

PLUMBING ABBREVIATIONS AND SYMBOLS LIST

PLUMBING ABBREVIATIONS			
ABV	ABOVE	MBH	THOUSAND BTU PER HOUR
ABV CLG	ABOVE CEILING	MIN	MINIMUM
AC	AIR CONDITIONING	MPG	GAS-MEDIUM PRESSURE
AD	ACCESS DOOR		
AF	ABOVE FINISHED FLOOR	NO	NORMALLY OPEN
AP	ACCESS PANEL	NO.	NUMBER
@	AT	NTS	NOT TO SCALE
BEL	BELOW	OD	OVERFLOW DRAIN
BLV	BALL VALVE	OPWT	OPERATING WEIGHT
CFH	CUBIC FEET PER HOUR	PG	PRESSURE GAUGE
CFM	CUBIC FEET PER MINUTE	PH	PHASE (ELECTRICAL)
CLG	CEILING	PL	PROPERTY LINE
CONC	CONCRETE	POC	POINT OF CONNECTION
CONN	CONNECT OR CONNECTION	PPM	PARTS PER MILLION
CONT	CONTINUE OR CONTINUATION	PRESS	PRESSURE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
ELEC	ELECTRICAL	PSIA	PSI GAUGE
EXIST	EXISTING	PT	PLUGGED TEE
		PVC	POLYVINYL CHLORIDE
		PW	PLUGGED WYE
'F	DEGREES FAHRENHEIT		
FC	FLEXIBLE CONNECTION	REQ'D	REQUIRED
FLR	FLOOR	R&C	ROUGH-IN AND CONNECT
FOC	FACE OF CURB	RPM	REVOLUTIONS PER MINUTE
FBM	FEET PER MINUTE		
FR	FROM	SHT	SHEET
FT	FEET	SOV	SHUT OFF VALVE
FTR	FLUE THRU ROOF	SPEC	SPECIFICATION
FU	FIXTURE UNITS	SO. FT.	SQUARE FEET
G	GAS-LOW PRESSURE	STL	STEEL
GA	GAUGE	STR	STRAINER
GAL	GALLON		
GC	GAS COCK	TEMP	TEMPERATURE
GPH	GALLONS PER HOUR	TYP	TYPICAL
GPM	GALLONS PER MINUTE		
GPR	GAS PRESSURE REGULATOR	UL	UNDERWRITERS LABORATORY
GR	GRADE	UN	UNION
		UTR	UP THRU ROOF
H	HIGH		
HDR	HEADER	W	WIDE OR WASTE
HP	HORSEPOWER	W/	WITH
		WH	WATER HEATER
IE	INVERT ELEVATION	W/O	WITHOUT
		WTR	WATER
KW	KILOWATT	WT	WEIGHT
LBS	POUNDS		
		YB	YARDBOX

1. SYMBOLS AND ABBREVIATIONS ARE SHOWN FOR REFERENCE; NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED.
2. ALL NOTES ON THIS SHEET REMAIN PART OF THE CONTRACT DOCUMENTS.

PLUMBING SYMBOLS	
	PIPING BRANCH
	PIPE DROP
	PIPE RISE
	RISER OR DROP
	BRANCH - TOP CONNECTION
	BRANCH - BOTTOM CONNECTION
	UNION (SCREWED)
	PLUGGED TEE
	FLANGED CONNECTION
	CAP ON END OF PIPE
	RED BRASS NIPPLE
	VALVE IN RISER
	GATE VALVE OR SHUT-OFF VALVE
	PRESSURE - TEMPERATURE RELIEF VALVE
	GAS COCK
	SLOPE - IN DIRECTION OF ARROW
	FLOW - IN DIRECTION OF ARROW
	GAS SHUT-OFF VALVE IN YARDBOX
	CAP PIPING FOR RECONNECTION
	GAS - LOW PRESSURE
	EXISTING GAS - LOW PRESSURE
	GAS - MEDIUM PRESSURE
	EXISTING GAS - MEDIUM PRESSURE
	EXISTING PIPING TO BE ABANDONED
	EXISTING PIPING TO BE REMOVED
	REPRESENTS REMODEL NOTES
	REPRESENTS DETAIL NUMBER
	REPRESENTS PLUMBING SHEET
	REPRESENTS PLUMBING FIXTURE
	REPRESENTS QUANTITY

