



SCALE

1" = 16' - 1'-0"

1

3

1. PROPOSED LOCATION FOR 4" WATER METER. REFER TO CIVIL DRAWINGS FOR EXACT SIZE, LOCATION AND SPECIFICATIONS.
2. PROPOSED LOCATION FOR 4" REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO CIVIL DRAWINGS FOR EXACT SIZE, LOCATION AND SPECIFICATIONS.
3. 3/4" CW SUPPLY DOWN TO HB-1.
4. 3" CW MAIN SUPPLY UP ALONG WALL AS SHOWN. EXTEND HORIZONTALLY TIGHT TO UNDERSIDE OF PODIUM.
5. 3" HW AND 3" HWR DOWN TO CIRCULATING WATER HEATER. REFER TO MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION. SEE PIPING DETAIL ON 8/P501.
6. HOT WATER STORAGE TANK. SEE PIPING DETAIL ON 9/P501.
7. PROVIDE EXPANSION TANK ET-1 FOR CENTRAL HOT WATER SYSTEM.
8. PROVIDE PRV DOWNSTREAM OF REDUCED PRESSURE BACKFLOW PREVENTER. SET TO 75 PSI.
9. 1" H&CW DOWN FOR MS-1.
10. 2" CW RISER TO SERVE UPPER LEVELS. REFER TO SHEET P102 FOR CONTINUATION.
11. 1" MPG DOWN TO SUPPLY WH-1. PROVIDE WITH LOW-PRESSURE GAS REGULATOR AND SOV.
12. PROPOSED LOCATION FOR 1-1/4" MEDIUM-PRESSURE GAS METER (2 PSIG). COORDINATE EXACT SIZE, LOCATION, ROUTING AND PRESSURE WITH GAS UTILITY PROVIDER AND SITE CONDITIONS.
13. 1" CW BELOW GRADE UP TO SERVE HB-1.
14. 3" HW & 1-1/2" HWR RISERS SERVE ALL UPPER LEVEL FLOORS.
15. 1" CW DOWN TO WATER CLOSET.
16. 3/4" H&CW DOWN TO LAVATORY.
17. 1" H&CW DOWN TO HAND SINK.
18. 1" MPG SUPPLY (1,013 CFH) TO GAS GENERATOR. PROVIDE WITH LOW-PRESSURE GAS REGULATOR AND SOV.
19. 2-1/2" CW RISER TO SERVE UPPER LEVELS. REFER TO SHEET P102 FOR CONTINUATION.

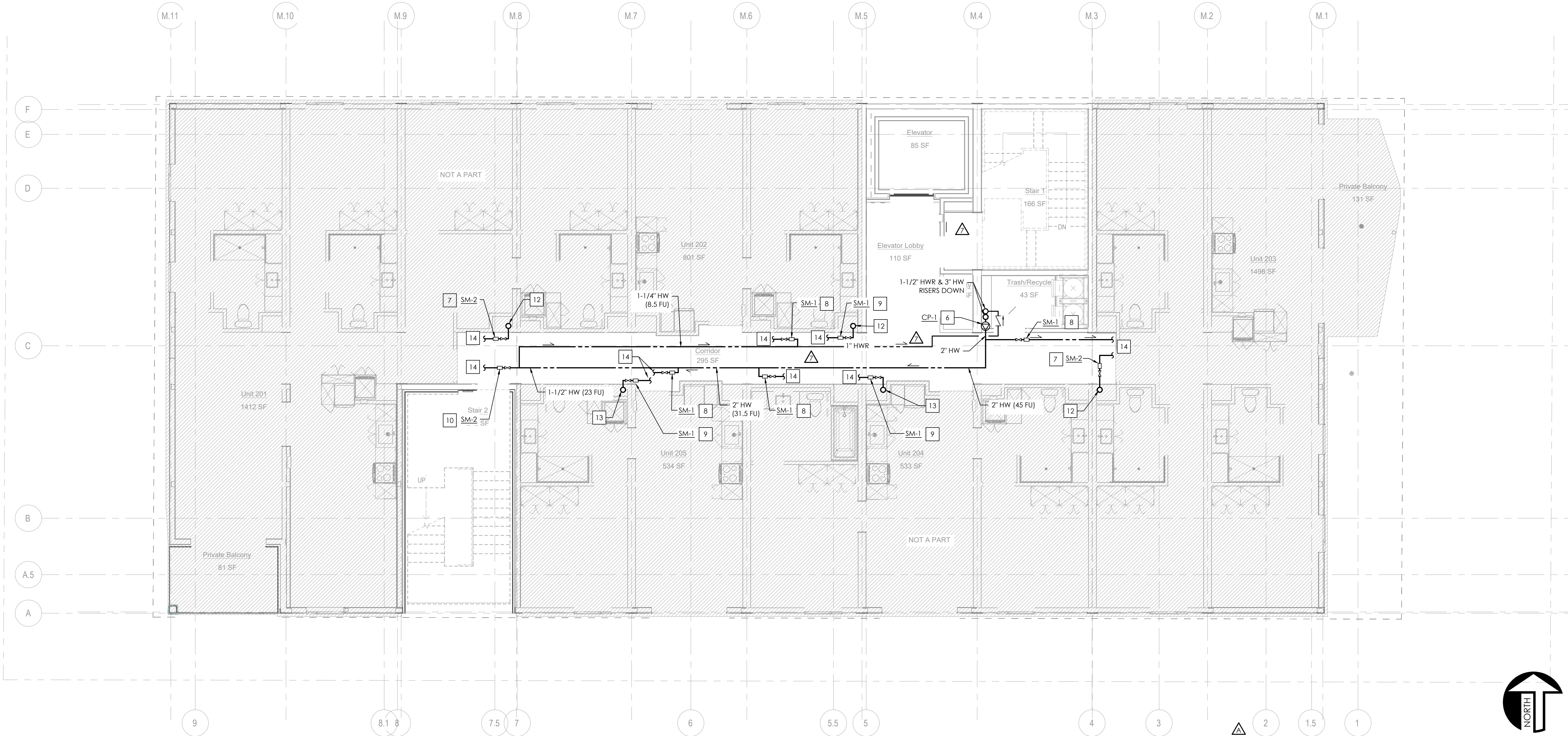
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SHEET TITLE:

LEVEL 1
DOMESTIC WATER &
GAS PIPING PLAN

SHEET NO:

P101



LEVEL 2 DOMESTIC WATER PLAN

SCALE 3/16" = 1'-0"

1

PLAN NOTES

- A. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- B. REFER TO SHEET P501 FOR DETAILS.
- C. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- D. REFER TO SHEET P101 FOR CONTINUATIONS BELOW AND TO SHEET P103 FOR CONTINUATIONS ABOVE.
- E. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P301 THROUGH P303.
- F. PROVIDE ISOLATION SOV IN AN ACCESSIBLE LOCATION INSIDE PLUMBING CHASE, FOR BOTH HW & CW SUPPLY BRANCHES SERVING EACH UNIT .

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
1. NOT USED.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. PROVIDE CIRCULATION PUMP ABOVE FIN CEILING W/ ACCESS PANEL FOR HWR SYSTEM.
7. PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
8. PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
9. PROVIDE 1" WATER SUB-METER W/ SOV FOR CW SUPPLY.
10. PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR HW SUPPLY.
11. NOT USED.
12. 2-1/2" CW RISER UP TO SERVE FLOORS ABOVE.
13. 2" CW RISER UP TO SERVE FLOORS ABOVE.
14. REFER TO LOCAL SUBMITTAL PLANS FOR CONTINUATION OF DOMESTIC WATER SUPPLY PIPING INTO INDIVIDUAL UNIT SPACES. CPVC PIPING IN CORRIDOR TRANSITIONS TO PEX PIPING WITHIN MODULES. PEX PIPING IN MODULES APPROVED UNDER STATE INSPECTION. CPVC PIPING IN CORRIDOR AREAS OR WITHIN END UNITS BETWEEN MODULES TO BE APPROVED UNDER INSPECTION AT SITE DURING CONSTRUCTION.



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1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

