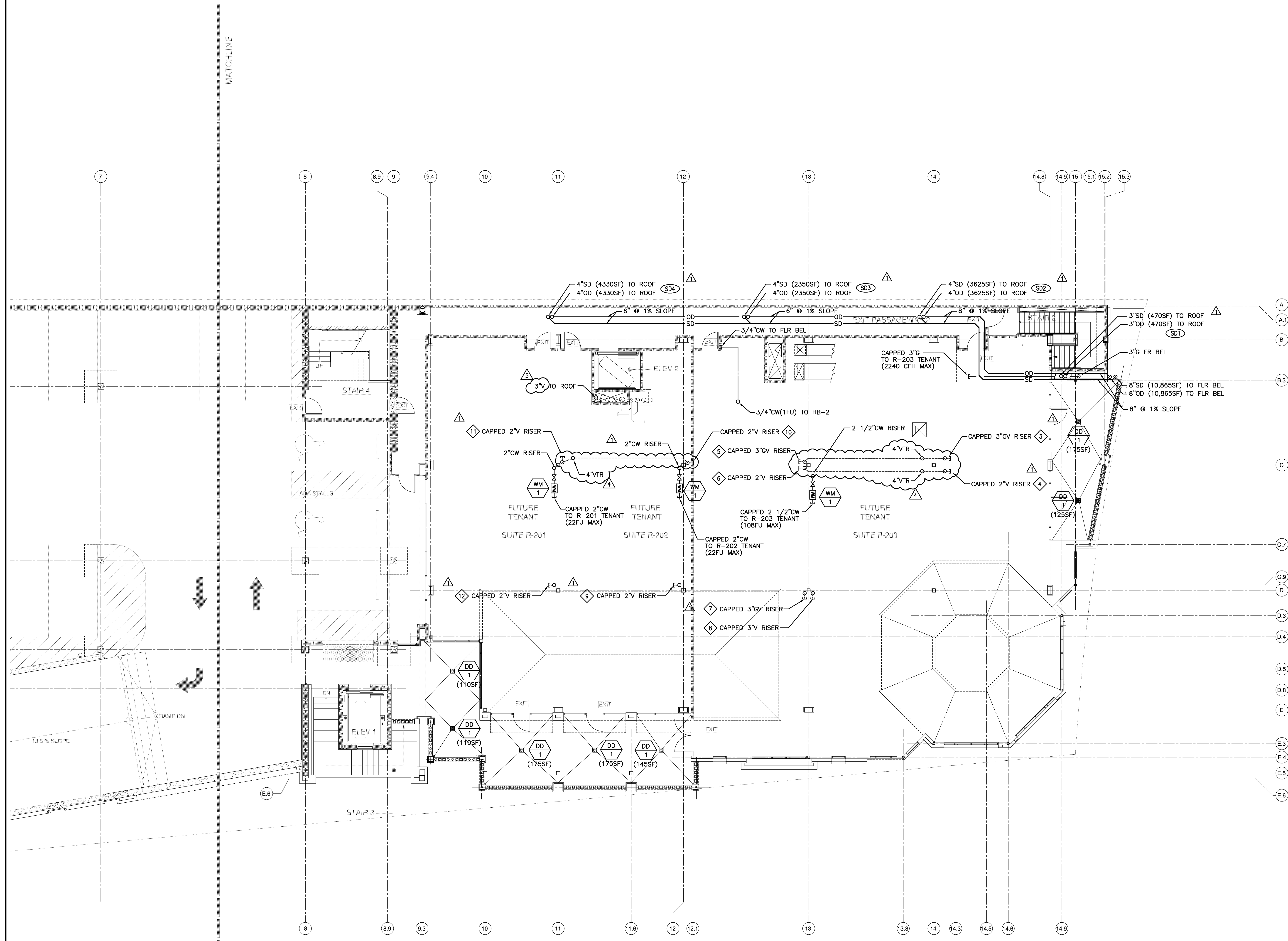
IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

- 11-17-11 PROGRESS
- 02-16-12 COORDINATION SET
- 03-09-12 INITIAL AGENCY SUBMITTAL
- 06-04-12 AGENCY REVISION 1
- 07-20-12 BID SET
- 08-01-12 AGENCY REVISION 2
- 11-06-12 RFI #15
- 12-12-12 VALUE ENGINEERING

TITLE	
PLUMBING PARKING GARAGE SECOND LEVEL	
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

P-102A



- (X) STORM DRAIN RISER. REFER TO P301.
- (◇) WASTE RISER. REFER TO P301.

GENERAL NOTES:

1. LABEL GREASE AND SEWER WASTE AND VENT PIPING BLACK LETTERS ON GREEN BACKGROUND. LABEL PLUGGED T'S WITH CHAIN AND BRASS TAG.
 - *GW* GREASE WASTE
 - *GV* GREASE VENT
 - *S* SEWER
 - *V* VENT
2. LABEL WATER METER WITH CHAIN AND BRASS TAG WITH SUITE NUMBER.

WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 18582 BEACH BOULEVARD, SUITE 226
 HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
 Architects and Planners
 420 Alta Vista Way, Suite 100
 Laguna Beach, Ca 92651
 T 949 715 3257 | F 949 715 3256
 www.stoutenboroughinc.com

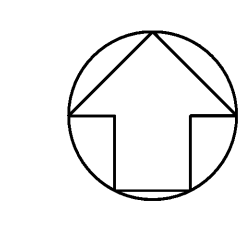
IDS
 INTEGRATED DESIGN SERVICES
 1 PETERS CANYON ROAD, SUITE 130
 IRVINE, CA. 92606
 TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