GENERAL NOTES	
1.-	THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2.-	FOR BUILDING LOCATIONS, FINISH FLOOR, AND GRADE ELEVATIONS, SEE ARCHITECTURAL AND CIVIL DRAWINGS.
3.-	BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING. PRIOR TO START OF ANY TRENCHING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4.-	ALL PLUGGED TEES AND PLUGGED WYES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
5.-	CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A 12" SECTION OF RED BRASS PIPE.
6.-	ALL CUTTING OF EXISTING PAVING, WALKS AND/OR FLOORS SHALL BE BY MACHINE SAW CUTTING. HOLES FOR PIPING IN CONCRETE WALLS OR FLOORS SHALL BE DONE BY CORE DRILLING EQUIPMENT.
7.-	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL PAVED AREAS WHICH ARE EXCAVATED AND/OR DAMAGED BY HIS OPERATIONS.
8.-	ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTION AND THE ACTUAL SHUT-DOWN TIME SHALL BE AT A TIME DESIGNATED BY THE OWNER'S REPRESENTATIVE.
9.-	FIELD VERIFY LOCATION OF GAS CONNECTION(S) ON EXISTING SPACE HEATING EQUIPMENT PRIOR TO START OF WORK.
10.-	DURING THE PROGRESS OF WORK THE PLUMBING CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE PLUMBING SYSTEMS. THE RECORD DRAWING SHALL SHOW CHANGES IN MANUFACTURER (WITH NUMBERS AND TRADE NAMES), MATERIALS, SIZES, LOCATIONS AND HOOK-UP POINTS. AS-BUILTS SHALL BE GIVEN TO THE OWNER'S CONSTRUCTION MANAGER AT COMPLETION OF JOB.
11.-	INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
12.-	ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT RULES AND REGULATIONS AS SET FORTH BY THE AUTHORITY HAVING JURISDICTION.
13.-	ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
14.-	UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
15.-	BEFORE FABRICATION OR INSTALLATION THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS, EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
16.-	THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO BID.
17.-	ALL VALVES OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
18.-	ALL PLUMBING WORK SHALL CONFORM TO 2022 CPC.
19.-	UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE AHJ.
20.-	CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT OR STRUCTURAL ENGINEER WITH THE APPROVAL OF AHJ REPRESENTATIVE.
21.-	THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO ASCE 7-10 SECTION 13.3.1 AND TABLE 13.6-1. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT SHALL BE SHOWN ON PLANS.
22.-	WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWING OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECTED TO THE APPROVAL OF THE ARCHITECT, STRUCTURAL ENGINEER AND BUILDING DEPARTMENT.

SPECIAL NOTE	
ALL PLUMBING DRAWINGS CONTAINED IN THIS SET SHALL DISPLAY THE CITY BUILDING DEPARTMENT APPROVAL STAMP BEFORE THESE DRAWINGS CAN BE USED AS CONSTRUCTION DOCUMENTS.	
COORDINATION	
THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW IN GENERAL WHERE THE PIPING AND OTHER WORK SPECIFIED IN THE DIVISION 22 SECTIONS OF THE SPECIFICATIONS IS TO BE LOCATED. THE DRAWINGS DO NOT NECESSARILY INDICATE ANY AND ALL OFFSETS AND CONFIGURATIONS REQUIRED FOR COORDINATION WITH THE SPACE REQUIREMENTS OF OTHER TRADES. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT PLACING, LOCATION AND CONNECTION OF THIS WORK IN RELATION TO THE WORK OF OTHER TRADES.	
THE CONTRACTOR, SHALL EXAMINE ALL MECHANICAL, ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND OTHER DRAWINGS THAT HAVE BEEN PREPARED FOR THIS PROJECT, AND ACCEPT SUCH CONDITIONS, AND MAKE ALLOWANCES FOR THEM IN PREPARING THE BID.	
MEP COMPONENT ANCHORAGE NOTE	
ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER DETAILS ON THE AHJ APPROVED CONSTRUCTION DOCUMENTS. WHERE NO DETAILS IS INDICATED, THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC, SECTIONS 1616A.1.18 THROUGH 1616A.1.26 AND ASCE 7-10 CHAPTER 13, 26 AND 30.	
<ol style="list-style-type: none"> ALL PERMANENT EQUIPMENT AND COMPONENTS. ALL TEMPORARY OR MOVEABLE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS, OR WATER. Movable equipment which is stationed in one place for more than 8 hours and heavier than 400 pounds are required to be anchored with temporary attachments. 	
THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT THE ATTACHMENT NEED NOT BE DETAILED ON THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENTS AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.	
<ol style="list-style-type: none"> COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL. 	
FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND THE AHJ. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.	
PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE	
PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.6.5.6, 13.6.7, 13.6.8, AND 2019 CBC, SECTIONS 1616A.1.23, 1616A.1.24, 1616A.1.25 AND 1616A.1.26	
THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., OSHPD OPM), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.	
MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):	
MP <input type="checkbox"/> MD <input type="checkbox"/> PP <input type="checkbox"/> E <input type="checkbox"/> - OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.	
MP <input type="checkbox"/> MD <input type="checkbox"/> PP <input checked="" type="checkbox"/> E <input type="checkbox"/> - OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM#) #0052-13.	
SCOPE OF WORK	
PLUMBING SCOPE OF WORK: FOLLOWING IS A GENERAL SCOPE OF PLUMBING WORK. FOR DETAIL SCOPE OF WORK, SEE FLOOR PLANS.	
<ol style="list-style-type: none"> ABANDON EXISTING GAS PIPING IN PLACE WITHIN BUILDING. EXTEND NEW GAS PIPING ON THE ROOF FROM EXISTING GAS METER IN VAULT AT GRADE TO ALL GAS APPLIANCES. 	