C-JAIME-001		
#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

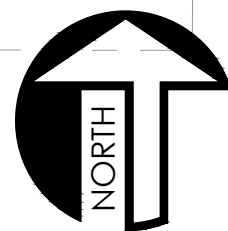
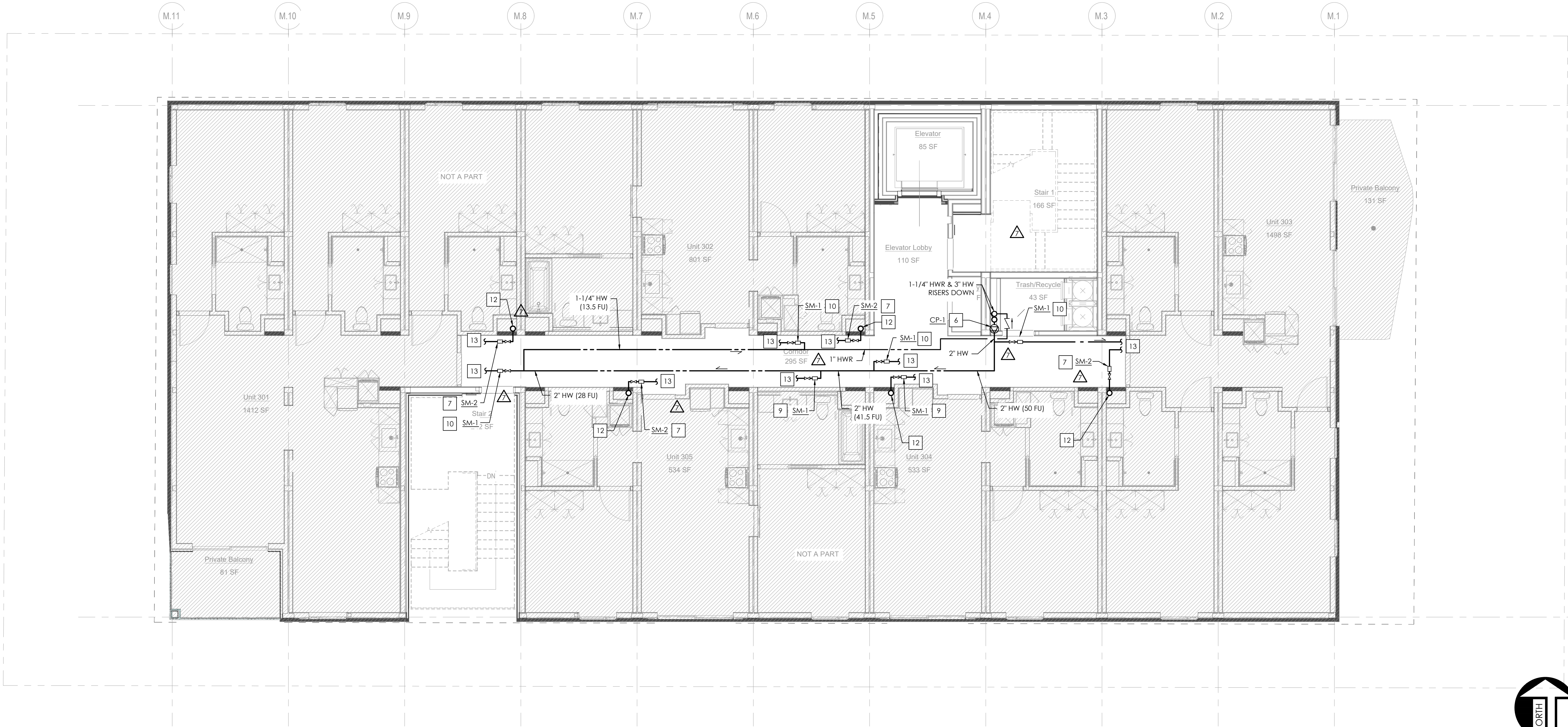
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SHEET TITLE:

**LEVEL 2
DOMESTIC WATER
PLAN**

SHEET NO:

P102



LEVEL 3 DOMESTIC WATER PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- REFER TO SHEET P501 FOR DETAILS.
- REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- REFER TO SHEET P102 FOR CONTINUATIONS BELOW AND TO SHEET P104 FOR CONTINUATIONS ABOVE.
- REFER TO PLUMBING RISER DIAGRAMS ON SHEET P301 THROUGH P303.
- PROVIDE ISOLATION SOV IN AN ACCESSIBLE LOCATION INSIDE PLUMBING CHASE, FOR BOTH HW & CW SUPPLY BRANCHES SERVING EACH UNIT .

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PROVIDE CIRCULATION PUMP ABOVE FIN CEILING W/ ACCESS PANEL FOR HWR SYSTEM.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - NOT USED.
 - 2" CW RISER UP TO SERVE FLOORS ABOVE.
 - REFER TO LOCAL SUBMITTAL PLANS FOR CONTINUATION OF DOMESTIC WATER SUPPLY PIPING INTO INDIVIDUAL UNIT SPACES. CPVC PIPING IN CORRIDOR TRANSITIONS TO PEX PIPING WITHIN MODULES. PEX PIPING IN MODULES APPROVED UNDER STATE INSPECTION. CPVC PIPING IN CORRIDOR AREAS OR WITHIN END UNITS BETWEEN MODULES TO BE APPROVED UNDER INSPECTION AT SITE DURING CONSTRUCTION.



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△	PC RESUBMITTAL	02/27/24

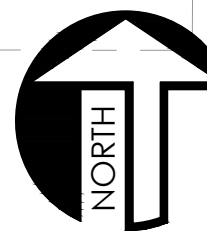
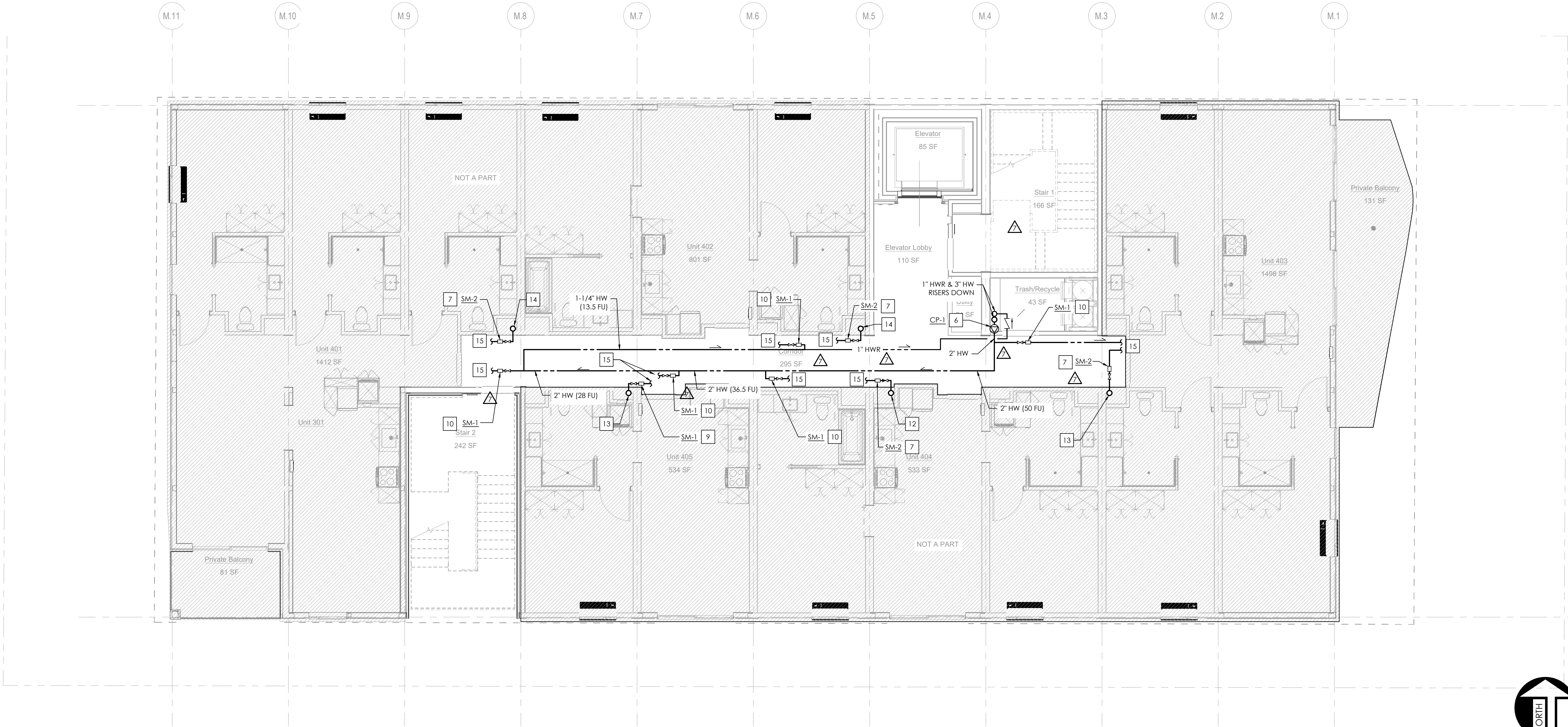
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SHEET TITLE:

**LEVEL 3
DOMESTIC WATER
PLAN**

SHEET NO:

P103



LEVEL 4 DOMESTIC WATER PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- REFER TO SHEET P501 FOR DETAILS.
- REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- REFER TO SHEET P103 FOR CONTINUATIONS BELOW AND TO SHEET P105 FOR CONTINUATIONS ABOVE.
- REFER TO PLUMBING RISER DIAGRAMS ON SHEET P301 THROUGH P303.
- PROVIDE ISOLATION SOV IN AN ACCESSIBLE LOCATION INSIDE PLUMBING CHASE, FOR BOTH HW & CW SUPPLY BRANCHES SERVING EACH UNIT .

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PROVIDE CIRCULATION PUMP ABOVE FIN CEILING W/ ACCESS PANEL FOR HWR SYSTEM.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - NOT USED.
 - 1-1/4" CW RISER UP TO SERVE FLOORS ABOVE.
 - 1-1/2" CW RISER UP TO SERVE FLOORS ABOVE.
 - 2" CW RISER UP TO SERVE FLOORS ABOVE.
 - REFER TO LOCAL SUBMITTAL PLANS FOR CONTINUATION OF DOMESTIC WATER SUPPLY PIPING INTO INDIVIDUAL UNIT SPACES. CPVC PIPING IN CORRIDOR TRANSITIONS TO PEX PIPING WITHIN MODULES. PEX PIPING IN MODULES APPROVED UNDER STATE INSPECTION. CPVC PIPING IN CORRIDOR AREAS OR WITHIN END UNITS BETWEEN MODULES TO BE APPROVED UNDER INSPECTION AT SITE DURING CONSTRUCTION.