TITLE	
PLUMBING	
RETAIL	
SECOND LEVEL	
DATE	
	11-17-11
SCALE	
PROJECT NO.	
	10112-005
APPROVED	
SHEET	

1 PLUMBING RETAIL - SECOND LEVEL
 Scale: 1/8"=1'-0"



P-102B

J
N
I

H

G

U

O

R

O

B

N

E

U

O

S

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

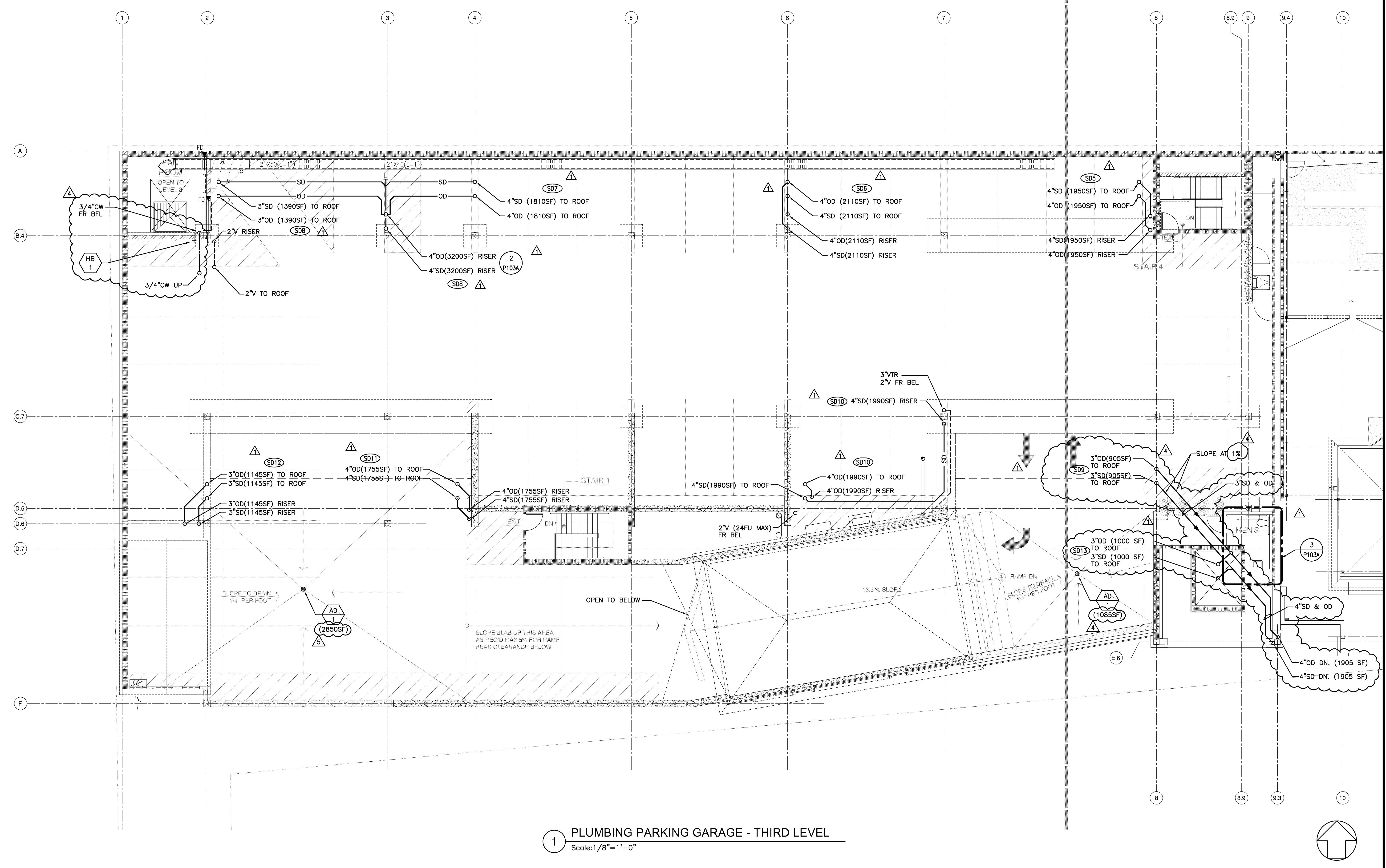
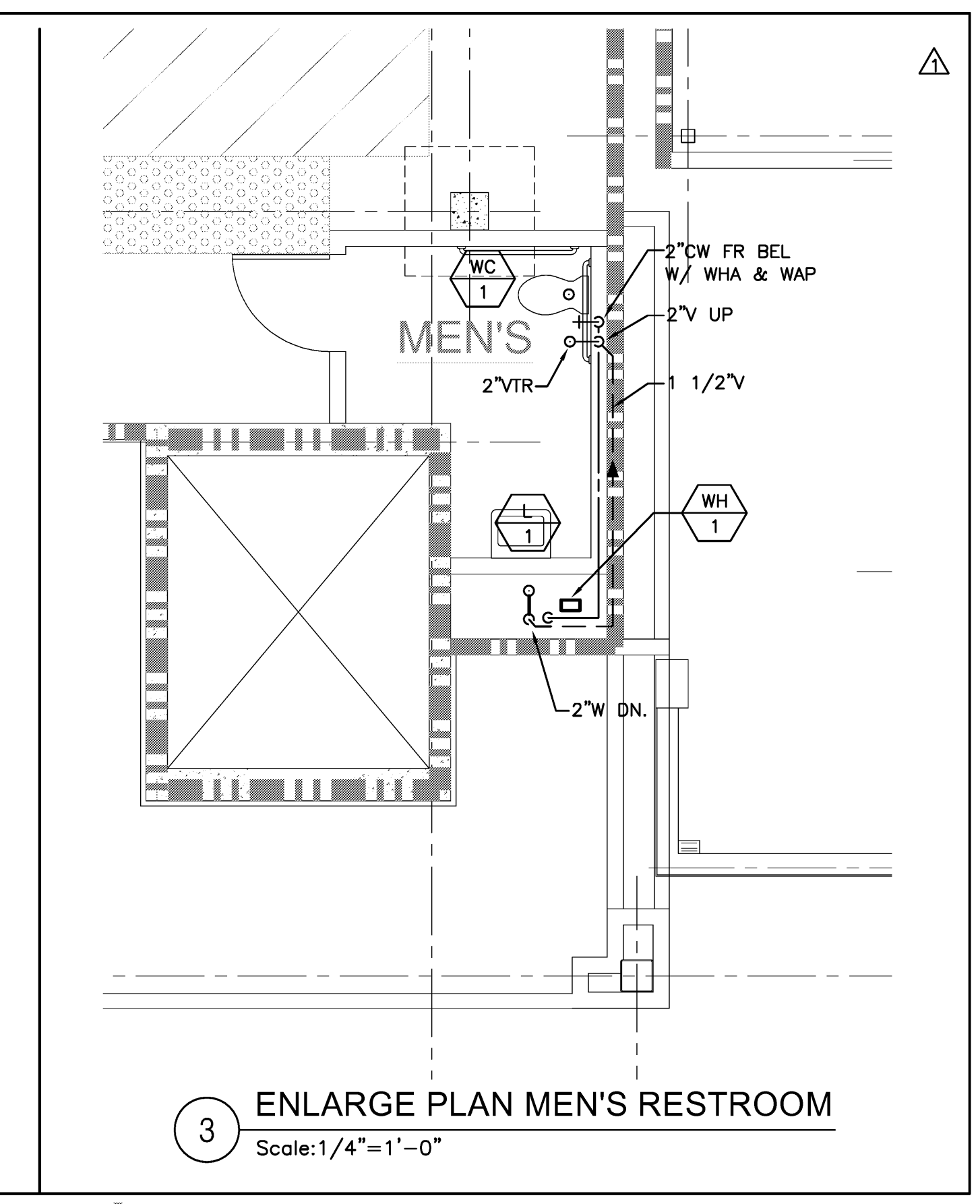
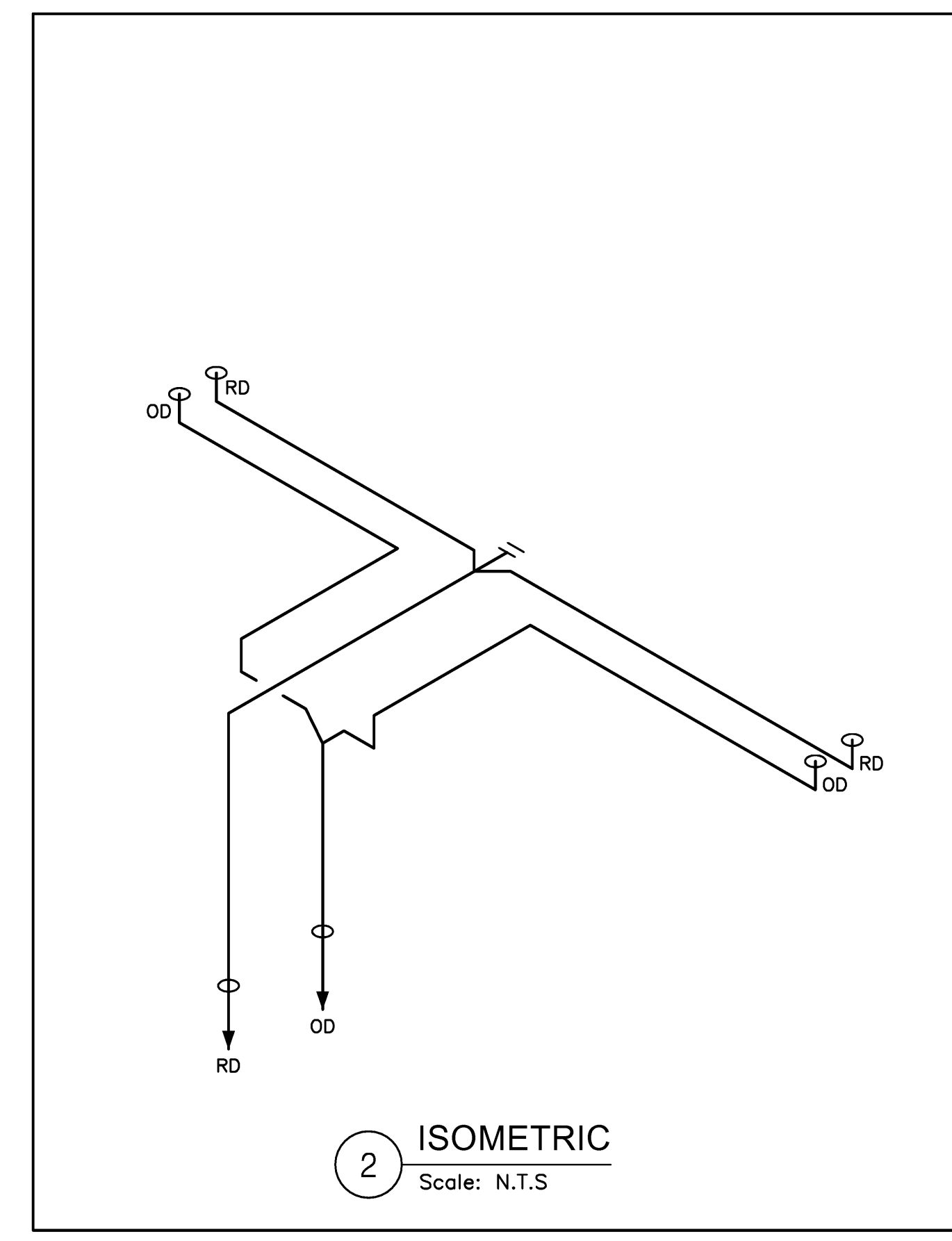
MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