PIPE MATERIAL SCHEDULE												
SERVICES	AG BG	PIPE MATERIALS								REMARKS		
		C.I. NO.-HUB	POLYPROPYLENE	COPPER DWV	SCH 40 BLACK STEEL	SOR-35	COPPER TYPE M	COPPER TYPE L	COPPER TYPE K		SCH 10 BLACK STEEL	DUCTILE IRON
GAS	BG			•							•	APMO IS 12-2006
	AG											APMO IS 13-2006 GALV. EXPOSED

BENCH MARK:	ISSUED FOR:
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REGISTRATION/SIGNATURE: NAME, LICENSE No.: Matthew M. Pezeshki, M29925	PLANS PREPARED BY: DRAWN BY: IH CHECKED: MP DATE: 06-30-2026
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CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT RECOMMENDED FOR PERMIT ISSUANCE: Saad Malim, PE - City Engineer DATE: 7/7/25

SHEET TITLE: PLUMBING ABBREVIATIONS AND SYMBOLS LIST City of Hermosa Beach CIP 630 COMMUNITY CENTER GAS LINE REPAIRS 710 PIER AVE. HERMOSA BEACH, CA 90254	FILE NUMBER: 24651 SHEET 1 OF 4
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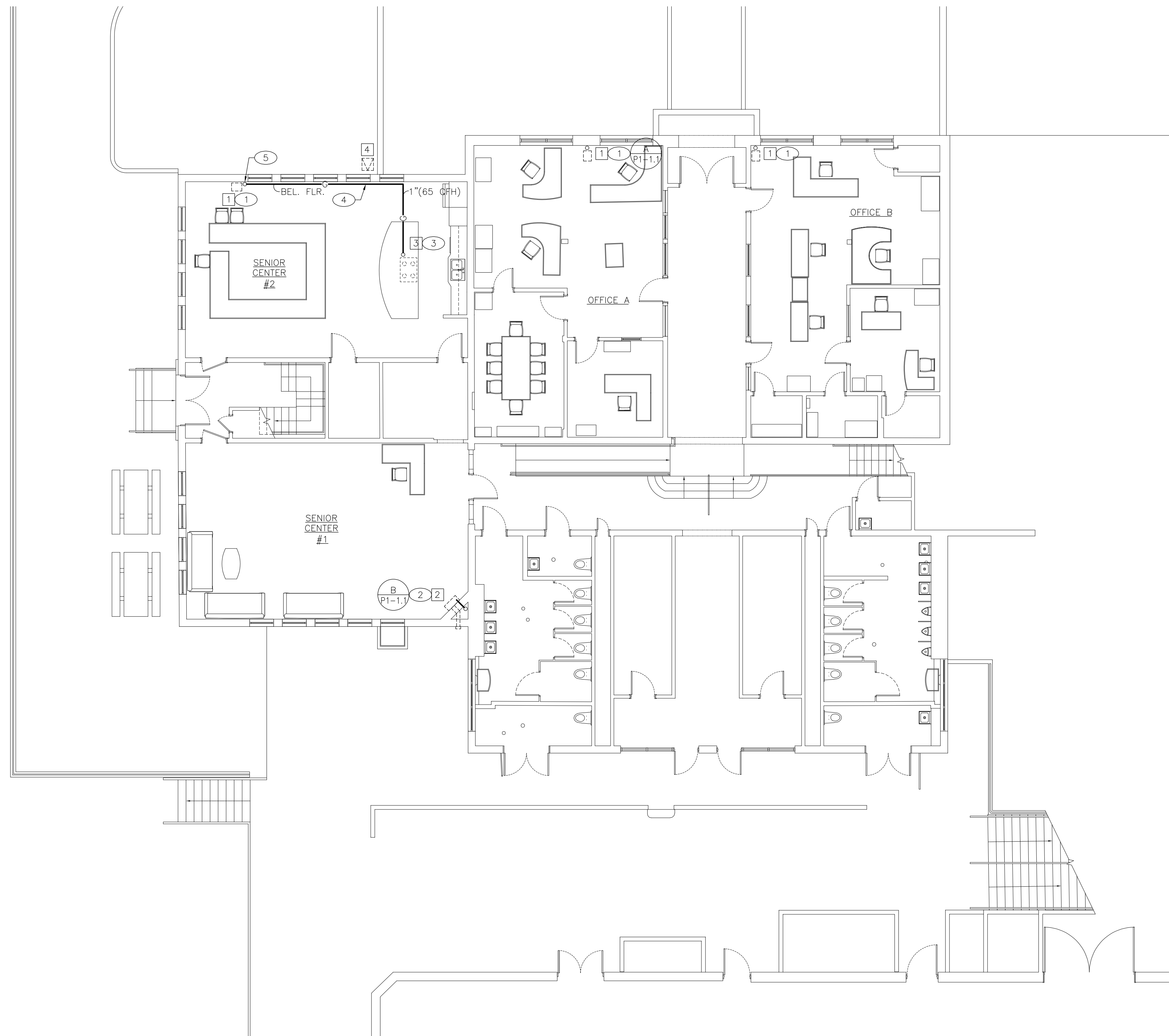