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PROJECT:

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LOS ANGELES, CA 90016

C-JAIME-001

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△	PC RESUBMITTAL	02/02/23
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

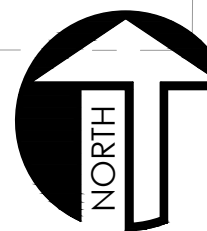
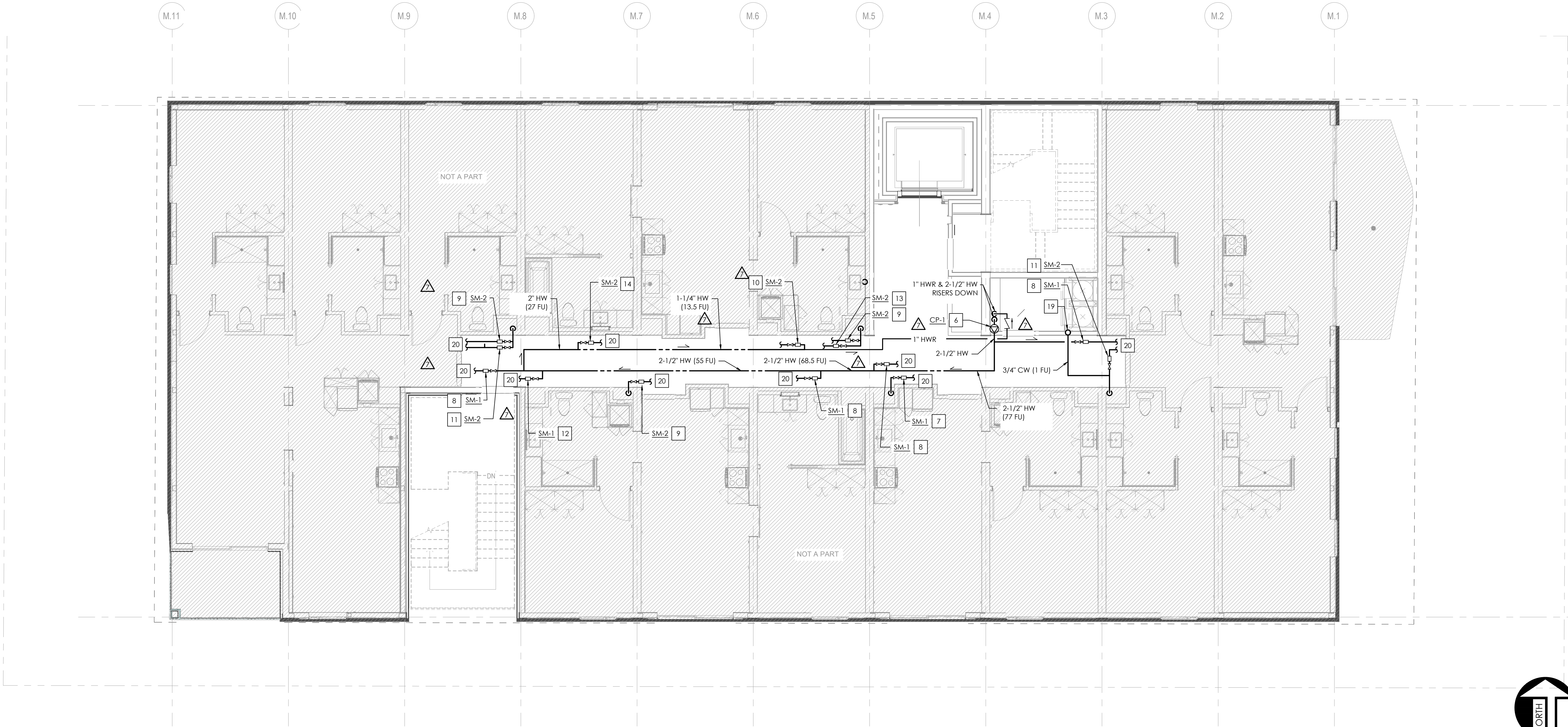
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SHEET TITLE:

**LEVEL 4
DOMESTIC WATER
PLAN**

SHEET NO:

P104



LEVEL 5 DOMESTIC WATER PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- REFER TO SHEET P501 FOR DETAILS.
- REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- REFER TO SHEET P104 FOR CONTINUATIONS BELOW AND TO SHEET P106 FOR CONTINUATIONS ABOVE.
- REFER TO PLUMBING RISER DIAGRAMS ON SHEET P301 THROUGH P303.
- PROVIDE ISOLATION SOV IN AN ACCESSIBLE LOCATION INSIDE PLUMBING CHASE, FOR BOTH HW & CW SUPPLY BRANCHES SERVING EACH UNIT .

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PROVIDE CIRCULATION PUMP ABOVE FIN CEILING W/ ACCESS PANEL FOR HWR SYSTEM.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - PROVIDE 1-1/2" WATER SUB-METER W/ SOV FOR CW SUPPLY.
 - PROVIDE 1" WATER SUB-METER W/ SOV FOR HW SUPPLY.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - 3/4" CW SUPPLY UP TO SERVE TRASH CHUTE CLEANING SYSTEM ON 6TH FLOOR.
 - REFER TO LOCAL SUBMITTAL PLANS FOR CONTINUATION OF DOMESTIC WATER SUPPLY PIPING INTO INDIVIDUAL UNIT SPACES. CPVC PIPING IN CORRIDOR TRANSITIONS TO PEX PIPING WITHIN MODULES. PEX PIPING IN MODULES APPROVED UNDER STATE INSPECTION. CPVC PIPING IN CORRIDOR AREAS OR WITHIN END UNITS BETWEEN MODULES TO BE APPROVED UNDER INSPECTION AT SITE DURING CONSTRUCTION.



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LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

C-JAIME-001

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Δ	PC RESUBMITTAL	02/27/24

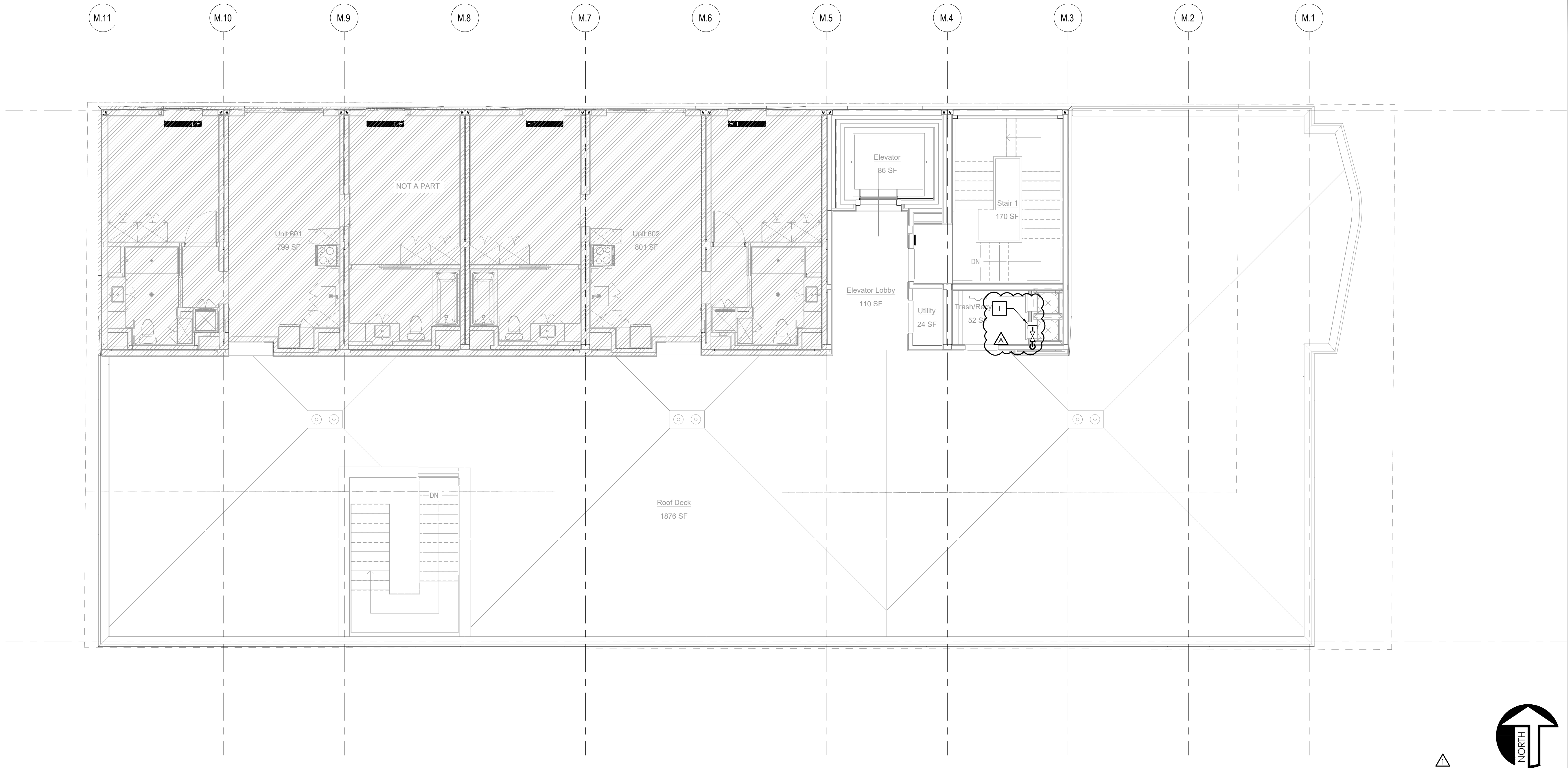
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SHEET TITLE:

**LEVEL 5
DOMESTIC WATER
PLAN**

SHEET NO:

P105



LEVEL 6 DOMESTIC WATER PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- A. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- B. REFER TO SHEET P501 FOR DETAILS.
- C. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- D. REFER TO SHEET P105 FOR CONTINUATIONS BELOW.
- E. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P301 THROUGH P303.

KEY NOTES

- NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. 3/4" CW SUPPLY TO SERVE TRASH CHUTE CLEANING SYSTEM (DESIGN-BUILD BY OTHERS).