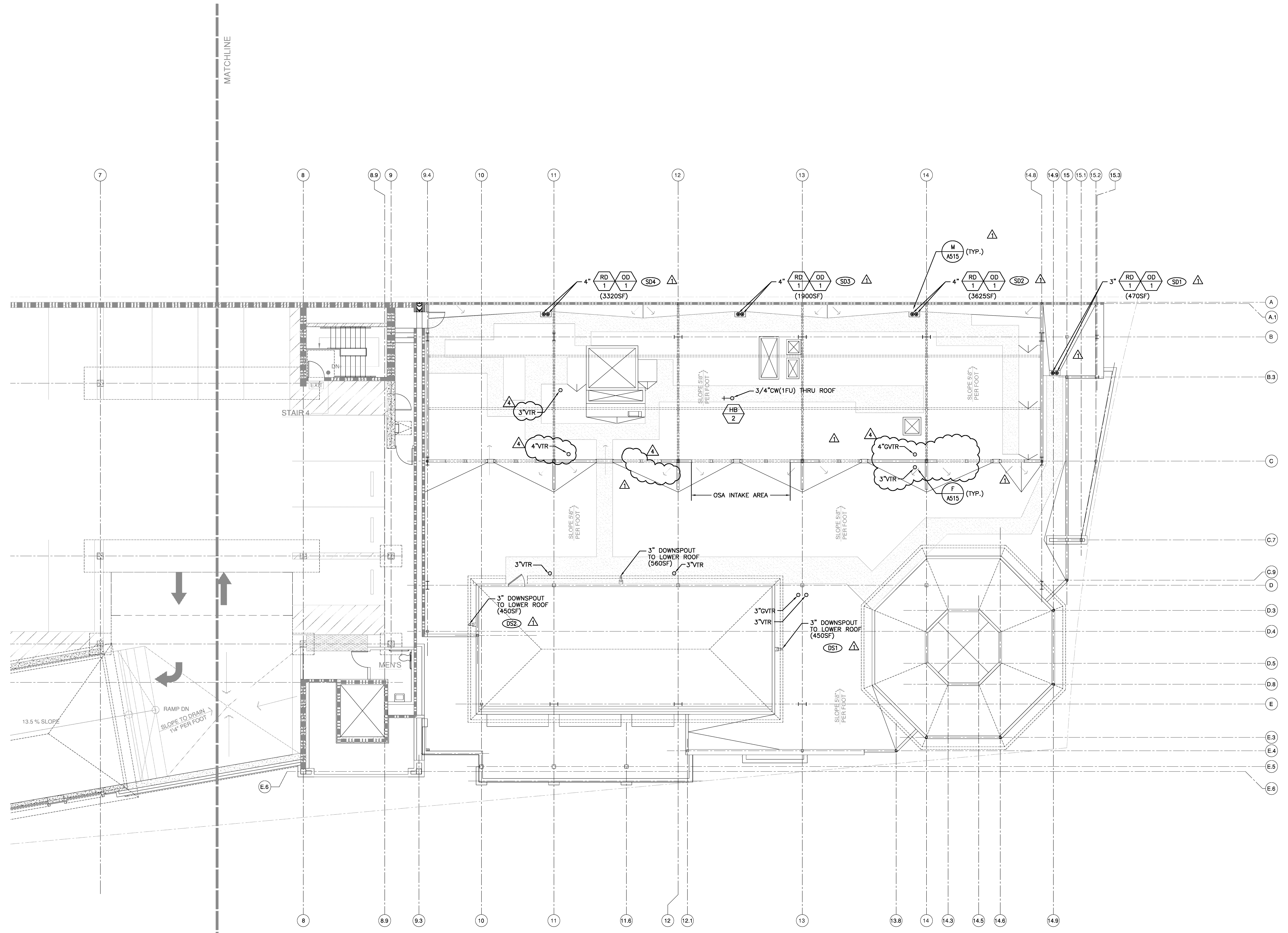
11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

TITLE	PLUMBING PARKING GARAGE THIRD LEVEL
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

P-103A

- ⊗ STORM DRAIN RISER. REFER TO P301.
- ⊗ WASTE RISER. REFER TO P301.





(X) STORM DRAIN RISER. REFER TO P301.
 (X) WASTE RISER. REFER TO P301.

WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 18582 BEACH BOULEVARD, SUITE 226
 HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
 Architects and Planners
 420 Alta Vista Way, Suite 100
 Laguna Beach, Ca 92651
 T 949 715 3257 | F 949 715 3256
 www.stoutenboroughinc.com

IDS
 INTEGRATED DESIGN SERVICES
 1 PETERS CANYON ROAD, SUITE 130
 IRVINE, CA. 92606
 TEL: 949-387-8500, FAX: 949-387-0800

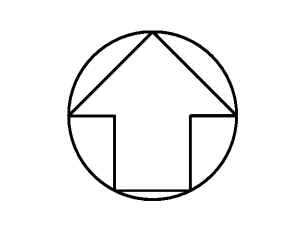
MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

TITLE
**PLUMBING
 RETAIL
 THIRD LEVEL**

DATE 11-17-11
 SCALE
 PROJECT NO. 10112-005
 APPROVED
 SHEET

1 PLUMBING RETAIL - ROOF PLAN
 Scale: 1/8"=1'-0"



P-103B

(X) STORM DRAIN RISER. REFER TO P301.
 (X) WASTE RISER. REFER TO P301.

J N I
 H
 G
 U
 O
 R
 O
 B
 N
 E
 U
 O
 T
 S

WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 18582 BEACH BOULEVARD, SUITE 226
 HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
 Architects and Planners
 420 Alta Vista Way, Suite 100
 Laguna Beach, Ca 92651
 T 949 715 3257 | F 949 715 3256
 www.stoutenboroughinc.com

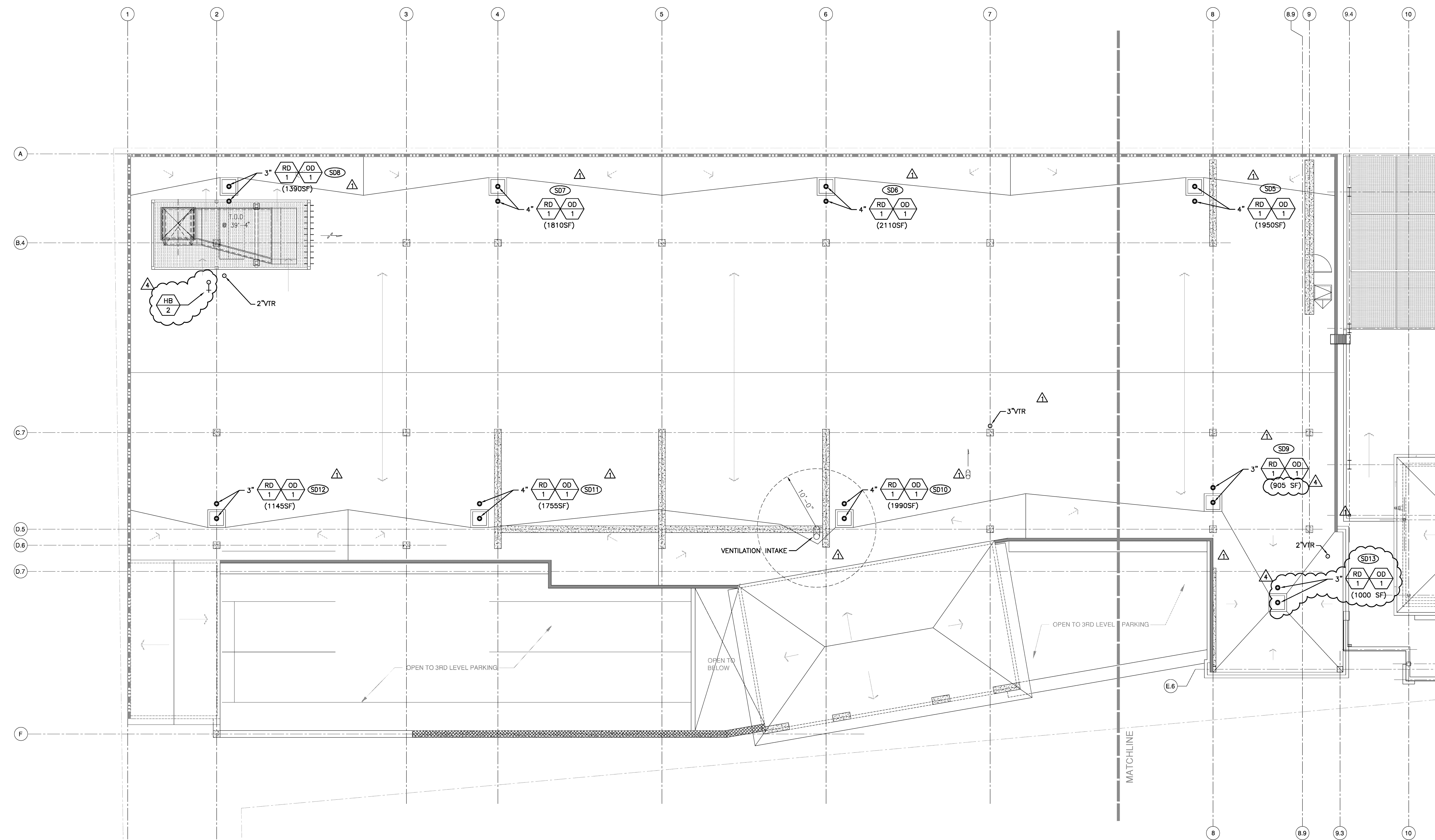
IDS
IDS GROUP, INC.
 INTEGRATED DESIGN SERVICES
 1 PETERS CANYON ROAD, SUITE 130
 IRVINE, CA. 92606
 TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
06-04-12	△	AGENCY REVISION 1
07-20-12	△	BID SET
08-01-12	△	AGENCY REVISION 2
11-06-12	△	RFI #15
12-12-12	△	VALUE ENGINEERING