B Existing Heater Detail
NOT TO SCALE



A Existing Wall Furnace Detail
NOT TO SCALE

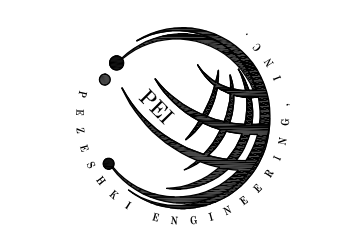


DEMOLITION NOTES

- 1.- EXISTING WALL FURNACE TO REMAIN. REMOVE EXISTING EXPOSED GAS SUPPLY PIPING AND CAP ABV. FLR. OR ABV. CLG. AS APPLICABLE (TYP.).
- 2.- EXISTING HEATER TO REMAIN. REMOVE EXISTING EXPOSED GAS SUPPLY PIPING AND CAP IN WALL. PATCH WALL TO MATCH EXISTING.
- 3.- EXISTING GAS SUPPLY BEL. COUNTER TO BE REMOVED. REMOVE PIPING BEL. FLR. BACK TO "OLD" MAIN AND CAP IN CRAWL SPACE. PREPARE AREA OF REMOVAL TO RECEIVE NEW PIPE.
- 4.- EXISTING CRAWL SPACE VAULT TO REMAIN.

PLAN NOTES

- 1.- 1" GAS (65 CFH) DN. FROM ABV. DN. FACE OF WALL, CONNECT TO EXISTING WALL FURNACE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK. SECURE PIPING TO WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 2.- 1" GAS (65 CFH) DN. IN CHASE FROM FLR. ABV. DAYLIGHT THRU WALL AND CONNECT TO EXISTING HEATER WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT WALL TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 3.- 1" GAS (65 CFH) STUB-UP THRU EXISTING FLR. OPENING AND CONNECT TO RANGE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK. MODIFY PIPE OPENING AS REQUIRED. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT FLR. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 4.- 1" GAS, RUN BEL. FLR. IN CRAWL SPACE, SUSPEND FROM FLR. STRUCTURE.
- 5.- 1-1/4" GAS (130 CFH) DN. FROM ABV. DN. FACE OF WALL TO SERVE A WALL FURNACE AND ISLAND RANGE. SECURE PIPING TO WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.



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PLUMBING FIRST FLOOR PLAN

1
1/8" = 1'-0"

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Matthew M. Pezeshki, M29925

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DRAWN BY:
IH
CHECKED
MP
DATE
06-30-2026