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PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

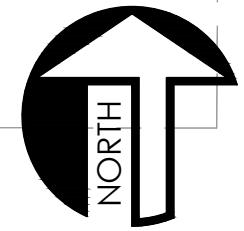
Plot Date: 3/1/2024 4:09:54 PM

SHEET TITLE:

**LEVEL 6
DOMESTIC WATER
PLAN**

SHEET NO:

P106



SCALE	1
3/16" = 1'-0"	

2

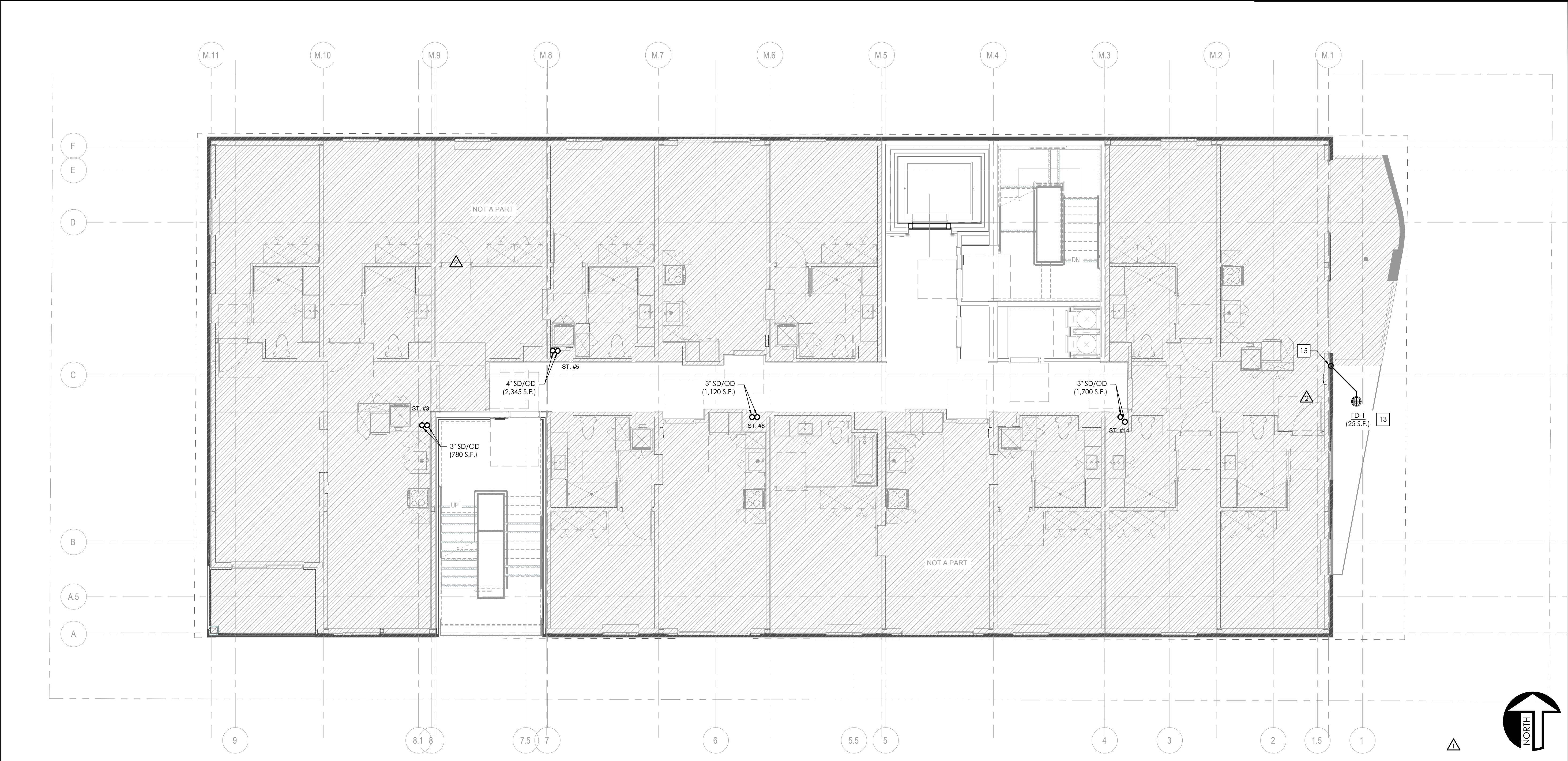
- 3

3

1. 2" SS RISER DOWN FROM UPPER LEVELS.
2. 3" SS RISER DOWN FROM UPPER LEVELS.
3. 4" SS RISER DOWN FROM UPPER LEVELS.
4. 2" GW RISER DOWN FROM UPPER LEVELS.
5. 3" GW RISER DOWN FROM UPPER LEVELS.
6. 4" GW RISER DOWN FROM UPPER LEVELS.
7. SEPARATE GRAY WATER PIPING CONNECTS TO LOCATION. ENSURE SUFFICIENT SPACE AT POC FOR DISCONNECTION OF GRAY WATER PIPING FROM BLACKWATER PIPING AT POC AND EXTENSION TO FUTURE GRAY WATER TREATMENT SYSTEM (DESIGN).
8. 3" SS DOWN FROM MOP SINK.
9. 3" SS DOWN FROM FLOOR SINK/DRAIN.
10. ROUTE 2" VBF TO DAYLIGHT AT CORNER OF ROOM WASTE AND VENT SYSTEM. COORDINATE FINAL NEARBY OBSTRUCTIONS AND MAINTAIN PROFILES.
11. PROVIDE 1" CD PIPING W/ NEGATIVE P-TRAP FF INTO FLOOR SINK WITH MIN. 1" AIR GAP.
12. PROVIDE 1" DRAIN W/ SOV FROM STORAGE TANK WITH MIN. 1" AIR GAP.
13. ROUTE 3" SD PIPING DOWN BELOW FIN. GRADE TO DRAIN SYSTEM.
14. ROUTE 3" OD DOWN TO DISCHARGE INTO PLUMBING.
15. ROUTE 5" OD DOWN TO DISCHARGE INTO PLUMBING.
16. 2" SS DOWN AND 2" V CAPPED WITH AIR ADAPTER.
17. ROUTE 4" SS MAIN RISER DOWN BELOW FIN. GRADE.
18. 3" SS DOWN AND 2" V UP FROM WATER CLOSURE.
19. 2" SS DOWN AND 1-1/4" V UP FROM LAVATORY.
20. ROUTE 6" SS MAIN RISER DOWN BELOW FIN. GRADE.

21. 3" SD/OD RISER DOWN FROM RD-2
 22. 4" SD/OD RISER DOWN FROM RD-1.
 23. 3" SD/OD RISER DOWN FROM RD-3.
 24. 3" SD/OD RISER DOWN FROM RD-4.
 25. 2" V STUBBED THROUGH EXTERIOR WALL BENEATH OVERHANG. SEAL PIPE PENETRATION THROUGH WALL WEATHER-TIGHT. ENSURE MINIMUM 3" CLEARANCE FROM OPERABLE WINDOWS.

P111



LEVEL 2 DOMESTIC WASTE AND VENT PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- A. HORIZONTAL SANITARY SEWER PIPING TO MAINTAIN MIN. SLOPE OF 1/4" PER FT. AT ALL TIMES.
- B. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- C. REFER TO SHEET P501 FOR DETAILS.
- D. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- E. REFER TO SHEET P111 FOR CONTINUATIONS BELOW AND TO SHEET P113 FOR CONTINUATIONS ABOVE.
- F. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P304 THROUGH P307.
- G. UNITS THAT HAVE SHOWERS W/ BATHTUBS MUST BE PROVIDED W/ ZURN Z1090 BACKWATER VALVES, OR ENGINEER-APPROVED EQUAL.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. NOT USED.
- 5. NOT USED.
- 6. NOT USED.
- 7. NOT USED.
- 8. NOT USED.
- 9. NOT USED.
- 10. NOT USED.
- 11. NOT USED.
- 12. NOT USED.
- 13. 2" SD DOWN FROM FLOOR DRAIN.
- 14. NOT USED.
- 15. ROUTE 2" SD PIPING DOWN TIGHT TO UNDERSIDE OF LEVEL 1 PODIUM.



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2853 WEST BLVD

LOS ANGELES, CA 90016

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Δ	PC RESUBMITTAL	07/10/23
Δ	PC RESUBMITTAL	02/27/24

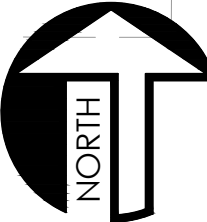
Plot Date: 3/1/2024 4:09:31 PM

SHEET TITLE:

**LEVEL 2
DOMESTIC WASTE
AND VENT PLAN**

SHEET NO:

P112



LEVEL 3 DOMESTIC WASTE AND VENT PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- A. HORIZONTAL SANITARY SEWER PIPING TO MAINTAIN MIN. SLOPE OF 1/4" PER FT. AT ALL TIMES.
- B. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- C. REFER TO SHEET P501 FOR DETAILS.
- D. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- E. REFER TO SHEET P112 FOR CONTINUATIONS BELOW AND TO SHEET P114 FOR CONTINUATIONS ABOVE.
- F. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P304 THROUGH P307.
- G. UNITS THAT HAVE SHOWERS W/ BATHTUBS MUST BE PROVIDED W/ ZURN Z1090 BACKWATER VALVES, OR ENGINEER-APPROVED EQUAL.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. NOT USED.
- 5. NOT USED.
- 6. NOT USED.
- 7. NOT USED.
- 8. NOT USED.
- 9. NOT USED.
- 10. NOT USED.
- 11. NOT USED.
- 12. NOT USED.
- 13. NOT USED.
- 14. NOT USED.