TITLE	
PLUMBING PARKING GARAGE ROOF PLAN	
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

P-104A

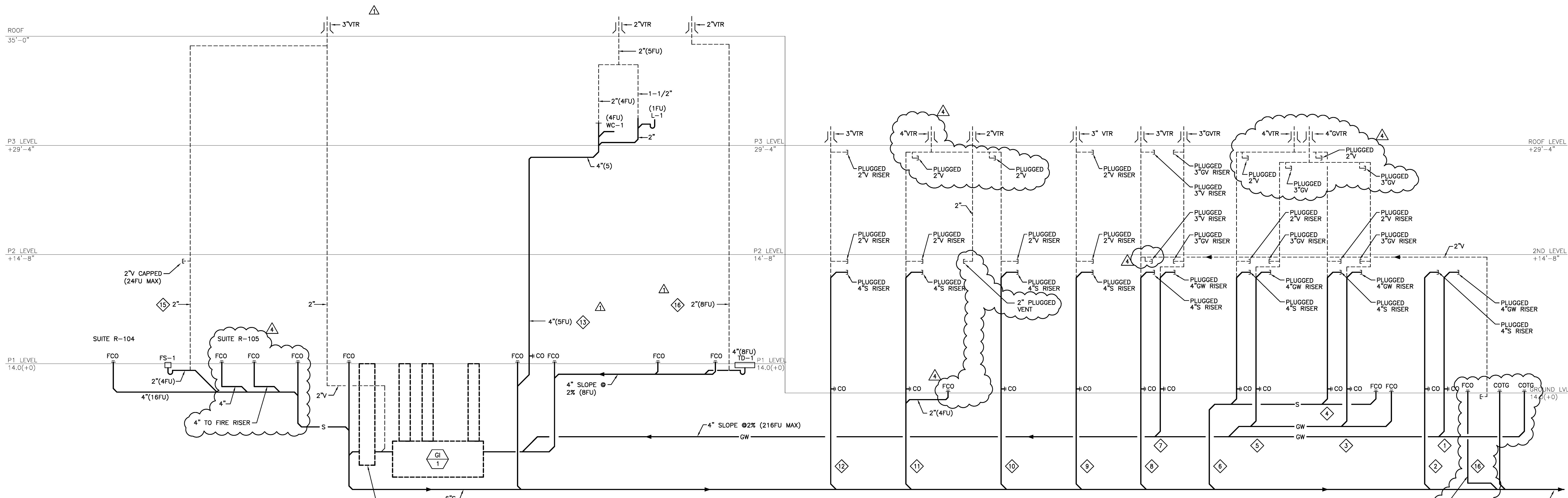


1 PLUMBING PARKING GARAGE - ROOF PLAN
 Scale: 1/8"=1'-0"

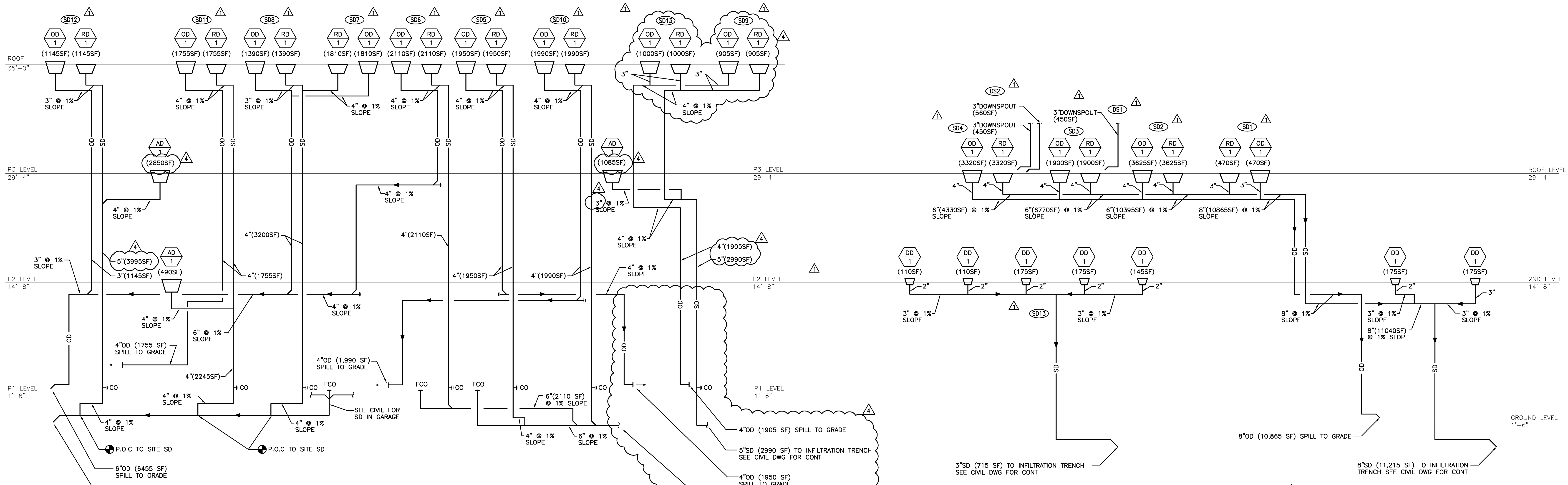
11-17-11	PROGRESS
02-16-12	COORDINATION SET
03-09-12	INITIAL AGENCY SUBMITTAL
06-04-12	AGENCY REVISION 1
07-20-12	BID SET
08-01-12	AGENCY REVISION 2
11-06-12	RFI #15
12-12-12	VALUE ENGINEERING