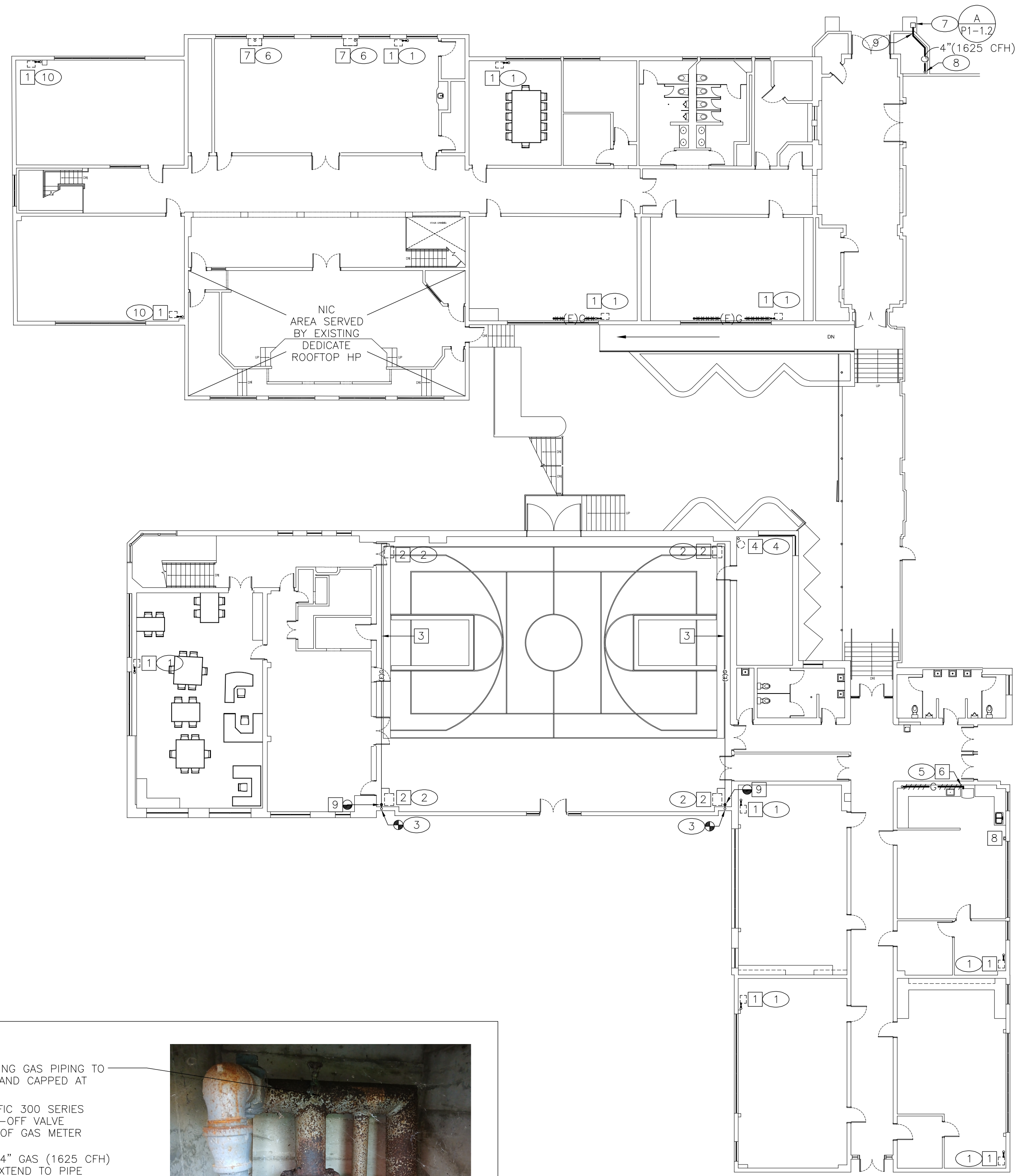
CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:

Saad Malim, PE - City Engineer
DATE
7/7/25

SHEET TITLE:
PLUMBING FIRST FLOOR PLAN
City of Hermosa Beach
CIP 630
COMMUNITY CENTER GAS LINE REPAIRS
710 PIER AVE. HERMOSA BEACH, CA 90254

FILE NUMBER:
24651

P1-1.1
SHEET 2 OF 4



DEMOLITION NOTES

- 1.- EXISTING WALL FURNACE TO REMAIN. DISCONNECT AND REMOVE EXISTING EXPOSED GAS SUPPLY PIPING AND CAP ABV. FLR. OR ABV. CLG. AS APPLICABLE (TYP.). CAP PIPE AS CLOSE AS POSSIBLE TO FLR.
- 2.- EXISTING SUSPENDED FURNACE TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.
- 3.- EXISTING GAS PIPING SERVING THE SUSPENDED FURNACE TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.
- 4.- EXISTING DOMESTIC GAS FIRED WATER HEATER TO REMAIN. DISCONNECT AND REMOVE EXISTING EXPOSED GAS PIPING ABV. FLR. OR ABV. CLG. AS APPLICABLE.
- 5.- EXISTING GAS PIPING LOCATED WITHIN PIPE CHASE TO BE ABANDONED IN PLACE. CAP PIPING ABV. CLG. AND AT HORIZONTAL PIPE CHASE AS INDICATED.
- 6.- EXISTING DOMESTIC RANGE TO REMAIN. DISCONNECT AND CAP PIPE AT CASEWORK. REMOVE EXISTING EXPOSED GAS PIPING.
- 7.- EXISTING GAS PIPING IN VERTICAL PIPE CHASE SERVING THE FIRST FLOOR TO BE REMOVED. CAP PIPING ABV. SECOND FLOOR CLG.
- 8.- EXISTING FLUE VENT THRU WINDOW TO BE REMOVED. REPLACE GLASS TO MATCH EXISTING WINDOWS.
- 9.- P.O.R.- REMOVE EXISTING SUSPENDED GAS PIPING DOWNSTREAM OF WALL AND MODIFY FOR RECONNECTION OF NEW GAS PIPING.