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**JAIME PARTNERS
OF CALIFORNIA, INC.**

**1050 S. FLOWER STREET
LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

C-JAIME-001

#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:10:07 PM

SHEET TITLE:

**LEVEL 3
DOMESTIC WASTE
AND VENT PLAN**

SHEET NO:

P113



LEVEL 4 DOMESTIC WASTE AND VENT PLAN

SCALE
3/16" = 1'-0"

1



PLAN NOTES

- A. HORIZONTAL SANITARY SEWER PIPING TO MAINTAIN MIN. SLOPE OF 1/4" PER FT. AT ALL TIMES.
- B. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- C. REFER TO SHEET P501 FOR DETAILS.
- D. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- E. REFER TO SHEET P113 FOR CONTINUATIONS BELOW AND TO SHEET P115 FOR CONTINUATIONS ABOVE.
- F. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P304 THROUGH P307.
- G. UNITS THAT HAVE SHOWERS W/ BATHTUBS MUST BE PROVIDED W/ ZURN Z1090 BACKWATER VALVES, OR ENGINEER-APPROVED EQUAL.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. NOT USED.
- 5. NOT USED.
- 6. NOT USED.
- 7. NOT USED.
- 8. NOT USED.
- 9. NOT USED.
- 10. NOT USED.
- 11. NOT USED.
- 12. NOT USED.
- 13. NOT USED.
- 14. NOT USED.

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PROJECT:

2853 WEST BLVD

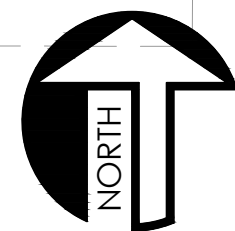
LOS ANGELES, CA 90016

C-JAIME-001		
#	DESCRIPTION	DATE
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	UTILITY COORDINATION	04/08/22
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:10:15 PM

SHEET TITLE:
**LEVEL 4
DOMESTIC WASTE
AND VENT PLAN**

SHEET NO:
P114



LEVEL 5 DOMESTIC WASTE AND VENT PLAN

SCALE

3/16" = 1'-0"

1

PLAN NOTES

- A. HORIZONTAL SANITARY SEWER PIPING TO MAINTAIN MIN. SLOPE OF 1/4" PER FT. AT ALL TIMES.
- B. REFER TO SHEET P001 FOR GENERAL PLUMBING INFORMATION.
- C. REFER TO SHEET P501 FOR DETAILS.
- D. REFER TO SHEET P601 FOR SCHEDULES AND CALCULATIONS.
- E. REFER TO SHEET P114 FOR CONTINUATIONS BELOW AND TO SHEET P116 FOR CONTINUATIONS ABOVE.
- F. REFER TO PLUMBING RISER DIAGRAMS ON SHEET P304 THROUGH P307.
- G. UNITS THAT HAVE SHOWERS W/ BATHTUBS MUST BE PROVIDED W/ ZURN Z1090 BACKWATER VALVES, OR ENGINEER-APPROVED EQUAL.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
1. NOT USED.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. NOT USED.
13. NOT USED.



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PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

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#	DESCRIPTION	DATE
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△	PC RESUBMITTAL	07/10/23
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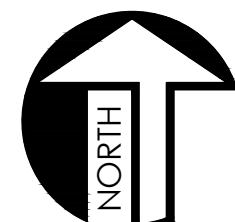
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SHEET TITLE:

**LEVEL 5
DOMESTIC WASTE
AND VENT PLAN**

SHEET NO:

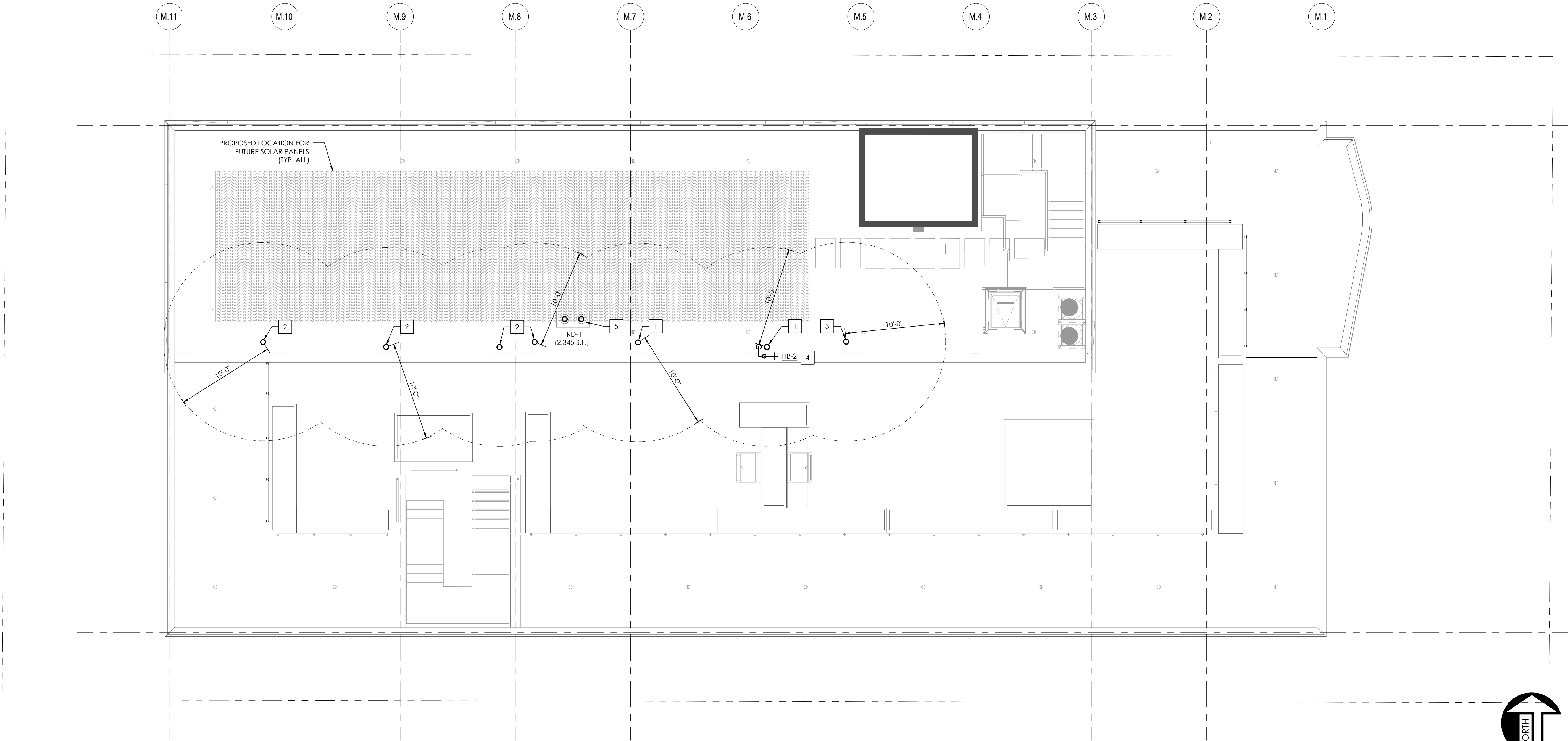
P115



SCALE	1
3/16" = 1'-0"	

SHEET TITLE:

P116



ROOF PLAN

SCALE
3/16" = 1'-0"

1

PLAN NOTES

- A. ALL VENTS THRU ROOF TO MAINTAIN MIN. 10 FT. CLEARANCE FROM ANY OUTSIDE AIR INTAKES.
- B. ALL STORM DRAIN AND OVERFLOW PIPING SIZED PER CPC TABLE 1101.7 (RAINFALL RATE OF 2 IN/HR).
- I. INSTALL ALL HOSE BIBBS 18" CLEAR ABOVE ROOF SURFACE U.O.N.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
1. 2" VENT THRU ROOF. REFER TO DETAIL 1/P501. MAINTAIN 12" MIN. CLEARANCE FROM FUTURE SOLAR PANELS AS SHOWN.
2. 3" VENT THRU ROOF. REFER TO DETAIL 1/P501. MAINTAIN 12" MIN. CLEARANCE FROM FUTURE SOLAR PANELS AS SHOWN.
3. 4" VENT THRU ROOF. REFER TO DETAIL 1/P501. MAINTAIN 12" MIN. CLEARANCE FROM FUTURE SOLAR PANELS AS SHOWN.
4. 1/2" CW SUPPLY FOR HB-2.
5. ROUTE 3" SD/OD DOWN INSIDE LEVEL 6 MECHANICAL CHASE. SEE SHEET P116 FOR CONTINUATION.



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1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