TITLE
**PLUMBING
 SEWER AND STORM DRAIN
 RISER DIAGRAMS**

DATE 11-17-11
 SCALE
 PROJECT NO. 10112-005
 APPROVED
 SHEET

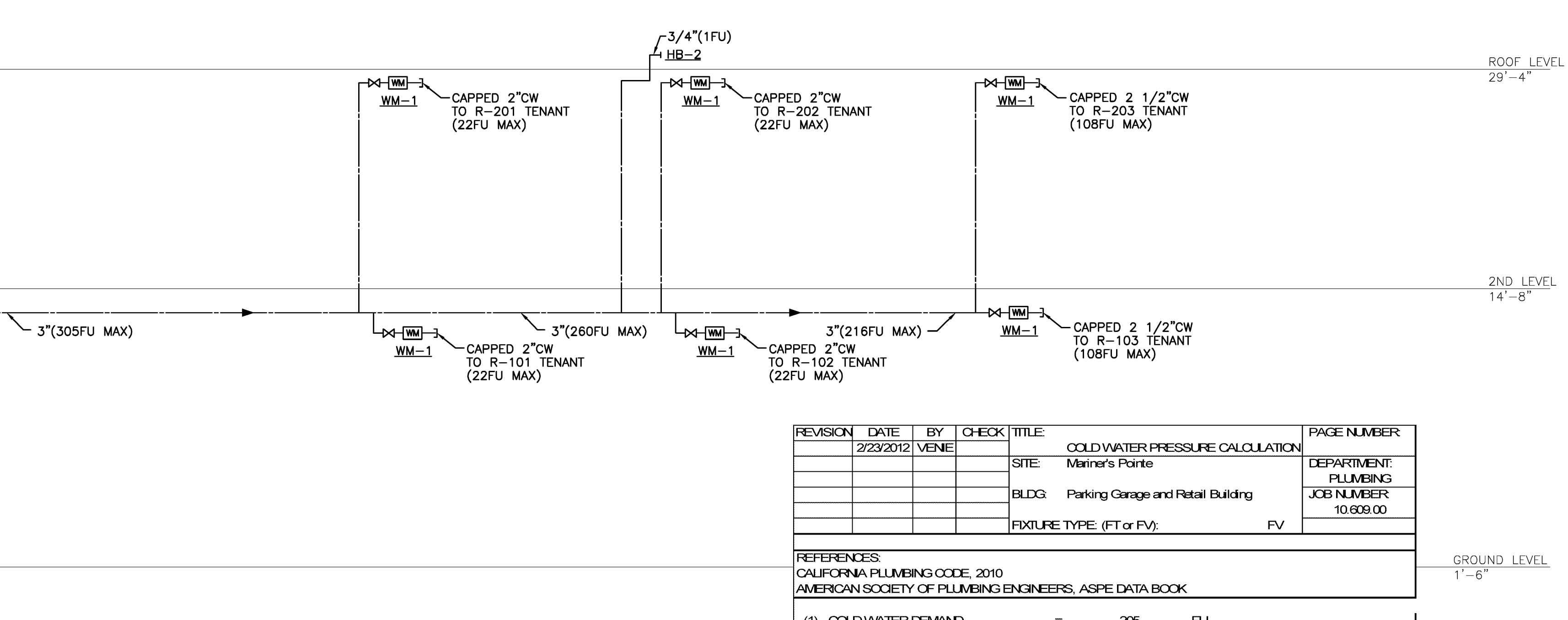
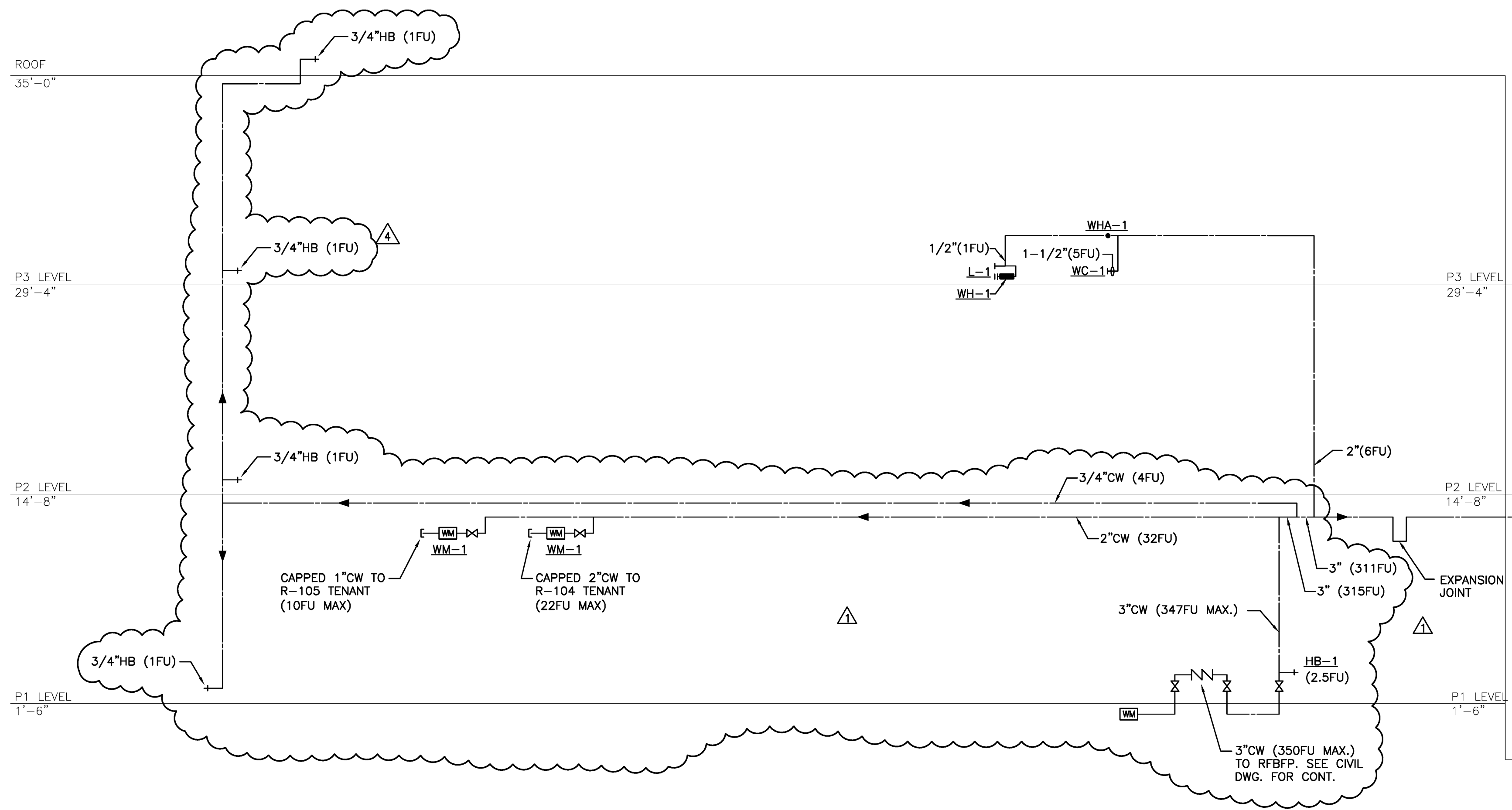


1 PLUMBING WASTE AND VENT RISER DIAGRAMS
 Scale: None



2 PLUMBING STORM DRAIN RISER DIAGRAMS
 Scale: None

SIZE	VERT.	1%	2%
2	725	-	-
3	2147	1096	1546
4	4613	2506	3533
6	13600	7133	10066
8	29333	15330	21733
10	-	27600	38950



REVISION	DATE	BY	CHECK	TITLE	PAGE NUMBER
	2/23/2012	VENIE		COLD WATER PRESSURE CALCULATION	
				SITE: Mariner's Pointe	DEPARTMENT: PLUMBING
				BLDG: Parking Garage and Retail Building	JOB NUMBER: 10.609.00
				FIXTURE TYPE: (FT or FV):	FV

REFERENCES:
 CALIFORNIA PLUMBING CODE, 2010
 AMERICAN SOCIETY OF PLUMBING ENGINEERS, ASPE DATA BOOK

(1) COLD WATER DEMAND = 205 FU
 HOT WATER DEMAND = 137 FU
 TOTAL BUILDING DEMAND = 342 FU = 122 GPM

(2) PRESSURE AVAILABLE AT POINT OF INTERFACE WITH CIVIL: STATIC = 62 - 72 PSI = 62 PSI

(3) PRESSURE LOSSES:
 A. BLDG WATER METER 2' = 3 PSI
 B. BLDG REDUCED PRESSURE BACKFLOW PREVENTER 3' = 11 PSI
 C. PRESSURE REQUIRED AT FARTHEST FIXTURE = 25 PSI
 D. STATIC HEAD ENTER HEIGHT 32 X 0.4331 = 14 PSI
 SUB-TOTAL = 53 PSI