PLAN NOTES

- 1.- EXTEND 1" GAS (65 CFH) DN. FACE OF WALL FROM ABV. CLG./ROOF AS APPLICABLE AND CONNECT TO EXISTING WALL FURNACE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK (TYP.). SECURE PIPING TO FACE OF WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 2.- CONNECT 1-1/4" GAS (120 CFH) TO EXISTING SUSPENDED FURNACE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK (TYP.).
- 3.- P.O.C.- 1-1/2" GAS (240 CFH) TO EXISTING SUSPENDED GAS PIPING DOWNSTREAM OF WALL. PAINT EXPOSED PIPING TO MATCH CLG. FINISH.
- 4.- EXTEND 3/4" GAS (40 CFH) DN. FACE OF WALL AND CONNECT TO EXISTING DOMESTIC WATER HEATER WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK. SECURE PIPING TO FACE OF WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 5.- EXTEND 1" GAS (65 CFH) DN. FACE OF WALL FROM ABV. CLG. AND CONNECT TO EXISTING DOMESTIC RANGE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK. SECURE PIPING TO FACE OF WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 6.- EXTEND 1" GAS (65 CFH) DN. THRU EXISTING VERTICAL PIPE CHASE TO FIRST FLOOR WALL FURNACE. SECURE PIPING IN CHASE WITH CHANNEL STRUT. PATCH, REPAIR AND PAINT CLG. AND VERTICAL PIPE CHASE TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT.
- 7.- EXISTING GAS METER IN VAULT (1625 CFH). UTILITY COMPANY TO ENSURE EXISTING GAS METER HAS ADEQUATE CAPACITY (1625 CFH). PROVIDE SHUT-OFF VALVE AND PACIFIC 300 SERIES SEISMIC SHUT-OFF VALVE DOWNSTREAM OF EXISTING GAS METER. EXTEND 4" GAS (1625 CFH) AS INDICATED TO PIPE CHASE.
- 8.- 4" GAS UP TO ROOF, FOR CONTINUATION SEE SHEET P2-1.1. SECURE RISER TO WALL WITH CHANNEL STRUT AT 6'-0" O.C. (MIN. 3 SUPPORTS).
- 9.- 4" GAS THRU WALL COMPLETE WITH PIPE SLEEVE PENETRATION. SEAL PIPE PENETRATION WATER-TIGHT.
- 10.- EXTEND 1" GAS (65 CFH) DN. FACE OF WALL FROM ABV. CLG./ROOF AS APPLICABLE AND CONNECT TO EXISTING WALL FURNACE WITH A LISTED YELLOW FLEXIBLE CONNECTOR, UNION AND SHUT-OFF COCK (TYP.). EXTEND 1" GAS DN. TO EXISTING WALL FURNACE ON FLR. BEL. SECURE PIPING TO FACE OF WALL WITH CHANNEL STRUT. PAINT EXPOSED PIPING TO MATCH WALL FINISH. PATCH, REPAIR AND PAINT CLG. TO MATCH EXISTING SURROUNDING AREA TO SATISFACTION OF OWNER/ARCHITECT



P.O.R.- EXISTING GAS PIPING TO BE REMOVED AND CAPPED AT VAULT FLOOR
 PROVIDE PACIFIC 300 SERIES SEISMIC SHUT-OFF VALVE DOWNSTREAM OF GAS METER

P.O.C.- NEW 4" GAS (1625 CFH) PIPING AND EXTEND TO PIPE CHASE AND RUN UP TO ROOF. FOR ADDITIONAL INFORMATION, SEE PLAN NOTES #7 AND #8 ON THIS SHEET



A Existing Gas Meter Detail
 NOT TO SCALE



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PLUMBING SECOND FLOOR PLAN

1
 1/16" = 1'-0"

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	No.	DESCRIPTION	DATE
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REGISTRATION/SIGNATURE:

PLANS PREPARED BY:

DRAWN BY: IH

CHECKED: MP

CITY OF HERMOSA BEACH
 PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE: 7/7/25