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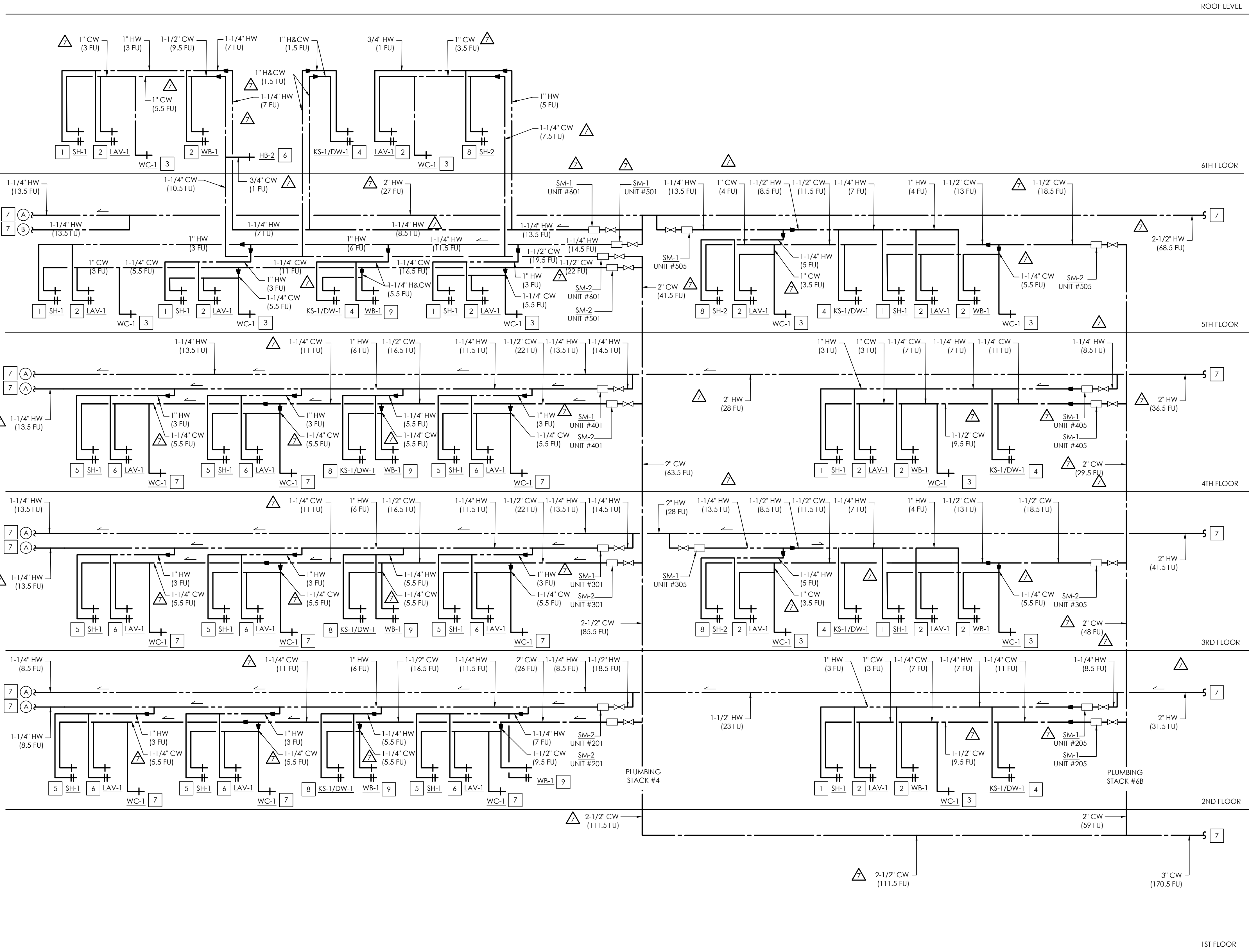
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SHEET TITLE:

ROOF PLAN

SHEET NO:

P201



KEY NOTES

NUMBERED NOTES AS SHOWN AT LEFT AND LISTED BELOW CAN BE FOUND ON PLANS

- 1" H&CW DOWN TO SHOWER.
- 3/4" H&CW DOWN TO LAVATORY.
- 1" CW DOWN TO WATER CLOSET.
- 1" H&CW DOWN TO SERVE KITCHEN SINK W/ DISHWASHER.
- 1" H&CW DOWN TO LAUNDRY WALL BOX.
- 3/4" CW SUPPLY FOR HB-2.
- REFER TO SHEET P302 FOR CONTINUATION OF PLUMBING.
- 1" H&CW DOWN TO SHOWER W/ BATHTUB.



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**1050 S. FLOWER STREET
LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

PLAN NOTES

- REFER TO MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION OF ALL PLUMBING
FIXTURES / EQUIPMENT PRIOR TO START OF WORK.
- COORDINATE WITH UTILITY PROVIDER FOR ANY INSPECTIONS AND ADJUSTMENTS AS
NEEDED.

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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

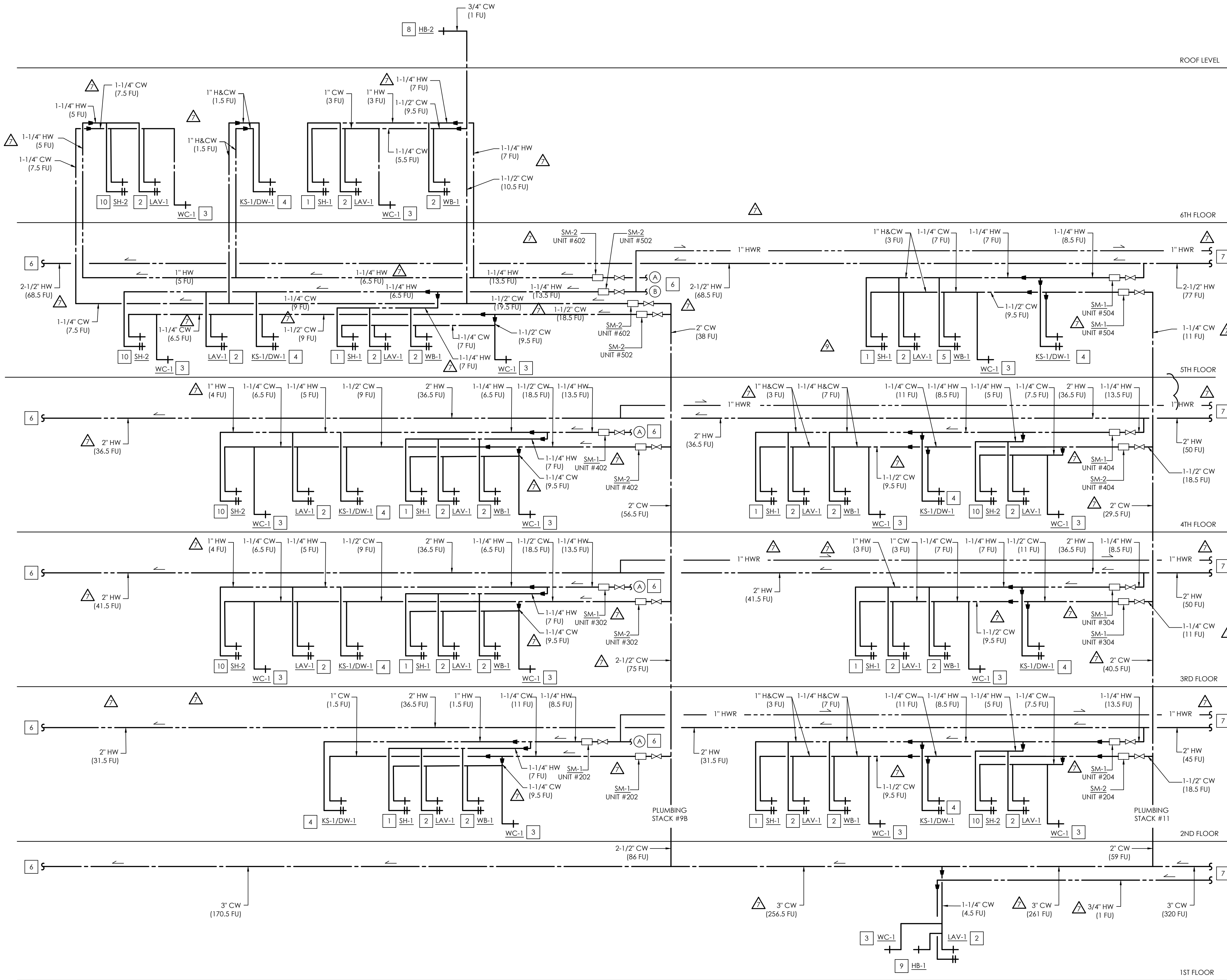
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SHEET TITLE:

RISER DIAGRAMS

SHEET NO:

P301



KEY NOTES

- # NUMBERED NOTES AS SHOWN AT LEFT AND LISTED BELOW CAN BE FOUND ON PLANS
- 1" H&CW DOWN TO SHOWER.
 - 3/4" H&CW DOWN TO LAVATORY.
 - 1" CW DOWN TO WATER CLOSET.
 - 1" H&CW DOWN TO SERVE KITCHEN SINK W/ DISHWASHER.
 - 1" H&CW DOWN TO LAUNDRY WALL BOX.
 - REFER TO SHEET P301 FOR CONTINUATION OF PLUMBING.
 - REFER TO SHEET P303 FOR CONTINUATION OF PLUMBING.
 - 3/4" CW SUPPLY FOR HB-2.
 - 3/4" CW SUPPLY FOR HOSE BIBB (1 FU).
 - 1" H&CW DOWN TO SHOWER W/ BATHTUB.



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LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

PLAN NOTES

- REFER TO MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION OF ALL PLUMBING
FIXTURES / EQUIPMENT PRIOR TO START OF WORK.
- COORDINATE WITH UTILITY PROVIDER FOR ANY INSPECTIONS AND ADJUSTMENTS AS
NEEDED.