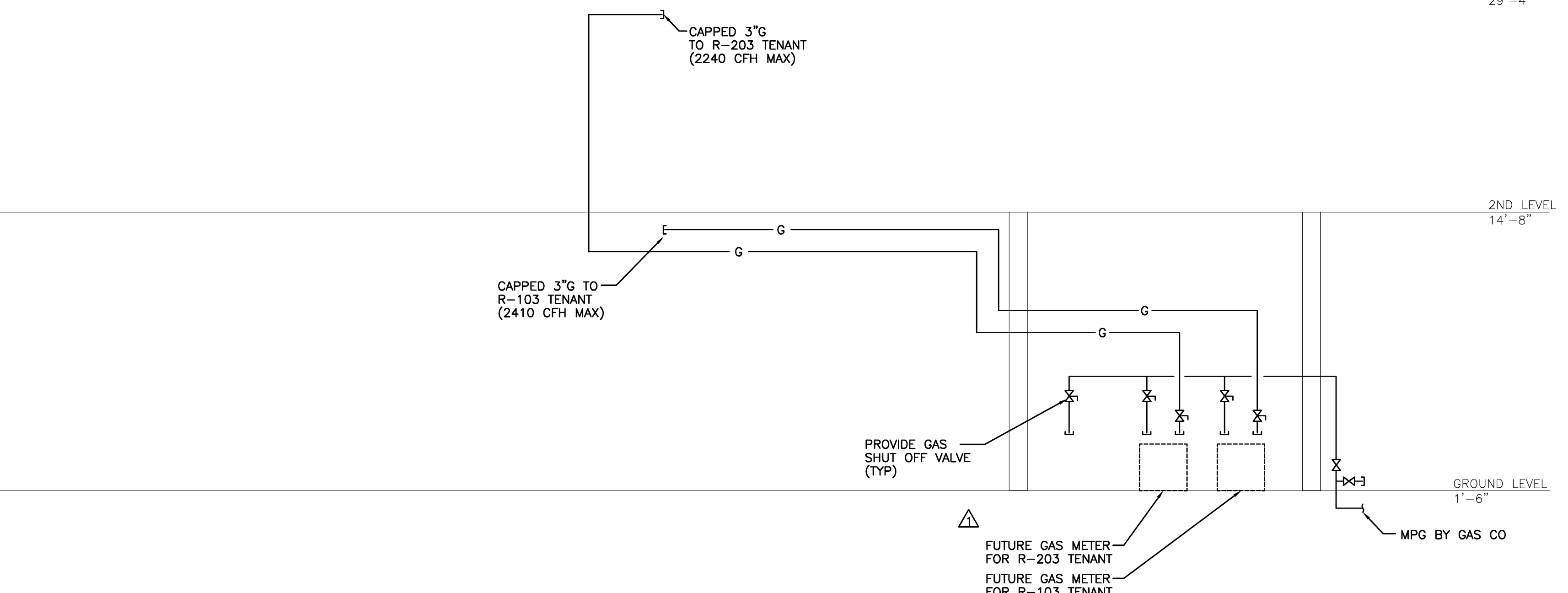
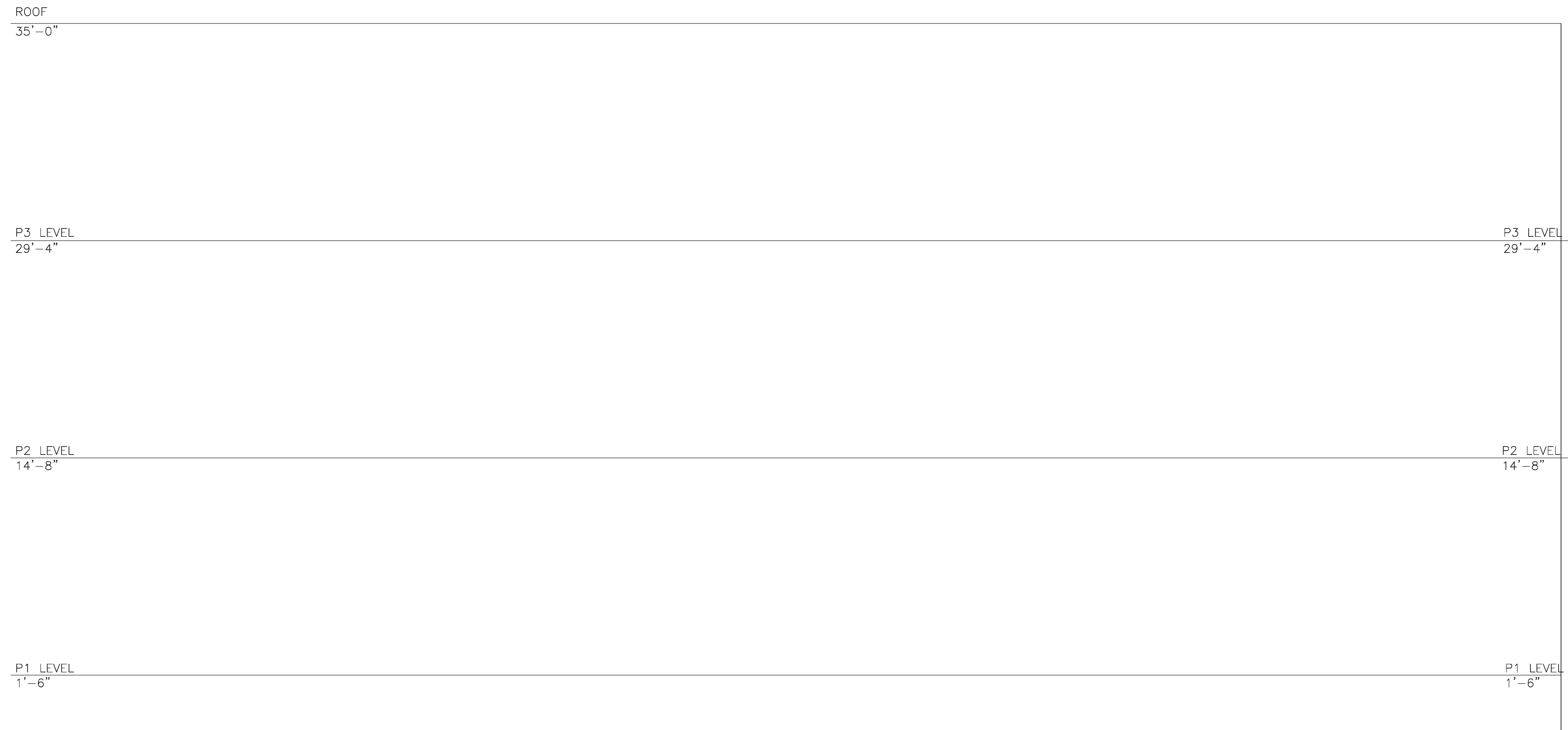
(4) PRESSURE AVAILABLE FOR FRICTION LOSS = 62 - 53 = 9 PSI

(5) PIPE FRICTION LOSS:
 A. MEASURED LENGTH = 302 FT
 EQUIVALENT LENGTH 1.5 = 453 FT

(6) ALLOWABLE FRICTION LOSS = 9 x 100 / 453 = 2.0 PSI/100'

COLD WATER SIZING (8 FT/S MAX)					HOT WATER SIZING (5 FT/S MAX)				
PIPE SIZE	GPM	FT/FU	FV/FU	VEL.	PIPE SIZE	GPM	FT/FU	FV/FU	VEL.
1/2"	1.4	1	-	1.9	1/2"	1.4	1	-	1.9
3/4"	3.7	4	-	2.5	3/4"	3.7	4	-	2.5
1"	7.5	9	-	2.9	1"	7.5	9	-	2.9
1 1/4"	14	20	-	3.6	1 1/4"	14	20	-	3.6
1 1/2"	22	34	5	4.0	1 1/2"	22	34	-	4.0
2"	47	115	42	4.9	2"	47	115	-	4.9
2 1/2"	83	269	163	5.6	2 1/2"	74	245	-	5.0
3"	140	586	490	6.6	3"	106	406	-	5.0
4"	230	1636	1636	7.8	4"	190	674	-	5.0
6"	600	4480	4480	8.0	6"	360	2575	-	5.0

1 PLUMBING WATER RISER DIAGRAMS
 Scale: None



2 PLUMBING GAS RISER DIAGRAM
 Scale: None

WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 18582 BEACH BOULEVARD, SUITE 226
 HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
 Architects and Planners
 420 Alta Vista Way, Suite 100
 Laguna Beach, Ca 92651
 T 949 715 3257 | F 949 715 3256
 www.stoutenboroughinc.com