NAME, LICENSE No.: Matthew M. Pezeshki, M29925

DATE: 06-30-2026

Saad Malim, PE - City Engineer

SHEET TITLE: **PLUMBING SECOND FLOOR PLAN**

FILE NUMBER: 24651

City of Hermosa Beach
 CIP 630
 COMMUNITY CENTER GAS LINE REPAIRS

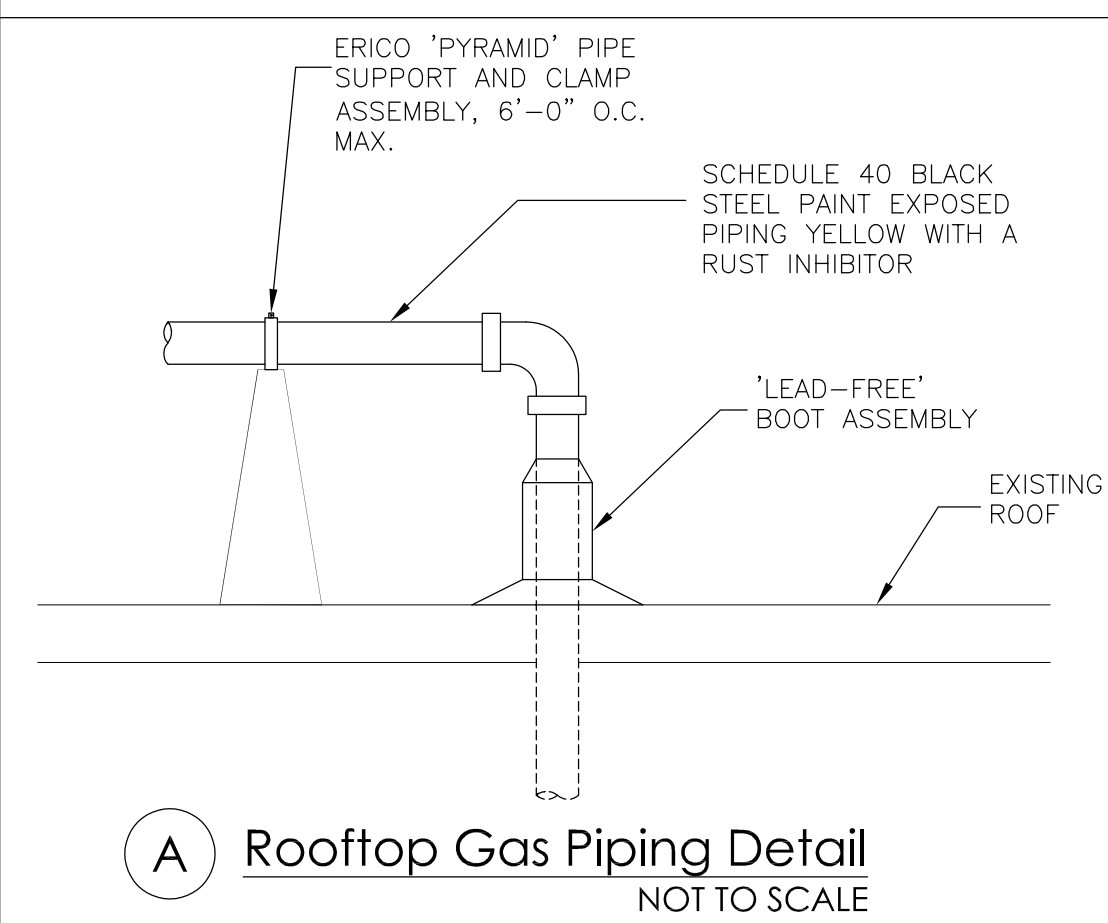
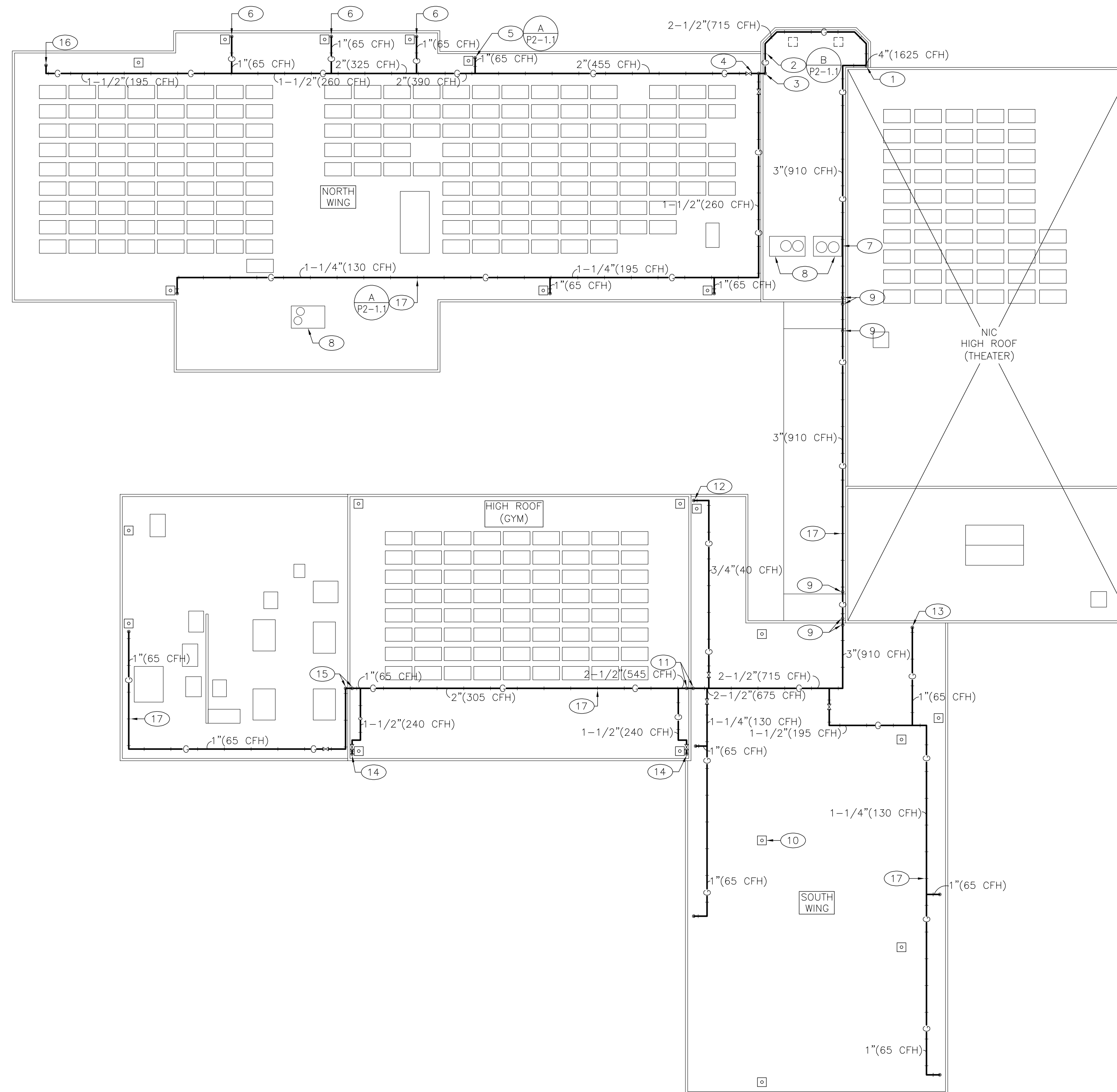
710 PIER AVE. HERMOSA BEACH, CA 90254