C-JAIME-001

#	DESCRIPTION	DATE
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△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:10:40 PM

SHEET TITLE:

RISER DIAGRAMS

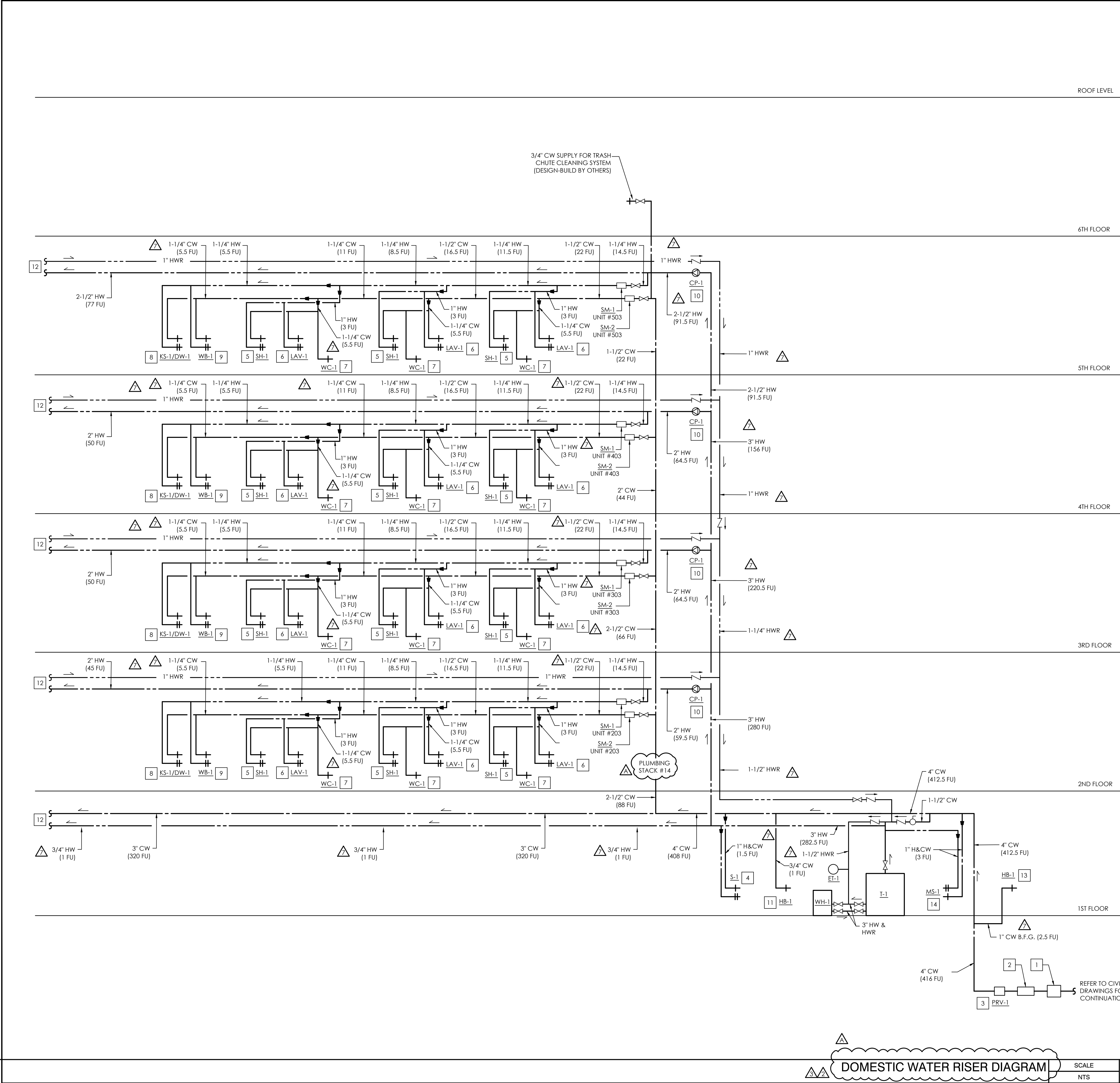
SHEET NO:

P302

DOMESTIC WATER RISER DIAGRAM

SCALE
NTS

1



KEY NOTES

- # NUMBERED NOTES AS SHOWN AT LEFT AND LISTED BELOW CAN BE FOUND ON PLANS
- 4" WATER METER. REFER TO CIVIL DRAWINGS FOR EXACT SIZE AND LOCATION.
 - 4" REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO CIVIL DRAWINGS FOR EXACT SIZE AND LOCATION.
 - PRV-1 SET AT 75 PSI. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
 - 1" H&CW DOWN TO SERVE HAND SINK.
 - 1" H&CW DOWN TO SHOWER.
 - 3/4" H&CW DOWN TO LAVATORY.
 - 1" CW DOWN TO WATER CLOSET.
 - 1" H&CW DOWN TO SERVE KITCHEN SINK W/ DISHWASHER.
 - 1" H&CW DOWN TO LAUNDRY WALL BOX.
 - PROVIDE CIRCULATION PUMP ABOVE FIN CEILING W/ ACCESS PANEL FOR HWR SYSTEM.
 - 3/4" CW SUPPLY FOR HOSE BIBB (1 FU).
 - REFER TO SHEET P302 FOR CONTINUATION OF PLUMBING.
 - 1" CW SUPPLY FOR HOSE BIBB (2.5 FU FOR 1ST OCCURRENCE ONLY, 1 FU FOR EVERY ADDITIONAL)
 - 1" H&CW DOWN TO MOP SINK.
 - 1" H&CW DOWN TO SHOWER W/ BATHTUB.



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**1050 S. FLOWER STREET
LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

PLAN NOTES

- REFER TO MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION OF ALL PLUMBING
FIXTURES / EQUIPMENT PRIOR TO START OF WORK.
- COORDINATE WITH UTILITY PROVIDER FOR ANY INSPECTIONS AND ADJUSTMENTS AS
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

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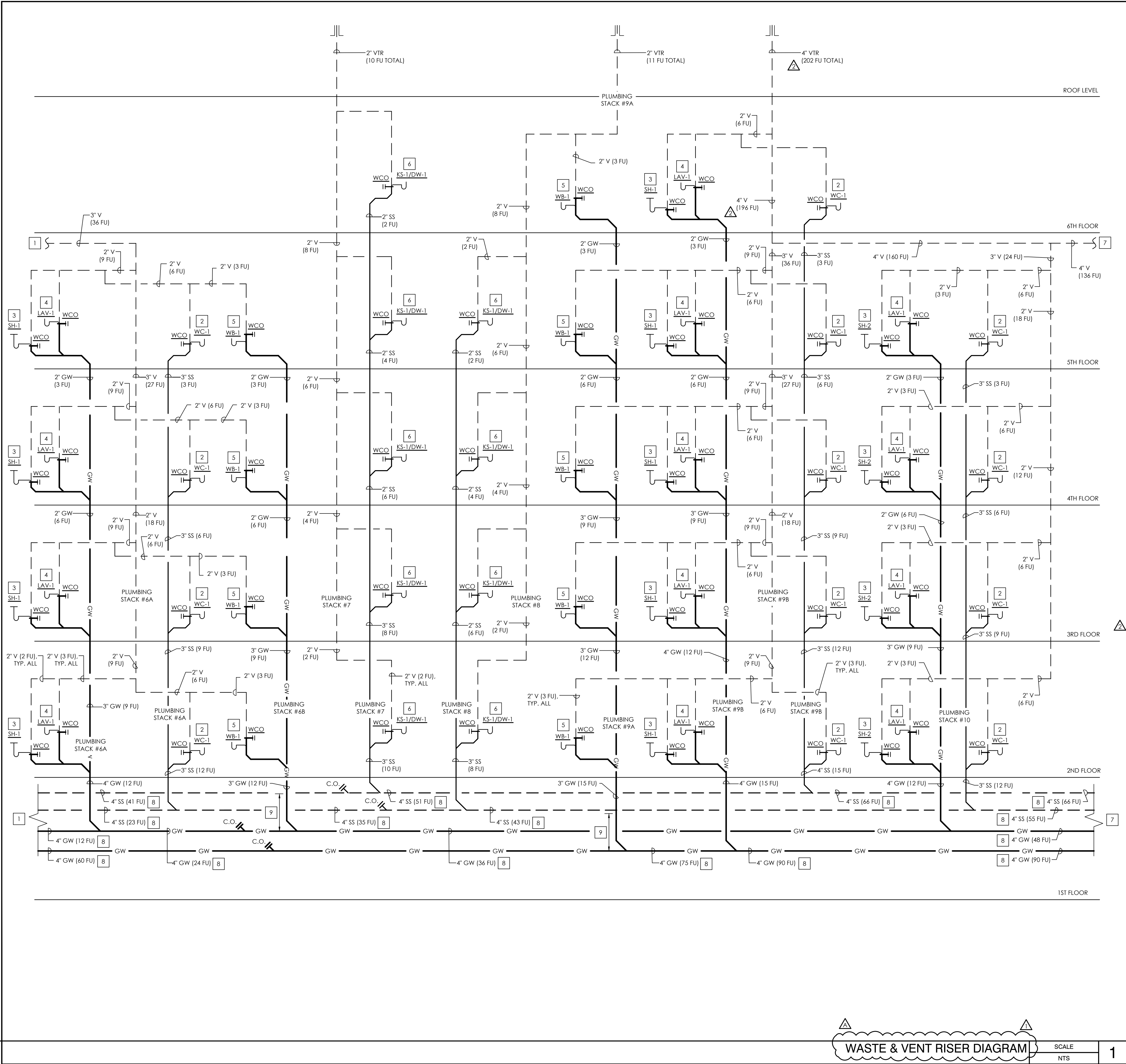
RISER DIAGRAMS

SHEET NO:

P303

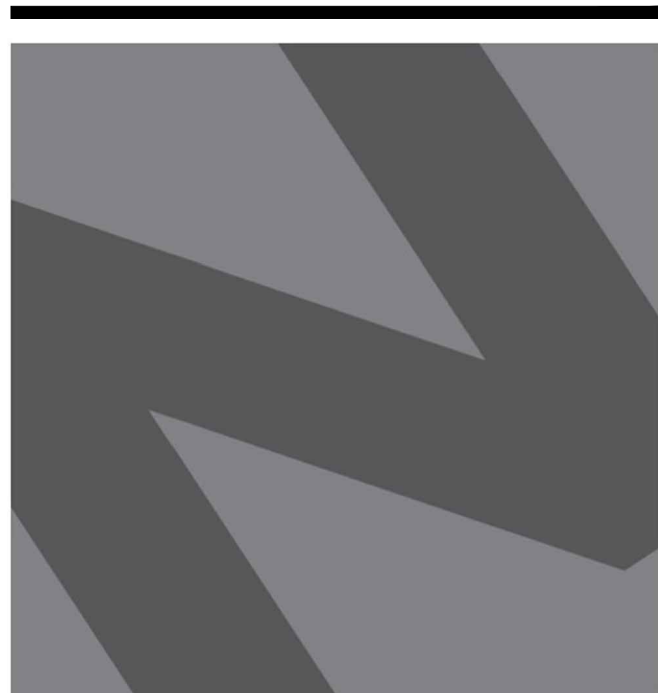


P304



KEY NOTES

- # NUMBERED NOTES AS SHOWN AT LEFT AND LISTED BELOW CAN BE FOUND ON PLANS
1. REFER TO SHEET P304 FOR CONTINUATION OF PLUMBING.
 2. 3" SS DOWN AND 2" V UP FROM WATER CLOSET.
 3. 2" SS DOWN AND 2" V UP FROM SHOWER.
 4. 2" SS DOWN AND 1-1/2" V UP FROM LAVATORY.
 5. 2" SS DOWN AND 2" V UP FROM LAUNDRY WALL BOX.
 6. 2" SS DOWN AND 2" V UP FROM KITCHEN SINK W/ DISHWASHER.
 7. REFER TO SHEET P306 FOR CONTINUATION OF PLUMBING.
 8. ALL EXPOSED SANITARY SEWER PIPING TO MAINTAIN MIN. HORIZONTAL SLOPE OF 1/8" PER FT.
 9. LOCATE SUDS RELIEF VENT AT A POINT 8 FT. ABOVE THE LOWEST POINT OF DRAINAGE STACK PER CPC 711.1. VERIFY EXACT LOCATION IN FIELD.