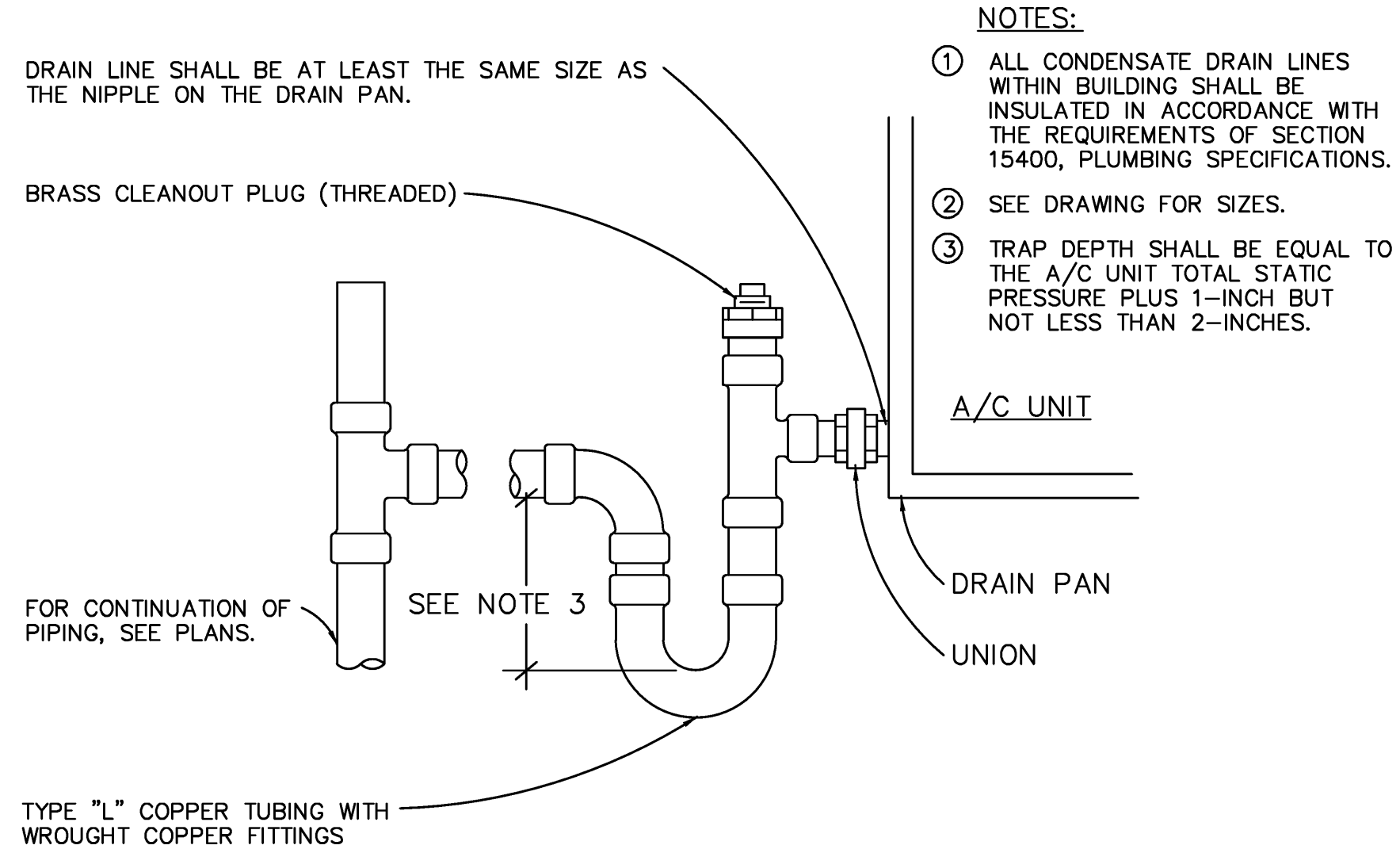
IDS
 IDS GROUP, INC.
 INTEGRATED DESIGN SERVICES
 1 PETERS CANYON ROAD, SUITE 130
 IRVINE, CA. 92606
 TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

- 11-17-11 PROGRESS
- 02-16-12 COORDINATION SET
- 03-09-12 INITIAL AGENCY SUBMITTAL
- 06-04-12 AGENCY REVISION 1
- 07-20-12 BID SET
- 08-01-12 AGENCY REVISION 2
- 11-06-12 RFI #15
- 12-12-12 VALUE ENGINEERING

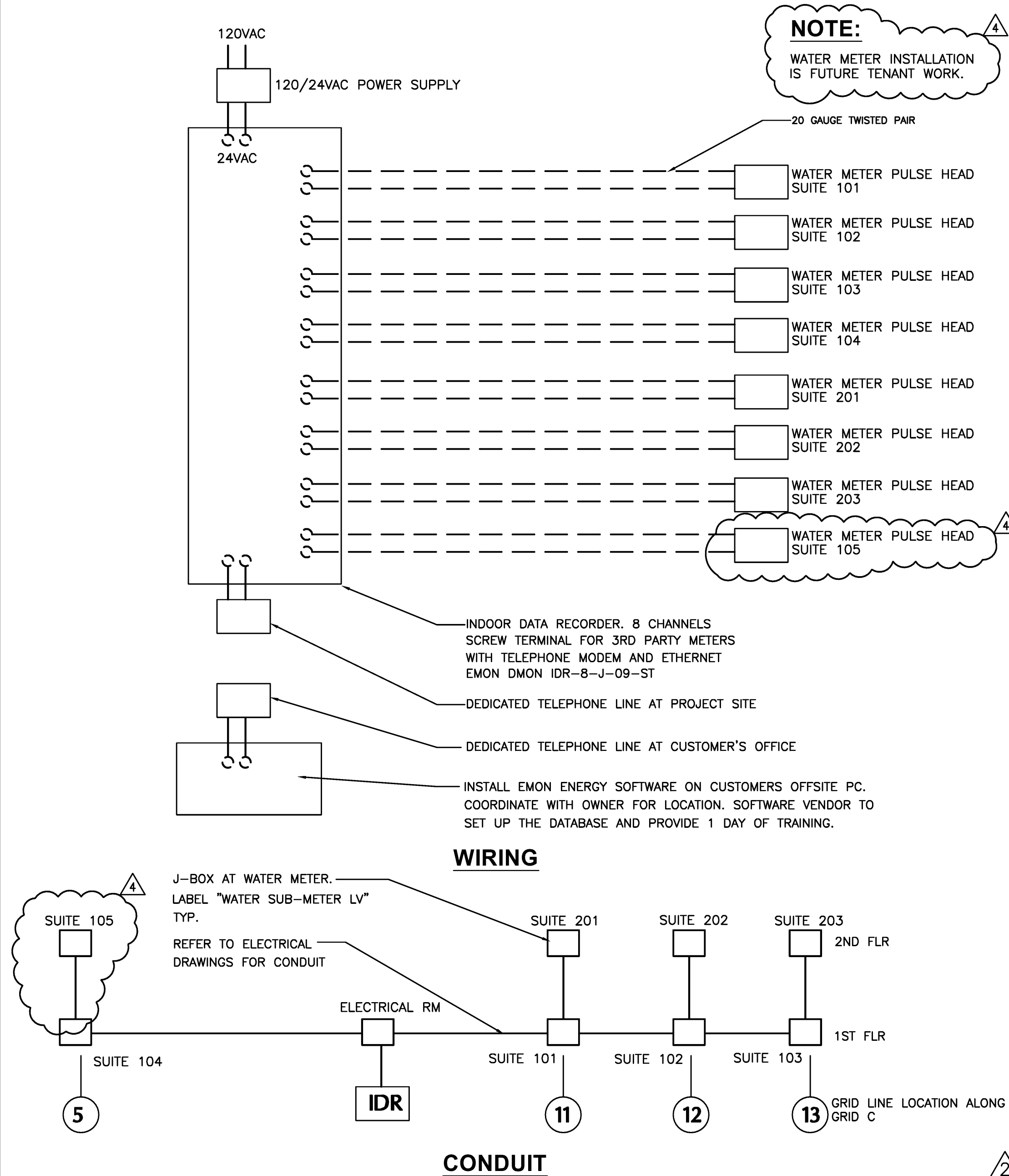
TITLE
 PLUMBING
 WATER AND GAS
 RISER DIAGRAMS