P1-1.2

SHEET 3 OF 4

PLAN NOTES

- 1.- 4" GAS DN. THRU ROOF. SEAL ROOF PIPE PENETRATION WATER-TIGHT. FOR CONTINUATION, SEE SHEET P1-1.2. PATCH ROOF TO MATCH EXISTING.
- 2.- RUN GAS PIPING ON ROOF (TYP.). SUPPORT WITH 'ERICO' BLOCKS (6'-0" MAX. O.C.). PAINT ALL EXPOSED PIPING ON ROOF 'YELLOW' WITH A RUST INHIBITOR (RUST-OLEUM OR EQUAL).
- 3.- 2-1/2" GAS (715 CFH) RISE AND DROP DN. TO LOWER ROOF AS INDICATED.
- 4.- LINE SIZE ISOLATION BALL VALVE BY NIBCO OR APPROVED EQUAL (TYP.).
- 5.- 1" GAS (65 CFH) DN. THRU ROOF TO EXISTING WALL FURNACE. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 6.- 1" GAS (65 CFH) DN. THRU ROOF IN EXISTING PIPE CHASE. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 7.- RUN GAS PIPING BEL. EXISTING HVAC EQUIPMENT.
- 8.- EXISTING HVAC EQUIPMENT TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.
- 9.- 3" GAS (910 CFH) RISE AND DROP DN. TO WALKWAY ROOF.
- 10.- INDICATES EXISTING GAS FIRED EQUIPMENT VENT/FLUE (TYP.).
- 11.- 2-1/2" GAS (545 CFH) RISE AND DROP TO HIGH GYM ROOF.
- 12.- 3/4" GAS (40 CFH) DN. THRU ROOF TO EXISTING DOMESTIC WATER HEATER. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 13.- 1" GAS (65 CFH) DN. THRU ROOF TO EXISTING DOMESTIC RANGE. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 14.- 1-1/2" GAS (240 CFH) DN. THRU ROOF TO SERVE (2) SUSPENDED FURNACE HEATERS. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 15.- 1" GAS (65 CFH) RISE AND DROP TO LOWER ROOF.
- 16.- 1-1/2" GAS (195 CFH) DN. THRU ROOF. SEAL PIPE PENETRATION WATER-TIGHT. PATCH ROOF TO MATCH EXISTING.
- 17.- ERICO 'PYRAMID' PIPE SUPPORT AND CLAMP ASSEMBLY (TYP.), 6'-0" O.C. MAX.



1920 E Warner Ave., Suite 3-H
 Santa Ana, CA 92705
 Telephone (714) 884-3834
 Fax (714) 884-3834
 PEI #600.022

PLUMBING ROOF PLAN

1
 1/16" = 1'-0"

ISSUED FOR:	REVISIONS		
	No.	DESCRIPTION	DATE
	△		
	△		

WD

19900 MacArthur Boulevard | Suite 1000
 Irvine | California | 92612
 949.250.0880 | FAX 949.250.0882
 www.westgroupdesigns.com

REGISTRATION/SIGNATURE:

PLANS PREPARED BY:
 DRAWN BY: IH
 CHECKED: MP

NAME, LICENSE No.: Matthew M. Pezeshki, M29925
 DATE: 06-30-2026

CITY OF HERMOSA BEACH
 PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

 Saad Malim, PE - City Engineer
 DATE: 7/7/25

SHEET TITLE: **PLUMBING ROOF PLAN**

City of Hermosa Beach
 CIP 630
 COMMUNITY CENTER GAS LINE REPAIRS

710 PIER AVE. HERMOSA BEACH, CA 90254

FILE NUMBER: 24651

P2-1.1

SHEET 4 OF 4