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**1050 S. FLOWER STREET
LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

PLAN NOTES

- A. SANITARY PIPING SHALL BE SLOPED MINIMUM 2% (1/4" PER LINEAR FOOT) IN DIRECTION OF FLOW, AS NOTED ON SANITARY RISER DIAGRAM, UNO.
- B. MAINTAIN SUDS RELIEF REQUIREMENTS FOR ALL SUDS-PRODUCING FIXTURES PER CPC SECTION 711.0. PARALLEL VENT STACKS SHALL CONNECT TO THE DRAINAGE STACK AT A POINT 8 FT. ABOVE THE LOWEST POINT OF THE DRAINAGE STACK.
- C. REFER TO MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION OF ALL PLUMBING FIXTURES / EQUIPMENT PRIOR TO START OF WORK.
- D. THE POINT OF CONNECTION BETWEEN THE GRAY WATER PIPING AND OTHER WASTE PIPING SHALL BE ACCESSIBLE (AS DEFINED BY LADBC 2.202) AND PROVIDED WITH SIGNAGE THAT IS SATISFACTORY TO THE DEPARTMENT.

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△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:10:58 PM

SHEET TITLE:

RISER DIAGRAMS

SHEET NO:

P305

WASTE & VENT RISER DIAGRAM

SCALE
NTS

1



6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

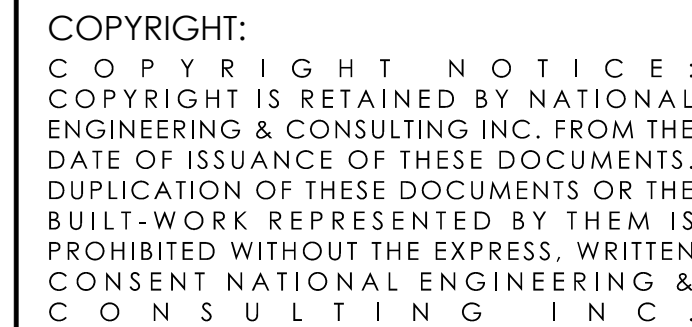
2ND FLOOR

1ST FLOOR

NUMBERED NOTES AS SHOWN AT LEFT AND LISTED BELOW CAN BE FOUND ON PLANS

1. REFER TO SHEET P305 FOR CONTINUATION OF PLUMBING.
2. 3" SS DOWN AND 2" V UP FROM WATER CLOSET.
3. 2" SS DOWN AND 2" V UP FROM SHOWER.
4. 2" SS DOWN AND 1-1/2" V UP FROM LAVATORY.
5. 2" SS DOWN AND 2" V UP FROM LAUNDRY WALL BOX.
6. 2" SS DOWN AND 2" V UP FROM KITCHEN SINK W/ DISHWASHER.
7. SEPARATE GRAY WATER PIPING CONNECTS TO BLACKWATER PIPING AT THIS LOCATION ENSURE SUFFICIENT SPACE AT POC TO ALLOW FOR FUTURE DISCONNECTION OF GRAY WATER PIPING FROM BLACKWATER PIPING, CAPPING OF BLACKWATER PIPING AT POC, AND EXTENSION OF GRAY WATER PIPING TO POTENTIAL FUTURE GRAY WATER TREATMENT SYSTEM (DESIGN-BUILD BY OTHERS).
8. ALL EXPOSED SANITARY SEWER PIPING TO MAINTAIN MIN. HORIZONTAL SLOPE OF 1/8" PER FT.
9. REFER TO SHEET P307 FOR CONTINUATION OF PLUMBING.

STAMP



CLIENT

**JAIME PARTNERS
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
⚠	PC RESUBMITTAL	05/18/22
⚠	PC RESUBMITTAL	10/28/22
⚠	HCD REVISION 1	12/16/22
⚠	PC RESUBMITTAL	02/02/23
⚠	HCD & PC RESUBMITTAL	06/06/23
⚠	HCD RESUBMITTAL	06/14/23
⚠	PC RESUBMITTAL	07/10/23
⚠	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:10:43 PM

SHEET TITLE:

RISER DIAGRAMS

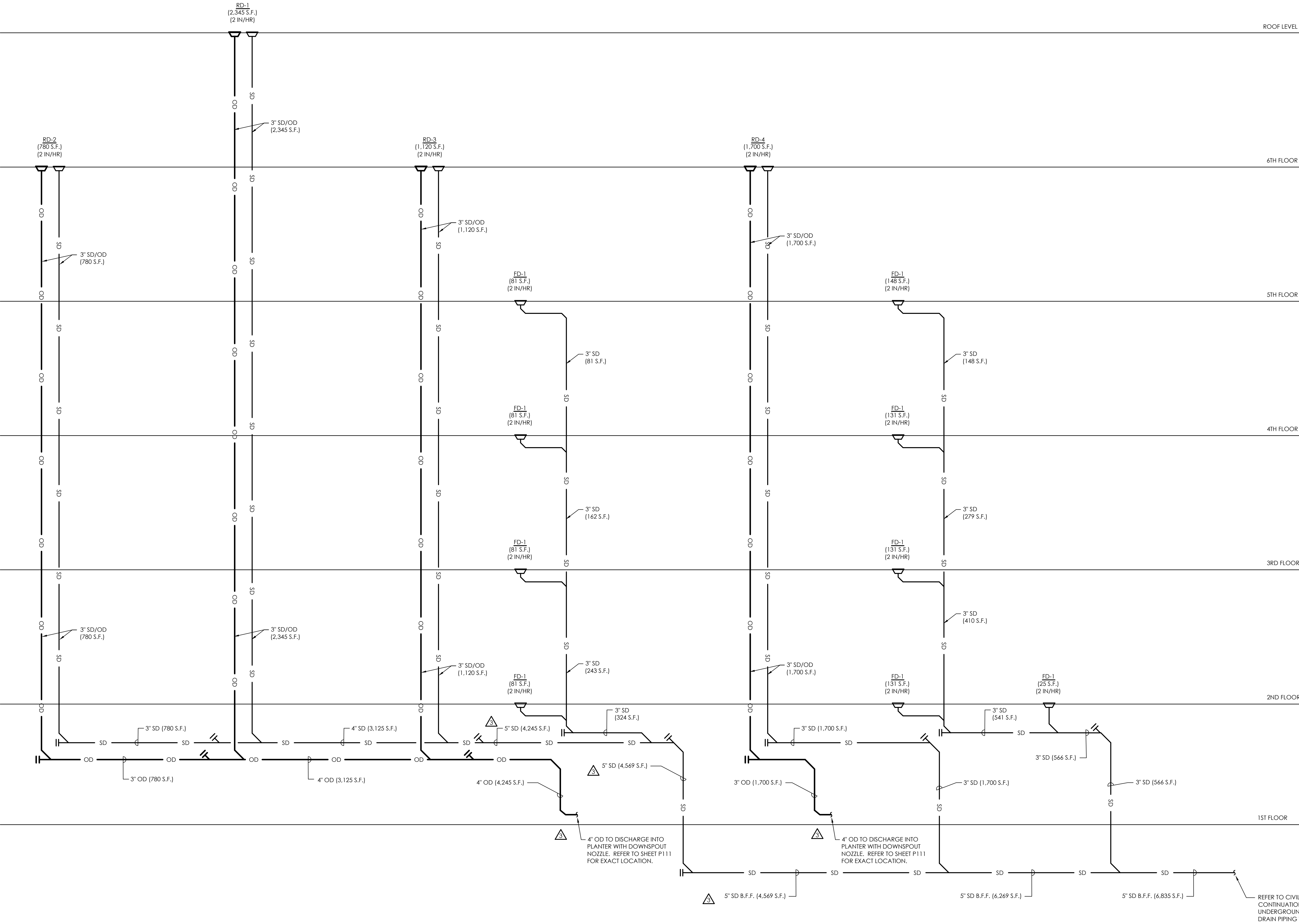
SHEET NO:

P306

1

NOTE:

ALL SD/OD PIPING SIZED PER CPC TABLE 1103 (RAINFALL RATE OF 2 IN/HR, UNLESS OTHERWISE NOTED ON PLANS). MAINTAIN MIN. HORIZONTAL SLOPE OF 1/8" PER FT.



STORM DRAIN RISER DIAGRAM

SCALE
NTS

1



NATIONAL
ENGINEERING & CONSULTING, INC
30 THOMAS, IRVINE, CA 92618-2703
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**1050 S. FLOWER STREET
LOS ANGELES, CA 90015**

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

C-JAIME-001

#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
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△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 3/1/2024 4:09:44 PM

SHEET TITLE:

RISER DIAGRAMS

SHEET NO:

△ **P308**