DATE 11-17-11
 SCALE
 PROJECT NO. 10112-005
 APPROVED
 SHEET



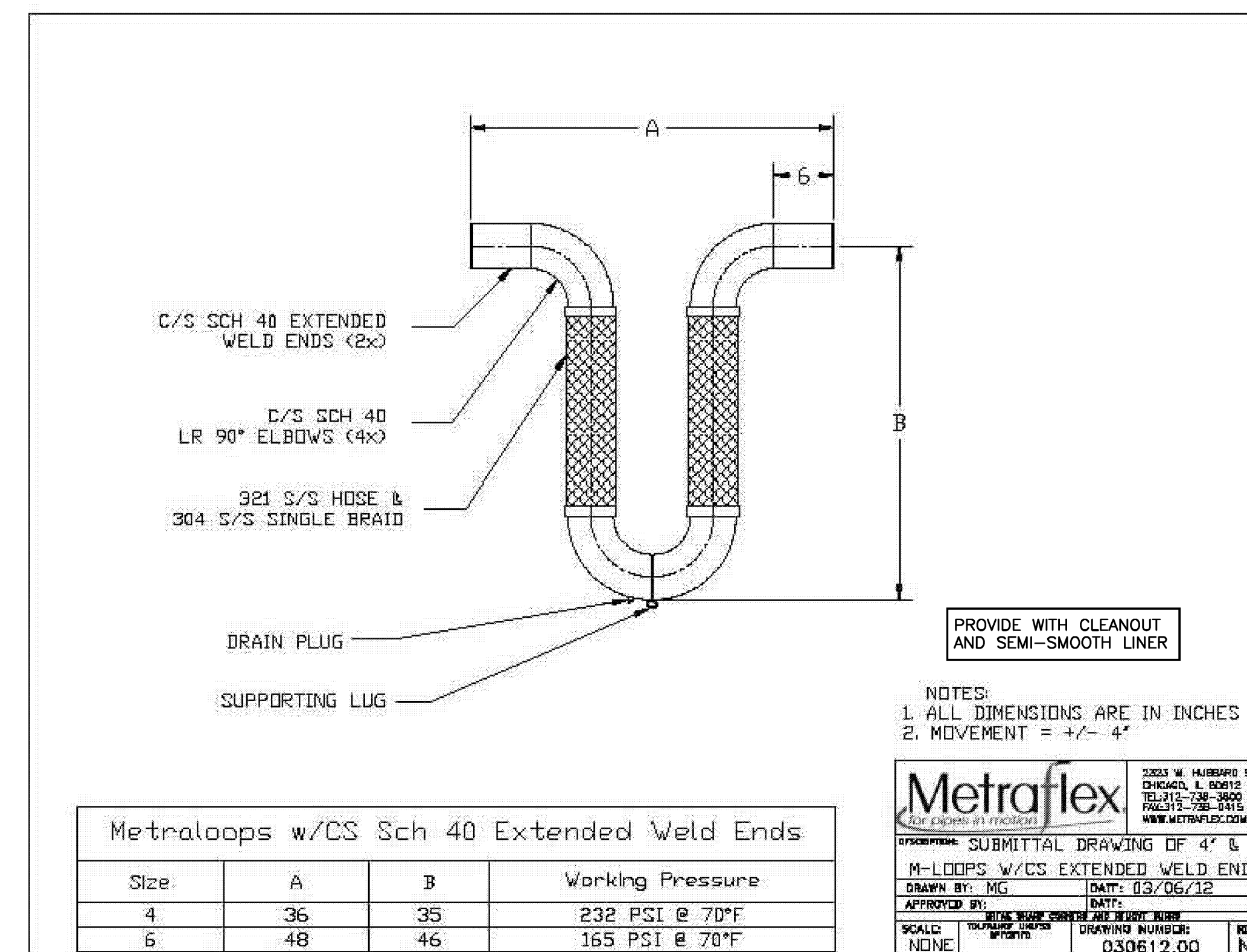
CONDENSATE DETAIL

SCALE NONE **5**



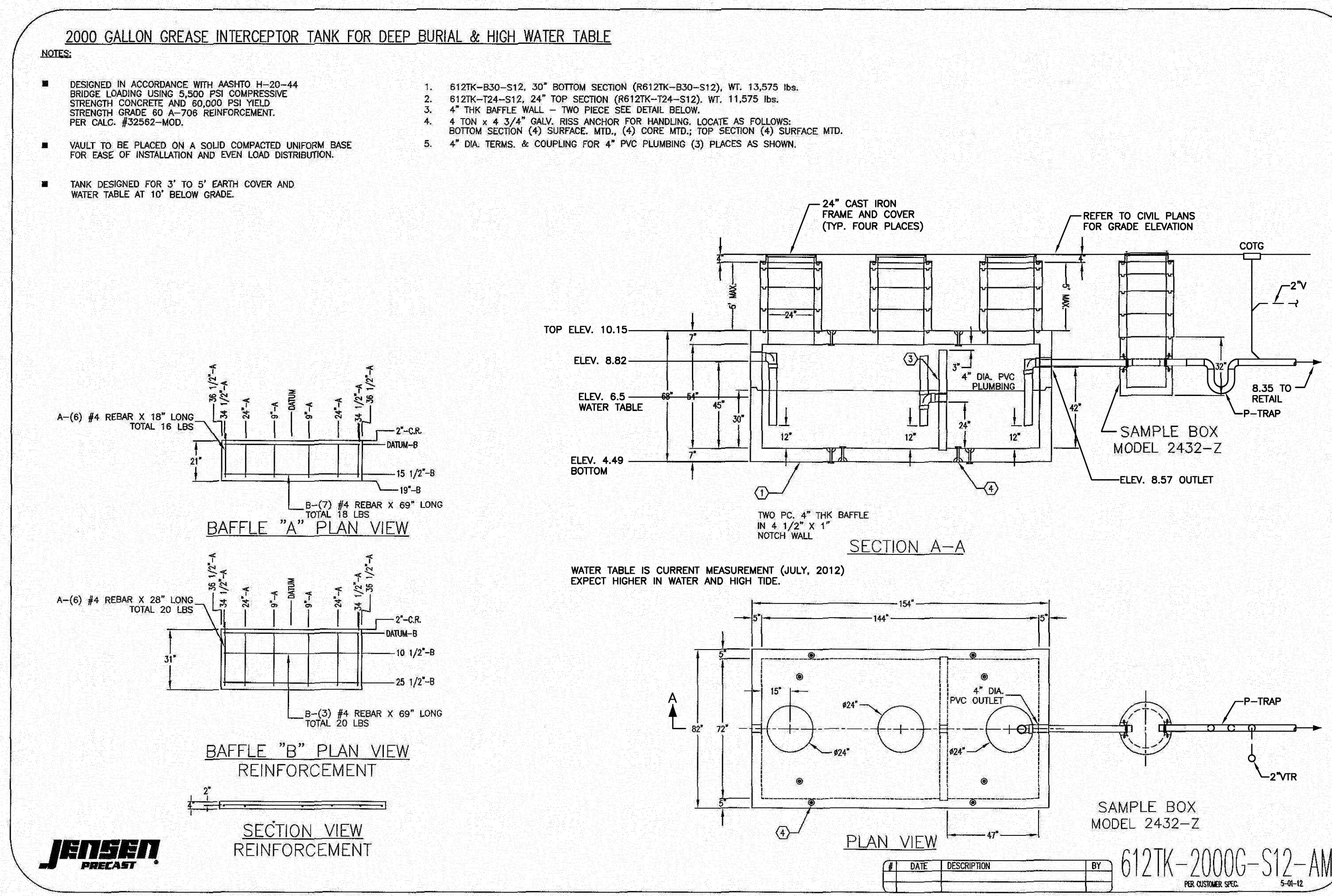
WATER SUB-METER WIRING DIAGRAM

SCALE NONE **4**



PLUMBING PIPING EXPANSION

SCALE NONE **3**



GREASE INTERCEPTOR DETAIL

SCALE NONE **1**

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners
420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

- 11-17-11 PROGRESS
- 02-16-12 COORDINATION SET
- 03-09-12 INITIAL AGENCY SUBMITTAL
- 06-04-12 AGENCY REVISION 1
- 07-20-12 BID SET
- 08-01-12 AGENCY REVISION 2
- 11-06-12 RFI #15
- 12-12-12 VALUE ENGINEERING

ESTIMATED GREASE WASTE CALCS (FUTURE TENANT)

FIXTURE	DFU
(2) 3 COMPARTMENT POT SINK	6 DFU
(2) MOP SINK	6 DFU
(2) DISHMACHINE	4 DFU
(32) FLOOR DRAIN - 32 X 2 DFU =	64 DFU
(32) FLOOR SINK - 30 X 4 DFU =	120 DFU
(2) TRENCH DRAIN - 2 X 4 DFU =	8 DFU
(1) TRENCH DRAIN - 1 X 8 DFU =	8 DFU
TOTAL MAXIMUM ALLOWABLE DRAINAGE FIXTURE UNITS, DFU	216 DFU

TITLE
**PLUMBING
DETAILS**

DATE 11-17-11

SCALE

PROJECT NO. 10112-005

APPROVED

SHEET

P-401